

## Petition 2019-019 by Stanchion Asset Partners

### To Approve:

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 the 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* (2010), from Office to Office/Retail for the site.

### To Deny:

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.

([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: