

**HONORABLE CITY PLANNING COMMISSION  
CINCINNATI, OHIO**

**March 7, 2008**

**SUBJECT:**

A report and recommendation on a Plat of Subdivision, Record Plat, for the Bluffs at Woodcrest Subdivision, Phase Two and Phase Three located north of Queen City Avenue, west of Sunset Avenue in the Westwood neighborhood.

**BACKGROUND:**

Abercrombie & Associates, Inc., Civil Engineers and Surveyors, on behalf of M/I Homes of Cincinnati, LLC, the owner and developer, has submitted a Plat of Subdivision, Record Plat, for the Bluffs at Woodcrest Subdivision, Phase Two and Phase Three. The Plats have been reviewed and approved by all reviewing agencies.

The existing zoning is Single-Family (SF) 4. The subdivision is being developed as Cluster Housing, pursuant to Section 1403-11 of the Cincinnati Zoning Code. A covenant has been filed with the Hamilton County Recorder's Office in compliance with Cluster Housing regulations.

The Bluffs at Woodcrest Subdivision is situated on 13.1228 acres of land. Phase One was approved on December 15, 2006 by the City Planning Commission and contained 21 lots. There have been 12 lots sold in Phase One with new attached single-family town homes.

The new Phase Two subdivision will contain six lots comprising Lot 22 through Lot 27. The new Phase Three subdivision will contain twelve lots comprising Lots 28 through Lot 39. M/I Homes of Cincinnati, LLC, plans to ultimately develop sixty dwelling units consisting of attached single-family town homes. Subsequent phases for additional lots will be presented to the City Planning Commission. Lot 21 is an open space lot containing ten acres that surrounds all residential lots as a wooded buffer. The storm water detention facility is located within lot 21. The primary ingress/egress to each residential lot is from two new private streets Bluffcrest Lane and Turningleaf Court that will be maintained by a Homeowners Association.

**RECOMMENDATION:**

The staff of the Department of Community Development and Planning recommends the City Planning Commission takes the following action:

“Approve the Plat of Subdivision, Record Plat, for the Bluffs at Woodcrest Subdivision Phase Two and Phase Three for the reasons that the plats conform to the Subdivision Regulations and has the approval of all reviewing agencies.”

Respectfully submitted:

Approved:

Stephen C. Briggs  
Senior City Planner

Charles C. Graves III  
Director, City Planning Department