

## Petition 2019-061 by Davis Development

### To Approve:

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

- The plan supports residential development up to 22 dwelling units per acre as a single use.

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 *Northlake Area Plan* recommends a mix of residential and nonresidential uses for this site, but also supports residential development up to 22 dwelling units per acre as a single use.
- At 20.6 dwelling units per acre, the petition is less dense than what the recommended maximum density.
- The maximum building height is less than what the adopted policy would allow. The plan recommends limiting building height to 10 – 12 stories, and the petition limits building height to four stories.
- The petition commits to enhancing the pedestrian environment through site design elements which include internal sidewalks on both sides of the constructed public street and all internal private drives. These improvements connect the site to existing pedestrian amenities along Northlake Centre Parkway and connect to nearby points of interest.
- The petition commits to providing an improved open space amenity with landscaping, hardscaped areas, walkways, seating, areas, and lighting which will, along with the abovementioned pedestrian amenities, will improve resident safety and the overall pedestrian experience.

### To Deny:

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

- The plan supports residential development up to 22 dwelling units per acre as a single use.

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 the Zoning Committee)

**Motion:**

**Approve or Deny**

**Maker:**

**2<sup>ND</sup>:**

**Vote:**

**Dissenting:**

**Recused:**