



Zoning Committee

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**REQUEST**

Current Zoning: R-4 (single-family residential)  
Proposed Zoning: NS (Neighborhood Services)

**LOCATION**

Approximately 5.14 acres located on the west side of Benfield Road, south of Summer Creek Lane and north of Interstate 485, west of Prosperity Church Road.  
(Council District 4 - Johnson)

**PETITIONER**

The Greenstone Group, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 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 eight 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 15 dwelling units per acre, the residential component of this petition is denser than the eight dwelling units per acre that the adopted area plan recommends for the site. However, the proposed development will provide an appropriate transition between existing single family and commercial uses.
- The plan notes that a secondary retail and/or office component facing Benfield Road is appropriate if designed and integrated with the residential uses to create a unified walkable place. The petition includes ground floor retail uses integrated in the building with residential uses and has committed to pedestrian pathways through the site to encourage pedestrian interaction from Benfield Road.
- The petition's commitment to a 15,000 square foot office building is a complementary secondary use to the residential/retail component.
- The petition provides a buffer and step-down commitments to three-stories along Summer Creek Lane to address concerns regarding the transition to adjacent single-family homes to the rear of the site.

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

Motion/Second: McClung / Nwasike

Yeas: Gussman, Ham, McClung, Nwasike, and Watkins

Nays: None

Absent: Spencer, Wiggins

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