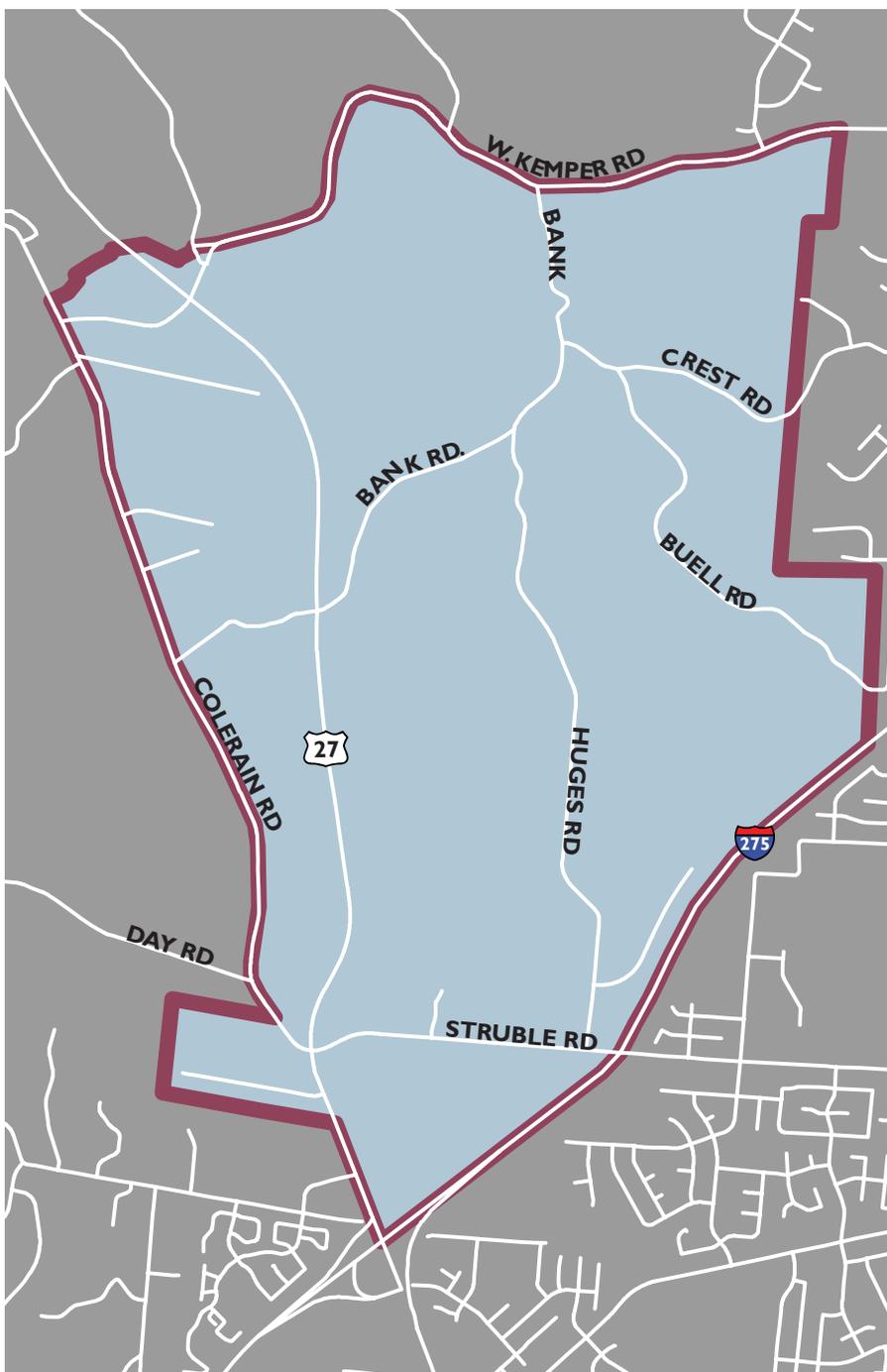


Banklick Creek Zoning Analysis

Prepared
for
Colerain
Township



Prepared by



November 17, 2006

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Banklick Creek Zoning Analysis

Introduction

The Banklick Creek Character Area is one of eleven geographic areas identified in the Colerain Township Comprehensive Plan. It is also one identified as needing additional focused planning attention outside of the Comprehensive Plan. The boundaries of the area are defined in the Colerain Township Comprehensive Plan (2005) and are illustrated in Map 1 on Page 4. The area is the location of stable residential areas and one of the Township's largest areas for future industrial and non-retail employment uses. The Banklick Creek Area is also the location of the Rumpke Landfill, the most visible and prominent land use in Colerain Township. The presence of the landfill and the continuing requests by its owners to expand the landfill are major influences on this area and the Township, necessitating the need for continued focused planning efforts and one of the reasons why the Township chose to proceed with this analysis.

The Banklick Creek Character Area and surrounding region has changed from a largely rural area to an area of high density suburban development within close proximity of the landfill. With the trend in development moving closer to the landfill while the landfill continues to expand outward, one of the recommendations that resulted from the Township's recent comprehensive planning process was the creation of a strategic plan to identify the best mix of land uses and zoning that can serve as a transition in this character area. The purpose of this zoning analysis is to implement that recommendation and provide guidance on appropriate zoning map amendments for the Banklick Creek Character Area.

History of the Study Area

Prior to 1945, the study area was primarily a rural, agricultural area with few homes. At the time, the population of the Township was just under 5,000 residents as compared to the almost 60,000 residents today. As in most areas of Ohio, development in this once rural township started along roadways and then progressed into large subdivisions with the extension of roads and sewers. This study area is now a critical part of Colerain Township with its major interchange at Colerain Avenue and Interstate 275 providing direct access to the retail and service commercial uses along Colerain Avenue and further north along SR 127. In addition to the commercial uses, this area provides access to, and has allowed residential developments to take advantage of, the varying topography. There are now numerous homes and small subdivisions tucked into the hillsides of this area. Another influential use in this area is the existing Rumpke Landfill which is described further in the next section. Planning for compatible uses near the landfill was one of the reasons for the Comprehensive Plan's recommendation for further study of the Banklick Creek area.

Zoning in this area did not exist until 1961 when residents of Colerain Township voted to adopt Hamilton County Zoning and the vast majority of this area, including the area of the existing landfill, was zoned "A-A" Single Family Residence to allow for large lot residential uses. Over the years, the County made several zone changes in this area including rezoning some land as a landfill district and other areas for commercial districts. In 1994, Colerain Township residents voted to adopt local township zoning. At that time, the Township essentially adopted the Hamilton County Zoning Code and Map for the Township. This change meant that the Township assumed the responsibility for zoning in the Township and all the uses that developed prior to Township zoning.

History of the Landfill

According to information provided by Rumpke and the Township, the existing Rumpke Landfill (see Map 1: Character Area and Landfill Boundary Map) began operation in 1945 when no zoning existed in the Township. At the time, the operation was limited to the intake of household waste that was then fed to hogs that were part of the original hog farm on the site. After feeding household waste to swine was banned in the 1950s, the true land filling of solid waste began on the site by “pushing the refuse over the hill into ravines to the north and west of this building” (on Hughes Road).¹ In 1961, township residents voted to adopt Hamilton County Zoning at which point all of the area currently used for landfill was zoned “A-A” Single Family Residence. According to Rumpke documents, Rumpke property holdings along Hughes Road totaled 234 acres in 1961. At the time, the Hamilton County Regional Planning Commission estimated that the area actually used for landfill was only 60 acres. The adoption of zoning in 1961 made the landfill a “nonconforming use” meaning they did not comply with the zoning regulations that applied to the property. Rumpke continued to purchase land around the landfill, as it existed then, increasing the overall acreage to 428 acres by 1982. During this expansion, none of the land used for landfill was within a zoning district that permitted landfills.

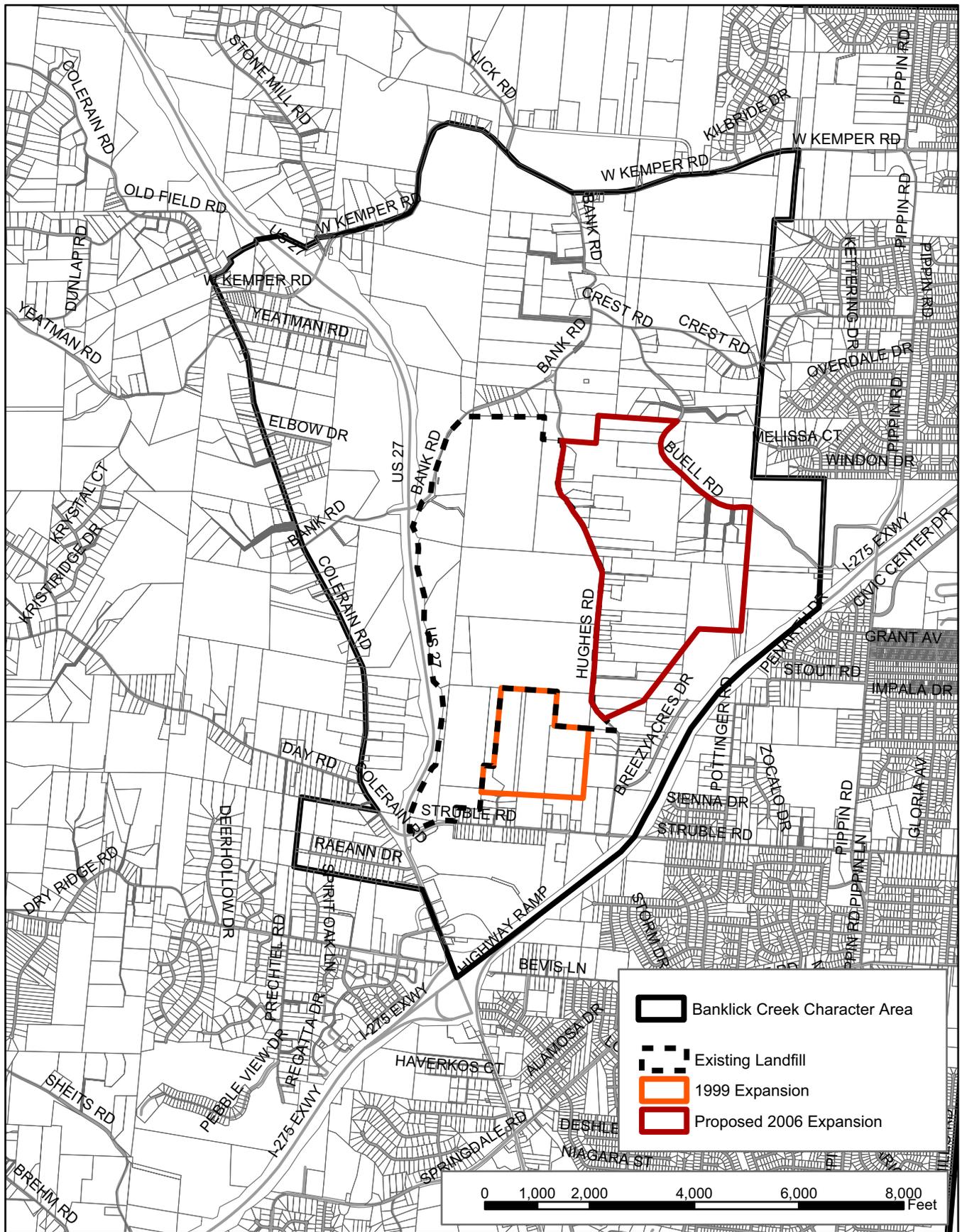
In 1982, Rumpke applied for, and received, approval of a rezoning request to rezone approximately 23 acres along Hughes Road from “A-A” Single Family Residence to “FF” Light Industrial (Case 4-82 Colerain). This change allowed for a small portion of the acreage owned by Rumpke to be used for the construction of several maintenance and operational buildings. It was not until 1988 that Rumpke applied to Hamilton County for the rezoning of all the original landfill site from “A-A” Single Family Residence and the previously approved “FF” Light Industrial (approved in 1982) to the “EF” Excavation-Landfill District. It was this rezoning that finally made the landfill a conforming use in regards to zoning.

Summary Timeline of the History of the Landfill	
1945	Household waste taken in as food for hogs.
1950s	Landfilling of household waste begins.
1961	Colerain Township adopts Hamilton County Zoning (enforced by the County). Landfill becomes a nonconforming use in the “A-A” Single Family Residence District.
1982	Rumpke applies for a rezoning of 23 acres along Hughes Road to “FF” Light Industrial to allow for construction of buildings related to the landfill.
1988	Rumpke applies for the rezoning of 428 acres, including the area rezoned for light industrial in 1982, to “EF” Excavation and Landfill.
1994	Rumpke applies for the rezoning of an additional 7 acres to the “EF” District for a sedimentation pond. A total of 435 acres is now zoned “EF.”
1999-2000	Rumpke applies to rezone 65 acres south of the landfill to the “EF” District. The Township denies the request, Rumpke and the Township enter into a consent decree.
March 2006	Rumpke applies to rezone 291 acres east of the landfill to the “EF” District. Currently under consideration with the Township.
August 2006	New Colerain Township Zoning Resolution becomes effective.

¹ The historical information for this section was taken from public records submitted as part of zone change requests or submitted to the County or the Township as a requirement of the applicable zoning district.

At the time of the rezoning, the landfill itself was confined largely to the northern area of the current Solid Waste Disposal (SWD) Zoning District (former “EF” Excavation-Landfill District). In 1999, Rumpke applied to the Township to rezone an additional 313 acres south of the original landfill to a mix of landfill zoning (“EF” Excavation-Landfill District at the time) and planned light industrial (“PD-I” District) zoning. Of that acreage, approximately 65 acres was requested to be rezoned to “EF” Excavation-Landfill. This zoning request was to allow for the expansion of the landfill as well as establish buffer areas consisting of light industrial uses and park land and/or greenspace. This expansion was to expand the capacity of the landfill and allow for continued operation of the landfill for an additional 15 to 20 years beyond the capacity of the existing landfill. The application was reviewed in accordance with statutory requirements and was ultimately denied by the Colerain Township Board of Trustees. The landfill operators filed a lawsuit which eventually resulted in a consent decree (Consent Decree from Case A00-07121) that identified the landfill and industrial uses as reasonable uses for that particular location if certain conditions of the consent decree were met. However, the area subject to the consent decree was not rezoned by the court’s decree. This expansion was to the south of the previous landfill area and still within the confines of Struble Road to the south, U.S. 27 to the east, Hughes Road to the west and Bank Road to the north. At this point in the history of the landfill, the landfill itself is bounded by public streets on all sides of the operation with only a small area of industrial land between the landfill and Struble Road to the south.

In March 2006, after the adoption of the Colerain Township Comprehensive Plan and while the revised zoning text and map were being finalized, Rumpke applied to the Township for an additional expansion of 291 acres (for landfill operations). The application, which was pending at the time this report was written, seeks to rezone 291 acres zoned for “A-A” Single Family Residence and “O-O” Planned Office to the “EF” Excavation-Landfill District and an additional 59 acres as a “FF” Planned Light Industrial District. On August 19, 2006, the new Colerain Township Zoning Resolution became effective and rezoned the original landfill and 2000 expansion (1988 zoning and 2000 consent decree) to the new “SWD” Solid Waste District which has more regulations specific to landfills but which also states that the landfill operations as approved prior to the effective date would be considered in compliance with the new Township Zoning Resolution.



Banklick Creek Zoning Analysis

Map 1: Character Area and Landfill Boundary Map

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)
 Landfill boundary information created by McBride Dale Clarion.



Since the time when the landfill opened in 1945 when no land use regulations were in effect, Colerain Township has seen a significant amount of change. As documented in the Comprehensive Plan and in *Colerain Township Revisited* (a book by Ruth A. Wells assembled for the Colerain Township Bicentennial in 1994), Colerain Township experienced substantial population growth starting in the 1950's. Table 1 illustrates the changing population of Colerain Township since 1910. The table highlights the census population in the years before and after the landfill opened.

Table 1: Population Growth	
Year	Population
1910	3,834
1920	2,891
1930	3,664
1940	4,627
1950	7,483
1960	28,632
1970	50,971
1980	56,583
1990	56,781
2000	60,144
2005 Estimate	57,354*
Source: U.S. Census and <i>Colerain Township Revisited</i> .	
Highlighted years illustrated the census counts before and after the landfill began operation.	
* While there has been a decline in population over the last five years, new housing is being constructed and few homes are being demolished. This decline could be the result of decreasing household size and an aging population.	

As with most suburban communities, the growth illustrated in the above table was in part a result of the interstate system and general road and infrastructure improvements that supported urban and suburban development. Many of the subdivisions that are located in the Banklick Creek Area, or directly adjacent to the area, were constructed during this era of growth, after the original landfill was in operation.

In addition to the growth in population and development, infrastructure was also being extended and improved during Colerain Township's growth years. Over the years, the Greater Cincinnati Water Works (GCWW) has installed water mains through most areas of the Township and the Metropolitan Sewer District (MSD) and/or developers have installed sewer to most areas around the study area (see later sections of this analysis for detailed maps and descriptions). In the late 1960s, U.S. 27 was improved to a limited access highway north of Struble Road resulting in a split of Old Colerain Road and the current route most commonly referred to as Colerain Avenue. In the mid 1970's, Interstate 275 was constructed to the immediate south of the study area, providing excellent regional access. These improvements have led the way for more intense development in an area that was once considered a remote township comprised of farmlands and forested hillsides.

The history of the landfill growth relative to township growth is instructive in this analysis. The landfill began as a small land use in what was once a semi-rural area, a typical situation with most Ohio landfills. As Colerain Township emerged as an attractive and bustling suburb, the landfill expanded well beyond what was expected. Rumpke is now requesting additional zoning that would allow the landfill to grow to almost 800 acres in size. Along the way, the landfill owners repeatedly argued that land adjacent to landfill is so negatively impacted by its proximity to the landfill that it can be used for nothing *but* a landfill. Thus, the township finds itself in a Catch 22 situation: the more the landfill expands, the more strongly the landfill owners argue it is justified to expand. At the same time, the Township must consider expansion of the landfill just as it would any property owner who desires to expand an existing business. The key is to balance the desires and interests of the landfill as a township business with the broader public interest in achieving and maintaining a long-term stability of land uses in the Township. Long-term stability also means evaluating the impact that such a large use has on the future of the Township. As it stands now, the current 500 acres of landfill (1988 zoning and 2000 consent decree) will eventually close and will sterilize that acreage forever. While the closing of the landfill will provide some greenspace to the community, it will also mean 500 acres that the Township will not be able to develop into another tax generating use and once the landfill operation closes, there will be no more tipping fees to help counter that financial impact. The achievement of that stable and sustainable balance of land uses is the goal of this report.

Existing Characteristics of the Area

In order to provide an effective analysis of how the Banklick Creek Area should be zoned, it is necessary to first look at the existing conditions, characteristics, and development issues within the area. For the purposes of this analysis, McBride Dale Clarion (MDC) has focused on existing land uses, existing zoning, sanitary sewer service, water service, slopes, and other existing plans as it relates to this area.

Land Use and Development

The Rumpke Landfill is located generally in the center of this character area and is the most dominant use in terms of land use impacts. The current landfill and 2000 expansion area comprises 500 acres (including associated uses and buffers) which is approximately 20% of the Banklick Creek Character Area and 2.0% of the entire township (See Figure 1). At this size, the landfill is currently Ohio’s third largest active landfill and almost twice the size of the overall average Ohio landfill. The landfill is currently visible from over 200 miles in the sky based on recent aerial photographs.

While the landfill is perhaps the most visible land use with the greatest impacts in the Banklick Creek Area, the bulk of the area is used for agricultural or undeveloped uses (44%) and for single-family residential uses (26%). Over half of the single-family and agricultural uses are located on large lots of one acre or more. Several were constructed within the last 15 years in the area that Rumpke is now looking to expand, though largely on hillsides that block or buffer the visibility of the landfill.

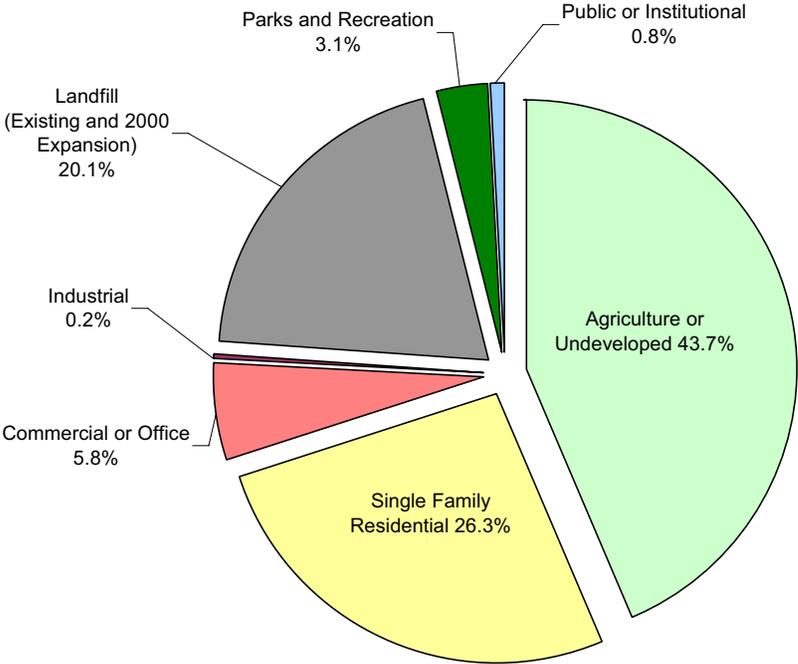
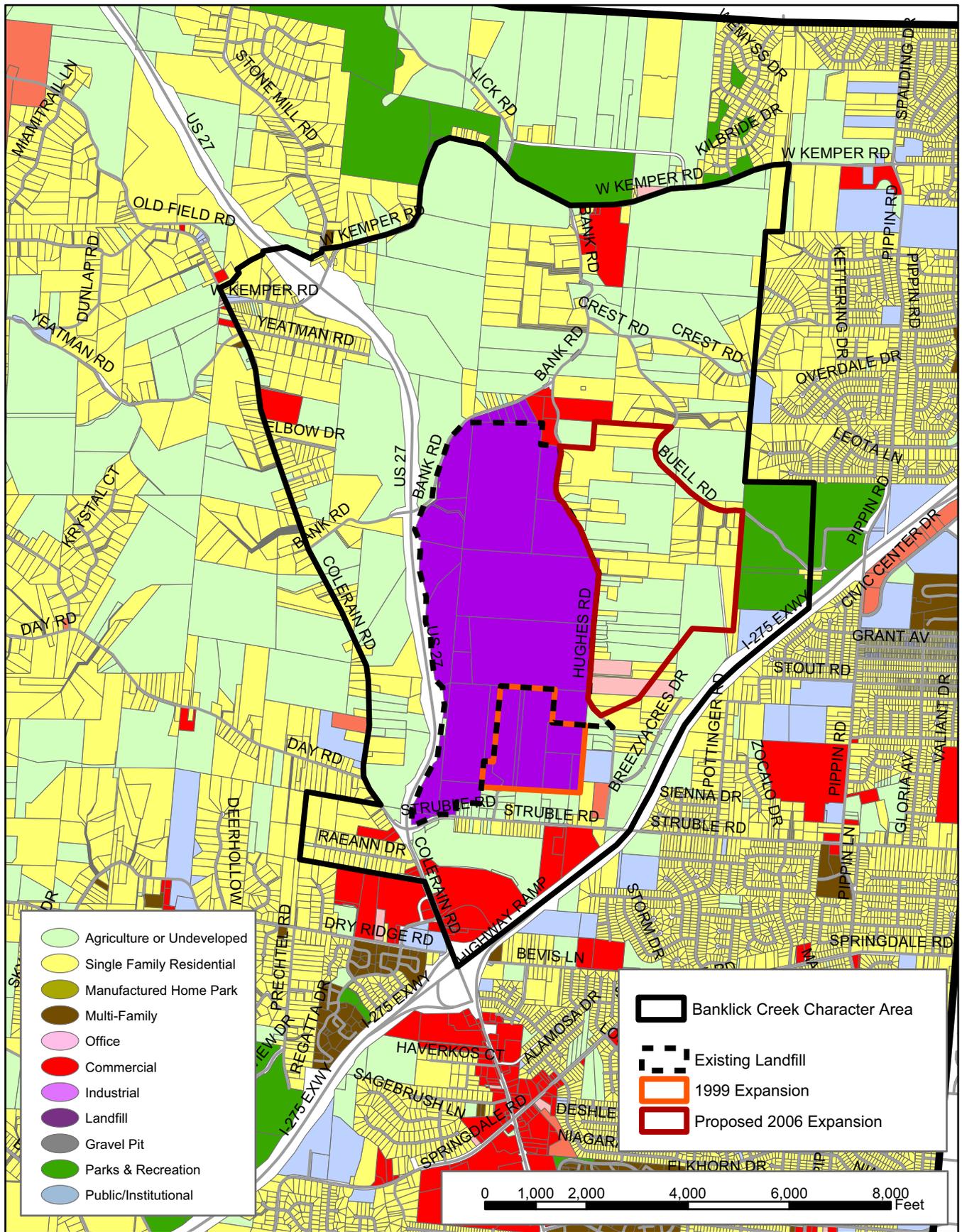


Figure 1: Existing land use ratios.

Beyond the landfill, approximately five percent of the area is devoted to commercial/office uses with the largest concentration of commercial uses located at the northeast corner of the I-275/Colerain Avenue interchange. The remaining commercial uses are small neighborhood nodes along Old Colerain Road and West Kemper Road. Another one percent of the area is currently used for industrial uses along Struble Road.

The ratio of existing land uses within this character area is illustrated in Figure 1. The existing land uses within this area and the surrounding region are illustrated in Map 2: Existing Land Use Map.

The landfill is also within close proximity to a large number of stable residential neighborhoods outside the study area, as well as the Colerain Avenue commercial corridor, which has its northern terminus in this character area. Within 2,000 feet to the southeast, across Interstate 275, is a dense population of subdivisions with a typical density of five units per acre. This housing was largely built in the 1970s and 1980s. To the east are several neighborhoods along the Pippin and Hamilton Avenue corridors. These neighborhoods have a typical density of four units per acre and were built in the 1970s, 1980s, and 1990s. The areas to the west and north of the Banklick Creek Character Area consist of more semi-rural developments with less dense subdivisions due largely to the lack of centralized sewer. Many of these subdivisions were constructed in the 1950s and 1960s.



Banklick Creek Zoning Analysis

Map 2: Existing Land Use Map

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)
 Landfill boundary information created by McBride Dale Clarion.



Existing Plans

There are two plans that apply to this planning area², both of which were adopted by Colerain Township. These include:

1. Colerain Township Comprehensive Plan (April 2005)
2. Colerain Township Land Use Plan (Last Amended in February 2006)

The Township developed and adopted the Colerain Township Comprehensive Plan and the Colerain Township Land Use Plan as part of its ongoing planning efforts. The Comprehensive Plan establishes the broad framework and goals for development while the Land Use Plan provides the more site-specific land use recommendations for the long-term future of the area.

Colerain Township Comprehensive Plan

The Colerain Township Comprehensive Plan, adopted in April 2005, establishes a broad vision for the Township, while also focusing on 11 distinct character areas. For each of these character areas, including the Banklick Creek Character Area, the Comprehensive Plan outlines current conditions and issues; provides a profile of land uses and land capacity; defines the vision for the individual character area; establishes development policies; and provides land use guidelines including a list of both appropriate and unsuitable land uses for each area. As part of the vision for each character area, the Comprehensive Plan provides a land use framework which established a series of policies in relation to the general land use characteristics of certain areas. Site-specific recommendations are addressed in the shorter-term Colerain Township Land Use Plan. Figure 2 illustrates the land use framework for the Banklick Creek Area. A description of each of the applicable framework categories is provided on the following pages.

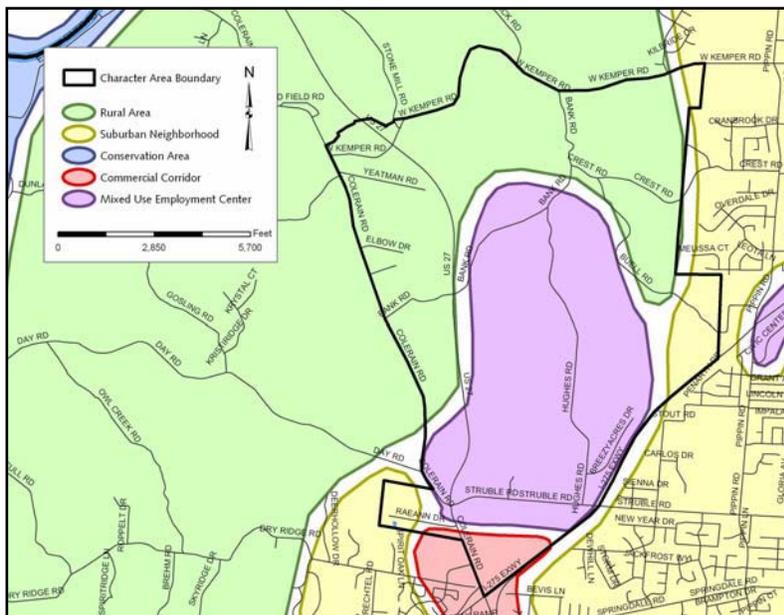


Figure 2: Banklick Creek Area - Land Use Framework from the Colerain Township Comprehensive

² The Hamilton County Regional Planning Commission (HCRPC) has continued to maintain a separate land use plan for Colerain Township and the study area even though the Township has adopted its own plan. The HCRPC plan is generally consistent with the Colerain Township Land Use Plan with the exception of land use planning in this study area. While the HCRPC Land Use Plan for Colerain Township was previously consistent with the recommendations of the Township's plan, HCRPC amended its Land Use Plan for the Township at the request of Rumpke in 2005.

Colerain Township Comprehensive Plan - Land Use Framework

Rural Areas

Wooded hillsides and large lot residential uses are the main characteristic of Colerain Township's rural areas. The wooded hillsides dominate the landscape and have historically discouraged development in the past, preserving this character until recent years when engineering improvements have led to the clearing and stripping of hillsides to allow for large-scale development. In addition to the natural constraints of hillsides and floodplains, the current roadway network in this area consists of rural roads with narrow widths in some areas, steep slopes and winding courses that were not designed nor maintained to accommodate suburban-density development. The constraints to development have also discouraged the extension of sewers into this area. Because of the special nature of these areas, the following policies apply when considering growth in the rural area.

- ✚ The Metropolitan Sewer District (MSD) does not anticipate extending sewers into these areas because of the difficulty in moving the discharge to a treatment plant. Additionally, during this planning process, the public responded strongly against the extension of sewer because of the impact on property owners and the character of the area. For this reason, sewers are discouraged in this area unless necessary as dictated by the Hamilton County General Health District or where it will provide service to an area surrounded by existing sewers and a majority of the property owners request the sewer extension.
- ✚ With a prevalence of steep slopes, the lack of sanitary sewer, and poor soil types for on-site septic systems, lot sizes should continue to be large. Additionally, homes on large tracts of land help preserve the rural character of the area. The residents continue to voice a desire to maintain rural characteristics as part of the long-term vision of the Rural Areas.
- ✚ Subdivisions that cluster homes together on shallower slopes or on portions of a property better suited for development are an appropriate form of development. The Township will establish clear guidelines for such developments to maintain the rural character. Figure 3 in the Implementation Section provides an illustration of clustered subdivisions.
- ✚ Improved open spaces are a priority over the preservation of areas in a natural state. Residents have demonstrated a frustration with developments that receive incentives for development in return for the preservation of open space when the open space is land that, because of development constraints, could not be developed for any use in the first place. Improvements could include walking or biking paths, playgrounds or other uses that will create an amenity for nearby residents.
- ✚ Neighborhood commercial uses and other nonresidential uses that generate a significant amount of traffic are inappropriate because of the minimal number of roads and the narrowness of the roads along with the overall lack of infrastructure.
- ✚ With rural areas come rural services, and residents moving into the area should not have expectations that there will be support for the extension of sewer or significant expansion of the water system. While this lack of additional infrastructure may minimize the urban development potential of a property, it will improve the quality of the area over the long-term and thus help maintain strong property values.
- ✚ New development should be responsive to the natural characteristics of the area including the hillsides and vegetation.

Colerain Township Comprehensive Plan - Land Use Framework

Mixed Use Employment Centers

- ✚ Mixed use employment centers are characterized by a mixture of commercial, office and industrial uses with a focus on the creation of jobs and services in the Township. However, commercial uses should be limited to those providing services to the surrounding uses, and the Township should discourage the development of large-scale, freestanding retail developments in these areas as they are more appropriate in the commercial corridors.
- ✚ These activity centers should be subject to high-quality development standards but the Township also should recognize the need for accessory uses such as truck parking, loading docks and outdoor storage. Such standards should address appropriate building size, setback and scale related to the specific activity center and the proximity to residential uses.
- ✚ Increasing the buffering requirements is key to minimizing the impact of these nonresidential uses on any surrounding residential uses. A special focus should be placed on screening outdoor uses areas such as loading docks and outdoor storage.
- ✚ New development should have sufficient access for trucks and employee traffic. Access from secondary roads should be encouraged for the purposes of access management, but not when these access roads will create a maintenance burden.
- ✚ Mixed-use employment centers should have adequate access to water and sewer.³
- ✚ An emphasis should be placed on “clean” businesses and industries that will help minimize the environmental impact on the surrounding uses and on the natural environment.

In addition to the land use framework, the Comprehensive Plan also establishes the following vision and appropriate or unsuitable land uses for the Banklick Creek Area:

Vision

This area will continue to be one that reflects both the urban and rural characters of Colerain Township. While most of the northern portion of this area will remain unsewered in the long-term, sewer and the expansion of infrastructure in the southern portion will help open opportunities for industrial expansion in the Township and thus increase the tax revenue generated by nonresidential uses. The Township accepts that the landfill is a part of the current community but desires that the landfill operations should continue only within the confines of the current landfill boundary which is roughly the area bounded by Colerain Avenue and Struble, Bank and Hughes Roads.

Appropriate Land Uses

- ✚ Agriculture
- ✚ Large Lot Residential
- ✚ Public and Institutional
- ✚ Parks, Recreation and Greenspace
- ✚ Light Industrial, Office and Employment Centers

Unsuitable Land Uses

- ✚ Suburban or High Density Residential
 - ✚ Retail Commercial
 - ✚ Expansion of the Landfill
-

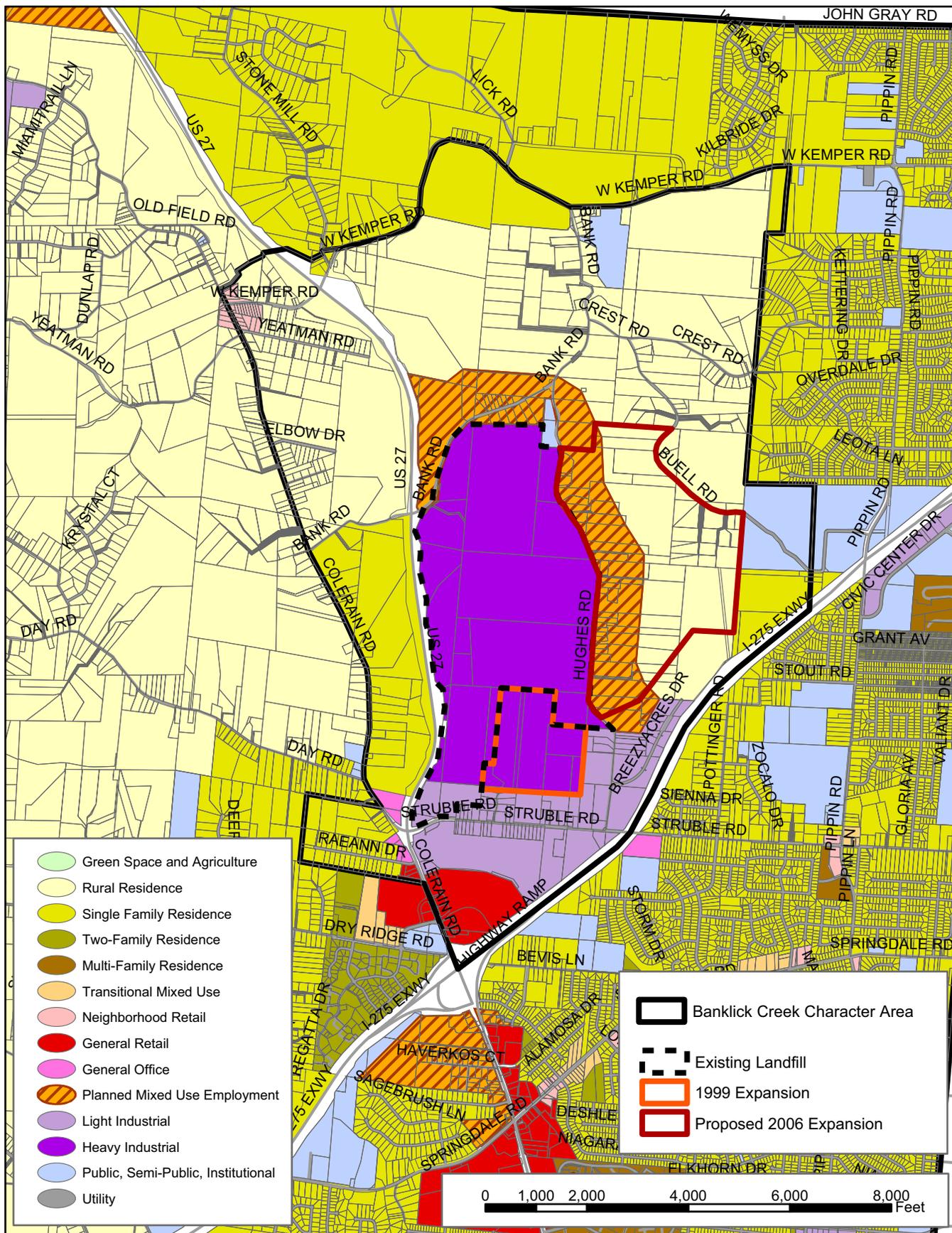
³ Depending on the type of uses, various access, water, and sewer needs may be met through a number of methods including, but not limited to: shared access, centralized sewer, on-site septic systems, cisterns, holding tanks, and other alternative systems.

The Colerain Township Land Use Plan

The Colerain Township Land Use Plan is intended to be a shorter-term, parcel-specific plan for the Township and is the plan that bridges the broad Comprehensive Plan with the regulatory language of the Zoning Resolution. The Colerain Township Land Use Plan is illustrated in Map 3 and designates the landfill as a heavy industrial use surrounded by a mix of other industrial uses and planned mixed-use employment areas. The intent behind these categories was to provide a transitional land use between the active landfill and surrounding residential uses. The plan also maintains the general retail center near the Colerain Avenue and I-275 interchange and the neighborhood retail center on Old Colerain and West Kemper Roads. The plan recommends rural residence and single-family residence uses for the remainder of the planning area.

The Colerain Township Land Use Plan calls for a mixed-use transitional area surrounding the existing landfill use. The goal of the mixed-use transitional area, designated planned mixed use employment on the land use map, is to establish a long-term vision of reasonable uses next to a landfill that can serve as a land use buffer between the landfill and other less intense uses. This goal could be accomplished either through the creation of a separate transitional zoning district or through the utilization of existing zoning districts that when applied to existing properties would create an effective transition.

The Township plans provide a starting point for identifying future land use and zoning patterns. They embody several important principles that guide the remainder of our analysis including recognition of the desires of the Township (based on public input), as well as acknowledgement of the services and development constraints located in the study area that include, but are not limited to the slopes, water and sewer service, and roadway access.



Banklick Creek Zoning Analysis

Map 3: Colerain Township Land Use Plan

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)
 Landfill boundary information created by McBride Dale Clarion.



Existing Zoning

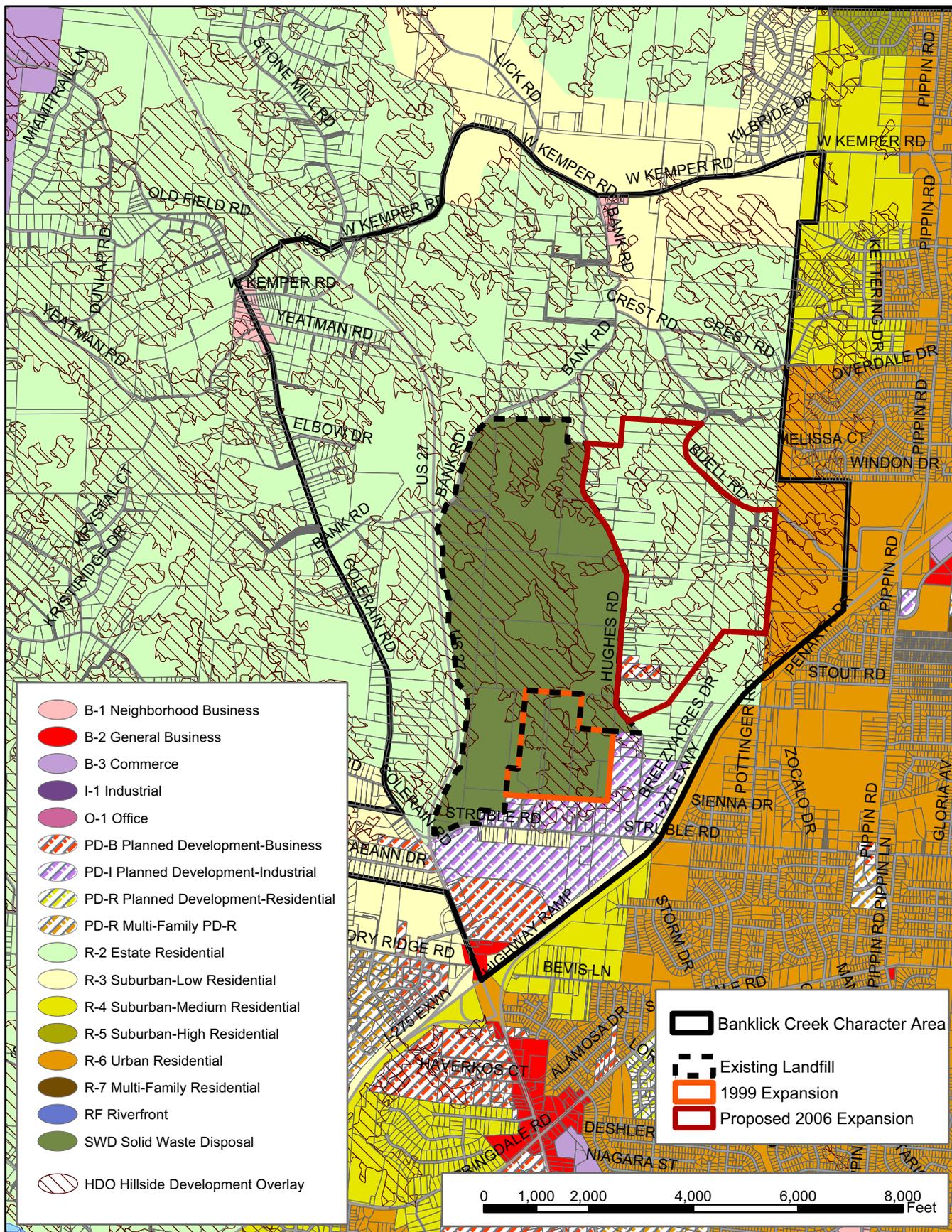
The residents of Colerain Township voted to adopt township zoning in 1994 at a time when most of the existing zoning and development patterns were already in place, including the original landfill use. From 1961 to 1994, the Hamilton County Board of Commissioners controlled zoning within the boundaries of the Township. When the Township adopted local zoning in 1994, it adopted a zoning resolution similar to the Hamilton County Zoning Resolution, including similar zoning districts, with some moderate changes to the design standards (i.e., parking, buffering, lighting, etc.). Following the completion of the Comprehensive Plan in 2005, Colerain Township went through an extensive review process to update the Colerain Township Zoning Resolution with a goal toward implementing the recommendations of the Comprehensive Plan and Land Use Plan. This resulted in a new resolution that was easier to use and understand and which helped implement the goals and vision of the Township as established in its plans. The new resolution also included substantially improved design standards for development. The revisions to the Zoning Resolution were adopted by the Township and became effective August 19, 2006. Along with the new resolution, a new zoning map was created to reflect the change from the existing zoning districts to the new zoning districts. The initial intent of the Township was to apply the new zoning districts to the new zoning category that most closely matched the former zoning and/or make minor changes where clear recommendations were made in the Land Use Plan (e.g., implementation of the B-1 Neighborhood Commercial District). Changes to some areas, including the Banklick Creek Area, were left to a later time because, per the recommendation of the plans, it was an area that required special attention and review.

Many of the districts in the new Zoning Resolution are renamed to make it easier to understand the purpose of each district, however, the intent, purpose and permitted uses of most properties in the Township are largely maintained. One exception is the former “EF” (Landfill and Excavation) District, which is divided into two new distinct districts: the “ME” (Mining and Excavation) District and the “SWD” (Solid Waste Disposal) District. The standards for each of these districts were greatly improved to specify setback and buffering standards that did not exist in the previous resolution and to provide better standards to protect surrounding residential neighborhoods.

The Zoning Map (Map 4) illustrates the zoning effective as of August 19, 2006. The majority of the study area is zoned “R-2” (formerly the “A-A” District) which allows for single-family residential uses on one acre lots, or clustered with a density of one unit per acre. A small part of the area to the north is zoned “R-3” (formerly the “A” District) which allows for the same uses as “R-2” but on 20,000 square foot lots, or clustered with a density of approximately two units per acre. The existing landfill and approved 2000 expansion area (see Map 1) is zoned “SWD.” Since the new “SWD” District incorporated improved standards that the current landfill does not meet, the new “SWD” District language includes a provision that states that uses approved as part of a previous development plan or consent decree are considered in compliance with the Zoning Resolution. The remainder of the study area is zoned for either commercial or industrial uses with the industrial zoning along Struble Road serving as one of the primary industrial areas of Colerain Township.

Another significant improvement to the zoning is that the “R-2” and “R-3” Districts now provide more flexibility by allowing an “open space residential development” to be identified as a permitted use. This provision allows for a clustered residential development where 50 percent or more of a development is preserved as open space and the number of dwelling units that would have been permitted on the full site may be clustered onto any size lots on the remainder of the development

site. Open space residential developments are permitted, as-of-right, with approval by the Zoning Administrator and do not require special review by the Zoning Commission or Trustees. This significantly changes how residentially zoned land in the Banklick Creek Character Area could be used as compared to uses contained in the previous zoning map and resolution.



Banklick Creek Zoning Analysis

Map 4: Existing Zoning Map (as of August 2006)

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)
 Zoning information created by McBride Dale Clarion.



Roads and Access

Most of Colerain Township and the Banklick Creek Area in particular have excellent access to major county and regional roadways. Not only do Interstate 275 and Interstate 74 converge within the Township's boundaries but the Ronald Reagan Cross County Highway also crosses the Township with direct access to Interstate 275, Springdale/Blue Rock Road, and Colerain Avenue. The Banklick Creek Area is located on the northeast corner of the I-275/Colerain Avenue interchange, which provides easy access to the regional highway system. With the improvement of US 127 to the north, Colerain Avenue now serves as a regional roadway due to it being a limited access highway (i.e., there are no individual access drives to properties, only access to certain roads including Struble and West Kemper Road).

Several main county roads cross through the Banklick Creek Area. Hughes Road connects Struble Road with West Kemper Road running parallel and between both Colerain Avenue and Pippin Road. In addition to the regional highway system, West Kemper Road forms the northern boundary of the planning area and connects Colerain Avenue to Pippin Road. Because of the interconnected roadway system in this area, there is a significant amount of "redundancy," a term often used to describe a system where there are multiple ways to access various areas and properties. This redundancy is useful in this area where truck traffic may be limited due to slope (e.g., Bank Road, Buell Road, Crest Road, and the northern portion of Hughes Road) because the redundancy factor helps provide alternative access to these areas.

In addition to general access issues, it is also important to consider the type of traffic the roadways can accommodate. While many county roads were originally designed to provide access to residential and agricultural properties, several of the roads have been improved to two-lane, striped roads that now accommodate both residential and nonresidential car and truck traffic. Struble Road is the primary access to the Rumpke Landfill and as such already accommodates a significant amount of truck traffic. In 2001, the Average Daily Traffic (ADT) counts for Struble Road were 10,100 vehicles per day just east of Colerain Avenue (US 27) and in 1999, there was an ADT count of 7,400 vehicles west of Hughes Road. In addition to Struble Road, Hughes Road provides car and truck access to Rumpke's headquarters and methane recovery plant as well as to commercial/industrial uses at the intersection of Hughes and Struble Roads. In 1999, the ADT count on Hughes Road north of Struble Road was 1,700 vehicles per day. Further north, the ADT count on Hughes Road, south of Bank Road, was 300 vehicles per day.

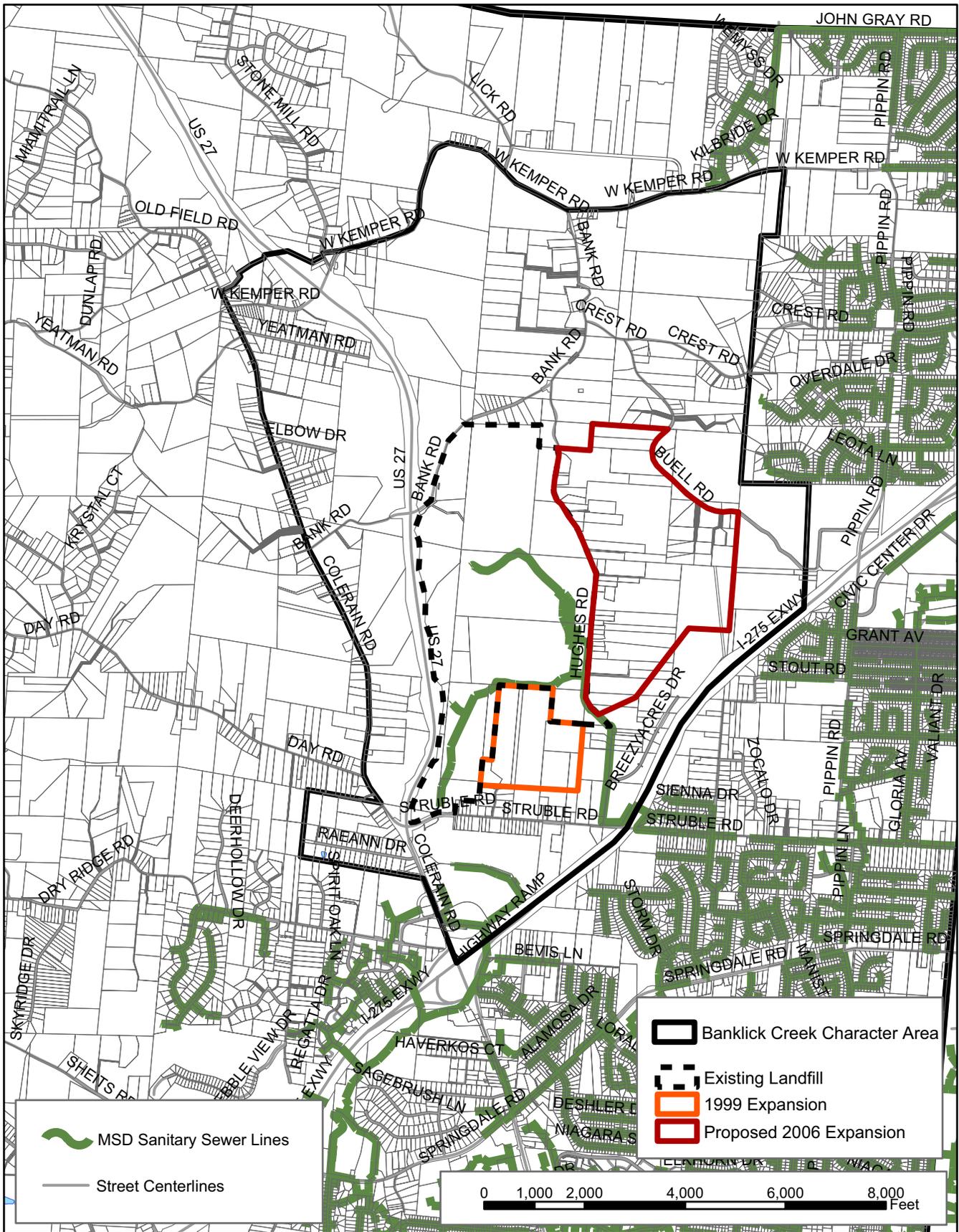
Sanitary Sewer and Water

Colerain Township is unique in that there are substantial areas of dense urban development, primarily inside the I-275 loop, along with large areas of rural forested hillsides, primarily outside I-275. The Banklick Creek Area lies in between these two extremes and has elements of both rural and suburban development types. Because of this situation, this character area also has varied levels of water and sewer service. With I-275 running along or near a major ridgeline in the area, many of the sewer mains that run in the Banklick Creek area or nearby character areas require pump stations to pump sewage up over this ridge, where the sewage is then gravity fed to a treatment plant. Because of the need for pumping, most of the Banklick Creek Area still lacks centralized sewer system. Currently, the commercial areas south of Struble Road have access to a public sewer line that runs along the northern boundary of the Wal-Mart site and then flows across Interstate 275 to the south. There is an additional sewer line that runs along the southern portion of Hughes Road to the current location of the Rumpke Landfill headquarters and then extends in two directions through the landfill. According to MSD, the sewer lines that extend from the Hughes Road sewer lines to the Rumpke pump station located south of Breezy Acres Drive are privately owned and maintained by Rumpke.

At this time, the Metropolitan Sewer District (MSD) does not have any short-term plans to extend sewer further into the area, but a private developer could extend sewers, install appropriate infrastructure (i.e., pump stations), and then dedicate them to MSD or agree to own and maintain a system as Rumpke has done in the area of the landfill. It is our understanding of state statutes that should the need arise, MSD could obtain ownership of any existing private lines by purchase or by use of its power of eminent domain to allow for the public use of the sewers. If sewers are not installed, development may still occur if an appropriate alternative wastewater disposal system is installed in compliance with the Hamilton County General Health District including, but not limited to, septic leach fields, holding tanks, and sand filtration systems.

Water lines are generally available to all areas of the Banklick Creek Area and could be extended for future development. As with sewer lines, a developer would pay to install or extend water lines and then dedicate the lines to the Greater Cincinnati Water Works.

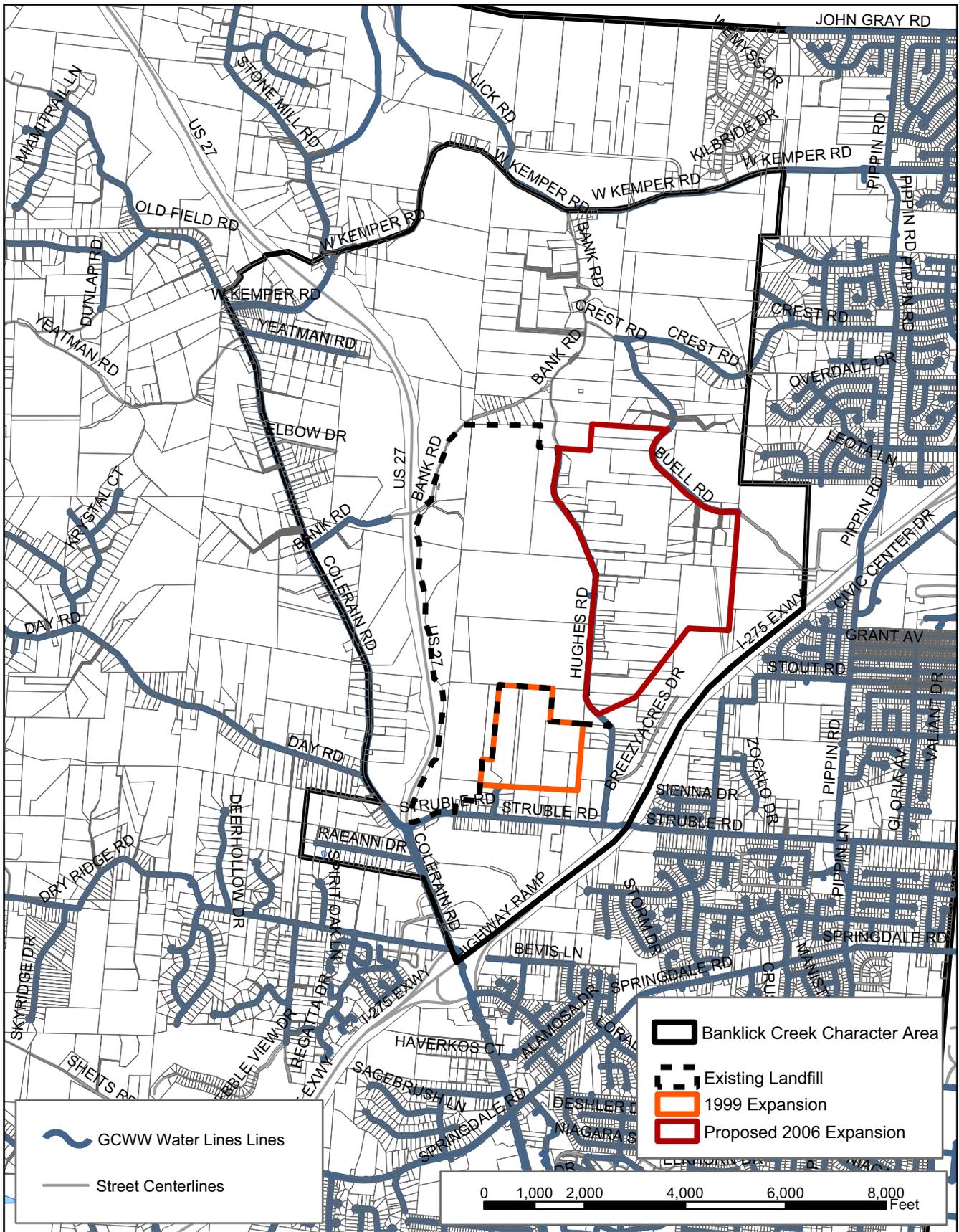
The existing water and sewer mains are illustrated in the Existing Sewer Mains (Map 5) and the Existing Water Mains (Map 6).



Banklick Creek Zoning Analysis
Map 5: Existing Sewer Mains

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)





Banklick Creek Zoning Analysis
Map 6: Existing Water Mains

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)



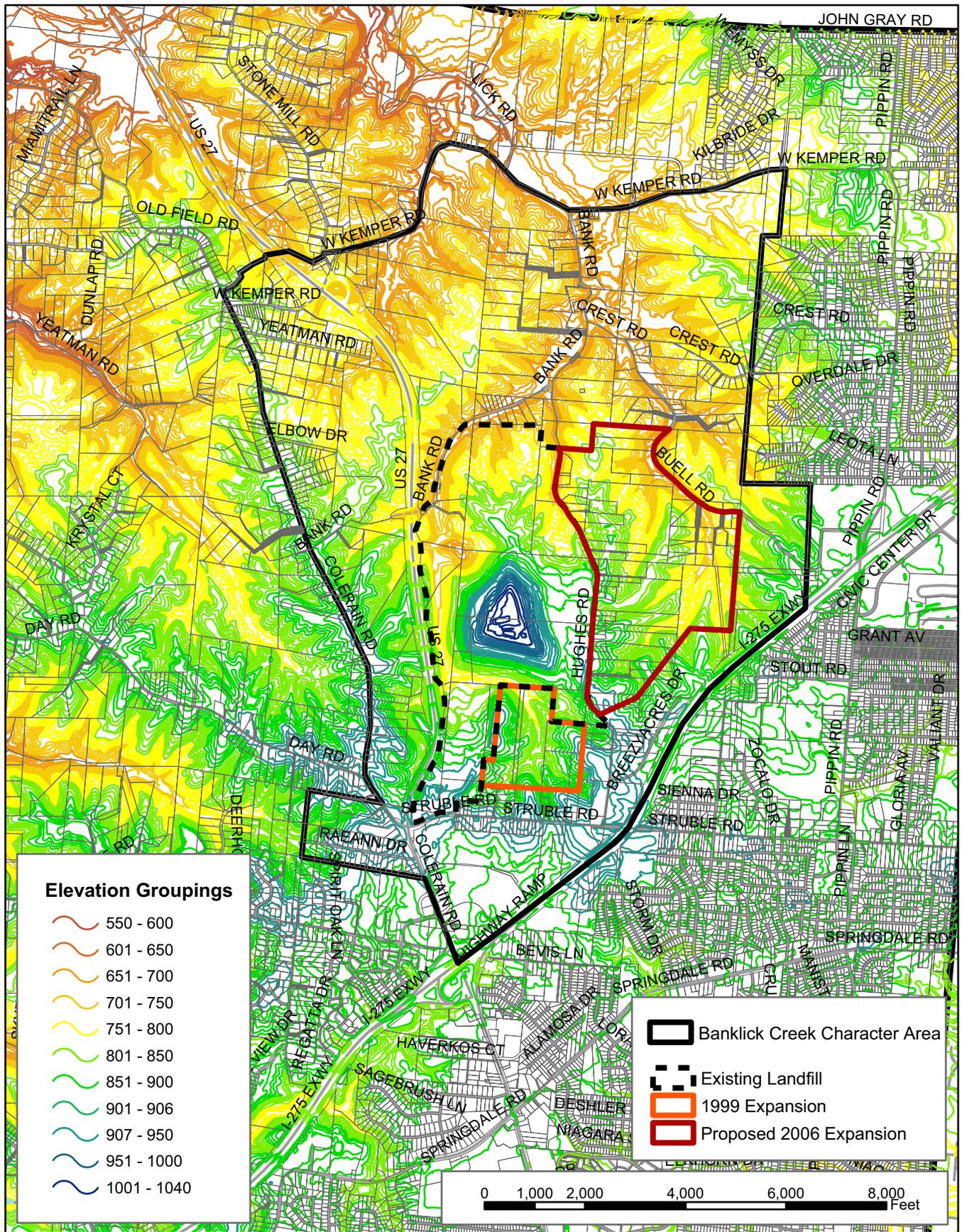
Slopes

Much of the northern and western portion of the Township has steep slopes, a characteristic generally found desirable in the comprehensive planning process and one that allows for an opportunity for a variety of uses and natural buffers. The tallest point in this area, and in the Township, is the Rumpke Landfill with an elevation of 1,040 feet. (See the blue elevation lines on the Existing Elevations Map (Map 7). The landfill is over 100 feet higher than the immediate surrounding area (Rumpke offices, east of Hughes Road) and over 350 feet higher than the intersection of Bank Road and Buell Road. Beyond the landfill, the topography generally falls away toward the area along West Kemper Road. The Existing Elevations Map provides a general illustration of the ridges and valleys within the Banklick Creek Area.

In addition to the contour map, the Existing Slopes Map (Map 8) identifies areas of land with a grade of 20 percent, 25 percent, and 30 percent, or steeper. Areas where the slopes exceed 30 percent are also subject to the Township's Hillside Development Overlay District (HDO), which allows for some development but decreases the intensity at which lands with such slopes may be developed. For example, the density of dwelling units that may be constructed on a lot that is subject to the HDO District is reduced to one unit per three acres without sewer or one unit per acre with sewer in those areas with slopes of 30 percent or steeper. This decrease in density applies regardless of the underlying zoning district but only applies to those areas of the lot that have the steep slopes.

Where slopes may be an issue, the new Zoning Resolution allows for the open space residential development option, which would allow a developer to cluster all of the housing on more suitable areas of a lot. This clustering mechanism provides increased flexibility for residential development and increases the number of possible housing units than could previously have been accommodated on land with steep slopes. Clustering may potentially decrease overall development costs and impact for grading and infrastructure.

The topography of this area along with the better ability to cluster housing, without a "planned development" zoning designation, creates a natural ability to transition from the landfill to surrounding neighborhoods. For example, there is a ridge line that falls between Hughes Road and Buell Road with the topography falling away from the ridge to the lower elevations along Buell Road. It is on these hillsides that several newer homes have been constructed over recent years. The ridge and topography create a natural buffer in that there is no visibility of the landfill from most of these homes. With the new open space residential development option, a property owner could cluster the homes even further to increase the overall distance between the landfill and the homes. There are several areas in this character area that have similar characteristics affording options for development.

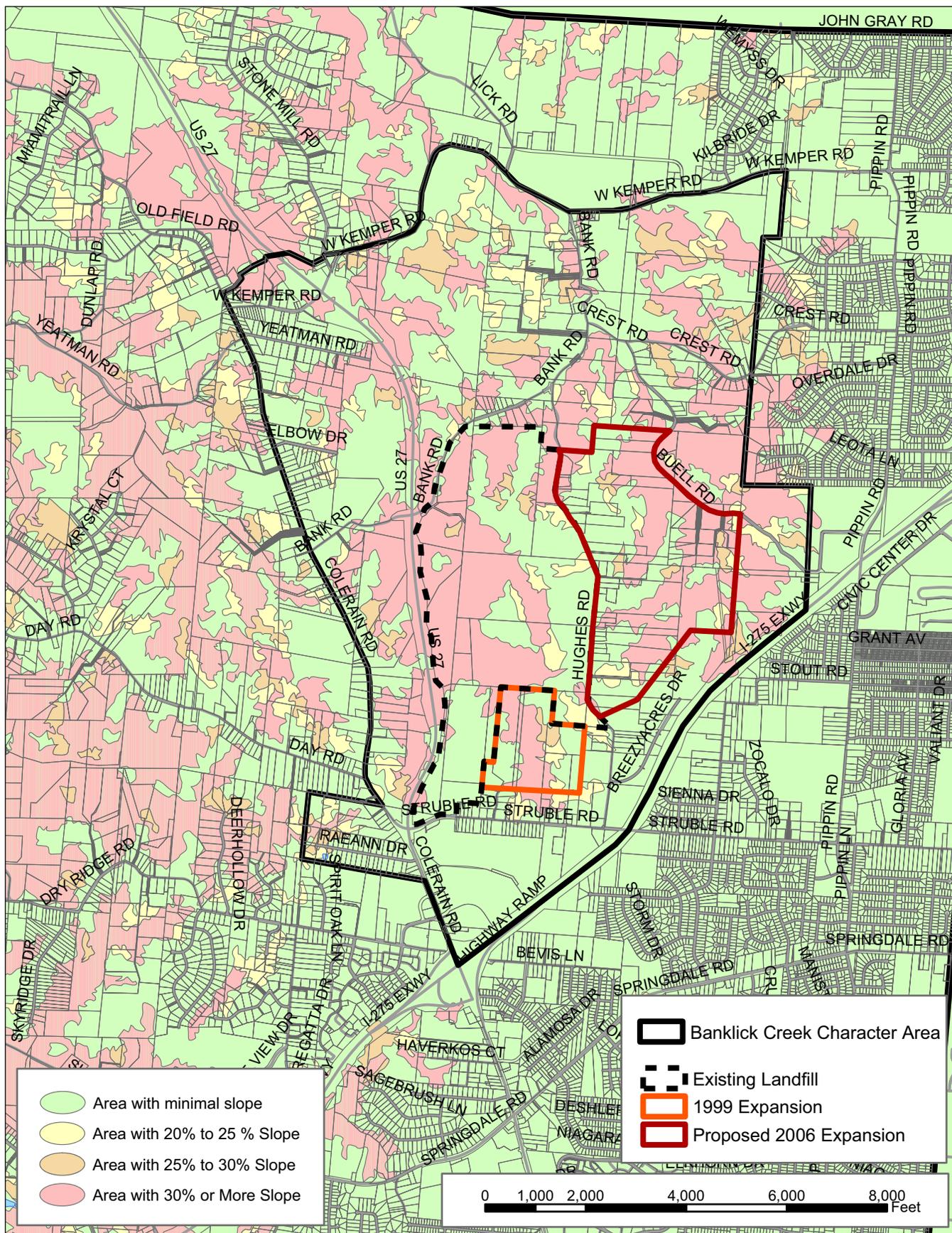


Banklick Creek Zoning Analysis

Map 7: Existing Elevations Map

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)





Banklick Creek Zoning Analysis

Map 8: Existing Slopes Map

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)

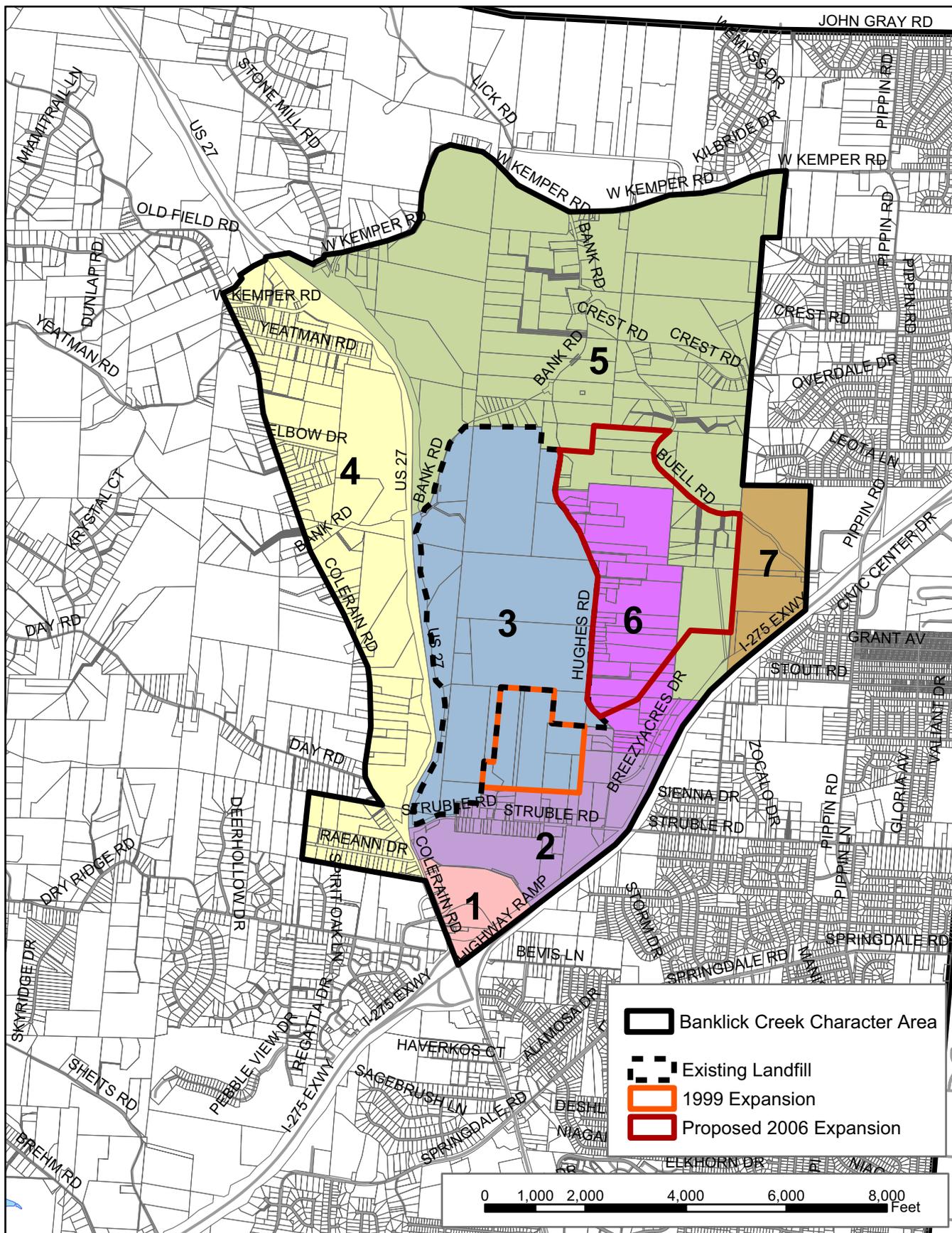


Sub-Areas

While the overall township plans offer valuable guidance, the Banklick Creek Area is a diverse area, with land use patterns and conditions that vary widely within the area. Because of this diversity, there were several methods of evaluating appropriate zoning for the area. Some of the methods considered include:

1. Applying existing zoning districts to the area that most closely match the proposed land uses in the Colerain Township Land Use Plan and apply those districts exactly as recommended in the Land Use Plan. As part of this approach, existing zoning would be used to achieve the transition of land uses between the landfill and surrounding residential uses;
2. Creating and applying a new zoning district to address the transitional land uses envisioned with the planned mixed-use employment category in both the Land Use Plan and Comprehensive Plan; or
3. Recognizing that both the Land Use Plan and Comprehensive Plan are the long-term vision of the Township that provides broad guidance to how land should be used while also recognizing that the conditions of an area may require “fine-tuning” of the boundaries of uses and zoning to meet the overarching goals of the plans and thus achieve plan compliance.

The approach taken in this analysis is the third approach based on the varied characteristics, plans, and constraints found in the Banklick Creek Character Area. For this reason, MDC has divided the character area into seven distinct sub-areas based on existing characteristics illustrated in the Sub-Area Map (Map 9). Table 2 on page 27 briefly describes the existing characteristics of each of the sub-areas. A brief narrative and photographs of each of the sub-areas follows the table and map.



Banklick Creek Zoning Analysis

Map 9: Sub-Area Map

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)
 Sub-area boundary information created by McBride Dale Clarion.



Table 2: Existing Characteristics of Sub-Areas

Sub-Area	Area (Acres)[1]		Existing Land Use	Existing Zoning	Slope	Infrastructure	Planned Use
1	57		Commercial	PD-B and B-2	Minimal slope constraints	Sewer and water are available.	General Retail
2	181		Single-family and some commercial	PD-I and some R-3	Minimal slope constraints	Sewer may be available with extension to the south. Water is available.	Light Industry
3	522 Total	457	Original Rumpke landfill	SWD	Man-made slope of landfill	Private sewer lines and pump station owned by Rumpke.	Heavy Industry[2]
		65	2000 expansion				
4	546		Mix of single-family on large lots and single-family subdivisions	Majority R-2 zoning with small areas of R-3, B-1, and, PD-B	Scattered steep slopes on approximately half of the area	No sewer in close proximity. Water is available.	Single Family Residence
5	1,079		Agricultural, vacant, and large lot residential	R-2 with a small area of R-3 and B-1 along West Kemper	Scattered steep slopes on approximately half of the area	Limited areas of this sub-area could obtain access to sewer on the eastern fringes. Water is available to most lots.	Planned Mixed Use Employment around the Landfill with Rural Residence elsewhere
6	210		Agricultural, vacant, and large lot residential	R-2 with a small area of PD-B	Steep slope constraints in the eastern half of sub-area	Sewer may be available if the Rumpke mains become public mains. Water is available.	Planned Mixed Use Employment next to the Landfill with Rural Residence to the east
7	102		Triple Creek Park and institutional	R-6	Largely constrained by steep slopes	No sewer or water in close proximity.	Public and Single Family Residence

[1] Gross land area that may include roads and rights-of-way as subarea boundaries were drawn along both street centerlines and property lines.

[2] The area planned for heavy industry is used for the landfill.

Zoning District Legend

R-2 – Estate Residential (1 acre lots)	I-1 – Industrial
R-3 – Suburban-Low Residential (20,000 s.f. lots)	O-1 – Office
R-6 – Urban Residential (7,500 s.f. lots)	PD-R – Planned Development Residential
B-1 – Neighborhood Business	PD-B – Planned Development Business
B-2 – General Business	PD – I – Planned Development Industrial
B-3 – Commerce	SWD – Solid Waste Disposal

Sub-Area 1

- Sub-area 1 is the current location of a mixture of large retailers and retail shopping centers. This sub-area is currently zoned and used for commercial uses.
- The Colerain Township Comprehensive Plan designates this area as a commercial corridor, which are the main retail commercial areas of the Township.
- The Colerain Township Land Use Plan designates this area as a general retail area.
- The existing commercial uses and zoning of this area are consistent with the Township's plans for the area.



Figure 3: Sub-Area 1 – Commercial center at Colerain Avenue and Interstate 275

Sub-Area 2

- Sub-area 2 encompasses the Struble Road industrial area. While the majority of the corridor is used, and in some cases zoned, for residential uses, the great majority is zoned for planned industrial uses.
- Existing industrial uses in this area include a recreational vehicle sales use, Circle Storage (a self-storage facility), and some other small industrial and office uses.
- The Colerain Township Comprehensive Plan designates this area as a mixed-use employment center area of the Township, which places an emphasis on office and industrial uses as well as limited commercial uses that do not include retail sales.
- The Colerain Township Land Use Plan designates this area as a future light industrial area.
- While only a few nonresidential developments have been constructed in this area, most of the applicable zoning is consistent with the Township's plans for the area. The existing R-3 residential zoning located along the south side of Struble Road is not consistent with the Comprehensive Plan or Land Use Plan.



Figure 4: Sub-Area 2 – Recreational vehicle sales on Struble Road.



Figure 5: Sub-Area 2 – Circle Storage facility location on Struble Road.

Sub-Area 3

- Sub-area 3 is the location of the current landfill and the approved 2000 expansion area. This is anticipated to be the long-term use of the sub-area, until the landfill is closed and capped at which point it will be permanent open space.
- The Colerain Township Comprehensive Plan designates this area as part of a larger mixed-use employment center area of the Township and places an emphasis on office and industrial uses as well as limited commercial uses that do not include retail sales.
- The Colerain Township Land Use Plan designates this area as a heavy industrial area, the most intense land use designation in the Land Use Plan. Since there is no separate landfill category for the land use plan, the heavy industrial category is the category that best reflects the landfill land use.
- The heavy industrial land use category is reflective of the Comprehensive Plan's vision of a planned mixed-use employment area providing a transitional land use between the landfill and surrounding uses but the Comprehensive Plan is also very clear in that the landfill should be restricted to the current boundaries with no further expansion. For this reason, further expansion of industrial uses, other than the landfill, would be in compliance with the Township's plans.



Figure 6: Sub-Area 3 – Existing Rumpke Landfill.



Figure 7: Sub-Area 3 – Rumpke Landfill entrance on Struble Road



Figure 8: Sub-Area 3 – Approved Rumpke 2000 expansion area from Hughes Road

Sub-Area 4

- Sub-area 4 includes all of the land located west of US 27/Colerain Avenue and the old Colerain Road. This area, while part of the Banklick Creek Character Area, is physically separated from the remainder of the character area by the grading of US 27 and the wide US 27 right-of-way. This area does not have access to sewer and there are no current plans to extend sewer into the area.
- The Colerain Township Comprehensive Plan designates the majority of this area as a rural area, which provides for large lot residential uses as the primary development style to protect the natural environment and wooded slopes where there is no access to sewer.
- The Colerain Township Land Use Plan designates this area as single-family residence in the south and rural residence to the north. The Plan also designates a small area to the north as a neighborhood retail area and another area to the south as a general retail area.
- The residential and commercial zoning in this area is consistent with the Township's plans for the area.



Figure 9: Sub-Area 4 – Photo of Old Colerain Avenue looking north.

Sub-Area 5

- The primary uses of Sub-area 5 are large-lot single-family uses or vacant properties with a small area of commercial uses near the Bank Road and West Kemper Road intersection. Over the last 10 to 15 years, there have been some relatively new homes constructed along Bank and Buell Roads (see Figures 14 and 15).
- Portions of this area, including many of the roads, are constrained by steep slopes, especially around the northern portion of Hughes Road. There is also no access to sewer unless they were to be extended from Pippin Road in which case sewage would have to be pumped up the hillside so that it can then gravity drain to the treatment plant.
- The Colerain Township Comprehensive Plan designates the area directly around the existing landfill as a mixed-use employment center (office, industrial, and non-retail commercial uses) and the rest of the area as a rural area for large lot residential uses.
- The Colerain Township Land Use Plan also designates the area directly around the landfill as planned mixed-use employment as part of a strategy of providing a land use transition around the landfill while also promoting economically productive uses in the long-term. Beyond this transitional use, the Township recommends both rural residence and single-family residence with a small area of neighborhood retail near the intersection of Bank Road and West Kemper Road.
- The only nonresidential use that Colerain Township plans for in this area is the planned-mixed use employment area.
- The residential uses and zoning north of the planned mixed-use employment transition area are consistent with the Township's plan for this area.



Figure 10: Sub-Area 5 – Naturally buffered view of Rumpke Landfill from the northern area of Hughes Road, near Bank Road



Figure 11: Sub-Area 5 – Naturally buffered view of Rumpke Landfill from Bank Road



Figure 12: Sub-Area 5 – Handle Bar Ranch, a commercial use at the intersection of Hughes Road and Bank Road.



Figure 13: Sub-Area 5 – Banklick Tavern located on Bank Road



Figure 14: Sub-Area 5 – New homes at intersection of Crest Road and Bank Road



*Figure 15: Sub-Area 5 – Homes with access to Buell Road, as seen from top of Crest Road (outside character area).
Rumpke Landfill in the background.*

Sub-Area 6

- Sub-area 6 currently remains largely undeveloped although there are several office buildings associated with Rumpke located in this sub-area and several single-family uses along Breezy Acres Drive. While some properties are constrained by steep slopes, the severely constrained areas are largely confined to the eastern portions of lots along Hughes Road. The severely constrained areas are subject to special regulations under the “HDO” Hillside Development Overlay District, which is not applicable to the area of the lots directly adjacent to Hughes Road because the slopes are less than 20 percent slope and are considered more conducive to development.
- Most of this sub-area is currently subject to a rezoning application by Rumpke to allow for the eastern expansion of the landfill and associated uses as illustrated in Map 1.
- The Colerain Township Comprehensive Plan designates the area directly around the existing landfill as a mixed-use employment center (office, industrial, and non-retail commercial uses) and the rest of the area as a rural area for large lot residential uses.
- The Colerain Township Land Use Plan also designates the area directly around the landfill as planned mixed-use employment. Beyond this transitional use, the Township recommends both rural residence and single family residence.
- The existing planned business zoning district that exists in this area is consistent with the Township’s Comprehensive Plan and Land Use Plan recommendations for planned mixed-use employment areas around the landfill.
- The residential uses and zoning on the western half of this sub-area, directly adjacent to the landfill, is not consistent with the Township’s plans for this area. However, the residential uses on the eastern half of this sub-area are consistent with the Township’s plans for this area.



Figure 16: Sub-Area 6 – Hughes Road north of Breezy Acres, before the first turn in the road.



Figure 17: Sub-Area 6 – Hughes Road near the methane recovery plant.



Figure 18: Sub-Area 6 – Hughes Road before descent to Bank Road. Sub-area 5 begins approximately in the area at the top of the hill.



Figure 19: Sub-Area 6 – Rumpke offices on east side of Hughes Road across from the main offices.

Sub-Area 7

- This sub-area encompasses a large portion of Triple Creek Park. No changes are anticipated for this area in the future.

Zoning Considerations and Recommendations

Based on this review of characteristics and plans for the area and information garnered from other documents related to the Township and the landfill, the following are considerations used in making the zoning recommendations in the next section.

Zoning Considerations

1. The Banklick Creek Area is home to many residents and businesses. The protection of these residents and businesses from the negative impacts of intense land uses, such as the landfill, is a primary concern.
2. The Rumpke Landfill is a prominent existing use in this character area. The Township acknowledged this existing use as it relates to the current boundaries of the landfill and the approved 2000 expansion through the application of appropriate zoning. However, the interests of the landfill, which has expanded many times over the years, must be balanced with the protection of other land use in the area. For the benefit of the Township, surrounding neighbors, and potential uses of vacant land in the area, an understanding of the ultimate landfill footprint is imperative.
3. Colerain Township developed the Colerain Township Comprehensive Plan and Colerain Township Land Use Plan to guide land use and zoning decisions based on a thorough planning process that involved a significant amount of public input and participation. The recommendations of the Colerain Township Comprehensive Plan and Land Use Plan are the foundation for decisions regarding zoning in the Township.
4. When assigning zoning districts to specific sites in this area based on the recommendations of the Comprehensive Plan and Land Use Plan goals, it is necessary to utilize several zoning districts due to the varied characteristics and planned uses for the area. For the Banklick Creek Character Area, there is no existing single zoning district that can be applied across this entire area due to the diverse characteristics (i.e., land use, zoning, slope, and infrastructure) of the smaller sub-areas.
5. The Colerain Township Comprehensive Plan and Land Use Plan recommend against any further expansion of the landfill. The Township has determined that continual expansion of the landfill is not in the best interest of the Township and will continue to erode the stable neighborhoods that are already in close proximity to the landfill. Continued expansion of the landfill will also affect the Township's ability to provide for a quality atmosphere that could otherwise attract other desirable uses.
6. The Township must take into consideration that much of the original portion of the landfill (the northern section) will be closed off and capped in the near future as the active area of the landfill expands into the approved 2000 expansion. The northern area of the landfill will most likely become permanent open space. This will pose different implications as to what are appropriate land uses and zoning for adjacent properties that the Township will have to consider in the future. Additionally, it is our understanding that in 18 to 20 years, the 2000 expansion area will close and will leave more than 500 acres of unproductive land in the Township with no continued income to compensate for this loss.

7. Both residential and nonresidential development can develop in areas with limited sewer availability. There are a large number of residential uses in Colerain Township that utilize on-site sewer systems. At the same time, many nonresidential uses can utilize reasonable on-site sewer systems due to size and number of employees. For example, a warehouse or storage facility typically has only a few employees at any one time. Another example might be a contractor or landscaping business where employees work off-site and the business only needs utilize a small office in an area where the business can have excess outside storage for vehicles and materials.
8. While the steep slopes in the area pose some constraints to development, the Township now has options (i.e., planned developments or open space residential development uses) that would allow the clustering of both residential and nonresidential uses on areas with minimal slope constraints. It is also important to note that there are opportunities for the slopes to provide a natural buffer between uses and the landfill. Additionally, there are several sub-areas where there are few steep slope areas or where the slopes only constrain the rear portions of a site.

Zoning Recommendations

The zoning recommendations are broken down by sub-area and illustrated in the Zoning Recommendations Map (Map 10).

Sub-Area 1

This area is already fully developed as planned and zoned. No changes are recommended to the existing B-2 and PD-B zoning.

Sub-Area 2

This area has been zoned for planned industrial uses with the exception of some residential zoning along Struble Road. No changes are recommended to the planned industrial districts, but the residential zoning is recommended to be re-zoned to the B-3 Commerce District to accommodate nonresidential and non-retail uses that will be compatible with the surrounding planned light industrial uses.

Sub-Area 3

The landfill and 2000 expansion area continues to be used for landfill uses. No changes are recommended to the SWD District in this sub-area.

Sub-Area 4

This area is largely zoned for R-2 (one unit per acre) with some small areas zoned for B-1, PD-B, and R-3. Because of the grade separation, the width of the US 27 right-of-way, and the distance from the active areas of the landfill, no zone changes are recommended. Also, if sewer service can be properly addressed, the R-2 District allows for open space residential developments that would allow for unique clustering to buffer views of the landfill, if necessary.

Sub-Area 5

This area is largely zoned R-2 (one unit per acre) with some small areas zoned for B-1, and R-3 along West Kemper Road. No changes are recommended to the existing zoning based on the following considerations.

1. This sub-area is in close proximity to the portion of the landfill that will be closed and capped as the landfill use expands to the south. This means that much of the northern area of the landfill will be permanent open space. Closing the landfill and capping it with soil eliminates the uncertainty of continued use, helping the development of neighboring properties.
2. While the Colerain Township Land Use Plan and Comprehensive Plan recommend mixed-use employment uses for the area along Hughes Road and Bank Road, this portion of Sub-Area 5 is the most severely constrained by steep slopes and is unlikely to develop for general nonresidential use while some specific business and industrial uses may be possible on selected sites. However, natural buffering, site barriers from landfill, and varied topography allow for sites to be developed for single-family residences. While a large-scale development may be hindered by steep slopes, a single-family home on a large lot, with a septic system, is viable in this area. As evidence of the reasonableness of the residential uses, large lot residential uses are the types of development that are already occurring in the area with Walden Woods, a new home at the corner of Crest and Bank Roads, and several newer homes on Buell Road. If issues with sanitary sewer can be addressed, open space residential developments could also be developed in this area under the new open space residential development provisions of the newly adopted Colerain Township Zoning Resolution.
3. A large natural buffer of trees and a berm around the landfill already exist to create a sufficient transition between residential uses and the closed landfill.
4. Where sufficient buffering exists (natural or manmade), residential uses have moved into the area in part due to the expectation that the landfill would not expand further and the existing landfill area would become permanent open space.

Sub-Area 6

This area is largely zoned for R-2 (one unit per acre) with some small areas zoned for PD-B (planned business), along Hughes Road. Unlike Sub-Area 5, there are large areas of land along Hughes Road that have minimal slope constraints. Additionally, while sewer is currently limited to the southern area of Hughes Road, it could be extended into this area. However, even if sewer is not extended, this does not preclude nonresidential development, as there is a significant opportunity to allow for industrial uses that do not require centralized sewer and that could rely on a standard on-site septic system. For these reasons, along with the fact that the Township plans recommend a transitional land use of planned mixed-use employment between the landfill to the west and residential areas to the east, it is recommended that in order to implement the Comprehensive Plan and the Land Use Plan that this area be rezoned from R-2 to I-1 to allow for the broadest number of appropriate uses. The existing “PD-B” Planned Development-Business along Hushes Road should be maintained.

The following is a sample list of uses that would be permitted in the I-1 District that would be appropriate for this area. This list is not intended to be an exhaustive list of uses:

- Small warehouses;
- Indoor and/or outdoor storage facilities or lots;
- Landscaping businesses with outdoor storage;
- Bulk sales and storage;
- Contractor businesses where vehicles and materials are stored and where an accessory office use may be located; and
- Small industrial uses.

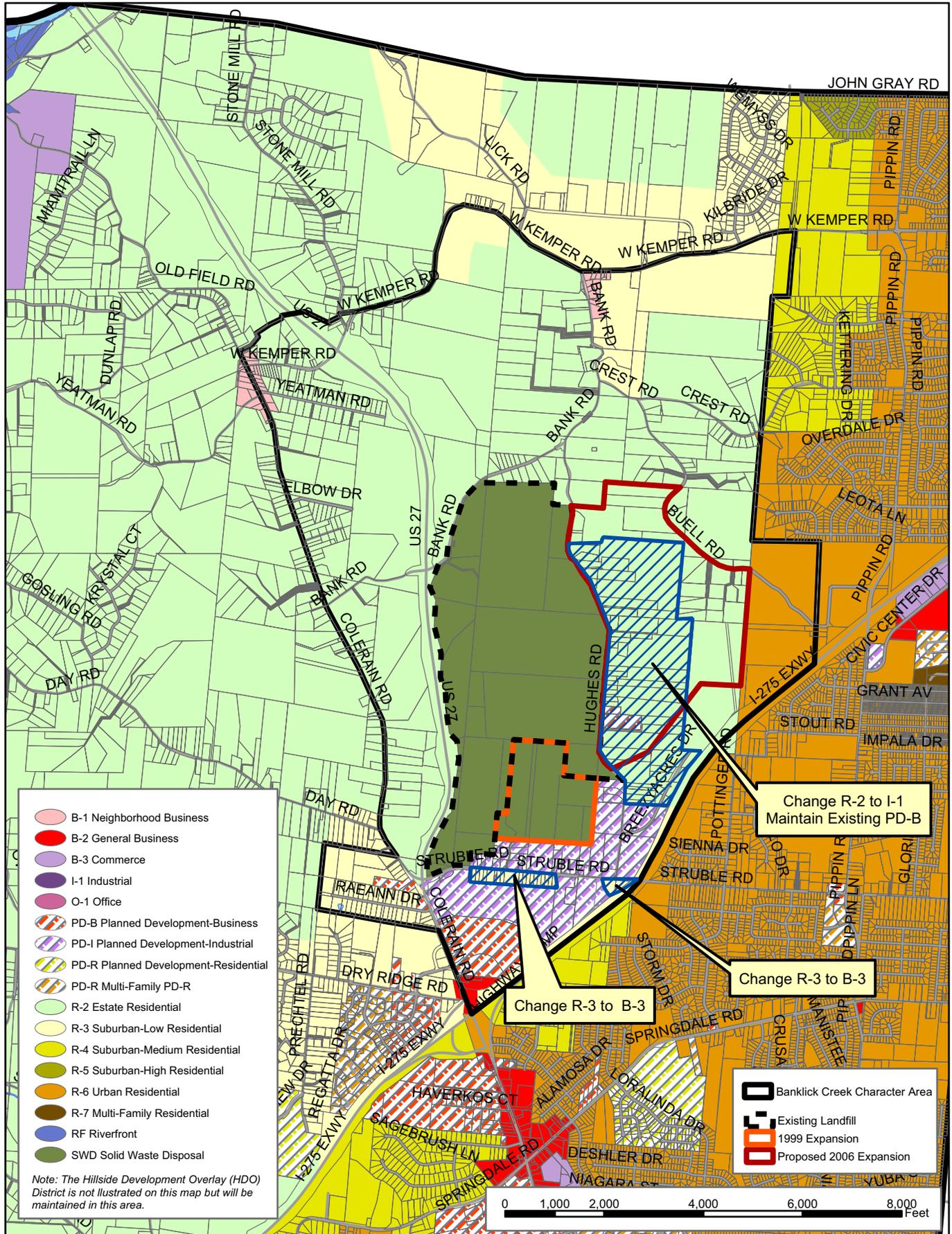
By rezoning this area to the I-1 District, the zoning in this sub-area would be in compliance with the Colerain Township Land Use Plan and the Colerain Township Comprehensive Plan. Additionally, rezoning of this area to I-1 would allow for uses that could be categorized as planned mixed-use employment (Colerain Township Land Use Plan).

Sub-Area 7

This area is part of Triple Creek Park. No changes are recommended to the existing “R-6” zoning.

Overall Recommendation

The Colerain Township Zoning Commission and/or the Township Trustees should initiate the appropriate zoning map amendment to bring the area into general compliance with the Colerain Township Comprehensive Plan as recommended herein.



Banklick Creek Zoning Analysis

Map 10: Zoning Recommendation Map

Source: Base-mapping provided by Cincinnati Area Geographic Information System (CAGIS)

