



Zoning Committee

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**REQUEST**

Current Zoning: RE-2 (research)  
Proposed Zoning: RE-3(O) (research, optional)

**LOCATION**

Approximately 4.64 acres located at the southwest corner of West Mallard Creek Church Road and David Taylor Road, east of Mallard Creek Road.  
(Council District 4 - Phipps)

**PETITIONER**

Stanchion Asset Partners

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

- The plan recommends office uses on this 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 petition retains existing office uses and complements existing office uses with infill office/retail development.
- The petition meets the demands of various users.
- The petition includes strong internal pedestrian connections between existing and proposed development.
- The petition includes privately owned public space with amenities such as seating, landscaping, and public art.
- The petition's orientation towards West Mallard Creek Church Road and commitment to a 12-foot multi-use path increases the walkability of the area.

The approval of this petition will revise the adopted future land use as specified by the *University Research Park Area Plan*, from Office to Office/Retail for the site.

Motion/Second: Wiggins / Ham

Yeas: Gussman, Ham, McClung, Spencer, Nwasike, Watkins, and Wiggins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. Staff recommends approval of the proposal upon resolution of one remaining issue, as to payment for the 12-foot multi-use path along the West Mallard Creek Church Road frontage.

There was no further discussion of this petition.

**PLANNER**

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