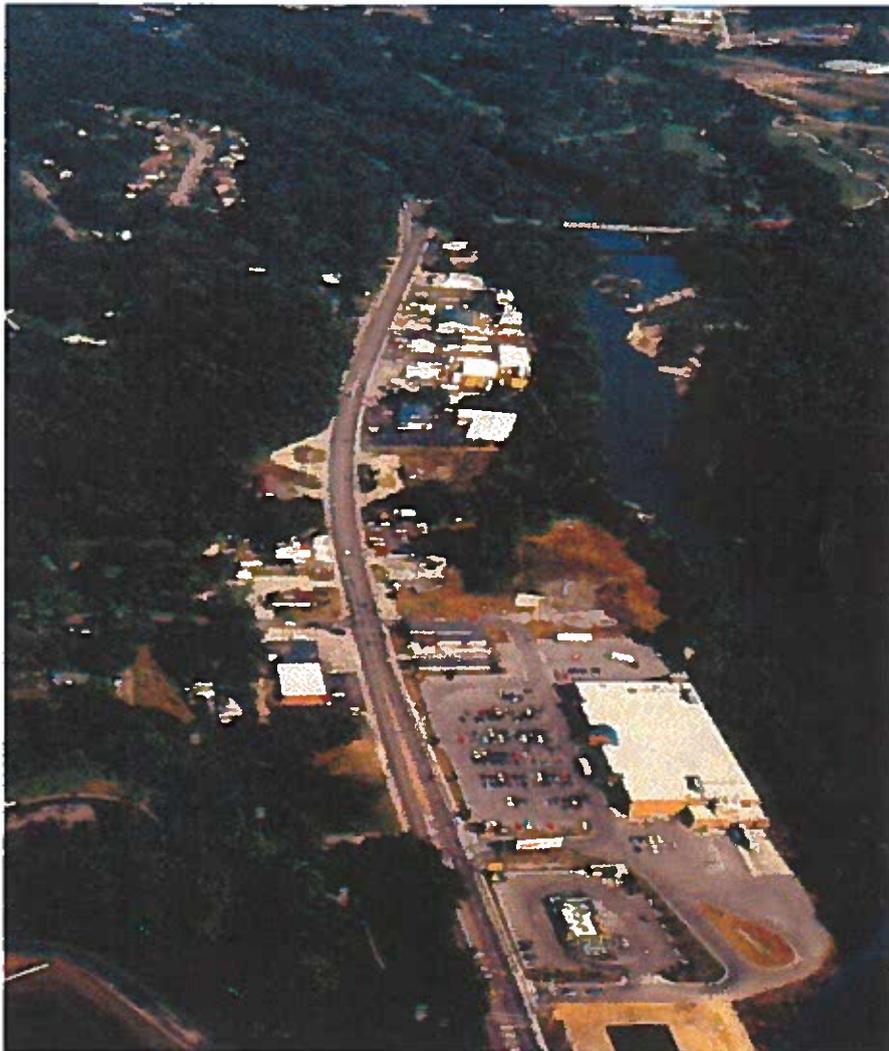


WOOSTER PIKE CORRIDOR Land Use Plan 1997

Columbia Township



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WOOSTER PIKE CORRIDOR Land Use Plan 1997

Adopted by
Hamilton County Regional Planning
Commission December 4, 1997

Columbia Township Board of Trustees

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1

DESCRIPTION OF THE PROJECT

1.1 Introduction

Since its founding in 1791, Columbia Township has repeatedly been annexed by adjacent communities. Today, Columbia Township is comprised of several fragmented areas covering a total of 2.76 square miles. An elected board of three township trustees governs the township, which — according to the 1990 Census — had a population of 4,269 persons. Subdivision and zoning control for Columbia Township are under the jurisdiction of the Hamilton County Board of Commissioners.

This project will focus on one Columbia Township's areas: The Wooster Pike Corridor (hereafter referred to as "The Corridor"). The Corridor is an elongated strip of 0.82 sq. mile and is home to 1,185 residents. Located on the eastern side of the Greater Cincinnati Metropolitan Area (see Map No. 1), the Wooster Pike Corridor extends along the Little Miami River between the villages of Mariemont and Terrace Park.

Wooster Pike (U.S. Highway 50) is lined with a mixture of retail and light industrial uses, some of which are abandoned. The seemingly haphazard land use pattern is a factor that contributes to the area's lack of investment. However, Wooster Pike has an advantage in that corridor links growing suburban areas on the County's east side to Downtown Cincinnati.

Most of the corridor's residential properties are north of Wooster Pike. Residential character ranges from the historically significant structures of Plainville — a settled

founded in 1784¹, mid 20th Century suburban developments like Williams Meadows, to a small number of mobile homes south of Wooster Pike.

Several regional projects are in the works that will impact the Corridor's landscape. Some of the projects include improvements to the sewage system, an upgrade of the Wooster Pike roadway, and implementation of the Little Miami Scenic River Bike Trail. Township officials and the community anticipate that such conditions will trigger rapid and intense development of the area. In order to manage growth in the Corridor the Columbia Township Trustees contracted the services of the Hamilton County Regional Planning Commission (RPC) to oversee the formulation of a land use plan in the area.

A key component of the formulation process is the institution of a citizen planning group, the Wooster Pike Planning Committee, who with the technical assistance of RPC has developed the Land Use Plan. The Regional Planning Commission will contribute technical assistance to a local citizen planning group to develop the Land Use Plan.

1.2 Purpose

The purpose of the Land Use Plan is to provide the Columbia Township Trustees, the Hamilton County Regional Planning Commission, Hamilton County Rural Zoning Commission, Board of Hamilton County Commissioners and in some cases the Hamilton County Board of Zoning Appeals a guide for reviewing development and rezoning proposals. The rationale for land use planning includes the following:

1. to accommodate future needs;
2. to provide for orderly growth;
3. to provide a sound basis for short-range decisions;
4. to provide an official position that property owners and developers rely upon;
and
5. to enable consideration of individual development proposals, especially their cumulative effects and any secondary off-site effects.

This Plan intends to balance public interests with the interests of private developers and property owners. At the core of the planning process was community involvement and citizens' empowerment. The rationale behind that was to educate and learn from the community as they voiced their concerns and wishes to create a common vision that could be translated into a Plan. The formulation process incorporated a wide range of stakeholder interests, making for a comprehensive document.

¹ See Appendix No. 1 for a history of Plainville

1.3 Methodology

The methodology that follows includes (1) collection and analysis of data, (2) community input, and (3) development of recommendations. The collection of data included an inventory of existing conditions, land use regulations (in the form of zoning ordinances, etc), regional projects, and infrastructure conditions. The involvement of the community in every phase of the project has been significant.

Data came from a variety of sources including RPC archives, the U.S. Census, townships files, the Ohio Department of Transportation (ODOT), the Metropolitan Sewer District (MSD), the Ohio-Kentucky-Indiana Regional Council of Governments (OKI), and the Hamilton County Park District among others.

Analysis of the data was conducted by the RPC staff and reviewed by the Wooster Pike Planning Committee. Two community-wide meetings were held to present the Committee's preliminary findings to the public, to solicit recommendations, and to allow the public to air its issues and concerns. Suggestions and recommendations from the community were incorporated into the final proposal.

Process

Three staff persons from RPC and a committee, appointed by the Board of Trustees, worked to develop recommendations for:

1. A land use plan - proposed uses and related strategies to be used as a guide for future development or re-development.
2. Rezoning of "H" riverfront districts – to more appropriate zone districts.
3. The creation of a Special Public Interest Overlay Strategy and District (SPI).

The process revolved around the results of public meetings. Meetings were organized to review background information, to obtain public input; and to follow-up and finalize the various aspects of the project.

1.4 How to Use This Plan

This Land Use Plan reflects the desires of corridor residents and business owners for future development, and the ways those desires can be met. A formally adopted land use plan gives the County a legally defensible basis for such recommendations because it represents the public interest in Columbia Township.

A land use plan, no matter how well conceived, is only valuable if it is used. Proposals for new development and zone amendment requests should be assessed for consistency with the Plan's Goals and Strategies. If these proposals and zone changes are inconsistent with the Plan, the Columbia Township Trustees can suggest changes, covenants, or recommend denial to the Hamilton County Regional Planning Commission, Rural Zoning Commission, the Board of Zoning Appeals or the Board of County Commissioners. To reflect changing conditions and community needs, the Plan should be recertified within five years and amended as necessary.

2

EXISTING CONDITIONS

2.1 Introduction

The Wooster Pike Corridor Land Use Plan consists of three sections. This section, "Existing Conditions" summarizes appropriate socio-economic data and physical characteristics to understand current conditions in the Corridor. The following section, "Community Involvement" explains the processes involved in soliciting public opinion. The Plan concludes by considering the data and public opinion to articulate land use recommendations for the Corridor.

To begin, important socio-economic variables such as population, income, and housing were obtained from the 1990 U.S. Census, as well as from previous censuses. Sewer infrastructure information was provided by the Metropolitan Sewage District (MSD), traffic and road improvement information from the Ohio Department of Transportation (ODOT). The Hamilton County Park District also provided information regarding the Little Miami River Scenic Bike Path. Information concerning zoning and existing land use for the Wooster Pike Corridor and adjacent communities came from RPC archives and community files.

2.2 Socio-Economic Indicators²

The data presented here is from the 1990 census data for Census Tract 244, Block Groups 2 and 3 (see Map. No. 2), which comprise the study area for the Wooster Pike Corridor Plan. Block Group 2 is the area between Mariemont and Walton Creek Road. Block Group 3 is the area east of Walton Creek Road to Terrace Park.

The area's total population is 1,185. The area has a non-white population of about 9.4 percent of the populace. Of the adult population 36.1 percent are between the ages of 25 and 44 with 22.5 percent of the total population are between the ages of 5 to 17 (see Table No. 2 and map No. 2).

There are 481 housing units in the area. Of that number, 51% are single-family units while 43% of the units are owner occupied. Zoning records show 23 new single-family units have been added since 1990. Recorded housing values from Walton Creek south show that about 96 percent are below \$100,000 with a median value of about \$49,500. Conversely, 79 percent of the owner-occupied units north of Walton Creek are \$200,000 or above with a median value of \$253,000.

Renter-occupied units are more highly concentrated east of Walton Creek. Of the 382 units in that area, 57 percent are renter-occupied, as compared to 11 percent of the available units from Walton Creek to the west. About 60 percent of the rents in the area are between \$250 to \$499.

The data shows a vacancy rate of about 10 percent for the total area. Given the available data, RPC could not determine whether the combined vacancy rate is higher for homeowner or renter vacancy.

Among persons aged 25 years and over, 28 percent have only high school diplomas and 24 received a bachelor's degree. Median family income is \$11,250 in Block Group 2, while in Block 3, median income is about \$49,400.

2.3 Development Patterns

The records of new addresses issued by the RPC since 1990 show 23 new homes in the area and 12 new businesses. All 12 of the new businesses were located on Wooster Pike between Mariemont and the Newtown Bridge. Also, in the last two years, 13 zoning certificates were issued to improve or change facilities to accommodate specific retail, office or other business uses. Of the 23 new home addresses, 18 were in the Walton Creek area on Muchmore Close Drive.

² The information presented is for the section of Columbia Township that extends along the Wooster Pike Corridor. Mariemont borders it on the west, Terrace Park on the East, Indian Hill to the north, and Newtown and the Little Miami River to the south. Information for this summary was obtained from 1990 Census Data. This geographic area is designated as block groups 2 and 3 in census tract 244. Block group 2 is the area between Mariemont and Walton Creek Road. Block group 3 is the area east of Walton Creek Road to Terrace Park.

2.4 Legal Framework: Existing Land Use and Zoning

The Wooster Pike Corridor is surrounded by jurisdictions that have zoning authority. For instance, the zoning ordinance for the Village of Mariemont contains zoning categories for residential, business, industrial, recreational, and historic uses. Mariemont was developed as a planned community in the 1920s with retail and business uses located in the center of the village, surrounded by a variety of housing types, with light industrial at the periphery. The Terrace Park zoning code contains categories for residence and business uses. This community is predominantly residential with a small business center strip located along Wooster Pike. The Village of Indian Hill is zoned entirely for large lot residential uses. However, Village facilities, churches, schools, recreational and cultural facilities are permitted within these residential districts. The only area adjacent to the Study Area that is not zoned for single-family residences is a small parcel along the Little Miami River in Mariemont that is zoned industrial (see Map No. 3).

Of the three surrounding municipalities, only the Village of Indian Hill has a land use plan. The Land Use Plan corresponds with the Village's zoning map. The overall goal of Indian Hill's Land Use Plan is to maintain the rural character of the Village. It ensures that the Village of Indian Hill will remain a low-density residential area. For a general view of existing zoning and land use conditions see Maps No.4 and No. 5.

The Corridor is bound by the Little Miami River and as such contains floodplains. Most of the floodplains were originally zoned "H" Riverfront. The "H" Riverfront District is a zone category used for floodplain and floodway areas under Hamilton County's zoning jurisdiction. Originally, the "H" District was used to designate a myriad of uses considered appropriate along waterways. Within the "H" District a wide variety of uses are permitted that may conflict with each other (e.g., a single-family dwelling located next to a sand and gravel extraction operation or a manufacturing plant).

As a result of this study, the Planning Committee reviewed the current uses in the "H" District and proposed the rezoning of 190 acres. For the most part, the recommended zone changes were consistent with existing uses as well as adjacent uses. The Township Trustees concurred with the Planning Committee's recommendations for the zone changes and requested the Rural Zoning Commission to initiate a zone amendment for the "H" District. On January 28, 1998, the Hamilton County Board of Commissioners approved the "H" District rezonings.

2.5 Physical Characteristics

Several variables should be considered when recommending the most appropriate land use for a tract. Among the variables most relevant in the Wooster Pike Corridor are compatibility with adjacent land uses and existing development patterns, existing and planned public services and infrastructure, commercial/residential use market potential, floodplains, steep slopes and constraints, and regional projects.

2.5.1 Adjacent Land Uses and Development Patterns

Retail development along Wooster Pike has occurred incrementally, resulting in a "hodge-podge" of developments that are not integrated aesthetically or functionally. Many uses were developed in single letter zoning districts before the new Zoning Resolution was adopted in October of 1996.

A variety of generally small-scale retail uses line both sides of Wooster Pike between Mariemont and the Newtown Bridge. The most significant new commercial developments in the 1990s have been the Mariemont Promenade shopping center, Kroger's grocery store, two fast food outlet establishments, and Tire Discounter's.

Several non-conforming uses in the area include a collection of mobile homes and a bus storage lot. Two abandoned properties on relatively large sites are a major source of blight — a car wash and a gas station. An old railroad right-of-way, most of which has been sold to private entities, parallels the bank of the Little Miami River. There is much vegetation along the Little Miami — itself a state- and nationally- designated scenic river.

Most of the residential uses in the Wooster Pike Corridor are located north of Wooster Pike. The older residential area of Plainville is located north of Peach Street and west of Walton Creek Road. William's Meadows, a planned community consisting of relatively new homes, is situated north of Wooster Pike with a single access point just west of the Heritage Restaurant.

2.5.2 Infrastructure and Public Services

The sanitary sewer system along Wooster Pike is inadequate, according to the Metropolitan Sewer District (MSD). The current trunk sewer ends at Walton Creek Road. All of the developments north of Wooster Pike and west of Walton Creek Road currently use private sanitary systems. Any new developments must use holding tanks to collect sewage until it can be transported by truck to an MSD facility for treatment. Current developments such as the Miami Bluff Apartments, William's Meadow, Walton Creek, and the Spring Hill Condominiums all have individual sewage treatment plants. In addition, Kroger's and McDonald's have their own pumping stations.

Public investments for sanitary sewers have been approved for this area. The Newtown Interceptor will be funded through a low interest loan for \$9,700,000 from the Ohio Environmental Protection Agency. The sewers are expected to be installed in the next 12-18 months, following legal acquisition of easements across Anderson Township to reach the Wooster Pike area. As a result, MSD is now granting approvals for construction during this interim period until sewer lines are installed. The availability of sewers will spur new development and redevelopment along the Corridor³.

Storm drainage problems generally occur along the Wooster Pike Roadway and south of the Road due to runoff from the hill on the north side of Wooster Pike.

³ Source: Tony Huang, Metropolitan Sewer District. Information updated to 11-12-97

2.5.3 Traffic

Traffic congestion along Wooster Pike Corridor is caused in part by numerous curb cuts. In many locations along the Corridor, treelawns have been paved over, forming continuous curb cuts across the entire frontage of many parcels — with unattractive results. This access regimes hazardous for motorists and pedestrians since cars are free to pull in and out of traffic in a variety of places. In many instances, no attempt has been made to link interior parking lots for retail uses along the Corridor, resulting in re-entry onto Wooster Pike to access an adjacent business. Finally, the sidewalks along the Corridor are in generally poor shape and are located directly adjacent to the road, discouraging walking along the commercial strip.

The Wooster Pike Corridor has been designated as a minor arterial in the Hamilton County Thoroughfare Plan. Traffic studies conducted by the Ohio Department of Transportation (ODOT) document 18,680 vehicle trips per weekday from the Mariemont boundary to Walton Creek Road and 23,720 trips between Walton Creek Road and Newtown Road.

Currently, the safety study recommends improving the section of Wooster Pike between Walton Creek and Newtown Road. The roadway would be widened to include either an additional 12 ft wide turn lane or a raised grass median. Left turn lanes would be created in the raised grass median area at Walton Creek, Tire Discounters, Ashley Oaks, and at the Heritage Restaurant. Additional breaks in the median could be made if the need were demonstrated. The right turn lane on Wooster Pike at Newtown would be extended. An additional 32 feet of pavement would be needed overall for the proposed improvements. The current proposal would take the majority of the additional pavement width needed for road improvements from the south side of Wooster Pike. The project is estimated at \$3 million and if approved would take approximately five years until construction. ODOT has identified funding for the project. The preliminary development phase for the project will begin in 1998. This will involve environmental studies and public input meetings. During this phase, alternatives will be evaluated and thus identify where the additional right-of way will be needed to accommodate the proposed improvements⁴.

2.5.4 Flood Plain

The floodplain from the Little Miami River and Walton Creek have an impact on siting of buildings. According to the FEMA Flood Insurance Rate Map (Community Panel Number 3902040074 B), the majority of the area south of Wooster Pike is located within the floodway or floodway fringe.

Buildings cannot be constructed in the floodway unless the builder demonstrates to the Department of Public Works that the proposed building will not impeded the floodway. Buildings can be constructed in the floodway fringe, but they must be constructed above

⁴ Source: Andy Fluegemann and Bill Vorst, ODOT. Presentation of Wooster Pike Safety Study to the Columbia Township Planning Committee Meeting on 7-9-97.

the level of a 100-year flood — an area wherein flooding will occur at least once a century. Most of the area north of Wooster Pike is not located in the floodway or floodway fringe, with a few notable exceptions. Part of the Plainville area along Walton Creek Road is located in the 100-year floodway fringe.

2.5.5 Steep Slopes and Geology

Generally, steep slopes — greater than or equal to 20 percent grade — impose higher development costs. At such a grade, development often cannot take place without extensive earthmoving.

Steep slope development is not only taxing on development budgets, but also on the local environment. Such development typically produces sedimentation and clogs streams and channels, preventing efficient storm water runoff. When there are heavy rains, steep slopes are also conducive to landslides (see Map No. 7).

2.6 Regional Projects: Public Park Expansion

The Little Miami River received its “scenic” designation from the State of Ohio in 1969. The designation was extended to the lower part of the river in 1971. Together, the special designation extends the length of the river for 105 miles from South Charleston and the river’s north fork in Clark County to the Ohio River in Cincinnati. The special designation gives the Ohio Department of Natural Resources (ODNR) veto power over proposals for all publicly-funded projects on the river.

The lower 86 miles of the river — from Clifton in Greene County to the southern Ohio Counties of Clermont and Hamilton — received a national designation as a scenic river in 1973. This gives the National Park Service similar authority over public proposals using federal money.

The very popular Little Miami River Scenic Bike Path attracts approximately 200,000 users annually. In the Ohio-Kentucky-Indiana (OKI) Region, it extends 50 miles from Kroger Hills in Hamilton County to Hedges Road north of Spring Valley. This section of the trail is a state park and is owned by the Ohio Department of Natural Resources (ODNR). Approximately 48 miles of it is paved from Milford to Spring Valley.

The Anderson Park District, The Hamilton County Park District, the City of Cincinnati and Little Miami, Inc. are working together to extend the Little Miami Trail southwest of Kroger Hills and across the Newtown Bridge through Anderson Township to Lunken Airport Bike Path in Cincinnati. Most of the extension between Kroger Hills and the Newtown Bridge will be in Columbia Township. The Hamilton County Park District has proposed bike path extension along the Little Miami River. The bike path will be built along the abandoned railroad right-of-way. Construction is anticipated to occur approximately one year after the construction of MSD’s Newtown Interceptor. A separate bridge for the bike path will be built across the Little Miami River extending the trail from

Newtown Road to Clear Creek Park. In addition to the bike path extension, a 100 car parking lot and staging area may be built in Avoca Park (see Map No. 8).

The Hamilton County Park District is actively working towards development of the Little Miami Bike Path that will connect the bike path in the City of Milford (provided the bike path is constructed through Terrace Park) and Anderson Township via Newtown Road to Clear Creek Park. Between Wooster Pike and the north bank of the Little Miami River, the land is predominantly owned by public entities. The bike path will traverse the Little Miami River either by a special bikeway bridge or as an additional structure onto the existing motor vehicular bridge. The staging area for the bike path planned for construction in Columbia Township along the River would not be located in the designated SPI-NR area. Nonetheless, access to and preservation of this area would be the default byproducts of such a project.

2.7.1 Tax Incentives Available for Economic Development: Enterprise Zone

The Corridor was designated an Enterprise Zone in 1992. Accordingly, economic growth is encouraged by means of establishing, expanding, renovating, or occupying facilities and hiring new employees and preserving jobs within the zone in exchange for specified local tax incentives granted by Hamilton County.

3

COMMUNITY INVOLVEMENT

3.1 The Planning Committee

The Wooster Pike Planning Committee consisted of 13 members appointed by the Columbia Township Board of Trustees. In order to provide a representative and diverse group, appointed members included four community residents, the township administrator, one representative from two of the adjacent communities — Mariemont and Indian Hill — one member of the Regional Planning Commission, four business owners, and one representative for Little Miami Inc. The Committee, with support from RPC staff, was responsible for developing planning recommendations for consideration by the Township Trustees (see Appendix No. 2 for list of members).⁵

3.2 The Process

From January 1997 to September 1997, the Planning Committee held eight committee meetings and two community-wide meetings. Information obtained from the community meetings was used to identify and prioritize issues. The goals and strategies developed by the Planning Committee then served as the basis for the recommendations to the Township Trustees for the Land Use Plan, "H" District rezonings, and strategies for the Special Public Interest (SPI) Districts.

⁵ Faye Bennet, Township Administrator left her position on the committee in August 1997.

The two background sessions conducted in January gave an overview of the planning process, provided the Planning Committee with information on current conditions, and established ground rules for the work of the Committee. It was decided that decisions would be made by a consensus of the majority of members present at any meeting. However, eight members were needed for a vote to occur. At the initial meeting, Committee members brainstormed about concerns and interests regarding development along the Corridor.

Three guest presenters provided additional information to the Committee in the early stages of the planning process. A representative from the ODOT gave information on the status of a safety study and preliminary plans for improvements on Wooster Pike. A representative from the MSD made a presentation on the planned expansion of sewer services to the area. Finally, plans for park areas and a bike trail between Wooster Pike and the Little Miami River were presented by a representative from the Hamilton Country Park District (HCPD).

A community-wide meeting was held to obtain input from the community in identifying assets, liabilities, immediate and long term needs, and wishes, as well as to identify community goals and areas of concern. Numerous flyers were distributed door to door by Committee members, notices posted at local business establishments, and newspaper media generated a gathering of approximately 35 persons at the March 6, 1997 meeting. Hamilton County RPC staff provided training to members of the Planning Committee so they could serve as facilitators. During the community meeting, the attendees were divided into five groups. With a Committee facilitator at each table, the groups used the same format and responded to the same sets of questions (see Appendix No. 2 for the format and questions used by the facilitators). At subsequent meetings, the Planning Committee used the information obtained at the March 1997 meeting to develop goals and strategies for the Land Use Plan.

The second community-wide meeting was held August 26, 1997. The purpose of that meeting was to obtain public response to the draft recommendations of the Planning Committee. Approximately 80 persons attended that meeting. Following a brief presentation of the Planning Committee's work, the public was invited to voice their comments and concerns at any one of the three tables set up with maps and information regarding the Land Use Plan, Special Public Interest (SPI) Districts, and the "H" Riverfront District rezonings. Committee members staffed each table, and attendees' comments were recorded. Additionally, attendees had the option to directly write their comments in a notebook.

At the final Planning Committee meeting, modifications were made to the SPI Districts and the Land Use Plan. Upon completion, the recommendations of the Committee were presented to the Columbia Township Board of Trustees for adoption. As shown in Table 1, zoning changes will ultimately need to be submitted to Hamilton County RPC for approval.

3.3 Community Concerns & Priorities

As identified in Community meetings the main concerns of the community were:

Traffic flow and road conditions particularly on Wooster Pike.

Inadequate utilities — specifically sewer and water.

Problem areas of storm water drainage.

Dangerous cross walks and poor sidewalk conditions.

Increased number of vacant and abandoned properties

Poor landscape and lack of identity

Profusion of signs; visual pollution

Coexistence of business and residents

Access and utilization of the Little Miami River

The community in Wooster Pike Corridor expressed a desire to improve the aesthetic character of the area by not only maintaining its green space, but also by developing landscaping plans, particularly along Wooster Pike, improving street lighting, and revitalizing the Village of Plainville. In addition, the RPC provided leads or identified responsible parties as a strategy to address other concerns of the community.

4

CONCLUSIONS and RECOMMENDATIONS

4.1 Conclusions

The Land Use Plan reflects the high degree of negotiation and consensus-building that occurred in the formulation stage. Overall, as noted by one resident, "It was a great experience of community and county officials working together." The plan served to define community values and long-range goals for the future as they relate to the Wooster Pike development

The community identified Wooster Pike as being of significant importance due to its role as a connector between downtown and residential neighborhoods in the Eastern part of the Greater Cincinnati. Residents are aware that the Corridor will be subjected to significant development pressures with the implementation and/or improvement of infrastructure. There is a marked potential to grow, and the community is interested in quality growth.

For the residents in the Wooster Pike area of Columbia Township, one of the most important strengths is the sense of community: it is a small, safe, friendly, and stable place. It has also the potential to capitalize on the historic value of Plainville.

The community expressed interest in preserving the area's green spaces, hillsides and wildlife. There was also interesting preserving and increasing accesses the Little Miami River, as well as protecting its riverbanks. It was thought that preserving the area's natural environment would have a positive influence on the Corridor's quality of life.

Traffic flow, road conditions on the Pike, and poor access management are factors of major concern to the community. The community also wished to influence the appearance of properties, and the streetscape.

Finally, residents of the Wooster Pike Corridor find that the most crucial issues for the study area are infrastructure problems: water, sewerage and storm water drainage. Availability of public services such as water and sewer influences the timing, location and density of development.

4.2 Goals and Policies

Using input from the community-wide meetings on March 6 and August 26, 1997, the committee identified the following list of goals for the Wooster Pike Corridor, categorized by subject:

Traffic, Roads, and Sidewalks

Goals:

- To improve traffic flow
- To improve traffic, pedestrian, and bicycle safety
- To improve road and sidewalk conditions

Utilities

Goals:

- To accelerate sanitary sewer availability
- To improve the public water system
- To improve stormwater drainage

Recreation

Goals:

- To enhance recreational opportunities
- To utilize the river as an asset

Beautification & Environment

Goals

- To upgrade landscaping
- To encourage redevelopment of vacant and abandoned properties
- To create inviting streetscape
- To provide adequate buffers between business and residents

The goals were ranked and prioritized in terms of feasibility and their impact on community image according to criteria determined by the Committee. The Committee identified how each of the goals could be achieved and who would be responsible for implementation. The final work of the Committee in this area is shown on the strategy matrix (see Table No. 7).

4.3 Land Use Categories

Residence Single Family - Low density detached housing and related compatible uses.

Typically detached dwellings with scale and massing appropriate to protect the character of the surrounding neighborhood and site constraints and density consistent with adopted zoning

Residence Transitional - Low density detached or attached housing and related compatible uses (excluding office, retail and industrial) that provide a transition between single family residential uses and other types of development, where such use will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhood.

Typically 1 and 2 story clustered single family, zero lot line, attached two and three family, and townhouse dwellings with scale, massing, average density, layout and specifications compatible with site constraints and character of surrounding single-family residential development.

Residence Multi Family - Detached or attached housing (apartments or condominiums) and related compatible uses.

Typically 2 and 3 story buildings with scale, massing, density, layout and specifications compatible with site constraints and character of existing residential developments in the surrounding area, and where more than one occupant uses an entranceway for access to individual units.

Retail, Neighborhood - Low intensity neighborhood oriented retail and service uses that provide a transition between residential uses and other types of development or that achieve compatibility and service appropriate to the adjacent residential neighborhood.

Typically 1 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential developments.

Public, Semi-Public and Institutional- Parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, cemeteries, hospitals, and educational, philanthropic, religious or charitable institutions, and forests or wildlife reservations, public properties and buildings similar uses.

Typically not for profit uses.

4.4 Recommendations

Based on a thorough analysis, the Planning Committee and the RPC recommended some changes to the land use of the Corridor. Those changes are shown in the "Proposed Land Use" map (see Map No. 9). In addition, the committee also recommended to designate an area of the Wooster Pike Corridor as a special Public Interest (SPI) District, and to initiate the rezoning of the "H" Riverfront District (see map No. 10).

4.4.1 Proposed Land Uses

The Land Use Plan is essentially a guide for residents, business owners, and elected officials on how land in an area should be used to promote current and future social and economic well being. Land Use Plans attempt to maintain property values by encouraging orderly, rather than haphazard, development. The proposed Land Use Plan for Wooster Pike will serve as a guide for development/redevelopment in this part of Columbia Township. Some of the recommended uses reflect a change in use from the current use.

A map of proposed land uses was prepared based on findings and recommendations of the community and HCRCP staff (see Map No.9). The map is consistent with the land use goals and policies. The colors on the map represent types of land use that are acceptable for each tract, in consideration of land use goals, policies and development variables. These recommendations do not mandate zoning changes; however, they do indicate a general desire for particular land uses which may serve as the basis for future zoning changes. The colors used to show proposed land uses vary slightly from those shown on the map of existing land uses. For a definition of proposed land use categories see Appendix No. 5

The *lighter yellow* on the map indicates Residence Single-Family land uses. These uses are low density detached and related compatible uses, which can be generally characterized by detached dwellings with scale and massing appropriate to protect the character of the surrounding neighborhood and site constraints with density consistent with adopted zoning.

The *darker (canary) yellow* color on the map indicates Residence Transitional land uses. These types of land uses are low density detached or attached housing and related compatible uses (excluding office, retail and industrial) that provide a transition between single family residential uses an other types of development where such use will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhood. These uses are typically consist of one- and two-story clustered single family, zero lot line, attached two- and three-family and townhouse dwellings with scale, massing, average density, layout and specifications compatible with site constraints and character of surrounding single family residential development.

The *light brown (sand)* color on the map indicates Residence Multi Family land uses. These uses are detached or attached housing (apartments or condominiums) and related compatible uses. These uses are characterized by 2 and 3 story buildings with scale, massing, density, layout and specifications compatible with site constraints and

character of existing residential developments in the surrounding area, and where more than one occupant uses an entranceway for access to individual units.

The *darker green* color on the map indicates Public, Semi-Public and Institutional land uses. These uses are typically not for profit. Examples of these uses are parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, cemeteries, hospitals and educational, philanthropic, religious or charitable institutions and forests or wildlife reservations, public properties and buildings and similar uses.

The *pink* color indicates Retail-Neighborhood land uses. Those uses are low intensity neighborhood oriented retail and service uses that provide a transition between residential uses and other types of development or that achieve compatibility and service appropriate to the adjacent residential neighborhood. Examples of these uses are typically one- story structures with scale, massing, intensity, layout and specifications compatible with site constraints and the character of surrounding residential developments.

The Committee reviewed each land use planning area and chose a land use strategy, then made a land use recommendation, as follows:

Area 1 – Public/Semi-Public – This area is generally owned by state and county park boards. It will provide for a provision of open space and green space, as well as preservation of salient natural features. Topography, waterways, soils, and thick vegetation may make property difficult to develop without adversely affecting and altering the natural settings. Conservation of green space could also act as a buffer between adjacent non-compatible uses.

Area 2 – Transitional Residence – The committee thought that the site would be good for multi-family development. Traditional single-family subdivisions may not prove to be desirable due to topography or other site constraints. Therefore, innovative low-density housing in the form of clusters, zero lot-lines, etc. would provide expanded development opportunities consistent with existing residential densities. Wooster Pike is a busy road and not an ideal location for single-family homes; the site is isolated from the rest of the community.

Area 3 – Multi-Family — This area contains the Miami Bluff Apartments. A variety of housing need is essential to meet the diverse needs of community residents. Either rental or condominium units can be compatible with other neighborhood uses provided they are integrated through appropriate scale, massing, density, layout, and other characteristics particular to the area. Multi-family developments should preferably be accessible to community facilities including public transit.

Area 4 – Transitional Residence – Traditional single family subdivisions may not prove to be desirable due to topography or other site constraints. Therefore, innovative low-density detached housing in the form of clusters, zero lot-lines, etc. would provide expanded development opportunities consistent with existing residential densities.

Area 5 – Single Family – This area includes the William's Meadows Subdivision. Single-family areas that are part of larger subdivisions or neighborhoods reflect stability and single-family character that should be retained. Conservation of these areas will significantly add to the long term residential needs of the township. The township's objective is to retain and strengthen residential neighborhoods within environments that are healthy, safe, convenient, and attractive. But recognizing the continuing and expanding impacts of surrounding development, the feasibility of development of such single family/residential uses must also be reexamined closely for each five-year review period or as necessary.

Area 6 – Transitional Residence — This area is appropriate for either single-family residences or clustered detached single-family residences. Traditional single-family subdivisions may not prove to be desirable due to topography or other site constraints. Therefore, innovative low-density detached housing in the form of clusters, zero lot-lines, etc. would provide expanded development opportunities consistent with existing residential densities.

Area 7 – Single Family – This is the Plainville area and also includes homes off Walton Creek Rd. Single family areas that are part of larger subdivisions or neighborhoods reflect stability and single-family character that should be retained. Conservation of these areas will significantly add to the long term residential needs of the township. The township's objective is to retain and strengthen residential neighborhoods within environments that are healthy, safe, convenient, and attractive. But recognizing the continuing and expanding impacts of surrounding development, the feasibility of development of such single family/residential uses must also be reexamined closely for each five-year review period or as necessary. Therefore, the preservation of the railroad berm, as well as its extension, is essential for continuing protection of the Plainville area.

Area 8 – Neighborhood Retail – This area is currently used predominantly for retail on both the north and south sides of Wooster Pike from Mariemont to the Newtown Bridge. Existing retail areas that provide convenience type shopping facilities should be protected and encouraged to expand within the areas identified in the plan.

Area 9 – Multi-Family - The boundaries of this area were modified (as shown on enclosed map). The particular characteristics of the area will allow for the provision of the diversity of housing needed in the community through the development of multi-family housing units at a density not to exceed 7.3 units per acre. As an alternative, offices uses would also provide an appropriate transition to the adjacent retail uses.

Area 10 – Public/Semi-Public this will provide for the retention of existing forested and natural areas along the Little Miami River. Further, it will serve as a buffer between the river and commercial uses to the north while maintaining the scenic integrity and natural environment that benefit people and wildlife (see Table No. 8).

4.4.2 Special Public Interest District

The creation of a Special Public Interest Strategy reflects the community's long-range plan for the development or redevelopment of two specific areas. The Wooster Pike Planning Committee is recommending that this be applied to the "E" Retail District on the North and South sides of Wooster Pike between Mariemont and the Newtown Bridge as well as along the Little Miami River. The Special Public Interest Overlay District (SPI) would take the goals identified in the SPI strategies and create regulations or standards for these areas. By using the SPI as a zoning overlay in the existing "E" Retail District along Wooster Pike, the efforts of current business owners can be enhanced, and a higher quality retail district can be developed. Additionally, the SPI can be used to protect the community's interest along the Little Miami River.

Recommended elements for SPI:

Elimination of the 10 year redevelopment exception would require that the standards in the current Hamilton County Zoning Code (streetscape and landscaping, signage, parking etc.) be met in the event of:

- New development
- Redevelopment which calls for the construction of a new building
- Redevelopment which calls for the expansion of or addition to an existing building

The area along the Little Miami River shall be preserved as a riparian buffer. The designation shall allow for the development of recreational river activities, bicycle and walking trails.

Specific sign regulations for placement of new billboards and removal of abandoned signs

4.4.3 Rezoning of the "H" Riverfront District

The "H" riverfront district is a zoning designation that generally includes both the floodway and floodplain areas. Due to current consideration by the County Commissions to eliminate the "H" riverfront district, it is prudent to consider the matter as part of this initiative. The preliminary recommendations are designed to be consistent with the proposed land use plan, and also compatible with adjacent uses. Map No. 11 shows the recommendations of the committee.

Table No. 2

**COLUMBIA TOWNSHIP
DEMOGRAPHIC ANALYSIS**

CENSUS TRACT 244								
	Block Group 2	Percent of Block Group 2	Block Group 3	Percent Of Block Group 3	Total BG 2 & 3	Percent of Total of BG 2 & 3	Columbia Twp.	Percent Twp.
Total Population	260	100%	924	100%	1185	100%	4269	100%
Race								
Black	66	25%	26	3%	92	8%	970	23%
White	191	73%	885	96%	1077	90.9%	3,235	76%
Others	3	1%	13	1%	16	1.4%	64	1%
Age								
Under 5 Years	20	8%	77	8%	97	8.2%	367	9%
5 to 17 Years	48	18%	218	24%	266	22.5%	719	17%
18 to 24 Years	24	9%	108	12%	132	11.1%	303	7%
25 to 44 Years	79	30%	348	38%	427	36.1%	1425	34%
45 to 64 Years	51	20%	140	15%	191	16.1%	623	15%
65 Years and Over	38	15%	33	4%	71	6.0%	774	18%
Total Population	260	100%	924	100%	1185	100.0%	4211	100%
Gender								
Male	128	49%	430	47%	558	47.1%	2040	48%
Female	132	51%	494	53%	627	52.9%	2229	52%

Total Population		260	100%	924	100%	1185	100.0%	4269	100%
	Block Group 2	Block Group 3	Percent of Block Group 2	Block Group 3	Percent Of Block Group 3	Total BG 2 & 3	Percent of Total of BG 2 & 3	Columbia Twp.	Percent Twp.
Education – Persons 25 and over									
12 th Grade or Less	37	13	38%	3%	50	9%	554	19%	
High School Graduate	41	70	42%	16%	111	20%	623	22%	
Some College	5	165	5%	39%	195	36%	842	29%	
Bachelor's Degree	14	114	14%	27%	128	23%	523	18%	
Graduate / Professional Degree	0	65	0%	15%	65	12%	330	11%	
Total	97	427	100%	100%	549	100%	2872	100%	
Housing									
Owner Occupied Units	82	122	83%	32%	205	43%	1,224	69%	
Renter Occupied	11	218	11%	57%	229	48%	469	26%	
Vacant Units	6	42	6%	11%	48	10%	86	5%	
Total Units	99	382	100%	100%	481	100%	1,779	100%	
Units in Structure									
1-Unit Detached	97	149	98%	39%	246	51%	1,329	75%	
1-Unit Attached	0	8	0%	2%	8	2%	56	3%	
2 to 4 Units	2	32	2%	8%	34	7%	110	6%	
5 to 9 Units	0	101	0%	26%	101	21%	158	9%	
10 or more Units	0	74	0%	19%	74	15%	96	5%	
Mobil Home, Trailer, Others	0	18	0%	5%	18	4%	30	2%	
Total Units	99	382	100%	100%	481	100%	1,779	100%	
Value									
(Owner-Occupied Units)									
Less than \$50,000	40	8	52%	7%	49	26%	369	33%	
\$50,000 to \$99,000	30	11	39%	10%	41	22%	469	42%	
\$100,000 to \$149,999	3	1	4%	1%	4	2%	151	13%	
\$150,000 to \$199,000	0	2	0%	2%	2	1%	36	3%	
\$200,000 to \$299,000	1	63	1%	58%	64	34%	76	7%	
\$300,000 or more	3	23	4%	21%	26	14%	27	2%	
Median (dollars)	\$ 49,400	\$253,000					\$59,000		
Total Owner-Occupied Units	77	108	100%	100%	186	100%	1,128	100%	

	Block Group 2	Percent of Block Group 2	Block Group 3	Percent of Block Group 3	Total BG 2 & 3	Percent of Total of BG 2 & 3	Columbia Twp.	Percent Twp.
Value Renter-Occupied Units								
Less than \$250	1	13%	8	4%	9	4%	55	12%
\$250 to \$499	7	88%	125	59%	133	60%	300	68%
\$500 to \$749	0	0%	70	33%	70	32%	78	18%
\$750 to \$999	0	0%	8	4%	8	4%	9	2%
\$1,000 or more	0	0%	2	1%	2	1%	2	0%
Contract Rent Median Value (Dollars)	\$375		\$416				\$389	
Total Renter-Occupied Units	8	100%	213	100%	222	100%	444	100%
Household By Type								
Total Households	93		340		433		4269	
Persons per household	2.8		2.72		2.73		3.09	
Income								
Household Income								
Total Household	58	100%	272	100%	330	100%	1,723	100%
Less than \$8,000	16	28%	0	0%	16	5%	199	12%
\$10,000 to \$24,999	19	33%	102	38%	121	37%	532	31%
\$25,000 to \$49,999	23	40%	61	22%	84	25%	532	31%
\$50,000 to \$99,999	0	0%	63	23%	63	19%	354	21%
\$100,000 to \$149,999	0	0%	23	8%	23	7%	74	4%
\$150,000 or more	0	0%	23	8%	23	7%	32	2%
Median Household Income	\$13,125		\$37,250				\$30,346	
Per Capita Income	\$7,381		\$20,170				\$16,390	
Families Income								
Total Families	43	100%	191	100%	234	100%	1,218	100%
Less than \$8,000	16	37%	9	5%	25	11%	86	7%
\$10,000 to \$24,999	11	26%	54	28%	65	28%	287	24%
\$25,000 to \$49,999	16	37%	34	18%	50	21%	430	35%
\$50,000 to \$99,999	0	0%	63	33%	63	27%	324	27%
\$100,000 to \$149,999	0	0%	23	12%	23	10%	74	6%
\$150,000 or more	0	0%	8	4%	8	3%	17	1%

Median Family Income

\$11,250

\$49,375

\$36,964

Table No. 3

POPULATION GROWTH RATE

JURISDICTION	% Change 1950-1960	% Change 1960-1970	%Change 1970-1980	%Change 1980-1990	%Change 1990-1996
Columbia Township	-9.12	-9.56	-41.57	2.15	4.66
City of Mariemont	17.21	10.19	-27.42	-5.37	-6.45
Village of Indian Hill	116.56	24.86	-2.30	-2.50	3.42
Village of Terrace Park	59.92	12.01	-9.80	4.35	-2.91
Village of Newtown	19.70	16.97	-11.24	-12.55	23.79
Anderson Township	74.61	67.01	33.29	15.75	4.62

Source: US Census; Hamilton County Regional Planning Commission

Table No. 4

POPULATION

JURISDICTION	1950	1960	1970	1980	1990	1996
Wooster Pike Corridor					1185	
Columbia Township	8702	7908	7152	4179	4269	4468
Village of Mariemont	3515	4120	4540	3295	3118	2917
Village of Indian Hill	2090	4526	5651	5521	5383	5567
Village of Terrace Park	1265	2023	2266	2044	2133	2071
Village of Newtown	1462	1750	2047	1817	1589	1967
Anderson Township	8877	15500	25881	34504	39939	41786

Source: US Census various years; Hamilton County Regional Planning Commission

Table No. 5

AREA IN SQUARE MILES

JURISDICTION	1950	1960	1970	1980	1990	1996
Wooster Pike Corridor (*)					0.82	
Columbia Township	6.25	5.02	4.81	2.58	2.76	2.75
Village of Mariemont	0.67	0.67	0.67	0.79	0.86	0.86
Village of Indian Hill	18.56	18.58	18.58	18.62	18.57	18.59
Village of Terrace Park	1.03	1.24	1.24	1.24	1.27	1.27
Village of Newtown	0.76	2.33	2.33	2.33	2.32	2.34
Anderson Township	33.87	31.99	31.48	31.48	31.16	31.14

Source: U.S. Census; Decision Support Manual, Vol 1: Profiles and Comparisons Townships and Municipalities by Hamilton County Regional Planning Commission, February 1997

Table No. 6

**GROSS DENSITY
POPULATION PER SQUARE MILES**

JURISDICTION	1950	1960	1970	1980	1990	1996
Wooster Pike Corridor					1445.12	
Columbia Township	1392.32	1575.30	1486.90	1619.76	1546.74	1627.14
Village of Mariemont	5246.27	6149.25	6776.12	4170.89	3625.58	3391.86
Village of Indian Hill	112.61	243.60	304.14	296.51	289.88	299.50
Village of Terrace Park	1228.16	1631.45	1827.42	1648.39	1679.53	1627.17
Village of Newtown	1923.68	751.07	878.54	779.83	684.91	839.09
Anderson Township	262.09	484.53	822.33	1096.06	1281.74	1342.05

Source: Decision Support Manual, Vol 1: Profiles and Comparisons Townships and Municipalities, Hamilton County Regional Planning Commission, February 1997.

Table No. 7

LAND USE PLAN & SPI STRATEGIES GOALS MATRIX

Wooster Pike Planning Committee January through September 1997

The following matrix reflects the goals and strategies developed by the Wooster Pike Planning Committee with extensive input from community residents. It was generated to address community needs that could be addressed by township officials, governmental agencies, and private interests through a variety of means including zoning regulations.

GOALS & STRATEGIES	POTENTIAL IMPLEMENTOR	PRIORITY
TRAFFIC, ROADS & SIDEWALK GOALS		
To Improve Traffic Flow		
Coordinate traffic improvements with Newtown	Columbia Township	A
Provide opportunity for left turn outside of thru traffic lanes from Wooster Pike	ODOT	A
If a median is added, should be planted with trees or grass	ODOT, Columbia Township	A
To Improve Traffic Pedestrian & Bicycle Safety		
Access management	ODOT	A
Lower speed on Wooster Pike	ODOT	A
Pedestrian crosswalk across Newtown bridge & link bike trail under bridge	ODOT	C
Rehabilitation Walton Creek to Terrace Park - (Roads) and drainage	ODOT	B
Sidewalks west of Newtown Rd.	ODOT, private owners	A
UTILITIES GOALS		
To Coordinate Sanitary Sewer Construction With Other Road & Drainage Improvements		
Monitor progress; keep MSD aware of timing on other projects	Columbia Township.	B
To Improve Public Water System		
New water lines	Cincinnati Water Works	B
To Improve Stormwater Drainage		
Study of storm water drainage for Beech St – Curb water from flooding homes on Beech and Elm Streets	Public Works Dept. Columbia Township	A

GOALS & STRATEGIES	POTENTIAL IMPLEMENTOR	PRIORITY
RECREATION GOALS		
To Enhance Recreational Opportunities		
Publicize local recreation areas	Hamilton Co. Park Dist.	C
Redesign park on Muchmore Road; keep clean	Columbia Township.	A
To Utilize The River As An Asset		
To preserve riverbanks	Hamilton Co. Park District S.P.I. District	A
To provide review of any proposed use along the riverbank	Columbia Township. S.P.I. District	A
Clean up railroad right-of-way by river	Residents, Columbia Township	C
BEAUTIFICATION & ENVIRONMENT GOALS		
To Upgrade Landscaping		
Landscape along Wooster Pike	Private owners S.P.I. District	No rating
To Create Inviting Streetscape		
Consistent street lighting	CG&E; Columbia Township	A
Coordinate signage along Wooster Pike	S.P.I. District	No rating
To Encourage Quality and Compatible Development		
To Provide Adequate Buffers Between Business & Residential & Encourage Redevelopment of Vacant & Abandoned Properties	Private owners Columbia Township S.P.I. District	A
Publicize plan for this community	Columbia Township Regional Planning Commission	A
Zoning overlay with high quality standards	S.P.I. District	No rating
Develop architectural guidelines	S.P.I. District	C
To Re-Establish Community Image		
Entrance signage	Columbia Township	A

A- High

B- Medium

C- Low

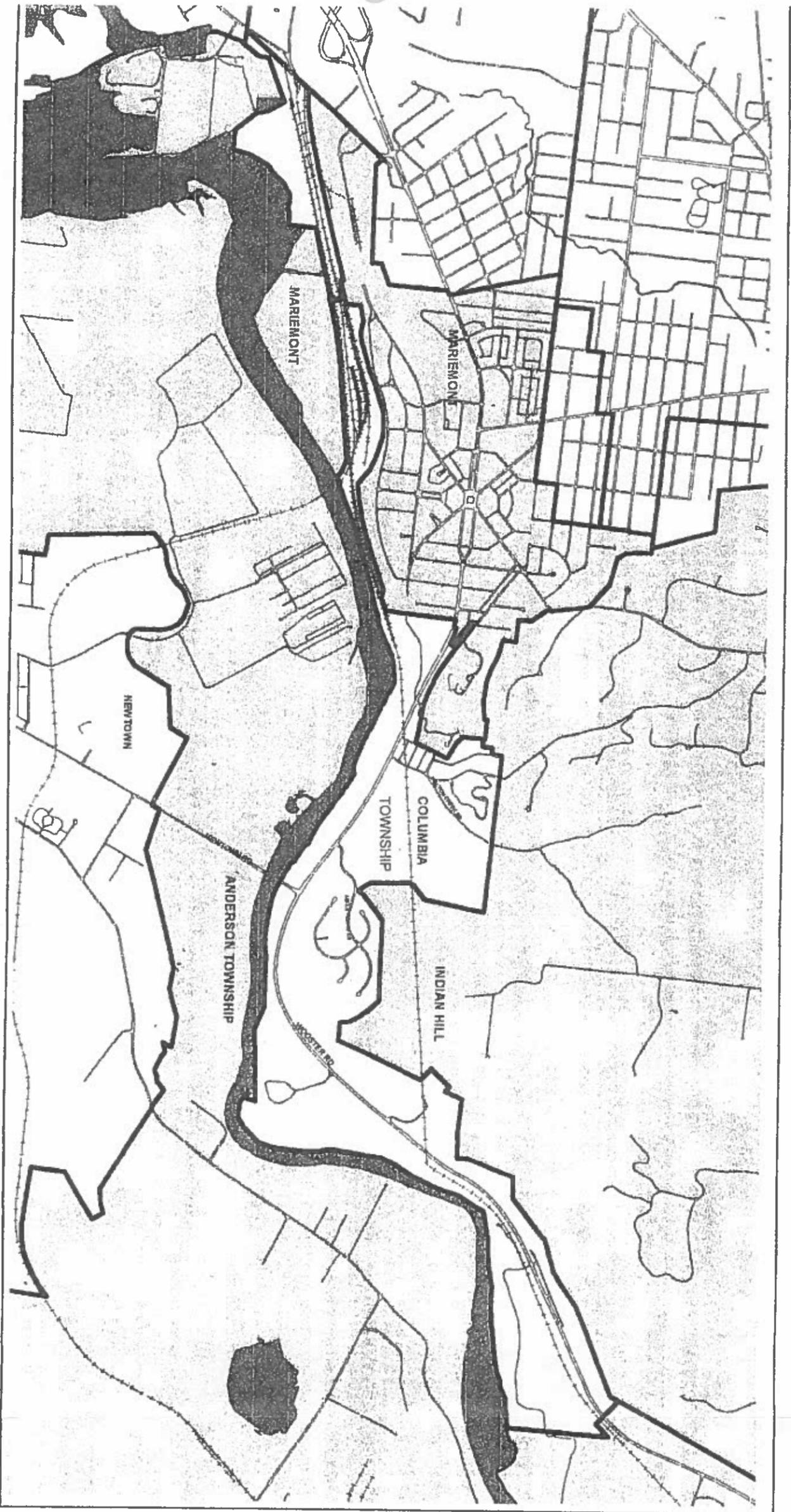
No rating – There was not a majority vote

Table No. 8

WOOSTER PIKE PROPOSED LAND USE PLAN

Site Number	Existing Zoning	Existing Land Use	Propose Land Use	Strategy or Rationale
Area 1	"H" Riverfront "A" & "B" Single Family Residence	Vacant - Public Semi- Public	Public Semi- Public	Strategy 8: Provide for conservation of natural features. Purpose/Rationale: This will provide for provision of open space and green space, as well as preservation of salient natural features. Topography, waterways, soils, and thick vegetation may make property difficult to develop without adversely affecting and altering the natural settings. Conservation of green space could also act as a buffer between adjacent non-compatible uses.
Area 2	"A" Single- Family Residence "O" - Office	Single Family	Residence Transitional	Strategy 2: Provide for innovative low density housing by encouraging new transitional residential development and redevelopment. Purpose/Rationale: Traditional single family subdivisions may not prove to be desirable due to topography or other site constraints. Therefore, innovative low-density housing in the form of clusters, zero lot-lines, etc. would provide expanded development opportunities consistent with existing residential densities
Area 3	"DD" Planned Multi-Family	Multi- Family	Multi-Family	Strategy 7: Provide for multi-family development. Purpose/Rationale: A variety of housing needs is essential to meet the diverse needs of community residents. Either rental or condominium units can be compatible with other neighborhood uses provided they are integrated through appropriate scale, massing, density, layout, and other characteristics particular to the area. Multi-family developments should preferably be accessible to community facilities including public transit
Area 4	"A" & "B" Single-Family Residence	Single- Family,	Residence Transitional	Strategy 2: Provide for innovative low-density detached housing by encouraging new transitional residential development and redevelopment. Purpose/Rationale: Traditional single family subdivisions may not prove to be desirable due to topography or other site constraints. Therefore, innovative low-density detached housing in the form of clusters, zero lot-lines, etc. would provide expanded development opportunities consistent with existing residential densities.
Area 5	"A-C,U.P." Residence	Single Family	Single Family	Strategy 1: Conserve and retain existing single-family homes, and retain the rural character, while recognizing future alternatives. Purpose/Rationale: Single family areas that are part of larger subdivisions or neighborhoods reflect stability and single family character that should be retained. Conservation of these areas will significantly add to the long term residential needs of the township. The township's objective is to retain and strengthen residential neighborhoods within environments that are healthy, safe, convenient, and attractive. But recognizing the continuing and expanding impacts of surrounding development, the feasibility of development of such single family/residential uses must also be reexamined closely for each five-year review period or as necessary.

Site Number	Existing Zoning	Existing Land Use	Propose Land Use	Strategy or Rational
Area 6	"A" Single Family Residence	Single Family	Residence Transitional	Strategy 2: Provide for innovative low-density detached housing by encouraging new transitional residential development and redevelopment. Purpose/Rationale: Traditional single family subdivisions may not prove to be desirable due to topography or other site constraints. Therefore, innovative low-density detached housing in the form of clusters, zero lot-lines, etc. would provide expanded development opportunities consistent with existing residential densities.
Area 7	"DD" Planned Multi-Family "B" Single-Family-Residence	Single Family	Single Family	Strategy 1: Conserve and retain existing single-family homes, and retain the rural character, while recognizing future alternatives. Purpose/Rationale: Single family areas that are part of larger subdivisions or neighborhoods reflect stability and single family character that should be retained. Conservation of these areas will significantly add to the long term residential needs of the township. The township's objective is to retain and strengthen residential neighborhoods within environments that are healthy, safe, convenient, and attractive. But recognizing the continuing and expanding impacts of surrounding development, the feasibility of development of such single family/residential uses must also be re-examined closely for each five-year review period or as necessary. Therefore, the preservation of the railroad berm, as well as its extension, is essential for continuing protection of the Plainville area.
Area 8	"E" Retail, "B" Single-Family Residence, "F" Light Industrial	Retail, Single Family	Retail	Strategy 4: Provide for concentration of neighborhood retail uses at locations that provide accessibility and convenience to the surrounding neighborhood. Purpose/Rationale: Existing retail areas that provide convenience type shopping facilities should be protected and encouraged to expand within the areas identified in the plan.
Area 9	"H" Riverfront "F" Light Industrial	Vacant	Multi-family	Strategy 10: Provide for low-density multi-family development as a preferred use and low intensity office development as an alternative use. Purpose/Rationale: The particular characteristics of the area will allow for the provision of the diversity of housing needed in the community through the development of multi-family housing units at a density not to exceed 7.3 units per acre. As an alternative, office uses would also provide an appropriate transition to the adjacent retail uses.
Area 10	H – Riverfront E – Retail	Vacant	Public- Semi - Public	Strategy 8: Provide for conservation of natural features Purpose/Rationale: This will provide for the retention of existing forested and natural areas along the Little Miami River. Further, it will serve as a buffer between the river and commercial uses to the north while maintaining the scenic integrity and natural environment that benefit people and wildlife.



Wooster Pike Study - Columbia Township
 Vicinity Map

-  Study Area
-  Jurisdictions Outside the Study Area
-  Little Miami River



Prepared by the Hamilton County
 Regional Planning Commission - November 1997

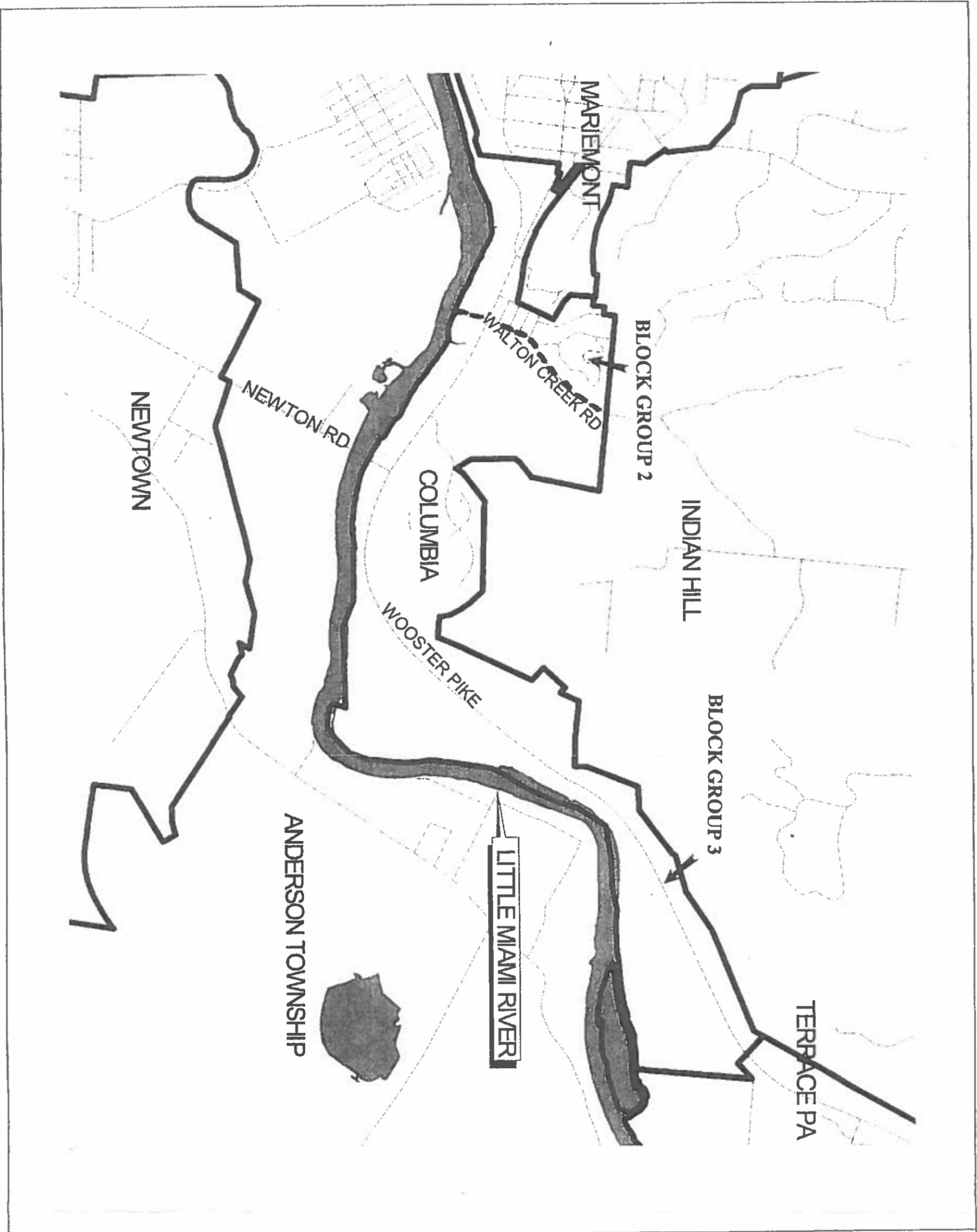


WOOSTER PIKE CORRIDOR
 Land Use Plan 1997



Date: November 1997

Map No: 1



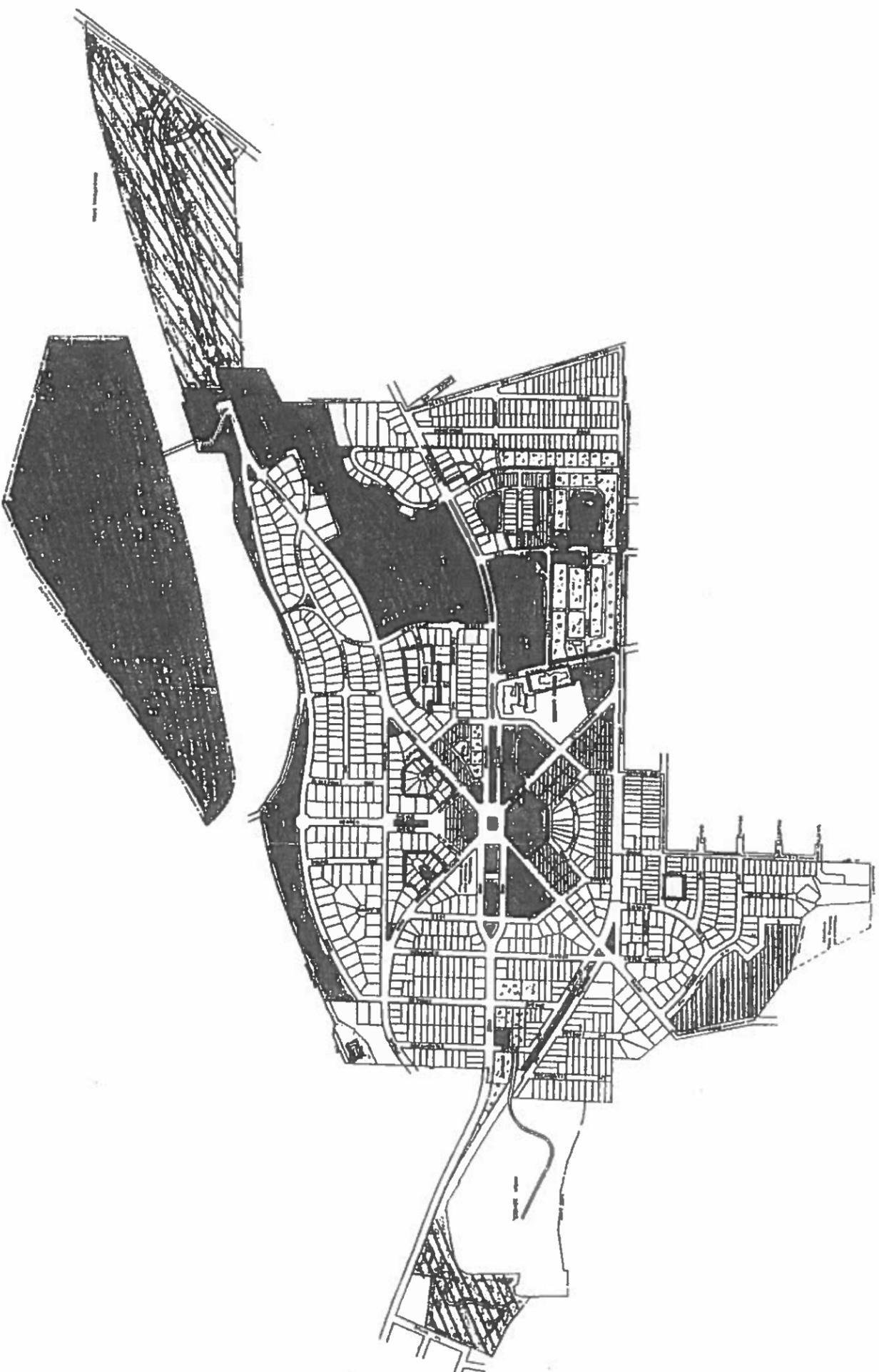
CENSUS MAP
CENSUS TRACT 244

WOOSTER PIKE CORRIDOR
Land Use Plan 1997

Graphic Scale:

	Source:	A
	U.S. Bureau of Census 1990	
Date:	File Locator:	Map No:
November 1997		2

JULY 1996
 VILLAGE OF MARIEMONT
 HAMILTON COUNTY OHIO



ZONING

-  RESIDENCE "A"
-  RESIDENCE "B"
-  RESIDENCE "C"
-  BUSINESS "A"
-  INDUSTRIAL "A"
-  PARKS
(Established 1971)
-  P.U.D. DISTRICT
(PUDs are subject to
historical dist.
rules and orders)

Adapted from: Hamilton County
 Zoning Ordinance, Chapter 1201

**WOOSTER PIKE CORRIDOR
 Land Use Plan 1997**

Graphic Scale



rpc
 Hamilton County
 Regional Planning Commission

Source:	Map No. 1
File Locator:	
Date:	
	Map No. 3

COLUMBIA TOWNSHIP ZONE MAP

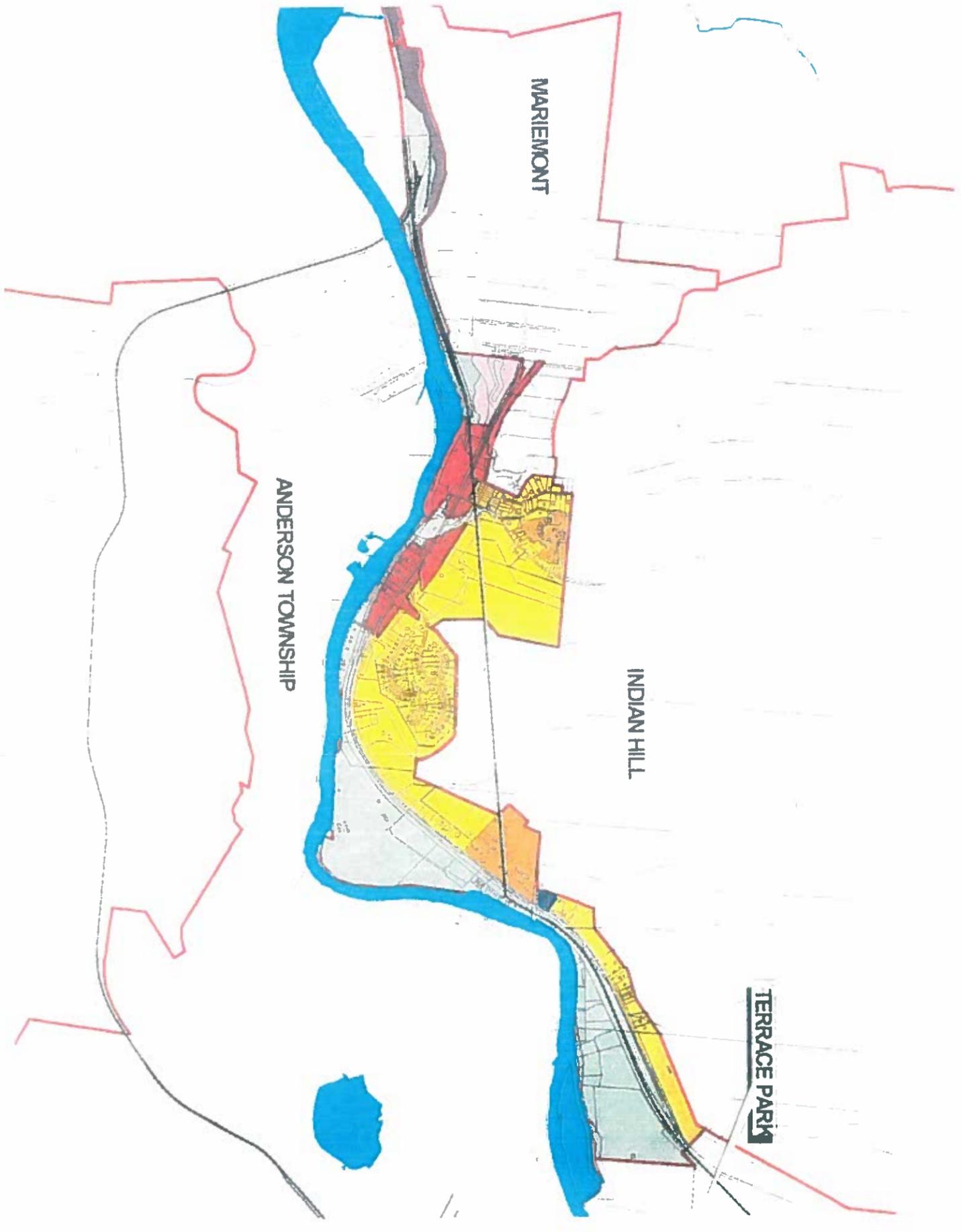
-  Little Miami River
-  Parcels
-  Buildings
-  Railroads
-  Streets
-  Columbia Township Jurisdictions
-  Existing Zoning
 - A - Single Family
 - A-CUP - Single Family
 - B - Single Family
 - D-D - Planned Multi-Family
 - E - Retail
 - E-CUP - Retail
 - F - Light Industrial
 - G - Heavy Industrial
 - H - Riverfront
 - O - Office

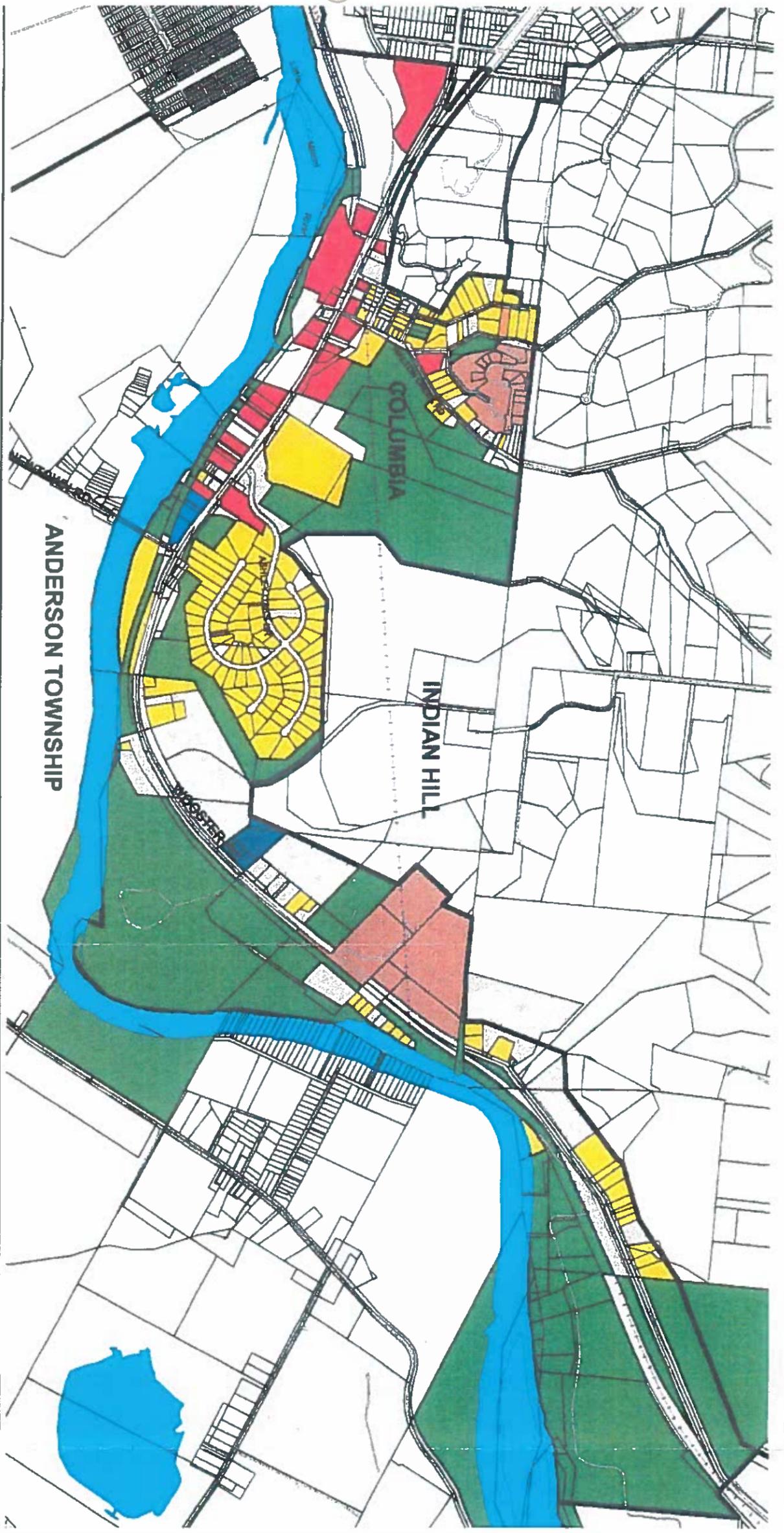
WOOSTER PIKE CORRIDOR
Land Use Plan 1997



rpc
Regional Planning Commission

Source	Map No
File Location	4
Date	November 1997





Wooster Pike Study - Columbia Township
Existing Land Use Map

- Agriculture
- Vacant
- Single Family
- Two Family
- Medium Family
- Office
- Public/Semi-Public
- Commercial
- Light Industrial
- Heavy Industrial
- Utility

N

Prepared by the Hamilton County
 Regional Planning Commission - November 1997

1000 0 1000 2000 Feet

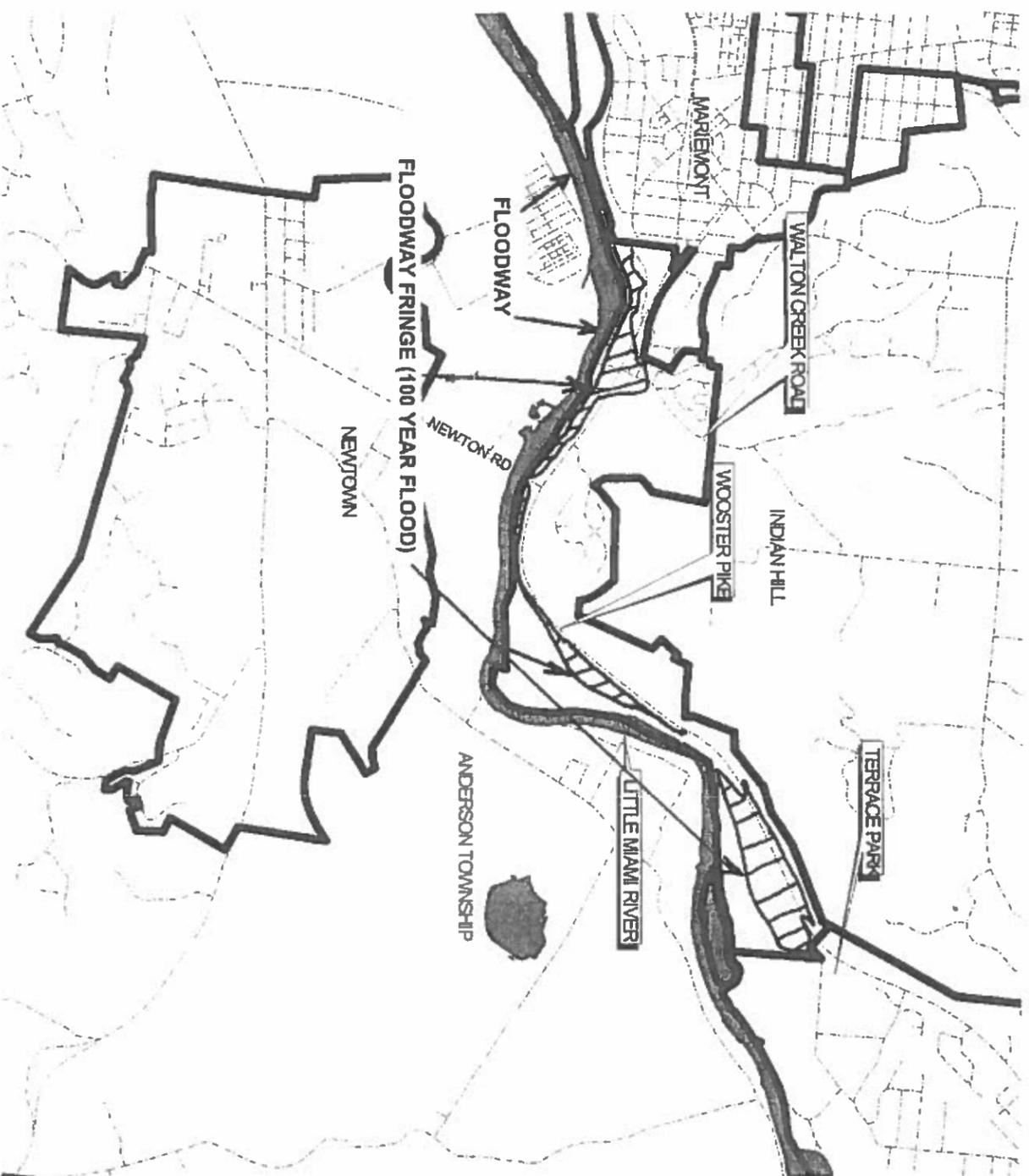
WOOSTER PIKE CORRIDOR
 Land Use Plan 1997

RPC
 HAMILTON COUNTY
 Regional Planning Commission

Date: November 1997

Map No: 5

FLOODPLAIN



WOOSTER PIKE CORRIDOR
Land Use Plan 1997

Graphic Scale:

Source:



File Locator:



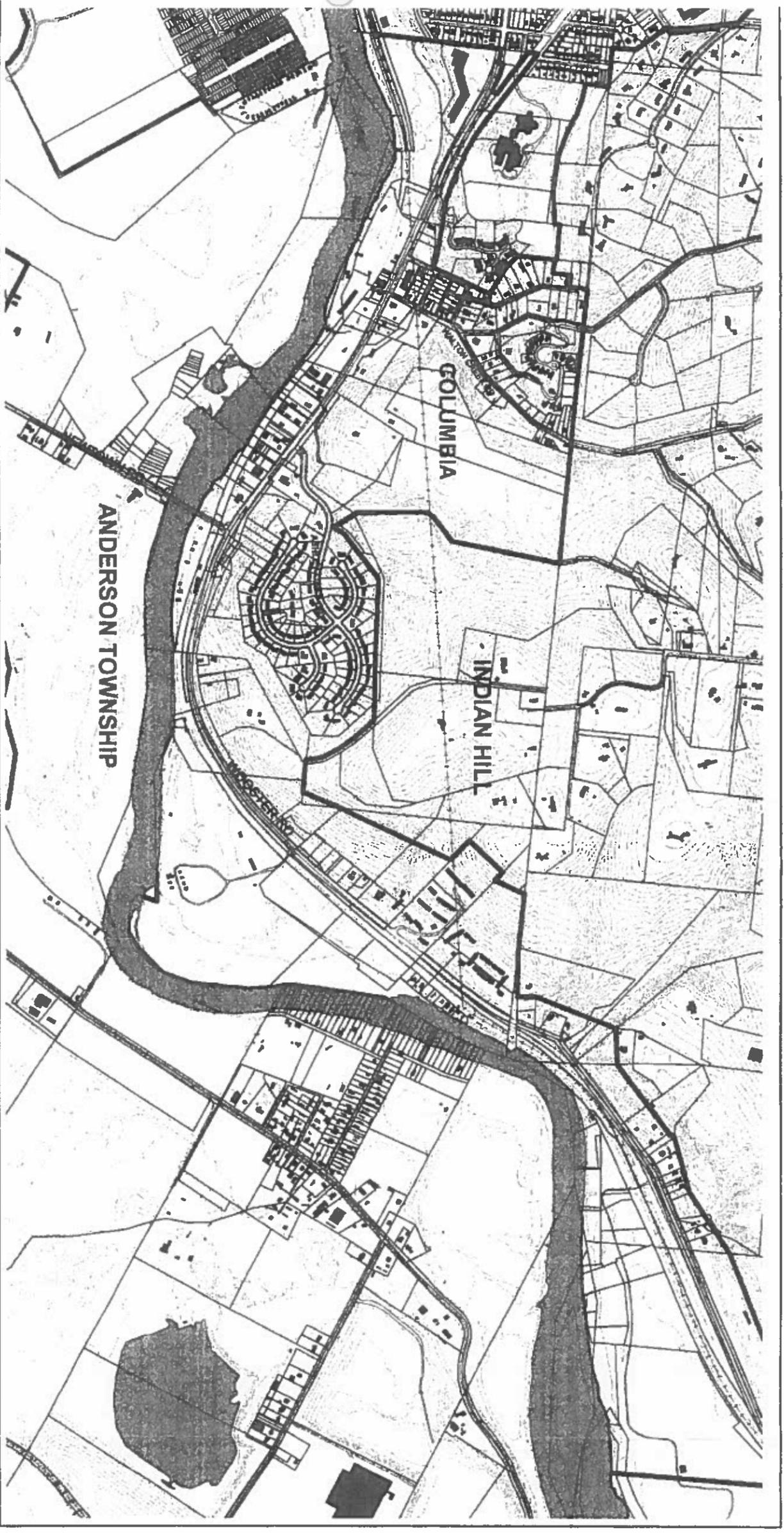
Date:

November 1997

Map No.:

6

Regional Planning Commission



Wooster Pike Study - Columbia Township
Existing Conditions Map

-  10 Ft. Contour Lines
-  Little Miami River
-  Jurisdiction Boundaries



Prepared by the Hamilton County
 Regional Planning Commission - November 1997

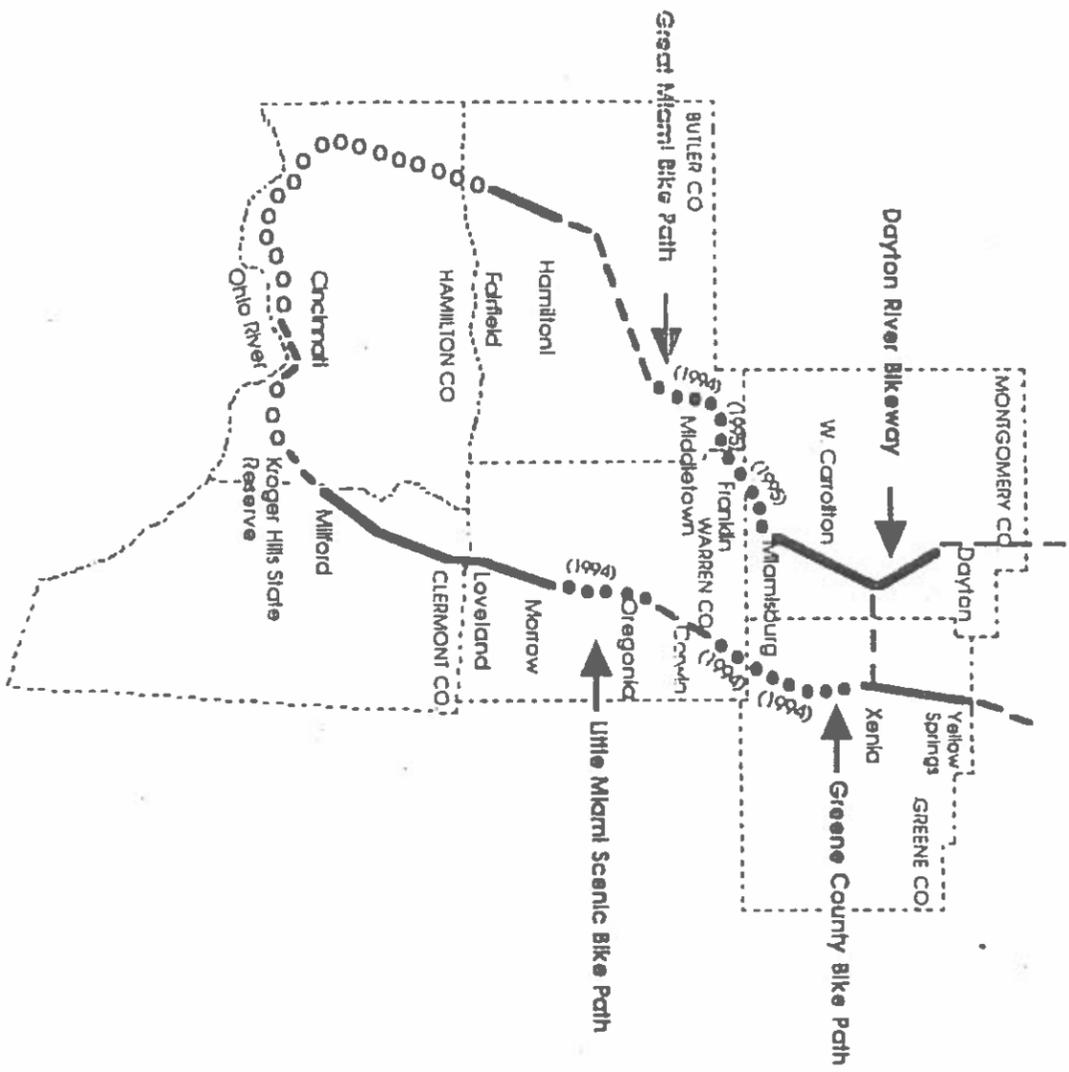


WOOSTER PIKE CORRIDOR
Existing Conditions



Date
 November 1997

Map No.
 7



Little Miami Scenic Bike Path & Great Miami Bike Path

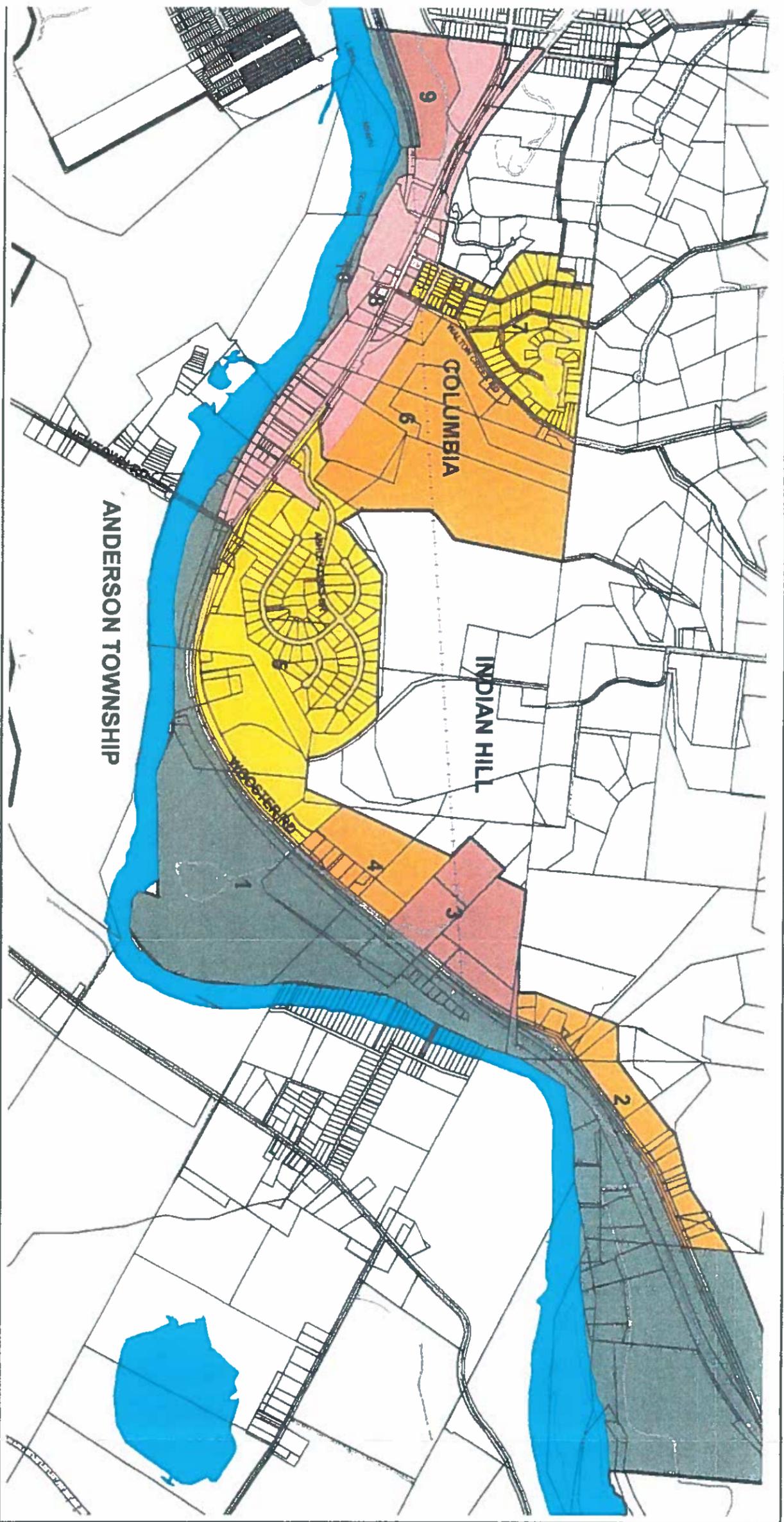
(with connections to the Greene County Bike Path and the Dayton River Bikeway)

- LEGEND**
- Paved bikeway
 - Programmed for construction
 - XXXXX Year construction is expected to begin
 - Planning process initiated
 - ○ ○ ○ Corridor not identified

WOOSTER PIKE CORRIDOR Land Use Plan 1997

Graphic Scale:

	Source:	OKI, June 1992	
	File Locator:		
	Date:	November 1997	Map No:
			8



Wooster Pike Study - Columbia Township

Proposed Land Use Plan

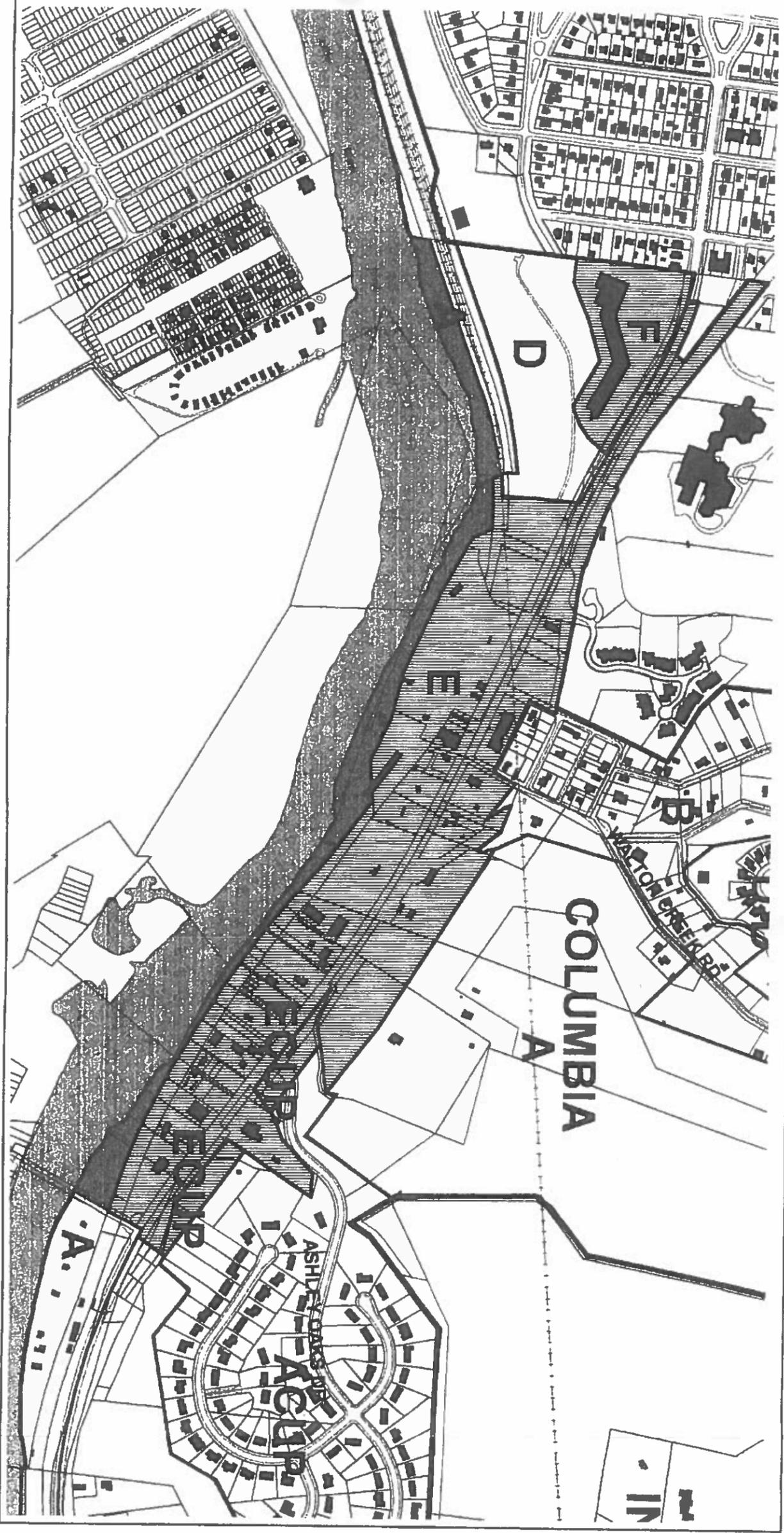
- Land Use Categories**
- Residence Single Family
 - Residence Transitional
 - Residence Multi Family
 - Retail - Neighborhood
 - Public, Semi-Public, Institutional



Prepared by the Hamilton County
Regional Planning Commission - November 1997

WOOSTER PIKE CORRIDOR
Proposed Land Use Plan 1997

	
	Map No. 9
Date November 1997	



Wooster Pike Study - Columbia Township

Proposed Zoning and Special Public Interest Overlay Districts

-  Proposed Zoning Districts
-  Study Area
-  Jurisdictions Outside the Study Area
-  Little Miami River
-  Suburban Special Public Interest Overlay District
-  Natural Resource Special Public Interest Overlay District



Prepared by the Hamilton County
Regional Planning Commission - November 1997

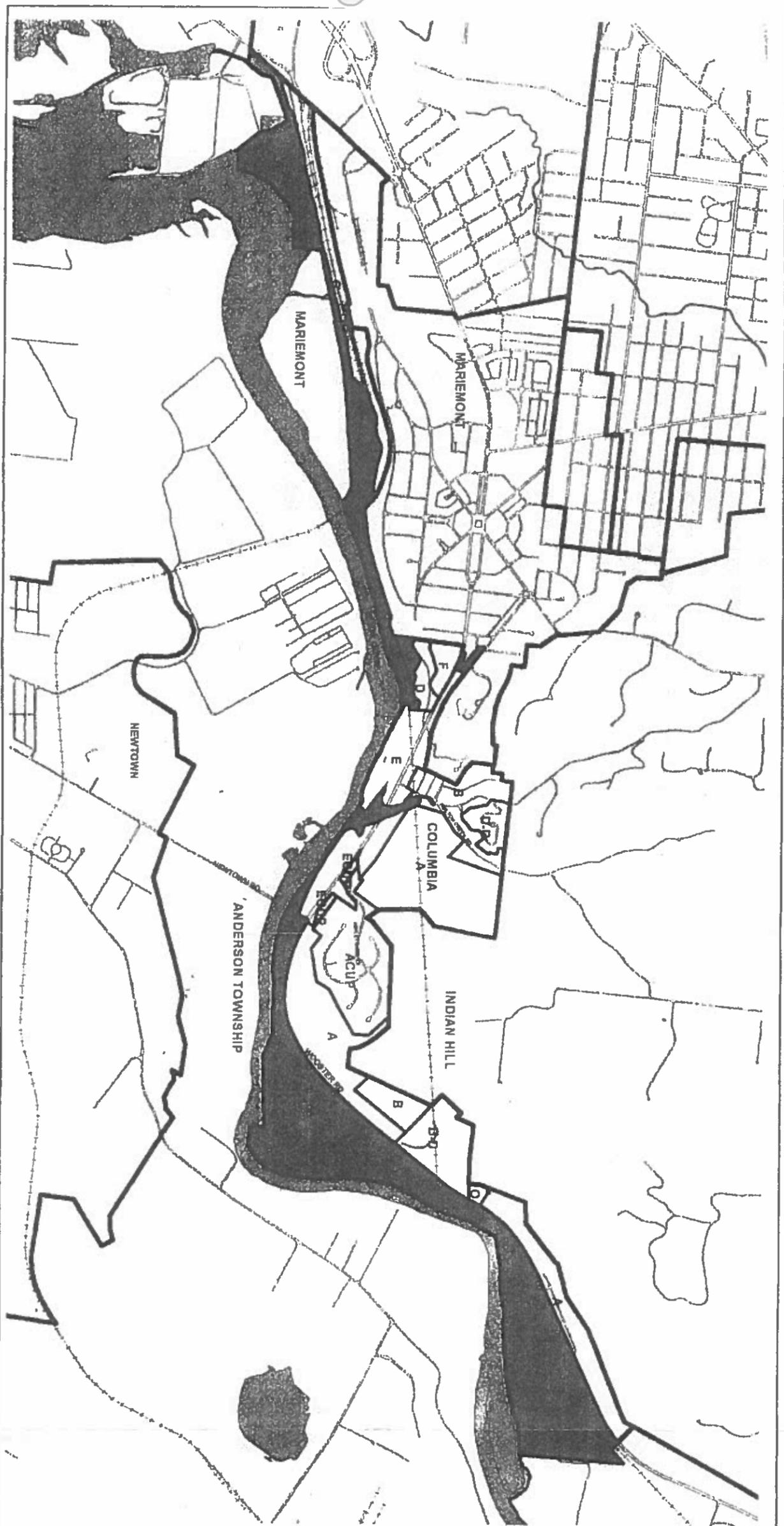
Scale: 0 to 1000 Feet

WOOSTER PIKE CORRIDOR
Proposed Zoning 1997

rpc
HAMILTON COUNTY
Regional Planning Commission

Date: November 1997

Map No: **A**
10



Wooster Pike Study - Columbia Township
Proposed Zoning for "H" Riverfront District
 Zoning Districts
 Study Area
 Jurisdictions Outside the Study Area
 Little Miami River
 "H" Riverfront Zone District



Prepared by the Hamilton County
 Regional Planning Commission - November 1997
 1/50 0 1/250 3/500 Feet

WOOSTER PIKE CORRIDOR
Proposed Riverfront Zoning 1997

	Map No: 11
Date: November 1997	

Appendix No. 1

COMMUNITY PROFILE OF PLAINVILLE, OHIO

(by Mary Maxwell)

This area of Columbia Township is often referred to as Plainville. One of the greatest assets of Plainville is its rich history of pioneer settlers, their vision of progress and the lives and business that flourished as a result of their vision and their ability to build their future.

The year 1794 brought Captain John Beasley to the settlement of Columbia. Upon seeing the abundant crops growing at Turkey Bottoms and the inefficient means of milling, he went up the Little Miami River in search of a good milling location. His search ended at the site of millrace on the Little Miami River that would supply adequate water power for a grist mill. He then built this first mill that came to be known as the "Lower Mill". This was the beginning of Plainville and its success encouraged the growth of neighboring communities.

Nathaniel Armstrong and his wife, Hannah, with their eight children settled in Plainville in 1800 and came to own three miles on the Little Miami River. Nathaniel Armstrong and two sons, Nathaniel, Jr. and James, built a second mill known as the "Upper Mill". It was just east of the Newtown Bridge, now called Avoca Park, which was the first lumber mill in this area. A third mill was built on Bass Island, the southeast bank of the Newtown Bridge, by two of Nathaniel Armstrong's sons, Thomas and Leonard. This was known as the "Middle Mill" which was a grist and woolen mill. In 1814, sons William and Major John purchased the "Lower Mill" from John Beasley. By 1900 all three mills had closed.

Walton Creek, Varner, Drake and Muchmore Roads originated as connecting links between Indian Hill and Plainville, giving local settlers access to the mills. Later, in 1828, due to growing industry needs, Wooster Turnpike was built. Wooden covered bridges connecting Plainville to Newtown replaced the ferries across the Little Miami River. In 1836 the Little Miami Railroad was established. The Plainville Railroad station was built across from the Lower Mill where Walton Creek Road originally began. In 1902 the Cincinnati, Milford and Loveland Traction Line was built to accommodate transportation needs. Many of the residents still living in the area today remember riding this streetcar.

Other settlers coming into the area contributed to the growing industry and business of Plainville. In 1806 Ayres Bramble settled in Madisonville. He built a meatpacking house at the southwest corner of Walton Creek Road and Wooster Pike. This building was known for many years as the Bramble Building. It also housed a barbershop and the village newspaper, The Plainville Budget. Since its time as a meat packing plant, it has changed owners and many different businesses. The Herrings purchased the building in 1985. It is the oldest building in Plainville.

On the north shore of the Little Miami River between the Plainville Railroad Station and the Newtown Bridge, The Cincinnati Ice Company was established,

cutting ice from the river in winter and storing it in sawdust from the lumber mill. Cole's Tavern was on the northeast corner of Walton Creek Road and the Breehne Blacksmith shop was just east of the tavern. In 1887 O.J. Ferris purchased property just west of Plainville. A glacial spring known as Indian Spring was on his property, and he named his estate Crystal

Fountain Springs. For many years Mr. Ferris sold bottled spring water. He built a two-story building parallel to the railroad that housed his manufacturing business of a resin paint drying product. The company manufactured and shipped its product until his death in 1915. This property was purchased in

1925 by the Burke's who eventually operated another spring water bottling company known as "Glacier Bottling Company". The Ferris/Burke land was by the Little Miami River behind the present day Mariemont Promenade.

The very first school classes were held in Cole's Tavern. The first schoolhouse was a log building which was replaced in 1869 with a one room red brick building. In 1879 another room was added. In 1910 a modern two-story school was built. This building was closed when Fairfax and Plainville schools became part of the Mariemont School District. The building was purchased in 1959 by the Mariemont Players and is now known as the Walton Creek Theatre.

Martha Scott, the granddaughter of Nathaniel Armstrong, Sr. had her home built on Wooster Pike, west of the Newtown Bridge in 1827. It was then owned by her daughter, Sara Bickley. It passed hands many times and is now known as the Heritage Restaurant.

In 1908 the Plainville Presbyterian Church was built. Many years later this church merged with another, changing the name to Calvary Presbyterian Church. The funding for the building of the church was started by Mrs. Powers, whose descendents are members of this church today.

Plainville's relationship to the river was one that defined its future and everyday life. The river was the primary source of transportation of goods and travel. Many settlers moved to Plainville on flatboats. Generations also spent many nights of leisure along the riverbanks fishing, swimming and boating. Today a Plainville Community Park along the Little Miami River, renewing access to the river for family outings, is a future goal for the residents of Plainville, whose forefathers and families once enjoyed it so freely.

The strong family ties and community support that underlies the development and character of Plainville is still evident today. Many of our present day families have lived and worked in this community for generations, some dating back to the 1800's. Parents have the opportunity to raise their families in a multi-generational community where their children are known and looked after by all. Our elders remember a great deal of its history, acting as a living bridge to help us connect the past to the progress and development that has led Plainville to the present.

Appendix No. 2

Wooster Pike Corridor Plan

2-24-97

Questions presented at Community Workshop on 3-6-97

Strengths

(Current assets, strong points or attributes)

What?

Why?

Liabilities

(Current features that are undesirable or restrictive)

What?

Why?

Wishes

(What you would like to see - practical or impractical)

What?

Why?

Long-Term Needs

(Important Needs - addressed/resolved within next 10 years, not critical today)

What?

Why?

Immediate Needs

(Need Now - Critical Needs that must be addressed/resolved in next 3 years)

What?

Why?

APPENDIX No. 3

WOOSTER PIKE PLANNING COMMITTEE

LAST NAME	FIRST NAME	ADDRESS	PHONE/FAX	REPRESENTING
Burns	Mike	Administrator Village of Indian Hill 6525 Drake Road Cincinnati, OH 45243		Village of Indian Hill
Gosling	David	University of Cinti College of DAAP P.O. Box 210016 Cincinnati, OH 45221	556-3284 556-3288 Fax	Regional Planning Commission
Hopkins	Don	3754 Pocahontas Ave Cinti, OH 45227	271-8958	Little Miami, Inc.
Hynden	Doug	30 West 3 rd Street Cincinnati, OH 45202	784-1106 784-0199 Fax	Anchor Properties Business Owner)
Lemon	Mike	Mayor of Mariemont 6907 Wooster Pike Cincinnati, OH 45227	271-3246 271-1655 Fax	Village of Mariemont
Maxwell	Mary	4153 Beech Street Cincinnati, OH 45227	271-5762 561-3098 Fax	Plainville
Melvin	Scott	7664 Wooster Pike Cincinnati, OH 45227	561-9300 561-7407 Fax	Heritage (Business Owner)
Olson	Susan	4299 Ashley Oak Dr. Cincinnati, OH 45227	561-4216 561-4219 Fax	Williams Meadow
Partee	Eric	3012 Section Road Cincinnati, OH 45237		Little Miami, Inc.
Ridge	Otto	6938 Bramble Cincinnati, OH 45227	272-0086 272-6717 Fax	Plainville
Sutton	Jack	10245 Winton Road Cincinnati, OH 45231	728-3555 521-2606 Fax	Hamilton County Park District
Utt	Daniel	8074 Ashley View Dr. Cincinnati, OH 45227	721-4532 721-7120 Fax	Williams Meadow
Wood	Chip	7525 Wooster Cincinnati, OH 45227	527-3104 ext 307 527-3103 Fax	Tire Discounters (Business Owner)
Garner	Charles	7575 Wooster Pike Cincinnati, OH 45227	561-8886 work 272-1119 work 561-8700 Fax	Business Owner

(*) Faye Bennet , Township Administrator left her position on the committee in August 1997.

Appendix No. 4

**Community Meeting
WOOSTER PIKE CORRIDOR PLAN
Wednesday, August 27, 1997
7:00 pm
Mariemont High School (Commons)
3812 Pocahontas Avenue
Mariemont, Ohio**

Note: Park in the upper lot behind the stadium press box at the rear of the building. Use the entrance to the school next to the pool.

Columbia

Township

Are YOU a resident or business owner in Columbia Township or an adjacent community? If so we NEED YOUR IDEAS, YOUR INPUT, YOUR FEEDBACK, AND WE NEED TO KNOW IF WE HAVE ADDRESSED YOUR CONCERNS. PLEASE ATTEND THE COMMUNITY MEETING !

See how your input at the last community meeting has been reflected in the Wooster Pike Planning Committee's preliminary recommendations for Columbia Township. Those recommendations include:

A Land Use Plan to guide development and redevelopment

The creation of a Special Public Interest Zoning Overlay District that promotes the enhancement of Wooster Pike while encouraging the continuation of high quality retail development or redevelopment.

Rezoning of the "H" Riverfront District in the Wooster Pike Area.

**WE CAN'T DO ANY MORE WITHOUT YOUR
INPUT!**

If you have questions or would like to view the plans before the public meeting please contact:
Faye Bennett, Township Administrator 561-7131 or
Caroline Andrews, Hamilton County Regional Planning Commission 632-8461

For Your Information

What is a Land Use Plan and why do we need it?

The Land Use Plan is essentially a guide for residents, business owners, and elected officials on how land in an area should be used to promote current and future social and economic well being. Land Use Plans attempt to maintain property values by encouraging orderly as opposed to haphazard development. The proposed Land Use Plan for Wooster Pike will serve as a guide for development/redevelopment in this part of Columbia Township. Some of the recommended uses reflect a change in use from the current use, and this may be of interest to you.

Why should we consider a Special Public Interest District (SPI)?

A special public interest strategy is a community's long-range plan for the development or redevelopment of a specific area. The Wooster Pike Planning Committee is recommending that this be applied to the "E" Retail District on the North and South sides of Wooster Pike between Mariemont and the Newtown Bridge

The Special Public Interest Overlay District (SPI) would take the goals identified in the SPI strategies and create regulations or standards for that area. The SPI Overlay regulations may relax or further restrict the underlying zoning district regulations.

By using the SPI as a zoning overlay in the existing "E" Retail District along Wooster Pike, the efforts of current business owners can be enhanced, and a higher quality retail district can be developed. Additionally, the SPI can be used to protect the community's interest along the Little Miami River.

SPI Elements that are recommended by the committee:

Elimination of the 10 year redevelopment exception would require that the standards in the current Hamilton County Zoning Code (streetscape and landscaping, signage, parking etc.) be met in the event of:

- New development

- Redevelopment which calls for the construction of a new building

- Redevelopment which calls for the expansion or addition to an existing building

Preservation of the area along the Little Miami River as a Riparian Buffer
Specific sign regulations for placement of new billboards and removal of
abandoned signs

Why recommend rezoning of the “H” riverfront district?

The “H” riverfront district is a zoning designation that generally includes both the floodway and floodplain areas. Due to current consideration by the County Commissions to eliminate the “H” riverfront district, it is prudent to consider the matter as part of this initiative. The preliminary recommendations are designed to be consistent with the proposed land use plan, and also compatible with adjacent uses.

Get the information first, then decide what’s in the community’s best interest. Come to the meeting to hear and see in more detail the recommendations of the Wooster Pike Planning Committee. If you agree or disagree with some or all recommendations **this is a time to be heard.**

**Summary of Minutes
Meeting of the
Wooster Pike Corridor Plan Committee**

Place: Heritage Restaurant, Wooster Pike

Date: January 8, 1997

Time: 7:00 P.M.

KEY ACTIONS TAKEN:

Next meeting will be January 29, 1997

Members Present:

Benett, Faye
Gosling, David
Hopkins, Don (Alternate for Eric Partee)
Hynden, Doug
Lemmon, Mike
Maxwell, Mary
Melvin, Scott
Olson, Susan
Ridge, Otto
Sutton, Jack
Wood, Chip
Zelek, Tim

Members Absent:

Mike Burns
Daniel Utt

County Reps.

Andrews, Caroline
Hitt, Dana
Kinnebrew, Corrine

OVERVIEW:

Faye Bennett gave an opened the meeting and welcomed committee members.

Caroline Andrews introduced the Hamilton County Planning Staff and gave a summary of the planning process with assistance from Dana Hitt and Corrine Kinnebrew. The focus of the Planning Study will be to produce a Land Use Plan and SPI Strategy that could be used by the Township Trustees to initiate an SPI Overlay Zoning District.

PARTICIPATION:

Opinions on assets and liabilities of the were sought from each committee member present. *(Meeting Summary, continued on other side)*

Meeting Summary, continued:

ASSETS

Future Landscaping
Future Park and Basketball Court
Little Miami River Corridor
Green Space
Demographic Location
Little Miami River
Mariemont
Location
Location
Suitability for Planning
Location

LIABILITIES

Traffic
Traffic
Flooding
Uncontrolled Curb Cuts
Lack of turn lane
Poor Zoning
Traffic
Unightly Vacant Parcels
Poor Zoning
Strip Commercial Development
Unightly Vacant Parcels
Limited Sewers
Traffic
Traffic Volume and Accidents
Appearance

The assets and liabilities will be recapped at the next meeting.
It was decided that representatives from MSD, ODOT and OKI should be present to speak at the next meeting.
It was suggested that flyers and newspaper articles be used to publicize the public meetings.
A discussion of how the committee will reach agreement for recommendations is to be on the next meeting agenda..

SCHEDULE:

January 29, 1997 - Date scheduled for next Committee Meeting at the Heritage Restaurant.

The meeting was adjourned by Faye Bennett at 8:40 P.M.

**Summary of Minutes
Meeting of the
Wooster Pike Corridor Plan Committee**

Place: Heritage Restaurant, Wooster Pike

Date: January 29, 1997

Time: 7:00-8:50 P.M.

KEY ACTIONS TAKEN:

Community-wide meeting will be March 6, 1997, 7:00 PM at the Calvary Presbyterian Church

Next Committee Meeting March 19, 1997, 7:00 PM at the Heritage Restaurant
Publicize community meeting as follows: press releases Eastern Hills Journal, East Side Newspaper and Taxpayers of Columbia Township Newsletter. Flyers will be distributed by Mary Maxwell, Susan Olsen, Chip Wood and Don Hopkins. Chip Wood will also distribute posters. Consider doing a questionnaire for residents who cannot attend the public meeting.

Daniel Utt, Faye Bennett, Susan Olson, Mary Maxwell, Chip Wood, Scott Melvin (if present) and Doug Hynden (if present) volunteered to serve as facilitators at the public meeting.

Formal decisions by the Committee will be made based on the majority of the members present. Eight members must be present for a vote to occur.

Robert's Rules of Order will be followed. Little Miami Inc. members (Eric Partee & alternate Don Hopkins) will cast only one vote. The Hamilton County Park District members (Jack Sutton & Tim Zelek) have stated their preference to serve as resource persons to the committee rather than as committee members.

A summary of Tax Increment Financing Regulations and O.D.O.T. Standards will be presented at the next Committee Meeting.

Members Present:

Burns, Mike	Olson, Susan
Bennett, Faye	Partee, Eric
Gosling, David	Ridge, Otto
Hopkins, Don	Utt, Daniel
Hynden, Doug	Wood, Chip
Lemon, Mike	
Maxwell, Mary	
Melvin, Scott	

Members **Absent:**
Ridge, Otto

County Reps.

Andrews,	Caroline
Hitt,	Dana
Kinnebrew,	Corrine

OVERVIEW:

Faye Bennett opened the meeting at 7:00 p.m. and welcomed committee members.

Andy Fluegemann of ODOT spoke and answered questions regarding Wooster Pike (U.S. 50). Mr. Fluegemann explained that an earlier proposal to widen US 50 to five lanes all the way to Milford was not approved due to its low priority for government funding and high cost (\$7 million). A resurfacing program is proposed for 1999. A new safety study will be undertaken that could lead to the widening of Wooster Pike to five lanes between Walton Creek Road and Newtown Road. If approved it would be at least five years before the widening occurs. Mr. Fluegemann stated that 54% of all the traffic originates from and returns to Newtown. In addition, access management has become a problem because tree lawns have been paved over by businesses, creating several situations with continuous curb cuts which contributes to more traffic accidents. Mr. Fluegemann suggested that access management should be looked at during any redevelopment. He stated that Walton Creek Road, which is a County road, may need to be widened. The use of Tax Increment Financing (TIF) for widening US 50 was discussed. Although a TIF could help fund the widening of Wooster Pike, any reductions in street standards (to minimize acquisition of private land for additional right-of-way) would have to be justified. Mr. Fluegemann also described the six options OKI is considering in its Eastern Corridor Study. Some of those options are: a commuter rail system, a light rail system, expanded bussing, and the relocation of US 50.

Tony Huang of MSD spoke and answered questions regarding the proposed Newtown Interceptor. The Newtown Interceptor has been funded through a low interest loan from the Ohio EPA. The sewer will end at the Miami Bluffs Apartment Complex. Businesses will be charged a fee to tap into the sewer, as will residents. A program approved in 1996 will allow for sewer assessment credits for private homes built before November 1995. The Hamilton County Board of Health will decide whether or not residents must tap into the new sewer on an individual basis. The treatment plant at William's Meadow, which is operated by MSD, will be eliminated when the Newtown Interceptor is constructed. The sewer was designed for the maximum development, so increased development will be possible. Redevelopment is possible now using private holding tanks. The Newtown Interceptor will be on line in approximately 3 years at the earliest.

Jack Sutton of the Hamilton County Park District spoke about the proposed bike path extension along the Little Miami River. The bike path will be built along the abandoned railroad right-of-way. Construction is anticipated occur approximately one year after the construction of MSD's Newtown Interceptor. A separate bridge for the bike path will be built across the Little Miami River extending the trail from Newton Road to Clear Creek Park. In addition to the bike path extension, a 100 car parking lot and staging area may be built in Avoca Park.

The meeting was adjourned by Faye Bennett at 8:50 P.M.

**Summary of Minutes
Meeting of the
Wooster Pike Corridor Plan Committee**

Place: Heritage Restaurant, Wooster Pike
Date: April 16, 1997
Time: 7:00-9:28 P.M.

KEY ACTIONS TAKEN:

The Minutes of the March 19, 1997 meeting were approved. Resolutions by Columbia Township Trustees were distributed to members, officially appointing them to the Planning Committee. Faye Bennett will send a letter to the Newtown Planning Committee asking the Newtown Committee to consider the Wooster Pike Planning Committee's concerns that their solutions on Newtown Road might exacerbate traffic conditions at the Newtown Bridge. For each of the goals formulated at the previous Committee Meeting, the Committee identified how they could be achieved (strategies) and who would be responsible for implementation. Four criteria for evaluation were decided upon for prioritizing the strategies for reaching the goals: cost, time, feasibility, effect on community image. Susan Olsen, Daniel Utt (in abstention), Chip Wood and Scott Melvin agreed to rate the strategies using two criteria: feasibility and effect on community image; evaluating each on a scale of 1 through 5. County staff will provide generalized information on cost and time. Next Committee Meeting will be May 14, 1997, 7:00 PM at the Heritage Restaurant. Strategies formulated at the 4/16/97 meeting will be prioritized on a scale of 1 through 5 using the criteria listed above. Also, a draft Land Use Plan and accompanying rationales for specific areas will be developed.

Handouts distributed at meeting: Community profile (prepared by Mary Maxwell with assistance from Plainville residents), bicycle planning info from OKI, sample criteria, map showing current land uses, compilation of wishes from the community meeting

Members Present:

Burns, Mike
 Bennett, Faye
 Gosling, David
 Hopkins, Don
 Lemon, Mike
 Melvin, Scott
 Olsen, Susan
 Wood, Chip

Members

Hynden,
 Maxwell,
 Partee,
 Ridge,
 Utt,

Absent:

Doug
 Mary
 Eric
 Otto
 Daniel

County Reps.

Andrews, Caroline
 Hitt, Dana
 Kinnebrew, Corrine

OVERVIEW:

Caroline Andrews opened the meeting at 7:00 p.m. and welcomed committee members. She described the overall planning process for the corridor study and identified where the Committee was in that process.

Faye Bennett distributed a Resolution from the Columbia Township Trustees to each Committee member expressing appreciation for their service on the Committee.

The minutes and handouts were discussed and several issues were identified.

Regarding the goal of accelerating the availability of utilities, Susan Olsen questioned whether or not this goal made sense because it could encourage development before the Corridor Plan is completed. That goal was modified to: "To coordinate sanitary sewer construction with other road and drainage improvements." Dr. David Gosling pointed out that some of the goals arrived at in the last meeting were contradictory such as improving traffic flow and improving pedestrian safety. This was noted and it was decided that these contradictions would be worked out as the Committee proceeded through the planning process.

The Newtown Transportation Statement was discussed. Mike Burns suggested that the widening of Newtown Road would not make sense because it would exacerbate traffic hazards at the Newtown Bridge.

The signage handout was discussed. Mike Burns wanted to know how long temporary signs were permitted. Dana Hitt answered that commercial temporary signs are only permitted for 20 days and that existing temporary signs have had field orders written on them for removal by the County Zoning Inspector.

The Tax Increment Financing handout was discussed. Susan Olsen brought up the point that funds gained from Tax Increment Financing are not "free money" and these funds would be diverted from the Mariemont School District which is already experiencing financial difficulties due to the closing of Swallens. Mike Lemon pointed out that the use of Tax Increment Financing could encourage development along Wooster Pike, which would benefit the School District in the long term.

The majority of the meeting focused on the Committee's development of strategies for each of the previously identified goals. For each strategy the Committee identified who would be in the position of implementing. A copy of the Committee's work on goals, strategies, and who would implement is attached.

Dana Hitt briefly described the uses permitted in the "H" Riverfront District. It was stated that the County is considering eliminating all "H" Riverfront Districts under County Zoning at some point in the future and that the Committee should consider what the "H" Riverfront District should be rezoned to along Wooster Pike.

Corrine Kinnebrew discussed the handout showing sample criteria for evaluating community improvements. She led the Committee in a discussion to select 4 criteria for evaluation of strategies. Those chosen were: cost, time, feasibility, effect on community image

Faye Bennett adjourned the meeting at 9:28 P.M.

**Summary of Minutes
Meeting of the
Wooster Pike Corridor Plan Committee**

Place: Heritage Restaurant, Wooster Pike
Date: May 14, 1997
Time: 7:00-9:23 P.M.

KEY ACTIONS TAKEN:

The Committee reviewed & revised the feasibility and community image criteria for the Goals and Strategies Matrix.

At the next meeting the strategies on the Goals and Strategies Matrix will be prioritized and the Land Use Plan recommendations and rationales will be made.

Next committee meeting will be June 4, 1997, 7:00 PM, at a location still to be determined. – *meeting will be at the office for Tire Discounters, 7525 Wooster Pike (building behind Tire Discounters)*

At the June 4th meeting the Committee will determine if an SPI Overlay District is necessary.

Following considerable discussion on the merits of architectural guidelines, the Committee decided to explore them further at the June 4th meeting.

Members Present:

Burns, Mike
Hopkins, Don
Hynden, Doug
Melvin, Scott
Olsen, Susan (left at 7:30 PM)
Wood, Chip
Utt, Daniel

Members Absent:

Gosling,	David
Lem	on, Mike
Maxwell,	Mary
Partee,	Eric
	Ridge, Otto

County Reps Present:

Caroline Andrews
Dana Hitt
Corrine Kinnebrew

OVERVIEW:

Caroline Andrews opened the meeting at 7:00 p.m. and welcomed committee members.

Corrine Kinnebrew led the discussion to review and revise the feasibility and community criteria in the Strategies. Chip Wood had done the preliminary rankings to provide a starting place for the Committee. There was a great deal of debate over the strategy to "Develop Architectural Guidelines." Doug Hynden felt that architectural guidelines would be difficult to write and unnecessary. He stated that architectural guidelines are often taken too far, become burdensome for development, and result in the exclusion of good developments. His comments that Architectural Review Boards are burdensome was generally shared by other Committee members.

Doug Hynden felt that when sewers are developed and property values rise, developers would develop nice buildings because they would not invest a large sum of money to construct ugly buildings. Dan Utt agreed with Mr. Hynden's argument that higher property values will lead to better looking developments. Mr. Utt also felt that Wooster Pike was experiencing a temporary blight mostly due to a few eyesores (US Gas and the abandoned car wash).

Doug Hynden stated that the new Hamilton County Zoning Resolution had high enough standards to improve the quality of development along Wooster Pike.

Scott Melvin and Mike Burns felt that general guidelines could be written that would be reasonable and would not involve an architectural review board. There was a split decision over whether or not to delete architectural guidelines. It was decided to table the issue and explore it at the next meeting. Scott Melvin would like to see entrance signage identifying Plainville because he felt that no one knew where Plainville was. The rest of the committee seemed to feel signage was not needed.

Doug Hynden stated that overlay districts are drastic and reiterated that the Committee had not decided whether or not to develop an SPI Overlay District. It was decided the Committee would decide at the next meeting whether an SPI Overlay District is necessary.

Scott Melvin would like a brief overview of the uses that are allowed within various zone districts at next month's meeting. Doug Hynden would like an overview of the new Zoning Resolution and how it would be used to regulate development in the "E" Retail District.

Caroline Andrews announced there would be possibly two extra meetings.

Caroline Andrews adjourned the meeting at 9:28 p.m.

Handouts distributed at meeting:

- (1) Signage & Landscaping summary
- (2) Sample Land Use Strategies
- (3) Goals & Strategies Matrix with Ranked Criteria for Community Image and Feasibility

Summary of Minutes
Meeting of the
Wooster Pike Corridor Plan Committee

Place: Tire Discounters, Wooster Pike
Date: June 4, 1997
Time: 7:00-8:45 P.M.

KEY ACTIONS TAKEN:

The Committee reviewed and made recommendations and chose rationales for the Land Use Plan. Due to lack of a quorum, the Committee deferred adoption of the recommendations to the next meeting.

Recommendations were made regarding the rezoning of the "H" Riverfront District. Due to lack of a quorum, the Committee deferred adoption of the recommendations to the next meeting.

Following items are to be discussed at the next meeting:

- Strategies on the Goals and Strategies Matrix will be prioritized.
- The Committee will determine if an SPI Overlay District is necessary.
- The Committee will discuss further the Architectural Guidelines
- The Land Use Plan recommendations and rationales will be made.

Due to the poor attendance, it was suggested that the previously agreed upon quorum for decision making consisting of eight members be reconsidered.

Members Present:

Bennett, Faye
Burns, Mike
Hopkins, Don
Hynden, Doug
Lemon, Mike
Wood, Chip

Members

Gosling,
Maxwell,
Melvin,
Olsen,
Partee,
Ridge,

Absent:

David
Mary
Scott
Susan
Eric
Otto
Utt, Daniel

County Reps Present:

Caroline Andrews
Dana Hitt
Corrine Kinnebrew

OVERVIEW:

Caroline Andrews opened the meeting at 7:00 p.m. and welcomed committee members.

Dana Hitt reviewed the changes between the old County Zoning Resolution and the new County Zoning Resolution that was adopted on October 25, 1996.

Caroline explained that the Land Use Plan's purpose is to guide future development and re-development. It serves as a guide for any re-zoning proposals. Additionally, if an SPI District is utilized, it provides more opportunities for implementation of the Land Use Plan.

The Committee reviewed each land use planning area and chose a land use strategy and made a land use recommendation.

Area 1 – Public/semi-public – The Committee chose land use Strategy 8 for this area which is generally owned by state and county park boards.

Area 2 – Transitional Residence – The Committee decided to combine what had been shown as areas 2 and 3 on the map at the meeting into one site. Doug Hynden and Chip Wood felt the site would be good for multi-family development. They based this on the fact that Wooster Pike is a busy road and not an ideal location for single family homes, the site is isolated from the rest of the community, and that houses located there would never be upscale. Some concerns were expressed by Caroline and Mike Burns that the site was not deep enough for apartment buildings and that this would be adjacent to Indian Hill which is entirely zoned for single family residences. In the end it was decided to chose Strategy #2 and designate the site Transitional Residence.

Area 3 – Multi-Family - Strategy 7 was chosen for this area which currently contains the Miami Bluff Apartments.

Area 4 – Single Family – This area, which includes the William's Meadows Subdivision, was modified at the meeting to exclude the Heritage Restaurant from the area (now shown in Area 7). Strategy 1 was chosen for the area.

Area 5 – Transitional Residence - Strategy 2 was chosen for this area since it was seen as appropriate for either single family residences or clustered single family residences.

Area 6 – Single Family – For this area, which contains Plainville and homes off Walton Creek Rd., Strategy 1 was selected.

Area 7 – Neighborhood retail – Strategy 4 was chosen for this area which is currently used predominantly for retail on both the north and south sides of Wooster Pike from Mariemont to the Newtown Bridge.

Area 8 – Multi-Family - The boundaries of this area were modified (as shown on enclosed map). The Committee discussed office and retail uses but felt the latter was inappropriate since there is limited visibility of the site from the street. Light industrial use was not considered appropriate for the area even though part of the site, along with the Mariemont Promenade, are currently zoned as such. Doug Hynden felt there was potential for office use, but that the site would be better for multi-family uses. Faye Bennett and Chip Wood suggested the site be designated multi-family. The Committee asked RPC staff to draft a new strategy

(now shown as Strategy 10) for this site to show it as preferably being used as multi-family, but that low-intensity office use would also be appropriate.

The Committee made the following recommendations to change the zoning in the "H" Riverfront District:

The area zoned "H" that the park owns was recommended to be rezoned "A" Residence.

The area zoned "H" south of Wooster Pike and east of Walton Creek Rd. to the Newtown Bridge would be rezoned to "E" Retail Business.

The area zoned "H" north of Wooster Pike and having frontage on that street would be "E" Retail Business and the portion further north (adjacent to Walton Creek Rd.) would be rezoned to "B."

The area zoned "H" behind the Mariemont Promenade would be rezoned to "D" Multi-Family Residence. There was also discussion about the possibility of re-zoning the intervening area between the "H" and the Mariemont Promenade which is now zoned "F" Light Industry to "D".

Caroline announced that Andy Fluegemann of ODOT would be present at the next Committee meeting. ODOT has concluded their Safety Study for Wooster Pike and would like to present their recommendations to the Committee for their feedback. ODOT is recommending that a median (possibly landscaped with trees) be constructed with left turn lanes at key points.

Faye Bennett announced a community clean up of the riverbank on June 28th. Caroline adjourned the meeting at 8:45 p.m.

Handouts distributed at meeting:

(1) Sample architectural guidelines.

Summary of Minutes

Meeting of the
Wooster Pike Corridor Planning Committee

Place: Tire Discounter's, Wooster Pike
Date: July 9, 1997
Time: 7:00 –9:00 P.M.

KEY ACTIONS TAKEN:

Minutes from the June 4th meeting were unanimously approved.

The Committee reviewed the proposed land use plan (as drafted 6-4-97) and unanimously voted to accept the plan with modifications .

The Committee reviewed the rezoning of the "H" Riverfront District (as drafted 6-4-97) and made changes and additional recommendations. Action on the proposed rezoning will be made at the next meeting.

Due to the time limitations in achieving all agenda items, the committee agreed to have one additional meeting before the community meeting to:

- Review and approve the recommendations for the "H" district
- Discuss and determine if the Special Public Interest District zoning overlay should be used as a tool to implement the goals and strategies**
- Prioritize strategies from the Matrix of Goals & strategies**
- Determine date and discuss the format for the Public Meeting**

Next meeting scheduled for Thursday, July 24, 7:00 p.m. at Tire Discounters.

Members Present

Bennett, Faye
Bowman, Chris (alternate for Mike Lemmon)
Garner, Ed
Gosling, David
Hopkins, Don
Hynden, Doug
Olsen, Susan
Partee, Eric
Ridge, Otto
Utt, Daniel
Wood, Chip

Members Absent

Burns, Mike
Maxwell, Mary
Melvin, Scott

County Reps Present:

Caroline Andrews
Dana Hitt
Corrine Kinebrew

Overview

Caroline Andrews open the meeting at 7:00 asking for approval of the minutes for the June 4th meeting. Faye Bennett motioned for approval and Chris Bowman seconded. The minutes were approved. She then reviewed the agenda for the meeting.

Andy Fluegemann and Bill Borst of ODOT presented the preliminary plan from their safety study with options for improvements along Route 50 between Walton Creek and Newtown Road. The roadway would have an additional 12 ft. lane with a raised grass median varying in width up to 17 ft.. Left turn bays would be created at Walton Creek, Tire Discounter's, Ashley Oaks and the Heritage Restaurant. The right turn lane at the Newtown Road would be extended. A total of 32 ft would be needed. The current proposal would take the additional width needed for road improvements from the south side of Wooster Pike. Additional breaks in the median could be made if the need were demonstrated. The project is estimated at \$3 million and if approved would take about 5 years until construction. It has been submitted as of July 9th for funding. Environmental studies still need to be done as well as public hearings. Those studies will evaluate options for obtaining additional right-of-way from the north and south sides of Wooster Pike. The committee generally agreed that the project may need some modifications, but should proceed to its next steps.

The proposed land use plan was accepted by the committee with the following adjustments:

All the land between the railroad and Little Miami River in areas 7 and 8 would be designated public – semi-public

The strategy for the Residence Transitional use in area 5 should clearly designate development for detached units

The line for the Retail use in area 7 be moved back to include Peach Street

The next issue for discussion was rezoning of the "H" riverfront district.

A suggestion by Susan Olson was that the zoning should be consistent with the land use plan.

Eric Partee recommended that all of the "H" that goes along the river south of the railroad be rezoned "A" single-family. It was noted that most of those parcels are owned for use as greenspace (ownership by the Park Board or Little Miami, Inc.). The "H" area on the north side of Wooster Pike that has frontage on that street would remain with the committee's previous designation of "E" and the "H" portion further north adjacent to Walton Creek Rd. would be changed to "B" zoning

Business owners on the south side of Wooster voiced concerns about possible future setback requirements from any "H" District rezonings to "A" along the rear of their property. It was reasoned that if the anticipated widening on the south side of Wooster Pike would take frontage property, property owners would like assurance that setbacks

on the rear of their property should not be more restrictive than present if there is a rezoning from the current "H" District.

The rezoning of the area south of the Mariemont Promenade generated a good deal of discussion. It has a designation currently of "F" Light Industrial and "H" Riverfront. It had been recommended in the last meeting that the area behind the Promenade be rezoned from "F" and "H" to "D" Multi-Family Residence. The committee suggested that the area abutting the river and to the north side of the railroad be zoned as "A," which is consistent with the land use plan.

For the property west of Hynden's property (area directly south of Village of Mariemont), RPC staff recommended that it be rezoned "G" Heavy Industry, consistent with the current railroad zoning. The committee disagreed with this recommendation suggesting that the area in the "H" District owned by the railroad be rezoned as "G," even the portion that runs along the river to the point where either park board or Little Miami, Inc. ownership resumes. For the latter, the "H" district should be changed to "A". The rationale used was that the zoning should reflect the potential use by owner (e.g., Little Miami, Inc. for greenspace and the railroad for industrial purposes). RPC Staff expressed concerns that the "A" zoning might not be appropriate adjacent to "G". Further, rezoning a floodway/floodplain to a single-family "A" District where such development would be unlikely to occur is confusing.

The committee asked that RPC staff prepare maps to show the recommendations made by the committee and check ownership for parcels for the next meeting. At the next meeting the committee agreed to take a final action on the "H" rezonings.

The next meeting is scheduled for 7:00 July 24, 1997 at Tire Discounter's.

Handouts: Topography Map for Wooster Pike

Summary of Minutes
Meeting of the
Wooster Pike Corridor Plan Committee

Place: Tire Discounters
Date: July 24, 1997
Time: 7:00 – 9:30 P.M.

KEY ACTIONS TAKEN:

The Minutes of the July 9th meeting were approved as submitted.

The Committee approved the proposed Land Use Plan by a vote of 7-1-1. Changes from the previous recommendation were: 1) the stipulation that retail land use would be designated between Peach Avenue and Orchard Street provided the berm remain to create a natural buffer to residences to the north.

The Committee approved proposed rezoning of the "H" District by a vote of 8-1. All areas currently zoned "H" would be recommended for rezoning to A except for the area south of the Mariemont Promenade and an area on the north side of Wooster Pike (parcels not having frontage on Wooster Pike).

The Committee prioritized strategies and goals that had been developed from citizen input at the last community meeting.

The Committee discussed the SPI and possible elements that would be included.

The Committee made no recommendations for action on a SPI overlay district. An additional meeting will be needed by the committee to finalize recommendations and make a determination about the use of the SPI

The next meeting will be August 6, 1997 location is to be determined.

Members Present:

Bennett, Faye
Garner, Charles
Hynden, Doug
Lemon, Mike
Maxwell, Mary
Olsen, Susan
Partee, Eric
Ridge, Otto
Wood, Chip

Members Absent:

Burns, Mike
Gosling, David
Hopkins, Don
Melvin, Scott
Utt, Daniel

County Reps.

Andrews, Caroline
Kinebrew, Corrine

Overview

Caroline Andrews opened the meeting at 7:00. She reviewed the agenda for the meeting. Agenda items included action on the proposed Land Use Plan, the "H" District rezonings, prioritization of strategies, and the SPI overlay district.

Faye Bennett motioned to approve the minutes of the last meeting and Susan Olson second. Approval was unanimous.

Caroline welcomed area business owners and residents to the committee meeting. She explained the planning process the Committee is working on. Caroline informed

attendees that due to the Committee's heavy agenda that guests were welcome to listen and would have an opportunity at the end of the meeting to provide comments. She also told them that a public meeting would be held within the next several weeks to receive community input.

Caroline reviewed the modifications to the Land Use Plan, noting that the modification for detached units in the residential transitional use in area 5 would be indicated in the accompanying strategy.

The concept of the Ohio Department of Natural Resources' (ODNR) riparian buffer was offered as a possible rationale for including all areas along the river as public – semi public. A riparian buffer is a recommendation from ODNR for a predetermined footage along the riverbank to remain as undisturbed green space.

Mary Maxwell voiced her opposition on behalf of the residents of Plainville to the extension of retail use in area 7 up to Orchard Street. Otto Ridge indicated that the desired use would be for parking purposes, especially if improvements were made on Wooster Pike. The berm would also act as a natural buffer between the retail and residential uses. Susan questioned if the concern of residents would be with potential rezoning of the specific parcel or was it more generally with the domino effect of northward expansion of retail use. Mary indicated that the concern was with the rezoning of the specific parcel.

The committee voted 7-1-1 (with Eric Partee abstaining and Mary Maxwell opposed) to modify the proposed Land Use Plan (from the vote on 7-9-97) to stipulate that the berm must be retained to separate the proposed retail use south of Orchard Street. Rezoning of the "H" district. The previous recommendation to rezone the "H" district on the north side of Wooster Pike with frontage on that street to "E" retail and the parcels further north adjacent to Walton Creek to B was agreeable to all members of the committee. Also, the "H" between the Little Miami and Wooster Pike east of the Newtown Bridge (predominantly owned by the Hamilton County Park District) would be rezoned to "A" Residential as the best alternative since the County does not have a park zoning district. For the area south of Wooster Pike (west of the Newtown Bridge), parcels adjacent to the Little Miami River would be rezoned to "A" Residential and parcels north of those would be rezoned to "E" retail with one exception: the area south of the Mariemont Promenade zoned "H" would be rezoned to "D" southward to the railroad-owned property which would be rezoned to "A" down to the Little Miami River. All areas westward from there would be rezoned to "A". Rationales for "A" zoning recommendations along the River were: (a) since "A" is used for the park district property east of the Newtown Bridge, it is a logical zone district extending westward along the River; (2) much of the property is already owned by public entities; (3) the County zoning code recommends a riparian buffer along all rivers; (4) Mariemont has zoned a large area between the railroad and the River as a park district. It was stated that the railroad would not be prohibited for continuing its usage or for constructing any railroad-related uses since they are a public utility. The Committee voted 8-1 (with Charles Garner opposed due to concerns regarding the railroad's use of their property).

Corrine Kinebrew suggested the SPI might be used to achieve community goals, and to protect or improve current features in the Wooster Pike area. The SPI should not be considered as an all or none option. However, by utilizing a combination of features, it could be a tool to implement the strategies in the land use plan. Requirements of the new

zoning resolution may not capture the conditions that would improve or protect features that the Committee has identified as specific to Wooster Pike.

Caroline presented a number of elements that could be included as part of an SPI. The elements were: access management, the ten year redevelopment exemption, streetscape, lighting, parking areas, signage, locations of building, accessory structures, floor area and height of building, and establishing a riparian buffer. The Committee identified the following elements of the SPI as areas of focus: ten year redevelopment exemption, access management, streetscaping, signage, and the riparian buffer.

The Committee then discussed implications of the SPI:

- Chip Wood voiced concern that the committee did not have the technical skills
- needed to develop specifications for elements of an SPI in some areas.
- Doug Hynden stated he was opposed to any part of an SPI overlay district in the area.
- Charles Gamer submitted a petition signed by 16 property/business owners objecting to the SPI or any overlay district as well as to ODOT's preliminary safety study proposal for US 50.
- Some members stated that without the SPI, changes would not be seen along the Corridor for many years; the SPI could be incentive to attract higher quality businesses
- Several of the members were concerned about the redevelopment exemption. –
- Some concern about placing additional restrictions on property owners and limiting individual choice about elements such as signage, landscaping and other possible conflict between consistency and diversity.

The committee considered each of the elements and decided on the elements they felt should possibly be included if an SPI were implemented: 1) the ten year redevelopment exemption. 2) access management 3) streetscape along Wooster Pike 4) the riparian buffer and 5) signage regulations. No specifics were attached to any of these elements. The committee then turned their attention to prioritizing the goals and strategies that had been developed from the first community meeting. The committee used a rating of A,B, or C for each of the priorities. Ratings were determined by a majority vote of those present. A few items were changed or deleted to reflect a modification from the committee's initial intent. Items that did not receive a majority vote, where no group consensus could be reached, were not rated and will be held to the next meeting. The attached chart is reflective of these changes.

Staff of RPC is to review the work of the committee and provide additional information as to how the recently adopted code will or will not address the elements that have been identified for the SPI as well as the committee's priorities.. The next meeting date will be Aug 6th at which time a date will be set for the public meeting.

The property/business owners present were then given an opportunity to express their concerns about issues that had been discussed. It should be noted that the concern of business owners are related to the impact of the requirements for setbacks, landscaping as a result of the potential SPI District and the proposed widening of US 50 on the smaller parcels along Wooster Pike. It is their perception that these requirements will continue to limit the amount of usable space thereby decreasing the value of their property and negatively impacting their ability to recoup their investments should they decide to sell. Also additional regulations would increase their expenditures.

Summary of Minutes
Meeting of the
Wooster Pike Corridor Plan Committee

Place: The Heritage

Date: August 6, 1997
Time: 7:00 – 9:30 P.M.

KEY ACTIONS TAKEN

The Minutes for the July 24th meeting were approved as submitted.

The map showing proposed land use and the proposed land use plan strategies to be presented at the community meeting were approved by the committee with two minor modifications.

The map showing the proposed rezoning of the "H" district to be presented to the community received final approval of the committee.

The committee approved the SPI Overlay District with a majority vote of 6 members. The elements to be included are: (a) elimination of the Redevelopment Exception, with a recommendation for special consideration by the Rural Zoning Commission for shallow lots experiencing hardship to meet additional landscaping standards; (b) consideration for spacing of off site advertising (billboards); (c) regulations on the removal of abandoned signs; and (d) a riparian buffer area along the Little Miami River from the Newtown Bridge to the area south of the Mariemont Promenade.

The committee made decisions on the structure of the public meeting. Committee members volunteered to make presentations and facilitate information stations at the public meeting. The date of the public meeting will be August 27, 1997 at 7:00pm

Members Present:

Bennett, Faye
Burns Mike
Garner, Charles
Hopkins, Don
Hynden, Doug
Lemon, Mike
Maxwell, Mary
Melvin, Scott
Olsen, Susan

Utt, Daniel

Members Absent:

Gosling, David
Wood, Chip

County Reps.

Andrews, Caroline
Kinebrew, Corrine

Partee, Eric
Ridge, Otto

Overview:

Caroline Andrews invited members to review the proposed land use map before the meeting began.

Caroline opened the meeting at 7:00 p.m. with a review of the meeting Agenda.

Motion to approve the minutes was offered by Mike Lemon and seconded by Susan Olson. Minutes were approved by group consensus.

In reviewing the Proposed Land Use Plan, Susan Olson suggested the extension of the Retail in Area 7 might meet with less resistance for the residents if the berm were extended on the lower end. The use of a line of trees or some other natural feature would create a natural break between the retail and residential uses. The committee agreed with the change and indicated it should be so noted in the Land Use Plan recommendations. The committee accepted the staff recommendation that area 1, designated for Public/Semi-Public use, be divided into two areas. Area 1 would be the area west of the Newtown Bridge and Area 9 would be east of the Newtown Bridge the associated strategy and rationale was also acceptable to the committee.

Dan Utt asked for clarity on the relationship between this plan the road improvement plan. Caroline indicated that there was no relationship and that the road improvement plan was a project by the Ohio Department of Transportation.

Caroline reviewed the recommendations for rezonings of the "H" district as well as a modification from "F" Light Industry to "D" Multi-Family for the area south of the Mariemont Promenade. The Committee had agreed to the latter in order to have one zone district on a single parcel (owned by Anchor Properties). Dan Utt questioned if by combining the area into one it would accommodate more housing units. Caroline indicated that the "D" District would allow a density of 7.3 units per acre and any more than that would require a public hearing and further commission approvals.

Mike Lemon indicated that the "D" District would meet with strong opposition from residents in Mariemont. He indicated that the change had been proposed before and met with a good deal of resistance. The reasons for the objection were the increased burden on the schools, the increased traffic to Wooster Pike and inadequacy of the sewer system to handle the increase. Although the sewer issue may be resolved in a few years, he still anticipated strong opposition. There was discussion of the issue by members of the committee as well as an explanation of the rezoning process. The vote was 7 – 2 to recommend rezoning the portion of Anchor Properties' parcel between the existing "H" district and the Promenade from "F" to "D," eliminating a split zone on a single parcel. Mary Maxwell and Mike Lemon opposed the recommended rezoning on this issue. Eric Partee abstained.

Caroline reviewed the SPI and the redevelopment exception. The elements from the straw vote from the last meeting served as the starting point for the discussion.

Charles Garner reminded the group of the petition he had submitted in the last meeting from business owners exhibiting their opposition to the SPI.

Mary Maxwell expressed concern for the care needed in wording any changes or additions to the current code though the SPI.

Charles Garner stated that the business owners would not be opposed to a riparian buffer on the south side of the track if it excluded Walton Creek.

Eric Partee suggested that the riparian buffer should be a consideration with an allowance for the development of trails. The buffer should coincide with the public semi-public areas on the land use plan.

Susan Olson spoke in favor of eliminating the redevelopment exception. She indicated that the requirements for streetscape with new developments would help create a higher quality retail district.

Doug Hynden questioned if this approach was leading to two sets of standards - one for development and another for redevelopment.

Caroline said that all of the retail district would be included in the SPI, so the standards would be the same for both development and redevelopment.

After considerable discussion Mike Lemon suggested that the committee should eliminate the exception clause. If it were eliminated, it would require that new businesses or redevelopment sites comply with the minimum standards for Hamilton County that would have to be met in the next ten year for everyone.

Committee members Faye Bennett, Daniel Utt, Mike Lemon, Susan Olson, Mary Maxwell, and Scott Melvin voted to eliminate the exception.

Discussion ensued regarding hardship that might be caused for the redevelopment of shallow lots for the 10 ft streetscape requirement. Doug Hynden suggested that the wording in the SPI be supportive of shallow lot owners if they should apply to RZC for a variance for streetscape requirements in light of the fact that they may lose additional frontage with any improvements of Wooster Pike .

The inclusion of the riparian buffer that allowed for the development of bike and/or walking paths, as a element of the SPI, was acceptable to all of the members of the committee.

Other elements of a potential SPI to be presented to the community would be the spacing of billboards and a specification of time for the removal of abandoned signs when no specific redevelopment is planned.

Although there was discussion of other elements such as: coordinated streetscape, signage, access management though consolidated curb cuts, and maximum lot pavement, it was decided that these elements would be best achieved by encouraging businesses to work together and/or the ODOT improvements to Wooster Pike.

The format for the community meeting was the last agenda item. Susan Olsen had made some initial inquire regarding available dates for use of schools in Mariemont. The date selected for that meeting was August 27th with the Cafeteria at Mariemont High School being the preferred location.

Committee members volunteered to act as facilitators for then community meeting. Faye Bennette –Land Use. Susan Olson and Scott Melvin –SPI and Caroline Andrews –“H” District Rezoning.

It was suggested that the presentations be made first in the full group sessions, allowing some time for questions. This session should be 30 – 40 min. Small groups could be used for additional questions or to discuss handouts provided for the session.

The volunteers for the small groups were Susan Olsen, Scott Melvin, Dan Utt, Faye Bennette, Charles Garner, and possibly Otto Ridge and/or Chip Wood.

Suggestions for publicizing the meeting were the use of the township newsletter, the Cincinnati Enquirer, Eastern Hills Journal, and flyers. Members of the committee would help distribute flyers.

Charles Garner suggested that letters be sent registered mail to the property owners.

Caroline Andrews indicated that property owners on Wooster Pike would be sent a mailing but since this was a public meeting to assist the committee in finalizing its recommendations and not a public hearing, notices would not be sent by registered mail.

Charles Garner requested that it be made part of the minutes for the meeting, that he was refused entry to the second committee meeting. However, the statement by Faye Bennett should be noted, that an invitation was extended to Charles Garner to stay and observe the work of the committee although he would not be able to participate as he was not a part of the committee at that time. The statement was supported by other members of the committee.

Charles Garner suggested and other committee members agreed that the Trustees be specifically invited to attend the community meeting.

Summary of Minutes Meeting of the Wooster Pike Corridor Planning Committee

Place: The Heritage
Date: September 10, 1997
Time: 7:00 P.M.

KEY ACTIONS TAKEN:

Motions were made to adjust or retain as presented areas in the proposed Land Use Plan based on the responses from the community meeting.

In Area 7 a motion to move the retail line back to Peach Street and also require that the berm be maintained as a buffer between the retail and residential use. Motion passed with 5 votes.

A motion to leave Area 5 in the Proposed Land Use Plan as residential transitional detached. Motion passed with 7 votes.

A motion to change a portion of Area 4 to residential transitional detached up to the point near Friarhurst where CG&E ownership begins. The other part of the area would be multi-family. Motion passed with 6 votes.

A motion to leave Area 8 as multi-family as presented in the Proposed Land Use Plan. Passed with a vote of 8

There were no modifications to the proposed changes in the "H" Riverfront District rezonings.

The regulation presented to the committee for the Riparian Buffer in the Natural Resource Special Public Interest (SPI) Overlay District was approved.

The regulation presented to the committee with spacing of 2000 ft. between offsite advertising in the SPI Suburban Corridor SPI Overlay District was approved. Motion passed with 8 votes.

Motion to approve the regulation for elimination of the 10 year redevelopment exception for any size or depth redeveloping sites and for vacant sites less than ¼ acre and 150 ft. in depth. Hardship considerations could be give by the Rural Zoning Commission on a case by case basis. The streetscape requirements are not to be waived under any circumstances for any site. The motion passed with a vote of 7.

A motion was made to exclude the properties of 16 property owners who had signed a petition presented at the July 16 meeting from the Suburban Corridor SPI District. The motion failed with a vote of 1 in favor.

Members Present:

Burns, Mike
Garner, Charles
Hopkins, Don
Hynden, Doug
Lemon, Mike

Members Absent:

Gosling, David
Partee, Eric
Ridge, Otto

Maxwell, Mary
Melvin, Scott
Olsen, Susan
Utt, Dan
Woods, Chip

County Reps Present:
Andrews, Caroline
Kinbrew, Corrine

OVERVIEW:

Caroline reviewed the agenda for the meeting.

The meeting began with a discussion of the public meeting on August 27. According to committee members, the feedback for the community was positive. The meeting was well structured, allowing participants to get the information they needed and to respond to the information given.

Mike Burns motioned to approve the minutes from the August 6 meeting. The motion was seconded by Don Hopkins. Minutes were approved.

Caroline reviewed the rules that had been developed by the committee to make changes to any of the items presented at the public meeting. Since the proposed Land Use Plan, presented at the public meeting, had been approved by the committee, a majority voted would be needed to make any changes in the proposed plan. The same would apply to modification of the proposed rezoning of the "H" Riverfront District. The only element of the SPI zoning overlay that had been previously approved by the committee was the elimination of the 10 year redevelopment exception and the riparian buffer; to make changes to these elements would require a majority vote. Any addition to the SPI would be a new action by the committee. The option was presented to have a written ballot vote on any of the issues.

The committee began by reviewing the responses from the public meeting to the proposed land use plan. Mary Maxwell noted the overwhelming concern by the community to moving the retail line in Area 7. She suggested we adjust the plan to reflect the concerns by moving the retail line back to Peach Street. Susan Olson recommended the language regarding the retention of the berm as a buffer between the residential and retail be included in the event a future application for a zone change is considered.

After additional discussion it was motioned by Susan Olson and seconded by Mary Maxwell that the proposed retail line in Area 7 be moved back to Peach Street (from its proposed northward boundary of Orchard Street) and that the berm be maintained as a buffer between the retail and residential. The motion passed with 5 votes: Mary Maxwell, Susan Olson, Dan Utt, Scott Melvin, and Chip Wood.

Doug Hynden felt that what the participants in the community meeting wanted to see in Area 5 was single family and that the designation as residential transition provide for detached single family units. It was a general consensus in the group that the land use terminology was what was being misunderstood in the response from community members.

Motion by Doug Hynden seconded by Scott Melvin to leave Area 5 as residence transitional as recommended in the proposed plan. Motion passed by 7 votes. Doug Hynden, Scott Melvin, Chip Wood, Dan Utt, Susan Olson, Mary Maxwell, and Mike Burns.

Area 4 was divided into two sites: (a) now to be site 5 - single family for the Williams Meadow area, and (b) now to be site 4 - residence transitional for the area between the CG&E site and site 3, which is shown for multi-family.

A motion was made by Doug Hynden to change a portion of area 4 that is from the east border of the CG&E property to the multi-family in area 3 to residence transitional and the remaining portion (Williams Meadow Area) would remain single family (now site 5). It was seconded by Dan Utt. The motion passed with a vote of 6: Scott Melvin, Chip Wood, Doug Hynden, Susan Olson, Mike Burn and Mary Maxwell.

Committee members indicated they had not received as much opposition as anticipated to the use of Area 8 as multi-family. The concerns for changes in this area were based on the amount of traffic that would be generated and the impact that the density would have on the schools.

After a considerable amount of discussion it was motioned by Dan Utt and seconded by Chip Wood that the land use in area 8 remain as proposed. The motion passed with 7 votes: Dan Utt Chip Wood, Don Hopkins, Susan Olson, Doug Hynden, Charles Garner, Scott Melvin.

No recommendations were made in the public meeting for alternative districts for the proposed zone changes in the "H" Riverfront District. The committee's attention was directed to the letter from the Hamilton County Park District about the change from "H" Riverfront to "A" Residence Districts and the response from Russ Sparks Hamilton County Zoning Administrator.

The committee made no modification to the proposed rezoning of the "H" Riverfront District or the F Light Industrial District.

Both Chip Wood and Susan Olson agreed that the comments in the public meeting favor an SPI with even more stringent regulations than those proposed by the committee. There were some comments opposed to the SPI as indicated in the notes from the public meeting.

Caroline Andrews informed the committee that the new zoning code does make provisions for sign maintenance, which could be used to deal with abandoned signs. Hamilton County zoning inspectors will begin issuing citations for signs that are not being maintained.

Caroline also presented a proposed zoning regulation for the Riparian Buffer in the Natural Resource SPI. She informed the committee of the need for two separate SPI districts one for the area of the Riparian Buffer and the other for the retail area. Charles Garner asked if there was a setback distance from the Riparian Buffer for buildings. Caroline indicated that the area for the Buffer was south of the railroad track and there was no setback required. The regulation was accepted by consensus.

With regard to the issue of offsite advertising, Caroline directed the committee's attention to the handout taken for the zoning code regarding offsite advertising and spacing. According to the new code the larger billboards are prohibited on Wooster Pike. However, bulletin boards and junior poster panels are allowed. While there is nothing that could be done about existing off-site advertising, spacing regulations

could eliminate additional off site advertising. According to a map of the area, if spacing were set at 2000 feet, additional off-site advertising could be eliminated. Charles Garner indicated he was opposed to any additional regulations that would limit the rights of property owners to use their property as they deem fit.

It was motioned by Dan Utt that the regulation presented to the committee be accepted with a spacing of 2000 ft. Mike Burns seconded. Motion passed with 8 votes: Mike Burns, Chip Wood, Mary Maxwell, Scott Melvin, Mike Lemon, Dan Utt, Susan Olson, Doug Hynden.

Charles Garner questioned when the committee would consider the petition presented in the August 6 meeting for the 16 business owners who opposed the SPI. Mr. Garner made a motion that the properties of the 16 business owners that signed the petition be excluded from the SPI. The motioned was seconded by Mike Burns. Motion failed with 1 vote in favor.

Considerable discussion occurred regarding the Redevelopment Exception. Several comments were made as to the intent of the motion and Caroline paraphrased the motion to state the redevelopment exception is not to be used for redevelopment of developed sites or for vacant sites less than $\frac{3}{4}$ acre or a more shallow depth than $\frac{3}{4}$ acre. Dan Utt said it was important to make sure it was clear that the depth and acreage criteria not be used for the developed sites. However, for any site, hardship could be considered by the Rural Zoning Commission based on the ability of the property owner to meet the current zoning code regulations due to the size of the site or right-of-way expansion. It was specified that there should be no exceptions for streetscape under any circumstances.

This meeting completes the work of the committee. The changes would be made and the committee's recommendations would be sent to the township trustees. In the interim the Trustees have scheduled a public meeting for October 13 at which time Caroline Andrews is to present a summary of the committee's recommendations. Any further action would be left to the township trustees.

There were some additional discussion between committee members and Mike Tighe, who attend the last part of the committee meeting.

Meeting Handouts:

- Letter from Hamilton County Park District
- Response from Zoning Administrator
- Sample zoning regulations for SPI
- Billboards excerpts from zoning code