



## Zoning Committee Recommendation

Rezoning Petition 2024-103

February 4, 2025

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### REQUEST

Current Zoning: N1-A (Neighborhood 1-A), R-8MF(CD)  
(Multifamily Residential, Conditional)

### LOCATION

Proposed Zoning: N2-A(CD) (Neighborhood 2-A, Conditional)  
Approximately 24.46 acres located at the northwestern corner of  
the intersection of Rocky River Road and John Russell Road.  
(Council District 4 - Johnson)

### PETITIONER

Rocky River Road Partners, 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:

#### To Approve:

This petition is found to be **inconsistent** with the *2040 Policy Map* (2022) based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* recommends Neighborhood 1 place type.

However, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The petition would help to address the need for new and diverse housing options in this portion of the city. The Equitable Growth Framework of the *2040 Comprehensive Plan* has identified housing as the highest priority need in this area.
- The petition is within ¼ mile of Reedy Creek Nature Preserve and Reedy Creek Greenway. Additionally, a significant portion of the site is preserved as tree save/common open space with an 8' multi-use path providing connectivity to the neighborhoods to the north and west.
- The site is within one mile of a neighborhood center surrounding the intersection of WT Harris Boulevard and Rocky River Road.
- The site is within one mile of J.W. Grier Academy, a CMS elementary school.

- Existing zoning of the site allows for 75 multifamily attached dwellings as well as 3 acres of development under N1-A.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
  - 1: 10 Minute Neighborhoods
  - 2: Neighborhood Diversity & Inclusion

The approval of this petition will revise the recommended place type as specified by the *2040 Policy Map* (2022) from Neighborhood 1 Place Type to Neighborhood 2 Place Type.

Motion/Second: McDonald / Neeley

Yeas: Neeley, Sealey, Winiker, Blumenthal, McDonald, Shaw, Stuart

Nays: None

Absent: None

Recused: None

## ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*.

Commissioner McDonald stated that the proposal would add another housing option in an area of mostly single family detached dwellings. She stated that the petition meets the goal of locating more density near amenities like Reedy Creek Park and also commented that the surrounding neighborhoods were very involved in the process.

Commissioner Sealey stated that the project did not meet the threshold for a traffic study but that there has been a lot of single family and townhome development in this corridor. He asked CDOT's thoughts regarding the cumulative effect of development in the corridor. CDOT staff replied that, although this project doesn't require a traffic study, the other projects that do would take into account all built and approved development in the corridor. Also, each project is assessed again in permitting to determine if it triggers a traffic study.

There was no further discussion of the petition.

## PLANNER

Joe Mangum (704) 353-1908