



Zoning Committee

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**REQUEST**

Current Zoning: R-3 (single family residential)  
Proposed Zoning: R-6 (single family residential)

**LOCATION**

Approximately 29.75 acres located on the west side of Hood Road, south of Plaza Road Extension.  
Outside City Limits

**PETITIONER**

JDSI, LLC

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**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 Area Plan* with respect to proposed land use, based on the information from the staff analysis and the public hearing, and because:

- The plan recommends residential, office, and/or retail uses with a residential density of up to eight dwelling units per acre.

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:

- Although the plan recommends the site for mixed use development, the plan also notes that the mixture of uses can be all residential.
- The *Rocky River Road Area Plan's* Vision states that the area should offer a balanced mix of land uses and housing opportunities that utilize high-quality design principles for new development.
- Land use goals for this area include encouraging a mixture of housing types and allowing intensification of land uses in areas with complementary land uses and supporting infrastructure.
- A survey of surrounding existing land use survey reveals numerous moderate density single-family residential subdivisions near the proposed rezoning.

Motion/Second: Ham / Wiggins

Yeas: Gussman, Ham, McClung, Nwasike, Spencer, Watkins, and Wiggins

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**

William Linville (704) 336-4090