



Zoning Committee

REQUEST

Current Zoning: INST(CD) (institutional, conditional)
Proposed Zoning: INST(CD) SPA (institutional, conditional, site plan amendment)

LOCATION

Approximately 3.25 acres located on the west side of Mallard Creek Road, south of Governor Hunt Road.
(Council District 4 - Phipps)

PETITIONER

Pal-A-Roos Properties, LLC

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be consistent with the *Northeast District Plan*, based on the information from the staff analysis and the public hearing and because:

- The petition is consistent with the *Northeast District Plan* recommendation for institutional land use for this site, as amended by rezoning petition 1999-028.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The reason for the site plan amendment is to increase the list of potential institutional uses for the site, other than a daycare; and
- The proposed uses which include adult daycare centers, religious institutions, health institutions, and vocational schools as listed in the site plan amendment are consistent with the institutional land use recommended for this site; and
- The proposed uses will serve the surrounding neighborhoods; and
- The site is already developed for a large daycare facility, which is currently in operation.

Motion/Second: McClung / Samuel

Yeas: Fryday, Gussman, Ham, McClung, McMillan, and Samuel

Nays: None

Absent: Watkins

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan. Per an inquiry by a Committee member, staff confirmed that the proposed additional uses were listed on the site plan, and that the buffer requirements, maximum square footage, and other standards limit what can be done on the site. There was no further discussion of this request.

PLANNER

Claire Lyte-Graham (704) 336-3782