

ORDINANCE NO. 22-01: Southpark Mall: First Reading

To grant a special exception permit to Southpark Mall CMBS LLC to permit multi-family residential apartments at the site of the former Sears Building located at Southpark Circle, also known as parcel identification number 68204700013, which is zoned GB – General Business District.

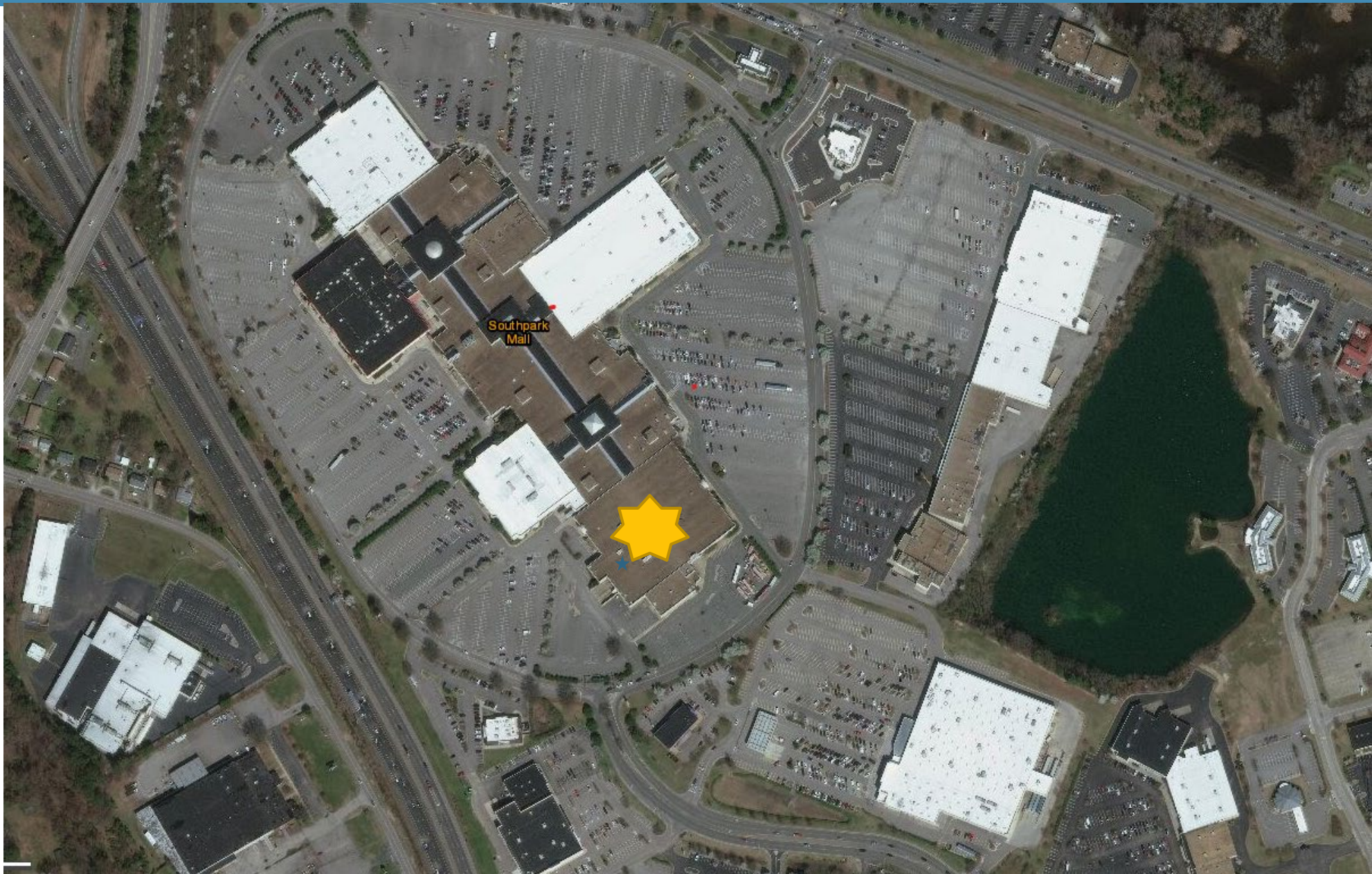
Ord No. 22-01: Location of former Sears Building Southpark Circle





Project data:
4 – Story Apartments
280 units
1,100 sq. ft. avg.
454 parking spaces.

This project does not
propose any tax
incentives and will be
seeking market rate
financing.



Location of former Sears Store - Southpark Mall and surrounding neighborhood zoned GB – General Business

Special Exception Permit – Reason for Request:

The City's Zoning Ordinance allows multi-family dwellings in the General Business District, subject to obtaining a special exception permit, in addition to complying with additional, modified or more stringent standards as listed in Article V, Use and Design Standards.

In accordance with the City's Zoning Ordinance §286-622.02 - Special Exception Permits General Standards, the City Council has the authority to issue a special exception permit subject to the following:

1. Conformance with Article IV, Use and Design Standards;
2. Conformance with the City comprehensive plan; and
3. Minimum adverse impact on the surrounding neighborhood or community. Adverse impacts shall be evaluated with consideration to items such as, but not limited to, traffic congestion, noise, lights, dust, drainage, water quality, air quality, odor, fumes and vibrations. In considering impacts, consideration shall be given to the timing of the operation, site design, access, screening, and other matters that might be regulated to mitigate adverse impacts.

Staff Recommendation: Staff recommends that City Council approve Ordinance No. 22-1 to grant the special exception request subject to the following conditions:

1. The development shall be in substantial accord with the concept/site plan, prepared by Poole & Poole Architecture LLC; and
2. A site plan will be required for the development, which complies with all other City standards and specifications.

Questions for Staff:

The application will be represented by the applicant, Mr. Shane Burnette and Architect Dave Kelley. Mr. Lewis Hilton, property owner, is also in attendance.