



DECISION - RESOLUTION 4364-23

MASTER LAND USE PLAN (MLUP) WITH NON-STATUTORY
DEVELOPMENT AGREEMENT (NSDA)

**LOCKWOOD VILLAGE SHOPPING CENTER(21-0250-
MLUP)**



Quick Facts

FLU: Planned Unit Development(PUD)

Zoning: Planned Unit Development(PUD)

Acreage: ~7.69 Acres

Proposed Use: Commercial (C-2 permissible uses)

Proposal: Create an outparcel with 5,710 SF restaurant

- Lot 1 (6.79 Acres)
 - 59,987 SF – Existing Shopping Center
- Lot 2 (0.72 Acres)
 - 5,710 SF – Proposed Restaurant





SR 419

Lot 2: 5,710 SF Restaurant

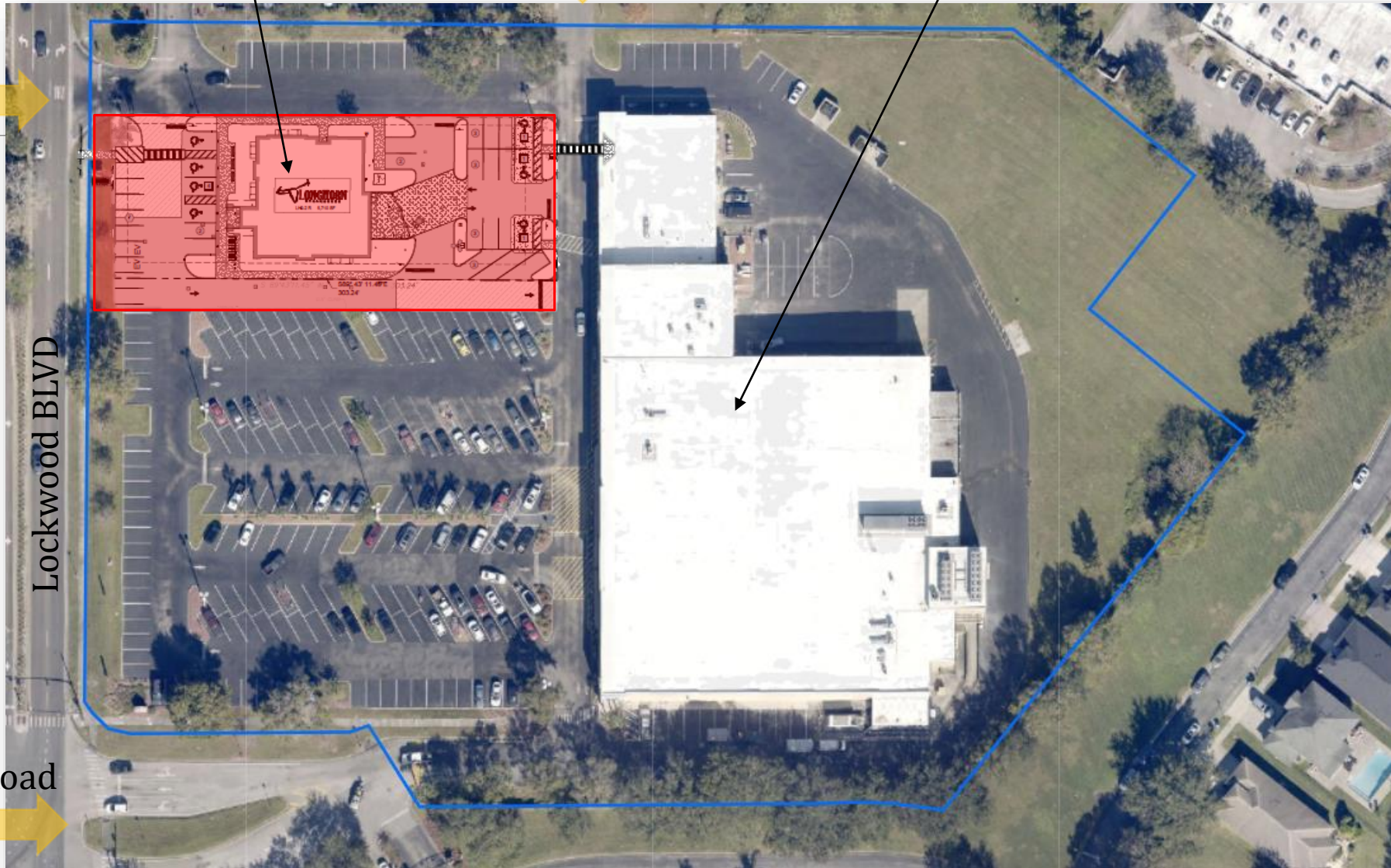
Lot 1: 59,987 SF Shopping Center

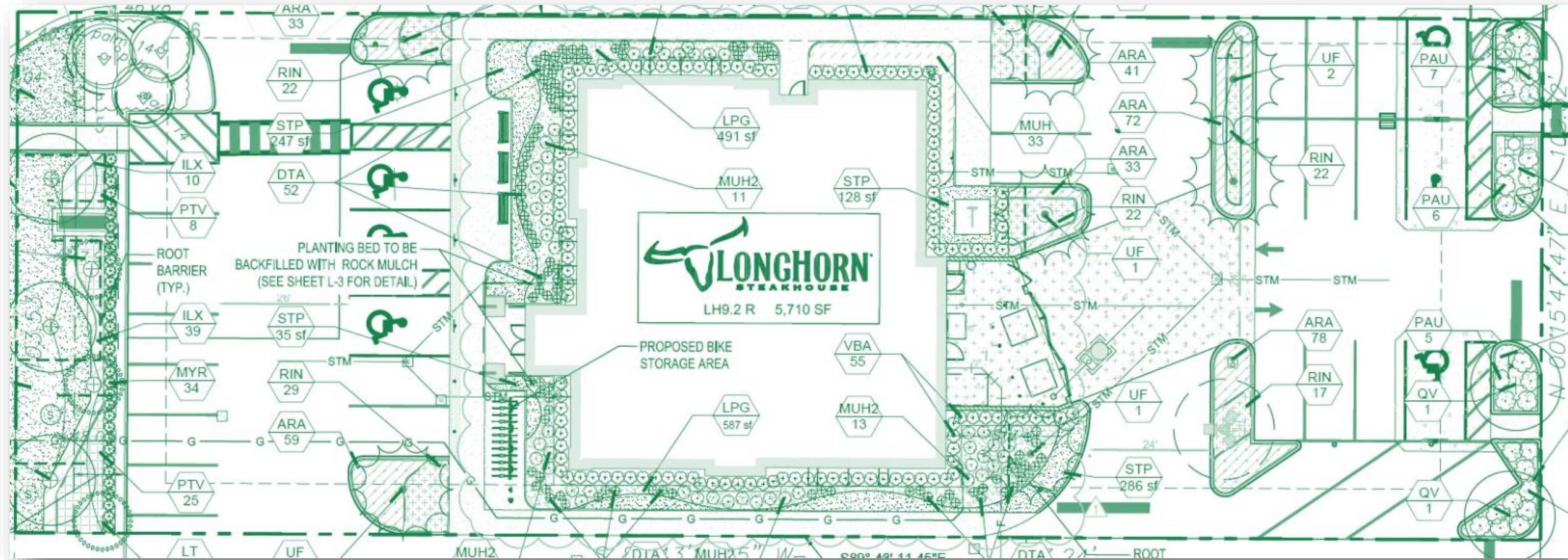
3 Access
Points

Lockwood BLVD

Mitchell Hammock Road

The Plan







Development Agreement

✓ **Entitlements**

- ✓ Max. Intensity: 223,000 SF for Commercial Lands in Twin Rivers PUD

✓ **Permissible Uses:** Per C-2 Zoning District

✓ **Project Phasing:** Single Phase Project

✓ **Code Modifications**

- ✓ Landscape Buffer: 20 Feet (excluding along interior lot line)
- ✓ Open Space: May not reduce the overall Twin River PUD open space below 30%.
(Note: the proposed development increases the amount of open space.)
- ✓ Landscape Islands (Lot 1): Maintain existing parking design on Lot 1 until the site is redeveloped.
- ✓ Landscape Islands (Lot 2): Three (3) of the landscape islands will not have a large tree. One (1) landscape island will be less than 8' wide and 20' long to accommodate angled parking spaces.



Development Agreement

✓ **Code Modifications - Continued**

- ✓ Parking Space Size (Lot 1): Maintain existing parking space size until such time Lot 1 is redeveloped.
- ✓ Total Development Parking: 272 parking spaces
- ✓ Loading Area (Lot 2): Parking space with limited loading hours.
- ✓ Light Spillover: Interior lot lines Lots 1 and 2
- ✓ Signage (Lot 2): Allowance of 2.5 SF of Building Signage of each building frontage elevation, with a maximum of six (6) signs.

✓ **Tree Restoration Plan**

- ✓ Tree restoration plan for Lot 1 to be completed prior to the Certificate of Completion of Lot 2 development.



Next Steps

- **Current Applications**

- Non-statutory Subdivision (NSS) & Site Development Order Final Engineering (SDOFE)

- **Completed Applications**

- Architecture Design Order (6/19/23)



Recommendations

LPA recommended approval of Resolution No. 4364-23 by vote of 6-0 at their August 1, 2023 meeting.

Staff recommends approval of Resolution No. 4364-23 for the Lockwood Village Shopping Center.