

SUBJECT: A report and recommendation on a proposed zone change from Commercial General - Auto-oriented (CG-A) to Single-family Residential (SF-6) at 2380 Nova Avenue in Westwood.

GENERAL INFORMATION:

Location: 2380 Nova Avenue, Cincinnati OH, 45238

Petitioner: Tatiana Pasichnyk

Petitioner's Address: 1201 Dove Street, Suite 100, Newport Beach CA, 92660

Property Owner: John Kralick, JKV Workforce LLC

Owner's Address: 1201 Dove Street, Suite 100, Newport Beach CA, 92660

ATTACHMENTS:

- Exhibit A – Location Map
- Exhibit B – Site Photo
- Exhibit C – Zone Change Application
- Exhibit D – Zone Change Plat
- Exhibit E – Legal Description

BACKGROUND:

The petitioner, Tatiana Pasichnyk, on behalf of property owner John Kralick of JKV Workforce LLC, is requesting a zone change at 2380 Nova Avenue in Westwood from Commercial General – Auto-oriented (CG-A) to Single-family Residential (SF-6). The subject property is a former single-family residence that is currently occupied by a hair salon, which is why it is zoned commercially. The applicant wishes to revert the existing structure back to a single-family residential use, which is not permitted within the CG-A district. The property is located roughly a quarter mile north of the West Price Hill Neighborhood Business District and in the Westwood neighborhood. It is not located in a Hillside Overlay District or Local Historic District. The total zone change area measured to the street centerline will be approximately 0.17 acres. This item was not required to undergo a Coordinated Site Review because there is no proposed demolition and new construction associated with the change of zoning; just a change in use from commercial back to residential.

ADJACENT LAND USE AND ZONING:

The property is currently zoned Commercial General – Auto-Oriented (CG-A), and the adjacent zoning and land uses are as follows (also see Exhibit A):

Northeast:

Zoning: Single-family Residential (SF-6)

Use: Single-Family Residence

Northwest:

Zoning: Commercial General – Auto-oriented (CG-A)

Use: Nikkinails Nail Salon

Southeast:

Zoning: Commercial General – Auto-oriented (CG-A)

Use: Sunoco Gas Station

Southwest:

Zoning: Commercial General – Auto-oriented (CG-A)

Use: Midas Auto-Repair Shop

PROPOSED DEVELOPMENT:

The applicant wishes to maintain the existing building and revert it to its original use for single-family residential occupancy. The property will be either owner-occupied or operated as a rental with a local property manager.

PUBLIC COMMENT AND NOTIFICATION:

A virtual Public Staff Conference was held on Wednesday, January 25, 2023 to discuss the proposed zone change. Members of staff from the Department of City Planning and Engagement and the applicant were present, but no members of the public attended. Notice of the Staff Conference, as well as the February 17, 2023 City Planning Commission meeting, was sent to all property owners within 400 feet of the property, the Westwood Civic Association, Westwood Community Urban Redevelopment Corp., and Westwood Works. No correspondence has been received at this time. The applicant has indicated they have reached out to the Westwood Civic Association and have received no support nor opposition regarding the request.

CONSISTENCY WITH PLANS:

The Westwood Strategic Plan (2010)

The proposed zone change is consistent with the Housing and Neighborhood Development Goal of *The Westwood Strategic Plan (2010)* to “Enhance the quality of the housing stock (both owner-occupied and rental), and increase the ratio of single-family, owner-occupied housing units in Westwood” (p. 20). The reconversion of this property to a residential use will enhance the housing stock in Westwood.

Plan Cincinnati (2012)

The proposed zone change is also consistent with the Live Initiative Area of *Plan Cincinnati (2012)* and the goal to “Provide a full spectrum of housing options and improve housing quality and affordability” (p. 164), by increasing the supply of available housing within the city.

RECOMMENDATION:

The staff of the Department of City Planning and Engagement recommends that the City Planning Commission take the following action:

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

Respectfully submitted:

Approved:



Gabrielle Couch, City Planner
Department of City Planning & Engagement

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