

## **Petition 2020-150 by Evolve Acquisition, LLC**

### **To Approve:**

This petition is found to be consistent with the *Northlake Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses up to 17 dwelling units per acre.

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:

- This petition proposes up to 312 multi-family dwelling units for a density of 15.4 DUA. This proposal is consistent with the area plan recommendation of residential/office/retail up to 17 DUA.
- This proposal furthers the area plan's goal of increasing the housing stock to be more diverse, especially in areas which are designated for higher density housing.
- The petition commits to enhancing the pedestrian environment through site design elements which include an 8-foot planting strip and 12-foot multi-use path along the site's frontage on Alexandriana Road. Additionally, an 8-foot planting strip and 6-foot sidewalk along each side of the new public street will be constructed, as designated on the site plan.

The approval of this petition will revise the adopted future land use as specified by the *Northlake Area Plan* (2008), from Residential/Office/Retail to Residential up to 17 DUA for the site.

### **To Deny:**

This petition is found to be consistent with the *Northlake Area Plan* (2008) based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential/office/retail uses up to 17 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 the Zoning Committee)

### **Motion:**

### **Approve or Deny**

### **Maker:**

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

### **Vote:**

### **Dissenting:**

### **Recused:**