

SUBJECT: A report and recommendation on a zone change request for property located at 6612-6648 Corbly Road in Mt. Washington from SF-6 (Single-Family) to SF-4 (Single-Family).

GENERAL INFORMATION:

Owner: Tanner Custom Homes, LLC Ryan Bryzgot 550 Wards Corner Road Loveland, Ohio 45140	Agent: Rodney J. Sabo 550 Wards Corner Road Loveland, Ohio 45140
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Purpose:

To allow for cluster development of fourteen town-homes. Present zoning (SF-6) permits twelve units.

BACKGROUND:

Tanner Custom Homes purchased 6612-6648 Corbly Road in order to construct attached single-family town-homes on the site (map and site plan, Exhibits A and B). The current zoning district, SF-6, permits the property owner to develop twelve attached residential units. Sewer availability for the site; however, permits up to fourteen units. Tanner Custom Homes has requested the zone change in order to construct two more attached single-family homes.

EXISTING CONDITIONS:

Adjacent Land Use and Zoning:

North: SF-4, single-family

East: SF-6, multi-family. Hillside District

South: SF-6, single-family. Hillside District

West: SF-6, single-family. Hillside District

Existing Plans:

The Mt. Washington Comprehensive Plan draft (March 2007) was approved by Planning Commission on April 6, 2007. This plan recommends attached single-family land use on this site.

PUBLIC COMMENT:

Department of Community Development and Planning staff conducted a public conference on this zone change request on April 12, 2007. In attendance were Rodney Sabo and Steve Megerle, both representing Tanner Custom Homes, and two residents who spoke in favor of the change. Staff received four letters in opposition of the change, citing undesired loss of wooded land and wildlife, increased traffic, pollution and litter, instability of the hillside and decreased property values as a result. Staff also received two letters in favor of the proposed change (Exhibit C). The Mt. Washington Community Council supports the proposed zone change under the conditions that only fourteen units are constructed (Exhibit D).

ANALYSIS OF PROPOSED CHANGE:

Mt. Washington is primarily comprised of detached single-family housing units. Many of the units are aging or outdated. There are not many locations left in Mt. Washington that are suitable for infill housing developments. The proposed attached town-home development will increase the housing options and styles in the neighborhood. The proposed development will be subject to Hillside and Cluster Housing Reviews to ensure compatibility with the landscape. Increasing the density of the development by two units will have a minimal

impact on traffic congestion, pollution and litter in the area. The SF-4 zoning is compatible with the single-family development to the north of the property.

CONCLUSION:

1. The proposed land use is compatible with recommendations in the Mt. Washington Comprehensive Plan (March, 2007).
2. The propose change will maximize the potential for infill housing.
3. The proposed change is compatible with the SF-4 district to the north of the development parcel.
4. The proposed change is supported by the Mt. Washington Community Council.

RECOMMENDATION:

Department of Community Development and Planning staff recommends that City Planning Commission take the following actions:

APPROVE the zone change for 6612-6648 Corbly Road in Mt. Washington from SF-6 (Single-Family) to SF-4 (Single-Family).

APPROVED:

Respectfully submitted,

Margaret A. Wuerstle, AICP
Chief Planner

Jennifer K. Walke
City Planner