

**ZONING COMMITTEE
RECOMMENDATION
April 26, 2006**

Rezoning Petition No. 2006-07

Property Owner: Paul and Janette Skyers

Petitioner: Janette Skyers

Location: Approximately 2.1 acres located west of Beatties Ford Road, between Kidd Lane and Frank Vance Road.

Request: R-3, single family residential, up to three dwelling units per acre to INST(CD), institutional, conditional district request

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, as modified to reflect a maximum of 120 children.

Vote:

Yeas:	Carter, Cooksey, Farman, Hughes, Ratcliffe, Sheild
Nays:	None
Absent:	Howard

Summary of Petition

This petition seeks to rezone from R-3 to INST(CD) to allow development of a child care center for up to 120 children. The existing 1,257 square foot building will remain with a proposed 5,895 square feet of phased additions.

Zoning Committee Discussion/Rationale

Mr. MacVean clarified that 58 children will be added in Phase I of the proposed development and specified the maximum number of children as 120. He explained that the existing building will be utilized and building additions will be added in phases. Mr. MacVean noted that a left turn lane would be provided on Beatties Ford Road if more than 120 children were proposed. However, the petitioner has agreed to limit the number of children to a maximum of 120.

Statement of Consistency

A motion was made by Cooksey and seconded by Ratcliffe finding this petition to be consistent with the Northwest District Plan. The Zoning Committee unanimously approved this motion.

Vote

Upon a motion made by Carter and seconded by Ratcliffe, the Zoning Committee voted unanimously to recommend approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.