



Zoning Committee

REQUEST

Current Zoning: R-3 (residential)
Proposed Zoning: R-8MF (CD) (multi-family residential, conditional)

LOCATION

Approximately 41.50 acres located along the northern portion of Rocky River Road between John Russell Road and Back Creek Church Road.

(Outside City Limits)

PETITIONER

Mattamy Homes

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* (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.

Motion/Second: Spencer / Blumenthal
Yeas: Blumenthal, Ham, Rhodes, Samuel, Spencer and Welton
Nays: None
Absent: Chirinos
Recused: None

ZONING COMMITTEE DISCUSSION

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

There was a brief discussion with the provided buffers against the industrially-zoned plant nursery to the NW of the site. Staff noted they felt they were adequate and noted the two instances where the buffer was notched to accommodate site design that a berm will be provided per ordinance standards.

There was no further discussion of this petition.

PLANNER

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