

FOR DISPLAY ONLY



NA9127  
W15A4

# Warren County, Ohio

AMERICAN INSTITUTE OF ARCHITECTS REGIONAL URBAN DESIGN ASSISTANCE TEAM

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# R/UDAT PROGRAM

The Urban Planning and Design Committee of the American Institute of Architects has been sending Design Assistance Teams to various American cities since 1967.

The Warren County Team is the 21st such team to be invited into a specific area to deal with environmental, urban and rural problems which range in scale from a region to a small town, and in type from recreational areas to public policy and implementation methods.

The teams respond to the problems as described by the local AIA Chapters and their sponsors from the community leadership.

Each Regional/Urban Design Assistance Team specially selected to include professionals experienced in the particular problems of the area under study. Members are not compensated for their service and agree not to accept commission for work resulting from their recommendations.

The team acquaints itself with the community and its people...presents its analysis from a fresh perspective...offers its recommendations...perhaps a new approach for planning or for action.

## OBJECTIVES

The objectives of the R/UDAT Program are:

to improve the physical environment throughout the nation;

to illustrate the importance of design in urban planning;

to dramatize problems of urban design, stimulating public action;

and to give national support to local AIA Chapters in their efforts to improve their own communities;

requiring evidence of cooperation with local leadership.

The aim is not to offer a complete nor final plan;

but, with a new look by experienced outsiders,

to give new impetus and perhaps new directions for community action;

to make clear and comprehensive recommendations which are professionally responsible as well as politically and economically feasible and publicly understandable.



## THE VISIT

The request for a R/UDAT team was approved in April. In April and May, Ronald A. Straka, National Chairman of the R/UDAT program made reconnaissance visits to Warren County to observe and discuss the details of the team's visit. A team was organized and was sent extensive background material on Warren County in advance of the visit. On May 31 - June 3 the team made its visit. After meeting with governmental officials, county and regional planners, civic leaders and organizations, and numerous interested citizens, the team surveyed the county by both air and automobile.

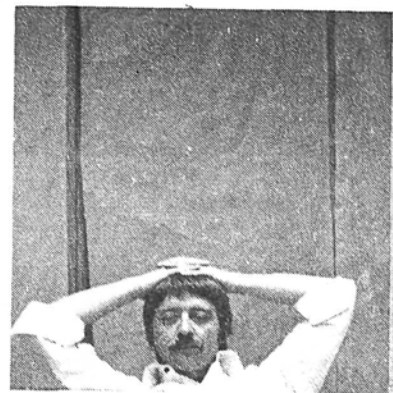
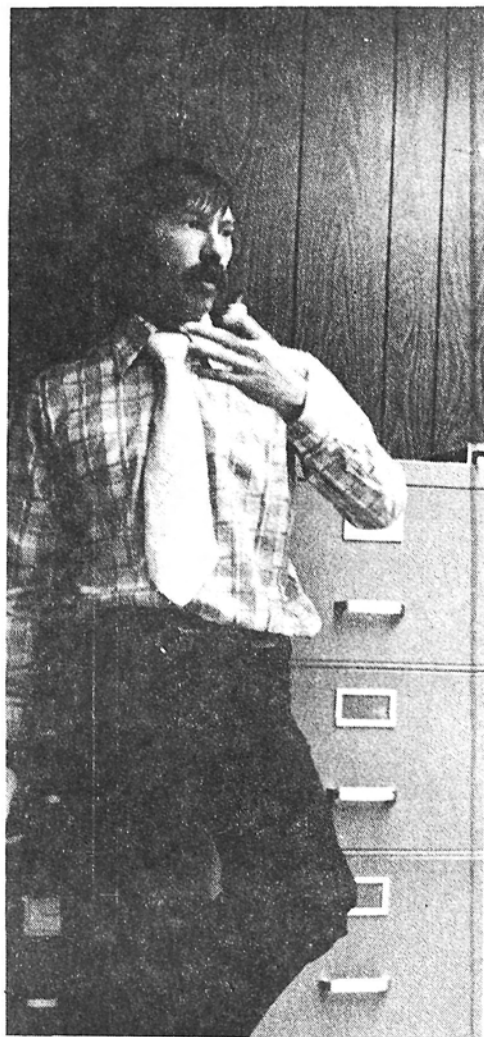
With this information, the team engaged in intensive work sessions which culminated in a press conference and a public presentation on June 3.

This report was presented at that time.

## SPONSORSHIP

The request to the AIA was accompanied by letters of interest and support from the Cincinnati Chapter of the American Institute of Architects, the Area Progress Council of Warren County, Inc., the Warren County Board of County Commissioners, and the Warren County Regional Planning Commission.

Financial support for the expenses of the R/UDAT visit has been provided by the Area Progress Council of Warren County, Inc.



LaNier (left), upper row: Brubaker (left)  
Kirken (right), middle row: Straka (left)  
Bagne (right), lower row: Shawn (left)  
Neville (right).

# THE TEAM

Members of the  
American Institute of Architects  
Regional/Urban Design Assistance Team  
Warren County, Ohio  
May 31 - June 3, 1974

R/UDAT Program Chairman: Ronald A. Straka, AIA

ROYCE LANIER, AIA, AIP - Team Chairman

Architect - Planner  
Partner, Design and Environment Collaborative  
Madison, Wisconsin

Executive Director, International  
Association for Ecology, Planning Consultant,  
Lecturer, Author, who has been involved in  
ecological land use suitability and manage-  
ment studies at a national and international  
level.

CONRAD N. BAGNE, LL.M.

Attorney  
American Society of Planning Officials  
Chicago, Illinois

Editor of Land Use Law and Zoning Digest and  
legal consultant on contract research projects  
involving land use matters and new legislation  
related to the control of land development.

WILLIAM BRUBAKER, FAIA

Architect - Urban Designer  
President, Perkins & Will Architects, Inc.  
Chicago, Illinois

Chairman of National AIA Urban Design and  
Planning Committee, Architect, Panelist  
and Author in the areas of long range  
planning, urban and regional planning and  
architecture.

JOHN LUND KRIKEN, AIP

Architect - Planner - Urban Designer  
Associate, Co-director of Urban Design  
and Planning  
Skidmore, Owings & Merrill  
San Francisco, California

Vice Chairman, Urban Design and Open  
Space Committee, San Francisco, (SPUR),  
Planner, Urban Designer, Author,  
Teacher, Lecturer, who has served on  
many award winning projects such as  
California Tomorrow Plan and as project  
director on the San Antonio River Corridor  
Study.

ANTHONY G. NEVILLE

Environmental Planner  
Director of Ecological Planning  
Urban Studies Center  
University of Louisville  
Louisville, Kentucky

Regional Planner, Researcher, Author,  
Consultant to Council of State Govern-  
ments for the National Task Force on

the designation of areas of critical  
environmental concern and development  
of regional impact assessment. Environ-  
mental and recreational planning con-  
sultant.

ROBERT B. SHAWN

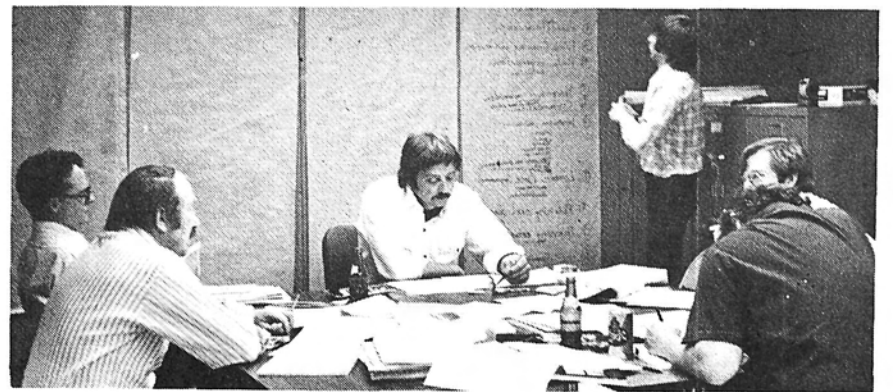
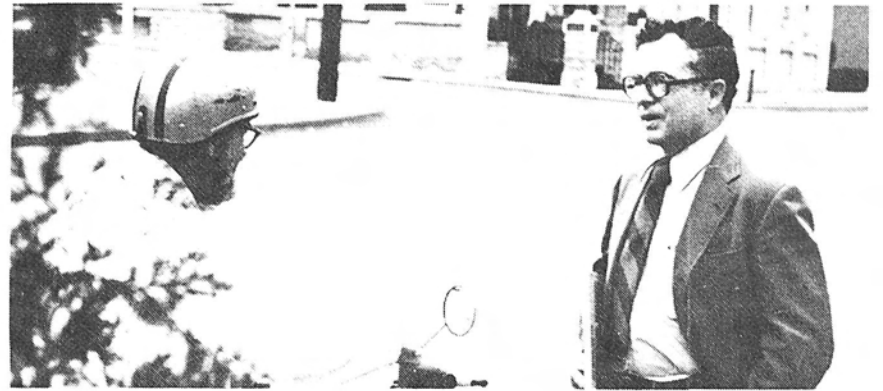
Economist, Planning and Development  
Consultants  
Vice-President, Economics Research  
Associates  
McLean, Virginia

Member of a nationwide economic consulting  
firm concerned with feasibility and market  
studies for the private and public sectors.  
Involved in studies of theme parks, multi-  
purpose developments and the development  
and execution of policy and programing  
studies for the state, regional and local  
governmental agencies.

RONALD A. STRAKA, AIA

Architect and Urban Designer  
Ronald A. Straka, AIA  
Boulder, Colorado

Architect, Urban Designer, Critic,  
Lecturer, Research Associate, Center  
for New Towns and Urban Growth Uni-  
versity of Colorado. Involved in  
urban design projects relating to  
the growth and development of small  
communities and large architectural  
projects.





# ACKNOWLEDGEMENTS

The R/UDAT visit was coordinated by Gerald Hammond, AIA and Alvin Voorhis, AIA of the Cincinnati Chapter of the American Institute of Architects; Robert Price, Executive Director, Warren County Regional Planning Commission; and Arthur Johnson, President, Area Progress Council of Warren County, Inc.

Members of the team were assisted by the Cincinnati Chapter of the American Institute of Architects, the staff of the Warren County Regional Planning Commission, and the staff of the Ohio-Kentucky-Indiana Regional Council of Governments.

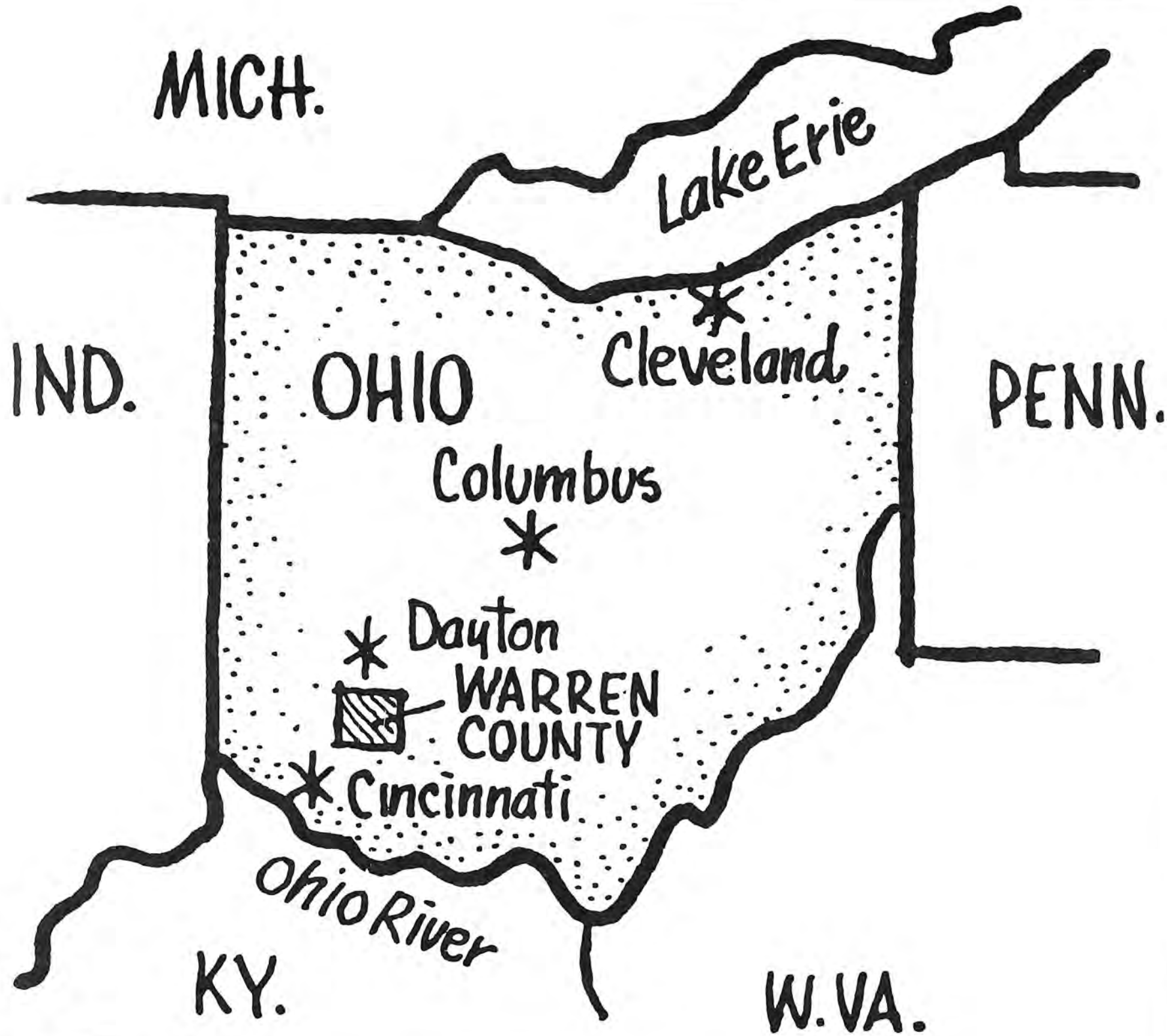
Valuable assistance was also provided by various federal, state and county departments and agencies.

An important contribution to the R/UDAT study was the active interest and participation of the civic leaders and citizens of Warren County.

Photographic Services: Jerry Morgenroth  
Report Printing: Miamisburg News

# THE CHARGE

1. To provide a conceptual view of the County in terms of its strength and weakness.
2. To identify County problems and the directions in which solutions lie.
3. To examine factors influencing growth and development in the County and project the range of their possible future effects.
4. To develop additional public awareness to the planning decision making process.



MICH.

Lake Erie

IND.

OHIO

Cleveland

PENN.

Columbus

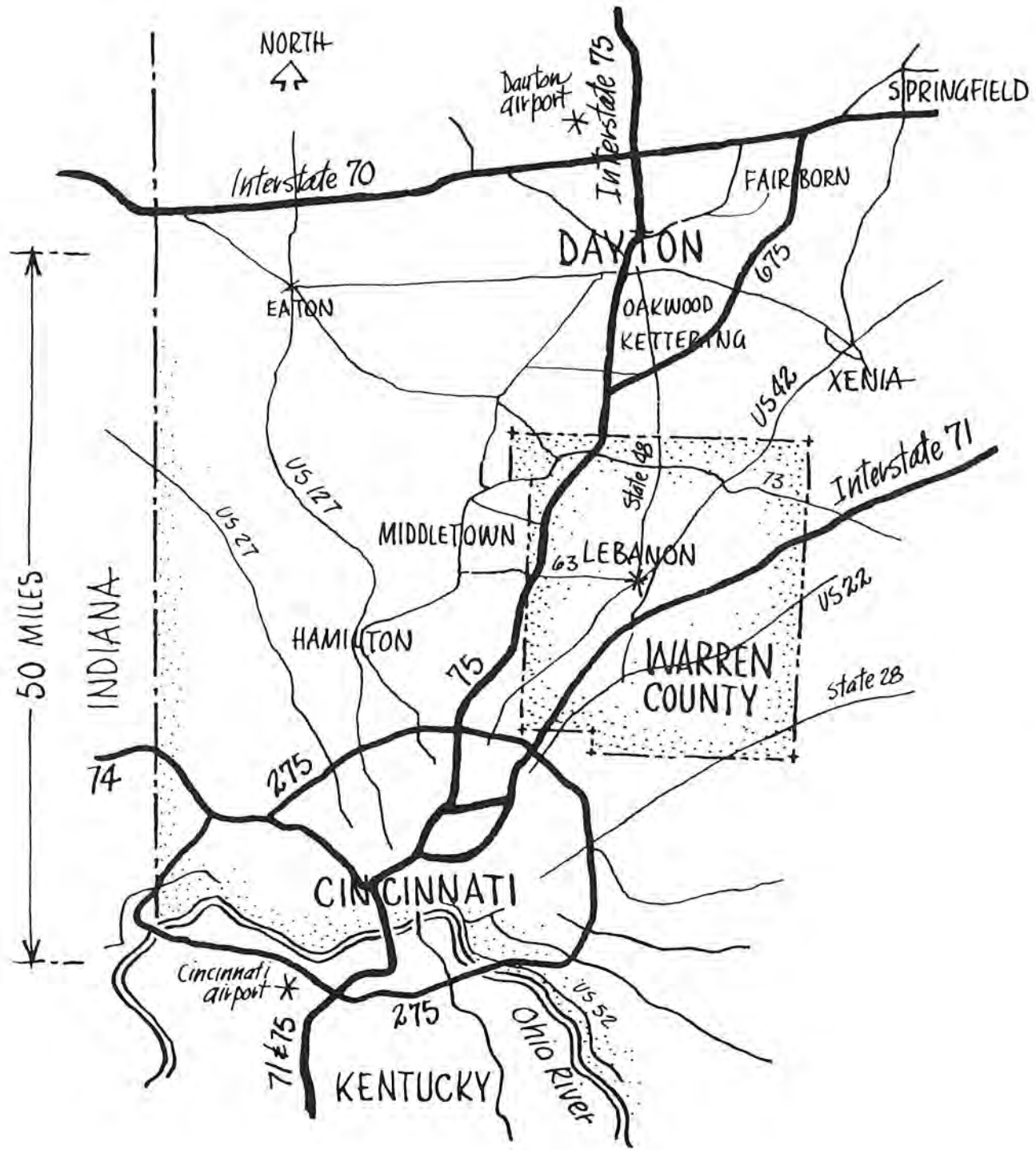
\* Dayton  
WARREN  
COUNTY

\* Cincinnati

Ohio River

KY.

W. VA.



NORTH  
↑

50 MILES

INDIANA

Interstate 70

Interstate 75

SPRINGFIELD

DAYTON

FAIRBORN

EATON

OAKWOOD  
KETTERING

XENIA

US 27

US 127

MIDDLETOWN

State 48

US 42

Interstate 71

LEBANON

HAMILTON

75

WARREN  
COUNTY

US 22

State 28

74

275

CINCINNATI

Cincinnati  
airport \*

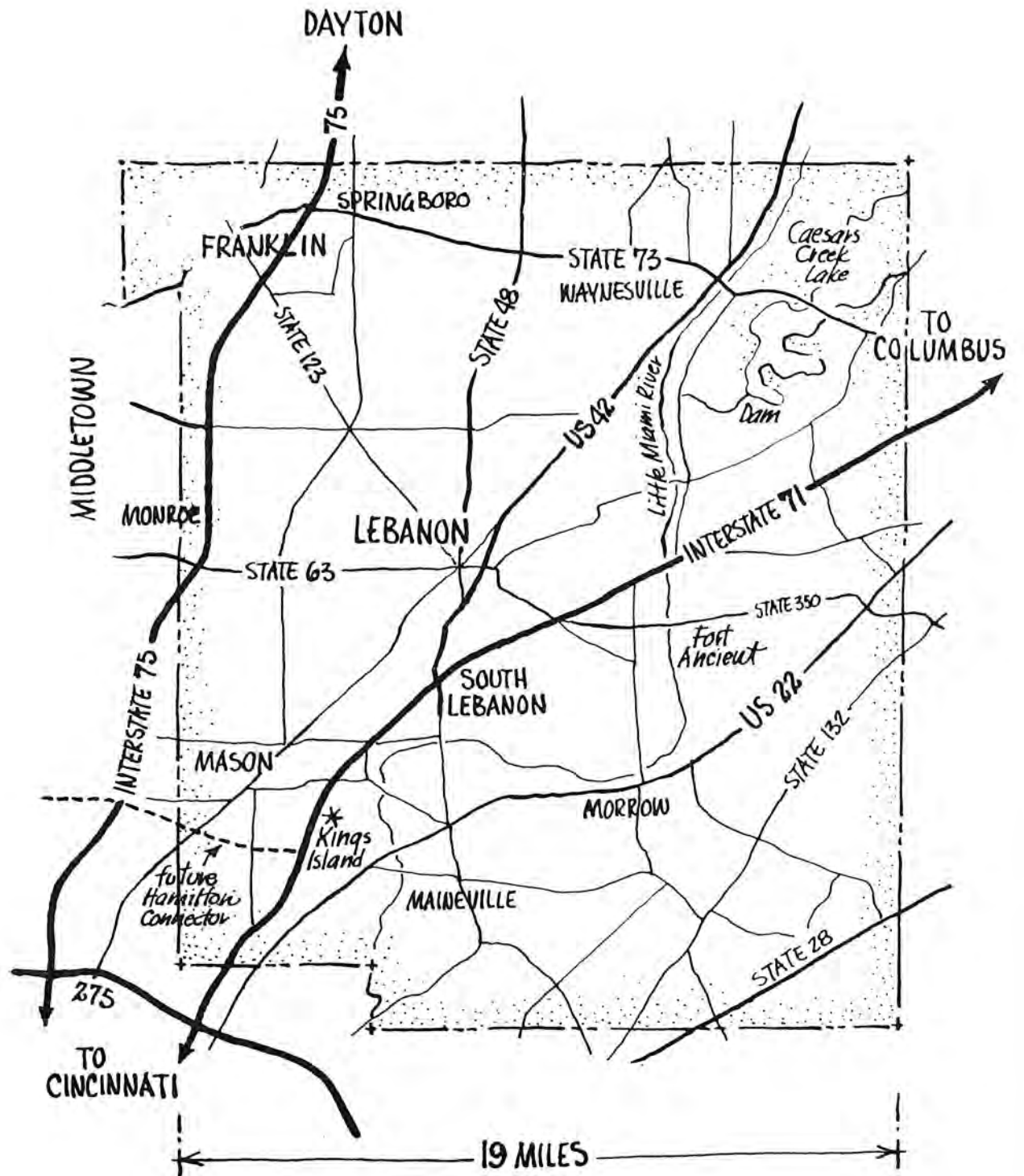
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71 & 75

KENTUCKY

Ohio River

US 52





# INTRODUCTION

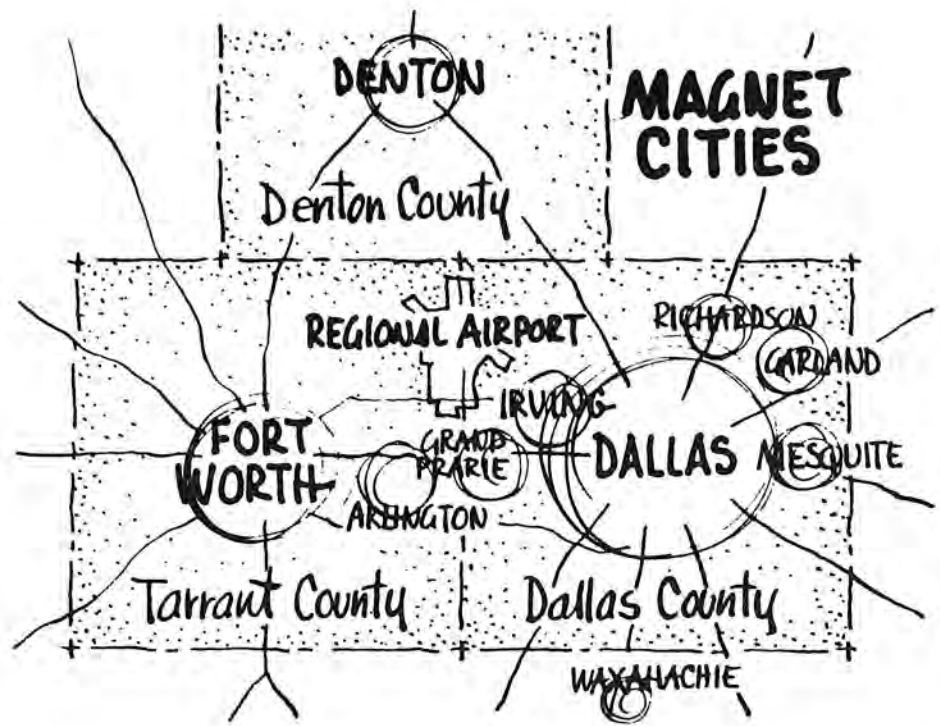
Warren County is beautiful!

Or, perhaps we should say "Warren County is still beautiful." It still has the rural character admired by both county residents and visitors. From the highways, the county is experienced as low rolling hills, woods, farms, and rivers, with small towns, some scattered development, and emerging urbanization at the western corners. Most people respond favorably to this existing environment and do not want to change it.

We agree. The RUDAT team admires the existing mix of natural and man-made environments. We also agree that it would be very pleasant to change very little, to preserve what God and men have created -- especially as it was in 1950 -- or 1900 -- or, some would hope, in 1850.

Unfortunately, that pleasant static state is not an available alternative. Change is a fact of life for Warren County.

The county is located between two large dynamic cities -- Dayton and Cincinnati -- which act as urban magnets, attracting population and new development. A 50 mile long lineal city is developing, straddling I-75. These two cities, and the urbanization activities they generate, can be compared to other well-known pairs of cities that are growing together -- Washington and Baltimore, Dallas and Fort Worth, Chicago and Milwaukee, Los Angeles and San Diego. Most people say "this is where the action is!"



Warren County is where it's at! The county is changing.

The western half of it is no longer a peaceful rural area of family farms, even though many residents remember it that way. The view from the road is deceiving. Land is changing hands. Large corporations and developers own large tracts now, in the western half of the county. Townships want new industry and other employment centers. New expressways are proposed. Requests for changes in zoning will continue. It is difficult to look into the future, but we can safely say, at least, that Warren County will grow in population and will change, and it is changing faster than most people realize.

Look back to 1950 and note the changes that have occurred since then. Two interstate highways, I-75 and I-71, have been built through the county and have attracted new housing, commerce, motels, and a giant amusement park.

Surprisingly, however, little new industry has been generated so far, and this fact is of major concern to citizens. Unfortunately, 65% of the people who work now commute to jobs outside the county. It should not become only a bedroom suburb. Well-balanced communities offer more varied and agreeable life-styles. Also, the long drive to work makes no sense whatsoever in the new age of energy conservation.

Dayton, since 1950, has grown southward, influencing the northern part of Warren County. Middletown has had a strong influence, since its huge Armco Steel plant is adjacent to Warren County's west boundary. Cincinnati has grown northward; its' Circle Freeway is only a mile from Warren's southwest corner.

So, today, we find the county is no longer simple, easily understood, or unified. It tends to be divided into five parts, with 1) the northern townships related to Dayton, 2) the western area related to Middletown, 3) the southwestern townships related to Cincinnati, 4) Lebanon continuing to be central and freestanding, and 5) the eastern half of the county continuing to be a beautiful natural environment, readily accessible to the nearby metropolitan areas.

Obviously, this is not the county of 1950. Its population has increased from 38,000 people then to about 100,000 people now. This serves to remind us that, in the next 25 years, we will see more changes.

Will the changes be traumatic? We don't think they have to be. Warren County can retain its character.

If citizens choose to preserve the best of the natural and man-made environment, they can do so and still allow for reasonable growth and development.

The big patterns are already set by nature, and by man's cities, railroads, highways, and other existing development. That development (which happened in response to social, political, and economic forces) is natural, reasonable, and acceptable generally. The next task is to make improvements, to correct some past mistakes here and there, to adjust to new needs and new goals while retaining certain values of the past.

The new needs can be accommodated without destroying the natural environment. The existing communities, as Franklin and Mason, for example, have very low density with much by-passed vacant land. Many such areas can be improved by thoughtfully planned and skillfully designed new housing, commerce, industry, schools, parks, etc.

The questions before us now are: Can we influence changes effectively? Can we plan ahead? Can we avoid the common mistakes of mindless and planless development (often called "urban sprawl") made by other communities?

Can we preserve the magnificent natural environment that Warren County still enjoys? Can we preserve the fine qualities of historic areas and the best parts of existing towns? Simultaneously, can we accept change and reasonable growth, and plan well-balanced communities, with the old and new in concert, with new educational and employment opportunities, and with improved community services?

In short, can we create a better environment?

These are the questions confronting the citizens of Warren County. The RUDAT team hopes that this study, which has involved many citizens, will help generate "yes" answers to all the questions.

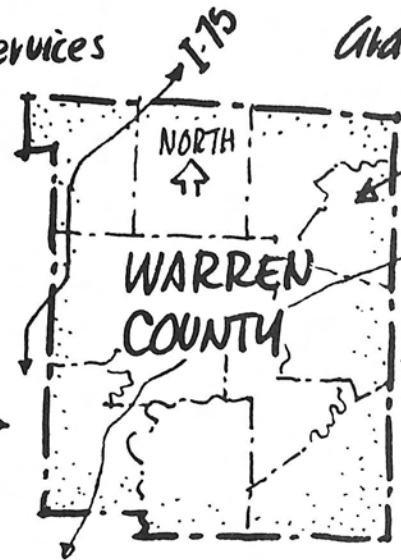
We are convinced that Warren County can continue to be a great place to live in the future.



## Some Warren Co. Needs —

- Open Space plans ... new parks
- Preservation of Historic Sites
- Sanitary Sewer system (County soils are poor for septic tanks)
- Central telephone service
- Public Transportation
- Comprehensive Health Center & Services
- Vocational schools
- County library system
- New industry and other employment.
- Housing for the elderly.

- Land prices ...
- West half of county = \$2000 to 2500/acre
- East half of county (east of River, & South-East) = \$800 to 1500/acre
- With high land prices
- no land bought for agriculture recently.
- more absentee landowners.
- good land for industry near Cincinnati and near Dayton.



Both Dayton & Cincinnati are growing towards Warren County.

Little planning or growth policies in the past.  
" for example ... none when Interstates were constructed.

Gravel pits are problems ... especially note future opportunities for new res. development

Caesar's Creek dam & lake under development.

before I-71, Little Miami River was a barrier; east was separated.

irregular topography & subdivision of land and small parcels make efficient agriculture difficult.

"Scatteration" of development is a continuing problem.

Lack of sewer & water systems is a continuing problem.

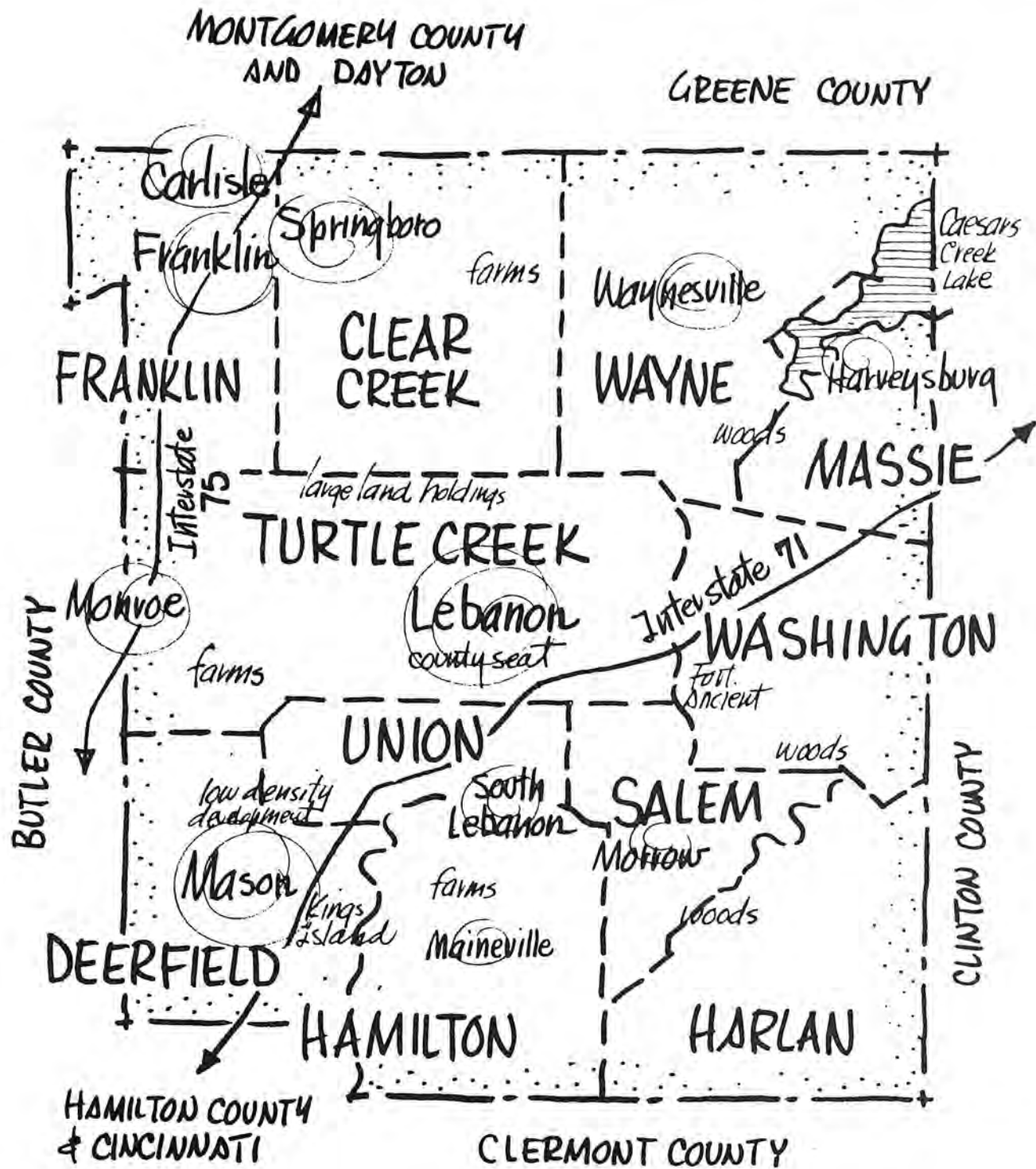
5-acre zoning for homes and septic tanks ...  
... are related problems ...  
= very low density.

mobile homes pressures up from Clermont County.

No county-wide zoning ... some Twp. have own ... but some are county zoned.

COMMENTS BY  
WARREN COUNTY CITIZENS





## Franklin notes -

need new industry (tax revenues)  
don't want to be only a bedroom community  
school enrollments down recently  
= (expression of declining birth rate)  
50,000 population projected for 1990  
recently growing at even faster rate

new vocational school OK'd

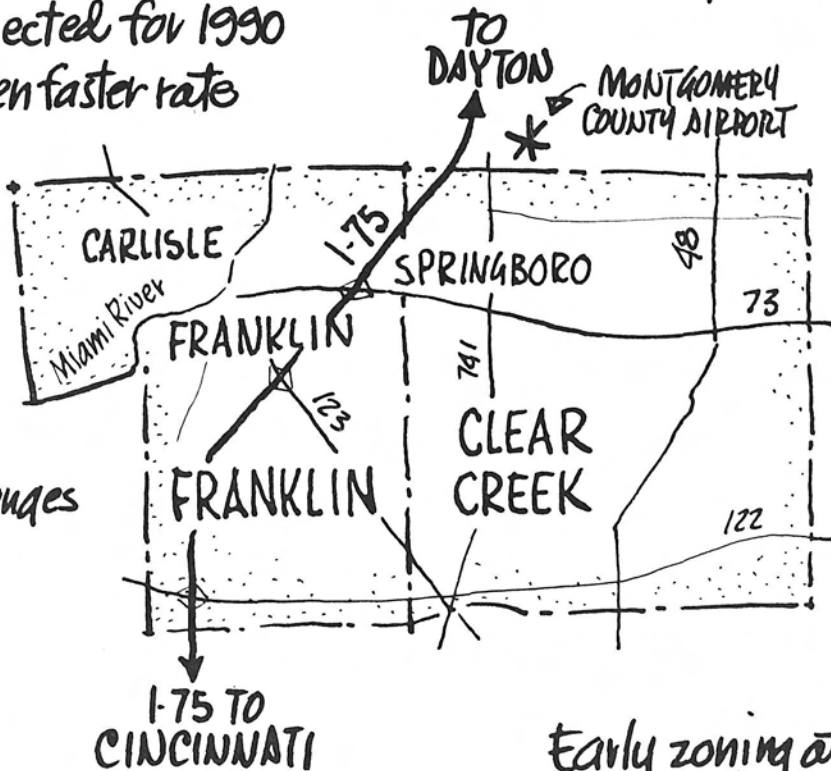
like higher density  
condominiums

regional sewage plant  
adjacent to river →

Franklin Twp. has three  
I-75 expressway interchanges  
... which attract  
development.

The "new people" after WWII  
are now conservative ..  
and resist influx of  
"new people"

A major concern ... the conflicts  
between individual freedom in the use of land  
and necessary controls for the benefit  
of the total community.



## Springboro notes -

desire preservation of existing conditions  
no additional housing desired  
need better parks & recreation  
expansion of Montgomery Co. Airport a problem

Subdivisions tend to  
invade good agricultural land

"let's not expand into rural areas"

"Warren County is nice because  
of its Rural character"

"We need to keep open spaces ...  
incl. fields, forests, etc."

"why not encourage any new housing  
in cities & towns ... not on  
agricultural land."

Early zoning at township level  
"went along" with pressures  
for development.

Now - more concern for preservation, for planning.

COMMENTS BY  
FRANKLIN AND CLEAR CREEK TWP. CITIZENS



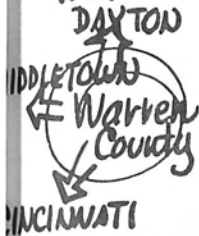
Note 3-way external pull..

(Warren County is not isolated, not cohesive)

out-of-county commuting costs are increasing... and wasted energy total = good reasons for new employment centers.

Turtle Creek notes - = strategic "bridge" location between I-75 and I-71

- \* need long-range planning for open space & for transportation
- \* note highway beautification along I-71



Mason is growing... has spent little on planning... problems not solved... strip commercial poor.

Deerfield notes -

Township lacks services...

lacks jobs, shopping, good phones, and public transportation.

Need a vocational education school

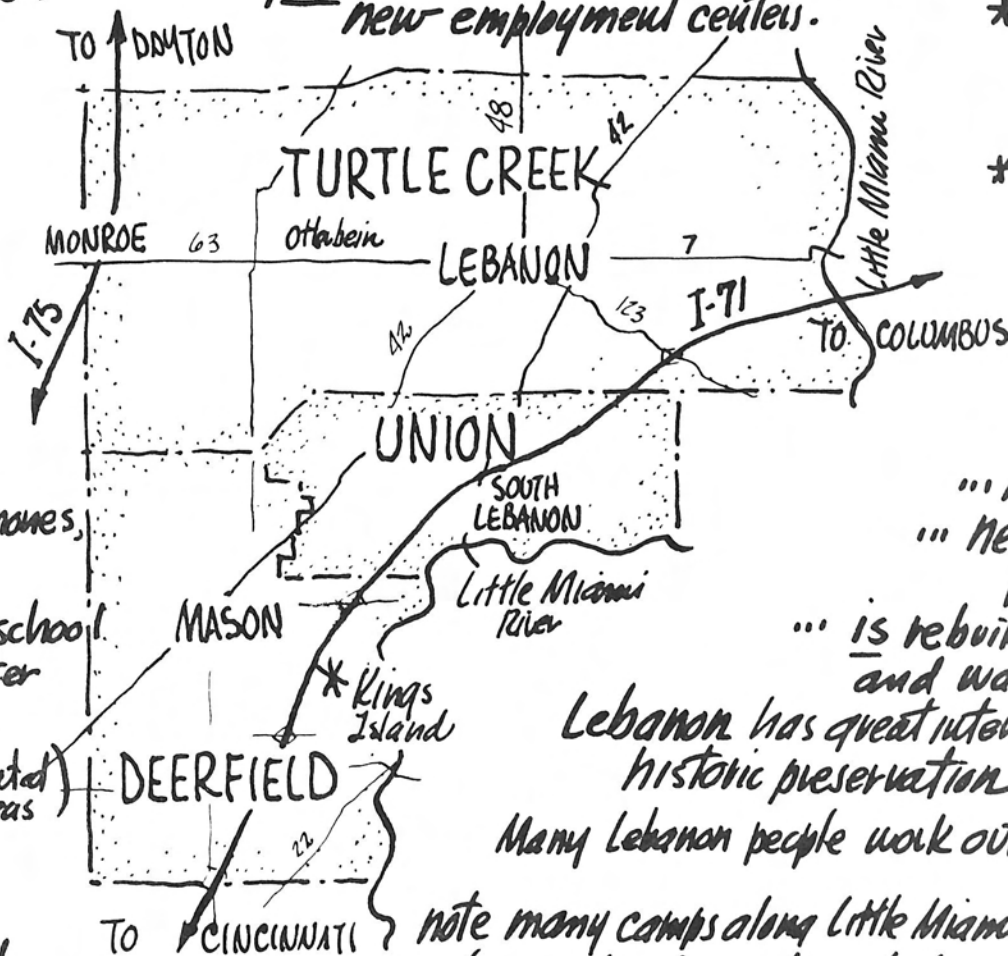
Need a health services center

Need better police and fire protection (esp. in unincorporated areas)

Sewer & water supply problems unsolved.

Warren County generally lacks media communication systems (news papers, television, etc)

Mobile homes don't pay their share for services.



Lebanon is growing as predicted... 50,000 people by 1990.

- ... need a hospital
- ... needs schools related to parks & govt. facilities.
- ... is rebuilding downtown streets and walks... CBD is healthy.

Lebanon has great interest & pride in its museum, historic preservation, excellent architecture.

Many Lebanon people work outside the community.

note many camps along Little Miami River sand & gravel pits continue to be a problem... might be future resources for good residential lakes.

COMMENTS BY

TURTLE CREEK, UNION, AND DEERFIELD TWP. CITIZENS



## Hamilton notes -

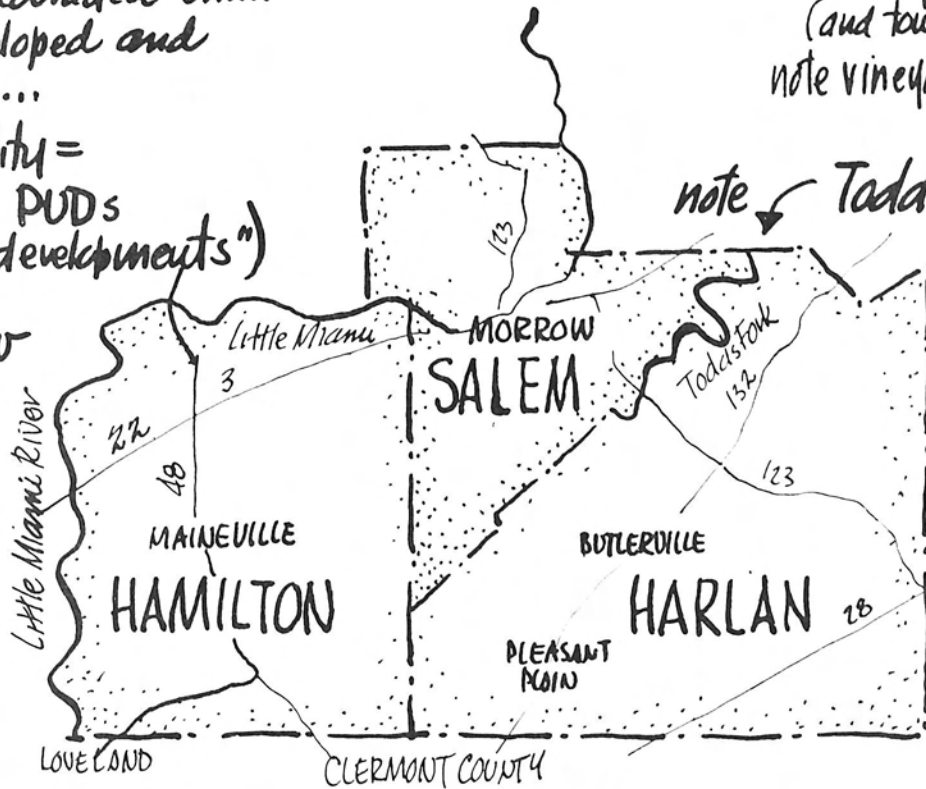
the township has most of the gravel pits  
 new pits should be discouraged until  
 existing pits are developed and  
 re-cycled properly...

good future possibility =  
 zone gravel pits for PUDs  
 "(planned unit developments")

encourage 3 kinds of new  
 development =

- 1) country homes
- 2) high density
- 3) some low-cost housing

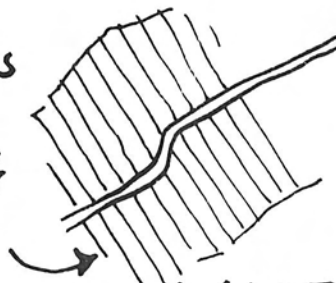
meanwhile, some large farms  
 continue to operate



5 acre lot zoning is common  
 in the county ...

septic tanks therefore permitted  
 but soils are poor for septic tanks  
 and many problems result.

narrow (as even only 100' wide) 5 acre lots  
 are approved - which are too deep



township is in  
 3 school districts

## Salem notes -

the township has many gravel pits  
 including one at the edge of Morrow  
 (and township's zoning was thrown out by court)  
 note vineyards near Morrow.

note → Todd Fork Creek scenic river  
 proposal

generally, Eastern half  
 of Warren County is  
 not developed... and  
 not proposed to be.

## Harlan notes -

the most rural township

" a 2000 acre lake & 2nd home  
 development  
 has been proposed for  
 "Sharps Run"

" growth pressure is up from  
 Clermont County.

" adequate water supply .. but  
 sewers are problem... and  
 soils are poor for septic tanks.

COMMENTS BY

HAMILTON, SALEM, AND HARLAN TWP. CITIZENS

Wayne notes —  
the township lacks identity ...  
some residents like the green belt concept,  
but worry about "playground" image.

Growth pressure down from Dayton  
Want to know how to grow ... welcome  
advice!  
but no finances now for programs.

Waynesville wants to grow ... and cow.

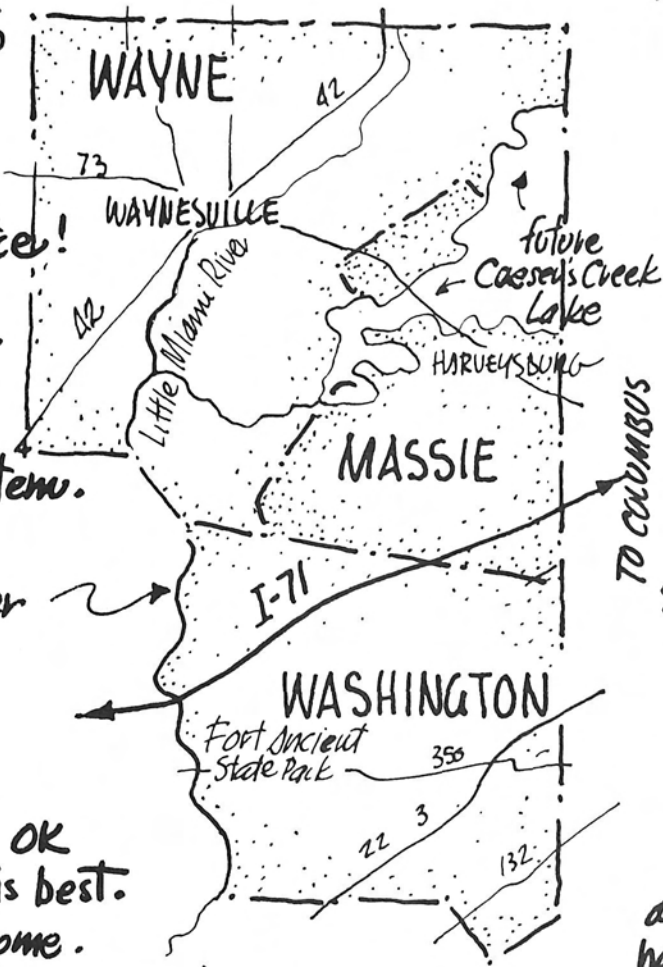
Waynesville .. an old town ..  
has some good old buildings, many  
antique shops ... good sewer & water system.

The State Dept. of Natural Resources  
is buying up land along the Little Miami River  
for the Scenic River Program.

Washington notes —  
a good natural environment  
some believe "compatible development" is OK  
others believe potential for recreation is best.  
" 5 ac. lot sizes considered too large by some.  
" mail, phone, & school systems need improvement.

The three townships feel neglected  
by county.

The Three Townships  
have been designated as a green belt (and some  
residents resent it.)



Massie notes —  
population is down  
probably due to proposed lake  
(US Corps of Engineers'  
Caesar's Creek Reservoir)

note = little communication  
between Corps. and community.  
Sewers a major problem.

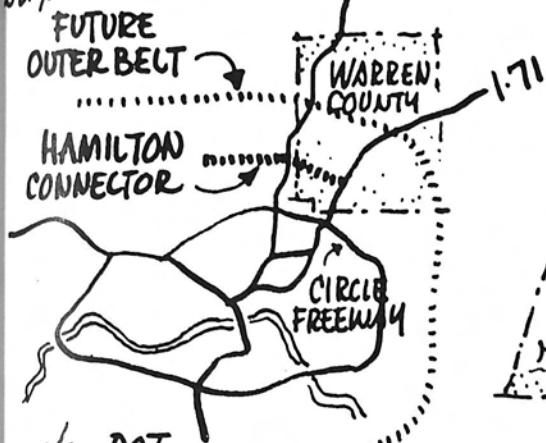
Harveysburg's  
relationship to the future lake  
is unclear — since gov't.  
expects to own land around  
the lake.

although I-71 goes through  
both Washington and Massie Twp.,  
the land is not ideal for  
industry ... potential for  
recreation is better.

COMMENTS BY  
WAYNE, MASSIE, AND WASHINGTON TWP. CITIZENS

# OHIO DEPT. OF TRANSPORTATION

little new construction but plans include ...



also DOT is interested in considering new modes of transportation

## CAESAR CREEK DAM & LAKE

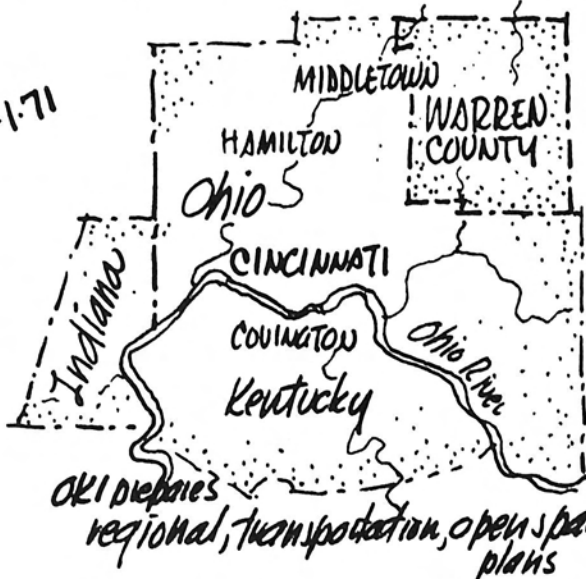
under construction by Corps of Engineers planned after 1937 floods ...



finished lake to be leased to State of Ohio .. to include a 11,000 acre park around it.

# OKI REGIONAL PLANNING AUTHORITY

nine counties in Ohio, Ky, Ind ...



OKI prepares regional, transportation, open space plans

# WARREN COUNTY REGIONAL PLANNING COMMISSION

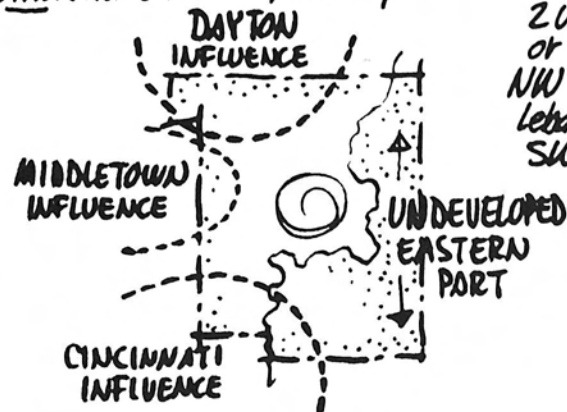
Robert Price, exec. dir.

incl. 3 "cities" ... Franklin, Mason, Lebanon

see Recruit development plan by Vogt, Sage, & Flum

6 townships have county zoning others have township zoning

areas for 2 units/acre or more are NW and from Lebanon to SW.



## LITTLE MIAMI, INC.

to preserve the river from Springfield, thru Warren Co. to the Ohio River = 105 miles

public access for canoeing & camps } bicycle trail nearby

= The first National Scenic River in an urban area.

## KING'S ISLAND

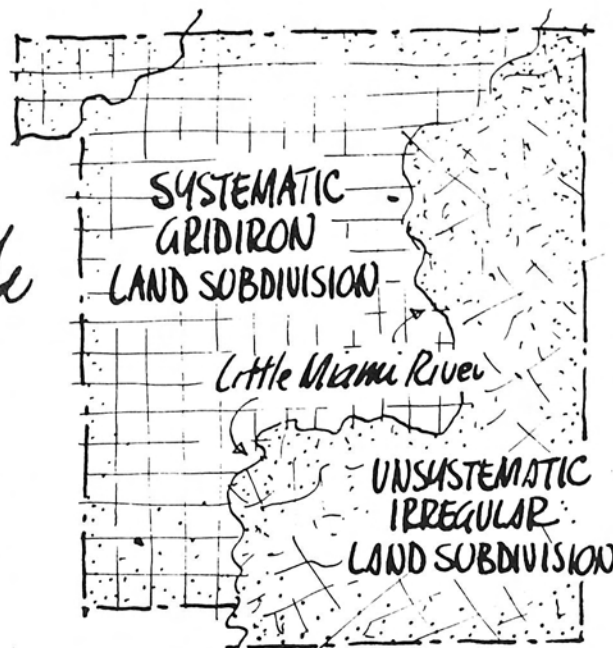
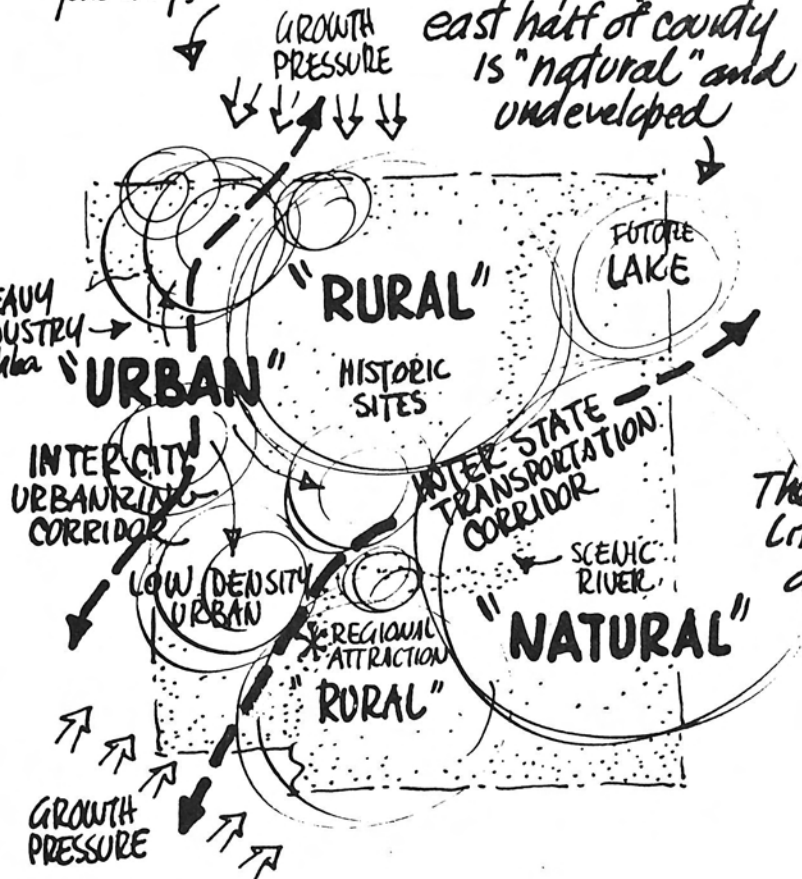
... on 1600 acres in Deerfield Twp, on I-71 incl. 150 acre amusement park + 100 a. parking. attracting 2 million visitors/yr.

... also = golf course future condominiums motel sewage treatment plant

# COMMENTS ON SPECIAL AREAS

The county is complex, multi-faceted,  
with many different kinds of areas;  
generally, west half more developed, while  
east half of county is "natural" and  
undeveloped

The county is a complex system of pressure for development.



The system of  
land subdivision  
changes at the  
Little Miami River

People must  
leave the county  
for many  
services and  
facilities

The scenic  
Little Miami River  
divides the county

TO DAYTON for jobs, shopping, education,  
health care, culture, transportation,  
entertainment

TO MIDDLETOWN  
for jobs, shopping,  
health care

Other people  
come into Warren Co.  
for outdoor recreation,  
entertainment,  
dining, historic  
landmarks

TO COLUMBUS  
for gov't,  
education

TO CINCINNATI for jobs, shopping, education,  
health care, culture, transportation  
entertainment

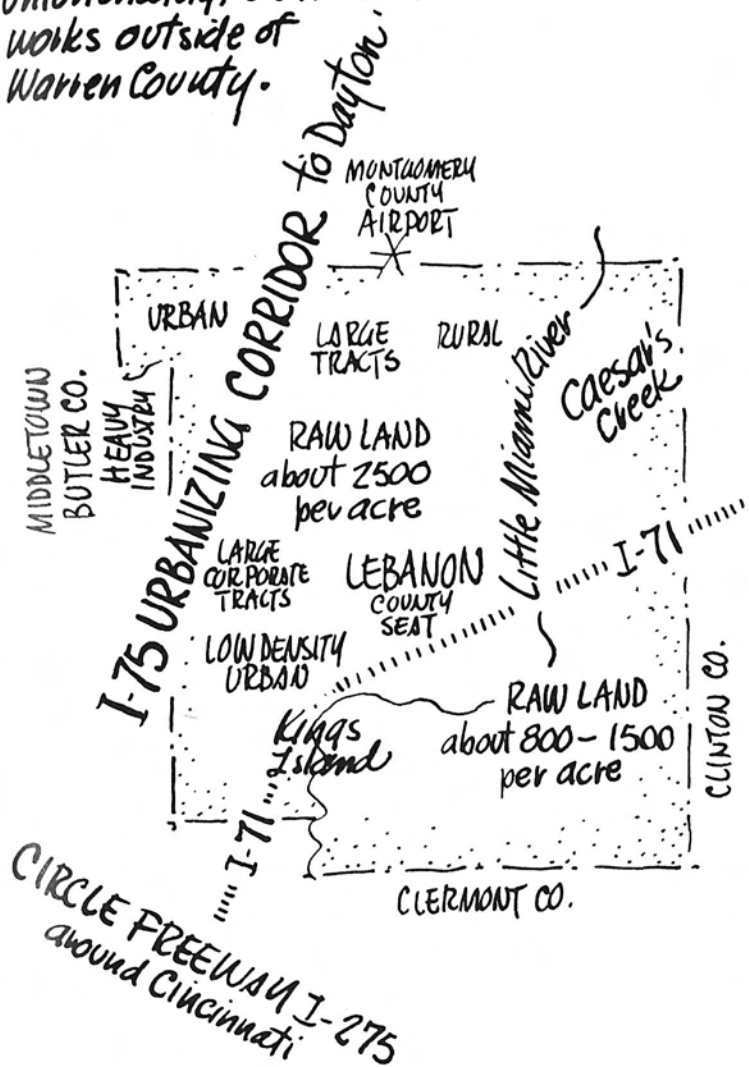
Warren County is attractive, with farms, woods, rivers.  
However, the quality of some new development is poor.

FIELD RECONNAISSANCE

PHYSICAL



Unfortunately, 65% of labor force works outside of Warren County.



Note = few commercial air transport, Dayton and Cincinnati airports are about 35 miles from Lebanon

The field reconnaissance of Warren County revealed a number of significant facts that relate to achieving stated economic and fiscal goals for the County and into various component elements. Simply put, the major economic goals that are perceived by Warren County residents and officials are:

1. Economic self sufficiency for each jurisdiction within the County.
2. Creation of a tax base in each jurisdiction which will provide the necessary public dollars to sustain a high quality of public services.
3. Economic diversification that will allow a variety of choice both in employment and life-style for the residents.

Presently 65% of the County's labor force is actually employed outside of the County, which in turn has limited the ability of the County and its subdivisions to fully capitalize on the potentials of the earnings tax. Similarly, with the exception of the urbanizing corridor in the western portion of the County, there has been little diversification of the economic base. In those areas of the County where there has not been diversification, or where there has been land assembly in anticipation of diversified development, most jurisdictions have not been able to raise the public funds to

## FIELD RECONNAISSANCE ECONOMIC / FISCAL

provide necessary public services.

The urbanizing area in the western portion of the County, generally following the I-75 corridor, perhaps presents the single area where these stated economic/fiscal objectives can be achieved. This can best be seen in land sales values, an indicator of potential development values. Typical sales of raw land are approaching \$2500/acre as compared to \$800-\$1500/acre in eastern portion of the County.

Land assemblage is another key indicator of future economic development potential. Of some 10,000 acres of planned developments (primarily residential) that have been recently announced, over 8000 acres of such development lie within the urbanizing corridor. At the same time other large assembled tracts where future use may be either commercial, industrial or residential also generally lie within this corridor. Although at this point it is not known whether or not this corridor can provide a fully diversified economic base, or whether the corridor will continue to serve a primarily residential and commercial retail function, it appears that this urbanizing corridor has under present arrangements the best opportunity to achieve the above stated economic/fiscal objectives.

Present development activity in the eastern portion of the County is generally related to outdoor recreational operations, the Little Miami Scenic River development and the Ceasar Creek reservoir project are the most noteworthy. Although being carried out under governmental auspices, both of these projects offer considerable economic incentives to develop and capitalize on a potentially strong

tourism - recreation market that could be successfully related to the present commercial recreation complex of Kings Island.

Capitalization of the economic potentials of the urbanizing corridor and the eastern recreational scenic corridor can be achieved through close planning and coordination of efforts of all segments of the County - the extent to which this is done, while at the same time maintaining the other economic resources of the County, will determine the degree to which stated economic/fiscal goals can be achieved.



# UNDERLYING CONCEPTS

A program to effectively meet the needs of Warren County and which will, at the same time take advantage and shape the forces for change that are now apparent, must be broad based and at the same time sensitive to the desires and goals of the County's residents. In shaping such a program, the team evolved a number of basic concepts reflecting Warren County's unique situation. These serve as underpinning for the recommended actions set forth in this report. These concepts involve:

1. Formulating policies and carrying out actions which provide a sensitive balance between the rights of individuals and private property and the necessity of limited public control to protect the overall public interest.
2. Establishing physical planning and development mechanisms which will provide maximum guidance and control at the appropriate decision making levels.
3. Utilizing tools of economic/fiscal strategy planning to compliment and reinforce physical planning and control indecisions.
4. Developing appropriate administrative and political strategies to insure the effective implementation of development policies and plans.

## PRIVATE PROPERTY - PUBLIC CONTROL

The right and freedom to determine the use of private real property is important to all landowners. But the private ownership of property also involves certain responsibilities which are both private and public. As a private property owner, there is an obligation to ensure that the use of that land does not unnecessarily infringe upon the neighboring property owner's use and enjoyment of that adjacent land. The public or greater collection of private property owners which compose the public has an interest in ensuring that land use decisions are made in a responsible manner. Land use and development has certain impacts upon the physical environment which need to be answered. Development decisions also have other impacts which need to be addressed by the public.

Restrictions on private property need to be realistic also. A landowner should be allowed to make some reasonable use of his property. The extent of that use and the time at which it is to be developed may be determined by the greater public interest. A regulation which contemplates a very restricted use of a parcel of property must be justifiable because of some limitation inherent in that property or some paramount interests of the entire community.

Protecting what we value entails certain price and costs. In order to ensure the continued vitality of the rural character of Warren County, some restrictions will have to be accepted.

These restrictions can be designed to direct growth in a manner consistent with the values of all the residents in the county. Uninformed and misguided development decisions create inequities and may ultimately destroy those values sought by that development.

It is private property values which benefit the most by wise land-use decision making. This is because as the development of land is required to accord with perceived community-wide interests and other constraining factors, all property values in the area increase. Haphazard development not only prevents any increase in value, but may also destroy existing value and returns.

## LAND SUITABILITY ANALYSIS

Through a systematic inventory of the physiography, geology, hydrology, and other physical characteristics of the natural environment, it is possible to ascertain inherent opportunities and constraints for various types of development. It is possible to find the best "FIT" between the physical conditions and alternative development strategies.

In achieving this "FIT" we can direct growth into areas of least impact on the existing physical environment and into areas of least cost for development.

It also will be possible to select areas of development where least native resources are removed so they can be enjoyed by future generations.

The appendix of this report includes an operational process for accomplishing this natural environmental/development fit.

In any growth alternative, conflicts will arise when introducing development. The following process provides a means of anticipating what the loss to existing resources and benefits of the proposed development might be. In this way a basis for choosing a growth strategy or deciding on a specific land development can be created.

#### OPPORTUNITIES

Ground water resources of river valleys for urbanization,

Extensive flat land of upland areas for large scale development,

Forested river valleys for recreation corridors,

Fertile soils for prime agriculture.

#### CONSTRAINTS

Impermeable soils resulting in water pollution,

Steep slopes resulting in soil creepage and erosion,

Ground water resources susceptible to contamination,

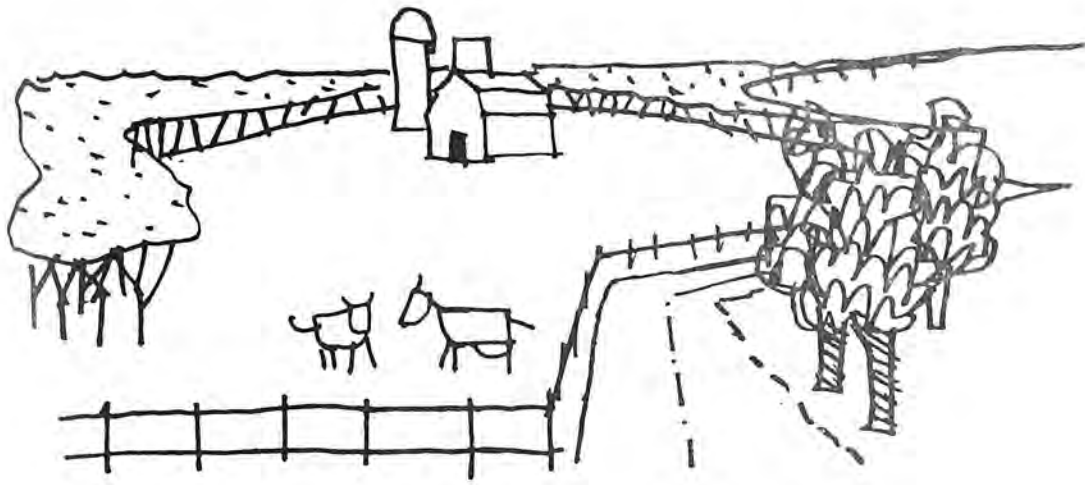
Valley bottoms susceptible to flooding.

#### THE PHYSICAL CONCEPT

Traditional zoning ordinances divide the community into areas for residential, commercial, industrial, and agricultural type uses. Though statutorily required to promote the public welfare, zoning districts have often ignored basic health and safety standards. Areas have been zoned for agricultural or low density residential uses just waiting for an application to rezone to some other use without any real guidelines. Applications for commercial or industrial use may receive quick approval in hopes of an enhanced tax base. But this is not defensible as promoting the public health and safety or general welfare, and it sorrowfully discredits the control system.

Additional attention must be given to the natural physical limitations of the land and the importance of community identity in the designation of zoning districts. Much of the land in Warren County may be classified and typed as to its natural capacities. The impact of specific kinds of development on certain types of land may be identified. Those areas which are unsuitable for specific development may be zoned for a use which has no or minimal impact. Areas particularly suitable for a certain type of development might be exclusively zoned for such use. One such example might be high class agricultural soils.

Such a designation might be utilized with actual use property taxation to encourage a vital agricultural economy for some areas.



The "feeling" of open land

village scale  
and neighborhood  
associations

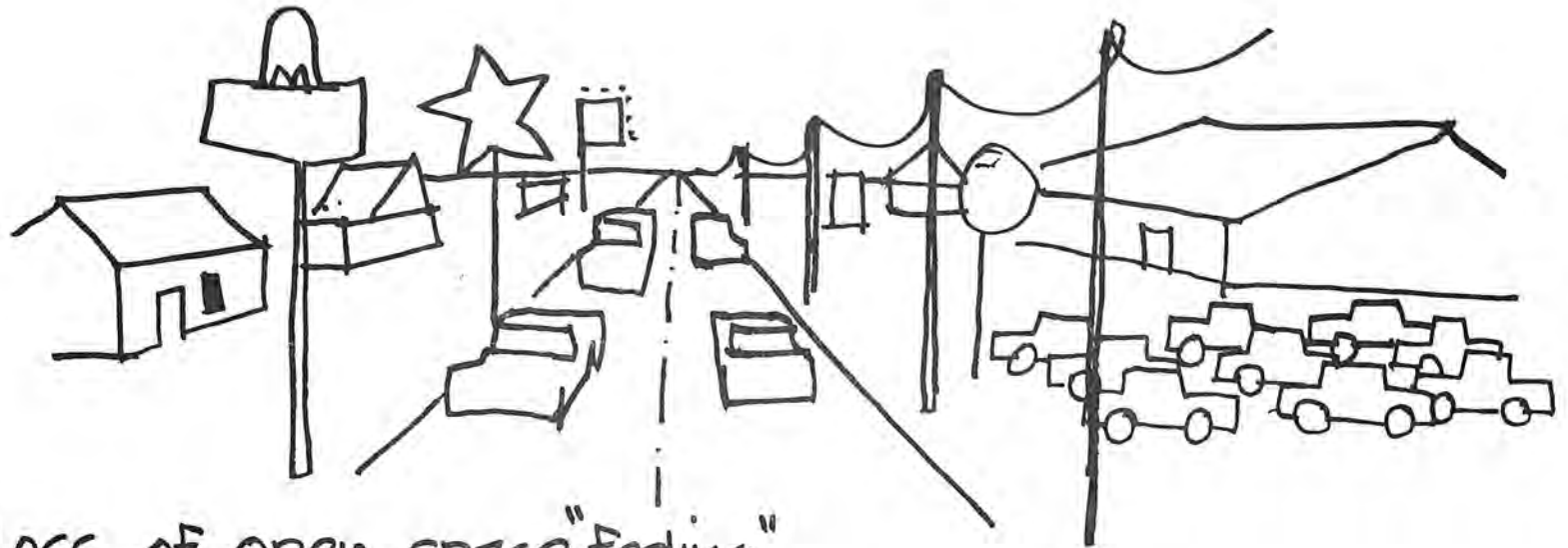


THE DESIRED REALITY

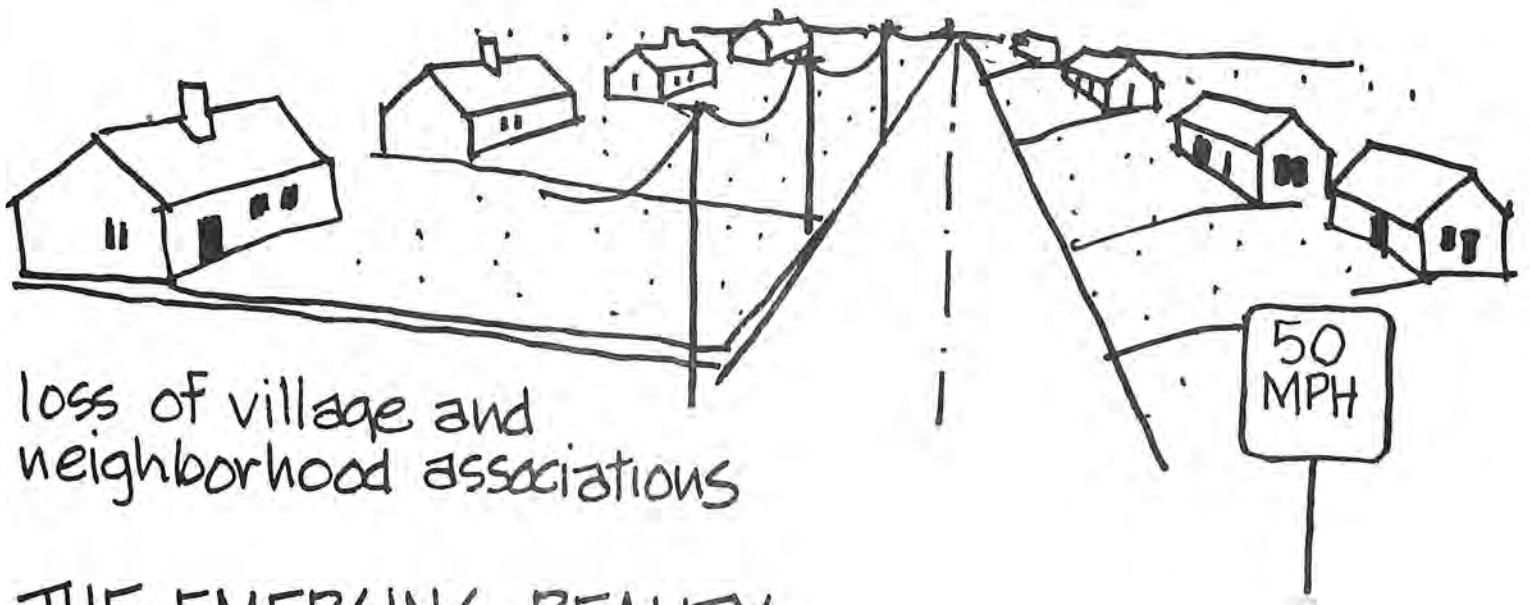
## DESIGN AND DEVELOPMENT GUIDELINES

The best "FIT" in Warren County may often occur in the existing towns and cities - where there is much under-utilized, bypassed and vacant land. These existing partially-urbanized areas offer the best existing services. Such neighborhoods can actually be improved and made more interesting and more convenient by adding additional housing, schools, parks, and stores. Also, the existing rural physical environment of the county will not be disturbed.

To retain a more rural character, houses should not be built facing main roads. Instead, they should be screened from the traffic, and should be clustered, encouraging "village" character and qualities in new residential development.



loss of open space "feeling"



loss of village and neighborhood associations

THE EMERGING REALITY



## Economic/Fiscal Concept

A major consideration in effectively planning for the future form of Warren County, and to effecuate strategies and programs that will guide the future of the County, is the ability to identify the economic and fiscal implications of policy decisions and to determine a fiscal framework within which such decisions can be carried out. Adequate attention to economic considerations and to the design of fiscal strategies and programs can also serve a vital input to the finalization of physical strategies and plans.

The economic/fiscal concept underlying the recommendation contained herein, are considered as basic to public actions regarding the future and form of Warren County. As in corporate planning in the private sector, the tools and approaches of economic analysis and fiscal planning should be an intregal part of the planning and decision making process at all jurisdictional levels in Warren County.

# STATE / REGIONAL

State/regional-county economic fiscal strategies concerning land use development and implementation strategies should probably best focus on the following areas:

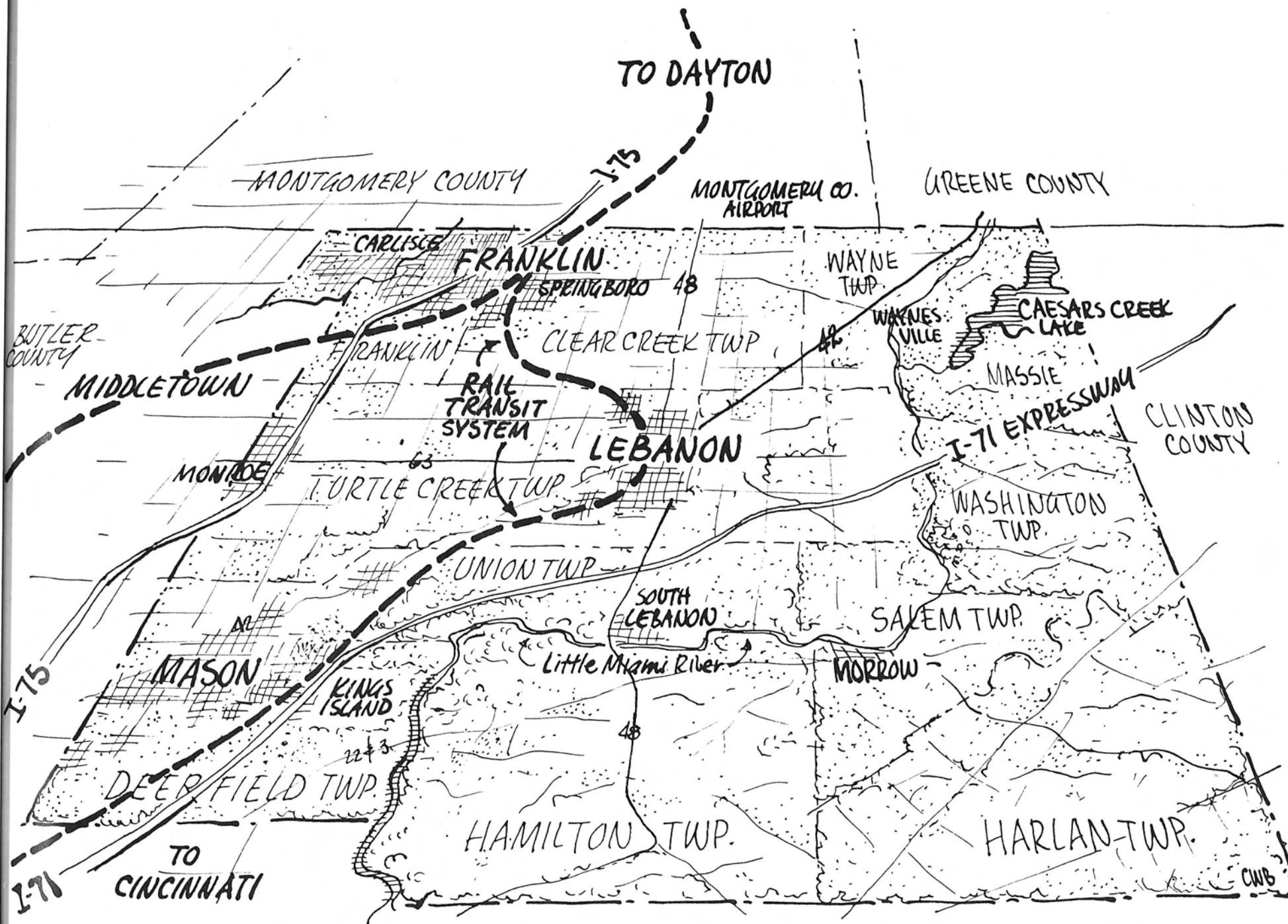
1. State Tax Policies
2. Special Purpose Taxes
3. Facilities, locations, development and operations
4. Super regional activity financing.

As a major consideration in the process by which the County can organize its systems to maximize its resources for meeting the needs of its present and future citizens, will be the ability of the County and its various jurisdictions to deal effectively with economic/fiscal problems and opportunities. In order to do this it is first necessary to identify at what jurisdictional and decision making levels certain tools and approaches can best be applied.

A number of economic/fiscal policies and operations are outside of the direct control of the County or its jurisdictions. These economic/fiscal considerations rest with the federal government, the state government or with regional agencies. It is, therefore, incumbent that the County position itself so that it can be aware of the nature of these considerations and be in a position to influence economic and fiscal decisions that effect the County and its jurisdiction.

In terms of state tax policies, the County should develop strategies for influencing both the formulation and administration of state tax policies which affect the future development of the County or its constituent parts. Assessments should be made of the effect of all general taxes and their administration and particularly the earnings tax, the income tax and other actions which affect the economic base such as the recent legislation affecting agricultural lands.

In many instances new selective special purpose taxes may be required to effectively service property or citizens in selected areas of the County - the County should be in a position to identify the scope of such requirements, and the positions of where and how such levies might be imposed, and be prepared to use such information in influencing decisions for permissive legislation.



TO DAYTON

MONTGOMERY COUNTY

MONTGOMERY CO. AIRPORT

GREENE COUNTY

BUTLER COUNTY

WAYNE TWP

WAYNESVILLE

CAESARS CREEK LAKE

MASSIE

I-71 EXPRESSWAY

CLINTON COUNTY

MIDDLETOWN

RAIL TRANSIT SYSTEM

LEBANON

MONROE

TURTLE CREEK TWP

WASHINGTON TWP

UNION TWP

SOUTH LEBANON

SALEM TWP

Little Miami River

MORROW

MASON

KINGS ISLAND

DEERFIELD TWP

HAMILTON TWP

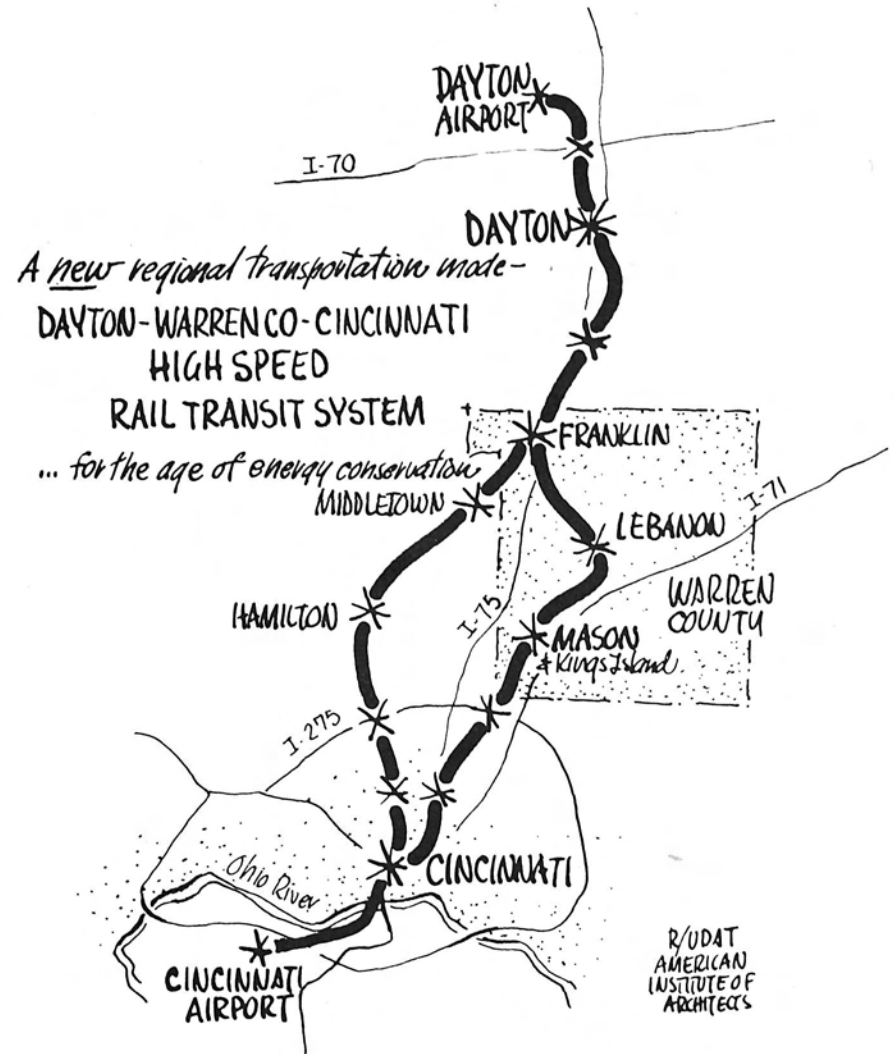
HARLAN TWP

TO CINCINNATI

CWB

Facilities location, development and operations have a decided economical/fiscal affect. For example, location of state institutions or facilities in the County may be desirable or undesirable from an economic/fiscal point of view. Jobs created, earning taxes generated and attractiveness for other related private sector activities may or may not outweigh the loss or potential loss of real property rateables. The County should be in a position to properly evaluate these implications. Similarly, such as in the case with the Ceasar's Creek project, assessments should be made of operating and management requirements in order to obtain full assurances that the County or its jurisdictions will not have to assume such costs because of necessity.

The County should also be prepared to identify in economic/fiscal terms the effects of regional agencies activities on the County. The institution of a regional mass transportation system between Dayton and Cincinnati, for example, may or may not be of economic/fiscal benefit to Warren County and the degree of participation might well be determined on such a basis.



# COUNTY

Because of the way the County is organized, and because of the wide differences within Warren County as illustrated in preceding sections of this report, the County does and should continue to play a variety of roles in setting the framework for the future and providing the mechanisms to insure the goals and objectives of all of the residents are met. In order to insure that development policy decisions are made at the most appropriate level within the County, i.e., either at the County level or at the township or other jurisdictional level, the R/UDAT team suggests that the County perform and carry out those planning and service delivery functions related to change that it is best suited to perform. In our opinion these functions are:

1. Determine generalized future land use form for the County as a framework for implementing action by other jurisdictions in the County.
2. Establish performance standards which would govern specific land use decisions of other jurisdictions within the County.

3. Establish mechanisms for the delivery of selected services to those strategic areas of the County that will enhance future opportunities or meet service needs.
4. Perform other functions related to overall county growth and other policy requirements.

Natural Resource Lands would be designated using such criteria as the degree and amount of contiguous environmental features; natural features, topography and similar criteria. Development in such zones could be carried out only on a limited recreational purposes or for extremely low density residential purposes.

Discretionary Lands would be designated as those lands that did not meet the criteria of either of the two above categories. They would be subject to decision of other jurisdiction of the County in which they lie as to their suitability for development, for natural resource retention, or for maintenance in their present state.

#### PHYSICAL - LAND ZONES

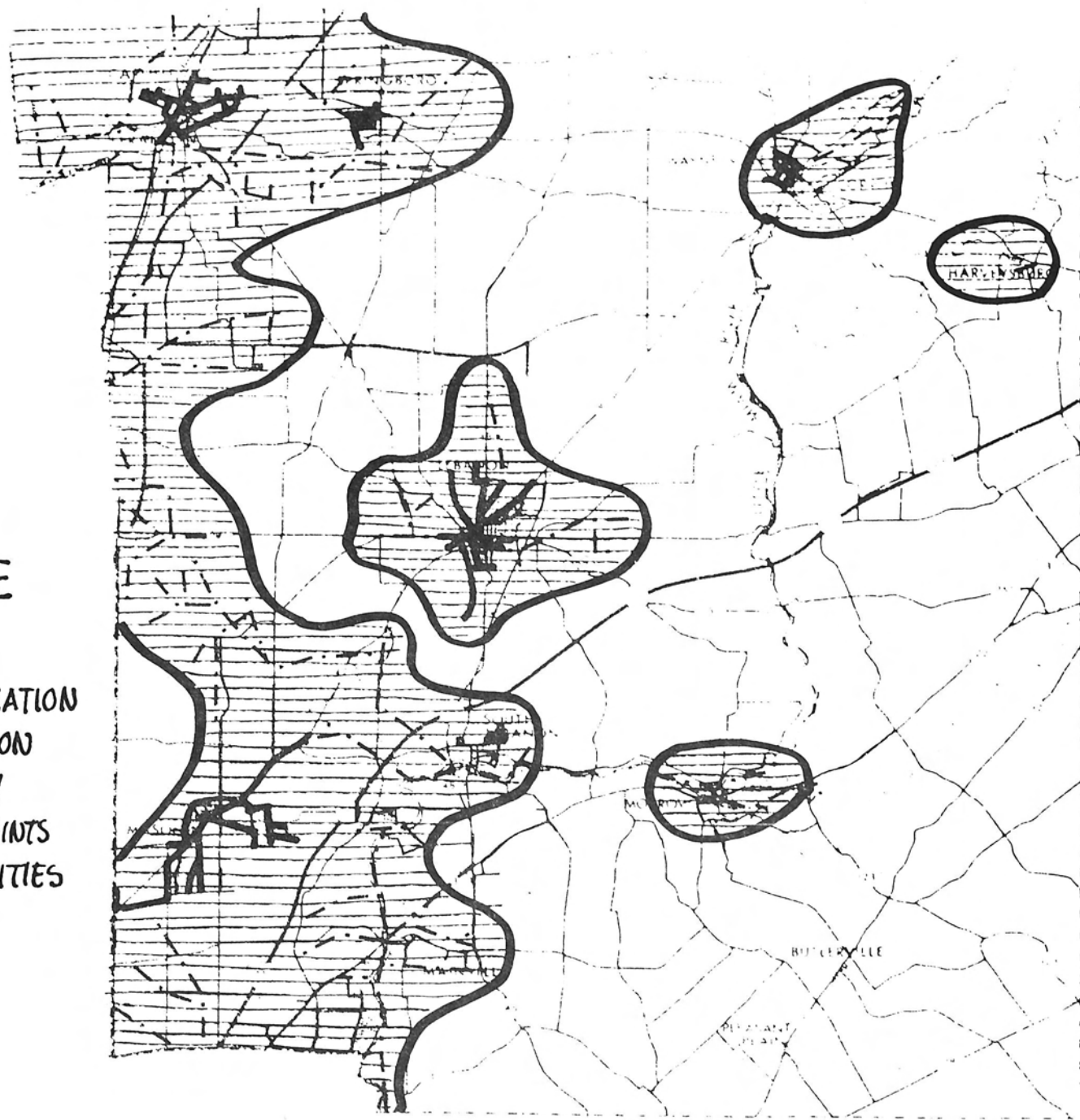
The concept of establishing generalized land use forms rather than specific land uses, generally associated with zoning activities is a new concept for Warren County, but not dissimilar to that used in other jurisdictions, Hawaii for example. Under this concept, the County would delineate three types of land form zones: (1) Urban Lands, (2) Natural Resource Lands and (3) Discretionary Lands.

Urban Lands would be designated on criteria that would take into consideration such factors as the degree and amount of existing urbanization, proximity to developed land, existing pressure for development, land assemblage, topography, soil conditions, and like criteria. Such zones would be prime candidates for the extension or development of County sponsored utilities, roads and urban services.



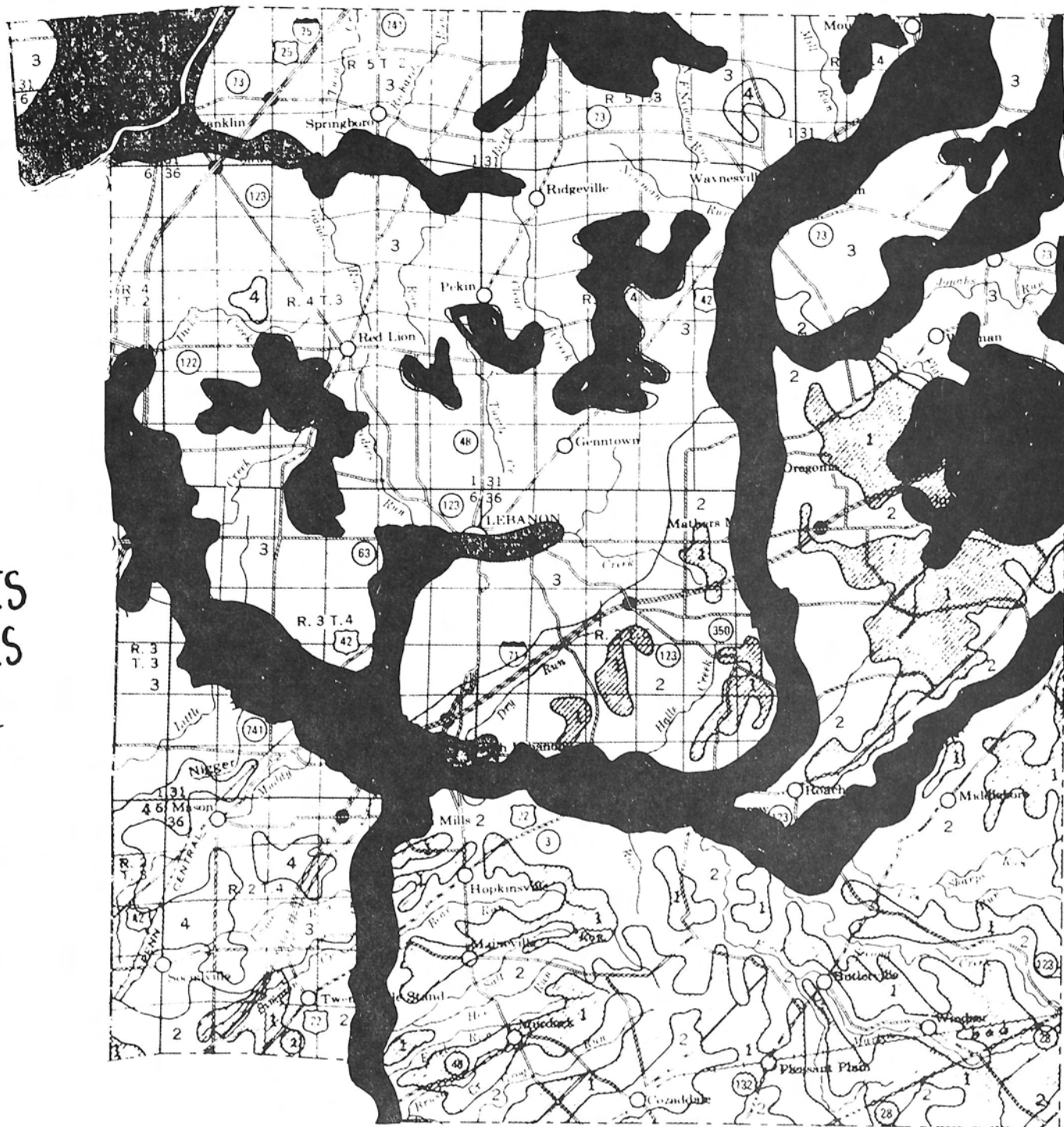
# URBAN STRUCTURE

EXISTING URBANIZATION  
TRANSPORTATION  
ACCESSIBILITY  
PHYSICAL CONSTRAINTS  
PROXIMITY TO UTILITIES

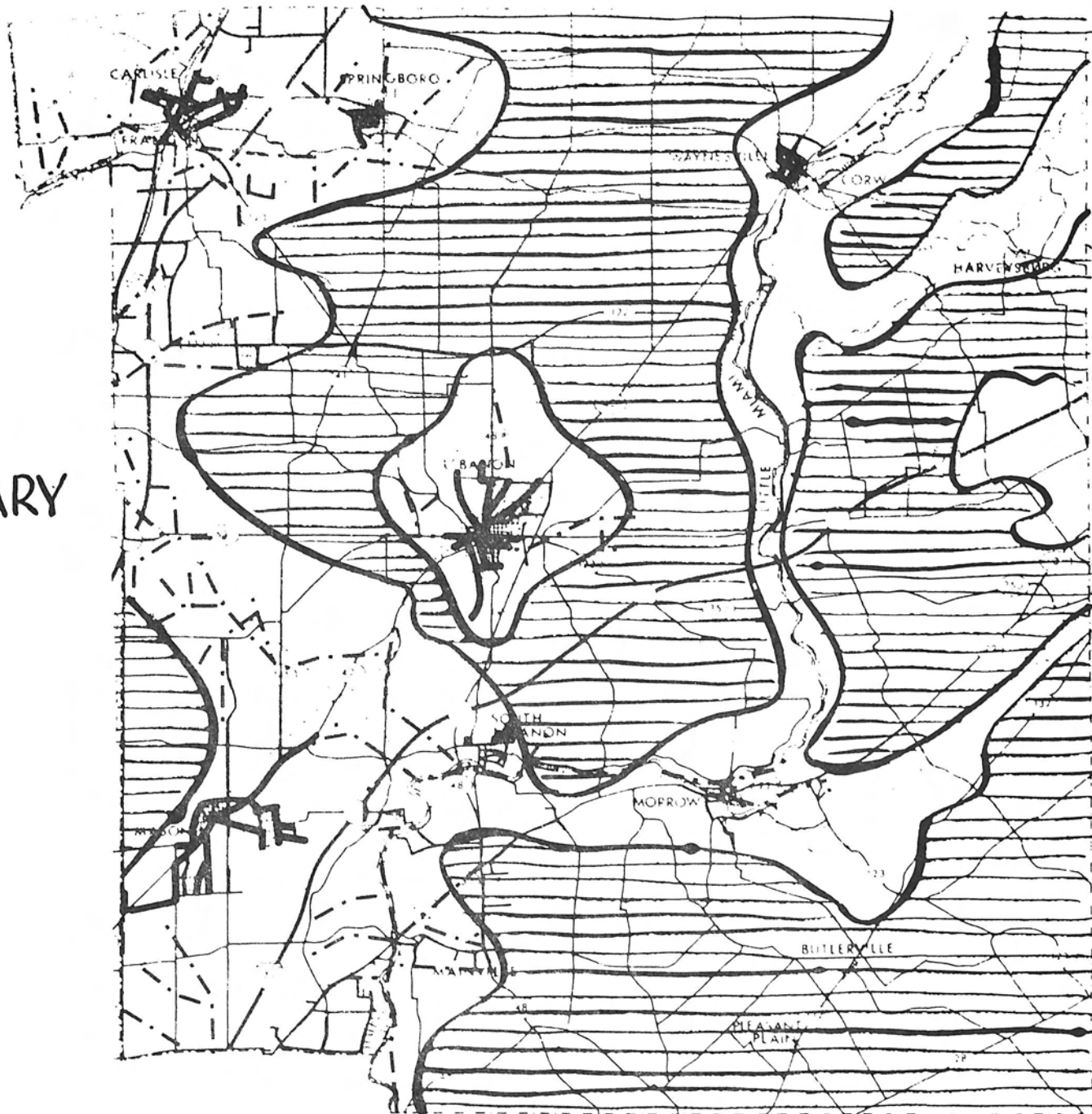


# NATURAL RESOURCES CORRIDORS

AGRICULTURE  
WOODLAND  
WILDLIFE  
AMENITY  
RECREATION



DISCRETIONARY  
LANDS



#### DEVELOPMENT CONCERNS

1. The need for water resources on the part of industrial and residential development is likely to be in direct conflict with residential development using septic tanks especially in the Little Miami River valley. It is therefore necessary to isolate sources of contamination from ground water resources.
2. Little of the entire county provides areas suitable for residential areas with septic tanks. This points to the need for clustering of homes to allow the economic viability of sewer.
3. Further development is to be integrated into the existing rural fabric in a way so as to enhance and augment its rural character.

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With a view to accomplishing the above, the following physical and design performance standards are illustrative.

#### PERFORMANCE STANDARDS (ILLUSTRATIVE)

##### Areas upstream from ground water resources:

1. No run off from polluted hard surfaces of development shall run off to areas down stream without adequate effluent treatment to insure water quality.
2. No septic tanks are permitted in the above areas.

##### Erodible Areas:

1. Where slopes are consistently between 5-10%, soils are shallow (less than 18") and moderately erodible, no more than 50% of any site area shall be disturbed. Adequate methods of ground cover establishment, sediment entrapment to insure minimum erosion, especially during construction.
2. Where slopes exceed 10% and soils are severely erodible disturbed area in a given site shall not exceed 15%. All means possible shall be used to minimize erosion.

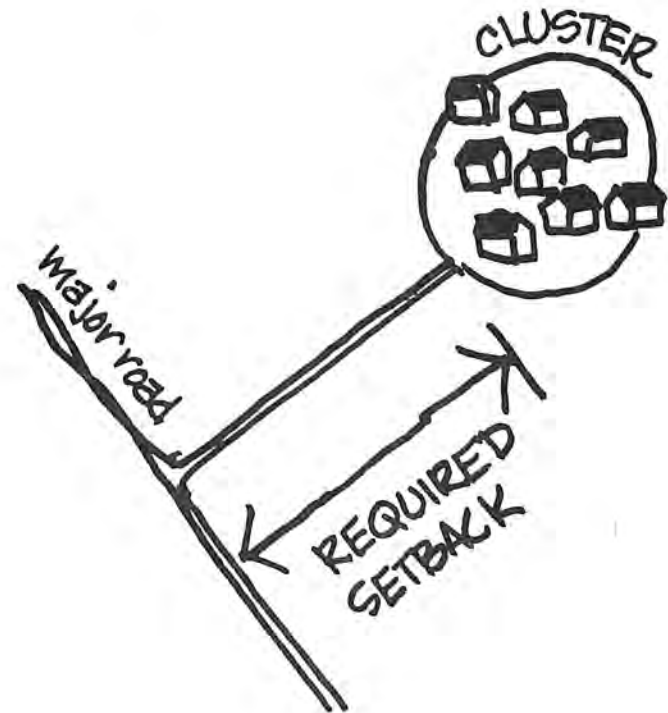
##### Areas of poor drainage:

1. No septic tanks shall be used where percolation test indicate that the site area is incapable of absorbing outflow under average efficiency conditions.
2. Tile field drainage shall be used to avoid ponding in extensive flat areas surrounding major development.

PERFORMANCE DESIGN STANDARDS ILLUSTRATIVE

● Single residential development shall be a minimum of 200 feet from the public road except where vegetation and/or screening is introduced to enhance the rural character. Where screening is provided a minimum distance of 100 feet is required. ●

● No industrial or multi-unit residential development shall be within 300 feet from the road.





EXISTING  
STRIP  
DEVELOPMENT

The diagram shows a road with two parallel lines. On both sides of the road, there is a continuous, dense row of small house icons, representing a strip development.

Loss of  
open space  
feeling



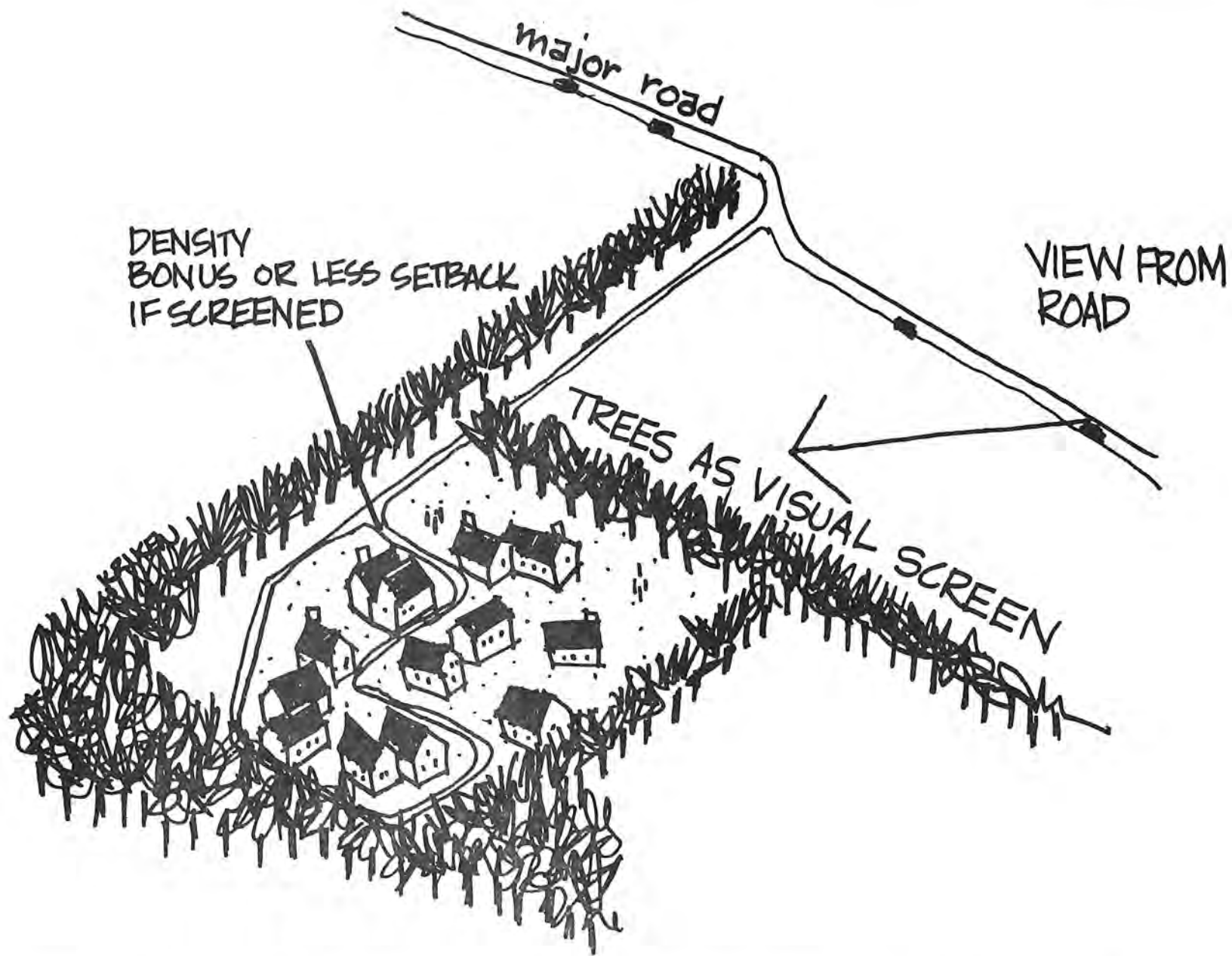
PROPOSED  
CLUSTER  
DEVELOPMENT

The diagram shows a road with two parallel lines. Instead of a continuous row of houses, there are two distinct clusters of house icons. One cluster is located above the road and the other is below it. Lines connect the text 'PROPOSED CLUSTER DEVELOPMENT' to these two clusters.

maintains  
open space  
feeling

● Multi-unit residential development shall be allowed higher densities where larger areas of open space are provided.





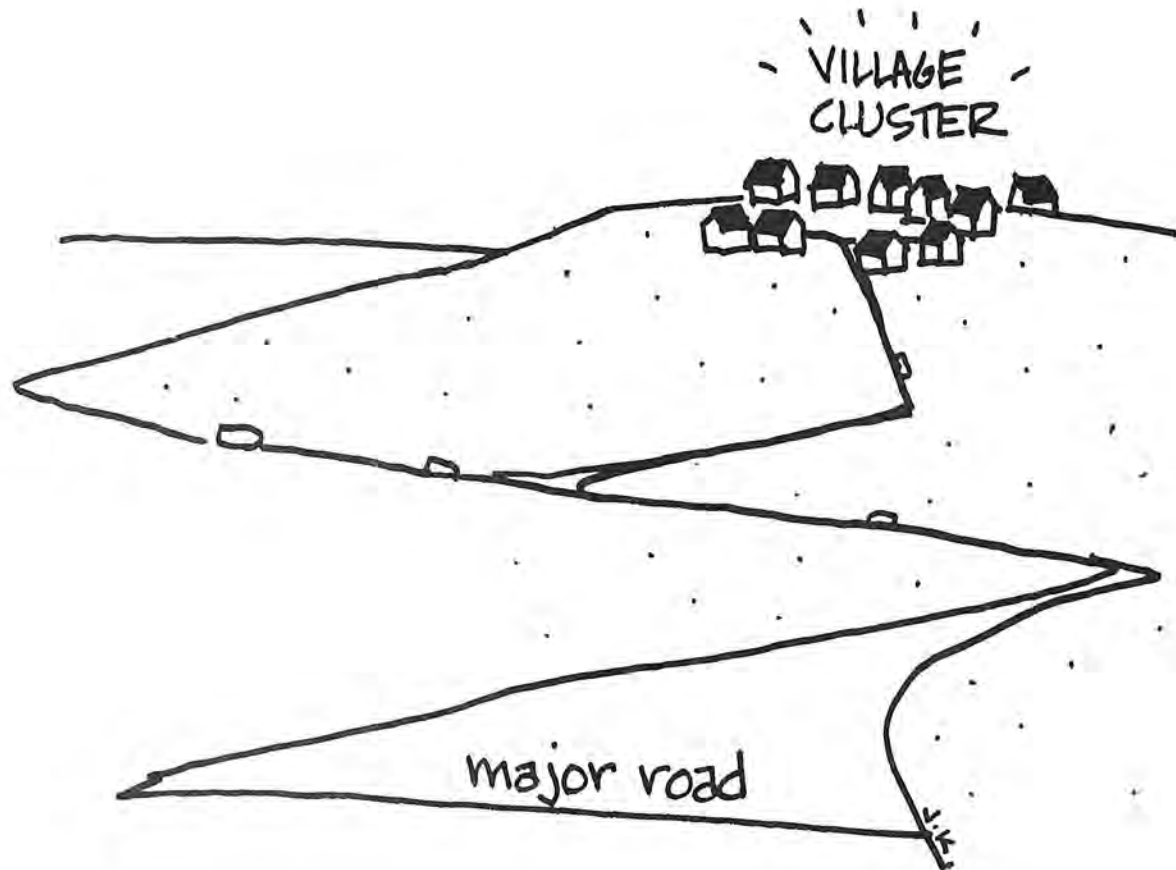
● All industrial development shall be provided with complete screening from the public road with vegetation and/or suitable earth works.

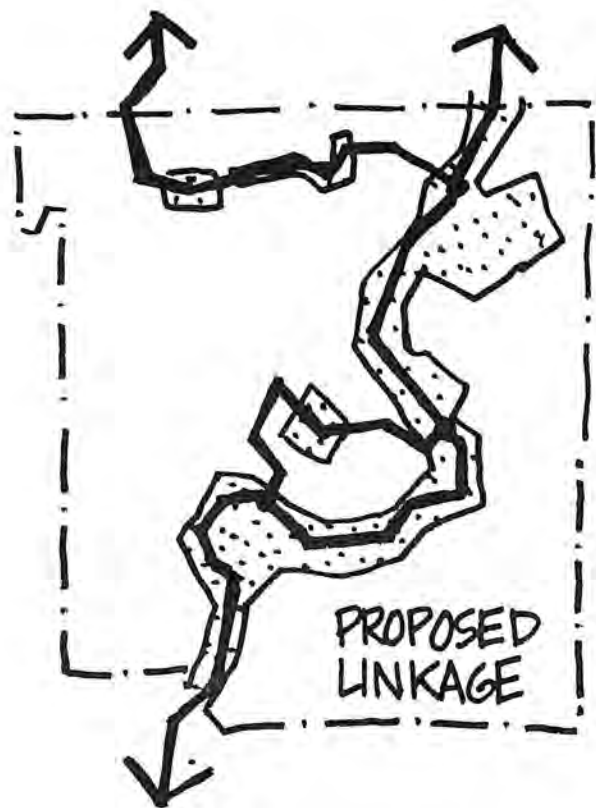
● Multi-unit residential development shall provide screening in harmony with the rural character.

● Profiles of buildings within 300 feet of road shall be dictated by sight lines from the road.

● No ridge top development shall be allowed in scenic areas.

● All utility lines shall be underground.





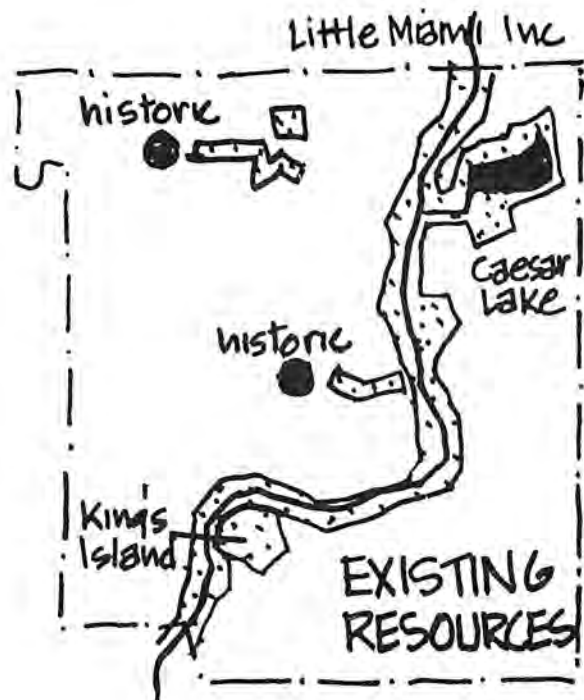
#### EXISTING AMENITY ORGANIZATION

The amenity and historical resources of Warren County have been seen to provide opportunities for further development and more diverse utilization.

Certain factors mitigate against their utilization.

1. There has been little development of access to facilities that would facilitate their use. Launching and docking facilities would assist canoes. A continuous semi-wilderness trail with rest and/or camping facilities would further extend utility.
2. Where recreational facilities are created there is a need for adequate management and supervision of facilities to optimize utilization and minimize abuses.
3. As currently perceived the many natural amenities and historical features of Warren County lack identity and cohesion. A structure providing for access and support facilities can assist in their popularization.

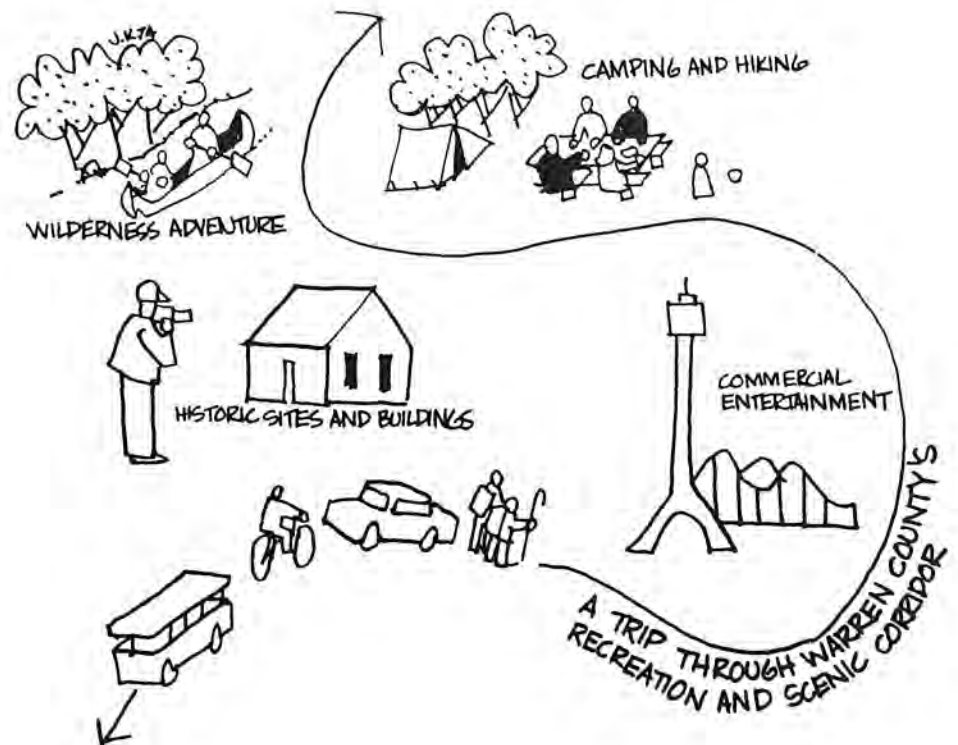
Locations of more intensive recreation, for example around areas of historic interest, need specific land use regulation and environmental protection management.



## RECREATIONAL AND SCENIC CORRIDORS

A unique coincidence of natural amenities and historical interest points provide opportunities for consolidating the recreational potential of Warren County. Throughout the length the Little Miami River and some of its major tributaries such as Todds Fork there is an exceptional combination of steep wooded valley sides, free flowing water and wildlife habitat. Added to these natural features is a string of historical sites within the valleys.

The linking of these recreational interests by trails, selected vehicular access and provision of convenience facilities, could provide the structure for a "Recreational and Scenic Corridor" as well as the additional character to form a recognizable image.



## SERVICE DISTRICTS

A major function to be performed at the County level is the formation of special service districts to carry out selected functions to either carry out policies with respect to urban form guidance or to provide necessary services to selected areas of the county. These districts would generally fall into two categories.

Some districts would be designed to bring delivery services into the Urban Lands area in order to sustain the policies of urban form and to direct development. These districts would be principally concerned with utility services, water and sewer. Such districts to be formed would probably utilize existing systems as a nucleus.

Other districts would be designed to provide various types of services to areas where such services are lacking or where services provided by other jurisdictions are deficient and cannot be supported locally. Such districts might provide such services as police protection in selected areas, health care service, and others as might be appropriate.

COUNTY  
ECONOMIC/FISCAL

In terms of overall County Development and land use considerations, the County should devise fiscal strategies and programs that would come to grips with a number of areas that will affect the future of the County's form and development. These are:

1. Service Districts
2. Economic Development Coordination and Resource Management
3. Taxation Policy

A number of service districts might be established to provide the most effective services, by varying types, to homogeneous areas of the County. Types of service districts that might be established could include:

1. Utility districts to provide adequate sewer and water services to those areas where it is known that high density or urban types of development will occur.
2. Service districts which would provide specialized services in areas where there is a special need to service a particular population (e.g: police districts, health care districts, etc.).
3. Special purpose districts overlapping jurisdictional boundaries (e.g: development districts, recreational districts, etc.).

County economic/fiscal activities here would be directed toward identifying factors applying to such districts as considerations of coverage and population served; overall fiscal requirements, capital financing methods and operations financing; pay back methods such as user charges, tax rates, etc., and, cost/benefit considerations.

Examples of where such districts might be formed using such economic fiscal tests, might include the Franklin-Turtlecreek area, the Mason-Deerfield area and the Lebanon-S. Lebanon area with respect to utility districts; eastern portions of the County for police or recreation-conservation districts; or perhaps historic districts, in the case of special purpose districts.

Economic Development Coordination and Resource Management is another area where the County should provide economic/fiscal underpinings in terms of strategy, plans and programs. Activities in this area would cover consideration of coordinating activities between the county and its jurisdictions; developing county tax policy re: new economic development projects; assisting in financing or obtaining financing for such projects as well as identifying state or other incentive programs for such projects. In addition, the County should position itself to be able to evaluate economic/fiscal implications of resource management and devise appropriate strategies and fiscal policies and programs to assist the County in its jurisdictions to encourage the use of resources such as extractive materials, timber and



agriculture and to effectuate resources preservation where desirable.

In terms of tax policy, the County should carry out continuous evaluations and take such steps as necessary in its economic/fiscal strategies to insure that sufficient funds are available to provide basic services and that services offered to only limited areas for limited purposes are not a detriment to the overall County tax base.

## COUNTY-POLITICAL INSTITUTION

Comprehensive planning in Warren County is carried out at the county level for the unincorporated areas by the regional-county planning agency. Within incorporated municipalities, a municipal planning agency may be established. As a regional-county planning agency as opposed to simply a county agency, this body provides for cooperation between the county and the incorporated areas therein.

As a broader based entity, this planning agency is able to address all regions of the county. In cooperation with the municipalities of the county, it may determine those areas most suitable for further urbanization and development.

Those areas with some county-wide importance, or perhaps greater, may also be delineated. This may include areas with important natural resources which needs to be preserved, or any area presenting significant hazards to intense development. Scenic, recreational, and agriculturally desirable areas might also be generally identified in this process.

Other remaining portions of the county may require less stringent consideration and detailed analysis. Exercise of land-use control powers and application of other county policies may be left more to the discretion of the various actors involved.

The county also has the control over sanitary and water districts established. The county also has the control over sanitary and water districts established as special districts for those services. With such county-wide or regional type scope of authority, the county may establish public facility policies for further shaping of urban development centers. Providing services attracts development and ensures a high quality development, while consciously not constructing those facilities may discourage development in non-desirable areas.

The county may also influence the character of the urban development through the design and location of its public facilities. It may encourage use of clustered or planned unit development to ensure the village or rural character of new urban development.

Its exercise of the planned unit development concept or aggressive subdivision policies may also help. Exactions of open space might assist in creating buffers for new development to create more of the village atmosphere.

# TOWNSHIP/LOCAL

## PHYSICAL ACTIVITIES

As discussed in a previous portion of this report, while Warren County should take the lead in establishing broad land classifications for the County, and in setting regulatory performance standards within each classification, responsibility for specific land use decisions within those guidelines should rest with the Townships or other organized municipal corporations. Local zoning ordinances should be uniformly modified to reflect this distinction between meeting standards set by the county and the task of preparing a detailed zoning map of site specific land uses, within the broad land categories designated by the county. Subdivision regulations and other instruments of land use control should be promulgated by these jurisdictions who will be responsible for their enforcement as well. Although some of this function might be staffed by the County the basic locus for such decisions would emanate and rest with these jurisdictions.

A number of other land use control devices are available to townships and municipal corporations. These are detailed in the subsequent portion of the text entitled Land Use Controls.

## LAND USE CONTROL

The major land use control devices employed at the local level to physically shape development in a community are zoning, subdivision, building code, and sanitary district regulations. A building code has only a very limited control in its setting of basic structural requirements for new development. Sanitary regulations may be enforced by municipalities or by a general health district. These regulations establish basic standards for installation and operation of on site septic systems.

Zoning and subdivision regulations are the two basic tools available to local communities controlling development. Zoning may be exercised by the county itself or by the other local jurisdictions. Subdivision control is restricted to the county and incorporated municipalities plus an extended control three miles from their borders.

A zoning ordinance is composed of two parts -- a text plus a land-use map. The text establishes certain types of districts and provides for administration of the ordinance and other matters. The map is the actual locating of the defined districts in relationship to the various parcels of property in the county. This designation may be on a land capability basis, on a public facility availability basis, transit availability basis, or other planning basis related to the public welfare. The designation may severely restrict present development or might provide a procedure whereby development will be allowed if certain specified conditions are met.

Zoning may also be used to facilitate creation of a community identity. Preservation of a rural atmosphere or village character of development may be obtained by judicious use of flexible zoning techniques. This would include application of clustering provisions, incentive bonuses, open space exactions, and planned unit development techniques.

Clustering techniques provide for grouping together of dwelling units on a portion of a proposed development parcel leaving the remainder in open space. This does not necessarily increase the total density of the development. Greater undeveloped areas within the project allows for more flexibility in the site plan and creation of an open - village atmosphere.

Bonus provisions might be made available in certain instances in order to encourage development in a more desirable manner. Greater density of development may be offered as an incentive. This might relate to clustering provisions or to the provision of certain amenities. Development may be encouraged to tie into recreational systems or to relate in a specific manner to the character of the area.

Open space acquisition policies should be developed to require developer dedication of open space or school sites necessitated by the project. Fees might be accepted in lieu of such dedications or land exactions where desirable. Such acquisitions should relate to a park district system of public open space.

The greatest opportunity lies in use of the planned unit development (PUD) concept. PUD allows for designing of residential development through a more flexible site plan. Various housing types and non-residential facilities may be integrated to make the development relate inwards. A village character may be created through such a process.

Use of the PUD requires sophisticated administration and high degree of cooperation between the private and public sector. The PUD process needs greater refinement in the county and increased understanding of its limits and potentials.

The second major device available in the land control package are subdivision regulations. These are exercised by the county and municipalities only. They provide the basic mechanism for establishing project design in traditional developments. Exactions for open space or such are obtained through this process.

Subdivision enabling legislation provides some jurisdictional problems in exempting lots over five acres and subdivisions of less than six lots from control. While these deficiencies need to be corrected, other policies may be used to control such developments. Septic system control through sanitary regulations might prevent some such development. Other means and systems should be explored and pursued here.

## ECONOMIC/FISCAL STRATEGIES

In the development and conduct of economic/fiscal plans and strategies, the townships, cities and other jurisdictions of Warren County will play an important part. Three areas in which these jurisdictions will serve as the primary initiator of policies and strategies are:

### Local Tax Policy

Fiscal policies on local operations  
Special Projects

Activities in these areas may or may not be carried out with the assistance of the County serving as an advisor.

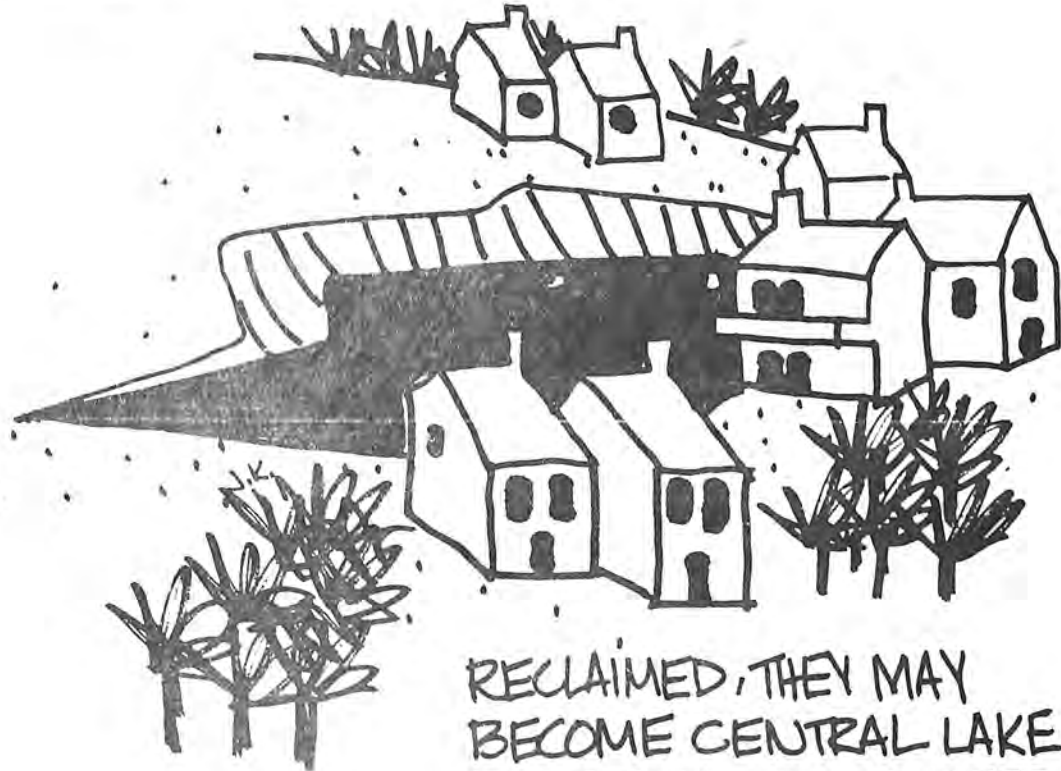
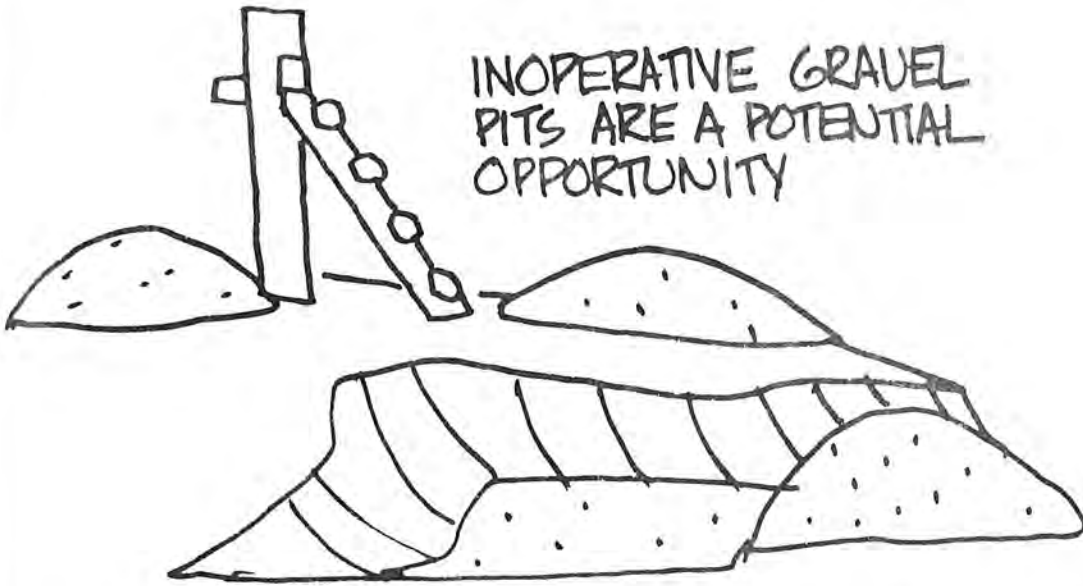
In terms of local tax policy, the townships and local jurisdictions would evaluate on a continuous basis the adequacy of these tax programs in terms of their sufficing to furnish basic services not otherwise provided and would utilize these results to seek such modifications from higher levels of government or to take such other actions as might be feasible.

Fiscal policies on local operations would be one of the bases for determination of continuation of services, merging with services affected by another government or establishing special districts particularly in the urbanizing portion of the County. Additional activities would include the testing of tax policies on opportunities for increased growth or diversification in the local economic base.

Special project economic/fiscal strategy, plan and program development would be concerned with approaches to such things as rehabilitation of commercial strips; reclamation and reuse of gravel pits; the creation of local historical zones and other similar projects that would be unique to local units.



INOPERATIVE GRAVEL  
PITS ARE A POTENTIAL  
OPPORTUNITY

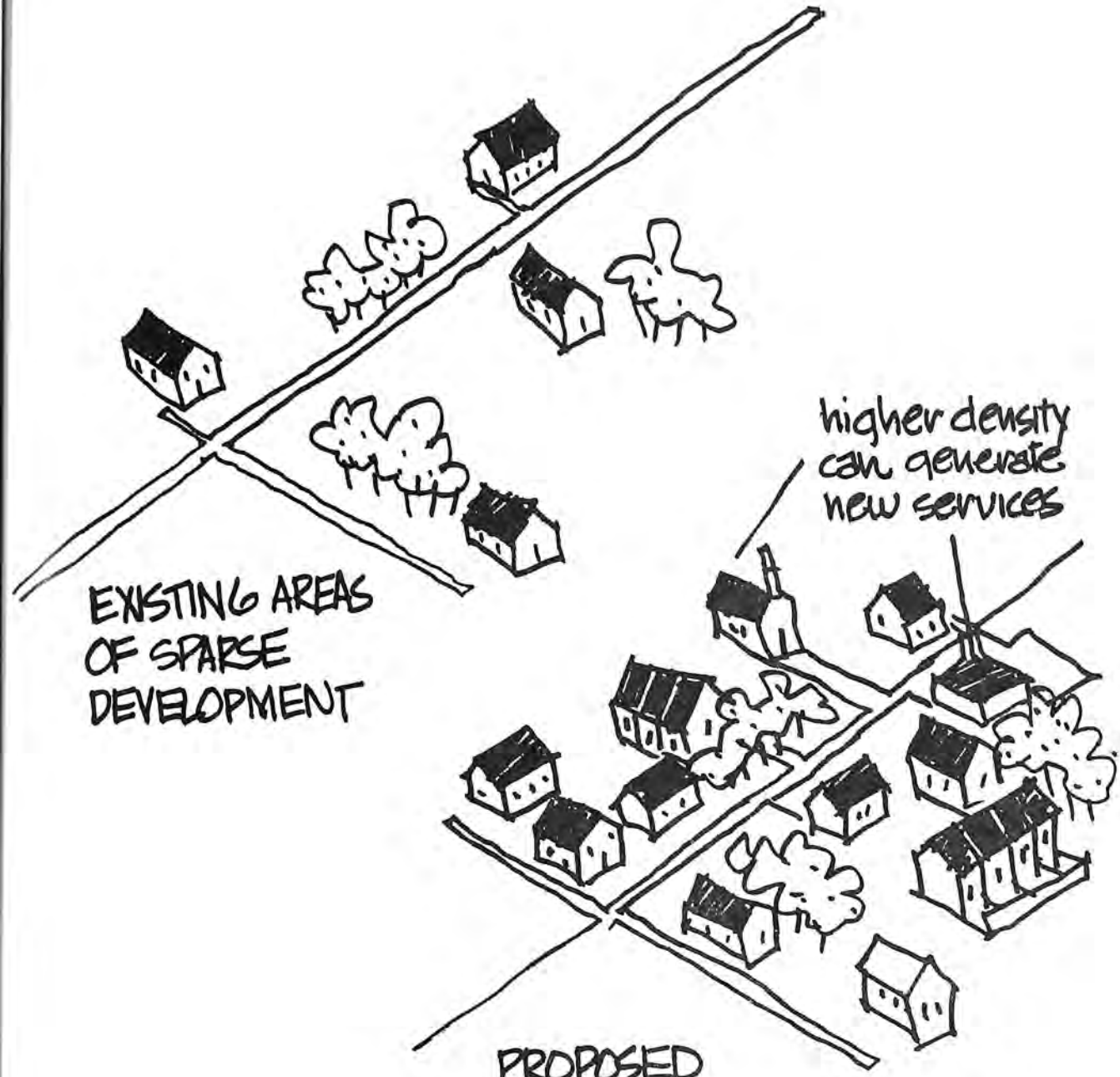


RECLAIMED, THEY MAY  
BECOME CENTRAL LAKE  
FEATURES FOR CLUSTER  
HOUSING.

EXISTING AREAS  
OF SPARSE  
DEVELOPMENT

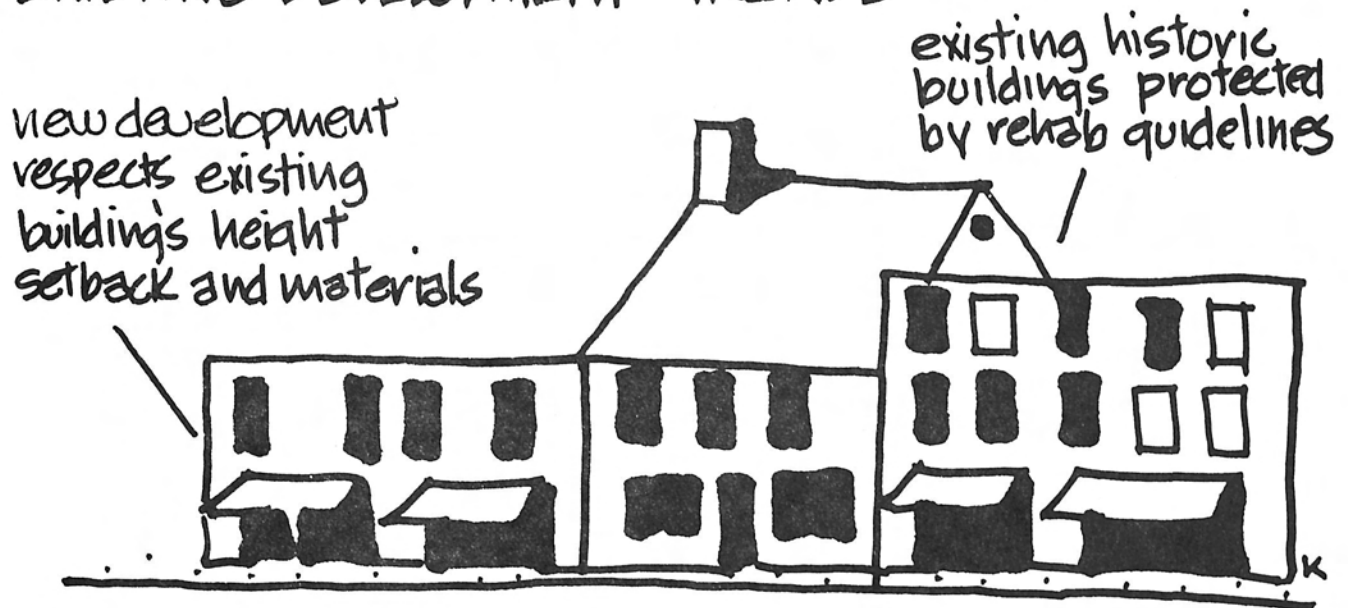
higher density  
can generate  
new services

PROPOSED  
INFILL



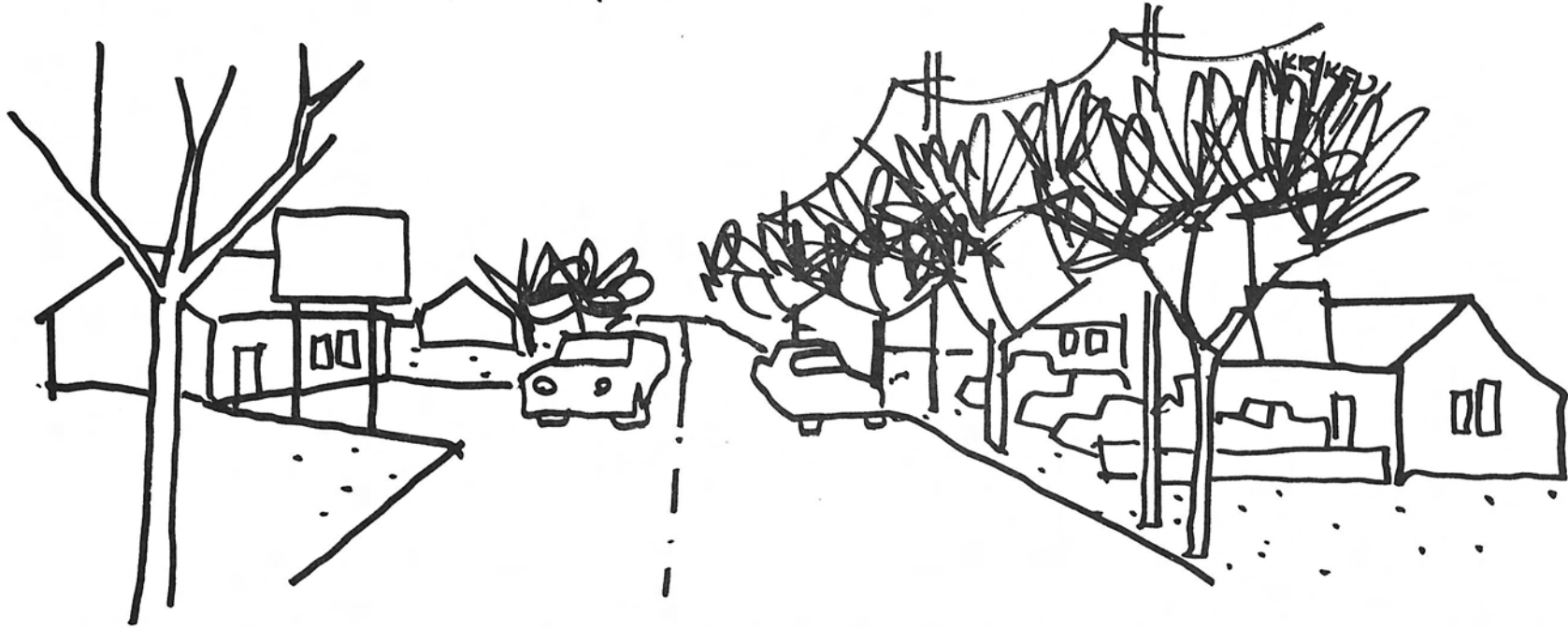
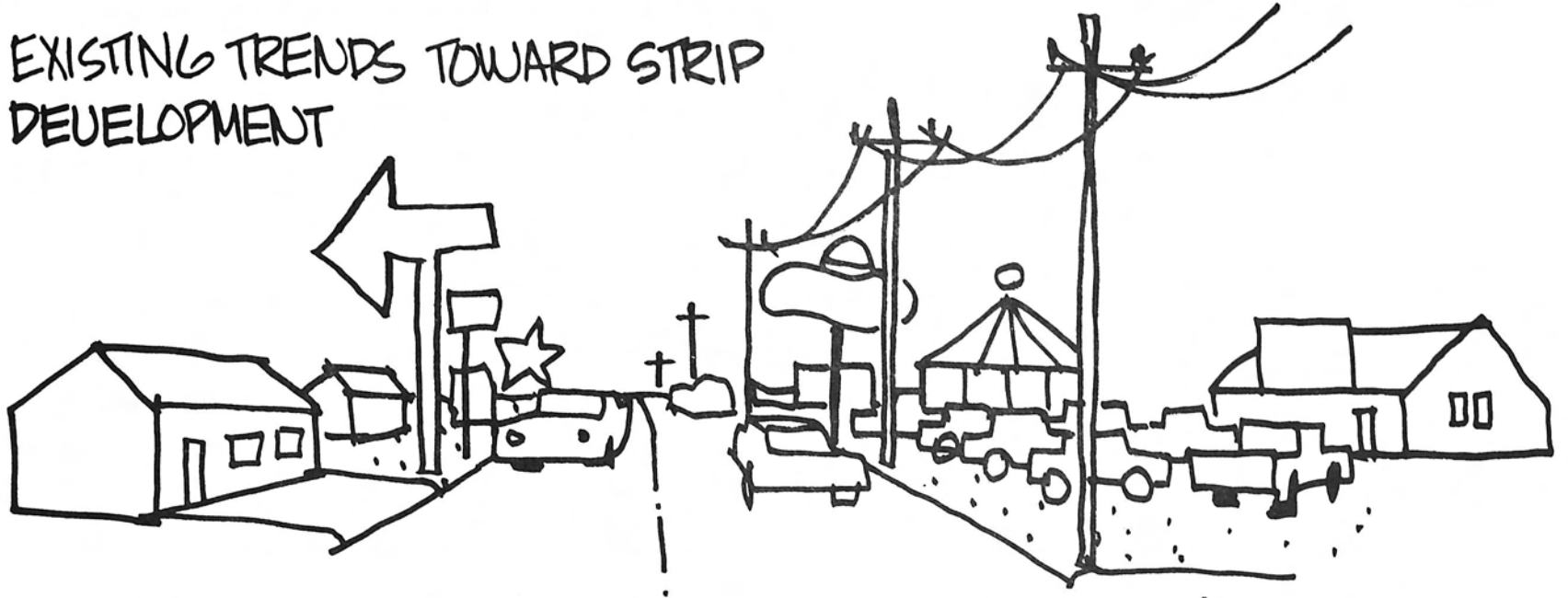


## EXISTING DEVELOPMENT TRENDS



## PROPOSED REHABILITATION OF DISTRICTS OR BUILDINGS OF HISTORIC INTEREST

EXISTING TRENDS TOWARD STRIP  
DEVELOPMENT

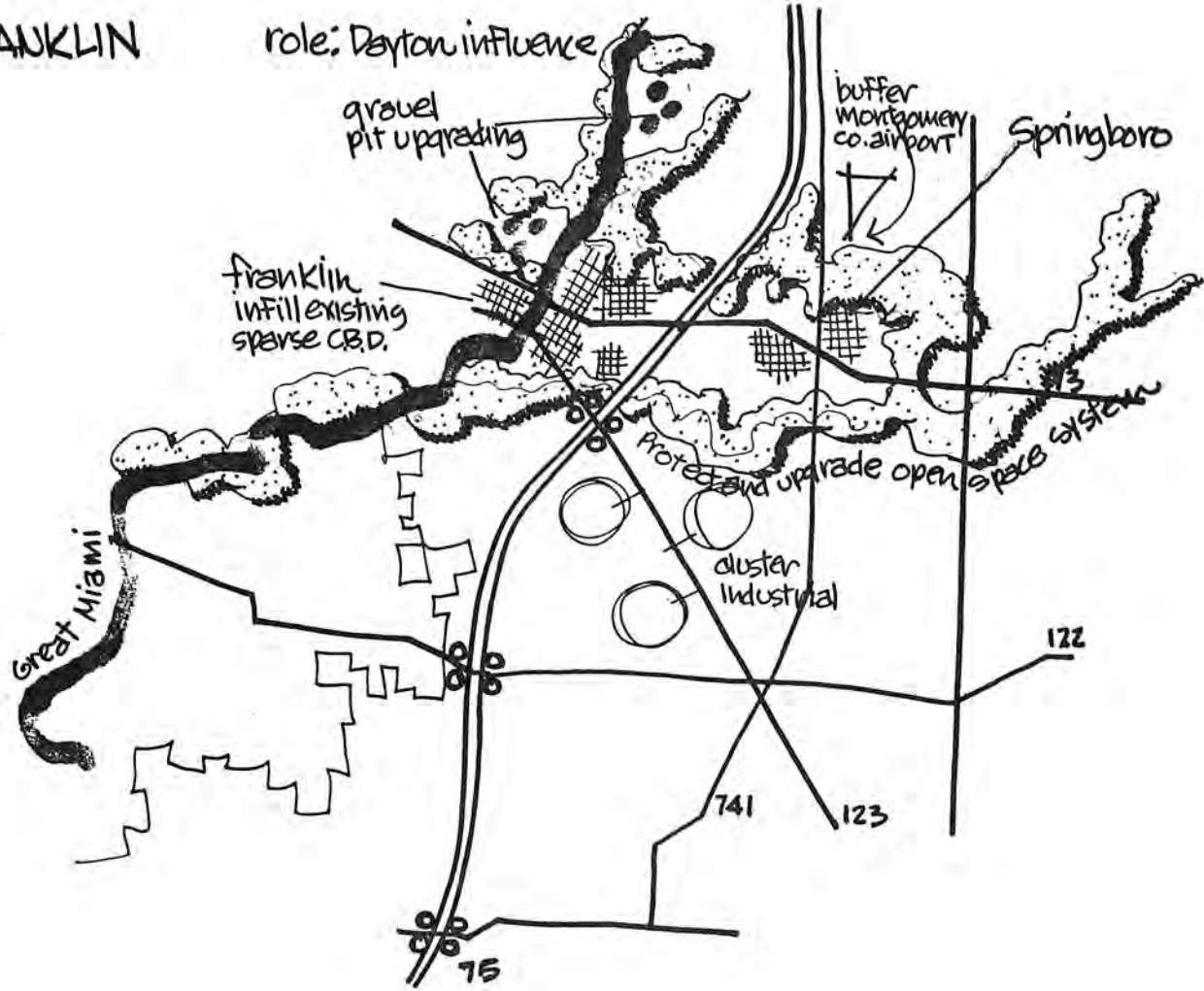


PROPOSED REHABILITATION BY MEANS OF LANDSCAPE, SCREENING  
AND SIGN CONTROLS

Although the County should exercise primary responsibility in structuring urban growth, urban form can also be directed at a smaller scale through specific land use controls and public activities. During the course of our analysis, the team reviewed the assets and constraints of various sections of the county and a number of incorporated communities. As a result of these preliminary analyses, a few recommendations for positive actions by these jurisdictions are diagrammed on the succeeding pages.

# FRANKLIN

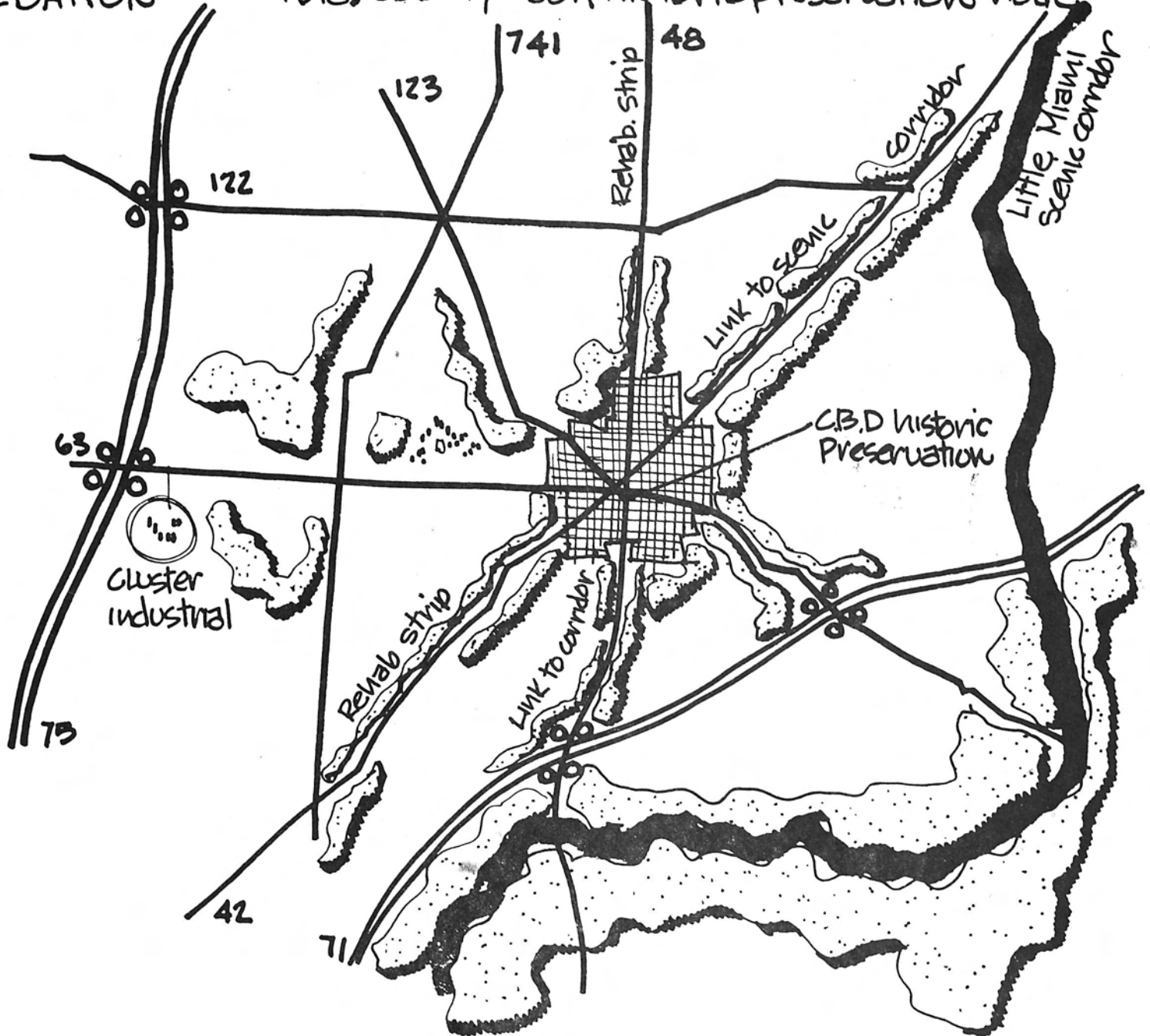
role: Dayton influence





LEBANON

role: county seat, historic preservation node

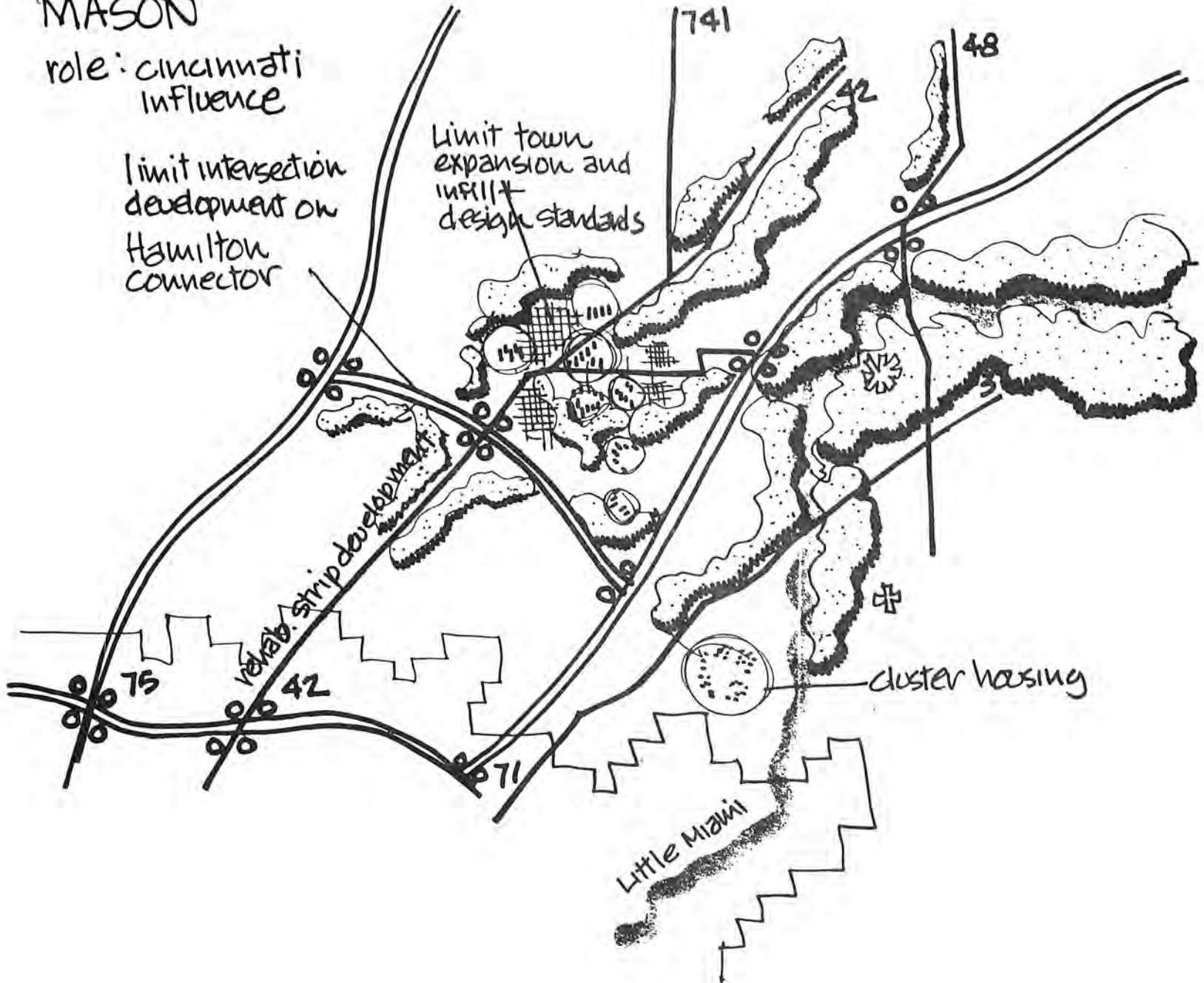


# MASON

role: Cincinnati  
influence

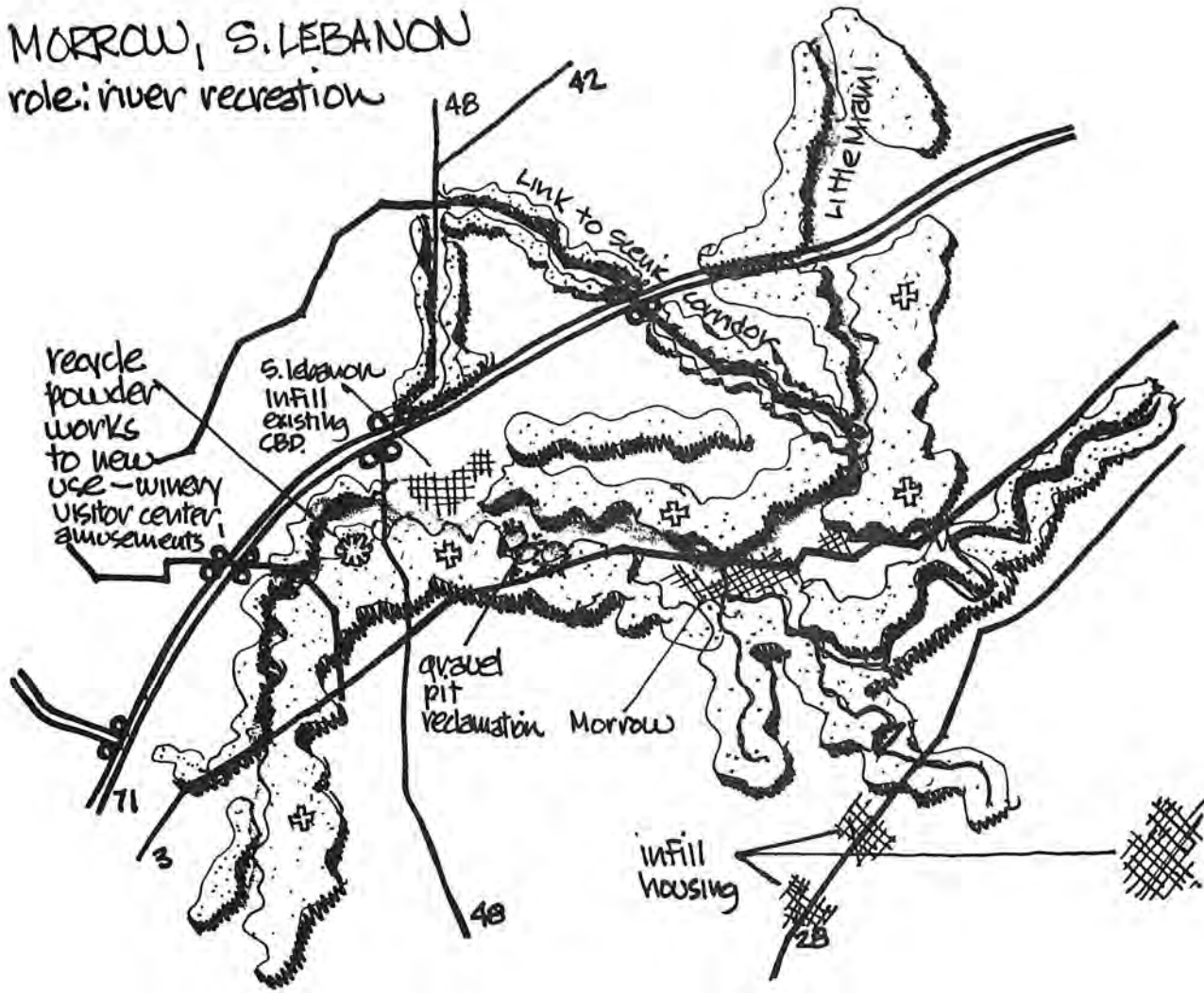
limit intersection  
development on  
Hamilton  
connector

Limit town  
expansion and  
infill  
design standards



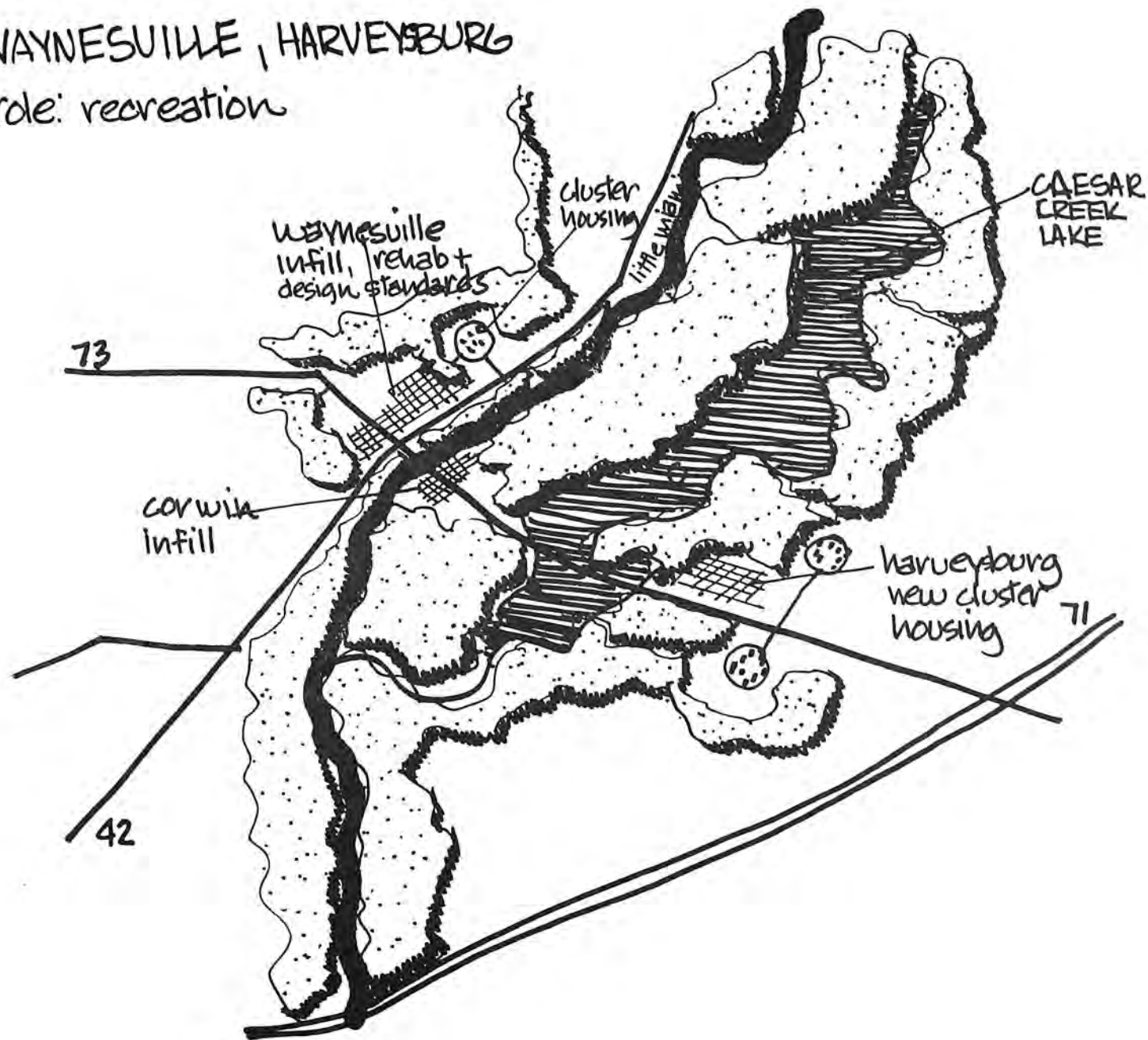
# MORROW, S. LEBANON

role: river recreation



# WAYNESVILLE, HARVEYSBURG

role: recreation



# SUMMARY

As a result of our analysis of Warren County, Ohio during our visit from May 30 through June 3, 1974, the R/UDA Team is pleased to summarize its major recommendations as follows:

1. The County should provide direction in establishing urban form for the County. It should designate three land zones for Urban Lands, Natural Resource Lands and Discretionary Lands.
2. The County should establish performance standards to govern future growth and development.
3. The County should sponsor special purpose districts to reinforce orderly growth in Urban Land areas by the provision of utilities and other urban services. Other districts should be established to provide needed services in non-urban land zones.
4. Townships or municipal corporations should initiate, have control of, and supervise specific land use decisions and activities within the land categories and development standards set by the county.
5. Existing subdivision and planned unit development ordinances in the respective jurisdictions in the County

should be re-examined and updated in conformance with other recommendations herein.

6. A recreation and scenic corridor should be established by the County which would unite and capitalize on contiguous major existing and potential recreation and scenic facilities and areas.
7. The feasibility of participating in a mass transit system connecting Dayton and Cincinnati should be explored.
8. Recommended proposals regarding specific land use actions by five municipalities should be fully explored and implemented.

In order to implement our recommendations, there will have to be a high level of community cooperation and communication among all of the officials, leaders and citizens of Warren County. It is our hope that the implementation of our recommendations will enhance the future of Warren County.



# APPENDIX

OPERATIONAL PROCESS FOR PROVIDING  
NATURAL ENVIRONMENT AND  
DEVELOPMENT FIT.

# ENVIRONMENTAL ANALYSIS

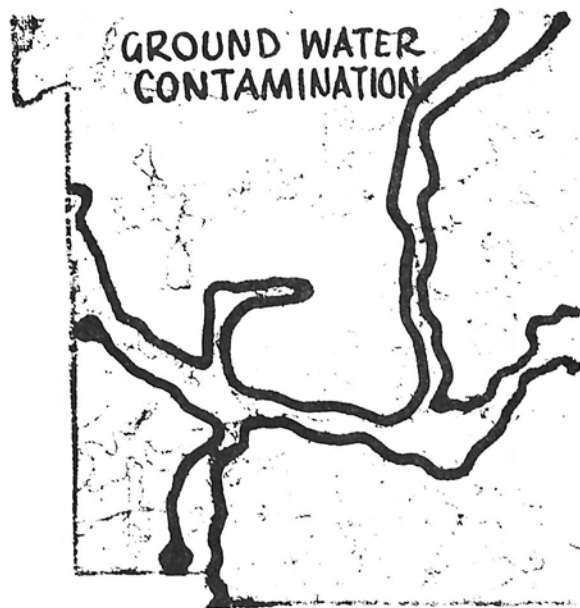
## INVENTORY ...

- |                |                   |
|----------------|-------------------|
| 1 geology      | 5 vegetation      |
| 2 physiography | 6 wildlife        |
| 3 hydrology    | 7 natural amenity |
| 4 soils        |                   |

## ISSUE IDENTIFICATION

- |                   |   |                            |
|-------------------|---|----------------------------|
| 1 geology         | → | POOR DRAINAGE              |
| 2 physiography    |   | GROUND WATER CONTAMINATION |
| 3 hydrology       |   | EROSION                    |
| 4 soils           |   | PRIME AGRICULT.            |
| 5 vegetation      |   | AMENITY                    |
| 6 wildlife        |   |                            |
| 7 natural amenity |   |                            |

## ISSUE LOCATION (illustrative example)



The 410 square miles of Warren County can be inventoried for complete aspects of the natural environment. This is best performed as a team task of planners, natural scientists and environmental engineers. Maps can be prepared locating each type of bedrock, slope category, ground water yield, etc.

Each characteristic of the environment can be examined in terms of its resource or hazard potential to development in general.

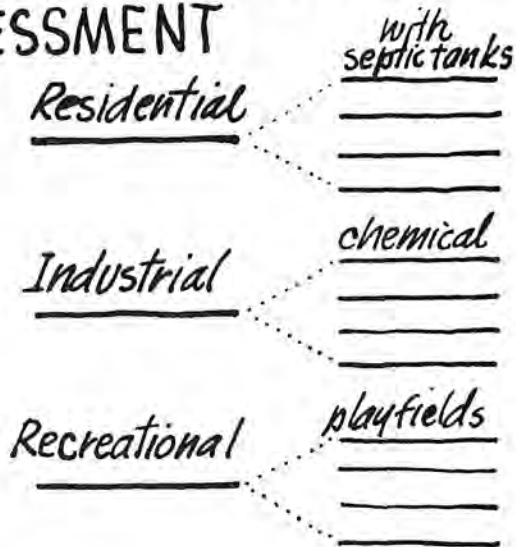
Each issue identified can be mapped for Warren County. Each issue is a composite of different data sources.

The resulting maps locate the coincidence of bedrock, ground water soil and vegetation conditions that have previously been defined as an issue.

For example the coincidence of cavernous limestone overlain by a permeable soil with a ground water resource down slope might provide ideal conditions for ground water contamination from surface water run off.

The issue of severe erosion would be located in areas of shallow soil on steep slopes with little tree cover.

# LAND USE IMPACT ASSESSMENT



A list of potential impacts in the county should then be matched to each subdivided land use classes and DEVELOPMENT CATEGORIES formed in terms of similar or identical impacts. The impacts categorizes specific effects, e.g., the number of feet excavated; the percentage of hard surface that increases surface water run off.

SUBDIVIDED LAND USE CLASSES	IMPACTS	DEVELOPMENT CATEGORIES
<u>with septic tanks</u> _____ _____ _____	EXCAVATION <u>blasting</u> <u>ripping</u>	_____ _____ _____
<u>chemical</u> _____ _____ _____	% HARD SURFACE <u>0-30</u> <u>30-60</u> <u>60+</u>	_____ _____ _____
<u>playfields</u> _____ _____ _____	CFS/ACRE INCREASED FLOW <u>0-1000</u> <u>1000-2000</u> <u>2000+</u>	_____ _____ _____

A list of the types of land use to be considered should be compiled. Each general type such as residential can be subdivided with respect to the degree and type of impact associated with it. For example, housing with and without septic tanks would be differentiated.

# FINDING A "FIT".....

## ISSUE / IMPACT CONFLICT MATRIX

		ISSUES										
		1	2	3	4	5	6	7	8	9	10	11
IMPACTS	1234567891011 etc...						X					
			X	X	X					X		
		X					X		X			X
				X		X	X	X				X
			X			X	X	X	X		X	X
			X			X	X	X				X
						X	X	X		X		
		X	X	X		X	X	X		X		X
				X						X		

X = ACCEPTABLE IMPACT  
UNDER SPECIFIC LAND USE  
REGULATION AND  
MANAGEMENT PROTECTION

The issues inherent in the physical environment have been identified and located.

The impacts inherent in each land use activity have been defined.

It is necessary to outline a flow chart that relates the impacts to the issues.

This can be most easily done by preparing a matrix of impacts and issues that identifies conflicts. This identification is a team task for planners, natural scientists and environmental engineers.

The question is asked of each box in the matrix. "Is the following types of impacts acceptable in the follow set of physical conditions?"

This can only be meaningful answer when specific means of environmental protection management are defined.

It is important to note that each land use assessment is based on a specific set of physical conditions coupled with specific environmental protection management.

A review of each of the above products should clearly show the reasoning as to why a land use have been matched to specific conditions.

The process should allow the alteration of any one step so that the overall process can be responsive to improved data in the inventory, changes in physical conditions or improved technology.

# OUTPUTS OF ENVIRONMENTAL ANALYSIS

## I. BY AREA

### LIST OF NEEDED ENVIRONMENTAL PROTECTION MANAGEMENT

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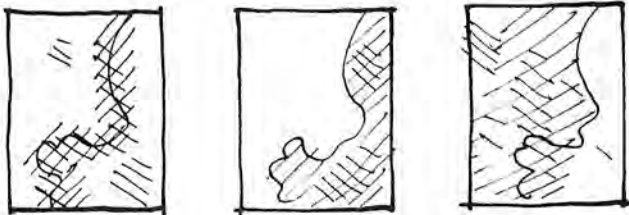
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### LOCATION OF EACH ISSUE AND APPROPRIATE PROTECTION MANAGEMENT



### LAND USE REGULATIONS AND RECOMMENDATIONS

<hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/>
Yes, but..	Yes, but...	No!
<hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/>	<hr/> <hr/> <hr/> <hr/> <hr/>

## 1. BY AREA

It is possible to draw up an environmental protection management map that delineates areas where particular types of environmental protection management are needed for land use with certain types of impact.

Certain areas will be identified as having severely erodible shallow droughty soils. In these areas protection management will specify methods of earth removal land farm and ground cover establishment. Run off retardation devices, supplementary irrigation in first season and special topsoil stipulations are illustrative. Where acidic shales are exposed during excavation the depth of top soil should be increased.

# OUTPUTS OF ENVIRONMENTAL ANALYSIS

## 2. BY LAND USE TYPE

### LIST OF LAND USES POSSIBLE

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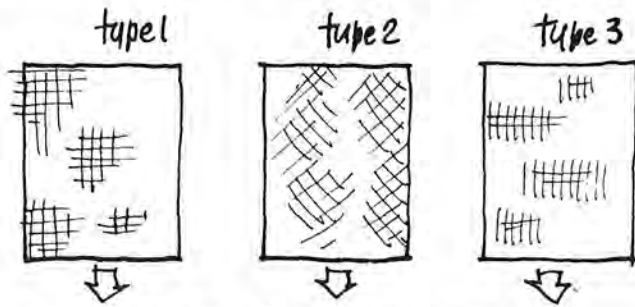
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### LOCATION OF EACH LAND USE



### PROTECTION MANAGEMENT

==	==	==
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

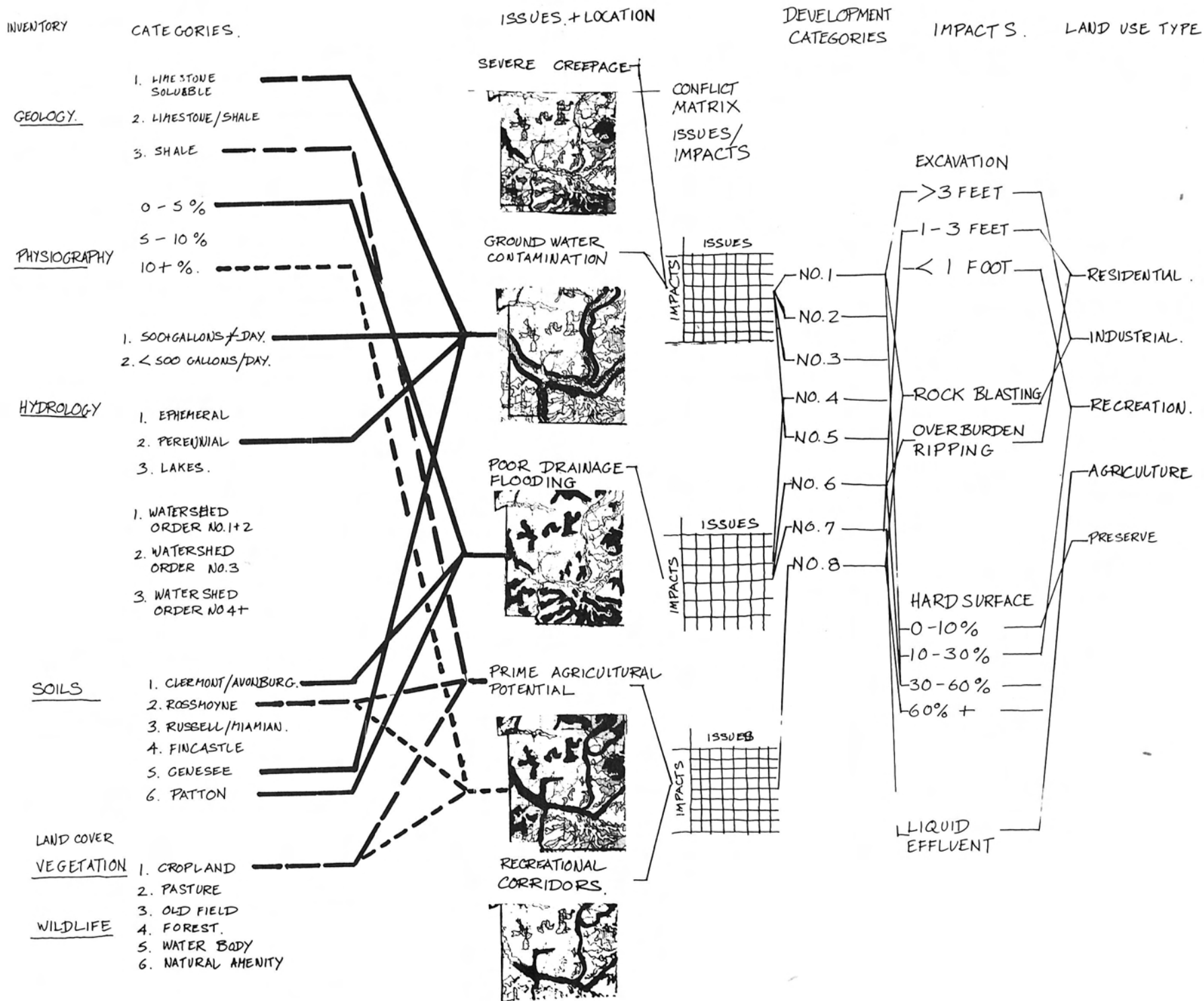
## 2. BY LAND USE TYPE

It is also possible to locate areas suitable for specific land uses depending on a predetermined protection management.

Many Commercial and Industrial land use activities will have extensive car park areas associated with them.

In areas where surface runoff will rapidly reach streams, flow must be retained in holding ponds to reduce peak flow. Where contamination such as "salting" for winter defrosting or carbon oil deposits would reach stream without filtration of soils, treatment of surface run off is required.





**Warren County R/UDAT**  
**June, 1974**