



PLANNING

To: Planning and Zoning Commission **Item No. 5**

From: Jerron Hicks, Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Conceptual Development Plan for Tracts B, C, and D of Planned Development-38

Meeting: April 14, 2026

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:

The current zoning for this property, Planned Development-38, divides the district into four tracts, Tracts A-D. The ordinance contains a Conceptual Development Plan for Tract A; however, Tracts B-D are not included in this plan. Instead, the language in the ordinance requires a Conceptual Development Plan for the remaining tracts, Tracts B-D, to be submitted prior to the submission of a Preliminary Site Plan. Additionally, this Conceptual Development plan must receive a recommendation from the Planning and Zoning Commission and approval from Town Council.

Future Land Use Plan:

The Future Land Use Plan designates this area as the US Highway 380 District.

Zoning:

The property is zoned Planned Development-38 (Retail).

Conformance:

The Preliminary Site Plan conforms to the development standards of Planned Development-38.

Description of Agenda Item:

The Conceptual Development Plan consists of 18 hotel, office, restaurant, and retail buildings on 12 lots totaling 287,850 square feet and associated parking.

- 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)

Access:

Access is provided from Richland Boulevard, University Drive, and a future collector road that will run through the center of the development.

Landscaping, Open Space, and Screening:

The proposed development complies with all landscaping, open space, and screening requirements. The retention pond for the development is located on the eastern side of the property and incorporates pathways that connect to the surrounding lots.

Companion Item:

There are no companion items on this Planning & Zoning Commission agenda.

Attachments:

1. Location Map
2. Conceptual Development Plan

Town Staff Recommendation:

Town Staff recommends approval of the Conceptual Development Plan.