



Zoning Committee

REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: B-1(CD) SPA (neighborhood business, conditional, site plan amendment)

LOCATION

Approximately 8.43 acres located on the east side of Prosperity Church Road, north of Mallard Creek Road.

(Council District 4 - Johnson)

PETITIONER

SCOC-Mallard Crossing, LLC

**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 consistent with the *University Research Park Area Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends retail uses for the site.

Therefore, 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:

- This petition seeks to rezone Mallard Crossing, a shopping center with multiple commercial buildings. Upon approval of petition 1991-03(c), the site was limited to 63,000 square feet of uses allowed in the B-1 zoning district.
- The owner of Mallard Crossing is in the process of renovating and establishing new tenants in the existing shopping building as allowed by the existing site zoning. However, as part of the renovation, a minor building expansion to accommodate a new tenant is needed. This minor building expansion cannot be accomplished under the existing site zoning as it exceeds the allowed square footage for the shopping center. The petition seeks to increase the permitted square footage by 6,500 square feet.
- The area plan supports this effort with additional language noting that, "lying strategically between many residential communities and the University Research Park, this area should continue to grow and serve the surrounding community." Approval of this petition would allow the shopping center to adapt to better serve the surrounding community.

Motion/Second: Gussman / McClung
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,
Watkins, and Wiggins
Nays: None
Absent: None
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A commissioner noted that there was not much increase in traffic, and that no new drive-through elements were included.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225