

## Petition 2021-151 by Lincoln Harris

### To Approve:

This petition is found to be **consistent** with the *SouthPark Small Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential/office/retail use.

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

- The petition introduces additional mix of uses to the Philips Place shopping center.
- The site is located in a mixed use activity center according to the *Centers Corridors and Wedges Growth Framework*
- Building heights exceeding MUDD's maximum of 120 feet are appropriate for areas within mixed use activity centers, the building is over 80 ft from the nearest property line in common with residential use and the site does not abut single family use or zoning.
- Mixed use activity centers are appropriate for mixed use designed in a pedestrian oriented form.
- The site plan provides a minimum of 16,000 square feet of amenitized urban open space on ground level.
- The petition commits to construct the SouthPark Loop on the Philips Place frontage and constructs Loop pedestrian crossing improvements at the Fairview Road Cameron Valley Parkway intersection providing significant improvements to pedestrian infrastructure in the area.

### To Deny:

This petition is found to be **consistent** with the *SouthPark Small Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential/office/retail use.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

**Motion:**

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**