

Petition 2019-028 by HHHunt

To Approve:

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

- The plan recommends residential up to 8 dwelling units per acre on a portion of the site, and office uses on the area of Cambridge Commons Drive and Greatford Court.

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:

- Evaluating the site as an overall master planned development, office (O-1 and O-2 zoning) as recommended in the Plan allows between 12-22 DUA, so considering the site as a whole, staff views the increase in density greater than 8 DUA appropriate on the overall site.
- The proposed development provides an appropriate street network that connects Sam Dee Road to Cambridge Commons Drive.
- The proposed development provides a 12-foot multi-use path and other pedestrian networks and amenities to integrate the site with surrounding uses and improve walkability.
- The project provides adequate buffering to adjacent uses to mitigate potential impacts.
- The project proposes road improvements to mitigate traffic impacts from the development.

The approval of this petition will revise the adopted future land use as specified by the *Rocky River Area Plan* (2006), from residential use at up to 8 dwelling units per acre and office uses to residential use at 12 dwelling units per acre for the site.

To Deny:

This petition is found to be inconsistent with the North Tryon Area Plan based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential development up to 22 dwelling units per acre.

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: