

**ZONING COMMITTEE
RECOMMENDATION
December 19, 2007**

Rezoning Petition No. 2007-147

Property Owner: Tawanta Johnson

Petitioner: Tawanta Johnson

Location: Approximately .90 acres located on the northwest corner of Hovis Road and Wildwood Avenue

Center, Corridor or Wedge: Wedge

Request: R-5, single family residential and R-8 MF (CD), multi-family residential conditional to INST (CD), institutional conditional district

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

Yeas:	Howard, Johnson, Lipton, Loflin, Randolph, and Rosenburgh
Nays:	None
Absent:	Sheild
Recused:	None

Summary of Petition

This petition proposes to rezone approximately .90 acres for the expansion of an existing child care center. The site plan accompanying this petition shows the existing modular day care center and parking lot. A new modular building will be added to the rear of the lot. The existing buffer to the north will remain and a class "C" buffer to the rear will be established.

Zoning Committee Discussion/Rationale

Keith MacVean reviewed the petition and noted that all outstanding site plan issues had been addressed. Adopted plans and policies are silent with regard to location criteria for institutional uses such as day care centers. Generally, childcare centers should be located near single-family residential areas with access from a thoroughfare. This site meets the criteria. Therefore, this petition is considered appropriate for approval from a land use perspective.

Consistency Statement

A motion was made by Commissioner Rosenburgh, seconded by Commissioner Johnson, to find this proposal to be inconsistent with the *Northwest District Plan* but to be reasonable and in the public interest. The motion passed unanimously.

Vote

Upon a motion by Commissioner Loflin, seconded by Commissioner Rosenburgh, the Zoning Committee voted unanimously to recommend APPROVAL of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.