

# Village Parkway Plaza @ Southern Grove

Major Site Plan Application

Project No. P23-144

City Council

December 11, 2023

Cody Sisk, Planner II



# Request Summary

<b>Applicant's Request:</b>	An application for a major site plan for the construction of a 20,394 s.f. multi-use building with associated site improvements
<b>Agent:</b>	Brad Currie, Engineering Design & Construction, Inc.
<b>Applicant:</b>	Jai P. Singh and Krishna Singh, Owner
<b>Property Owner:</b>	Jai P. Singh and Krishna Singh, Owner
<b>Location:</b>	East of Village Parkway, South of Discovery Way



# Surrounding Areas

Direction	Future Land Use	Zoning District	Existing Uses
North	NCD	MUPD	Vacant
South	NCD	MUPD	Residential
East	NCD	MUPD	Vacant
West	NCD	MUPD	Residential/ Vacant

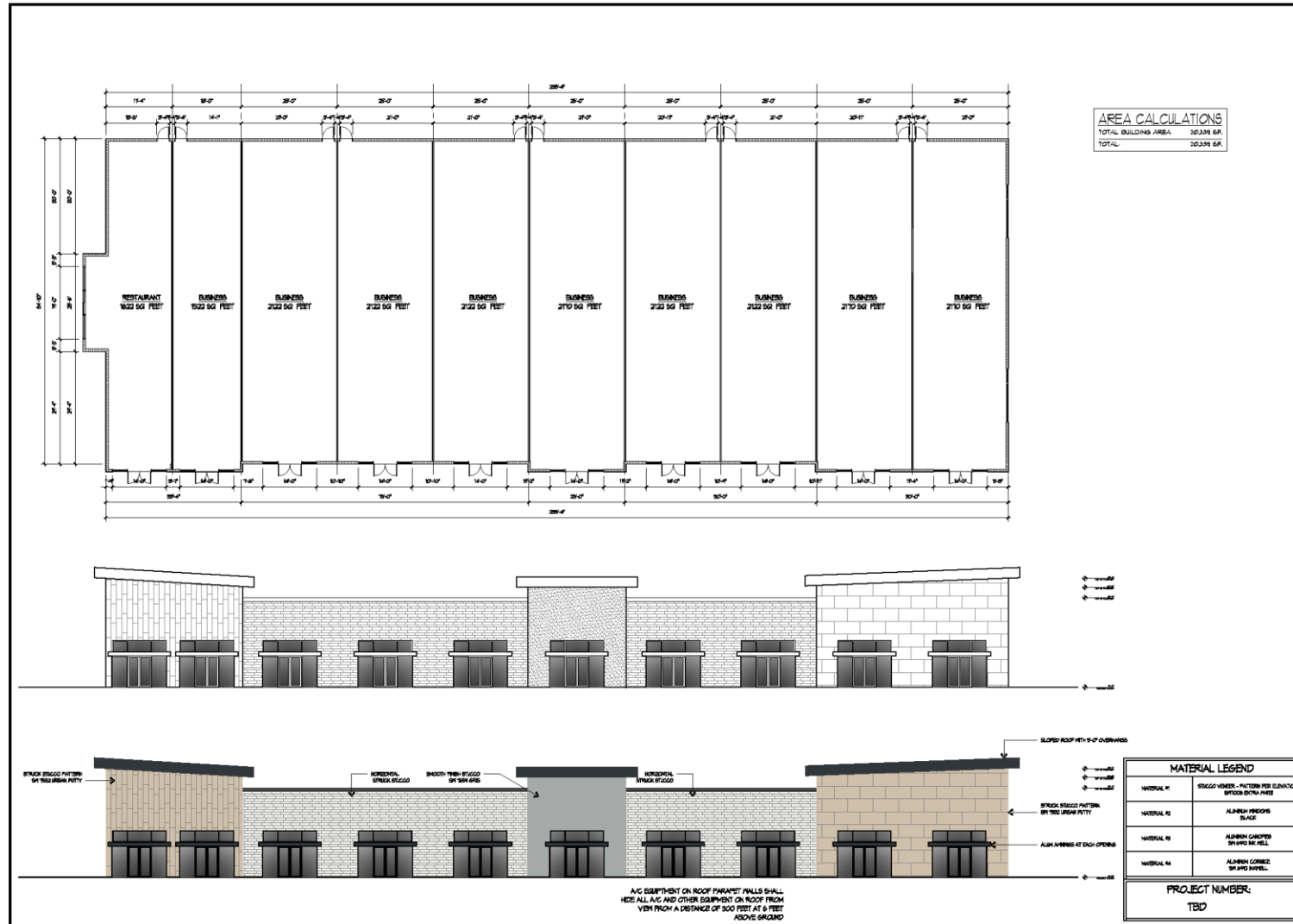








# Elevations



**LBJ**  
 ARCHITECTS  
 2400 SE KETTER'S PEA POINT  
 SUITE 200  
 PORT SAINT LUCIE FL 34952  
 772-800-3700  
 www.lbjarchitect.com



PROJECT:  
 DOCUMENT DATE: 01.28.2023  
 A NEW COMMERCIAL FACILITY FOR:  
 VILLAGE PARKWAY PLAZA  
 PORT SAINT LUCIE FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET TITLE:  
**FLOOR PLAN**

SHEET NUMBER:  
**A-1**



# Zoning Review

CRITERIA	FINDINGS
USE	The property is located within the Employment Center Area of the MPUD and Southern Grove DRI. The proposed use of is a permitted use.
DUMPSTER ENCLOSURE	The site plan provides a 12 X 24 foot dumpster enclosure for general and recyclable refuse.
STACKING	The amount of stacking depicted on site plan for the proposed drive through is consistent with the Code requirements.
PARKING REQUIREMENTS	The proposed use requires a total of 82 parking spaces, with 88 spaces including 6 handicapped spaces provided.
BUILDING HEIGHT	Maximum building height for the MPUD Zoning District is 50'. The proposed building height is 28'-4" feet.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.





# Concurrency Review

CRITERIA	FINDINGS
SEWER/WATER SERVICES	A developer's agreements with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	The staff review indicates that this project will generate 329 PM Peak Hour vehicle trips on the road adjacent to the project. The necessary right turn lane at the northern proposed Village Parkway driveway access point is proposed. It is anticipated to cause an increase of 162 trips on the surrounding roadways. It will not adversely affect the transportation level of service for the adjacent roads.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Paving and drainage plans that are in compliance with the adopted level of service standard will be required with the detail plan submittal.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	Not applicable to non-residential development.





# Traffic Analysis

- This development with the Traffic Analysis was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11<sup>th</sup> Edition this development predicts a generation of 162 PM Peak Hour additional trips on the surrounding roadways.
- A right turn lane is proposed at the northern Village Parkway entrance as required.
- Sufficient capacity still remains within the existing surrounding City roadways for the additional proposed trips.



# Staff Recommendation

- 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.
- The Site Plan Review Committee recommended approval of the site plan at their meeting of September 13, 2023.

