



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: MX-1 INNOV (mixed use, innovative)

**LOCATION**

Approximately 21.92 acres located on the south side of Eastfield Road, north of Interstate 485, and west of Browne Road.  
(Outside City Limits)

**PETITIONER**

Bowman Sumner, LLC

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**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:

This petition is found to be inconsistent with the *Prosperity Hucks Area Plan (2015)*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends residential uses up to 4 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 4.15 dwelling units per acre, this petition is slightly inconsistent with the *Prosperity Hucks Area Plan (2015)* recommendation of a density up to 4 dwelling units per acre, but consistent with the plan's recommendation for residential uses.
- The petition proposes up to 48 townhomes and 38 single family homes, carrying out the area plan's proposal to include a mixture of thoughtfully arranged housing types in the Prosperity Hucks area, such as single-family detached homes and single-family attached homes.
- The petition proposes two access points onto the site from existing roads, increasing street connectivity and ample site access, both of which are priorities of the area plan.
- The petition commits to enhancing the pedestrian experience in the neighborhood by proposing alley-loaded streets, 6-foot wide sidewalks, and 8-foot wide planting strips with landscaping.
- The petition proposes to preserve two historic structures and mindfully incorporate them into the development.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan*, from 4 dwelling units per acre to 4.15 dwelling units per acre.

Motion/Second: Gussman / Nwasike  
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer,  
Watkins, and Wiggins  
Nays: None  
Absent: None  
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