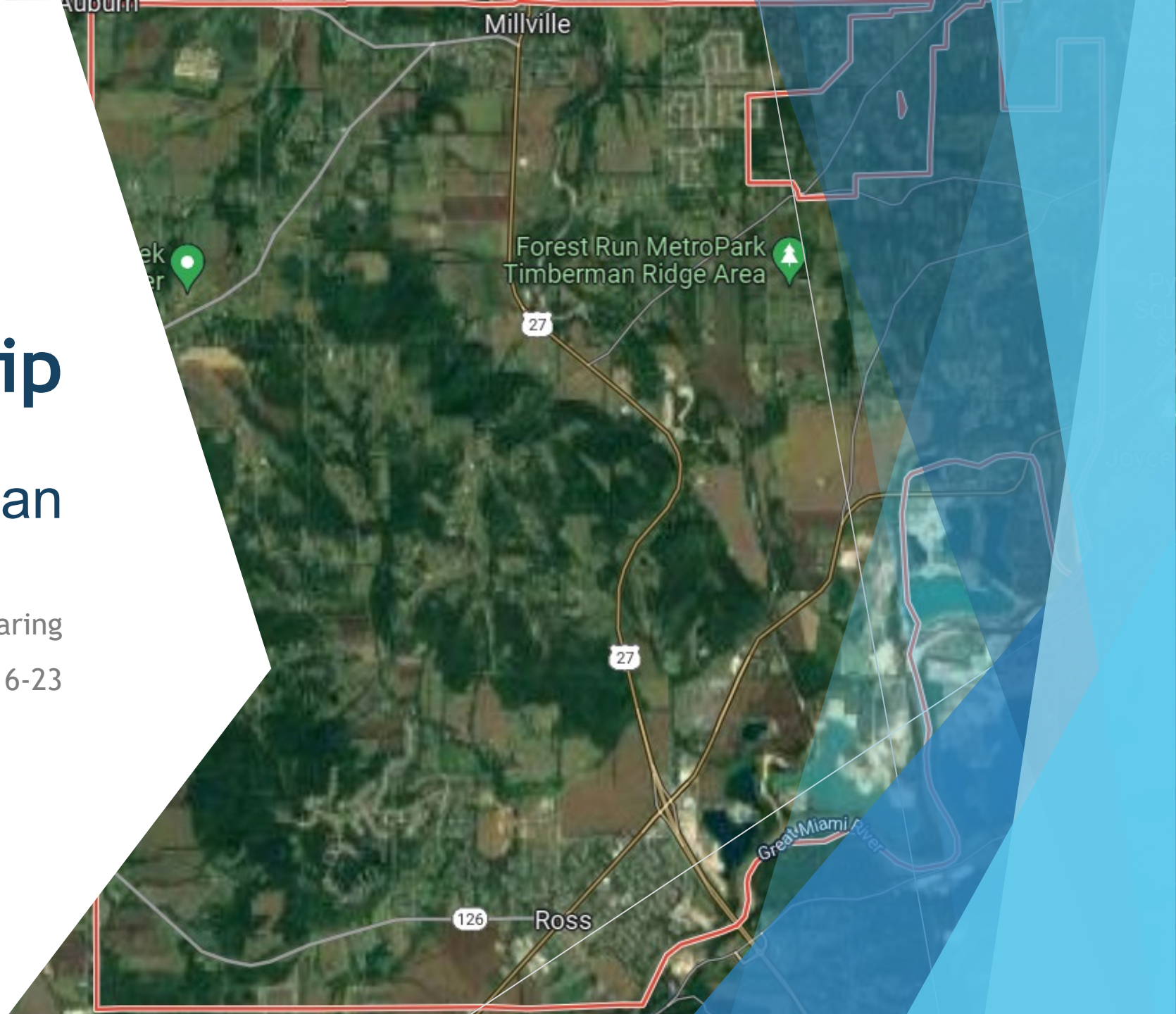


Ross Township

Land Use Plan

Township Trustees Public Hearing

2-16-23



Envision Ross

- ▶ Envision Ross was a project to take on township control over zoning - which was put in front of the citizens at the November election and failed.
- ▶ The project also included an update to the township land use plan.
- ▶ The plan was that once the question of township zoning was addressed, then we would proceed with adoption of the land use plan because the vote would decide the adoption process for the plan.



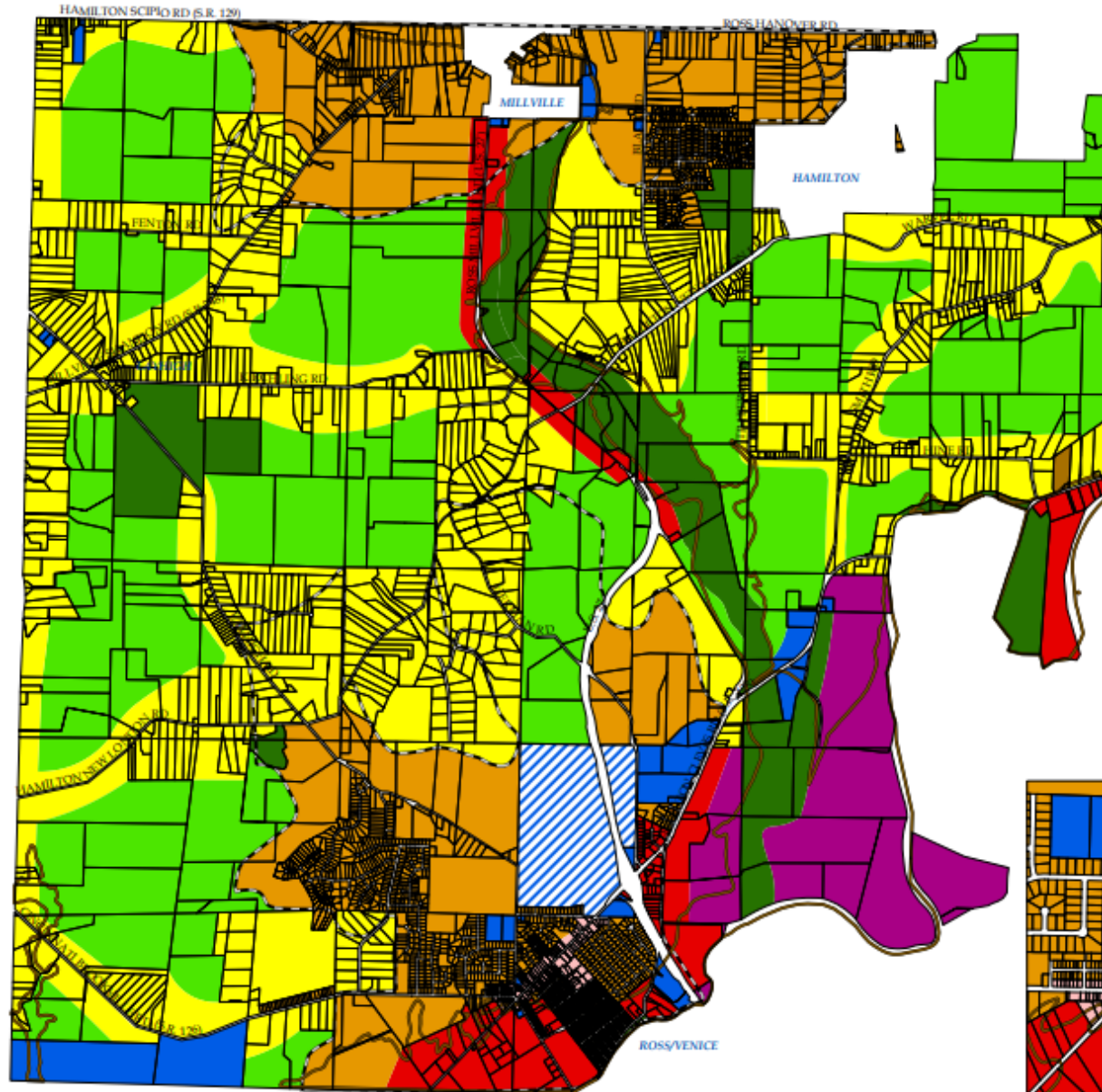
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Ross Township

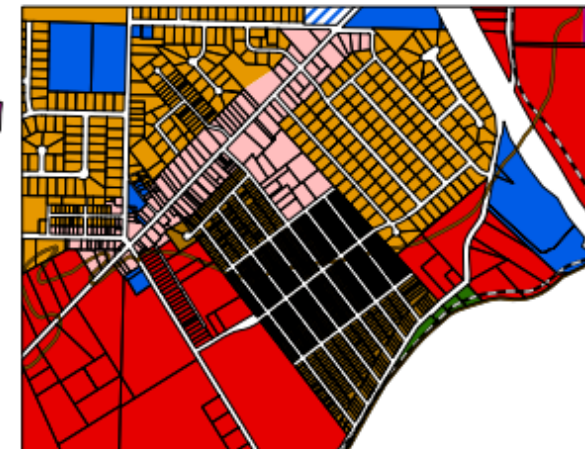
**Existing Land Use Plan
Adopted in August 2008**

ROSS TOWNSHIP LAND USE PLAN

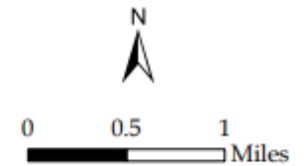
APPROVED, AUGUST 12, 2008



ROSS/VENICE AREA



- Developmentally Sensitive
- Dev Service Boundary
- Parcels
- Agricultural
- Low Density Residential
- Suburban Residential
- High Density Suburban Res
- Neighborhood Business
- Planned General Business
- Downtown/Reg Center
- Gravel Extraction
- Public/Private Recreation
- Public/Semi-Public



Butler County
Department of Development
Planning Division

Butler County Administration Center
130 High St, Hamilton, Ohio 45011

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the left and right sides of the page, framing the central text area.

Ross Township

Proposed 2023 Land Use Plan

Ross Township

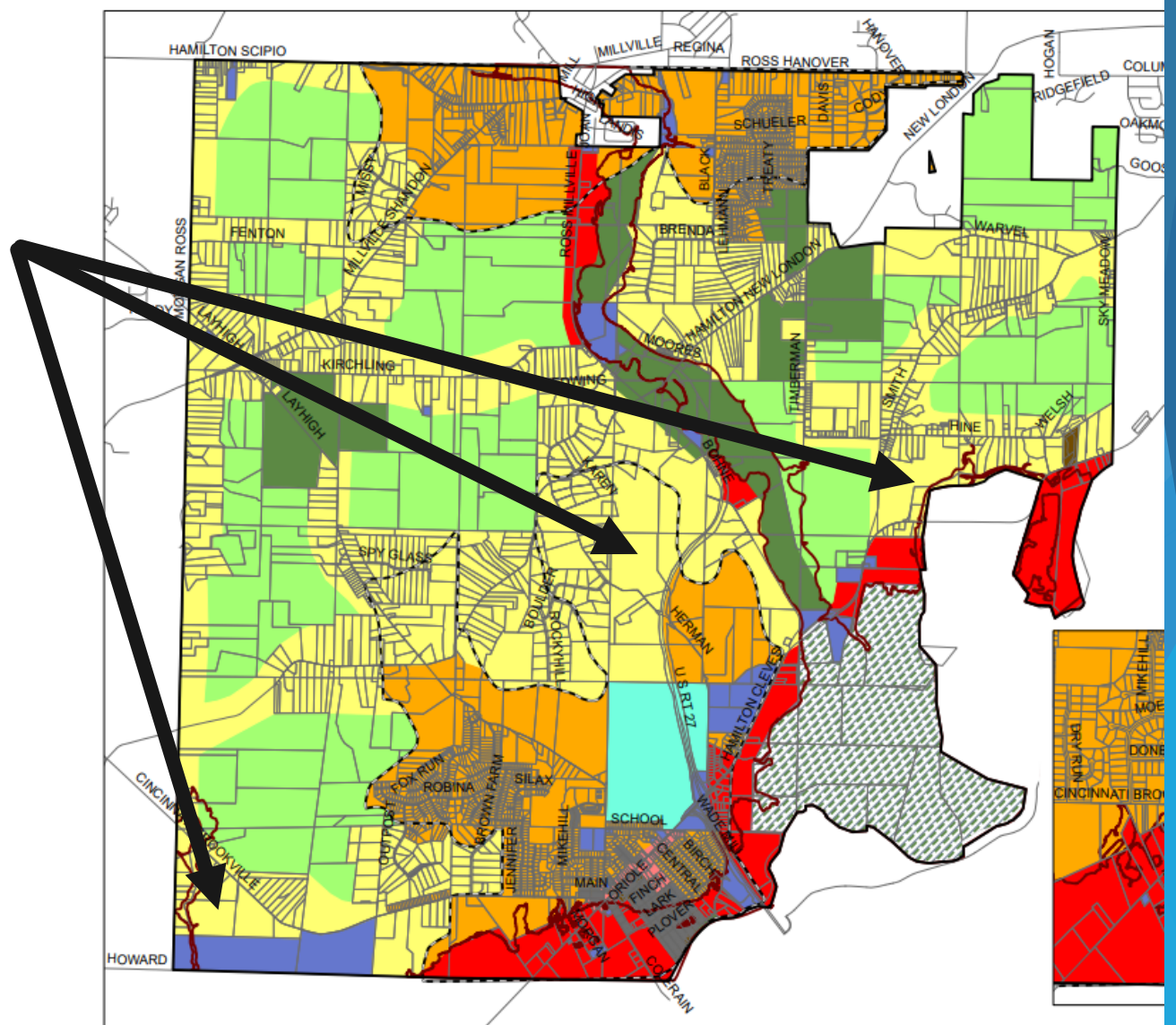
Differences Between 2008 and 2023 Plan

Addition of Township-Specific Goals and Objectives

- ▶ Goal 1: The township will have an expanded, diverse tax base that balances the need to attract and maintain businesses while creating high-quality activity centers within the community.
- ▶ Goal 2: The township will be a community of well-maintained neighborhoods.
- ▶ Goal 3: The township's rural atmosphere and expansive green areas will be protected for future generations.
- ▶ Goal 4: The township will be a key partner in facilitating the appropriate expansion of public water and sewer service and providing necessary services.
- ▶ Goal 5: The township will have adequate parks and open spaces to provide recreation opportunities to the residents and maintain open spaces to enhance the quality of life.
- ▶ Goal 6: The township transportation system will be a model for other communities, addressing both vehicular and nonvehicular modes of transportation.

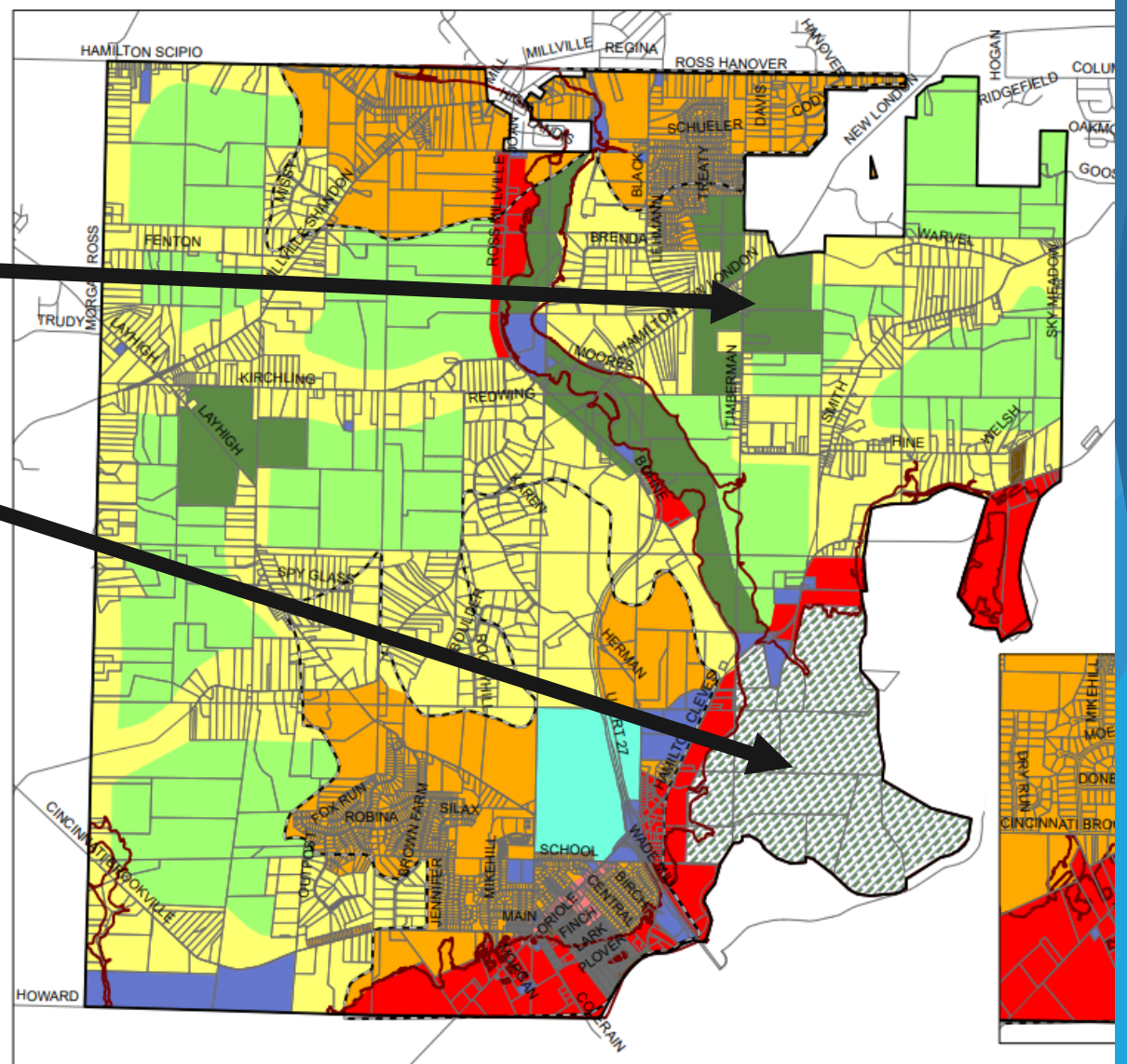
Low-Density Residential

- ▶ Slight expansion of areas designated as low-density residential
- ▶ Reasons:
 - ▶ Previous agricultural areas that are located within the service boundary for sewer and surrounded by similar low-density development
 - ▶ The establishment of a handful of new lot splits on county roads.



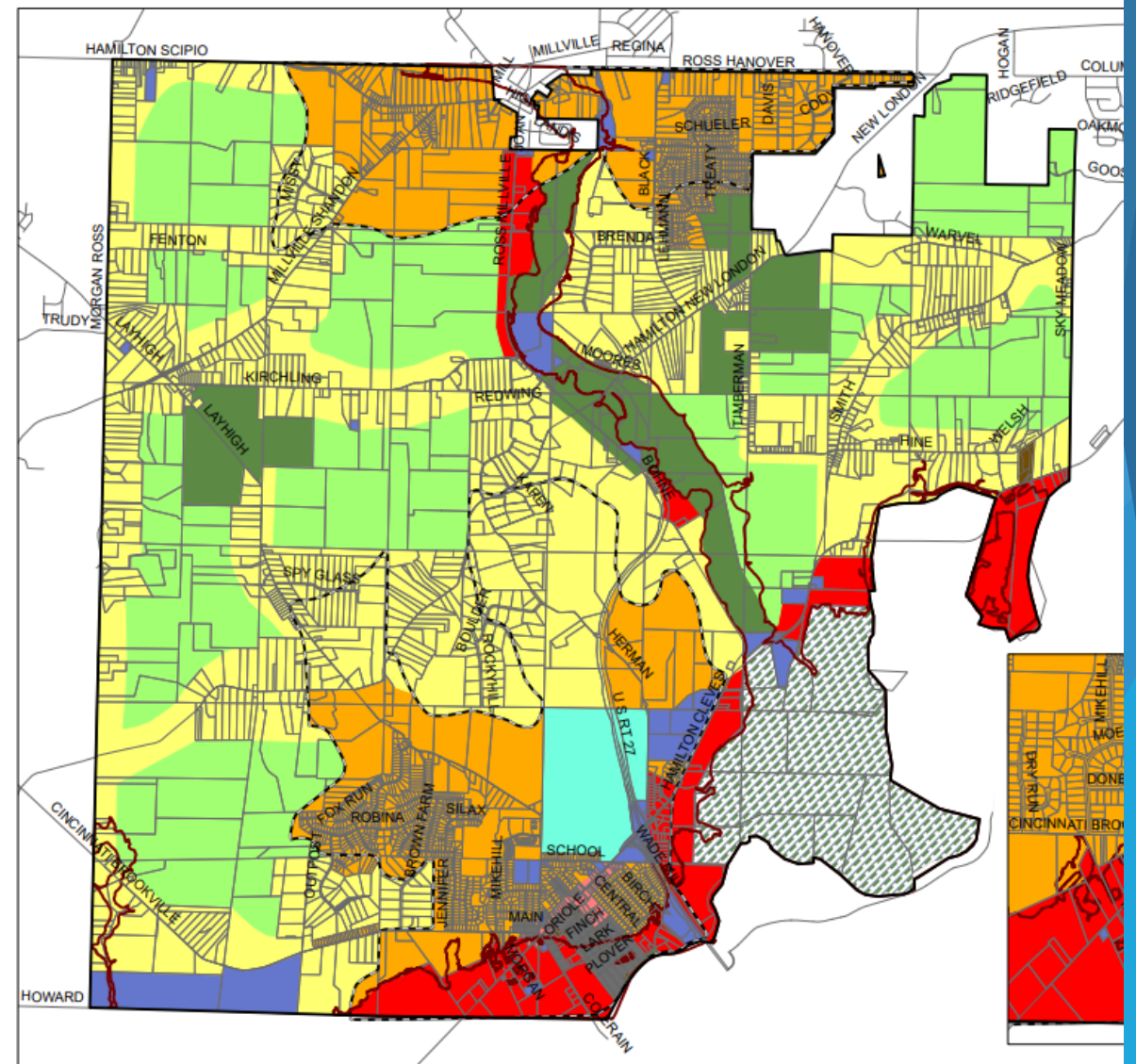
Expansion of Public/Private Recreation

- ▶ Added all properties that are part of the Forest Run MetroPark
- ▶ Modified the Gravel Extraction category from the 2008 plan to include Public/Private Recreation as a potential alternative use
 - ▶ Wanted to make sure that there were alternative uses beyond just gravel extraction.



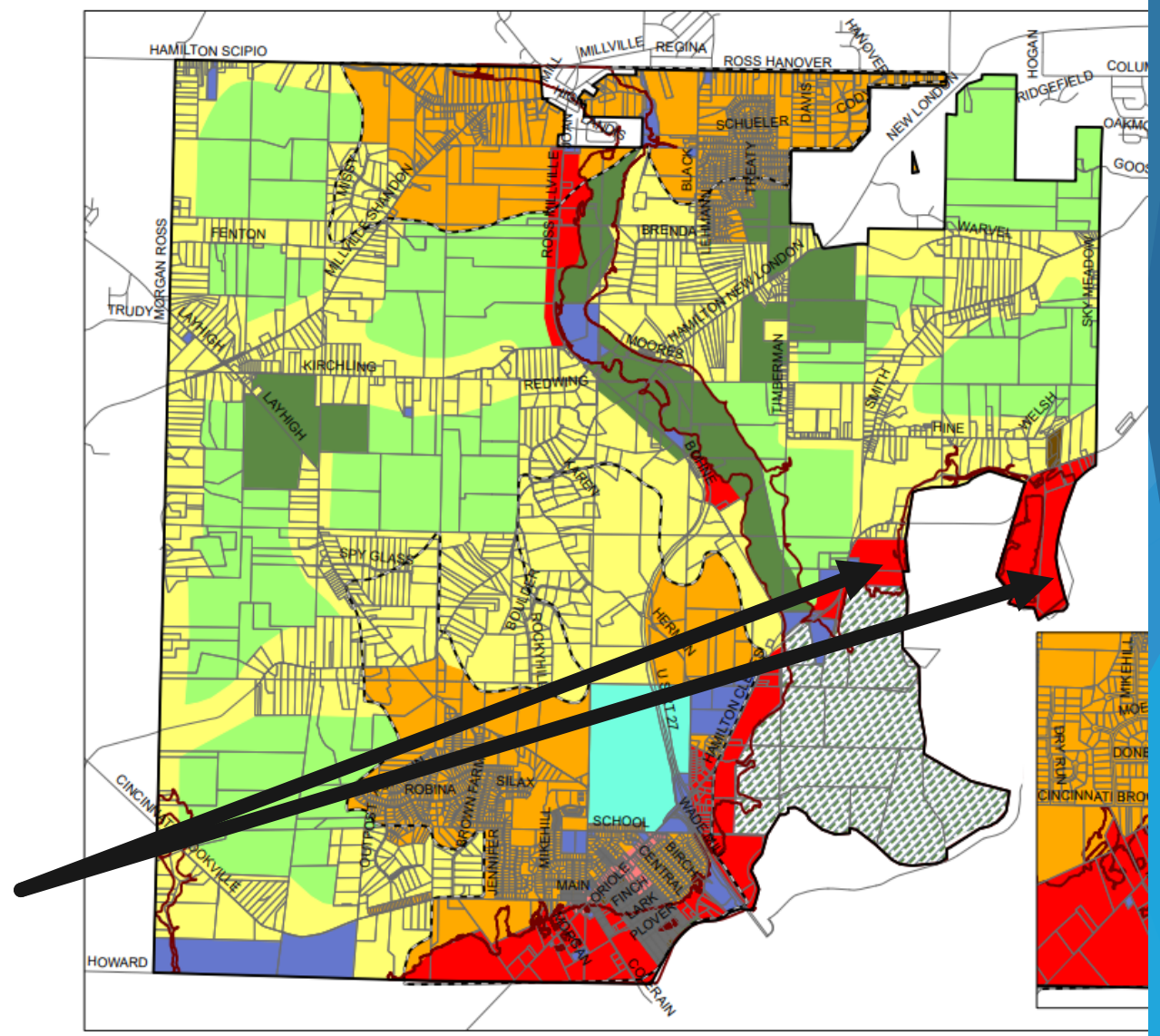
Revision to 2008 Planned General Commercial

- ▶ All the red areas were classified as “Planned General Commercial” in 2008 plan. Changed to “General Business” in 2023
 - ▶ Townships and counties can’t force a planned development.
 - ▶ 2008 category allowed for a range of commercial, office, and light industrial uses.
 - ▶ 2023 category allows for commercial and office everywhere but limits light industrial to areas of the township east of U.S. 27, south of S.R. 128 and areas west of Cincinnati-Brookville Road.



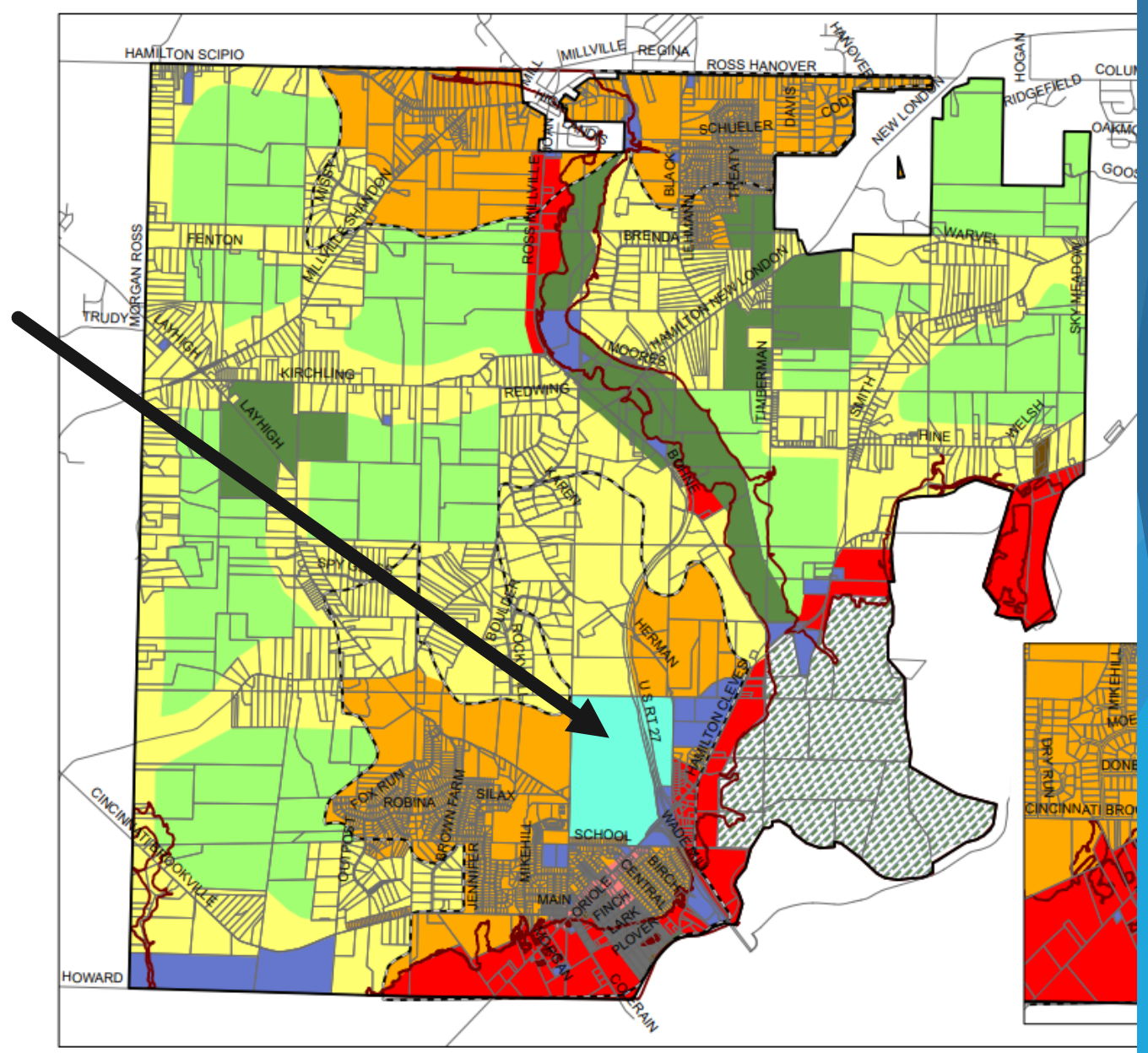
Revision to 2008 Planned General Commercial

- ▶ Butler County has recommended the plan include a separate light industrial category.
- ▶ As part of Envision Ross, we had discussions about this idea. In the end, we maintained the general business designation because it provides more flexibility in uses where light industrial is designated (could be light industrial or commercial and office - not just one or the other)
- ▶ Expanded the general business area a little where newer floodplain regulations show land outside of the floodplain now.



No Changes...

- ▶ Maintained the “Downtown Regional Center” as currently drafted in the 2008 plan. No change in recommended uses or intensity
- ▶ Recommendations for residential densities in all categories remains the same as 2008 plan.



Adoption Process

- ▶ Unlike township zoning, there is no formalized process for the adoption of plans.
- ▶ Ross Township is using the process used previously and as recommended by Butler County.
- ▶ Township Trustees are holding today's hearing to decide whether to make a recommendation to Butler County Regional Planning Commission on whether the County should adopt the plan to use for zoning decisions related to the township.
- ▶ The recommendation will be take to the Regional Planning Commission who are responsible for making the final decision.
- ▶ If adopted by the County, then the 2023 plan becomes the guiding document for Ross Township, replacing the 2008 plan.

Questions? Comments?