APRIL, 2007

Prepared at the request of:

Warren County Commissioners
Franklin Township Trustees
Harlan Township Trustees
Turtlecreek Township Trustees
Union Township Trustees
Washington Township Trustees

Prepared by:

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Executive Summary

Updated Land Use Plans for Franklin, Harlan, Turtletcreek, Union and Washington Townships (i.e., areas under Warren County zoning jurisdiction) were developed through a collaborative process between January and December, 2006, preparatory to a comprehensive re-write of the Warren County Rural Zoning Code. A Land Use Plan Update Steering Committee was formed, with membership chosen by the respective Boards of Township Trustees, the Warren County Commissioners and the Ohio Valley Development Council (OVDC), being chaired either by the RPC Chair or Vice Chair. Committee members—each of whom volunteered their time in the development of the Plan update—deserve the sincere thanks of the community at large for their collective foresight.

Initial sessions were educational in nature, describing the authority for long range land use planning under Ohio statute, the functions of a Land Use Plan in review of applications for zone changes, closing with the strong history of land use planning unincorporated areas have benefited from since the mid-1970’s. Additional groundwork included demographic analyses, a description of development trends, population forecasts, an examination of existing land use plans (including the adjoining municipalities of Blanchester, Carlisle, Franklin, Lebanon, Middletown, Monroe, South Lebanon, and Springboro), an explanation of typical land use planning categories and land use pie chart percentages for U.S. communities of comparable size. Throughout the process, valuable input was received from McKenna Associates (zoning code re-write consultant), the Warren County Combined Health District, Warren County Engineer, Warren County Office of Economic Development, Warren County Soil & Water Conservation District, Warren County Sanitary Engineer, Warren County Zoning Department, and Ohio Environmental Protection Agency as guest speakers.

The development of Plan update recommendations began with a discussion aimed toward the refinement of existing policies/goals/objectives. A discussion of the concept of water/sewer utility (fka urban) service area boundaries was followed by analysis of existing land use/zoning and committed development. Visioning exercises were conducted in each community, with each jurisdiction divided into sub-areas for planning purposes. The final step in Plan
development involved compiling draft future land use maps, based upon the above combined inputs, projecting a 20-year Plan horizon.

Advertised public hearings were convened at the January 9 and April 10, 2007 meetings of the Warren County Regional Planning Commission (RPC). Additional Steering Committee meetings were conducted to refine draft policies/goals/objectives and the Turtlecreek Township visioning narrative in February and March, 2007. The updated Land Use Plans were adopted by the RPC, with the endorsement of the respective boards of Township Trustees on April 10, 2007, per Resolution 5-07 (see attached at back of document). Each are considered a component of the Land Use Element of the overall Warren County Comprehensive Plan.

This document marks a thoughtful turning point in land use planning for each Township from a couple of notable perspectives. The 1974 County-wide Plan and the subsequent individual Township Land Use Plans did not fully reflect the current policy interest toward so-called “smart growth”, and provision of an economically sustainable future tax base through provision of an increased percentage of non-residential uses. Additionally, the Franklin and Turtlecreek Plans were outdated as to assumptions regarding sanitary sewer service areas, recent annexation trends, and the attendant implications of each factor.

Summarizing future land use, areas where sanitary sewer is currently or may eventually become available are locations where growth and land use intensity are to be encouraged. This is common within a utility service areas concept of planning, which has been carried over from prior Land Use Plans. This concept has been strengthened through recent policy decisions of the Warren County Commissioners, in avoiding extensions of sanitary sewer outside these boundaries. A conscious effort has been made to measurably increase the percentages of non-residential development in order to increase the local tax base, thereby supporting the viability of public school systems, infrastructure and public services, while ensuring greater economic sustainability. Transitional intensities of development are projected moving outward from municipalities and sewer service areas, with the goal of preserving the prevailing rural character of the remainder of each Township to the extent possible.
This Executive Summary is followed by sections on necessary Background Information, Public Outreach, Policies/Goals/Objectives, Visioning/Future Land Use and Conclusion/Implementation.
Background Information

The Land Use Plan Update Steering Committee was provided with a wide variety of information to aid their deliberations. A summary follows.

Land Use Ratios

Data compiled by the American Planning Association (APA) for communities of comparable size of those in the study area indicates that between the 1950’s and 1990’s, land use changes mirrored societal and economic shifts:

Industrial uses declined marginally from 8 to 7 percent, while commercial uses increased appreciably from 3 to 10 percent of overall land use. This reflects the rise of the service economy across the United States and the relative decline of manufacturing employment. The long-term viability of a 300+ percent increase in commercial land use is considered questionable, particularly in an era of increasing internet commerce and the rise in home work.

Residential uses increased from 42 to 52 percent over this timeframe. This change is a result of the post-World War II suburbanization trend which continues today. Greater societal mobility was enabled by mass production of the automobile, the construction of the interstate highway system by the Federal government, and relatively cheap gasoline. Suburban and exurban residential development occurred at decreased densities over inner core cities (aka sprawl), also influencing this change.

Public uses (includes government facilities, hospitals, police and fire services, parks and recreation, transportation and utilities) varied from 31 to 47 percent. A particular jurisdiction will vary within this range, based upon individual locational and physical characteristics, demand, and local policy objectives.

Existing Land Use Plans

The existing study area Land Use Plans were developed between 1994 and 1998. To foster comparability over the 11 townships across Warren County, future land uses were categorized at that time into agricultural/rural (meaning unsewered) residential; suburban (meaning sewered)
residential; commercial; industrial; and public use categories. In addition to the above noted uses, the public category also included flood hazard and steep sloped areas (per the Soil Survey of Warren County, Ohio).

Within the study area, the following are noteworthy:

Washington Township, which did not project the future availability of sanitary sewer, had the highest concentration of agricultural/rural residential uses (56.3 percent);

The highest percentage of future sewered residential uses was Franklin Township (32.0 percent);

Union Township, being situated between the municipalities of Lebanon, Mason and South Lebanon, exhibited the highest future concentration of commercial (2.2 percent) and industrial uses (4.4 percent), respectively; and

Future public uses ranged between 31.0 percent (Washington Township) and 39.1 percent (Union Township), averaging 34.7 percent of overall land usage throughout the study area.

The commercial and industrial use categories are notably short of the national average. This was a conscious decision on the part of local officials at that time. The thought was to encourage the adjoining municipalities of Blanchester, Carlisle, Clarksville, Franklin, Lebanon, Mason, Middletown, Monroe, South Lebanon and Springboro as the primary market and employment centers for the surrounding unincorporated hinterland.

Existing Zoning

Information compiled by the Warren County Data Processing Department indicates the following (see attached zoning maps):

Rural Residence R-1 zoning—which makes no distinction between sewered and unsewered—is far and away the predominant category, ranging between 84.3 (Union Township) and 98.5 percent (Washington Township of the overall jurisdiction).
Other residential zoning categories (One and Two Family Residence R-2 and Multi-Family Residence R-3) are currently sporadic. Areas within the unincorporated community of Hunter and along Franklin-Trenton Road (Franklin Township) are zoned R-2. Pockets along Hendrickson Road, west of I-75, along Union Road and Otterbein Homes are currently zoned R-3 (Turtlecreek Township).

Commercial zoning (Neighborhood Business B-1 and General Business B-2) ranges between 1.2 percent (Franklin Township) and 4.7 percent (Washington Township). Interestingly, predating recent annexations by the City of Middletown, Franklin Township had maintained the highest concentration of commercial zoning, west of I-75 along State Route 122.

Industrial zoning (General Industry I-1, Light Industry M-1 and Heavy Industry M-2) ranges between 0.1 percent (Harlan Township) and 8.5 percent (Union Township), generally being concentrated along freeways, in proximity to interchanges, or along the remaining few active rail rights-of-way.

Mineral Extraction M-E zoning is highest in Franklin Township (2.2 percent), followed by Union Township (1.5 percent). The vast majority of the study area is not located over concentrated sand and gravel deposits and is therefore not conducive to such zoning.

Solid Waste Disposal S-D and Solid Waste Disposal Transition SDT zoning are mapped exclusively in Union Township (totaling 2.8 percent), abutting the now closed Big Foot Run Sanitary Landfill.
Population/Development Trends

Between the 1990 and 2000 Census, the study area experienced a net population increase of 997, from 28,389 to 29,386. This relatively modest growth—in stark contrast with a County-wide increase of 44,474 in the same period (3.9 percent growth per year)—is partially a result of the annexation of significant areas within Franklin Township into Middletown during that period. Franklin Township lost 1,893 residents, while Harlan Township grew by 298, Turtlecreek Township by 1,795, Union Township by 296, and Washington Township by 501.

Given the aforementioned predominance of Rural Residence R-1 zoning, the vast majority of development is currently comprised of single-family detached housing. Information compiled from records provided by the Warren County Building Department indicates the following:

<table>
<thead>
<tr>
<th>Township</th>
<th>Total</th>
<th>Percent</th>
<th>Rank</th>
</tr>
</thead>
<tbody>
<tr>
<td>Franklin</td>
<td>749</td>
<td>5.2</td>
<td>5</td>
</tr>
<tr>
<td>Harlan</td>
<td>513</td>
<td>3.6</td>
<td>7</td>
</tr>
<tr>
<td>Turtlecreek</td>
<td>923</td>
<td>6.4</td>
<td>4</td>
</tr>
<tr>
<td>Union</td>
<td>357</td>
<td>2.5</td>
<td>9</td>
</tr>
<tr>
<td>Washington</td>
<td>429</td>
<td>3.0</td>
<td>8</td>
</tr>
<tr>
<td>Total</td>
<td>2,971</td>
<td>20.7</td>
<td></td>
</tr>
<tr>
<td>Balance of County Townships</td>
<td>11,417</td>
<td>79.3</td>
<td></td>
</tr>
</tbody>
</table>

The above confirms that the five (5) townships under Warren County zoning are not growing nearly as rapidly as the six (6) County townships that administer their own zoning (Clearcreek, Deerfield, Hamilton, Massie, Salem and Wayne). Only one (1) in five (5) permits in the above 11 year period (20.7 percent) were issued within the County zoning territory.

Nonetheless, based upon an average household size of 2.7, per 2000 Census data, a significant additional population of
8,022 could be anticipated at build-out, with resultant demands on public schools, infrastructure, etc.

Water/Sanitary Sewer Service

Comprehensive study of these key infrastructure components was recently completed under the auspices of the Warren County Commissioners. Each document is considered as an element of the Warren County Comprehensive Plan for future planning purposes. Attached are exhibits which document recent platting activities juxtaposed with existing County water mains and sewer service areas.

Public water service within the study area is almost endemic, being provided either by Warren County (Franklin Township, western Turtlecreek Township and western Union Township) or the Western Water Company (Harlan Township, eastern Turtlecreek Township, eastern Union Township and Washington Township), and is generally therefore not a key factor in future land use planning. As such, areas not currently covered by public water service (northwestern Franklin Township over the aquifer, and Washington Township north of I-71) are limited.

Sanitary sewer service within the study area is provided by Warren County (portions of Franklin and Union Townships), under contract with Butler County (western Turtlecreek Township), by the City of Lebanon (State Route 123 corridor in east-central Turtlecreek Township), or is proposed through the creation of a quasi-public New Community Authority master property owners association for San Mar Gale (eastern Turtlecreek Township). These service areas play a major role in future land use planning, forming the basis of what is currently termed “Utility Service Area” (fka Urban Service Area).
Sewer Service Areas In Warren County

April 7, 2006

Legend

Sewer Service Areas
- State Area
- FFWW/TP
- LLWW/WTP
- MGD
- Montgomery County
- Squaw Creek Trail
- Village of Lower Arbovile
- Beverly C C Sewer Area
- Shaker Creek Sewer Area
- Beverly C C Rural Sewer Area

JOHNNIMapsource
Consulted by Warren County

0.51 2 Miles
Sole Source Aquifer/Source Water Protection

Land use is a key component of source water protection. Warren County is fortunate enough to have benefited from wellhead and wellfield protection overlay zoning in applicable areas (lands overlying the sole source aquifer) since March, 1993. The overlay is placed on the underlying zoning for the purposes of zoning administration, including standards and criteria for the control of toxic and otherwise hazardous substances in designated areas.

Township Land Use Plans prepared in refinement of the Warren County – 1990 Generalized Land Use Plan (1974) have each considered future land use over designated aquifer areas. In the study area, this includes lands that aid in groundwater recharge in drainage sheds tributary to the Great Miami River, Twin Creek and Clear Creek, Little Miami River, Little Muddy Creek, Shaker Creek, and Turtle Creek, in Franklin, Turtlecreek, Union and Washington Townships (see attached aquifer protection overlay map, within which “TOT Zones” equate to 1 and 5 year “time of travel” areas in proximity to wellheads). It is notable that only Harlan Township is not affected within the study area.

In projecting future land use in such areas, a generalized effort is made to limit use intensity, such as industrial uses. This is not always feasible. For example, sand and gravel deposits are mainly found in proximity to the above noted waterways, resulting in prime mineral extraction potential; and rail lines, which are normally prime locations for industrial uses, were established in an era (1800’s) when source water protection was not considered.
Public Outreach

At their February 28, 2006 meeting, the Land Use Plan Update Steering Committee settled on an aggressive public notification strategy. In addition to a press release--issued to 27 media outlets (TV, radio, and newspapers)--public meetings were scheduled at each township between May and September, one township per month.

Individual post card mailings were sent to each property owner of record (see example below), totaling 14,217 in all, with the cost shared by the Board of County Commissioners and each township. As a result of this significant outreach effort, attendance at each meeting varied between 54 and 110, representing from 1.2 to 6.5 percent of property owners. This reflects the best average and total attendance of any land use planning process conducted by the RPC or planning consultants for any of the 11 Warren County townships to date.

Public participation is a key element of any planning process. Planning performed in a “vacuum” (i.e., performed without public input) lacks a certain degree of validation. This is not to say that one hundred percent of received input can or should be incorporated into a particular
document. A balance is struck between the public interest, sound planning principles, and stated policy objectives.
Goals, Objectives & Policies

The following Goals (broad brush statements of intention), Objectives (specific ends or actions) and Policies (measurable outcomes to guide decisions) are based in large part upon input received at the Land Use Plan Update Committee meetings, which included valid expressions of public interest and concern for sound land use planning in the townships under Warren County zoning jurisdiction (Franklin, Harlan, Turtlecreek, Union and Washington). They are intended to serve as guidelines in the re-write of the Warren County Rural Zoning Code, mechanisms for measuring the effectiveness of planning activities, and criteria to be given appropriate weight in evaluation of land use decisions.

- Related to the Natural Environment -

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

Objective: Direct development to areas of minimum environmental sensitivity—protecting wetlands, floodway, steep slopes and wildlife habitat. These areas shall have a “protection area” designation on future land use mapping.

Policies:

- Intense development should be discouraged in areas sloped greater than 12 percent, as identified in the Soil Survey of Warren County, Ohio.

- Areas designated as floodway by the Federal Emergency Management Agency (FEMA) shall remain undeveloped.

- Areas designated as 100-year flood plain by FEMA should remain undeveloped, barring mitigation as to flood storage capacity (also see page 21).

- Hydric soils, as identified by the Warren County Soil & Water Conservation District through the development review process, shall be protected or appropriate mitigation shall take place.
• Encourage the dedication of conservation easements to protect mature vegetation and maintain existing wildlife corridors along the outside boundaries of development projects.

• Implement a tree replacement policy (e.g., for every mature tree eliminated through the development process, two (2) of selected species should be planted).

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

Policies:

• Limit daily aquifer withdrawal to daily rate of recharge to maximize safe yield and optimize development potential, consistent with Ohio Environmental Protection Agency requirements.

• Continue to identify the location of aquifers, aquifer recharge areas and public water wells. Define one (1) and five (5) year time of travel boundaries. Enforce source water (well head and well field) protection regulations, per the Warren County Rural Zoning Code.

• Prudently manage land use development over aquifers. In unsewered areas, consideration of a larger residential minimum lot size, conservation development, and/or transfer of development rights are warranted. Non-residential uses shall also be subject to source water protection regulations.

• There should be no net loss of stormwater storage capacity within the 100 and 500-year frequency flood plain.

• Ensure appropriate setbacks in riparian areas through the dedication of private drainage easements, allowing stream channels to naturally meander over time, as determined by the Warren County Soil & Water Conservation District.

• Continue to coordinate with the Warren County Soil & Water Conservation District to encourage best practices
for stormwater management, including bio-retention, wetland pre-treatment and/or extended detention.

- Require compliance with the National Pollutant Discharge Elimination Systems (NPDES) permitting process administered by the Ohio Environmental Protection Agency (OEPA).

- Support efforts to create a Warren County Stormwater Utility.

- Encourage and participate in watershed studies undertaken by the Warren County Engineer.

- Encourage backyard rain gardens for voluntary application by homeowners (patios and selected landscaping can provide important incremental water quality benefits).

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

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

Policies:

- Implement the recommendations of the Warren County Parks & Open Space Plan.

- Proactively initiate informal discussions with property owners of key parcels concerning protection of these important lands.

- Encourage the formation of a local land trust to intensify private-oriented efforts for open space conservation and land stewardship.

- Continue to coordinate with Little Miami, Inc. and the Ohio Department of Natural Resources (ODNR) in their efforts to preserve the Little Miami Scenic River and with the Miami Conservancy District regarding the Great Miami River.
• Create open space corridors that preserve rural character by connecting such uses, utilizing multi-use (pedestrian, bike, equestrian, etc.) trails (improved and/or unimproved) along rights-of-way or streams, utilizing grants, dedication by developers, etc.

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

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

Policies:

• Consider the impact on air quality of land use decisions.

• Advise agencies responsible for establishing and enforcing air quality standards of actions that may adversely impact air quality.

• Continue to support the regional enforcement of air quality standards by the Hamilton County Department of Environmental Services.

• Work with neighboring jurisdictions to reduce air pollution.

• Encourage compact, transit-oriented development (TOD) patterns within urban service areas.

• Continue to coordinate with the Ohio-Kentucky-Indiana (OKI) Regional Council of Governments to encourage automobile trip reduction strategies.

- Related to the Man-Made Environment -

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

Objective: Modify development regulations to assure the retention of rural character, including such characteristics as two (2) lane roads, open
fields, agricultural structures, woodlots and open vistas.

Policies:

- Implement the types of residential development that by their nature incorporate the preservation of private or public open space. Common labels include conservation design, cluster option, rural by design, livable landscapes, equestrian or estate subdivision, etc.

- Encourage the protection and perpetuation of rural icons (e.g., barns, homes surrounded by open space, fence rows, etc.), contributing to the quality of life.

- Identify and retain scenic views, such as hills and rolling fields through bequests, purchase or transfer of development rights, agricultural easements or acquisition.

- Encourage the retention of large, contiguous agricultural holdings to maintain a rural sense of place and appearance from public rights-of-way, through bequests, purchase or transfer of development rights, agricultural easements or acquisition, and the State of Ohio Agricultural Security Program.

- Maintain a future road system that can preferably retain a two (2) lane typical cross section between intersections, appropriate to rural character. Road improvements should include multi-use trails and ensure safety.

- To prevent the proliferation of unsightly off-premises signage (i.e., billboards and temporary signage), explore Scenic Highway status through the Ohio Department of Transportation (ODOT) along State and Federal routes warranting such consideration {Franklin Township: Interstate 75 and State Route 123; Harlan Township: State Routes 28, 123 and 132; Turtlecreek Township: Interstates 71 and 75, State Routes 63, 123 and 741, and U.S. Route 42; Union Township: Interstate 71 and U.S. Route 42; Washington Township: Interstate 71, State Routes 132, 133 and 350, and U.S. Route 22-3}.
• Discourage development that may create excessive noise
and/or light pollution.

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

Policies:

• Promote a unified physical identity for established
unincorporated communities (e.g., Hunter, Franklin
Township), providing roadway connectivity, crosswalks
and pedestrian access between land uses.

• Provide a gradual transition of land use between rural
and urbanizing areas. Such transition should be
contiguous to urban areas and not diminish rural
character.

• Provide “gateway” identity treatment features at
appropriate locations (i.e., township boundaries along
major thoroughfares).

• The townships and Warren County should strive to
preserve rural vistas.

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

Objective: Encourage the sensible development of residential
areas with housing types to meet the needs of
residents—ensuring that a healthy, safe and
attractive environment is maintained.

Policies:

• Discourage small isolated subdivisions where soil
conditions and lot size are not conducive to on-site
wastewater disposal. Encourage connection corrective
measures for on-site wastewater disposal systems
determined to be failing by the Warren County Combined
Health District.

• Discourage leap-frog development.

• Encourage a logical pattern of residential development,
including the prudent use of the planned unit
development (PUD) zoning process, to accomplish quality development.

- To provide balanced housing opportunities, encourage owner-occupied multi-family housing at appropriate locations within established sewer service areas. Such housing should be built at a scale to accommodate the need, at densities appropriate as to location (e.g., in proximity to public transit).

- Provide a strong emphasis to establish open space greenbelt areas, separating developing residential areas from potentially incompatible uses (including agriculture).

- A system to encourage housing maintenance should be considered, through a coordinated, ongoing inspection program.

- Encourage the repair (e.g., Warren County Rehabilitation, Inc.) or removal of dilapidated/substandard structures.

- Institutional buildings, older homes and residential areas of historical and/or architectural significance should be identified, documented and protected from unwanted, incompatible land uses.

- Negotiate voluntary donations of land and/or funding to public school districts through development review. Continue to explore cost reductions and alternative sources of funding (e.g., impact fees).

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

Policies:

- Encourage the establishment of sufficient commercial activities to provide a sustainable local economy.

- Encourage the re-use/re-development of existing commercial facilities (“brownfield”) in advance of the development of new facilities (“greenfield”).
• Encourage family-owned, sole proprietorship and artisan-based businesses in conformance with the character of the area.

• Commercial activities should equate to what the market will bear.

• Avoid strip commercial development and “spot zoning” for such uses.

• Promote road and/or common access easement connectivity between commercial uses to ensure adequate capacity of adjoining roads.

• Encourage the establishment of parking maximums (as opposed to parking minimums) via zoning regulations.

• Encourage mixed-uses in appropriate areas to promote a pedestrian environment.

• Discourage the conversion of lands designated as commercial to non-commercial uses, prioritizing expenditures of public funds for infrastructure improvements at existing sites.

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

Policies:

• Support the allocation of an adequate supply of suitable land to accommodate a range of environmentally-friendly industrial uses.

• Encourage the re-use/re-development of existing industrial facilities (“brownfield”) in advance of the development of new facilities (“greenfield”).

• Adequate soil conditions, topography, water and wastewater disposal, transportation and public facilities should be available to serve industrial sites.
• Business park (campus style) concepts should be used in promoting and attracting new industry, in conjunction with individual industrial sites. Encourage accessible commercial activities in support of such uses, avoiding impairment of rural character.

• Promote a multi-modal transportation network with adequate levels of service to support such industrial uses, emphasizing rail access whenever practicable.

• Encourage the establishment of parking maximums (as opposed to parking minimums) via zoning regulations.

• Provide sufficient buffering between industrial and potentially incompatible uses (including agriculture).

• Encourage the retention of productive agricultural lands for alternative fuel production.

• Discourage the conversion of lands designated as industrial to non-industrial uses.

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

Objective: Encourage the provision of a full range of community facilities and services.

Policies:

• Extensions of public water and sanitary sewer within established utility service areas should run concurrently.

• Expand wastewater treatment facilities in a timely manner to support future development.

• A sufficient level of governmental and community facilities and services, such as police and fire protection, public transit facilities, health and social services, libraries, cultural, educational and recreational facilities should be provided to adequately meet the increased demand created by the intensity of development and population.
• Coordinate with the Ohio Environmental Protection Agency (non-residential development) and the Warren County Combined Health District (single family residential development) regarding on-site wastewater disposal approval.

Goal: An inter-modal transportation system allowing for convenient access for all residents, workers and travelers.

Objective: Provide a variety of transportation modes, designated and designed to meet the differing needs of different people, activities and purposes of travel without degrading rural character.

Policies:

• Cooperate in the enforcement of State and County access management regulations.

• Implement the recommendations of the Warren County Official Thoroughfare Plan, Southwest Warren County Transportation Study, North-South Initiative (Interstate 75 study) and the Interstate 71 Corridor Transportation Study.

• Integrate needed road improvements into the short range Capital Improvement Program (CIP).

• Encourage connectivity between residential subdivisions.

• Impact upon the road system should be thoroughly reviewed prior to any land use decision being made. Any project which is shown to degrade the level of service a full letter grade or more should be required to mitigate such impacts. Explore the imposition of alternative sources of funding (including impact fees).

• Encourage transit service in established utility service areas and transit-oriented development (TOD) land use patterns in such areas.

• Require sidewalks and connectivity between land uses in the development approval process within established
utility service areas. Selectively retrofit pedestrian improvements in previously developed portions of utility service areas.

- Encourage a network of multi-use paths throughout the planning area.

- Implement traffic calming strategies where appropriate, to help preserve/promote rural character.

- Cooperate in the promotion of ride sharing and/or carpooling, as well as other trip reduction strategies to reduce single occupant, private vehicle commuting by employees of major businesses.

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

Objective: Resolve problems in rapidly growing areas, by making land use decisions in a logical and meaningful fashion.

Policies:

- The Warren County Regional Planning Commission (RPC) should continue to provide technical assistance to member townships and municipalities.

- Land use and zoning decisions should be based on input from local citizens and officials, adopted planning documents and sound planning principles (e.g., APA).
Visioning/Future Land Use

Each township was divided into geographic sub-areas for planning purposes, noting existing characteristics and land uses, available infrastructure, factors/constraints, and projected future characteristics. Future land use was projected in large part based upon public input received at these sessions.

Franklin Township

The public visioning meeting was conducted at the Franklin Township Administration Building, 418 Fairview Drive, Carlisle, on May 30, 2006. The draft future land use narrative was presented at the October 24, 2006 Land Use Plan Update Steering Committee meeting.

Greater Hunter Planning Area


Infrastructure: Sewer (Franklin Wastewater Treatment Plant (FWWTP) service area east of Union Rd.), Water (County service area), Telephone (SBC service area), Duke Energy service area.

Factors/constraints: Historical annexation threat, excellent accessibility (State Route 122, Interstate 75, improved interchange, etc.), full services available, perceived school overcrowding.

Future Land Use: Maximize economic development potential (“brand” interchange and create I-75 business corridor zoning overlay), potential future Manchester Rd. freeway interchange and re-alignments, extend industrial trend south of Franklin, maintain existing character of existing Hunter street grid (potential housing rehabilitation target area), encourage conservation development for future residential uses.
Beal/McLean/Dearth Planning Area

Existing Characteristics: Rural residential (predominant), agricultural, vacant land, public/semi-public (Vineyard Community Church, Zion Missionary Baptist Church, County water tower).

Infrastructure: Sewer (not available), Water (County service), Telephone (SBC service area), Duke Energy service area.

Factors/constraints: Lack of full services, good accessibility (State Route 123).

Future Land Use: Maintain existing rural character (public preference expressed for current lack of sewer) and keep mature woods, agricultural preservation (prime soils areas), address existing stormwater management issues, pursue reduced speed limits where practicable (perceived high accident rate). Buffer farms and implement riparian setbacks per W.C. Soil & Water Conservation District.

Dixie Highway Planning Area

Existing Characteristics: Rural residential (mature home/neighborhoods and new custom homes), scattered commercial (Marathon, Speedway, PJ Food Mart, Creative Touch Salon), public/semi-public (VFW, Dixie Highway Christian Church, Healing Word Assembly of God, Faith Baptist Church, Victory Tabernacle, future parkland need), industrial (Combined Transport Sys.), vacant wooded land.

Infrastructure: Sewer (FWWTP service north, Middletown service south), Water (County service area), Telephone (SBC service area), Duke Energy service area.

Factors/constraints: Historical annexation threat, good accessibility (Dixie Highway), full services available.

Future Land Use: Create I-75 business corridor zoning overlay, potential future Manchester Rd. freeway interchange (economic development potential), maintain existing character (discourage sellout of existing residences for
strip commercial), future park, redevelopment of Manchester Rd. intersection node, potential target area for residential rehabilitation.

**Pennyroyal Planning Area**

Existing Characteristics: Rural residential (predominant), commercial (Pennyroyal Pizza, N-N Auto Parts, On the Snap Bar, Ann’s Flowers, Silver Bar, C&W Auto Sales), agricultural, vacant land, public/semi-public (Roberts Rd. Pentecostal Church, Pennyroyal Baptist Church), billboards (imposing).

Infrastructure: Sewer (Montgomery County service avail. along County line only), Water (County service), Telephone (SBC service area), Duke Energy service area.

Factors/constraints: Topography, lack of full services, generally good accessibility.

Future Land Use: Tighten sign code for off-site advertising (amortize billboards?) and exterior lighting regulations (i.e., “night sky”), maintain existing character (potential housing rehabilitation target area), limited commercial expansion potential, and potential for increased intensity of use in association with Austin Road interchange to north is limited by lack of sewer.

**Twin Creek Planning Area**

Existing Characteristics: Sewered density single family residential (emerging trend), rural residential, mineral extraction (Martin Marietta), agricultural, vacant land, public/semi-public (Franklin Twp. Fire Station, Five Rivers and County parks, County North Wellfield, Riverview Baptist Church, Elizabethtown Church of God), little commercial (Franklin-Trenton Store & Lock).

Infrastructure: Sewer (only partial FWWTP service area), Water (private wells), Telephone (SBC service area), Cinergy service area, Norfolk & Southern and CSX railroads.

Factors/constraints: Aquifer, flood plain, generally isolated (west of Great Miami River), railroads not at grade
Future Land Use: Mineral extraction areas become County parkland, encourage conservation development, limited commercial expansion potential, increase accessibility/traffic safety (support Franklin bridge crossing initiative, widen Franklin-Trenton Rd. railroad underpass), continue aquifer protection (consider larger minimum lot size in areas w/o sewer), agricultural preservation (prime soils areas), maintain riparian rights, increase availability of public water service. Buffer farms and implement riparian setbacks per W.C. Soil & Water Conservation District.

Unincorporated Islands Planning Area

Existing Characteristics: Mixed bag of residential uses (e.g., Riverview Apts.), modest commercial (Coin Laundry, D&M Mini-Mart, D&B Auto Sales, Palace Billiards), public/semi-public (Grace Gospel Baptist Church, Cross & Crown Church, World Missions Chapel, Community Jesus Church).

Infrastructure: Sewer (FWWTP service area), Water (public east of river, wells west of river), Telephone (SBC service area), Duke Energy service area.

Factors/constraints: Surrounded by municipalities (little apparent threat of annexation), typical lack of full services, lack of identity, provision of police fire/EMS services.

Future Land Use: Maintain existing character (potential housing rehabilitation target areas), limited economic development potential (e.g., proximity to Franklin Wal-Mart), establish identity (e.g., capitalize on Chautauqua legacy), maximize availability of police, fire/EMS services.
Franklin Township
Land Use Plan
(Most Recent Update Adopted April, 2007)
Harlan Township

The public visioning meeting was conducted at the Harlan Township Fire & Rescue Building, 9120 Morrow-Rossburg Road, Pleasant Plain, on June 27, 2006. The draft future land use narrative was presented at the October 24, 2006 Land Use Plan Update Steering Committee meeting.

Greater Blanchester Planning Area

Existing Characteristics: Rural residential, agricultural, public/semi-public (Blanchester Church of Nazarene, Full Gospel Christian Assembly, Church of Christ), commercial (animal hospital), vacant and wooded land.

Infrastructure: Sewer (only through annexation), Water (Western Water Co. service area), Telephone (Verizon service area), Duke Energy service area, CSX Railroad.

Factors/constraints: Long term annexation threat, rail access (potential economic development tool), generally good road accessibility (State Routes 28 and 123), steep slopes/flood plain (limited areas).

Future Land Use: Single family residential, potentially at a sewered density (in any case, protect flood plain, wooded and steeply slope areas and maintain rural character through conservation development), commercial, industrial, public/semi-public. Buffer farms and implement riparian setbacks per W.C. Soil & Water Conservation District.

Pleasant Plain/Butlerville Planning Area

(includes State Route 132 corridor)

Existing Characteristics: Rural residential, light industrial (L/M Animal Farms), Blackhawk public/semi-public (Midwestern Children’s Home, Butlerville Elementary School, Township Fire House, cemetery), agricultural, recreation/open space (Lake Easy pay lake), vacant land.

Infrastructure: Sewer (not available), Water (Western Water Co. service), Telephone (TDS Telecom service area), Duke Energy service area, CSX Railroad (Pleasant Plain only).

Factors/constraints: Lack of full services (prior Pleasant Plain effort to extend sewer from Goshen and potential need for sewer to Butlerville are notable), rail access
(potential economic development tool), generally good road accessibility (State Routes 123 and 132) but access management needed, steep slopes/flood plain (limited areas).

Future Land Use: Rural density unsewered residential (incentivize conservation development and potential for larger minimum lot size in selected areas noted), modest additional commercial demand (Blackhawk and Butlerville), modest industrial expansion potential (Pleasant Plain), and public/semi-public (public open space needed). Buffer farms and implement riparian setbacks per W.C. Soil & Water Conservation District.

Greater Cozaddale Planning Area

Existing Characteristics: Unsewered single family residential (relatively dense street grid), public/semi-public (Cozaddale Baptist Temple, Old Time Missionary Baptist Church), junkyard.

Infrastructure: Sewer (not currently available), Water (Western Water Co. service), TDS Telecom telephone service area, Cinergy service area.

Factors/constraints: Lack of full services, fair to poor road access, rail access (no serious economic development potential), steep slopes/flood plain (limited).

Future Land Use: Maintain character of neighborhood, anticipate potential impacts of proposed industrial park (468 acre Schoellman Family Farm, Hamilton Twp.).

Balance of Township
(includes Edwardsville, Hicks, Middleboro, Osceola, Rossburg, Windsor and Woodville)

Existing Characteristics: Rural residential, agricultural, public/semi-public (Whitaker Park, Township Fire House #2, Church of Christ, cemeteries), commercial (Marathon, Shope Foundation, Fannis Auto Parts), vacant wooded land.

Infrastructure: Sewer (not available), Water (Western Water Co. service), Telephone (TDS Telecom/Verizon/Sprint/Embark service area), Duke Energy/DP&L service area, CSX Railroad (Windsor).
Factors/constraints: Topography/flood plain (selected areas), lack of full services (private wells S.E. of Butlerville, generally poor soils for on-site wastewater disposal), no real economic development potential.

Future Land Use: Maintain rural character: Encourage agricultural preservation (land trust, purchase of development rights) but also protect property rights; continue 2.0 acre minimum zoning lot size; buffer farms from development; and incentivize conservation design. Protect flood plain, steeply sloped and wooded areas. May need additional park acreage as population grows (Whitaker Park and Hicks rails-to-trails initiative examples). Limited commercial potential (State Route 28 at Morrow-Woodville Rd.). Buffer farms and implement riparian setbacks per W.C. Soil & Water Conservation District.
Turtlecreek Township

The public visioning meeting was conducted at the Turtlecreek Township Administration Building, 670 N. State Route 123, Lebanon, on July 25, 2006. The draft future land use narrative was presented at Land Use Plan Update Steering Committee meetings on November 28, 2006, February 27, 2007 and March 27, 2007.

Greater Lebanon Planning Area
(includes Genntown, north to Twp. line and west to U.S. Rt. 42)

Existing Characteristics: Rural density residential, public/semi-public (Bostick Fire Station, Turtlecreek Cemetery, Heritage Baptist Church, Urbancrest Baptist Church, Lebanon Freewill Baptist Church, Arsenal Soccer Complex), commercial (Evers’ Country Gardens, Lucky Horse Junction, Hatfield Inn B&B, Kings Electric Services, Highest Expectations, Countryside Animal Hospital, Lebanon Equine Clinic, Allyson’s Gardens, Peach Realty, Pro Writers +, Life Span, Carpenter’s Workshop, Tack Trunk, Wilson Buildings, Southwest Landmark, Factory Direct Building Products), industrial (TEPPCO, Ferrellgas, George Welding, D&E Machine Co., True Edge), agricultural (including Alexander’s Kennels), vacant and wooded land.

Infrastructure: Sewer (only by annexation or agreement (e.g., Cedar Trace)), Water (Western Water Co. in Genntown and east of Lebanon, Warren County elsewhere), Telephone (Sprint/Embark), Electric (Duke Energy), I&O railroad.

Factors/constraints: Lack of full services (barring annexation or agreement), good road accessibility (State Route 48 By-Pass, U.S. Route 42, State Route 63, etc.), steep slopes/flood plain/aquifer (limited areas), buried high-pressure pipelines (north of Lebanon).

Future Land Use: Single family residential, potentially at a sewered density (limit density, protect flood plain, wooded, steeply sloped and aquifer areas and maintain rural character through implementing conservation development), commercial, industrial, public/semi-public (develop Loeb Estate park as population grows). Buffer farms and implement riparian setbacks per W.C. Soil & Water Conservation District.
Otterbein/State Route 63 Planning Area

Existing Characteristics: Congregate and independent living (Otterbein Homes), public/semi-public (Warren County Community Services, MVRCC, Duke Substation, Shaker cemetery, Lebanon Correctional Institution, Warren Correctional Institution, Turtlecreek Center Talbert House, Community Correctional Center, ODOT, Warren Co. wellfield, Township Fire House #3), and agricultural (State Farm and Otterbein).

Infrastructure: Sewer (Butler County), Water (Warren County), Telephone (Sprint/Embark and SBC), Electric (Duke Energy), wellfields (Monroe and Warren County).

Factors/constraints: Full services, good road accessibility (State Routes 63 and 741 and Interstate 75), State lands (provide buffer), steep slopes/flood plain/aquifer (limited areas).

Future Land Use: Congregate and independent living (Otterbein and Solid Rock Church PUD’s); anticipated mixed use Otterbein Master Plan (residential, commercial, office, public/semi-public); project continued agricultural use of State farm (potential expansion of correctional facilities acknowledged); implement conservation development; buffer farms and implement riparian setbacks per W.C. Soil & Water Conservation District; anticipate closure of County wellfield (continue aquifer protection).

Southwest Township Planning Area

Existing Characteristics: Rural density residential, Shadow Lake Mobile Home Park, public/semi public (former Mason wellfield), commercial (It’s a Dog’s World), agricultural and vacant wooded land.

Infrastructure: Sewer (along Butler-Warren Rd. from Butler County), Water (Warren County), Telephone (mainly Sprint/Embark and SBC), Electric (Duke Energy), I&O Railroad.

Factors/constraints: Lack of full services (most areas), good to fair road access (U.S. Route 42, State Route 741), rail access (economic development potential), steep slopes/flood plain (limited areas), aquifer.
Future: Maintain rural character; Encourage agricultural preservation (land trust, purchase of development rights, transfer of development rights, etc.) and protect property rights; buffer farms from development; and implement conservation development. Continue aquifer protection (consider larger minimum lot size over aquifer without sewer). Commercial-recreational use of Zoological Society properties likely (bike path connection desirable). I-75 Business Corridor Overlay area (industrial/commercial potential limited to utility service area east of Butler-Warren Rd.). Implement riparian setbacks per W.C. Soil & Water Conservation District.

Greentree/Hendrickson Planning Area

Existing Characteristics: Rural (predominant) and sewered (emerging) single family residential, sewered multi-family residential (west of I-75), public/semi-public (Four Corners Ch., ARMCO Park, Greentree Golf Course, Shaker Run Golf Club, cemetery, Turtlecreek Township Park, Warren County Airport), agricultural (including Eastside Nursery) and vacant wooded land.

Infrastructure: Sewer (Butler County, Middletown or Warren County), Water (Warren County), Telephone (Sprint/Embark and SBC), Electric (Duke Energy).

Factors/constraints: Full services, generally good road access (State Route 741, Union Rd., proximity to I-75), buried high-pressure pipelines (selected areas), aquifer and flood plain (selected areas).

Future Land Use: Sewered single family residential (implement conservation development); preserve character of pre-existing rural residential areas; roads (maintain acceptable levels of service through widening at selected intersections/dedication of new collector roads, maintaining a two-lane road section wherever possible); mixed use potential in I-75 Business Corridor Overlay (office and industrial) and County Airport Airpark business park (commercial and office/warehouse) areas. Runway protection area serves as suggested boundary for residential density. Continue aquifer protection. Need additional open space acreage as population grows (long term viability of private ARMCO Park questionable). Buffer farms and implement riparian setbacks per W.C. Soil & Water Conservation District.
Southeast Township Planning Area  
(S.R. 123/I-71 interchange to east Twp. line)


Infrastructure: Sewer (not currently available), Water (Western Water Co. service), Telephone (Sprint/Embark service area), Duke Energy service area.

Factors/constraints: Topography/flood plain/aquifer (selected areas), lack of full services (possible Lebanon sewer extension to interchange), good road access (State Routes 123, 350 and Interstate 71).

Future Land Use: Light industrial/office/commercial potential at I-71 interchange (proposed Joint Economic Development District w/ Lebanon and Twp.). Maintain rural character elsewhere: Encourage agricultural preservation (land trust, purchase of development rights, etc.) but also protect property rights; buffer farms from development; and incentivize conservation design. Protect flood plain, steeply sloped and wooded areas (implement riparian setbacks per W.C. Soil & Water Conservation District). Continue aquifer protection (consider larger minimum lot size over aquifer without sewer). Pursue scenic byway designation for State Route 350.

Oregonia West Planning Area  
(includes San Mar Gale)

Existing Characteristics: Rural residential, agricultural (including Tepe Nursery and ATAC Fish Hatchery), public/semi-public (Church of God Camp), commercial (Lebanon Animal Hospital), vacant wooded land.

Infrastructure: Sewer (not available outside San Mar Gale), Water (Western Water Co. service area), Telephone (Sprint/Embark service area), Duke Energy service area.
Factors/constraints: Topography/flood plain/aquifer (selected areas), only fair road access (no State or Federal highways), lack of full services (outside San Mar Gale).

Future Land Use: Regardless of San Mar Gale PUD, maintain rural character and acceptable level of service for roads: encourage agricultural preservation (land trust, purchase of development rights, transfer of development rights, etc.) and protect property rights; buffer farms from development; and implement conservation development. Limited commercial use potential (San Mar Gale towne center). Protect flood plain, steeply sloped and wooded areas (implement riparian setbacks per W.C. Soil & Water Conservation District). Need additional park acreage as population grows (in conjunction with 971.7 ac. San Mar Gale open space). Continue aquifer protection (consider larger minimum lot size over aquifer without sewer).
Turtlecreek Township
Land Use Plan
(Most Recent Update Adopted April, 2007)
Union Township

The public visioning meeting was conducted at the First Baptist Church of South Lebanon, 505 W. Mason Road, South Lebanon, on August 29, 2006. The draft future land use narrative was presented at the December 20, 2006 Land Use Plan Update Steering Committee meeting.

State Route 48 North Planning Area

Existing Characteristics: Rural density residential, public/semi-public (inactive former Lebanon Airport), office (Church of God H.Q.), industrial (Royce Co. machine shop), agricultural, vacant and wooded land.

Infrastructure: Sewer (only by annexation), Water (Western Water Co., but only along W. Turtlecreek-Union Rd.), Telephone (Sprint/Embark), Electric (Duke Energy).

Factors/constraints: Lack of full services (barring annexation, or extension), good N-S road accessibility (State Route 48 By-Pass, I-71 Interchange), steep slopes/flood plain (limited areas), perceived annexation threat.

Future Land Use: Rural density residential (protect/buffer existing stock), industrial/office (along State Route 48 By-Pass and I-71). Extension of Turtlecreek-Union Rd. across Bee Run (improve E-W mobility).

East Township Planning Area

Existing Characteristics: Rural density residential, public/semi-public (Deerfield Cemetery), commercial (Bowman’s general merchandise sales), industrial (Miami View Mining mineral extraction), agricultural (Acomb wholesale nursery) and vacant land.

Infrastructure: Sewer (only by annexation), Water (Western Water Co.), Telephone (Sprint/Embark), Electric (Duke Energy).

Factors/constraints: Lack of full services, only fair road accessibility (no State or Federal routes), steep slopes (limited areas), flood plain/aquifer (proximity to Little Miami River), perceived annexation threat.
Future Land Use: Sewered density residential contiguous with South Lebanon (avoid freeway sound walls); rural density residential (encourage conservation design); public/semi-public (reuse of multiple gravel pits as park land); modest commercial potential (Stubbs Mill Road/Shawhan Road intersection); industrial (construction/ demolition debris landfill); encourage agricultural preservation, including land trust, purchase of development rights, etc., but also protect property rights; buffer farms from development (implement riparian setbacks per W.C. Soil & Water Conservation District); continue aquifer protection/protect Scenic River (consider larger minimum lot size over aquifer without sewer). Improve Dry Run Rd. (currently 1 lane).

Columbia South Planning Area
(includes Highland Park, Turtlecreek Rd. and mineral extraction uses)

Existing Characteristics: Sewered density residential, rural residential, commercial (Barrett’s Marathon, Little Miami Veterinary Clinic, Leisure Time Tanning, Dawson’s Car Care, Country Attic Treasures), public/semi-public (Crossroads Church of Nazarene), industrial (Carl Oeder & Sons and Barrett mineral extraction/processing, Tour Andover Controls, Siemens wellfield), agricultural and vacant wooded land.

Infrastructure: Sewer (Warren Co.: Columbia Road existing, Highland Park future capacity reserved), Water (Warren Co. serves Columbia Rd.; S. Lebanon serves Highland Park), Telephone (Sprint/Embark), Electric (Duke Energy).

Factors/constraints: Full services existing or available, good to fair road access (no direct access to state or federal routes), steep slopes/flood plain (limited areas), aquifer, perceived annexation threat.

Future Land Use: Sewered density residential; mixed use (Columbia Road area); industrial re-use of mineral extraction along I-71; and continue aquifer protection. Extension of Kings Island Drive possible.

West Township Planning Area

Existing Characteristics: Rural density residential, public/semi-public (Fellowship Chapel and Cemetery, Living
Leaf Church), recreation/open space (Golf Ranch), industrial (R.J. Stolle Enterprises, Nixon Glass), agricultural (including Marvin’s Organic Gardens) and vacant wooded land.

**Infrastructure:** Sewer (only by annexation), Water (Warren County only along U.S. Route 42), Telephone (Sprint/Embark), Electric (Duke Energy).

**Factors/constraints:** Lack of full services, good North-South road access (U.S. Route 42, State Route 741), steep slopes (selected areas), flood plain/aquifer (extensive areas), I&O Railroad (economic development potential), perceived annexation threat.

**Future Land Use:** Preserve character of pre-existing rural residential areas; future residential (encourage conservation development); encourage agricultural preservation (including land trust, purchase of development rights, etc., but also protect property rights); modest commercial potential (U.S. Route 42); office (I-71 frontage); industrial (U.S. Route 42 corridor and in proximity to existing Lebanon and Mason corp. limits). Continue aquifer protection (consider larger minimum lot size over aquifer without sewer). Extend Turtlecreek-Union Road to Columbia Rd. and improve Cox-Smith Rd. (improving East-West mobility). Buffer farms and implement riparian setbacks per W.C. Soil & Water Conservation District.
Union Township Land Use Plan
(Most Recent Update Adopted April, 2007)
Washington Township

The public visioning meeting was conducted at the Olive Branch Church, 7315 Wilmington Road, Oregonia, 2006. The draft future land use narrative was presented at the December 20, 2006 Land Use Plan Update Steering Committee meeting.

Oregonia Planning Area

Existing Characteristics: Rural density residential, commercial (Hall’s Market, Little River Café, River Spirit Art Antiques Botanicals, River Walker B&B, Little Miami Canoe Rental), public/semi-public (bike path, Oregonia/Harveysburg United Methodist Church, cemetery), vacant and wooded land.

Infrastructure: Sewer (not available, nor projected), Water (private wells only), Telephone (Sprint/Embark), Electric (Duke Energy).

Factors/constraints: Lack of full services, only fair road accessibility (no access to state or federal routes, dependent upon bridge crossing), steep slopes/flood plain/aquifer.

Future Land Use: Maintain character of existing unincorporated community (potential future housing rehab target area). Commercial (limited potential), public/semi-public, and continue aquifer protection (consider larger minimum lot size over aquifer).

Wilmington Road Interchange Planning Area

Existing: Rural density residential (Woods of Middleboro Sub.), public/semi-public (Camp Swoneky, cemetery), commercial (Club OV, I-71 Storage), recreation/open space (Olive Branch Campground), agricultural and vacant land.

Infrastructure: Sewer (not available, not currently projected), Water (Western Water Co.), Telephone (Sprint/Embark), Electric (D,P & L).

Factors/constraints: Lack of full services, good road accessibility (proximity to I-71 interchange), steep slopes (limited areas).
Future Land Use: Sewer potential is dependant upon intensity of future development of commercial/industrial zoning at the freeway interchange (intentions of Univ. of Cincinnati unknown); encourage agricultural preservation, including land trust, purchase of development rights, etc., but also protect property rights; buffer farms from development.

Greater Clarksville Planning Area

Existing: Rural residential, commercial (Chief’s Lake Bar & Grill), public/semi-public (Bethany Baptist Church, Camp Joy), agricultural and vacant wooded land.

Infrastructure: Sewer (only by annexation, but excess capacity limited), Water (Western Water Co.), Telephone (Verizon North), Electric (D,P & L).

Factors/constraints: Lack of full services, good road access (U.S. Route 22-3, State Routes 132 and 350), steep slopes/flood plain (limited areas), limited annexation threat.

Future Land Use: Rural residential (encourage conservation development); commercial (limited potential, including Fornshell PUD); public/semi-public (encourage current uses); encourage agricultural preservation, incl. land trust, purchase of development rights, etc., but also protect property rights; buffer farms from development (implement riparian setbacks per W.C. Soil & Water Conservation District).

Balance of Township Planning Area
(includes Senior)

Existing Characteristics: Rural density residential, public/semi-public (Ft. Ancient State Park, bike path, Township Hall/Maintenance, Gully Park & Trail, Olive Branch Methodist Church, Silver Grove Baptist Church and cemetery, Fellowship of Praise Church, various other cemeteries, Fenwick Knights of Columbus Park, King’s Domain Retreat, Camp Whip-Poor-Will), commercial (W.B. Hickok Arms & Munitions, Windmill Fishing Lake, Morgan’s Canoe Rental, Morgan’s Cabin Rental), office (Drexanne Realty), industrial (Dare Auto Parts, Rauch Excavating), agricultural and vacant wooded land.
Infrastructure: Sewer (not available, nor projected), Water (Western Water Co. south of I-71 only), Telephone (Sprint/Embark), Electric (mainly D,P & L, some Duke Energy).

Factors/constraints: Lack of full services, generally good road access, steep slopes/flood plain (selected areas) aquifer (limited to proximity to Little Miami River).

Future Land Use: Rural residential (encourage conservation development); public/semi-public (may need additional open space as population grows, Clinton Co. rails-to-trails bike path initiative); encourage agricultural preservation, incl. land trust, purchase of development rights, etc., but also protect property rights); buffer farms from development (implement riparian setbacks per W.C. Soil & Water Conservation District).
Conclusion/Implementation

The Warren County zoning jurisdiction (Franklin, Harlan, Turtlecreek, Union and Washington Townships) stands at a crossroads. Based upon continuing development pressures, policy decisions made today will greatly impact the future livability of the study area. The Land Use Plan Steering Committee operated largely on a “consensus” basis, with instances of actual voting being limited. In short, the Plan provides a thoughtful framework for the continued development of each of the Townships, mindful of the impacts of continuing growth.

The policy thrust of the Land Use Plan update is pointedly toward “smart growth”, with the underlying goal being the creation of an economically sustainable community; encouraging the most intensive development in areas where infrastructure is projected to be available, increasing non-residential uses to the extent possible particularly in these areas; while elsewhere maintaining the predominant rural character.

Toward the stated policy goal of economic sustainability, non-residential land use has been measurably increased (see attached table). Future commercial land uses average 3.8 percent of the overall study area, with Franklin Township leading at 7.3 percent. Union Township--being strategically located along I-71 between Lebanon, Mason and South Lebanon--tops future industrial uses at 14.5 percent, with this use category averaging 5.0 percent of the study area.

As with any planning process, periodic updates are desirable and necessary. While the planning horizon is appropriately long term (20 years), updating is normally necessary between 5-10 years from the adoption date. Many times, underlying assumptions of existing future Plans are confirmed through such re-analyses. Cases in point from this process include the Harlan and Washington Township future land use maps, neither of which changed appreciably from the Plans adopted in 1998.

Given that under Ohio law there is no requirement for conformance between comprehensive planning and zoning, Plan implementation will be dependent upon the thoughtful consideration of adopted goals, objectives and policies in the comprehensive re-write of the Warren County Rural Zoning Code, as well as incremental decision making through the
review of rezoning requests and development proposals in the years to come.

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## Future Land Use Percentages
(Prior Plan % / 2007 Plan %)

<table>
<thead>
<tr>
<th>Township</th>
<th>Agricultural/Rural Resid.</th>
<th>Residential Sewered</th>
<th>Office/Commercial</th>
<th>Industrial</th>
<th>*Public Use</th>
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<tbody>
<tr>
<td>Franklin</td>
<td>28.7/14.3</td>
<td>32.0/35.4</td>
<td>1.4/7.3</td>
<td>0.5/5.1</td>
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<td>Harlan</td>
<td>56.3/56.2</td>
<td>5.2/5.2</td>
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<td>Turtlecreek</td>
<td>55.6/37.7</td>
<td>13.0/19.3</td>
<td>0.5/6.3</td>
<td>0.6/3.4</td>
<td>30.1/33.3</td>
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<tr>
<td>Union</td>
<td>50.7/31.1</td>
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<tr>
<td>Washington</td>
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<td>0.5/0.5</td>
<td>0.3/0.3</td>
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<tr>
<td>Averages</td>
<td>51.9/41.5</td>
<td>10.8/14.0</td>
<td>1.1/3.8</td>
<td>1.5/5.0</td>
<td>34.7/35.7</td>
</tr>
</tbody>
</table>

* includes institutional uses (government, schools, police/fire), parks/open space, public rights-of-way, utilities and protection areas (flood plain and steep slopes)
RESOLUTION 5-07
ADOPTION OF VARIOUS TOWNSHIP LAND USE PLAN UPDATES

WHEREAS, according to Section 713.23 of the Ohio Revised Code (ORC), a regional planning commission may make studies, maps, plans, recommendations and reports concerning the physical environment, social, economic and governmental characteristics, functions, services and other aspects of the region; and

WHEREAS, the Warren County Regional Planning Commission (RPC) continues to work with the various townships within the County to develop and/or update township land use plans, part of the land use component of the overall Warren County Comprehensive Plan; and

WHEREAS, per a request by the Board of Warren County Commissioners, and in conjunction with a Land Use Plan Update Steering Committee representing the Boards of Trustees of Franklin, Harlan, Turtlecreek, Union and Washington Townships (i.e., townships under Warren County zoning jurisdiction), the Board of Warren County Commissioners, development interests (Ohio Valley Development Council) and the RPC, the RPC staff undertook the process of updating existing Land Use Plans for the aforementioned Townships; and

WHEREAS, the Land Use Plan Update Committee met between January and December, 2006, receiving and considering valuable input from the RPC staff, selected speakers and the public; and

WHEREAS, throughout this process, the RPC staff and the Land Use Plan Update Steering Committee have thoughtfully considered community character, demographics, economic development potential, existing land use and zoning, committed development, physical constraints to development, sanitary sewer, public water, parks and open space, fire, EMS, police protection, transportation, education, planning analyses, growth management, goals/objectives/policies, future land use and plan implementation; and

WHEREAS, the draft Plan Update generally conforms with the consensus developed in public visioning meetings conducted in each Township, prior to which each household received a mailed invitation; and

WHEREAS, the RPC has received and considered further input from interested citizens and the Land Use Plan Update Steering Committee.
through an advertised public hearing on January 9, 2007 and on this date.

NOW THEREFORE BE IT RESOLVED, that the Warren County Regional Planning Commission hereby adopts Land Use Plan updates for Franklin, Harlan, Turtlecreek, Union and Washington Townships, including both the maps and accompanying text, as its recommendations for the future development of these unincorporated areas.

James Luke, Chairman
Warren County Regional Planning Commission

ATTEST:

Robert T. Craig, AICP, Executive Director
Warren County Regional Planning Commission

Date: April 10, 2007

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