

**ZONING COMMITTEE
RECOMMENDATION
October 25, 2006**

Rezoning Petition No. 2006 - 109

Property Owner: Charlotte Blake and Jeffrey Ross

Petitioner: Parks Hunter

Location: Approximately 4.3 acres located on Community House Road between Providence Road West and Dickie Ross Road.

Request: R-3, single-family to INST(CD), institutional conditional district and UR-C(CD) S.P.A., urban residential commercial conditional district site plan amendment

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

- The site will maintain a 17.5% tree save area.
- Sidewalk connections from the building to the sidewalks along the roadway have been added.
- The building setback has been corrected.

Vote:

Yeas:	Carter, Cooksey, Loflin, Randolph, Ratcliffe, Sheild, and Simmons
Nays:	None
Absent:	None

Summary of Petition

This request proposes to rezone 1.6 acres from R-3 to Inst.(CD) to allow a 9,500 square foot child care center with up to 200 children. This request also proposes to amend a portion of an existing UR-C(CD) site plan for a child care center to increase the allowable square footage from 12,000 to 13,000 and to increase the number of allowable children from 160 to 182. The schematic plans include two development options with final site layout contingent upon the ability to abandon a portion of existing Community House Road and Dickie Ross Road.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that due to the existing prominent intersection and roadway relocation plans in proximity to the site, it is not suitable for single-family development.

Statement of Consistency

Commissioner Carter made a motion to find this petition to be reasonable and in the public interest. Commissioner Randolph seconded the motion, which was approved unanimously.

Vote

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

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.