

Petition 2019-091 by Ramon Adames

To Approve:

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

- The Plan recommends residential uses up to six dwelling units per acre for the site.

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 *Rocky River Road Area Plan's* Vision states that the area should offer a balanced mix of land uses and housing opportunities that utilize high-quality design principles for new development.
- Land use goals for this area include encouraging a mixture of housing types and allowing intensification of land uses in areas with complementary land uses and supporting infrastructure.
- A survey of immediately adjacent land uses reveals detached and multi-family development, most of which has developed at a higher density than that of the petitioner's request.

To Deny:

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

- The Plan recommends residential uses up to six dwelling units per acre for the site.

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:

2ND:

Vote:

Dissenting:

Recused: