

Petition 2021-175 by Green Street Land Co. LLC

To Approve:

This petition is found to be **consistent** with the *Rocky River Area Plan* for a portion of the site and **inconsistent** with the remainder of the parcel, based on the information from the staff analysis and the public hearing, and because:

- The petition is **consistent** with the adopted plan's recommendation for residential uses up to 12 dwelling units per acre (DUA) for a portion of the site but **inconsistent** with the recommendation for residential uses up to 4 DUA for the remainder of 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:

- While parcels along Robinwood Road are inconsistent with the Rocky River Area Plan's recommendation for residential uses up to 4 DUA, the proposal for these development areas (townhome units, a public park, and open space) contribute to the plan's vision to offer "a balanced mix of land uses and housing opportunities that utilize high-quality design principles for new development".
- The petition also fulfills the area plan's recommendation for "moderate density increase to allow varying densities near the I-485/Harrisburg Road Interchange".
- At 11 DUA, the petition is less dense than the recommended maximum density of 12 DUA.
- The petition commits to enhancing the pedestrian environment, through the construction of a 12-foot multi-use path, two 8-foot planting strips, and a 6-foot sidewalk.

The approval of this petition will revise the adopted future land use as specified by the Rocky River Area Plan, from residential uses up to 4 DUA for to residential uses up to 12 DUA for a portion of the site.

To Deny:

This petition is found to be **consistent** with the *Rocky River Area Plan* for a portion of the site and **inconsistent** with the remainder of the parcel, based on the information from the staff analysis and the public hearing, and because

- The petition is **consistent** with the adopted plan's recommendation for residential uses up to 12 dwelling units per acre (DUA) for a portion of the site but **inconsistent** with the recommendation for residential uses up to 4 DUA for the remainder of the site.

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)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: