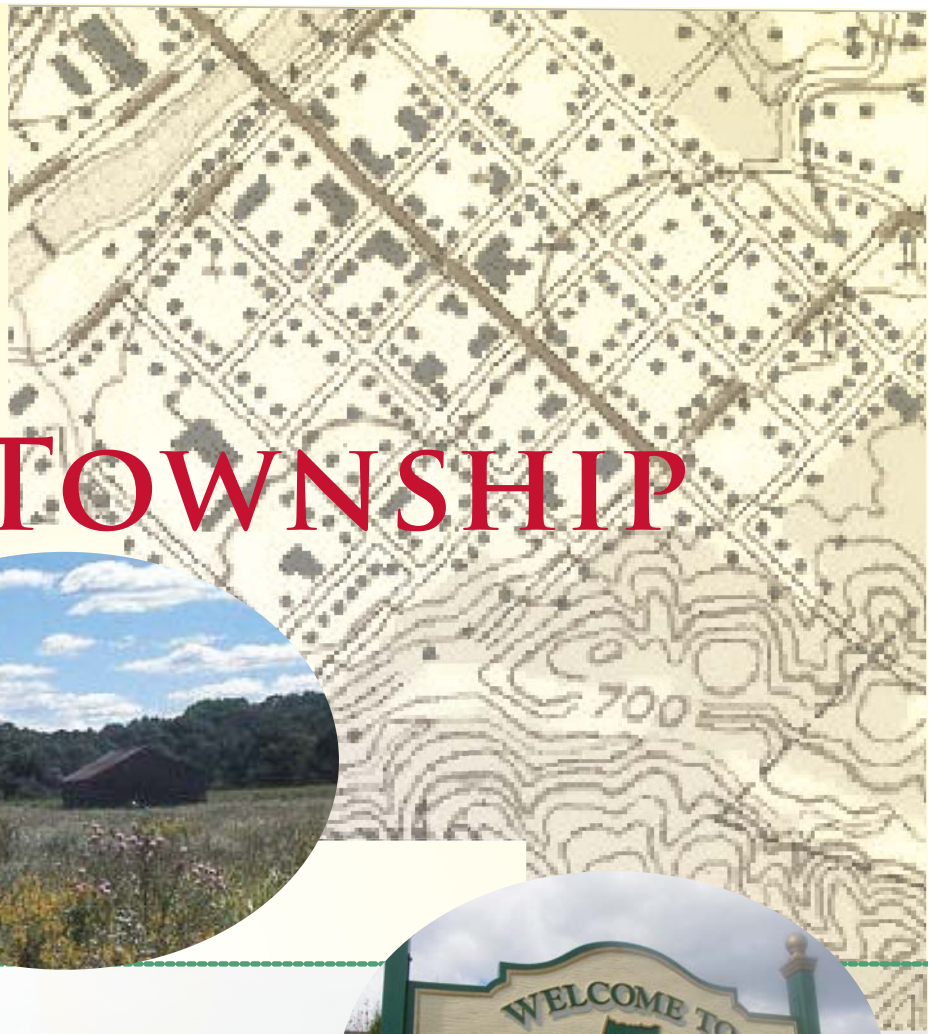
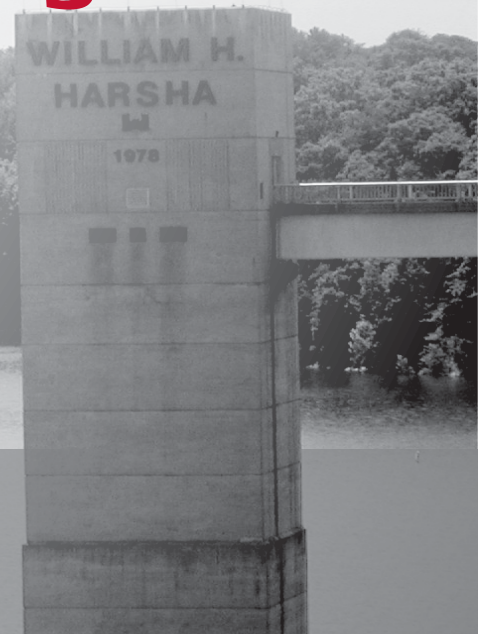




BATAVIA TOWNSHIP



Growth Management Plan Update 2004



BATAVIA TOWNSHIP GROWTH MANAGEMENT PLAN UPDATE

September 2004

Prepared for:

**Batavia Township
Board of Trustees**

Prepared By:

McBride Dale Clarion
5725 Dragon Way, Suite 220
Cincinnati, Ohio 45227
(513) 561-6232

TABLE OF CONTENTS

	Page
Introduction.....	1
Planning Process	1
Chapter 1 - Priority Planning Issues and Strategies.....	3
Chapter 2 - Land Use Plan	6
Figure 1 – Land Use Plan Map	7
Figure 2 – Planned Residential Development Option	11
Chapter 3 - Conclusion	16
Appendix - Background Data	A-1
A. Population Analysis.....	A-1
B. Existing Land Use	A-3
C. Public Services	A-5
Table A-1 - Annual Average Zoning Permit Trends	A-2
Table A-2 - Population Growth Rate Projections	A-3
Figure A-1 - Historical Population Growth	A-1
Figure A-2 - Zoning Permits Issued	A-2
Figure A-3 - Existing Land Use Map	A-4
Figure A-4 - Water Service Area Map.....	A-6
Figure A-5 - Sanitary Sewer Service Area Map	A-7

Photo Credits: Cover photographs provided by Edwin Wright and Denise Kelley

BATAVIA TOWNSHIP GROWTH MANAGEMENT PLAN UPDATE

Introduction

Batavia Township is a community that recognizes that in order to meet our goals, one must plan and prepare for the future. As the 21st Century begins, the Township has undertaken an effort to update the Batavia Township Growth Management Plan in order to prepare and plan for future development and anticipated growth, while maintaining a high standard for quality of life.

The Township has developed this report as an update to the Growth Management Plan for Batavia Township. This document provides updated and renewed land use recommendations for the community. This document replaces the previous recommendations and policies for development within Batavia Township.

The Growth Management Plan Update is just that – A PLAN. Although it represents the official development policies of the Township to the extent that it has been adopted by the Trustees, the adoption of the Plan itself does not change zoning, prevent a property owner from using their land or require existing uses to change to a use designated by the Plan. The Growth Management Plan is intended to be a **guide** used to establish, evaluate, and change zoning patterns in the future. However, a formal zone change process must be completed in the future before zoning regulations that control the type of development permitted on a property can be changed. The recommendations of the Growth Management Plan should be one of the factors used in determining whether zone changes should be approved in the future.

The Growth Management Plan Update, and the recommendations that are made here, represent the Township's vision for the community according to conditions as they exist today. The Township should periodically evaluate this Growth Management Plan to assess whether the recommendations reflect the changing conditions of the future and adjust the Plan accordingly. By periodically reviewing the Plan, the Township can avoid a complete revision of this document and should result in a more effective tool for decision-makers and property owners. Periodic review is also important because conditions change. Future improvements and infrastructure should be assessed by the Township in order to measure the progression of development in Batavia, to determine if alterations to the Plan are appropriate.

Planning Process

The planning process utilized for the update of the Growth Management Plan involved review by an Update Committee appointed by the Township Trustees. The Update Committee worked with the professional planning firm of McBride Dale Clarion, meeting monthly from October 2003 through February 2004 to develop the Plan Update. The Committee was composed of residents from Batavia Township, including a number of members of the 1997 Steering Committee.

The following Committee members should be praised for their commitment and willingness to participate as members of the Update Committee.

Ernie Arthur	Patricia Sweet	<u>Batavia Township Trustees</u>
Thomas F. Cole	Paul Tieman	James Bushman (2003)
Dick Huther	Pat Webb	Deborah Clepper
Fred Kaiser	James L. Wilson	Lee Cornett (2004)
Edward Kluba		Archie Wilson
Pete Mallow	<u>Township Administration</u>	
Michele Martin-Hisnay	Denise Kelley	
James Nichols	Rex Parsons	
Jim Sauls		

The Growth Management Plan Update is based on an analysis of existing conditions and public service boundaries, a review of previous planning policies for community development, and an identification of priority issues developed by the Update Committee. It is the combination of these elements that has resulted in the recommended future land use pattern for Batavia Township that is presented here.

The Plan Update begins by presenting the current priority issues and strategies for community development within Batavia Township. These priority issues and the strategies planned to achieve them represent the policy foundation for the Plan Update. The priority issues and strategies are based in part on existing information regarding population and growth projections, existing land use composition, and water and sanitary sewer service areas within the Township (see Appendix). The Land Use Plan recommendations are then presented, identifying future land uses within the Township. The Land Use Plan also identifies future development policies, including implementation mechanisms, for each land use category. Finally, actions identified in the Plan are summarized in the Conclusion, suggesting that the momentum started by the Plan Update be continued by the Township.

The intent of the Plan Update is to provide a basis upon which sound future land use decisions can be made for Batavia Township. Cooperation, collaboration, and coordination between Township leaders, residents, property owners, developers, Clermont County agencies and departments, and other regulatory authorities will be needed to reach successful outcomes.

This Plan Update is intended to serve as a guide for decisions on future land use and related issues. It is not possible for every future alternative or impact to have been anticipated or considered in the analysis used to generate this report. It is, however, strongly believed that the issues and recommendations presented in the following pages represent a well thought out and balanced approach to land planning for the Township, and therefore the Plan Update should be the guide for decisions, until conditions change generally, or in specific instances, that warrant an alteration or divergence from the Plan.

Chapter 1. Priority Planning Issues and Strategies

The creation of a Plan Update is a combination of analysis of data and statistical information and discussion of ideas and important issues to arrive at a composite “plan” that represents the planning needs of the community for the future. Using the Priority Planning Issues from the 1997 Growth Management Plan as a starting point, five land use and growth management plan priorities have been identified for the Plan Update, as follows:

- Protect environmentally sensitive areas.
- Preserve the character of Batavia Township.
- Establish high standards for future development.
- Plan and coordinate with other public and governmental agencies regarding provision of services and infrastructure related to development in Batavia Township.
- Improve and increase park, active recreation and open space facilities for Batavia Township residents.

The Priority Issues represent a general statement of the important issues that the Township should focus on related to land use planning, development and management of growth within this community. The following section elaborates on each of these Priority Issues, identifying Strategies that can be used to address each Issue.

Priority Issue: Protect environmentally sensitive areas.

Strategies:

- Identify environmentally significant or sensitive areas within Batavia Township, including floodplain areas, steep slopes, and significant forested areas, as well as sensitive water features, such as Harsha Lake, the East Fork of the Little Miami River, stream corridors, and East Fork Lake State Park.
- Modify the zoning regulations where necessary to provide additional controls for development within or adjacent to identified environmentally sensitive areas.
- Investigate creation of buffer zones, or “no build” regulations, adjacent to identified sensitive areas.
- Utilize planned development zoning to direct development away from sensitive areas.
- Utilize techniques such as conservation easements and other financial incentives to protect sensitive areas.
- Encourage creation and/or protection of areas that link public or private open space, wildlife corridors or recreational facilities.
- Develop a plan that defines environmentally sensitive areas and specifies a methodology for their protection, including potential integration with park, recreation and open space plans.

Priority Issue: Preserve the character of Batavia Township.

Strategies:

- Maintain low density zoning regulations in areas where urban services are not available.
- Encourage use of cluster and open space subdivision development techniques to protect existing vegetation areas, view corridors, and environmentally sensitive areas, and to buffer between residential densities or incompatible development.
- Encourage dedication (or other techniques) of open space protection within residential developments.
- Encourage residential development to occur within areas of the Township where urban services are available.
- Encourage development of commercial, industrial, and other non-residential uses in appropriate locations based on anticipated demand, service availability, infrastructure capability, and impact on surrounding areas.
- Recognize that a balance between residential and non-residential development is needed to create a balanced tax base, and that commercial and job producing development comes through growth.
- Maintain a zoning district that restricts use to low-density development consistent with the themes of the Rural/Agricultural land use area.

Priority Issue: Establish high standards for future development.

Strategies:

- Modify existing zoning regulations for commercial/business districts to improve overall site design and development quality.
- Create a commercial planned development district that requires definition of proposed development, including site, building, landscaping, lighting, and parking design, and a public review process.
- Evaluate the residential planned development district regulations to determine whether improvements can be made to the regulations to increase neighborhood quality, to improve methods to protect environmentally sensitive areas, and to improve site design.
- Educate the public about Township controls and regulations, such as the intent of planned development, zoning procedures, limitations of Township authority, and regulatory authority of county, state and other agencies.
- Continue to seek input of public service providers into land use decisions.
- Continue to evaluate, and if necessary, modernize the Township's zoning regulations, examining approaches of surrounding communities for ideas and consistency.
- Identify and pursue economic development techniques to encourage balanced tax base, job growth and quality community services, publicizing Township success stories.

Priority Issue: Plan and coordinate with other public and governmental agencies regarding provision of services and infrastructure related to development in Batavia Township.

Strategies:

- Educate the residents of Batavia Township about control and review authority of public services and infrastructure agencies.
- Coordinate with the public agencies and offices that provide services within the Township on a regular basis to understand capacity issues, proposed improvement projects, or deficiencies that impact the Township, as well as to communicate priorities of the Township to these agencies.
- Coordinate with County agencies involved in environmental management to establish appropriate programs for the identification and protection of environmentally sensitive areas in the Township, and to understand programs available to the Township.
- Continue communication and correspondence with County and other public agencies regarding review of proposed developments.

Priority Issue: Improve and increase park, active recreation and open space facilities for Batavia Township residents.

Strategies:

- Develop a plan for current and future park, recreation and open space facilities in Batavia Township.
- Identify locations of quality open space and sensitive areas that should be targeted for protection, by either public or private means.
- Integrate park, recreation and open space planning with efforts to define and protect environmentally sensitive areas.
- Create mechanisms to allow establishment of public park and open space through the development review process.
- Create recreational and open space “connections” throughout the Township to establish a “Green Infrastructure” linking public and private spaces throughout the community.
- Coordinate with the County, villages, surrounding townships, and schools to link recreational areas and open space.
- Expand the proposed hike and bike path system, and integrate existing neighborhood pedestrian sidewalk or walking trails systems into the path system.
- Utilize planned development projects/zoning as an opportunity to protect and create quality open space and recreation areas.
- Investigate options for park, recreation and open space facility funding for planning, acquisition and improvement of Township.
- Pursue opportunities to increase and improve access to East Fork Lake State Park within Batavia Township.
- Identify opportunities to incorporate park and active recreation facilities into areas within the Township where existing and developing neighborhoods will be located.

CHAPTER 2. LAND USE PLAN UPDATE

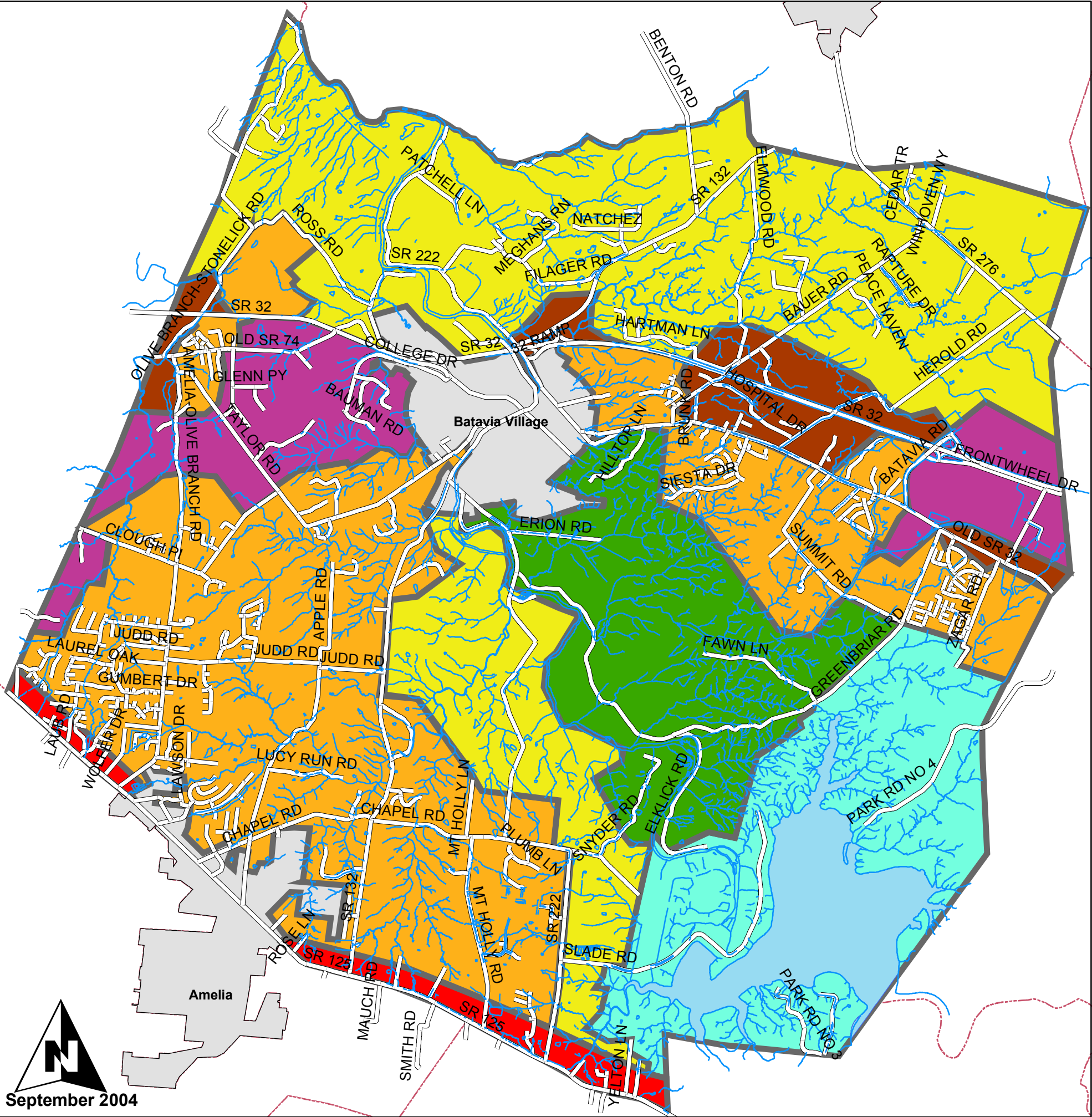
The primary role of a Growth Management Plan is to provide guidance and vision for the use and development of land within Batavia Township. The Growth Management Plan Update is intended to identify the goals, desires and concerns of Batavia Township regarding development in the future. The Plan should also record basic background data that demonstrate the foundation of recommendations for future use of land within Batavia Township. Both the identification of goals and the review of background data are aimed at establishing a basis for the development of a Land Use Plan for Batavia Township. This section of the Plan discusses the future land use recommendations for Batavia Township.

The Background Data presented in the Appendix supports many of the land use and density recommendations established in this chapter. The Land Use Plan has been based on an understanding of past, present and anticipated population and housing growth trends, on a careful consideration of existing land use patterns and zoning district regulations, and on physical and service constraints. The Land Use Plan is a result of the combined application of the Background Data documented in the Appendix and the Priority Issues and Strategies presented in Chapter 1.

The land use recommendations for Batavia Township are illustrated in the Land Use Plan Map (Figure 1). The Land Use Plan Map represents the recommended land use pattern for Batavia Township using general land use designations. Seven land use concept areas are designated in Figure 1. A description of each land use concept area is given below. The land use concept areas are intended to provide property owners, residents and Township officials with a guide for evaluating appropriate future land uses throughout Batavia Township.

An important theme of the Growth Management Plan Update is the importance of encouraging development to occur that is generally contiguous to existing developed areas and that can be served with public utilities and services. This policy discourages “leap frogging” past suitable undeveloped land and intensive development into locations without public services. The Land Use Plan Map designations have been developed based on this policy, and an assessment of existing development, utility service availability boundaries, and environmental suitability issues presented in the 1997 Growth Management Plan.

BATAVIA TOWNSHIP



Future Land Use

NOTE:
Map data provided by Clermont County GIS.
Map prepared by McBride Dale Clarion.

McBrideDALE
CLARION

- | | | | |
|---|-------------------------------------|---|--|
|  | Existing Neighborhood & Infill Area |  | Business Development Area |
|  | Neighborhood Development Area |  | Commerce / Industrial Development Area |
|  | Rural / Agriculture |  | State Route 125 Corridor |
| | |  | East Fork Lake State Park |

Figure 1

Existing Neighborhoods and Infill Area

The Existing Neighborhood and Infill Areas identify locations within the Township where existing subdivision-type residential development has occurred. This land use category also identifies Infill Areas, property adjacent to or in close proximity to existing subdivision-type neighborhoods. Future residential development in Batavia Township should be guided to the areas designated as Existing Neighborhood and Infill Area to take advantage of existing public services and roads, and to be compatible with the current subdivision pattern developing in these areas.

The Existing Neighborhood areas have developed based on a combination of residential zoning classifications over the years, and lot sizes vary. The predominant density of existing single family neighborhood development in these areas is generally between 2 and 3 lots per acre. There are locations within this land use area that include single family homes on parcels of land that are several acres in size, which are not within subdivisions. There are also some subdivisions that have developed with lot sizes larger than 1 acre under Agriculture District zoning regulations. However, the predominant development pattern in this concept area is subdivision-type neighborhoods.

This land use category includes some attached single family developments created as part of Planned Unit Development zoning projects, and multiple family apartment developments, demonstrating that the residential density varies. There are several schools, churches and other public or institutional uses within these areas. Public water and sanitary sewer service is generally available within the areas designated for this land use category, although infrastructure improvements may be required to service future development.

Future Development Policies

- Allow residential development that is consistent with the densities of existing neighborhoods in the planning area – generally 2 to 3 dwelling units per acre for single family detached development and 5 to 7 dwelling units per acre for multiple family or attached single family development.
- Encourage use of planned development zoning regulations for residential development within the Existing Neighborhood and Infill Areas. The use of planned development regulations provide an opportunity to achieve superior site design within neighborhoods, while potentially protecting stream corridors, steep slope areas, and other sensitive terrain as part of protected open space within the neighborhood. The quality of the design, the amenities offered by the project, the amount and location of open space, and the protection of sensitive areas are all important elements for consideration when the Township evaluates planned development requests.
- Allow nonresidential uses that are compatible with neighborhood development, such as schools, churches and similar institutional uses.
- Encourage development of a hike/bike trail system to coordinate access between neighborhoods and community facilities, and to integrate with neighborhood pedestrian walkways.
- Strengthen buffer requirements for non-residential uses when located adjacent to neighborhoods.

- Require traffic impact studies for proposed development to identify proposed improvements that may be required to mitigate the impacts of proposed development.
- Encourage dedication of land for future park and recreational uses.
- Develop a plan to increase park land and recreation facilities to serve these areas. Planning should include identification of potential impacts that park and recreation uses can have on adjacent residences (i.e. lighting, noise, and traffic) so that these impacts can be mitigated.

Neighborhood Development Area

Neighborhood Development Areas represent locations adjacent to Existing Neighborhood and Infill Areas (or other more intensive land use categories such as Commerce/Industrial Development Areas). The predominant development pattern in these areas is undeveloped land, farmland, and large tracts with a single family home. These areas have been identified as Neighborhood Development Areas due to their proximity to existing neighborhoods and the proximity to sanitary service availability (and in some cases within the current sanitary service area). These areas have also been designated as Neighborhood Development Areas based on the anticipated market demand for housing in these portions of the Township (considering location, proximity of services, surrounding development, and size of parcels available). Topography will present a challenge to development of several of the properties within this land use category.

Future Development Policies

- Future residential development should be encouraged at densities between 1 and 2 dwellings per acre.
- Encourage use of planned development regulations within the Neighborhood Development Areas. Densities should be sensitive to surrounding development, and generally should not exceed 2 homes per acre (the amount of homes that would be permitted in the current R-1 District), and not necessarily the “maximum allowed” by the planned development regulations. The use of planned development regulations provide an opportunity to achieve superior site design within neighborhoods, while potentially protecting stream corridors, steep slope areas, and other sensitive terrain as part of protected open space within the neighborhood. The quality of the design, the amenities offered by the project, the amount and location of open space, and the protection of sensitive areas are all important elements for consideration when the Township evaluates planned development requests.
- Nonresidential uses should be strictly controlled in these areas. Recreational uses or outdoor clubs may be appropriate. Commercial and industrial type uses should not be encouraged.
- Encourage development of a hike/bike trail system to coordinate access between neighborhoods and community facilities, and to integrate with neighborhood pedestrian walkways.
- Strengthen buffer requirements for non-residential uses when located adjacent to neighborhoods.
- Encourage dedication of land for future park and recreational uses.
- Investigate the creation of zoning regulations that will protect environmentally sensitive and natural areas, such as riparian corridor protection regulations.

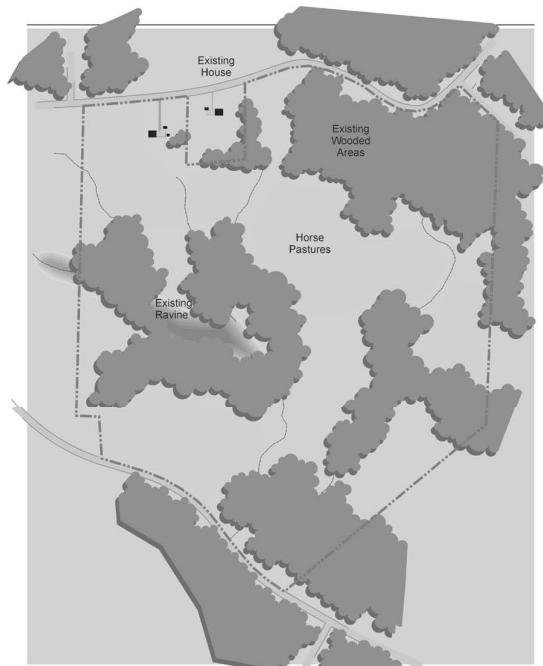
Planned Development Regulations

Many of the recommendations for future development within Batavia Township describe the need for "planned development" zoning regulations. Planned development is a zoning tool that provides increased development review by the Township in exchange for flexibility in site design for the developer. The Township achieves a higher level of certainty about a proposed project by requiring a public review process that includes approval of a site plan for the project. The Township is therefore "certain" that the project will comply with the site plan (unless approval is given to alter it later). In exchange, the developer is afforded the ability to have "flexible" site design. This typically means modifications to zoning restrictions, such as lot size, building setback, or building height, in exchange for provision of a high quality site design, such as strong neighborhood amenities, protection of environmentally sensitive areas, community recreation areas or other desirable features. Planned developments should result in neighborhood design, communities, and developments that are "better" than typical subdivision design resulting from "standard" zoning districts and regulations.

The Township currently has a residential planned development zone. The Plan Update recommends that the Township develop and adopt a commercial planned development zone. The Plan Update also suggests modifications to the current residential planned regulations to improve neighborhood design quality. The Township should consider incorporating the following elements into the current residential planned regulations:

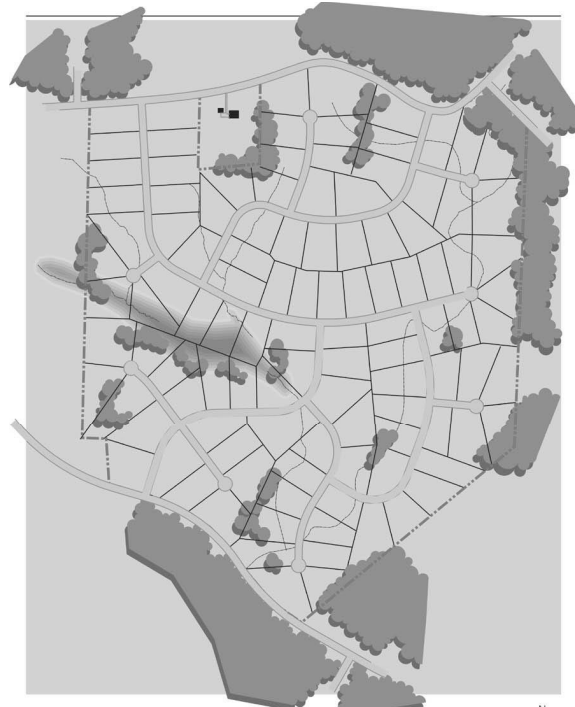
- **Natural Features Site Plan** - The submission of a site plan that illustrates the current "natural features" of a site can help the Township understand the conditions of a property. This information can also help to identify areas that should be protected or preserved within a development site. Features such as stream corridors, wooded areas, steep slope areas, flood plains, or historical structure are some examples of "features" that could be identified.
- **Maximum Disturbance of Natural Features** - Some surrounding communities that share topography and other natural features similar to Batavia Township define the maximum amount of disturbance that can occur within certain types of natural features. For example, one community specifies that no more than 70% of areas with slopes greater than 20% can be disturbed within a site. This is one example of the type of regulations Batavia Township should consider.
- **Building Elevations** - Often the type of building proposed within a project is questioned during the process. The Township should consider specifying that information about building elevations and materials should be provided for a planned development.
- **"Usability" of Open Space** - Many times the "usability" of open space within a planned development is questioned. The Township should consider a definition of what is expected for open space areas. While active recreation and usability of protected areas by future residents is important (i.e. walking trails), protection of steep slopes or flood plain areas should not be discounted because it offers no "usability" to future residents.

Figure 2 illustrates an example of a planned residential development concept, which reflects many of the concepts recommended for both the Existing Neighborhood and Infill Area and the Neighborhood Development Area.



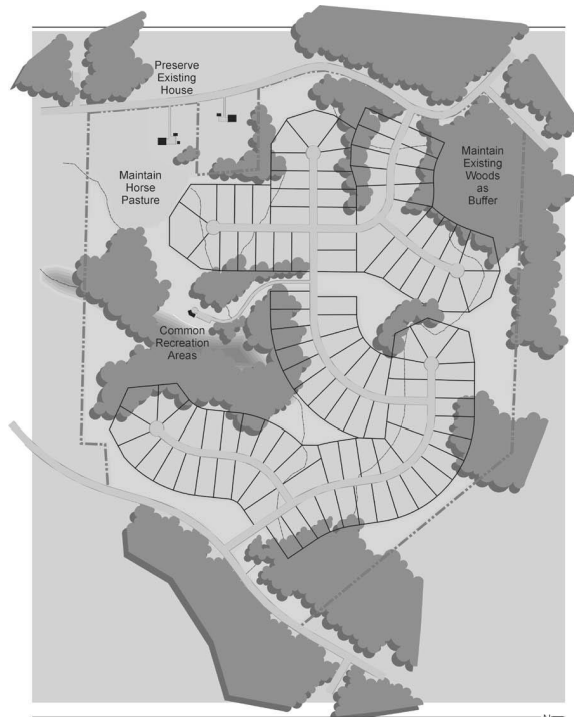
Planned Residential
Development Option

Undeveloped Site



Planned Residential
Development Option

Fully Developed Site



Planned Residential
Development Option

Planned Residential Development

Figure 2 – Planned Residential Development

This Figure illustrates the planned development concept recommended for future neighborhood areas. The first image (above left) illustrates an undeveloped site. The second image (above right) illustrates development of the site for 110 home sites, without any designated open space. The third image (at left) illustrates development of the same property for 109 home sites on smaller lots, with a substantial portion of common or protected open space. This illustrates a planned development concept that can be appropriate for the Existing Neighborhoods and Infill Areas as well as the Neighborhood Development areas. The third image also illustrates that much of the existing wooded areas, and even parts of the horse pasture area, is maintained. The development clusters the home sites, maintaining the character of the perimeter of the site, often an issue of concern for abutting property owners, while providing open space amenities for future residents of the development.

Rural/Agriculture

The Rural/Agriculture land use area represents locations where low-density residential or agricultural development is appropriate. More intensive development is inappropriate because of the lack of public sewer service and the low carrying capacity of the roadway system in this area. Intensive development is inappropriate in these areas because of the predominant rural character of the area, the proximity of this land to the East Fork of the Little Miami River and the East Fork Lake State Park, and because more suitable land is located in other areas of the Township.

Future Development Policies

- Future residential development should be at approximately 3-acre minimum lot sizes.
- Conserve the quality of the East Fork River Corridor by controlling development that will impact the river.
- Encourage dedication of land for future parks and open space areas, especially near the East Fork Lake State Park and the East Fork River.
- Nonresidential uses should be strictly controlled in these areas. Recreational uses or outdoor clubs may be appropriate. Commercial and industrial type uses should not be encouraged.
- Encourage development of a hike/bike trail system to coordinate access between neighborhoods and community facilities.
- Encourage continuation of agriculture.
- Limit development in areas where steep slopes or floodplains are a concern.

Business Development Area

Four Business Development Areas are designated on the Land Use Plan Map – at the Olive Branch-Stonelick Road interchange with SR 32, at the SR 132 interchange with SR 32, at the Bauer Road/Herold Road interchanges with SR 32, and along Old SR 32 east of Greenbrier Road. (Each of these four areas is briefly described below.) The Business Development Areas are locations where the Township should encourage development of retail, service, or office type uses to serve the population of Batavia Township, as well as the surrounding region. Business development is important to the Township for several reasons, including the need to provide goods and services to the Township’s residents, providing a balanced tax base between residential and nonresidential, and providing jobs. The locations designated for Business Development Areas are adjacent to major traffic corridors (SR 32) and at or near “interchanges”. These areas also reflect a combination of existing business uses and existing zoning designations.

Bauer Road/Herold Road Development Area – The area surrounding SR 32 from Bauer Road to Herold Road contains a mixture of business, service, office and institutional uses. This area contains several restaurants and convenience retail uses, several office buildings for Clermont County services and court system, and the Clermont Mercy Hospital. This area also contains a nursing home development and a multi-story hotel currently under construction. There are also several undeveloped properties available for future development. A mixture of business, office, institutional and service uses are appropriate in this area. This area should be encouraged to develop as the business center of Batavia Township. The 1997 Growth Management Plan included recommendations for the construction of a system of access roads (as part of Focus

Area 3). It is believed that construction of a parallel or secondary access road system will be vital to the ability and success of development of this area.

SR 132 Activity Area – The area surrounding the north side of the SR 132 interchange with SR 32 is designated as a Business Development Area. This area is currently designated as a combination of zoning districts that allow a mixture of business uses, and should be developed accordingly.

Olive Branch-Stonelick Road Activity Area – The Olive Branch-Stonelick Road interchange with SR 32 has recently been constructed. Other roadway improvements on the south side of SR 32 are planned that will result in realignment of existing roads and new roadway construction. These improvements are anticipated to provide improved access and thereby allow increased development. The Land Use Plan Map identifies an area of expanded business development west of Amelia-Olive Branch Road, adjacent to Union Township, where road improvements are anticipated to spur new development. The Township has approved a planned development project on the northeast side of the Olive Branch-Stonelick Road Interchange with SR 32 that will allow business uses near the interchange.

Old SR 32 Activity Area – There are currently several existing businesses located along Old SR 32 in the vicinity of Greenbrier Road. This area is appropriate for business development that will serve both the residents and businesses in the area and the employees of surrounding industry and business uses.

Future Development Policies

- Strengthen buffer zone requirements for uses when located adjacent to neighborhoods.
- Require traffic impact study for proposed office, commercial, or institutional developments.
- Create a commercial planned development district that allows creative site design. Encourage new business development in the Business Development Areas as commercial planned developments.
- Create a site plan review mechanism to evaluate proposed nonresidential development. This can be an effective tool to address properties currently zoned for business use.
- The Township should work closely with the County Engineer to monitor/pursue construction of the Armstrong Boulevard extension to Amelia Olive Branch Road to increase access to existing and future Business and Commerce Development Areas.
- Encourage construction of an interior, parallel access road system on the north and south side of SR 32 in the Bauer Road/Herold Road Development Area.
- Improve landscaping regulations for commercial uses to require landscaping standards within vehicular use areas, along street frontages and to screen intensive activity areas.
- Improve regulation of exterior lighting to minimize glare on adjacent properties.
- Encourage access management practices to control traffic and driveway locations. This will require coordination and collaboration with the County Engineer's Office and the Ohio Department of Transportation.

Commerce/Industrial Development Area

Commerce/Industrial Development Areas are locations within Batavia Township where job producing development is encouraged. These are locations where light industrial, office and general commercial establishments are currently located, and where new establishments should be encouraged in “industrial park” type settings. The Commerce/Industrial Development Areas are predominantly zoned for industrial use. There are also locations that are zoned for business use, which are appropriate to provide a business climate that responds to the needs of the industrial users. There is a need to encourage the development of additional office and light industrial parks in order to attract jobs and maintain a balanced tax base. Major land uses in these areas include the Clermont County Airport, the Ford Transmission Plant, Midland and Clermont College, to name a few.

Future Development Policies

- Strengthen buffer zone requirements for uses when located adjacent to neighborhoods.
- Require traffic impact study for proposed industrial development.
- Encourage commercial business uses along Old SR 32.
- Encourage construction of an access road system in the northeast Commerce/Industrial Development Area parallel to SR 32 to serve the industrial land north of SR 32, similar to Front Wheel Drive.
- Encourage construction of an extension of Batavia Road north of SR 32 to provide access to property in this area.
- Encourage construction of a roadway connection between Old SR 74 and College Drive or Clough Pike to improve circulation in that area, and increase accessibility to the Clermont College Campus of the University of Cincinnati.

SR 125 Corridor

The SR 125 Corridor is a unique portion of Batavia Township. This corridor has predominantly developed as commercial and retail business uses, although residential development is located in several areas along the corridor. The development patterns in adjoining Pierce Township, Monroe Township, and the Village of Amelia reflect similar commercial and retail business development patterns. In general, the appearance of existing development along the corridor can be categorized as haphazard and uncoordinated. It is anticipated that pressure to develop this corridor for more intensive retail, and more regional oriented retail uses, will increase in coming years.

The SR 125 Corridor concept area as designated on the Land Use Plan Map should be viewed as an “overlay”, representing the general boundaries of the corridor. In general, commercial uses (i.e. office, business, retail, service uses) are recommended for the area. Specific zoning decisions should be used to control the intensity of future development of a particular property given the site characteristics and the surrounding environment. The actual “depth” (i.e. distance from SR 125 of commercial development) of business development will also require individual analysis on a case by case basis. It does not seem appropriate for the Plan Update to define a specific uniform depth given the irregularities of the existing parcel configurations and land uses.

The Township should improve zoning regulations that control retail development, particularly in this corridor, to address landscaping, parking lot design, building materials, signs, lighting, buffering,

and access control. There are existing residential developments that “front” on SR 125, such as Tall Trees and Whispering Trees. Control of business development in proximity to residential uses are of significant concern, and emphasis should be given to mitigating impacts of future development on existing residential areas along or adjacent to the corridor.

Future Development Policies

- Strengthen buffer zone requirements for uses when located adjacent to neighborhoods.
- Require traffic impact study for proposed developments.
- Create a Commercial planned development district that allows creative site design and requires a public review process.
- Create a site plan review mechanism to evaluate proposed nonresidential development.
- Strengthen buffer zone requirements for uses when located adjacent to neighborhoods.
- Consider the creation of an Overlay Zoning District that will provide unique and unified development control for the area, addressing signs, landscaping, building materials, etc., without altering the uses allowed in the underlying, existing zoning districts.
- Improve landscaping regulations for commercial uses to require landscaping standards within vehicular use areas, along street frontages, and to screen intensive activity areas.
- Improve regulation of exterior lighting to minimize glare on adjacent properties.
- Encourage the creation of a thoroughfare access management plan that incorporates the input of the various jurisdictions along SR 125.

East Fork Lake State Park

The Updated Land Use Plan Map identifies the current boundaries of the East Fork Lake State Park. Because the State Park encompasses a substantial portion of the community, it is appropriate to identify it as a specific land use category.

Future Development Policies

- Conserve entire region of East Fork Lake State Park.
- Preserve the East Fork River corridor by controlling development adjacent to the river and investigating the creation of zoning regulations that will protect environmentally sensitive and natural areas, such as riparian corridor protection regulations.
- Encourage the development of more hike and bike systems throughout the area.
- Encourage additional access locations to the State Park from Batavia Township.

CHAPTER 3. CONCLUSION

The Growth Management Plan Update is intended to be a guide to be used by community leaders, property owners and residents to shape future development in Batavia Township. As a guide, the Plan Update should be used by the community to evaluate proposed development and to consider and plan for needed public improvements. The Plan Update is not a substitute for the legislative processes established to change the zoning designation of a property, nor is it a substitute for decisions that are to be made based on informed community debate and discussion that occurs through public hearings. Simply put, the Plan Update is intended to represent the official policy starting point for more detailed analysis that is required for decisions related to individual properties.

The Plan Update contains recommendations for future actions throughout the report. Multiple Strategies are recommended to implement each of the five Priority Issues (see Chapter 1). Many of these Strategies call for creation of committees to evaluate the next steps, for the preparation of additional planning studies to achieve desired outcomes, or coordination with other agencies requiring meeting and correspondence.

Similarly, Future Development Policies are identified for each of the seven land use areas (Chapter 2 – Land Use Plan). These policies are too numerous to summarize here, but most recommend future action, such as zoning text amendments or planning studies. These Future Development Policies also define important factors for consideration when new projects are proposed, as well as important issues related to protection of existing development.

The recommendations specified in Chapter 1 and Chapter 2 should be considered “**action strategies**” for the Township. The Township should periodically review the recommendations of the Strategies for the Priority Issues and Future Development Policies for each land use area to assess whether the actions recommended by the Plan Update are being implemented. It would be incorrect to assume that all of the recommendations of the Plan Update can be achieved within the next two or three years. In reality, many of the strategies will take many years to develop and achieve. Several strategies represent on-going policies, and therefore are not measured easily.

This Plan Update was developed with the guidance of a citizen Update Committee. The Committee did not agree on all elements of the Plan, and sometimes expressed differing opinions about appropriate densities and land uses in some specific locations. However, one area for which there was uniform consensus by the Committee was on the topic of implementation. All agreed that the Township needs to continue the momentum generated by the Plan Update to implement the recommendations. Suggestions included continuing the Update Committee (in some form) to periodically assess achievement of recommendations. Other suggestions included the formation of citizen based committees to address future planning needs, such as parks and recreation, environmentally sensitive resource mapping, and updates to or creation of planned development and open space regulations. It was also suggested that the Township identify immediate/short term issues versus long term goals, and begin work on the short term issues in the near term. The appropriate resources to be used by the Township cannot be defined here, but the belief by the Update Committee that implementation should be a priority should be recognized by the Township.

APPENDIX

BACKGROUND DATA

Appendix. Background Data

This Appendix presents basic background data about Batavia Township that was used during the planning process. The data presented here was utilized by the Township to make decisions based upon trends of the past, present, and future. The population, housing, land use, water services, and sewer services documented in this section, as well as data and information from the 1997 Growth Management Plan, are the basis for many of the recommendations of the Growth Management Plan Update.

A. Population Analysis

Population and housing information is an important indicator of the development trends and conditions in Batavia Township.

Batavia Township's population has been increasing at a steady rate since 1960. Figure A-1 illustrates the Township's historical population growth as reported by the U.S. Census Bureau for the last five decades. Figure A-1 illustrates that the Township's growth has been accelerating since 1970. From 1990 to 2000, the Township's population changed from 11,254 to 15,039, an increase of 3,805 residents, or 33.8%. For comparison, between 1980 and 1990 the Township's population grew by 3,059 people, or 37%. During the period from 1990 to 2000, Clermont County as a whole increased 18%.

Batavia Township experienced nearly double the rate of increase in population as compared to the County as a whole. (Population estimates for Batavia Township do not include populations in the Villages of Batavia or Amelia since both of these jurisdictions have their own zoning regulations and land use planning authority.)

Building activity is generally an accurate indicator of growth in a community. Figure A-2 illustrates the number of residential zoning permits issued by the Batavia Township Zoning Department from 1995 to 2003. Figure A-2 illustrates that the number of zoning permits for single family dwellings have exceeded 150 per year for the last six years.

The number of zoning permits issued since the 2000 census can be used to estimate the 2004 population of Batavia Township. Based on the data available, permits for 798 single family and 267 multiple family housing units have been issued in the Township from 2000 through 2003. Batavia Township's 2004 population is therefore estimated to be 17,816, which represents an 18% increase since 2000 (assuming 2.9 persons per single family dwelling, 2.4 persons per multiple family dwelling, and an occupancy rate of 94%). The building trends indicate that the 33% pace of growth that occurred in Batavia Township from 1990 to 2000 is continuing.

Figure A-1

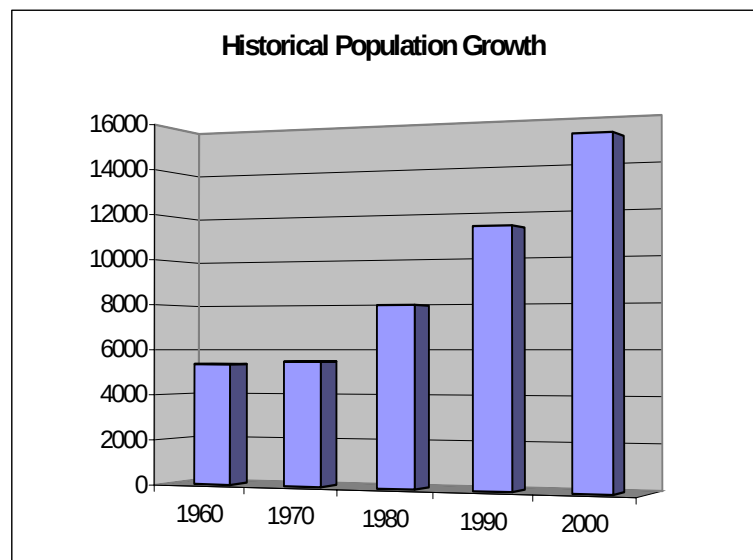
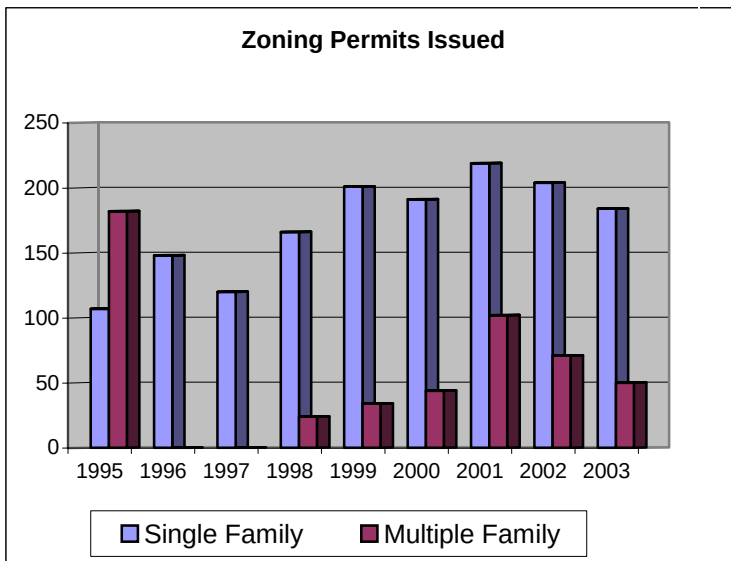


Figure A-2



The zoning permit data from the Township is a good source of information for making future population projections. Building trends in Batavia Township for the last several years are indicated in Table A-1 below. These trends have been used to develop a range of future population projections for Batavia Township.

Indications are that the residential market in Batavia Township is going to continue to be strong for years to come. Based on this assumption of continued growth, two growth rates have been used to project population increases for the future. The first growth rate reflects a slightly lower

trend than what has been seen in the last several years - 150 single family and 40 multiple family annually. The second trend estimates a slightly higher trend of 185 single-family homes and 40 multiple family units. Both trends are conservative projections of the anticipated building activity in Batavia Township in the next 15-year period. The intent of these projections is to define the amount of growth that can be anticipated in the next 10 to 15 years. The first growth rate would result in 502 residents a year; the second rate 621 residents a year. The results of the two projections through 2020 are illustrated in Table A-2. (The projections also assume a reduction in household size in the future to 2.75 for single family and 2.25 for multiple family.)

Table A-1
Annual Average Zoning Permit Trends

	<u>Annual Average Single Family</u>	<u>Annual Average Multiple Family</u>
1991 - 2003	155 homes	43 units
1996 - 2003	179 homes	41 units
2000 - 2003	200 homes	67 units

Table A-2
Population Growth Rate Projections

	2003	2005	2010	2015	2020
Rate One	17,816	18,820	21,330	23,840	26,350
Rate Two	17,816	19,058	22,163	25,268	28,373

The 1997 Growth Management Plan recommended that Batavia Township assume that there will be a 2.5% annual growth rate, resulting in a 2020 population of approximately 26,000 residents. The Plan Update projections indicate that Batavia Township's population by 2020 will be between 26,350 and 28,373 residents. The assumption of 26,000 residents in 2020 should be adjusted to 27,300 residents based on the current data. If the Township grows midway between Rate One and Rate Two presented above, the 2020 population would be approximately 27,363. That would mean that the Township would have approximately 9,550 new residents by 2020.

The 1997 Growth Management Plan used a general rule of planning that the Land Use Plan should provide land for 1½ to 2 times the amount of projected population. This "rule" will be maintained in the Plan Update. This means that the Township should plan for enough land to accommodate between 3,900 and 5,200 detached dwellings and 1,500 to 2,000 attached dwelling units.

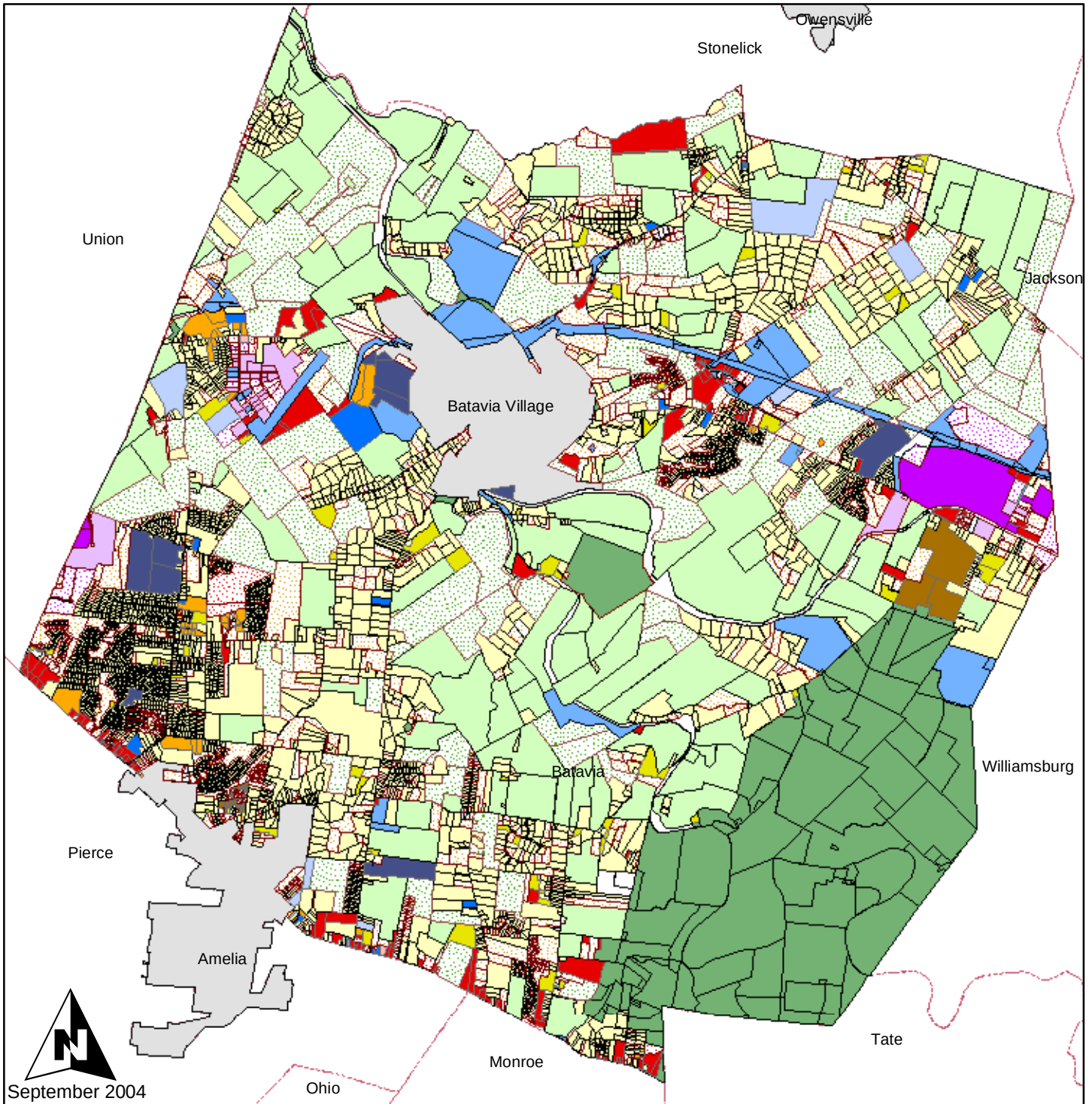
B. Existing Land Use

Existing land use is an important component in making intelligent decisions about the future for several reasons. First, existing land use provides a picture of how each parcel of land is currently being used. The existing land use illustrates the development patterns in the Township indicating where there are concentrations of particular uses (i.e., single family neighborhoods or industrial parks) or whether there are areas with a mixture of uses that do not have a predominant pattern. The existing land use map is also important because it demonstrates how much land is developed and, more importantly, how much land has the potential of being developed in the future.

The existing land use for each parcel in Batavia Township is presented in Figure A-3. The land use information is based on the land use classification assigned to each parcel from the Clermont County Auditor's files. The Plan Update was prepared using the Clermont County digital mapping system, a geographic information system (GIS), which provides accurate information about parcel configurations.

From the map in Figure A-3, one can ascertain the general development patterns that exist today, identifying where there are concentrations of neighborhoods, where non-residential uses predominate and where undeveloped land is the primary land use. The Villages of Batavia and Amelia were not included in the land use survey and thus do not contain detailed land use information.

BATAVIA TOWNSHIP



Existing Land Use

NOTE:
 Parcels updated September 2003 by Clermont County GIS.
 Digitized October/November 2003 by McBride Dale Clarion.

McBrideDALE
 CLARION

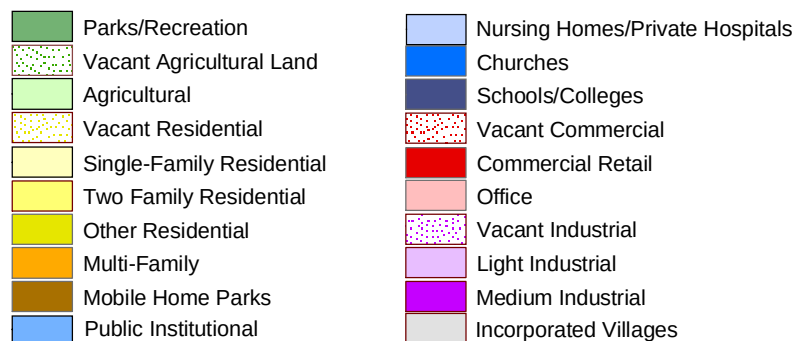


Figure A-3

C. Public Services

An important component in the evaluation of future land use is the presence, availability, or lack of availability of public sanitary sewer service and public water service. The availability of public sanitary sewer and water services is one factor that helps determine the capacity of a particular property to "accommodate" future development. For example, it is generally inappropriate to locate intensive uses (i.e. commercial or industrial uses) in areas that do not have public water or sanitary sewer treatment capabilities. Also, the soils within Batavia Township are generally ill-suited for on-site sanitary treatment systems on properties less than 1½ acre (or more), and such systems by design require replacement on the property. (A detailed analysis of soils was presented in the 1997 Plan, and is still relevant given that the soils in the Township have not changed.)

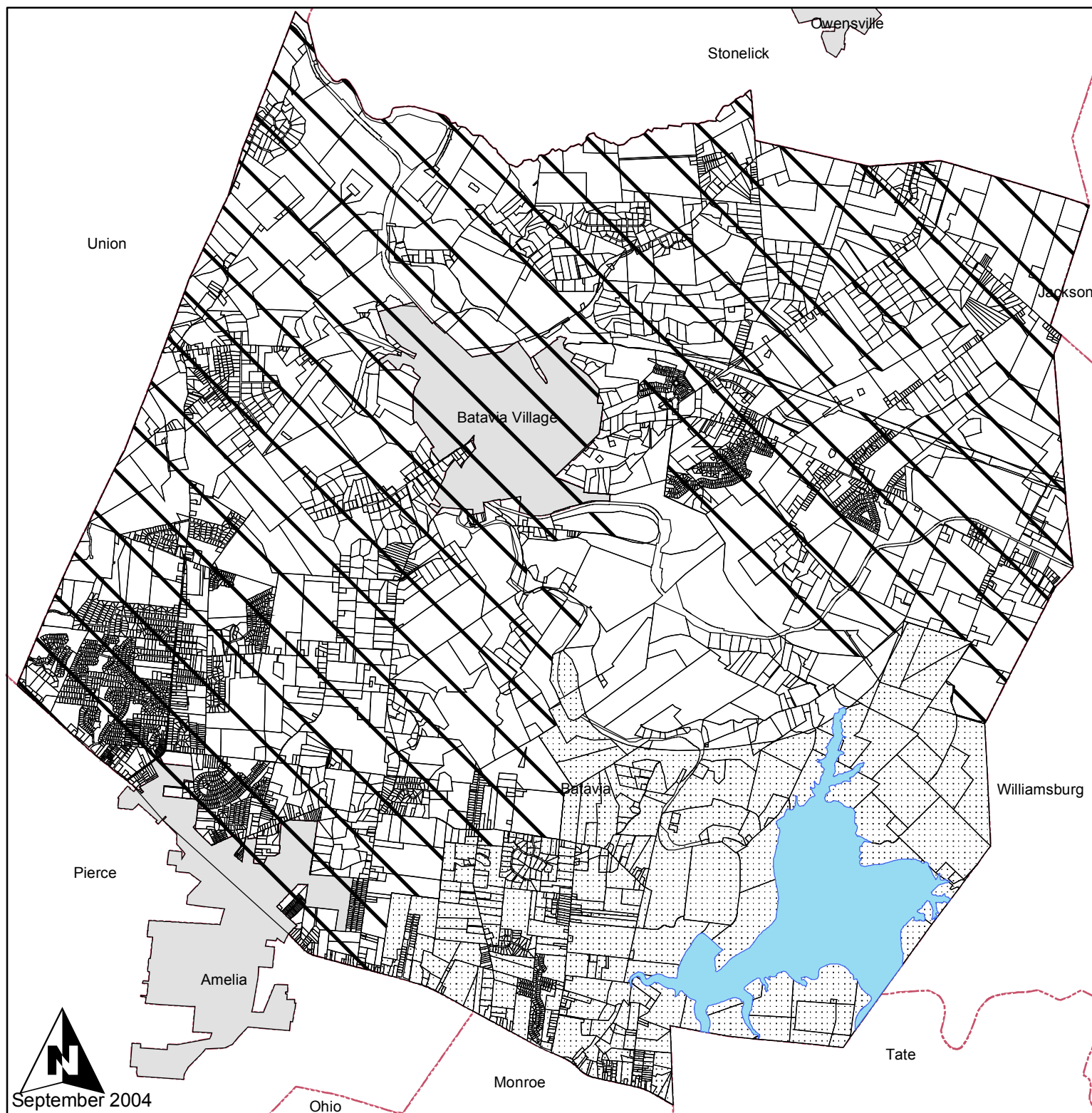
The general locations of public water service area boundaries are illustrated on Figure A-4. Water service is provided by the Clermont County Sewer and Water District and the Tate-Monroe Water District. As illustrated in Figure A-4, public water service is generally available throughout a majority of the Township.

Public sanitary sewer service in Batavia Township is provided by the Clermont County Sewer and Water District. The Clermont County Sewer and Water District is responsible for approving sanitary sewer extensions, providing sewage treatment and repairing infrastructure. To a large extent Batavia Township does not determine where or when sewer service occurs; this determination is primarily decided by Clermont County. However, it is possible for the Township to coordinate its land use planning with the County Sewer and Water District's long range sewer improvement plans. In this way the Township can be proactive in supporting sewer plans or recommending alternatives to the County's plans based on desired Township goals or policies. It is the intention of this Plan to encourage cooperation and coordination between the sanitary sewer service provided by the County and land use planning by the Township.

In 1995, Clermont County conducted a Wastewater Master Plan, which includes Batavia Township. As part of the extensive Master Plan the County identified the existing sanitary sewer service areas within Batavia Township. The Master Plan also indicates areas where future service is projected. The 1997 Growth Management Plan illustrated the Sanitary Sewer Service Areas in Batavia Township based on the County's 1995 Master Plan. The County has not yet updated the Wastewater Master Plan, however, Sewer and Water District representatives met with Batavia Township in 2003 and provided updated information regarding existing and future sanitary sewer services in the Township.

Figure A-5 illustrates the general locations of existing and future sanitary sewer service areas in Batavia Township based on information provided by the County. This map is an important component in developing the Growth Management Plan Update in that the Sewer Service Area Map indicates where sewer service is projected to be available. Figure A-5 also illustrates two areas of projected improvements by the Sewer District: (1) on the east and west side of Apple Road, south of Judd Road; and (2) along Yelton Lane and Eiler Lane, north of State Route 125. From this information, the Land Use Plan Update can be developed based on a combined assessment of soil constraints (as documented in the 1997 Plan), sewer service availability and community desires for the future development of the Township.

BATAVIA TOWNSHIP



2003 Water Service

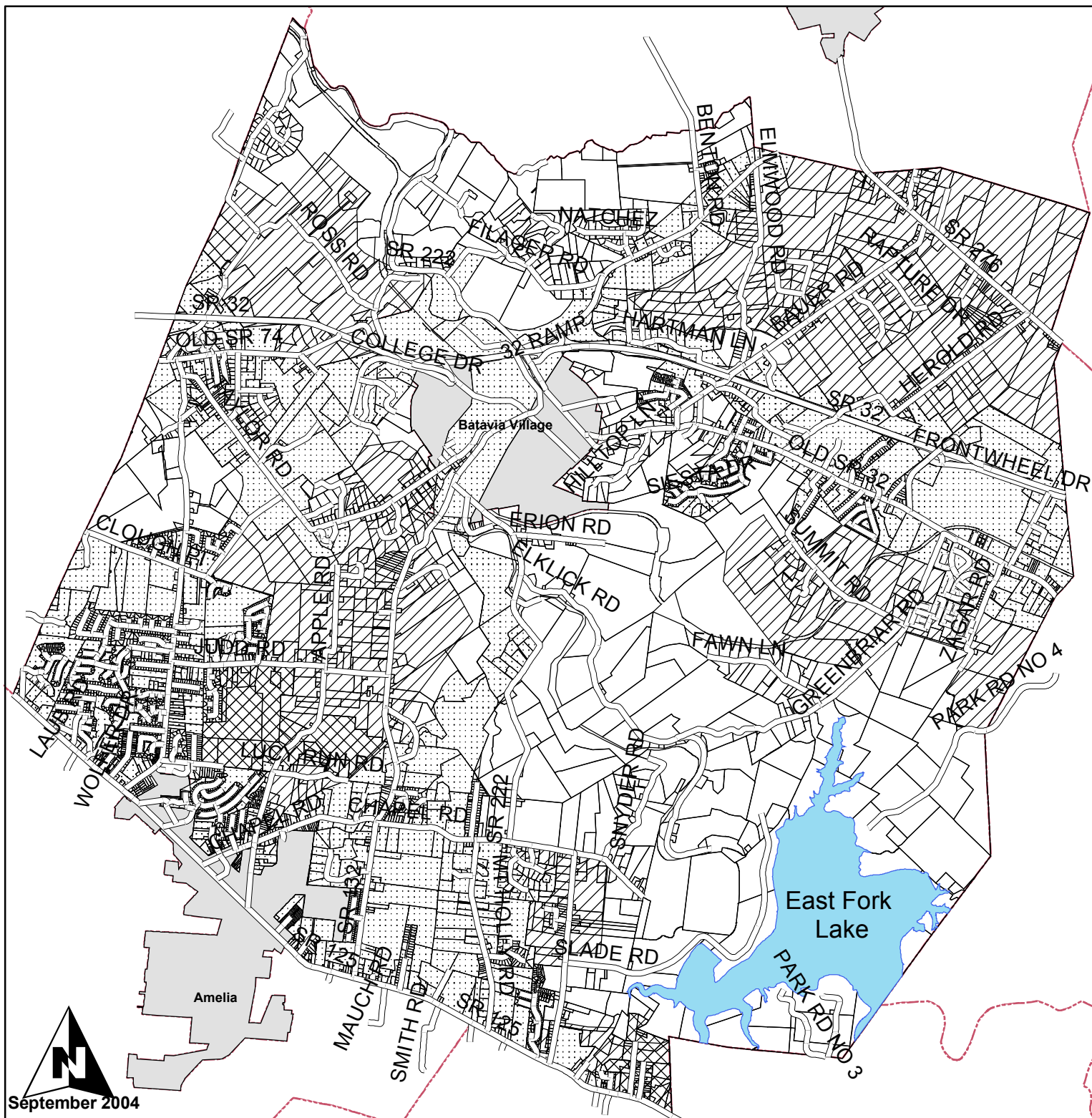
NOTE:
Map data provided by Clermont County GIS.
Map prepared by McBride Dale Clarion.

McBrideDALE
CLARION

-  Clermont County Sewer and Water District
-  Tate-Monroe Water
-  None

Figure A-4

BATAVIA TOWNSHIP



2003 Sanitary Sewer Service Area

NOTE:
Map data provided by Clermont County GIS.
Map prepared by McBride Dale Clarion.

McBride DALE
CLARION

Sanitary Sewer Service

-  Future Service Area
-  Projected Improvements
-  Currently Sewered Areas

Figure A-5