

Petition 2021-214 by Adams Property Group

To Approve:

This petition is found to be **inconsistent** with the *Albemarle Rd/I-485 (2003)* with respect to multi-family uses but consistent for retail uses based on the information from the staff analysis and the public hearing, and because:

- The petition is inconsistent with the Albemarle Rd/I-485 Interchange Study (2003) recommendation for multi-family uses for the site but consistent with the plan's recommendation for retail uses for the site.

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 request is consistent with the context of surrounding land uses found along this portion (east of I-485) of Albemarle Road.
- The request furthers the area plan's land use goal for a mixture of integrated, appropriately scaled uses at the intersection of Albemarle and Rocky River Roads.
- The plan states, "the speed of vehicular traffic should be managed through traffic calming measures including the use of such features as street trees, landscaped strips, bicycle lanes or on-street parking". This request proposes a multi-use path, sidewalk, planting strips, and on-street parking.

The approval of this petition will revise the adopted future land use as specified by the Albemarle Rd/I-485 Interchange Study, from multi-family/retail uses to office/retail/industrial-warehouse-distribution uses for the site.

To Deny:

This petition is found to be insert **consistency** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The petition is inconsistent with the Albemarle Rd/I-485 Interchange Study (2003) recommendation for multi-family uses for the site but consistent with the plan's recommendation for retail uses for the site.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: