

**Petition 2019-088 by JDSI, Inc.**

**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, office, and/or retail uses with a residential density of up to eight dwelling units per acre.

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:

- Although the plan recommends the site for mixed use development, the plan also notes that the mixture of uses can be all residential.
- 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 surrounding existing land use survey reveals numerous moderate density single-family residential subdivisions near the proposed rezoning.

**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, office, and/or retail uses with a residential density of up to eight dwelling units per acre.

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:**