



Zoning Committee Recommendation

Rezoning Petition 2021-214

April 5, 2022

REQUEST

Current Zoning: B-1(CD) (neighborhood business, conditional)
Proposed Zoning: MUDD-O (mixed use development, optional)

LOCATION

Approximately 1.95 acres located at the northeast intersection of Rocky River Church Road and Woodland Beaver Road, north of Albemarle Road.
(Council District 5 - Newton)

PETITIONER

Adams Property Group

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **inconsistent** with the *Albemarle Rd/I-485 Interchange Study* from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The petition is inconsistent with the adopted plan recommendation for multi-family uses and consistent with the recommended retail uses.

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 current recommended use to new recommended use for the site.

Motion/Second: Welton / Ham
Yeas: Chirinos, Ham, Rhodes, Samuel, and Welton
Nays: None
Absent: Blumenthal and Spencer
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted changes since the public hearing including the addition of a 90-foot setback, and relocation and screening of the proposed stormwater quality area. Staff noted the that the petition is inconsistent with the adopted area plan. Commissioner Chirinos asked where the nearest self-storage is located and staff responded that older self-storage facilities are located further east along other areas of Albemarle Road.

There was no further discussion of this petition.

PLANNER

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