

SUBJECT: A report and recommendation on a zone change request for property at 2600 and 2163 Harrison Avenue, 2722, 2726, and 2728 Faber Avenue in the community of Westwood.

GENERAL INFORMATION:

Request: On June 26, 2007, the Economic Development Committee passed a motion instructing the administration to commence a study on the potential rezoning of 2600 Harrison Avenue, 2163 Harrison Avenue, 2722 Faber Avenue, 2726 Faber Avenue, and 2728 Faber Avenue in Westwood. The motion was prompted by a communication from Jim McNulty, president of the Westwood Civic Association dated June 22, 2007 that vacant City controlled property in their community be rezoned. The City Planning Commission was informed about the pending zoning study on July 6, 2007. See staff attached report.

Representative: Jim McNulty, President
The Westwood Civic Association
P.O. Box 11466
Cincinnati, OH 45211

Purpose: The Westwood Civic Association (WCA) requested that five parcels (at 2163 and 2600 Harrison Avenue and 2722, 2726 and 2728 Faber Avenue be rezoned) to improve the ratio of single-family to multi-family housing in their community.

Staff Conference: On July 12, 2007, a staff conference was held to review recommendations for the proposed zone changes on the properties in Westwood. All in attendance spoke in support of the study and proposed changes. Staff has no knowledge of anyone from the community opposing the requested zone. See attached summary.

PLANS:

The proposed zone changes support the goals and policies of The Coordinated City Plan, Volume 2: Strategies for Comprehensive Land Use (CPC December 1980). Construction of single-family housing units will support the goals and objectives of the plan.

FINDINGS:

The following section addresses each property individually. The information includes the proposed district, the adjacent zoning districts and the rationale for the proposed zone change. The current zoning on each property proposed for rezoning has been the same since 1963. The equivalent multi-family zoning classifications were retained in the current zoning code.

Area A: Property at 2163 Harrison Avenue is proposed to be rezoned from RM-1.2 Multi-Family District to SF-4 Single-Family High Density District.

Adjacent Zoning Districts: North of Harrison Avenue is an RMX and an RM-1.2 Multi-Family district. On the East fronting Talboth Avenue is a multi-family RM-1.2 zone. To the South fronting Talboth is a SF-4 Single-Family district. There is an RM-1.2 Multi-Family zone to the West of the site.

Rationale: The property is 0.48 acres in size (21,605 SF) and could be developed with four to six new single-family dwellings if rezoned to an SF-4 zone. The property is now vacant after the removal of a multi-family structure considered a nuisance by the community. Rezoning this property to SF-4 will facilitate redevelopment of property for single-family uses which is favored by the community. Staff, however, feels the property could be redeveloped for either single-family or multi-family because of its location and the land uses in close proximity.

Area B: Property at 2722, 2726 and 2728 Faber Avenue is proposed to be rezoned from RMX-Residential-Mixed to SF-6 Single-Family Medium Density District.

Adjacent Zoning Districts: An RMX district is located to the north and an SF-6 district is located to the south, east and west.

Rationale: The property is 0.88 acres in size (38,458 SF) and could be developed with up to five new single-dwellings if rezoned to SF-6 zone. Current uses are consistent with SF-6 uses. In addition, it is anticipated that rezoning the properties to SF-6 will attract more development than the current zoning. Additionally, the construction of single-family dwelling units at this key location along a residential street will render the street more attractive and hence promote appreciation of the properties in the area.

Area C: Property at 2600 Harrison Avenue from RM-1.2 Multi-Family District to SF-6 Single-Family Medium Density District.

Adjacent Zoning Districts: An RM-1.2 zone is located to the north, east, and west of this property. An RM-2.0 is located to the south of the site.

Rationale: The property is 0.64 acres in size (27,806 SF) with a width of 61 feet and a depth of 419 feet. Staff does not support the rezoning because it will result in “spot zoning”.

Community Response:

The Westwood Civic Association (WCA) supports the change of zoning as described in this report. A letter from the community requesting and supporting the change is attached. The WCA wants to see a decrease in density on the three sites by changing to an SF-4 District for Area A and an SF-6 District for Area B and Area C in order to protect the community from negative impacts associated with higher density development in the area. The community also hopes that by curtailing the dwellings to multi-family dwelling units, the community will achieve a better ratio of single-family to multi-family dwelling units.

CONCLUSIONS:

1. Available plans including The Coordinated Comprehensive Plan, Volume 2: Strategies for Comprehensive Land Use’s goals and objectives recommend specific uses including single-family for the area.
2. The zone changes were requested by Westwood Civic Association
3. Staff has received communication from WCA supporting the zone changes.
4. Staff has no knowledge of anyone from the community opposing the requested zone changes.
5. Area A and Area B adjoin an existing SF-4 and SF-6 respectively.
6. Area C will be rendered non-conforming if rezoned from an RMX to an SF-6.
7. Staff, consistent with sound planning practices and standards, does not support any zone changes that result in “spot zoning”.

RECOMMENDATION:

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

1. Approve a zone change for property at 2163 Harrison Avenue from RM-1.2 Multi-Family District to an SF-4 Single-Family High Density District (Area A).
2. Approve a zone change for property at 2722, 2726 and 2728 Faber Avenue from an RMX-Residential-Mixed District to an SF-6 Single-Family Medium Density District (Area B).
3. Disapprove a zone change for property at 2600 Harrison Avenue from an RM-1.2 Multi-Family District to an SF-6 Single-Family Medium Density District (Area C).

Respectfully submitted,

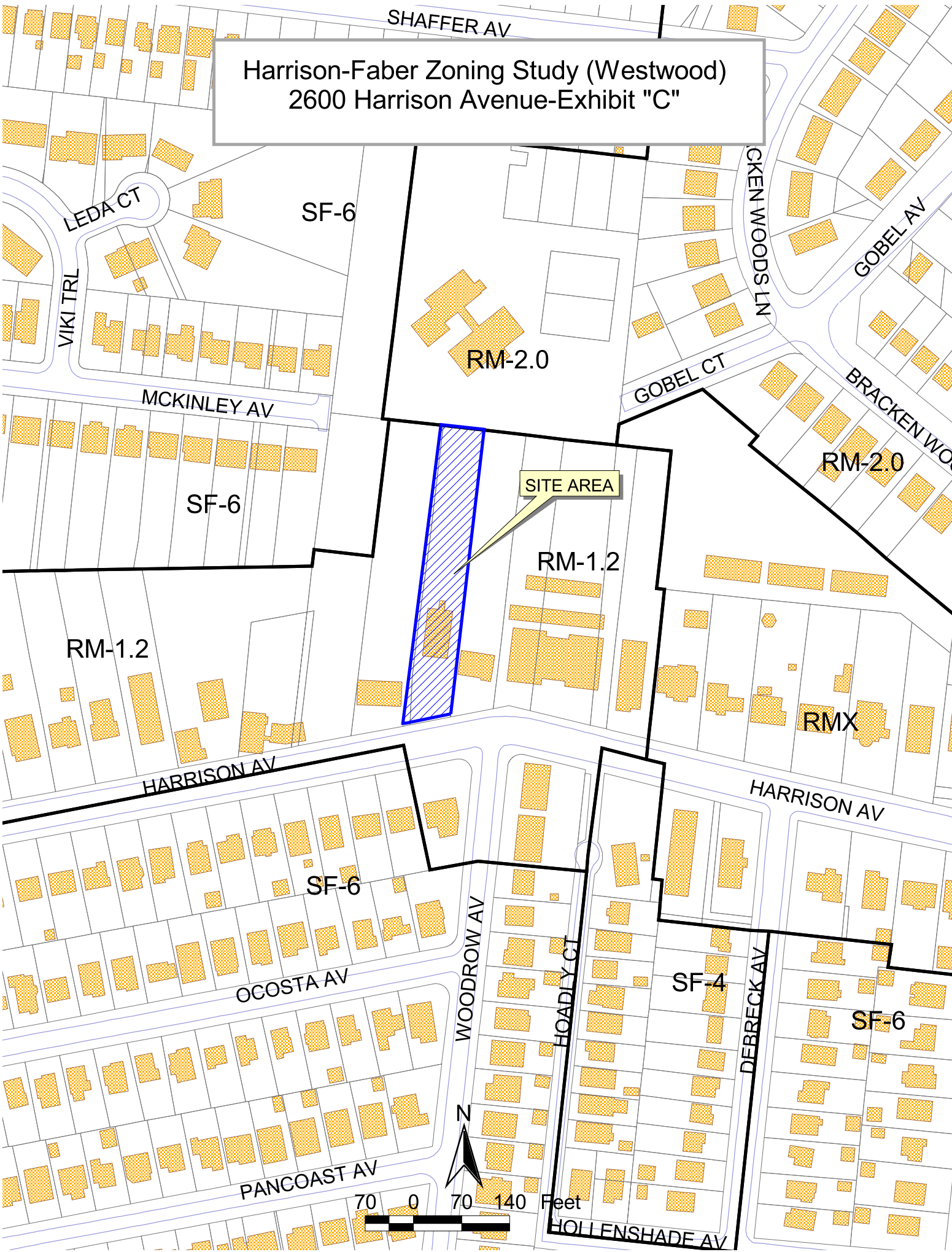
APPROVED:

Felix F. Bere, AICP
Senior City Planner

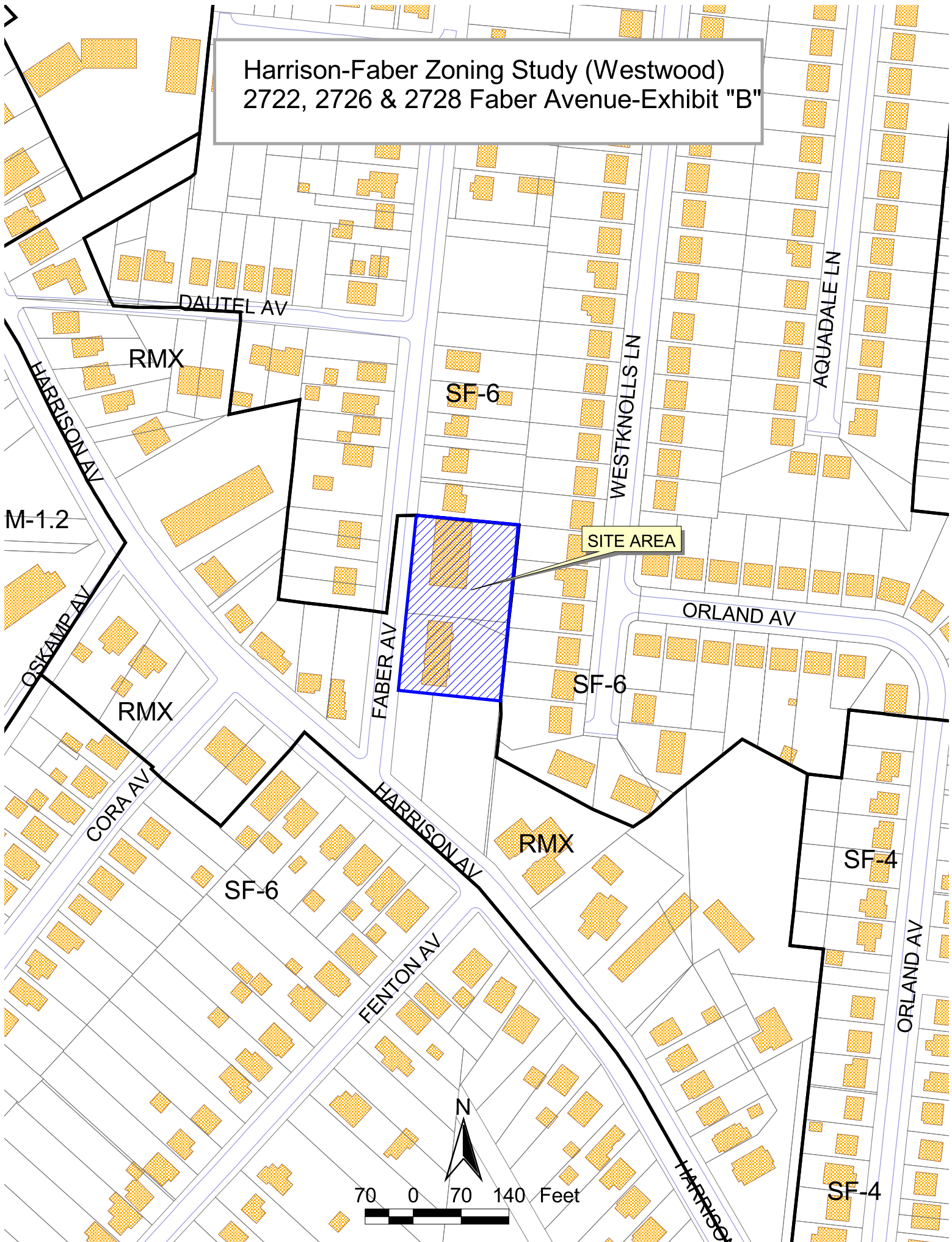
Charles C. Graves, Director
City Planning Department

Attachment

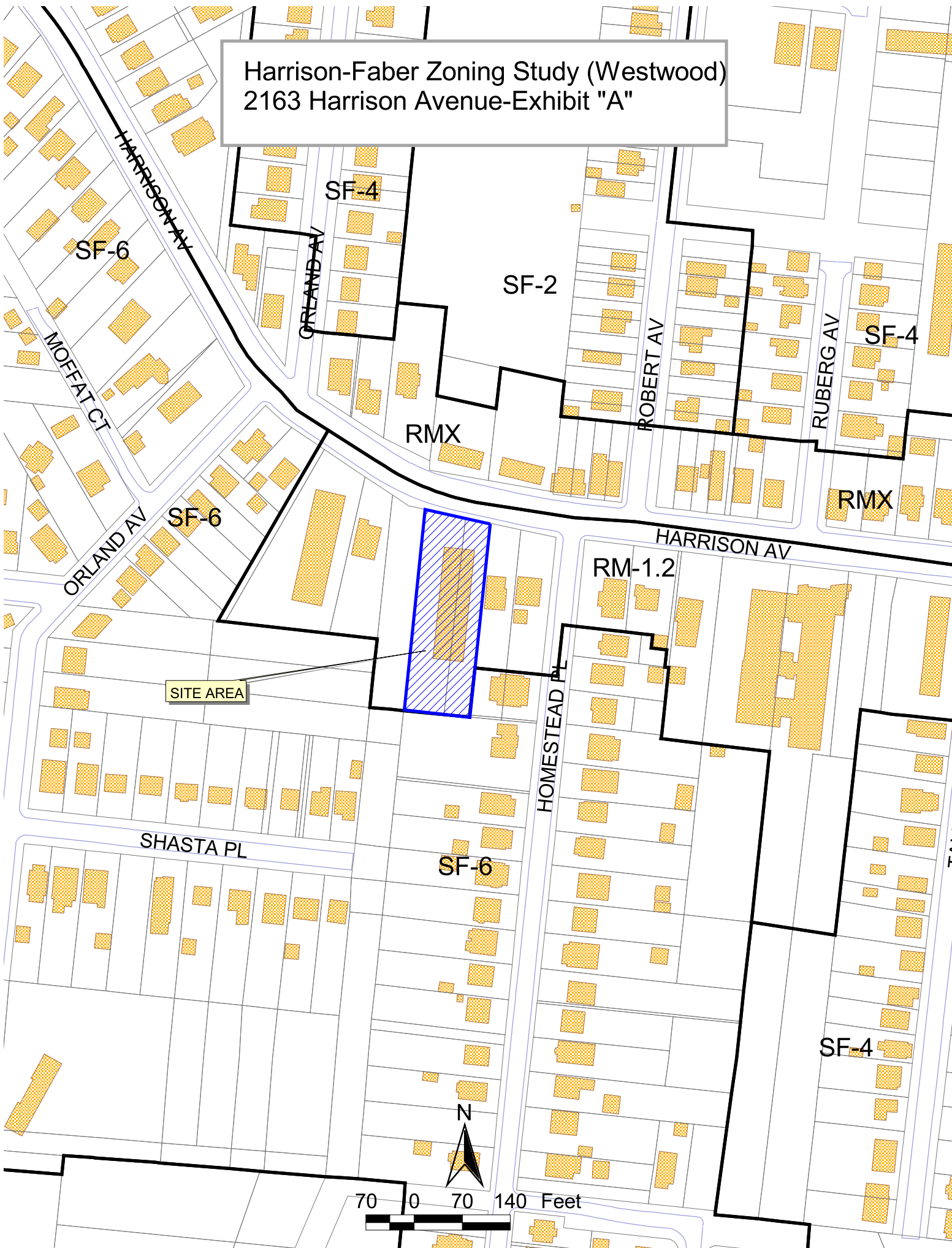
Harrison-Faber Zoning Study (Westwood)
2600 Harrison Avenue-Exhibit "C"



Harrison-Faber Zoning Study (Westwood)
2722, 2726 & 2728 Faber Avenue-Exhibit "B"



Harrison-Faber Zoning Study (Westwood)
2163 Harrison Avenue-Exhibit "A"



SITE AREA

