



Zoning Committee Recommendation

Rezoning Petition 2022-175

May 31, 2023

REQUEST

Current Zoning: N1-A (neighborhood 1-A)
Proposed Zoning: R-8MF(CD) (multi-family residential, conditional)

LOCATION

Approximately 42.46 acres located along the north side of Rocky River Road, west of Back Creek Road, and southeast of John Russell Road.

(Council District 4 - Johnson)

(County Commission District 3 – Dunlap)

PETITIONER

Rocky River Holdings LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

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

- The *2040 Policy Map* recommends the 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:

- While inconsistent with the Neighborhood 1 Place Type, the project provides a variety of housing types, such as triplexes, quadraplexes and townhomes which can help facilitate the goal of housing variety.
- The petition is proposing single family attached units with a density of approximately 6 DUA.
- This proposal remains in character with the area's general land use pattern, including the approved entitlements (2021-040) to the northwest.
- The petition proposes street improvements along Rocky River Road, including an eight-foot planting strip, a 12-foot multi-use path, and bicycle facilities.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
 - 2: Neighborhood Diversity & Inclusion

- 5: Safe & Equitable Mobility
- 6: Healthy, Safe & Active Communities
- 7: Integrated Natural & Built Environments

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

Motion/Second: Lansdell / Gaston

Yeas: Gaston, Gussman, Harvey, Lansdell, Russell, and Welton

Nays: None

Absent: Rhodes

Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is inconsistent with the *2040 Policy Map*. Commissioner Russell inquired about the length of the Eastern Circumferential Road. CDOT staff responded it is scheduled to extend from Back Creek Road to Albemarle, and that it is a long-term project to be built in sections as properties are developed along the way. Commissioner Lansdell noted this project is an example of provision of safe, active mobility along major roads via safe design standards.

There was no further discussion of this petition.

PLANNER

Claire Lyte-Graham (704) 336-3782