



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

**LOCATION**

Approximately 19.6 acres located along the south side of Ridge Road, north of Interstate 485, and west of Mallard Creek Road. (Council District 4 - Johnson)

**PETITIONER**

Mattamy Homes

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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 **consistent** with the *Prosperity Hucks Area Plan* (2015) recommendation of residential use, but at 7.1 dwelling units per acre (DUA), it is **inconsistent** with the recommended density of 4 DUA based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential uses at a density of 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:

- This petition proposes up to 139 single family attached dwelling units for a density of 7.1 dwelling units per acre (DUA).
- While a DUA of 7.1 is higher than the *Prosperity Hucks Area Plan* recommendation of residential uses up to 4 DUA, the plan also states that "small clusters of slightly higher density residential are appropriate at strategic locations as elements of a larger development" This petition can be considered to be in a strategic location, as it is in close proximity to the I-485 outer ring, and is adjacent to petition 2017-135, which was rezoned to R-8MF(CD) in 2018.
- To the east of the parcel is the commercial activity center which focuses its activity around the northern end of Mallard Creek Road. Typically, higher density developments are appropriate in areas proximate to commercial centers.
- The petition proposes one connection to an adjacent development (approved Petition 2017-135) and commits to building three stub connections for future developments that

may be constructed to the east of the parcel. These stub connections for concurrent and future housing developments will establish connectivity throughout the neighborhoods, provide safer routes for pedestrians walking, and give alternate routes to neighborhood drivers other than Ridge road.

The approval of this petition will revise the adopted future land use as specified by the *Prosperity Hucks Area Plan (2015)*, residential uses up to 4 DUA to residential uses up to 8 DUA.

Motion/Second: McMillan / Welton  
Yeas: Barbee, Blumenthal, Kelly, McMillan, Nwasike, Samuel, and Welton  
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**

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