

## Petition 2018-124 by Cross Development, LLC

### To Approve:

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

- The plan recommends warehouse/office uses for the subject property.

([Therefore, 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 site is located between University City Boulevard, which is a major thoroughfare, and the railroad and industrial zoned land to the south, creating an environment that is suitable for nonresidential uses; and
- The adopted land use calls for office/warehouse uses, as allowed in the proposed I-1 industrial zoning district; and
- With the exception of the subject property zoned B-1SCD (business shopping center) adjacent properties located on the south side of University City Boulevard are zoned I-1 (light industrial), I-2 (general industrial), I-2(CD) (general industrial, conditional), and B-D (distributive business), which are districts intended to allow industrial, warehousing, manufacturing/ processing/assembling, distributive and wholesaling uses; and
- The site is appropriate for the proposed I-1 (light industrial) zoning in light of the surrounding industrial, utility, office and institutional uses.

### To Deny:

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

- The plan recommends warehouse/office uses for the subject property.

([However, 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: