



Zoning Committee

REQUEST

Current Zoning: R-3 (single family, residential)
Proposed Zoning: R-4 (single family, residential)

LOCATION

Approximately 42.05 acres located at the southeast intersection of Plaza Road Extension and Hood Road.
(Council District 5 - Newton)

PETITIONER

Amicus Partners, PLLC

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:

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

- The plan recommends residential uses up to four dwelling units per acre for the site.

Therefore, we find this petition to be reasonable and in the public interest based on information from the staff analysis and the public hearing and because:

- The proposed R-4 (single family residential) zoning district is consistent with the surrounding single-family zoning districts in the area, which include R-3 (single family residential) and R-4 (single family residential); and
- The proposed zoning will maintain the low to moderate density residential character of the area because much of the surrounding area is also recommended for residential up to four units per acre.

Motion/Second: McClung / Samuel

Yeas: Fryday, Gussman, Ham, McClung, McMillan, Samuel, and Watkins

Nays: None

Absent: None

Recused: None

ZONING COMMITTEE DISCUSSION

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

There was no further discussion of this petition.

PLANNER

Michael Russell (704) 353-0225