

**ZONING COMMITTEE
RECOMMENDATION
March 28, 2007**

Rezoning Petition No. 2007-029

Property Owner: CentDev Northlake, LLC

Petitioner: CentDev Northlake, LLC

Location: Approximately 14.63 acres located on Smith Corners Boulevard, northeast of the W. WT Harris Boulevard / Interstate 77 interchange

Request: CC SPA, commercial center site plan amendment

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote: Yeas: Chiu, Loflin, Randolph, Ratcliffe, and Simmons

Nays: None

Absent: Carter and Sheild

Summary of Petition

This petition proposes to amend the site plan approved in 2005 (05-33) by increasing the number of building pad envelopes and increase the maximum square footage from 140,000 square feet to 150,000 square feet.

The site plan accompanying this petition shows the maximum building size of 150,000 square feet. One new building on the northern side of the property is shown and another building on the north side has been reconfigured and enlarged. All of the notes from the previously approved site plan are on the proposed site plan.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all outstanding site plan issues had been resolved. Staff recommended approval of the petition.

Statement of Consistency

Upon a motion made by Simmons and seconded by Ratcliffe the Zoning Committee unanimously found this petition to be consistent with the North East District Plan and to be reasonable and in the public interest.

Vote

Upon a motion made by Loflin and seconded by Randolph the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.