



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential), R-17MF (multi-family residential), and CC (commercial center)
Proposed Zoning: MUDD-O (mixed use development district, optional)

LOCATION

Approximately 7.12 acres located at the northwest intersection of Point O'Woods Drive and Northlake Centre Parkway, south of Philadelphia Court.
(Council District 2 - Harlow)

PETITIONER

Northlake Systems, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 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 *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 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 over time is intended to be a pedestrian-oriented core area comprised of moderate density development easily accessible by walking; and
- Hotel uses are considered appropriate within mixed use activity centers; and
- 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; and
- 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; and
- 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.

Motion/Second: McMillan / Sellers
Yeas: Fryday, Ham, McMillan, Nwasike, Sellers, Sullivan, and Watkins
Nays: None
Absent: Gussman, McClung, and Samuel
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that the petitioner worked with Urban Design to resolve issues the one related to the height of the hotel. Staff stated that in regard to the outstanding stormwater issue, staff and the petitioner were in agreement on what the note needs to say, but that the language had not yet been crafted. It was indicated that staff was fine moving forward with the petition with the understanding the note will need to be finalized before decision, and if not, the Committee would be notified. Staff recommended approval of the request, noting that it is consistent with the *Northlake Area Plan*.

A Commission member asked about the sidewalk request, and CDOT staff responded that since the request was to rezone to a MUDD district, an urban district with connectivity in mind, that the request is appropriate. Staff confirmed that the sidewalk is not on the property being rezoned but on an adjacent property. A Commission member asked for confirmation if extending the sidewalk was a request or a requirement. Staff confirmed that that it was a request.

There was no further discussion of this petition.

PLANNER

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