

Petition 2018-029 by Metrolina Properties Limited Partnership

To Approve:

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

- The petition is consistent with the *Northlake Area Plan* recommendation for the site, which allows residential as a single use, and density 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 the 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.

To Deny:

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

- The petition is consistent with the *Northlake Area Plan* recommendation for the site, which allows residential as a single use, and density up to 22 dwelling units per acre. The proposed density of the development is 19.05 dwelling units per acre.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by Zoning Committee)

Motion by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Motion to: Approve, Deny, Defer to _____.

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

And the adoption of the consistency statement

Choose one: as it appears before us.
as presented by _____
as modified as follows: _____

Second by: Friday, Spencer, Majeed, McClung, Nelson, McMillian, or Sullivan

Vote: _____ Recused: _____ Absent: _____