

Petition 2020-008 by RK Investments, LLC

To Approve:

This petition is found to be inconsistent with the *Northlake Area Plan's* (2008) proposed density of 4 dwelling unit per acre, but it is consistent with the area plan's proposal of residential use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 4 dwelling units per acre.

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:

- At 16.9 dwelling units per acre, this petition is inconsistent with the area plan's recommended density of 4 dwelling units per acre, but it is consistent with the area plan's recommendation of a residential use.
- This petition is a second phase to the multifamily development called Proximity Northlake, adjacent to the south side of the parcel. The first phase of Proximity Northlake was approved for UR-2(CD) zoning in 2016, from an existing zoning of MX-1.
- In 2013 on the other side of Reames road, slightly south, a 26.68 parcel was also re-zoned to UR-2(CD) for the development of townhomes.
- This petition will expand the Proximity Northlake development and provide up to 84 multi-family housing units for rent.
- This petition will contribute to the growing multi-family nature of this section of Reames Road.
- The petition proposes open space amenities such as ornamental landscaping, seating, areas, and passive recreation pathways.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan* (2008), from Single Family Residential to Multi-Family Residential up to 17 dwelling units per acre for the site.

To Deny:

This petition is found to be inconsistent with the *Northlake Area Plan's* (2008) proposed density of 4 dwelling unit per acre, but it is consistent with the area plan's proposal of residential use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential up to 4 dwelling units per acre.

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:

2ND:

Vote:

Dissenting:

Recused: