



Zoning Committee

REQUEST

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

LOCATION

Approximately 21.30 acres located at the northwest intersection of Rocky River Road and John Russell Road, north of The Plaza. (Council District 4 - Johnson)

PETITIONER

Redwood USA LLC

**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:

To Approve:

This petition is found to be **consistent** from staff analysis based on the information from the staff analysis and the public hearing, and because:

- The Newell Small Area Plan (2002) recommends residential uses up to four dwelling units per acre (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 plan recommends residential uses for this site.
- The requested density remains under four DUA, which is the recommended density of the site.
- The request helps to achieve the area plan's land use goal to "encourage a range of housing types that will meet the needs of different types of households".
- The general land use pattern in the area includes residential developments of complementary density.

Motion/Second: Blumenthal / Welton

Yeas: Blumenthal, Chirinos, Ham, Rhodes, Samuel, Spencer and Welton

Nays: None

Absent: None

Recused: None

**ZONING COMMITTEE
DISCUSSION**

Staff provided a summary of the petition, noting changes since public hearing including reduction in the number of units from 76 to 75, and clarification that the units are for rent. Staff indicated that the remaining outstanding issues were minor and would not impact the outcome. Staff noted that it is consistent with the adopted area plan.

There was no discussion of this request.

PLANNER

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