

Legislation Text

File #: 2024-6138, **Version:** 1

Public Hearing: Application #PL2023-339 - Preliminary Development Plan - Summit Orchards North, 1151 NW Ward Road, 1201 NW Ward Road and 1231 NW Ward Road; Townsend Summit, LLC, applicant.

Issue/Request:

The applicant proposes a multi-phase 5-lot, 489,352 sq. ft. horizontal mixed-use development consisting of two automotive dealership sites, multi-family residential, drive-through restaurant and inline retail. The proposed development is a continuation of the Summit Orchards development to the south and east. The range of uses, architectural style and palette of exterior building materials are complementary and reflective of those found in the Summit Orchards and Summit Innovation Center developments, as well as along the adjacent I-470 corridor.

Development of the project is proposed in four (4) phases as follows: Phase 1 - automotive dealership (Lot 1A-1); Phase 2 - automotive dealership (Lot 1A-2); Phase 3 - multi-family residential (Lot 1B-1) and Phase 4 - inline retail and drive-through restaurant (Lots 1B-2 and 1B-3).

Included with this application is a Tenant Sign Criteria handbook proposed by the developer to govern signage for the development. The handbook uses the UDO sign standards for allowable number and size as its foundation, but makes some modifications to suit the project's desired design aesthetic and to address site challenges that impact signage visibility for certain lots. Specific to the two automotive dealership lots, both lots have frontage along I-470, but grade differences and the distance between the interstate's travel lanes and the lots present a practical challenge to construct monument signage that provides a reasonable means of identification directed toward the interstate within the UDO sign standards. The applicant proposes larger monument signs along the highway frontage of the two automotive dealership lots.

One of the stated intents and purposes in the UDO for the subject property's PMIX zoning is to allow greater flexibility in development standards (e.g. lot coverage, setbacks, building heights, FAR/density, etc.) is to facilitate adaptation of development to the unique conditions of a particular site or nature of a particular development. As such, there are no pre-established development standards for the PMIX district. The applicable standards for a PMIX-zoned development are based upon and established as part of the preliminary development plan approval for a specific project on a specific site. The governing development standards for the proposed development will be those included in the subject application.

Steve Rich, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

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)**

Committee Recommendation: On a motion by Mr. Touzinsky, seconded by Mr. Benbrook, the Planning Commission unanimously voted on February 22, 2024, to recommend approval of 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, subject to an amendment to include condition #4 as written above.