

PLANNING COMMISSION

STAFF REPORT

Department of Growth Management



MEETING DATE:	August 23, 2023
PROJECT:	Compass Commons at New Riverside Village Preliminary Development Plan
APPLICANT:	Richardson Group c/o Ward Edwards
PROJECT NUMBER:	DP-05-23-018058
PROJECT MANAGER:	Dan Frazier Principal Planner Department of Growth Management

REQUEST: The Applicant, Conor Blaney of Ward Edwards Engineering, is requesting approval of a Preliminary Development Plan. The project proposes four commercial buildings, totaling approximately 16,000 SF, and supporting infrastructure. (Attachment 1).

INTRODUCTION: The two subject properties are zoned New Riverside Planned Unit Development and consists of approximately 2.77 acres identified by tax map numbers R610 036 000 3710 0000 and R610 036 000 3712 0000 located along Parkside Commons within the New Riverside Village Master Plan (Attachment 2).

BACKGROUND: This application is for a Preliminary Development Plan located within the New Riverside PUD and is subject to the standards set forth in the New Riverside PUD Development Agreement and Concept Plan. The subject parcels are located south of May River Road and east of Parkside Commons (Attachment 3).

Staff comments on the Preliminary Development Plan application were first reviewed at the June 21, 2023, Development Review Committee meeting. On June 29, 2023, the Applicant provided a response to comments, revised civil and landscape plans, and a Parking Assignment Letter from the master developer. A second round of staff comments were reviewed on the Preliminary Development Plan application at the July 19, 2023, Development Review Committee meeting (Attachment 4). The Applicant provided a second response to comments, master site plan exhibits, and revised civil and landscape plans (Attachments 5, 3, 6 and 7).

The Applicant's submittal also includes an as-built tree and topographic survey, parking assignment letter from the master developer, emergency vehicle and garbage truck access exhibits, and proposed building renderings (Attachment 8). It should be noted that the building renderings are not subject to review by the Planning Commission for preliminary development plan approval.

The northernmost subject parcel is within the Highway Corridor Overlay District and will require a Certificate of Appropriateness reviewing landscaping, lighting, and architecture

at time of final development plan approval.

REVIEW CRITERIA & ANALYSIS: The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided below followed by Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.

Finding. The property lies with the New Riverside PUD and therefore is not subject to the Design Standards set forth in Article 5 of the UDO.

2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.

Finding. The proposed development is within the New Riverside PUD and the New Riverside Village Master Plan. The proposed development conforms with applicable standards in each.

3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at final development plan submittal.

Finding. A New Riverside Village Traffic Impact Analysis was prepared in December 2020, and updated in May 2021. The analysis provides transportation improvement recommendations based on the build-out of New Riverside Village as a whole, including this proposed development. All of the recommended transportation improvements have been constructed.

4. Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.

Finding. Water and sewer currently exist adjacent to the site. Prior to final development plan approval, staff will require BJWSA approval to ensure the design meets their requirements.

Finding. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual.

5. **Section 3.10.3.A.5.** The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.

Finding. The project is proposed to be completed in a single phase.

6. **Section 3.10.3.A.6.** The application must comply with applicable requirements in the Applications Manual.

Finding. The application has been reviewed by Town Staff and has been determined to be complete.

PLANNING COMMISSION ACTIONS: The Planning Commission has the authority to take the following actions with respect to the application as authorized by Section 2.2.6.C.5 of the UDO:

1. Approve the application as submitted;
2. Approve the application with conditions; or
3. Deny the application as submitted.

RECOMMENDATION: Town Staff finds that the requirements of Section 3.10.3.A of the Unified Development Ordinance have been met and recommends that the Planning Commission approve the application as submitted.

ATTACHMENTS:

1. Application and Project Narrative
2. Vicinity Map
3. Master Site Plan Exhibits
4. DRC Comments and Revised Site Plans_6-29-23
5. DRC Comments Response Letter_7-20-23
6. Revised Civil Plans_7-24-23
7. Revised Landscape Plans_7-25-23
8. Additional Submittal Items:
 - a. As-built tree and topographic survey
 - b. Parking assignment letter
 - c. Emergency vehicle and garbage truck access exhibits
 - d. Proposed building renderings