

1400 Kifer Road–Parcel Map Lot Split Project 2015-7758 Project Description

1400 Kifer Road is a two building property consisting of 1–76,905 sf industrial/data center building and 1–88,000 sf three story R&D facility totaling 165,125 sf on a 9.9 acre site. The original use permit was modified in 1998 (motion 1998-0441) to allow for the current FAR of 38.3 %.

In 1998 the property re-purposed as a single tenant site based on the local market conditions. Overtime this has changed and having different Use Purpose buildings on a single parcel is a significant competitive disadvantage for the property owner.

The property owner is requesting the single parcel be split into 2 parcels as identified on the attached TPM. While nothing changes on the property except as required by City, in order to accomplish the parcel split and have reasonably shaped new parcels acceptable to the Planning Department, the individual property FAR will be revised, however the overall site FAR percentage will remain the same.

Current overall single parcel	431,420	165,125 sf	FAR 38.3%
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Proposed New Parcel FAR

Parcel 1	155,190	88,220 sf	FAR 56.85%
Parcel 2	<u>276,230</u>	<u>76,905 sf</u>	<u>FAR 27.84%</u>
Totals	431,420	165,125 sf	FAR 38.3%

Current overall parking	Required	331	Provided	509
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Proposed New Parcel Parking

Parcel 1	177	238
<u>Parcel 2</u>	<u>154</u>	<u>271</u>
Total	331	509

The Owner requests approval of a Use Modification to allow for the above described parcel split.