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Planning for the Future

RAMS PLAZA OUTPARCEL DEVELOPMENT – FORM DISTRICT PERMIT APPLICATION

1728 Fordham Blvd

Developer's Narrative

January 12, 2015

The project site is located at the northeast corner of Fordham Boulevard and Ephesus Church Road. There is an existing shopping plaza at the back of the site with the entire space between the road and building as paved parking. The existing buildings will remain. A new connector driveway will be built through the site to connect the newly configured Fordham/Ephesus Church intersection with the plaza and the shortened service road to the north. The triangular piece of land within that connector drive area will be developed with a 4,000 square foot multi-tenant retail/restaurant use to complement the existing retail on site. And the new building will conform to the new Form District guidelines to start to create a pedestrian friendly district. Sidewalks lined with trees will be added, and small open green spaces will also be added. Screening will be provided between the busier Fordham Boulevard lanes and the development, while providing some internal intersections with safe pedestrian crossings.

Site vehicular access is currently located on Fordham Boulevard (entry only), on the Fordham Service Road, and on Ephesus Church Road. These three access points will still exist, but will be modified. The access to Fordham Boulevard will become a right-in / right-out connection. The Fordham Service Road access will continue to be two-way but will be more efficiently connected within the plaza site. The Ephesus Church Road access will become a right-in / right-out access point. Some modifications to the existing plaza parking lot can be seen on the plans. These modifications are being made to accommodate the new connector road and will be permitted separately.

Trash for the new facility will be handled in existing facilities within the plaza. The addition of parking aisles and connectors will ensure continued emergency accessibility.

The proposed development has been designed in conjunction with a concurrent application for a CVS on the adjacent corner parcel. The two developments will work together to make cohesive vehicular and pedestrian connections within the plaza area.