



Zoning Committee

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**REQUEST**

Current Zoning: BP (business park)  
Proposed Zoning: UR-2(CD) (urban residential, conditional)

**LOCATION**

Approximately 15.55 acres located on the east side of Northlake Centre Parkway, north of Calhoun Street, south of Interstate 485.  
(Outside City Limits)

**PETITIONER**

Davis Development

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**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 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 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.

Motion/Second: McClung / Wiggins  
Yeas: Gussman, Ham, McClung, Nwasike, Spencer,  
Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

#### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

A commissioner asked about the notification process due to the low turnout for the Community Meeting. Staff responded that the Petitioner was required to notify all adjacent property owners within 300 feet and neighborhood associations that the City has knowledge of, within a one-mile radius. The site is vacant and surrounded by additional vacant land with few adjacent residential properties.

There was no further discussion of this petition.

#### **PLANNER**

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