

4. Consider a recommendation for a Site Plan for a single story 10,209 square-foot child daycare facility with variances to the Unified Development Code, Section 8.06, Building Design and Development Standards, Section 8.08, Landscaping Regulations, and Section 8.12, Fencing Requirements in Multi-Family and Non-Residential Districts, located on a 1.53-acre lot, on the south side of Ridge Point Parkway, approximately 225 feet west of the Ridge Point Parkway and North Main Street (HW377) intersection, being a portion of Tract 1A1, Abstract No. 1305, out of the J J Roberts Survey, at 1400 N Main Street, and zoned C-N377 (Commercial-U.S. Highway 377 North Corridor Overlay District). Engler Acquisition Partners, owner. Chasdin Builders, applicant. (SP-17-0010)

Daniel Turner, Planner I, gave staff's presentation and professional opinion. Mahesh Gajjala, applicant, was present for questions.

Discussion was held in regards to comprehensively addressing development on the entire property and variances resulting from the desired lot size.

Commissioner Page made a motion to deny Item F-4. Commissioner Reid seconded and the motion carried unanimously (7-0)