



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential) and O-15(CD) (office conditional)

Proposed Zoning: R-12MF(CD) (multi-family residential conditional) and R-12MF (multifamily residential)

**LOCATION**

Approximately 26.71 acres located on Harrisburg Road, between Sam Dee Road and Cambridge Commons Drive.  
(Council District 5 - Newton)

**PETITIONER**

HHHunt

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

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 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.

Motion/Second: Wiggins / McClung  
Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins  
Nays: None  
Absent: None  
Recused: None

## **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted that it is inconsistent with the adopted area plan. The developer has committed to a set-aside for workforce housing, and to work toward an additional road connection. There are no remaining outstanding issues.

A commissioner noted traffic concerns by residents; based on several site visits, they felt that the capacity of streets to be improved by the project was a big part of the problem, and that the project fit with City goals for density in appropriate locations.

Staff noted that based on revised Institute of Traffic Engineers guidelines, traffic generation is expected to be less than a buildout as currently approved. CDOT staff noted that the roundabout has plenty of capacity. The proposed development does not reach a threshold to require a further traffic study from the applicant. The commission chair, cognizant of neighborhood concerns, noted that this data was generated by CDOT and not by the applicant.

Another commissioner took note of the impact the project could have on schools.

There was no further discussion of this petition.

## **PLANNER**

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