

**ZONING COMMITTEE
RECOMMENDATION
September 27, 2006**

Rezoning Petition No. 2006-104

Property Owner: John E. McCabe, Jr.

Petitioner: Don Henderson

Location: Approximately 7.3 acres located on the north side of McLean Road, west of Middle Acres Road

Request: R-3, single family residential, up to three dwelling units per acre to R-4(CD), single family residential, up to four dwelling units per acre, conditional district request

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition.

Vote:

Yeas:	Carter, Cooksey, Loflin, Randolph, Ratcliffe, Sheild and Simmons
Nays:	None
Absent:	None

Summary of Petition

This petition seeks to rezone approximately 7.3 acres to R-4(CD) to allow development of 26 single family lots, at an overall density of 3.56 dwelling units per acre.

Zoning Committee Discussion/Rationale

Mr. MacVean reviewed the plan and noted that there are no outstanding site plan issues. He added that the petitioner has agreed to a CDOT request to show curb, gutter and sidewalk improvements along the frontage on McLean Road, but reserves the right to seek a waiver through the Subdivision review process. He noted that the proposed petition is consistent with *The Rocky River Area Plan*, which recommends residential dwellings up to six dwelling units per acre. This request proposes 26 single-family detached dwelling units, at an overall density of 3.56 dwelling units per acre. Approximately 2.08 acres will be designated as common open space and 1.31 acres will be dedicated as tree save areas. The petitioned site lies within the 100-year floodplain and will accommodate a proposed greenway along Back Creek, which runs across the southeastern portion of the site.

Statement of Consistency

Commissioner Randolph made a motion to find this petition consistent with the Rocky River Area Plan and to be reasonable and in the public interest. Commissioner Ratcliffe seconded the motion, which was approved unanimously.

Vote

Upon a motion made by Commissioner Simmons and seconded by Commissioner Randolph, the Zoning Committee unanimously recommended approval of this petition.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.