

Petition 2021-125 by Red Sea Properties

To Approve:

This petition is found to be **inconsistent** with the *Rocky River Road Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends utility, greenway, and warehouse/distribution 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:

- While inconsistent, the request furthers the Rocky River Road Area Plan's vision to "offer a balanced mix of land uses and housing opportunities that utilize high-quality design principles for new development".
- At a proposed density of 4.37 dwelling units per acre, the request is compatible with the existing neighborhood character.
- Land use goals for this area encourage a mixture of housing types and recommend that new development fits contextually.

The approval of this petition will revise the adopted future land use as specified by the *Rocky River Road Area Plan*, from utility, greenway, and warehouse/distribution uses to residential uses up to five DUA for the site.

To Deny:

This petition is found to be **inconsistent** with the *Rocky River Road Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends utility, greenway, and warehouse/distribution uses.

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: