

**SUNDOWN GARDENS – GARDEN MARKET LOT 1  
NARRATIVE STATEMENT**

Sundown Gardens (Nursery/Garden and Lawn Center) intends to relocate their business operations to 505 West 186<sup>th</sup> Street in 2015. The property was rezoned to the Garden Market PUD District with adoption of Ordinance 14-21, July 14, 2014. The first phase of this development will take place in Area 1 & 2

The Conceptual Plan filed with the Garden Market PUD contains four (4) geographic areas as identified in Exhibit B attached. The District's areas are further described as:

Area 1: Garden and Design Area

Area 2: Outdoor Showroom/Park Area

Area 3: Market/Plaza Area

Area 4: Intersection Enhancement/Garden Area

Tax ID Parcel #: 08-05-34-00-00-009.00

The proposed improvements within Area 1 will consist of an office building addition (2,300 sf+/-), 60'x180' Pole Barn, paved access drive, on-site employee & customer parking, Poly sheathed greenhouse's, mulch & landscape material storage, re-use of the existing nursery stock areas, and installation of a storm water reclamation pond used as an irrigation source for the nursery.

Area 2 improvements are depicted on the proposed landscape plan prepared by Sundown Gardens and are consistent with the Outdoor Showroom/Park Area previously proposed in Exhibit B of the Garden Market PUD.

I look forward to presenting this request on January 5, 2015.

Respectfully,



Brian S. Cross, P.E.