

## Petition 2018-106 by Lincoln Harris, LLC

### 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 mixed use, as amended by a prior rezoning for the larger area of which the subject property is a part.

([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 vision articulated in the *SouthPark Small Area Plan* calls for the SouthPark area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses; and
- In addition, the *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed Use Activity Center, a priority area for intensification and urban, pedestrian-oriented development; and
- The proposed rezoning is consistent with the vision articulated in the area plan and in the *Centers, Corridors and Wedges Growth Framework*, and is consistent with the overall mix of uses programmed in the larger development anticipated in the prior approved rezoning petition; and
- The site plan for this proposal includes a vertical mix of uses and provides active uses on the ground floor oriented to the sidewalk network; and
- The site plan also provides for variations in sidewalk placement and setbacks to preserve existing mature trees and to accommodate elements of the proposed SouthPark Cultural Loop project.

### 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 mixed use, as amended by a prior rezoning for the larger area of which the subject property is a part.

([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: