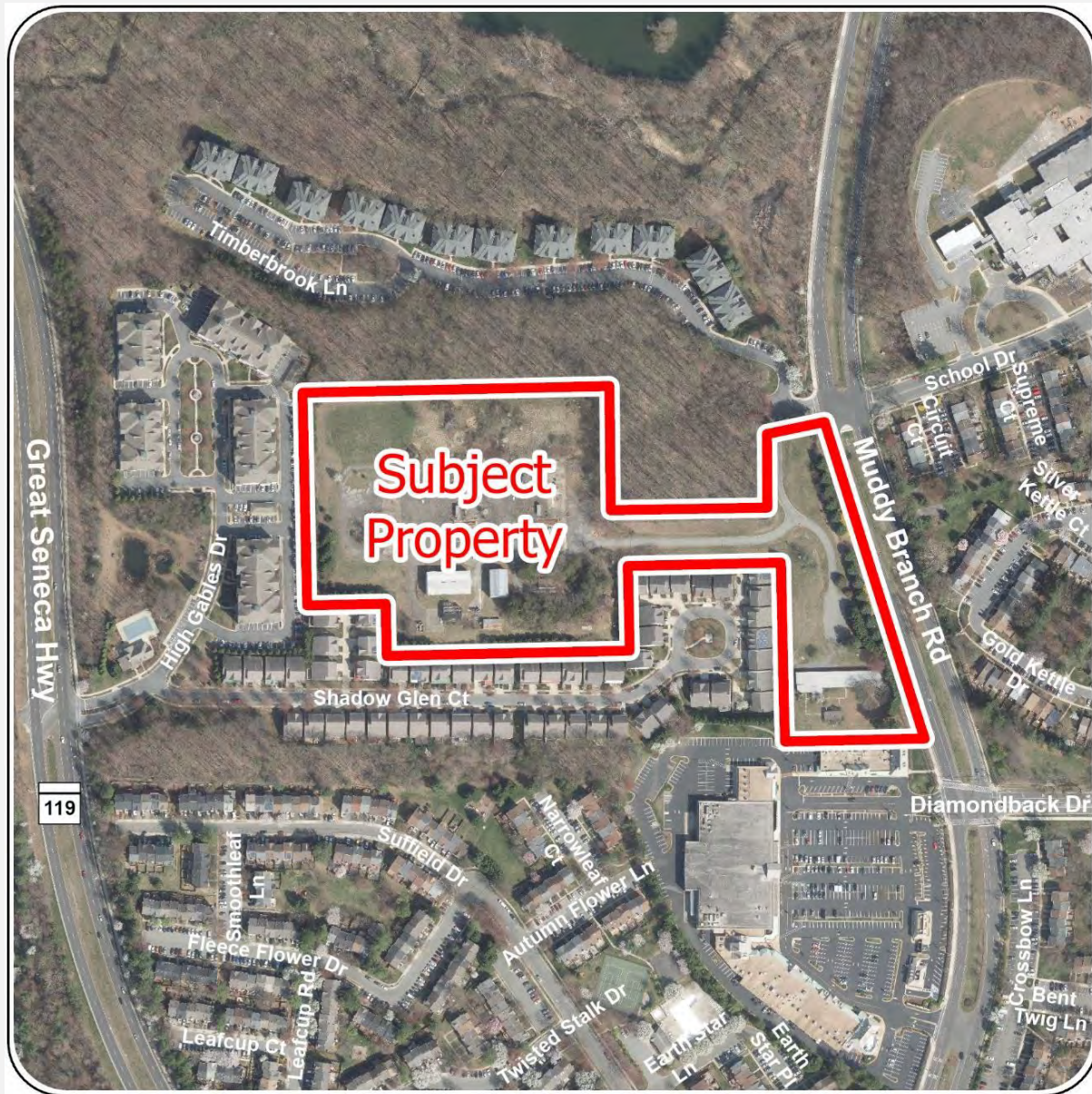


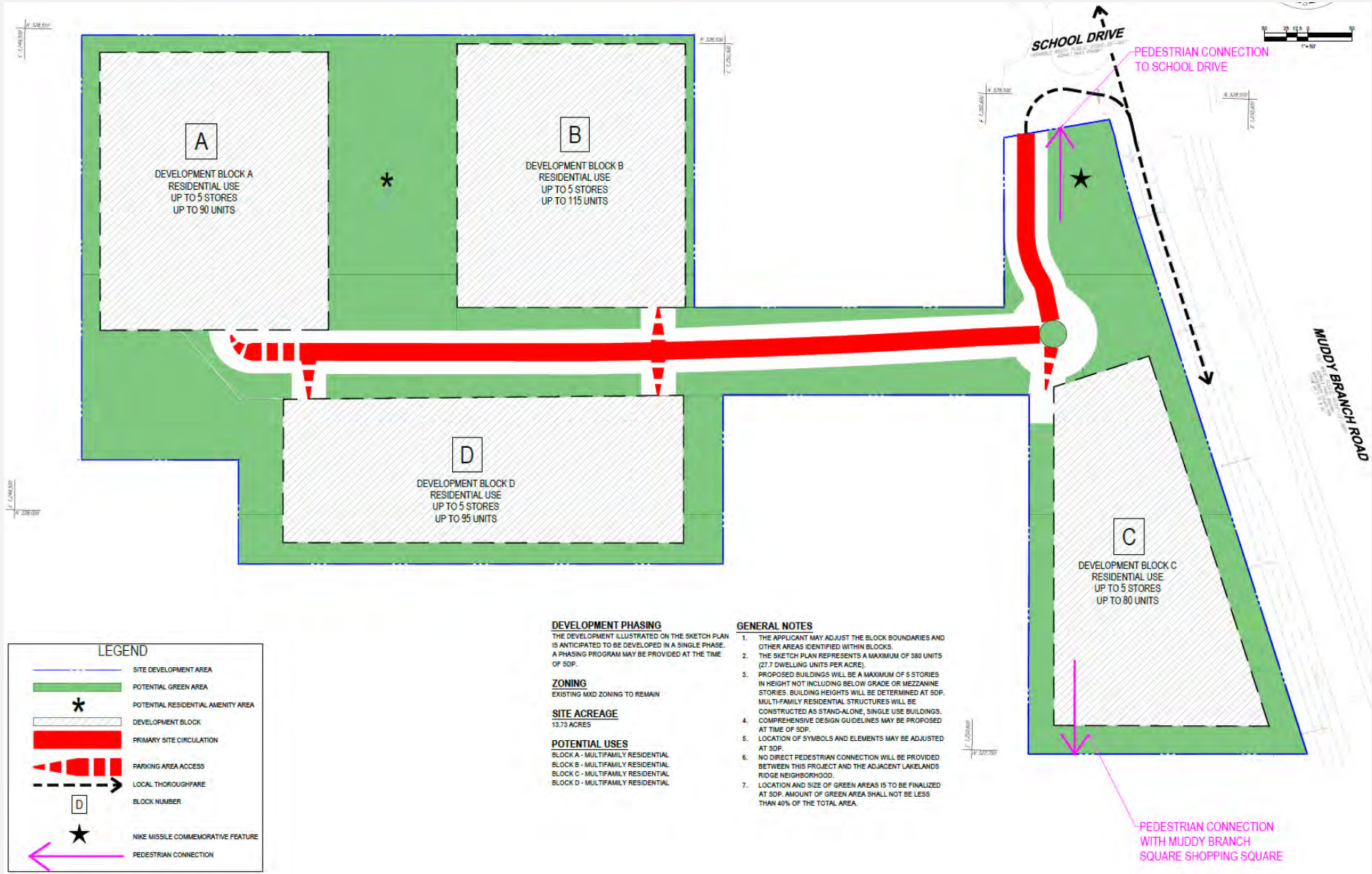
**RECOMMENDATION TO THE
MAYOR AND CITY COUNCIL:
SKETCH PLAN SK-9497-2023**

Planning Commission May 3, 2023

NIKE MISSILE LAUNCH SITE (770 MUDDY BRANCH ROAD)



SKETCH PLAN



APPLICANT'S SUPPLEMENTAL STATEMENT IN RESPONSE TO JOINT PUBLIC HEARING COMMENTS

- Joint public hearing was held on March 20, 2023
- Applicant's Supplemental Statement:
 - Traffic Circulation, Volume, Safety, and Access to the Property
 - Applicant included a copy of the preliminary traffic study, including trip generation and the traffic signal warrant analysis
 - Applicant performed additional analyses of sight distance, queuing, turning, and access

Trip Generation Totals

		AM Peak			PM Peak		
		In	Out	Total	In	Out	Total
Multifamily Housing, Low-Rise (ITE-220, Units)	380 units	34	107	141	116	68	184
Total:		34	107	141	116	68	184

PROPOSED STRIPING

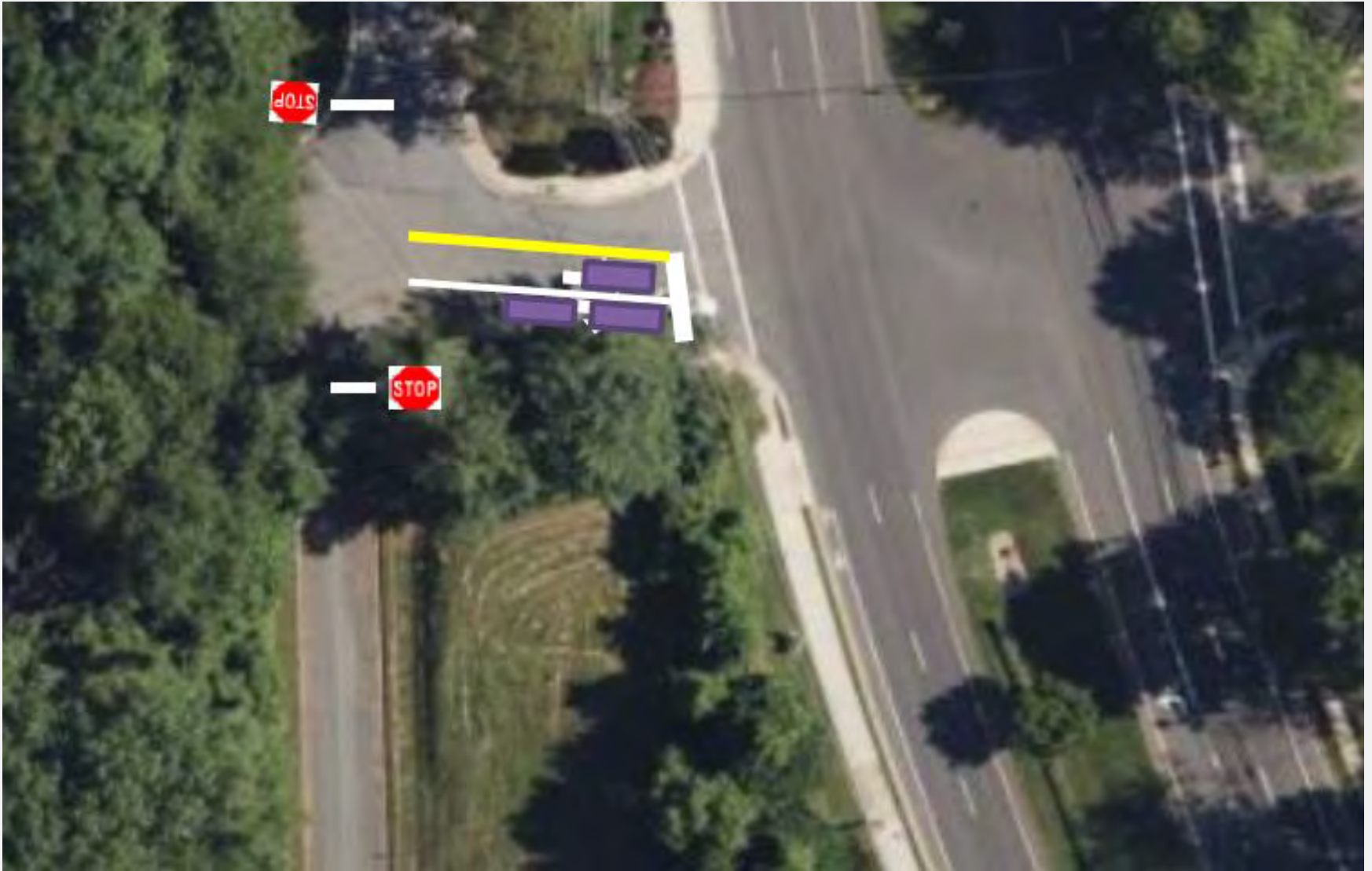


Traffic Impact Analysis

Eastbound School Drive
Restriping Concept

Exhibit
3

QUEUE STUDIES



APPLICANT'S SUPPLEMENTAL STATEMENT IN RESPONSE TO JOINT PUBLIC HEARING COMMENTS

- Compatibility
 - Density of the new multifamily community is compatible with the existing density in Lakelands Ridge and Timberbrook Condos
 - Five-story height will be mitigated through use of landscaping buffers and the placement of the buildings further from existing residential
 - Screening and buffers are provided for the adjacent communities, to provide privacy and discourage cut-through pedestrian traffic
- Environmental Remediation – Applicant has provided additional information about their participation in the VCP
- Detailed Review - the next level of review (SDP) will more fully address building height, traffic, parking, safety, and other issues

RECOMMENDATION

Staff has included an Analysis in tonight's packet, with the following recommendations:

Staff recommends that the Planning Commission, based upon the findings presented in the staff analysis, the Applicant's testimony, and the evidence in the record, find that events since the adoption of the 2003 Master Plan make the land use recommendation in that plan no longer relevant, in accordance with Section 20-18(a) of the City Code.

Staff recommends that the Planning Commission, based upon the findings presented in the staff analysis, the Applicant's testimony, and the evidence in the record, recommend approval of Sketch Plan SK-9497-2023 to the Mayor and City Council with no conditions.

Staff is available to answer any questions.