Agenda Item: Review of Site Plan Proposal at 9508 Northeast Court and 1939 Rice Road

DATE: September 9, 2021
FROM: Jay Camp

Background/Issue:

- In September 2020, Council approved a site plan for 8 acres of land located along Sam Newell Road at Rice Rd. The property is zoned mixed-use and a condition of the zoning states that site plan approval by the Town Board is required.

- The developer has now acquired the 6.8-acre vacant movie theater site and wishes to combine the two properties into a single development. The movie theater site is also zoned mixed-use and requires the same site plan approval process.

- Staff has not begun a formal review of the plans but has noted the following proposed uses:
  - 251 multifamily units
  - 46,000 square feet of retail and restaurant space
  - 16,000 square feet of office space

Proposal/Solution:

At this time, the applicant wishes to receive initial feedback from Council. No action is required. This is a complex, transformational project that has the potential to replace aging, auto oriented development from the early 1990’s with a walkable, mixed-use neighborhood.

Recommended Motion/Action
No motion necessary. Provide feedback to developer.
VISION:
TO CREATE A UNIQUE MIXED-USE DEVELOPMENT TO SERVE AS A LIVE, WORK AND PLAY DESTINATION FOR LOCAL INHABITANTS AND REGIONAL VISITORS.

FEATURES:
• Unique architectural character
• Urban organization with first floor retail, dining, shopping and upper residential
• Pedestrian dominant streetscape to serve as a unifying element of the site
• Strategically placed plazas and patios for a multitude of events
• Custom materials to create Authenticity and Placemaking
• Coordinated site furnishings and signage
Note: Conceptual Layout is Preliminary and Subject to Change

**LEGEND - WEST SITE**
- A: First Floor Retail (5,000 SF)
- B: Service/Office (5,000 SF)
- C: Residential (8,000 SF)
- D: Parking Area with Underground Detention
- E: Covered Street with On/Off Parking, Bike Lanes, Various Vehicular, etc.

**LEGEND - EAST SITE**
- A: First Floor Retail (5,000 SF)
- B: Service/Office (5,000 SF)
- C: Residential (8,000 SF)
- D: Parking Area with Underground Detention
- E: Covered Street with On/Off Parking, Bike Lanes, Various Vehicular, etc.

**SITE DATA**

**WEST SITE**
- 53,090 SF building area = 1,50 residential spaces
- 10,000 SF building area = 75 car-keepers spaces
- 5,000 SF building area = 75 surface spaces
- Required parking spaces: 350 total spaces provided
- Provided parking spaces: 320 total spaces provided

**EAST SITE**
- 35,029 SF building area = 130 residential spaces
- 7,000 SF building area = 30 car-keepers spaces
- 2,500 SF building area = 20 surface spaces
- Required parking spaces: 291 total spaces required
- Provided parking spaces: 284 total spaces provided

**SUMMARY**
- 300 total residential units (15 spaces/unit)
- 293 total parking spaces total parking provided: 350 + 284 = 643 parking spaces
- On-Street

**SCHEMATIC SITE PLAN**

Matthews, NC 28105
August 27, 2021

CROWN POINT COMMONS | SCHEMATIC SITE PLAN

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Note: Conceptual Layout is Preliminary and Subject to Change

**CONCEPTUAL SITE PLAN**

- **Main parking lot access Alternate Connector**
- **Designated patio dining for adjacent restaurants and scheduled events.**
- **Rice Rd. Ext.**
- **Mixed Use Building: Residential amenities, Leasing, Restrooms, Fitness, small retail uses.**
- **Future connection of Rice Road to Sam Newell.**
- **Complete Street Elements for traffic calming and pedestrian safety.**
- **Raised Decorative Pavers: Serve as Traffic Calming and Streetscape Unifying Element.**
- **Raised Crosswalks and Decorative Pavers.**
- **Bump Outs Typical to add organization to the street, reduce crosswalks, demarcate on-street parking.**
- **Designated patio dining for adjacent restaurants and scheduled events.**
- **On-Street Parking where possible.**
- **Mixed Use Building: Residential amenities, Leasing, Restrooms, Fitness, small retail uses.**
- **Future connection to Claire Drive.**

**CROWN POINT COMMONS | CONCEPTUAL SITE PLAN**

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**BOHLER**