

## **Project Narrative – Southbridge Marketplace**

The project is located at the northeast corner of the intersection of Honeycutt Avenue and John Wayne Parkway. The property was recently subdivided per several recorded Final Plats including Southbridge Marketplace North, Southbridge Marketplace South and Lowes at Southbridge Marketplace. This proposed project includes Parcel 2 and portions of Parcel 1 & 3 of the Southbridge Marketplace North Plat. The site is currently zoned Shopping Center (SC).

The proposed project includes the construction of an Aldi, Major C, Shops A and two pad lots. The uses proposed for these buildings include shopping center, retail and restaurant along with associated appurtenances. Utility infrastructure including electric, telephone, gas, water and sanitary sewer are either in design or are under construction and should be available for use upon start of construction of this phase.

Typical proposed hours of operation will be 7 am to 10 pm.

The proposed building square footages are shown on the submitted Site Plan.

The proposed and required parking analysis can be found on the submitted Site Plan.

The required parking can be reduced by up to 20% using the sustainable incentive. This site plan meets three of the listed seventeen sustainable development features as follows:

1. Site development does not exceed minimum parking requirements by more than five percent.
  - a. Site is slightly less than the City required parking criteria.
2. Development installs alternative on-site rain water runoff systems that incorporate rain water harvesting features, pervious paving, and other similar systems.
  - a. All onsite and offsite runoff is discharged into stormwater retention ponds that are supplied with MaxWell Plus systems that recharge stormwater back into the underground aquifer system.
3. Any other innovative sustainable design feature(s) found to meet the intent of this chapter, to be reviewed and accepted at the discretion of the zoning administrator.
  - a. Innovative sustainable design features include a walkable site from adjacent residential development as well as an internal sidewalk network linking all the buildings to one another and to the public streets.