

Petition 2019-125 by SCOC-Mallard Crossing, LLC

To Approve:

This petition is found to be **consistent** with the *University Research Park Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses.

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:

- This petition seeks to rezone Mallard Crossing, a shopping center with multiple commercial buildings. Upon approval of petition 1991-03(c), the site was limited to 63,000 square feet of uses allowed in the B-1 zoning district.
- The owner of Mallard Crossing is in the process of renovating and establishing new tenants in the exiting shopping building as allowed by the existing site zoning. However, as part of the renovation, a minor building expansion to accommodate a new tenant is needed. This minor building expansion cannot be accomplished under the existing site zoning as it exceeds the allowed square footage for the shopping center. The petition seeks to increase the permitted square footage by 6,500 square feet.
- The area plan supports this effort with additional language noting that, "lying strategically between many residential communities and the University Research Park, this area should continue to grow and serve the surrounding community." Approval of this petition would allow the shopping center to adapt to better serve the surrounding community.

To Deny:

This petition is found to be consistent with the *University Research Park Area Plan* (2010) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends retail uses.

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:

2ND:

Vote:

Dissenting:

Recused: