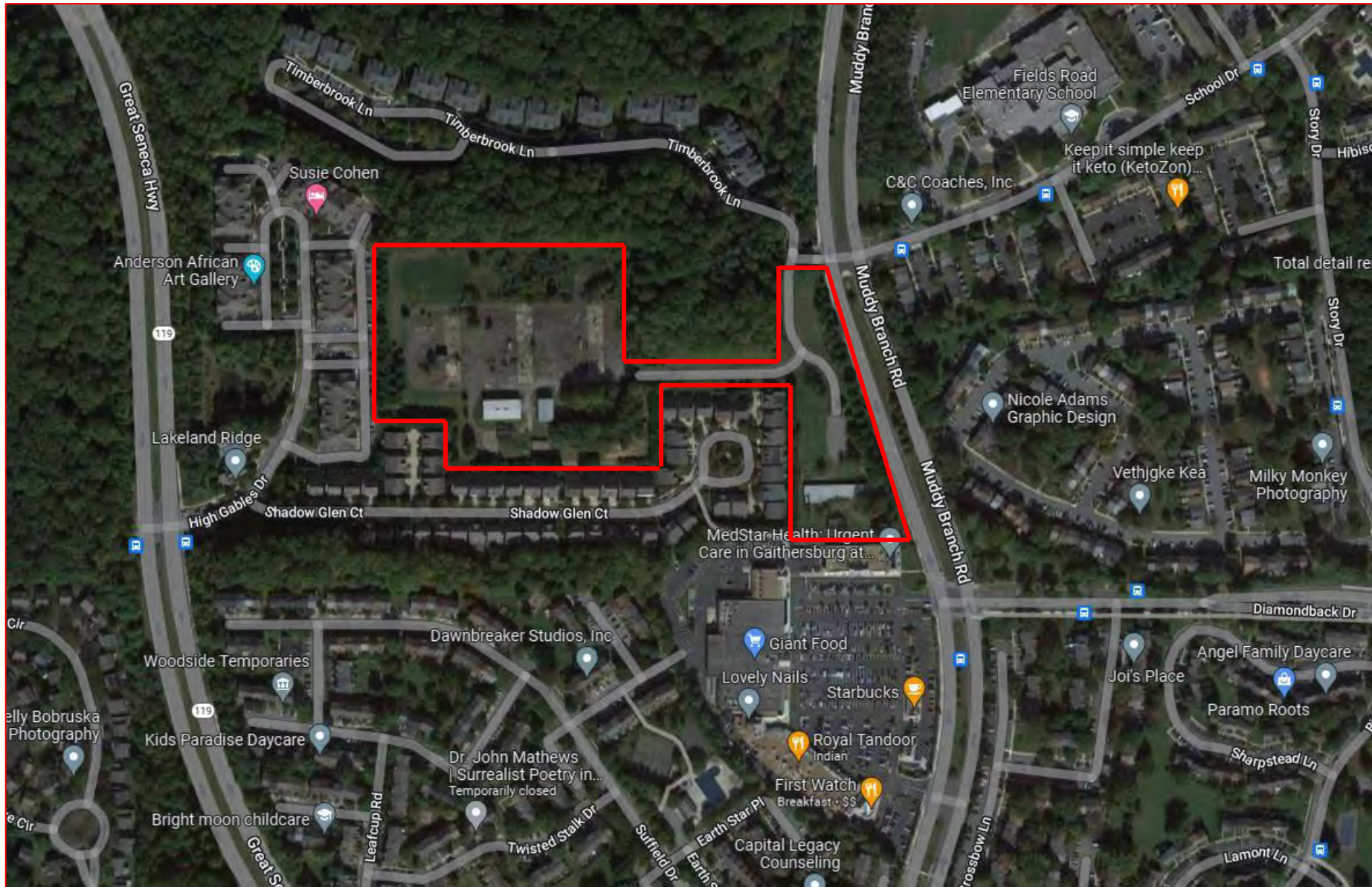


# 770 Muddy Branch Road

SK-9497-2023  
Joint Public Hearing  
Mayor & City Council  
Planning Commission  
March 20, 2023



**General Vicinity Map**

# Property Background

1956-1974: U.S. Army Nike Missile launch site (W-92 Facility)

- 1967: Property annexed into City

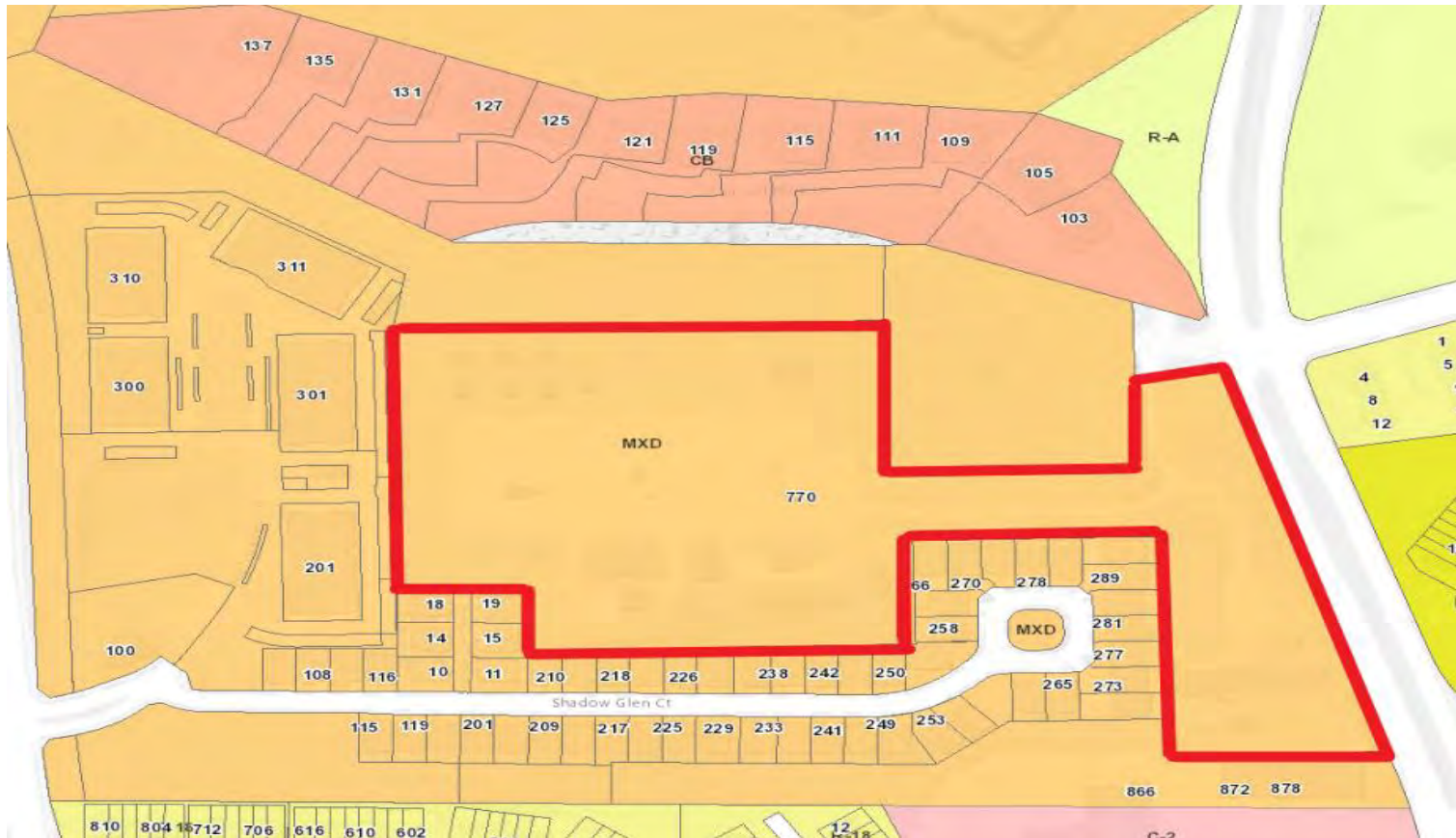
1975-2012: NIST storage, research, testing annex

2012-2022: Property vacated by U.S. federal government

January 2022: Applicant acquires property via auction from the U.S. federal government

August 2022: HDC directs City Manager to issue demolition permit for structures 50 years or older (permit issued on October 5, 2022)

February 2023: Applicant files Sketch Plan application after community outreach in six meetings with three HOAs



**Current Zoning – MXD (Mixed-Use Development)**



**View to West: Adjacent Lakelands Ridge Multifamily and Single Family**



**Adjacent Residential Properties**



**View to South: Adjacent Muddy Branch Square Shopping Center**



**Adjacent Residential Properties**



**Adjacent Muddy Branch Square Shopping Center**

# Community Outreach

## What we did:

- Held six meetings with three HOAs for surrounding neighborhoods in 2022 prior to filing sketch plan application

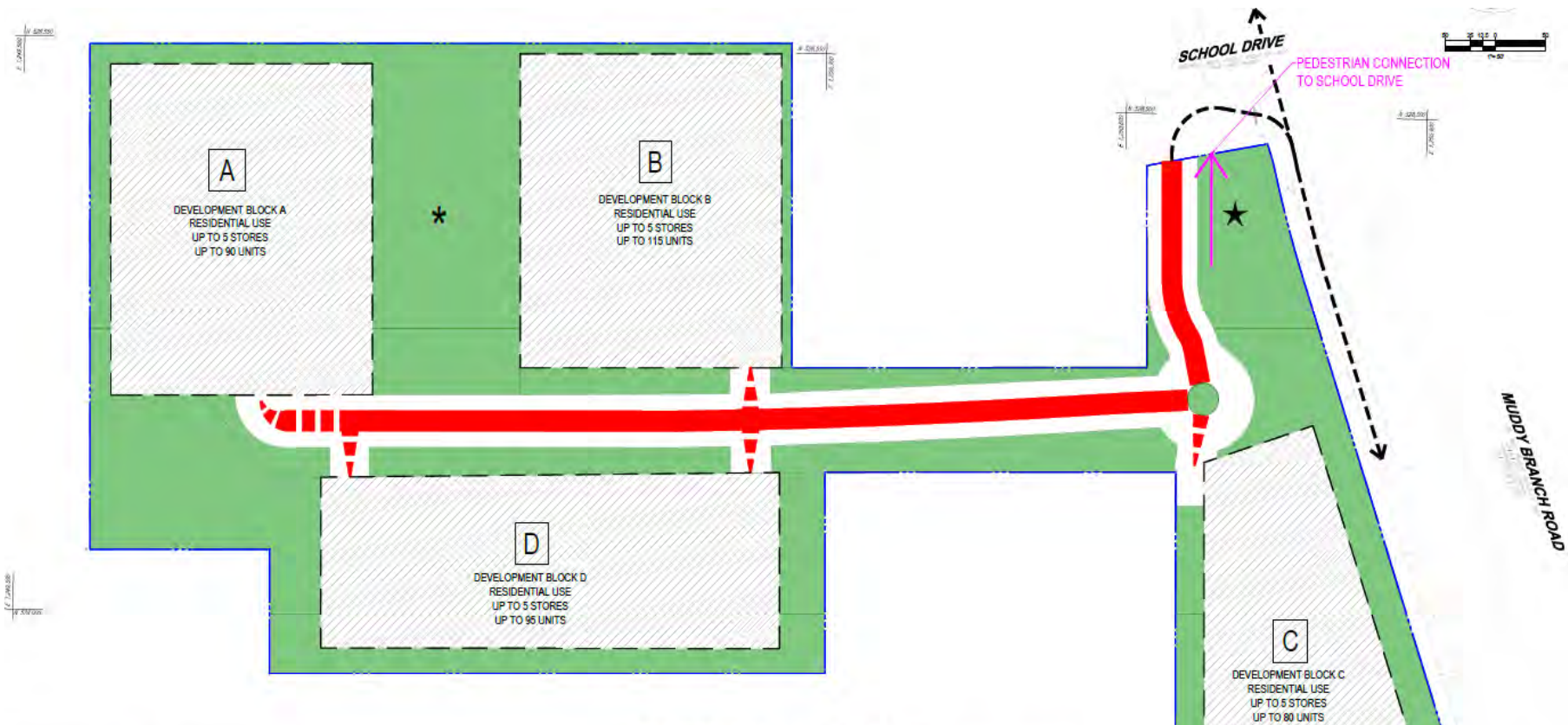
## What we heard:

- Importance of compatibility with existing development (e.g., proposed use and intensity, integration of setbacks, landscaped buffers)
- Pedestrian enhancements where appropriate (e.g., new connections to Muddy Branch Shopping Center but not to Lakelands Ridge, new crosswalks)
- Anticipated impacts on public facilities (e.g., schools, transportation) and construction activity

# Community Outreach

## How reflected in Sketch Plan:

- Sketch plan proposes entirely multi-family residential uses (up to 380 units) with maximum building heights (up to five stories) and density (27.7 units/acre) consistent with surrounding development
- Tentative locations of multi-family buildings are located toward interior of site and along Muddy Branch Road to accommodate integration of green buffers
- Green area will be a minimum of 40% of the total area of subject property with opportunities for passive and active recreation
- Inclusion of new pedestrian connections to Muddy Branch Square Shopping Center and to south side of School Dr.



**LEGEND**

- SITE DEVELOPMENT AREA
- POTENTIAL GREEN AREA
- POTENTIAL RESIDENTIAL AMENITY AREA
- DEVELOPMENT BLOCK
- PRIMARY SITE CIRCULATION
- PARKING AREA ACCESS
- LOCAL THOROUGHFARE
- BLOCK NUMBER
- NIKE MISSILE COMMEMORATIVE FEATURE
- PEDESTRIAN CONNECTION

**DEVELOPMENT PHASING**  
 THE DEVELOPMENT ILLUSTRATED ON THE SKETCH PLAN IS ANTICIPATED TO BE DEVELOPED IN A SINGLE PHASE. A PHASING PROGRAM MAY BE PROVIDED AT THE TIME OF SDP.

**ZONING**  
 EXISTING (AND ZONING TO REMAIN)

**SITE ACREAGE**  
 13.73 ACRES

**POTENTIAL USES**  
 BLOCK A - MULTIFAMILY RESIDENTIAL  
 BLOCK B - MULTIFAMILY RESIDENTIAL  
 BLOCK C - MULTIFAMILY RESIDENTIAL  
 BLOCK D - MULTIFAMILY RESIDENTIAL

- GENERAL NOTES**
1. THE APPLICANT MAY ADJUST THE BLOCK BOUNDARIES AND OTHER AREAS IDENTIFIED WITHIN BLOCKS.
  2. THE SKETCH PLAN REPRESENTS A MAXIMUM OF 380 UNITS (277 DWELLING UNITS PER ACRE).
  3. PROPOSED BUILDINGS WILL BE A MAXIMUM OF 5 STORIES IN HEIGHT NOT INCLUDING BELOW GRADE OR MEZZANINE STORIES. BUILDING HEIGHTS WILL BE DETERMINED AT SDP. MULTI-FAMILY RESIDENTIAL STRUCTURES WILL BE CONSTRUCTED AS STAND-ALONE, SINGLE USE BUILDINGS. COMPREHENSIVE DESIGN GUIDELINES MAY BE PROPOSED AT TIME OF SDP.
  4. LOCATION OF SYMBOLS AND ELEMENTS MAY BE ADJUSTED AT SDP.
  5. NO DIRECT PEDESTRIAN CONNECTION WILL BE PROVIDED BETWEEN THIS PROJECT AND THE ADJACENT LAKELANDS RIDGE NEIGHBORHOOD.
  6. LOCATION AND SIZE OF GREEN AREAS IS TO BE FINALIZED AT SDP. AMOUNT OF GREEN AREA SHALL NOT BE LESS THAN 40% OF THE TOTAL AREA.

PEDESTRIAN CONNECTION WITH MUDDY BRANCH SQUARE SHOPPING SQUARE

**Proposed Sketch Plan**

# Benefits of Sketch Plan

- Redevelopment will provide much needed new market-rate multifamily housing in this neighborhood, and the included 15% MPDUs will provide much needed new affordable housing west of I-270
- Sketch plan proposes redevelopment that is compatible with surrounding neighborhoods (use, building type, density) and offers appropriate connections to some abutting properties
- New development will replace existing vacant, dilapidated, and unsafe structures
- Provide appropriate commemoration of property's past use as a NIKE missile launch site

**Thank You!**

Questions?