

Petition 2017-043 by Northlake Systems, LLC

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 *Northlake Area Plan* recommends mixed use residential, office and/or retail.

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 across the street from Northlake Mall and located within the Northlake Mixed Use Activity Center, which overtime is intended to be a pedestrian-oriented core area comprised of moderate density development easily accessible by walking.
- Hotel uses are considered appropriate within mixed use activity centers.
- The proposed site plan has the buildings fronting onto Northlake Centre Parkway facing the mall, which begins to frame a more compact form of development and creates a more walkable environment.
- The site plan promotes pedestrian activity through the proposed pedestrian connections to the adjacent multi-family development and to the sidewalk system along Northlake Centre Parkway.
- The plan specifies building heights can be greater if the development proposals meet objectives specified in the plan such as: Improved internal and external street connectivity, improved land use accessibility, enhanced pedestrian and bicycle mobility, enhanced quality and clarity of site planning, and enhanced mix and integration of uses, character of structure design and quality of materials.

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 *Northlake Area Plan* recommends mixed use residential, office and/or retail.

([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:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused