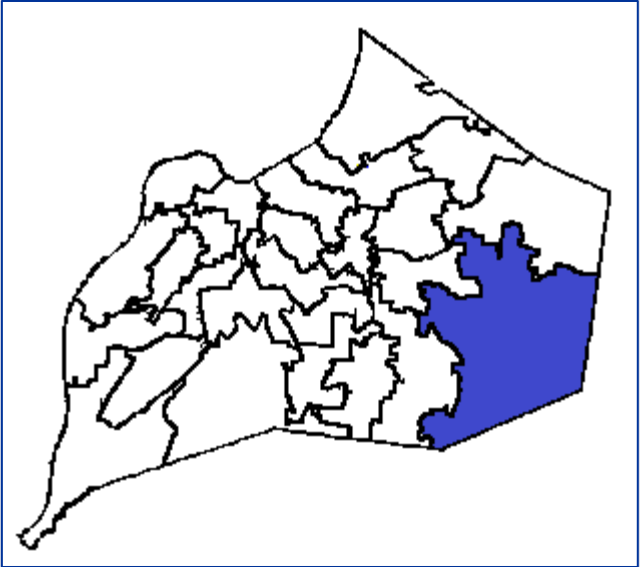
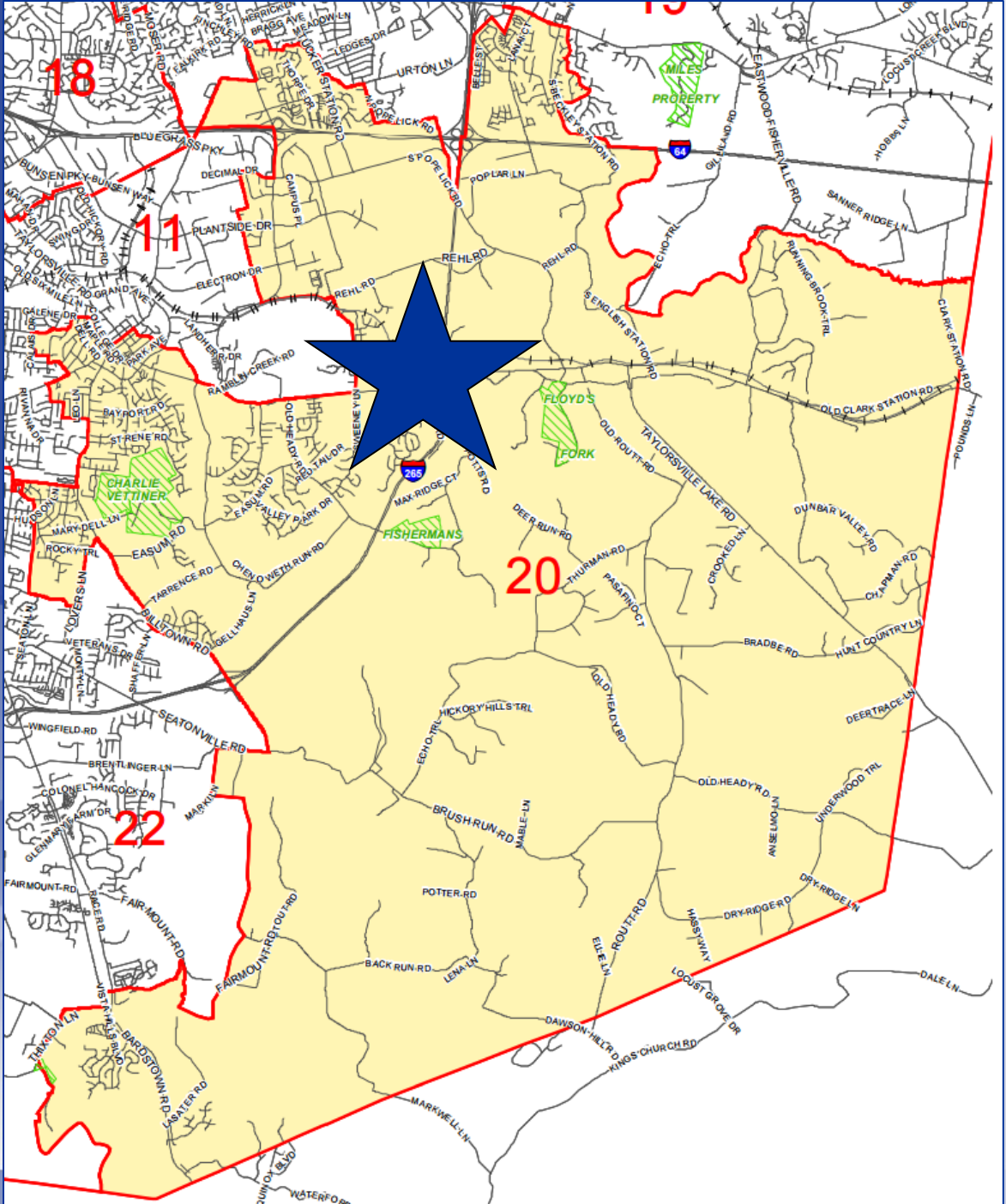


**20-ZONE-0086**  
**TUCKER STATION ROAD**  
**SUBDIVISION**



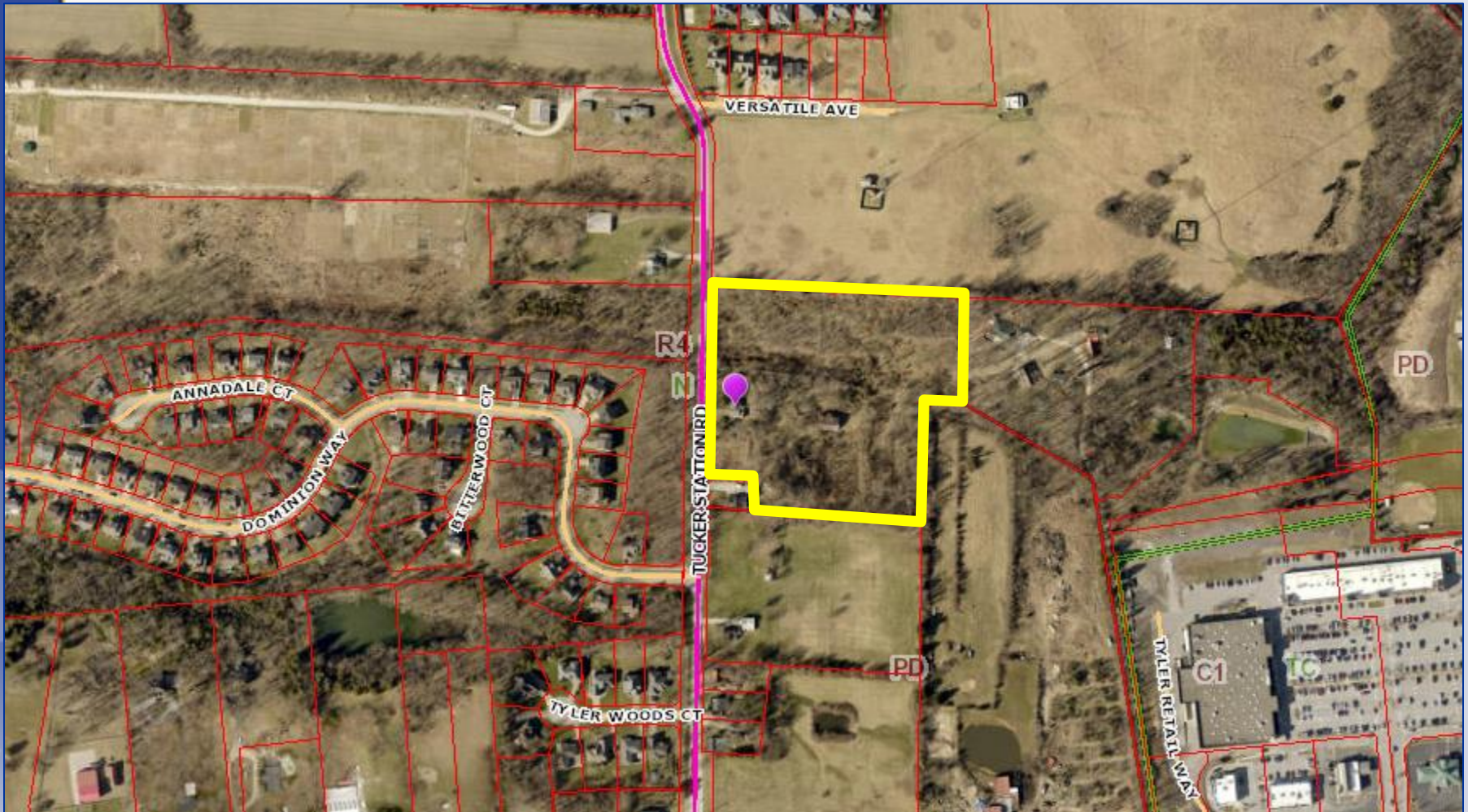
**Planning & Zoning Committee**  
**March 2, 2021**



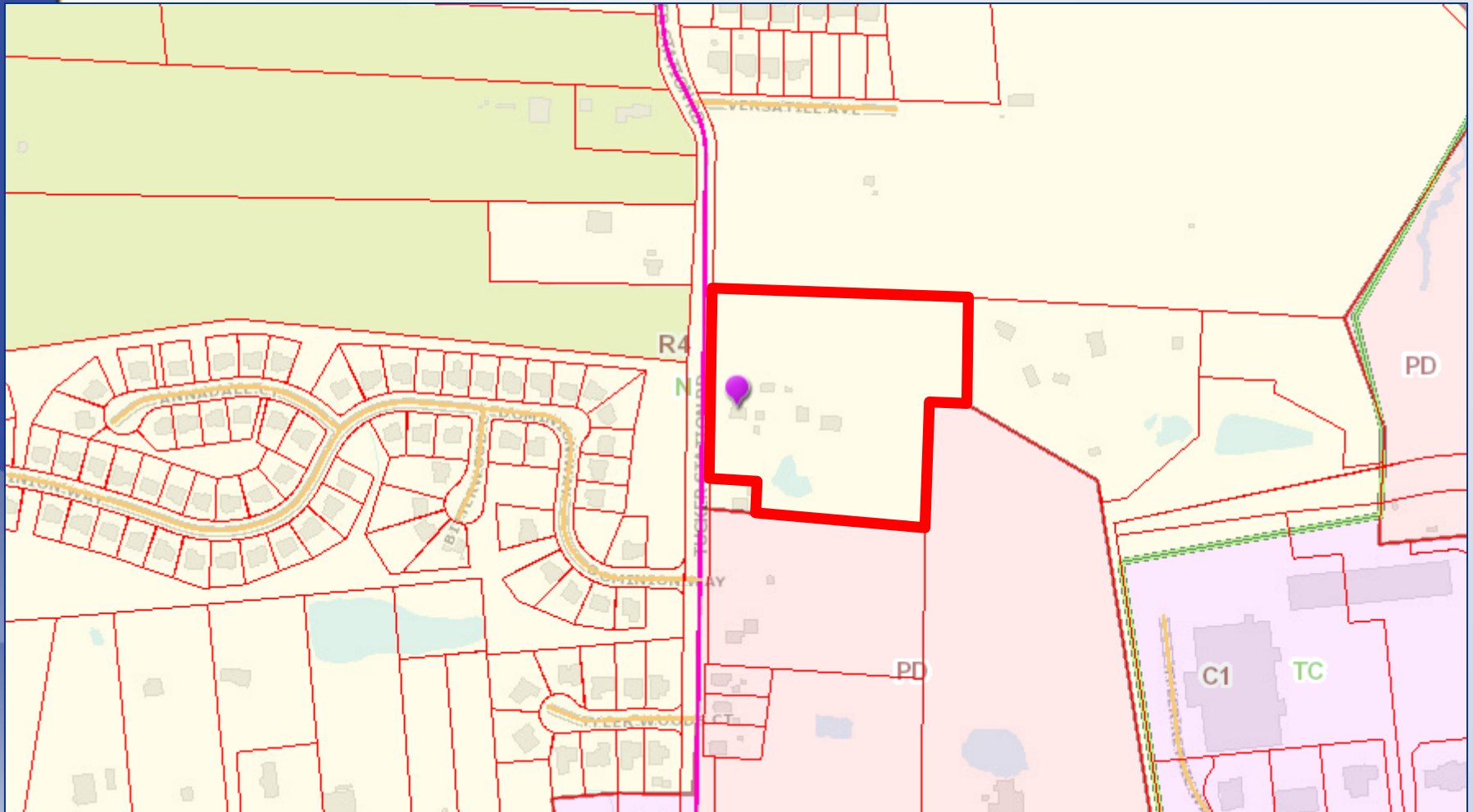
### 3311 Tucker Station Road District 20 - Stuart Benson

20-ZONE-0086





**Existing: Residential**  
**Proposed: Residential**



Existing: R-4/N  
Proposed: PRD/N

# Requests

- Zoning change from R-4 Residential to PRD Planned Residential District on approximately 7.6 acres
- Waiver from 5.3.1.D.1.b.vi to allow more than 4 contiguous units in a PRD (20-WAIVER-0100)
- Waiver from 7.3.30.E to allow a drainage easement to overlap a rear yard by more than 15% (20-WAIVER-0113)
- Detailed District Development Plan/Preliminary Major Subdivision with Binding Elements

# Case Summary

- Proposed 42 lot single family PRD development with attached housing
- Future Urton Lane extension to the southeast



# Proposed Plan





# Proposed Plan





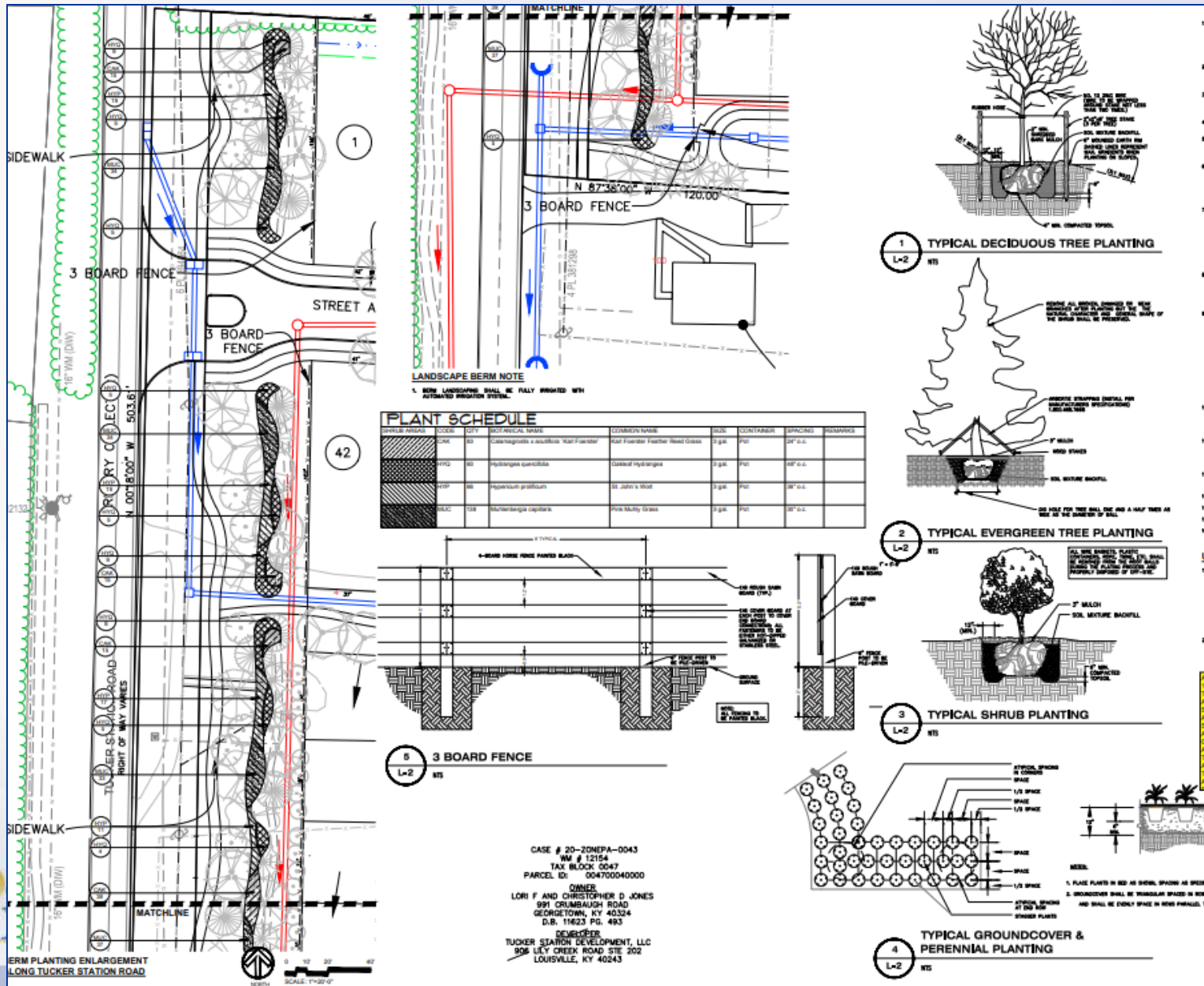
# Proposed Rear Elevation







# Proposed Landscaping





# Public Meetings

- Neighborhood Meeting held 9/16/2020
- LD&T meeting on 12/10/2020
- Planning Commission public hearing on 1/21/2021 and 2/4/2021
  - Two people spoke in opposition.
  - Motion to recommend approval of the change in zoning from R-4 to PRD passed by a vote of 7-0 (three recused from voting).