



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 7, 2025

Re: Crown Center Plaza Preliminary Plat – Preliminary Plat (Case #91-2025)

Executive Summary

Approval of this request would result in the creation of a 4-lot final plat containing 14-acres of M-C (mixed use – corridor) zoned land that will be known as “Crown Center Plaza Preliminary Plat”. The proposed plat is located at the southeast corner of State Farm Parkway and Grindstone Parkway addressed as 1110 Nifong Boulevard.

Discussion

A request by McClure Engineering (agent), on behalf of COR Development LLC (owner), for approval of a 4-lot preliminary plat of M-C (Mixed Use - Corridor) zoned property to be known as “Crown Center Plaza Preliminary Plat”. The subject 14-acre property is presently not improved and the proposed preliminary plat would create 4 developable lots out of the existing acreage. A new street, to be known as Pebbles Parkway, will be dedicated through the site to connecting State Farm Parkway to Nifong Boulevard and will serve as the primary access to Lots 1, 3, and 4. Proposed Lot 2 will be accessed by a 40-foot utility and access easement connecting to Pebbles Parkway. A Traffic Impact Study was conducted and recommended that a left and right turn lane be added to State Farm Parkway to access Pebbles Parkway.

Sidewalks will be constructed along Nifong Boulevard and State Farm Parkway. The sidewalk along State Farm Parkway will be built close to the edge of right-of-way rather than the edge of the existing pavement. This is due to the gap between the existing pavement and dedicated right-of way as well as to accommodate an upcoming capital improvement project at the intersection of Nifong Boulevard and State Farm Parkway, where a roundabout is planned to be constructed by 2026.

Standard 10-foot utility easements have been dedicated along proposed and existing rights of way. A 16-foot utility easement is being dedicated along the southern edge of proposed Lot 2, continuing to the northern edge of the site. The subject site has access to all necessary city utilities to support the creation of the 4 proposed lots. There are no known capacity limitations associated with available infrastructure.

The Planning and Zoning Commission considered this request at its March 6, 2025 meeting. Staff provided its report and overview of the preliminary plat. Staff responded to a single question presented by the Planning Commission with respect to improvements required along State Farm Parkway. No member of the public spoke on this matter. Following limited Commission discussion, a motion was made to approve the requested preliminary plat that was approved by a vote of (9-0).



A copy of the Planning and Zoning Commission staff report, locator maps, preliminary plat, and meeting minute excerpts are attached.

Fiscal Impact

Short-Term Impact: None anticipated. Any costs associated with relocation of public utilities to be borne by the applicant.

Long-Term Impact: Potential impacts may include additional public infrastructure maintenance (i.e. electric, sewer, and water) as well as public safety and solid waste collection costs. Such impacts may or may not be off-set by increased property tax collections or user-fees.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the requested preliminary plat to be known as “*Crown Center Plaza Preliminary Plat*” as recommended by the Planning and Zoning Commission.