

**Honorable City Planning Commission
Cincinnati, Ohio**

January 5, 2007

SUBJECT: A report and recommendation on a Subdivision Improvement Plan for the Corbin Park Subdivision located on the east side of Corbin Street between Humbert Court and Eastern Avenue in the neighborhood of East End.

BACKGROUND:

The City Planning Commission is being asked to approve the Subdivision Improvement Plan for the Corbin Park Subdivision. Lee A. Knuppel & Associates, civil engineers, has submitted a Subdivision Improvement Plan for the Corbin Park Subdivision on behalf of Revolution Properties, the owner and developer. The plat has been approved by all reviewing agencies.

The subject property is located on the east side of Corbin Street between Eastern Avenue and Humbert Court, a 15' wide alley. Schmidt Memorial Field is located east of and adjacent to the Corbin Park Subdivision. The subdivision contains 10 new lots. The property is zoned Commercial Neighborhood-Mixed (CN-M) and Riverfront Residential/Recreational District (RF-R). CN-M Zoning Districts are mixed commercial-residential areas requiring a minimum of 700 square feet (or .0160 acre) for newly created residential lots. RF-R Zoning Districts mix residential uses into current public and semi-public land uses; this zoning designation requires newly created lots to be a minimum of 4,000 square feet (or .0918 acre) in size.

SUBDIVISION:

The Plat of Subdivision illustrates 10 new lots, all of which Revolution Properties will develop with a new single-family residence. Lots 1 through 9 will have primary frontage on a new private drive, Corbin Park Court. Lot 10 will front onto Eastern Avenue. All 10 lots are in excess of 4,000 square feet in size, with the largest lot encompassing 5,420 square feet. The improvement plan includes a new private drive named Corbin Park Court with new sidewalks along Corbin Street.

RECOMMENDATION:

The Department of Community Development & Planning staff recommends that the City Planning Commission authorize the development of Corbin Park Subdivision to proceed finding that the plans conform to the Subdivision Regulations and comply with the requirements of all reviewing agencies.

APPROVED:

Respectfully Submitted,

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Chief Planner

Adrienne Cowden
Senior City Planner

