



Southern Grove 11 Major Site Plan
P23-189
City Council Meeting July 22, 2024

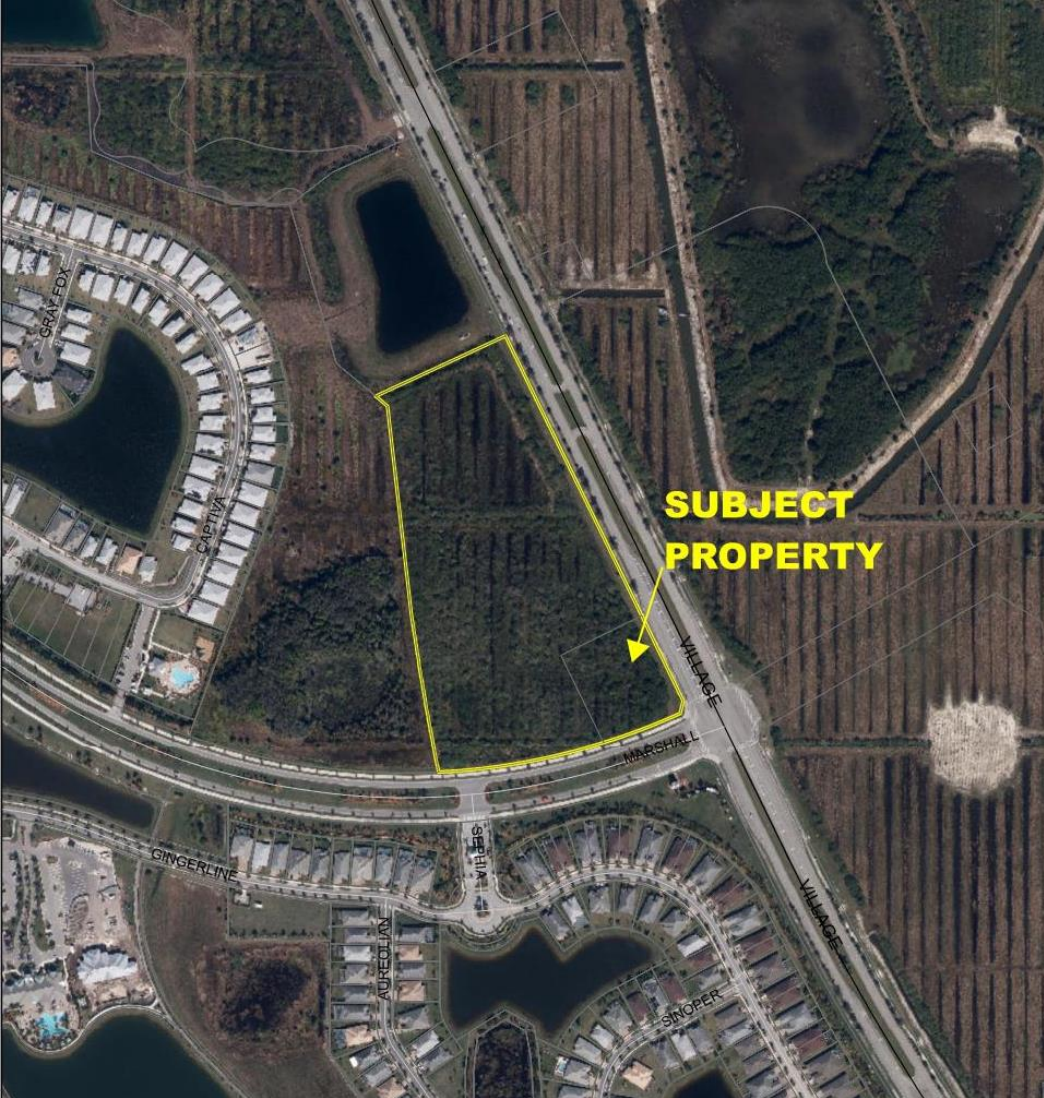
Request Summary

Applicant's Request:	A request for site plan approval for a 10,000 square foot retail/pharmacy.
Agent:	Chris Hollen, P.E., Kimley-Horn
Applicant/Contract Purchaser	The Morgan Companies
Property Owner:	Mattamy Palm Beach LLC
Location:	The property is generally located at the northwest corner of the intersection of SW Village Parkway and SW Marshall Parkway.

Proposed Project

- The property is within the Southern Grove 11 MPUD on 1.784 acre parcel legally described as Parcel B, Tradition SG-11 Plat.
- The site plan depicts the driveway locations on SW Village Parkway and SW Marshall Parkway approved for the project per the MPUD.
- There are two (2) limited access driveways on SW Village Parkway, one (1) limited access driveway on Marshall Parkway, and one (1) full access driveway further west on Marshall Parkway where it aligns with the secondary driveway access at Del Webb.
- A cross-access agreement is provided on the plat to provide access to Parcel B from adjacent Parcel A.

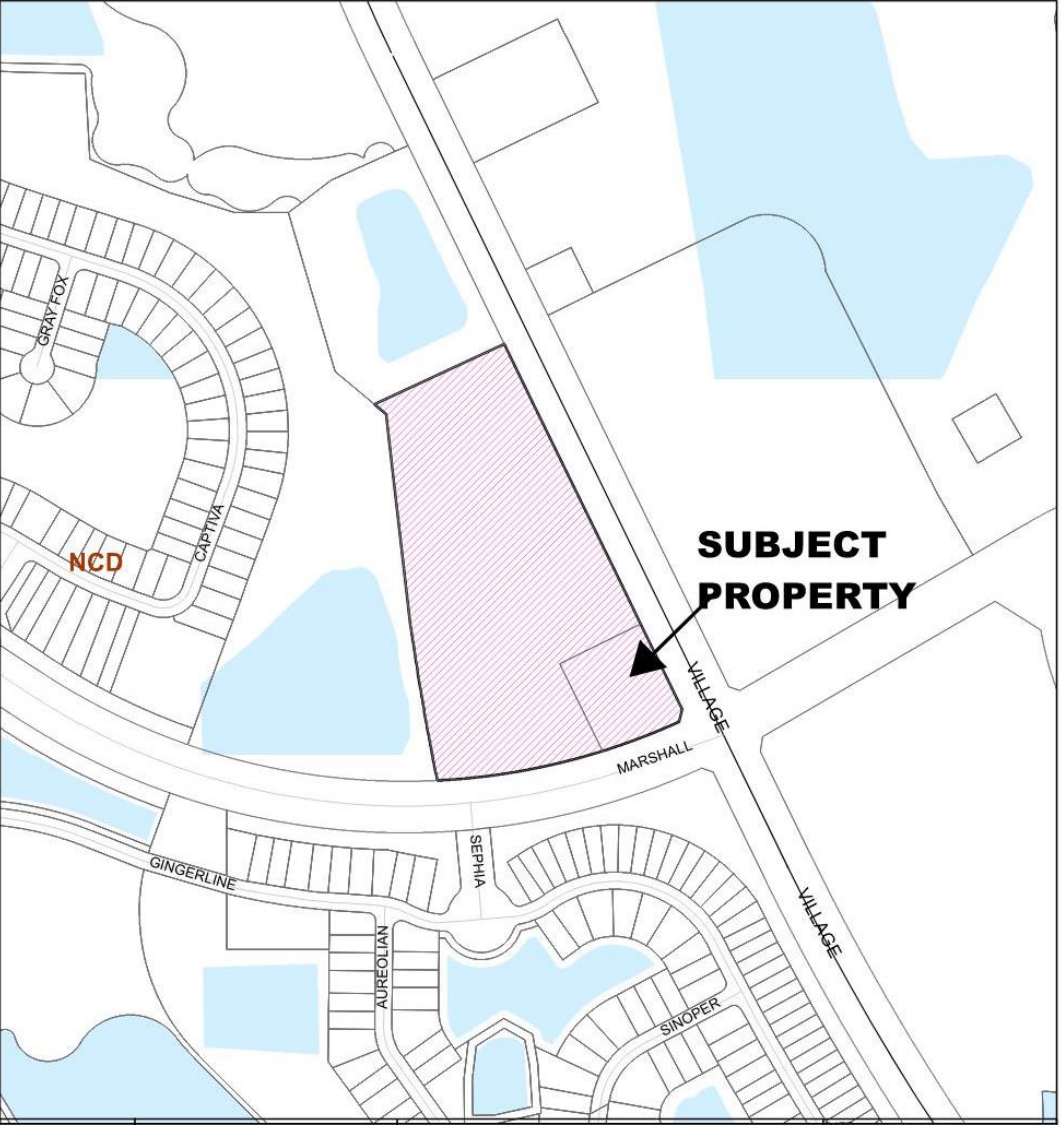
Location



Land Use and Zoning



- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land



Zoning Review

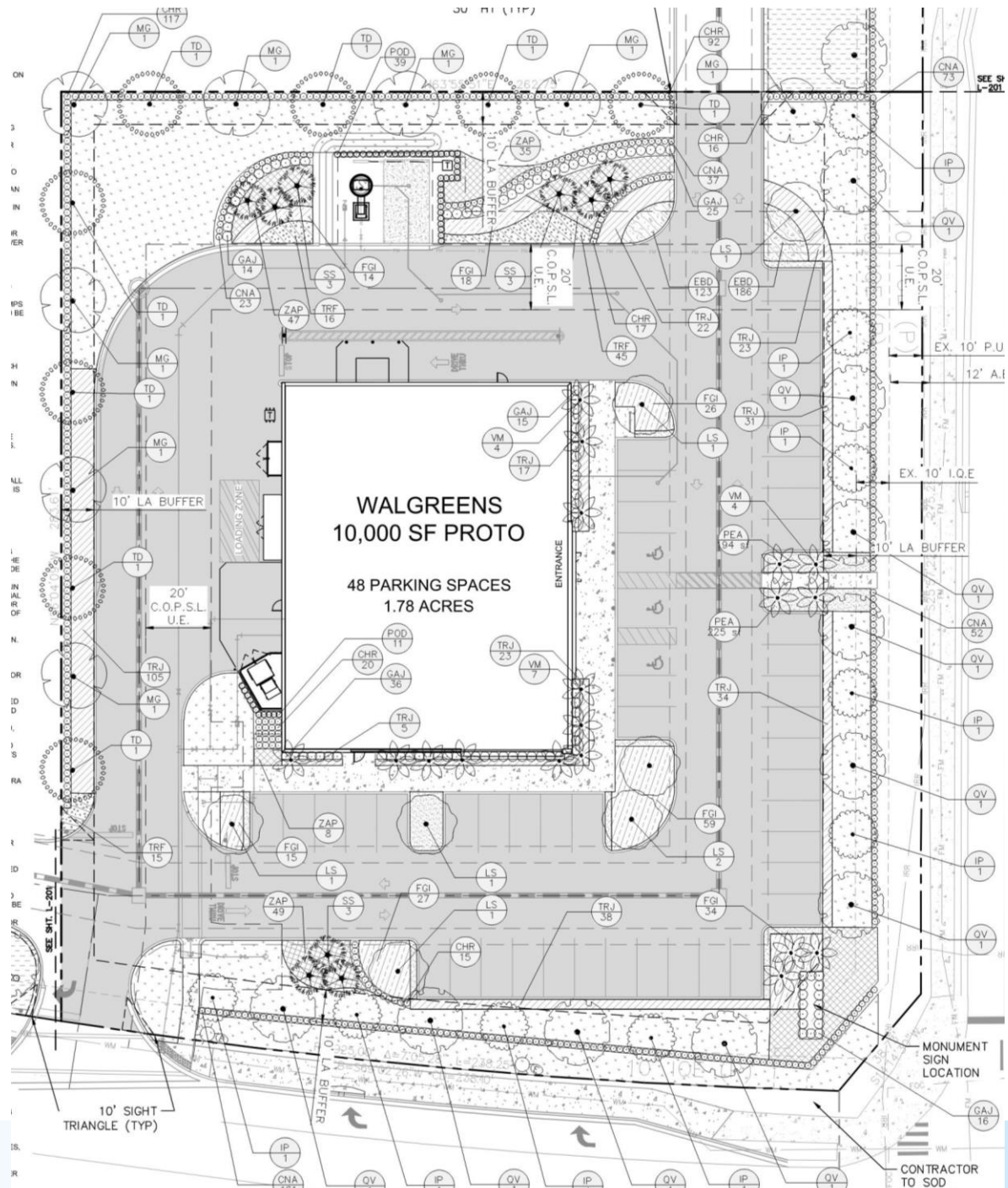
- The subject property is within the Southern Grove 11 MPUD and complies with the MPUD requirements.
- The site provides for forty-eight (48) parking spaces and is consistent with the development standards in the MPUD.
- A stacking analysis was provided and approved for the drive through lane.
- Building elevation drawings were approved by the Tradition Design Review Committee.
- Perimeter landscaping is provided along SW Village Parkway and SW Marshall Parkway.
- A landscape easement agreement between the property owners is required to be recorded as part of the development of this site plan.

Concurrency Review

- The subject property is within the Southern Grove DRI and reviewed for conformance with DRI development order conditions of approval.
- PSLUSD is the provider of sewer and water service. The utility infrastructure necessary to serve the development was included with the construction of Tom Mackie Boulevard.
- The access driveways shown on the site plan were approved by the Public Works Department and conform to the access management shown on the Southern Grove 11 MPUD concept plan.

Traffic Impact Statement

- This development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11th Edition, this particular development predicts an addition of 112 PM Peak Hour trips to be generated. In addition, the proposed drive-thru is designed to accommodate up to seven (7) vehicles, which the queuing analysis concludes is the maximum required.
- All needed traffic impact mitigation (turn lanes) on Marshall Pkwy will be provided by this development.



SEE S1
L-201

EX. 10' P.U.

12' A.I.

EX. 10' I.O.E.

10' LA BUFFER

GAJ 16

CONTRACTOR TO SOD



THESE ITEMS HAVE BEEN DIGITALLY SCANNED AND SHOWN AS THEY APPEAR IN THE ORIGINAL DRAWING. ANY DIMENSIONS OR NOTATIONS THAT DO NOT MATCH THE ORIGINAL DRAWING SHOULD BE VERIFIED ON THE ORIGINAL DRAWING. THESE ITEMS HAVE BEEN DIGITALLY SCANNED AND SHOWN AS THEY APPEAR IN THE ORIGINAL DRAWING. ANY DIMENSIONS OR NOTATIONS THAT DO NOT MATCH THE ORIGINAL DRAWING SHOULD BE VERIFIED ON THE ORIGINAL DRAWING.

LANDSCAPE CALCULATIONS
SITE PERIMETER LANDSCAPING REQUIREMENTS
EAST ENTRY DRIVE (COLLEGE PARKWAY)
 2187 LF
 REQUIRE:
 10' MINIMUM WIDTH
 1 TREE PER 50' (1750 x 187 LF = 7)
 7 TREES REQUIRED
 A CONTINUOUS HEDGE
 PROVIDED:
 10' WIDE BUFFER AREA
 7 TREES
 CONTINUOUS HEDGE

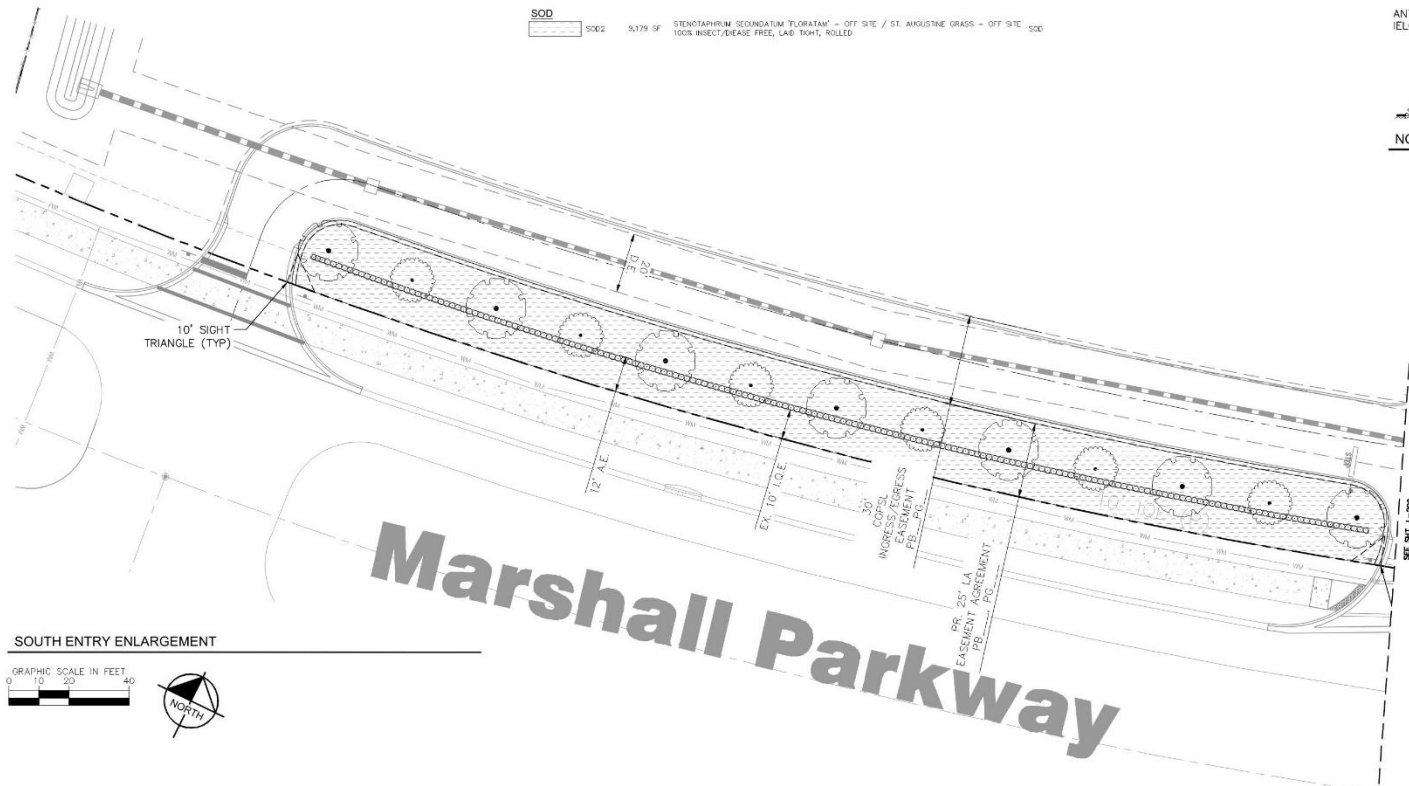
SOUTH ENTRY DRIVE (MARSHALL PARKWAY)
 2372 LF
 REQUIRE:
 10' MINIMUM WIDTH
 1 TREE PER 50' (1186 x 332 LF = 13)
 8 TREES REQUIRED
 A CONTINUOUS HEDGE
 PROVIDED:
 10' WIDE BUFFER AREA
 13 TREES
 CONTINUOUS HEDGE

PLANT SCHEDULE NORTH ENTRY

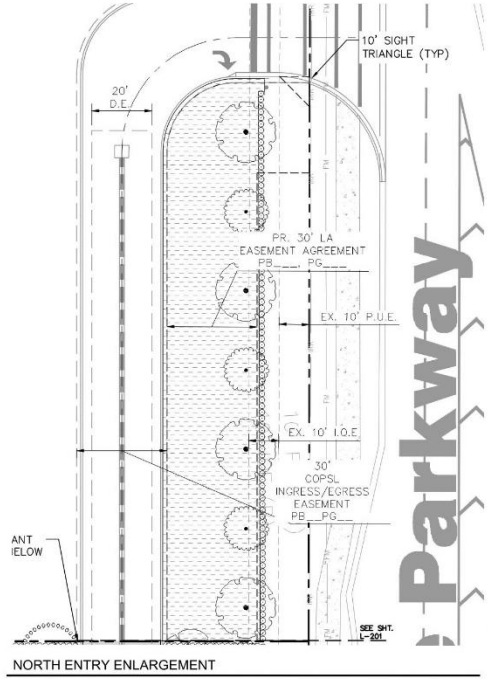
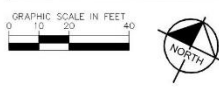
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT	NATIVE
TREES							
	IP	3	16X X ATTENUATA 'EAST PALATKA' / EAST PALATKA HOLLY F5, STRAIGHT, SINGLE LEADER, FULL	F.G.	4"	14" HT., 6" SPR.	NO
	QV	4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK F5, STRAIGHT, SINGLE LEADER, FULL, FL# 1	F.G.	4"	14" HT., 6" SPR.	YES
SHRUBS							
	ONA	90	CLUSIA ROSEA 'NANA' / CLUSIA NANA FULL TO GROUND	CONT.	24" O.C.	24" HT. MIN., 24" SPR. MIN.	YES
SOD							
	S02	5,888 SF	STENOTAPHRIUM SECUNDATUM 'FLORATAM' - OFF SITE / ST. AUGUSTINE GRASS - OFF SITE 100% INSECT/DISEASE FREE, LAD. TIGHT, ROLLED	S02			

PLANT SCHEDULE SOUTH ENTRY

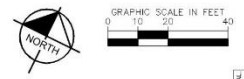
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT	NATIVE
TREES							
	IP	6	16X X ATTENUATA 'EAST PALATKA' / EAST PALATKA HOLLY F5, STRAIGHT, SINGLE LEADER, FULL	F.G.	4"	14" HT., 6" SPR.	NO
	QV	7	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK F5, STRAIGHT, SINGLE LEADER, FULL, FL# 1	F.G.	4"	14" HT., 6" SPR.	YES
SHRUBS							
	ONA	183	CLUSIA ROSEA 'NANA' / CLUSIA NANA FULL TO GROUND	CONT.	24" O.C.	24" HT. MIN., 24" SPR. MIN.	YES
SOD							
	S02	5,179 SF	STENOTAPHRIUM SECUNDATUM 'FLORATAM' - OFF SITE / ST. AUGUSTINE GRASS - OFF SITE 100% INSECT/DISEASE FREE, LAD. TIGHT, ROLLED	S02			



SOUTH ENTRY ENLARGEMENT



NORTH ENTRY ENLARGEMENT



Know what's below.
Call before you dig.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THE PROJECT. CONTRACTORS SHOULD TAKE NECESSARY PRECAUTIONS FOR ADDRESSING THIS ISSUE.
 CRITICAL PATH
 ELEVATION DATA HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND THE SUBTRACT 44" FROM KNOWN ELEVATION TO GET THE BOUNDARY ELEVATION.

CITY OF PORT ST. LOUIS PROJECT #
 P23-183
 PSL 183 PROJECT #
 5436



Walgreens - Medium Format Retail
Exterior Perspective Rendering

06-02-2022
Drawn By: MKC
R1



Staff Recommendation

- The Site Plan Review Committee recommended approval of the site plan at their meeting of March 13, 2024.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval with the following condition:
 1. A landscape easement between the owners of Parcel A and the owners of Parcel B is recorded for the perimeter landscaping provided on Parcel A prior to the issuance of the first building permit.