



MEMO

To: Honorable Mayor and City Council Members
From: Courtney Smith, Planning and Zoning Director
CC: Tami Hanlin, City Manager
Date: May 5, 2021
RE: O2021-05-08 RZ-21-0001 and CV-21-0001

Issue:

The applicant is requesting to rezone two parcels from NL-2 (Office Park) to NL-4 (Vista Dale Court) for the development of an 80-unit rental townhome development on a combined ± 7.29 acres (± 10.9 units per acre). The applicant is also requesting a concurrent variance, CV-21-0001 regarding lot coverage in the NL-4 zoning district.

Recommendation:

Staff recommends denial of the rezoning and concurrent variance.

Planning Commission recommends approval of the rezoning and concurrent variance with amended staff conditions

..

Background:

2245 Northlake Parkway is developed with an office building and the second, smaller, parcel is a mostly wooded lot with a small portion of an existing parking lot on it. Both parcels are located along the frontage of Northlake Parkway. To the east of the subject parcels, there is another parcel with an office building and a 7-level parking deck.

18 units of the 80-unit proposed development front Northlake Parkway and have walkways from the front doors to the proposed sidewalk/multiuse trail along the minor arterial road. The remaining units front a new network of public streets and alleys. All of the units are rear loaded and have connectivity to internal sidewalks and open spaces. There are two entrances proposed along Northlake Parkway. The southern entrance includes a tree-lined median with a park. The northern entrance provides access to the townhomes, as well as a direct connection to the existing 7-level parking deck (1200 spaces) that is to remain on the adjacent parcel.

The applicant is requesting a rezoning from NL-2 to NL-4 as that is the only Northlake Zoning District that allows for townhomes. The NL-4 (NL-Vista Dale Court) zoning district was created to preserve the existing scale and character of Vista Dale Court by encouraging compatible new development.

The intent of the NL-2 (Northlake Office Park) zoning district is to reflect established office, retail, and multifamily areas and to allow residents to live close to employment and provide accessibility to shopping areas.

Staff will note that while townhomes are only permitted by right in the NL-4 zoning district, multifamily housing up to 24 units per acre or less is allowed by right in NL-1, NL-2, and NL-3. Multifamily up to 24 units per acre or less requires a SLUP in NL-4.

Summary:

The proposed development meets the intent of the comprehensive plan in terms of primary land use (townhomes) and the proposed 80 units are compatible with surrounding land uses as they are currently. However, the NL-4 zoning district was created for a very specific part of the city which presents compatibility issues with the request. It also does not comply with transitional zoning principles. Staff will note that the requested rezoning creates a lower density development than would be provided by a traditional multifamily development and it offers a unique housing type to the city.

Financial Impact: NA