



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-3 (single-family residential) Proposed Zoning: R-8MF(CD) (multi-family, conditional)
<b>LOCATION</b>	Approximately 1.1 acres located on the north side of Johnston Oehler Road, west of Oehler Bridge Drive. (Council District 4 - Johnson)
<b>PETITIONER</b>	PDAN Holdings, LLC

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**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 **inconsistent** with the *Prosperity Hucks Area Plan* (2015) recommendation for single family uses up to four dwelling units per acre based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family residential up to four dwelling units per acre.

However, 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:

- At 8 dwelling units per acre, this petition is denser than what the adopted area plan recommends. However, the plan also recommends that residential uses bordering the activity center include a mix of housing types that serve as a transition from the denser mixed-use development to the surrounding lower density neighborhoods.
- This petition is consistent with the area plan's recommendation of higher density residential at strategic locations as elements of a larger development. This site's proximity to the activity center and to Interstate 485 make it a strategic transition to single-family homes on the outskirts of the activity center.
- The petition commits to enhancing the pedestrian environment, committing to front porch stoops on all homes, and limiting the blank wall expanse to 10-ft on all units facing a public or private street. Garage doors visible from the street should have an additional setback of 12-24 inches and additional architectural treatments to minimize the visual impact for the pedestrian.
- The petition commits to increasing connectivity by including walkways to connect all residential entrances to sidewalks along public and private streets.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan* (2015) from single family uses up to four dwelling units per acre to residential uses up to eight dwelling units per acre for the site.

Motion/Second: Wiggins / Gussman

Yeas: Gussman, Ham, McClung, Nwasike, Spencer,  
and Wiggins

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

There was no further discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225