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Proposed Zone Change

Existing District

Commercial General - Auto-Oriented (CG-A)

A mix of commercial, office, recreation and entertainment and arts uses that serve as region-drawing centers of activity. This district provides for easy automobile access, with large buildings and parking in the front.

Proposed Change

Single-Family Residential (SF-6)

A neighborhood residential area that is characterized by detached, single-unit structures at a medium-density. The minimum lot size is 6,000 sq ft.

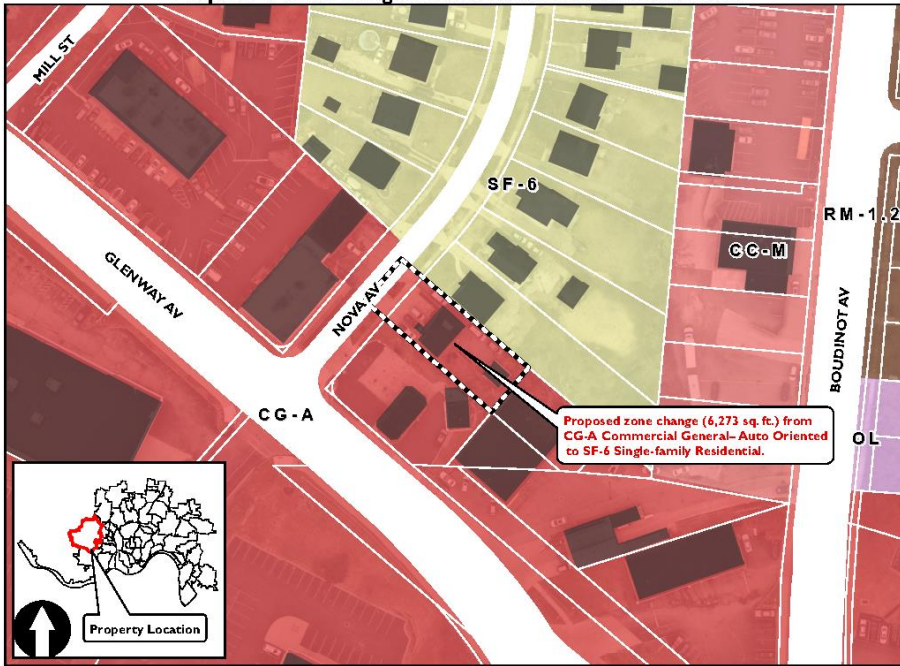
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Site View looking East on Nova Avenue



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Proposed Zone Change at 2380 Nova Avenue in Westwood



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Notice & Public Comment

PROPOSED ZONE CHANGE AT 2380 NOVA AVENUE IN WESTWOOD

City Planning and Engagement / Planning Projects and Studies / Active/Ongoing / Proposed Zone Change at 2380 Nova Avenue in Westwood

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Proposed Zone Change at 2380 Nova Avenue in Westwood

Background:
JKV Workforce LLC is requesting a Zone Change from a Commercial General – Auto-Oriented (CG-A) district to a Single Family – 6,000 (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.

Proposed Zone Change at 2380 Nova Avenue in Westwood

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Consistency with *Plan Cincinnati* (2012)

Live Initiative Area

Goal: Provide a full spectrum of housing options and improve housing quality and affordability.

How: By increasing the supply of available housing in the City.

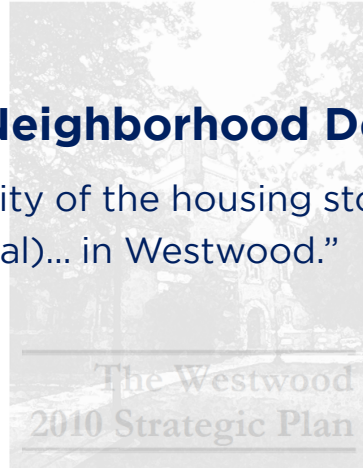
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Consistency with *The Westwood Strategic Plan (2010)*

Housing and Neighborhood Development

“Enhance the quality of the housing stock (both owner-occupied and rental)... in Westwood.”

(p. 20).



Conclusions

The staff of the Department of City Planning and Engagement supports the proposed change in zoning for the following reasons:

1. The proposed zone is **consistent with the existing surrounding built environment** and adjacent zoning districts.
2. It is **consistent with *The Westwood Strategic Plan (2010)*** through the Housing and Neighborhood Development Theme Area.
3. It is **consistent with *Plan Cincinnati (2012)*** within the Live Initiative Area.

Recommendation

The City Planning Commission recommends that City Council 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.