



Zoning Committee

REQUEST

Current Zoning: MX-3 (mixed use)
Proposed Zoning: R-12MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 50.03 acres located along the north side of Hucks Road, along the east side of Arthur Davis Road, and south of Interstate 485.
(Outside City Limits)-Closest to District 4-Johnson

PETITIONER

MVP Equities Corporation

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 Transit Oriented Residential Development.

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:

- This petition proposes up to 110 single family attached dwelling units and up to 406 multi-family dwelling units, for a density of 10.6 DUA.
- The site was previously part of a larger rezoning (2005-129) of 140 acres that proposed up to 975 single and multi-family dwelling unit and 35,000-square feet of retail uses, but it was never developed.
- This proposal is consistent with the area plan's recommendation of Transit Oriented Residential Development.
- The proposal follows the area plan's recommendation of orienting buildings to front on public streets or open spaces by committing to place buildings to present a front or side façade to all public streets.
- The proposal commits to enhancing the pedestrian environment by including direct pedestrian connections between residential units and adjacent public streets, and by constructing a 6-foot sidewalk and minimum 8-foot wide landscape strip alongside all 3 public roads to be built.

- The petition commits to providing open space and amenity areas within the Site up to 19,000 square feet. Amenities may include, but not be limited to, community clubhouse, community pool, a pocket park, open air pavilion, and/or picnic tables.

Motion/Second: Barbee / Kelly

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

Nays: None

Absent: Nwasike

Recused: None

**ZONING COMMITTEE
DISCUSSION**

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

Chairperson Samuel asked CDOT to clarify how it is determined when to apply 6-foot sidewalk vs multi-use path requirement.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225