Agenda Item: Site Plan Approval – 9508 Northeast Court and 1939 Rice Road

DATE: November 5, 2021
FROM: Jay Camp

Background/Issue:

- This site plan approval request is a requirement of the 2014 rezoning for both properties. Originally, each site was zoned “C” Conditional. Staff worked with the owners at the time to create the mixed-use zoning that is currently in place.

- In 2020, the developer received site plan approval from Council for the portion of the site where the former child care center and vacant land is today. The current request modifies that site plan and incorporates the former movie theater property. In total, the project encompasses about 15 acres of land. The character of the development is now more residentially focused with ground floor retail.

- Since the first review in September, the project has grown from 251 to 300 multifamily units. Non residential space, which is primarily on the first floor of residential buildings, is capped at 75,000 square feet. The parking summary only indicates 45,000 square feet of commercial space.

Proposal/Solution:
Staff recommends several changes to the conditional notes prior to site plan approval.

1. Since a TIA is not required at this stage, there are a number of unknowns that have made review of the plans difficult for staff. Due to the intensity of the development, it is recommended that the traffic signal and connection of Rice Road Extension to Sam Newell be a requirement of the site plan approval and not optional based on the recommendation from the traffic study.

2. The applicant has submitted character imagery of the proposed buildings but has not submitted any elevations that indicate the future design of the structures and how they interact with the adjoining streets. Staff recommends future Council review of building elevations prior to the issuance of building permits. This may be accomplished via a 3D model of the overall development or by submittal of several building elevations that would indicate the design character of the site.

3. To adhere to the mixed-use zoning, the applicant should commit to the creation of a minimum amount of ground level commercial space within the buildings.

Recommended Motion/Action
Staff received revised plans on 11/3 and is still completing a final review. An updated recommended motion will be provided on Monday.