



Zoning Committee

REQUEST

Current Zoning: R-3 (single family residential) and BP (business park)
Proposed Zoning: R-17MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 20.267 acres located along the south side of Alexandriana Road, north of Interstate 485, and west of Highway 77.
(Outside City Limits) Malcom Graham closest City Council District

PETITIONER

Evolve Acquisition LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 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* (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.

Motion/Second: Welton / Blumenthal

Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton

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.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225