



Zoning Committee

REQUEST

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

LOCATION

Approximately 1.85 acres located on the southwest corner of Derita Avenue and Maple Street, west of West Sugar Creek Road.
(Council District 4 - Phipps)

PETITIONER

Mary Ann and Charles Mauldwin

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

- The plan recommends residential up to three units per acre for this site.

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 proposed use, while inconsistent with the adopted land use for the site, is considered compatible with the surrounding area.
- The site is located across the street from the U.S. Post Office, Derita Station, and the Derita neighborhood commercial activity node.
- The site plan proposes that the existing single-family structure remains, and be used only for meetings, conferences and events.
- The proposed site plan accommodates on-site parking for one space per 300 square feet of usable area four attendees/seats to be used for events, including outdoor areas.

The approval of this petition will revise the adopted future land use as specified by the Northeast District Plan, from single family residential use to institutional use for the site.

Motion/Second: Watkins / Gussman

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

Nays: None
Absent: McClung
Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, outstanding issues addressed pertaining to clarification of parking requirements. Staff stated the request is inconsistent with the adopted plan and recommended approval. A Commissioner requested confirmation regarding preservation of existing trees. It was noted that marked trees on the plan were intended to remain. Another Commissioner expressed concerns about congestion and the parking ratio. Staff responded that the petitioner had been working with the Zoning Administrator to confirm parking requirements on the site.

There was no further discussion of the request.

PLANNER

Claire Lyte-Graham (704) 336-3782