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**MEMORANDUM**

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**TO:** Planning Commission

**FROM:** Jason Thompson, Director  
Department of Planning and Development

**DATE:** April 11, 2018

**CASE NO.:** #ZOA 18-01

**RE:** Business and Driving Schools in the OP (Office Professional) District

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Over the past several years, we have had business owners wanting to establish business related training and business schools in several different locations in the City where the properties are zoned OP (Office Professional) District. Currently, the Zoning Ordinance allows for this type of use in the BG (General Business) and HSB (Highway Service Business) Districts only.

More recently, A-1 Driving School is purchasing the property at 2376 Lenora Church Road to relocate their driving school from their current location at 2239 Scenic Highway. The property that has been vacant since December 2010 is also currently zoned OP.

The proposed Zoning Ordinance text amendment would allow such uses on a limited scope, with a provision that the facility does not exceed 5,000 sq. ft. of gross building or tenant space area.