

February 23, 2023

To: Mayor and Members of City Council

From: Sheryl M. M. Long, City Manager *SML*

202300667

Subject: Ordinance – Rezone property at 2380 Nova Avenue in Westwood from CG-A, “Commercial General-Auto-oriented,” to SF-6, “Single-Family.”

Transmitted is an Ordinance captioned:

AMENDING the official zoning map of the City of Cincinnati to rezone certain real property located at 2380 Nova Avenue in the Westwood neighborhood from the CG-A, “Commercial General-Auto-oriented,” zoning district to the SF-6, “Single-Family,” zoning district to permit the restoration of an existing structure to single-family residential use.

The City Planning Commission recommended approval of the designation at its February 17, 2023 meeting.

Summary

The applicant is requesting a zone change from a Commercial General – Auto-oriented (CG-A) district to a Single-family Residential (SF-6) district at 2380 Nova Avenue in Westwood. The subject property is a former single-family residence that is currently occupied by a hair salon, and the applicant is looking to revert the site back to a single-family residential use.

The City Planning Commission recommended the following on February 17, 2023 to City Council:

APPROVE the proposed zone change from Commercial General – Auto-oriented (CG-A) to Single-family Residential (SF-6) at 2380 Nova Avenue in Westwood.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement *KKJ*

February 23, 2023

To: Office of the Clerk of Council

From: Katherine Keough-Jurs, FAICP, Director, Department of City Planning & Engagement ^{KKJ}

Copy: Gabrielle Couch, City Planner

Subject: Ordinance – Rezone property at 2380 Nova Avenue in Westwood from CG-A, “Commercial General-Auto-oriented,” to SF-6, “Single-Family.”

The above referenced ordinance is ready to be scheduled for Council Committee. This item requires a public hearing following a required 14-day notification period by mail and in the City Bulletin.

Included in this submission are the following items:

- 1) The transmittal letter;
- 2) A copy of the City Planning Commission staff report dated February 17, 2023;
- 3) The Ordinance amending the zoning map to rezone 2380 Nova Avenue in Westwood from CG-A to SF-6.
- 4) Mailing labels for the notice of the Committee meeting and;
- 5) A copy of the mailing labels for your records.

February 23, 2023

Cincinnati City Council
Council Chambers, City Hall
Cincinnati, Ohio 45202

Dear Members of Council:

We are transmitting herewith an Ordinance captioned as follows:

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Summary:

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APPROVE the proposed zone change from Commercial General – Auto-oriented (CG-A) to Single-family Residential (SF-6) at 2380 Nova Avenue in Westwood.

Motion to Approve: Ms. Samad
Seconded: Mr. Weber

Ayes: Mr. Eby
Ms. Kearney
Mr. Samad
Mr. Stallworth
Mr. Weber

THE CITY PLANNING COMMISSION



Katherine Keough-Jurs, FAICP, Director
Department of City Planning & Engagement