

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Planner II

Through: Rick Williams, Planning and Zoning Manager

Date: January 22, 2024

RE: **DRP23-12: Lowe's – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a proposed home improvement store (Lowe's) 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 Thompson Thrift to develop a new big box retail store (Lowe's) on an approximately 11.65-acre site on APN parcel # 510-25-009R, located at the northeast corner of W. Honeycutt Ave. and N. John Wayne Pkwy.
2. The development will consist of the construction of the following elements:
 - a. One (1) +/- 109,000 square-foot primary big box retail building;
 - b. One (1) +/- 30,000 square-foot attached garden center area;
 - c. Parking lot areas containing 358 parking stalls for guests;
 - d. 20% landscaped site area with approx. 162 trees and 570 shrubs;
 - e. Pedestrian connections to surrounding streets and adjacent developments (proposed);
 - f. Retention areas.
3. The development as shown on Exhibit B – Site Plan will not be phased. Future commercial expansion areas on the west and south will be left undisturbed and developed at a later date.
4. In conjunction with and as a part of the proposed DRP, the applicant and city will develop the extension of W. Honeycutt Ave. to the Reinsman Commons multi-family development. As part of the DRP the applicant will construct the northern shared driveway north of W. Honeycutt Ave. The existing W. Honeycutt Ave., east of N. John Wayne Parkway will be widened and re-stripe per recommendations on the Traffic Impact Analysis. The existing portion of right-of-way north of W. Honeycutt Ave., will be leased or abandoned to Thompson Thrift for the construction of the shared driveway. Additional emergency access will be provided under the overpass from the

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W. Edwards Ave. and N. Maricopa Rd. intersection. This road is planned to be improved and dedicated to the public. Future development will also provide additional access from N. John Wayne Parkway and W. Desert Cedars Parkway.

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 – Color Elevations

Exhibit E – Photometric Plan

