

**SUBJECT:** A report and recommendation on a zone change request for property at 2586 Lafeuille Avenue in the community of Westwood.

**GENERAL INFORMATION:**

**Owner/Petitioner:** MLB Hilltop Health Facilities, Inc  
52 East Olive Street  
Long Beach, NY 11561

**Agent:** Steven H. Schreiber  
255 East Fifth Street  
Cincinnati, OH 45202

**Request:** A change of zoning for property at 2586 Lafeuille Avenue in the community of Westwood from RM-1.2 Multi-Family District to CC-M Commercial Community-Mixed District.

**Staff Conference:** On December 19, 2006, a staff conference was held to gather information for a recommendation on the requested zone change for the property (Hilltop Summit Nursing Home) located at 2586 Lafeuille Avenue in the vicinity of Queen City Avenue in Westwood. All in attendance spoke in support of the study and proposed changes. A summary of the conference is attached. Staff has received one communication supporting the establishment and operation of a medical office and dialysis clinic at the location. The supporting letter from Melva Gweyn, president of WCA dated January 30, 2007 is attached.

**BACKGROUND:**

**Zoning History:** On November 19, 2006, Steven H. Schreiber on behalf of MLB Hilltop Health Facilities, Inc. petitioned to rezone the subject property from the RM-1.2 Multi-Family District to CC-M Commercial Community-Mixed District. Rezoning this property to CC-M will allow the property owner to add and operate a medical office and dialysis clinic with six stations in an existing space on the ground level of Building #4.

Previously the four-acre campus was zoned R-5 Multi-Family Low-Density District which allowed offices for the practice of medicine, dentistry or optometry as conditional uses. The RM-1.2 that is currently on the property prohibits the proposed uses. The requested CC-M District accommodates larger scale retail and commercial services and will permit establishment and operation of medical offices including dialysis.

**FINDINGS:**

**Existing Use:** The study area includes four buildings on a four-acre campus (Hilltop Summit Nursing Home) located at 2586 Lafeuille Avenue in the vicinity of Queen City Avenue. The nursing home campus is made up of four separate buildings, situated on top of a hill. The Nursing and Rehabilitation Center provides both long-term and short-term nursing care for clients in need of their services. The property is surrounded by multi-family residences (apartments) on the north and south; single-family residences on the west; and commercial establishments on the east. A map depicting the zoning and property layout is attached.

**Proposed Use:** The purpose of this request is to rezone parcels to allow the property owner to establish a facility providing inpatient and outpatient dialysis, a much-needed service in this part of town. Outpatient dialysis centers do currently exist on the west side of town, however, the petitioner's would differ in their capability to provide inpatient dialysis as well. The outpatient dialysis centers which currently exist are able to be utilized only by those patients that are well enough to live at home and are functioning at a higher level than the client that requires a nursing facility setting. Clients are currently being kept in long-term care units in hospitals which not only are extremely costly but also take up hospital beds needlessly. There are currently two long-term care facilities that offer in-house dialysis, however, they are both located on the eastern side of Cincinnati and have extensive waiting lists.

The current RM-1.2 zoning classification on the property allows mixed residential uses at moderately high densities but does not permit the proposed medical establishment. The requested CC-M District accommodates the establishment and operation of such business. Since an existing CC-M District adjoins the property on the east and provides additional justification for the requested rezoning. Staff considered other zoning designations including CC-P Commercial Community–Pedestrian and CN-P Commercial Neighborhood–Pedestrian but determined that the CC-M was the most appropriate zone.

The change of zoning to CC-M was discussed at the Westwood Civic Association (WCA) meeting where the consensus was to allow the petitioner to establish the proposed new business within a CC-M Commercial Community–Mixed District.

**PLANS:**

The Coordinated City Plan, Volume 2: Strategies for Comprehensive Land Use created December 1980 recommends residential use for the property. While the proposed zone change is not for residential use, the establishment of a new medical office and dialysis clinic complements the existing Hilltop Summit Nursing Home on the site. There are currently no other approved Plans for the Westwood community that encompasses or make reference to the property.

**Justification:**

Staff asserts that CC-M should be adopted since it is in keeping with the goals of the community, will accommodate the proposed development and it is recommended by Westwood Civic Association. Since the property is adjacent to a CC-M zone district, the recommended Commercial Community-Mixed District will not need a transition. Furthermore, rezoning the area from RM-1.2 to CC-M will stabilize and enhance the area resulting in greater compatibility with the existing commercial development sustained by Queen City Avenue which is an arterial street. The staff supports the proposed zone change to CC-M for the following reasons:

1. All in attendance at the Staff Conference spoke in support of the study and proposed changes.
2. Staff has not received any communication opposing the recommended zone.
3. The Westwood Civic Association supports the proposed business and rezoning to CC-M.
4. Property to be rezoned is adjoining an existing CC-M District to the east of the study area.

5. The proposed Commercial Community-Mixed District will not compromise the area.

**RECOMMENDATION:**

The staff of the City Planning Department recommends that the City Planning Commission take the following actions:

Approve a zone change for property at 2586 Lafeuille Avenue in the community of Westwood from RM-1.2 Multi-Family District to CC-M Commercial Community-Mixed District.

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP, Chief Planner  
Community Development and Planning

Felix F. Bere, AICP  
Senior City Planner

Attachment

SUMMARY OF A STAFF CONFERENCE HELD TUESDAY, DECEMBER 19, 2006 AT 10:00 A.M., RELATIVE TO A ZONING STUDY AND CHANGE OF ZONING FOR PROPERTY AT 2586 LAFEUILLE AVENUE IN WESTWOOD

Staff Present: Felix Bere

Felix Bere opened the meeting, introduced staff and allowed each person in attendance to introduce themselves before giving a brief explanation of the zoning study and change of zoning to CC-M from RM-1.2. He also described the zone districts – the existing RM-1.2 and requested CC-M.

Felix Bere asked Steven Schreiber, agent for MLB Hilltop Health, Inc., the petitioner and owner of above property why he requested the rezoning and what he proposes.

Steven Schreiber, agent for petitioners (255 East Fifth Street) Stated he requested CC-M to enable the property owner to add and operate a medical office for the dialysis clinic with six stations in an existing space on the ground level of Building #4. He also stated advantages of establishing and operating a dialysis unit on site.

Felix Bere wanted to know whether the Westwood Civic Association (WCA) was approached on this issue.

Steven Schreiber reported the WCA was supportive of the project and rezoning to CC-M. It was his understanding that the initiative was not a controversial.

Catherine Short, 3922 Coconut Palm, Tampa, FL 33619 stated she is one of many who support the nursing home and its endeavors including rezoning to CC-M.

Felix Bere asked how old the nursing home was.

Catherine Short replied the 4.34 acre campus with four buildings was built in the 1960s.

Jennifer Bruce, a nurse liaison, (2586 Lafeuille Ave) added the inpatient dialysis sought is not only unique in our area (only two nursing homes have it) but it offers service at the fraction of cost.

Steven Schreiber reported an 80% reduction in cost as a result of such service at the nursing home.

Catherine Short stated patients needed access.

Jennifer Bruce estimated a sum of \$1500.00 per day for bed only versus \$300.00 in a nursing home.

Gregory Hopper, (2586 Lafeuille Ave) revealed there were no centers for long term such as Deaconess. He also revealed that Medicaid was paying huge sums of money for dialysis. According to him, a savings of over \$30,000.00 per month per patient could be realized at the nursing home.

Jennifer Bruce stated 8 patients needing dialysis were currently on Summit waiting list.

Steven Schreiber stated the two dialysis providers were outside City of Cincinnati.

Felix Bere asked what was needed to establish a dialysis unit.

Steven Schreiber stated the CC-M was needed to implement the plan to install 6 dialysis stations within existing space on the ground level of Building #4 on their campus.

Christi Coffey, (2586 Lafeuille Ave) stated the 6 machines to be installed in an existing vacant office space would serve 24 patients per day.

Felix Bere asked when the petitioner anticipates operating a dialysis unit.

Steven Schreiber replied 30 days after approval of rezoning. The original plan was to have opened beginning of 2007.

Felix Bere stated that a typical zone change process needing approximately three months and the goal to shoot for February 2007.

Steven Schreiber expressed the need to expedite the process since their patients were awaiting this service.

Felix asked whether they would also serve clients outside their nursing home

Steven Schreiber answered they would.

Christi Coffey clarified that the service will be for patients that are bed bound, compromising respiratory and multiple health problems.

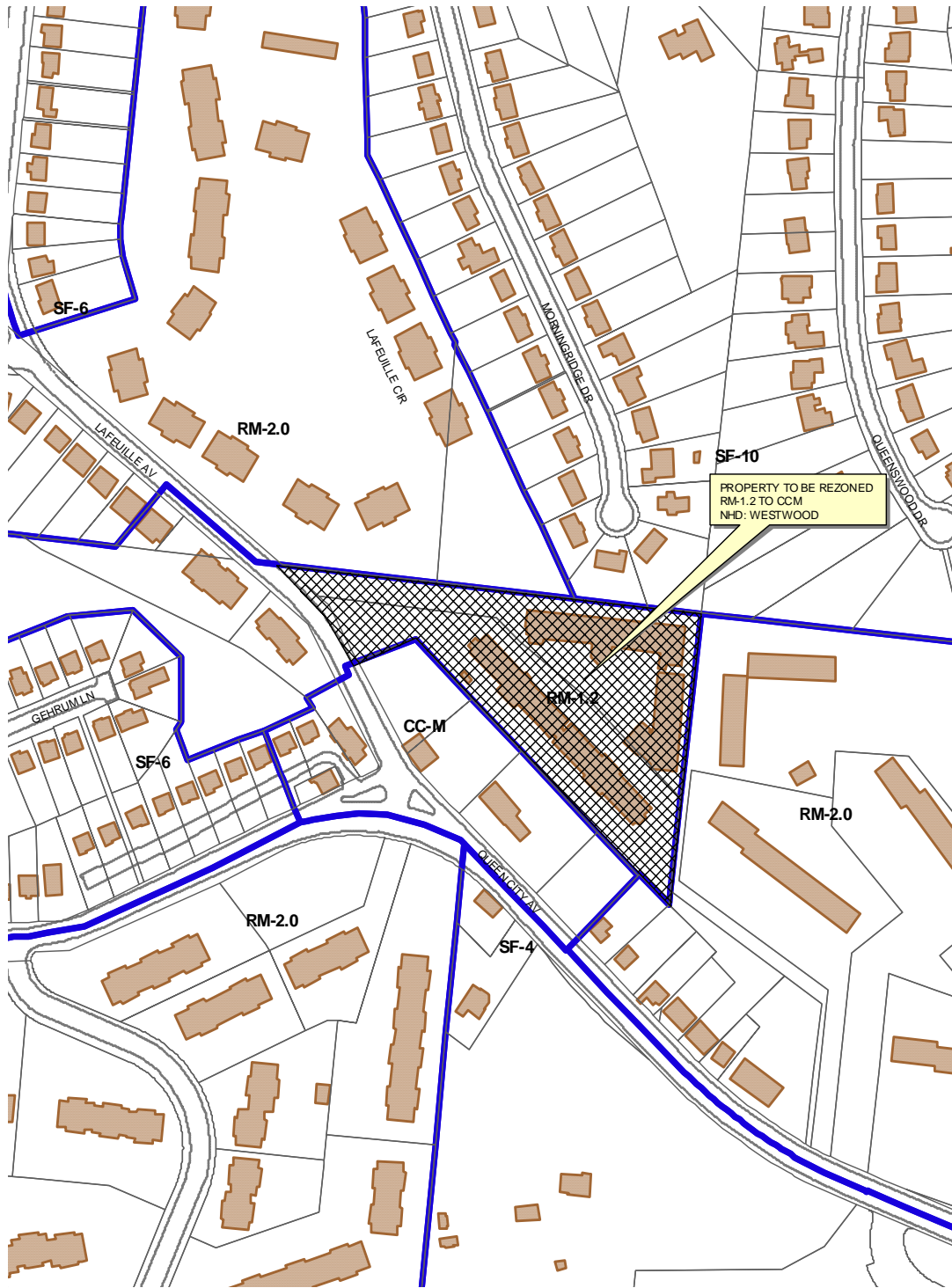
Felix Bere after asking if anyone had a comment, commented he was not opposed to rezoning from RM-1.2 to CC-M, but it would be nice if the WCA forward their recommendation.

Steven Schreiber stated WCA was supportive and he was going to ask them to send a letter of support.

Felix Bere inquired about screening.

Steven Schreiber there will be green space buffer for SF-10 district in addition to steep slope as a natural buffer.

Felix Bere, after being assured of no further comments forthcoming, stated that a report and recommendation on the zone change request will go to City Planning Commission and that community will be notified. Felix thanked everyone for coming. The Meeting was adjourned.



**From:** RJandron@aol.com

**Sent:** Tuesday, January 30, 2007 7:48 PM

**To:** Bere, Felix

**Subject:** Hilltop Summit Nursing Home-2586 LaFeuille

Felix might you forward this to Mr. Schieber? I do not have his email address

Mr. Bere,

Westwood Civic has not received any objection concerning Hilltop Summit Nursing Home at 2586 LaFeuille request to install a Dialysis Machine at their facility. Since there is no objections from the Community there is no objection from Westwood Civic. Thank you, Mr. Schieber and those at Hilltop Summit Nursing Home for the time we were given to respond.

Melva Gweyn

President Westwood Civic Association