



Zoning Committee

Zoning Committee Recommendation

Rezoning Petition 2019-091

November 5, 2019

REQUEST

Current Zoning: R-3 (single family residential)
Proposed Zoning: R-6 (single family residential)

LOCATION

Approximately 2.6 acres located on the north side of McLean Road, east of Faires Farm Road, west of Michael Crossing Drive, and east of Old Concord Road.
(Council District 4 - Phipps)

PETITIONER

Ramon Adames

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 6-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 residential uses at 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 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.

Motion/Second: Barbee / Gussman

Yeas: Gussman, Ham, Spencer, Barbee, McClung, and Nwasike

Nays: None

Absent: Watkins and Wiggins

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition and noted that it is consistent with the adopted area plan.

There was a brief discussion on existing traffic conditions along McLean Road. Staff discussed upcoming projects, specifically the Eastern Circumferential Road project, that would help alleviate existing traffic congestion in this part of the city.

PLANNER

William Linville (704) 336-4090