

**ZONING COMMITTEE
RECOMMENDATION
July 26, 2006**

Rezoning Petition No. 2006-019

Property Owner: Family Support Services, Inc.

Petitioner: Family Support Services, Inc.

Location: Approximately 9.8 acres north of The Plaza and east of Glenfiddich Drive

Request: Change from R-4 (single family residential) to INST (CD) (conditional institutional)

Action: A majority of the Zoning Committee voted to recommend that this petition be **APPROVED, contingent upon the following:**

- A minimum five-foot sidewalk is constructed from the existing buildings to the public sidewalk.
- A bus shelter pad is constructed per CATS standards.

Vote: Yeas: Carter, Cooksey, Loflin, Ratcliffe, Sheild, and Simmons

Nays: None

Absent: None

Summary of Petition

The revised petition essentially seeks to bring the site's existing uses into zoning compliance. It seeks approval for Family Support Services administrative offices and adult development day center. Building 1 will be used for administrative offices housing staff and office equipment. Building 2 will be used to provide supportive planning services and adult recreational activities for clients of Family Support Services. The proposed new building for senior housing has been deleted.

Zoning Committee Discussion/Rationale

Staff reviewed the history of this petition. A Committee member inquired if this was an appropriate use for converting a church. Staff replied that without the current "history" of this petition, if this property had just been bought from the church, that this proposed use would be entirely appropriate. Another member asked, "If this property had been correctively rezoned in accordance with the adopted plan's proposed land use, would we be here today?" Staff replied that since a church of this size is permitted in single-family residential districts there would not have been a corrective rezoning and we would still be here.

Consistency

Upon a motion by Mr. Sheild, seconded by Ms. Carter, the Committee voted to find this proposal to be consistent with the Eastside Strategy Plan.

Vote

Upon a motion by Mr. Sheild, seconded by Mr. Loflin, the Committee voted unanimously to recommend approval of this petition, contingent upon the improvements noted above.

Staff Opinion

Staff agrees with the recommendation (and the contingencies) of the Zoning Committee.