

Conceptual Development Plan  
Planned Development-38  
(DEVAPP-25-0116)

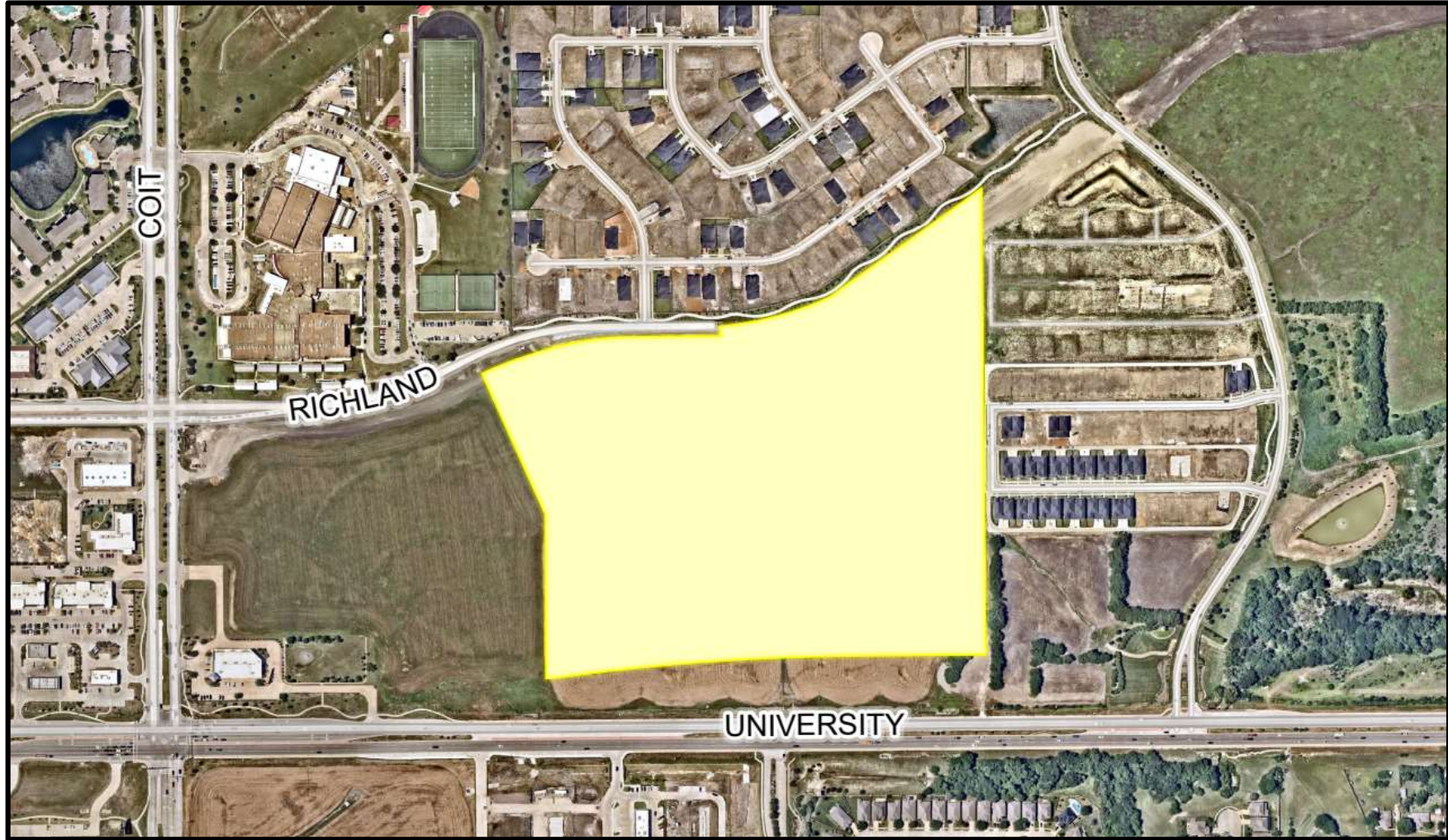
## Agenda Item

Consider and act upon a request for a Conceptual Development Plan for Tracts B, C, and D of Planned Development-38, on 38.5± acres, located on the north side of University Drive and 805± feet west of Lakewood Drive. (DEVAPP-25-0116)

# Background

## Planned Development-38:

- Base Zoning
  - Retail
- Development Tracts
  - Tract A: Conceptual Plan in Current Ordinance
  - Tracts B, C, and D: No Conceptual Plan in Current Ordinance
- Special Requirements
  - Approval of Conceptual Plan for Tracts B, C, and D prior to Preliminary Site Plan



# Proposal

## Purpose:

- Construct 18 buildings with hotel, office, restaurant, and retail uses on 12 lots. (Total of 287,850 SF)
  - Lot 1: Restaurant (6,300 SF)
  - Lot 2: Restaurant/Retail (16,000 SF)
  - Lot 3: Restaurant (6,000 SF)
  - Lot 4: Restaurant/Retail Buildings (35,500 SF) + Retention Pond (3 Acres)
  - Lot 5: Office (69,000 SF)
  - Lot 6: Office/Restaurant/Retail (22,300 SF)
  - Lot 7: Restaurant/Retail Buildings (5,250 SF)
  - Lot 8: Restaurant/Retail (7,750 SF)
  - Lot 9: Office/Restaurant/Retail Buildings (31,500 SF)
  - Lot 10: Restaurant/Retail Buildings (14,250 SF)
  - Lot 11: Full-Service Hotel/Meeting Space/Restaurant (40,000 SF)
  - Lot 12: Restaurant/Retail Buildings (34,000 SF)



## Proposal Cont.

### Access:

- Collector road to run through the development to give all lots frontage onto public right-of-way.

### Open Space:

- Retention Pond w/ Connecting Pathways
  - Restaurant/Retail Uses Backing to Pond

# Recommendation

## Town Staff:

- Town Staff recommends approval of the Conceptual Development Plan.

## Planning and Zoning Commission:

- Planning and Zoning Commission recommended approval of the Conceptual Development Plan. (5-0)