



Zoning Committee

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<b>REQUEST</b>	Current Zoning: R-3 (single family residential), R-4 (single family residential) and B-D (distributive business) Proposed Zoning: MX-2 (mixed use district) with 5-year vested rights
<b>LOCATION</b>	Approximately 133.093 acres located on the south side of University City Boulevard, northeast of Interstate 485, and east of Back Creek Church Road. (Council District 4 - Johnson) (Commissioner District 3 - Dunlap)
<b>PETITIONER</b>	Red Sea Properties

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**ZONING COMMITTEE  
ACTION/ STATEMENT  
OF CONSISTENCY**

The Zoning Committee voted 5-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

**To Approve:**

This petition is found to be **inconsistent** with the *Rocky River Road Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The adopted plan recommends utility, greenway, and warehouse/distribution uses on the site.

However, 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:

- While inconsistent, the request furthers the Rocky River Road Area Plan's vision to "offer a balanced mix of land uses and housing opportunities that utilize high-quality design principles for new development".
- At a proposed density of 4.37 dwelling units per acre, the request is compatible with the existing neighborhood character.
- Land use goals for this area encourage a mixture of housing types and recommend that new development fits contextually.

The approval of this petition will revise the adopted future land use as specified by the *Rocky River Road Area Plan*,

from utility, greenway, and warehouse/distribution uses to residential uses up to five DUA for the site.

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

### **ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition and noted remaining outstanding issues pertaining to tree save. Commissioner Chirinos asked about the availability of services in the area. Commissioner Samuel noted that this is a burgeoning area but that there are services in the area, including a gym. The Commission briefly discussed the existing uses in the area. Commissioner Samuel noted that while the proposed 5-year vested rights is something that would not normally be supported, based upon a discussion with the petitioner it is understandable in this instance as it pertains to working with environmental features on the site.

There was no further discussion of this petition.

### **PLANNER**

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