

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Senior Planner

Through: Rick Williams, Planning and Zoning Manager

Date: October 27, 2025

RE: **DRP25-18: Southbridge Marketplace Shops B, Pads A & B –
Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a proposed commercial development that will include various retail and restaurant spaces 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 multi-pad commercial development on approximately 5.78-acres across APN parcel #'s 510-25-0510 & 510-25-050B 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) +/- 10,000 square-foot multi-tenant commercial building;
 - b. One (1) +/- 6,500 square-foot multi-tenant commercial building with a restaurant;
 - c. One (1) +/- square-foot restaurant building;
 - d. Parking for 129 vehicles (for the specific shops and pads);
 - e. 46% landscaped site area with approx. 77 trees and 443 shrubs;
 - f. Pedestrian connections to surrounding streets and adjacent developments (proposed);
 - g. Retention areas.
3. The development as shown on Exhibit B – Site Plan is the last portion of the phased Southbridge Marketplace development.
4. The applicant has conducted all required public notification required by the city's Zoning Ordinance. As of the writing of this memo, city staff has not received public comment regarding this application. Notification for this project included the following:

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- a. October 10, 2025 – Notices mailed to property owners within 600 feet of the site.
- b. October 10, 2025 – Sign posting of the site.

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

