

**ORDINANCE NO. 22-02 – Southpark Mall: First Reading**

To grant a special use permit to Southpark Mall CMBS LLC, located at Southpark Circle, also known as parcel identification number 68204700013, and zoned GB – General Business, to allow the redevelopment of the former Sears Building into multi-family residential apartments.

## 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 paces

## Special Use Permit – Reason(s) for Request:

The special use permit is needed to allow multi-family residential dwellings in the GB – General Business District without complying with the following City Code provisions:

1. Section 286-404.20 D (1): The multi-family use shall be allowed only in the same structure as, and in conjunction with, an associated civic, office or commercial use type; and
2. Section 286-404.20 D (2): The civic, office or commercial use type must occupy at least 50% of the gross floor area of the structure.

***The applicants cannot meet the above conditions in the GB – General Business District as the multi-family units will be stand-alone structures and not located in the same structure as, and in conjunction with, any civic, office or commercial use type. There are no civic, office or commercial use types associated with the proposal.***

**Staff Recommendation: Staff recommends that City Council approve Ordinance No. 22-2 to grant the special use permit 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 the applicant, Mr. Shane Burnette and Architect Dave Kelley. Mr. Lewis Hilton, property owner, is also in attendance.**