

## Petition 2018-043 by Pike Nurseries

### To Approve:

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 the 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.

### To Deny:

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 recommend a mix of uses (retail/service, office, and institutional) for the remaining portion of the site.

([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)

### Motion:

Approve or Deny

Maker:

2<sup>ND</sup>:

Vote:

Dissenting:

Recused: