

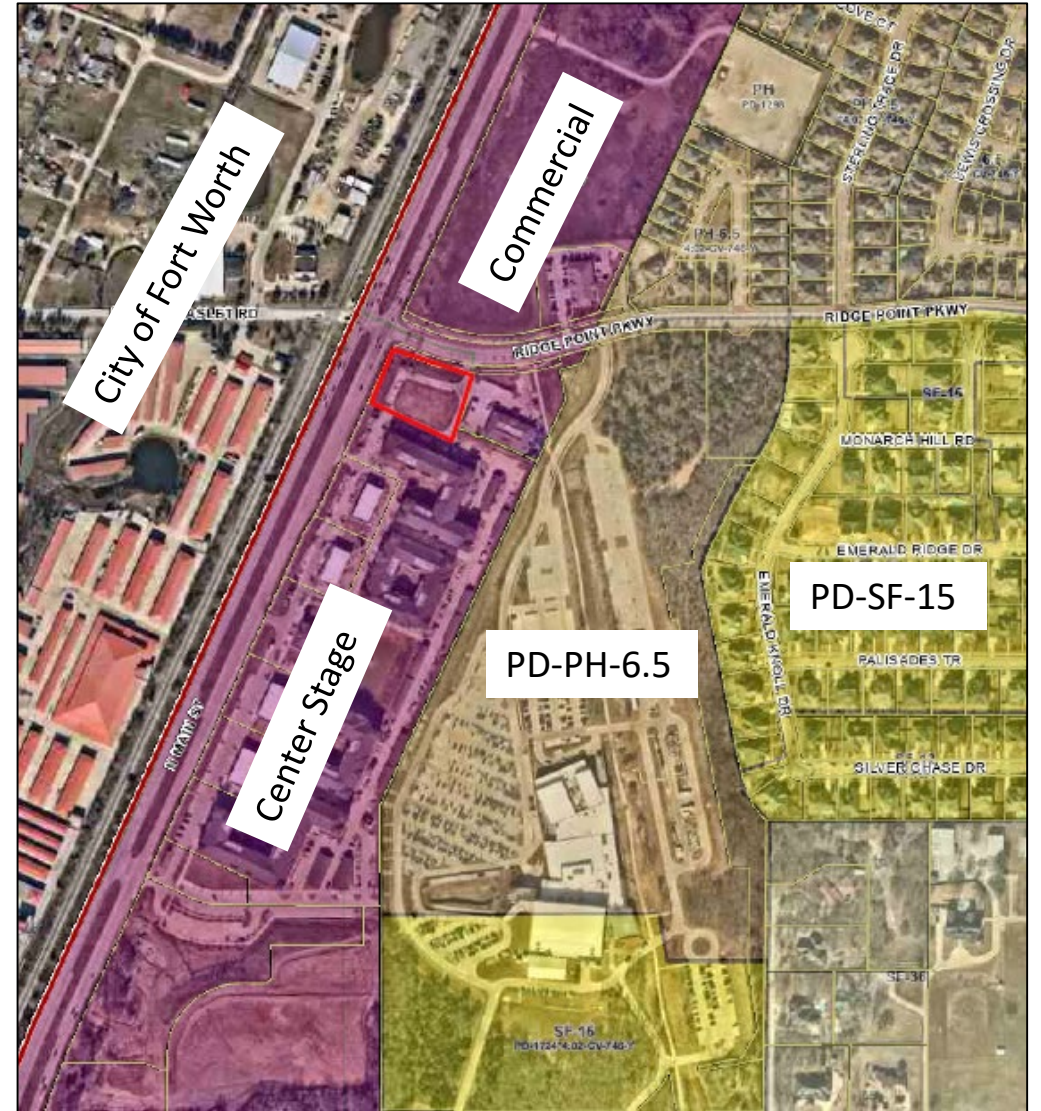
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Consider a resolution approving a Detailed Site Plan for the retail building that includes Black Rock Coffee, as part of the Center Stage Planned Development on approximately 1.18-acres of property, legally described as Lot 1, Block A of Center Stage Addition, located at the southeast corner of the intersection of Ridge Point Parkway and North Main Street, zoned Planned Development - Commercial (PD-C), and addressed as 1600 North Main Street. Realty Capital Management, LLC, owner/applicant/developer. Middleton and Associates, engineer/architect. (SP-22-0040)

Item H-3 Aerial Map



Item H-3 Zoning Map



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Background:

- City Council approved the Center Stage Planned Development in January 2020. Located on 38 acres on North Main Street, plans for Center Stage include a mixture of uses with pedestrian connectivity throughout the development.
- City Council approved a Specific Use Permit (SUP) to install a drive-thru as part of a 2,077-square-foot coffee shop in September 2022. The business, Black Rock Coffee, intends to occupy the northern-most space in the 5,730-square-foot multi-tenant building.
- Capital Realty submitted a Detailed Site Plan for the multi-tenant building that would include Black Rock Coffee.

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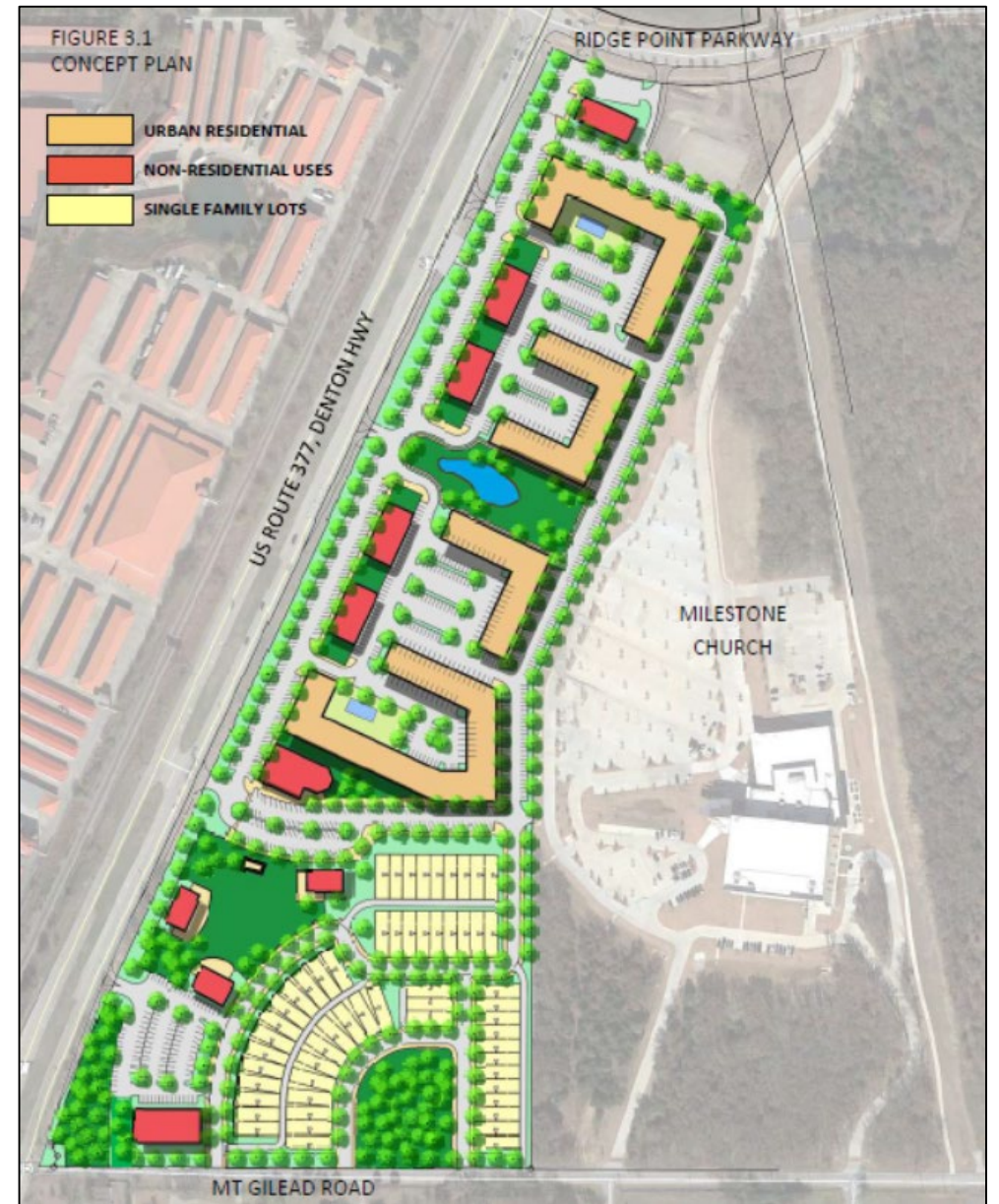
- Because Center Stage is a Planned Development (PD), each project phase detailed site plan is reviewed directly by City Council for approval without first going to the Planning and Zoning Commission as long as it “conforms substantially” to the concept plan approved by City Council as part of the PD.
- Specifically, Section 8.04 of UDC states the following:

Changes of detail on the Detailed Site Plan, which differ from the original Concept Plan, but do not alter the basic relationship of the proposed development to adjacent property, the uses permitted, or increase the density, building height or coverage of the site, the off-street parking ratio or reduce the yards provided at the boundary of the site, or does not significantly alter the landscape plans as indicated on the approved Conceptual Plan may be authorized by the City Council.

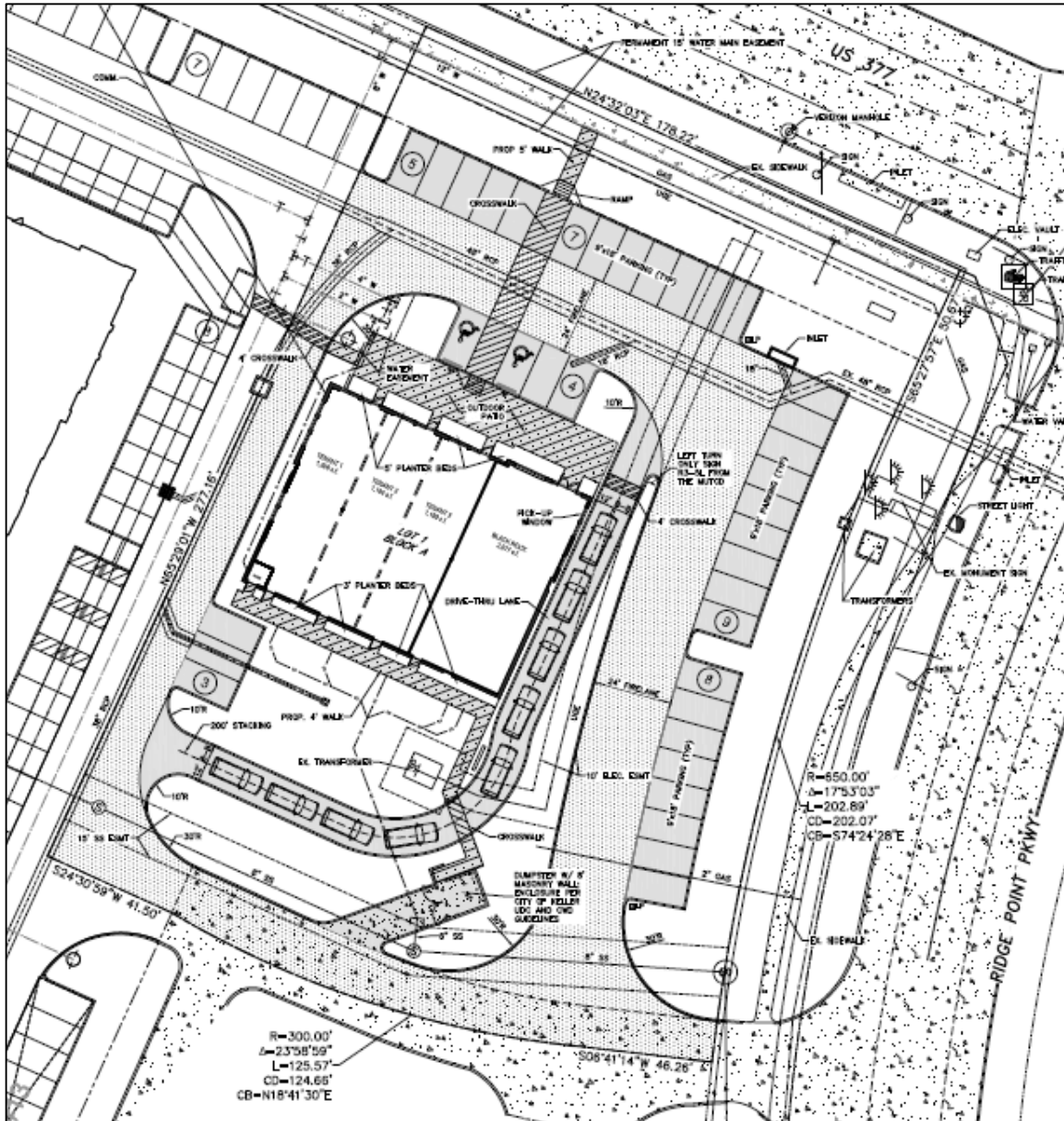
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The Concept Plan approved by City Council shows:

- Building: Approximately 7,000 SF
- Parking: 28 spaces
- Pedestrian connectivity
- PD and UDC landscape requirements
- Building materials



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Detailed Site Plan:

- 5,730 square-foot multi-tenant building
- 34 parking spaces (32 spaces and 2 accessible spaces)
- Indoor/outdoor seating and pedestrian walkways provide connectivity to and within the Center Stage Development.
- Though proposing potted plants instead of foundation plantings, landscaping requirements are being met.
- Building materials (brick, stucco) exceed the PD requirements of 80%.



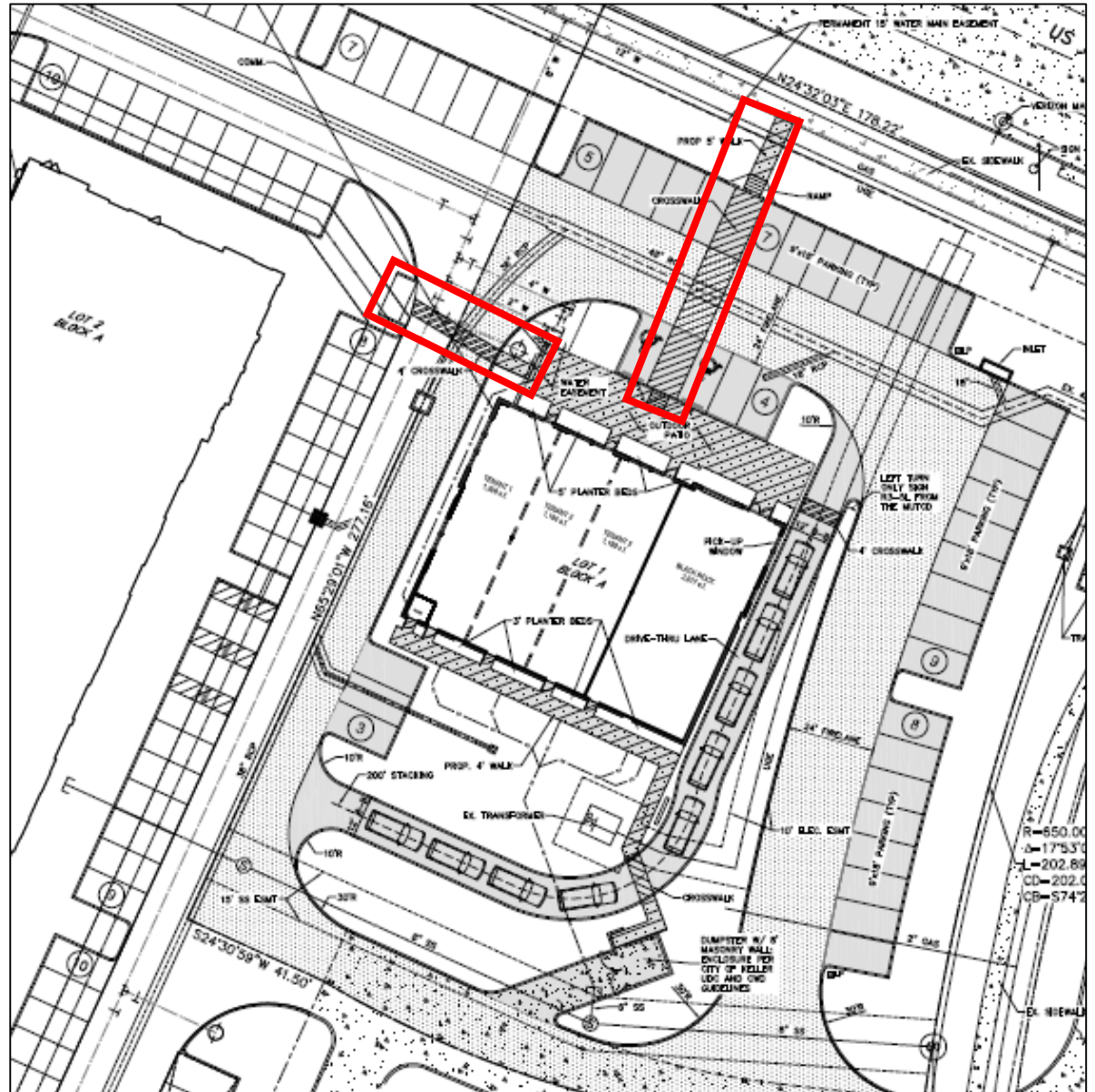
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Pedestrian connections: MEETS

- The pedestrian connections are shown in red. The drive-thru is on the north side to minimize pedestrian conflicts.

Parking: EXCEEDS

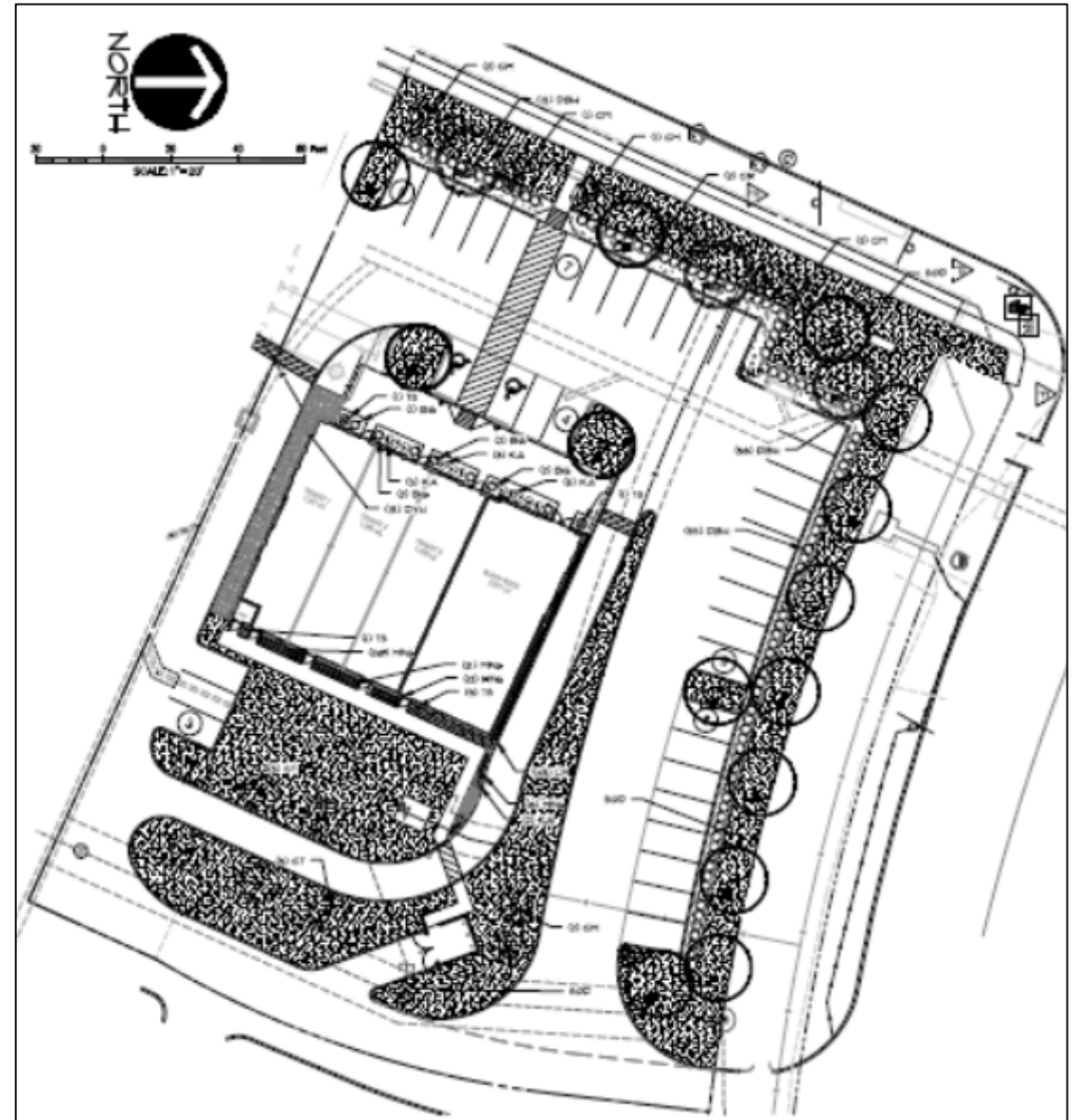
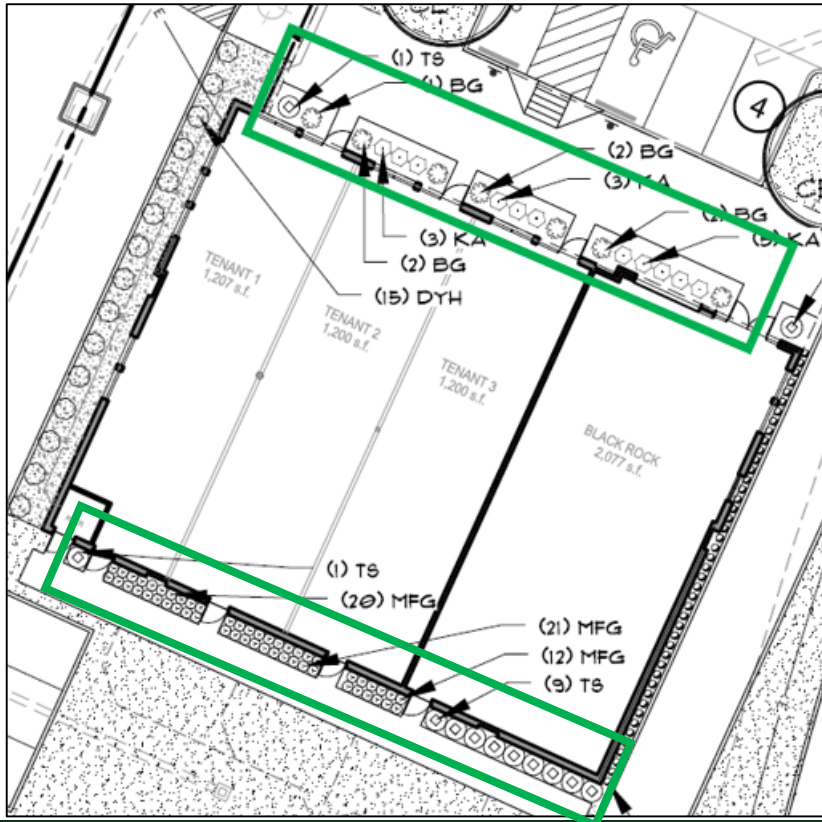
- The Applicant proposes 32 regular parking spaces and two accessible spaces (34 total), exceeding the parking requirement set by the PD of 28 spaces.



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Landscaping: MEETS

The proposed Site Plan meets the UDC landscape requirements within the buffers and parking lot. The Applicant proposes to place 5-foot planter boxes in front of the building and 3-foot planter boxes at the rear of the building (green).

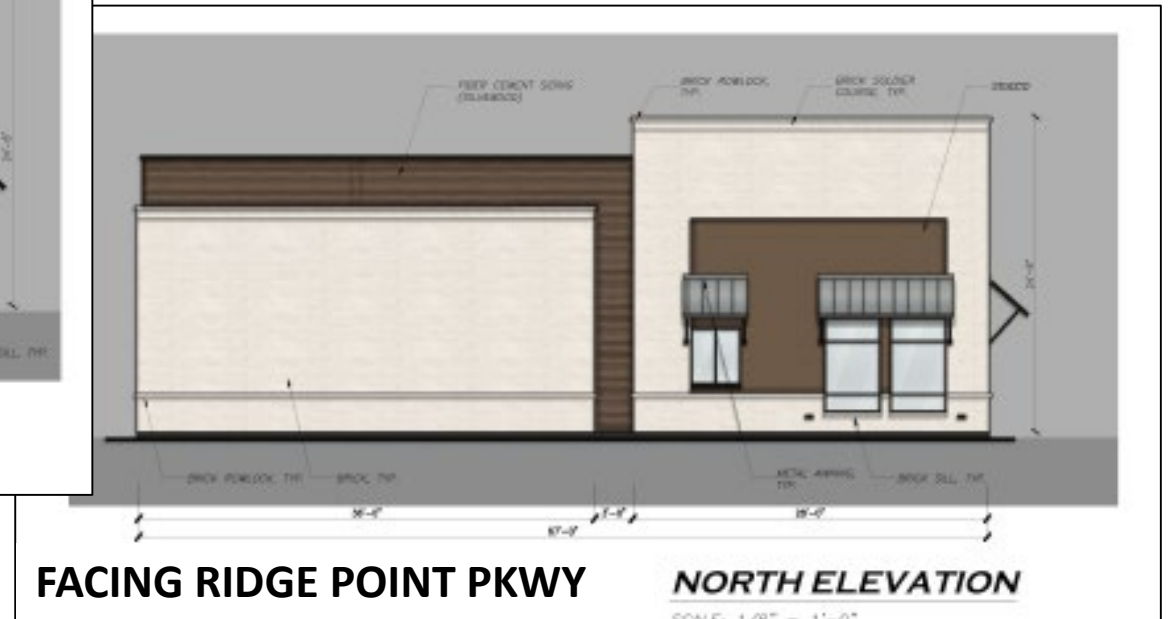


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Building Materials: EXCEEDS

The building materials and design will be complementary to the design of the adjacent retail buildings at Center Stage.

The Applicant proposes to exceed the masonry requirements of 80% per the Planned Development.



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Citizen Input:

A Detailed Site Plan application that substantially meets the PD's Concept Plan does not require a public hearing, so no public hearing notifications were sent out to the surrounding property owners for this request. The public will have an opportunity to speak on this agenda item during "Persons To Be Heard."

City Council Action:

The City Council has the following options when considering a Detailed Site Plan:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny



Questions?
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