



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2019-051

November 5, 2019

REQUEST

Current Zoning: R-3 (single-family residential)
Proposed Zoning: INST(CD) (institutional, conditional)

LOCATION

Approximately 0.66 acres located on the east side of West Sugar Creek Road at Lynn Lee Circle.
(Council District 2 - Harlow)

PETITIONER

Joyce M. Green

**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 **inconsistent** with the *Northeast District Plan* based on the information from the staff analysis and the public hearing and because:

- The plan recommends single-family land uses.

However, 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 site is located on West Sugar Creek Road, an existing major thoroughfare.
- Although the proposed institutional use is inconsistent with the residential land use recommendation in the district plan, locations for new institutional uses are not typically identified within adopted plans.
- Instead, these uses are considered on a case-by-case basis, considering the compatibility of the specific use with the surrounding development.
- A childcare center is considered compatible with neighboring residential development as the existing home and residential character will be retained.

The approval of this petition will revise the adopted future land use as specified by the *Northeast District Plan*, from single family land use at four dwelling units per acre to institutional land use to allow a childcare center.

Motion/Second: Gussman / Barbee

Yeas: Barbee, Gussman, Ham, McClung, Nwasike, and Spencer

Nays: None

Absent: Watkins and Wiggins

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan.

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225