



BUTLER COUNTY, OHIO

COMPREHENSIVE

LAND USE PLAN

Revised 2013



West Chester Township

Comprehensive Land Use Plan

Revised 2013

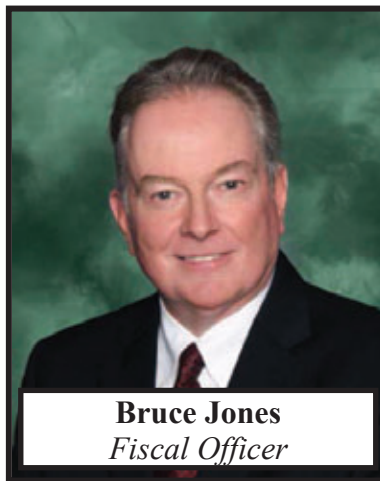
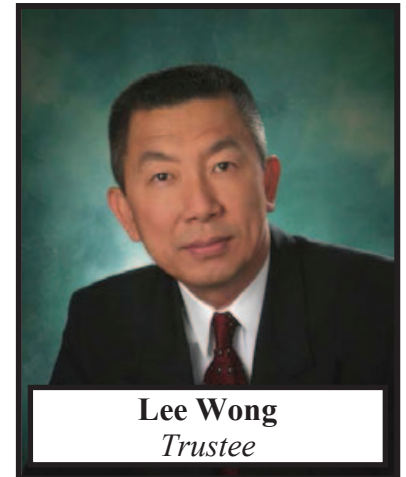




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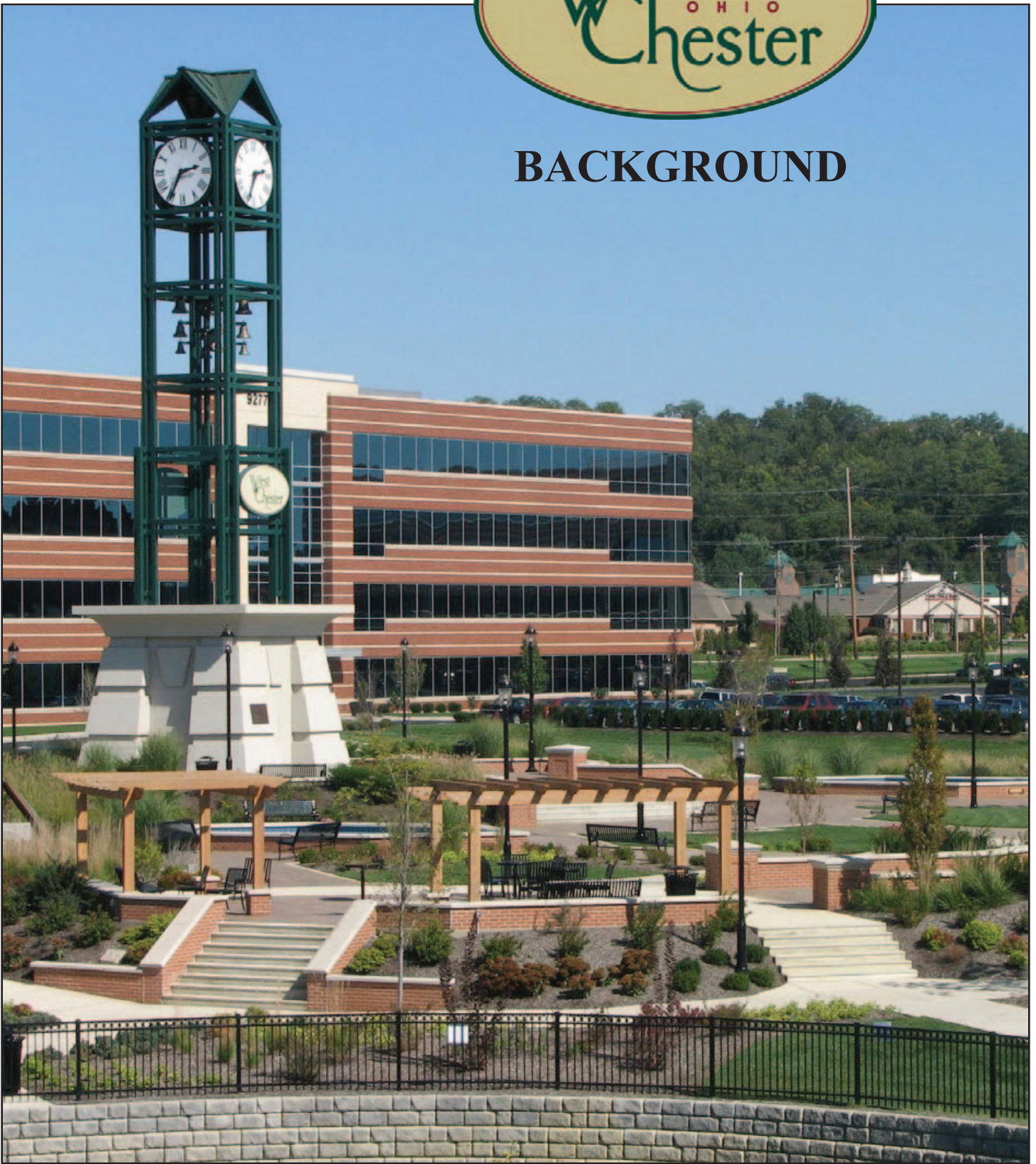
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BACKGROUND



**WHERE FAMILIES GROW AND
BUSINESSES PROSPER**

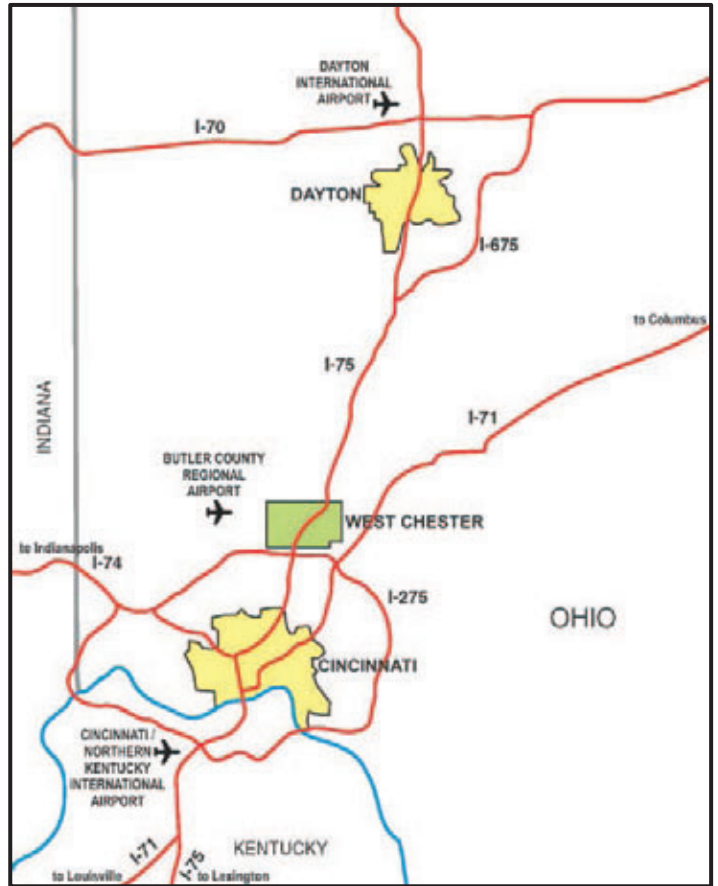
West Chester is a thriving community of more than 60,000 residents and nearly 3,000 businesses located along the I-75 corridor between Cincinnati and Dayton, Ohio. Already established as a premiere community in southwest Ohio, West Chester offers a traditional suburban lifestyle with the vitality and energy of a more urban setting. It's high quality housing, exceptional public safety services, well-maintained infrastructure, amenities, and the state ranked *Excellent with Distinction* Lakota Local Schools all contribute to the community's success and multiple designations by CNN/Money Magazine as one of the top 100 places to live in America.

West Chester is 34.82 square miles in size and situated in southeast Butler County, Ohio, which is easily accessible from six interstate interchanges. This strategic location alone provides an ideal setting for people to live and businesses to develop; however, the quality of life amenities offered in West Chester, and the quality of development, provides a great location for families to grow and businesses to prosper.

Local residents and workers can take advantage of the variety of active and passive recreational activities offered in West Chester.

Facilities such as ball fields, pedestrian pathways, boating and fishing lakes, playgrounds and a dog park can be found throughout several township parks. A downtown area featuring The Square @ Union Centre urban park with a clock tower and a newly constructed library that is nearly 50,000 square feet in size. This area in the heart of the downtown provides a community gathering place for regularly scheduled social events and a farmers market. A variety of shopping and dining options can also be found throughout the township in easily accessible commercial corridors.

The positioning of West Chester along the I-75 corridor, and in close proximity to the I-275 and I-71 corridors, provide an appealing site



for business location and expansion. Making it more alluring is the easy access to two international airports, the Butler County Regional Airport and accessibility to rail lines. The daytime population is estimated to be 77,358 people.

***Did you know?**
...that West Chester covers nearly 35 square miles?*

Presently about 2,715.9 acres (13 percent) of the developable land mass remains vacant or farmland, simultaneously reflecting West Chester's maturation over recent years and land in reserve for continued growth.

***Did you know?**
...that West Chester's first adopted plan was the 2012 Vision Plan, which was adopted in 1992?*

This Comprehensive Land Use Plan (also referenced herein as "Plan") provides a snap shot of current community conditions and a guide for the community's future. In short, it helps illustrate why West Chester is a place "Where Families Grow and Businesses Prosper," and provides a plan of action for ongoing success. Following a traditional planning theme, this Plan is land use focused, however, it also considers infrastructure, roads, and parks, and



has been expanded to incorporate ecological matters such as floodplain impact and community historical features. The idea is to think about the community's future now, so when the difficult daily decisions arise, which collectively shape and define the community's long range success, those decisions will not be reactive but instead will follow a planned vision for the community.

Planning coupled with West Chester's strategic location has resulted in a thriving community.

PLANNING IN WEST CHESTER

West Chester has a strong commitment to planning, and its condition is no coincidence. The community has envisioned success for itself through planning, while simultaneously developing a framework to manage its growth and change. The community has actively planned its future, beginning with the 2012 Vision Plan, which was adopted in 1992. Many of West Chester's finest accomplishments can be found first envisioned in a plan. The community's adage, "Where Families Grow and Businesses Prosper," arose from the planning and visioning process. Planning has set a positive tone for West Chester, and this community culture will positively impact West Chester's future.

This Plan evolved from previous planning studies, including review of corridors within the township and the balance of property outside these corridors. These efforts came together in 1998, with the adoption of a unified overall township land use plan, and later updated with the 2004 land use plan. In addition, the community has engaged in various planning processes and corridor studies over the last 10+ years. A standing Land Use Planning Committee was formed in 1989 to review and consider planning updates.

This Plan serves as the primary land use and planning tool for West Chester. The following plans also adopted by the Board of Trustees are incorporated herein as supplements to this document:

- 2012 and 2025 Vision Plans
- CBD (Central Business District) East Master Plan

- Olde West Chester Development Plan
- Olde West Chester Road Corridor Overlay
- West Chester Connection's Plan

These plans are included in their current form, or as they may be amended from time to time. Future corridor or sector plans may also be incorporated as directed by the Board of Trustees. All other township plans are otherwise superseded and no longer in effect.

As population and commercial investment continue to grow, West Chester's success as a residential community and industrial/business competitor depends upon planned development. Toward this end, West Chester Township adopted local zoning in November of 1989. Since that time, Township officials and residents have exercised a stronger voice at the local level regarding development issues.

With that voice comes a commitment to ensure orderly development. To guide land use and growth decisions, the Township initiated a land-use planning program, resulting in this document as supplemented by the plans referenced above. The overarching goal of planning in West Chester and in general is to consider future growth and land development decisions objectively and consistently with an overall scheme, rather than taking reactive measures as the market brings proposals forward.

PURPOSE AND DESIGN

This document presents information in support of the Land Use Planning Committee's recommendations. This Plan considers a 10-15 year future time frame, and provides a roadmap for future community achievement.

It also serves to familiarize interested persons with West Chester, and provide background on the Plan's process, purpose, and rationale. The Comprehensive Land Use Plan also serves these specific purposes:

- To provide an updated snapshot of the Township's land use conditions;

- To state current demographics and estimated future demographics;
- To identify community goals and objectives and give direction on how to accomplish them;
- To illustrate West Chester Township's development direction;
- To set forth desired land use development patterns; and
- To guide review of requests for zoning map amendments.

The Plan also provides related information regarding public infrastructure. For example, the Butler County Water & Sewer Department provides water and sewer service within West Chester, which impacts development potential. Although not directly under the Board of Trustees' control, this document provides information from the Butler County Water & Sewer Department's own planning efforts to show future capacities. Graphics included indicate current water and sewer facilities locations.

Similarly, the Butler County Engineer oversees many roadway functions within West Chester. Therefore, although not directly within the scope of this document, pertinent information such as the Butler County Thoroughfare Plan is included. This Comprehensive Land Use Plan also contains updated information on the planning effort of the West Chester Parks Department regarding future parks, bicycle, and pedestrian way development.

Finally, this Plan also takes a closer look at technology infrastructure, environmentally and ecologically sensitive areas such as floodplains, and historical places within West Chester.

CREATING THE PLAN

The West Chester Township Land Use Planning Committee spearheaded the update process. This long standing Committee, appointed by the Board of

Trustees, encompasses a diverse representation of the community. With staff's assistance, the Committee reviewed the entirety of the Plan and identified areas in need of update. The Land Use Planning Committee worked to identify important land use issues, define goals and objectives, and represent the overall community opinion. The Committee worked closely with staff to consider and evaluate data and recommendations.

Resolution No. 91-14 sets forth for this Plan the public participation, review, adoption, and amendment processes.¹ To summarize, the adoption process is:

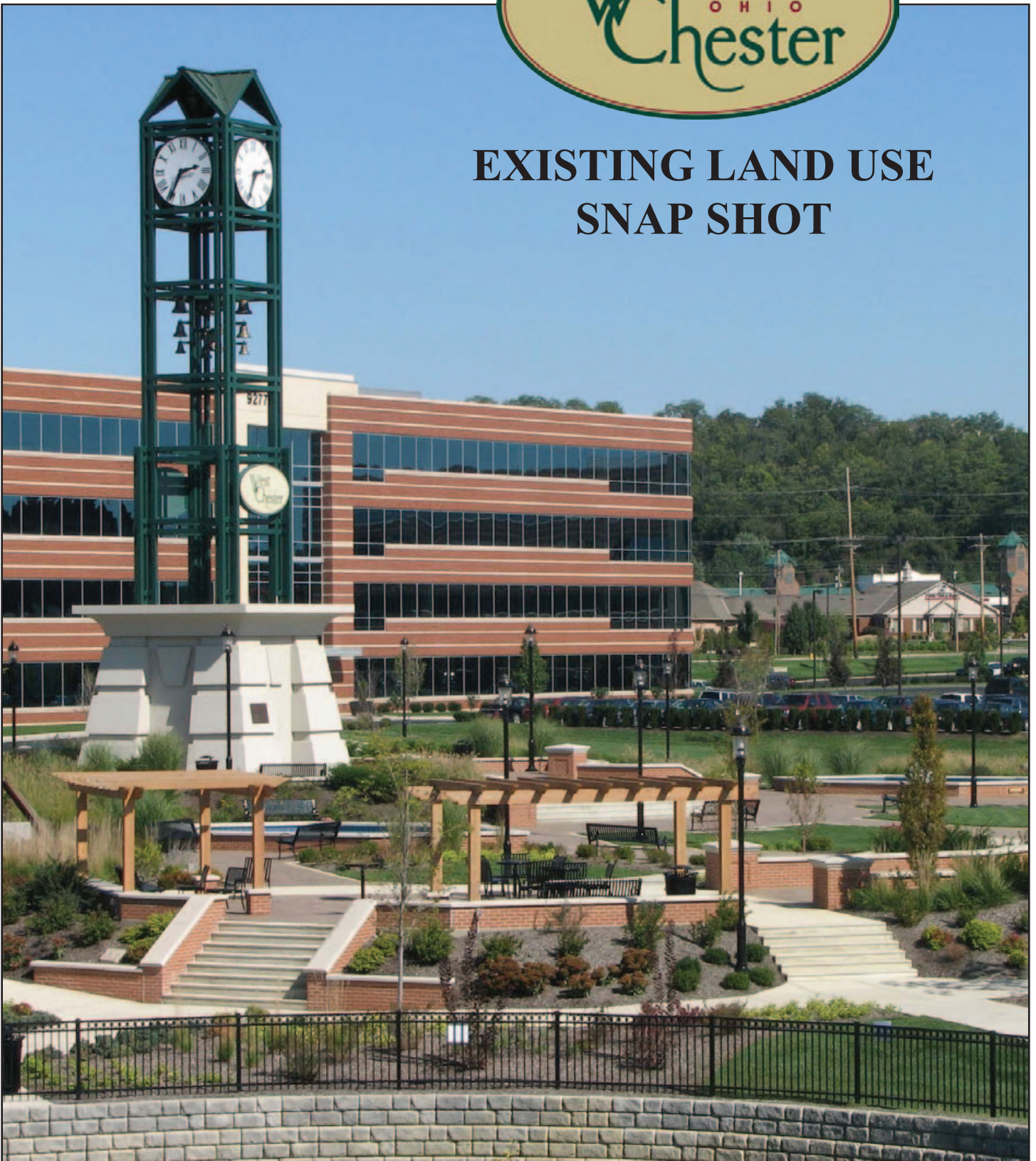
- 1) The Land Use Planning Committee meets regularly to form the Plan;
- 2) The Committee presents the recommended Plan to the Zoning Commission for review and approval at a public hearing;
- 3) The Committee takes the Zoning Commission's recommendations under advisement;
- 4) The Committee holds a public hearing to present its final recommendations to the Board of Trustees and the public at a public hearing;
- 5) The Plan is presented to the Board of Trustees;
- 6) The Board of Trustees holds a public hearing on the plan and thereafter acts on the Plan.

In order to ensure that the land use planning efforts were all encompassing, West Chester Township involved many interests and incorporated important data from Township departments and county agencies. As recommendations were being formulated, the Land Use Planning Committee invited property owners who expressed questions on the designation of their land to address matters face to face with the Committee at the Committee's regularly scheduled public meetings.

¹ Resolution 91-14 contemplated six area components. As noted above, that format was superseded by a township-wide plan in 1998.



EXISTING LAND USE SNAP SHOT



West Chester contains 34.82 square miles of area. **Graphic 1** summarizes the area by land use category and provides a comparison to 1998 and 2004 conditions, which is when the plan was previously updated. **Graphic 2** summarizes the area breakdown by zoning district. **Graphic 3**, the “Existing Land Use Map,” shows current land uses within West Chester’s 34.82 square mile area. **Graphic 4** is a copy of West Chester’s Zoning Map.²

In regard to general land use organization, both commercial and residential uses can be found along West Chester’s busier thoroughfares. Well-established residential uses adjoin parts of Hamilton-Mason Road, Tylersville Road, Princeton-Glendale Road (State Route 747), Cox Road, and Cincinnati-Columbus Road (U.S. Route 42). This Plan’s

² Please contact the Community Development Department for updated Zoning Map revisions.

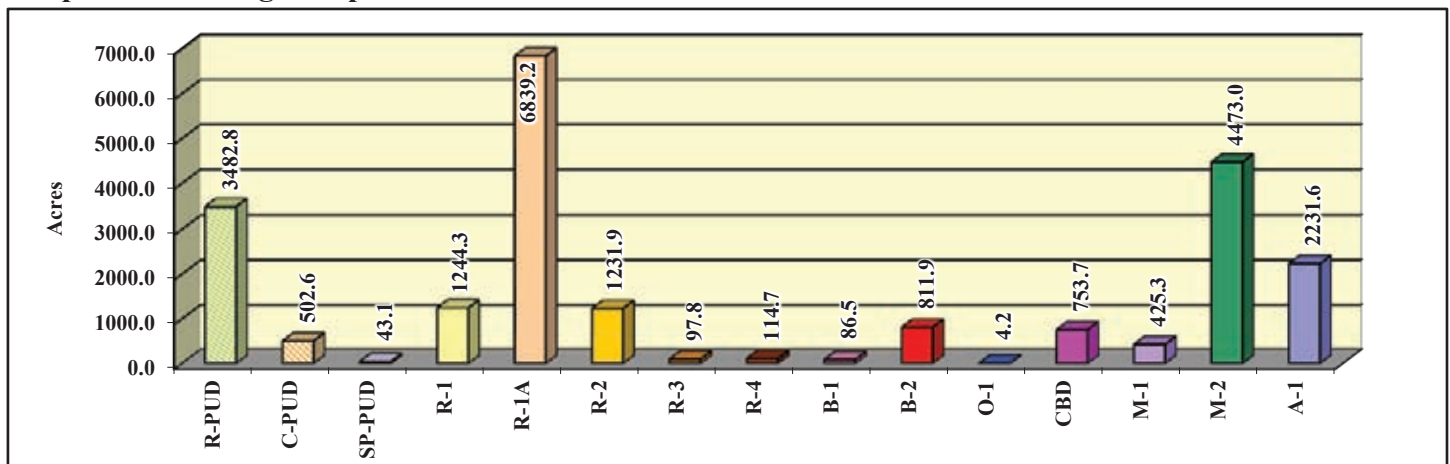
intention is to maintain and protect existing residences along major roadways and to discourage “commercial creep.”

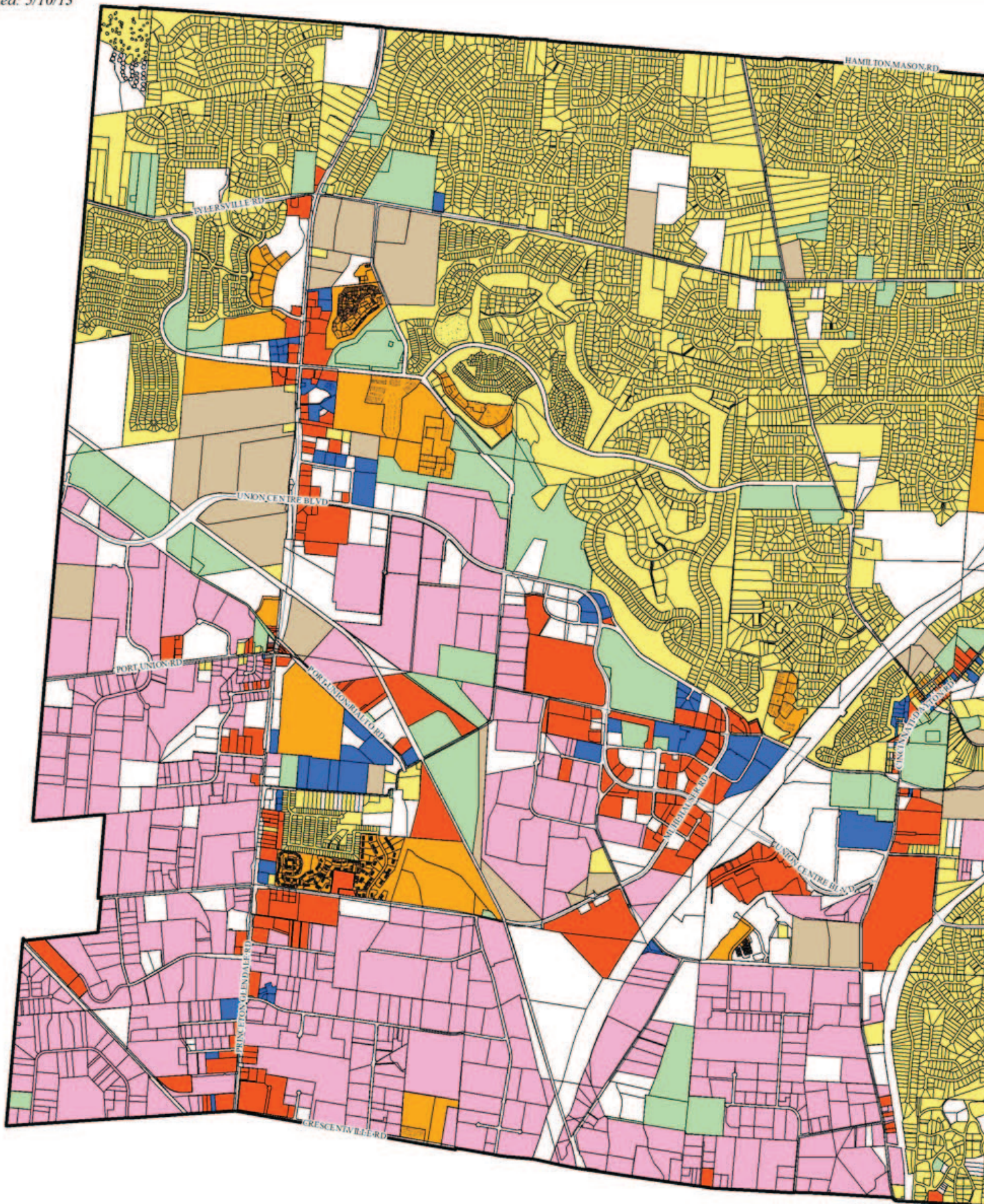
The township has also developed, and this Plan encourages, a neighborhood “Commercial Pod” system. The intention is to allow neighborhood commercial needs to be met easily without long car trips. Essentially, with careful attention to compatibility, neighborhood commercial areas are intermixed at various locations within the township, providing easy access for surrounding neighborhoods. Examples include commercial development at the crossroads area at Cincinnati-Dayton Road and Tylersville Road, Cincinnati-Dayton Road at Hamilton-Mason Road, West Chester Road at Muhlhauser Road, and the West Chester Village PUD on Princeton-Glendale Road north of Smith Road.

Graphic 1 – Existing Land Use Comparison

Land Use Category	1998		2004		2013		% Change (2004-2013)
	Acres	% of Total	Acres	% of Total	Acres	% of Total	
Single-Family Residential	9,619.0	45.4%	10,391.4	49.4%	10,742.7	51.4%	+ 1.95%
Multi-Family	620.2	2.9%	792.6	3.8%	903.9	4.3%	+ 0.55%
Retail	780.5	3.7%	1,128.7	5.4%	1,241.6	5.9%	+ 0.57%
Office	122.7	.6%	235.0	1.1%	342.1	1.6%	+ 0.52%
Industrial	2,032.2	9.6%	2,537.2	12.1%	3,224.5	15.4%	+ 3.35%
Public & Institutional	1,384.9	6.5%	1,465.0	7.0%	1,737.6	8.3%	+ 1.34%
Agricultural	3,682.1	17.4%	1,783.2	8.5%	934.7	4.5%	- 4.01%
Vacant	2,927.0	13.8%	2,687.2	12.8%	1,781.2	8.5%	- 4.26%

Graphic 2 – Zoning Comparison

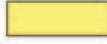









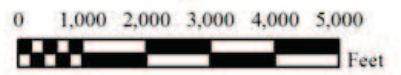
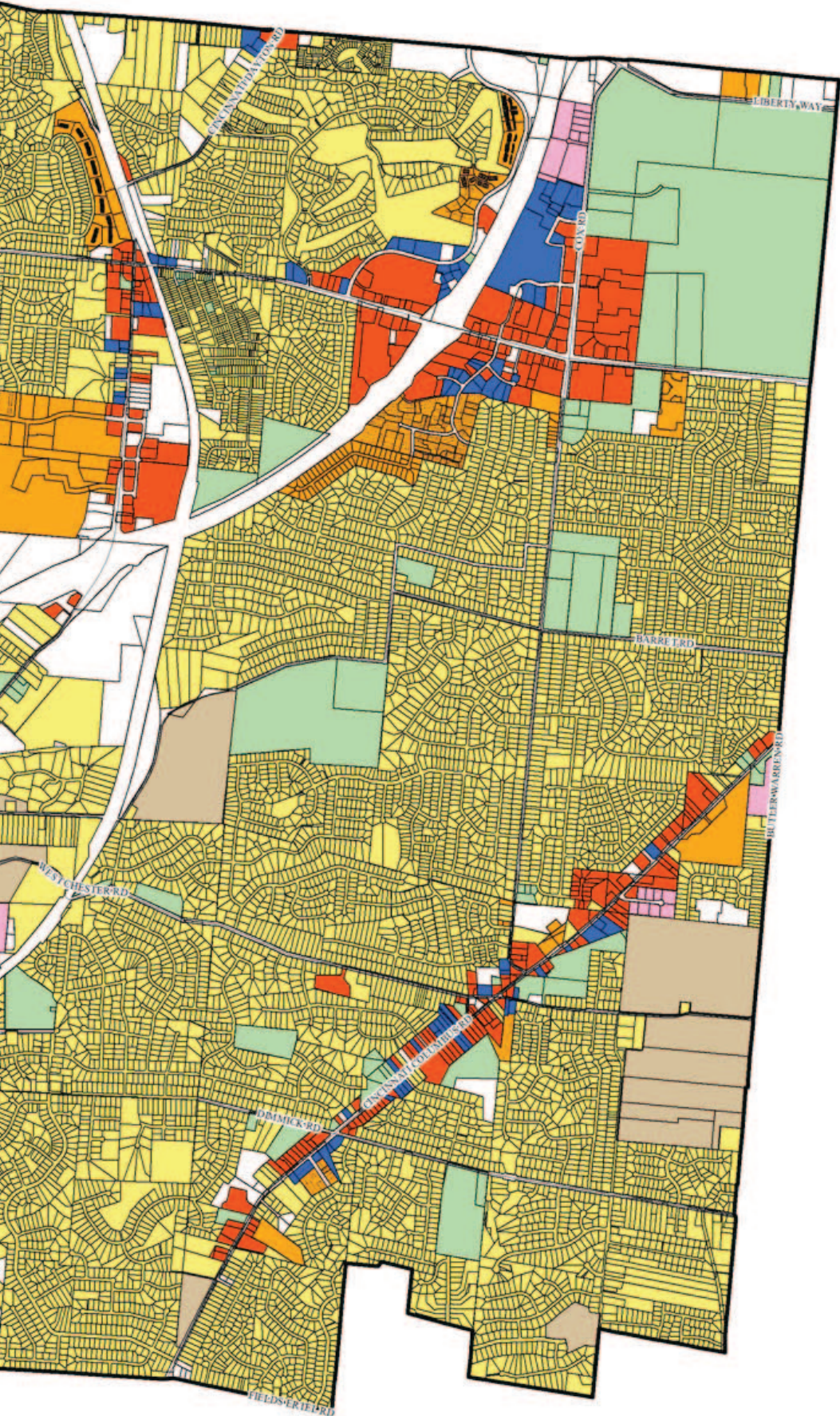




COMPREHENSIVE LAND USE PLAN

EXISTING LAND USE

-  Single Family Residential
-  Multi-Family Residential
-  Retail
-  Office
-  Industrial
-  Public & Institutional
-  Agriculture
-  Vacant

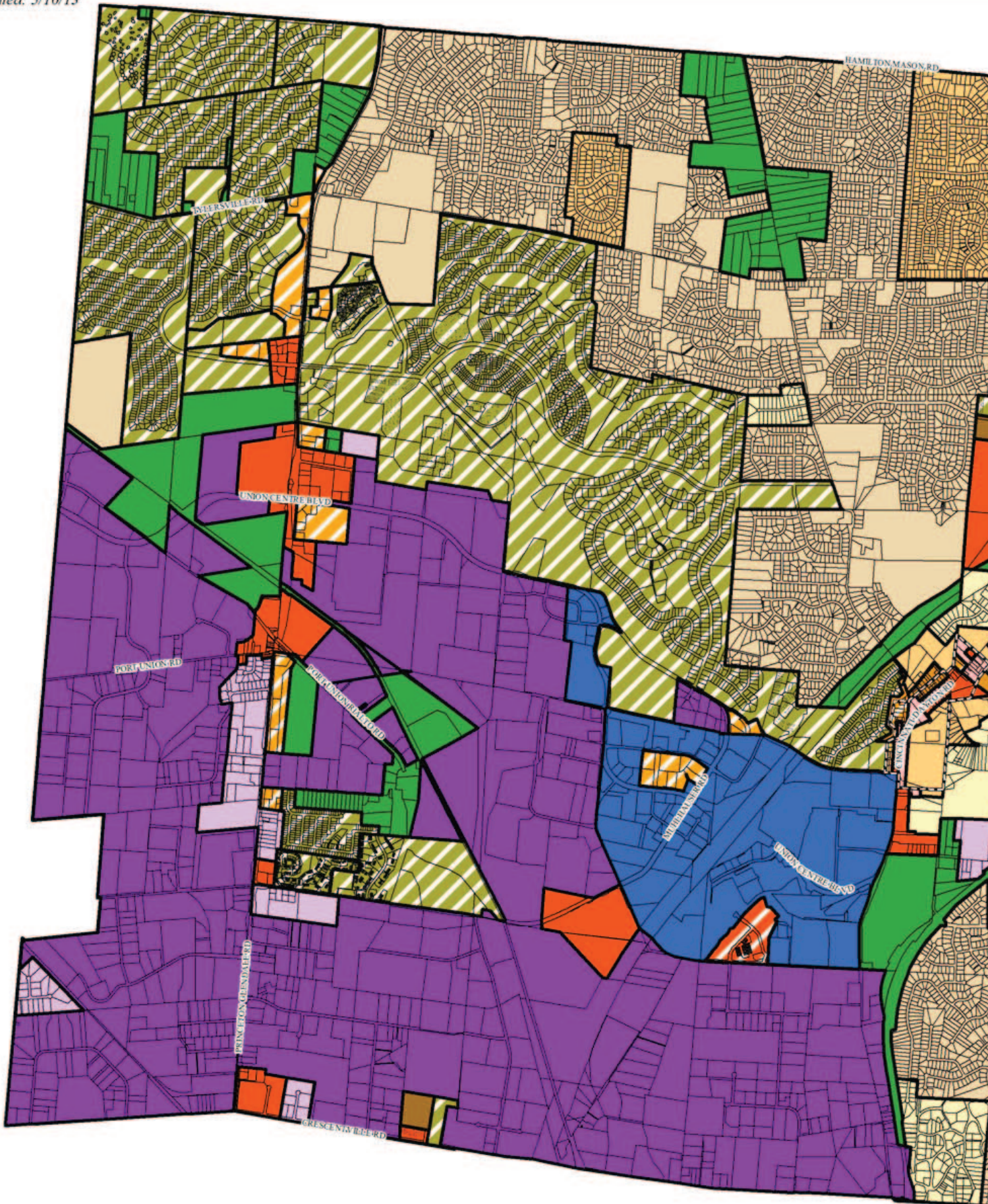


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Graphic 3

EXISTING LAND USE















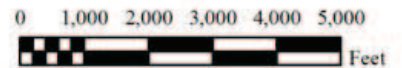




**COMPREHENSIVE
LAND USE PLAN**

TOWNSHIP ZONING

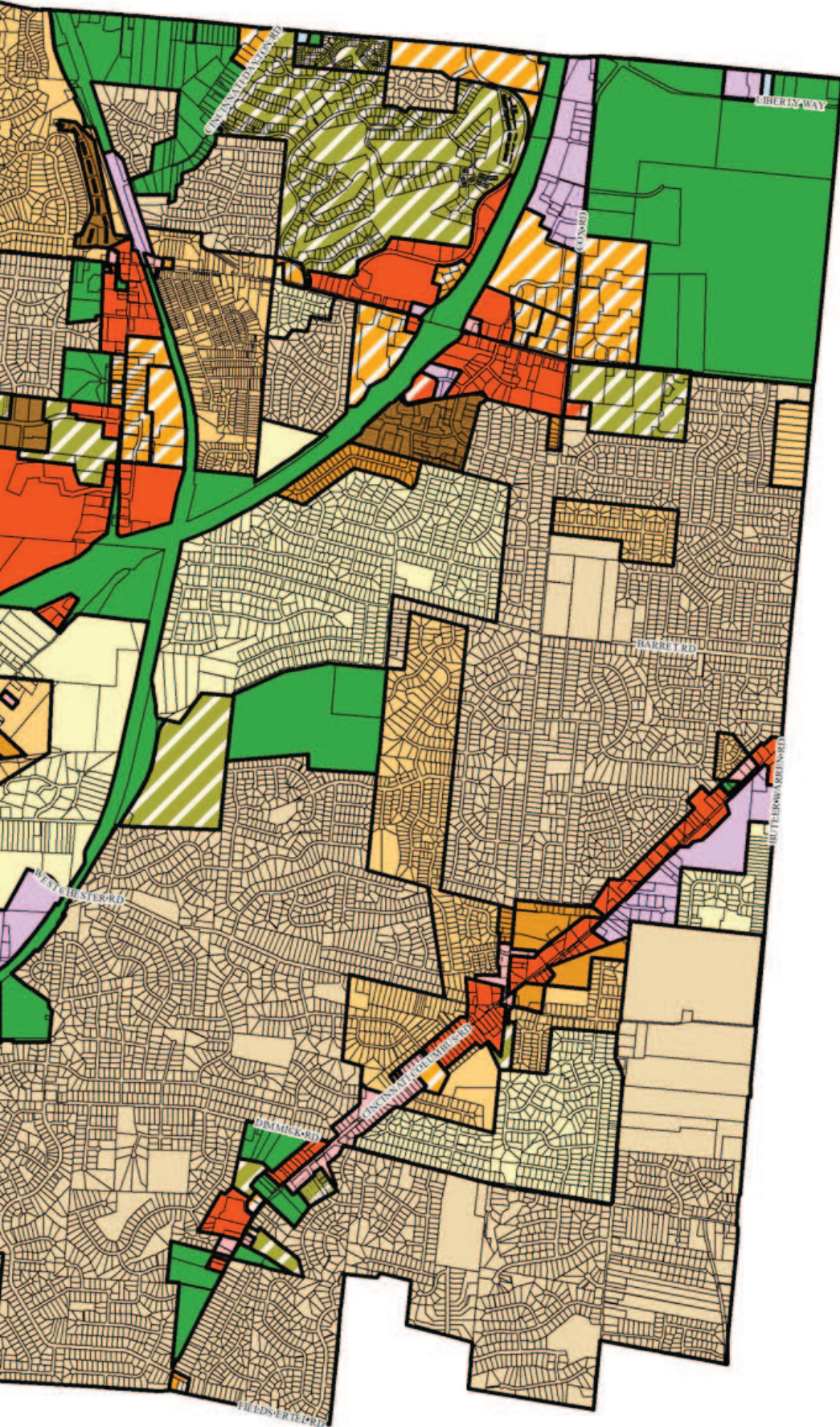
-  SP-PUD
-  R-PUD
-  C-PUD
-  R-1
-  R-1A
-  R-2
-  R-3
-  R-4
-  B-1
-  B-2
-  CBD
-  O-1
-  M-1
-  M-2
-  A-1
-  Olde West Chester



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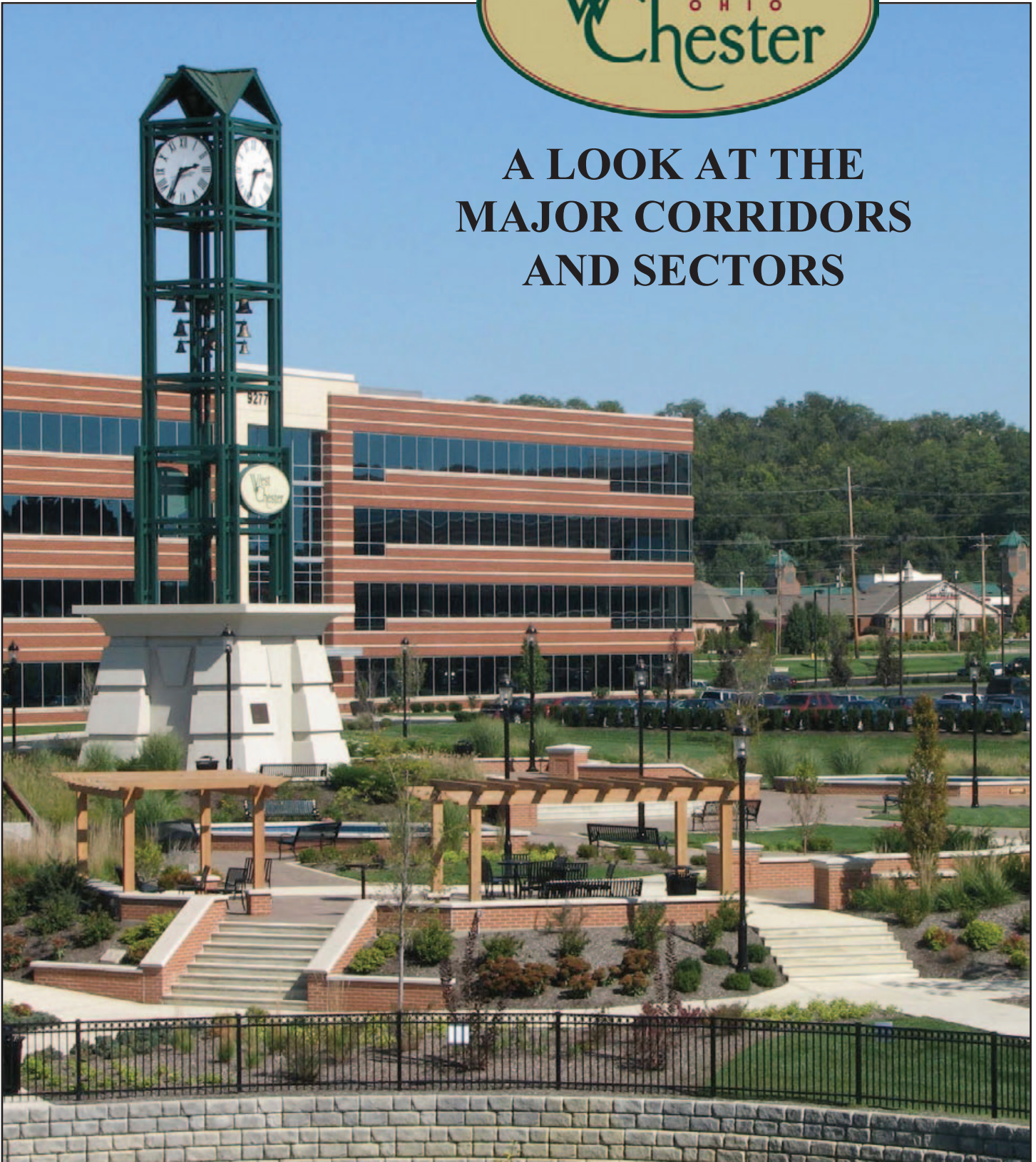
Graphic 4

TOWNSHIP ZONING





A LOOK AT THE MAJOR CORRIDORS AND SECTORS



Graphic 5 illustrates West Chester’s major corridors. Various important roadways and sectors within West Chester help create the place where Families Grow and Businesses Prosper. They warrant special attention in the planning process. This section considers recent changes and future direction for some of these important areas within West Chester. The reader may also refer to the Proposed Land Use Map for specific recommended property uses for these areas (*See Graphic 7, p. 19*).

CINCINNATI-COLUMBUS ROAD (U.S. ROUTE 42)

This 3.5-mile stretch of three-lane highway in southeast West Chester connects the cities of Mason and Sharonville through West Chester, and also links Mason and West Chester to Interstate 275. It contains established residential along its southern portion approaching Sharonville, with “strip” commercial along the northern two-thirds. This well-traveled two-lane road experiences congestion during peak hours. Commercial development along the corridor was mostly unplanned and uncoordinated. The commercial area of the Cincinnati-Columbus Road strip is accentuated by signage clutter and curb cuts, many of which lack authorization from the Ohio Department of Transportation.

This corridor is one of West Chester’s redevelopment opportunities and improvements are already underway. The Ohio Department of Transportation widened the entire 3.5 miles of roadway that is located in West Chester from two lanes to three lanes. This project was completed in the Fall of 2012. In conjunction with the road widening project, pedestrian crosswalks were added at the West Chester Road and Dimmick Road intersections.

West Chester entryway signs should be located at the north and south ends of the corridor to create an identity within the township. From a planning and redevelopment standpoint, there are limited large sites along the corridor, which should be identified, recaptured and improved into an “anchor” type development for the area. In addition, improvements should be encouraged for the aging properties

throughout the corridor; including façade upgrades and landscaping additions in improve the overall aesthetics.

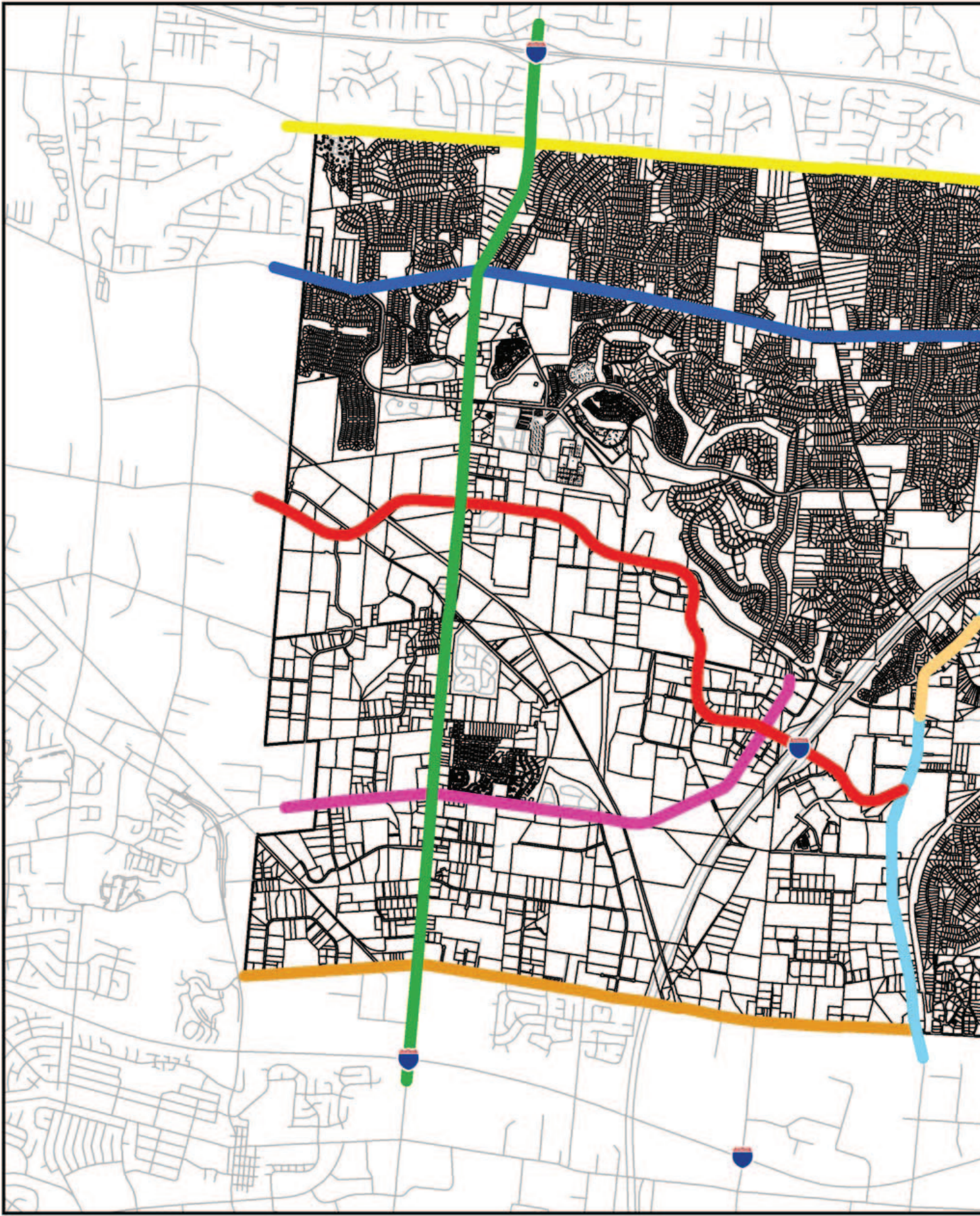
Absent further plans, the general goals for the corridor remain: 1)Protect the Township's southern gateway by retaining existing single-family residences along the southern portion of the corridor; 2)Along the remainder of the corridor encourage coordinated development and redevelopment (such as shared curb cuts and cross access) while adequately protecting adjoining residential land uses.

CINCINNATI-DAYTON ROAD AND INTERSTATE-75 INTERCHANGE

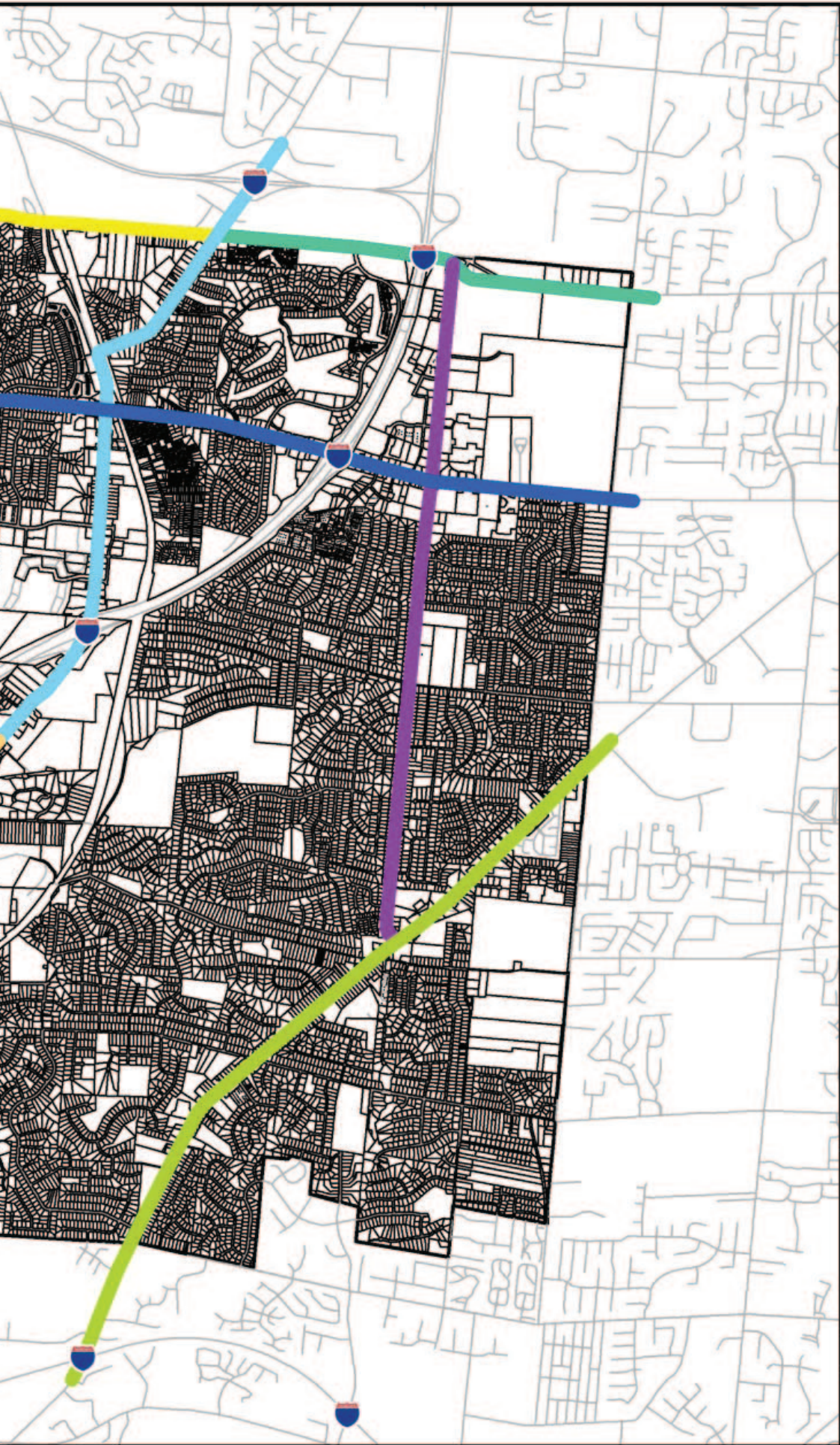
The sector focus here is the four quadrants of the Cincinnati-Dayton Road and Interstate-75 interchange, and extending north of Fountains Boulevard. Major road improvements to this area were completed in May 2003, which resulted in an uptick of development interest for this corridor.

Land use regulation has been somewhat reactive to this new development interest. In 2002, the West Chester Board of Zoning Appeals reiterated an important planning policy statement, when it turned down an application for a movie theater here. The use was viewed as more appropriate for West Chester’s Downtown Regional Center at Union Centre Boulevard. I.e., the uses here and elsewhere within the Township should not detract from downtown. New and redevelopment opportunities exist in the Cincinnati-Dayton Road Interchange area. More detailed planning here would lend guidance to the land regulation process, and help shape a commercial district that will be an asset for the community.





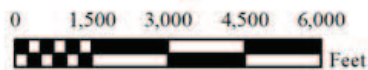
West Chester Township
Butler County, Ohio



**COMPREHENSIVE
LAND USE PLAN**

**MAJOR CORRIDORS
AND SECTORS**

-  Union Center Blvd
-  Cinti-Columbus Road
-  Princeton-Glendale Rd
-  Cinti-Dayton Road
-  Olde West Chester RCO
-  Tylersville Rd
-  Cox Road
-  Hamilton-Mason Road
-  Liberty Way
-  Muhlhauser Road
-  Crescentville Road
-  Highway Interchange



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**Graphic 5
MAJOR CORRIDORS
AND SECTORS**



CINCINNATI-DAYTON ROAD (SOUTH OF WEST CHESTER ROAD)

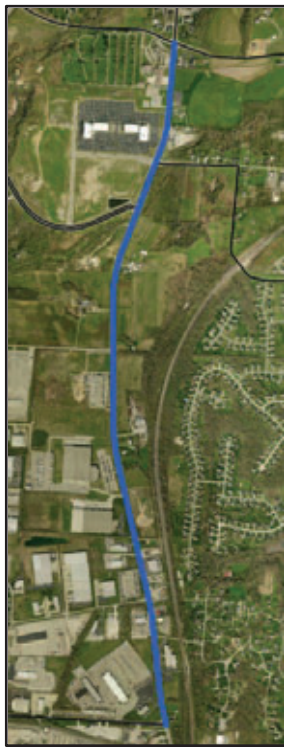
This area of Cincinnati-Dayton Road, from West Chester Road heading south to the township's southern boundary at Crescentville Road, was widened in 2007 to three lanes. This corridor serves as a gateway into the township and is easily accessible from the highly traveled I-275 to the south.

The northern portion of this corridor is beginning to experience development with the addition of GE Aviation and other planned retail and office uses. The portion of the roadway between West Chester Road and Allen Road is an area of great potential as it largely undeveloped and it represents the eastern boundary of the downtown area. The future development on the east side of Cincinnati-Dayton Road should provide a transition to the existing and planned residential uses to the east.

The portion of the corridor, south of Allen Road to Crescentville Road, is mostly developed with industrial uses. Many of these existing uses are aging and provide good redevelopment opportunity. The railroad tracks to the east represent the edge of industrial development in this area.

COX ROAD AT TYLERSVILLE ROAD

The area considered here is that part of Cox Road extending north from Tylersville Road to Liberty Way. Huge changes have occurred on this corridor with two major developments; the Voice of America Centre and University Pointe. This retail development and medical office campus has transformed a formerly unremarkable township roadway into an important corridor. In 2009, a full



service hospital and Miami University's Voice of America Learning Center both opened in an area that continues to develop with a variety of new office, retail and restaurant uses making this area a regional destination. The various road improvements and consolidated access points that have occurred through the development process has made for a first class, well-planned commercial area. Through land regulation, significant attention to development details such as landscaping, building appearance, and allowed uses have also contributed to the area's attractiveness.



The recent addition of an I-75 interchange at Liberty Way has created a northern connection between Cox Road and Interstate-75, provided an important traffic release point for this area, and added another chapter to this corridor success story.

LIBERTY WAY (WEST OF I-75)

In the area between Cincinnati-Dayton Road and Interstate-75, this street with adjacent residential development has experienced some commercial pressure from adjoining Liberty Township. Recommendations in this Plan continue to reflect the area's residential character. With the extension of Tylers Place Boulevard to Liberty Way in 2004, the Liberty Way widening to five lanes and the addition



of the Interstate-75 interchange, both completed in 2009, the commercial development pressures are anticipated to continue. In keeping with the neighborhood “Commercial Pod” concept, a high quality low intensity commercial-residential mix could work here. The design of any such development would need to focus foremost on protecting and transitioning to adjoining single family residential.

A quality “zero-lot-line” single-family home community continues to develop at the west end of this corridor, which is geared toward the “empty nester” market with price points between \$300,000 and \$600,000. This development, known as Harbour Town Village, is an example of the kind of transitional use that will improve the area and that is desired in other residential transitional areas within West Chester.



With recent plans of an upscale lifestyle center moving forward on the north side of the road in Liberty Township, activity on the vacant 40+ acres on the south side of the road is expected. It is important to closely consider the aforementioned goals of this area for a low intensity development to preserve and protect the existing residential uses. Good pedestrian connectivity in this area is critical due to the close proximity of residential, including a pedestrian crossing over I-75 to make the Voice of America Park and commercial development on Cox Road accessible.

OLDE WEST CHESTER

Olde West Chester is another of West Chester’s redevelopment opportunities and an area fast

becoming one of the community’s shining stars. This neighborhood begins near the U.S. Post Office on Cincinnati-Dayton Road and continues south along the Cincinnati-Dayton Road corridor to West Chester Road. As the area continues to transition from residential to shops, restaurants, and office, it is creating its own sense of place as the community’s “old downtown.”

Assisted by the township’s planning efforts, grass roots support, initiative, and investment have made a real difference. Guided by the Olde West Chester Road Corridor Overlay, redevelopment has respected the neighborhood’s traditional and historic flavor. Adopted in February 2003, the Olde West Chester Development Plan seeks to take this area to the next level, illustrating opportunities to add to Olde West Chester’s ambience by adding public features such as sidewalk treatments, historic lighting, and streetscape.



Good planning and it being embraced by Olde West Chester has communicated the message that investment here will be protected and rewarded. For example, in 2003 Olde West Chester residents came forth to propose that an architectural advisory committee be formed for development within the neighborhood. In response, the Board of Trustees authorized the committee’s creation. Public improvements, additional redevelopment, and new architecturally consistent construction are anticipated for Olde West Chester.

PRINCETON-GLENDALE ROAD (S.R. 747) **(NORTH OF UNION CENTRE BOULEVARD)**



Princeton-Glendale Road (State Route 747) from Union Centre Boulevard northward is experiencing a renaissance. The partially built West Chester Village development, on the corridor's west side north of Smith Road, presents a unique Planned Unit Development for a suburban community, actually integrating mixed residential construction with walkable commercial development. Property north of Union

Centre Boulevard, not too long ago used as farmland, is quickly being redeveloped into commercial uses within this corridor.

This state route has become an important regional connector between Interstate-275 and State Route 129. The roadway was improved to five lanes in 2005, which has helped move additional traffic and service the existing and new businesses and residents.

Planning for this corridor does not end here, however. Approximately 250 acres of land remain vacant along this corridor. With a large amount of established residential development directly adjacent to the roadway north of Tylersville Road, the goal remains the same for this area to promote and protect existing residential uses. The area between Smith Road and Tylersville Road should contain a high level of pedestrian connectivity to further promote the "village" layout of the area.

TYLERSVILLE ROAD

The major intersection areas of Tylersville Road were reviewed and planned to preserve existing character for the most part. The one exception is east of Princeton-Glendale Road on the south side of the road, where a great deal of agricultural and vacant

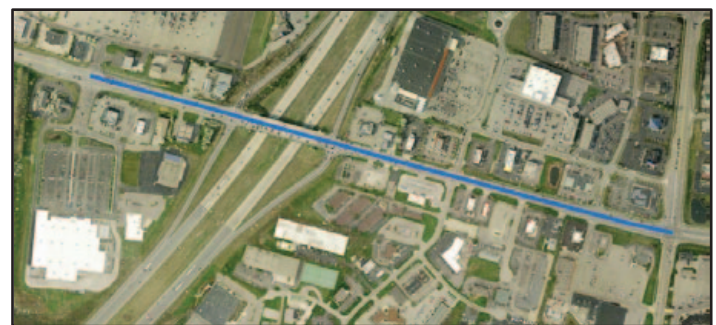


land exists. This area could be appropriate for a quality mixed use development, with a goal of protecting the existing residential subdivision on the north side of the road. At Cincinnati-Dayton Road, the roadway was improved in 2011, which included a widening to five lanes east of Cincinnati-Dayton Road and a widening to three lanes west of Cincinnati-Dayton Road. There is some pressure for



"commercial creep" extending east from the intersection, even more so since the roadway was widened. However, this plan acknowledges the existing commercial uses and recommends only a slight extension of office uses, but otherwise plans for the residential character to remain extending eastward from Cincinnati-Dayton Road, and elsewhere as already established along the corridor.

A corridor study and plan is recommended for the Interstate-75 interchange area of Tylersville Road,



particularly to the east. Largely built out, some businesses now suffer from access management issues brought on by Tylersville Road's traffic volumes. The addition of the Liberty Way I-75 interchange to the north, and planning efforts to encourage cross-access drives to Cox Road has helped relieve some congestion, but the access management issues remain. Redevelopment and access planning would help address this problem.

UNION CENTRE BOULEVARD (I-75 AREA)

With the opening of the Union Centre Boulevard interchange in 1997, this high-profile area has attracted much development attention. A great deal of development has occurred in this area since the 2004 update, including corporate offices, quality retail and restaurants, several hotels and a community gathering place. This plan recognizes current development patterns, and embraces the regional oriented designation of the "Downtown/Regional Center." which was redefined with the 2004 plan update.

***Did you know?**
...that West Chester's
Downtown/Regional Center
contains over 650 acres?*



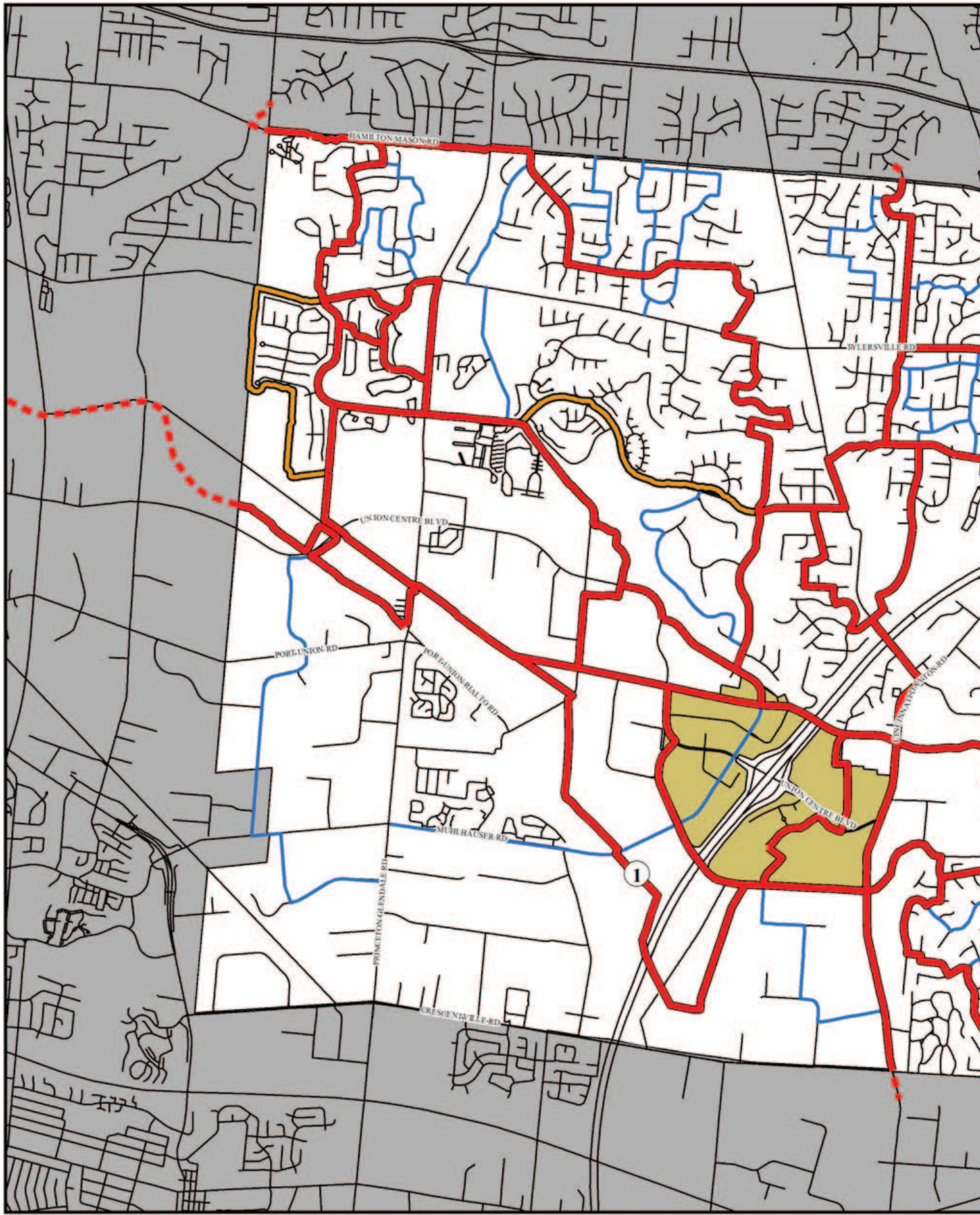
In 1998, the CBD ("Central Business District") East Master Plan provided detailed development direction for the east side of the Union Centre Boulevard interchange. Some of that development is occurring with the Streets of West Chester lifestyle center, the North Pointe office campus that is home to GE Aviation and the Village at the Streets of West Chester urban style residential development. Other areas have yet to be developed. The west side of the interchange has experienced a majority of the

development in this area. With the development of The Square @ Union Centre urban park and adjacent state of the art library serving as a community gathering place, it is surrounded by many Class A office buildings, quality retail and restaurant options and six hotels. Approximately 330 acres of vacant land remain available for development on both the east and west sides.

As the "Downtown/Regional Center" is defined, this area will serve as the focal point for the community. As such, high quality and intensity retail, restaurant, entertainment, government and related compatible uses are anticipated and are to be promoted. Uses and development should have a synergy, with one activity leading to another, such as going to a movie after work, enjoying coffee at a street side café, or simply walking to soak in the ambience. Aesthetics as well as pedestrian friendliness are important factors here.

Although an intensive commercial area, the Land Use Planning Committee recognizes that a pedestrian friendly character is essential for success in this area. Hence, the committee supports the adopted "West Chester Connections" plan that encourages pedestrian connectivity throughout the township, including routes to this area making it more accessible. **Graphic 6** illustrates the West Chester Connections Plan with the Downtown/Regional Center noted. Refer to Page 30 in the *Path and Bike Ways* subsection for more details on the West Chester Connections Plan.

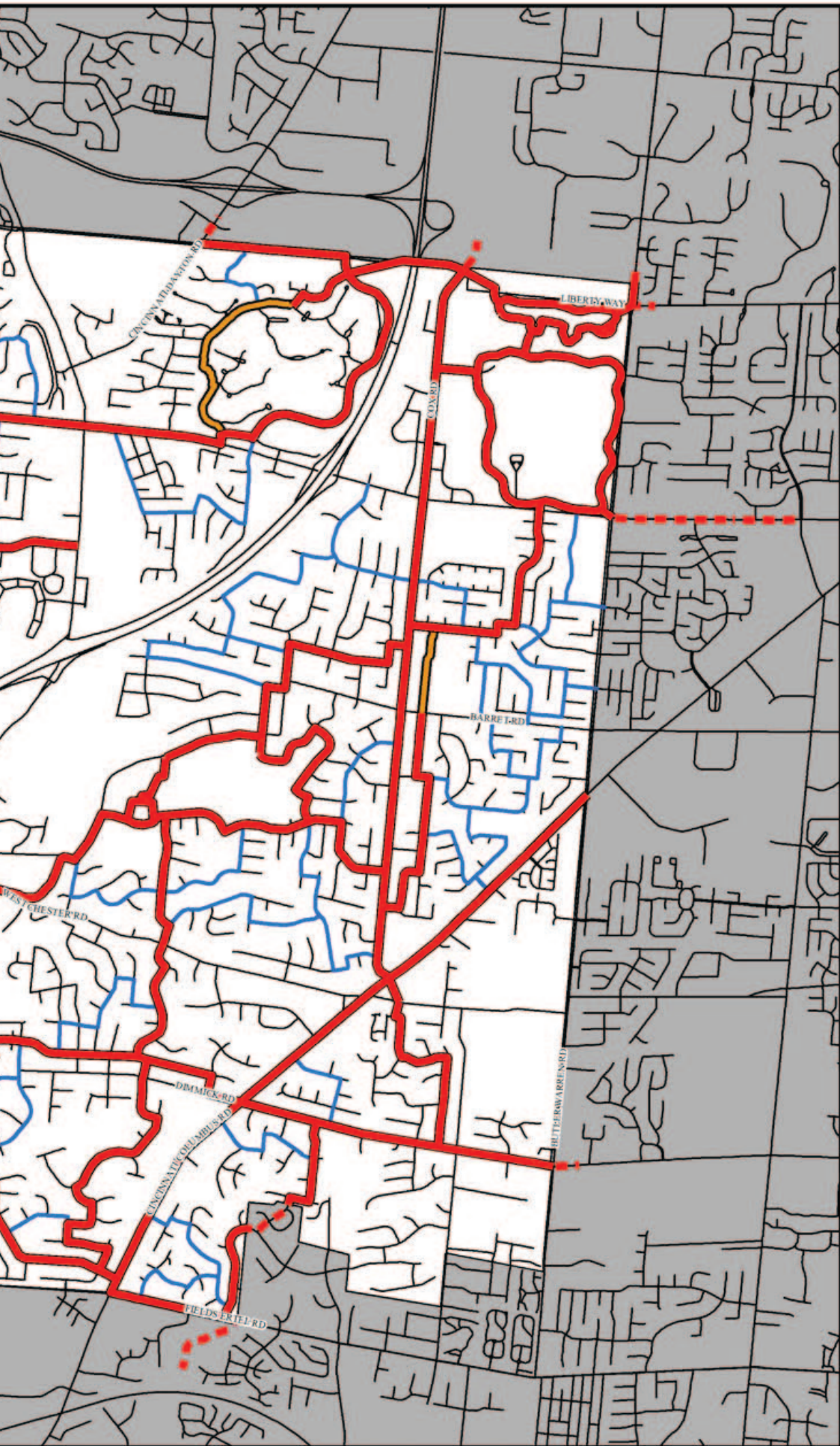




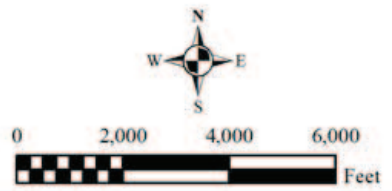
West Chester Township
Butler County, Ohio



COMPREHENSIVE LAND USE PLAN



- West Chester Connection
- Other Jurisdiction
- Private Pathway
- Neighborhood Connectivity
- Potential Conservation Corridor Pathway
- Connections shown through private property will require the permission of the property owner
- All illustrated Connections are not existing.
- Downtown/Regional Center

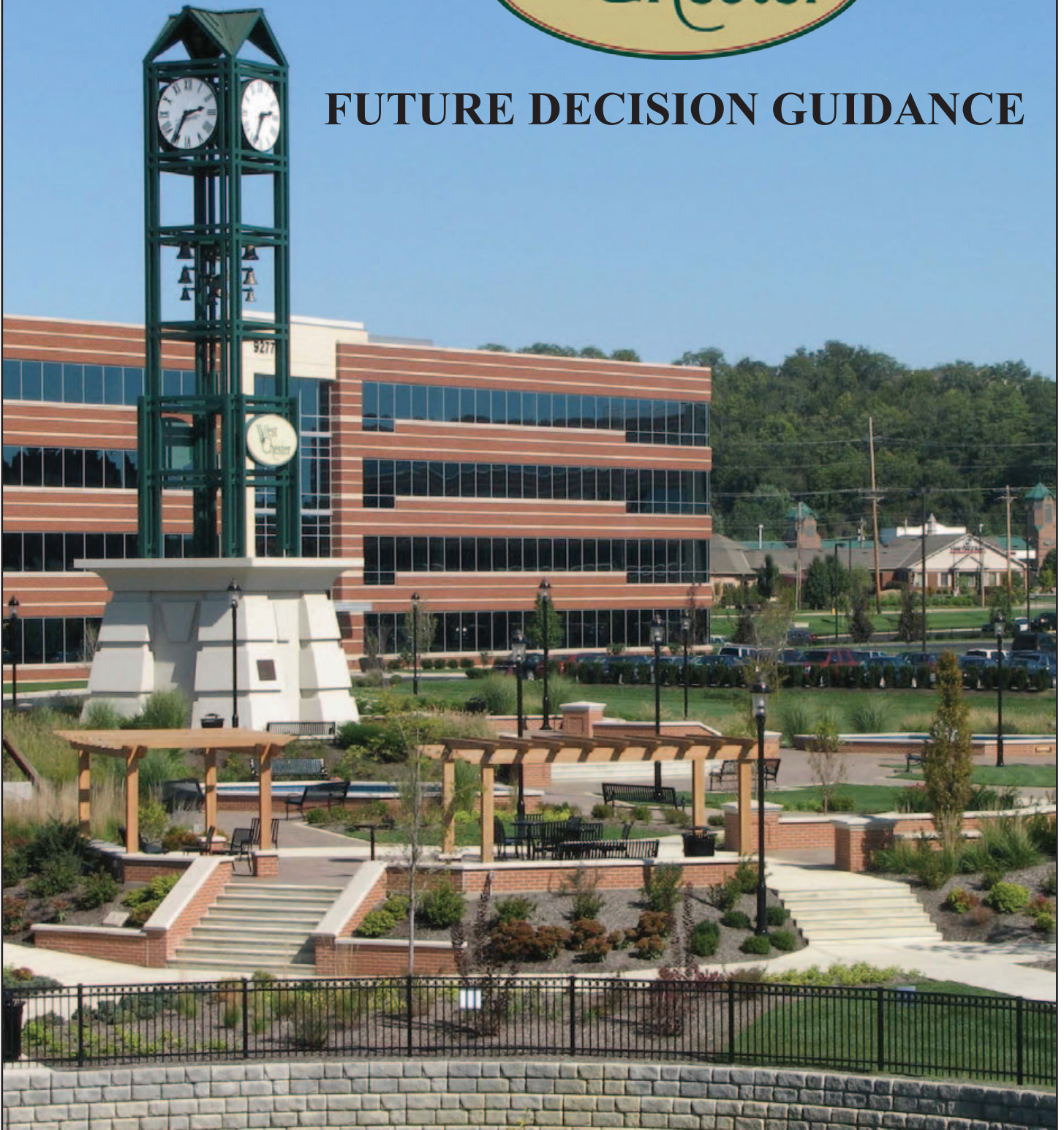


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Graphic 6
WEST CHESTER CONNECTIONS PLAN



FUTURE DECISION GUIDANCE



PROPOSED LAND USE MAP

The Proposed Land Use Map contained in **Graphic 7** presents the adopted land use recommendations for each parcel of property within West Chester Township's boundaries. The Proposed Land Use Categories subsection below sets forth written descriptions of each land use category.

Graphic 8 shows the percentage of land within the Township by its land use category. The Graphic also compares the percentage of land by category to the 1998 and 2004 updates, with the changes since 2004 noted in the final column. **Graphic 9** reproduces the land recommendations plat as adopted in the 2004 Plan, and is contained herein for illustration purposes only. It is recommended that any changes in the zoning map be consistent with those designations contained in the Proposed Land Use Map shown in **Graphic 7**. It is also recommended that where inconsistent, map amendments be considered to make the zoning map conform to this Plan's recommendations.

PROPOSED LAND USE CATEGORIES

RESIDENTIAL LAND USES

◆ **Manor Single-Family**

Large parcels of land with country-like characteristics, containing low density detached single-family housing.

General Location and Development

Characteristics:

- *Large lots--at least one to two acre(s) per dwelling unit*
- *Significant amount of open space--rolling fields*
- *Significant amount of road frontage and yard setbacks*

◆ **Estate Single-Family**

Low density detached single-family housing.

General Location and Development

Characteristics:

- *Large lots—one to two dwelling unit(s)/acre*
- *Significant road frontage and yard setbacks*

◆ **Suburban Single-Family**

Medium density detached single-family housing and related compatible uses.

General Location and Development Characteristics:

- *Density not exceeding three dwelling units/acre*
- *Unique development and architectural design characteristics such as neo traditional are encouraged*



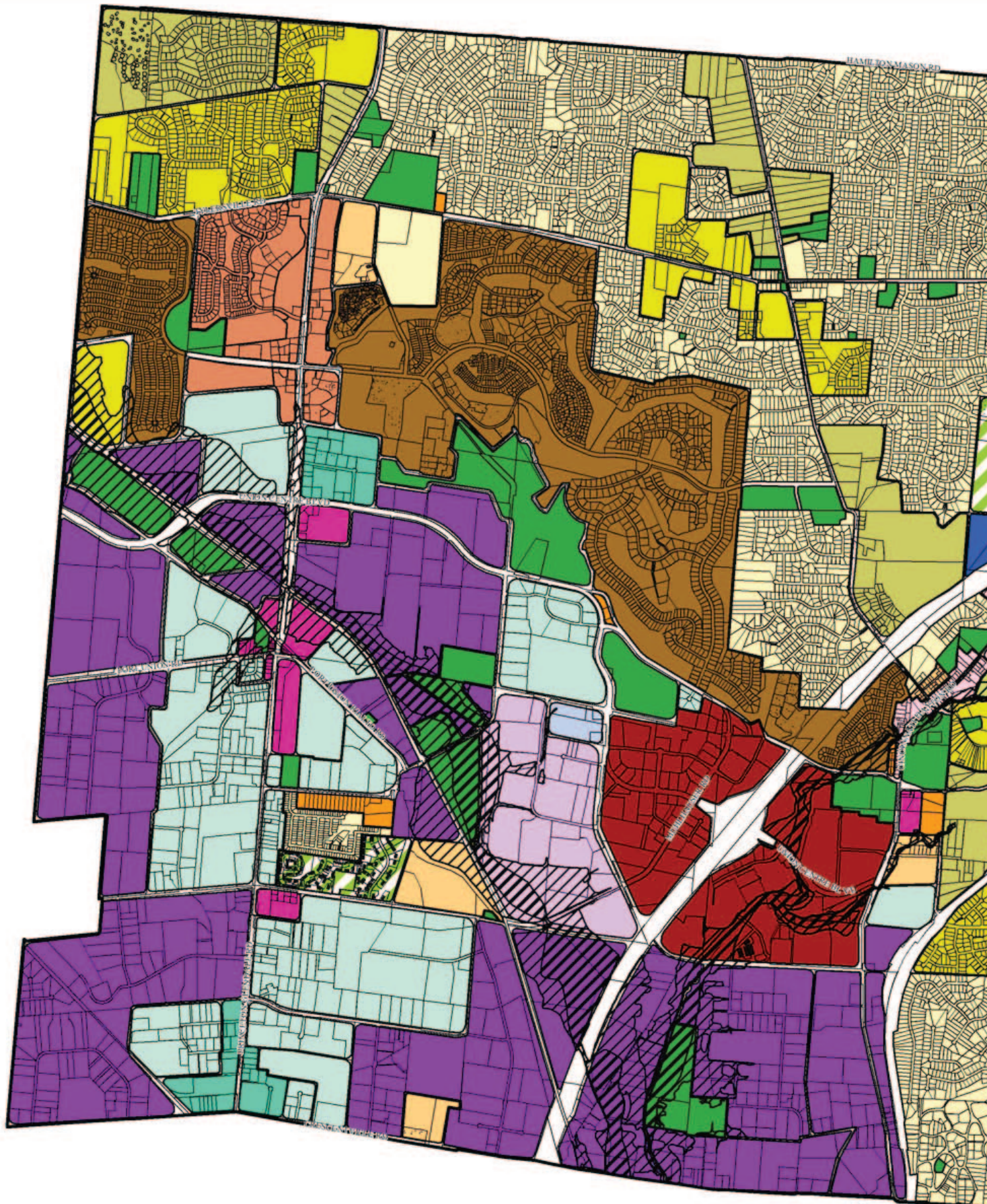
◆ **Planned Community**

Variable residential densities that are developed and maintained with integrated recreational uses.

General Location and Development Characteristics:

- *Developed as Planned Unit Development*
- *Densities consistent with surrounding development per PUD plan*
- *Unique development and design characteristics are encouraged*
- *Common open space, recreational facilities, and pedestrian walks provided and maintained as part of the development, and that are essential to the development's overall character*



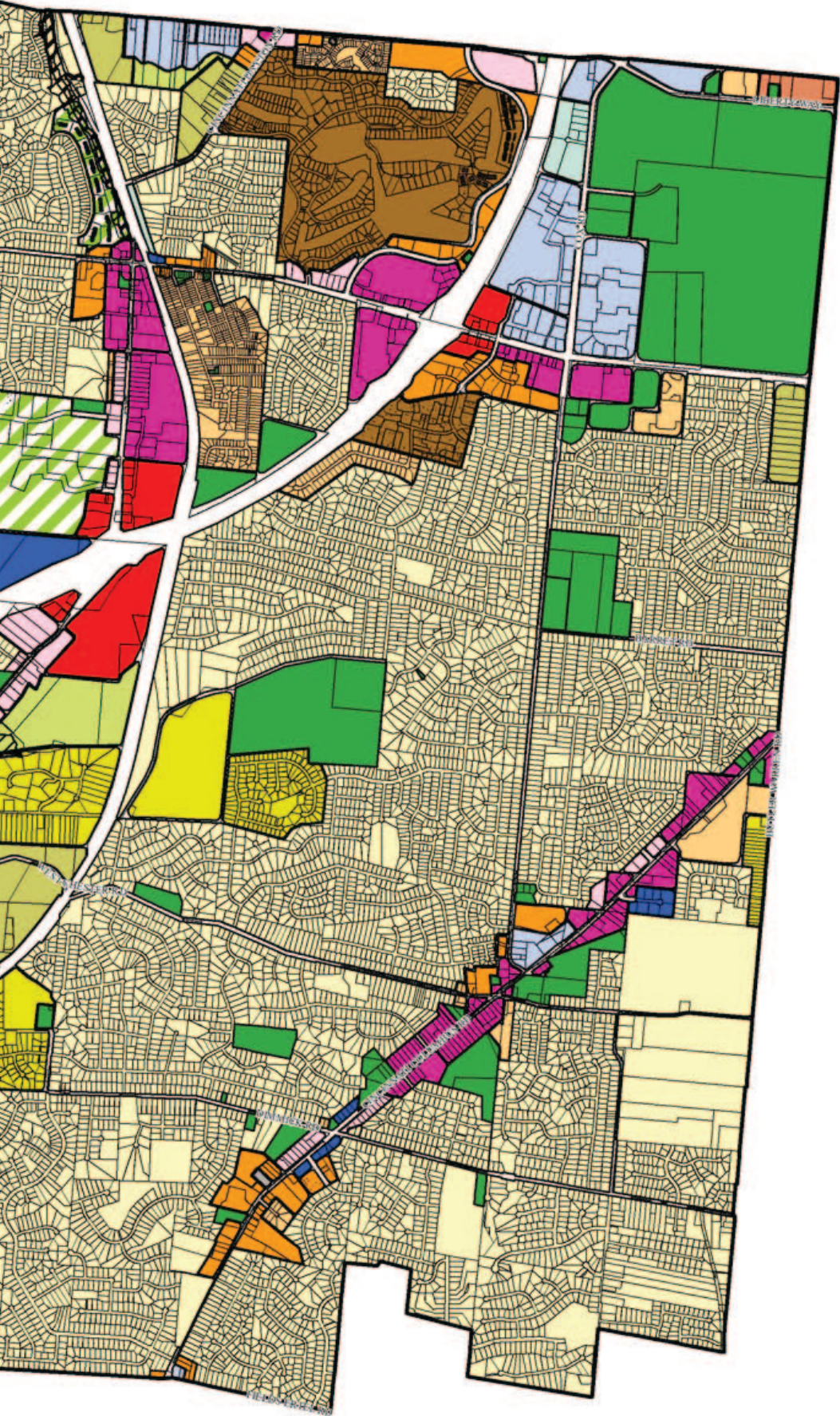
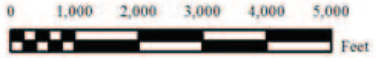




COMPREHENSIVE LAND USE PLAN

PROPOSED LAND USE

- Manor Single-Family
- Estate Single-Family
- Suburban Single-Family
- Multi-Family
- Planned Community
- Community Mixed Use
- Downtown/Regional Center
- Highway Services
- General Retail
- Neighborhood Retail
- Office/General Retail
- General Office
- Office-Light Industrial
- Office / Light Ind / Gen Ret
- General Industrial
- Light Industrial
- Public & Institutional
- Residential Transitional
- Office/Res Transitional
- Historic Preservation
- Open Space
- Floodway
- 100 Year Floodplain



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Graphic 7

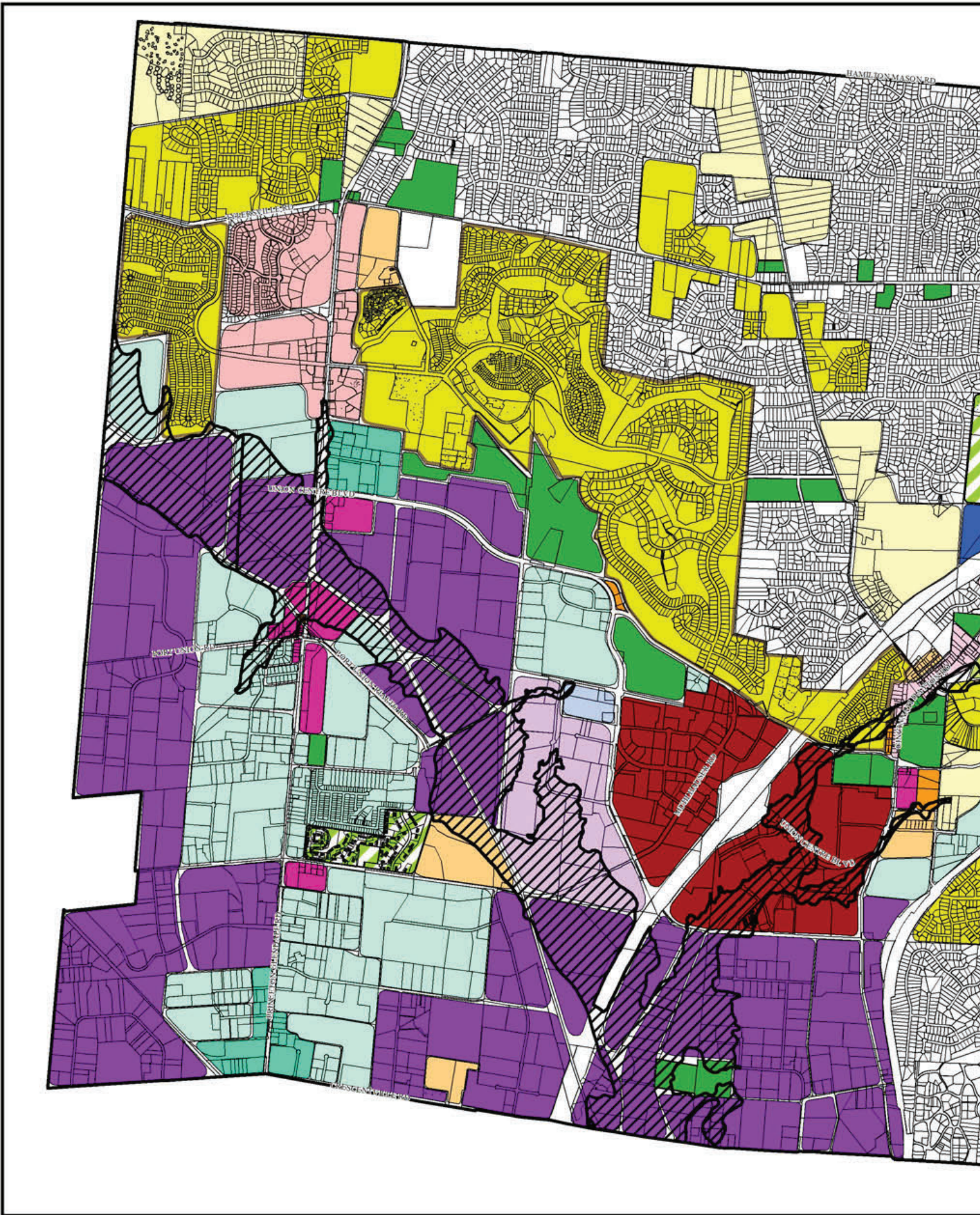
PROPOSED LAND USE



Graphic 8 – Proposed Land Use Comparison

Land Use Category <i>(Colors correspond to the Proposed Land Use Map)</i>	1998		2004		2013		% Change <i>(2004-2013)</i>
	Acres	% of Total	Acres	% of Total	Acres	% of Total	
Manor Single-Family	899.7	4.5%	788.1	3.9%	766.4	3.8%	- 0.1%
Estate Single-Family	966.7	4.8%	969.0	4.8%	1001.4	4.9%	+ 0.1%
Suburban Single-Family	7920.8	39.5%	7751.2	38.2%	7723.8	38.0%	- 0.2%
Single-Family	.8	0.0%	0	0.0%	0	0.0%	0.0%
Multi-Family	196.4	1.0%	239.5	1.2%	234.4	1.2%	0.0%
Planned Community	1685.4	8.4%	1916.3	9.4%	1949.8	9.6%	+ 0.2%
Downtown/Regional Center	0	0.0%	624.8	3.1%	616.9	3.0%	- 0.1%
Highway Services	265.9	1.3%	128.9	0.6%	132.7	0.7%	+ 0.1%
Community Mixed Use	505.6	2.5%	316.1	1.6%	320.6	1.6%	- 0.1%
General Retail	729.2	3.6%	414.1	2.1%	397.4	2.0%	- 0.1%
Neighborhood Retail	115.1	0.6%	136.8	0.7%	125.7	0.6%	- 0.1%
Office/General Retail	21.6	0.1%	174.8	0.9%	253.0	1.2%	+ 0.3%
General Office	56.3	0.3%	55.0	0.3%	55.5	0.3%	0.0%
Office/Light Industrial	1748.0	8.7%	1508.9	7.4%	1329.1	6.5%	- 0.9%
Office/Lt. Ind./Gen. Retail	72.6	0.4%	140.5	0.7%	138.0	0.7%	0.0%
General Industrial	3118.3	15.5%	2935.5	14.5%	2665.8	13.1%	- 1.4%
Light Industrial	284.1	1.4%	306.7	1.5%	321.7	1.6%	+ 0.1%
Residential Transitional	376.0	1.9%	415.2	2.0%	418.7	2.1%	+ 0.1%
Office/Res. Transitional	118.2	0.6%	228.8	1.1%	229.4	1.1%	+ 0.1%
Public & Institutional	997.3	5.0%	1188.0	5.7%	1560.3	7.7%	+ 2.0%
Open Space	0	0.0%	61.5	0.3%	85.5	0.4%	+ 0.1%
Historic Preservation	0	0.0%	3.0	0.0%	1.6	0.0%	0.0%





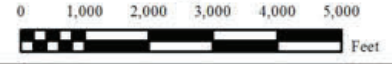
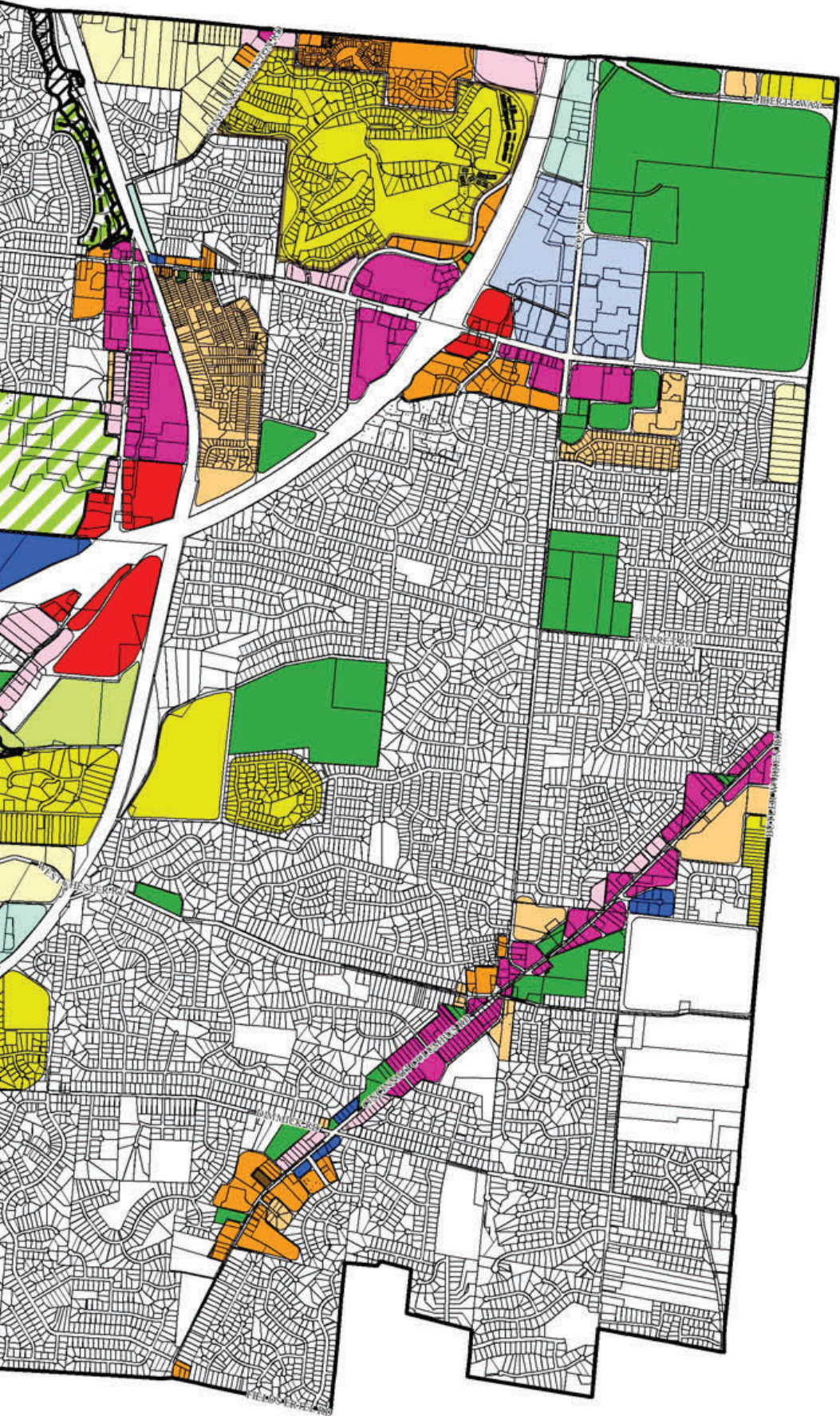
West Chester Township
Butler County, Ohio



COMPREHENSIVE LAND USE PLAN

2004 PROPOSED LAND USE

-  Manor Single-Family
-  Estate Single-Family
-  Suburban Single-Family
-  Multi-Family
-  Planned Community
-  Downtown/Regional Center
-  Highway Services
-  Community Mixed Use
-  General Retail
-  Neighborhood Retail
-  Office/General Retail
-  General Office
-  Office / Light Industrial
-  Office / Light Ind / Gen Ret
-  General Industrial
-  Light Industrial
-  Public & Institutional
-  Residential Transitional
-  Office/Res Transitional
-  Historic Preservation
-  Open Space
-  100 Year Floodplain



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Graphic 9 2004 PROPOSED LAND USE



◆ **Multi-Family**

Medium density detached or attached housing (apartments, townhouses, condominiums, landominiums).

General Location and Development Characteristics:

- *Densities consistent with surrounding uses, but generally not exceeding six units/acre*
- *Accessibility to highway, major road corridor, or in close proximity to high volume traffic area*
- *Building and parking areas screened or buffered*
- *Typically one, two, or three story structures*
- *Unique development and architectural design characteristics such as neo traditional are encouraged*
- *Common vehicular access and parking*
- *Common open space, recreation, and pedestrian walks*

TRANSITIONAL LAND USES

◆ **Residential Transitional**

Medium density detached or attached housing and related compatible uses that provide a transition between single-family residential uses and other types of development, where such use will effectively terminate the spread of higher intensity uses and conserve the adjacent residential neighborhood.



General Location and Development

Characteristics:

- *No commercial uses*
- *Densities consistent with surrounding uses, but not exceeding five dwelling units per acre*
- *Limited to single story standalone or duplexes with pitched roofs and attached garages, or neo traditional design*
- *Owner occupied*
- *Unique or unusual sites*
- *Near major road corridor*
- *Common open space and pedestrian walks*

◆ **Office/Residential Transitional**

Medium density detached or attached housing, low intensity office uses (including conversion of single family residence to office) and related compatible uses that provide a transition between residential uses and other types of development.



General Location and Development

Characteristics:

- *Excludes industrial uses and retail, except low intensity retail that adds a neighborhood amenity, such as an ice cream parlor or coffee house (and not uses such as convenience marts, gasoline stations, retail sales, etc.)*
- *Densities consistent with surrounding uses, but not exceeding five dwelling units per acre*
- *Residential characteristics the same as listed above for Residential-Transitional category*
- *Located near a major road corridor*
- *Professional office uses with a high degree of residential character (pitched roof, compatible building materials, scale)*

- *Landscaped buffers and berms*
- *Parking in rear of building--screened from adjacent residential uses*
- *Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels*

roadways, and provide cross-access with adjoining parcels

COMMERCIAL LAND USES

◆ **Neighborhood Retail**

Low intensity neighborhood oriented retail and service uses that provide a transition between residential uses and other types of development or that achieve compatibility with and provide services to the adjacent residential areas.



General Location and Development Characteristics:

- *Road frontage on or near major road corridor or intersection*
- *Small or unique sites, generally not exceeding three acres*
- *Adjacent to or near residential areas*
- *Neighborhood identity and services*
- *Buildings and structures at residential scale*
- *Buildings and parking areas buffered and screened from adjacent residential areas and rights of way*
- *Designed to encourage easy pedestrian access*
- *Access points consolidated with adjacent developments to minimize curb-cuts along main*

◆ **General Office**

Professional office and service uses and related compatible uses that do not offer retail sales as a principal use.

General Location and Development Characteristics:

- *Intensity consistent with surrounding uses*
- *Road frontage on or near major road corridor or intersection*
- *Mid-size sites, generally not exceeding five acres*
- *Building heights generally not exceeding three stories*
- *Internal landscaping in parking areas and parking areas screened from adjacent lower intensity uses and rights of way*
- *Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels*

◆ **General Retail**

Community oriented business and service uses involving retail sales but not manufacturing.



General Location and Development Characteristics:

- Intensity consistent with surrounding uses and lot size
- Located along major road corridor in high volume traffic areas
- Serves community market
- Achieves development coordination with adjacent interrelated sites such as parking, access, streetscape features
- Not detracting from Downtown/Regional Center (see below)
- Well appointed, landscaped, attractive development
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

◆ **Office-Light Industrial**

Professional and corporate office, warehouse, and research and development uses and related compatible uses.



General Location and Development Characteristics:

- Planned large scale developments with internal street network, common parking areas, and a high degree of internal landscaping and open space

- Multiple buildings with coordinated architectural design features and materials
- Building heights generally two to eight stories--consistent with surrounding areas
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

◆ **Office/General Retail**

Area compatible for a mixture of office and retail uses as described under the General Office and General Retail categories above.

◆ **Office/Retail/Light Industrial**

Area compatible for a mixture of office, retail, and light industrial uses as described under the General Office, General Retail, and Office Light Industrial categories above.

◆ **Highway Services**

High to moderate intensity and density auto and travel related retail and services and related compatible uses.

General Location and Development Characteristics:

- Anticipated uses include hotel, restaurant, automotive (not trucking) fuel stations, or, secondarily, General Retail where appropriate
- Highway oriented but still well-appointed and attractive developments
- Close proximity to Interstate highway interchange
- Coordinated vehicular access and parking areas
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

❖ Downtown/Regional Center (“DRC”)

Area serving as central focal point for the community, containing high quality and intensity retail, office, recreational, restaurant, government, and related compatible uses.



General Location and Development Characteristics:

- *Due to unique uses and/or design, commercial businesses located here generate community wide and regional draw beyond that of General Retail*
- *High rise class “A” office*
- *Upscale, unique restaurants and shops*
- *Pedestrian amenities to encourage foot and alternative transportation within the area*
- *Identifiable as West Chester’s central business district*
- *Easy accessibility and central geographic location*
- *A destination point with complimentary uses, such as shopping after work, eating after entertainment, or simply visiting to enjoy ambiance*
- *Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels*

DRC Housing Component - “Live/Work”

Medium to high density mixed housing with a sensitivity to the pedestrian user and the surrounding land uses. Any residential

development should maintain interconnectivity with the commercial development, ample usable open space, a streetscape component, interior/screened/enclosed parking, and an urban residential design/feel.

DRC Housing Component General Location and Development Characteristics:

- *All residential integrated and balanced with a retail/commercial component—commercial use to be mixed within the residential, or closely connected by designated pedestrian ways so to achieve the same balance and integration*
- *Urban streetscape such as benches, gas lights, landscaping, paving treatments, etc. creating an ambiance of pedestrian oriented activity*
- *Limited vehicular access within streetscape, limited on street parking along streetscape, no parking fronting on streetscape areas without substantial screening*
- *Usable and appropriate open space (mini parks, streetscape, public spaces, etc.)*
- *Buildings and site features to maintain an urban residential scale and design (e.g., appropriate materials)*
- *On West side of Interstate 75, limited to appropriate area--envisioned near the The Square @Union Centre and the library.*
- *Residential type to be urban luxury multistory, brownstone row housing, or combination*



MIXED USE LAND USES

◆ Community

Moderate density residential with integrated recreational and commercial uses, with the commercial having a community market and pedestrian access.



General Location and Development Characteristics:

- Large sites, generally five acres or more
- Development as mixed use Planned Unit Development
- Densities consistent with surrounding development per PUD plan

INDUSTRIAL LAND USES

◆ Light Industrial

Low intensity manufacturing, corporate facilities, warehouse, research and development uses and related compatible uses.

General Location and Development Characteristics:

- Large development site away from residential uses and neighborhoods
- Internal street networks

◆ General Industrial

Large-scale industrial uses involving manufacturing and processing activities and related compatible uses.

General Location and Development Characteristics:

- Large development site away from residential uses and neighborhoods
- Internal street networks

OTHER LAND USES

◆ Public & Institutional

Public or semi-public uses such as parks, government buildings, churches, schools, utility services.



◆ Historic Preservation

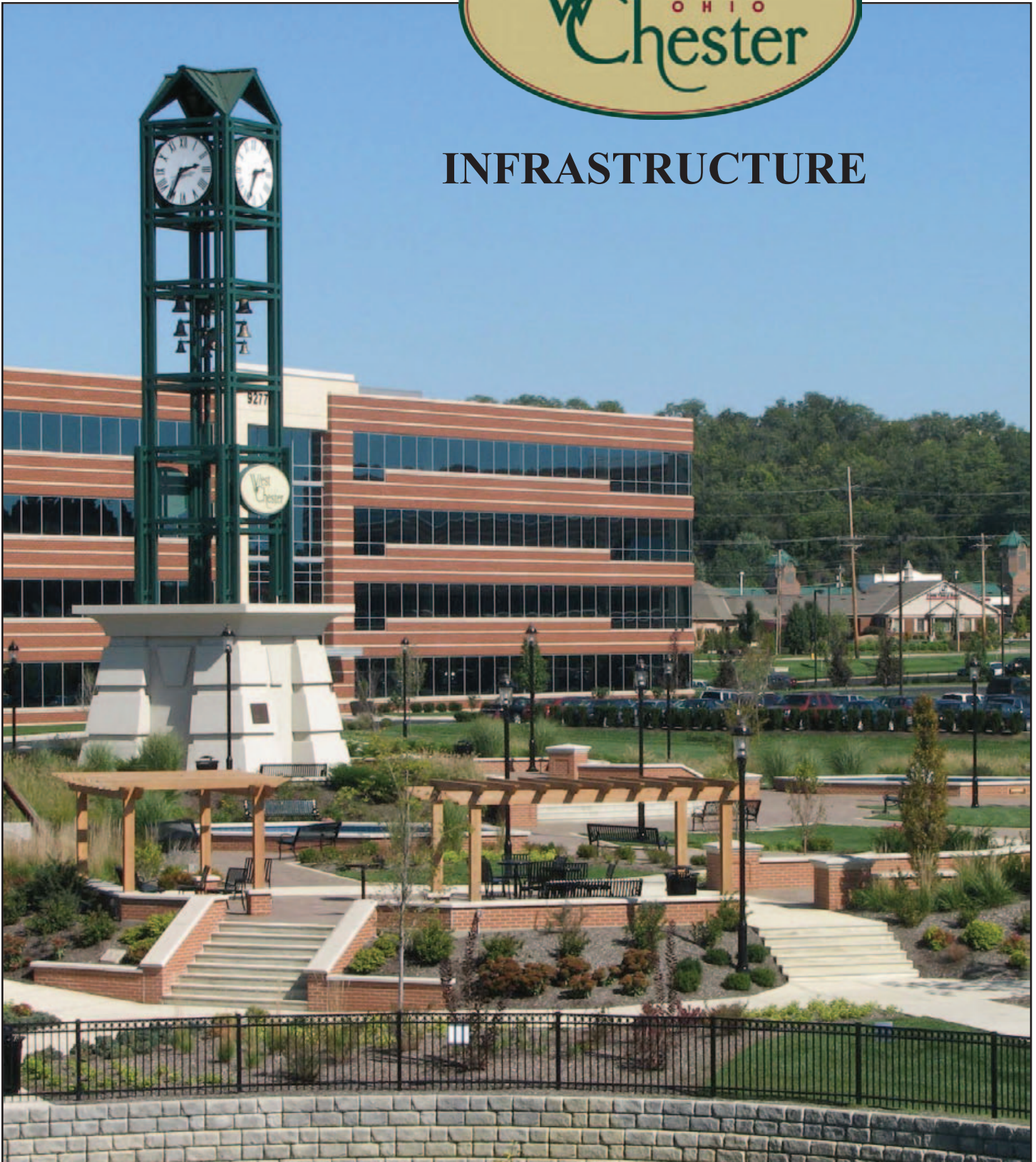
Property or structures that should be preserved, that possess a unique character representative of the past and/or a feature significantly important to the identity of the area, and/or historical or architectural value. Development at or near such areas should be undertaken with great care.

◆ Open Space

Land that should be preserved for ecological or environmental reasons and/or that enhances the community by providing reserved green space.



INFRASTRUCTURE



What else besides land controls physically allows a community to function? The answer is infrastructure. When speaking of infrastructure, important areas to consider include transportation, water and sewer availability, governmental services, and technology. Some communities actually use infrastructure as means to control growth by imposition of “urban growth boundaries.” Although not applicable in West Chester, the concept of an urban growth boundary reflects the importance of infrastructure availability in encouraging or limiting development.

In Ohio, townships, including West Chester, traditionally and statutorily share infrastructure responsibilities with the county in which they are located and in some instances, the state. West Chester lies within Butler County, which provides some infrastructure services to the township, namely water, sewer, and some roads. Although county policy does affect infrastructure planning and installation within West Chester, the township remains proactive in this important area of planning.

As West Chester continues to grow, infrastructure planning remains an important factor. Following is a breakdown of four major infrastructure areas.

TRANSPORTATION

ROADS AND AUTOS

Graphic 10 reproduces the Butler County Thoroughfare Plan for West Chester. Like most suburban communities, automobiles dominate transit within the township.

Since the 2004 Plan, important road projects completed or now underway include: The addition of a new I-75 interchange at Liberty Way (formerly Hamilton-Mason Road); the widening of Liberty Way between Butler-Warren Road and the railroad tracks just west of Cincinnati-Dayton Road; an extra lane was added in each direction for sections of Union Centre Boulevard and several intersection improvements were completed; State

Road 747 was widened to five lanes; US Route 42 was widened to three lanes; Tylersville Road was widened between Lakota Hills Drive and Wetherington Drive; Tylers Place Boulevard was extended to Liberty Way providing an important north-south connection; various improvements were made to Cincinnati-Dayton Road in different areas; and Centre Pointe Drive was improved with a roundabout, which helped create a gathering place in the downtown area. These improvements have or will upon completion enhance traffic flow and increase property values.

With success comes the demand for further improvements. Specific West Chester roads needing a further look include:

Cincinnati-Dayton Road (I-75 to West Chester Rd.)

This road needs to be re-graded to alleviate negative drainage and rebuilt in a pedestrian friendly manner to compliment Olde West Chester.

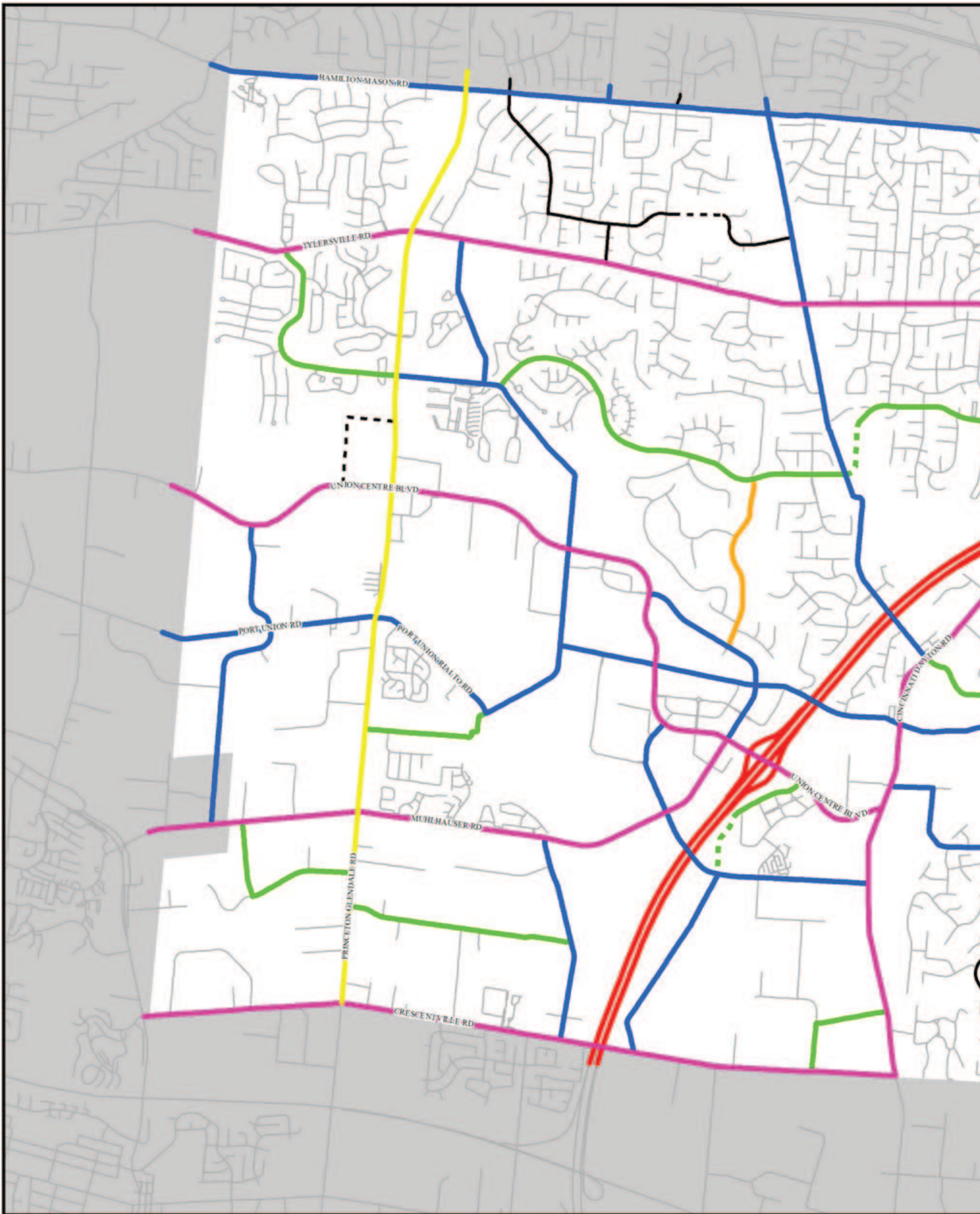
Tylersville Road (between I-75 and Cox Rd.)

This stretch of Tylersville Road suffers peak travel congestion problems that negatively affect businesses in the area. Consideration of a frontage road system or other alternates is needed here.

Three jurisdictions control roads in West Chester--the Ohio Department of Transportation services state and U.S. highways, the Butler County Engineer services county roads, and West Chester services township roads. The Butler County Engineer is charged with roadway planning throughout Butler County, including West Chester. Accordingly, that agency has developed the “Butler County Thoroughfare Plan.” That document, last updated in 2007, categorizes the overall transportation system and classifies each roadway, depending on the intended function. It also proposes improvements and upgrades to the existing transportation system.

Did you know?

...that the public roadway system in West Chester Township consists of 259.49 miles of paved surface?



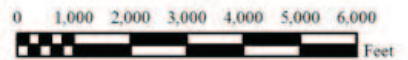
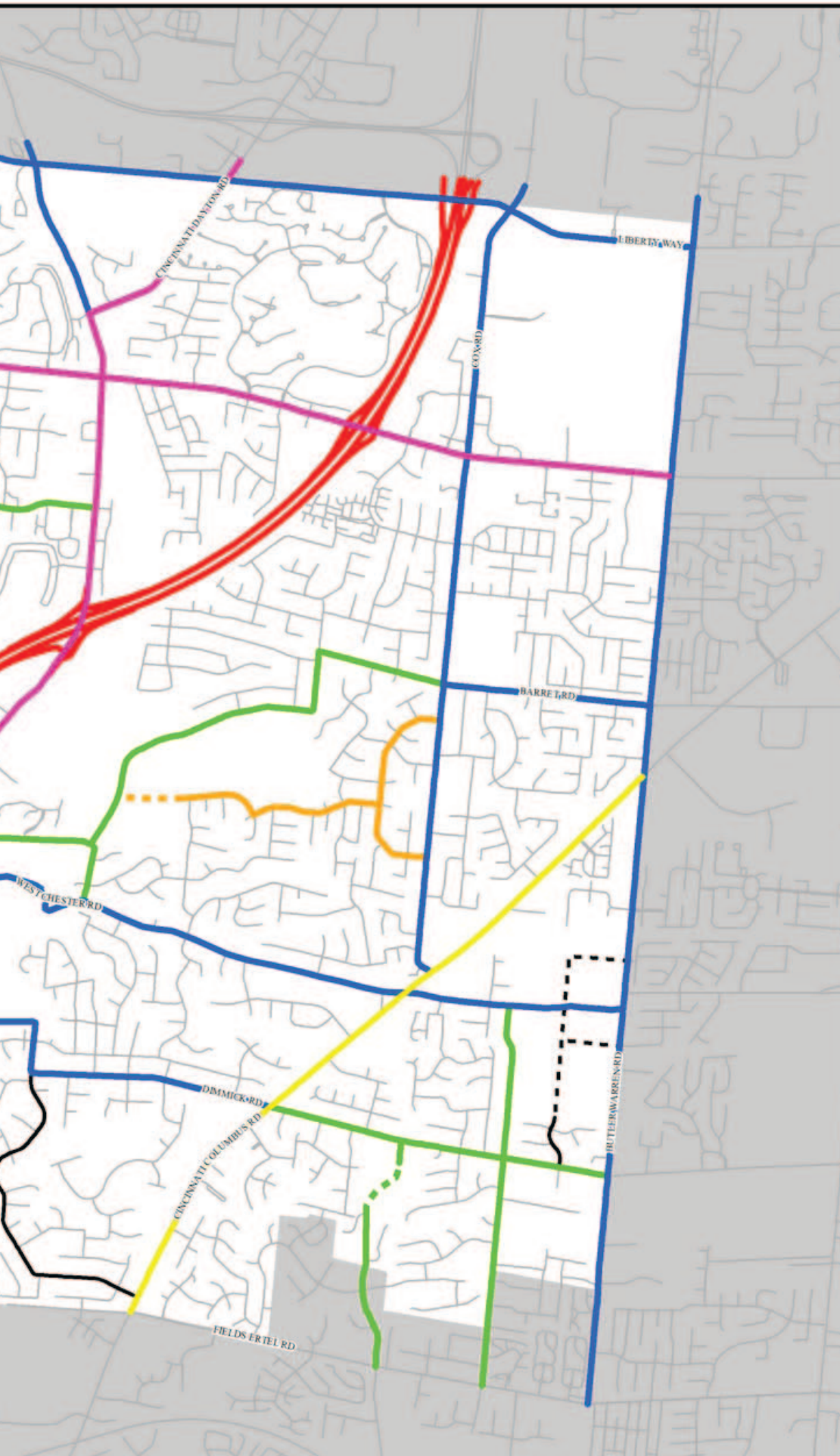
West Chester Township
Butler County, Ohio



COMPREHENSIVE LAND USE PLAN

BUTLER COUNTY THOROUGHFARE PLAN

- Interstate & Freeway
- Principal Arterial
- Minor Arterial
- Future Connection
- Major Collector Road
- Future Connection
- Minor Collector Road
- Future Connection
- Minor Collector Road II
- Future Connection
- Neighborhood Collector
- Future Neighborhood Collector



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Graphic 10

BUTLER COUNTY THOROUGHFARE PLAN



PATH AND BIKE WAYS

Current regulations are helping to empower pedestrians. The Union Centre Boulevard area provides an excellent example of how sidewalk installation not only enhances appearance and adds to “a sense of place,” but actually leads to increased pedestrian presence. On warm days, pedestrians can be observed using sidewalks for lunchtime walks and exercise.



Both West Chester and Butler County promote sidewalks through their respective zoning and subdivision regulations. We now see that once the pedestrian opportunities become available, they will be used. A pedestrian friendly environment is one of the intangibles contributing to West Chester’s quality of living. This is why the township adopted the *West Chester Connections Plan* (refer to **Graphic 6**) in 2009. The purpose of this plan is to identify several routes throughout the township that will help “Connect People With Places” such as shopping, parks, schools, library, etc. The plan recommends a variety of path types, including a 10’ wide separate path, a 5’ wide bike lane, a 6’ wide sidewalk and a Share the Road scenario with the appropriate signage.

In addition to the township’s plan, a regional plan is also in place. The “Miami 2 Miami Connection Feasibility Plan,” is a multi-jurisdictional trail plan that links the Great and Little Miami Rivers. This feasibility plan was completed in October of 2002. In that regard, road widening along Cox and West Chester Roads have been accomplished to accommodate bicycle traffic, consistent with the recommendation in that plan. The Miami 2 Miami trail concept covers 84 total miles, including 29.1 miles within West Chester, which is illustrated on **Graphic 11**.



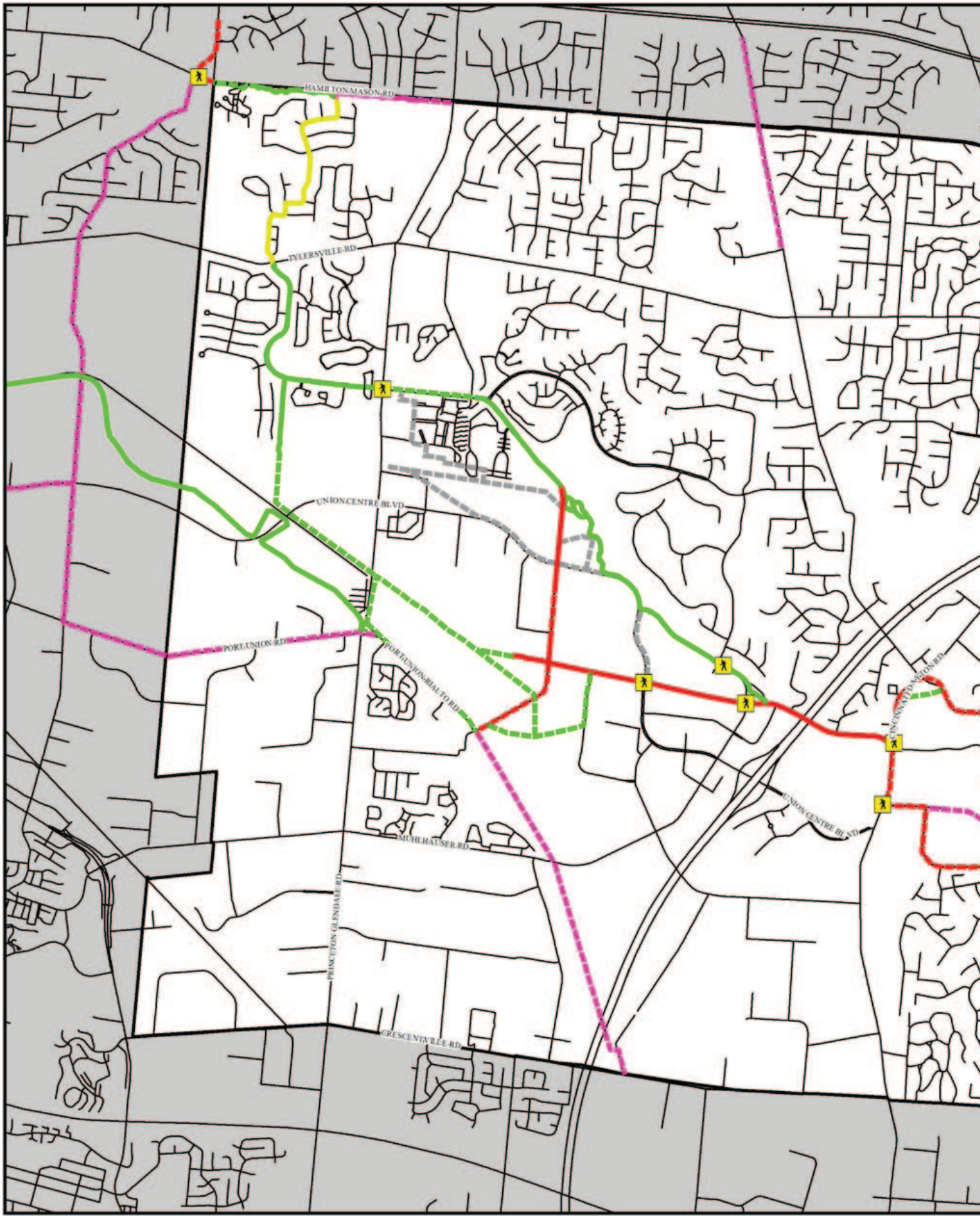
Since the 2004 plan update, the following key connections have been completed: A 10’ separate path was installed along Beckett Road connecting Beckett Ridge Boulevard to Beckett Park and the rest of the downtown area; a 10’ separate path was installed along Lakota Drive West connecting Eagleridge Drive to Union Centre Boulevard; a 6’ sidewalk was installed along Fountains Boulevard connecting the residential areas to the commercial areas on Cincinnati-Dayton Road; a sidewalk was installed along Liberty Way on both sides of I-75; and various sidewalks were installed through development to create a good network of pedestrian connections in many residential and commercial areas.

It is not only a goal to encourage pedestrian connectivity within West Chester, but also to ensure and promote that connections are provided to surrounding jurisdictions creating a regional network.

PUBLIC TRANSIT

Public transit in Butler County is presently mothballed due to a funding shortfall. Subject to available funds, this Plan recognizes the value of reliable and regular public transportation. Therefore, a recommendation is that a regional transit HUB be considered for West Chester. Via public transportation, the HUB center, a physical building, would connect West Chester to surrounding cities such as Dayton and Cincinnati by bus and/or rail, while also including a suburb-to-suburb connectivity element. Intra community circulators would feed from the HUB to service West Chester proper.





West Chester Township
Butler County, Ohio



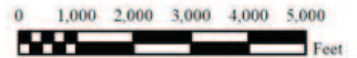
COMPREHENSIVE LAND USE PLAN

MIAMI 2 MIAMI CONNECTION

Note: For the purpose of this plan, the routes have been modified to fit known conditions.

- Roads w/ Bike Lanes (Complete)
- Roads w/ Bike Lanes (Proposed)
- Separate Bike Paths (Complete)
- Separate Bike Paths (Proposed)
- Shared Roads w/Signs (Complete)
- Six Foot Sidewalk (Complete)
- Other Paths (Complete) (Not part of plan)
- Other Paths (Proposed) (Not part of plan)
- Original M2M Path (Replaced)
- Existing Crosswalk Along Route

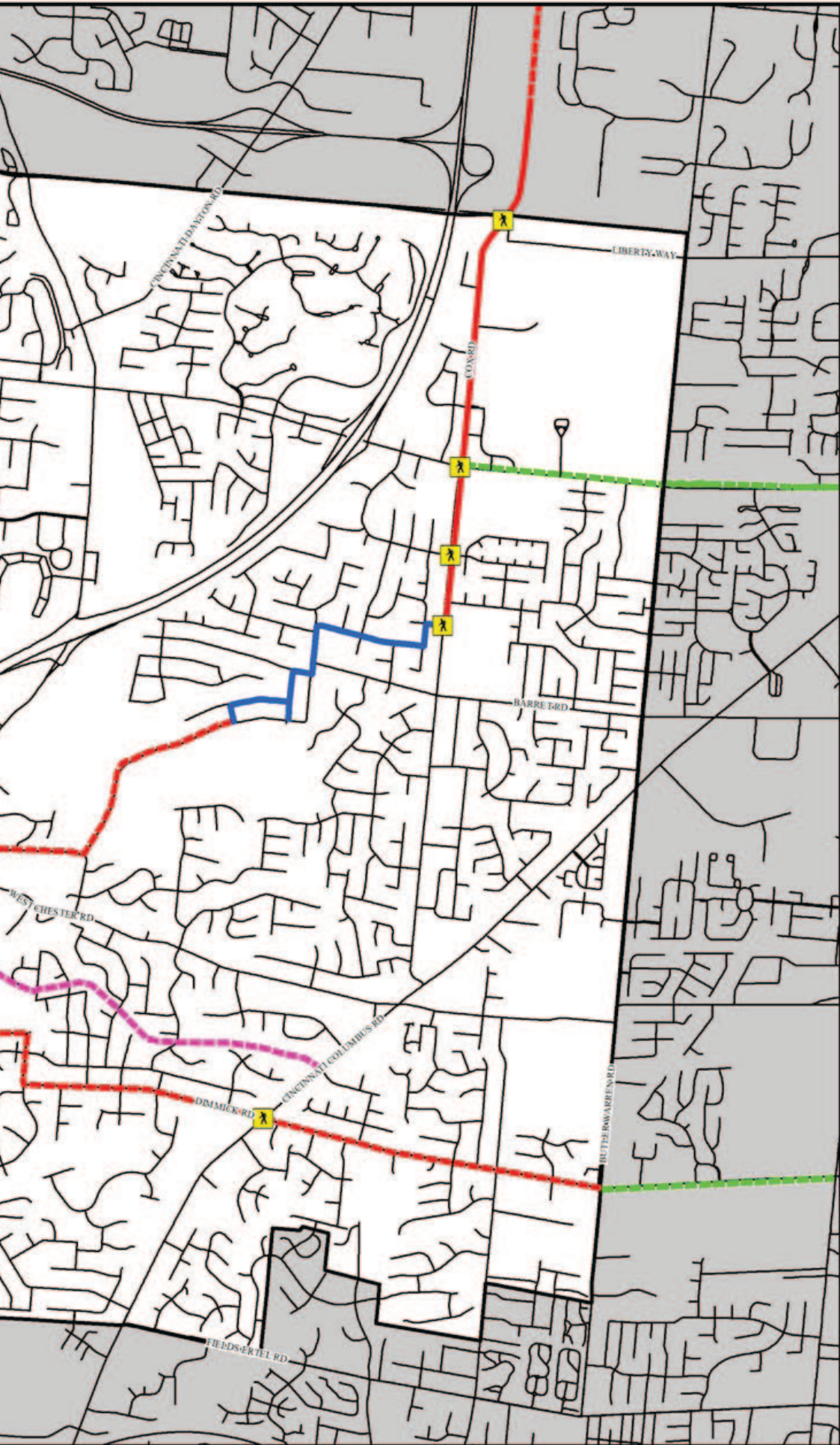
Source:
Miami2Miami Connection Feasibility Study



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Graphic 11

MIAMI 2 MIAMI CONNECTION



WATER AND SEWER

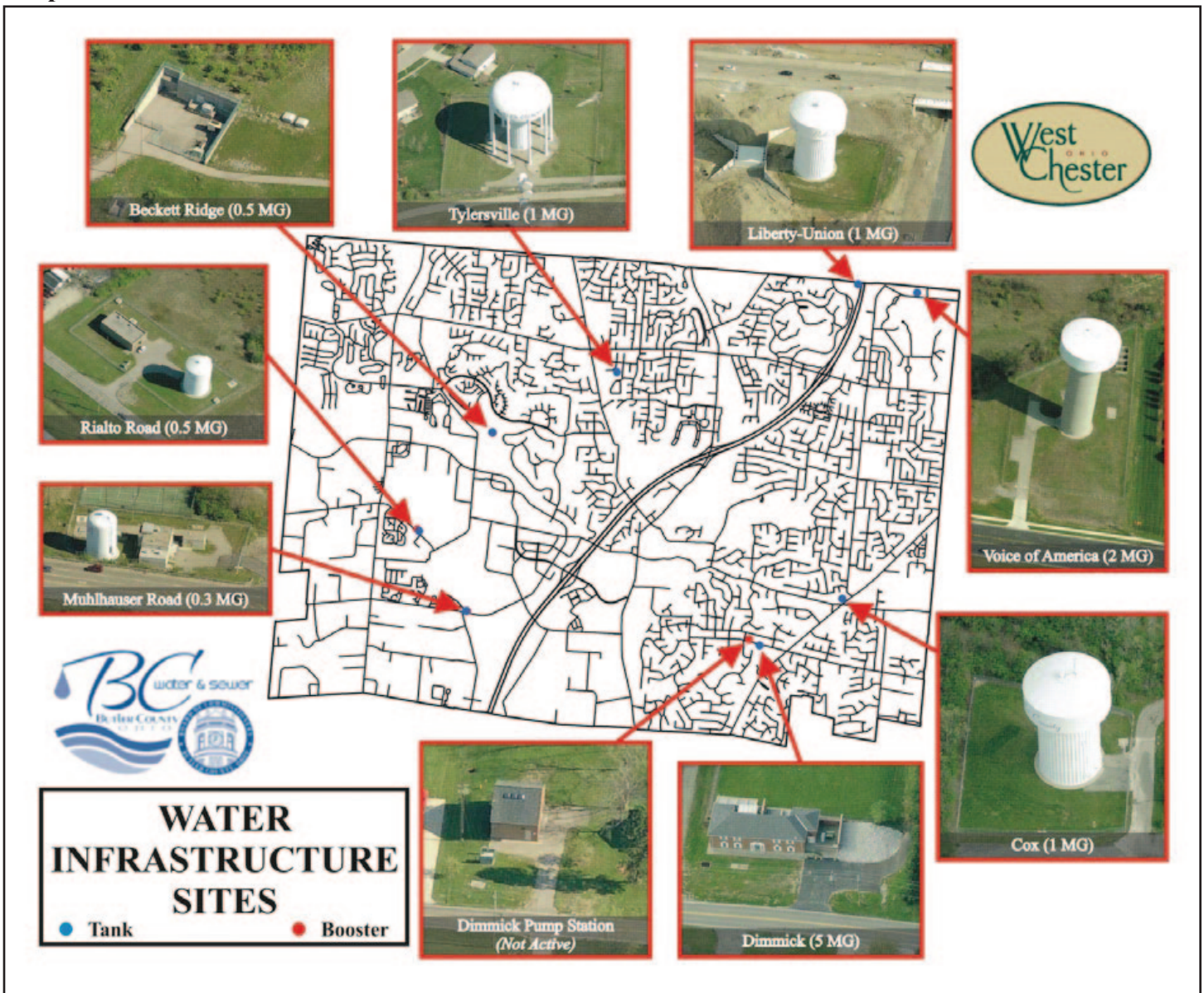
Butler County, through the Butler County Water and Sewer Department (“BCWS”), supplies the majority of water and sewer facilities within the township. Cincinnati Waterworks serves water for the small section of the industrial properties in the southern section of the township. Currently, two water reclamation facilities treat wastewater flows from West Chester Township--the Upper Mill Creek Water Reclamation Facility, which is located in the township; and the Lesourdsville Water Reclamation Facility, which is located to the north in Lemon Township. The BCWS obtains the water it supplies



to West Chester from two sources. It is supplied from the City of Hamilton’s and Greater Cincinnati Waterworks’ water treatment plants. Hamilton’s water is ground water and Greater Cincinnati Waterworks’ water is a blend of both surface and ground water.

Graphic 12 – Water Infrastructure Sites

Graphic 12 shows the water infrastructure sites in



West Chester. Four water pumping stations and four elevated storage facilities operate in West Chester, providing water service to thousands of consumers. Nine wastewater lift stations are utilized in West Chester Township to pump wastewater into the gravity system. BCWS updated their Water Master Plan in 2011. The updated plan does not require any major growth related projects in West Chester Township in the next five years. BCWS completed their Sewer Master Plan in 2007. This master plan recommended several sewers be analyzed to ensure that adequate capacity will be maintained through build out as well as during wet weather events.

CAPITAL PROJECTS- WATER

As the entire water system reaches build out, the Beckett Ridge Pump Station may require a parallel discharge line. BCWS will continue to monitor the growth of demands on the system such that this water main can be planned, designed and constructed as needed. BCWS continues to invest capital expenses of approximately \$1,250,000 per year on failing polybutylene water service lines. These service lines between the water main and the customer's meter pit are being replaced as they fail.

Other capital expenditures include replacing cast iron water mains with ductile iron water main in the Hollywood and Revere Run Area. This is currently scheduled for 2015 and 2016.

CAPITAL PROJECTS- SEWER

BCWS will continue to use flow monitoring devices and utilize the sewer model to analyze the sewer system. Projects will be created to eliminate any deficiencies found and eliminate infiltration and inflow sources. Sewers targeted for analysis were identified in the sewer master plan.

The construction is currently underway for a major upgrade and expansion of the LeSourdsville Water Reclamation Facility, which would affect portions of the northeast section of the township that are in the Gregory Creek Watershed. This project will cost

approximately 44 million dollars. It will increase the plant's ability to handle wet weather flow. It will also increase the overall plant capacity from 12 MGD to 15 MGD. This project will be complete in 2014.

Lift Stations planned for upgrades or elimination include the White Hill Lift Station and the Ashford Woods Lift Station.

Continual improvement to the water infrastructure will ensure a safe water supply and guarantee an abundant resource for future users. Likewise continual investment in the sewer system will ensure adequate capacity for future users as well as ensure compliance with regulatory requirements.

GOVERNMENT SERVICES

West Chester offers most major government services (*Graphic 13*):

POLICE DEPARTMENT

The West Chester Police Department is a full service agency that is comprised of three separate bureaus: Patrol, Support and Administration. Collectively, the department consists of 87 full time police officers and 10 full time civilian employees. Unlike many townships that rely on the county sheriff, West Chester's professional force accounts directly to the Board of Trustees.



The Patrol Bureau is the most visible arm of the department, which handles the majority of requests for service. These uniformed officers have the





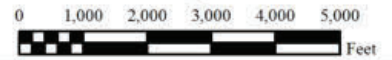
West Chester Township
Butler County, Ohio



COMPREHENSIVE LAND USE PLAN

GOVERNMENT SERVICES

- Town Hall/Administration
- Police Department
- Fire Station
- Community Development
- Community Services
- Township Park
- County Park



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Graphic 13

GOVERNMENT SERVICES



responsibility for preventive patrol and to respond to calls for service, investigate traffic crashes, receive crime reports and conduct preliminary investigations.

The Support Bureau supplements and complements the needs of the patrol officers. These officers investigate personal, property and youth aid crimes, as well as drug and vice offenses and internal matters. This bureau also supplies officers to the local schools and has officers that are highly trained in accident reconstruction and investigation.

The Administration Bureau is comprised of civilian employees that handle all aspects of human resources, financial matters and record keeping for the department.

FIRE DEPARTMENT

The West Chester Fire Department consists of approximately 150 employees. The department operates out of five fire stations: Fire Station 71/Headquarters, located at 9119 Cincinnati-Dayton Road; Fire Station 72, located at 7715 John Road; Fire Station 73, located at 4850 Duff Drive; Fire Station 74, located at 8551 Beckett Road; and Fire Station 75 located at 7588 Tylers Place Boulevard. On the Insurance Services Office national rating scale of 1-10 (1 being the highest rating), West Chester has achieved an ISO rating of 3. This rating system, classifies Fire Departments nationally on qualities such as response time, number of staff, and hydrant availability, among others. Only 3% of the nation's fire departments are rated at a 3 or better.



The West Chester Fire Department provides fire suppression, loss prevention, paramedic, technical rescue, and hazardous materials mitigation services and many other non-emergency/educational services utilizing the latest technologies and training.

COMMUNITY SERVICES DEPARTMENT

The Community Services Department is comprised of three divisions: Maintenance, Parks and Projects. Collectively, the department consists of approximately 30 full time employees and 12 seasonal employees.

The Projects Division manages all new construction and renovation projects performed at township facilities. Recent projects by this division include the renovations to the Voice of America Museum facility and an expansion at Beckett Park.

The Parks Division develops and maintains most township parks, and manages the programming of the parks, such as major community events, learning opportunities for preschool and school age children, star gazing events and concerts.



The Maintenance Division includes Roads Operations, Cemetery Operations, Fleet and Equipment Maintenance and Building & Ground Operations. Together, they maintain approximately 220 miles of township roads, an active cemetery, two inactive cemeteries, a fleet of more than 100 vehicles, and over 300 pieces of equipment.

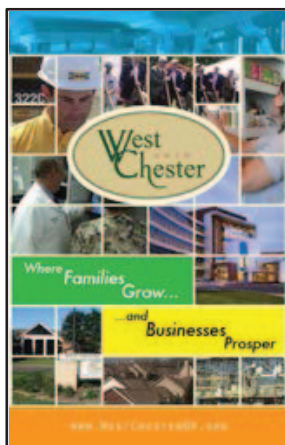
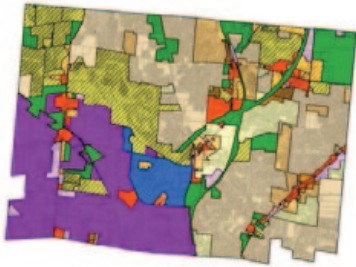


The Community Services Department is also responsible for the overall maintenance of all the township's facilities.

COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department is comprised of two divisions: Planning & Zoning and Economic Development.

The Planning & Zoning division is responsible for administering West Chester's zoning and property maintenance codes. As development occurs, staff will work with developers, businesses and property owners to ensure that the township regulations are met and properties are maintained in good condition. This division also administers the long range planning function for the Township.



The Economic Development division is responsible for business retention, expansion and attraction for the township. This division provides updates and assistance as needed to existing businesses, and detailed community information for prospects considering locating to the township.

Collectively, this department provides support for nine appointed boards, the West Chester Zoning Commission, Board of Zoning Appeals, Land Use Planning Committee, Olde West Chester Architectural Advisory Committee, Connections Committee, Development Council, Enterprise Zoning Committee, JEDD-1 Board of Directors and Tax Incentive Review Council.

ADMINISTRATION

Administration provides general oversight for all township functions and departments and is comprised of three divisions: General Administration, Finance & Information Technology and Human Resources.

The General Administration division, led by the Township Administrator, manages the daily affairs of the Township's various departments, ensures quality of service to residents and business owners and provides support to the Board of Trustees.

The Finance & Information Technology Division monitors the daily financial and budgetary business of



the Township, including payment of bills and vendor compliance, and manages all information technology matters. This division produces the permanent appropriations and Comprehensive Annual Financial Report documentation with direction from the Township Administrator and the Board of Trustees.

The Human Resources division manages all personnel matters and ensures that the Township's Employee Policy and Procedure Manual is followed.

TECHNOLOGY

As part of Butler County's initiative to advance information technology, 90 strands of fiber optic cable were installed throughout the county.



(Graphic 14) Starting and ending in Evendale, OH (Hamilton County) with a midpoint at Miami University's Oxford Campus, the Butler County fiber optic loop runs through West Chester Township. Originally, Miami University and Butler County offices were the primary users; However, this high-speed fiber optic cable is now available to Butler County residents and businesses as well. The loop

provides immediate and reliable communications capability and allows various forms of telecommunication such as high-speed internet connectivity. The

availability of fiber optic connectivity is very important for future economic competitiveness for the area. This “high tech” infrastructure will serve to attract high quality business in years to come.

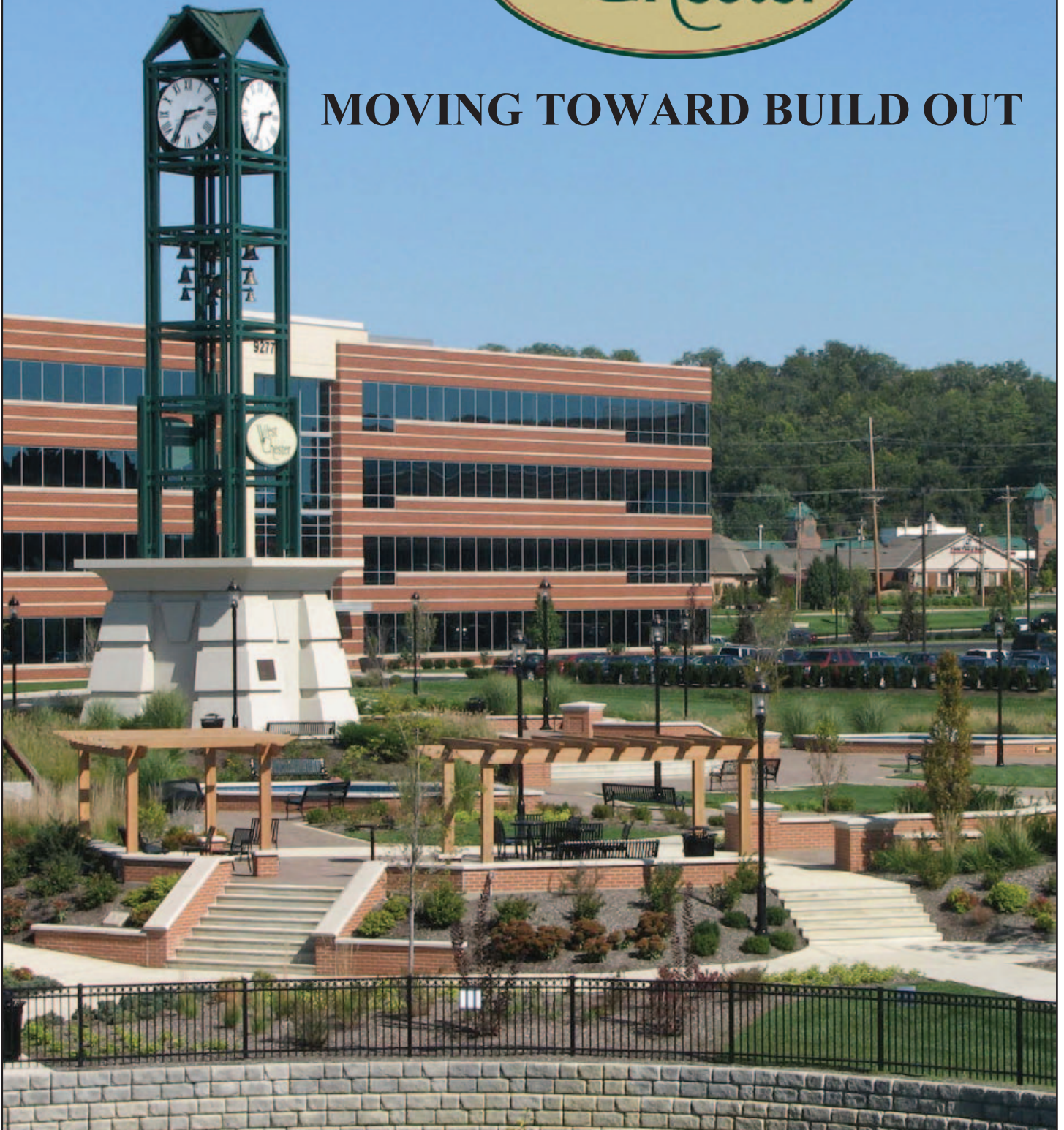
Did you know?
...that West Chester also has an on-ramp to the high-tech superhighway, consisting of a 90-strand fiber optic cable running through the Township and Butler County?

Graphic 14 – Fiber Optic Pathways





MOVING TOWARD BUILD OUT



This section looks toward West Chester's build out, and the future residential and daytime populations that will call West Chester their business and residential home. As the community achieves build out, which is still some time away, planning focus will shift from new development issues to maintenance and redevelopment. The township has begun to recognize this shift, when in 1997 the Board of Trustees adopted a property maintenance code. Property maintenance enforcement is now an important daily activity for West Chester staff. In addition, Staff has worked closely with developers to ensure that Property Owners Associations are created and specifically responsible for the ongoing maintenance of their property.

Did you know?
...that as growth slows, land use focus will shift from new development to property maintenance and redevelopment?

increased from 54,895 to 60,958 people, 11.04 percent for the decade. While the population growth has slowed from the previous decade, an 11 percent growth during a difficult time with a slumping economy is encouraging that West Chester is still a place that people want to call home.

RESIDENT POPULATION

CURRENT POPULATION

Today, West Chester's population continues to grow at a moderate pace. From 1990 to 2000, the U.S. Census indicates that total residential population increased from 39,703 to 54,895 people, 38.26 percent for the decade; and from 2000 to 2010, the U.S. Census indicates that total residential population

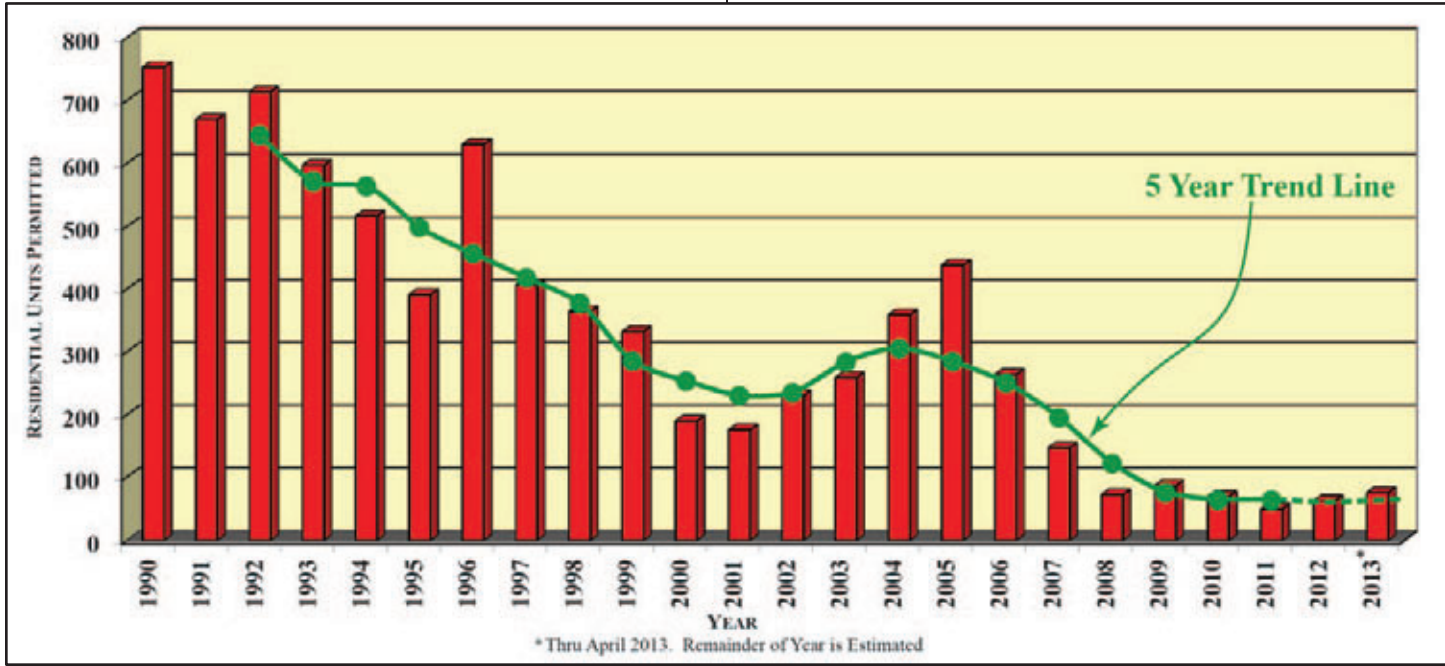
Since the 2010 Census and through April 30, 2013, an additional 209 residential dwelling unit permits were issued. Using the projection method of new residential dwelling units and applying the 2010 Census figure of 2.73 people per dwelling in West Chester, West Chester's estimated population at the end of April 2013 was 61,528 people. By comparison, Sites USA, a third party demographic service, estimates that at the end of April 2013, West Chester's population is 61,449 people.

BUILD OUT POPULATION



Graphic 15 charts the number of zoning certificates issued for new residential units since 1990, which is the first full year that the township assumed zoning control from the county. A five-year average trend line has been overlaid on the chart to assess the general growth over the years.

Graphic 15 – Residential Units Permitted



Build out population is based upon total “future dwelling units.” The number of “future dwelling units” is determined by 1)vacant land to be developed residential and 2)density of development (dwelling units per acre), which is then multiplied by occupants per dwelling unit.

Graphic 17 identifies 1,025.22 vacant or agricultural acres designated for residential use by the Proposed Land Use Map. Assuming build out at three units per acre, an additional 3,075 “future dwelling units” are anticipated (1,025.22 acres x 3).³

The 2010 Census estimates 2.73 occupants per dwelling unit in West Chester. Multiplying 2.73 x 3,075 total future dwelling units yields 8,394 people. Adding these new residents to the May 2013 estimated population results in a build out resident population of 69,844.⁴



³ An estimated density of three is used to reflect a combination of low density single family in some areas, and higher density in other areas, such as in the Downtown Regional Center. Overall density assumptions will affect the final build out population. **Graphic 16** shows build out population under alternate density assumptions.

⁴ This projection was obtained using the SitesUSA 2013 estimated population, 3 d.u./acre and 2.73 occupants/d.u.

DAYTIME POPULATION



West Chester daytime population is estimated at 77,358 people⁵, which includes approximately 48,486 employees⁵ working in the township each day. This means that roughly half of the residential population remains in the township each day, while the other half travel out of the township for employment.

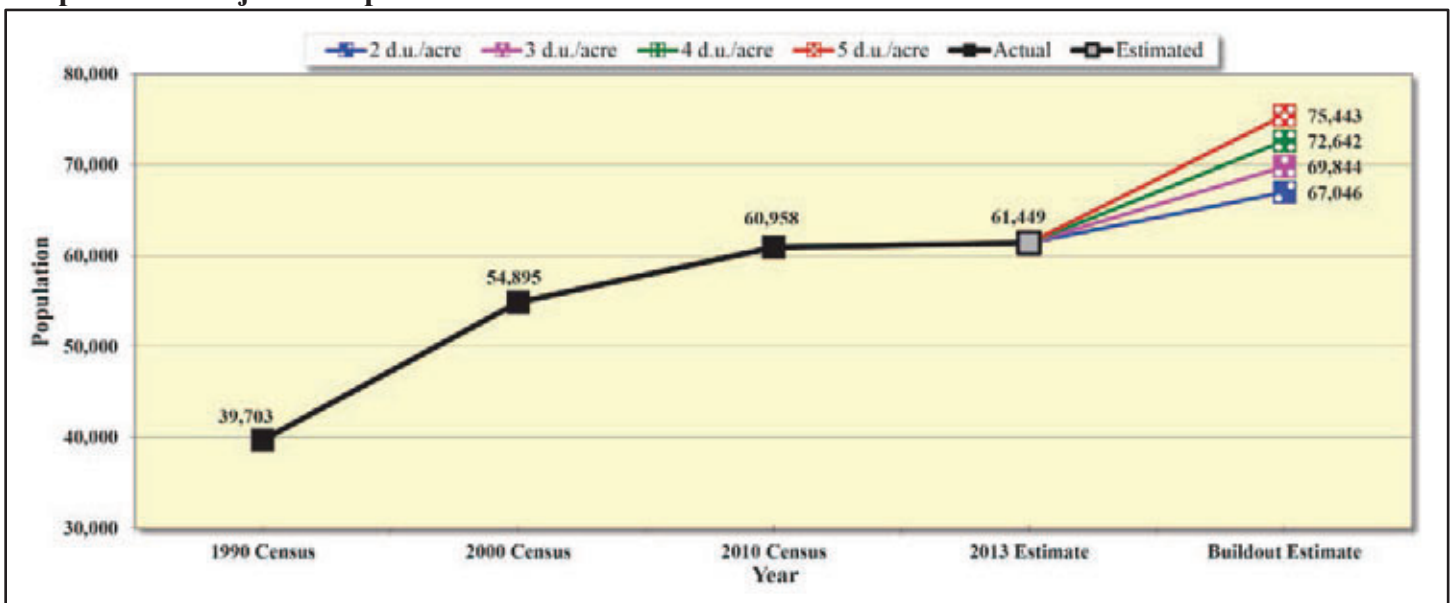


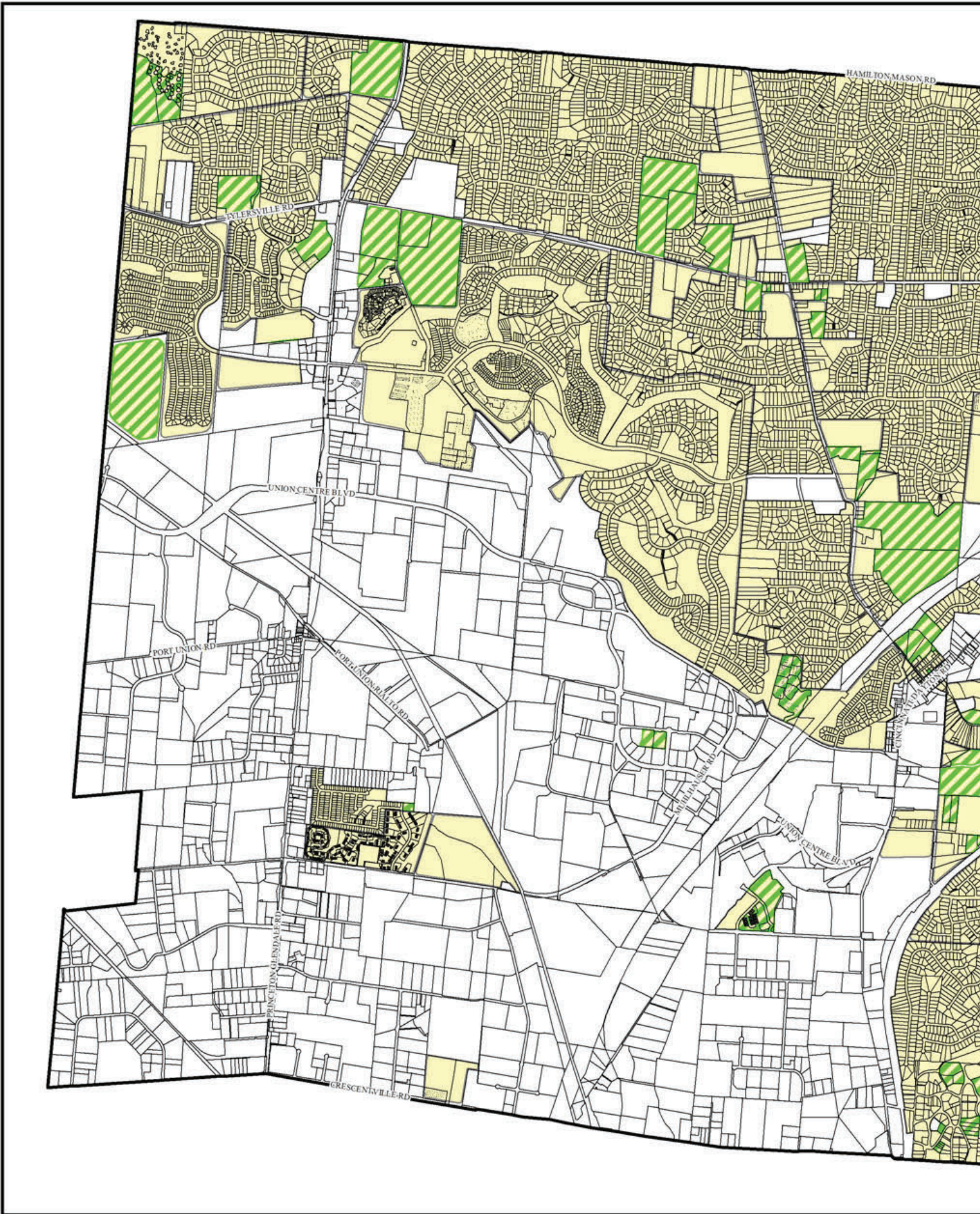
Since daytime population estimates are tied to employment numbers, future projections should be based on land that is reserved for commercial development.

Graphic 18 identifies portions of the Proposed Land Use Map that are designated for commercial use and that are currently vacant or being used for agricultural purposes. Analysis reflects that 6,354.61 acres of land are designated for commercial use, and of those 1,461.56 acres are vacant or farmland. Therefore, 4,893.05 commercial acres, or 77.0 percent of commercial designated property, is developed today. This results in a ratio of 9.9 employees per developed commercial acre (48,486/4,893.05). When all commercial land is developed (6,354.61 acres), the

⁵ This estimate was obtained from SitesUSA, which is a third party demographic service utilized by the township.

Graphic 16 – Projected Population at Build Out







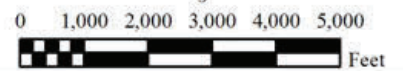
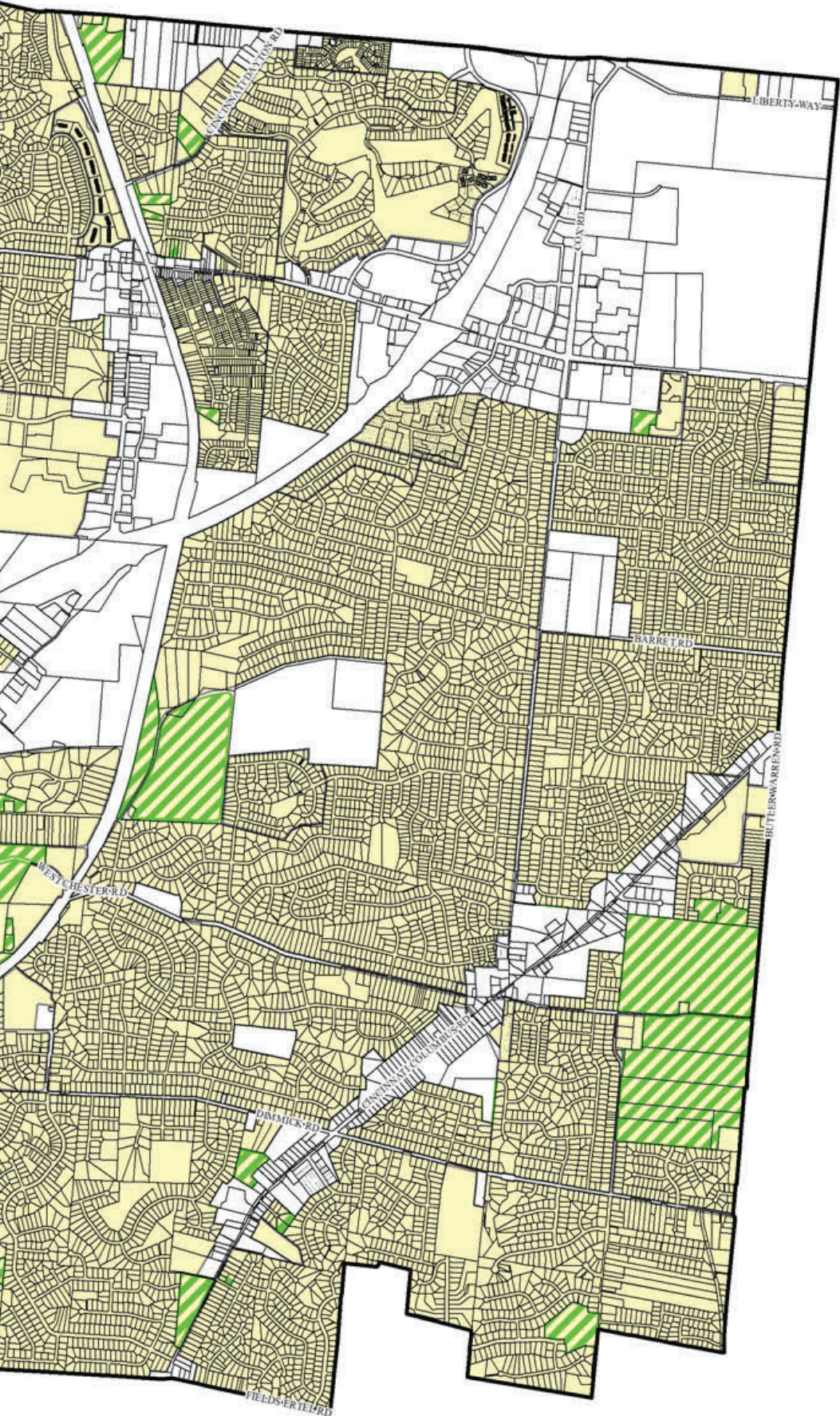
West Chester Township
Butler County, Ohio



COMPREHENSIVE LAND USE PLAN

UNDEVELOPED RESIDENTIAL PROPERTY

-  Proposed Residential Land Use (12,325.76 Acres)
-  Vacant / Agricultural (1,025.22 Acres)

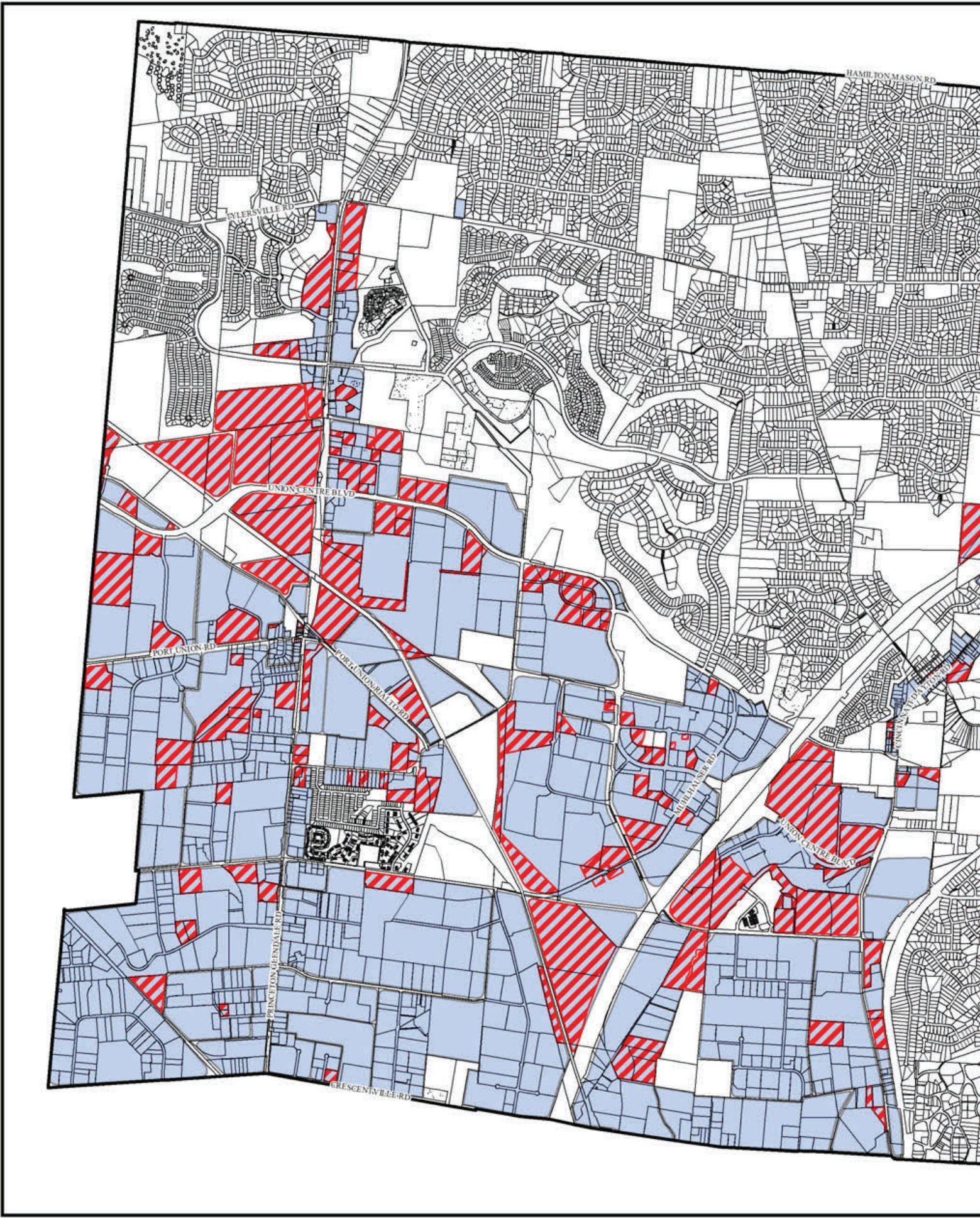


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Graphic 17

UNDEVELOPED RESIDENTIAL PROPERTY





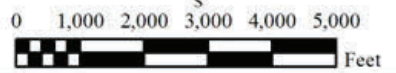
West Chester Township
Butler County, Ohio



COMPREHENSIVE LAND USE PLAN

UNDEVELOPED COMMERCIAL PROPERTY

- Proposed Commercial Land Use (6,354.61 Acres)
- Vacant / Agricultural (1,461.56 Acres)



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Graphic 18

UNDEVELOPED COMMERCIAL PROPERTY



build out total employment would be 62,910 people (6,354.61 x 9.9). Again, assuming 50 percent resident employment, daytime population at build out would be 97,832 people (62,910 + [.5 x 69,844]).

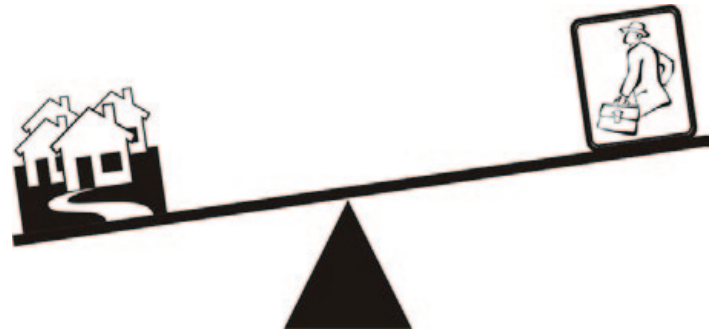
Commercially designated vacant or farmland property decreased from 2,523.23 to 1,461.56 acres in approximately nine years since the 2004 Land Use Plan Update, or 4.7 percent per year on average.⁶ Carrying this trend forward, it is estimated that all of all commercially designated land will be in use by the end of 2025.

OPTIMAL BALANCE

What is an optimal balance between future residential and commercial growth for a community? A balance weighted toward commercial use can help a community provide better services to its residents, as the commercial tax base subsidizes the residential demand. On the other hand, greater commercial growth can negatively impact the quality of life for residents through such things as environmental

⁶ This amount is determined through GIS analysis comparing undeveloped commercial land from the 2004 Land Use Plan update as compared to this 2013 update (See Graphic 18 in each year's plan).

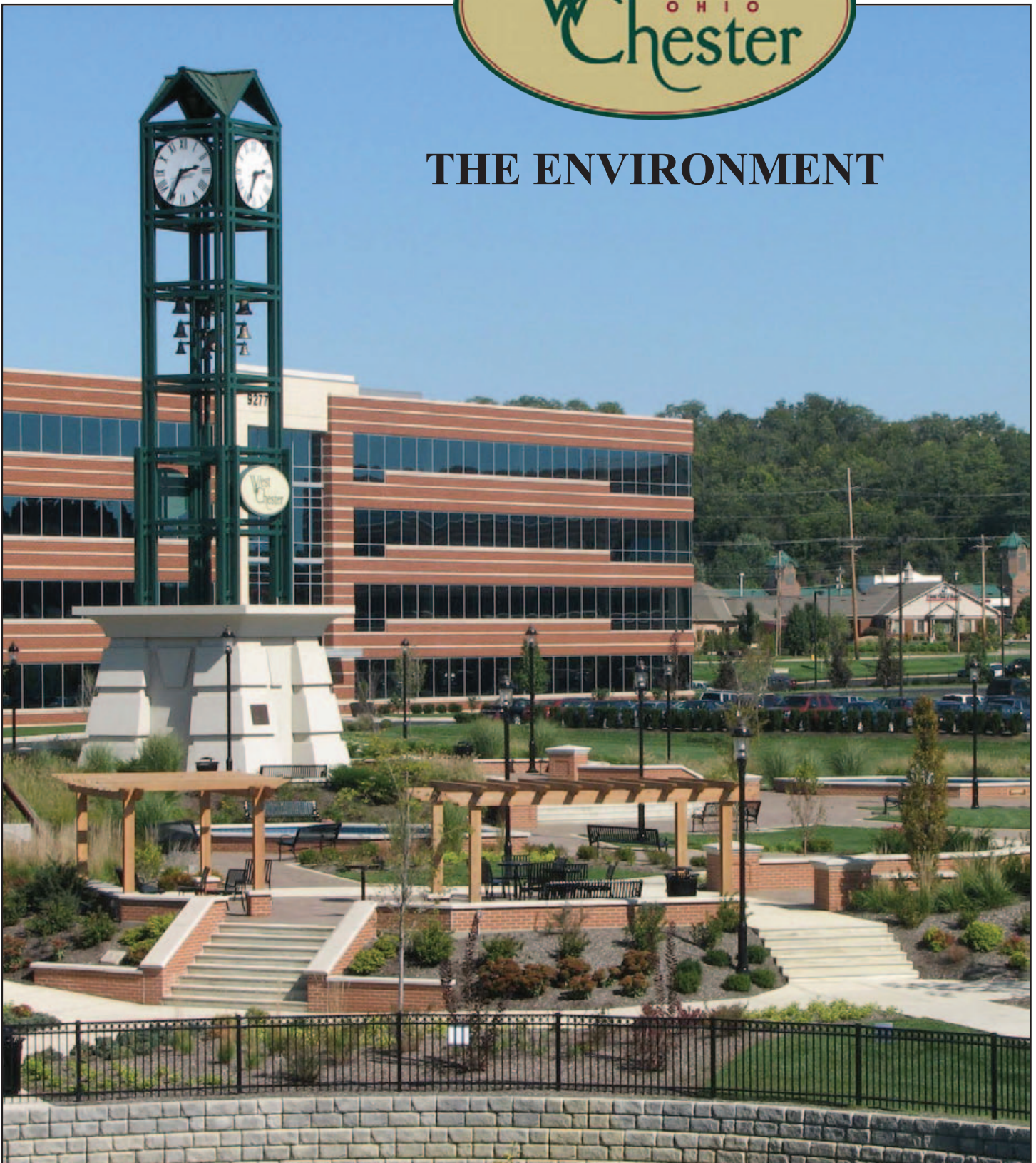
impacts, noise, traffic generation, and aesthetics. In short, the appropriate mix of residential and commercial is a unique community choice, depending upon the values, goals, and characteristics of each community.



One way to express those values, goals, and community character is through a plan, such as this document. For West Chester, this Plan reflects that the appropriate balance between commercial and residential development is approximately 31.3 percent commercial and 60.6 percent residential—the balance as reflected on the Proposed Land Use Map. For West Chester, we see that the current commercial-residential balance has yielded a high standard of living with quality government and school services to the residents. This Plan seeks to maintain those high standards.



THE ENVIRONMENT



Another quality of life matter, environmental conditions are an important area to consider and in which to plan. With more strict guidelines required by state and federal agencies, environmental conditions, if not addressed, can impact future development levels and costs. Subject to financial feasibility, this Plan recommends continued environmental awareness to protect West Chester’s creeks, habitats, and natural resources. This Plan encourages environmentally sound development and construction practices, and that care be taken to plan in harmony with the environment.

An example of environmental awareness concerns water quality in the Mill Creek. In West Chester, both the east and west forks of the Mill Creek traverse through the Township. The Ohio Environmental Protection Agency has included the Mill Creek in its list of Impaired Waters. Although water quality levels for the creek within West Chester and Butler County are good, water degradation as the creek flows through Hamilton County and into the Ohio River have created the possibility of increased regulation. Possible sanctions could lead to expensive new controls being placed upon Butler County’s Upper Mill Creek Water Reclamation Facility that outlets into the Mill Creek. In turn, increased sewer and water costs, affecting existing businesses, residents, and new development could result.



West Chester continues to participate in environmental programs designed to improve water cleanliness. The benefit is twofold—improving the quality of the living environment and minimizing potential government sanctions. Those programs are the Mill Creek Watershed Action Plan Committee and the Phase Two Storm water Regulations Committee.

Both the Mill Creek Watershed Action Plan and the Phase Two Regulations seek to reduce non-point source pollution flow into West Chester’s waterways. Significant staff



resources have been dedicated to these environmental planning activities, along with those from other jurisdictions. The Board of Trustees formally supported both of these ongoing environmental projects. As a side note to these efforts, the Great Miami Aquifer lies underground and follows the stream of the Mill Creek. The protection of this underground water source is important as well, and the foregoing efforts will also help preserve that natural resource.

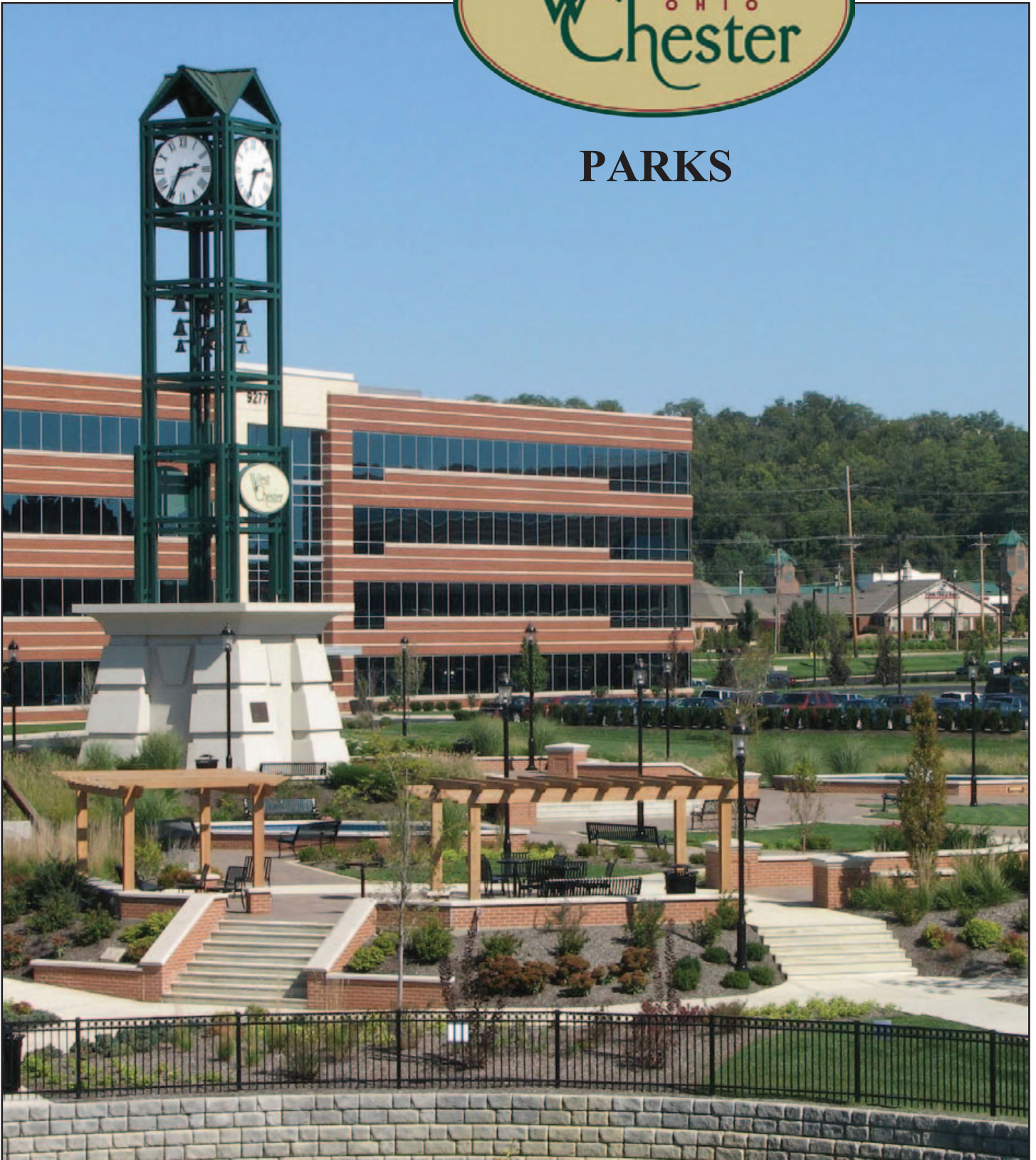
Another important environmental goal of this Plan is to improve floodplain awareness. You will notice that the Proposed Land Use Map contains the Federal Emergency Management Agency’s floodplain designations. This inclusion helps inform potential users that in addition to the proposed use recommendations, developers should be aware of potential flood hazards and take relevant precautions, both in regard to special development concerns and environmental impact. For construction on parcels within the floodplain, Butler County has codified

several important standards in its Flood Damage Prevention Regulations. Regulations include one for one displacement for mounding within the floodplain, and that manmade levies now existing along the Mill Creek be notched or removed at least 75 feet from the streams “top of bank” to help restore the natural floodplain and environmental conditions.

***Did you know?**
 ...that West Chester participates in the Mill Creek Watershed Action Committee and the Phase Two Storm Water Regulations Committee, both of which seek to improve water quality of the Mill Creek?*



PARKS



The growing parks and trails system play an important role in supporting community's quality of life. New development must take care to integrate with these parks and trail systems while avoiding any negative impacts.

The West Chester Community Services Department undertakes the planning function for park design and development with the township, in addition to maintaining these important amenities. Their planning efforts are incorporated herein for informational purposes. The following is a list of township parks with a brief description:

▪ **Beckett Park**

Beckett Park is a 150-acre property located in the heart of West Chester's Downtown. The park is situated on the east and west sides of Beckett Road at the foot of Beckett Ridge. Its geography offers a beautiful natural setting.

West Chester Township acquired Beckett Park through the National Park Service as a trade for the former McGinnis Park on Cox Road. Because there was already opportunity for park property on the east side of the township, Beckett Park was acquired to provide recreational facilities on the west side of the township.

The portion of Beckett Park on the east side of Beckett Road features a world-class baseball facility, the Muhlhauser Barn, a Boundless Playground, walking trails, a small lake and wooded areas.



The Boundless Playground offers opportunities for active play for children of all abilities. A nearby picnic shelter provides families with a spot for a picnic or a quick break during play.

The Muhlhauser Barn is an 1881 barn that was reconstructed in Beckett Park in 2008 as a community gathering and rental facility. The Barn was once part of the Muhlhauser-Windish Brewing Company and still bears the Muhlhauser name prominently in its slate tile roof. The barn previously stood on Route 4 in Fairfield on the grounds of Ohio Casualty. Employees of Ohio Casualty, hoping that the Barn would be saved, contacted West Chester Township and descendants of the Muhlhauser family about saving the structure. Working through The Community Foundation of West Chester/Liberty, the Muhlhauser family collected the funds needed to dismantle the barn and move it to Beckett Park. West Chester Township then funded the reconstruction and restoration of the prominent timber frame structure. It is one of few true timber frame barns remaining in the state.

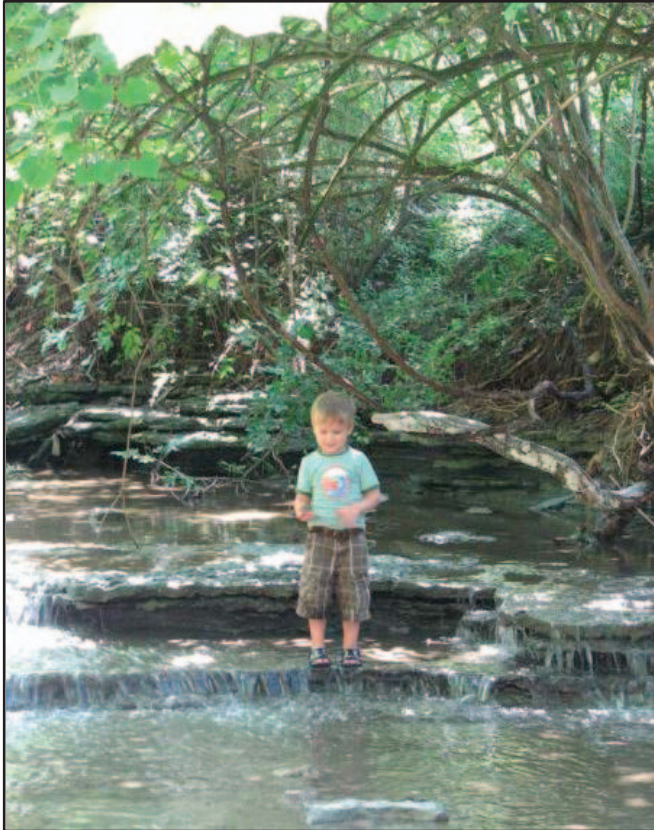
The portion of Beckett Park on the west side of Beckett Road offers natural walking trails, a natural playground, two ponds and a picnic shelter that is available for rent. The ponds are not stocked by man, but catch and release fishing is permitted. The park also offers a water feature that may naturally freeze in the winter months allowing for ice skating.

▪ **Keehner Park**

Keehner Park is a 123-acre established park property nestled along the east fork of the Mill Creek.

The park was acquired in 1976 as a result of a special parks tax issue approved by voters and funding from the federal Land and Water Conservation Fund Program that is administered by the Ohio Department of Natural Resources. Keehner Park is named for the Keehner family, one of our community's founding farming families.

Keehner Park features extensive woodland trails following the creek. The creekside trails offer a beautiful scenic hike with a collection of wildflowers specimens and a glimpse at history with an extensive collection of fossils and clay deposits. Visitors are asked to leave all the creek's treasures as they find them.



The beautiful *Keehner Park Amphitheatre* with its wooded backdrop is an ideal location for concerts, theatrical performances and much more. Each year, the amphitheater is home to the Fifth Third West Chester Concert Series, as well as other community-sponsored outdoor performances. Activities at the Amphitheater are free and open to the public. Lawn seating is provided, or guests are welcome to bring along a blanket or lawn chair.

The "*Cabin in the Clearing*" is an 1800s log cabin located in the park. It is the site of various programs throughout the year, including Pioneer Christmas.

Keehner Park also features playgrounds, tennis courts and athletic fields. Picnic shelters are available for reservation.

▪ **The Voice of America Park**

The Voice of America Park is a 435-acre park, originally part of the Voice of America-Bethany Relay Station, was conveyed to the community through the Federal Lands-to-Parks Program. The township later deeded the land to the MetroParks of Butler County as part of their regional park system. This park features a stocked 35-acre lake circled by a 1.4-mile paved multi-purpose path, the *Ronald Reagan Lodge and Boathouse*, natural areas, picnic areas, athletic fields, *Wiggly Field Dog Park*, and a 65-foot-high sledding hill that was created from the spoils of the lake excavation.

Much of the park's acreage currently remains as grassland, leading to the site's designation in 2005 as an "Important Birding Area" by Audubon Ohio. The *Ronald Reagan Lodge and Boathouse* includes a reception hall, meeting room, a gazebo, row boat and pedal boat rental and a personal kayak launching area,

Long-term plans include a large athletic complex, outdoor amphitheater, natural habitats, and additional multi-purpose trails. The installation of the athletic fields began in 2012.



The Voice of America Park is also home to the *National Voice of America Museum of Broadcasting*. This museum is located in the building formerly used as the Voice of America Bethany Relay Station, which served the world for more than 50 years delivering news of freedom and democracy to oppressed citizens of faraway lands.



The 1940s art-deco building was restored in 2012 and converted into the museum, which is governed by an executive board appointed by the West Chester Township Trustees. It features the collections of Media Heritage, Inc. and Gray History of Wireless, as well as an operating amateur radio station. Tours of the facility are available.

▪ **The Square @ Union Centre**

The Square is a high-energy gathering space for the community located in the heart of Union Centre. The Square is located near great restaurants and shops with convenient parking and welcomes guests throughout the day for morning coffee, lunchtime breaks, and after-work relaxation.



The *First Financial Bank Clock Tower* is at the center of The Square and serves as a backdrop for great programs such as After-Hours on The Square and the West Chester Farmers' Market.

The Square @ Union Centre is also adjacent to the West Chester Library, which is part of the MidPoint Library System. West Chester Township provides the building for use as a library, and the MidPoint Library System operates, populates, programs and staffs the library.



The West Chester Library on Centre Pointe was opened in November 2009 replacing the former library building on Cox Road. The new building is nearly 50,000 square feet and features wireless internet, a vending cafe, computer lab, comfortable seating, meeting rooms and much more.

▪ **Station Road Schoolhouse**

The Station Road Schoolhouse is a quaint 1900 two-room schoolhouse and 3-acre schoolyard located near the Olde West Chester neighborhood.



The current two-room schoolhouse is built on the foundation of a one-room schoolhouse once used by the community. When the one-room schoolhouse burned down, the community rebuilt the current structure in its place.

▪ **Upper Mill Creek Conservation Corridor**

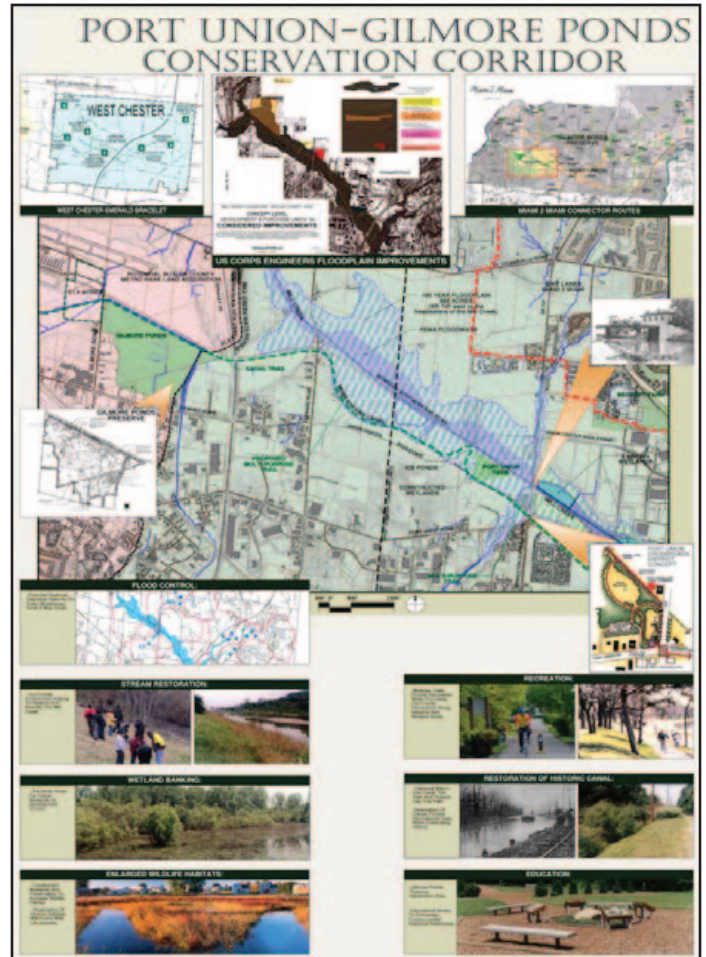
The Upper Mill Creek Conservation Corridor is a wetland park following the Mill Creek and the former Miami Erie Canal from State Route 747 to the Township line. It is an excellent location for bird-watching, nature exploration, and quiet reflection.

The Corridor features the 3-mile paved Port Union Historic Canal Trail from State Route 747 to the Route 4 Bypass. The 10-foot wide multi-purpose trail can accommodate bicycles, roller blades, walkers, and joggers and is handicapped accessible. It is accessed from Firebird Lane, off Union Centre Boulevard at the Township's western edge.

The Corridor preserves historical features relating to the canal including an aqueduct, waste weir, the foundation of an ice house, and ice ponds. It is a scenic, natural area and is home to many important plant, animal and bird species. The Corridor also preserves important floodplain property protecting the Mill Creek and allowing it to take a more natural course.

A 22-acre wetland at the West Chester Township border is a protected natural site for the enjoyment of nature.

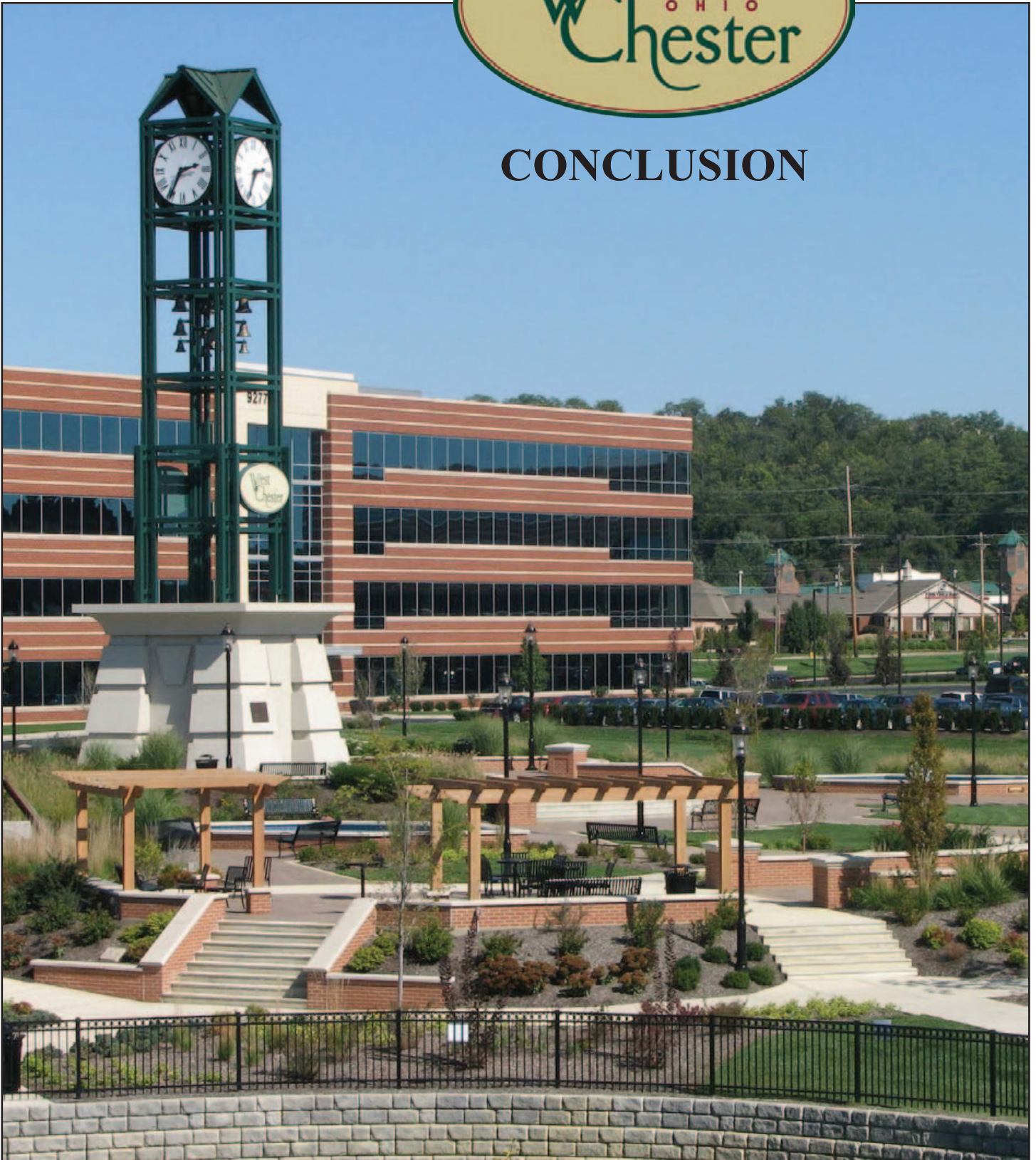
The Upper Mill Creek Conservation Corridor project is a collaborative effort made possible by support from the Clean Ohio Fund, the Ohio EPA, The Butler County Commissioners, West Chester Township, The Butler County Engineers Office, Butler County Environmental Services, The Mill Creek Restoration Project, MetroParks of Butler County, and property owners.



Parks provide an important amenity to West Chester. Land use and planning decisions should continue to encourage development complimentary to this resource and efforts, such as the Connections Plan, should continue to ensure that these amenities are easily available.



CONCLUSION

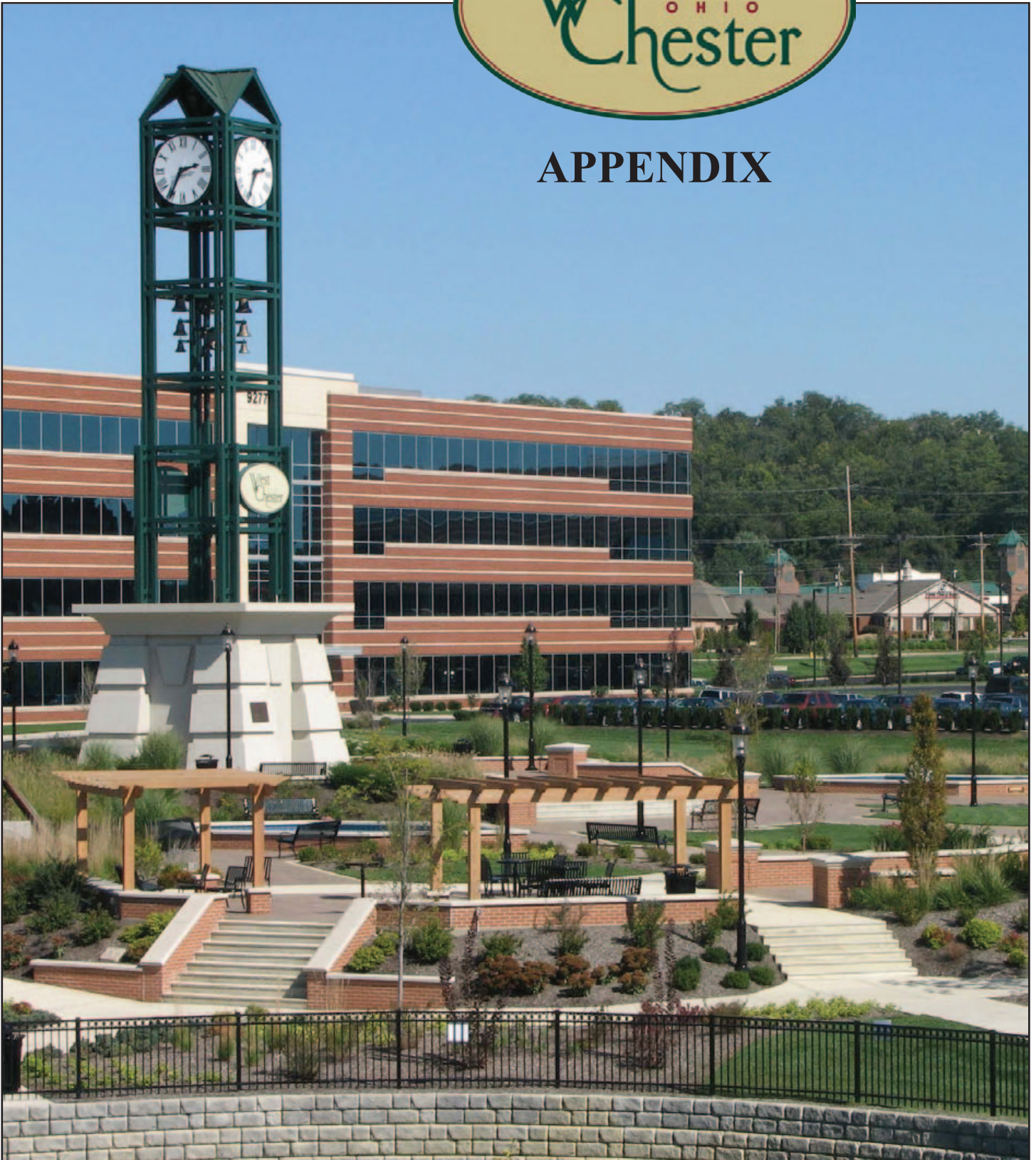


Through planning, West Chester has envisioned itself as a successful community and today by all measures is one. West Chester is firmly established as a premier place where families can grow and businesses will prosper. This Plan works to implement a policy framework to continue the community's success into the future, by providing a planned and thoughtful approach to our living environment, change, development, growth, and redevelopment.





APPENDIX



**Summary of Changes to the
West Chester Township Proposed Land Use Map
With the 2013 Update**

*(See **Graphic 19**, (p. 63) for a graphical representation of the changes)*

Label #	Old Land Use	Revised Land Use	Rationale Behind Change
1	Various Designations	Public & Institutional	Several properties throughout the township were changed to Public & Institutional to reflect the property's existing use as a church.
2	Various Designations	Public & Institutional	Several properties throughout the township were changed to Public & Institutional to reflect the property's existing use as a school.
3	Office/Light Industrial	Estate Single-Family	This property was changed to Estate Single-Family since its main point of access is through the Villages of Providence residential subdivision. In addition, due to the presence of Floodway and 100 Year Floodplain on the property, residential development with larger lots is desired.
4	General Industrial	Office/Light Industrial	The extension of Union Centre Boulevard west of SR 747, bisected the General Industrial designation bubble leaving a small portion on the north side of the roadway. Therefore, the roadway was used as a transition between the two designations.
5	Various Designations	Public & Institutional	Several properties throughout the township were changed to Public & Institutional to reflect its ownership by a public entity for various reasons (public facilities, acquired property, cemetery, conservation purposes, etc)
6	Historic Preservation	General Retail	The prior designation of Historic Preservation was removed since the historic building that was on the property, which was formerly used as the Port Union Café, was demolished with the construction of Trinity Pub. The surrounding designation of General Retail was assigned.



Label #	Old Land Use	Revised Land Use	Rationale Behind Change
7	General Industrial	Office/Light Industrial	This large parcel was previously divided by two different land use designations, with only a small part having the General Industrial designation. Therefore, the entire parcel was consolidated into the Office/Light Industrial designation.
8	General Industrial	Residential Transitional	This designation was changed to reflect the existing use of residential condominiums.
9	Office/Light Industrial	Suburban Single-Family	These properties were changed to Suburban Single-Family to reflect the existing use of an established residential subdivision.
10	Office/Light Industrial	Office/Res Transitional	These properties were changed to provide a transition between the established residential subdivision to the south and the higher intensity General Industrial designation (and existing M-2 zoning) to the north.
11	Various Designations	Public & Institutional	Several properties throughout the township were changed to Public & Institutional to reflect the existing use as a public utility.
12	Public & Institutional	Community Mixed Use	The church that was previously located on this property was demolished with the construction of the existing retail center. The surrounding designation was assigned.
13	Public & Institutional	Suburban Single-Family	The property was incorrectly designated as part of the adjacent church. The surrounding designation of Suburban Single-Family was assigned. Alternative transitional designations were considered due to its location on Tylersville Road, but its close proximity to the SR 747 intersection would make it difficult for another use with regard to ingress/egress,

Label #	Old Land Use	Revised Land Use	Rationale Behind Change
14	Residential Transitional	Residential Transitional (No change was made)	No change was made to this area. However, it was discussed that if the development of the property as a whole could ensure an appropriate buffer to the north and east, the Community Mixed Use designation could potentially be extended eastward to the tree line.
15	Suburban Single-Family	Office/Res Transitional	This property was changed due to the established office use on the property, the adjacent use of the school, and because the main access is from Tylersville Road instead of an interior road from the adjacent subdivision. The size of the property will limit the intensity of the use and the property is located far enough away from a main intersection that should not cause issues with regard to ingress/egress.
16	Public & Institutional	Planned Community	This property was changed due to the land swap between the township and Beckett Ridge. This area is being used by the golf course as their driving range, and the adjacent area was deeded to the township.
17	Planned Community	Downtown/Regional Center	This property was previously split between the two designations. Since this property is not part of the Beckett Ridge PUD, and the entire property was contained in the commercial PUD, it was consolidated into one designation.
18	Office/Light Industrial	Manor Single-Family	This area was changed in part to be compatible with the designation to the north, but also to discourage higher intensity uses from developing in close proximity to the existing residential to the east.
19	Neighborhood Retail Residential Transitional	Residential Transitional Suburban Single-Family	This area was cleaned up to match the property lines and to reflect the existing residential development. The retail use was limited to the properties with frontage on Cin-Day Rd.

Label #	Old Land Use	Revised Land Use	Rationale Behind Change
20	No Designation	Suburban Single-Family	There was a large gap in the designation bubbles in this area and these properties did not have a designation. It was determined that the existing residential development did not fit the definition of the adjacent Estate Single-Family designation due to lot size. Therefore, the Suburban Single-Family designation was assigned.
21	No Designation	Neighborhood Retail	There was a large gap in the designation bubbles in this area and this property did not have a designation. It was determined that since this property had the same owner as the property to the west, and the main access to this property would be from Cin-Day Rd, it should match the designation to the west. It was also noted that this property is greatly limited because of the 100 Year Floodplain and Floodway that existed on-site.
22	No Designation	Open Space	There was a large gap in the designation bubbles in this area and these properties did not have a designation. The Open Space designation was given to this property because of the environment concerns of this property as a former landfill.
23	No Designation	Neighborhood Retail	There was a gap in the designation bubbles, so this area was cleaned up to make the entire parcel the same designation
24	Suburban Single-Family	Neighborhood Retail	This area was changed due to the location on Cin-Day Rd, which is just north of the Olde West Chester commercial corridor. The designation was limited to the areas directly adjacent to the road to limit the commercial traffic from using Cresthaven Ave, which is a residential road.



Label #	Old Land Use	Revised Land Use	Rationale Behind Change
25	Manor Single-Family	Suburban Single-Family	This designation was extended to the south to include the lots that were developed as part of the existing subdivision to the north.
26	Suburban Single-Family	Suburban Single-Family (No change was made)	No change was made to this area. However, it was discussed since some development pressure has occurred in this area and the roadway was recently widened. It was determined that the large ravine in this area acted as a natural buffer to the residential development to the north and west. For those reasons, no change was made.
27	Office/Res Transitional	Planned Community	These five properties were change because they have frontage on, and are accessed by, Wetherington Drive, and even though they are not included in the Wetherington PUD, they function as part of the development.
28	Office/Res Transitional	Suburban Single-Family	This area was changed to reflect the existing residential development with lot sizes that are consistent with this designation.
29	Historic Preservation	Historic Preservation	When this designation was assigned in 2004 to recognize the stone house on the property, the boundary followed the property line. However, with the development of Harbour Town Village, the property line changed. Therefore, the boundary was cleaned up to the current property line for the house.
30	Office/Light Industrial	Office/General Retail	This vacant area was changed since it is directly adjacent to the new I-75/Liberty Way interchange. This area acts as a “front door” into the township and quality retail and office development is encouraged. The designation also matches the adjacent properties to the east.

Label #	Old Land Use	Revised Land Use	Rationale Behind Change
31	General Office	Residential Transitional	These properties were changed to reflect the existing and well established retirement community that has been developed.
32	General Office Office/Res Transitional	Community Mixed Use	This area was changed because of its location on a 5-lane roadway and adjacent to a retirement community, park, and existing single-family neighborhoods. A consolidated plan should be developed with a mixture of uses, the appropriate transitions and a high degree of community integration. Smaller individual uses should not be developed unless it is part of an overall plan.
33	Highway Services	Office/General Retail	The development of the existing retail center caused this area to be reconfigured with a roadway that extended north to the hospital. Therefore, the designations were cleaned up to match the existing conditions.
34	Suburban Single-Family	Planned Community	This area was changed to reflect the existing mix of residential condominium development with shared community facilities.
35	Suburban Single-Family	Residential Transitional	This area was changed to reflect the existing lots with duplexes. This area serves as a transition between the existing single-family residential development and the higher intensity condo development and I-75 roadway.
36	Residential Transitional	Suburban Single-Family	This previously vacant land was developed under the existing R-1A zoning district. Therefore, this designation matches the existing development and the surrounding designation for similar development.

Label #	Old Land Use	Revised Land Use	Rationale Behind Change
37	Manor Single-Family	Manor Single-Family (No change was made)	No change was made to this area. However, it was discussed since some development pressure has occurred in this area. It was determined that since the existing retirement community and single-family residential lots to the west provide a good transition from the commercial development, a higher intensity use would not be appropriate. It was also noted that Butler-Warren Road provides a transition from the commercial development to the east.
38	Public & Institutional	General Retail	It was unknown why the P&I designation was originally assigned, since it is not being used in such a manner, nor could it be recalled if it was ever used in that manner. Therefore, the designation was changed to match the surrounding designation.
39	General Retail	Residential Transitional	This property is part of the existing mobile home park development, so the designation was changed to match that.
40	General Retail Public & Institutional Residential Transitional	Office/General Retail Office/Res Transitional	This area was discussed as a great opportunity for redevelopment along the US Route 42 roadway. This corridor is very limited with regard to the size and depth of the properties, which limits the potential of development that can serve as a commercial anchor to the area. With careful planning and the consolidation of properties, this area can serve as that commercial anchor for the corridor, while also protecting the surrounding residential development.
41	Office/Res Transitional	General Retail	This property was split between two designations. Therefore, it was consolidated into the General Retail designation due to its location at this key intersection.

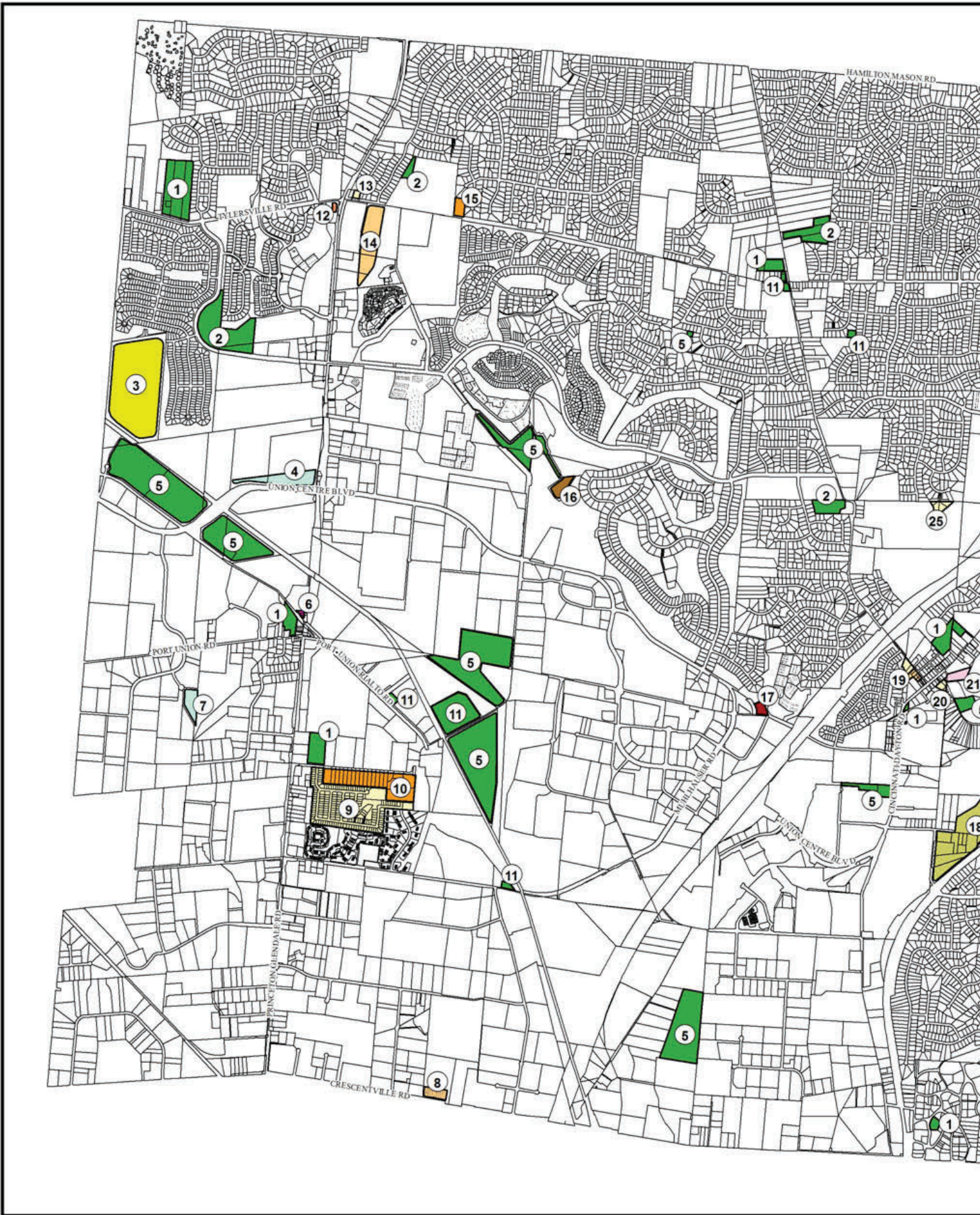


Label #	Old Land Use	Revised Land Use	Rationale Behind Change
42	Suburban Single-Family	Office/Res Transitional	The front portion of this property was changed because of its location along US Route 42. However, since there is a drastic grade change on the property, and there is a residential road stubbed into the west property line, the back portion did not change since it is residential in nature.
43	Suburban Single-Family	Suburban Single-Family (No change was made)	No change was made to this area. However, it was discussed since some development pressure has occurred in this area. It was determined that since these properties are small and directly adjoin residential properties to the east, they should be preserved as they are currently used. Any future change of use should ensure that the surrounding residential properties are protected and several lots are consolidated into an overall plan.
44	Office/Res Transitional Suburban Single-Family	Office/General Retail Office/Res Transitional	The north and east boundary was expanded by one property in each direction to improve the access to the site. It is important to align the curbcuts with the opposite side of the road. The development of these areas should be carried out through a PUD since it's a highly sensitive area directly adjacent to existing residential. The overall layout of the property should include the following: 1)extensive buffering along the property lines directly adjacent to "Suburban Single Family" designations; 2)lighting controls to avoid light spillover and glare; 3)access management to align with existing access points; and 4)buildings with residential character. A General Retail use may be appropriate in the "Office/General Retail" designation if limited to the corner area with the above guidelines.



Label #	Old Land Use	Revised Land Use	Rationale Behind Change
45	Suburban Single-Family	Transitional Office	<p>This area was changed since its only access is from US 42 at a busy intersection. However, development should occur through a PUD in conjunction with the property to the south with the following design recommendations: 1)extensive buffering along the property lines directly adjacent to “Suburban Single Family” designations; 2)lighting controls to avoid light spillover and glare; 3)access management to align with existing access points; and 4)buildings with residential character.</p>





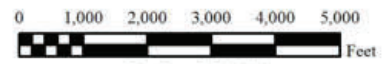
West Chester Township
Butler County, Ohio



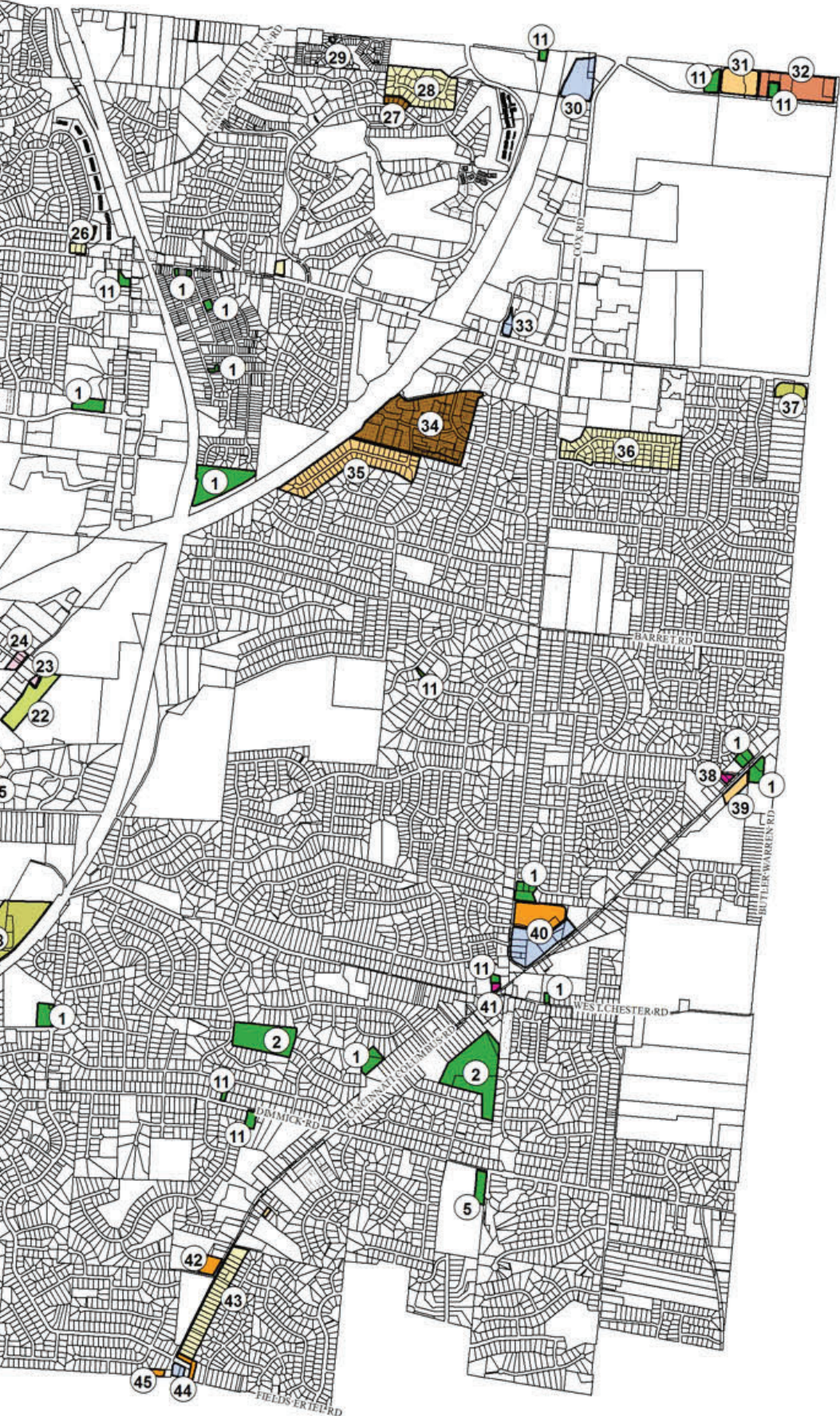
COMPREHENSIVE LAND USE PLAN

PROPOSED LAND USE

- Manor Single-Family
- Estate Single-Family
- Suburban Single-Family
- Multi-Family
- Planned Community
- Community Mixed Use
- Downtown/Regional Center
- Highway Services
- General Retail
- Neighborhood Retail
- Office/General Retail
- General Office
- Office-Light Industrial
- Office / Light Ind / Gen Ret
- General Industrial
- Light Industrial
- Public & Institutional
- Residential Transitional
- Office/Res Transitional
- Historic Preservation
- Open Space



Updated 5/10/13



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Graphic 19 CHANGES TO PROPOSED LAND USE



RESOLUTION NO. 09 - 2013

**RESOLUTION APPROVING AN UPDATE TO THE
WEST CHESTER TOWNSHIP COMPREHENSIVE LAND USE PLAN**

WHEREAS, the West Chester Land Use Planning Committee ("LUPC") is comprised of West Chester residents representative of the community and appointed by the Board of Trustees; and,

WHEREAS, the West Chester Township Butler County, Ohio Land Use Plan was last revised in 2004, with minor revisions in 2009 and 2010 ("Current Plan"); and,

WHEREAS, in May 2011 the LUPC acknowledged that it is general practice to review and update land use plans every 5 to 10 years as conditions change, and initiated the review and update process of the Current Plan; and,

WHEREAS, over a 19 month period, the LUPC conducted regular public meetings wherein proposed updates to the Current Plan were discussed and debated; and,

WHEREAS, over the update period the LUPC welcomed comments and concerns from interested business and property owners, which were considered by the LUPC resulting in many updates and modifications; and,

WHEREAS, in December 2012, the LUPC completed their proposed update of the Comprehensive Land Use Plan and presented the draft document ("Revised Plan") to the general public for further review and comment; and,

WHEREAS, in January 2013, the Revised Plan was posted on the Township's official web page with a request for interested parties to review and submit comments by e-mail, and notification of the posting was advertised on West Chester Community Television and via information cards that were available in the lobby of highly visited Township departments; and,

WHEREAS, by advertisement, on March 18, 2013 a joint meeting of the West Chester Zoning Commission ("ZC") and LUPC was conducted where the Revised Plan was presented with notable changes referenced, and public input was received, considered and taken under advisement; and,

WHEREAS, on March 25, 2013, the LUPC conducted a public meeting to consider and discuss all the comments that have been submitted thus far regarding the Revised Plan, including written comments, e-mail comments, and comments received at the above mentioned joint meeting of the ZC and LUPC, resulting in several updates and modifications; and,

WHEREAS, by advertisement, on April 15, 2013 a second joint meeting of the ZC and LUPC was conducted where the updated Revised Plan was presented with notable changes referenced, and further public input was received; and,

WHEREAS, on April 15, 2013, at the above mentioned joint meeting of the ZC and LUPC, the LUPC unanimously voted to recommend to the Board of Trustees that the updated Revised Plan be approved by the Board of Trustees; and,

WHEREAS, on April 15, 2013, at the above mentioned joint meeting of the ZC and LUPC, the ZC unanimously voted to recommend to the Board of Trustees that the updated Revised Plan be approved by the Board of Trustees; and,

WHEREAS, by advertisement, a public hearing for the aforesaid update to the Comprehensive Land Use Plan was conducted before the West Chester Township Board of Trustees on June 11, 2013; and,

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and,

WHEREAS, the Board of Trustees has determined it to be in the best interest of West Chester Township to have in place a current plan to help guide future land use and policy decisions.

NOW THEREFORE, BE IT RESOLVED that on the basis of the above actions and findings the West Chester Township Board of Trustees does hereby concur with the recommendations of the West Chester Zoning Commission and West Chester Land Use Planning Committee and does hereby approve the proposed update to the Comprehensive Land Use Plan with the following conditions:

SECTION 1. The Comprehensive Land Use Plan shall be adopted as presented.

SECTION 2. It is authorized that the West Chester Township Comprehensive Land Use Plan ("Revised Plan") shall serve as the principal land use planning policy document for West Chester Township and which shall, and hereby does, supersede in its entirety the previous West Chester Township Butler County, Ohio Land Use Plan ("Current Plan").

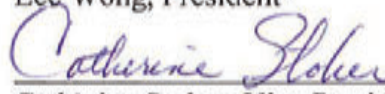
SECTION 3. The West Chester Community Development Department staff shall be authorized to make any minor modifications deemed necessary such as formatting, correction of typographical errors, if any, and updating graphic base maps as that information becomes available.

Adopted this 25th day of June, 2013.



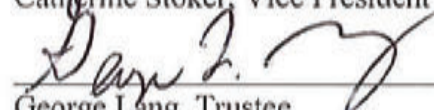
Lee Wong, President

YES
Yes / No



Catherine Stoker, Vice President

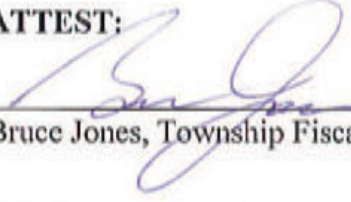
YES
Yes / No



George Lang, Trustee

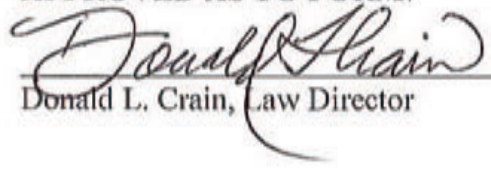
YES
Yes / No

ATTEST:



Bruce Jones, Township Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director