

**ZONING COMMITTEE
RECOMMENDATION
June 25, 2008**

Rezoning Petition No. 2008-083

Property Owner: William T. Brandon

Petitioner: William T. Brandon

Location: Approximately 1.34 acres located on the northeast corner of The Plaza and Barrington Drive.

Center, Corridor, or Wedge: Wedge

Request: R-4, single-family residential to INST(CD), institutional conditional District.

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

- The existing building will not be expanded.
- The total number of children will not exceed 92.

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Randolph, Rosenburgh, and Sheild

Nays: None

Absent: None

Summary of Petition

This request proposes to rezone 1.34 acres from R-4 to INST(CD) to bring the use of the existing 92 child large child care center into conformance with the zoning.

Zoning Committee Discussion/Rationale

Tammie Keplinger presented the petition to the Zoning Committee. Commissioner Lipton had questions regarding the conformance of the existing child care center. Ms. Keplinger explained that if the rezoning request was approved, the structure and the use would become conforming. Commissioner Howard asked if the child care center would be able to expand if the rezoning was approved. Ms. Keplinger stated that because the site plan does not show any building additions the petitioner would not be allowed to expand the child care center. She added that the total number of children, which is regulated by the state, is listed as 92.

Statement of Consistency

Upon a motion made by Commissioner Loflin and seconded by Commissioner Rosenburgh, the Zoning Committee unanimously found this petition to be consistent with the *Northeast District Plan* and reasonable and in the public interest.

Vote

Upon a motion made by Commissioner Loflin and 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.