

River Valley Business Park – Project Narrative

Opus Development Company, L.L.C. plans to develop approximately 51 acres located west of County Road 69 (Old Brickyard Road) and south of Colburn Drive West (PID 279150390). The property is currently a single-family residential home and agricultural land. The proposed preliminary and final plats will subdivide the single-family home from the agricultural land for the development. The development will include office/industrial buildings of approximately 150,000 and 300,000 square feet, regional storm water detention basins, and a new public road. Site access will be off of County Road 69 and specific intersection details will be obtained from the City's traffic study performed by WSB.

The proposed project requires the rezoning from Agricultural to Business Park, which conforms to the guidance in the 2040 Comprehensive Plan and is in alignment with the AUAR.

The proposed on-site regional stormwater management system will consist of two large interconnected dry basins that will serve the dual purpose of managing runoff from the proposed development and replicating the live storage capacity of the existing natural drainageway to accommodate the offsite run-on from the sub-watersheds to the south and west of the proposed site.