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PROJECT DESCRIPTION

This Merger Application is part of the Labcon North America SPAR application (PLSR-2022-0025). The proposed facility expansion will be constructed over existing property lines. The merger is required to combine all properties into one as construction over property lines is not allowed.

This application proposes to merge the undeveloped properties located at (0 Fisher Drive...APN 005-280-006, -007, -008, -042, -043, -044, and -045) with developed property and existing facility located at (3200 Lakeville Highway...APN 005-040-039), eliminating all common interior property lines.

Note: A major zoning amendment application and approval is also required to allow the proposed Merger.

Existing Land Use: Business Park (0 Fisher Drive and 3200 Lakeville Highway)
 Proposed Land use: Business Park (0 Fisher Drive and 3200 Lakeville Highway)

Existing Zoning: PCD (0 Fisher Drive)
 Business Park (3200 Lakeville Highway)
 Proposed Zoning: Business Park (0 Fisher Drive and 3200 Lakeville Highway)

Existing Acreage: 6.51 Ac. 283,725 S.F. (0 Fisher Drive)
 10.05 Ac. 438,051 S.F. (3200 Lakeville Highway)
 Proposed Acreage: 16.57 Ac. 721,776 S.F. (0 Fisher Drive and 3200 Lakeville Hwy)

Existing Dwellings: 0 (0 Fisher Drive and 3200 Lakeville Highway)
 Proposed Dwellings: 0 (0 Fisher Drive and 3200 Lakeville Highway)

Existing Number of Lots: 8 Total (7...0 Fisher Drive) (1...3200 Lakeville Highway)
 Proposed Number of Lots: 1 (0 Fisher Drive and 3200 Lakeville Highway)

Existing Structures: 0 (0 Fisher Drive)
 2 (3200 Lakeville Highway)
 Proposed Structures: 2 (0 Fisher Drive and 3200 Lakeville Highway)

Existing Number of Parking Spaces: 0 (0 Fisher Drive)
 492+/- (3200 Lakeville Highway)
 Proposed Number of Parking Spaces: 562 (0 Fisher Drive and 3200 Lakeville Hwy.)

