



City of Loveland Planning & Zoning Commission Memorandum

DATE: June 24, 2020

TO: Committee Members

FROM: Tom Smith
Assistant City Manager

SUBJECT: Re-zone Application: Joe Farruggia - Zicka Homes Residential – Medium Density (R-MD) to Residential – Multi-Family (R-MF)

Background

An application has been submitted on behalf of Joe Farruggia with Zicka Homes. The applicant is requesting a re-zone from current zoning of Residential – Medium Density (R-MD) to Residential – Multi-Family (R-MF) for a proposed development off North Second Street (St. Rt. 48) south of the Sentry Hill subdivision. The proposed subdivision would be a 28-unit Townhouse development.

The area of the proposed rezone includes two parcels: 1) Warren County (3.995 acres, parcel ID: 16-07-378-130); and 2) Clermont County (1.534 acres, parcel ID: 20-06-03A-38) consisting of approx. 5.529 acres of undeveloped land.



Figure 1: Location of Subject Property

Policy Options

Recommend the proposed recommendation to the City Council for approval, deny the proposed recommendation, or propose an alternative solution.

Analysis

As per the City of Loveland Code of Ordinances Section 1156: Table of Permitted Uses, the R-MD zone permits single family homes as a permitted use subject to the following use requirements:

As referenced in the same code above, the R-MF zone permits multi-family dwellings as a permitted use under the following requirements:

TABLE OF ZONING DISTRICT PRINCIPAL USE MINIMUM AND MAXIMUM REQUIREMENTS											
ZONING DISTRICTS		PRINCIPAL USE REQUIREMENTS									
		MINIMUM						MAXIMUM			
		DISTRICT SIZE (acres)	LOT AREA (sq feet)	LOT WIDTH (feet)	SETBACKS (feet)			STRUCTURE HEIGHT (feet)		INTENSITY (ratio)	
					Front Yard	Side Yard	Rear Yard	Principal	Accessory	Floor Area	Impervious Surface
Residential - Medium Density	R-MD	N/A	21,780	90	35	15	40	35	15	0.20	0.30

The disparities from the R-MD zone to the R-MF zones are:

TABLE OF ZONING DISTRICT PRINCIPAL USE MINIMUM AND MAXIMUM REQUIREMENTS											
ZONING DISTRICTS		PRINCIPAL USE REQUIREMENTS									
		MINIMUM						MAXIMUM			
		DISTRICT SIZE (acres)	LOT AREA (sq. feet)	LOT WIDTH (feet)	SETBACKS (feet)			STRUCTURE HEIGHT (feet)		INTENSITY (ratio)	
					Front Yard	Side Yard	Rear Yard	Principal	Accessory	Floor Area	Impervious Surface
Residential – Multi-Family	R-MF	N/A	22,000	90	35	15	40	40	15	0.25	0.40

1. Square footage modification to Lot Area of 220 sq. ft/lot area;
2. An increase of five feet in Principal Structure Height;
3. An increase of .05 sq. ft. in floor area ratio (FAR); and
4. An increase of .10 sq. ft. in Impervious Surface required.

It is the opinion of City staff that the proposed rezone would be consistent with the recommendations of the Downtown Strategic Plan, surrounding land uses, and poses very little significance in the disparity between the two zones in question. Therefore, City staff does not believe that the integrity of the code, surrounding land uses, nor their density requirements will be jeopardized with regards to the applicants request for rezone.

Recommendation

Staff recommends that the Planning and Zoning Commission make a favorable recommendation to the City Council for the approval of the applicants rezone request as stated in the applicants application.

Attachments:

St. Rt. 48 Rezone Application: Residential – Medium Density (R-MD) to Residential – Multi-Family (R-MF)

City of Loveland
Building & Zoning
120 W. Loveland Ave.
Loveland, Ohio 45140
www.lovelandoh.gov
(O) 513-707-1450
(F) 513-583-3032

PLANNING & ZONING COMMISSION ZONE CHANGE APPLICATION



FOR CITY OF LOVELAND BUILDING AND ZONING DEPARTMENT USE ONLY:

CASE # 20-02 DATE RECEIVED: 6-2-2020 FEE RECEIPT # 200.00 RECEIVED BY: ew

All applications must be typewritten and filed with the Building and Zoning Department. A fee of \$200.00 shall be paid in-full upon receipt of the application. The application must include a plot plan clearly displaying the following information (Section 1115):

1. A written description detailing the present use of the property, present zoning, and proposed zoning.
2. The proposed use, to include any plans that the applicant has developed.
3. Site Plan with title of the drawing with the name and address of the applicant.
4. Drawing to scale with scale notated, North arrow and date.
5. Size of the lot showing lot dimensions and dimensions of any existing or proposed structures.
6. Distances of all setback lines for all existing and proposed structures on the lot.
7. Existing and proposed driveways, walkways, patios, decks, etc.

All surveys for commercial or industrial properties must be prepared by a State of Ohio licensed professional.

NOTE: THIS APPLICATION MUST BE TYPEWRITTEN OR PRINTED CLEARLY - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT

Joe Farruggia

ADDRESS 7861 East Kemper Rd CITY/STATE/ZIP Cinti., OH 45249

CONTACT NUMBER 513-477-0855 FAX 513-247-3512 EMAIL jefarruggia3000@gmail.com

PROPERTY ADDRESS FOR EACH PARCEL WITHIN THE SUBJECT PROPERTY PLEASE PROVIDE:

PROPERTY OWNER NAME	PROPERTY OWNER ADDRESS	PARCEL NUMBER
<u>Christine L. Elfers Trustee</u>	<u>8050 Kroger Farm Rd</u>	<u>16-07-378-0130 Warren</u>
	<u>Indian Hill, OH 45243</u>	<u>20-06-03A-038 Clermont</u>

(MY) (OUR) INTEREST IN THE PROPERTY:

OWNER _____ AGENT _____ LESSEE _____ OPTIONEE XX

APPLICANT Joseph Farruggia 7861 E. Kemper Rd 513-477-0855
Signature Address Phone Number

OWNER(S) Christine L. Elfers Trustee 8050 Kroger Farm Rd Cin OH 45243 703-0959
Signature Address Phone Number

Christine L. Elfers Trustee

dotloop verified
05/20/20 6:16 PM EDT
TU3Z-CYSS-WNLL-SQ9F



June 2, 2020

City of Loveland
Building & Zoning Dept.
120 West Loveland Avenue
Loveland, Ohio 45140

Attn: Eva Wisby

Re: Blossom Hill Project - North Second Street
Warren County Parcel 16-07-378-130
Clermont County Parcel 20-06-03A-38
Our Job No.: 17-0037


Ms. Wisby:

Please see attached zone change application, zone change plan & check for \$200.00 for the above-referenced project. Zicka Homes (applicant) wishes to rezone the three parcels from "R-MD" to "R-MF" on behalf of Christine L. Elfers, Trustee (owner). The properties are 5.529 acres total & currently consist of open/undeveloped land. The attached plan shows a new 28 unit condominium development that is permissible under the "R-MF" zoning designation with a density of 5.3 units/acre.

Please place this on the agenda for the next available City of Loveland Planning Commission & feel free to contact me at your earliest convenience regarding any questions, additional information required, etc.

Sincerely,

ABERCROMBIE & ASSOCIATES, INC.



Craig T. Abercrombie, P.S./LEED AP
Vice-President of Operations

Attachment



VICINITY



OWNER: WARREN CO. PARCEL 16-07-378-0130 CLERMONT CO. PARCEL 20-06-034-038 CHRISTINE L. ELMERS, TRUSTEE 8050 KROGER FARM ROAD INDIAN HILL, OHIO 45243

DEVELOPER/APPLICANT: ZICKA HOMES 7961 E. KEMPER ROAD

EX ZONING = R-MU
PROPOSED ZONING = R-MF

AREA = 5.529 ACRES
R/M = 0.248 ACRES
NET AREA = 5.281 ACRES
DENSITY = 28 UNITS/NET AREA = 5.3 UNITS/ACRE

PROPOSED SETBACKS
FRONT YARD = 25'
SIDE YARD = 10'
REAR YARD = 40'

TOWNHOMES = 28 UNITS
PARKING PROVIDED
GARAGE SPACES = 56
DRIVEWAY SPACES = 56

GRAPHIC SCALE