

Petition 2021-040 by Mattamy Homes

To Approve:

This petition is found to be **consistent** with the *Rocky River Road Area Plan* (2006) with respect to proposed land use but **inconsistent** with the Plan's recommended density, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential uses at or below four DUA.

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 the plan's recommendation of residential land uses at this site.
- The requested density is only slightly above the recommended density of the site and remains under five DUA (4.81 DUA overall).
- The proposed project facilitates the Rocky River Road Area Plan's vision as stated that the area should offer a balanced mix of land uses and housing opportunities.
- 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.
- The general land use pattern in the area includes residential developments of complementary density.

The approval of this petition will revise the adopted future land use as specified by the *Rocky River Road Area Plan* from residential uses up to four DUA to residential uses up to five DUA for the site.

To Deny:

This petition is found to be **consistent** with the *Rocky River Road Area Plan* (2006) with respect to proposed land use but **inconsistent** with the Plan's recommended density, based on the information from the staff analysis and the public hearing, and because:

- The Plan recommends residential uses at or below four DUA.

Therefore, 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: