



Zoning Committee

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**REQUEST**

Current Zoning: R-4 (single family residential)  
Proposed Zoning: INST (institutional)

**LOCATION**

Approximately 4.12 acres located on the northeast corner of Tyvola Road and Wedgewood Drive, west of Marion Diehl Park Drive  
(Council District 6 - Bokhari)

**PETITIONER**

Sharon Academy Properties, LLC

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

This petition is found to be **inconsistent** with the *Park Woodlawn Area Plan (2013)*, based on the information from the staff analysis and the public hearing and because:

- The *Plan* recommends residential at 8 DUA for the site.

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:

- Area plans do not typically recommend locations for future institutional uses.
- Institutional uses are considered compatible with residential uses.
- This site is currently a religious institution. The proposal zoning is consistent with the current use and expected uses associated with this land use.

The approval of this petition will revise the adopted future land use as specified by the *Park Woodlawn Area Plan*, from residential at 8 DUA to institutional for the site.

Motion/Second: Ham / Gussman  
Yeas: Gussman, Ham, Kelly, Nwasike, Spencer, Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

**ZONING COMMITTEE  
DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. However, area plans don't typically recommend locations for institutional uses.

**PLANNER**

There was no further discussion of this petition.

John Kinley (704) 336-8311