



GREEN TOWNSHIP LAND USE PLAN UPDATE - ~~2010~~2015

ADOPTED BY THE REGIONAL PLANNING COMMISSION ~~JUNE 3, 2010~~DATE, 2015

A CONTINUOUS PLANNING PROCESS

PREPARED IN COOPERATION WITH:
GREEN TOWNSHIP LAND USE PLANNING COMMITTEE
GREEN TOWNSHIP TRUSTEES
HAMILTON COUNTY REGIONAL PLANNING COMMISSION

HAMILTON COUNTY LAND USE PLANNING PROGRAM

GREEN TOWNSHIP

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TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>
PART 1 INTRODUCTION AND STUDY DESIGN	9
1.1 Scope	11
1.2 Participants	12
1.3 Funding	12
1.4 Rationale, Purpose& Approach	12
1.5 Work Program	14
1.6 Implementation	15
1.7 Amendments	17
PART 2 ISSUES AND GOALS	23
2.1 Issues	25
2.2 Overall Goal and Objectives	26
PART 3 RECOMMENDATIONS	29
3.1 Policies	31
3.2 Land Use Plan – Site Recommendations	31
PART 4: TOWNSHIP PLAN	31
4.1 Bridgetown Road Corridor	37
4.1.1 Corridor Summary	37
4.1.2 Study Area	37
4.1.3 Corridor Strategies	37
4.1.4 Certificate of Plan Adoption	38
4.2 North Bend/Cheviot Road Corridor	41
4.2.1 Corridor Summary	41
4.2.2 Study Area	41
4.2.3 Corridor Strategies	41
4.2.4 Certificate of Plan Adoption	42
4.3 Harrison Pike Corridor	45
4.3.1 Corridor Summary	45
4.3.2 Study Area	45
4.3.3 Corridor Strategies	45
4.3.4 Certificate of Plan Adoption	46
4.4 Glenway Avenue	49
4.4.1 Corridor Summary	49
4.4.2 Study Area	49
4.4.3 Corridor Strategies	49
4.4.4 Certificate of Plan Adoption	51

4.5	Remainder of Township Plan	55
4.5.1	Area Summary	55
4.5.2	Study Area	55
4.5.3	Strategies	55
4.5.4	Certificate of Plan Adoption	56
PART 5:	APPENDICES	57
A.	Township Study Areas	59
B.	Relationship of Land Use Element to Comprehensive Plan	60
C.	Rules & Regulations for the Hamilton County Regional Planning Commission (Bylaws)	61
D.	Role of Participants	71
E.	Planning Process and Participants	72
F.	Responsibility for Analysis and Plan Consistency in the Zoning Process	73
G.	Purpose of Consistency Bylaws	74
H.	North Bend Road Corridor Study	75
I.	Green Township Corridor – Design Handbook Excerpt	XX
J.	Harrison Avenue Corridor Plan Design Guidelines	XX
PART 6:	ADOPTED PLAN AMENDMENTS	85
6.1	Plan Amendment Introduction	87
6.2	Adopted Amendments	89

LIST OF MAPS

<u>MAP TITLE</u>	<u>PAGE</u>
GREEN TOWNSHIP LAND USE PLAN	33
BRIDGETOWN ROAD CORRIDOR	39
NORTH BEND/CHEVIOT ROAD CORRIDOR	43
HARRISON PIKE CORRIDOR	47
GLENWAY AVENUE CORRIDOR	53

LIST OF TABLES

<u>TABLE</u>	<u>PAGE</u>
TABLE 1: CATEGORIES OF RECOMMENDED LAND USE	18
TABLE 2: LAND USE CATEGORIES AND EXISTING ZONING DISTRICTS	21
TABLE 3: RATIONALE FOR LAND USE RECOMMENDATIONS	22

PART ONE: INTRODUCTION AND STUDY DESIGN

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1.1 SCOPE

This plan is limited to an analysis of the spatial pattern of land use in Green Township. The scope of this planning effort is focused on four major corridors in addition to the remainder of the township. The four corridors included in this study are: Bridgetown Road Corridor, North Bend/Cheviot Corridor, Harrison Pike Corridor, and Glenway Avenue Corridor. The boundaries of these areas are shown in Appendix A. The 2010 Land Use Plan Update process ~~is~~was based on a comprehensive review of the information contained in these corridor and remainder area plans, which were originally completed between 1987 and 1991.

Although these studies are necessarily interrelated, each plan is organized into separate reports. Each plan includes two components; a Land Use Plan map and the corresponding Land Use Plan text. The plans identify specific areas or sites where the character of land use should be either protected or improved. Recommendations resulting from this analysis identify specific land use categories that are required to maintain or achieve desirable land use characteristics. The overall strategies for implementation of each plan are described in the plan text for the area while specific site recommendations are shown graphically on the plan map.

The focus of this plan is, therefore, primarily on guiding the private development of land. The plan is not intended to provide guidance for the development of public land or provision of public services.

The intent of this study is not to produce a traditional “comprehensive master plan.” Such plans have proven to be largely non-implementable by township and county government due to absence of legislative authority, financial constraints and lack of staff for effectuating most of the recommendations contained in the multiple elements of master plans or comprehensive plans. A more useful approach for unincorporated areas is to recognize the limitations and reality of local township and county government. This approach concentrates on land use goals that can be achieved through improvements in the control of private development through the Hamilton County Zoning Resolution and zoning map. The relationship of this plan to other traditional plan elements is illustrated in Appendix B (Relationship of Land Use Element to Comprehensive Plan).

The ~~2010-2015~~ Land Use Plan Update study is the latest review required by Hamilton County Regional Planning Commission Bylaws (see Appendix C for the complete Bylaws). Each plan is required to be reviewed and updated every 5 years to remain current. The Green Township Land Use Plan Update adopted in May 2000 consolidated all four corridors and the remainder area into one Land Use Plan document for the first time. The ~~last~~ Green Township Land Use Plan Update, adopted in June 2005, included the first comprehensive review and update of the entire Green Township Land Use Plan text. The 2010 Update included the first comprehensive review and update of the entire Green Township Land Use Plan map since the individual plans were first adopted.

The ~~2010-2015~~ Update study includes a review and update of adopted Land Use Plan text recommendations. ~~However, it also includes the first comprehensive review and update of the~~

~~entire Green Township Land Use Plan map since the individual plans were first adopted. The text and map for each corridor were reviewed for consistency with the goals of the township and to ensure that the recommendations for each area remain valid.~~ The result of this review and update is a Land Use Plan document that more accurately reflects changes in zoning, township goals, development trends, and implementation strategies used by the Township Trustees and the Hamilton County Regional Planning Commission.

1.2 PARTICIPANTS

The ~~2010-2015~~ Land Use Plan Update study process included participation of the Green Township Land Use Planning Committee appointed by the Township Trustees. Appointments to the committee were made to ensure participation from diverse sectors of the township representing various business, residential, educational and real estate interests in addition to different geographic areas.

The role of the Land Use Planning Committee was to identify important land use issues, define related goals and objectives, and review recommendations of Regional Planning Commission (RPC) staff. The Land Use Planning Committee is strictly advisory to the Township Trustees, who also review and consider approval of the township plan. The Trustees submit their approved plan to the Regional Planning Commission for review, adoption and implementation. The interrelatedness and roles of the various participants involved in this planning process are outlined in Appendices D and E.

1.3 FUNDING

The original Land Use Plan studies for the 4 corridors and the remainder area were funded by the Green Township Trustees (General Fund). These plans were created as part of a cooperation agreement between the Green Township Trustees and the Hamilton County Regional Planning Commission for a joint township/county land use planning program. The joint planning program was continued in ~~2010-2015~~ through a contract funded by the Green Township Trustees for the completion of a comprehensive review and update of the entire Green Township Land Use Plan. The ~~2010-2015~~ Land Use Plan Update study was created as part of that program.

1.4 RATIONALE, PURPOSE, AND APPROACH

The rationale for all land use planning includes some variation of 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 can count on

5. To enable consideration of cumulative and secondary offsite effects of individual proposals

In general, community plans are intended to be a means of coordinating long-term and short term actions and integrating independent decisions. This plan and its integral process attempts to provide a flexible framework for guiding development but also identifies particular action priorities that are site specific.

The plan is intended to be used for three specific purposes. First, the plan is designed to identify spatial land use recommendations necessary to achieve community goals and objectives (land use categories being used in the plan are shown in Table 1). The second purpose is for the plan to guide and identify necessary zoning map amendments. Thirdly, the plan is to provide a guide for incremental review of privately initiated requests for zoning map amendments. The plan has already been utilized in this regard by county commissions and courts.

Continued use of the plan for these purposes enables land use and zoning proposals to be evaluated in a more balanced and equitable forum that recognizes the public interest as well as historically dominant private interests. The generally accepted procedure for review of zoning map amendments consisting of site analysis and considerations of conflicting (and often narrow) private interests can then be balanced with consideration of appropriateness in relation to the public interests of a larger planning area (community, corridor, region) beyond the site. Important cumulative and secondary effects of incremental land use change can also be identified in the context of the overall plan.

The adoption of the land use plan and a continuous planning process, therefore, enables a balanced and comprehensive review of incremental zoning amendments. Such balance is critical to effective land use control. This concept is explained in Appendix F (Responsibility for Analysis and Plan Consistency in the Zoning Process).

Successful implementation of the goals and objectives of this plan requires regular reevaluation of recommendations. This ongoing planning approach is essential to assure appropriate flexibility since it is impossible to determine the exact location of all land uses in advance of need and development. Accordingly, planning in this report has not been treated as an exact science, but rather as a process to enable continuity, improve predictability, and guarantee consideration of cumulative and secondary effects in the review of incremental zoning amendments and development proposals. In this way, planning is recognized as a system that enters into day-to-day development decisions not as a rigid blueprint but, instead, as a process of interaction that will shape as well as be shaped by actual zoning decisions. The process is intended to add rationality, not rigidity to requirements for use of land.

The process utilized in the Planning Study is a “bottom-up” approach which generates input that can be pieced together. This results in a composite plan built on neighborhood or sector involvement. It derives from the premise that the people most affected by decisions ought to participate in such decisions.

Planning from the neighborhood up results in a product that is more than a plan or report. It is an understanding of local needs and concerns and an attempt to balance competing organized interests groups. Consequently, government is brought closer to their constituents. The result is an implementable plan and a constituency that is committed to planning and policy implementation. The selected process is at least as important as the plan itself since critical support for plans can only be expected as an outgrowth of the process.

The bottom-up or neighborhood approach departs from traditional practice in sacrificing generality, the long-range time horizon, and total comprehensiveness. Consequently, the approach discards the one shot end-state document in favor of an on-going process of setting short range priorities. This plan identifies short range priorities primarily through land use recommendations, concepts, and related maps.

In summary, what is lost in comprehensiveness, in this approach, is gained in achieving an implementable plan that reflects local priorities. Such reflection, however, requires continual review. The ~~2010-2015~~ Land Use Plan Update study is the latest effort in a long history of review and reevaluation of the plans since their initial adoptions between 1989 and 1991.

1.5 WORK PROGRAM

The program for creating and implementing the Land Use Plan includes the tasks listed below. The planning tasks include work elements that are often interrelated and therefore not entirely sequential. The process is intended to be continuous to assure that the adopted land use plan and zoning map appropriately reflect changing circumstances, events, developments, and decisions.

A. GOAL FORMATION

1. Identify land use issues (problems and opportunities)
2. Formulate goals and objectives

B. INVENTORY

1. Define study area
2. Identify community characteristics – population, development, and environment
3. Identify existing structures
4. Identify existing land use
5. Identify existing zoning

C. ANALYSIS AND PLAN DEVELOPMENT

1. Identify development potential
2. Identify critical boundaries and transition areas
3. Develop concepts for land use plan
4. Evaluate existing zoning map and text to determine adequacy for achieving consistency with proposed plan

D. RECOMMENDATION

1. Identify land use recommendations (concepts) which achieve community goals and objectives
2. Identify zoning map amendments required for plan implementation

E. REVIEW

1. Review of recommendations in each section of proposed plan
 - a. by Green Township Planning Committee
 - b. by Hamilton County Regional Planning Commission staff
 - c. by Green Township Trustees
 - d. by Hamilton County Regional Planning Commission
2. Preliminary approval of each section of proposed plan
 - a. by Green Township Trustees
 - b. by Hamilton County Regional Planning Commission
3. Public hearing(s) on proposed plan

F. ACTION ON PLAN

1. Approved by Green Township Trustees
2. Adoption by Hamilton County Regional Planning Commission

G. IMPLEMENTATION

1. RPC must certify its adopted plan with the RZC, BCC, and Township Trustees (per Bylaws)
2. RZC should initiate and approve comprehensive zoning map amendments required for plan implementation (if needed)
3. BCC should adopt comprehensive zoning map amendments (if needed)
4. RPC must maintain consistency with the adopted land use plan when making recommendations on zoning map amendments (per Bylaws)
5. RZC and BCC should consider adopted land use plan when making recommendations on zoning map amendments

H. EVALUATION

1. RPC must make an annual report on the implementation progress of adopted plans (per Bylaws)
2. RPC must review the adequacy of adopted plans in five year intervals or less (per Bylaws)

1.6 IMPLEMENTATION

The land use and zoning recommendations contained in this report can be made effective only through the adoption and application of certain legal or administrative measures. Inasmuch as the Land Use Plan applies primarily to private lands rather than public, its recommendations must be given effect largely through the County Zoning Resolution and the Bylaws of the Hamilton County Regional Planning Commission. The purpose of the Regional Planning Commission Bylaws is defined in Appendix G.

The plan must be adopted and, when necessary, amended by the Hamilton County Regional Planning Commission in accordance with its Bylaws regarding “Administration of Plans” (refer to Appendix C for complete Bylaws). After adopting the plan, the Regional Planning Commission has the following responsibilities:

- (a) maintain consistency with the plan when making any recommendation on zone amendments or other issues requiring action from the Regional Planning Commission;
- (b) investigate and make recommendations to the governing body upon reasonable and practical means for putting into effect the land use plan, or part thereof, in order that it will serve as a pattern and guide for physical growth and development;
- (c) render an annual report to the governing bodies of the county and affected townships and municipalities on the status of the plan and progress of its application;
- (d) endeavor to promote public interest in, and understanding of, the adopted plan and regulations relating to it;
- (e) consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally with relation to carrying out the adopted plans.

As explained earlier, implementation of the adopted plan will call for rather extensive amendments to the zoning district map. The relationship between categories of recommended land use and existing zoning districts is shown in Table 2. The recommended amendments stated in this report and shown on the Land Use Plan Map, as well as subsequent modifications, may be initiated in one of three ways according to Ohio law.

1. By motion of the County Rural Zoning Commission,
2. By passage of a resolution by Board of County Commissioners, or
3. By filing of an application by one or more of the owners or lessees of property within the area proposed to be changed or affected.

Notice of public hearings regarding the plan to redistrict must be published. Written notice of the hearing to individual property owners within and contiguous to the area proposed to be rezoned is also required by Ohio law for amendments that include ten or fewer parcels of land.

In addition to required public hearings held by the Rural Zoning Commission and Board of County Commissioners, every proposed amendment will also be reviewed by the Township Trustees and the Hamilton County Regional Planning Commission in accordance with zone amendment procedures required by Hamilton County and the State of Ohio.

Not all the proposals in the Land Use Plan are intended to be put into effect immediately, since the plan contains many recommendations intended for adoption only when the situation becomes appropriate. It will be necessary to exercise judgment and discretion in determining which of the proposals should be given legal application at various times. The rationale for land use recommendations in this plan are described in Table 3.

The land use plan cannot be successful without wide public support. The effectiveness of the plan is probably more dependent on public understanding and interest than on any other factor. To individuals and groups, whose interests are directly affected, a proposed change may seem arbitrary and harmful. It is essential, therefore, that the majority of people in the community should understand what is being proposed so that they may decide whether or not the proposed action is in fact in the public interest.

1.7 AMENDMENTS

As stated earlier, the ongoing planning approach used to create this Land Use Plan is essential to assure appropriate flexibility since it is impossible to determine the exact location of all land uses in advance of need and development. The Township Trustees have committed to review the Land Use Plan at least every five years to ensure that the plan is current, in accordance with RPC Bylaws. However, in the case where incremental land use and development proposals are made in the interim period, a process has been established to allow for review and adoption of specific Land Use Plan Amendments.

RPC Bylaws support the amendment of adopted plans and provide the procedures for RPC consideration of such amendments. Requests for amendments may be submitted to RPC for consideration either by recommendation of the Township Trustees or by application of individual property owners only after such application is denied by the Township Trustees and accepted for a special public hearing by RPC. These procedures have been used in Green Township since the creation of the original Land Use Plan documents between 1989 and 1991.

The Green Township Trustees have formalized a process for the consideration of Land Use Plan Amendments at the township level. All applications to the trustees for amendments must first be considered by the Green Township Land Use Planning Committee. The committee conducts a meeting, open to the public, to consider amendments and make recommendations to the Township Trustees. After consideration and recommendation of the committee, the Township Trustees hold a public meeting. Amendments are reviewed for consistency with the goals, objectives, and strategies contained in this plan and the specific Land Use Rationales contained in Table 3. Amendments that are approved by the Township Trustees are then recommended for adoption to RPC. Amendments denied by the Township Trustees may still be considered by

RPC if accepted for a special public hearing, as described above. Amendments that have been adopted by RPC are contained in Section 6: Adopted Plan Amendments.

TABLE 1

CATEGORIES OF RECOMMENDED LAND USE

1. **RURAL RESIDENCE**
Low density detached housing and related compatible uses generally associated with rural environment.
Typically active farms sparsely developed areas with detached housing in rural settings, farmsteads, or very low density housing that seek to preserve natural conditions such as woodlands, steep slopes or geological conditions that are most suitable for farming, but not for more intensive uses.
2. **SINGLE FAMILY RESIDENCE**
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
3. **SINGLE FAMILY CLUSTER RESIDENCE**
Moderate density detached housing and related compatible uses.
Typically detached dwellings, 1-2 stories, at a minimum floor area of 1200 square feet with brick façades, such as zero lot line, patio homes or landminiums, and detached single family dwellings at a higher density than Single Family Residence which may reduce the lot area and bulk requirements for each parcel, and which devotes the remaining undeveloped land into open space, active recreation space or preserves environmentally sensitive areas. The number of parcels in a development should be considered secondary to the overall design of the project. The proposed density should be consistent with adopted zoning and PUDs are encouraged.
4. **TRANSITIONAL RESIDENCE**
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.
5. **ATTACHED SINGLE FAMILY RESIDENCE**
Moderate density attached single family dwellings and related compatible uses.
Typically attached dwellings, such as townhouses or fee-simple condominiums, at a minimum floor area of 1200 square feet, brick façade, having individual entrances at grade, attached integral garages, that are at a higher density than Single Family Residence. Massing and scale of attached single family residences should be similar to that of surrounding land uses.
6. **MULTI FAMILY RESIDENCE**
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.
7. **SPECIAL PURPOSE – RESIDENCE**

Detached and attached housing and related compatible uses built in conjunction with medical, educational, philanthropic, religious or charitable institutional purposes where the increase in overall density and scale is offset by the conservation of open space and limited off site impacts of the development due to inherent restrictions on the user of the property.

Typically 1 & 2 story structure for senior housing with scale, massing, intensity, layout, and specifications compatible with site constraints and character of surrounding residential development.

8. TRANSITIONAL MIXED USE

Detached or attached housing, low intensity office (such as conversion of single family residence) and related compatible uses (excluding retail and industrial) that provide a transition between residential uses and other types of development.

Typically 1 and 2 story structures with scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential development.

9. GENERAL OFFICE

Office uses and related compatible uses at intensities consistent with surrounding development.

Typically 1, 2 and 3 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints.

10. NEIGHBORHOOD RETAIL

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.

11. GENERAL RETAIL

Community and regional oriented business uses that tend to locate along highways with relatively high traffic volumes.

Typically commercial strips or self contained community and regional retail center including "outlot" development.

12. PLANNED MIXED USE EMPLOYMENT AREA

Developments containing some combination of office, retail, light industrial or compatible uses developed with a consistent theme and containing architectural, landscape, streetscape, and signage standards.

Typically a campus-style planned development with multiple uses that are created in separate buildings or within single buildings, sharing a common image and circulation system

13. LIGHT INDUSTRY

Smaller scale industrial uses such as warehouses, storage, limited manufacturing, research and development, transit terminals and wholesaling activities in enclosed facilities without offensive emissions or nuisance.

Typically office warehouse uses with convenient access to major roads.

14. HEAVY INDUSTRY

Larger scale industrial uses such as intensive manufacturing activities which may contain outside storage.

Typically industrial or manufacturing uses with convenient access to primary highways or rail system.

15. PUBLIC, SEMI PUBLIC AND INSTITUTIONAL

Active parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, hospitals, senior housing facilities, and educational, philanthropic, religious or charitable institutions, public properties and buildings with similar uses.

Typically community or not for profit uses.

16. GREEN SPACE AND AGRICULTURE

Passive activities, agriculture, and related uses –often in floodplain areas – that retain the natural features of the environment.

Typically forests or wildlife reservations, farms and farm activities and cemeteries.

17. UTILITY

Facilities for gas, electric, water, sewer, cable television or other utility.

Typically any use that is controlled by the Public Utilities Commission of Ohio or government service.

18. RIGHT-OF-WAY

Generalized location of land reserved for public roads, railroad lines or other types of inter-modal transportation routes.

Typically linear transportation routes.

NOTE: The following density and intensity definitions (contained in the Hamilton County Zoning Resolution) generally apply to the categories listed above:

1. Detached Housing

- Low Density: Based on permitted density of the underlying zoning
- Moderate Density: Max. 9.7 dwelling units per acre (du/a)

2. Attached Housing

- Low Density: Max. 7.26 du/a
- Moderate Density: Max. 9.7 du/a

3. Office

- Low Intensity: Max. Impervious Surface Ratio (ISR) 0.60 (60%)
- Moderate-High Intensity: ISR greater than 0.60 (60%)

4. Retail

- Low Intensity: Max. ISR 0.60 (60%)
- Moderate-High Intensity: ISR greater than 0.60 (60%)

TABLE 2**LAND USE CATEGORIES AND EXISTING ZONING DISTRICTS**

LAND USE CATEGORIES	EXISTING ZONE DISTRICTS
<u>Residential Categories</u>	<u>Residential Districts</u>
Rural Residence	AA Residence
Single Family Residence	A Residence
Transitional Residence	A-2 Residence
Single Family Cluster Residence	B Residence
Attached Single Family Residence	B-2 Residence
Multi Family Residence	C Residence
Special Purpose – Residence	D Residence, Multi-Family
	MHP Manufactured Home Park
<u>Office and Retail Categories</u>	<u>Office and Retail Districts</u>
Transitional Mixed Use	O Office
General Office	E Retail Business
Neighborhood Retail	
General Retail	
Planned Mixed Use Employment Area	
<u>Industrial Categories</u>	<u>Industrial Districts</u>
Light Industry	F Industrial, Light
Heavy Industry	G Industrial, Heavy
<u>Public and Recreational Categories</u>	<u>Public and Recreational Districts</u>
Public, Semi Public, and Institutional	* May be located in all districts
Utility	
Right-of-Way	
<u>Natural Resource Categories</u>	<u>Natural Resource Districts</u>
Green Space and Agriculture	* May be located in all districts
<u>Special Purpose Categories</u>	<u>Special Purpose Districts</u>
	H Riverfront
	EX Extraction
	SW Solid Waste Facility
<u>Specific Plan Categories</u>	<u>Specific Plan Districts</u>
* Encouraged in all districts	CUP Community Unit Plan Overlay
	DD Planned Multiple Residence
	OO Planned Office
	EE Planned Business
	FF Planned Light Industrial
	GG Planned Heavy Industrial
	SPI Special Public Interest
	PUD Planned Unit Development

TABLE 3

RATIONALE FOR LAND USE RECOMMENDATIONS:

1. Existing land use or zoning district allows uses and intensity that would be incompatible with limited lot size or other site constraints
2. Existing land use or zoning district allows uses and intensity that would be incompatible with and detrimental to adjacent and nearby uses.
3. Existing land use or zoning district allows uses and intensity that, by itself or through cumulative effects, would be inconsistent with or undermine critical elements of the Land Use Plan.
4. Existing land use or zoning district creates undesirable potential for inappropriate redevelopment (on site) to more intensive uses since the district is more permissive than required for existing other appropriate and reasonable uses.
5. Existing land use or zoning district creates undesirable land use patterns since the district, being excessively restrictive, would not enable appropriate development alternatives.
6. Existing land use or zoning district creates undesirable potential for inappropriate zone amendments (off-site) for higher intensity development since the district is excessively permissive compared to adjacent zoning.
7. Existing land use or zoning district lacks standards or incentive for achieving adequate development coordination with adjacent interrelated sites.
8. Existing land use or zoning district lacks standards for allowing reasonable alternative land uses and achieving transitional uses that will effectively terminate the spread of higher intensity uses and conserve adjacent desirable land uses.
9. Existing zoning district is generally appropriate.
10. Existing land use or intensity is generally appropriate.
11. Existing land use or intensity is generally inappropriate

PART TWO: ISSUES AND GOALS

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2.1 ISSUES

As part of the original creation of the Land Use Plan documents, the Green Township Land Use Planning Committee discussed a wide variety of issues that were considered important for inclusion in the overall township planning effort. An understanding of these issues was essential to the formulation of community goals and objectives. The Land Use Planning Committee reviewed these issues as part of the [comprehensive text review for the 2010 Land Use Plan Update](#) and discussed the continued validity of the issues in reviewing the remainder of the Land Use Plan document. Here, in consolidated form, are the issues that were discussed by the Green Township Land Use Planning Committee.

COMMUNITY CHARACTER ISSUES

- ❖ Location Features
 - accessibility to expressway
 - centralized accessibility
 - amount of road frontage
 - frontage at entrance to residential street
 - undeveloped sites
 - adjacent land issues
 - topography
 - other natural features
- ❖ Development/Intensity Features
 - scale/service area
 - identity
 - building mass/lot coverage
 - impervious surface
 - lot size and yard requirements
 - height
 - pedestrian orientation
 - parking
 - lighting & noise
 - signs

LAND USE ISSUES

- ❖ Land Use Transition and Compatibility
 - edges and buffers
 - building set backs
 - compatible uses
- ❖ Commercial Mix
 - by use – office, retail, shopping center

- by scale – neighborhood, community, regional
- ❖ Residential Mix
 - multi-family
 - single family
 - transitional/clustered
 - rural estate
- ❖ Traffic Movement
 - land use and zoning effect on road capacity
 - off site circulation problems and required improvements
- ❖ Other Related Issues
 - access design
 - utilities
 - recreation

2.2 OVERALL GOAL AND OBJECTIVES

The overall goal and related objectives for the Land Use Plan were formulated by the Green Township Land Use Planning Committee after identification and discussion of issues. They provide guidance for implementation, interpretation, and revision of recommendations contained in the Land Use Plan.

GOAL

The overall goal of the entire Land Use Plan is to provide for a superior environment in Green Township while assuring reasonable use of individual property.

OBJECTIVES

- Objective # 1: Encourage high quality, well designed development in appropriate areas
- o Establish and protect desirable nonresidential development patterns
 - o Achieve desirable streetscape appearance by encouraging the use of landscaping that meets or exceeds the standards of the Hamilton County Zoning Resolution
 - o Protect desirable residential development from the potential adverse effects of non-residential encroachment by encouraging the use of buffering between non-compatible uses (i.e. landscaping, fencing, mounding, etc.)
 - o Encourage the use of building materials, roof styles and general development orientations that are consistent with the character of surrounding areas, where feasible and desirable

Objective # 2: Minimize the adverse impact of changing development patterns on traffic movement through use of access management techniques

- o Provide cross access easements, where feasible and desirable, between compatible uses along major commercial corridors to limit the number of curb cuts on public roads and enhance access to secondary roads
- o Encourage connection of subdivisions where feasible, either through existing stubs, new stubs to future development areas, sidewalks, or emergency access easements, to improve the connectivity of neighborhoods within the township
- o Encourage construction of sidewalks in all new subdivisions and along commercial frontages to promote pedestrian connectivity to commercial areas and public or institutional facilities

Objective # 3: Recognize the recommendations of detailed corridor plans and other planning efforts in Green Township and Hamilton County

- o Continue to utilize and update existing corridor plans, including the Harrison Avenue Corridor Study and the North Bend Road Corridor Study
- o Recognize the potential need for future sub area plans or detailed planning efforts related to specific areas in Green Township

Objective # 4: Improve the aesthetics of signage within the township

- o Support the co-location of signage to reduce the overall number of freestanding signs
 - o Encourage landscaping around the base of new freestanding signs
-

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PART THREE: RECOMMENDATIONS

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3.1 POLICIES

The overall goal and objectives of this plan are intended to be implemented primarily through the effects of zoning amendments on the development of future land use. The evaluation and approval of zoning map and text amendments should be based on the overall goal and objectives as they relate to the following policies:

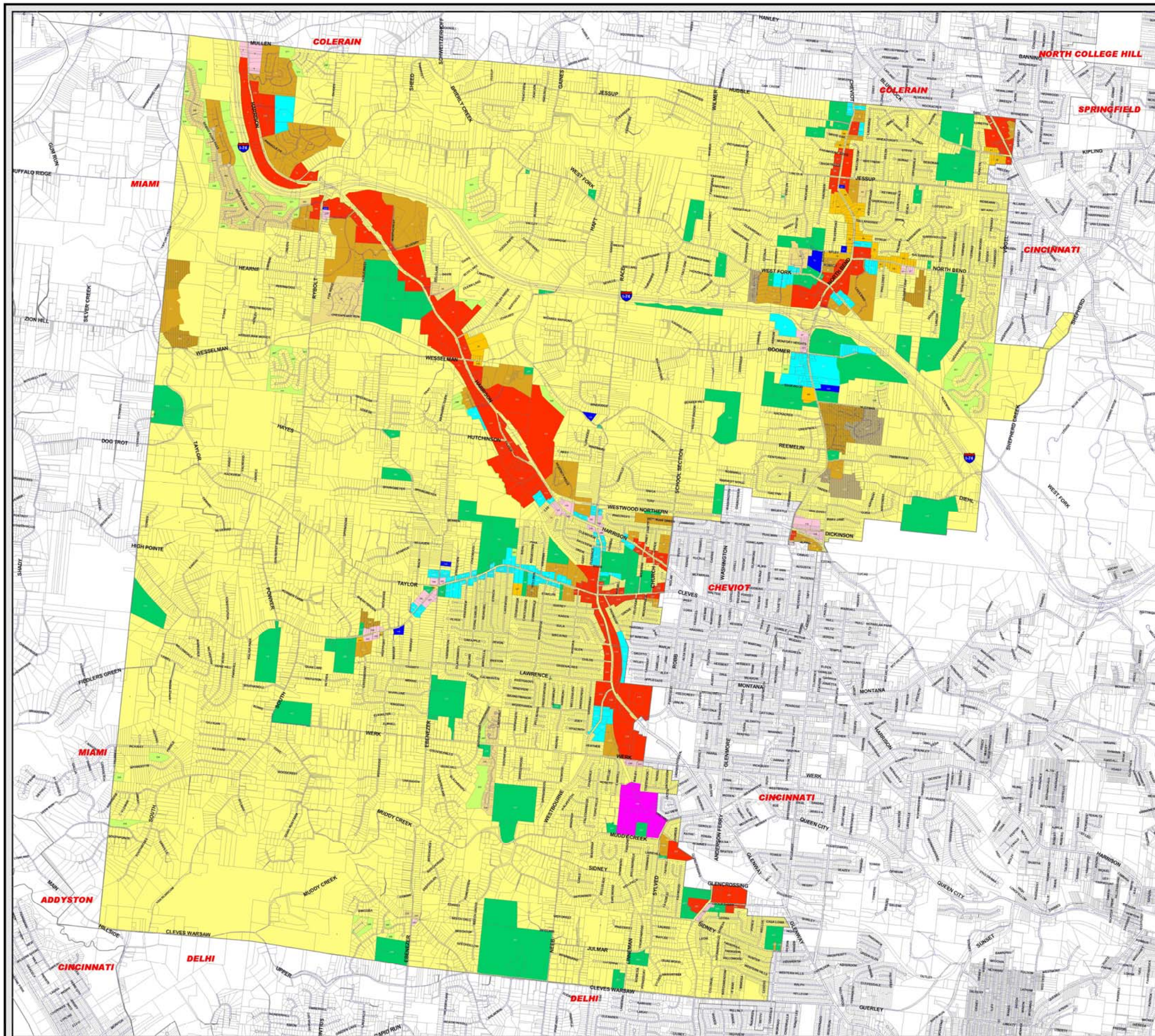
1. Assure land use and intensity compatible with lot size and other site constraints.
2. Assure land use and intensity compatible with adjacent and nearby uses.
3. Assure a desirable sequence for implementation of plan recommendations that achieve orderly development.
4. Assure appropriate redevelopment.
5. Enable appropriate development alternatives where existing zoning is overly restrictive or inappropriate.
6. Decrease potential for inappropriate off-site zone amendments.
7. Achieve development coordination with adjacent interrelated sites.
8. Terminate the expansion of undesirable land use patterns.

The finding of conflict with any of the eight policies, as they relate to the overall goal and objectives, may create sufficient cause for denial of proposed zone amendments. The land use categories proposed in this report are recommended with the intent of being consistent with these policies. Accordingly, each of the policies is reflected in one of the purpose statements in Table 3.

3.2 LAND USE PLAN – SITE RECOMMENDATIONS

Specific land use recommendations for individual sites are shown graphically on the Land Use Plan map at the end of this section. The purposes of specific recommendations are reflected in the text of the Corridor and Remainder Sections of this report (Sections 4.1, 4.2, 4.3, 4.4, and 4.5). Each specific site recommendation on the Land Use Plan map relates to the strategy or strategies of the area in which it is located. The combination of the overall goal and objectives in Section 2, the policies listed above, and the strategies in the following sections together make up the specific recommendations for the future use of land in Green Township.

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LAND USE PLAN

Land Use Designations

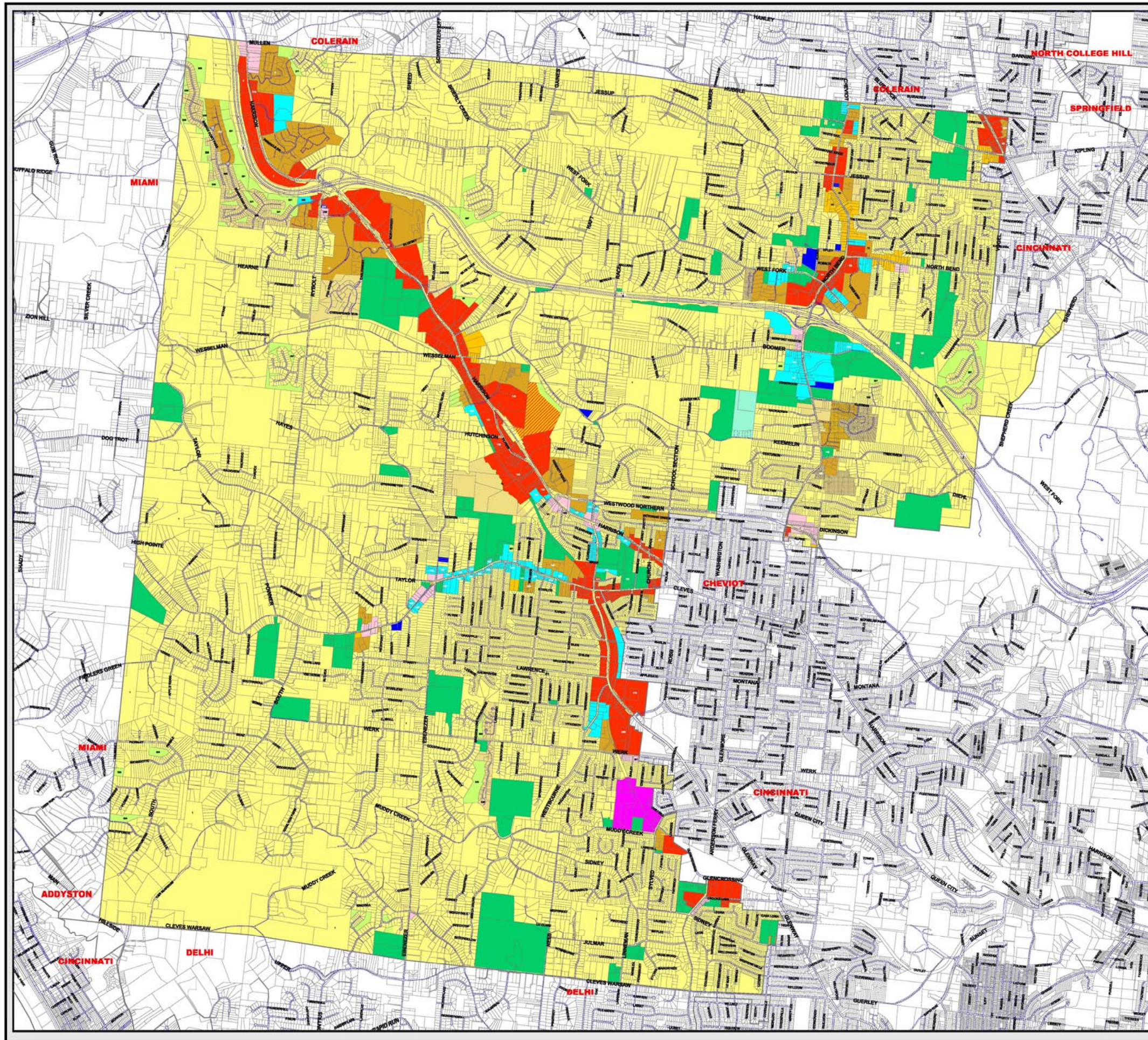
- Rural Residence
- Single Family Residence
- Transitional Residence
- Single Family Cluster
- Attached Single Family
- Multi-Family Residence
- Special Purpose Residence
- Transitional Mixed Use
- General Office
- Retail - Neighborhood
- Retail - General
- Planned Mixed Use Employment
- Industry - Light
- Industry - Heavy
- Public, Semi-Public, Institutional
- Green Space & Agriculture
- Utility

As most recently adopted by the Regional Planning Commission
June 3, 2010 and Amended February 3, 2011

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GREEN TOWNSHIP





LAND USE PLAN

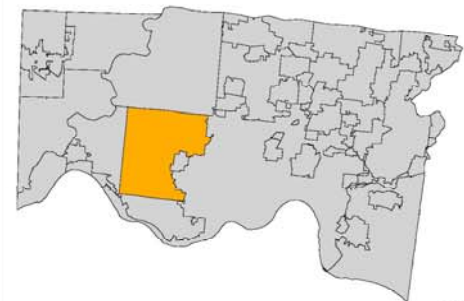
Land Use Designations

- Rural Residence
- Single Family Residence
- Transitional Residence
- Single Family Cluster
- Attached Single Family
- Multi-Family Residence
- Special Purpose Residence
- Transitional Mixed Use
- General Office
- Retail - Neighborhood
- Retail - General
- Planned Mixed Use Employment
- Industry - Light
- Industry - Heavy
- Public, Semi-Public, Institutional
- Green Space & Agriculture
- Utility

As most recently adopted by the Regional Planning Commission
DATE, 2015

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GREEN TOWNSHIP



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rpc HAMILTON COUNTY
Regional Planning Commission
Prepared:
JULY 2015

PART FOUR: TOWNSHIP PLAN

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4.1 BRIDGETOWN ROAD CORRIDOR

4.1.1 CORRIDOR SUMMARY

The Bridgetown Road Corridor was the first corridor study initiated by the township. Work began in September 1987 and was completed in January 1988. The Corridor Study Land Use Plan was originally adopted on May 10, 1988 by the Hamilton County Regional Planning Commission. A Five Year Review Update plan was adopted on March 3, 1994. This plan, along with the other corridor plans, was consolidated into one document that was adopted on May 4, 2000 as part of the 2000 Land Use Plan Update for the entire township. The entire Green Township Land Use Plan was comprehensively reviewed in 2005 and 2010. The Green Township Land Use Plan Update – 2005 was adopted by the Hamilton County Regional Planning Commission on June 2, 2005 and the Green Township Land Use Plan Update – 2010 was adopted June 3, 2010. The latest comprehensive review of the entire Green Township Land Use Plan, including the Bridgetown Road Corridor, was completed in 2010-2015 and adopted by the Hamilton County Regional Planning Commission on June 3, 2010 DATE, 2010.

4.1.2 STUDY AREA

The study corridor includes all property having frontage on Bridgetown Road from the Green Township – City of Cheviot border, to an area just east of South Road. The study corridor also included contiguous property without frontage on Bridgetown Road if development or redevelopment of the property is likely to be affected by its proximity to frontage land uses.

4.1.3 CORRIDOR STRATEGIES

The overall concept of the Bridgetown Road Corridor Land Use Plan is to preserve the low and moderate intensity residential character of the corridor while allowing low intensity commercial uses at strategic locations to enable appropriate development alternatives.

The portion of the Bridgetown Road Corridor between Glenway Avenue and Taylor Road appears to be in a transition from a primarily residential corridor to an emerging small office corridor. The strategy to maintain the residential character of the area, mentioned above, ~~does not reflect a desire to encourage single-family home conversion to office use. Rather, encourages~~ new office developments in this portion of the corridor ~~should that~~ include new construction ~~that maintains to be consistent with the existing~~ residential character of the area. Due to the small size and limited depth of the majority of properties in this section of the corridor, new office developments should also include the consolidation of several parcels to provide enough space so that new developments can be adequately buffered from existing residents. In addition to these considerations, commercial developments throughout the corridor should (where feasible) be consistent with the following:

1. Provide streetscape landscaping that meets or exceeds the requirements of the Hamilton County Zoning Resolution along Bridgetown Road and additional area along secondary residential streets to achieve a transition from Bridgetown Road to the front yard setbacks of adjacent residential homes.
2. Provide additional buffering for single-family homes behind development parcels fronting on Bridgetown Road, including consideration of additional parking setbacks and depth of buffer yards, landscaped mounding, privacy fencing, and/or additional landscaping.
3. Trash handling locations, drive through facilities, and parking areas should only be located to the rear of structures where additional buffering, beyond the minimum requirements of the Hamilton County Zoning Resolution, has been provided.
4. Building materials, roof styles, and building orientations should be consistent, where feasible and desirable, with other existing commercial developments in the Bridgetown Road Corridor (i.e. brick facades with stone, stucco or wood/vinyl used for architectural details only, pitched roofs, façade variations and articulations, and 35-foot maximum heights with entrances oriented towards Bridgetown Road).
5. Access easements should be provided, where feasible, between compatible developments along the corridor to enable connection of parking areas and to limit the number of curb-cuts.
6. Sidewalks along Bridgetown Road, including connection to any existing sidewalks along secondary streets, should be encouraged.
7. Dedication of additional right-of-way, beyond the requirements of the Hamilton County Thoroughfare Plan, should be considered along secondary streets to provide for intersection improvements where needed.
8. Signage should be encouraged for all developments, including office uses, only when limited to one ground-mounted sign per development with a maximum of 50 square feet in area and 12 feet in height and where a landscape area is provided around the base of the sign.
9. Generally, larger, more intense commercial development sites (i.e. sites more than 1 acre, buildings greater than 10,000 square feet, Floor Area Ratio higher than 30%) should be encouraged to provide larger setbacks and buffers along Bridgetown Road and side streets and additional buffering adjacent to residents rather than maximizing the amount of building and parking area on the site.
10. Smaller office developments (i.e. sites smaller than 20,000 square feet, lots narrower than 100 feet in width, developments containing fewer than 2,000 square feet of building area) are not encouraged in the corridor and consideration should be given to consolidating parcels and potential development proposals to encourage larger redevelopment sites where feasible.
11. Large expanses of parking area and lots that include more parking spaces than the minimum number required by the Zoning Resolution should be strongly discouraged.

These characteristics can be achieved through implementation of zoning amendments consistent with the above strategy statements and the specific land use recommendations depicted graphically on the Land Use Plan Map found at the end of this Section. Land Use Plan map amendments that comply with the amendment procedure identified in Section 1.7 may be

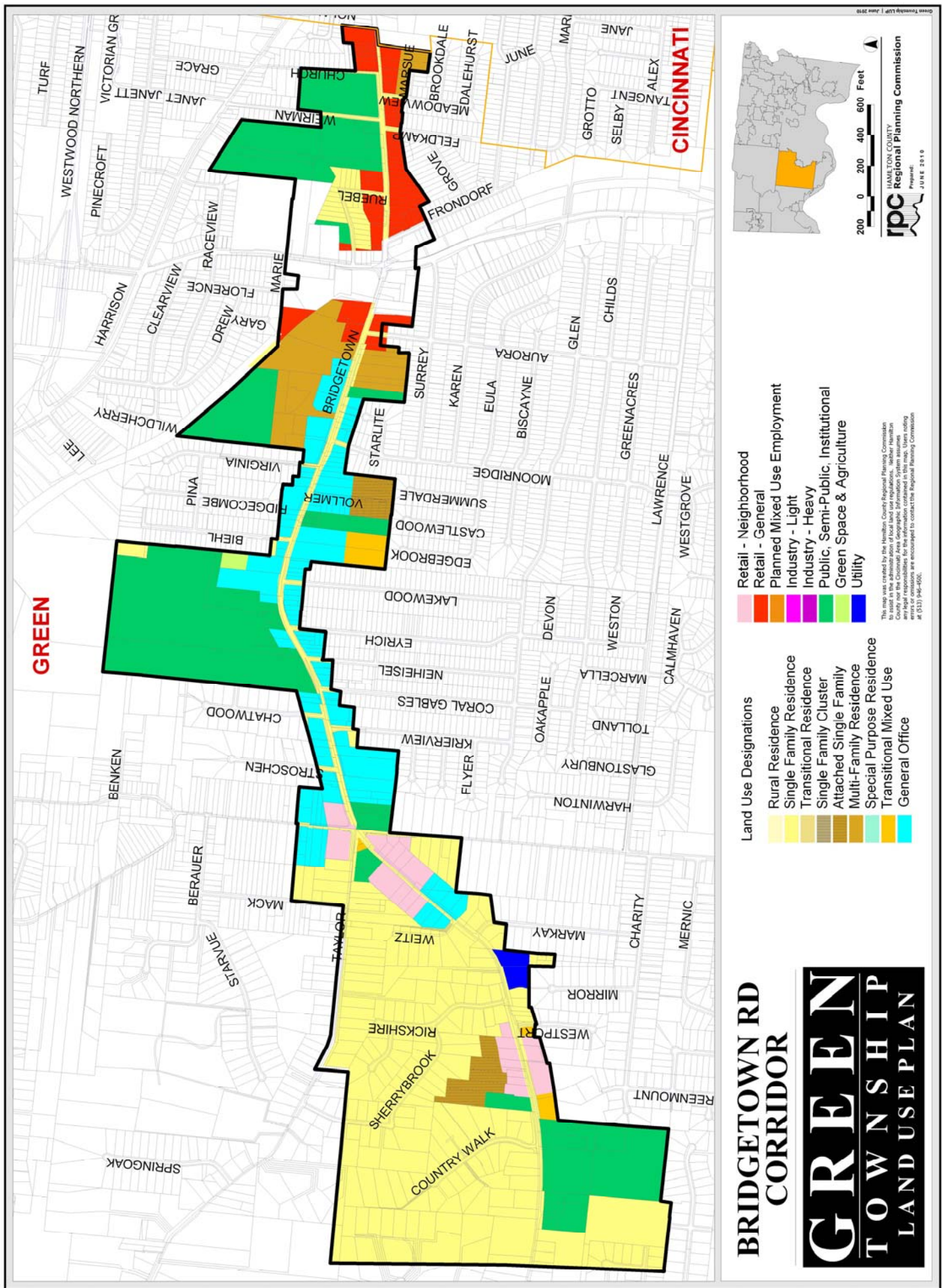
considered to address specific commercial development proposals and to provide additional areas for development, if needed.

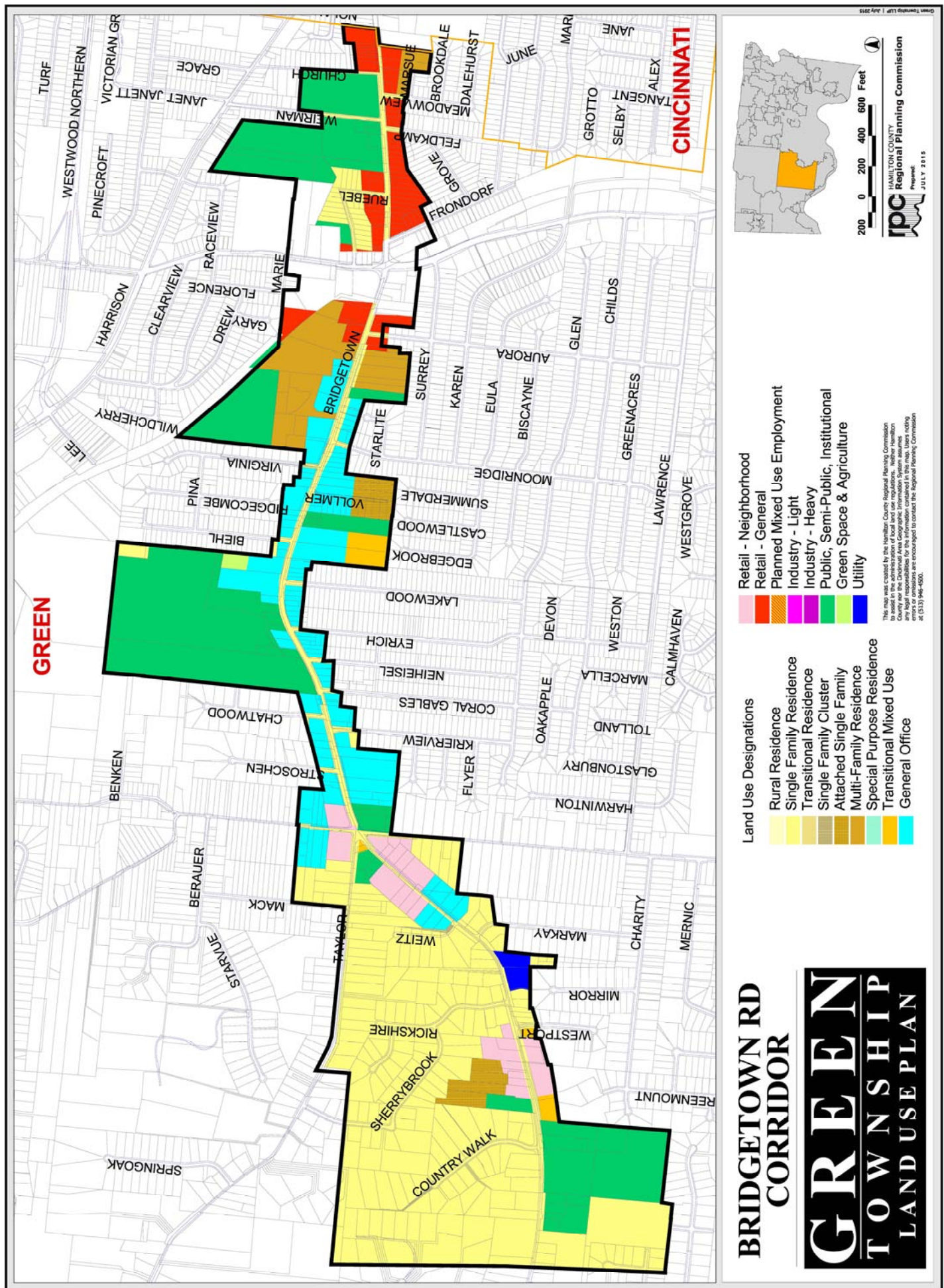
Due to the potentially changing nature of the Bridgetown Road Corridor, the township may consider the completion of a detailed corridor study for this area in the future. Such study, if completed, should be consulted as part of the review for any development within the Bridgetown Road Corridor.

4.1.4 CERTIFICATE OF PLAN ADOPTION

The final stage in the approval process is Hamilton County Regional Planning Commission adoption of land use plans. The Certificate of Plan Adoption for the Green Township Land Use Plan Update – ~~2010~~2015, including the Bridgetown Road Corridor Plan, is on file at the offices of the Hamilton County Regional Planning Commission.

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4.2 NORTH BEND/CHEVIOT ROAD CORRIDOR

4.2.1 CORRIDOR SUMMARY

The North Bend/Cheviot Road Corridor was the second area studied by the Green Township Land Use Planning Committee. Study of the corridor began in February 1988 and was completed in early September 1988. The plan was originally adopted on February 28, 1989 by the Hamilton County Planning Commission. Five Year Review Update plans were adopted on June 2, 1994 and December 3, 1998. The plan adopted in 1998 included text and map updates only for the area between the I-74 interchange and Westwood Northern Boulevard. The text included in that update is located in Appendix H. This plan along with the other corridor plans was consolidated into one document that was adopted on May 4, 2000 as part of the 2000 Land Use Plan Update for the entire township. The entire Green Township Land Use Plan was comprehensively reviewed in 2005 and 2010. The Green Township Land Use Plan Update – 2005 was adopted by the Hamilton County Regional Planning Commission on June 2, 2005 and the Green Township Land Use Plan Update – 2010 was adopted June 3, 2010. The latest comprehensive review of the entire Green Township Land Use Plan, including the North Bend/Cheviot Road Corridor, was completed in 2010-2015 and adopted by the Hamilton County Regional Planning Commission on June 3, 2010 DATE, 2015.

4.2.2 STUDY AREA

The study corridor includes all property having frontage on North Bend and Cheviot Roads. On Cheviot Road this includes property from the Green Township – Colerain Township border to the North Bend Road intersection. On North Bend Road this includes property located just west of LaSalle High School to the Green Township – City of Cheviot border. This study also includes contiguous property without frontage on North Bend and Cheviot Road if development or redevelopment of the property is likely to be affected by its proximity to frontage land uses. For this reason frontage properties on West Fork Road, from the Lee's Crossing Complex on the east to Runningfawn Drive on the west, were included in this Corridor study. The study area includes properties that are governed by the Hamilton County Zoning Resolution and properties that are governed by the Green Township Zoning Resolution.

4.2.3 CORRIDOR STRATEGIES

The overall concept of the North Bend/Cheviot Road Corridor Land Use Plan is to encourage a variety of land uses and intensities at strategic locations in order to achieve improved development coordination and land uses among interrelated sites. The strategies for the corridor are separated into two areas. The first area is located between I-74 to the north and Westwood Northern Boulevard to the south and was included in the 1998 North Bend Corridor Update. The boundary of this area is shown graphically on the Land Use Plan map found at the end of this section. The second area includes the properties between I-74 and the Green Township/Colerain

Township jurisdiction line and the properties in Green Township that are south of Westwood Northern Boulevard.

The portion of the corridor included in the 1998 North Bend Corridor Study (see Appendix H for reference) is characterized by a predominance of residential uses. Several large office developments have been approved for the northern end of the area, south of I-74. The 1998 study included provisions recognizing the potential for office development of the northern end of the area and called for mostly residential uses for the properties in the southern portion of the corridor. Many of the large development sites included in the 1998 study have been developed or are planned to be developed. The following strategies should guide development or redevelopment of properties within the North Bend Road corridor area:

1. Development proposals should include high quality building materials and designs that are compatible with the character of surrounding developments and any adjacent residential uses in the corridor.
2. Development should enhance the vitality of the North Bend Corridor while reinforcing the residential livability of the area.
3. Necessary traffic improvements should be provided where needed to increase pedestrian access and improve traffic movement efficiency.
4. The elimination, reduction, and/or consolidation of existing curb cuts and driveway access points onto North Bend Road should be promoted where possible and all developments should be consistent with the access management requirements of the Hamilton County Engineer.
5. Shared parking facilities should be encouraged to reduce the total amount of parking areas in the corridor and promote the efficient use of land.
6. Streetscape buffers that exceed the minimum standards of the Hamilton County Zoning Resolution should be provided along all North Bend Road frontages and should maintain consistency with any streetscape concept adopted by the Township Trustees.
7. Landscaping, including secondary streetscape buffers, boundary buffers, and interior parking lot landscaping, should be coordinated with proposed North Bend Road buffers to provide an integrated and high quality site design.
8. Encourage review of new development for general consistency with the standards of the Green Township Corridor Design Handbook (See Appendix I) adopted by the Green Township Trustees, where appropriate.
9. Conversion of single-family homes to multi-family, office, or retail use is **strongly discouraged**.
10. Smaller commercial developments (i.e. sites smaller than 20,000 square feet) are not encouraged in the corridor and consideration should be given to consolidating parcels to encourage larger redevelopment sites, where feasible.

The remainder of the corridor is, for the most part, built-out. The corridor contains a mix of multi-family, office, and retail uses with a small amount of single-family homes remaining. The potential for new development is extremely limited within the corridor. Therefore, the focus of the strategies for this area of the corridor is on infill development and redevelopment that improves the character and image of the corridor. To achieve this improvement, commercial development or redevelopment should be consistent with the following:

1. Provide streetscape landscaping, boundary buffer landscaping, and most importantly interior parking lot landscaping that meets, as a minimum, the requirements of the Hamilton County and Green Township Zoning Resolutions.
2. Access easements should be provided, where feasible, between compatible developments along the corridor to enable connection of parking areas and to reduce the overall number of curb-cuts.
3. Signage should be consolidated at main access points, to the greatest extent possible, to reduce the number of signs and the total amount of signage in the corridor.

These characteristics can be achieved through implementation of zoning amendments consistent with the above strategy statements and the specific land use recommendations depicted graphically on the Land Use Plan map at the end of this Section.

4.2.4 CERTIFICATE OF PLAN ADOPTION

The final stage in the approval process is Hamilton County Regional Planning Commission adoption of land use plans. The Certificate of Plan Adoption for the Green Township Land Use Plan Update – ~~2010~~2015, including the North Bend/Cheviot Road Corridor, is on file at the offices of the Hamilton County Regional Planning Commission.

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NORTH BEND/ CHEVIOT RD CORRIDOR

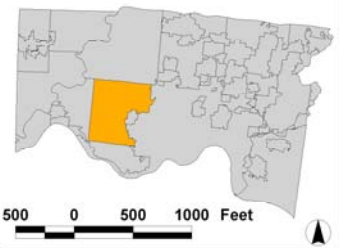
 1998 North Bend Corridor Update Boundary

Land Use Designations

-  Rural Residence
-  Single Family Residence
-  Transitional Residence
-  Single Family Cluster
-  Attached Single Family
-  Multi-Family Residence
-  Special Purpose Residence
-  Transitional Mixed Use
-  General Office
-  Retail - Neighborhood
-  Retail - General
-  Planned Mixed Use Employment
-  Industry - Light
-  Industry - Heavy
-  Public, Semi-Public, Institutional
-  Green Space & Agriculture
-  Utility

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GREEN TOWNSHIP LANDUSE PLAN



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Regional Planning Commission
Prepared:
JUNE 2010

NORTH BEND/ CHEVIOT RD CORRIDOR

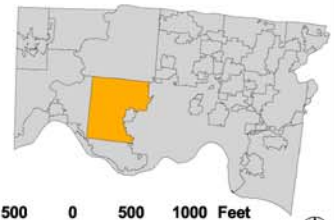
 1998 North Bend Corridor Update Boundary

Land Use Designations

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-  Single Family Residence
-  Transitional Residence
-  Single Family Cluster
-  Attached Single Family
-  Multi-Family Residence
-  Special Purpose Residence
-  Transitional Mixed Use
-  General Office
-  Retail - Neighborhood
-  Retail - General
-  Planned Mixed Use
-  Employment
-  Industry - Light
-  Industry - Heavy
-  Public, Semi-Public, Institutional
-  Green Space & Agriculture
-  Utility

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GREEN TOWNSHIP LANDUSE PLAN



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rpc HAMILTON COUNTY
Regional Planning Commission
Prepared:
JULY 2015

4.3 HARRISON PIKE CORRIDOR

4.3.1 CORRIDOR SUMMARY

The Harrison Pike Corridor was the third area studied by the Green Township Land Use Planning Committee. It is the largest corridor study in Green Township. Study of the corridor began in September 1988 and was completed in the midsummer of 1989. The plan was adopted on October 24, 1989 by the Hamilton County Regional Planning Commission. Five Year Review Update plans were adopted on September 1, 1994 and October 7, 1999. This plan, along with the other corridor- and remainder area plans, was consolidated into one document that was adopted on May 4, 2000 as part of the 2000 Land Use Plan Update for the entire township. The entire Green Township Land Use Plan was comprehensively reviewed in 2005 and 2010. The Green Township Land Use Plan Update - 2005 was adopted by the Hamilton County Regional Planning Commission on June 2, 2005 and the Green Township Land Use Plan Update – 2010 was adopted June 3, 2010. The latest comprehensive review of the entire Green Township Land Use Plan, including the Harrison Pike Corridor, was completed in 2010-2015 and adopted by the Hamilton County Regional Planning Commission on June 3, 2010 DATE, 2015.

4.3.2 STUDY AREA

The study corridor includes all property having frontage on Harrison Pike in Green Township from the City of Cheviot in the south to Colerain Township in the north. The study corridor also included contiguous property without frontage on Harrison Pike if development or redevelopment of the property is likely to be affected by its proximity to frontage land uses.

4.3.3 CORRIDOR STRATEGIES

The Harrison Pike Corridor has been designated by the Green Township Land Use Planning Committee as the township's major growth and redevelopment corridor. The corridor has several unique features including a central location within Green Township, accessibility and proximity to a concentrated population area, the existence of large development sites, and redevelopment potential. Consequently, the Harrison Pike Corridor presents a unique opportunity for achieving a superior environment. The overall concept of this corridor plan is to encourage a variety of land uses and intensities at strategic locations to enable well defined character and a "sense of place." To a great extent, the majority of new commercial development within the township has occurred along Harrison Pike immediately south of the I-74 interchange. However, large development sites do remain along the corridor and several older commercial properties provide potential for future redevelopment. For this reason, the township has completed a detailed corridor study for Harrison Avenue. The Harrison Avenue Corridor Plan provides recommendations for the entire corridor related to site development, building design, signage, and parking. The recommendations of the Harrison Avenue Corridor Plan should be reviewed as part of any new development or redevelopment.

In order to achieve a desired character in terms of scale, intensity, and use, the Green Township Land Use Planning Committee formulated the following strategies which are crucial to assuring the appropriate development and redevelopment of Harrison Pike.

1. Provide streetscape and buffer landscaping that meets or exceeds the requirements of the Hamilton County Zoning Resolution.
2. Access easements should be provided, where feasible, between compatible developments along the corridor to enable connection of parking areas, reduction in the overall number of curb-cuts, and coordination of signalized access to Harrison Avenue.
3. Provide sidewalks along both sides of Harrison Avenue to encourage future connections to the public, semi-public, and institutional uses within the corridor.
4. Encourage the co-location of signage at coordinated access points within the corridor, to the greatest extent possible, to reduce the number of signs and the total amount of signage in the corridor and encourage the use of landscaped areas around the bases of all new signs.
5. Encourage review of new development for general consistency with the building character and site design standards of the Harrison Avenue Corridor Plan and the Harrison Avenue Corridor Traffic Study, where appropriate (see Appendix J for the Harrison Avenue Corridor Plan Design Guidelines).

These strategies apply to the corridor as a whole. However, the southeastern portion of the Corridor, between Westwood Northern Boulevard and the City of Cheviot boundary, includes the following additional strategies. These additional recommendations are needed due to the smaller parcel size and the higher number of single-family homes fronting on Harrison Pike than are found in the rest of the Harrison Pike Corridor.

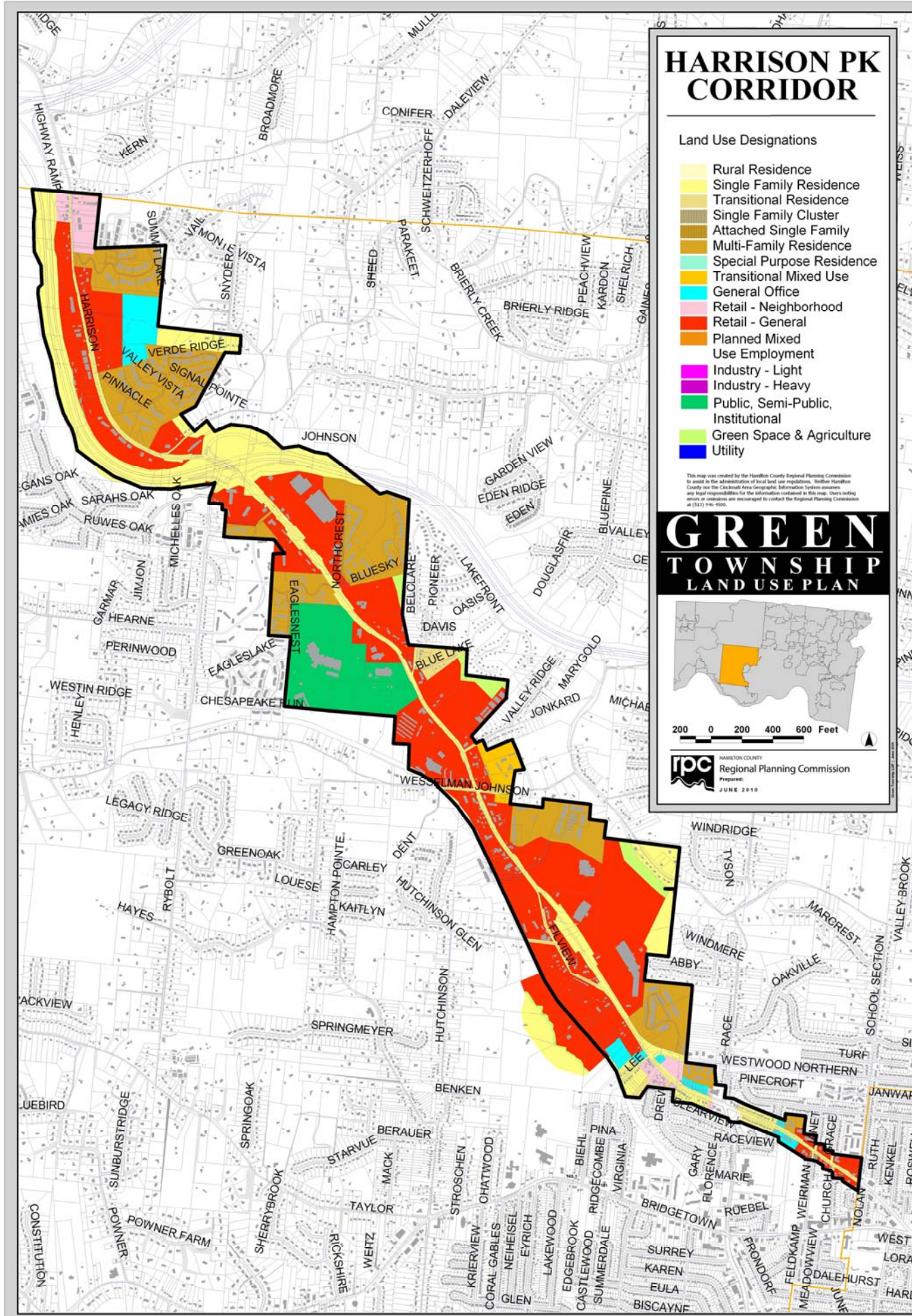
1. Properties designated for commercial use should be developed or redeveloped as low intensity uses with an impervious surface ratio of 60% or less.
2. Conversion of single-family homes to multi-family, office, or retail use is strongly discouraged.
3. Commercial developments should include landscaping that exceeds the requirements of the Zoning Resolution and should be designed to mitigate any negative impacts and screen views from any adjacent property used as a single-family residence.
4. Commercial developments should include brick or stone facades with stucco and wood/vinyl used for architectural details only and pitched, shingled roofs to maintain the residential character of the area.

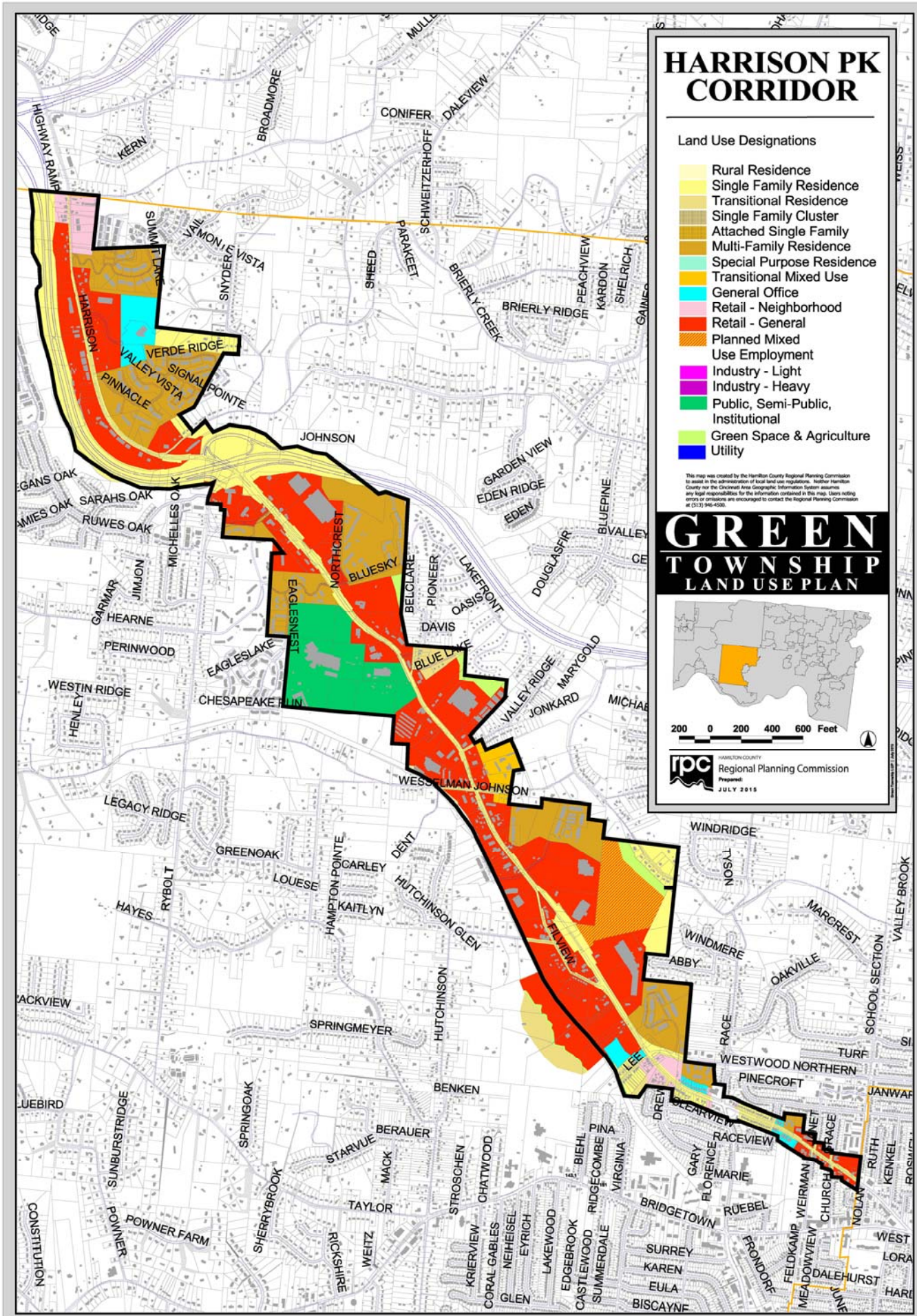
These characteristics can be achieved through implementation of zoning amendments consistent with the above strategy statements and the specific land use recommendations depicted graphically on the Land Use Plan map at the end of this Section.

4.3.4 CERTIFICATE OF PLAN ADOPTION

The final stage in the approval process is Hamilton County Regional Planning Commission adoption of land use plans. The Certificate of Plan Adoption for the Green Township Land Use

Plan Update – ~~2010~~2015, including the Harrison Pike Corridor Plan, is on file at the offices of the Hamilton County Regional Planning Commission.





4.4 GLENWAY AVENUE CORRIDOR

4.4.1 CORRIDOR SUMMARY

The Glenway Avenue Corridor was the final corridor studied by the Green Township Land Use Planning Committee. Study of the Corridor began in September 1989 and was completed in February 1990. The plan was adopted by the Hamilton County Regional Planning Commission on January 22, 1991. The Glenway Corridor Update plan was adopted on August 6, 1998. This plan, along with the other corridor and remainder area plans, was consolidated into one document that was adopted on May 4, 2000 as part of the 2000 Land Use Plan Update for the entire township. The entire Green Township Land Use Plan was comprehensively reviewed in 2005 and 2010. The Green Township Land Use Plan Update – 2005 was adopted by the Hamilton County Regional Planning Commission on June 2, 2005 and the Green Township Land Use Plan Update – 2010 was adopted June 3, 2010. The latest comprehensive review of the entire Green Township Land Use Plan, including the Harrison Pike Corridor, was completed in 2010-2015 and adopted by the Hamilton County Regional Planning Commission on June 3, 2010-DATE, 2015.

4.4.2 STUDY AREA

The study corridor includes all property having frontage on Glenway Avenue in Green Township from Werk Road in the south to Bridgetown Road in the north. The corridor also includes properties having frontage on Race Road from Bridgetown Road to Westwood Northern Boulevard. Contiguous property without frontage on these streets are also included if development or redevelopment of the property is likely to be affected by its proximity to frontage land uses.

4.4.3 CORRIDOR STRATEGIES

The overall concept of the Glenway Avenue Corridor Land Use Plan is to retain and encourage commercial and retail land uses on Glenway Avenue at intensities compatible with surrounding residential neighborhoods. Furthermore, the plan also recommends that the Race Road portion of the corridor maintain and improve its existing residential character while providing the opportunity for future office redevelopment. The major priorities are improving development coordination among interrelated sites, encouraging high quality redevelopment, and buffering residential land uses from the adverse effects of non-residential development located along the frontage of the corridor. Because the character of the Race Road area is vastly different than the character of the Glenway Avenue area, two separate sets of strategies have been provided below.

Glenway Avenue Area Strategies

The Glenway Avenue Corridor includes the majority of land in Green Township that is zoned for industrial use. This is due to the proximity of a major railroad, which ran parallel to Glenway Avenue through much of the corridor. However, since the removal of the railroad line, the demand for industrial uses has diminished and former industrial sites have, in most cases, been replaced with retail centers and commercial uses. Due to the presence of underlying industrial zoning districts, the strategies listed below generally apply to the potential for redevelopment of existing sites.

1. Provide streetscape and interior parking lot landscaping that meets or exceeds the requirements of the Hamilton County Zoning Resolution.
2. Site landscaping should be planned to provide an integration between required landscape materials and additional landscaping along building frontages and within parking and streetscape areas to provide a mix of materials that may include flowers and flowering bushes, ornamental trees, and decorative grasses in addition to required canopy trees and shrubs such that any reduction in landscape area necessitated by site constraints is offset by improved site appearance from adjacent public streets.
3. For redevelopment sites that include substantial additions to existing structures, demolition and construction of entirely new buildings, or significant reconstruction of parking facilities, additional right-of-way should be dedicated in accordance with the requirements of the Hamilton County Thoroughfare Plan.
4. Provide boundary buffering for sites adjacent to residential properties that provides an improved transition from commercial to residential uses, understanding that the limited depth and high intensity of existing development along the corridor may warrant consideration of alternative buffer sizes and techniques.
5. Consideration should be given for providing high quality redevelopment (i.e. brick facades with stone, stucco, wood/vinyl used for architectural details only, façade and roofline variations and articulations, entrances oriented towards the public right-of-way, transparency along main façade to prevent visible blank walls) for new structures or significant additions/alterations to existing structures on or visible from Glenway Avenue.
6. Access easements should be provided, where feasible, between compatible developments to enable connection of parking areas and reduction in the number of curb-cuts onto Glenway Avenue.
7. Signage should be consolidated at main access points, to the greatest extent possible, to reduce the number of signs and the total amount of signage along Glenway Avenue.

Race Road Area Strategies

The Race Road area is predominantly residential in nature, characterized by existing single-family homes and several small commercial uses. However, the residential nature of the corridor is being threatened by an increase in the amount of traffic on Race Road. This traffic increase is a result of the connection Race Road provides between the major commercial corridors on Glenway Avenue and Harrison Avenue. To allow for appropriate redevelopment opportunities in this area, the majority of the remaining residential properties along Race Road, from Westwood Northern Boulevard south to Marie Court, have been designated for office use. The following strategies were adopted to ensure the coordinated development of these properties.

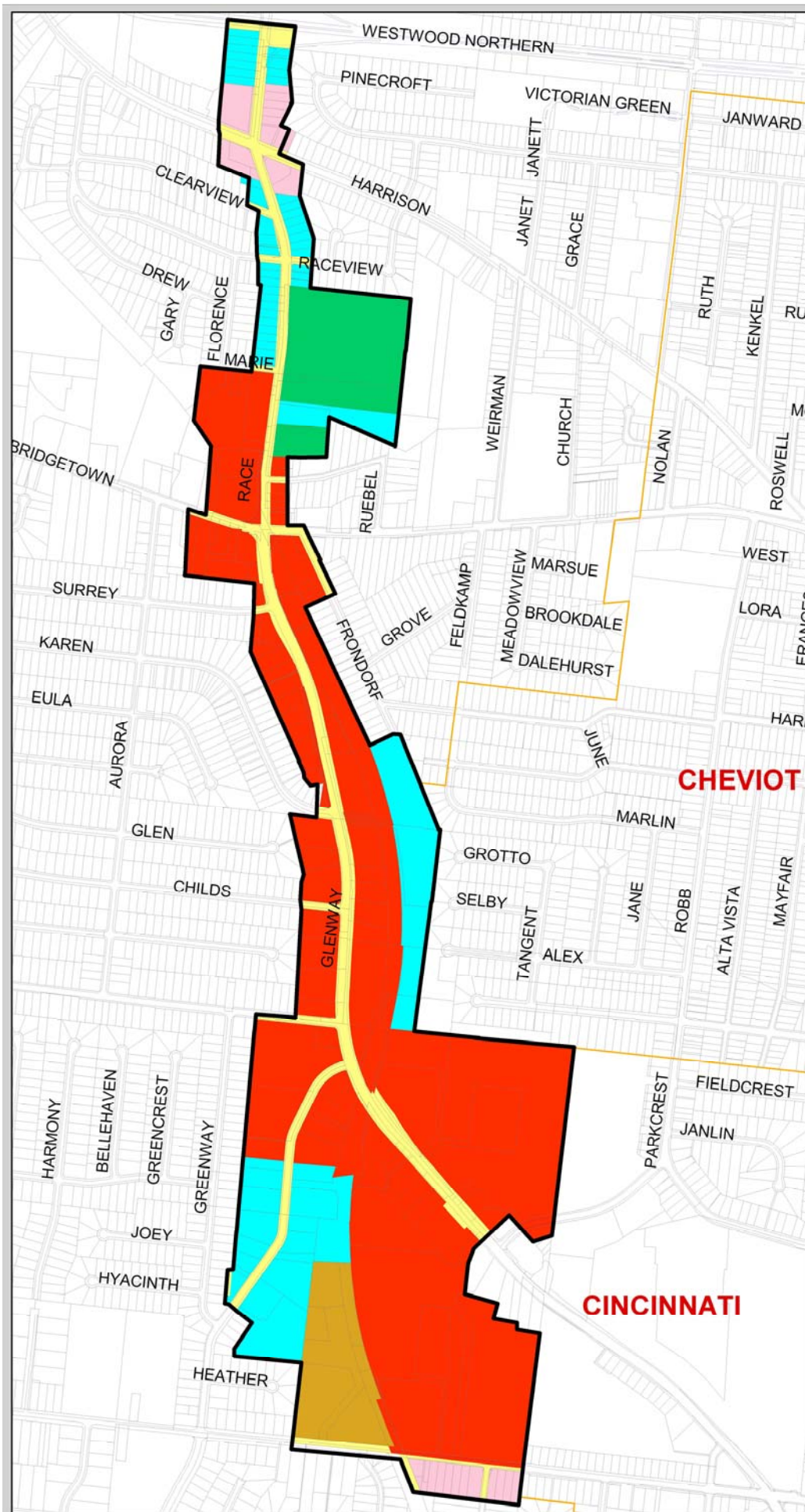
1. The typical 30 ft. front yard setback along Florence Avenue shall serve as a transition and be maintained as a landscaped buffer along the east side of Florence Avenue. For any non-residential use, no access shall be permitted to Florence Avenue.
2. The appropriateness of any use other than single family should be considered only after submittal of a landscape buffer plan that adequately screens the detrimental impacts of office uses and related vehicular use areas if the proposed use will abut a single family use or zone district. Such review should occur only through the Planned Unit Development process. The development plan should provide for coordinated development of all parcels having frontage in the same block and should be located so as not to leapfrog existing single family parcels.
3. Redevelopment of parcels fronting on Race Road designated as “Office General” should include only low intensity office uses. Multi-family use, high intensity office use and the conversion of single family residences for multi-family or office use should be discouraged.
4. Consolidation of parcels and access points should be encouraged.
5. Redevelopment of parcels fronting on Race Road should include development plans demonstrating scale, massing, intensity, timing of phases, layout, and specifications that are compatible with site constraints and character of surrounding residential development.
6. Development intensity should enable desirable streetscape and boundary buffers that meet or exceed the requirements of the Hamilton County Zoning Resolution.

The desired characteristics for both areas of the corridor can be achieved through implementation of zoning amendments consistent with the above strategy statements and the specific land use recommendations depicted graphically on the Land Use Plan map at the end of this Section.

4.4.4 CERTIFICATE OF PLAN ADOPTION

The final stage in the approval process is Hamilton County Regional Planning Commission adoption of land use plans. The Certificate of Plan Adoption for the Green Township Land Use Plan Update – ~~2010~~2015, including the Glenway Avenue Corridor Plan, is on file at the offices of the Hamilton County Regional Planning Commission.

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GLENWAY AVE CORRIDOR

Land Use Designations

- Rural Residence
- Single Family Residence
- Transitional Residence
- Single Family Cluster
- Attached Single Family
- Multi-Family Residence
- Special Purpose Residence
- Transitional Mixed Use
- General Office
- Retail - Neighborhood
- Retail - General
- Planned Mixed Use Employment
- Industry - Light
- Industry - Heavy
- Public, Semi-Public, Institutional
- Green Space & Agriculture
- Utility

This map was created by the Hamilton County Regional Planning Commission to assist in the administration of local land use regulations. Neither Hamilton County nor the Cincinnati Area Geographic Information System assumes any legal responsibilities for the information contained in this map. Users noting errors or omissions are encouraged to contact the Regional Planning Commission at (513) 946-4500.

GREEN TOWNSHIP LAND USE PLAN



200 0 200 400 600 Feet

rpc HAMILTON COUNTY
Regional Planning Commission
Prepared:
JUNE 2010

GLENWAY AVE CORRIDOR

Land Use Designations

- Rural Residence
- Single Family Residence
- Transitional Residence
- Single Family Cluster
- Attached Single Family
- Multi-Family Residence
- Special Purpose Residence
- Transitional Mixed Use
- General Office
- Retail - Neighborhood
- Retail - General
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- Industry - Heavy
- Public, Semi-Public, Institutional
- Green Space & Agriculture
- Utility

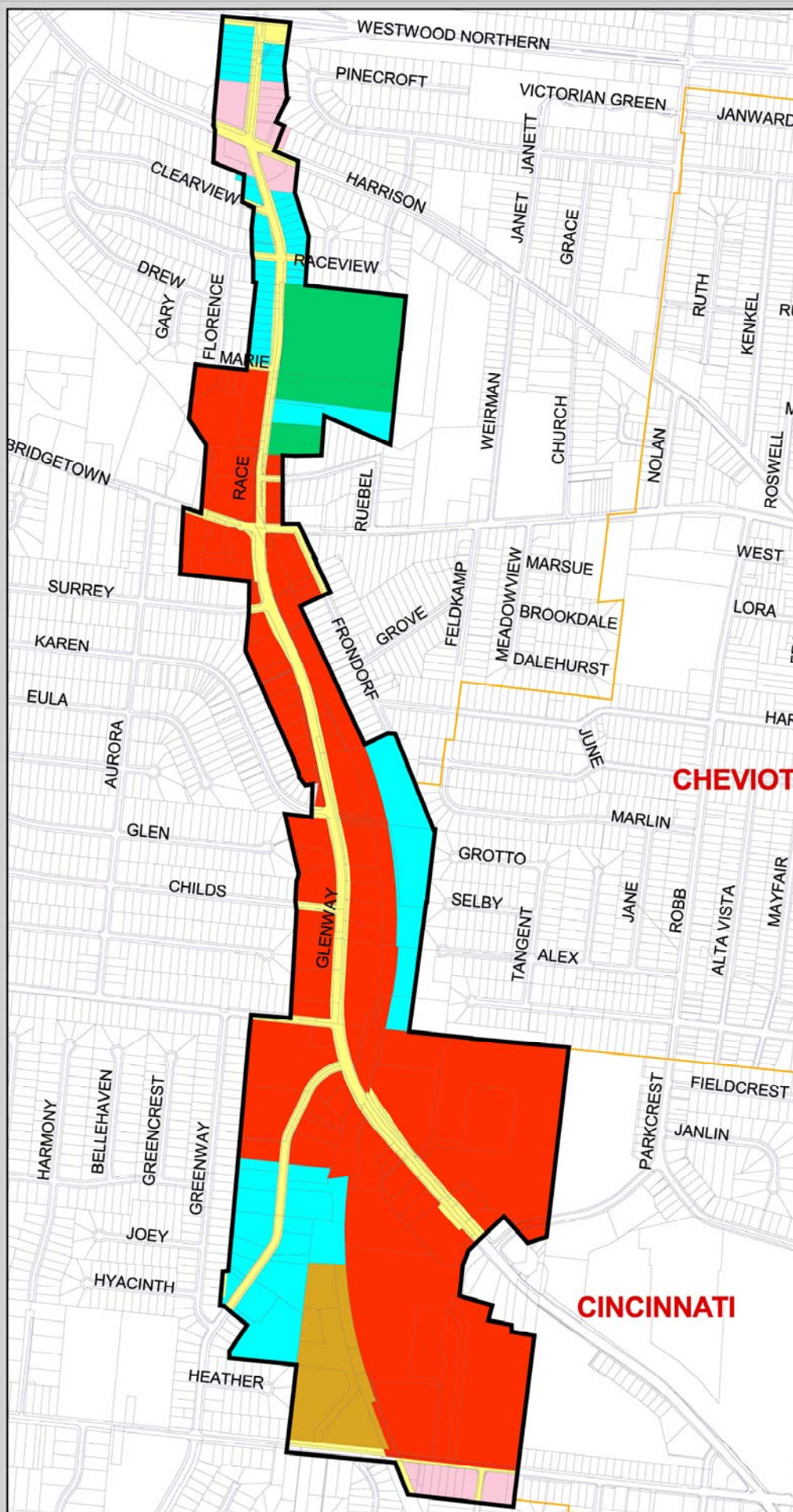
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GREEN TOWNSHIP LAND USE PLAN



200 0 200 400 600 Feet

ipc HAMILTON COUNTY
Regional Planning Commission
Prepared:
JULY 2015



4.5 REMAINDER OF TOWNSHIP PLAN

4.5.1 AREA SUMMARY

The Remainder Area Land Use Plan was adopted by the Hamilton County Regional Planning Commission on January 22, 1991. This plan, along with the other corridor plans, was consolidated into one document that was adopted on May 4, 2000 as part of the 2000 Land Use Plan Update for the entire township. The entire Green Township Land Use Plan was comprehensively reviewed in 2005 and 2010. The Green Township Land Use Plan Update – 2005 was adopted by the Hamilton County Regional Planning Commission on June 2, 2005 and the Green Township Land Use Plan Update – 2010 was adopted June 3, 2010. The latest comprehensive review of the entire Green Township Land Use Plan, including the Remainder Area, was completed in 2010-2015 and adopted by the Hamilton County Regional Planning Commission on June 3, 2010 DATE, 2015.

4.5.2 STUDY AREA

The study area for the Remainder Area includes all properties in Green Township which were not included in any of the preceding corridor plans. The study area includes properties that are governed by the Hamilton County Zoning Resolution and properties that are governed by the Green Township Zoning Resolution.

4.5.3 STRATEGIES

The overall concept of the Remainder Area of the Green Township Land Use Plan is to identify certain areas appropriate for the preservation and improvement of residential character and other areas more appropriate for nonresidential uses. The Remainder Area includes the majority of residential properties within Green Township. Limited opportunities for commercial development have been provided, mostly in areas adjacent to commercial developments located in one of the preceding corridors. New development and redevelopment within the Remainder Area should be consistent with the following strategies.

1. Non-residential developments should provide streetscape landscaping, boundary buffer landscaping, and interior parking lot landscaping that meets or exceeds the requirements of the Hamilton County and Green Township Zoning Resolutions.
2. New non-residential development should only be considered in areas within or adjacent to areas already containing non-residential use, unless a new commercial district is created by the township and adopted as part of the Land Use Plan Amendment process.
3. Non-residential development should provide special consideration for providing appropriate buffers to adequately screen any adjacent residential property to limit potential negative impacts on the adjacent properties.

4. Where new residential developments are proposed, consideration should be given for clustering of units as part of a Planned Unit Development, where appropriate, to encourage the preservation of hillside and wetland areas.
5. Open Space areas included in residential Planned Unit Developments should be located on separate lots where feasible.
6. Residential developments should provide amenities (i.e. sidewalks, paths, trails, recreational opportunities, decorative lakes or ponds, etc.) that provide a superior quality of life and result in a high quality development.
7. Where new attached housing and related compatible uses are proposed, any consideration of increases in overall density, scale, and/or intensity should be offset by development buffers, the conservation of open space, integration of recreational amenities, and/or limited “off-site” impacts of the development due to the nature and type of housing proposed.
- 6.8. Where any new non-residential use is proposed, project scale and/or intensity of the development should be reviewed for possible impacts to surrounding residential uses. Where appropriate, any development impacts should be offset through consideration of development buffers, the conservation of open space, and limits to the intensity of the project. The mitigation of “off-site” impacts through appropriate infrastructure improvements, including roadway, sidewalk, storm drainage, utility, and/or public safety improvements designed to address specific off-site impacts associated with the project, should be considered.

These characteristics can be achieved through implementation of zoning amendments consistent with the above strategy statements and the specific land use recommendations depicted graphically on the Land Use Plan Map at the end of Section 3.

4.5.4 CERTIFICATE OF PLAN ADOPTION

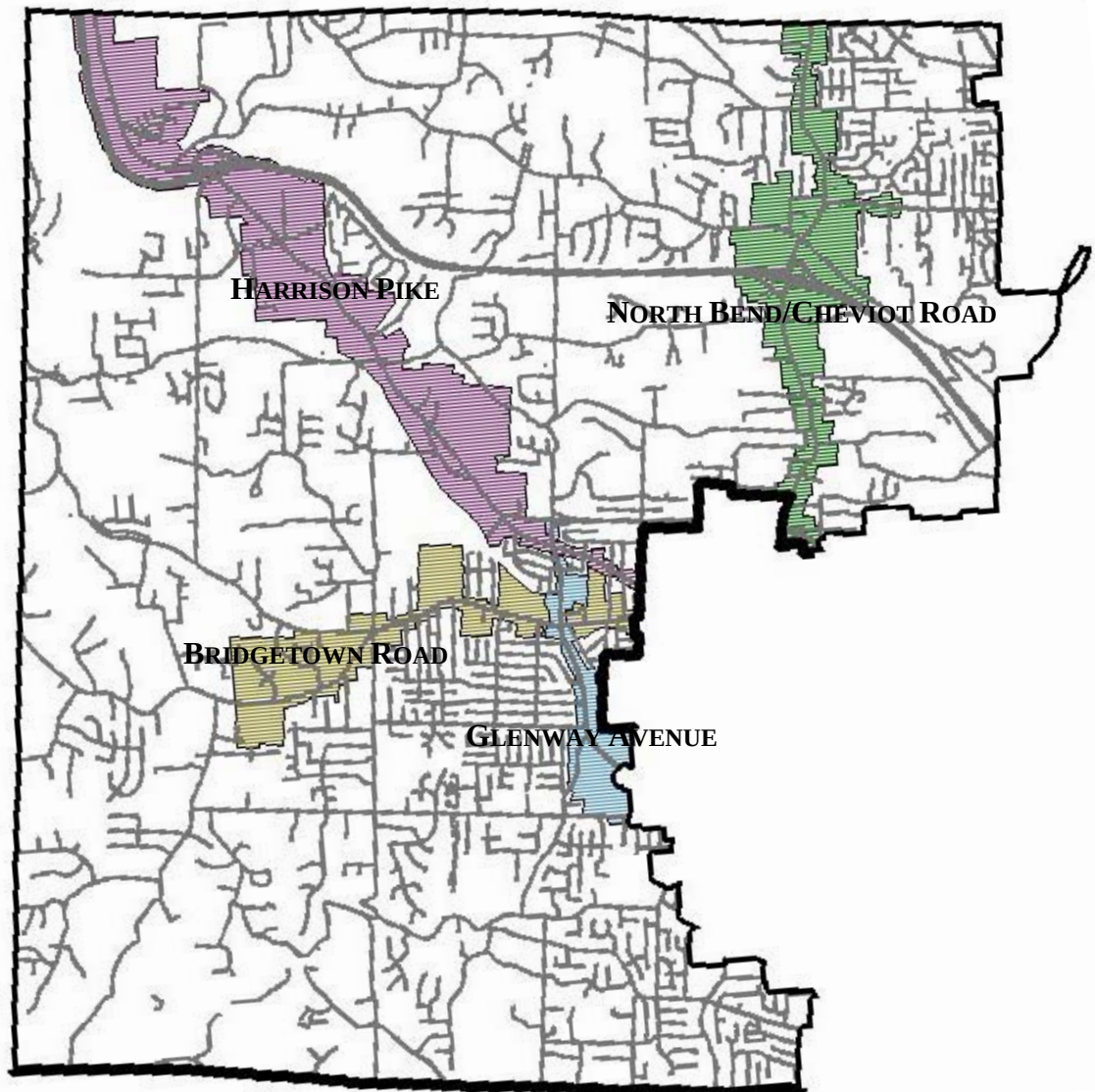
The final stage in the approval process is the Hamilton County Regional Planning Commission adoption of land use plans. The Certificate of Plan Adoption for the Green Township Land Use Plan Update – 20102015, including the Remainder Area Land Use Plan, is on file at the offices of the Hamilton County Regional Planning Commission.

PART 5: APPENDICES

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APPENDIX A

TOWNSHIP STUDY AREAS



BRIDGETOWN ROAD – ADOPTED 5/10/88
NORTH BEND/CHEVIOT ROAD – ADOPTED 2/28/89
HARRISON PIKE – ADOPTED 10/24/89
GLENWAY AVENUE – ADOPTED 1/22/91
REMAINDER OF TOWNSHIP – ADOPTED 1/22/91

APPENDIX B

Hamilton County Regional Planning Commission – Land Use Planning Program

RELATIONSHIP OF LAND USE ELEMENT TO COMPREHENSIVE PLAN

Element of Comprehensive Plan	Purpose
*Existing Conditions *Population *Goals and Objectives	Basis for all studies
*Land Use Plan	*Policy guidance for development of private land
	Policy guidance for development of public land
Transportation Plan Utilities Plan Community Facilities Plan Recreation and Open Space Plan Housing Plan Natural Resources Plan Economic Development Plan	Policy guidance for provision of public services

*Plan elements to be facilitated by Regional Planning Commission for Townships.

APPENDIX C

RULES AND REGULATIONS FOR THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION

Adopted

July 26, 1966

Amended

1/27/76	3/26/85	3/24/87
9/22/87	5/24/88	3/28/89
10/24/89	5/22/90	7/28/92
11/28/93	9/4/96	

Hamilton County Regional Planning Commission
Room 807, County Administration Building | 138 East Court Street | Cincinnati, Ohio 45202

C O N T E N T S

ARTICLE I	Creation and Purpose
ARTICLE II	Meetings
ARTICLE III	Officers
ARTICLE IV	Duties of Officers
ARTICLE V	Public Hearings
ARTICLE VI	Administration of Plans
ARTICLE VII	Amendments to Rules and Regulations

ARTICLE I

CREATION AND PURPOSE

Section 1. The Hamilton County Regional Planning Commission was created pursuant to Section 713.21 of the Ohio Revised Code. Its purpose is to exercise such powers and to perform such duties as shall be consistent with the laws of Ohio.

ARTICLE II

MEETINGS

Section 1. The Commission shall have one regular meeting each month, which shall be held on the first Thursday at 12:30 P.M., unless otherwise determined by the Commission, and shall be held in the Offices of the Commission or at such other place within Hamilton County, Ohio, as shall be determined by the Commission. All meetings of the Commission shall be open to the public and notice thereof shall be given in accordance with the Ohio "Open Meeting Law." A schedule of regular meetings shall be posted in the office of the Planning Commission.

Section 2. A special meeting may be called at any time by the Executive Director, by the Chairman, or by two or more members of the Commission and shall be held at the place where the regular meetings are usually held, unless otherwise authorized by a majority of the members of the Commission. Special meeting notices, including a summary of the purpose of said meeting, shall be posted in the manner provided above.

Section 3. At least forty-eight (48) hours before each meeting, a notice, stating the time and place of the meeting and the matters to be considered at the meeting, shall be given by the Executive Director to each member of the Commission by delivery thereof to the member's office or residence or by depositing the same in the United States mail addressed to such member at his office of residence, first-class postage prepaid; provided, however, that notice of a special meeting or adjourned meeting shall not be required when announcement of such meeting and purpose thereof shall be made at a regular meeting at which a quorum is present, except as to those members who are not present at such regular meeting, and, as to them, notice may be given by telephone, or as determined by the Executive Director or Chairman, and shall be given at least twenty-four (24) hours before such meeting. Any news media requesting notification of special meetings shall be given 24-hour advance notice and immediate notice of any emergency meetings.

Section 4. Any person may request advance notification of all meetings of the Commission by depositing a sum of \$12.00 per year with their request, with the Executive Director of the Commission, to cover postage, supplies, and administrative expenses, or by providing the Executive Director with self-addressed stamped envelopes for this purpose. In the case of special or emergency meetings, the Executive Director shall make a reasonable effort to notify persons requesting notice by telephone.

Section 5. Any person or representative of the news media shall declare their desire for notification of meetings by December 31 of each year, or notification for the following year will be discontinued.

Section 6. No matter shall be considered at any meeting which is not on the calendar for such meeting, except by consent of a majority of the Commission present.

Section 7. A quorum of the Commission shall consist of a majority of all members of the Regional Planning Commission. Such quorum may exercise the powers of the Commission and the action of a majority (i.e. at least four members excluding abstentions) of the full Commission is the action of the Commission.

Section 8. Recommendations on zone amendments shall consider consistency with adopted land use plans as required in Article VI, Section 4. Any zone amendment that receives majority vote of the full Commission while being considered for consistency with adopted land use plans shall be reported to the Rural Zoning Commission as being consistent with adopted land use plans and therefore recommended for approval. Any zone amendment that fails to receive an affirmative vote of at least four (4) members while being considered for consistency with adopted land use plans shall be reported to the Rural Zoning Commission as being inconsistent with adopted land use plans and therefor recommended for denial except as provided in Article VI, Section 4.

Section 9. Except as otherwise determined by the Commission, the conduct of all meetings shall be governed by Robert's Rules of Order.

ARTICLE III

OFFICERS

Section 1. The officers of the Commission shall be a Chairman, Vice-Chairman, a Secretary and an Executive Director.

Section 2. The Chairman and Vice-Chairman shall be elected by the Commission at its first regular meeting of the calendar year and shall serve for a term of one (1) year or until their successors have been elected and qualified. The chairman shall not serve more than two (2) consecutive terms.

Section 3. The Commission shall appoint an Executive Director who shall also serve as Secretary of the Commission.

Section 4. The Commission shall elect or appoint such other officers, assistants, agents and committees as it may from time to time determine.

Section 5. Any officers or employee elected or appointed by the Commission may be removed at any time upon vote of the majority of all members of the Commission, subject, however, to Civil Service Regulations if applicable.

ARTICLE IV

DUTIES OF OFFICERS

Section 1. The Chairman shall preside at all meetings of members of the Commission and shall exercise, subject to the control of the Commission, a general supervision of the affairs of the Commission, and shall perform generally all duties incident to the office and such other duties as may be assigned to him by the Commission.

The Chairman or acting chairman presiding over a regular or special meeting of the Commission shall have the same privilege of originating and seconding motions, voting on all matters, and participating in discussions and procedures, as allowed to all other members of the Commission, without relinquishing the chair.

Section 2. The Vice-Chairman shall perform all duties of the Chairman in his absence or during his inability to act, and shall have such other and further powers, and shall perform such other and further duties, as may be assigned to him by the Commission.

Section 3. The Executive Director, acting as Secretary for the Commission, shall perform generally all duties incident to the office of the Secretary. He shall attend all meetings of the Commission; shall keep and make a proper record of the meetings of all proceedings of the Commission, shall serve all notices required to be given by law, by these regulations or by the Commission, shall serve as Planning Director for the Commission and as Secretary of the Rural Zoning Commission upon designation by such Commission and, as such, shall have general charge of the functions of the Commission; and shall perform such other duties as may, from time to time, be assigned to him by the Commission. It shall also be his duty to sign all requisitions and warrants of the Commission for funds, but in his absence such may be signed by the Administrative Secretary or the Chairman of the Commission. All other duties incident to the office of Secretary and Executive Director in the absence of such officer shall be the responsibility of the Development Review Administrator for matters pertaining to the Regional Planning Commission and the responsibility of the Zoning Administrator for matters pertaining to the Rural Zoning Commission.

ARTICLE V

PUBLIC HEARING

Section 1. It shall be the policy of the Commission to hold no public hearings except as required by law or except on such matters as it shall determine to be of great public concern because of the effect of its decision upon the entire community or a substantial part thereof.

Section 2. Notice of public hearings shall be given as provided by law or, if there be no such provision, as required by these Regulations. Notice of such public hearing shall be mailed at least forty (40) days before the date of a hearing that concerns any matter that has not been acted on by affected local governing bodies. Notice of public hearings shall be mailed at least ten (10) days before the date of a hearing that concerns any matter that has been acted on by the affected local governing bodies. The notice shall clearly state the place, date, time and nature of the hearing. The required notice shall be mailed to the governing bodies of affected townships and municipalities and at least one local newspaper (i.e. a press release). Property owners within and adjacent to the property affected by the public hearing shall be notified where practicable.

Section 3. The time and place of each public hearing shall be determined by the Executive Director or the Commission, except as otherwise required by law.

Section 4. If any meeting or hearing of the Commission shall be adjourned to a later date, public announcement shall be made by the Chairman of the meeting at said meeting or hearing as to the date, time and place to which said meeting shall be adjourned.

ARTICLE VI

ADMINISTRATION OF PLANS

Section 1: Adoption of Plans. Before adopting any comprehensive plan, land use plan, or other plan relating to development of the county or part thereof, the Regional Planning Commission shall hold at least one (1) public hearing as provided in Article V.

After adoption by the Regional Planning Commission, the Commission shall certify its plan to the Rural Zoning Commission, the Board of County Commissioners and affected jurisdictions.

Section 2: Amendment of Plans. Any person or group of persons whose interests are substantially affected may petition to the RPC to amend any plans adopted by the Regional Planning Commission by submitting a complete application in accordance with the "Submittal Requirements for Land Use Plan Amendments" as approved by the Commission.

Amendments to adopted plans shall be considered on a semi-annual basis at regular public hearings on the first Thursday of March and September. Special public hearings on amendments to adopted plans shall be scheduled if:

1. The amendment is approved by the governing body of the affected township or municipality and referred to the RPC with a specific finding that the importance of the amendment warrants a special public hearing to be scheduled prior to the next regular semiannual hearing; or
2. The amendment is denied by the governing body of the affected township or municipality but accepted for special public hearing by at least a majority of the full Commission (i.e. four affirmative votes).

Before amending any adopted plan the Regional Planning Commission shall hold at least one (1) public hearing as provided in Article V.

No plan adopted by the Regional Planning Commission and a township or municipality shall be amended by the Regional Planning Commission before review by affected jurisdictions. The approval of such jurisdiction shall be conclusively presumed unless its governing body notifies the Regional Planning Commission to the contrary prior to the date of the public hearing.

Before any plan amendment is adopted by the Regional Planning Commission, the Commission must make a specific finding that one or more of the following apply, and such finding shall be recorded in the minutes and records of the Regional Planning Commission:

- (a) that major changes of an economic, physical, or social nature have occurred within the planning area which were not anticipated in the adopted plan and which have substantially altered the basic character of the area; or
- (b) that new information not available when the plan was adopted substantially alters the basis or rationale for a portion of the plan; or
- (c) that major changes have occurred outside the planning area which have rendered parts of the plan unrealistic or unattainable; or
- (d) that detailed subarea plans have revealed the need for a plan amendment; or

(e) that the plan or part thereof was inappropriate or improper when adopted and that a sufficient basis exists for admission of a mistake or need for change in adopted plans or policies.

Each proposed revision and modification of the Master Plan or other adopted plan shall require the affirmative votes of at least four members.

After adoption by the Regional Planning Commission, the Commission shall certify each plan amendment to the Rural Zoning Commission, the Board of County Commissioners, and affected townships and municipalities.

Section 3: Implementation of Plans. After adopting any comprehensive plan, land use plan, or other plan relating to development of the county or part thereof, the Regional Planning Commission within the limitations of resources and established policies shall:

(a) maintain consistency with the objectives and policies of the plan in accordance with Section 4 of this Article when making any recommendation on zone amendments or other issues requiring action from the Regional Planning Commission;

(b) investigate and make recommendations to the governing body upon reasonable and practical means for putting into effect the land use plan or part thereof, in order that it will serve as a pattern and guide for physical growth and development;

(c) render an annual report to the governing bodies of the county and affected townships and municipalities on the status of the plan and progress of its application;

(d) endeavor to promote public interest in and understanding of adopted plans and regulations relating to it;

(e) consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally with relation to carrying out the adopted plans.

Section 4: Consistency with Plans. Recommendations of the Regional Planning Commission regarding zone amendments and other land use issues shall be consistent with township and municipal plans, provided that each of the following conditions are satisfied:

(a) that the governing body of the township or municipality and the Regional Planning Commission have officially adopted such a plan;

(b) that zoning regulations have been adopted to effectively implement the plan recommendations regarding uses and standards, spatial patterns and timing.

(c) that the timing of regulatory actions to implement land use plan map recommendations for individual sites will not undermine the development policies and strategies of the adopted plan.

Note: Since a plan is long term, while zoning responds to shorter term needs and conditions, the zoning map will only gradually fulfill the prescriptions of the land use plan. The appropriate time for implementation of each land use plan map recommendation through zone map amendments can only be determined by evaluation of the potential effect of such actions at a particular time on achieving or undermining the overall goals, objectives, policies and strategies of the adopted plan. Therefore, the zoning map cannot always be consistent with the longer term land use plan. Where such conflicts exist, the Regional Planning Commission can only support or comply with the land use plan after making a determination that implementation is currently possible and desirable in accordance with standards (b) and (c) above.

(d) that the plan is internally consistent, compatible with other plans adopted by the Regional Planning Commission, and includes a clear statement of objectives and policies;

(e) that the plan is current (based on the criteria listed in Section 2 (a) through (e) of this Article) and has been reviewed during the past five years; and

(f) that adherence to the plan will not adversely affect the development of regional goals or violate the duties of the Regional Planning Commission as provided in Sec. 713.23 of the Ohio Revised Code.

Recommendations of the Regional Planning Commission shall be consistent with plans adopted by the Commission where the local governing body has not adopted a plan or where a plan adopted by the local governing body conflicts with the plan adopted by the Regional Planning Commission provided that conditions (b) through (f) of this section are satisfied.

Recommendations of the Regional Planning Commission may be inconsistent with plans adopted by the Commission only after making a specific finding that one or more of conditions (b) through (f) of this section have not been satisfied. Such finding shall be recorded in the minutes and records of the Regional Planning Commission.

Section 5: Interpretation of Plans. The Regional Planning Commission shall interpret the graphic and non-graphic goals, objectives, policies and recommendations of adopted plans. The need for interpretation recognizes that adopted plans being general, advisory, nonregulatory and long term cannot as a practical matter address every specific situation to which they may have to be applied. The following standards shall govern the Regional Planning Commission in interpreting recommendations of adopted plans:

(a) in the event of a conflict between the text and the map of an adopted land use plan the text of the plan shall control.

(b) in the event of uncertainty as to the consistency between a development proposal and an adopted plan the action of the Regional Planning Commission shall assure that the public interest as defined by the adopted goals, objectives, policies and strategies of the plan is not abrogated.

(c) the spatial boundaries or graphic limits of land use recommendations on land use plan maps shall be considered as generalized area designations rather than precise boundaries. The actual spatial limit of specific site recommendations shall be determined by evaluation of the potential effect of each action or proposal on the achievement of overall goals, objectives, policies and strategies of the adopted plan.

(d) the land use category recommendations on graphic maps of adopted plans shall be considered as recommendations for future land use to guide incremental development decisions. The timing or appropriateness for implementation of specific site recommendations shall be determined by evaluation of the potential effect of each action or proposal on the achievement of overall goals, objectives, policies and strategies of the adopted plan.

ARTICLE VII

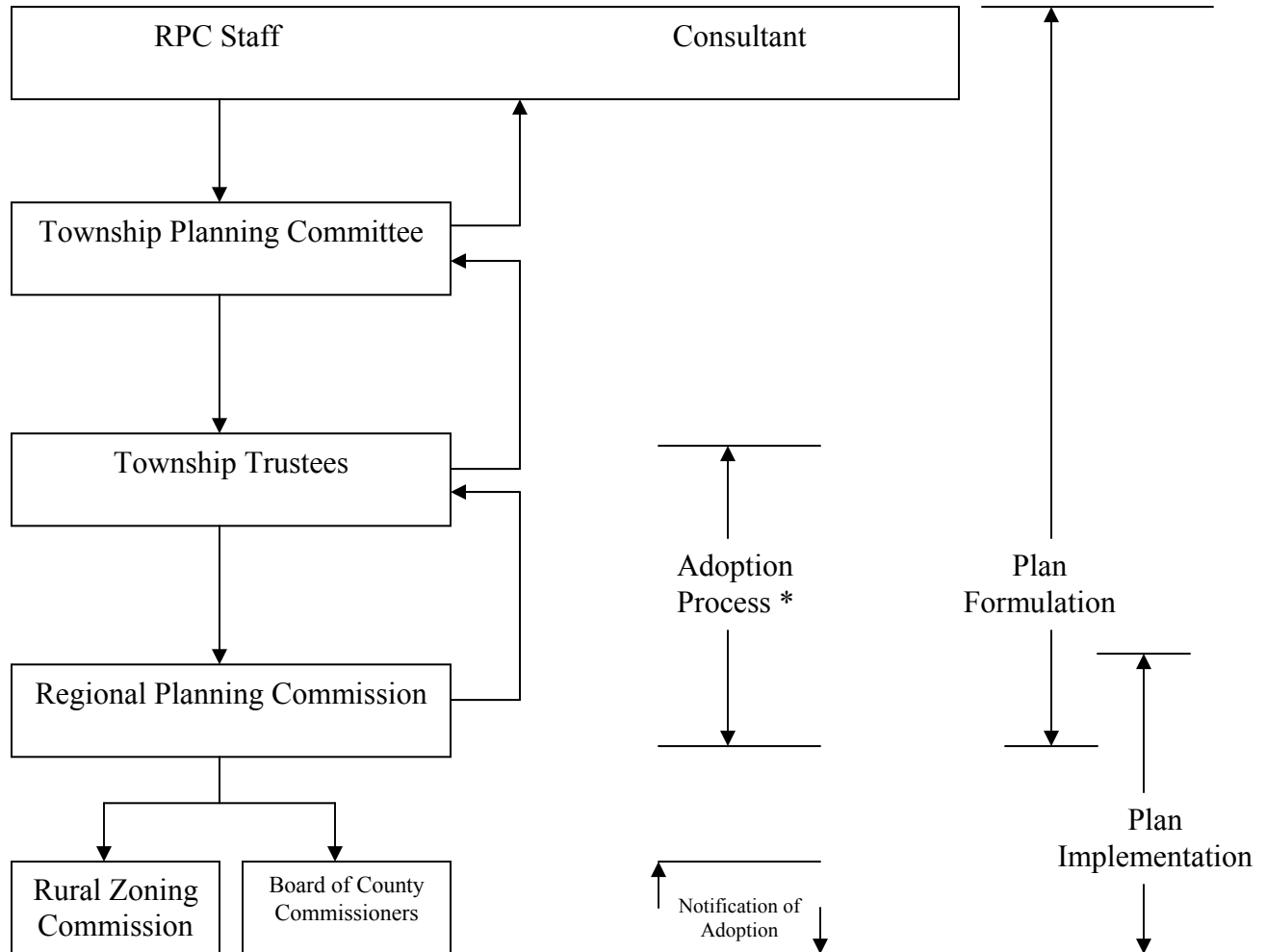
AMENDMENTS TO RULES AND REGULATIONS

Section 1. These rules and regulations may be amended by the affirmative vote of at least four members of the Commission, provided that each proposed amendment be presented in writing at a regular or special meeting and that a vote thereon be taken at a subsequent regular or special meeting.

APPENDIX D

Hamilton County Regional Planning Commission – Land Use Planning Program

ROLE PARTICIPANTS



*Adoption process may require several review cycles by Trustees and Regional Planning Commission to assure compatibility between local and regional perspectives and effective implementation.

APPENDIX E

Hamilton County Regional Planning Commission – Land Use Planning Program

PLANNING PROCESS AND PARTICIPANTS

Planning Process Steps	Participants		
	Township Planning Committee	RPC Staff	Township Trustees
1. Develop Planning Process; Document conditions, issues, problems, and opportunities	x ●	● ○	x ●
2. Determine scope and priority of study; Design detailed work program	● x	● ●	● x
3. Define community goals and objectives (adoption by Trustees)	●	○	●
4. Collect and analyze data; research issues	x	●	x
5. Develop realistic criteria and standards	●	●	x
6. Identify alternatives and estimate expected results	●	○	x
7. Evaluate and select alternatives	●	○	x
8. Formulate plan and related policies	●	○	x
9. Implement – modify, approve, adopt	○	○	●
10. Periodic evaluation, review and modification	x	○	●

● – Major role

○ – Facilitating or supporting role

x – Review

APPENDIX F

RESPONSIBILITY FOR ANALYSIS AND PLAN CONSISTENCY IN THE ZONING PROCESS

Hamilton County Land Use Planning Program

Review Body	Primary Input	Primary Scope of Analysis		Consistency Responsibility
		Micro (Site & Adj. Prop.)	Macro (Community, Corridor, Region)	
1. Staff	Proponents, RPC, RZC, CE, ODOT, PW, SCS, OPEA, MSD, FD, TPC, Adj. Coms.	X		Advise
2. Township (Trustees &/or Township Planning Committee)	Proponents	X		Advise
3. Regional Planning Commission	Staff Report	X	X	Determine
4. Rural Zoning Commission (or Township Zoning Commission)	Proponents Opponents	X		Consider
5. Board of County Commissioners (or Township Trustees)	Proponents Opponents			Consider
6. Courts	Proponents Opponents	X		Consider

APPENDIX G

Hamilton County Regional Planning Commission

PURPOSE OF CONSISTENCY BYLAWS

1. Provide a procedure for adopting, amending and implementing local plans.
2. Improve the representation of local goals, objectives and policies in the actions of the Regional Planning Commission.
3. Enhance the importance and effectiveness of adopted plans.
4. Create a process to link local land use goals with County zoning decisions.
5. Add predictability to the land use regulatory process.
6. Assure consideration of cumulative and secondary offsite effects of zoning amendments.
7. Achieve consistency and compatibility in plans for contiguous jurisdictions.
8. Assure that local plans do not adversely affect the general good of the community and region.
9. Improve the overall quality of planning and zoning in Hamilton County within the constraints of Ohio law.

APPENDIX H

NORTH BEND ROAD CORRIDOR STUDY GREEN TOWNSHIP HAMILTON COUNTY, OHIO

INTRODUCTION

The North Bend Corridor presents interesting and challenging opportunities for future development. Located between I-74 to the north and Westwood Northern Boulevard to the south, the North Bend Road Corridor is a unique mixture of mature single family dwellings, multi-family dwellings, and neighborhood commercial, office, industrial and institutional uses. This mix of uses creates mixed functions for North Bend Road itself. Serving as local a street for the homes which front on it, North Bend also serves to function as a collector street for the many single family residential neighborhoods which adjoin the road and acts as a primary north-south arterial between Harrison Avenue to the south and I-74 to the north. The onset of sanitary sewers in the area in the near future will only increase development pressure along this corridor as lots become more “developer friendly” for more intensive development.

The challenge facing Green Township is to develop a policy and a land use plan designed to guide the development of the North Bend Road Corridor in a responsible manner which represents the Township’s vision for the community. The Township realizes that there is a desire to preserve existing single family uses along the corridor in key areas. Furthermore, the Township realizes that the North Bend Road Corridor provides some unique opportunities to foster low intensity non-residential uses along this Corridor. The key to a successful land use plan is to combine these different types of development through the proper siting of land uses to develop appropriate transitions between intensive and less intensive land uses: developing an aesthetically pleasing, cohesive Corridor which strives to establish an identity and a sense of place.

In several areas of this plan, “alternative land uses” have been established on specific sites depending on development opportunities which may or may not materialize. These alternatives will provide some flexibility to the Township in citing land uses which are appropriate under specific circumstances.

PROCESS

The planning process utilized for the creation of the *North Bend Corridor Land Use Plan* involved the creation of a citizen based steering committee appointed by the Township Trustees. The steering committee worked with the professional planning firm of Pflum, Klausmeier & Gehrum Consultants, Inc. through several meetings to develop the Land Use Plan. The Committee was comprised of residents who live within this study area which share the common goal of preserving the quality of the area while striving to promote the quality, low intensity and compatible development and redevelopment in the appropriate places along the corridor.

This committee worked on the creation of the Land Use Plan from June 1999 to June 2001 and included the following residents: Peggy Lopez, Larry Moss, Robey Klare, Kay Walsh, Chris Fine, Joe Knab, Barb Platt, and Dennis Uchtman.

GOALS

Recommendations for land use, zoning and traffic issues center on a set of goals and objectives which, when adopted, will assist Township leaders to pursue the desired quality and intensity of growth along the North Bend Road Corridor. The adoption of this corridor Plan indicates that the Township will act in accordance with the goals and objectives set forth in this Plan as development and redevelopment issues arise.

- Goal 1: Promote the stability of the North Bend Corridor by preserving its existing residential areas while promoting limited economic development by identifying areas for the retention and expansion of commercial and office land uses which are compatible with the area's residential character.
 - Objective: Require that development and redevelopment proposals meet the high standards of design and site planning that the Township desires while assuring that such land uses are compatible with the residential land uses.
 - Objective: Support economic development that enhances the vitality of the North Bend Road Corridor and which reinforces the residential livability.
- Goal 2: Establish an efficient and balanced traffic and circulation system for both vehicular and pedestrian traffic and improve safe access to public, residential and commercial areas.
 - Objective: Provide for the necessary traffic improvements to increase access and traffic movement efficiency.
 - Objective: Where possible, upon development or redevelopment, promote the elimination, reduction or consolidation of existing curb cuts and driveway access points.
 - Objective: Encourage shared parking facilities when development or redevelopment occurs.
- Goal 3: Enhance the North Bend Road Corridor's appearance and visual character through effective urban design improvements.
 - Objective: Establish and promote a uniform streetscape program to include lighting, trees and other improvements.

Objective: Establish a Special Planning Interest Overlay District to provide uniform regulations to promote visual compatibility for future improvements along the corridor.

CORRIDOR LAND USE PLAN

The North Bend Road Corridor Land Use Plan is a series of recommendations which acts as a guide to the Township Trustees and to the Community for future land use and zoning decisions. This plan reflects an expressed concern to preserve the overall residential character of the area while, at the same time, allowing for the reasonable growth and quality development of low intensity, non-residential uses through development and redevelopment efforts.

The proposed land uses, utilized on the Proposed Land Use Map, are described in detail below:

- **Single Family Residential**

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.

- **Single Family Cluster Residential**

Moderate density detached housing and related compatible uses.

Typically detached dwellings, 1-2 stories, at a minimum floor area of 1,200 square feet and brick facade, such as zero lot line, patio homes or landminiums, and detached single family dwellings at a higher density than Single Family Residential, which may reduce the lot area and bulk requirements for each parcel, and which devotes the remaining undeveloped land into open space, active recreation space or preserves environmentally sensitive areas. The number of parcels in a development will be considered secondary to the overall design of the project. The proposed density shall be consistent with adopted zoning. The use of PUD's shall be encouraged within these areas.

- **Attached Single Family Residence**

Moderate density attached single family dwelling and related compatible uses.

Typically attached dwellings at a minimum floor area of 1,200 square feet, brick facade, having individual entrances at grade, attached garages, which are at a higher density than Single Family Residential. Massing and scale of attached single family residences should be similar to that of surrounding land uses. Townhouses and fee simple condominiums are examples of Attached Single Family Residential Units.

- **Multi Family Residential**

Detached or attached housing (apartments or condominiums) and related compatible uses.

Typically 2-3 story buildings, with a brick façade, housing three or more families And related compatible uses with individual entrances to each dwelling unit. Consolidated dwelling entrances shall limit the number of entrances to four with no double loaded interior hallways. Dwellings shall not contain less than 1,000 square feet of floor area for two bedroom or less that 1,200 square feet of floor area for a three or more bedroom units. Scale, massing, average density, layout and specifications should be compatible with site constraints and character of surrounding single family residential developments.

- **Public/Semi Public/Institutional**

Parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, cemeteries, hospitals, and educational, philanthropic, religious or charitable institutions, public property and buildings of similar uses.

- **Office**

Office uses and related compatible uses at intensities consistent with surrounding development.

- **Commercial/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.

ALTERNATIVE LAND USE SCENARIOS

While a majority of the parcels within the North Bend Road Corridor study area are straightforward with respect to proposed land use, there are several parcels which may be appropriate for one or more land uses, given certain scenarios or situations. These parcels, or assemblage of parcels are identified below with the recommended land uses listed in order of preference:

Alternative Area 1

Recommended Land Use: Single Family Cluster Residential

Alternative Land Uses: Institutional Uses including but not limited to: nursing homes, retirement facility and assisted care facilities.

Mixed Use Development which shall include at least a

minimum of three residential product types (i.e. single family detached residential, single family cluster, and single family attached)

Park/Recreation Facility

Recommendation for Alternatives:

Institutional Use

- Institutional uses should be at a massing and scale similar to the surrounding single family dwellings. Flat roofs should be prohibited.
- Materials utilized in the construction of institutional uses should be brick, stone and wood.
- Institutional uses should be buffered from surrounding single family uses through buffering and landscaping.
- If access for institutional uses on these parcels are to be on North Bend Road, such access should be sited to create an intersection with Crestknoll Lane.
- Building coverage should not be greater than 25% of the lot.
- There should be a minimum of 40% open space retained on the lot, exclusive of buildings, streets, paved areas and access drives.
- Signs should be limited to externally lit ground mounted signs, not exceeding five (5) feet in height and thirty- two (32) square feet per face side in area.

Mixed Use Development

- Multi-Family dwellings should be at a massing and scale similar to the surrounding single family dwellings.
- Flat roofs should be prohibited.
- Materials utilized in the construction of institutional uses should be brick, stone and wood.
- There should be a minimum of 40% open space retained on the lot, exclusive of buildings, streets, paved areas and access drives.
- Development densities shall be as follows:
 - One third of the overall development shall be at a density of 7.5 dwelling units per acre or less as depicted on the Land Use Plan by the Attached Single Family Land Use
 - Two-thirds of the overall development shall be at a density of 4.3 dwelling units per acre

or less as depicted on the Land Use Plan by the Single Family Cluster Land Use.

- The overall density of dwellings on this lot shall not exceed 6 dwelling units per acre.
- All residential uses shall have individual garages. All residential developments shall have individual entrances to each dwelling. Multi-family developments may be permitted to consolidate dwelling entrances, but shall limit the number to no more than four (4) units per entrance with no double loaded interior hallways at grade level.
- Any multi-family dwelling shall be buffered from existing surrounding single family uses through buffering and landscaping.
- Mixed Use Developments shall be planned and designed as one cohesive development.

Park/Recreation Facility

- Athletic fields should be unlit and should not include amplified loud speaker system
- Park and Recreation facilities should be limited to public and not-for-profit uses.

Alternative Area 2

Recommended Land Use: Single Family Cluster Residential

Alternative Land Uses: Attached Single Family Residential

Recommendations for Alternative:

- Access should be provided at Hader Avenue or Laura Avenue
- Buffering should be established between the more intensive uses north and west

Alternative Area 3

Recommended Land Use: Single Family Residential (Changed from Single Family Cluster in May 2005)

Alternative Land Uses: None

Recommendations for

Alternative:

- None (development has been completed for this area)

Alternative Area 4

Recommended Land Use: Attached Single Family

Alternative Land Uses: Multi-Family
Office

Recommendations for
Alternative:

Multi-Family

- Multi-Family should be located on parcels five (5) acres or larger.
- Multi-Family uses should serve as a transition between the commercial uses along North Bend Road and the single family residential uses to the east.
- Each building should not contain more than four (4) units per entrance with no double loaded interior hallways at grade level.
- Multi-Family uses should be buffered from surround single family uses through buffering and landscaping.
- A minimum of 40% per cent of the total acreage should be retained as open space.
- Signs should be limited to externally lit ground mounted signs, not exceeding five (5) feet in height and thirty-two (32) square feet per face side in area.

Office

- Office uses should not exceed thirty-five (35) feet in height.
- Flat roofs should be prohibited.
- New offices should utilize brick, stone and wood in its construction.
- Ingress and egress for office development should occur from North Bend Road. Secondary access may be considered on Boomer Road, south of the Saint Ignatius Church property.
- Office uses should be buffered from surrounding single family uses through buffering and landscaping.

- A minimum of 40% per cent of the total acreage should be retained as open space.
- Signs should be externally lit ground mounted signs, not exceeding five (5) feet in height and thirty-two (32) square feet per face side in area.

IMPLEMENTATION STRATEGIES

The North Bend Road Corridor is reaching the point of being a mature community. The area faces the pressures of new development of large undeveloped parcels as well as the redevelopment of existing structures. The proactive strategy of developing a Corridor plan to help guide future growth within this area is a bold step in pursuing a common vision of quality and cohesiveness.

The following implementation strategies serve to help make the *North Bend Road Corridor Land Use Plan* reality:

- Review and update this plan every five years to assure its validity and application.
- Pursue the development of the North Bend Road Corridor Special Public Interest Overlay to provide a legal mechanism to implement the policies contained in this Plan.
- Investigate the possibility of the development of an Access Management Plan to assure safe and convenient travel along the North Bend Road Corridor.
- Develop a Streetscape Plan to provide for a visually cohesive and attractive corridor.

CONCLUSION

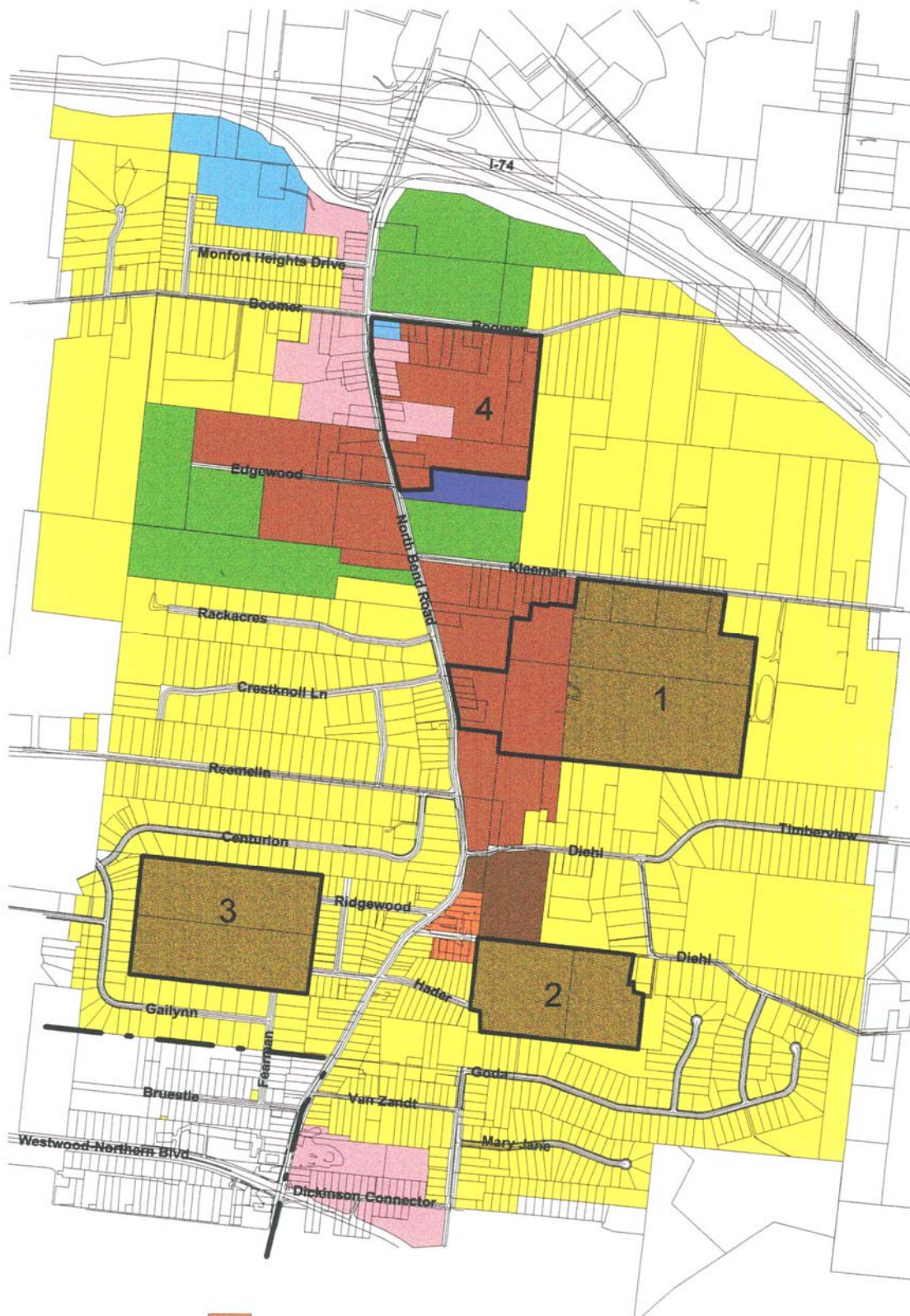
Green Township recognizes the challenges associated with the implementation of this plan. It also recognizes that the quality desired from the Township will not happen without a dedication to the implementation of this Plan. Land which is currently vacant will soon develop as sewers are introduced to this area and constraints are lessened; development, if left unchecked would result in a piecemeal approach which may detract from the quality desired in this area.

This plan is one piece which establishes an approach to enhance and improve the quality, character and function of the North Bend Corridor. It represents a policy document which provides a technically sound framework for the future. If utilized and implemented properly, this Corridor Plan will aid in the achievement of the long term vision for the Township.

APPENDIX: FINDINGS AND RATIONALE FOR LAND USE CHANGES

The following changes reflect the necessary modifications required to establish a plan which emerged from engaging the local community in planning for its future. This table, along with the Land Use Plan document should be utilized as a policy guide for future Zoning decisions along the North Bend Road Corridor. Where parcel consolidations are encouraged, developments shall be designed and planned as one cohesive development. Within residential areas, the number of parcels in a development will be considered secondary to the overall design of the project.

Area Site Number	Finding (s)	Rationale/Development Policy
East Side		
76	D	Reflecting existing office use- Encourage the continuing maintenance of this use.
78	D	Encourage neighborhood retail on frontage parcels. Encourage the consolidation of parcels and permit redevelopment at a low intensity I.S.R. Avoid multiple curb cuts and piecemeal development.
80	D	See Plan text for Alternative Land Use Scenario Number 4.
84,86	D	Parcels consolidated under single church ownership. Existing church should indicate Public/Semi Public land use.
88,90	B (sewers)	Promote attached single family housing (See Alternative Land Use Scenario Number 1).
92	B (sewers)	Reconfiguration of properties under single ownership. Existing general retail, propose mixed use transitional for redevelopment or allow for reuse of existing building for similar retail uses.
94	E	Existing condominium project necessitates change on plan to reflect existing Heritage Green Project.
96 (rear part)	B (sewers)	See Plan text for Alternative Lane Use Scenario Number 2.
102,102.1,104, 106	D	Combination of areas with various land uses into one parcel with a neighborhood retail land use. Promote buffering of use to surrounding residential uses. Prevent commercial access from properties to Boudinot Avenue. Encourage the consolidation of parcels and permit neighborhood retail redevelopment at a low intensity I.S.R. Avoid multiple curb cuts and piecemeal development.
West Side		
61	B (sewers)	Change to office and encourage the consolidation of parcels after the Arrow Street sewer package treatment plant has been abandoned. Access should be via the existing commercial development. Encourage parcel consolidation.
65,69	D	Revert land use to indicate existing single family residences.
71,73,77	D	Combine and reconfigure parcels to promote neighborhood retail (low intensity as per the Zoning Resolution at less than .60 I.S.R.) Avoid multiple curb cuts and piecemeal development.
75	D	Expansion of the attached single family residence concept.
75.1 (new)	D	Reflective of current church property.
79	D	Expansion of the attached single family residence concept.
79.1 (new)	D	New park property to be shown as public/semi-public.
89.1 (new)	B (sewer)	Promote cluster housing as per the Zoning Resolution.



- | | |
|---|--|
| Single Family | Mixed Use |
| Single Family Cluster | Public/Semi Public/Institutional |
| Attached Single Family | Office |
| Multi-Family | Retail - Neighborhood |
| | Utility |

Exhibit B
Proposed Land Uses
North Bend Road
Corridor Study

16 November 1998



APPENDIX I

GREEN TOWNSHIP CORRIDOR DESIGN HANDBOOK EXCERPT

GREEN TOWNSHIP CORRIDOR DESIGN HANDBOOK

GREEN TOWNSHIP CORRIDOR DESIGN HANDBOOK

INTRODUCTION

The main purpose of this handbook is to provide performance standards and design guidelines for the development and redevelopment and individual preference with community benefits that are derived from safe, functional and high quality site improvements.

The following list represents the general goals of the guidelines as they will be used in reviewing plans and in guiding development and redevelopment in the North Bend Road Corridor to:

1. Create neighborhoods instead of land subdivisions
2. Provide a livable, secure, and comfortable environment
3. Provide a climate for continued investment
4. Provide a sense of community and orientation
5. Provide an attractive environment

The application of site design and landscape improvements to properties within the corridor will assist Green Township to implement its land use plans in a more effective manner to:

- Ensure safe surroundings for the community
- Enhance the livability of residential neighborhoods
- Improve the appearance of land and its value
- Attract quality development
- Increase property values over time
- Enhance the compatibility of adjacent land uses
- Screen undesirable views
- Reduce noise pollution
- Contribute positively to the image and appeal of the community

In utilizing these guidelines, the applicant, the staff, or any other users should remain flexible in their approach to site design given the characteristics of the site, the nature of the use, and the intent of the guidelines and performance standards as they apply to the specific project. The guidelines should not inhibit creative design. They are established to offer a context for quality design, development and a basis for more consistent review of site plans.

Design Guidelines are established for the following land uses:

- Residential cluster and attached units
- Neighborhood commercial
- Office and Office conversions

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APPENDIX J

HARRISON AVENUE CORRIDOR PLAN DESIGN GUIDELINES

*Harrison Avenue Corridor Plan
Green Township, Ohio*



General Corridor Regulations

Site Development

1. Where hillsides are impacted by development, they should be stabilized and restored through replanting of appropriate vegetation to create a natural setting similar to what existed prior to development.
2. Vertical slopes in excess of ten (10) feet in height should be landscaped or terraced with landscaping to break up the visual impact of the slope.
3. Vertical slopes in excess of fifty (50) lineal feet should be landscaped to break up the visual impact of the slope.
4. Fill should be placed to blend with the natural contour of surrounding properties. The maximum slope achieved should be 3:1.
5. In mixed use environments, structures located downslope of slopes over thirty-three (33%) percent should be terraced to better integrate the built environment into the hillside.
6. No more than twenty-five (25) percent of a site should be covered by a building footprint.
7. All on site utilities should be located underground.
8. A maximum of one (1) driveway opening should be permitted to a particular site from each of any one or two abutting streets for every 250 linear feet of frontage.
9. As properties develop or redevelop to uses other than single family residential, properties should provide for cross easement access to adjoining properties and consolidate curb cuts.



10. Outdoor storage and service structures (dumpsters, mechanical equipment, etc.) shall be regulated as established in Section 10-5 of the Hamilton County Zoning Resolution¹. In addition to those regulations, such wall or fence and gate should be constructed of, or painted in a similar color to, the primary building or structure. When viewed from a residential district, the outdoor storage or service structure screening should also incorporate evergreen plantings to soften the wall or fence and should be sited to provide the least disruption to any adjacent residential district.
11. All pervious areas of the site should be adequately landscaped with a mix of trees, shrubs, plants and grass and maintained in good condition free of weeds and debris. Furthermore, healthy mature trees should be protected and preserved as much as possible rather than eliminating mature trees and replacing them with smaller, younger trees.
12. Entrances to any developments, which exceed 100,000 square feet in floor area, including multi tenant uses, should include a boulevard style entrance to separate ingress and egress traffic or continuous landscaped islands extending into the parking field fifteen (15) feet in width, on either side of the driveway to promote green space. This regulation should apply to other developments of similar size and, where feasible, where cross access and cross easements are planned for multiple parcels.
13. Parking areas on contiguous commercial sites should be separated by landscaped areas.



Figure 2: Landscaped Multi-tenant Entrance

¹ Please refer to the Hamilton County Regional Planning website for a copy of the Zoning Regulations (<http://www.hamilton-co.org/hcrpc/zoning>)



14. Where parcel size, topographic conditions, compatible land uses, and layout warrant, cross easements and cross access should be planned between multiple parcels.

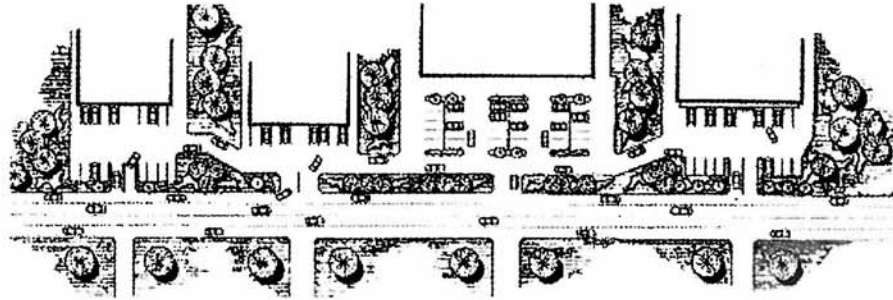


Figure 3: Cross-access Design Concept

15. Drive through facilities should not be located on the front facade of a building. Furthermore, no drive through facility should be oriented towards Harrison Avenue or adjacent residential districts.
16. A drive through facility should not be permitted a separate curb cut for the drive through window or facility.
17. Maneuvering spaces and lanes for drive through facilities should be to the side and rear of the building.
18. Where abutting a residential district, a drive through facility should be fully screened from view using landscaping and fencing.
19. Only one temporary storage unit or portable storage unit should be permitted on a property for a period of less than fourteen (14) days in any three hundred sixty-five (365) day period. Units shall not be located any closer to an adjacent parcel than the required minimum side or rear yard setback for the main building in the district the unit is located. Units should be located on a paved surface on the property for which it is being used and should be setback a minimum of fifteen (15) feet from the right-of-way in residential areas and in the rear of the development in commercial areas, if possible. If not possible, temporary or portable storage units shall be behind the required yard setback for the commercial district it is located.
20. Zone Change applications should provide for a right-of-way dedication to comply with the Hamilton County Thoroughfare Plan.



Building Design

21. Façade colors should not include metallic, black or fluorescent colors. Building trim may include brighter colors than the façade colors.
22. Building or structure entrances should be physically separated from the vehicular use areas by a raised sidewalk and planted areas.
23. Blank, uninterrupted facades should be discouraged on all stories of the building. The use of windows, doors and other architectural features should be required at regular intervals to break up a blank wall. The use of false windows as an architectural feature may be permitted upon review. Planting areas and landscaped beds should be permitted if the height of the landscape material is at least half the height of the building or structure (e.g. 20 lineal feet of landscaping for every 100 feet of building length).
24. Side and rear yard setback requirements for buildings and structures should be on a sliding scale as based on the building or structure height and length. Buildings exceeding 35 feet in height should be setback from the side and rear property lines beyond the minimum setback requirement as established for that district an additional two (2) feet for every one (1) foot the building or structure exceeds thirty-five (35) feet in height. Furthermore, buildings exceeding 100 linear feet in length on the side or rear façade of the building should be setback from the respective property line beyond the minimum setback requirement as established for that district an additional ten (10) feet for every fifty (50) feet such side or rear façade exceeds 100 feet.

Signage

25. At a minimum, when a sign or sign structure is attached to the ground all signage should be landscaped at the base of the sign in an area equal to twice the total square footage of the faces of the sign.
26. Materials and colors used for freestanding signage should match or compliment the principal building.



Figure 4: Landscaped Ground-mounted Signage





Off-Street Parking

27. The number of parking spaces in vehicular use areas should not exceed by more than ten (10) percent the minimum required number of parking spaces as required by the Hamilton County Zoning Resolution unless additional interior landscaping and perimeter parking screening is incorporated into the vehicular use area is increased by ten (10) square feet from the minimum twenty-two (22) square feet per parking space required by Section 12-6.2, Landscaping for Vehicular Use Areas of the Hamilton County Zoning Resolution.
28. No more than sixty (60) percent of all required off-street parking should be located between the front façade of the primary building and the right-of-way unless additional interior landscaping and perimeter parking screening incorporated into the vehicular use area is increased by ten (10) square feet from the minimum twenty-two (22) square feet per parking space required by Section 12-6.2, Landscaping for Vehicular Use Areas of the Hamilton County Zoning Resolution. Customer parking should be discouraged in the rear of retail uses where adjacent to residential districts unless appropriate buffering and impact mitigation is implemented.
29. Landscaping immediately around the perimeter of off-street parking lots should be installed. Such landscaping should be a minimum of six (6) feet in width with one (1) tree every 20-30 feet plus one (1) shrub every three feet. There should be at least one (1) tree in the landscaped area. All other areas, with the exception of areas where cross easements or cross access between properties occurs, should be planted with grass or other suitable groundcover and maintained in a healthy condition, free of weeds, trash and other debris.
30. Landscaping and walkways should be provided within parking lots to provide ease of pedestrian access through lots to facilitate pedestrian safety.



Figure 5: Landscaped Walkway within Parking Lot

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PART 6: ADOPTED PLAN AMENDMENTS

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6.1 PLAN AMENDMENT INTRODUCTION

Amendments adopted by the Hamilton County Regional Planning Commission are contained on the following pages. Any strategies adopted as part of a Land Use Plan Amendment (LUPA) are also shown on the following pages. Adopted strategies are considered part of the text of this document and pertain only to the area identified as part of the amendment.

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6.2 ADOPTED AMENDMENTS

LUPA Case: GREEN 2001-02; HCS PROPERTY

Corridor or Area: Harrison Pike Corridor

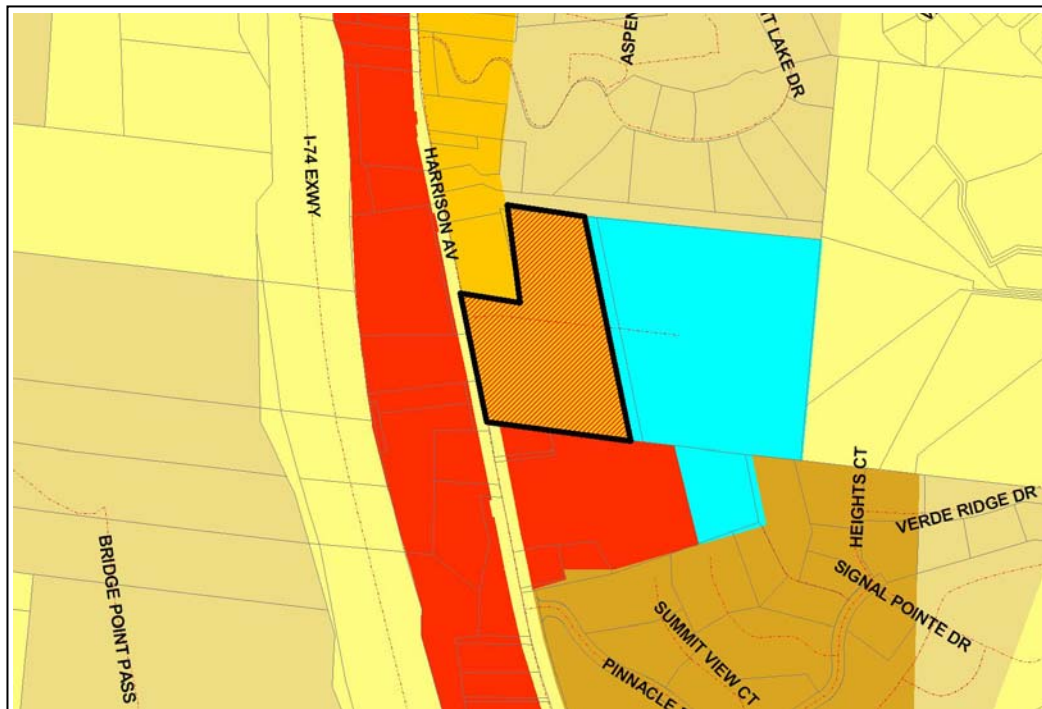
Request: From: Transitional Mixed Use
To: Planned Mixed Use Employment*

RPC Approval Date: August 2, 2001

Adopted Strategies*:

1. That the Commercial Mixed Use Land Use category be extended east of Harrison Avenue for approximately 550' and north along Harrison to the adjacent property.
2. That the subject property be limited to one curb cut for the entire development and that the resulting access road be located on the north side of the frontage to facilitate the incorporation of the adjoining frontage parcel.
3. That the development on the subject property be limited to one ground mounted free-standing sign not to exceed 80 square-feet – excluding permitted building mounted signage and on-site directional signs.
4. That upon submission of a zone change application for any portion of the subject property the developer must submit for review both a phasing and landscape plan concept for the entire project.
5. That any commercial development proposed for the site meet the PUD-1 guidelines for impervious surface ratio (0.6 or less).
6. That the developer be required to submit building architectural plans at the time of a zone change request for review and approval by the Township.

Map of Area (if applicable):



* NOTE: The designation of this area was changed to Retail – General as part of the 2005 Land Use Plan Update. The adopted strategies were retained to guide development of the site, in conjunction with LUPA Case Green 2003-02, HCS Property II.

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LUPA Case: GREEN 2003-01; HARRISON WEST

Corridor or Area: Harrison Pike Corridor

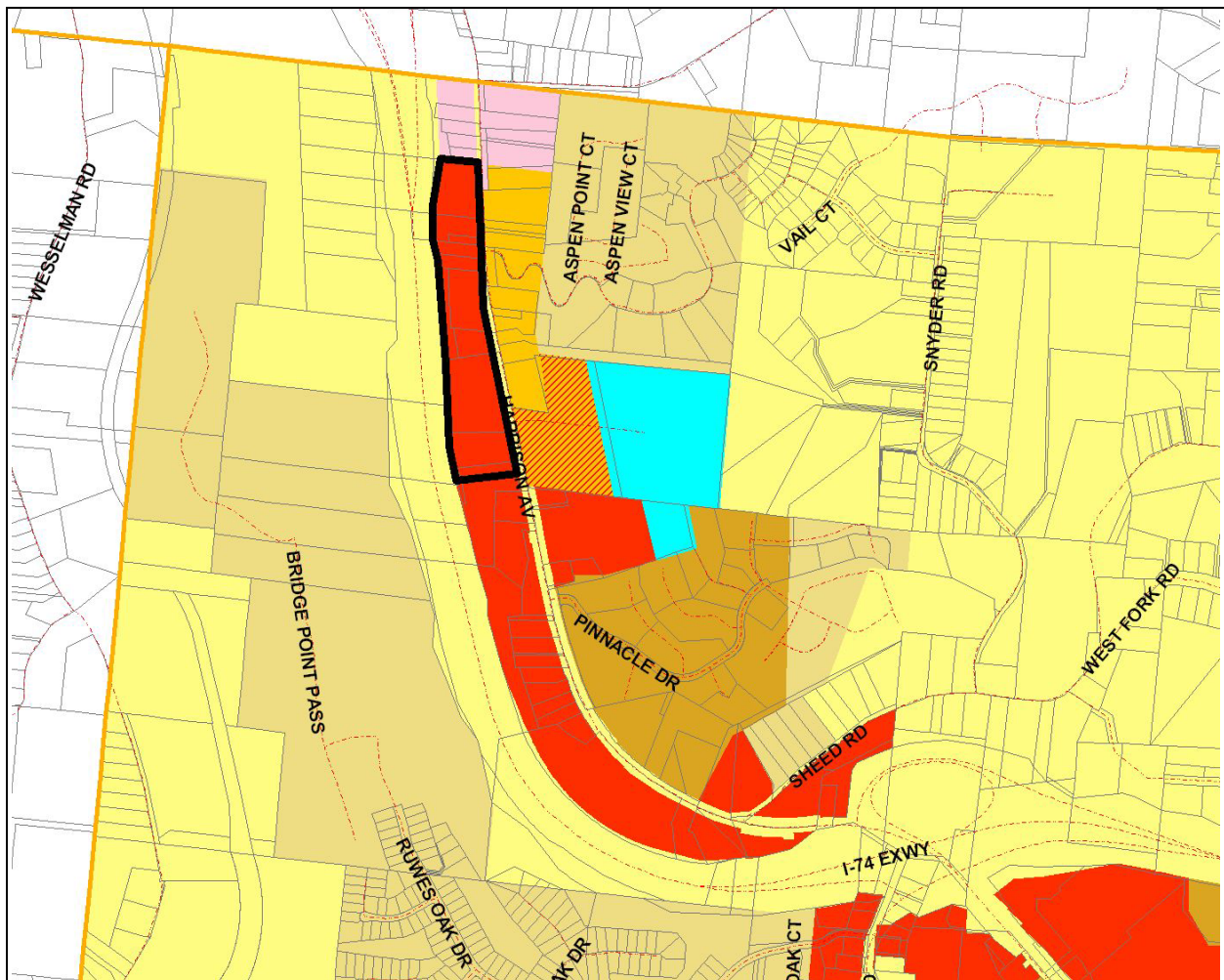
Request: From: Transitional Mixed Use
To: Retail – General

RPC Approval Date: February 6, 2003

Adopted Strategies:

1. That individual curb cuts to parcels developed in the area be reviewed to promote access management and comply with the Harrison Avenue Corridor Plan. Interior circulation drives should be aligned in such a manner as to provide adjoining properties with potential access and that the alignment of the driveway be reviewed by the county Engineer for compliance with the Harrison Avenue Corridor Study.
2. That any commercial or retail development proposed for the site meet PUD-1 guidelines for impervious surface ratio (0.60, 60% or less). And that no variance to be required streetscape buffers be permitted.
3. That all properties be required to provide landscape buffers between the existing creek and the rear of the individual buildings constructed.
4. That no signs be permitted on the rear of the properties.

Map of Area:



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LUPA Case: GREEN 2003-02; HCS PROPERTY II

Corridor or Area: Harrison Pike Corridor

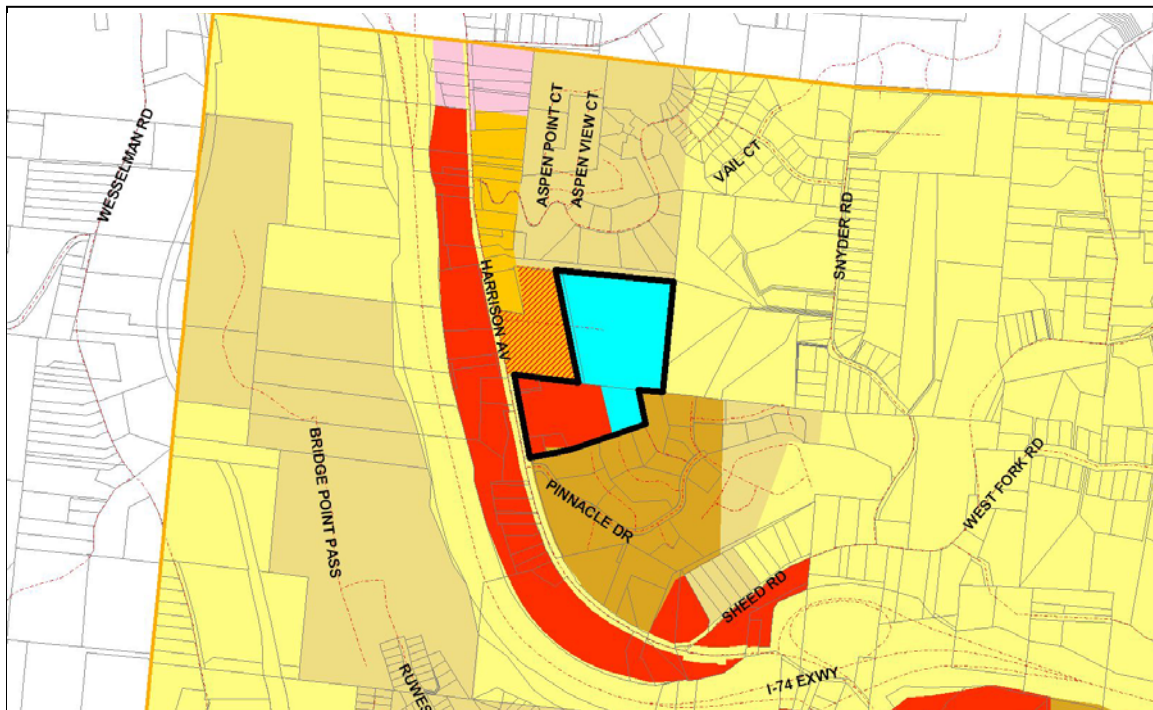
Request: From: Transitional Mixed Use & Transitional Residence
To: Retail – General & General Office

RPC Approval Date: August 7, 2003

Adopted Strategies*:

1. Only one additional “right in – right out” curb cut on Harrison Avenue should be permitted and the curb cut should only serve the additional commercial area, and the balance of the site should be accessed through the existing “EE” Planned Retail District.
2. Vehicular access should be provided between all parcels developed within the site.
3. A pedestrian circulation element should connect the retail and office uses regardless of vehicular accessibility.
4. No additional free-standing signs should be allowed on the entire site without specific approval through the adoption of Localized Alternative Sign Regulations.
5. The general retail portion of the site should be limited to a depth of 700 feet (east) of the Harrison right-of-way with the balance of the site designated for General Office uses.
6. No multi-family residential uses should be permitted on the site.
7. The existing vegetation along the east and south property lines should remain undisturbed with a minimum width of 25 feet, and enhanced where needed, to provide adequate privacy and security for adjacent residential redevelopments as per the agreement with David House/HOCO Development.

Map of Area (if applicable):



* NOTE: The adopted strategies were intended to guide development of the site in conjunction with LUPA Case Green 2001-02, HCS Property.

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~~LUPA Case: GREEN 2007-01; Hillview Residential~~

~~Corridor or Area: Remainder Area~~

~~Request: From: Single Family & Public/Semi-public/Institutional
To: Single Family, Multi Family, Attached Single Family~~

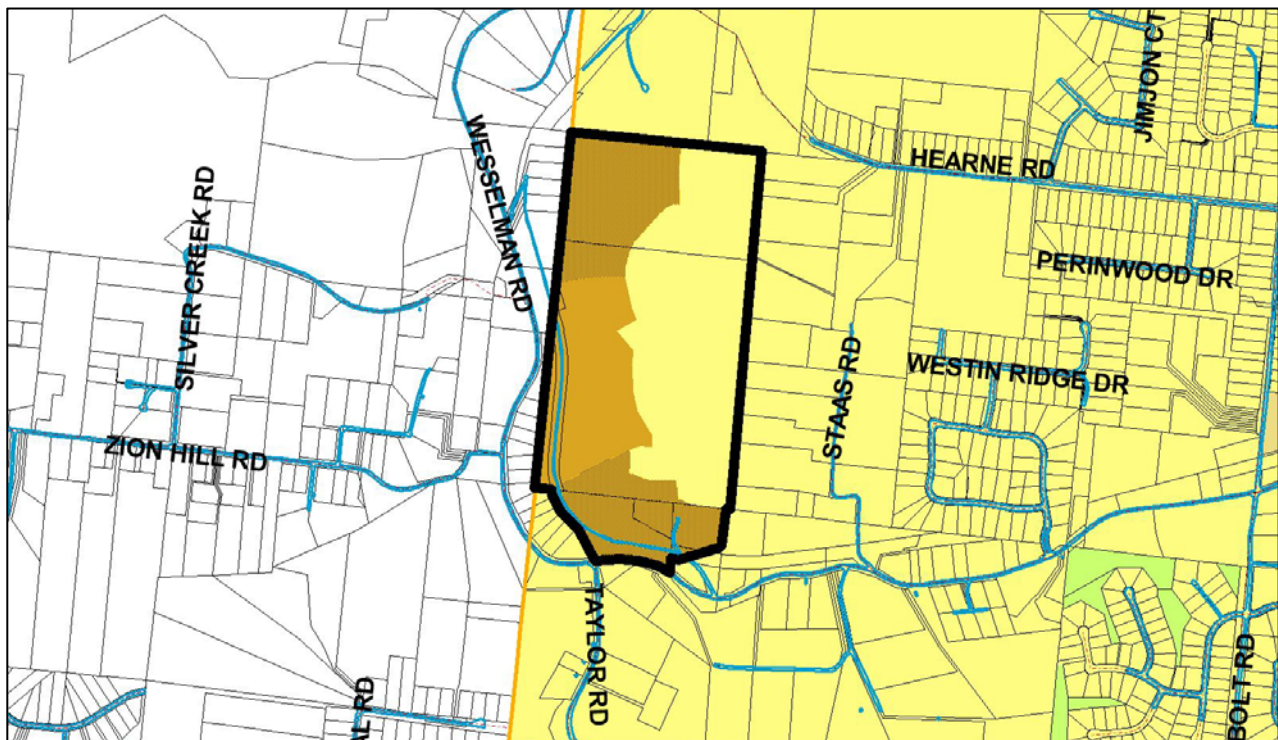
~~RPC Approval Date: April 5, 2007~~

~~Adopted Definition & Strategies:~~

~~The site should be developed as a Mixed-Use Residential District providing a mix of detached and attached housing developments with at least three different residential product types (i.e. single family detached cluster, single family attached, and low density multi family) where the multi family condominium component represents the fewest overall number of units by specific type. When developed with a consistent theme and containing unified architectural, landscape, streetscape, and signage standards. Development shall be compatible with site constraints and the character of surrounding residential development. Increases in overall project density beyond the underlying residential zoning category shall be permitted when offset by special consideration to openspace and natural feature preservation and the use of buffer areas.~~

- ~~1. Overall gross site density should not exceed three (3) dwelling units to the acre.~~
- ~~2. Flat-style condominium units should be limited to a maximum of 96 units.~~
- ~~3. Access should be provided to undeveloped acreage north and east of the site, where feasible.~~
- ~~4. Necessary traffic improvements required by the Hamilton County Engineer should be made as part of any development to maintain traffic flow on Wesselman Road.~~
- ~~5. Development/construction limits should not encroach into the abandoned railroad right of way alignment located on the property, except for entrance road and site utility construction.~~
- ~~6. Existing lakes and ponds on the property should be incorporated into the storm water management plan.~~
- ~~7. Open space tracts on the property should be designed such that all single family lot lines are separated from the eastern and northern perimeters of the site by 25 feet or more.~~
- ~~8. Multi-family buildings should not be located within 75 feet of the perimeter property line.~~
- ~~9. Residential buildings and detached garage structures constructed on the property should include first floor brick or stone elevations.~~

~~Map of Area:~~



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LUPA Case: GREEN 2007-02; 5470 Rybolt Road

Corridor or Area: Remainder Area

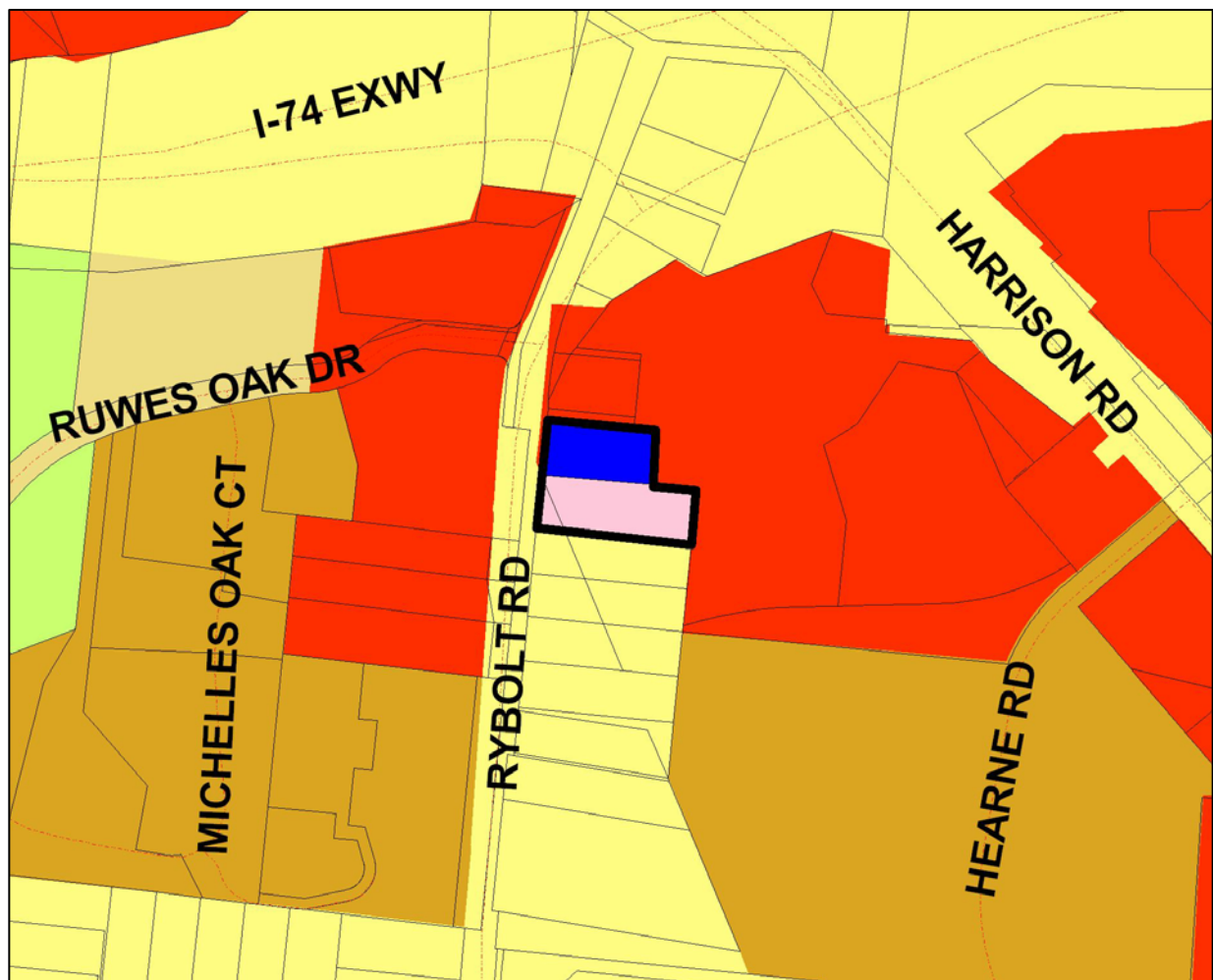
Request: From: Single Family
To: Neighborhood Retail & Utility

RPC Approval Date: August 2, 2007

Adopted Strategies:

1. Site development should be limited to an impervious surface ratio (ISR) of .60 or less and the building footprint should not cover more than 25% of the net site area.
2. Landscaped buffer areas should be provided on all property lines and no disturbed slopes should be graded to exceed 3:1. All graded slopes should be planted in such a manner as to create a natural setting comparable with existing conditions.
3. Vehicular and pedestrian access should be provided between all developments on the site through sidewalks, access easements, driveway connections, etc.
4. Signage on the site should be consolidated to the greatest extent possible with an emphasis on ground mounted monument style signs integrated with landscaped buffer areas.
5. Final development concepts should conform to the applicable design guidelines of the Harrison Avenue Plan.
6. Access to the site should meet all requirements of the Hamilton County Engineer Access Management regulations and should not include more than one access point per public street frontage.

Map of Area:



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LUPA Case: GREEN 2008-01; Chatwood Office

Corridor or Area: Bridgetown Road Corridor

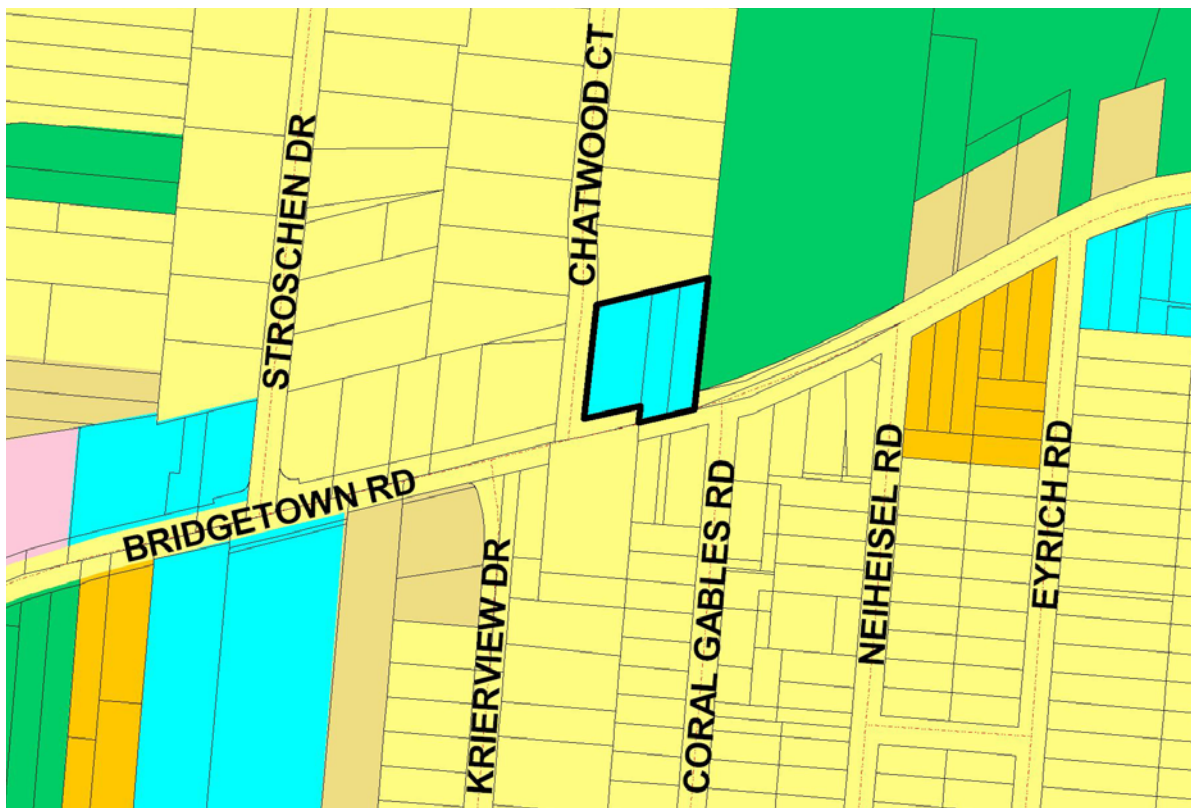
Request: From: Single Family
To: General Office

RPC Approval Date: June 5, 2008

Adopted Strategies: _____

1. ~~That the property should be limited to office use.~~
2. ~~That the development of the site should be limited to a maximum impervious surface ratio of 60%.~~
3. ~~The building should include a brick exterior and a pitched shingle roof to maintain the residential character of the Bridgetown Road Corridor.~~
4. ~~That a streetscape buffer should be installed that meets the requirements of the Hamilton County Zoning Resolution along Bridgetown Road and that the Chatwood Court streetscape buffer should be expanded to 15 feet in width to achieve a transition from Bridgetown Road to the front yard setbacks of adjacent residential homes and to provide for future additional right-of-way on Chatwood Court.~~
5. ~~That the required boundary buffer should be expanded to a minimum of 15 feet in width on the north property line and that this buffer area should include one additional tree and five additional bushes per 100 linear feet.~~
6. ~~That any dumpster or trash handling location on the site should be housed in a masonry enclosure located in the northeast corner of the property a minimum of 20 feet from the adjacent residential lot on Chatwood Court.~~
7. ~~An access easement should be provided, where feasible, between the subject property and the adjacent church property to the east.~~
8. ~~Sidewalks along Bridgetown Road should be maintained.~~
9. ~~That right of way dedication on Bridgetown Road should be made in conformance with the Hamilton County Thoroughfare Plan.~~
10. 1. That the site should be permitted to have one ground-mounted sign a maximum of 50 square feet in area and 8 feet in height, located in a landscaper area at its base equal to twice the area of the sign.

Map of Area:



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LUPA Case: ~~GREEN 2009-01; West Fork Institutional~~

Corridor or Area: ~~Remainder Area~~

Request: ~~From: Single Family~~

~~To: Public, Semi-public, Institutional~~

RPC Approval Date: ~~January 8, 2009~~

~~Adopted Strategies:~~

- ~~1. Site development should be consistent with the Hamilton County Thoroughfare Plan.~~
- ~~2. Freestanding signage on the site should be limited to one ground mounted sign no larger than 32 square feet in size and 6' in height and any signage integrated into onsite retaining walls be limited to 50 square feet.~~
- ~~3. Enhanced boundary buffers, including additional width, landscaping, earthen berms, privacy fencing and/or any combination thereof, should be provided on the east and west property lines adjacent to existing residences.~~
- ~~4. Mechanical areas or equipment and dumpster or trash handling areas should not be located within 100' of any property line and should be housed in an enclosure constructed with masonry walls, faced in brick with solid metal doors, surrounded by evergreen landscaping where not adjacent to paved parking or driveways.~~
- ~~5. Buildings on the site should have a masonry brick exterior and should be constructed with at least 65% of its footprint consisting of a single story structure with a pitched roof.~~
- ~~6. Rooftop mounted mechanicals should be discouraged in the building design, and any unavoidable rooftop fixtures or equipment should be fully screened by a solid wall or equipment shed constructed to match the building.~~
- ~~7. Exterior site lighting, including building mounted fixtures, should be designed to limit light escaping from the site, glare, and light encroachment that may be caused by site conditions.~~
- ~~8. Retaining walls constructed on the site should not be higher than 10' without the incorporation of a landscaped step back or break.~~
- ~~9. Site development should include an impervious surface ratio less than 60%.~~
- ~~10. The designation of this property for Public, Semi-public, & Institutional uses should not be construed as support for correctional facilities or halfway houses on the subject property, as these uses are specifically discouraged in the Land Use Plan Amendment area.~~

~~Map of Area:~~



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LUPA Case: GREEN 2009-02; 6946-6976 Harrison

Corridor or Area: Harrison Pike Corridor

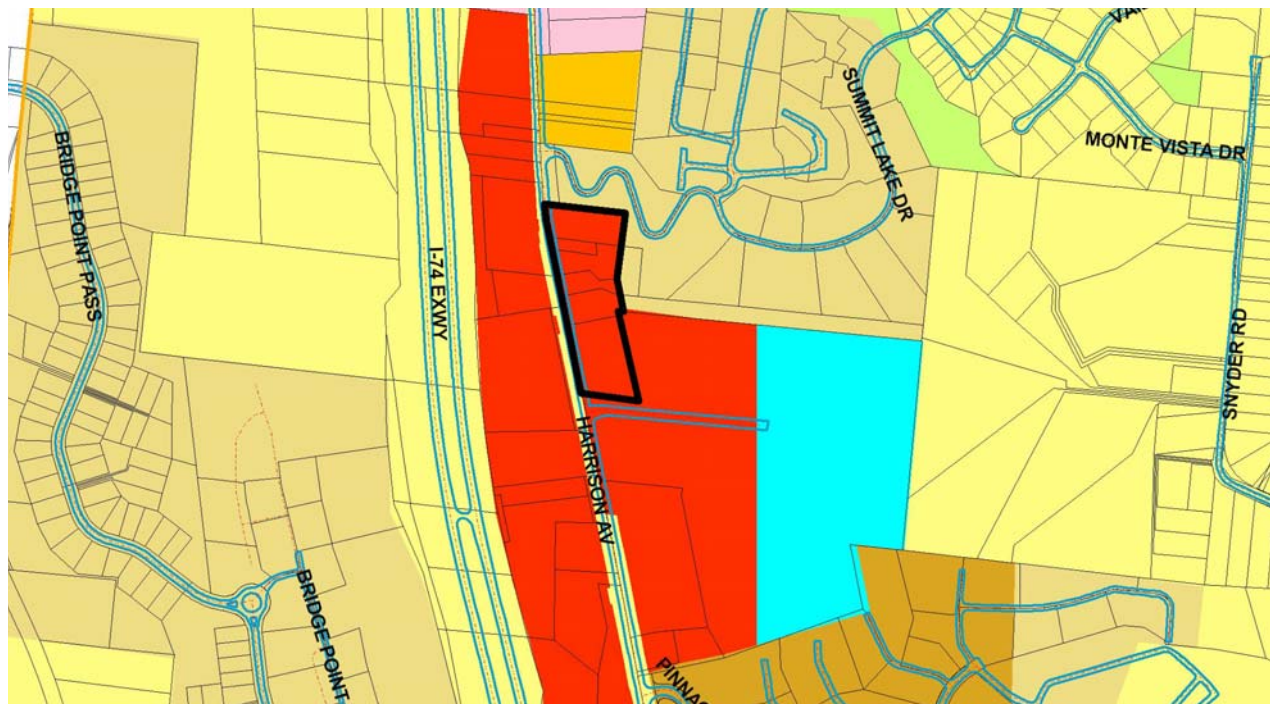
Request: From: Transitional Mixed Use
To: General Retail

RPC Approval Date: April 2, 2009

Adopted Strategies:

1. Developments located within this area should include an Impervious Surface Ratio of less than 0.60 (60%) and building footprint coverage of less than 25% of the net site area for each development site.
2. That an ingress/egress easement for vehicular use should be identified to the southern boundary of the amendment area to facilitate vehicular connection to the adjacent commercial property and that all developments located within the amendment area should, wherever feasible, provide easements and construct driveways to provide interior parking lot connections.
3. That parking areas located in front of buildings along Harrison Avenue should include landscape peninsulas to break up long rows of parking, in addition to all other streetscape and interior parking lot landscaping requirements of the Hamilton County Zoning Resolution.
4. Curb cuts should be consolidated with adjacent development sites within the amendment area, to the greatest extent possible, to specifically reduce the number of access points onto Harrison Avenue.
5. That developments within the amendment area should conform to the applicable design guidelines of the Harrison Avenue Corridor Plan related to building design, site grading, access management, accessory structures, landscaping, drive thru facilities, and signage as determined by Green Township.

Map of Area:



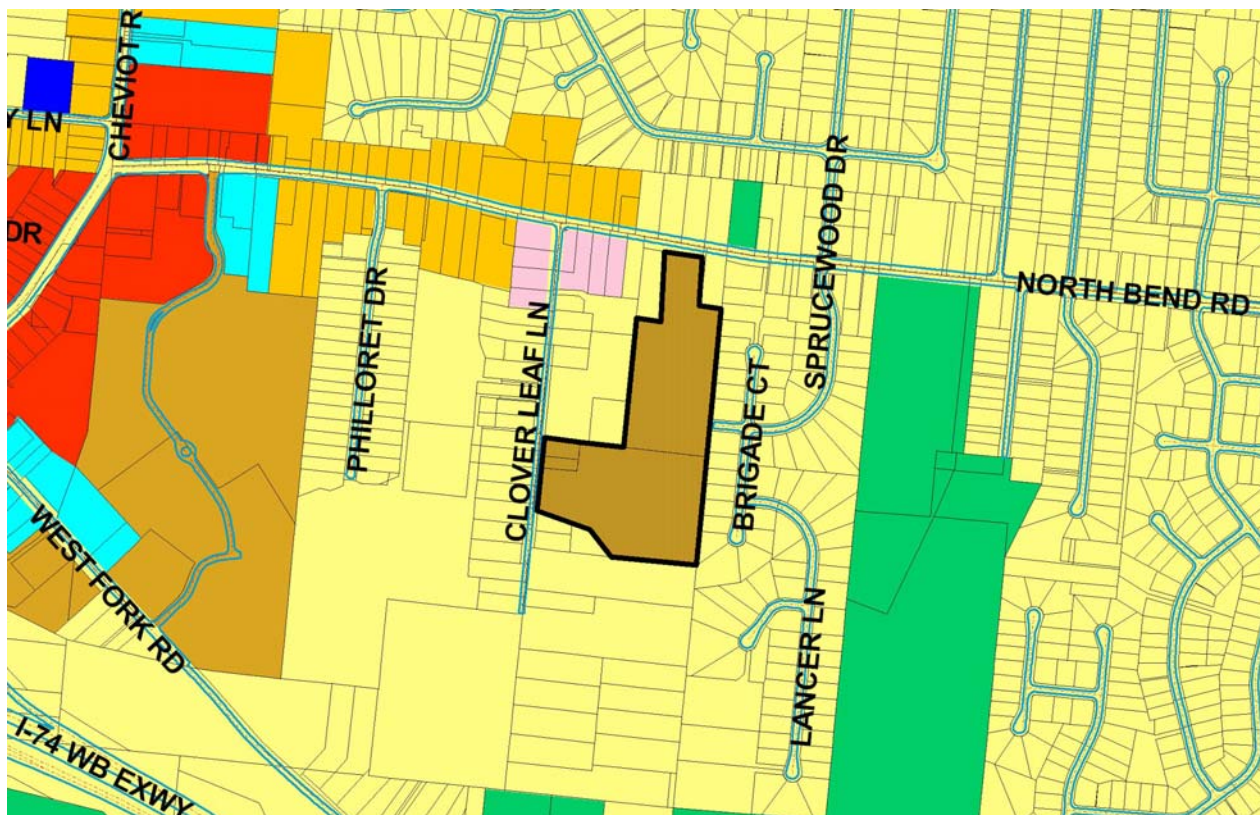
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LUPA Case: GREEN 2009-03; Cloverleaf Attached
Corridor or Area: Remainder Area
Request: From: Single Family
To: Attached Single Family
RPC Approval Date: July 2, 2009

Adopted Strategies: _____

1. ~~Development of the site should include single or two family homes that include 1,400 square feet per unit (not including garage areas).~~
2. ~~The site should not include a density of more than five units per acre and should include no more than 58 total units.~~
3. ~~Developments containing attached units should provide an appropriate boundary buffer, including landscaping, earthen berms, privacy fencing or combination thereof, along property boundaries adjacent to single family homes.~~
4. ~~Attached units should provide a setback of at least 50 feet from all adjacent property and right-of-way lines except along the area near North Bend Road where access road construction may limit the buildable width of the site.~~
5. ~~The ground floors of all attached unit buildings should be constructed with a residential style pitched roof and the ground floor level should include a full masonry brick or stone wrap, where vinyl siding, stucco, and/or wood or similar material should be used for architectural features and trim only.~~
6. ~~The site should be developed at a low intensity with an impervious surface ratio of less than 50%.~~
7. ~~There should be no dumpsters or common trash handling areas on the site.~~
8. 1. Development of the subject property should include the extension of the public street stub at the end of Sprucewood Drive to provide a second point of access.

Map of Area:



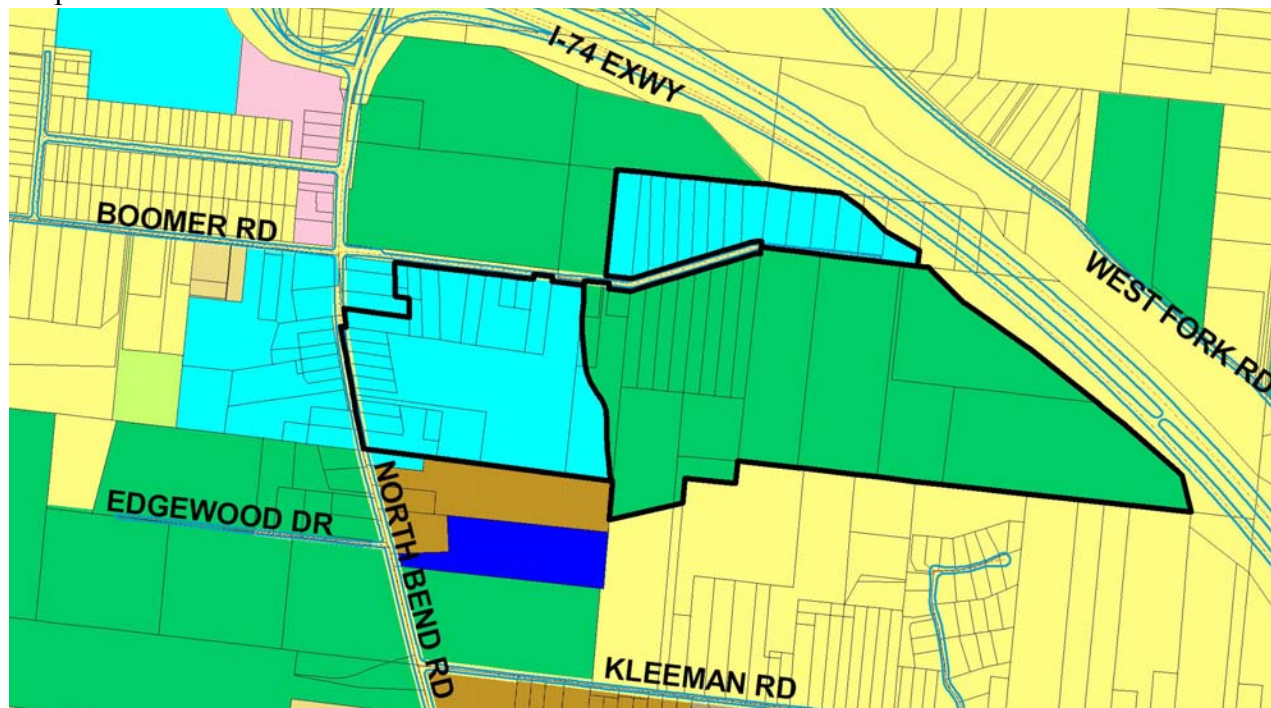
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LUPA Case: GREEN 2009-04; Mercy Hospital
Corridor or Area: North Bend Corridor/Remainder Area
Request: From: Single Family & Attached Single Family
To: Public/Semi-public/Institutional & Office
RPC Approval Date: July 2, 2009

Adopted Strategies:

1. Where hillsides are impacted by development, slopes should be re-vegetated to create a natural appearance and exposed rock cuts should be avoided by maintaining a maximum slope of 3:1. Retaining walls over 10 feet in height should include terraced setbacks with landscaping and vegetation to limit the visual impact of the wall.
2. Building footprints for office uses should not occupy more than 25% of the site for any phase of the development and the maximum impervious surface ratio (ISR) should be 60% for each phase. The hospital building footprint should not occupy more than 20% of the hospital site and the maximum ISR should be 50%.
3. All on site utilities should be located underground.
4. Development on the site should include adequate landscaping to provide a high quality appearance. This would include interior parking lot landscaping, landscaped boulevard-style vehicular entrances or access drives separated from parking fields by landscaped islands, landscaping between contiguous parking fields, and consideration for preserving and utilizing mature trees wherever possible within each development site.
5. Cross-access easements and interior parking lot connection between adjacent uses should be provided where feasible.
6. Consideration for separated sidewalks for pedestrian access through parking lots should be given such that pedestrians are separated from vehicular drive aisles in parking lots containing more than 250 parking spaces.
7. Blank, uninterrupted facades and flat rooflines should be discouraged on all buildings within the amendment area. Architectural features and roofline changes should be used at regular intervals to break up the appearance of a blank wall or flat roof.
8. Rooftop mechanicals should be screened from public view and the view of adjacent residential properties by structures such as parapet walls, gabled or hipped style roofs, and/or dormers.
9. The predominant exterior building materials for all building facades within the area that are visible from a public right-of-way or residentially zoned property should be brick, wood, natural stone or tinted and textured concrete masonry units or similar material. Vinyl, smooth concrete block or tilt-up concrete panels, mirrored glass, or corrugated metal panels should not be used as exterior building materials.
10. Freestanding signage in the amendment area should be ground mounted monument style signs located in a landscape area equal to twice the square-foot area as the sign face.
11. Parking spaces provided for each office development should not exceed 105% of the required minimum number of parking spaces unless additional landscaping, beyond the minimum requirements of the Zoning Resolution, is provided and no more than 60% of the provided spaces should be located between the front of the building and an adjacent public street right-of-way.
12. The development of office uses along the north side of Boomer Road should not result in individual single-family homes being surrounded on both sides by office development to prevent a leap-frog development pattern that could negatively impact the livability of homes that are not included in a specific development request. Conversion of single-family homes to office use is not encouraged in this area.
13. Boomer Road should be rerouted to separate the eastern portion of the road from the existing intersection with North Bend Road prior to approval of any access point on the south side of Boomer Road or any office development of any kind on the north side of Boomer Road.

Map of Area:



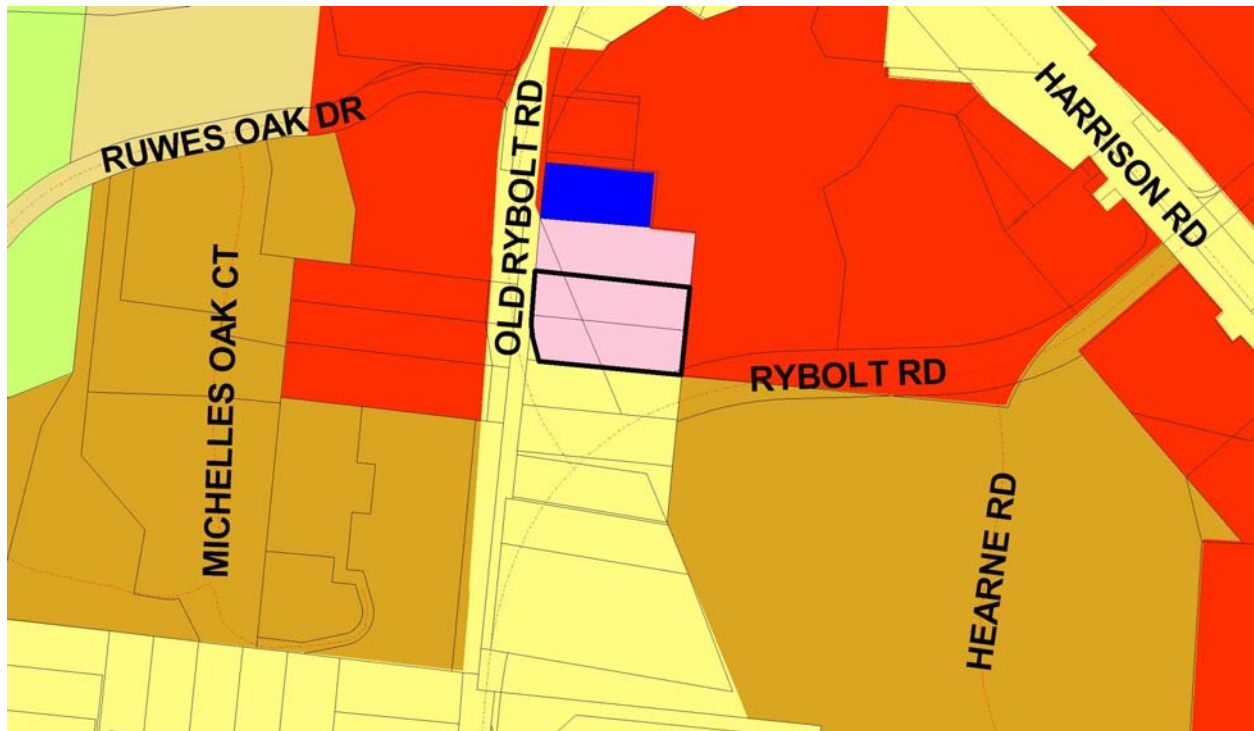
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LUPA Case: GREEN 2009-05; 5458 Rybolt Road
Corridor or Area: Remainder Area
Request: From: Single Family
To: Neighborhood Retail
RPC Approval Date: January 7, 2010

Adopted Strategies:

1. Site development should be limited to an impervious surface ratio (ISR) of .60 or less and the building footprint should not cover more than 25% of the net site area.
2. Landscaped buffer areas should be provided on all property lines and no disturbed slopes should be graded to exceed 3:1. All graded slopes should be planted in such a manner as to create a natural setting comparable with existing conditions.
3. Vehicular and pedestrian access should be provided between all developments on the site through sidewalks, access easements, driveway connections, etc.
4. Signage on the site should be consolidated to the greatest extent possible with an emphasis on ground mounted monument style signs integrated with landscaped buffer areas.
5. Final development concepts should conform to the applicable design guidelines of the Harrison Avenue Plan.
6. Access to the site should meet all requirements of the Hamilton County Engineer Access Management regulations and should not include more than one access point per public street frontage.

Map of Area:



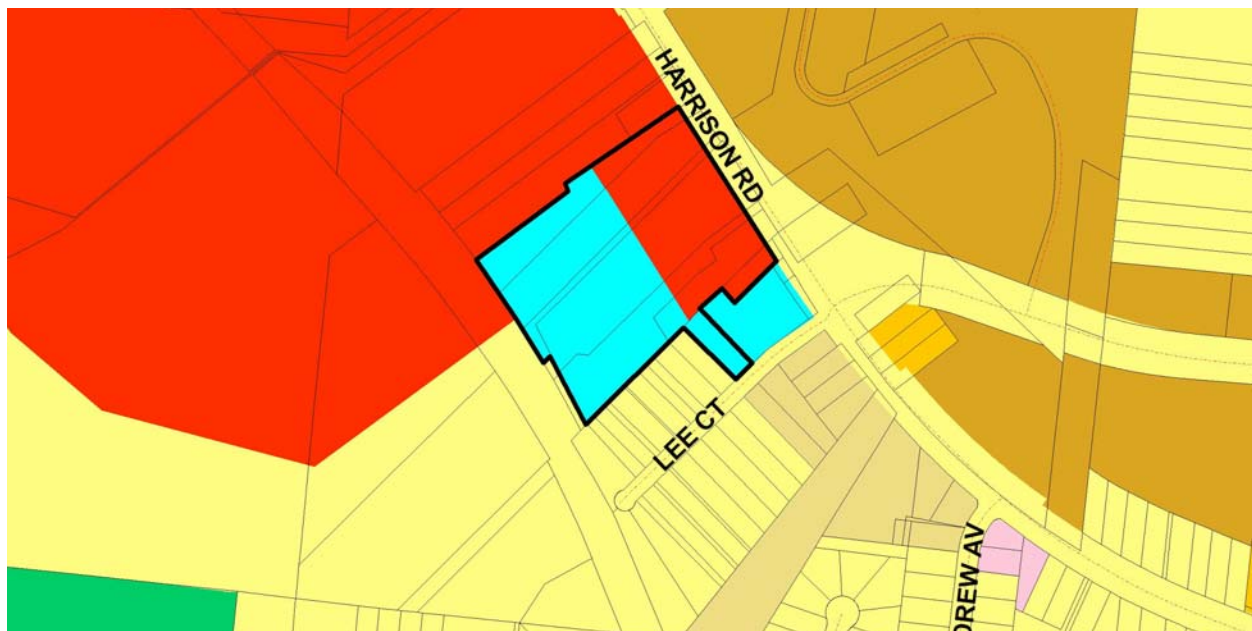
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LUPA Case: GREEN 2010-01; 5705 Harrison Office
Corridor or Area: Harrison Pike Corridor
Request: From: Transitional Mixed Use and Single Family
To: General Office and Retail
RPC Approval Date: February 4, 2010

Adopted Strategies:

1. Development of the site should include dedication of right-of-way and streetscape landscaping along Harrison Avenue in accordance with the Hamilton County Zoning Resolution and Thoroughfare Plan.
2. Development of the site should be designed to conform to the applicable standards of the Harrison Avenue Corridor Plan, including masonry brick exteriors or other similar materials for all buildings.
3. Freestanding signage for all future uses of the property should be ground mounted and consolidated to reduce the amount and size of signage on the property.
4. Enhanced boundary buffers that include additional width, landscaping, earthen berms, privacy fencing, and/or a combination thereof should be established on the south property line adjacent to existing residences on Lee Court.
5. Mechanical and trash handling areas or equipment should not be located within 100 feet of a residentially used property unless fully screened from view by walls or fencing of a design and character compatible with architecture of building(s) on site.
6. Retaining walls visible to adjacent residential homes or public rights-of-way should not be higher than 10 feet without the incorporation of a landscaped step back or the placement of evergreen landscaping at the base of the wall as a visual buffer.
7. Development of the site should include an ISR less than 75% unless additional interior landscaping is provided to offset the increased intensity.
8. The development should be designed with cross access easements for direct vehicular access to adjacent properties to the north and the south of the subject property and the consolidation or elimination of the curb cut for the Cincinnati Credit Union is encouraged.
9. The site should include one curb cut to Harrison Avenue unless an access agreement is reached with the adjacent office use to the south that includes the elimination of the existing curb cut on the adjacent property, in which case there should be no more than two access points to Harrison Avenue.
10. Fast food restaurants are not encouraged on the identified General Retail portion of the site.

Map of Area:



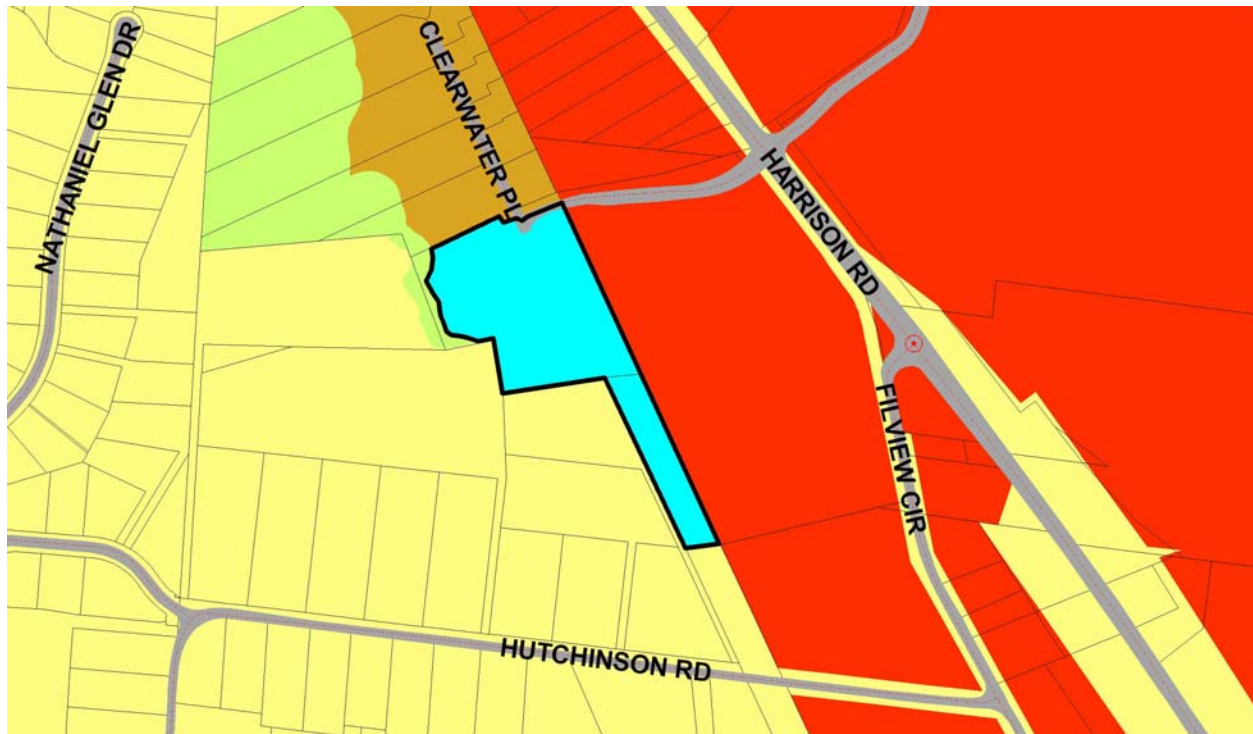
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LUPA Case: ~~GREEN 2011-01; Clearwater Office~~
Corridor or Area: ~~Remainder Area~~
Request: ~~From: Single Family & Multi-Family~~
~~To: General Office~~
RPC Approval Date: ~~February 3, 2011~~

Adopted Strategies:

- ~~1. Development of the site should be compatible with the applicable standards of the Harrison Avenue Corridor Plan.~~
- ~~2. Development of the site for an office use should occur in conjunction with the development of the adjacent Harrison Avenue frontage parcels.~~
- ~~3. Cross-access easements should be provided if necessary to ensure access for the adjacent condominium development to Clearwater Place.~~
- ~~4. Direct vehicular access between the subject property and adjacent buffers should be provided between office parking areas and existing residential development to minimize potential adverse impacts.~~
- ~~5. That a minimum 20-foot enhanced buffer area should be provided adjacent to any property zoned for single-family residential use.~~
- ~~6. That all retaining walls should comply with the Hamilton County Zoning Resolution requirements for setbacks, include evergreen landscaping along the base of the walls to screen the walls from view, and where practical, the use of "green" walls that allow incorporation of plantings into the structure of the wall should be considered.~~

Map of Area:



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