



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family, residential)  
Proposed Zoning: INST(CD) (institutional, conditional)

**LOCATION**

Approximately 10.37 acres located on the west side of Hood Road south of Plaza Road Extension.  
(Outside City Limits)

**PETITIONER**

Elissa Mullis

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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 *Rocky River Road Area Plan*, based on the information from the staff analysis and the public hearing and because:

- The plan recommends greenway use for the future Reedy Creek Greenway.

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:

- The proposed institutional use retains the residential character and trees on the site.
- The proposed institutional use will preserve many of the natural features and open space consistent with the intent of the greenway land use recommendation.
- The existing single family home is to remain and is not part of the event facility operations. The home is on the land adjacent to single family homes.

Motion/Second: Watkins / Sellers

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 inconsistent with the adopted area plan. It was noted that staff looks at institutional uses on a case-by-case basis and that much of this site is covered by flood plain and SWIM buffers. The proposed use will retain the residential character and the existing

trees.

A Commissioner asked if the rezoning was to basically bring the use into conformance with the zoning. This was confirmed. Another Commissioner noted that what he liked about this that if the institutional use goes away, the greenway will be left.

There was no further discussion of this petition.

**PLANNER**

Sonja Sanders (704) 336-8327