

**MEMO**

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Planner II

Through: Rick Williams, Planning and Zoning Manager

Date: July 22, 2024

RE: **DRP24-05: Southbridge Marketplace North – Informational Report to the Planning and Zoning Commission**

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The applicant has submitted a request for DRP approval for a proposed commercial development located at the northeast corner of W. Honeycutt Ave. and N. John Wayne Pkwy. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Suite Six Architecture and Planning to develop approximately 58,544 square feet of commercial space consisting of five (5) buildings on an approximately seven (7) acre site.
2. The development will consist of the following elements:
  - a. One (1) +/- 10,000 square-foot building for retail and restaurant use.
  - b. One (1) +/- 20,644 square-foot building for an Aldi grocery store.
  - c. One (1) +/- 20,000 square-foot building for retail use.
  - d. One (1) +/- 3,000 square-foot building for retail use.
  - e. One (1) +/- 3,000 square-foot building for restaurant use.
  - f. Parking lot areas containing approximately 263 parking stalls.
  - g. Over 37,000 square feet of landscaped areas that meet city code open space and landscaped planting requirements.
  - h. Internal and external pedestrian connections between buildings within the site, the surrounding streets, and future adjacent developments.
  - i. Retention areas.
3. The development as shown on Exhibit B – Site Plan, and Exhibit C – Colored Landscape Plan will not be phased.

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4. In conjunction with, and as a part of the proposed DRP, the applicant and city will develop an extension of W. Edwards Avenue under the N. John Wayne Parkway overpass. This will connect W. Edwards Avenue to the proposed Southbridge Marketplace development.

With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Color Landscape Plan

Exhibit D – Floor Plans

Exhibit E – Color Elevations

Exhibit F – Photometric Plan

