



Zoning Committee

**REQUEST**

Current Zoning: CC (commercial center)  
Proposed Zoning: MUDD-O (mixed use development district, optional)

**LOCATION**

Approximately 18.4 acres located on the north and south side of Northlake Mall Drive, west of Interstate 77, and east of Northlake Centre Parkway.  
(Council District 4 - Johnson)

**PETITIONER**

TM Northlake Mall Outparcels, LP

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 5-2 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** with the *2040 Policy Map (2022)* based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map (2022)* recommends the Regional Activity Center Place Type for this site.

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:

- The proposed plan would add to the variety of housing options in the area by providing mid-rise residential buildings.
- The proposed plan provides a high level of non-auto mode trips due to the proximity of the Mall.
- The Petitioner will provide a publicly accessible pocket park along the boundary of Development Area A.
- Petitioner will construct a 12-foot sidewalk through Development Area A that will provide a connection between the perimeter retail area and the main Mall building.
- The Petitioner will provide an eight (8) foot planting strip and an eight-foot sidewalk along Northlake Mall Drive.
- The Petitioner will provide an internal network of sidewalks within each Development area connecting the proposed buildings to the Northlake Mall Drive.

- Gated multifamily inside of a regional activity center however does not promote walkability or integrate well with surrounding entitlements, particularly those north of the mall property.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 1: 10 Minute Neighborhoods.

Motion/Second: Rhodes / Gaston  
 Yeas: Gaston, Gussman, Harvey, Rhodes, Welton  
 Nays: Lansdell, Russell  
 Absent: None  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Welton asked if the fencing went around the whole site and had concerns about the pedestrian friendly nature of the site. Staff clarified that perimeter fencing is located around both development areas. Staff noted that the pedestrian gates would remain unlocked during business hours of 8 a.m. to 6 p.m. and pedestrians would have access to the site during those times.

Commissioner Rhodes stated she understands the petitioners need for the fencing and that the open gates provided a happy medium of safety and pedestrian access.

There was no further discussion of this petition.

**MINORITY OPINION**

The petition does not promote walkability or integrate well with the surrounding area and does not provide the goal of safe and equitable mobility from the *2040 Comprehensive Plan*.

**PLANNER**

Michael Russell (704) 353-0225