

Site Plan Approval: 1935 Rice Rd. Medical and General Office, General Retail

TO: Mayor and Board of Commissioners
FROM: Robert Will, Senior Planner
DATE: September 10, 2020

Background/Issue

- The site was rezoned to the MUD conditional district by the Board of Commissioners on October 13th 2014 (application number 2014-614).
 - Part of a rezoning that included three sites that were originally zoned 'Conditional', a zoning classification that we no longer have.
 - Included the movie theater and auto towing and repair service site, as well as the tract located at 1935 Rice Rd.
- The site plan includes the following elements:
 - Existing on the site is a day care facility, planned to be removed.
 - Size of the site is 8.24 acres.
 - Permitted uses include general office, medical, dental, and optical office uses and laboratories and clinics, financial institutions, and multi-family (however no multi-family is proposed). See the attached for a complete listing of permitted uses.
 - Medical Offices, dedicated to medical, dental, and optical uses and clinics (maximum of 50,100 sq. ft.).
 - Retail and General Office (maximum of 52,600 sq. ft.) and a drive-up ATM.
 - A total of 299 parking spaces, which is the required number of spaces. All parking is internal to the site, surrounded by the proposed office buildings.
 - 6 buildings are proposed, all located on the edges of the property adjacent to public streets. Maximum height is 45 feet.
 - A proposed extension of Eastpoint Dr. toward (but not connecting to) Claire Dr. so that two full movement entrances and exits may be provided to the site.
 - A 75-foot rear setback adjacent to Claire Dr. with existing vegetation to remain.
 - A proposed walking trail amenity around the stormwater management feature.

Proposal/Solution

Because the MUD zoning is already in place this development only requires site plan approval from the Board of Commissioners. The Development Review Committee will be reviewing the site plan at its September 21st regular meeting.

Financial Impact

None

Related Town Goal

Quality of Life and Economic Development/Land Use Planning

Recommended Action

Defer review of initial site plan and proposed architectural theme until the Development Review Committee has had a chance to comment.