



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-3 (single family residential) and BP (business park) Proposed Zoning: UR-2(CD) (urban residential, conditional)
<b>LOCATION</b>	Approximately 15.78 acres bounded by Northlake Centre Parkway and Interstate 485. (Outside City Limits)
<b>PETITIONER</b>	Metrolina Properties Limited Partnership

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northlake Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential at up to 22 dwelling units per acre. The proposed density of the development is 19.05 dwelling units per acre.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The site is located within the Northlake Mixed-Use Activity Center, a location appropriate for increased residential density as per the Centers, Corridors and Wedges Growth Framework; and
- The site is adjacent to other multi-family developments, and will connect to adjacent properties via a public street to increase street connectivity; and
- The site is within walking distance of Northlake Mall and other retail uses.

Motion/Second: Spencer / McClung  
Yeas: Fryday, Majeed, McClung, McMillan, Spencer, and Sullivan  
Nays: None  
Absent: Nelson  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Staff noted that the

petitioner agreed to provide the sidewalk utility easement for a future traffic signal pole placement in lieu of monetary contribution towards the signal.

Staff noted that the petitioner responded to the request to remove parking that the small number of parking spaces does not impact the proposed streetscape in a negative manner. Staff stated that as this was not a major issue, the request would be rescinded. Thus, the remaining issue pertains to submittal of a tree survey before City Council decision.

There was no further discussion of this petition.

**Planner**

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