

COMMUNICATION: PLANNING COMMISSION

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**MEMORANDUM TO:** Mayor and City Council

**FROM:** Planning Commission

**DATE:** May 3, 2023

**SUBJECT:** SK-9497-2023 -- Nike Missile Launch Site (770 Muddy Branch Road)  
New sketch plan for the Nike Missile Launch Site,  
in accordance with § 24-160D.9(a)

The Planning Commission, during their recommendation discussion and in response to public comments received into their record, noted the purpose and rights that are vested by a sketch plan; that it is to establish the broadest development parameters of the proposed development, with which later stages of review must be consistent. The Commission further noted that the next stage of review, schematic development plan (SDP), will further explore the concerns regarding traffic, parking, circulation, connectivity, buffering, building height, and overall density in more detail, as the applicant has the burden of demonstrating that the proposed SDP complies with the City's Adequate Public Facilities Ordinance (APFO) and is consistent with the sketch plan.

At its regular meeting on May 3, 2023, the Planning Commission made the following two motions:

Commissioner Kaufman moved, seconded by Commissioner Winborne, 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, based on the applicant's testimony, the evidence submitted into the record, and the findings in the Staff Analysis,

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Commissioner Kaufman moved, seconded by Commissioner Winborne, to recommend to the Mayor and City Council APPROVAL of Sketch Plan SK-9497-2023, the Nike Missile Launch Site at 770 Muddy Branch Road, based on the applicant's testimony, the evidence submitted into the record, and the findings in the Staff Analysis.

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