

## MEMO

To: City Council  
From: Hector Soto, Jr., AICP, Senior Planner  
CC: File  
Date: March 12, 2024  
Re: Appl. #PL2023-339 - PRELIMINARY DEVELOPMENT PLAN - Summit Orchards North, 1151 NW Ward Rd, 1201 NW Ward Rd and 1231 NW Ward Rd; Townsend Summit, LLC, applicant

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Following the applicant's and staff's presentations during the public hearing held on February 22, 2024, the Planning Commission expressed concern over the inclusion of conceptual land uses for the future Phase 2 development of Lots 1B-1, 1B-2 and 1B-3 as part of a recommendation for approval on the subject preliminary development plan application. Said Phase 2 lots are shown as multi-family residential, inline retail and drive-through restaurant sites, respectively, but there are no identified developers or users for the sites at this time. The intent of the Phase 2 layout and conceptual uses is to demonstrate how the proposed Phase 1 (Lot 1A-1 and Lot 1A-2) layout and associated infrastructure network do not negatively impact the development potential of the Phase 2 site. The applicant has two identified users for the Phase 1 development that is composed of two automotive dealerships, but said users cannot be disclosed at this time.

To address their concern over the inclusion of the conceptual Phase 2 improvements as part of an approval for the subject application, the Planning Commission added a fourth condition of approval that makes the future development of Phase 2 subject to submittal and approval of a separate preliminary development plan application. The applicant is agreeable to the added condition.

### Recommendations

1. Development of **Lot 1A-1 and Lot 1A-2 (Phase 1)** shall be in accordance with the preliminary development plan dated January 23, 2024, inclusive of the development standards (i.e., lot coverage, setbacks, building height, density/FAR, land use, parking standards, etc.) and building elevations contained therein. **(condition amended by Staff)**
2. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated February 13, 2024.
3. Signage standards shall be subject to the Tenant Sign Criteria handbook with an upload date of December 7, 2024.
4. Approval of Lots 1B-1, 1B-2 and 1B-3 (Phase 2) shall be conceptual only. Development of said lots shall not occur until a new preliminary development plan is approved under a separate application. **(condition added by the Planning Commission)**