



Hamilton Township Land Use Plan Update

Draft - October, 2005
Prepared at the request of the
Hamilton Township Trustees

Purpose of a Land Use Plan

Serves as:

- A key component of the Warren County Comprehensive Plan;
- A guide to decision-making in zoning administration; and
- Legal underpinning in the event of challenges to local zoning (Sec. 519.02, ORC).

Local Land Use Planning History

- Warren County – 1990 – Generalized Land Use Plan (August, 1974);
- Hamilton Township Land Use Plan (July, 1993);
- Hamilton Township Land Use Plan Update (April, 2000).

Plan Update Process

A structured, collaborative process:

- Educational sessions: demographic analysis, development trends, surrounding community Plans, land use categories, typical land use pie charts, existing land use (**Map 2**)/zoning (**Table 4**), and urban service limits;
- Guest speakers (valuable input from County Auditor, Soil & Water Conservation, County Sanitary Engineer, OEPA);
- Development of updated Goals/Policies/Objectives;
- Community “Visioning” Exercise, 8 planning subareas (**Map 7**);
- Future Land Use (**Map 8**); and
- Public input improved significantly over 2000 Plan update (avg. attendance of 34 per mtg.).

Plan Format

Published document will include:

- Executive Summary; and
- Recommendations (incl. goals/objectives/policies, future land use and Plan implementation) sections.

Key Planning Concepts

- Urban Service Areas:
Encourage growth within sewerable areas;
Begin to focus on ‘urban design’ within sewerable areas; and
Maintain existing rural characteristics outside sewerable areas.
- Promote ‘economic sustainability’ (i.e., balance of land uses).

Goals/Objectives/Policies

Natural Environment

Highlights:

- Protect wetlands, floodway, steep slopes and wildlife habitat;
- Development review (establish a tree replacement policy, institute aquifer protection, require no net loss of stormwater storage capacity, implement riparian setbacks, and encourage perimeter conservation easements);
- Preserve open space sufficient for future need (implement Twp. Parks & Open Space Plan, and encourage formation of a local land trust);
- Connect greenspace (establish a network of multi-use paths); and

Goals/Objectives/Policies

Man Made Environment

Highlights:

- Balance the competing interests of development and growth management.
- Increase commercial and industrial land uses toward the goal of local economic sustainability.
- Transportation: Cooperate in the enforcement of newly-adopted County Access Management Regulations; implement the Hoptown 2010 Plan and County T-Plan, pursue a Twp. T-Plan, integrate needed road improvements into capital improvement programming.

Goals/Objectives/Policies

Man Made Environment (cont.)

Highlights:

- Inside Urban Service Areas: Encourage land use intensity, 'brand' Hopkinsville as the Twp. 'central business district' (i.e., downtown), encourage P.U.D.'s to enable quality development with mixed uses at appropriate suggested densities, promote a pedestrian environment/retrofit sidewalks, install 'gateway' identity features at Twp. boundaries, maintain acceptable roadway levels of service, encourage landscaped boulevard collector streets (e.g., Striker Rd.).

Goals/Objectives/Policies

Man Made Environment (cont.)

Highlights:

- Outside Urban Service Areas: Incentivize ‘conservation design’ (recommend 5 ac. min. lot size, with reduction to the 1.25 ac. WCCHD min. for provision of appropriate open space), protect rural icons (barns, farm houses) and identify/retain scenic views and contiguous agricultural holdings (through bequests, agricultural easements or acquisition), maintain 2-lane (rural) roadways between intersections, and avoid proliferation of billboards (ODOT Scenic Byway Program).

Future Land Use

(Map 8)

- Alternative A and B Maps initially developed: The Steering Committee combined the growth management elements of Map B with the Cozaddale industrial park concept from Map A.
- ‘Smart growth’ approach: Focus most growth within urban service areas, and maintain rural atmosphere elsewhere.
- Greater ‘economic sustainability’: Commercial (4.1%) and industrial (8.0%) land uses measurably increased from 2000 Plan update.

Plan Implementation

Key aspects:

- Update development regulations (i.e., zoning code and T-Plan) regarding min. lot sizes, riparian (stream) setbacks, perimeter conservation easements, no net loss of stormwater storage capacity, right-of-way widths, etc.;
- Make Plan an integral part of decision making process (zoning amendments and infrastructure improvements);
- Update Plan every five years or whenever underlying assumptions change.

Questions?