

## Petition 2020-188 by Shaun Gasparini, True Homes LLC

### 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 eight dwelling units per acre (DUA) 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 request is consistent with adopted land use policy for the site.
- The increase in density is reasonable as the site is close to existing neighborhood services such as grocery stores, banks, and gas stations.
- The requested district is contextually appropriate as it is already present on this portion of Plaza Road Extension.
- The requested density and the resulting entitled housing types satisfies land use goals from the Rocky River Road area by “encouraging a mixture of housing types” and “allowing intensification of land uses in areas with complimentary uses and supporting infrastructure.”

### 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 eight dwelling units per acre (DUA) 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:

2<sup>ND</sup>:

### Vote:

### Dissenting:

### Recused: