

## Petition 2017-152 by Lockard Development, Inc.

### To Approve:

([I move that the](#)) Zoning Committee finds the retail and movie theater land uses **consistent** with the *Prosperity Hucks Area Plan*; however, the largest existing building's form is **inconsistent** with the community design guidelines based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of uses: retail/service, office, hotel, and institutional, with parcels over five acres to include at least two uses such that a single use does not dominate the area; and
- The community design guidelines call for buildings at the street edge and parking behind.

([However, 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 property is located in the activity center, south core area of Prosperity Village for which connected and street-oriented retail and employment uses are recommended; and
- The proposed development maintains and reuses an existing retail building within the shopping center. While this building's form does not meet the plan's long-term vision of street-oriented buildings, the proposed use allows an appropriate and sought-after entertainment focus that contributes to the intention for the mixed-use activity center; and
- The proposal allows for the build-out of other elements of the shopping center in a manner generally consistent with the plan's vision, including the extension of Prosperity Crossing Road and new street-oriented development along Prosperity Church Road and Prosperity Crossing Road; and
- The proposal provides commitments that all future development of the site will conform to the plan's vision to focus on the pedestrian with buildings pulled up to the street; and
- Previously approved commitments (per petition 1997-051) to open space and building orientation that support the land use plan goals are maintained.

#### Consistency:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

#### Recommendation:

Maker:

2<sup>ND</sup>:

Approve or Deny

Vote:

Dissenting:

Recused:

### To Deny:

([I move that the](#)) Zoning Committee finds the retail and movie theater land uses **consistent** with the *Prosperity Hucks Area Plan*; however, the largest existing building's form is **inconsistent** with the community design guidelines based on the information from the staff analysis and the public hearing, and because:

- The plan recommends a mix of uses: retail/service, office, hotel, and institutional, with parcels over five acres to include at least two uses such that a single use does

- not dominate the area; and
- The community design guidelines call for buildings at the street edge and parking behind.

([Therefore, 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)