

**ZONING COMMITTEE  
RECOMMENDATION  
February 27, 2008**

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**Rezoning Petition No. 2008-14**

**Property Owner:** APS Investments, LLC

**Petitioner:** Edwin Thomas – Rocky River Road Associates, LLC

**Location:** Approximately 72.4 acres on the northeastern quadrant of the I-485/  
Rocky River Road interchange

**Center, Corridor,  
or Wedge:** Wedge

**Request:** R-3, single family residential, to R-8MF(CD), conditional multi-family  
residential, R-12MF(CD), conditional multi-family residential, and  
O-2(CD), conditional office district

**Action:** The Zoning Committee voted unanimously to recommend  
**APPROVAL** of this petition, based upon the following modifications:

- The ability to substitute 60 multi-family units for the office  
space has been removed.
- Notes have been added providing details of the buildings to be  
constructed, including design details and exterior materials.

**Vote:** Yeas: Howard, Johnson, Lipton, Loflin, Rosenburgh, and Sheild

Nays: None

Absent: Randolph

**Summary of Petition**

This petition seeks approval for 646 multi-family units and 30,000 square feet of office space. About one-half the units are developed in townhouse style at eight units per acre and the other half as apartments at 12 units per acre.

**Zoning Committee Discussion/Rationale**

Staff reviewed the petition, noting that the proposal was exactly what the *Rocky River Road Area Plan* called for in this location. Staff also noted the modifications described above and that discussions were continuing with Harrisburg. One Committee member noted that she was comfortable with this petition because Harrisburg had been able to participate during the development of the land use plan. Another sought assurances that the water quality and tree save issues had been addressed. Staff replied that those items had been satisfactorily addressed, including the improvements recommended in the Traffic Impact Study. Another Committee member responded that construction of the minor thoroughfare by the petitioner is a major needed improvement for this area.

### **Statement of Consistency**

Upon a motion made by Commissioner Sheild and seconded by Commissioner Loflin the Zoning Committee unanimously found this petition to be consistent with the *Rocky River Road Area Plan* and to be reasonable and in the public interest.

### **Vote**

**Upon a motion made by Commissioner Lipton and seconded by Commissioner Sheild the Zoning Committee voted unanimously to recommend APPROVAL of this petition as modified.**

### **Staff Opinion**

Staff agrees with the recommendation of the Zoning Committee.