



Zoning Committee

**REQUEST**

Current Zoning: B-2(CD) (general business, conditional)  
Proposed Zoning: B-2(CD) SPA (general business, conditional, site plan amendment)

**LOCATION**

Approximately 16.65 acres located on the east side of Northlake Centre Parkway, south of Interstate 485, and west of Interstate 77.  
(District 4 – Johnson; Outside City Limits, District 1 – Powell)

**PETITIONER**

MAGIC, LLC

**ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **consistent** with the *2040 Policy Map* based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the *2040 Policy Map* recommendation for Commercial Place Type.

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:

- The petition proposes to amend a previously approved plan (petition 2022-010).
- The petition proposes an increase in the maximum floor area from 78,000 square feet to 110,000 square feet, and minor modifications to the development envelopes.
- The petition retains the previously approved automotive sales, repair, and rental uses.
- The rezoning site is currently vacant and bound by the south side of I-485, the east side of Northlake Centre Parkway, and just west of I-77. Developing and vacant parcels surround the rezoning boundary. These neighboring existing and planned uses make the site an appropriate location for an auto-centric commercial business, as it is fairly removed from pedestrian-oriented environments that would otherwise be incompatible with the proposed development.

- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 5: Safe & Equitable Mobility
  - 8: Diverse & Resilient Economic Opportunity

Motion/Second: Neeley / Sealey  
Yeas: Lansdell, Neeley, Russell, Sealey, Welton,  
Whilden, Winiker  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*. There was no discussion of this request.

**PLANNER**

Claire Lyte-Graham (704) 336-3782