

Petition 2024-103 by Rocky River Road Partners, LLC

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. Furthermore, 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.

To Deny:

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.

Therefore, 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)