

**ZONING COMMITTEE
RECOMMENDATION
October 24, 2007**

Rezoning Petition No. 2007-135

Property Owner: RIF 402 LLC

Petitioner: CPD Australia P/L

Location: Approximately 3.22 acres located on the west side of S. Tryon Street between W. Arrowood Road and Thornfield Road

Center, Corridor or Wedge: Center

Request: B-1SCD, business, shopping center district to B-1(CD), neighborhood business, conditional

Action: The Zoning Committee recommended **APPROVAL** of this petition.

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, and Sheild

 Nays: None

 Absent: None

Summary of Petition

The request is to rezone approximately 3.22 acres from B-1SCD to B-1(CD) in order to allow the operation of a childcare facility with up to 220 children and 28 staff persons. The site is currently vacant and the proposal calls for the construction of a one-story building consisting of approximately 15,540 square feet with associated landscaping and parking.

The request is generally consistent with the *Southwest District Plan*, which calls for retail development on the subject parcel. Staff supports this request.

Zoning Committee Discussion/Rationale

Keith MacVean summarized the petition. There was no discussion of this request.

Statement of Consistency

Upon a motion made by Commissioner Sheild and seconded by Commissioner Loflin, the Zoning Committee voted unanimously 7-0 to find that the proposed rezoning was consistent with the *Southwest District Plan* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Sheild and seconded by Commissioner Randolph, the Zoning Committee voted unanimously to recommend approval this petition.

Staff Opinion

Staff concurs with the Zoning Committee's decision to recommend approval of this petition.