



Zoning Committee

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**REQUEST** Current Zoning: CC (commercial center)  
Proposed Zoning: CC SPA (commercial center, site plan amendment)

**LOCATION** Approximately 5.85 acres located south of Ridge Road, west of Prosperity Church Road, east of Benfield Road, north of I-485. (Council District 4 - Phipps)

**PETITIONER** Pike Nurseries

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**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY** The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be inconsistent with the mapped land use in the *Prosperity Hucks Area Plan* for the portion of the site that includes the pond and frontage on Highland Shoppes Drive and consistent with the *Plan* for the remaining portion of the site based on the information from the staff analysis and the public hearing and because:

- The future land use map recommends Park/Open Space for the portion of the site that includes the pond and frontage of Highland Shoppes Drive; and
- The plan recommends a mix of uses (retail/service, office, and institutional) for the remaining portion of the site.

However, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposal is consistent with the more specific recommendations of the area plan including that:
  - The existing pond should remain and may be incorporated into a significant open space and there could be retail uses along a realigned McKay Road and the extension of Highland Shoppes Drive; and
  - Development should recognize the existing pond as a key open space element and any additional open space should building upon this unique amenity, and uses should orient to it or to the adjacent street. The proposed site plan preserves the existing pond, and provides a plaza area and pedestrian path around the pond creating a park/open space area; and
  - New buildings to be oriented towards streets with parking

located to side or rear. Shared parking is encouraged. The site and building design is in a walkable form with buildings oriented to McKay Road and the extension of Highland Shoppes Drive; and

- Sites larger than five acres should include at least two uses mixed vertically or horizontally and the proposal includes multiple uses mixed horizontally; and
- The site is not appropriate for uses with accessory drive-in service windows and gasoline pumps which are prohibited on the proposed site plan.

Motion/Second: Gussman / Samuel  
 Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins  
 Nays: None  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the mapped future land use in the adopted area plan for the western portion of the site and the pond, but consistent with the plan for the eastern portion of the site and consistent with the more detailed elements in the area plan’s text. Staff recommended approval of the petition.

A commissioner asked about the age of the area plan. Staff responded that the plan was adopted in 2015. A commissioner asked about the community response to the project. Staff said that the petitioner’s agent indicated that the response to the proposal has been positive.

A commissioner asked is there note was a note committing to the pond being preserved. Staff responded that a label was added to the site plan to indicate that the preserved pond. Additionally the petitioner completed a wetlands determination which identified the pond would be preserved.

There was no further discussion of this petition.

**PLANNER**

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