

Hamilton Township Land Use Plan



April, 2006

Prepared at the request of:

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Executive Summary

The Hamilton Township Land Use Plan update was developed through a collaborative process, at the request of the Hamilton Township Trustees, between January and September, 2005. A Land Use Plan Update Committee was formed, with membership chosen by the Township Trustees. The group subsequently elected Dr. Frank Colòn as Chair and Mark Hildebrant as Vice Chair by consensus. The officers, Committee members and citizens who volunteered their time in the development of the Plan update deserve the sincere thanks of the community at large, as do the Township Trustees for their collective foresight.

Initial sessions were educational in nature, describing the authority for long range land use planning under Ohio statute, the functions of a Land Use Plan in review of applications for zone changes, closing with the strong history of land use planning the Township has benefited from since the mid-1970's. Additional groundwork included demographic analyses, a description of development trends, population forecasts, an examination of existing land use plans (including the Villages of Morrow and South Lebanon, as well as the City of Loveland), an explanation of typical land use planning categories and land use pie chart percentages for U.S. communities of comparable size. Throughout the process, valuable input was received from the Warren County Auditor, Warren County Soil & Water Conservation District, Warren County Sanitary Engineer, and Ohio Environmental Protection Agency as guest speakers.

The development of Plan update recommendations began with a discussion aimed toward the refinement of existing policies/goals/objectives. A visioning exercise was conducted based on geographic planning areas, projecting a 20-year Plan horizon. A discussion of the concept of urban service limits was followed by analysis of existing land use/zoning and committed development. The final step in Plan development involved compiling the future land use map, based upon the above combined inputs.

Advertised public hearings were convened at the February 8 and 15, 2006 meetings of the Township Trustees. Following additional discussion on March 1, 2006, the updated Land Use Plan was unanimously recommended for adoption by the Township Trustees on March 8, 2006 via Resolution ----- (see **Appendix**). An advertised public hearing was conducted at the April 11, 2006 meeting of the full Warren County

Regional Planning Commission, being adopted per RPC Resolution xx-06 (see **Appendix**).

In summary, this document marks a thoughtful turning point in land use planning for Hamilton Township from a couple of notable perspectives:

The 1974 County-wide Plan did not project the extension of sanitary sewer into the Township proper, which nonetheless incrementally took place over the succeeding decades in the Maineville/Hopkinsville, greater Morrow and South Lebanon areas under Warren County jurisdiction and in Loveland through the Metropolitan Sewer District (MSD). As a result, the Township has evolved from an almost exclusively rural character to the most rapidly suburbanizing unincorporated area in Warren County--if not the State of Ohio. The Township Land Use Plan developed in 1993, updated most recently in 2000, recognized this changing environment, but did not fully reflect the current rate of growth, nor the policy interest trend toward growth management.

The format for this document is also somewhat different than the year 2000 update. The current Plan update (Goals/Objectives/Policies, Future Land Use, and Plan Implementation) has been purposefully designed as a Recommendations section, with accompanying mapping/graphics to help guide prudent decision-making, as opposed to the more traditional format with a lengthy narrative text. This Executive Summary, when combined with these Recommendations, reflects the considered view of the Land Use Plan Update Committee. The planning horizon remains long term (20 years), however mindful that due to the pace of development, changing conditions and evolving policy framework, periodic updates will no doubt be necessary.

Summarizing future land use, areas where sanitary sewer is currently available (Maineville/Hopkinsville, South Lebanon, greater Morrow and Loveland)--or may eventually become available (Cozaddale)--are locations where most projected growth is to be encouraged. This is common within an "urban service limits" concept of planning, which has been carried over and strengthened from prior Land Use Plans. A conscious effort has been made to measurably increase the percentages of non-residential development in

these areas in order to increase the local tax base, thereby supporting the viability of public school systems, infrastructure and public services, while ensuring greater economic sustainability. Transitional intensities of development are projected moving outward from these areas, with the goal of preserving the prevailing rural character of the remainder of the Township to the extent possible.

Separate Thoroughfare and Parks and Open Space Plans are currently proceeding on a parallel track, each of which are being prepared by consultants and are, to a degree, co-dependant on this effort. These documents, when considered together, constitute a comprehensive planning approach for Hamilton Township's future.

History

Hamilton Township is one of four original townships created when Warren County was divided in May, 1803. By June, 1818, the present boundaries of the Township were established, being bounded by the little Miami River to the north and west, Harlan and Salem Townships to the east, and Clermont County to the south.

Stone implements and weapons of the native Neolithic and Paleolithic "Mound Builders" are found scattered around the Township. A crude manufacturing site was discovered around 1900. One of the major north-south trails used by Native Americans once ran through Hamilton Township, with evidence discernable on farm properties near Zoar.

Hamilton Township is part of the Virginia Military District. Following the Revolutionary War, land in such areas was promised to troops in the Virginia State Militia as partial payment for their service. As early as 1787, land warrants were being surveyed in this area, however widespread settlement did not occur until after the defeat of the Native Americans by General Anthony Wayne in 1794 and the subsequent signing of the Treaty of Greenville:

William Mounts and five other families settled in Hamilton Township in October, 1795. Mounts Station was the first settlement of record in Warren County south and east of the Little Miami River. Settlements soon followed in the Cozaddale and Murdoch areas, usually amounting to little more than a group of cabins around a spring or creek.

The first continuously inhabited area dates from 1808. Known as Hopkinsville and named for the founding Hopkins family, it quickly became the center for local trade, the headquarters for general muster and other public gatherings, as well as the site of one of the earliest cemeteries.

Yankeetown was established in 1815 by settlers from the State of Maine. The Village was incorporated as Maineville in 1850.

The first school dates from 1804, being constructed of logs, stone and mud on the present site of the Bethel

Cemetery. The Maineville Academy provided educational opportunities between 1849 and 1874 as a private concern, when it was incorporated into the Maineville Special School District.

The Cincinnati and Montgomery Pike (nka U.S. Route 22-3), one of the earliest roads in the Township, was originally graded in 1835. Under the Free Pike law, additional gravel roadways were developed, including the Maineville and Fosters Crossing Road (nka Fosters-Maineville Road), Murdoch Pike (nka State Route 48), and Fosters Crossing-Loveland Road (nka Butterworth Road).

The Little Miami Railroad was extended through the Township along the edge of the river valley in the mid-1840's, led by former Governor Jeremiah Morrow. It served several grist and sawmills and the once bustling Hoppe's Island resort at Fosters Crossing. It ceased passenger operations in 1948 and freight operations in about 1960. The right-of-way has since been developed as part of a growing, scenic multi-use trail network. The Belpre & Cincinnati Railroad (aka Cincinnati & Marietta R.R.) passed through the southeastern portion of the Township through Cozaddale, dating from 1851, connecting the region with east coast railroads. Cozaddale was originally planned as a manufacturing town, but this intention has not been realized, although renewed interest in this concept has surfaced to date, as noted elsewhere in this document.

Other notable commercial/industrial operations in early Township history included a tanning facility for the production of shoe leather a half mile north of Murdoch begun in 1835, the distilling of spirits and salt (hence the name Salt Run), foundries and wheelwrights. The Kings Powder Works (later Peters Cartridge, Remington, etc.) was established by George King in association with the unincorporated community factory town of Kings Mills along the Little Miami River. More recent industrial activities include sand and gravel extraction along the Little Miami River, and Big Four Industries outside Maineville, brought to the Township in 1958 (later U.S. Turbine and Rolls Royce).

Many of the Township's first settlements remain today, predominantly as residential communities. No longer providing the range of services they once did, places like

Cozaddale, Comargo, Zoar, Fosters Crossing and Murdoch were once thriving, essentially self-sustaining communities.

Introduction/Context

The earliest land use plans were described in the early 1900's by the noted landscape architect Frederick Law Olmstead as "a device for preparing and keeping constantly up to date a unified forecast of all the important changes, additions and extensions of the physical arrangement of the jurisdiction which sound judgment holds likely to become desirable and practicable, so as to avoid both ignorantly wasteful action and inaction".

In more modern terms, the Land Use Plan is the local government's statement of goals, objectives and policies, accompanied by maps, to guide public investment and private development. It serves as the principle policy instrument for the administration of local zoning, the location and classification of streets and thoroughfares, the location and construction of community facilities and infrastructure (i.e., water, sanitary sewer, police, and fire/emergency medical services), the acquisition and development of parks and open spaces, and the initiation of new programs (e.g., economic development).

While the Ohio Revised Code (ORC) does not directly define what comprises what is traditionally called a "comprehensive plan" or "master plan", it does state that zoning regulations are to be "in accordance with a comprehensive plan" (Section 303.02). As a result, future land use maps are frequently confused with zoning maps. However, land use plans do not carry the authority of zoning regulations, which are law. In fact, Ohio courts have interestingly held that zoning need not be based upon a comprehensive plan (Columbia Oldsmobile v. City of Montgomery, 1991).

Such plans, where they exist, are by design:

- **Long-term** in nature, typically with a 20 year horizon, in this case to the year 2025;
- **Comprehensive**, encompassing the entire jurisdiction and consisting of all functional elements; and yet
- **General**, summarizing policies and proposals, not providing detailed regulations for specific site development (i.e., zoning).

The Land Use Plan, due to the above criteria, should not be viewed as static and unchanging. Since it is based largely upon a series of assumptions, changes in circumstances should result in the periodic revisiting of the Plan. Updates are normally considered between 5 and 10 years after adoption, but the pace of change within the jurisdiction should dictate the actual frequency.

Considering the aforementioned weak enabling laws, it is fortunate that there is a strong history of land use planning in the unincorporated areas of Warren County. Beginning with the Warren County - 1990 Generalized Land Use Plan (adopted in 1974), and continuing with the Hamilton Township Land Use Plan (adopted in 1993, updated in 2000), Hamilton Township has benefited from long range planning for 31 years. The frequency of Plan updates has grown shorter with each successive document, which has been appropriately based upon changing conditions due to growth pressures and development policy needs.

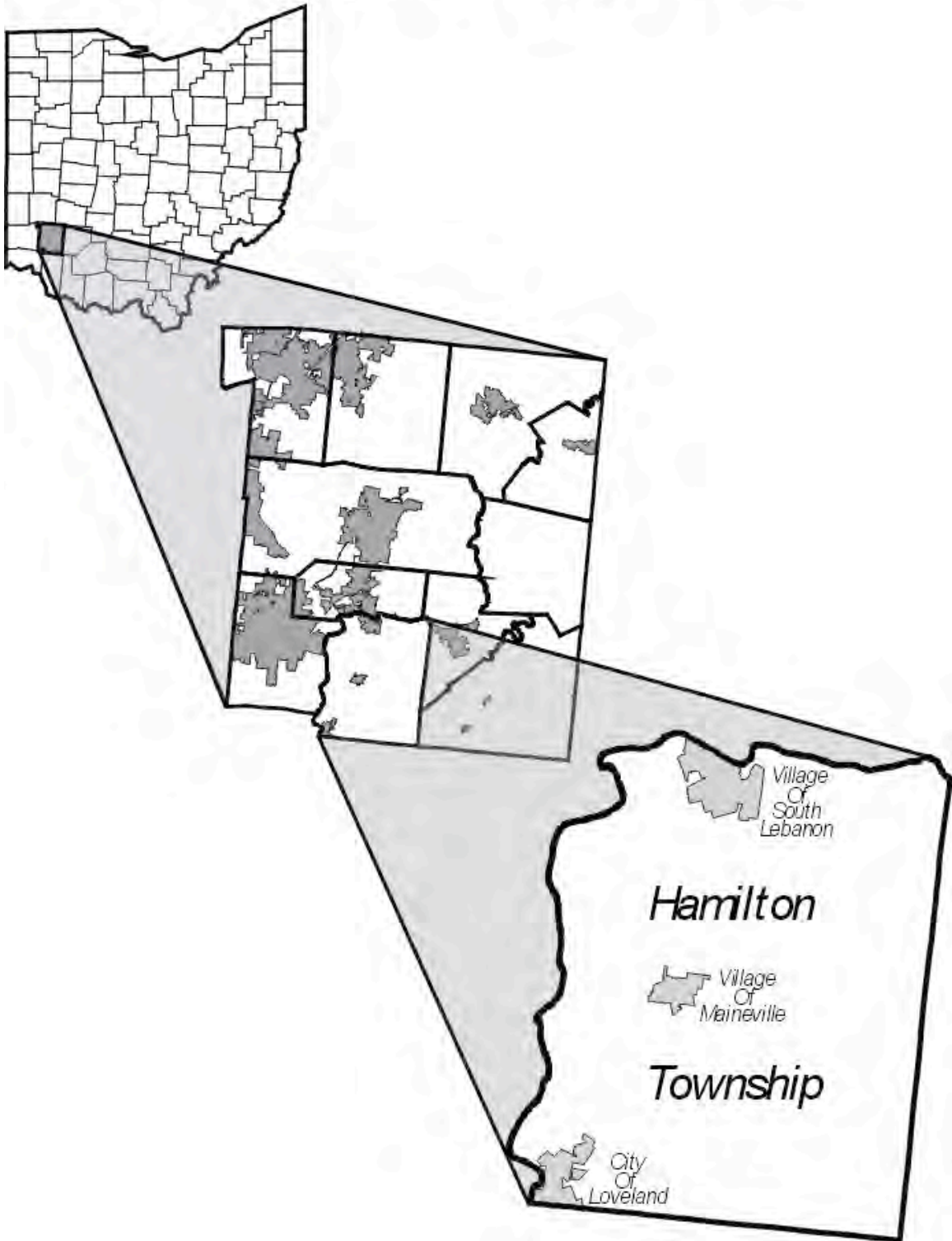
The current pace of development in the Hamilton Township/Maineville/ South Lebanon/Morrow/Loveland area is unprecedented. Policy decisions made several decades ago regarding the extension of public water and sanitary sewer service into these areas, combined with market demand, have made Hamilton Township the fastest growing of the 11 townships in Warren County since 2000. For context, Warren County is the second fastest growing of Ohio's 88 counties and has been ranked in recent years as the 52nd fastest growing county in the United States. Not all citizens and public officials take pride in such rankings--hence the current interest in growth management.

Current growth pressures are not surprising, based upon the geographic location of Hamilton Township within the Greater Cincinnati area (see **Map 1**) in southwestern Ohio. As the adjoining Deerfield Township continues to approach build-out, development demand is projected to continue outward in a concentric manner along U.S. Route 22-3.

Interestingly, Hamilton Township and Warren County growth trends do not mirror those for the State of Ohio as a whole, which grew by only 4.6 percent in population between 1990 and 2000. This makes Warren County and the 13-county

greater Cincinnati region, which grew by 8.9 percent during that decade, unique.

Map 1
*Hamilton Township Location
In Warren County, Ohio*



Existing Conditions/Trends

The initial meetings of the Land Use Plan Update Committee were educational in nature. This can be frustrating for the uninitiated. It is tempting to skip such elements and simply prepare and adopt a future land use map. However, this would be a fatal flaw. It is important to provide a strong foundation of information in any planning process.

Community Character

To say that Hamilton Township is undergoing a dramatic transition is an understatement. What was as recently as 10 years ago a predominantly rural landscape is currently rapidly suburbanizing. Development trends are enabled by policy decisions and are sustained by market forces. The following analysis is offered to understand the currently fluid situation regarding community character within the 34.4 square mile (22,000+ acres) study area.

The Warren County - 1990 Generalized Land Use Plan was adopted by the Warren County Regional Planning Commission (RPC) in 1974. It projected future land use throughout Warren County. As to the study area--with the exception of pre-existing concentrations of residences at a density greater than 2.0 dwelling units per acre in the Villages of Maineville and South Lebanon and in the unincorporated communities of Hopkinsville, Zoar, Murdoch, Dallasburg and Cozaddale, as well as industrial uses in Kings Mills and outside Maineville, as well as mineral extraction along the Little Miami River east and west of Stubbs Mills Road--the vast majority of Hamilton Township was projected to remain rural and/or agricultural in character.

In the late 1970's, the extension of sanitary sewer was enabled by Warren County with financial assistance from the State of Ohio in the Maineville/Hopkinsville area. In the late 1990's, sanitary sewer was also extended from the Village of Morrow by Warren County along U.S. Route 22-3 to serve the new Little Miami High School, purposefully enabling a limited amount of adjoining sewer development to help pay for this extension. This, combined with incremental decisions consistent with the availability of sanitary sewer made by the Board of Township Trustees, which has controlled local zoning since 1972, and market demand due to strategic location, has made Hamilton

Township the most rapidly growing township in Warren County since 2000, when measured by building permit issuance for single family residences (see **Table 1**). Slightly more than four (4) of every 10 permits across the unincorporated area of the County have been issued in Hamilton Township within this period.

TABLE 1
SINGLE FAMILY RESIDENTIAL BUILDING PERMITS BY TOWNSHIP
WARREN COUNTY, OHIO

<u>%</u>	<u>Rank</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>TOTAL</u>
Clearcreek		133	149	230	249	256	1017
14.4	3						
Deerfield		277	224	325	289	279	1394
19.8	2						
Franklin		51	47	47	62	106	313
4.4	5						
Hamilton		446	664	618	611	570	2909
41.3	1						
Harlan		42	53	47	53	51	246
3.5	6						
Massie		4	5	7	6	6	28
0.4	11						
Salem		14	29	31	23	23	120
1.7	10						
Turtlecreek		54	64	77	92	88	375
5.3	4						
Union		37	73	27	13	11	161
2.3	8						
Washington		46	34	39	51	47	217
3.1	9						
Wayne		39	51	51	52	52	245
3.5	7						
total		1143	1393	1499	1501	1509	7045

Source: Warren County Building Department

As updates to the aforementioned County-wide Plan, Hamilton Township Land Use Plans were developed and adopted by the RPC in 1993 and 2000. They clearly reflect the changing assumptions and circumstances, including an emerging trend in southwestern Hamilton Township by the City of Loveland to annex lands and provide sanitary sewer for mainly single family residential development, also projecting limited commercial and industrial uses. The decreasing interval between Plan updates (19 years, 7 years and 5 years) is also an indicator of development pressure.

Outside these sewerable nodes, development has been mainly limited to rural density single family residences--a mix of subdivisions with interior streets and lot splits along existing road frontages--places of worship, and telecommunication towers. Only limited commercial and industrial activities are possible without sanitary sewer. As a result, these areas also currently include significant but dwindling concentrations of active agricultural land use.

Demographics

As of the 2000 Census, Hamilton Township ranked fifth in population among the 11 Warren County townships (see **Table 2**). This is the same rank as 1990, and yet much has changed:

Only Deerfield Township grew at a more rapid rate during that decade (69.7 versus 59.2 percent change). Hamilton Township comprised 4.7 percent of the total County population in 1990, versus 5.4 percent in 2000.

The State of Ohio has released inter-census population estimates by political jurisdiction for 2004, indicating that Warren County had increased to 189,276 (19.5 percent increase over 2000) and Hamilton Township to 14,196 (64.2 increase), bringing the Township share of overall population to 7.5 percent. Extrapolating at the average annual rate of growth since 2000, the 2005 population would be approximately 16,000--whereas the Township estimates a mid-2005 population of 19,071 (220.6 percent increase over 2000).

Another interesting trend is that while our townships obviously grew quite fast, the County's municipalities grew even more rapidly. In fact, during the current decade--for the first time in modern County history--the overall municipal population may surpass that within the unincorporated (township) areas. Examples of this trend in the study area in the below table include the evident growth of both the Village of Maineville and the City of Loveland. The population loss shown in the Village of South Lebanon in the 1990's is characteristic of prior decades--really since the demise of the Little Miami

Railroad. This trend, of course, has been reversed since the 2000 Census, with the majority of development in that jurisdiction taking place south of the Little Miami River, within the study area.

The median age of Township residents has increased from 24.2 (1970) to 36.6 (2000). This trend is similar to Warren County and the State of Ohio and is a function of the aging of the post World War II "baby boom" generation.

Per capita income (\$29,756 in 2000) has increased almost four-fold (\$7,535 in 1980). The 2000 Township per capita income is 16.6 percent higher than Warren County (\$25,517) and is 41.7 percent higher than the State of Ohio (\$21,003), indicating an affluent local population.

Table 2
POPULATION (1990-2000)
WARREN COUNTY, OHIO

<u>Places</u>	<u>1990</u>	<u>2000</u>	<u>Change</u>	<u>Per Cent Change</u>
Butler	188	231	43	22.9
Carlisle*	4,610	4,876		266
5.8				
Corwin	225	256	31	13.8
Franklin	11,026	11,396		370
3.3				
Harveysburg	437	563	126	28.8
Lebanon**	10,453	16,962		6,509
62.3				
Loveland*,**	32	281	249	778.1
Maineville	359	885	526	146.5
Mason	11,452	22,016		10,564
92.2				
Middletown*,**	31	2,031	2,000	
5,551.6				
Monroe*	52	47	-5	-9.6
Morrow	1,206	1,286		80
6.6				
Pleasant Plain	138	156	18	13.0
South Lebanon	2,696	2,538		-158
5.9				
Springboro*	6,590	12,227		5,637
85.5				

Waynesville	<u>1,949</u>	<u>2,558</u>	<u>609</u>
31.2			
subtotal	51,444	78,309	26,865
52.2			
<u>Townships</u>			
Clearcreek	6,757	8,747	1,990
29.5			
Deerfield	15,039	25,515	10,476
69.7			
Franklin	11,840	9,947	-1,893
-16.0			
Hamilton	5,430	8,645	3,215
59.2			
Harlan	2,942	3,240	298
10.1			
Massie	448	498	50
11.2			
Salem	2,832	2,847	15
0.5			
Turtlecreek	10,319	12,114	1,795
17.4			
Union	1,934	2,230	296
15.3			
Washington	1,354	1,855	501
37.0			
Wayne	<u>3,570</u>	<u>4,436</u>	<u>866</u>
24.3			
subtotal	62,465	80,074	17,609
28.2			
Total County	#113,909	^158,383	44,474
39.0			

* Partial County of jurisdiction ** Places independent of townships
 # Adjusted total was 113,927 ^ Adjusted total was 159,486

Source: Bureau of the Census, U.S. Department of Commerce

A related measure is poverty status. As of 2000, Hamilton Township families under a female householder with no husband present (an indicator of a threat of poverty) comprised 8.8 percent, while those that actually qualified as being poverty-stricken were much lower (0.8 percent). Warren County figures were consistently higher, with 14.1

percent being under a female householder with no husband present, and 3.0 percent actually in poverty.

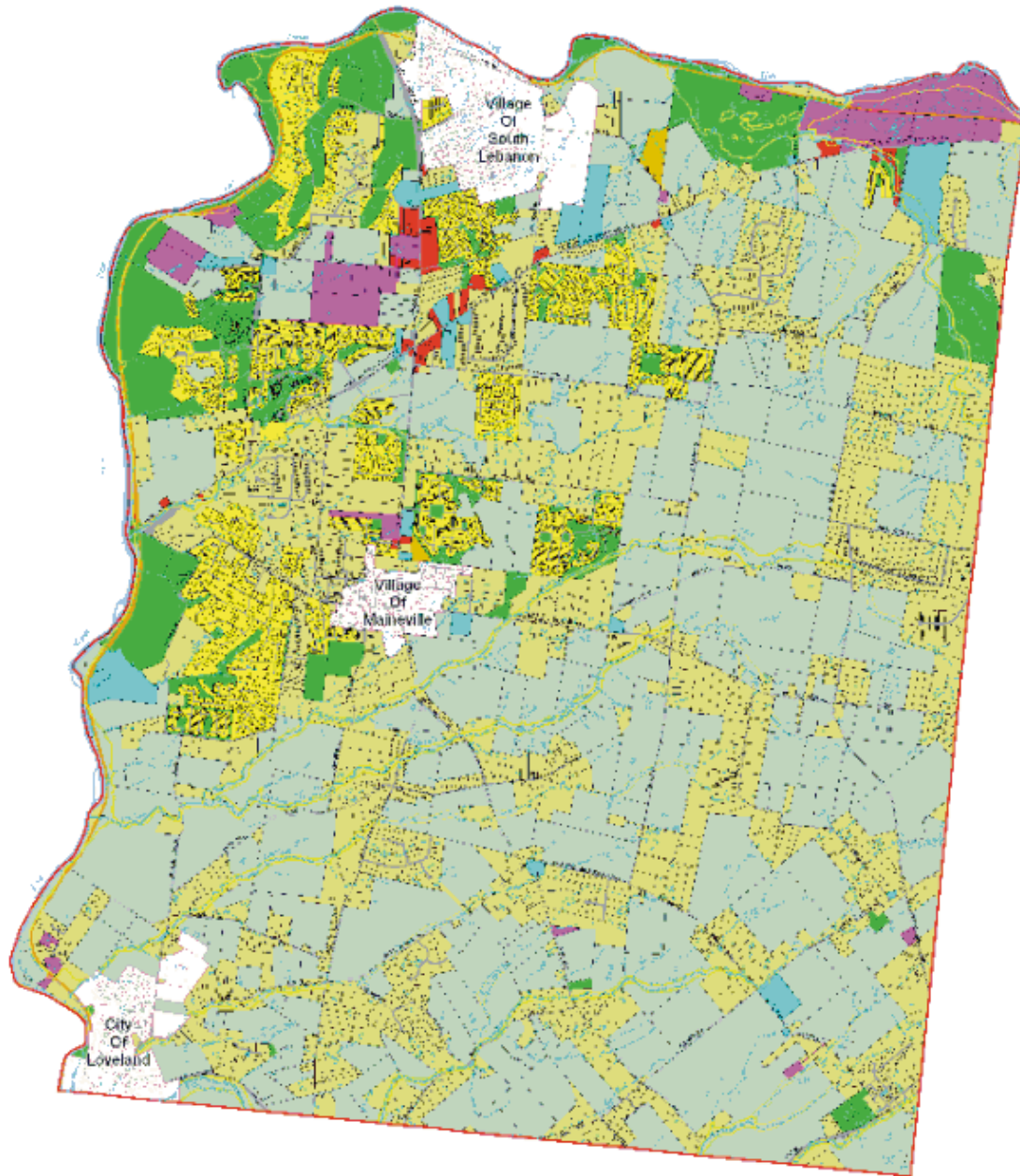
Racially, 98.2 percent of Township residents in 2000 were Caucasian (White). Hispanic (0.8 percent), Asian (0.6 percent) and African American (0.4) were the largest reported local minority groups. Across Warren County, the order was reversed, with African Americans (2.7 percent), followed by Asians (1.3 percent) and Hispanics (1.0 percent).

As to educational attainment, in 2000, 28.7 percent of Township residents were high school graduates (or equivalent), while those attaining a bachelor or graduate/professional degree were at 21.6 and 10.1 percent, respectively. This compares with Warren County at 31.2 percent as high school graduates, 19.3 percent with a bachelor degree and 9.1 percent with a graduate/professional degree.

Existing Land Use/Zoning

An analysis of existing Township land use (see **Map 2** and **Table 3**) reveals geographic patterns consistent with available infrastructure, particularly sanitary sewer. Agricultural/vacant uses remain predominant, particularly outside sewerable areas. Concentrations of small lot, single family residential uses are primarily concentrated within the Hopkinsville/Maineville sewerable area. Examples of active subdivisions fitting this use category are Butterfield Park, Heritage at Miami Bluffs, Indian Lakes South, Miami Bluffs, Regency Park, Thornton Grove, Turning Leaf, and Wedgwood. Limited areas were also developed for single family residential uses within this area prior to the availability of sewer, such as the Grandin Ridge, Ran Mar and Wesler subdivisions, as well as unplatted frontage development along Hopkins Road, Nunner Road, and Stephens Road. Within the greater Morrow sewerable area, current on-going sewerable residential subdivisions include Saddlebrook and the Villages of Classicway. Existing multi-family residential uses include limited concentrations within the Miami Bluffs, Sunrise Landing and Villages on the Green neighborhoods in the Hopkinsville/Maineville area.

Hamilton Township Existing Land Use (Year 2005)



Existing Land Use Categories

- Commercial
- Industrial
- Public & Semi-Public
- Multi-Family Residential
- Single Family Residential
- Rural Residential
- Vacant-Agricultural-Rural Res
- Recreational / Open Space
- Roads Rights-of-Way

Base Map Elements

- Road Rights-of-Way Lines
- Hamilton Township Original Boundary
- Incorporated Areas Boundaries
- Creeks & Other Natural Drainageways
- Little Miami Scenic River
- ODNR Little Miami Bikeway
- Zone A - 100 Year Floodplain
- Zone B - 500 Year Floodplain

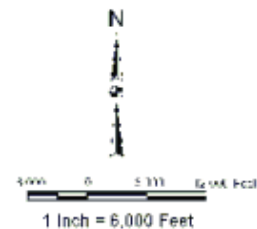


TABLE 3
EXISTING LAND USE
HAMILTON TOWNSHIP

<u>Land Use</u>	<u>Percent</u>
Agricultural/Vacant	46.3
Rural Residential	7.9
Single Family Residential	30.1
Multi-Family Residential	0.2
Commercial	0.5
Industrial	2.4
Public/Semi-Public	3.8
Recreation/Open Space	<u>8.8</u>
total	100.0

Sources: Hamilton Township and Warren County GIS

As to non-residential land uses, aside from places of worship, the majority are also concentrated within sewerable areas. Within the Hopkinsville-Maineville area, commercial and/or office development has begun in earnest within the last several years, as illustrated by the Maineville Crossing, Shoppes at Grandin, and River's Bend shopping centers in the vicinity of Hopkinsville. Industrial activities within the Hopkinsville-Maineville area are concentrated along Grandin Road and State Route 48. Current non-residential examples within the greater Morrow area include the Little Miami High School and the Bigfoot Commercial (Miss Michelle's Daycare and Baker House Veterinary Clinic) subdivision. Examples of non-residential uses within the Cozaddale planning area include public/semi-public uses (churches), recreation/ open space (campgrounds) and light industry (towing/salvage).

Hamilton Township has provided a breakdown of existing zoning (see **Table 4**). Residential zoning is obviously predominant. In fact, Rural Residence R-1 zoning comprises almost 90 percent of the overall residential category. Assuming build-out as currently zoned, the commercial (3.6 percent) and industrial (5.5 percent) categories are measurably below those for the average community across the United States of under 100,000 population (10 and 7 percent, respectively), raising questions about economic sustainability, tax base and cost of community services for Township residents into the future. Please see the Goals/Objectives/Policies for specific recommendations to this regard.

TABLE 4
EXISTING ZONING
HAMILTON TOWNSHIP

<u>Zoning</u>	<u>Parcels</u>	<u>Acreage</u>	<u>Percent</u>
B-1	53	105.0	0.4
B-2	62	822.8	3.4
M-1	43	394.5	1.6
M-2	65	1018.3	4.2
M-H	1	25.8	0.1
R-1	3775	19208.8	79.3
R-2	684	412.5	1.7
R-3	1408	937.6	3.9
R-4	788	1285.8	5.3
T-C	<u>3</u>	<u>26.2</u>	<u>0.1</u>
total	6882	24237.3	
100.0			
Residential	6655	21844.7	
90.1			
Commercial	115	927.8	3.9
Industrial	108	1412.8	5.8
Misc.	<u>4</u>	<u>52.0</u>	<u>0.2</u>
total	6882	24237.3	100.0

Source: Hamilton Township

Committed Development

An analysis was recently conducted by the firm of Strategic Public Policy for the Warren County Commissioners to determine remaining capacity of the Lower Little Miami Wastewater Treatment Plant, which serves major portions of Hamilton and Deerfield Townships, the Villages of Maineville and Morrow in their entirety and the unincorporated community of Roachester in Salem Township. As of mid-2005, there were 5,323 approved but not built single family residential lots within either the Hopkinsville/Maineville and greater Morrow sewerable areas of Hamilton Township, or otherwise previously promised sanitary sewer service in the vicinity east of Zoar Road. An additional 476 undeveloped acres were identified within the sewer service area with base Rural Residence R-1 zoning. Barring rezoning to enable additional density potential, an additional 952 single family residential lots could thus be created. Finally, as a result of recent litigation, an additional 532 single family residential lots are feasible, bringing the overall potential total to

6,807. This represents--assuming that demand at the current average rate of roughly 600 single family residential permits per year remains steady--a 11+ year supply, through 2017.

Anticipated impacts of build-out of this development "pipeline" should not be underestimated. For instance:

- An additional 18,583 residents would be added (2.73 persons per household, based upon the 2000 Census);
- 3,846 school-age children would be generated (national average of 0.565 per single family household); and
- Traffic generation would increase by over 65,000 trip ends each weekday (national average of 9.56 per single family residence).

The aforementioned wastewater treatment analysis indicated a 3-4 year capacity supply, depending upon future demand. As a result, the Warren County Commissioners have capped annual sewer taps within the study area and authorized that engineering studies necessary toward the expansion of wastewater treatment capacity of the Lower Little Miami facility begin immediately, with the stated goals of accommodating previously approved projects while maximizing non-residential sewage treatment capacity to provide a sustainable mix of land uses from the standpoint of tax base.

Constraints to Development

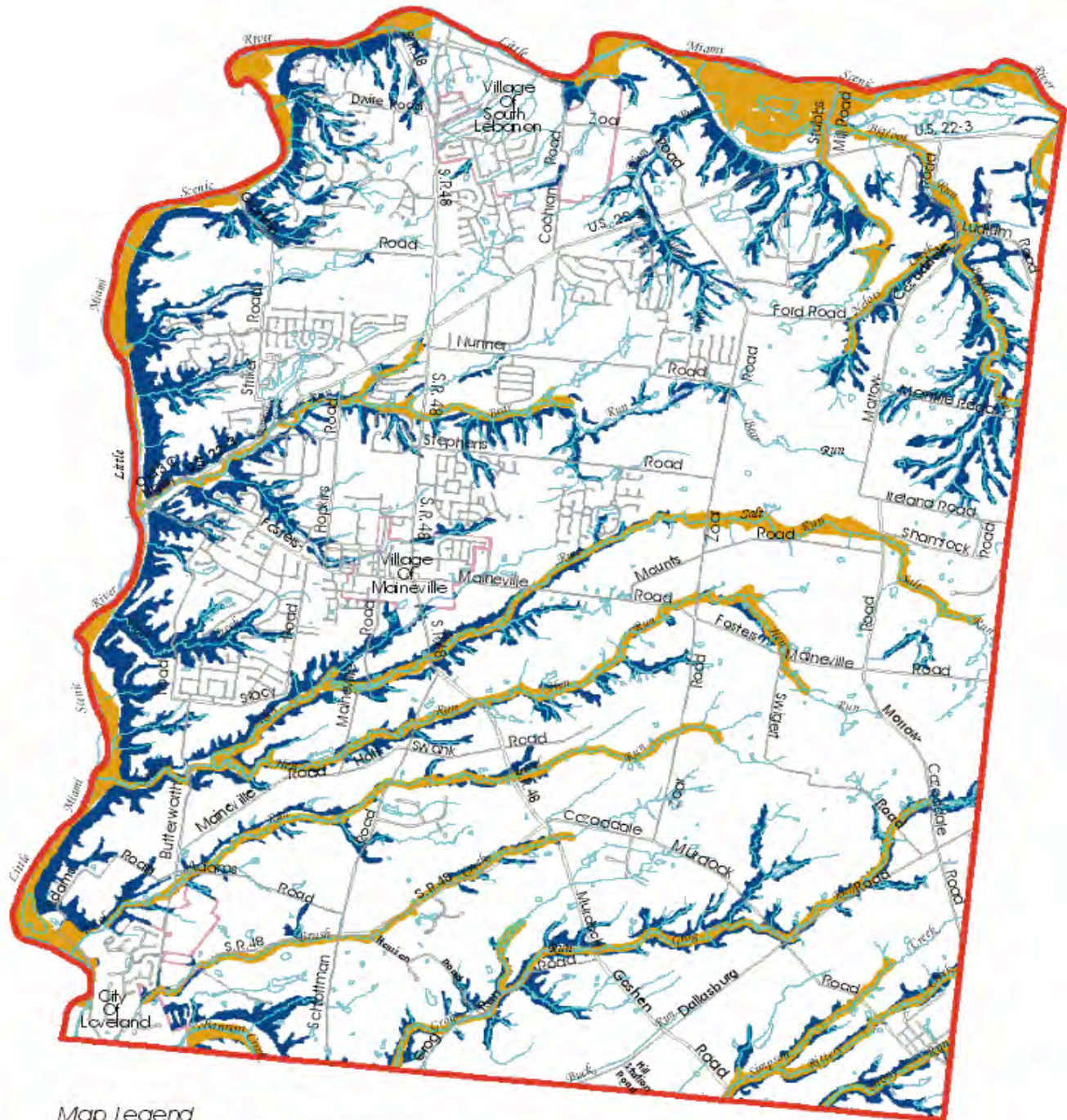
Typical natural constraints include topography, flood plain and soil type. The Soil Survey of Warren County, Ohio indicates that Hamilton Township is characterized by the following soil associations:

- Clermont-Avonberg (level to gently sloping and poorly to somewhat poorly drained);
- Rossmoyne-Hickory-Fairmont (gently to step sloping and moderately well drained);
- and Genesee-Fox (nearly level and well drained).

Within these generalized associations, 13 individual soil types are identified within the study area, each with as many as six (6) gradient designations as to slope, ranging from level to 25-50 percent. The vast majority of these soil types are listed as having severe restrictions as it relates to on-site wastewater disposal due to clay content (slow permeability), slope and limited depth of bedrock. As a result--and also due to the generalized increase in the square footage of the average single family residence for the purposes of lot coverage--the Warren County Combined Health District has established a 1.25 acre minimum lot size guideline for review of sewage effluent disposal, however being subject to case-by-case review. Current policy limits wastewater disposal systems to traditional septic tanks with leach fields and above ground mound systems, also requiring a potential system replacement area on each tract. The Health District has an annual inspection program to ensure existing approved systems are operating effectively.

Areas sloped at greater than 12 percent and lands affected by regulatory flood plain (see **Map 3**), as identified by the Federal Emergency Management Agency (FEMA), have traditionally had a "Protection Area" designation for land use planning purposes (see **Recommendations**). Steep sloped areas and flood plain are primarily located along the Little Miami River and tributary streams.

Map 3
Steep Slopes & Floodplain Areas



Map Legend

- Floodplain Areas (FIRM Zones A & B)
- Steep Slopes (Greater Than 12% Per County Soils Survey)
- Natural Drainageways

Public Facilities/Services

Administration

The Township administration building is centrally located, at 7780 State Route 48 South, outside the Village of Maineville corporate limits. Constructed in 2001, it is anticipated to meet Township needs for years to come. The building currently houses Township Trustee and Clerk administrative offices, the Trustee's public meeting and other meeting/training space, the Township Zoning Commission staff, as well as the Township Police Department. The previous administration facility, constructed in 1981 and located along Maineville Road adjacent to Testerman Park, is currently utilized for Township Park Board offices and a maintenance garage.

Sanitary Sewer/Public Water

The unincorporated area is served by two (2) water systems (see **Map 4**):

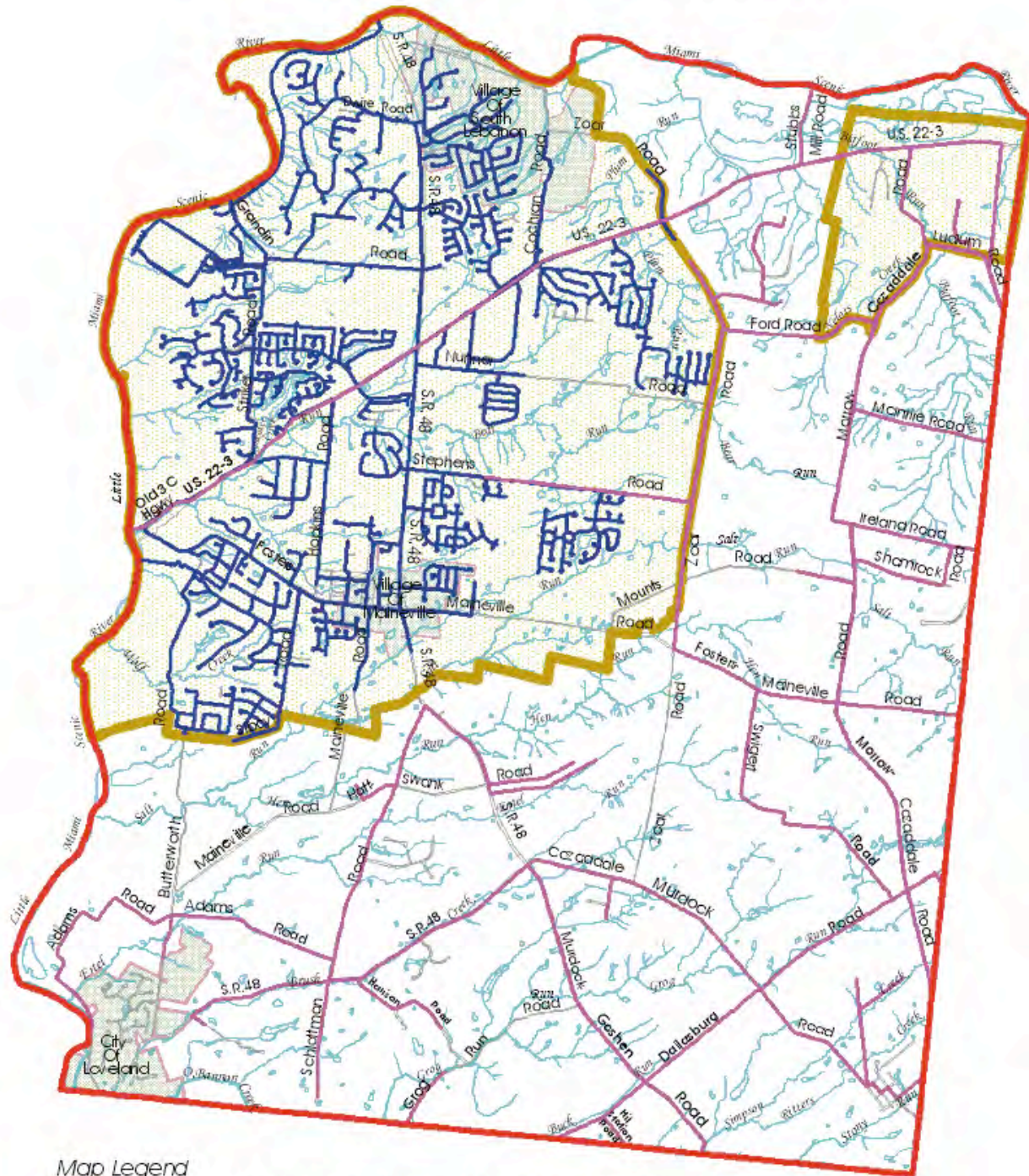
Areas generally south and east of the Village of Maineville, including the unincorporated communities of Cozaddale and Murdoch, are served by the Western Water Company. Although tied into a 20 inch City of Cincinnati supply main along U.S. Route 22-3 at Zoar, being a rural cooperative, this system has traditionally not supported fire suppression. This, to a degree, limits intensity of land use potential. While a 16-inch main was recently installed along Morrow-Cozaddale Road, local service lines currently vary in size between three (3) and six (6) inches.

The balance of the township is under the jurisdiction of the Warren County Water Department. A County wellfield and water treatment plant are located in the study area along the Little Miami River. While sufficient existing system capacity and pressure are noted by the County Sanitary Engineer, a County-wide Water & Sewer Master Plan has been commissioned to critically examine aquifer capacity and long term system needs.

Warren County provides centralized sanitary sewer within the Hopkinsville/Maineville and Greater Morrow planning areas (see **Map 5**). These areas are served by the

aforementioned Lower Little Miami Wastewater Treatment Plant, for which expansion is currently being studied by Warren County. The current available capacity is between 1.1 and 1.4 MGD (million gallons/day), which is anticipated to

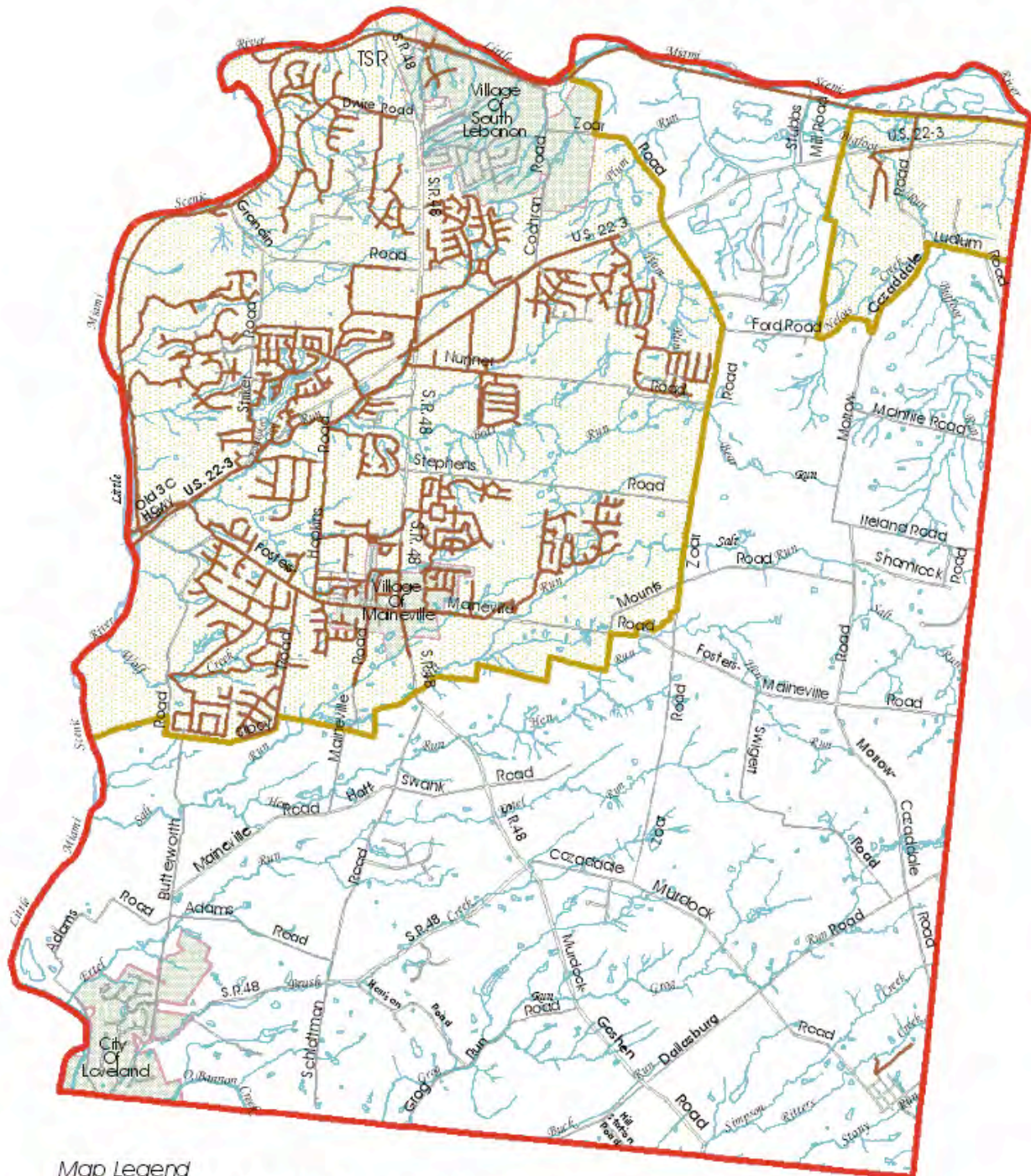
Map 4
Existing Water Services Lines



Map Legend

- Urban (Sewer & Water) Service Area Limit Boundary Line
- Warren County Sanitary Water System Lines as of 8-05
- Western Water Company System Main Lines as of 8-05

Map 5
County Sanitary Sewer System Lines



Map Legend

- Urban (Sewer & Water) Service Area Limit Boundary Line
- Warren County Sanitary Sewer System Lines as of 8-05

accommodate the necessary timeframe to accomplish Plant expansion to 10.9 MGD (3-4 years). No additional extension of sanitary sewer is currently anticipated by the Warren County Commissioners outside established "urban service boundaries" within the time horizon of the Plan update (see **Recommendations**).

The Village of South Lebanon provides sanitary sewer within the northern portion of the study area within annexed corporation limits through a contractual arrangement with the City of Lebanon, whose wastewater treatment plant is located across the Little Miami River, south of Mason-Morrow-Millgrove Road. Limited additional wastewater treatment capacity is available for future development within the study area at this time. The majority of Village development in the foreseeable future will occur north of the Little Miami River, consisting of the anticipated River's Crossing development and related activities.

Similarly, the City of Loveland provides sanitary sewer for its residents in the southwestern portion of the study area through agreement with the Metropolitan Sewer District (MSD) in Hamilton County. Incremental expansion of this service area is anticipated, being annexation-driven and predominantly residential in nature to date.

Parks and Open Space

Parks and recreation facilities (both passive and active) are a key component of the "livability" of a community. Should such amenities--which enhance the quality of life--not be preserved and augmented, the attractiveness and charm of Hamilton Township would suffer. Fortunately, the Township has been proactive in this regard.

The Hamilton Township Park Board has jurisdiction over local public parks and recreation needs for Township residents. Current facilities include Testerman Park and Mounts Station Park. Other public open space includes the Little Miami Scenic Bike Path and associated staging areas; and school properties, which are frequently used for recreation purposes. A current estimate of public open space totals 488.53 acres.

Private open space should not be discounted in meeting overall recreational needs. Land uses considered as private open space include lands in common ownership by subdivision homeowner's associations, which as development continues is significant; campgrounds; stables; golf courses; and fishing lakes.

A Hamilton Township Parks & Open Space Master Plan was recently commissioned by the Township Trustees. Compiled concurrently with this Land Use Plan update, a 10-year planning horizon is suggested. Recommendations include the acquisition of 300-400 acres for long term recreation needs as the Township continues to develop; development of a sports complex, nature center and community center; 73 miles of multi-purpose trails. The cost estimate to complete the above recommendations is \$19.8 Million. Imposition of a development impact fee has been discussed in this regard. If such fees are ultimately adopted, this will test the limits of "home rule" township authority.

Fire/EMS/Police Protection

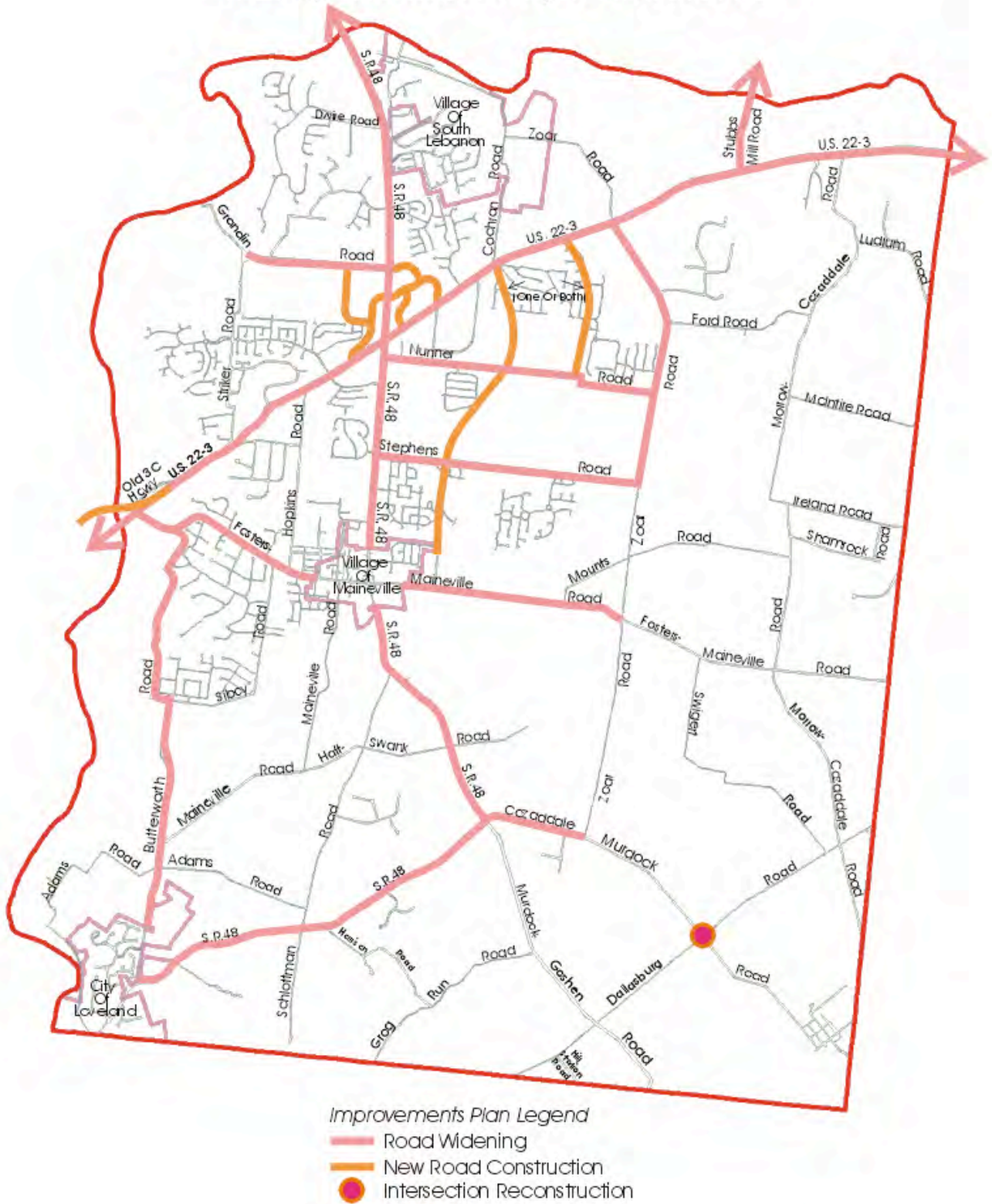
The Hamilton Township Fire Department currently has two (2) stations. The original station is situated in the Village of Maineville, along Fosters-Maineville Road, west of State Route 48. A new station was recently added to service the growing northeast quadrant of the Township along U.S. Route 22-3, between Zoar and the east Township line. The Township undertook a facilities study, completed in 2004, which indicated the future need for at least one (1) additional station. The study recommendation focuses on the southeast portion of Hamilton Township, indicating that due to funding constraints, land acquisition in advance of construction would be prudent.

Transportation

The study area (see **Map 1**), being located east of the Little Miami River, is located in the aforementioned Virginia Military District. Unlike areas immediately to the west in the Section, Town and Range survey system, the study area does not benefit from a network of square mile grid, north-south/east-west roadways. This can be problematic in rapidly growing areas, such as Hamilton Township.

Nonetheless, the Township currently benefits from a relatively efficient network of Federal, State, County and Township routes. The noted rapid growth will present a significant challenge in maintaining a sufficient level of service, as will be evident from the below recommendations (see **Map 6**).

Map 6
Transportation Improvements



The western portion of Hamilton Township is located within the Southwest Warren County Transportation Study (SWWCTS) area. This effort was recently conducted as a Major Investment Study (MIS) by the OKI Regional Council of Governments and Warren County, with financial participation of local governments, including Hamilton Township. An MIS is required to be eligible for Federal transportation funding. SWWCTS recommendations for the study area through 2030 include:

- an additional Little Miami River crossing (part of a Western Row Road extension), with an estimated cost of \$51.5 Million; and
- State Route 48 widening between U.S. Route 22-3 and Mason-Morrow-Millgrove Road (includes bridge), estimated at \$25.6 Million.

The additional bridge--due to the National and State Scenic status of the Little Miami River--would likely involve the elimination of an existing crossing (perhaps the Old 3-C Highway span) as a trade-off. Due to a lack of support by elected officials and public input, this alternative was not added to the OKI 2030 Regional Transportation Plan.

Recommendations in the Warren County Official Thoroughfare Plan (amended in 2004) include:

- "Hoptown 2010" improvements (Grandin Road extension and complimentary new north-south/east-west routes as development of this node takes place), to be funded in part through the creation of a tax increment financing (TIF) District;
- Stephens Road widening (State Route 48 to Zoar Road);
- Nunner Road widening (State Route 48 to Zoar Road);
- New north-south collector (Fosters Maineville Road to U.S. Route 22-3), to be dedicated and improved as development proceeds;
- Cozaddale-Murdoch Road/Dallasburg Road intersection (aka Hickory Corner) improvements;

- Stubbs Mill Road widening (U.S. Route 22-3 to State Route 123);
- U.S. Route 22-3 widening (length of Township);
- State Route 48 widening (between Loveland and U.S. Route 22-3);
- Butterworth Road widening (State Route 48 to Fosters-Maineville Road);
- Fosters-Maineville Road widening (Butterworth Road to Zoar Road);
- Zoar Road widening (U.S. Route 22-3 to Stephens Road); and
- Cozaddale-Murdoch Road widening (State Route 48 to Zoar Road).

Additionally, a Hamilton Township Thoroughfare Plan has been commissioned, as a refinement of the above County-wide document and as a potential tool toward the imposition of a transportation impact fee, to ensure that future development pays for itself. Finally, should the industrial park concept in the Cozaddale area be implemented, it may be desirable to seek the re-routing of State Route 48 from Murdoch south (currently into Loveland), through the Ohio Department of Transportation (ODOT).

Education

Portions of four (4) public school districts serve the study area:

The vast majority of Hamilton Township is served by the Little Miami School District, geographically one of the largest in Ohio. The Hamilton-Maineville Elementary School, located just east of the Village of Maineville along Fosters-Maineville Road and the Little Miami High School, situated at the corner of U.S. Route 22-3 and Morrow-Cozaddale Road, are located within the study area. A new elementary school--the site for which is being donated by the developer of the proposed Providence Subdivision, saving District taxpayers acquisition fees--

is currently planned along Stephens Road, just west of Zoar Road. Residential development has put great pressure on this District, which averages 250 additional school age children each school year. Current enrollment (3,450) exceeds the listed capacity of District facilities (2,800) by 23.2 percent. Long range planning (currently being updated) projects an enrollment of 4,400 students. Identified needs include expansion of the high school opened in 2003, a new middle school (grades 7 and 8), as well as the aforementioned new 600 student elementary school (grades K-4).

The northwestern fringe of Hamilton Township is located in the Kings Local School District. The South Lebanon Elementary School is located within the study area, albeit in the Little Miami School District. District enrollment for the 2005-06 school year is 3,725 students. The South Lebanon Elementary School (opened 2001), was sized to accommodate residential build-out of the portion of the District in the study area.

The Loveland City School District is located in the southwestern corner of the Township. The service area does not equate directly to that previously annexed into the City and no Loveland school buildings are currently located in Hamilton Township. Current enrollment is 4,438 students. District officials have indicated that there are no current plans for future facilities within the study area.

Several small, rectangular areas along the Clermont County line are located within the Goshen Local School District. The 35 square mile District has a current enrollment of 2,575. No facilities are currently located in Hamilton Township and none are planned at this time.

It is notable that the Township has negotiated a \$250 voluntary impact fee for each new residential dwelling unit within higher density planned unit development (PUD) and cluster design option projects for the last several years, payable directly to the applicable school district. While perhaps nominal, it is a unique arrangement, for which the Township should be commended. An impact fee study is also being discussed for dealing with public educational needs.

Planning Analysis

Proper land use planning is not done in a vacuum. For instance, ignoring prior planning efforts in adjoining communities would be a fatal flaw. While local decision makers may not agree with all recommendations made in such adopted plans, it is vital to understand intent.

Therefore, early in the Plan update process, the City of Loveland Comprehensive Plan (2002), the Village of South Lebanon Land Use Plan (1992) and the Village of Morrow Comprehensive Plan (1979) were examined in detail. Note: The Village of Maineville does not have a long range land use plan. However, Dale Marconet, Mayor, participated in the Land Use Plan Update Committee meeting when adjoining plans were discussed.

Within the study area:

- Within what it called a "North State Route 48" planning area, Loveland projects extraterritorial land use, indicating that "there is little room for expansion or new development within the existing boundaries of the City". Accompanying Goals/Strategies indicate that sewers should be considered for residential expansion, at similar densities to the Brandywine Subdivision (Butterworth Road); creative site planning/clustering to protect hillsides, wooded areas and streams should be considered; the potential for sidewalks should be evaluated; and a new park is needed in this area.
- South Lebanon simply projects "rural low density residential" (2.0 dwelling units per acre) uses south of the Little Miami River.
- Morrow projects residential land uses to Morrow-Cozaddale Road and Ludlum Road, comparable with those in the existing Estates of Bellwood (unsewered) and proposed Villages of Hopewell Valley (sewered) subdivisions.

The study area was divided into functional planning areas, as follows (see **Map 7**):

Maineville/Hopkinsville: Existing characteristics include suburban density single family residential (occurring throughout), unsewered single family residential (sporadic), multi-family residential (selected locations), commercial/office/institutional/industrial (emerging), open space, public and private (selected locations) and agriculture/vacant/ wooded land (selected locations).

Greater Morrow: Existing characteristics include suburban density single family residential (emerging), unsewered single family residential (selected locations), multi-family residential (selected locations), commercial/institutional/industrial (emerging), open space, private (selected locations) and agriculture/vacant/wooded land (selected locations).

Greater Loveland: Existing characteristics include suburban density single family residential (emerging), unsewered single family residential (predominant), open space, public (existing bikepath) and agriculture/vacant/wooded land (selected locations).

Unincorporated communities:

Cozaddale: Existing characteristics include an unsewered urban density street grid (predominant), rail access (untapped asset), open space, private (selected locations), institutional/industrial (sporadic), and agriculture/vacant/wooded land (in transition).

Murdoch: Following consideration, this area was eliminated as a discreet planning area. Nonetheless, existing characteristics include unsewered single family residential (predominant), and institutional (place or worship).

Balance of Township: Agriculture/vacant/wooded land (occurring throughout, subject to consistent development pressure), unsewered single family residential (occurring throughout), open space, private (sporadic), and institutional (sporadic).

Over the course of several meetings, a visioning exercise was conducted with the Land Use Plan Update Committee and citizen attendees for each planning area to establish

development and/or preservation scenarios. For results, see **Recommendations** and **Map 8**.

Recommendations

The following **Goals** (broad brush statements of intention), **Objectives** (specific ends or actions) and **Policies** (measurable outcomes to guide decisions) are based in large part upon input received at the Land Use Plan Update Committee meetings, which included valid expressions of public interest and concern for sound land use planning in Hamilton Township and Warren County. They are intended to serve as criteria for evaluating land use decisions, as well as mechanisms for measuring the effectiveness of planning activities.

- Related to the Natural Environment -

Goal: Protect water resources, wetlands, floodplains and woodlands, balancing environmental values and the built environment.

Objective: Direct development to areas of minimum environmental sensitivity--protecting wetlands, floodway, steep slopes and wildlife habitat. These areas shall have a "protection area" designation (see **Map 8**).

Policies:

- Intense development should be discouraged in areas sloped greater than 12 percent, as identified in the Soil Survey of Warren County, Ohio.
- Areas designated as floodway by the Federal Emergency Management Agency (FEMA) shall remain undeveloped.
- Hydric soils, as identified by the Warren County Soil & Water Conservation District through the development review process, shall be protected or appropriately mitigated.
- Encourage the dedication of conservation easements to protect mature vegetation and maintain existing wildlife corridors outside minimum building setbacks (i.e., building envelope).
- Implement a stringent tree replacement policy (e.g., for every mature tree eliminated through the

development process, two (2) of selected species should be planted).

Objective: Manage water resources, both water quality and water quantity, especially through a program of improved stormwater management.

Policies:

- Identify the location of aquifers, aquifer recharge areas and public water wells. Establish wellhead and well field protection regulations.
- There should be no net loss of stormwater storage capacity within the 100 and 500-year frequency flood plain.
- Coordinate with the Warren County Soil & Water Conservation District to encourage best practices for stormwater management, including bio-retention, wetland pre-treatment and/or extended detention.
- Require compliance with the National Pollutant Discharge Elimination Systems (NPDES) permitting process administered by the Ohio Environmental Protection Agency (OEPA).
- Encourage and participate in watershed studies undertaken by the Warren County Engineer (e.g., Bear Run).
- Encourage Backyard Rain Gardens for voluntary application by homeowners (patios and selected landscaping can provide important incremental water quality benefits).

Goal: Provide a broad choice of multi-use recreational opportunities, available to all Township citizens.

Objective: Preserve open space, both passive and active, sufficient for future Township needs.

Policies:

- Implement the recommendations of the Hamilton Township Parks & Open Space Master Plan and the Warren County Parks & Open Space Plan, subject to available funding.
- Proactively initiate informal discussions with property owners of key parcels concerning protection of these important lands.
- Encourage the formation of a local land trust to intensify private-oriented efforts for open space conservation and land stewardship.
- Continue to coordinate with Little Miami, Inc. and the Ohio Department of Natural Resources (ODNR) in their efforts to preserve the Little Miami Scenic River.
- Create open space corridors by connecting such uses, utilizing multi-use (pedestrian, bike, equestrian, etc.) trails (improved and/or unimproved) along rights-of-way or streams.

Goal: Air quality that is not harmful or offensive to the natural or man-made environment.

Objective: Encourage the improvement and maintenance of air quality at levels necessary to protect the public health and welfare of the citizens of the Township and Warren County.

Policies:

- Consider the impact on air quality of land use decisions.
- Advise agencies responsible for establishing and enforcing air quality standards of actions which may adversely impact air quality within the Township and County.
- Support the establishment and enforcement of minimal air quality standards.
- Work with neighboring jurisdictions to reduce air pollution.

- Encourage compact, transit-oriented development (TOD) patterns within urban service areas.
- Coordinate with the Ohio-Kentucky-Indiana (OKI) Regional Council of Governments to encourage automobile trip reduction strategies.

- Related to the Man-Made Environment -

Goal: Establish a balance between development and growth management, maintaining the desired community character.

Objective: Modify development regulations to assure the retention of rural character outside established urban service areas.

Policies:

- Encourage types of residential development which by their nature incorporate the preservation of private or public open space. Common labels include conservation design, cluster option, rural by design, livable landscapes, equestrian or estate subdivision, etc. The unincorporated community of Cozaddale and vicinity are considered ideal locations for such development.
- Encourage the protection and perpetuation of rural icons (e.g., barns, homes surrounded by open space, fence rows, etc.) and density, through a 2.0 (current zoning) to 5.0 acre minimum lot size, contributing to the quality of life. Adopt appropriate incentives to encourage conservation development, with a lot size reduction of no less than that recommended by the Warren County Combined Health District (currently 1.25 acres).
- Identify and retain scenic views, such as hills and rolling fields through bequests, purchase of development rights, agricultural easements or acquisition.
- Encourage the retention of large, contiguous agricultural holdings to maintain a rural sense of

place and appearance from public rights-of-way, through bequests, purchase of development rights, agricultural easements or acquisition.

- Maintain a future road system that can retain a two (2) lane typical cross section between intersections, appropriate to the anticipated rural density.
- To prevent the proliferation of unsightly off-premises signage (i.e., billboards), explore Scenic Highway status through the Ohio Department of Transportation (ODOT) for State Route 48 and U.S. Route 22-3.

Objective: Encourage land use intensity within established urban service areas.

Policies:

- Establish and promote the Hopkinsville node as the "central business district" for Hamilton Township. Design and implement a unified physical identity for this key community asset, providing roadway connectivity, crosswalks and pedestrian access between land uses.
- Provide a gradual transition in intensity of land use between urban (sewered) and rural (unsewered) areas. Consideration of this desirable transition should begin prior to the actual urban service boundary, also continuing on adjacent properties in a suggested Rural Residential-Transitional land use category.
- Provide "gateway" identity treatment features at appropriate locations (i.e., north, south, east and west Township boundaries).

Goal: A pattern of land use capable of serving and meeting the social, economic and environmental needs of Township residents and local institutions.

Objective: Encourage the sensible development of residential areas with housing types and densities to meet the needs of Township residents--ensuring that a

healthy, safe and attractive environment is maintained.

Policies:

- Discourage small isolated subdivisions where soil conditions and lot size are not conducive to on-site wastewater disposal systems, where applicable. Encourage connection to sanitary sewer for failing on-site wastewater disposal systems.
- Encourage a logical pattern of residential development within the established urban service areas, including the prudent use of the planned unit development (PUD) zoning process, to accomplish quality development. Recommended densities for single family residential uses are from 2.0 to 5.45 dwelling units per acre.
- To provide balanced housing opportunities, encourage owner-occupied multi-family housing within established urban service areas. Such housing should be built at a scale to accommodate the need (nationwide data indicates that this land use should not exceed 14 percent of the total Township housing stock, and should not exceed 12-14 dwelling units per acre).
- Provide a strong emphasis to establish open space greenbelt areas, separating developing residential areas from potentially incompatible uses (this includes agriculture).
- A system to encourage housing maintenance should be established, through a coordinated, ongoing inspection program.
- Encourage the repair or removal of dilapidated/substandard structures.
- Older homes or residential areas of historical and/or architectural significance should be identified, documented and protected from unwanted, incompatible land uses.
- Continue to negotiate voluntary donations of land and/or funding to public school districts through the development review process and explore the imposition

of impact fees or other alternative sources of funding.

Objective: Establish areas of commercial activity, ensuring a convenient, safe and pleasant environment in meeting the retail and business needs of Township residents.

Policies:

- Encourage the establishment of sufficient commercial activities to provide a sustainable local economy.
- Commercial growth should equate to what the market will bear. Over-commercialization should be avoided (nationwide data indicates that this land use should comprise approximately 10 percent of overall land use).
- Avoid strip commercial development and "spot zoning" for such uses.
- Promote road and/or common access easement connectivity between commercial uses to ensure adequate capacity of adjoining roads.
- Encourage mixed-uses within established urban service areas to promote a pedestrian environment.
- Discourage the conversion of lands designated as commercial to non-commercial uses.

Objective: Encourage quality light and high-tech industrial development, necessary to the overall economic growth of the Township.

Policies:

- Support the allocation of an adequate supply of suitable land to accommodate a range of environmentally-friendly industrial uses (nationwide data indicates that this land use should comprise approximately 7 percent of overall land use).
- Adequate soil conditions, topography, water and wastewater disposal, transportation and public

facilities should be available to serve industrial sites.

- Industrial park (campus style) concepts should be used in promoting and attracting new industry, in conjunction with individual industrial sites. Encourage accessible commercial activities in support of such industrial uses.
- Promote a transportation network with adequate levels of service to support such industrial uses (a feasibility study regarding rail access to the suggested Cozaddale industrial park is recommended).
- Provide sufficient buffering between industrial and potentially incompatible uses.
- Discourage the conversion of lands designated as industrial to non-industrial uses.

Goal: Provide community services adequate to fulfill the social, environmental and economic needs of Township residents.

Objective: Encourage the provision of a full range of community facilities and services within established urban service areas.

Policies:

- Extensions of public water and sanitary sewer within established urban service areas should run concurrently.
- Avoid overloading wastewater treatment facilities.
- As sanitary sewer is extended within established urban service areas into developing areas served by individual on-site wastewater disposal systems, connection to the public system should be mandated.
- A high level of governmental and community facilities and services, such as police and fire protection, public transit facilities, health and social services,

libraries, cultural, educational and recreational facilities should be provided to adequately meet the increased demand created by the intensity of development and population within established urban service areas of the Township.

Objective: Encourage the provision of necessary community facilities and services outside established urban service areas.

- Acquire needed land for a future fire/EMS station in southeast Hamilton Township, per the recommendations of the facilities study.
- Coordinate with the Ohio Environmental Protection Agency (non-residential development) and the Warren County Combined Health District (single family residential development) regarding on-site wastewater disposal approval.

Goal: An inter-modal transportation system allowing for convenient access for all Township residents.

Objective: Provide a variety of transportation modes, designated and designed to meet the differing needs of different people, activities and purposes of travel.

Policies:

- Cooperate in the enforcement of State and County access management regulations.
- Implement the recommendations of the Hoptown 2010 Improvements Plan, Hamilton Township Thoroughfare Plan, Warren County Official Thoroughfare Plan and the Southwest Warren County Transportation Study.
- Integrate needed road improvements into a capital improvements program. Retrofit pedestrian improvements.
- Encourage connectivity between residential subdivisions, utilizing street stubs.

- Encourage landscaped boulevard street sections within urban service areas (e.g., Striker Road and Willow Pond Boulevard).
- Impact upon the road system should be thoroughly reviewed prior to any land use decision being made. Any project which is shown to degrade the level of service a full letter grade or more should be required to mitigate such impacts as a condition of approval. Explore the imposition of impact fees or other alternative sources of funding.
- Encourage transit service in established urban service areas and transit-oriented development (TOD) land use patterns in such areas.
- Require sidewalks and connectivity between land uses in the development approval process within established urban service areas.
- Encourage a network of multi-use paths, including equestrian, throughout the Township.
- Implement traffic calming strategies, as appropriate, to help preserve neighborhood character.
- Cooperate in the promotion of ride sharing and/or carpooling, as well as other trip reduction strategies to reduce single occupant, private vehicle commuting by employees of major businesses.

Goal: Coordination and cooperation among local, State and Federal officials in matters relating to land use planning, to create a well-balanced, compatible and complementary arrangement of land uses.

Objective: Resolve problems in a rapidly growing area of the County, by making land use decisions in a logical and meaningful fashion.

Policies:

- The Warren County Regional Planning Commission (RPC) should continue to provide technical assistance to the Township.

- Land use and zoning decisions should be based on input from local citizens and officials, adopted planning documents and sound planning principles.

Future Land Use

The Future Land Use Map (see **Map 8** and **Table 5**) was developed through a collaborative process. Initially, alternative Maps A and B were developed by the RPC staff utilizing Geographic Information Systems (GIS) computer mapping technology. The Land Use Plan Update Committee, following thoughtful deliberation, recommended a combination of the alternative maps, utilizing the growth management aspects of Map B outside recognized urban service areas, with the addition of an industrial park concept in the Cozaddale area from Map A.

Within recognized urban service areas, Commercial (this includes Office uses) and Industrial non-residential land uses have been maximized to the extent possible, also providing a focus for sewerred Single Family Residential and Multi-Family Residential uses. This focused approach utilizes generally recognized principles of so-called "smart growth", providing for a potential mix of land uses in proximity to the Hopkinsville central business district, encouraging a range of housing opportunities, creating walkable environments, fostering aesthetic design, aiding in the creation of a sense of place, preserving public and private open space, and directing infill development around existing neighborhoods. Areas previously developed prior to the availability of sanitary sewer have been shown appropriately in the Rural Residential use category.

Outside urban service areas, a conscious effort has been made to preserve the prevailing rural atmosphere. This is to be accomplished through the following recommendations (implementation would require amendment of the Hamilton Township Zoning Code and Official Zoning Map):

a 2.0 (current zoning) to 5.0 acre minimum lot size in the Vacant/Agricultural/Estate Residential land use category--with appropriate incentives to encourage true conservation design in these areas, including allowance for reduction in the minimum lot size down to that provided for under Warren County Combined Health District

guidelines (currently 1.25 acres) in return for provision of significant open space (40 percent recommended by the Southwest Ohio, "Livable Landscapes" program); and

a 2.0 acre minimum lot size in the Rural Residential land use category, and an appropriate step-down density in the Rural Residential-Transitional land use category along urban service area boundaries.

Non-residential land uses outside urban service areas include a future Murdoch Commercial node, and the potential for an Industrial park campus with rail access outside Cozaddale. Industrial uses should be environmentally-friendly and should not adversely impact the road and rail networks.

TABLE 5
FUTURE LAND USE
HAMILTON TOWNSHIP

<u>Land Use</u>	<u>Percent</u>
Vacant/Agricultural/Estate Residential	28.9
Rural Residential (includes Transitional)	28.7
Single Family Residential (sewered)	11.7
Multi-Family Residential	0.6
Commercial	4.2
Industrial	8.1
Public/Semi-Public	6.0
Recreation/Open Space	<u>11.8</u>
total	100.0

Plan Implementation

Implementation of an adopted Plan is perhaps the most important step in the land use planning process. Some of the more common, yet important tools used by public officials to implement a Land Use Plan include such development controls as thoroughfare plans, zoning resolutions, subdivision regulations and building codes. All of the above regulatory controls have been in place for some time--each receiving periodic revisions, where warranted. Each plays an important role, not only in guiding growth and development as proposed in the Land Use Plan, but also in attaining its goals. Without implementation, the Plan is essentially worthless. Effective Plan implementation depends upon the coordination and cooperation of all involved parties. Each level of

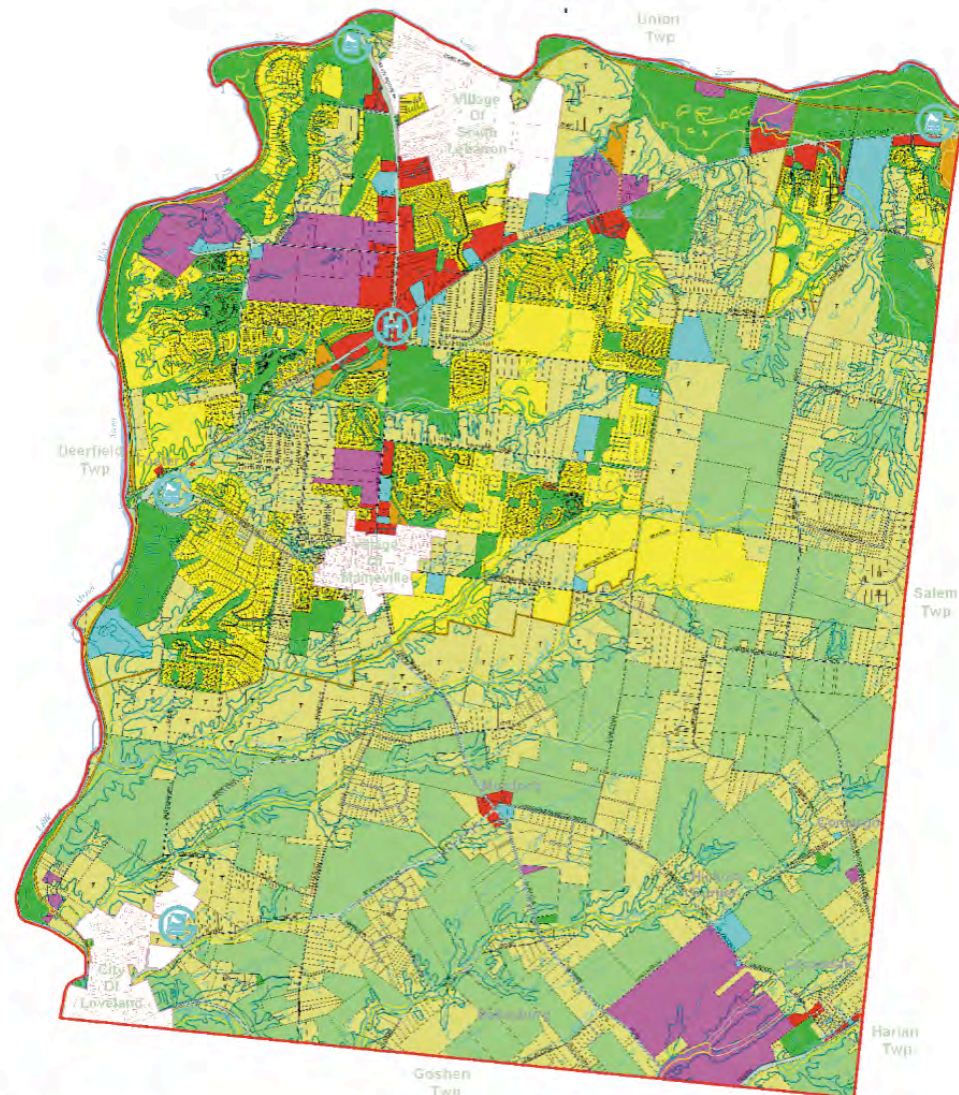
government must be satisfied with the Plan and agree to utilize it when making land use decisions.

The consensus forged through the development and approval process for the Land Use Plan ensures that all parties agree on its contents and the direction of future development, prior to implementation.

The following are particularly important aspects of Plan implementation:

- The Plan must translate into amendments to regulatory measures, such as the zoning code, subdivision regulations and the thoroughfare plans. These amendments will bring the regulatory documents into line with the Land Use Plan.
- The Plan must become an integral part of the decision making process. Reference to the Plan should be made when considering such issues as zoning amendments, subdivision density and infrastructure improvements.
- All land use decision makers should have a copy of the Land Use Plan and Plan maps.
- Just as this effort is a refinement of the 1974 County-wide Plan and the 1993 and 2000 Township Plans, Land Use Plans should be reviewed and periodically updated.

Map 8 Hamilton Township Land Use Plan Map

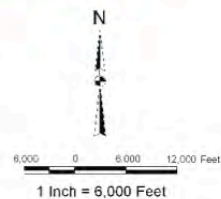


Land Use Categories

- Commercial
- Industrial
- Public & Semi-Public
- Multi-Family Residential
- Single Family Residential (Sewered)
- Rural Residential
- Rural Residential - Transitional
- Vacant-Agricultural-Estate Residential
- Recreational / Open Space
- Dedicated Roads Rights-of-Way

Base Map Elements

- Hamilton Township Original Boundary
- Incorporated Areas Boundaries
- Property Lines
- Road Rights-of-Way Lines
- Urban Service Areas Boundary
- Creeks & Other Natural Drainageways
- Little Miami Scenic River
- ODNR Little Miami River Bikeway
- Protection Areas:
 - Zone A - 100 Year Floodplain
 - Zone B - 500 Year Floodplain
 - Steep Slopes Over 12 Percent
- Township Gateway
- Hopkinsville Business District



Conclusion

Hamilton Township stands at a crossroads. Based upon development pressures, policy decisions made today will greatly impact the future "livability" of the study area. The policy thrust of the Land Use Plan update is pointedly toward growth management, with the underlying goal being the creation of an economically sustainable community; encouraging the most intensive development in areas where infrastructure is projected to be available, increasing non-residential uses to the extent possible particularly in these areas; while elsewhere maintaining the predominant rural character.

The aforementioned growth management orientation is relatively recent from a land use planning perspective. Quite frankly, this concept was not a policy objective when the 1974 County-wide Land Use Plan and the individual township Plans were developed, including the 1993 and 2000 Hamilton Township Land Use Plan efforts.

This being said, this document is eminently defensible. It does not reflect a radical swing toward a "no growth" stance. In large part, the balance of representation on the Land Use Plan Update Committee chosen by the Hamilton Township Trustees ensured that this would be the case. The Committee operated largely on a "consensus" basis, with instances of actual voting limited to Urban Service Limits, the Future Land Use Map and the final draft Plan text).

In short, the Plan provides a thoughtful framework for the continued development of the Township, mindful of the impacts of this continuing growth. Attendance at the monthly Committee meetings averaged 34 persons--including Committee members and RPC staff. This reflects the best average and total attendance (335) of any land use planning process conducted by the RPC or planning consultants for any of the 11 Warren County townships to date--notably including the aforementioned 1993 and 2000 Hamilton Township Plans. Committee meeting sign-in sheets, agendas, the public hearing Legal Notice, and adoption Resolutions are included in the Plan Appendix.

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