



**Zoning Committee**

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-4 (single family residential)

**LOCATION**

Approximately 1.34 acres located on the northeast corner of Mallard Creek Road and Hubbard Road.  
(Council District 2 - Harlow)

**PETITIONER**

JDSI, 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 consistent with the *Northeast District Plan*, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential land uses up to four dwelling units per acre.

Therefore, 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:

- The area plan recognizes the existing residential uses located on the subject property; and
- The surrounding area is developed mostly as single family, low density residential, consistent with the proposed R-4 zoning district; and
- The differences between the R-3 and R-4 zoning districts, are some minimal lot dimension related to lot size, width, rear and side yard requirements.

Motion/Second: Ham / Watkins

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE  
DISCUSSION**

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

There was no discussion of this petition.

**PLANNER**

Michael Russell (704) 353-0225