

Petition 2018-139 by DavidLand, LLC

To Approve:

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

- The plan recommends retail land use.

However, 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 was rezoned for a hotel use that was never built, changing the proposed land use to retail from light industrial; and
- The *Northlake Area Plan*, prior to the rezoning that amended the plan, recommended a mix of office, retail and industrial uses for this site and surrounding area; and
- The site is adjacent to the interchange of Interstate 77 and 485, and is surrounded by industrially zoned property. The plan amended by the prior rezoning recommended EDEE and outdoor entertainment uses consisting of golf related activities on the subject property.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan*, from retail use to industrial/warehouse/distribution uses for the site.

To Deny:

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

- The plan recommends residential land uses up to eight dwelling units per acre.

Therefore, 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: