

# LAND USE PLAN



SYCAMORE  
TOWNSHIP

2030



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## ES – Executive Summary

### ES.1 Overview of the Land Use Plan

Sycamore Township has a long history of planning. Land Use Planning efforts were undertaken in 1990, 1996, 2002 and 2008. The benefits of these land use planning efforts has helped Sycamore Township become one of the most noted and livable areas in the Greater Cincinnati area.

This latest process continues the planning tradition for Sycamore Township. This Land Use Plan documents the long-term vision for the Township's future. This Plan is the result of a multi-month planning process grounded in research, community input and documentation. The plan validates the desires and goals for the Township as the basis for the implementation strategies at the end of this Plan. The long-term vision for Sycamore continues to be a thriving, high quality community that preserves what makes it great – including its neighborhoods, accessibility and business environment. Sycamore Township continues to be strategically positioned for preservation, redevelopment, development that fosters a vibrant economy and high quality of life for its people.

### ES.2 The Land Use Plan Process

The 2021 Land Use Plan update involved a thorough review and update to all elements of the previous 2008 Land Use Plan. This information was collected, reviewed and vetted through the public for confirmation and approval. Portions of the 2008 Land Use Plan have been validated, while others were updated to reflect the changing needs and desires of citizens and businesses. The Land Use Plan is the official policy level planning document for the Township, serving as a dynamic and adaptable guide for Township officials as they

continue to work to guide Sycamore's future on a continual, proactive basis.

### ES.3 Vision

A vision statement is the overall declaration of what Sycamore Township desires to be, long term. All policy and decision making by the various Township boards and commissions should be compatible with this statement.

*"Sycamore Township is committed to providing a high-quality residential and business community. It is the mission of the Township leadership to provide the infrastructure and necessary improvements that enhances the quality of life for its residents and maintains a healthy and positive climate for its businesses."*

### ES.4 Goals

Six overarching goals and their supporting policies have been documented as important for a successful future for Sycamore. These goals should be considered in the future land use and zoning decisions by the boards and commissions.

- Zoning, Land Use Controls and Development
- Residential Land Use and Character
- Commercial Land Uses
- Economic Development
- Traffic and Circulation
- Appearance, Visual Character and Environmental Quality

### ES.5 Future Land Use Plan

One of the most important elements of this Land Use Plan is the Future Land Use Plan (Chapter 3). This element serves as the primary foundation for the overall future physical development, redevelopment and preservation efforts of the Township. In this latest update of the Land Use Plan, the Future Land Use Plan provides land use recommendations for all areas of the Township. In many areas, change is not expected or anticipated as the use or character is what is reasonably expected to continue into the future. In other areas, however, change is expected or is warranted. In these instances, that particular area is identified as a “Policy Area” which provides additional information and direction on existing conditions, change in vision, appropriate land uses and implementation strategies, where warranted. In general, the Future Land Use Plan establishes the following land uses:

Future Land Use	
	Suburban Residential
	Multi-Family Residential
	Office
	Mixed Use
	Commercial
	Light Industrial
	Parks and Recreation
	Public, Semi-Public and Institutional
	Utility
	Vacant

### ES.6 Implementation

The success of any planning effort relies on the strategies identified in, and the implementation of, the plan. The implementation strategies of this Land Use Plan were identified and vetted through public input including an appointed Steering Committee, a Public Open House, and public hearings at the Township Zoning Commission and Board of Township Trustees. Implementation Strategies include:

- An annual evaluation of the plan to determine progress and ensure that it is still valid
- A detailed five year evaluation of the plan to determine potential changes to the document
- Utilization in development decision making processes
- Alignment with zoning and development regulations
- Ensuring that infill development is compatible with surrounding uses
- Building a “Live/Work/Play” environment in appropriate locations
- Ensuring that appropriate infrastructure is in place to accommodate new development
- Updating the Kenwood Progress Plan
- Burying/Relocating utilities along strategic corridors
- Complete a comprehensive pedestrian sidewalk system
- Diversifying housing types to support life-cycle housing needs
- Provide appropriate locations for parks and recreational needs

# 1 – Introduction

Historically, Sycamore Township had long enjoyed its position as a rural preserve at the edge of an ever growing metropolis (Figure 1). However, explosive regional growth from the late 1980’s through the early 2000’s transformed Sycamore Township’s rural character to that of an “edge city”. Today, the Township is home to over 20,000 residents, and boasts over 2 million square feet of retail space and almost one million square feet of office space approximately 12 miles north of downtown Cincinnati. Developments over the last decade including the addition of a new patient tower at Jewish Hospital, a new FBI regional office building, and the new Kenwood Towne Place mixed use tower prove that Sycamore Township is still experiencing significant growth. This continued growth confirms the need for this updated Land Use Plan to allow the Township to maintain and increase the quality of life for residents and businesses alike.

This Plan is expected to serve as a policy level guide for the planning and zoning decisions of the Township: from the Township Trustees, to the Planning and Zoning Commission, to the Board of Zoning Appeals, and to Township Administration. This Land Use Plan places a high emphasis on the Township’s overall vision and the Future Land Use Plan, while considering key policy areas where change is anticipated in the next 10 years.

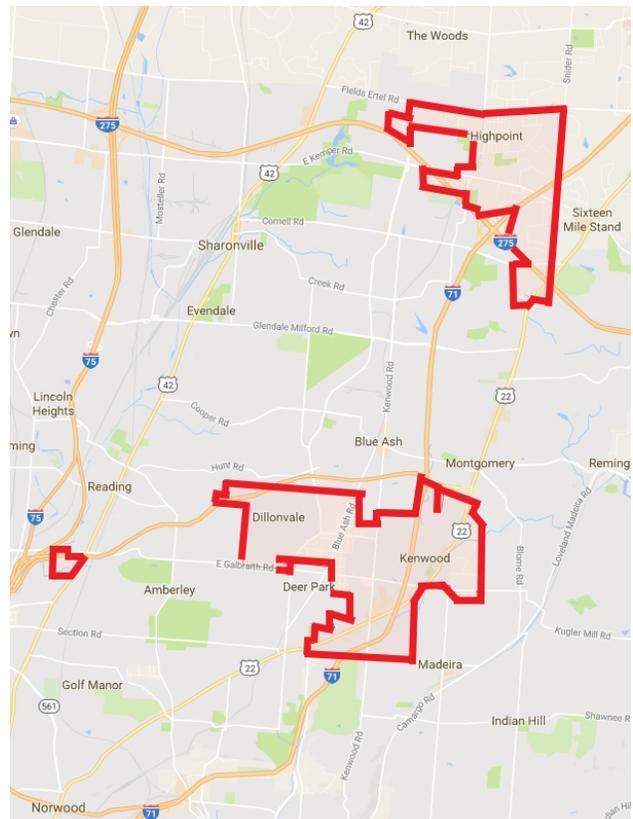
## 1.1 What’s Inside

This plan differs from previous Land Use Plans for Sycamore Township in that it presents a more concise and easier to use document. The four Chapters in this document include:

- Chapter 1- Introduction. Provides an overview of the land use planning process.

- Chapter 2 – Plan Elements. Provides information on the vision and goals, existing conditions including land use, demographics and infrastructure.
- Chapter 3 – Future Plan. Provides information on the overarching goals for Sycamore Township and provides a road map for the Township to meet those goals.
- Chapter 4 – Implementation Strategies. Provides an implementation program and strategic steps to instruct the Township on how to execute the policies of this plan.
- Appendices. Provides supplemental information used to support the development of this plan including items from previous planning efforts relevant to this update.

Figure 1-1 – Sycamore Township





## 1.2 Why A Comprehensive Land Use Plan?

A comprehensive land use plan is the primary document that focuses on defining the desired characteristics and strengths of the Township and identifies growth and redevelopment strategies which inform the decisions of the Boards and Commissions of the Township when considering investments and actions related to the fiscal well-being and high quality of life that Sycamore Township residents and businesses have come to expect and enjoy.

## 1.3 Planning Process

The Sycamore Township Land Use Plan was developed over a one year process for adoption by the Township Trustees in 2022. The planning process included meeting with Township Administration to collect existing planning documents for analysis and updating and validating that information through a Steering Committee appointed by the Township. It involved an understanding of trends occurring since the last plan update in 2008 and incorporating the necessary updates to those elements in this planning document. Once a plan draft was complete, and validated by the Steering Committee, it was presented to the public in an open house forum for comment and feedback. Those comments and feedback were integrated into the plan, where applicable, and the plan was presented to Zoning Commission for recommendation to the Board of Township Trustees over several public hearings. The Township Trustees held public hearings on December 21, 2021 and January 18, 2022 and the plan was formally adopted by resolution on January 18, 2022 in a regular meeting.

## 1.4 Relationship to Other Plans

The Sycamore Land Use Plan takes into account several other planning efforts already in existence at the time of the update of this document. This includes other planning initiatives driven by Sycamore Township, plans developed by the Hamilton County Planning + Development Department (*2030 Plan and Implementation Framework, Reading Road Corridor Plan*) and by the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) (*Where Do We Grow From Here?*). It also considers the impacts of surrounding jurisdiction planning efforts in an attempt to promote cohesive boundaries and coordinated regional planning efforts.

## 2 – Plan Elements

### 2.1 Vision

“Sycamore Township is committed to providing a high-quality residential and business community. It is the mission of the Township leadership to provide the infrastructure, necessary public improvements, and high level of services within the Township that enhances the quality of life for its residents and which maintains a healthy and positive climate for its businesses.”

### 2.2 Goals and Policies

The recommendations for land use, zoning, and circulation center on a set of goals and policies which, when adopted, will assist the Township leadership to pursue the desired levels of growth and environmental quality on a consistent and more clearly defined decision making process. The adoption of the goals and policies by the Township means that when the Township Zoning Commission, the Township Trustees, and the Township Board of Zoning Appeals encounter a land use or zoning issue, they will consider the goals, policies and land use recommendations set forth in this Plan.

This Land Use Plan is guided by four (4) Goals and Policies categories that are intended to serve as follows:

- A. An expression of what the Board of Trustees and Zoning Commission desire for the future of Sycamore;
- B. An expression of the Township residents’ desires with regard to the preservation of the residential neighborhoods;
- C. A response to the Sycamore Center business community’s desires for the maintenance of a healthy business climate to assure growth and economic vitality; and
- D. The justification and basis for land use and zoning decisions.

#### 2.2.1 Zoning, Land Use Controls, and Development

##### Goals

- A. Promote the stability of the Township by preserving its existing residential areas and planning for new, compatible uses.
- B. Promote appropriate and responsible economic development in designated areas by planning for the retention, revitalization, reuse and expansion of commercial, office and light industrial land uses in appropriate areas of the Township.

##### Policies

- A. Provide for and maintain a vital and compatible land use mix which allows for an attractive and safe residential environment, a strong local economic base, and a strong balance between public revenues and expenditures;

- B. Strengthen the economic vitality and role of the Sycamore Township in the region by:
1. Supporting mixed-use development;
  2. Ensuring appropriate utilities and infrastructure necessary for development and redevelopment; and
  3. Providing the required improvements for traffic and circulation to prevent gridlock in the Township.



- C. Require that development proposals meet the high standards of design expected by the Township from a visual and a quality perspective. The Site Planning Guidelines and Standards in Appendix A of this Land Use Plan should be utilized in conjunction with both new and redevelopment projects.
- D. Resolve current conflicts between existing incompatible uses and ensure that new development does not perpetuate such conflicts nor does it generate further negative conditions.
- E. Continue to enforce the maintenance and upkeep of all areas of the Township to maintain a safe, healthy and visually appealing area.
- F. Provide for a cohesive, attractive, visual environment by minimizing visual clutter through identifying the proper size and location for signage, street furniture, lighting and landscaping elements through cooperation between businesses and the Township.
- G. Require new development to undergo an efficient but detailed site plan review process to ensure compatibility and appropriate siting of buildings and uses.
- H. Consult this Land Use Plan during all development reviews, zoning map amendments and zoning text changes to ensure consideration with the policies of this document.

### 2.2.2 Residential Land Use and Character

#### Goal

- A. Preserve and reinforce the stability and quality of all Township neighborhoods.

#### Policies

- A. Protect and enhance the character and visual appearance of the residential neighborhoods by ensuring that properties are maintained and that incompatible land uses are not adjacent to residential neighborhoods.
- B. Protect the residential neighborhoods from incompatible through traffic generated by adjacent non-residential uses.
- C. Require effective design standards to be applied in areas of transition between a residential area and a nonresidential land use including setbacks, buffering, screening or other similar techniques.
- D. Continue to provide for diverse housing types that will permit a range of housing opportunities for families, young professionals, empty nesters and retirees.
- E. Require that floor area ratios (FAR) of low intensity and of compatible character be applied to the development adjacent to residential areas.
- F. Encourage the clustering of homes in new residential developments to maintain open space for buffering, parks and recreation.

### 2.2.3 Commercial Land Use and Character

#### Goals

- A. Protect and enhance the existing business, commercial and service uses and allow for a mixed-use inclusion of such uses, as appropriate.

#### Policies

- A. Promote business, service and commercial development within the defined areas of the



Future Land Use Plan;

- B. Promote and require safe and convenient pedestrian access to business, service and commercial areas between uses and from residential areas;
- C. Promote and require safe and convenient vehicular access to business, service and commercial areas, including appropriate access control standards to ensure safe and convenient traffic flow;
- D. Require comprehensive and effective site plan review to ensure development consistent with community desires and the vision of this Plan; and
- E. Require extensive green belt buffers between business, service and commercial uses and residential uses, where applicable.

#### 2.2.4 Industrial Land Use and Character

##### Goal

- A. Maintain existing light industrial development and provide opportunities for additional light industrial development within well-defined areas of the Township as identified on the Future Land Use Plan.

##### Policies

- A. Locate appropriate industrial development within existing light industrial areas to form well defined clusters.
- B. Encourage the development of planned light industrial uses in accordance with the regional trends and needs for such developments.
- C. Design new industrial development and redevelopment to be compatible with existing adjacent development in terms of

size, height, mass and scale.

- D. Correlate industrial development and the capacity of transportation facilities and utilities.
- E. Take all measures necessary to prevent industrial uses from causing nuisances to surrounding incompatible developments including the use of setbacks, transitional uses and buffer yards.
- F. Discourage the conversion of existing residential uses and residential zoning to industrial development.
- G. Require comprehensive and effective Township site plan review to ensure development consistent with the community goals.

#### 2.2.5 Economic Development

##### Goals

- A. Develop and promote opportunities for business retention, expansion, development and redevelopment, consistent with the goal of maximizing economic development while maintaining the Township's residential character.

##### Policies

- A. Foster a public/private development partnership responsive to the economic needs of businesses, residents, and the greater regional market area;
- B. Support economic development that enhances the vitality of Sycamore and reinforces the residents' employment, retail and service needs; and
- C. Promote economic development activities

within the Montgomery and Kenwood Road corridors and strive towards the establishment of a truly mixed use and exciting urban center.

- D. Support industrial and office development and redevelopment in identified areas which retain and expand opportunities for employment and an increased tax base.
- E. Continue dialogue with entities such as the Greater Cincinnati Chamber of Commerce, local realtors and developers, existing businesses and industries, and the Hamilton County Development Company (HCDC) to promote the benefits of locating and continuing business operations in the Township.



## 2.2.6 Traffic and Circulation

### Goals

- A. Establish an efficient and balanced traffic and circulation system for vehicular, bicycle and pedestrian traffic and improve safe access to employment, commercial, and residential areas.

### Policies

- A. Investigate the development and adoption of a “Complete Streets” policy that encourages shared rights-of-way for motor vehicles, bicycles and pedestrians in a safe and responsible manner.
- B. Provide the necessary traffic and transportation improvements to increase access and traffic movement efficiency including access management where practical including the consolidation of curb cuts;
- C. Accommodate, promote and support public transportation;
- D. Support and provide for a coordinated parking system within the regional retail areas of the Township, capable of handling current and future parking needs including shared and joint parking efforts; and
- E. Discourage the movement of nonresidential traffic through the residential neighborhoods.
- F. Continue to monitor the Ohio-Kentucky-Indiana (OKI) Regional Council of Governments Mobility Plan and the North East Corridor Multi-Modal Plan as they relate to transportation issues in the Township.

## 2.2.7 Appearance, Visual Character and Environmental Quality

### Goals

- A. Enhance Sycamore’s appearance and visual character and environmental quality through effective urban design improvements.

### Policies

- A. Support and promote the removal of overhead utility lines in retail and office areas, where possible;
- B. Promote a uniform streetscape program to include urban forest guidelines, sidewalk treatment, lighting and signage;
- C. Promote a uniform sign regulations program to manage existing signs and promote visual compatibility for future signs;
- D. Promote the development and visual theme of gateways into the Township;
- E. Promote high visual quality by emphasizing effective and exemplary standards in urban design, construction, public infrastructure and appearance with the urban environment;
- F. Improve the livability of the urban environment through increased public amenity improvements including pocket parks, public gathering spaces and street furniture; and
- G. Pursue a sense of physical identity by emphasizing the outdoor areas where people congregate and foster a sense of place through design-responsiveness to human needs.

## 2.2.8 Parks, Recreation and Open Space

### Goals

- A. Increase the quantity of Township recreational facilities in the Township for access to all residents.
- B. Encourage the establishment of a local recreational facility and open space system, integrated with the community, with variable recreational experiences which is capable of fulfilling existing and future needs of all residents of the Township.
- C. Develop and adopt a Parks and Recreation Master Plan that ensures the equitable and reasonable distribution of recreation facilities and open spaces to existing residential areas and neighborhoods
- D. Minimize the exposure of residents to excessive noise by requiring the preservation and/or development of vegetation as greenbelts and buffers between residential areas and nonresidential developments.
- E. Discourage excessive alterations to the natural landscape in areas of steep slopes, streams, forested areas and creek banks.

### Policies

- A. Encourage developers and property owners to incorporate recreational opportunities and open space into development and redevelopment opportunities. Consider incentives for developers and property owners who choose to participate in this effort;
- B. Preserve open space, where available, within the Township as necessary to protect the public health and safety and quality of life;
- C. Integrate, where possible, school recreational facilities in conjunction with the local recreation system and activities;

- G. Establish a clear definition of the term "greenbelt" and "buffer" areas regarding the size and type of plant materials and incorporate these areas into the development review guidelines for new development and redevelopment.
- H. Prevent the pollution of the region's watercourses caused by increased surface water run-off and erosion from development through appropriate site development requirements regarding surface water retention and run-off.

### 2.2.9 Utilities

#### **Goal**

- A. Develop and maintain an adequate area-wide utilities system capable of meeting existing needs and the needs of future development.

#### **Policies**

- A. Ensure sewer and water services for all future growth in Sycamore Township.
- B. Ensure that reliable and adequate water supply and delivery systems are available to provide sufficient quantities of safe drinking water and adequate pressures to meet existing and future needs for residential and nonresidential development;
- C. Support local and regional efforts and activities aimed at improving the water supply and sanitary sewer systems and their respective planned improvements by the Greater Cincinnati Water Works and the Metropolitan Sewer District;
- D. Continue to request improved performance in site development and water retention in an effort to manage storm water in the area;



## 2.3 Land Use

Understanding existing and future land use patterns is an important foundational element for all future zoning and economic development decisions for the township. Proper land use strategies can help negate incompatible land use patterns, ensure appropriate planning for utilities and infrastructure to meet future needs, ensure a diverse housing stock, and plan for the appropriate levels of retail, service and industrial needs to build a strong tax base. The future land use plan should be considered by the administration, Zoning Commission and Board of Township Trustees in all land use related decisions including zoning and site plan review, zoning map changes and zoning text changes.

Sycamore Township is nearly 100 percent developed and therefore cannot provide significant amounts of land for development. As a result, most land use changes in the future will involve the redevelopment of areas for commercial, public/semi-public, industrial and residential uses. This redevelopment is expected to continue to occur around the Jewish Hospital area, along Montgomery Road and in the western area of the township, south of the Ronald Regan Cross County Highway and Galbraith Road. Because of this, this plan, in later sections, will identify “Policy Areas” which focus on these redevelopment areas and their needs and provide strategies on how to best accomplish redevelopment efforts.

### 2.3.1 Existing Land Use

Existing land use is depicted in Figures 2-1 – 2.3.

These figures and related text capture the existing land use patterns of the three separate areas of the Township as surveyed in late 2015.

Table 2-1 shows the acreages and percentages of existing land uses in the Township. The Township is virtually built-out, a fact which has been the case for the last decade. A large majority of development in the Township has consisted of reuse, tear-down and new building. Very little undeveloped land remains in the Township. Descriptions of individual land uses follow the table.

*Table 1-1 – Existing Land Use Composition*

Land Use Type	Acreage	Percentage
<b>Single Family</b>	2,015.35	57.0%
<b>Two-Family</b>	15.07	0.4%
<b>Multi-Family</b>	147.22	4.2%
<b>Manufactured Housing</b>	19.06	0.5%
<b>Office</b>	193.63	5.5%
<b>Commercial</b>	255.62	7.2%
<b>Mixed Use</b>	0.77	0.0%
<b>Light Industrial</b>	176.46	5.0%
<b>Heavy Industrial</b>	49.73	1.4%
<b>Parks and Recreation</b>	48.10	1.4%
<b>Public/Semi-Public</b>	384.35	10.8%
<b>Public Utility</b>	35.88	1.0%
<b>Vacant/Undeveloped</b>	197.37	5.6%
<b>Totals</b>	3,538.61	100.00%

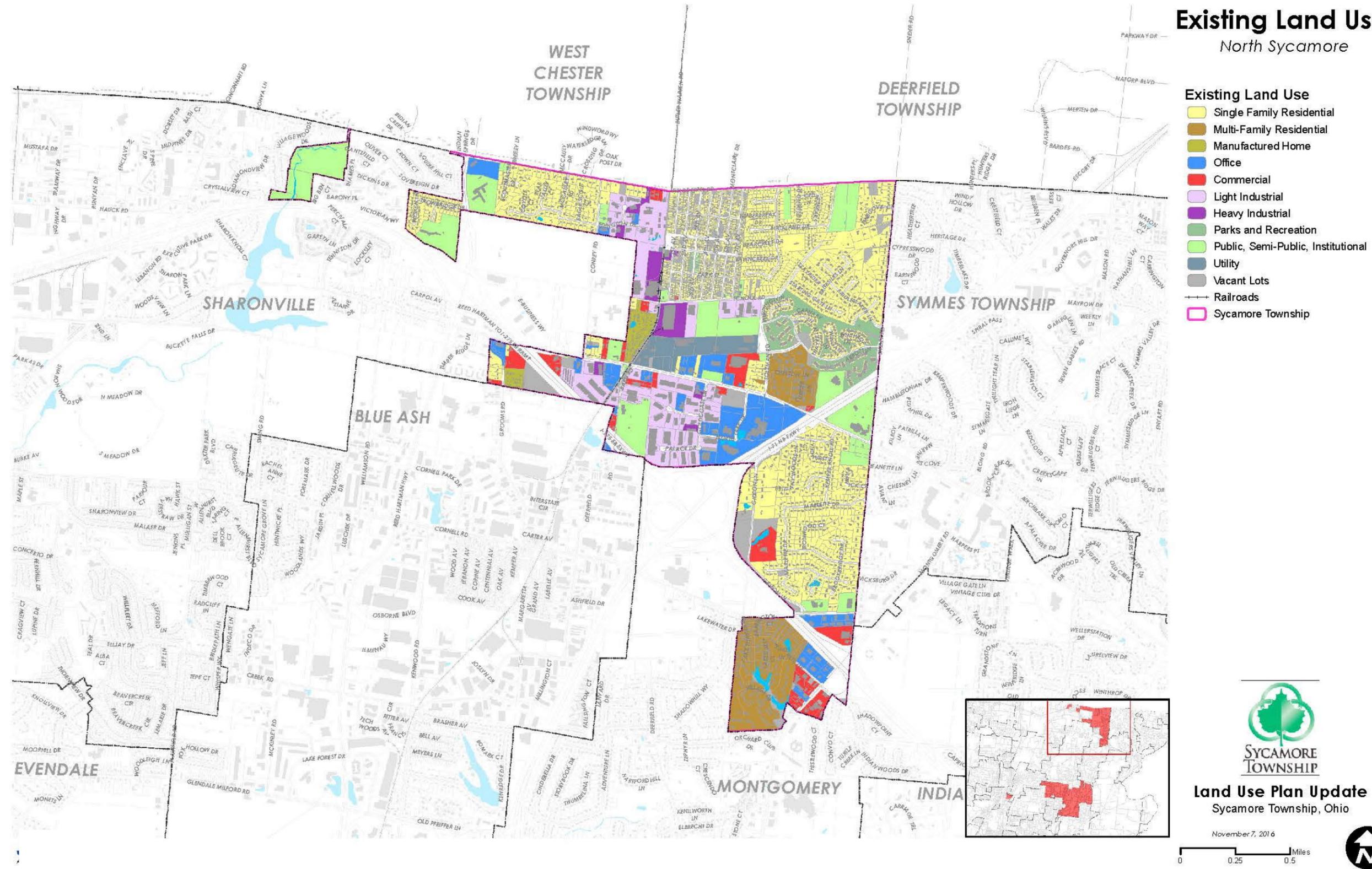
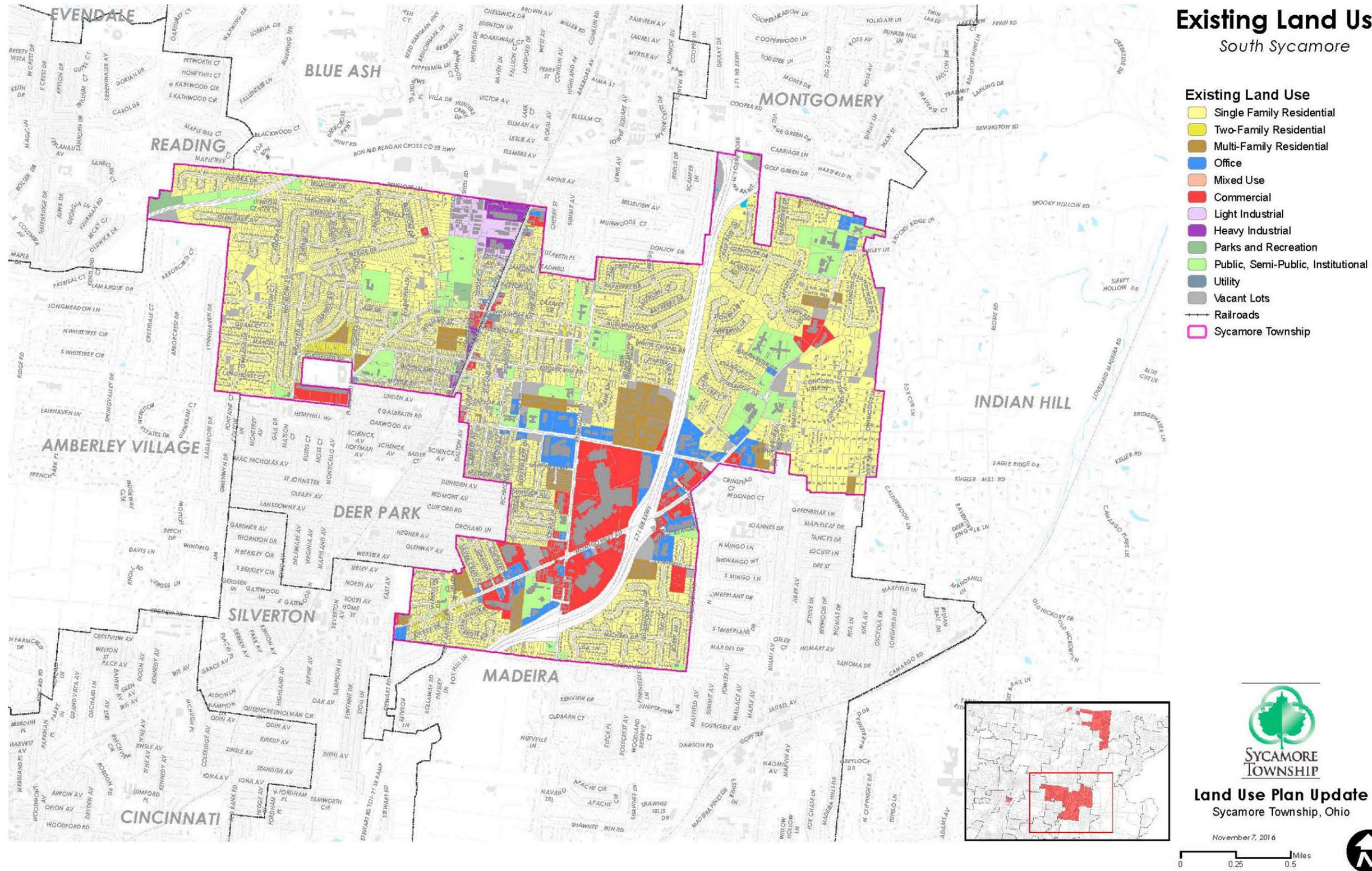


Figure 2-1 – Existing Land Use – North Sycamore

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**Land Use Plan Update**  
Sycamore Township, Ohio

November 7, 2016

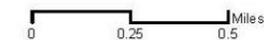
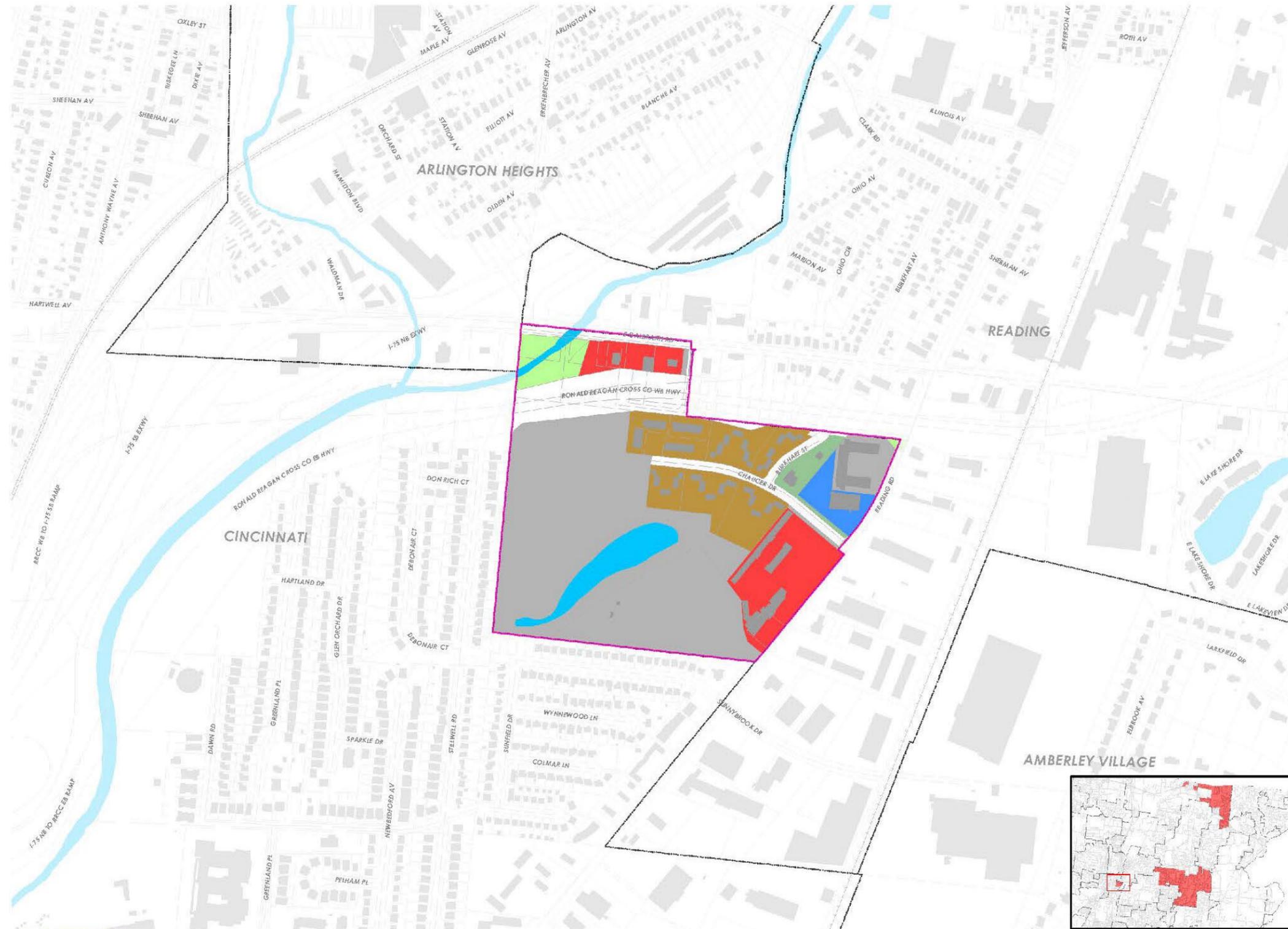


Figure 2-2 – Existing Land Use – South Sycamore

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## Existing Land Use West Sycamore




SYCAMORE  
TOWNSHIP

**Land Use Plan Update**  
Sycamore Township, Ohio

November 7, 2016

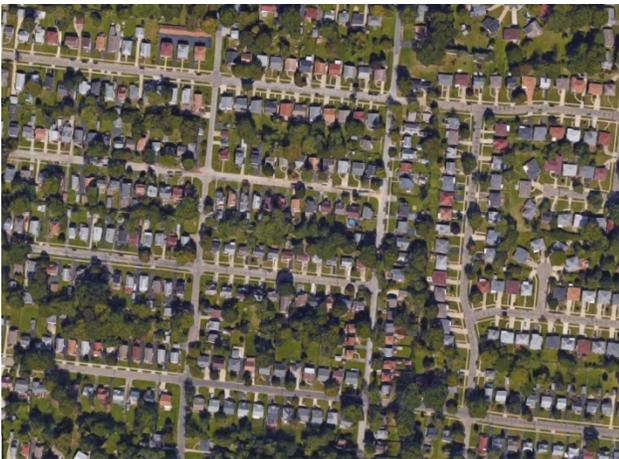


Figure 2-3 – Existing Land Use – West Sycamore

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### **Single Family Detached Residential**

Single family detached residential is the most common land use pattern in the Township at just fifty seven percent of the total land area of the township. The typical character of these uses ranges from large, new two story infill dwellings on small lots to older small ranch dwellings on large lots. Housing stock age generally varies from the 1950's through today.



### **Two-Family Residential**

These duplex units are generally scattered on individual lots throughout the Township adjacent to other residential type uses and represent less than one-half of a percent of the overall land use.

### **Manufactured Housing**

Manufactured housing includes factory built units such as mobile home dwellings. These units are typically located in "parks".

### **Multi-Family Residential**

Multi-family residential units consist of three, four or more unit apartment style, condominium or townhome buildings on a single lot. This particular land use comprises less than five percent of the land use patterns in the Township. Older units are generally located directly along minor arterials (e.g. The Indian Creek Luxury Rentals on Galbraith Road) while new units are generally located in larger multi-family developments (e.g. Somerset Chase).



## Office

Office uses are located throughout the Township at varying levels of density serving the administrative, professional and medical fields. These range from single story converted dwellings to multi-story buildings combined with service and retail uses.



## Commercial

Despite comprising only approximately seven percent of the overall land use of the township, the largest commercial base is centered in the Kenwood area serving the upscale shopping and entertainment needs of the region. With the Kenwood Towne Center, the Kenwood Collection and Sycamore Crossing/Sycamore Plaza, the township can boast over 3 million square feet of shopping and service.



## Mixed Use

Mixed uses comprise less than one percent of the total land use in the Township. Mixed uses are buildings with multiple different uses such as office and retail or retail and residential. The Kenwood Collection, a 340,000 square foot multi-story office, retail and service building, is a prime example of a large mixed use classification.



## *Light Industrial*

Light industrial uses are primarily located in the northern parts of the township and are typically large buildings located in clusters with similar industrial uses. These types of uses do not create off-site impacts such as smoke, noise, or odor. Smaller scale light industrial uses are scattered throughout the remaining parts of the township. Light industrial uses comprise approximately five percent of the total land area of the township.



### ***Parks and Recreation***

Parks and recreation comprise less than two percent of the land in the township. This category typically includes outdoor athletic fields, playgrounds, recreation centers, trails and similar activities. The Robert L. Schuler Sports Complex and the Clete McDaniel Sports Complex in North Sycamore and Bechtold Park are prime examples of large park and recreation facilities in the Township providing park and recreation opportunities for township residents.



### ***Public/Semi Public***

Public and semi-public facilities include governmental services (police, fire, library, post office, township offices, etc.) and similar type uses such as the Kenwood Jewish Hospital and religious places of worship. This type of land use comprises almost eleven percent of the total land area in the township.

## Public Utility

Public utilities are land uses providing essential services to the public including water, sewer and electrical transmission. The most significant public utility land use in the township is a large Duke Energy maintenance facility in the northern area of the township which serves regional electrical transmission repair needs and serves as a storage lot for poles, transformers and vehicles. Public utilities comprise approximately one percent of the total land area of the township.



## Vacant/Undeveloped

The vacant and undeveloped use category is land within the township where no building exists and the land is not used for any particular land use. Less than six percent of all land within the township is considered vacant or undeveloped. The most significant piece of vacant/undeveloped land in the township is in the western area of the township along Reading Road as depicted below.



### 2.3.2 Residential Infill

Within the past decade, older housing units located along the primary and secondary streets in the township, have become prime real estate for both residential housing and non-residential uses. Along Kenwood and Galbraith Roads, for example, developers are purchasing larger lot ranch homes, often constructed fifty years ago or more, and are tearing the homes down. Lots are often subdivided and new, multi-story dwellings are being built.

Given Sycamore Township's high quality of life, desirability and proximity to major shopping areas and upscale commercial services, this trend is expected to continue. This plan will address this issue to provide the best possible infill development possible for the township.

### 2.3.3 Non-Residential Infill

Similar to the residential infill activity, the township is experiencing significant non-residential infill as well. As early as 1994, residential dwellings fronted on Galbraith and Kenwood Roads. Today, many dwellings have been replaced by non-residential uses. Within the southern portions of Sycamore Township, in particular in the Kenwood area, older residential dwellings including single family and multi-family units have been razed and the land being used for expansion of, or support for, the hospital complex or for office, service or retail uses. The Jewish Hospital of Kenwood has

undergone several significant expansions over the last decade; the most recent of which resulted in a multi-story patient tower (2015). Ancillary uses including medical clinics and doctor's offices are using existing homes or redeveloping the former residential land for new office purposes.

The photographs to the right identify the progression of non-residential infill development at the intersection of Kenwood and Galbraith Roads in south Sycamore. This progression is largely due to the expansion of the hospital and related ancillary medical office buildings. The building at the southeastern corner of the intersection is a new parking garage for the Kenwood Towne Centre shopping mall.

Kenwood & E. Galbraith



1994



2004



2015

## 2.4 Existing Zoning

Zoning is the regulatory tool that governments use to regulate development on private property that establishes permitted land uses and controls how the use functions on the lot with respect to height, setbacks, landscaping, site layout, lot coverage, parking and signage. Currently, Sycamore Township administers eleven single letter zoning districts, four planned double letter districts, one planned unit overlay and one Special Purpose Interest District (Figure 2.5). These districts range from low density residential uses to highly integrated, dense commercial districts. The double letter and planned unit development district is also an option in the township that requires the submission of a preliminary and final plan for additional review and approval by the township. These extra submission and review requirements permit greater flexibility by the township to consider mixed uses in one cohesive development, smaller lot sizes than afforded in for other zoning districts and open space preservation.

**Table 2-1 – Existing Zoning Districts**

Designation	District Type
<b>Residential District</b>	
AA	Lowest Density
A	↓
A-2	
A-35	
B	
B-2	
C	
D	Highest Density
<b>Commercial Districts</b>	
O	Office
E	Retail Business
<b>Industrial Districts</b>	
F	Light Industrial
<b>Special Interest Overlay</b>	
SPI-SC	Special Public Interest – Suburban Center/Corridor
<b>Specific Plan Districts</b>	
CUP	Community Unit Plan Overlay
DD	Planned Multi-Family
OO	Planned Office
EE	Planned Retail
FF	Planned Light Industrial

toward the community's vision of Sycamore Township for the next 10 to 20 years.

## 2.5 Community Profile

Trends in demographic information are important to understand so that the township can best position itself for the future with respect to ensuring the appropriate type of housing stock and what employment, retail and services may be required to meet the needs of the residents of the township.

### 2.5.1 Demographics

A key component of any comprehensive planning strategy is an understanding of the demographics of a community and a review of the general trends affecting its future. This type of analysis is useful in answering the following questions, which in turn provide the basis for making decisions during the development of the comprehensive plan.

- How has the township grown in the past?
- What are some of the changing trends, both in the township and across the nation that might affect our future?
- How might we grow in the future if these trends continue unchanged?

The following sections provide a summary analysis of the demographic profile of Sycamore Township and a general analysis of trends. These analyses are important to the plan because current trends may bring more or less growth than what the community wants in its future. The purpose of these analyses is to provide a foundation of knowledge of how much growth the township may anticipate in the future if current trends and development policies continue and is not reflective of any recommendations proposed as part of this plan. These analyses also allow the township to tailor planning tools that will guide any new growth



**Population**

Even though Sycamore Township experienced a population loss of 3,533 people between 1970 and 2010 (average of 88 people a year), the loss has been relatively minimal and is in line with the overall county. A significant population loss occurred in 1990 due to the withdrawal of the City of Montgomery from the township. The remainder of this loss is most likely attributed to a reduction in household size that has been the trend for most communities and is reflected

*Table 2-2 – Historic Population in Sycamore Township*

in the loss of population where there have not been significant losses in the number of housing units. For comparison purposes, Table 2-3: Historic Population in Sycamore Township, illustrates the growth rates of Sycamore Township, Hamilton County, nearby Symmes Township, as well as adjacent cities.

	Hamilton County	City of Cincinnati	Sycamore Township	Symmes Township	City of Blue Ash	City of Montgomery
<b>1970</b>	924,017	454,524	22,733	3,726	8,324	5,683
<b>1980</b>	873,224	385,457	20,758	5,861	9,506	10,088
<b>% Annual Growth</b>	-0.6%	-1.6%	-0.9%	4.6%	1.3%	5.9%
<b>1990</b>	866,228	364,114	20,041	11,635	11,923	9,733
<b>% Annual Growth</b>	-0.1%	-0.6%	-0.4%	7.1%	2.3%	-0.4%
<b>2000</b>	845,303	331,285	19,675	14,771	12,513	10,163
<b>% Annual Growth</b>	-0.2%	-0.9%	-0.2%	2.4%	0.5%	0.4%
<b>2010</b>	802,374	296,943	19,200	14,683	12,114	10,251
<b>% Annual Growth</b>	-0.5%	-1.1%	-0.2%	-0.1%	-0.3%	0.1%
<b>2013 (Est.)</b>	804,520	297,517	19,259	14,786	12,139	10,366
<b>% Annual Growth</b>	0.1%	0.1%	0.1%	0.2%	0.1%	0.4%

**Notes:**

- Source: U.S. Census and Jacobs/Compass Point Planning (calculations)
- The annual growth rate is the compound average annual growth rate between each census date or census estimate.

Table 2.2 illustrates what was the general trend during the last four decades where the overall population moved outward from the central city and into the adjacent, first-ring suburbs, toward the I-275 loop and beyond. However, more recently, there is a trend to move back toward the core. While this could mean a higher demand for housing in Sycamore Township in the future, the overall population for the township is not expected to fluctuate significantly over the next 10 to 20 years because of stable single-family neighborhoods, a lack of land

available for future residential development, and a larger market for nonresidential development as seen near the Kenwood and Montgomery Road interchanges with I-71.

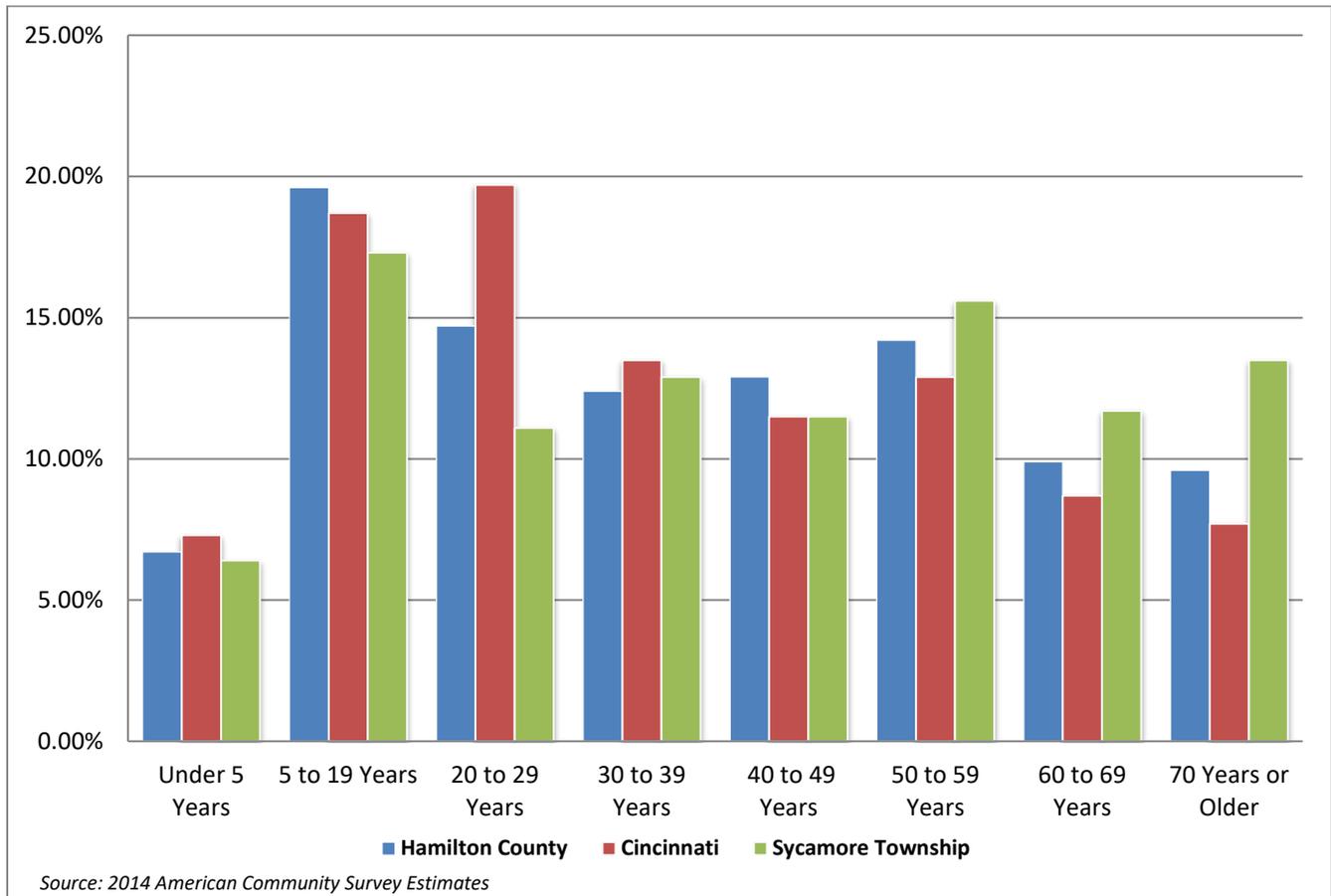
One aspect of the population that was considered during this planning process is the aging of the community and the desire to allow people to “age in place,” whereby there are housing options, services, and related accessibility amenities available to residents of all ages. This concern is well founded since almost 20 percent of the population in Sycamore



Township is aged 65 years old and older. This is substantial when compared to Hamilton County (13.6%) and the City of Cincinnati (11.2%) of a similar age. This difference in ratio of ages is also reflected in the median age of all residents in the community where Sycamore Township has a median age of 42.6 but Hamilton County overall has a median age of 37.1 and the City of Cincinnati has a median age of over ten years younger at 32.5 years old. While the aging of our population is a national trend due to longer life spans and increased ability to live independently, the significantly higher percentage of older residents in Sycamore Township reflects a potential for more demands for alternative housing options and services to meet the needs of a varied population.

Sycamore Township is home to several senior housing developments with varied services tailored to this demographic.

Figure 2-4 – Percentage of Population by Age Bracket



**Race**

Like many other communities on the outskirts of Hamilton County and in the adjacent counties, Sycamore Township is not as diverse racially as the City of Cincinnati and the overall county. This is a trend across the nation that began decades ago when there was a move away from the urban core. That being said, Sycamore Township does have a level of diversity not seen in many other townships in Hamilton County. Table 2-4, Race in Sycamore Township, shows that 18% of the township’s population is of a race that is not solely white as compared to 31% in Hamilton County. In the more recent decades, the township has been home to a larger Asian population with 7.3% of the township’s population identifying as Asian

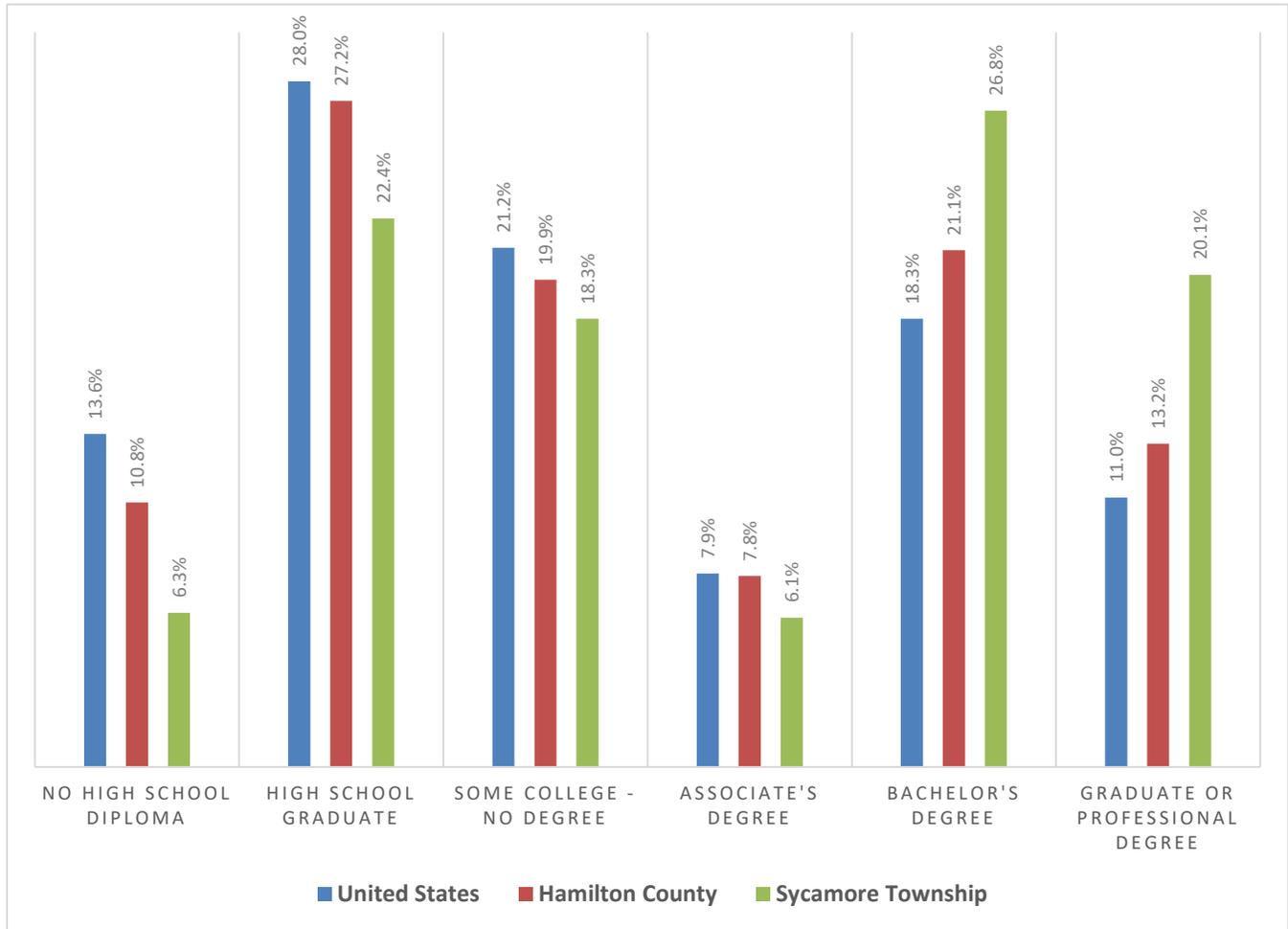
in the Census compared to only 2.1% of the total Hamilton County population.

Table 2-3 – Race in Sycamore Township

	Hamilton County	Sycamore Township
<b>White Alone</b>	68.9%	82.0%
<b>Black or African American</b>	25.7%	8.8%
<b>American Indian and Alaska Native Alone</b>	0.2%	0.2%
<b>Asian Alone</b>	2.1%	7.3%
<b>Native Hawaiian and Other Pacific Islander Alone</b>	0.0%	0.0%
<b>Some Other Race Alone</b>	0.7%	0.6%
<b>Two or More Races</b>	2.3%	1.1%

**Educational Attainment, Occupation, and Income**

**Figure 2-5 – Educational Attainment**



Another element of the population evaluated as part of this plan was the overall educational attainment of the population and related data on occupation and income. Figure 2-6 compares the highest degree attained by residents who are 25 years or older in the township, county, and across the United States. In Sycamore Township, there are a significantly higher percentage of residents with Bachelor and higher degrees as compared to both the county and the nation. This information correlates to the fact that there is a much higher percentage of residents who work in managerial positions or in sales and office occupations that often require higher degrees (See Figure 2-7). As with most communities, where there are

higher levels of education, there also tends to be higher incomes.

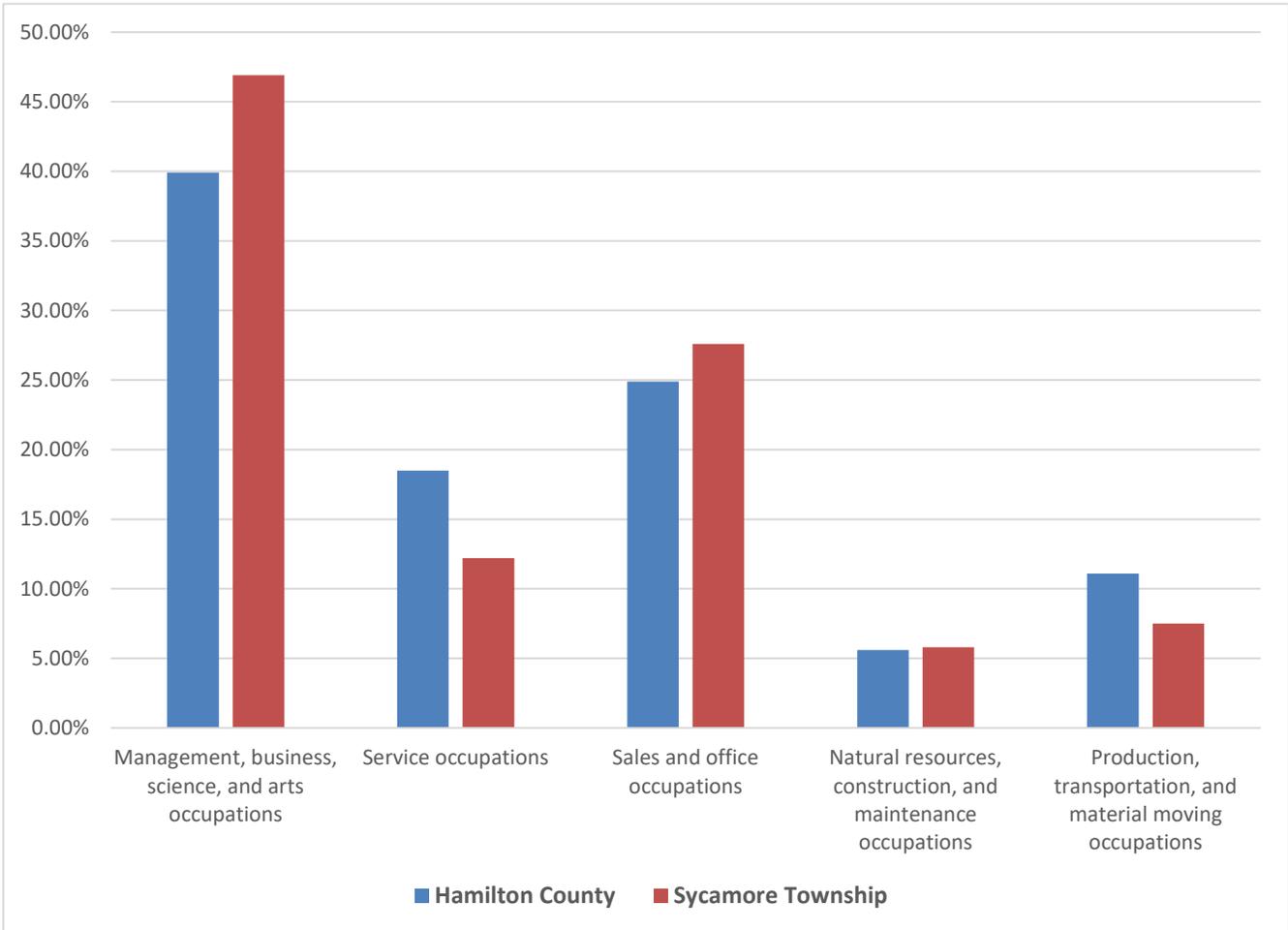
Sycamore Township is no exception where the median household income was \$64, 311 (Source: 2014 American Community Survey) as compared to Hamilton County where the median income was only \$48, 927.

While there is a lot of disparity between the township and county as far as the resident’s educational attainment, occupation, and income, there is little to no difference between employment levels. In 2014, 65.9% of Hamilton County’s population who were 16 years or older were in the labor force with 6.3% claiming to be



unemployed. This is compared to Sycamore Township where 64.7% were in the labor force and 5.2% claimed to be unemployed.

**Figure 2-6 – Educational Attainment by Employment Position**



**Households**

In addition to the demographics of the population above, other important background on where and how residents are living in Sycamore Township relates to households, including the type of household and size of the household. A household, unlike a housing or dwelling unit, is an evaluation of the relationship of people living as a group. In communities, such as Sycamore Township, the fact that 15.1% of the township’s 7,992 households (11.1% in Hamilton County) reflects the older population identified in Figure 2.5 and a larger number of empty nester households. Sycamore Township is also following the

national trend of smaller households with an average household size of 2.37 people (2.94 in family households), which is reflective of both people living longer and having smaller families.

**Housing**

While the overall population of the township has slowly decreased over the last few decades, the total number of housing units has been on the increase. In 2000, there were 8,687 housing units in Sycamore Township. That number grew by over five percent to 9,143 units reported in the 2010 Census. While a significant growth in housing at the same time there is a reduction in population may seem counterintuitive, this is actually common to many communities because



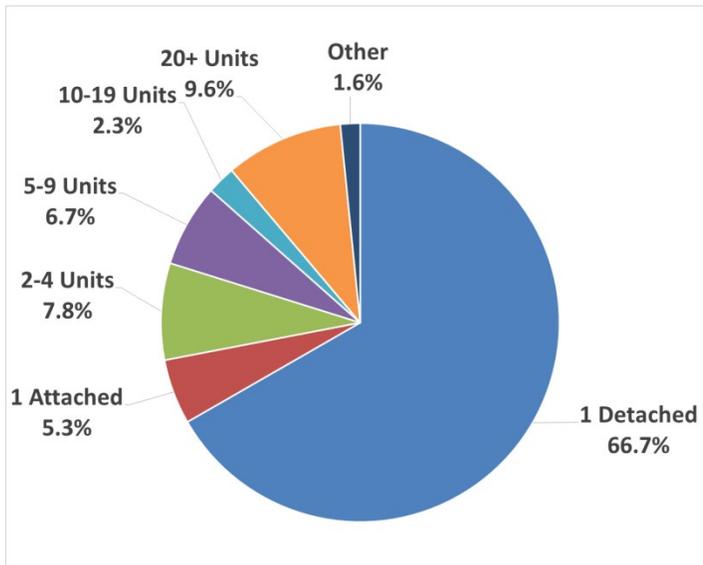
of a trend toward smaller household sizes. This is especially true in Sycamore Township where a large portion of the population is over 50 years old (See Table 2.4), an age where there starts to be more empty nester type households where there may only be one or two people in any given housing unit. While the township did experience a growth in housing units over the last decade, this trend is not expected to continue given the population trends discussed above, and the fact that there is little land available for large-scale residential development. Unless the township significantly shifts its policies to encourage redevelopment of areas for new housing or higher density housing options (e.g., apartments, townhomes, or senior housing communities), the total number of housing units may continue to increase slightly over the next decade but it is not anticipated to be a substantial growth. In many cases, any increase will be the result of development of housing on vacant lots or the division of larger lots into multiple lots.

In addition to understanding the general trends in the number of dwelling units, it is also important to have a better understanding of the characteristics of the housing stock as it can demonstrate a deficiency in a particular type of housing as well as identify where the township may start to see long-term maintenance issues.

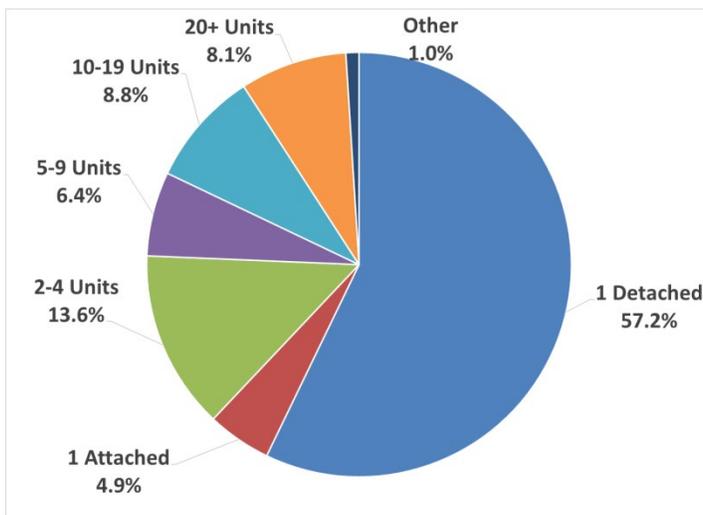
In 2014, the American Community Survey (U.S. Census) estimates that almost 67% of all housing units in Sycamore Township were detached, single-family dwellings (See Figure 2-8, Number of Dwelling Units Per Structure – Sycamore Township). This ratio is somewhat higher than Hamilton County's average of just over 57% of all county dwelling units (Figure 2.9) and substantially higher than the City of Cincinnati where just over 38% of dwelling units are single-family detached. This is not an unexpected trend given that Sycamore

Township has long been a suburb of the more urban City of Cincinnati. This ratio of single-family detached homes as part of the total housing stock is not expected to change significantly in the future unless there is encouragement of mixed use developments planned for the township that would include higher density residential apartments that would be part of a dense commercial and/or office development.

**Figure 2-7 – Number of Dwelling Units Per Structure – Sycamore Township**



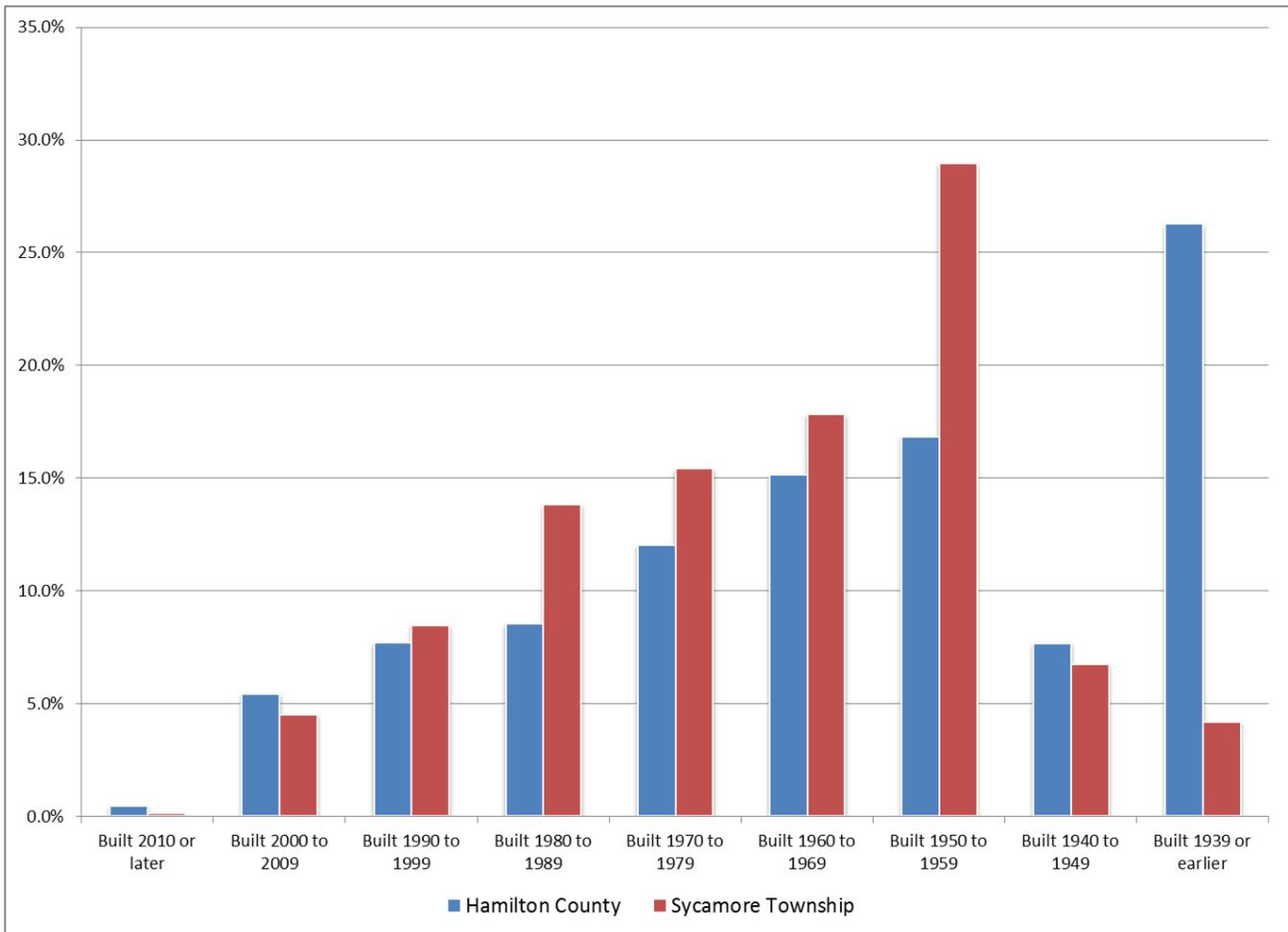
**Figure 2-8 – Number of Dwelling Units Per Structure – Hamilton County**



In addition to the type of structures present in the township, the American Community Survey also provides information on the general age of the housing stock in Sycamore Township (See Figure 2-10, Year Structure Built). It is no surprise that the housing stock in Sycamore Township is not as old as the overall housing stock across Hamilton County, especially with the oldest housing within the county being

**Figure 2-9 – Year Structure Built**

found within the City of Cincinnati. Approximately 40% of the entire township housing stock is now over 50 years old. While most housing and neighborhoods may be fairly stable, an aging housing stock may elevate the need for more housing maintenance efforts to ensure continued stability.



Source: 2014 American Community Survey Estimates



## 2.6 Infrastructure

The basic infrastructure is in place to support the development and redevelopment in most areas of the township. Infrastructure includes streets, sidewalks and utilities. Important to infrastructure is the current state of repair, functionality and capacity.

### 2.6.1 Sanitary Sewer/Storm Water Sewer

The township is supplied with sanitary sewer and storm water infrastructure and service through the Metropolitan Sewer District (MSD) – a City of Cincinnati/ Hamilton County partnership. This system is in a good state of repair in all areas of the township and has the future capacity to support future redevelopment and development efforts in the township. Property owners pay for service through quarterly billing by the MSD.

### 2.6.2 Water

Potable water service is provided to township residents and businesses through infrastructure owned and operated by the Greater Cincinnati Water Works (GCWW); a division of the City of Cincinnati. This system is in a good state of repair and has ample capacity to meet the future development and redevelopment needs of the township. Users pay for service through quarterly billing. Larger users are billed monthly (industrial users, apartment complexes, hospitals, etc.).

### 2.6.3 Electric and Gas Service

Electric service for residential and non-residential users is provided by Duke Energy which serves the entire township with electric and gas service. The township also is home to a Duke Energy maintenance facility on Kemper Road in the northern area of the township. This system is in a good state of repair and has the capacity to handle current and future

development. Duke Energy bills its customers on a monthly basis for services.



### 2.6.4 Transportation

A transportation system should be all inclusive – roadways, public transportation, sidewalks, and trails. To this end, Sycamore Township has a comprehensive road and sidewalk system, as well as shared access to regional public transit.

The roadway system is maintained by Sycamore Township, the Hamilton County Engineers office and the Ohio Department of Transportation (ODOT). The existing circulation pattern and roadway classification of the township is shown on Figures 2-11 through 2-13.

The major arterials of Kenwood, Galbraith, Montgomery, Reed Hartman, Kemper, Fields Ertel and Reading roads serve the local and regional primary circulation needs. Connection with the interstate system is afforded via a full interchange (Montgomery/I-71) and a partial interchange (Kenwood and I-71). Access to and connectivity, increased ability to live independently and the significantly higher percentage of older residents in Sycamore Township reflects a potential for more demands for alternative housing options and services to meet the needs of a varied population. The township has adequate accessibility whether traveling north/south or east/west. Table 2-4 shows select traffic counts for major and minor arterials in the township.

<b>Kenwood (north of Galbraith)</b>	18,157
<b>Galbraith (east of Kenwood)</b>	8,675
<b>Reading Road (south of Cross County)</b>	15,965
<b>Kemper Road (east of I-275)</b>	13,869
<b>Fields Ertel (west of Butler Warren)</b>	11,017
<b>Reed Hartman Highway (north of I-275)</b>	5,620

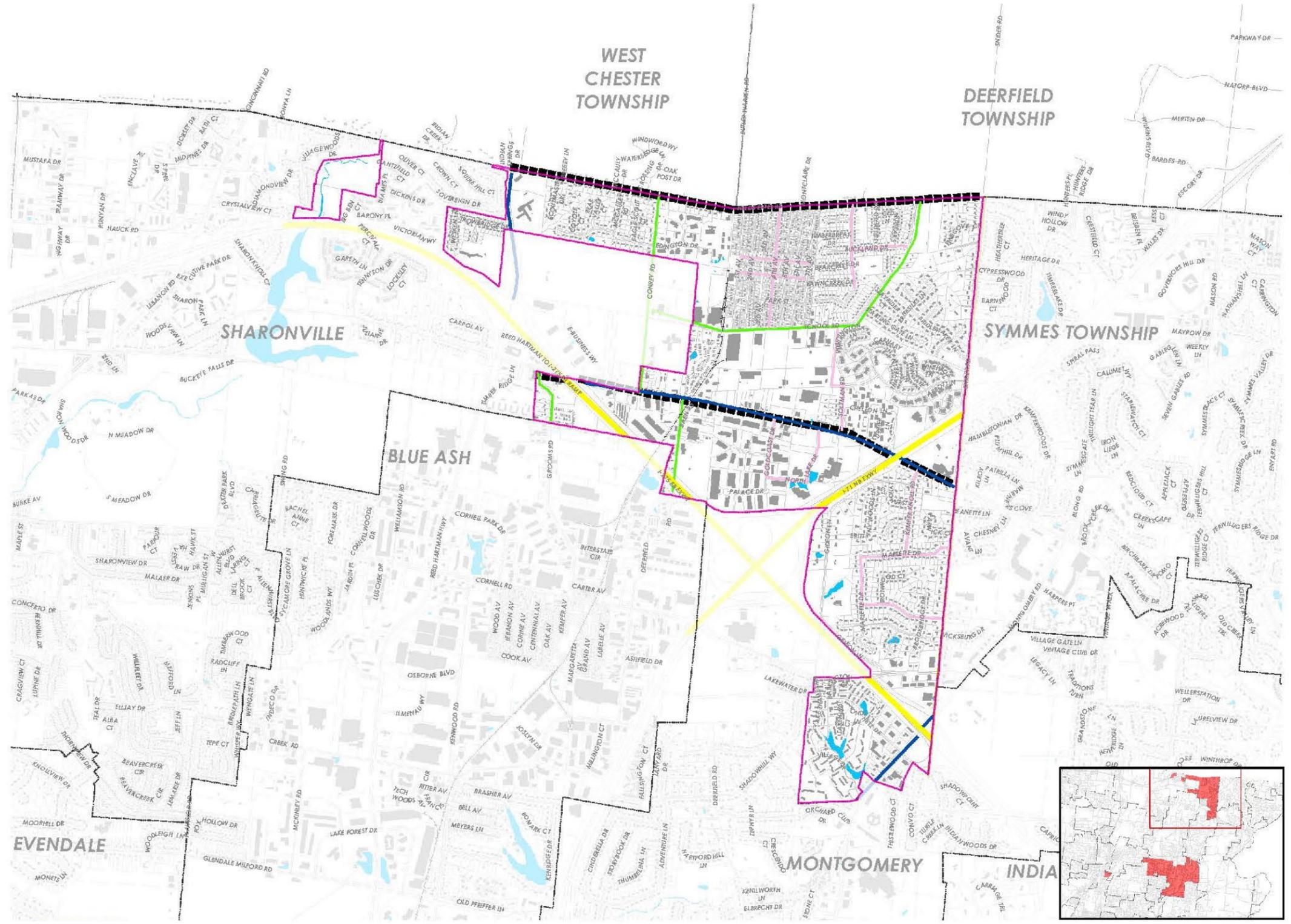
Traffic counts 2012, 2013, 2015

**Table 2-4 – Select Traffic Counts**

<b>Road</b>	<b>ADT Count</b>
<b>I-71 (between Galbraith and Montgomery)</b>	128,309
<b>Montgomery (west of Kenwood)</b>	15,529
<b>Montgomery (west of I-71)</b>	22,714
<b>Montgomery (east of I-71)</b>	23,775
<b>Montgomery (south of Galbraith)</b>	19,455
<b>Kenwood (south of Montgomery)</b>	21,375
<b>Kenwood (south of Galbraith)</b>	22,928

# Transportation

## North Sycamore



- Interstate
- Major Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Roadway Improvements
- Railroads
- Sycamore Township



**Land Use Plan Update**  
Sycamore Township, Ohio

November 7, 2016

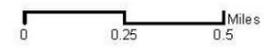
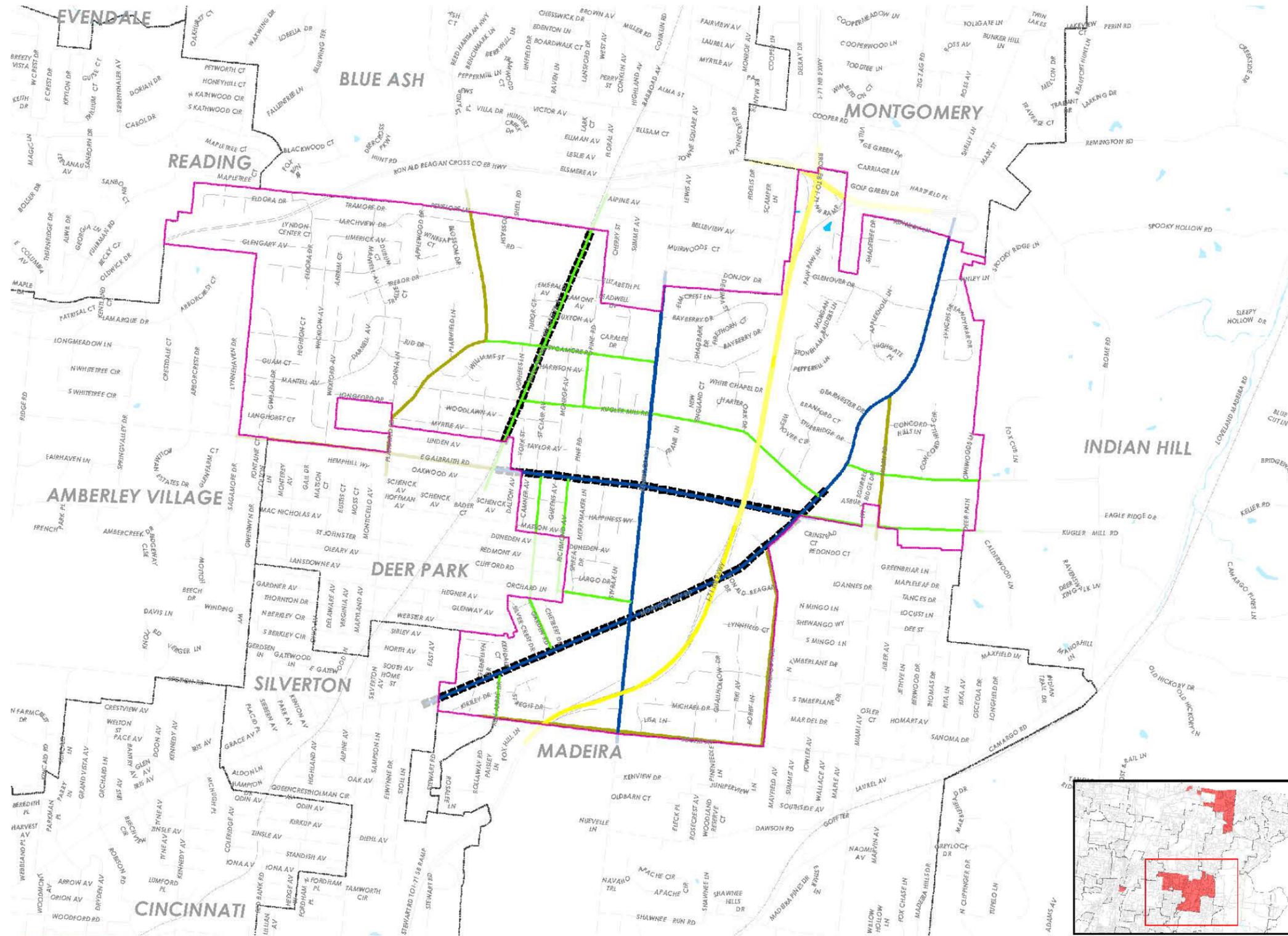


Figure 2-10 – Transportation – North Sycamore

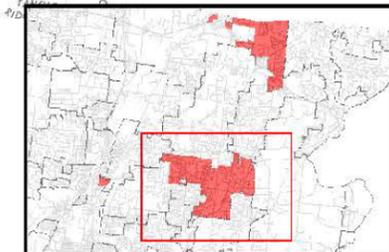
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## Transportation

South Sycamore

- Existing Thoroughfare System**
- Freeway
  - Major Arterial
  - Minor Arterial
  - Major Collector
  - Roadway Improvements
  - Railroads
  - Sycamore Township



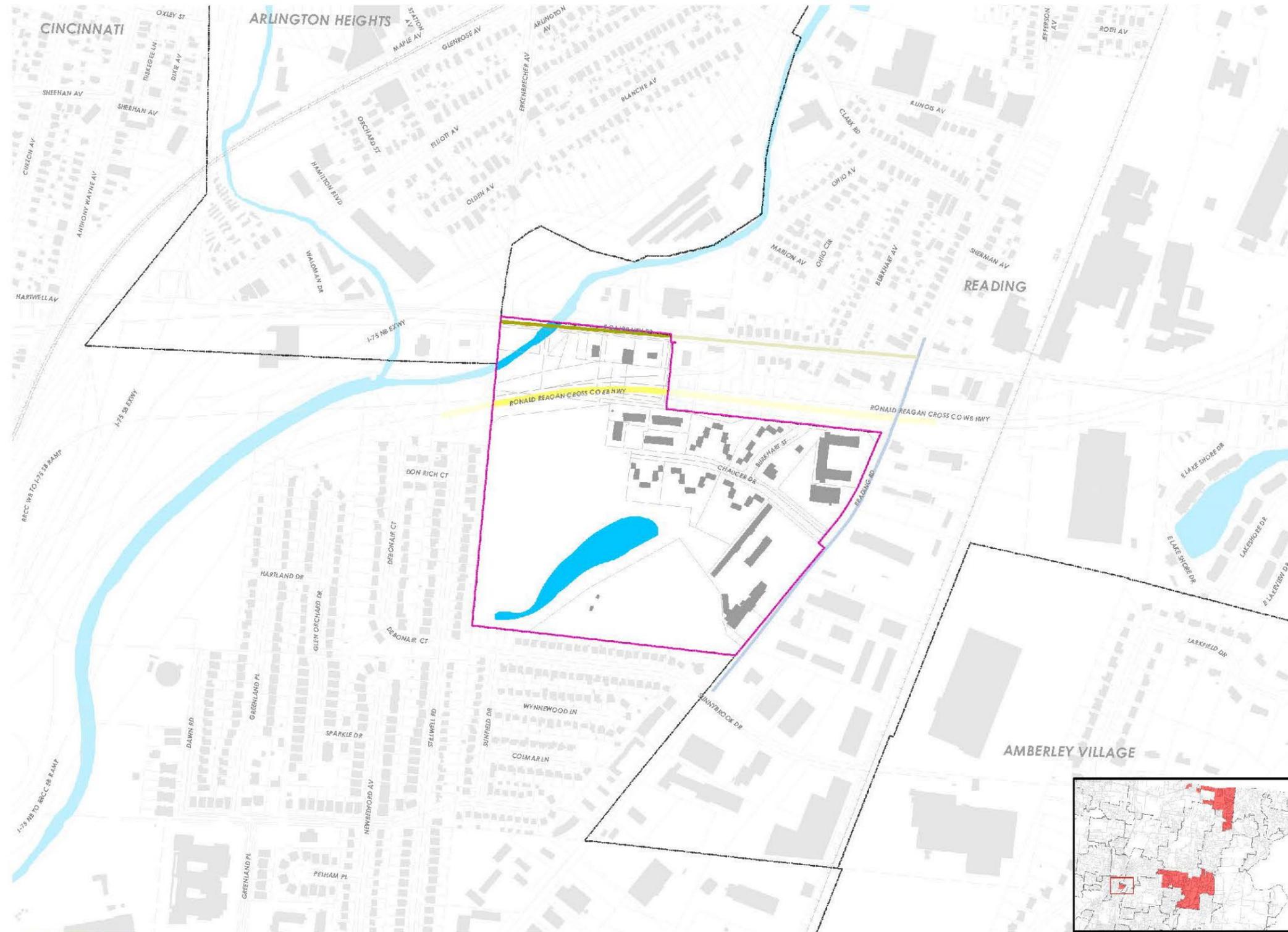
**Land Use Plan Update**  
Sycamore Township, Ohio

November 7, 2016



Figure 2-11 – Transportation – South Sycamore

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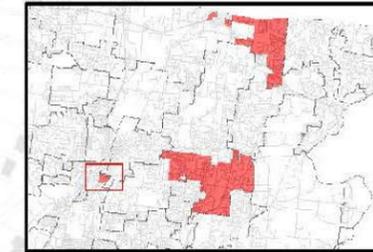


## Transportation

West Sycamore

### Existing Thoroughfare System

-  Freeway
-  Major Arterial
-  Minor Arterial
-  Railroads
-  Sycamore Township



**Land Use Plan Update**  
Sycamore Township, Ohio

November 7, 2016



Figure 2-12 – Transportation – West Sycamore

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The township is serviced by the METRO bus system, operated by the Southwest Ohio Regional Transit Authority (SORTA). Eight lines service the Township as identified in Table 2-6.

**Table 2-5 – Metro Bus Lines**

<b>Bus Route</b>	<b>Road(s)</b>
<b>2X</b>	Montgomery, Kenwood Roads
<b>3X</b>	I-71, Kenwood, Kugler Mill Roads
<b>4</b>	Montgomery, Galbraith Roads
<b>67</b>	Kemper, Grooms Roads
<b>71/71X</b>	I-71, Kenwood, Montgomery Roads
<b>72</b>	I-71
<b>Metro Plus</b>	Montgomery, Galbraith, Kenwood Roads
<b>Park and Ride</b>	Southwest corner of Kenwood and Kugler Mill

### 2.7.2 Parks and Recreation

The Parks and Recreation facilities and programs are a strong focal point in the community. With area sports, special events, garden and civic clubs, community projects, and other activities, Sycamore Township offers residents a wide range of amenities. Township facilities include picnic shelters, baseball and soccer fields, a meeting room, botanical gardens and more. Township parks are home to many growing sporting events throughout the year. Sycamore Township is dedicated to providing top notch facilities and equipment to its residents and neighbors. The park grounds and facilities are maintained by the Township Maintenance Department.

## 2.7 Public Facilities and Services

The resources and services that the township can provide its residences and businesses contribute greatly to the quality of life of the community. Sycamore Township, a Home Rule government, provides or contracts for the following services:

### 2.7.1 Fire and EMS

The Sycamore Township Fire Department is staffed 24 hours a day with career and part-time paid professionals. Two stations protect the township one located on Kenwood Road in South Sycamore (Headquarters) and one station located on Deerfield Road in North Sycamore. Each of these stations is fully equipped with ladder trucks, pumper trucks and ambulances. The fire department also includes a HAZMAT unit. In 2019, the department responded to over 4,400 incidents, 77% of which were rescue and emergency operations.



There are six parks which include:

- Clete McDaniel Sports Complex (North Sycamore Recreation Facility) – Baseball and soccer fields, batting cage, concessions and pavilion, restrooms, child play area, walking track.
- The Robert L. Schuler Sports Complex – Baseball and soccer fields, walking track, restrooms, child play area, community meeting/gathering room.
- Bechtold Park – Baseball field, basketball court, sand volleyball courts, pavilion, picnic shelters, walking track, child play areas, restrooms, nature trail.
- Bob Meyer Park – Baseball fields, child play area, batting cage.
- Kenwood Gardens – Passive gardens
- Highpoint Park – Shelter, child play area, basketball court

### 2.7.3 Maintenance

Sycamore Township provides many public works type services to its residents and businesses. The township provides snow and ice removal for over 50 road miles (with assistance from the Hamilton County Engineers Office for county routes and the Ohio Department of Transportation for state routes), recycling drop off location, truck rental for junk, monthly tree and branch chipping, curbside leaf collection, and street cleaning. The 17-person maintenance department is also responsible for maintaining the parks and recreation facilities of the township.

### 2.7.4 Policing

The township contracts with the Hamilton County Sheriff's Office to provide dedicated patrols to keep the residents and businesses safe. This service occurs 7 days a week, 24 hours a day.

### 2.7.5 Local Planning and Zoning

The township provides a full time planning and zoning administrator to oversee the day-to-day operations of the department, including plan review and code enforcement. Additionally, Sycamore Township has a full-time zoning inspector and a zoning coordinator to provide full development services to the community. Sycamore Township has a Zoning Commission and a Board of Zoning Appeals to review development and redevelopment to ensure zoning decisions are made at a local level.



## 2.8 Economy

### 2.8.1 Taxes

The daytime population of Sycamore Township grows dramatically as people come to the township to work. With an approximate township population of 20,000 residents, this population increases to almost 100,000 persons participating in over 6,000 businesses.

As a township, Sycamore does not levy an earnings tax on its residents. The township receives its operating funds from a variety of sources including property tax, local government funds, JEDZ/JEDD, and safety service levy to provide government services. The following table identifies how property tax is distributed for local services.

**Table 2-6 – Breakdown of Property Tax in Township**

Service	% of Whole
School District	51.2%
Township	14.6%
Ham. Co. Developmental Disabilities	7.8%
Ham. Co. General Fund	4.5%
Joint Vocational School	4.2%
Children Services	3.7%
HLTH/Hospital Care-Indigent	3.4
Ham. Co. Mental Health	3.3%
Public Library	2.0%
Ham. Co. Senior Services	2.0%
Ham. Co. Park District	1.7%
Zoological Park	0.7%
Ham. Co. Family Services/Treatment	0.7%
Ham. Co. Crime Information Center	0.3%

The township receives funds through four Joint Economic Development Zones (JEDZ) which allows the township to collect an earnings tax

from persons working within one of those zones. JEDZ are agreements between the township and a neighboring municipality to permit new or expanded growth for commercial and economic development which permit an income tax to be collected by the local municipality for distribution to the township. Township residents who work in one of these zones and had local JEDZ tax withheld, may apply for a grant for reimbursement through the Sycamore Township Community Improvement Corporation. The current JEDZ are located along the Kenwood Road, Montgomery Road and Galbraith Road corridors where most of the employment of the township exists.

### 2.8.2 Economic Development

Sycamore Township enjoys a strong retail, office, industrial and service base. Much of the retail and service offerings are upscale in nature and much of the large-scale office space is class A. Retail uses, particularly those in the southern areas of the township, have a regional draw with the Kenwood Towne Centre and the Kenwood Collection mixed use development. The success of this upscale regional retail hub is due to location directly off I-71 at Montgomery Road and to the above average household income of the surrounding residential neighborhoods, cities, and villages (\$63,850 in 2013 and expected to be \$83,489 by 2021)<sup>1</sup>. The following table indicates the purchasing power of the surrounding area in a 1-, 3- and 5-mile radius.

<sup>1</sup> Information from the ESRI Business Analyst Desktop, 2016.



**Table 2-7 – 2015 Demographics**

<b>2015 Demographics</b>	<b>1 mile radius</b>	<b>3 mile radius</b>	<b>5 mile radius</b>
<b>Population</b>	6,849	55,688	137,046
<b>Households</b>	2,891	23,664	59,054
<b>Median Disposable Income</b>	\$67,197	\$55,113	\$50,838

**Market Profile**

Direct sales to customers are a large part of the retail and service base of Sycamore Township. The following are the top five Leakage/Surplus sectors in Sycamore Township. A leakage means that there is not enough of this particular type of retail/service in the Township where customers must travel outside of the township to get that good or service. A surplus shows that the need is met in the township which may draw other customers from outside the township to shop here.



**Table 2-8 – Top Leakage/Surplus Sectors**

Leakage	Surplus
1. Other Motor Vehicle Dealer	1. Florist
2. Gasoline Service Station	2. Furniture Store
3. Auto Parts and Tires	3. Clothing Store
4. Used Merchandise Store	4. Beer, Wine, Liquor Store
5. Lawn and Garden Store	5. Electronic and Appliances

**Expenditures**

Most retail establishments in the township outperform those in surrounding trade areas by industry group. Of the 14 Retail and Services Expenditures categories<sup>2</sup>, those who reside in Sycamore Township spends less than the national average in only one category – Apparel and Services. A spending potential index of 100 is the national average consumer expenditure for that particular product.

**Table 2-9 – Top Retail Goods and Services Expenditures**

Retail Goods and Services Expenditures	Spending Potential Index	Average Amount Spent
<b>Apparel and Services</b>	82	\$1,865.13
<b>Computer</b>	124	\$304.92
<b>Entertainment and Recreation</b>	129	\$4,109.01
<b>Food</b>	122	\$10,076.57
<b>Financial</b>	113	\$6,998.19
<b>Health</b>	131	\$902.51
<b>Household Furnishings and Equipment</b>	124	\$1,319.01
<b>Household Operations</b>	123	\$2,046.82
<b>Insurance</b>	131	\$6,014.90
<b>Personal Care</b>	120	\$534.79
<b>School Books and Supplies</b>	121	\$226.60
<b>Smoking Products</b>	117	\$569.89
<b>Transportation</b>	123	\$9,565.52
<b>Travel</b>	129	\$1750.31

<sup>2</sup> Information from the ESRI Business Analyst Desktop, 2016.



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## 3 – Future Land Use and Policy Areas

### 3.1 Introduction

With respect to future land use, the township can be summarized in two distinct ways: those areas where future land use is stable and is not anticipated to change from the current use/pattern over the next 10-20 years and areas in which change is likely to occur – whether through a change in land use, intensity or density. These two types of areas will receive detailed review in this section with “stable areas” being identified with a future land use and with “policy areas” being applied to those areas where some change is likely to occur with a series of appropriate land uses.

The Future Land Use Plan is intended to serve as a policy level guide for continued development and redevelopment in the township. This map is not intended to serve as a zoning map but should be used with respect to future zoning decisions by township administration, the Planning and Zoning Commission and the Board of Trustees.

The most stable areas in the township are the mature, residential neighborhood subdivisions in the southern and parts of the northern areas of the township. Single family subdivisions such as Heitmeyer Farms and mixed density residential developments such as Somerset are well maintained and highly desirable by homeowners. No change is expected to occur in these types of developments.

Areas expected to exhibit some type of change over the next 20 years require more analysis and detail than areas of the township which are not expected to change physically. These areas are identified as “Policy Areas” which are based

on geographical areas exhibiting similar characteristics, development types, unique traits or areas which require a different thought process to reverse a threat such as the continued presence of blight.

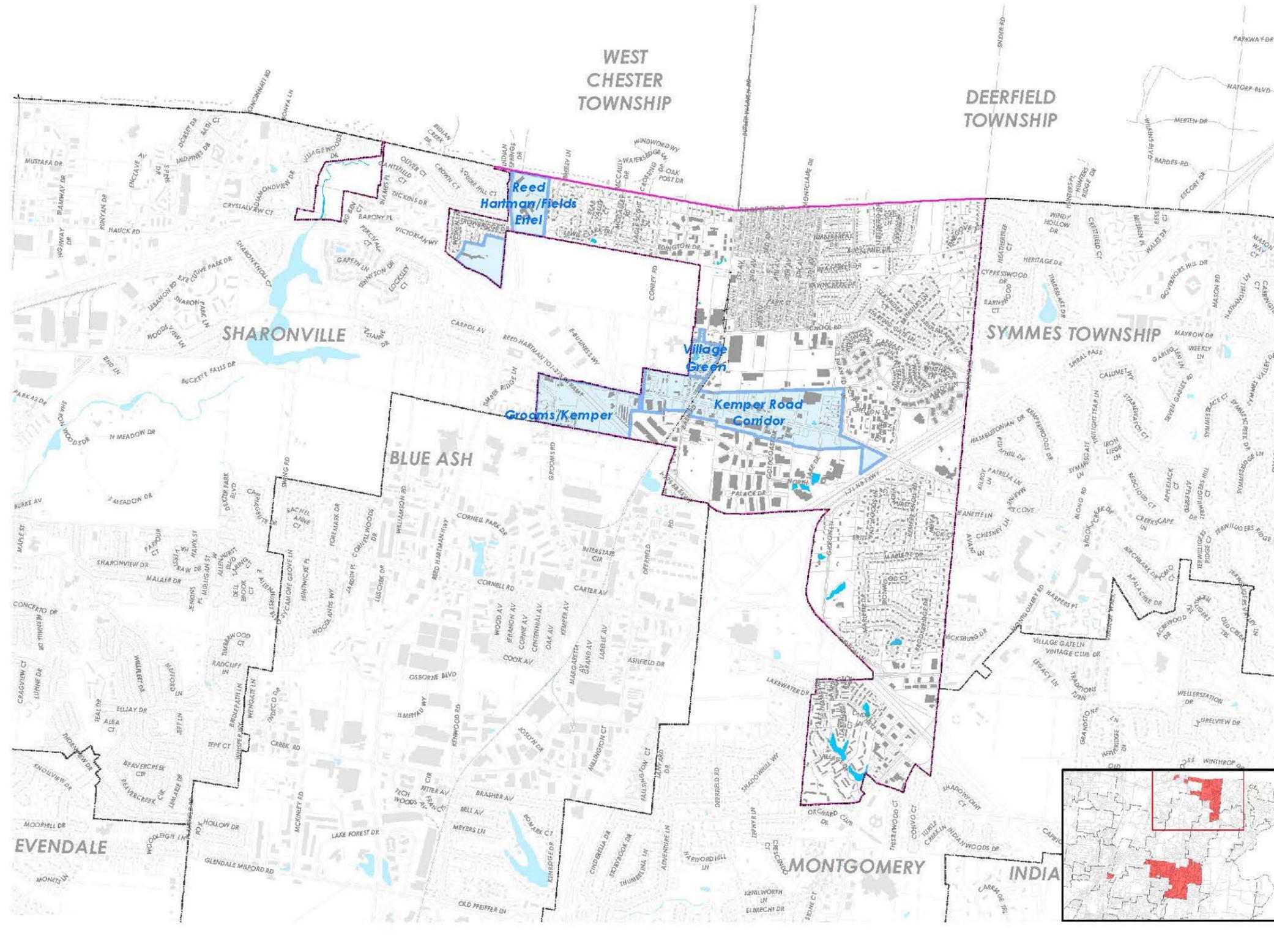
Figure 3-1 identifies the 9 Policy Areas established in the township.

Each policy area narrative that follows lays out a vision, goals, and appropriate land use and implementation strategies for these unique areas.

Policy Area	Township Location
Grooms/Kemper	North Sycamore
Kemper Road Corridor	North Sycamore
Reed Hartman/Fields Ertel	North Sycamore
Village Green	North Sycamore
Jewish Hospital	South Sycamore
Kenwood Towne Center/Sycamore Plaza	South Sycamore
Montgomery Road Corridor	South Sycamore
Redstone Center	South Sycamore
Reading/Galbraith	West Sycamore



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### Policy Areas North Sycamore

- Policy Areas
- Railroads
- Sycamore Township



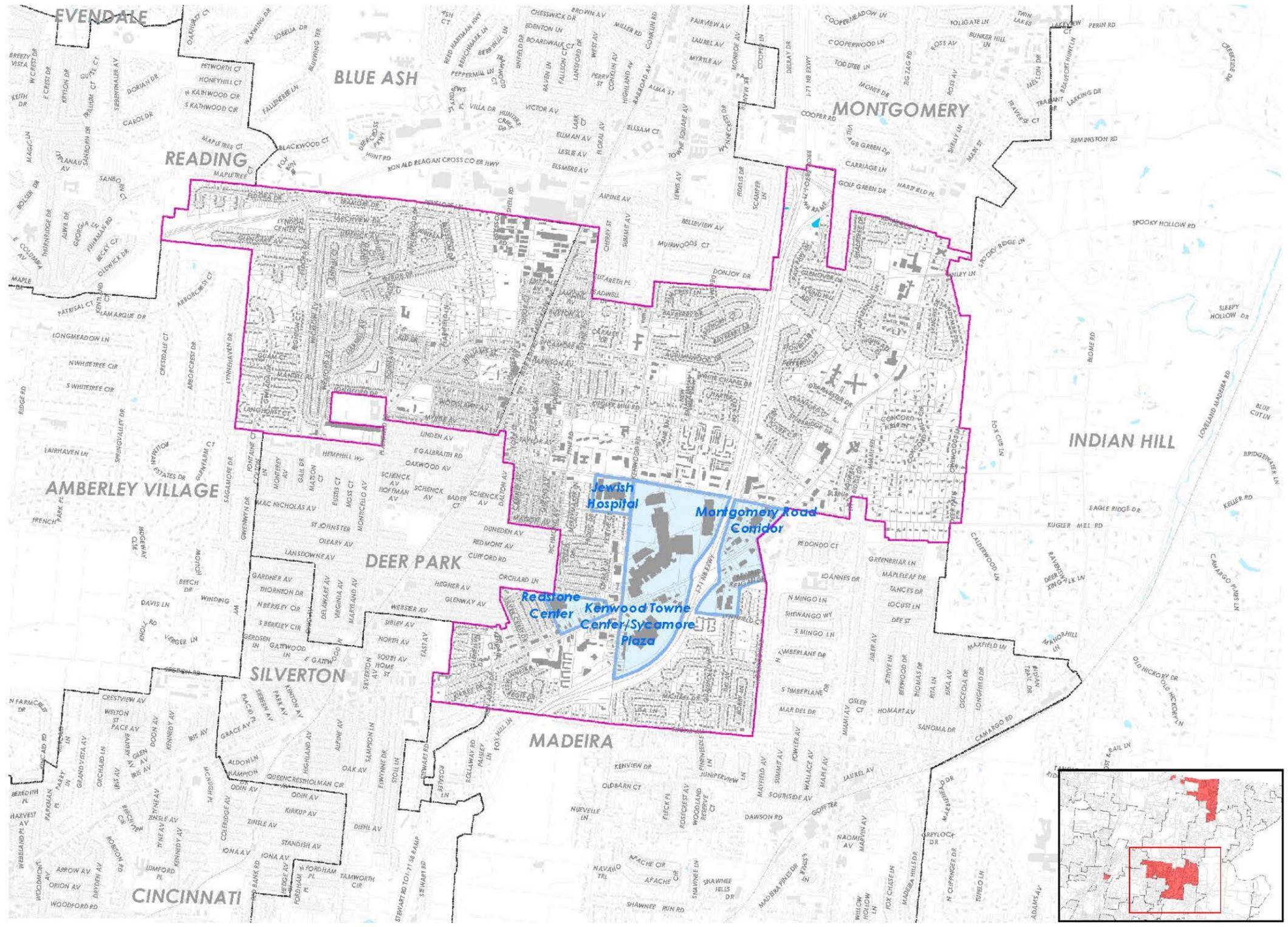
**Land Use Plan Update**  
Sycamore Township, Ohio

November 7, 2016



Figure 3-1 – Policy Areas – North Sycamore

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### Policy Areas South Sycamore

- Policy Areas
- Railroads
- Sycamore Township



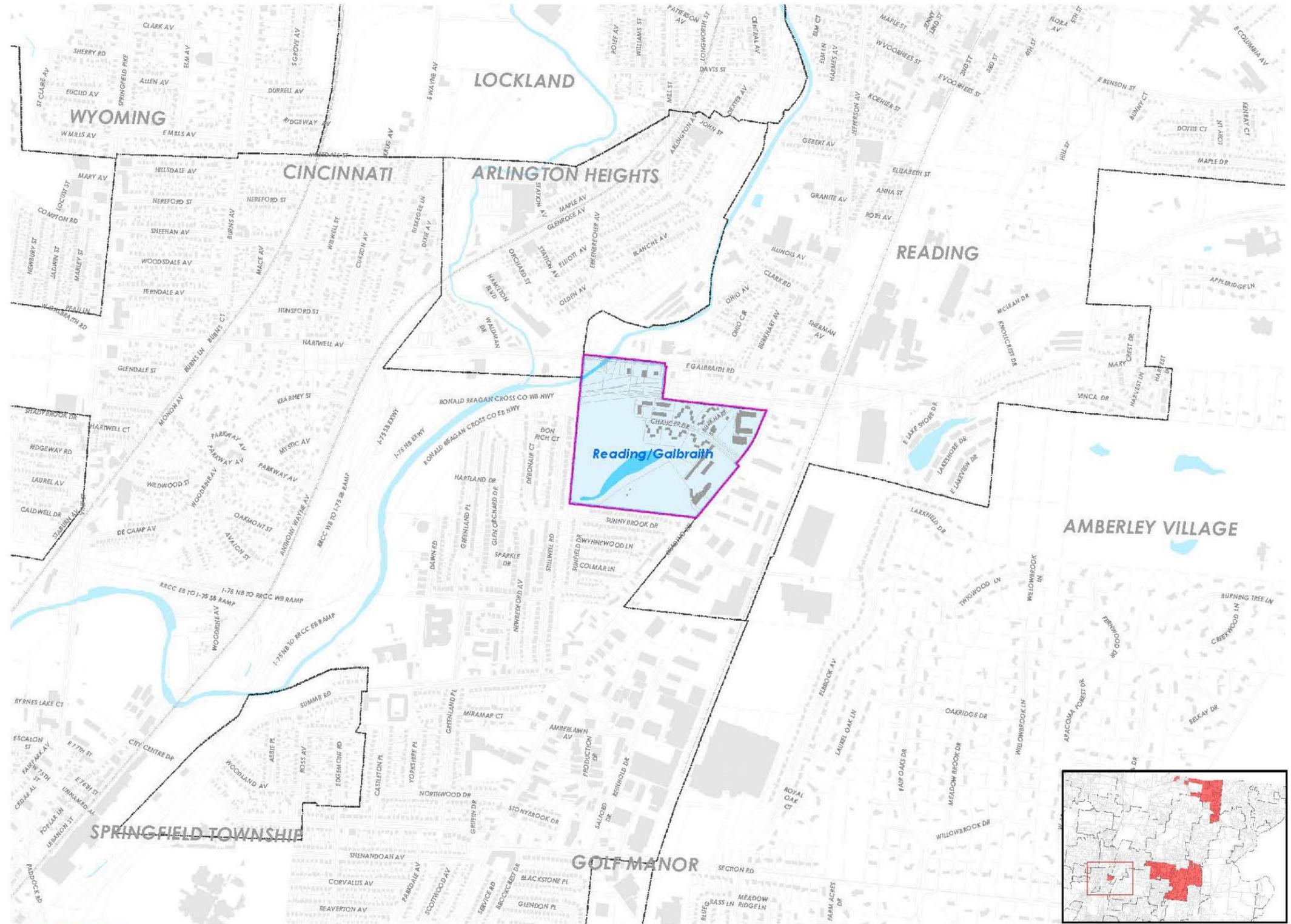
**Land Use Plan Update**  
Sycamore Township, Ohio

November 7, 2016



Figure 3-2 – Policy Areas – South Sycamore

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### Policy Areas West Sycamore

- Policy Areas
- Railroads
- Sycamore Township



**Land Use Plan Update**  
Sycamore Township, Ohio

November 7, 2016



Figure 3-3 – Policy Areas – West Sycamore

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### 3.2 Overall Land Use

Figures 3-2 – 3.4 identify the overall general preferred future land use pattern for Sycamore Township. These land uses are applicable predominately in areas where change is not anticipated to occur in the township. These land uses are established by the following categories:



#### **Suburban Residential**

Suburban Residential will continue to be the dominant residential land use category in Sycamore Township characterized by detached single family dwellings and two family dwellings of varying densities and housing types (ranch, two story, etc.). This may occur as infill development or new subdivision. Existing neighborhoods should be permitted to continue “as is”, with the primary use being low to moderate single family and two family dwelling units. Park, recreation and institutional uses may be permitted as long as there is no negative impact on the quality of life to residents. Property maintenance is of paramount importance to ensure a viable neighborhood.

Zoning	AA, A, A-2, A-35, B, B-2, C
Gross Density	1.0 – 7.25 DUA
Lot Coverage	
Max Height	35 feet
Principal Permitted Uses	Single family detached Two-family in PUD only



#### **Multi-Family Residential**

Multi-family residential consists of three, four or more unit apartment, condominium or attached townhouse style buildings on a single lot. New multi-family units should be limited to twelve dwelling units per acre and

should be sited as a transition buffer between non-residential uses and suburban residential neighborhoods. Multi-family residential uses should be permitted in a variety of affordable options including up-scale, mid-range and affordable/accessible housing. With respect to existing multi-family developments, property maintenance is of paramount importance to ensure a continued viable development.

Zoning	D
Gross Density	1.0 – 14.5 DUA
Lot Coverage	
Max Height	45 feet
Principal Permitted Uses	Single family detached, Two-family, Multi-family



#### **Office**

Office uses for administrative and professional tasks will occur at varying levels of intensity throughout the township ranging from single story, single tenant buildings to multi-story, multi-tenant buildings. These uses should be primarily located along arterial thoroughfares or in business parks. Ancillary service and retail uses may be permitted if located in the same office building.

Zoning	O
Gross Density	20,000 sq. ft. min.
Lot Coverage	.65 max
Max Height	35 feet
Principal Permitted Uses	Professional and administrative office, services



#### **Commercial**

Commercial land uses provide the retail and service base for the township and the region. These areas should be located along major arterials or at key intersections where high volumes of traffic occur. This use typically includes uses such as single and multi-tenant retail buildings, convenience stores, specialty

retail, shopping malls, gas stations, restaurants and entertainment venues.

Zoning	E
Gross Density	20,000 sq. ft. min.
Lot Coverage	.65 max
Max Height	35 feet
Principal Permitted Uses	Retail, restaurants, services, professional and administrative office



**Mixed Use**

Mixed use describes a land development containing two or more major types of uses (typically including residential, commercial, office, and institutional). Mixed use reflects a physical and functional integration of its various components, which can be provided within a vertical mix of uses into a single mixed-use building, the planned positioning of key plan components around a central public space or land use (for example, a shopping center), or through a town center/urban village setting that interconnects uses through pedestrian friendly facilities. Mixed use frequently involves stacking uses, usually residential or office uses over retail uses. The scale of mixed use is highly dependent on the context from a single urban parcel to the redevelopment of a collection of parcels within or adjacent to a developed area.

Zoning	AA, A, A-2, A-35, B, B-2, C, D, O, E, F
Gross Density	20,000 sq. ft. min. 1.0 – 14.5 DUA
Lot Coverage	.65 max
Max Height	45 feet
Principal Permitted Uses	Retail, restaurants, services, professional and administrative office, residential uses, and community spaces in a PUD only



**Light Industrial**

Light industrial uses are in various sizes and densities in the township and serve as manufacturing or storage employment centers. They will have little to no off-site impact on surrounding properties and on the environment. These uses should not be located adjacent to residential uses which may be affected by operations or truck traffic.

Zoning	F
Gross Density	20,000 sq. ft. min.
Lot Coverage	.65 max
Max Height	35 feet
Principal Permitted Uses	Light industrial, storage, warehouse



**Parks and Recreation**

Parks and recreation uses designate land used for public or private park and recreational uses including but not limited to: community recreation center, playground, public open space, walking trails athletic fields and similar type uses. Such uses should be sensitive to any surrounding residential uses with respect to outdoor lighting and possible noise generated by activities and events at these facilities.

Zoning	AA, A, A-2, A-35, B, B-2, C, D, O, E, F
Gross Density	n/a
Lot Coverage	.65 max
Max Height	35 feet
Principal Permitted Uses	Park, community center, athletic field, trail



**Public, Semi-Public and Institutional**

This category includes major public and institutional sites including schools, hospitals, government buildings and similar type uses. These types of uses often serve the needs of residents of the township be it educational, religious or governmental in nature. New facilities should be carefully sited to ensure that any impact these facilities may have on the surrounding neighborhoods are properly mitigated.

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Zoning

Gross Density	n/a
Lot Coverage	.65 max
Max Height	35 feet
Principal Permitted Uses	Public service, church, school,



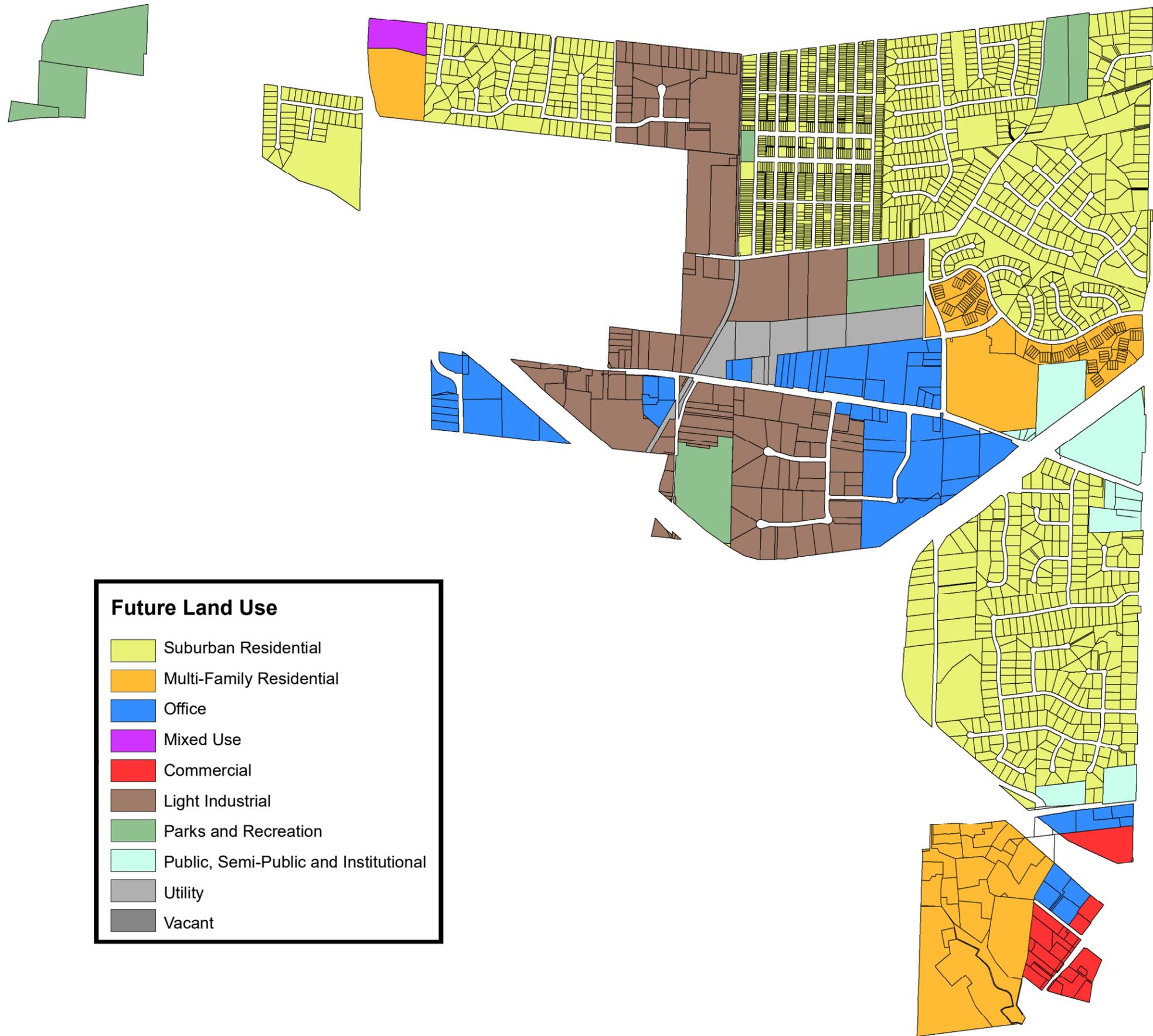
**Utility**

Utility uses are properties utilized in the transmission, storage of equipment or maintenance facilities that provides electric, gas, phone, cable, fiber optics, and water and sewer service to the township. This category does not include rights-of-way for transmission lines.



**Vacant**

This category includes all land which is undeveloped but may be developed and for which no other use applies.

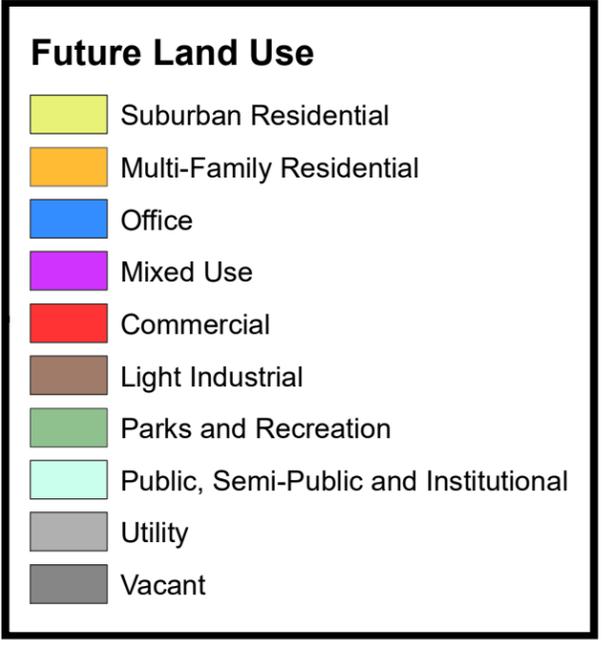
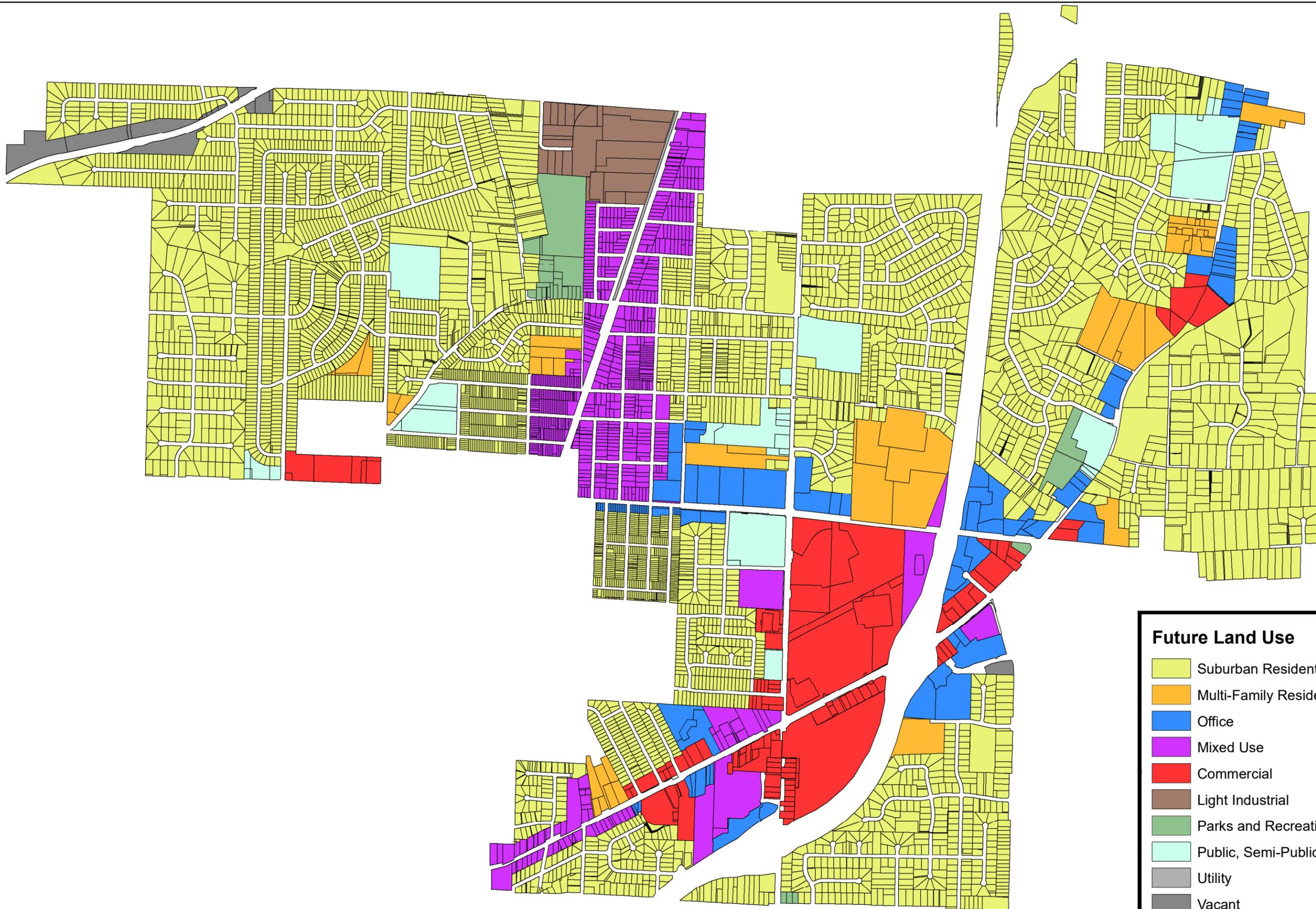


**Future Land Use**

- Suburban Residential
- Multi-Family Residential
- Office
- Mixed Use
- Commercial
- Light Industrial
- Parks and Recreation
- Public, Semi-Public and Institutional
- Utility
- Vacant

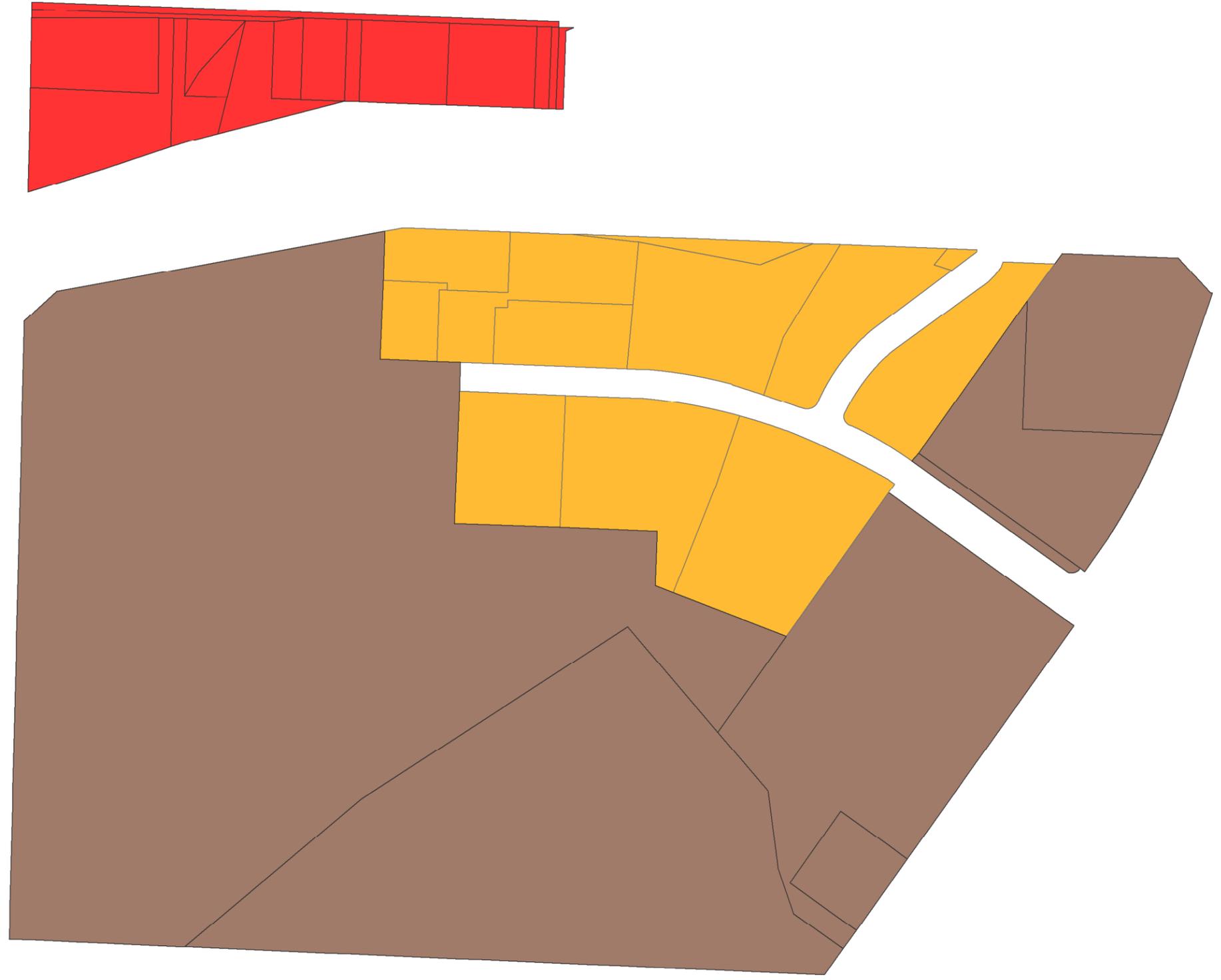


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### 3.3 Policy Areas

The following represent policy areas within the township which, due to location, land use pattern, availability of developable land or other factors, require a more detailed strategy because of the likelihood of change in the near future. This change may be expected due to significant undeveloped land, an existing land use which is reaching the end of its useful life or a change in economic conditions.



#### 3.3.1 North Sycamore

##### *Grooms/Kemper*

##### **Description**

The Grooms/Kemper area is an area of mixed use, low intensity development south of I-275 and Kemper Road. This area is bordered to the north and west by the City of Sharonville and to the south by the City of Blue Ash and contains undeveloped industrial land, large lot residential dwellings, multiple small commercial and office buildings, a contractor's lot and a warehouse operation. This policy area contains approximately 22 undeveloped acres. Grooms Road is the primary access to the City of Blue Ash Sports Center and a joint Ohio Department of Transportation (ODOT)/Hamilton County Engineer Highway maintenance facility. It also serves as a secondary access to a large industrial park for the City of Blue Ash.

This land is currently zoned as "F" Light Industrial east of Grooms Road and "A-2" Residential and "OO" Planned Office to the west of Grooms Road.

**Vision**

The vision for the Grooms/Kemper Policy Area is one of non-residential mixed use with primary access off of Grooms Road. This area is appropriate for low intensity office uses south of I-275/Kemper Road with small scale commercial, office or light industrial uses appropriate along Kemper Road north of I-275. This area should be actively promoted for land uses which exhibit employment opportunities.

**Primary Future Land Use**

The primary future land use for this area is office south of I-275 and retail/service north of I-275.

**Implementation Strategies**

- Focus on low profile one-four story buildings centered on employment and service opportunities including administrative and professional offices.
- Rezone the areas south of Kemper Road and I-275 to "OO" Planned Office District to provide a suitable environment for office uses which have proven successful directly north of Kemper Road/I-275 on E-Business Way.
- Establish design guidelines as policy or regulation which reflect the high quality office developments north of this policy area which utilize brick veneer and unique architectural features as shown below.



- As this area is rezoned and prior to redevelopment, the township must ensure that the appropriate infrastructure is in

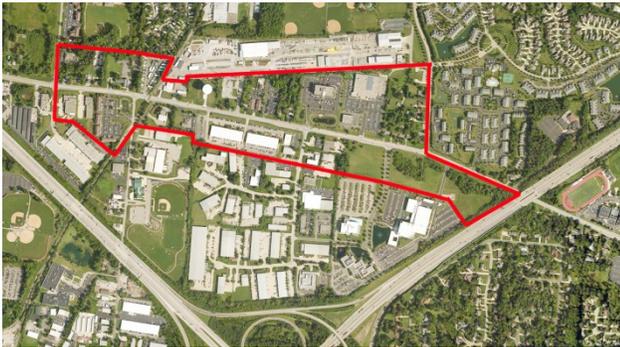
place to support office and retail development including potential road widening.

- Ensure that any new non-residential development on the west side of Grooms Road establishes appropriate buffering to lessen the impact on the Timber Ridge multi-family complex to the west.

## Kemper Road Corridor

### Description

The Kemper Road Corridor policy area extends approximately 1 mile from Conrey Road in the west to I-71 in the east, encompassing parcels on the north and south sides of the Kemper Road. This area exhibits a significant mix of non-residential land uses; the exception being a cluster of mobile homes on Kemper Road north of Deerfield Road. Most of the properties in this policy area are well maintained and at occupancy.



Small and large footprint single and multi-tenant office buildings, light industrial, commercial and service uses are prevalent uses that front Kemper Road. Older structures are typically utilitarian type buildings with newer developments exhibiting upscale design with brick and architectural features as seen in the photograph below of Kemper Pointe.



A majority of this policy area is zoned for “F” Light Industrial and “FF” Planned Light Industrial with pockets of “A” Residential and “OO” Planned Office on the northern side of Kemper Road. Few undeveloped parcels exist for greenfield development; approximately 18 acres located on the southeastern part of the corridor, fronting on Kemper Road. Almost all of the undeveloped land in this policy area is owned by two land holders.

### Vision

The vision for this area is one of non-residential mixed use. This area is appropriate for office uses of varying intensity with commercial, service or low intensity, light industrial uses. This area should be actively promoted for employment opportunities. New development should strive to maintain current, high quality design characteristics including brick and masonry architecture, 1 to 5 stories in height, and well landscaped lots.

### Primary Future Land Use

The primary future land use for this area is office.

### Implementation Strategies

- Consider rezoning all “A” Residential land to “OO” Planned Office to permit office development to occur without barriers.

Several of these parcels are currently for sale along Kemper Road.

- Permit buildings at varying densities to attract a wide range of employment and service opportunities including administrative and professional offices.
- Strongly consider design guidelines as policy or regulation which build off of the more recent office developments in this policy area which utilize brick and masonry veneer, unique architectural features and which incorporate well landscaped lots.
- Access management should continue to be incorporated along this corridor with smaller lots sharing driveways on Kemper Road (e.g. redevelopment of existing single family lots on east and west ends of the policy area if parcels are not consolidated).

## Village Green

### Description

This policy area consists of approximately 80 mobile home dwellings accessed solely off of School Road to the north. The Village Green mobile home park, a non-conforming use, is situated between Stewart Elementary school in the City of Sharonville to the west and light industrial development (warehousing, towing company and demolition company) to the east and north. A second mobile home park borders this site to the south. The property is currently zoned for "F" Light Industrial.



### Vision

The vision for this area, based on surrounding land use patterns, is one of light industrial use. This area, as it redevelops, must maintain an appropriate buffer to protect the elementary school located directly west of this policy area functioning as a transitional area between the more intensive light industrial land uses to the east and the school to the west.

### Primary Future Land Use

The primary future land use for this area is light industrial.

### Implementation Strategies

- Maintain the "F" Light Industrial zoning to permit appropriate redevelopment and reuse of this property.
- Ensure that any development which occurs on this property in the future provides an appropriate buffer from the elementary school on the parcel directly to the west through the application of buffer standards in the Zoning Resolution.
- Should the mobile home park to the south redevelop at the same time as this parcel, consider a through street connecting School Road and East Kemper Road that will serve as an interior road network for development of these parcels.



### **Reed Hartman/Fields Ertel**

#### **Description**

The Reed Hartman/Fields Ertel policy area is located at the northernmost point in Sycamore Township, north of I-275, and consists of a multi-story office building, and the Brookwood Retirement Community assisted living facility east of Reed Hartman Highway and a church and well-maintained single family residential subdivision west of Reed Hartman Highway. This policy area contains undeveloped, primary wooded property which contains a creek that traverses along the eastern border of the policy area.

The area is currently zoned A-2 west of Reed Hartman Highway and DD Planned Multi-Family and OO Planned Office east of Reed Hartman Highway. This policy area is bordered to the south by I-275 and by single family subdivisions to the west, north and east.

Approximately 3 acres remains undeveloped fronting on Fields Ertel Road, adjacent to the office building, and approximately 13 acres are undeveloped west of Reed Hartman Highway, as a part of the church property.



#### **Vision**

The vision for this area, based on surrounding land use patterns, is one of residential to the west of Reed Hartman Highway and office or an expanded institutional use to the east of Reed Hartman. Residential dwellings may be at the same or higher density as the existing residential neighborhood, given the proximity to two heavily traveled roads. Office and institutional uses are expected to maintain the same design and materials as the office and retirement home already located in this policy area.

#### **Primary Future Land Use**

The primary future land use for these areas is high density residential west of Reed Hartman Highway and office/institutional east of Reed Hartman Highway.



### ***Implementation Strategies***

- Maintain the current zoning patterns to ensure appropriate and compatible development on vacant and redeveloped land within the policy area.
- For development east of Reed Hartman Highway, maintain a natural buffer of tree cover to lessen the impact of new development adjacent to the single-family dwellings on Scoutmaster Drive.
- For development west of Reed Hartman Highway, higher density residential is appropriate. Consider permitting duplex and townhome development to provide an appropriate transition between the single-family dwellings and I-275 at a density of 4-6 dwelling units per acre.
- For non-residential development, ensure that appropriate traffic measures are in place to mitigate any additional traffic on Fields Ertel and Reed Hartman Highway, as applicable.
- Ensure pedestrian connectivity by requiring sidewalks in all new residential development.

### 3.3.2 South Sycamore

#### ***Kenwood Towne Centre/Sycamore Plaza***

##### **Description**

The Kenwood Towne Centre/Sycamore Plaza policy area is the premier shopping destination in the region. Conveniently accessed from I-71 and Montgomery Road, this area boasts over 185 stores and over 1.8 million square feet of retail options in the Kenwood Towne Center, Sycamore Plaza and the Kenwood Collection.

The Kenwood Towne Centre continues to attract over 160 upscale tenants while the Sycamore Plaza continues to renovate and modernize. The Kenwood Collection, a 12 story, mixed use building, is the newest building in this policy area, providing over 260,000 square feet of retail and 265,000 square feet of class A office space. Smaller retail and service outlots front on Kenwood and Montgomery Roads. Sycamore Plaza outlots on the south side of Montgomery Road are facing inward, facing the Sycamore Plaza with their backs facing Montgomery Road.

No undeveloped land exists as the entire policy area is occupied by building, parking lot and parking garage uses. However, various parcels and portions of larger lots have potential for redevelopment. The entire area is accessible by sidewalk from adjacent neighborhoods with public transit available on Kenwood, Montgomery, and Galbraith Roads.



Montgomery Road (SR22) is classified as a principal arterial, with an average daily driving count of approximately 23,000 vehicles. Kenwood Road is classified as a major collector with an average daily count of approximately 22,000 vehicles.

Property is currently zoned E Retail, OO Planned Office and EE Planned Retail.

##### **Vision**

The vision for this area, based on surrounding land use patterns, is one of continued upscale retail, service, office and mixed-use development. Redevelopment in this area would require the razing of existing buildings and/or the physical expansion of others.

##### **Primary Future Land Use**

The primary future land use for this area is mixed use consisting of retail, service and office uses.



complement newer construction in this Policy Area.

- Revisit the Sycamore Township Kenwood Progress Plan (economic redevelopment plan) completed in 2002 to update economic information and determine the validity of the goals, objectives, and strategies of the document. This should be done to continue to successfully position this policy area from a retail and services standpoint in the future.



### **Implementation Strategies**

- Maintain the current E and EE retail zoning for this area to continue to encourage retail, service, office, and mixed-use development including residential on upper stories of multi-story buildings.
- Increase the maximum height of principal buildings in the zoning code (currently 35 feet) to accommodate multi-story, mixed use buildings. Consider a maximum height of 75 feet to accommodate an approximate 6 story, mixed use structure by right.
- Require that all buildings have an entrance and finished façade facing the road(s) they are situated on to discourage blank facades, utility and mechanical equipment and a visually unpleasing pedestrian/motorist environment.
- Architecture and building design should primarily be masonry and brick to

## **Jewish Hospital**

### **Description**

The Jewish Hospital Policy Area is located at the southwest corner of Kenwood and Galbraith Roads and has been in “expansion” mode since the early 1990’s. From a small satellite hospital to a primary regional hospital for Jewish Hospital and the Mercy Health Care system, this facility now occupies an entire block with patient towers, helipad, garage, and emergency and outpatient facilities. In 2016, the hospital completed construction of new six story patient tower on Galbraith Road. The hospital has continued to modernize with the addition of auditorium and other improvements. The hospital is landlocked in its current configuration.

As a result of the hospitals growth over the last two decades, surrounding large lot residential dwellings on the north side of Galbraith Road have been transformed into ancillary doctor’s offices to support the hospital mission.



### **Vision**

The vision for the Jewish Hospital Policy Area is to continue to provide a suitable environment for this regional institution to function and serve the medical needs of the region while

protecting the residential neighborhood to the west.

### **Primary Future Land Use**

The primary future land use for this area is institutional.



### **Implementation Strategies**

- Maintain the current OO Planned Office zoning for this area to continue to encourage the sustainability of the hospital and to permit the Township to undertake the appropriate review of any future expansion of this hospital.
- Require that hospital expansion install appropriate buffers to minimize the impact of this institution on adjacent single-family neighborhoods.

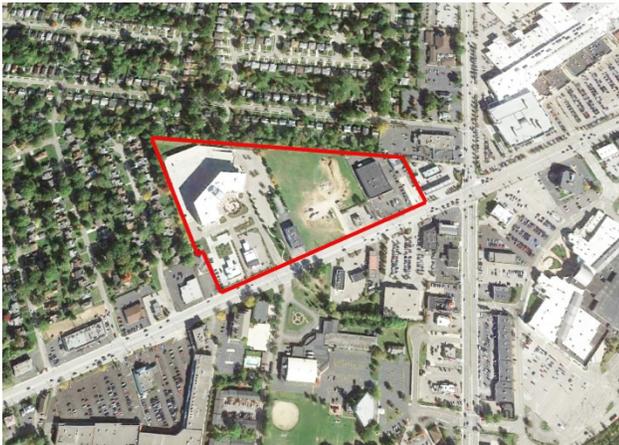
## Redstone Center

### Description

The Redstone Center Policy Area is located on the northern side of Montgomery Road directly west of the Montgomery and Kenwood Roads intersection. This area is characterized by older, multiple small out lot parcels including banks and undeveloped land. The vacant and undeveloped land in this policy area is currently owned by the township.

The newest development in this policy area is a 5 story office building, built in 2008/2009 which sits behind multiple out lot parcels on the western side of the policy area.

The policy area is included in 4 zoning districts: D Multi-Family, O Office, E Retail and EE Planned Business District.



### Vision

The vision for the Redstone Center Policy Area is to provide a suitable environment for local and regional office and retail needs while protecting the residential neighborhood to the north and west.

### Primary Future Land Use

The primary future and use for this area is office and retail.

### Implementation Strategies

- Complete the Montgomery Road Township Properties Master Plan. Public comments commenced in March 2021. This should be done to continue to successfully position this policy area from a retail and services standpoint and determine best use in the future.
- Adopt design guidelines which encourage the use of masonry for building exteriors to be consistent with the most recent development along this corridor.
- Rezone the D Multi-Family Residential parcel and the O Office District parcel to OO Planned Office District to permit redevelopment of these parcels in a manner conducive to the use of other surrounding properties to the west, south and east. As these parcels redevelop, access should be provided through a shared connection with the existing office driveway and signalized intersection.
- Consider buffering and/or transitional best management practices when developing high intensity uses in order to mitigate impacts on adjacent residential properties.



## **Montgomery Road**

### **Description**

The Montgomery Road Policy Area is located on the northern and southern sides of Montgomery Road directly east of I-71. This area is characterized by older, multiple small out lot parcels including gas stations, fast food restaurants, banks, retail stores, a hotel, offices (including the Chase Bank Tower, one of the largest office buildings in Sycamore Township) and a small urban park. Multiple curb cuts line the north side of Montgomery Road providing several points of conflict for motor vehicles. Sidewalks exist only on the south side of Montgomery Road where curb cuts have been consolidated.

All new redevelopment over the last 10 years has occurred on the southern side of Montgomery Road with the most recent development being the Cooper’s Hawk Winery and Restaurant at the southwest corner of Hosbrook and Montgomery Roads, a Hampton Inn hotel and a regional office for a federal agency adjacent to I-71.

Residential borders the south with non-residential uses bordering all other sides of the policy area.

The policy area is included in 4 zoning districts: E Retail, EE Planned Business, O Office and OO Planned Office.



### **Vision**

The vision for the Montgomery Road Policy Area is to provide a sustainable environment for local retail, service and office uses.

### **Primary Future Land Use**

The primary future and use for this area is office, service and retail, as the market dictates.

### **Implementation Strategies**

- Develop and implement design guidelines which mirror the recent high quality architectural elements and materials of the newer development on the south side of Montgomery Road including the use of masonry materials as shown below.
- Consolidate curb cuts on the north side of Montgomery Road to reduce the number of vehicle conflict points as property redevelops. This can easily be accomplished as many parcels have multiple curb cuts. As these curb cuts are consolidated, attention should be made to make every effort to line up curb cuts on either side of Montgomery Road.
- Maintain current retail and office zoning.



### **Montgomery Road Central**

#### **Description**

The Montgomery Road Central policy area is located along the portion of Montgomery Road in Sycamore Township, south of Cross County Highway. This policy area contains of a mix of uses including low intensity office, multi-family, single family and institutional uses.

The area is currently zoned DD Planned Multi-Family and OO Planned Office, Retail and single family residential along Montgomery Road.

#### **Vision**

The vision for this area, based on surrounding land use patterns, is one of low density office, institutional and residential uses along the Montgomery Road Corridor. Residential neighborhoods adjacent to the corridor should be protected from commercial creep of higher intensity uses through increased landscaping buffers and setbacks where possible. Office uses are expected to maintain the same design and materials as the residential homes already located in this policy area.

#### **Primary Future Land Use**

The primary future land use for this areas is low density office/institutional and multi-family adjacent to the State highway.



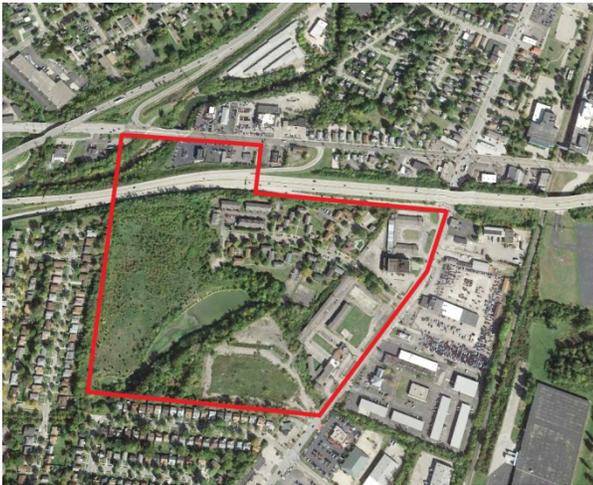
### ***Implementation Strategies***

- Maintain the current zoning patterns and planned development guidance to ensure appropriate and compatible development on vacant and redeveloped land within the policy area.
- For development along Montgomery Road, maintain a natural buffer of tree cover to lessen the impact of new development adjacent to the single-family dwellings.
- For non-residential development, new construction should not exceed 8,000 s.f. of net floor area per acre or exceed two stories in height. Residential-like pitched roofs should be encouraged.
- A Specific Public Interest Overlay should be developed to encourage planned development to be considerate of competing development concerns and to consider Impervious Surface Ratio allowances.

### 3.3.3 West Sycamore Reading/Galbraith

#### Description

The Reading/Galbraith Road Policy Area is located along Reading Road, south of the Ronald Reagan Cross County Highway. This area is an “island” bordered by the City of Reading to the north and the City of Cincinnati to the east, west and south.



The Reading/Galbraith Policy Area is currently characterized by older, outdated buildings fronting on Reading Road which exhibit low occupancy and maintenance issues. Many former retail and service oriented buildings have been torn down between the last Comprehensive Plan in 2002 and this update. Retail and service uses have suffered along this corridor for the last two decades.

Property behind the lots fronting on Reading Road is occupied by two story condominiums first built in 1951 with newer units built in 2002; approximately 100 units in 26 buildings. A small lake and undeveloped property consisting of approximately 20 acres exists on the western half of this Policy Area; this area is currently owned by the Sycamore Township Community Improvement Corporation (CIC). The Sycamore Township Trustees also owns an additional 8

acres of vacant land with minimal frontage on Reading Road on the south end of this policy area which, when combined with the 20 acres owned by the CIC, amount to approximately 28 acres of developable land.

Single family detached residential borders the south and west with non-residential uses bordering the east side of the policy area and Cross County Highway bordering the northern boundary.

North of the Ronald Reagan Cross County Highway, one business exists on multiple lots in this Policy Area; a car rental and sales company.

The policy area is included in 4 zoning districts: E Retail, EE Planned Business, D-CUP Multi-Family Zoning and F Light Industrial (north of Ronald Reagan Cross County Highway).



### ***Vision***

The vision for the Reading/Galbraith Policy Area is to provide a sustainable environment for light industrial and service uses.

### ***Primary Future Land Use***

The primary future and use for this area is light industrial and service related uses as the market dictates.

### ***Implementation Strategies***

- Continue to consider purchasing and land banking property in this area through the Sycamore Township CIC and holding on to the property until a viable user can be found.
- Continue partnerships with other local and regional public entities to coordinate development in the area.
- Work with local realtors and developers to determine the marketability of this policy area.
- Rezone the non-residential portions of this policy area to FF Planned Industrial.
- Consider buffering strategies to mitigate adverse impacts on existing residential uses.



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## 4 – Implementation Strategies

### 4.1 Introduction

Over the next several decades, Sycamore Township will continue to be a quality place to live, work and play. Because of this high quality, the township will continue to face pressure for infill development on many fronts including single family residential neighborhoods and at retail, office and industrial locations. Ensuring that the township has the right policy and regulations in place to ensure the continued high quality that makes the township attractive is important. Also, as township land becomes less and less available, the township should consider vertical mixed use developments in key locations where multi-story buildings offer places to live, work and play. The following “Terms” apply:

- Ongoing – Beginning immediately and used daily.
- Short Term – 0-2 years
- Mid Term – 2-5 years
- Long Term – 5+ years

### 4.2 Implementation Strategies

A comprehensive plan is designed to establish a long-term vision of the community so that the Township has a guide for decisions related to the development of Sycamore Township. The overall guiding vision, goals and policies established in this plan considers where the Township should be heading over the next 15 to 20 years.

#### **Annual Evaluation**

Each year, administration and the Township Trustees should take time to review the goals, objectives and implementation strategies of this

plan to identify progress and determine change in course that should take place over the next few years. This annual review will allow the Township to establish up to date priorities based on public and private interests and available resources. The Township can also look back over the previous year and evaluate what has been accomplished and where there is a need for improvement.

#### **Five-Year Review**

Significant changes can occur in a very short time. Changes in economic conditions, employment, population, infrastructure, the transportation system, development trends, and even changes in elected officials, state law or other regulations can have a significant impact on this plan. Approximately every five years, the Township should take a more thorough review of the plan to determine if the vision and land use plan still reflect the community’s goals and needs.

#### **4.2.1. Utilize this Land Use Plan in Development Decision Making Processes**

##### **Ongoing Priority**

The vision, goal, objectives and future land use plan must be used consistently when reviewing plans and zoning applications by the Planning and Zoning Commission, Board of Appeals and the Trustees. Decisions based on this document will help ensure consistency with the overall vision of the Township.

#### 4.2.2. Align zoning and development regulations with this Land Use Plan

##### **Short Term Priority**

Review the existing Township Zoning Resolution and the related zoning map and revise, as necessary, to incorporate and update regulations that will permit the policies of this Land Use Plan to be implemented, in particular where recommendations are made to rezone property or provide architectural/design guidelines.

#### 4.2.3. Ensure that new and infill development is compatible with surrounding land uses

##### **Short Term Priority**

Key commercial areas in the township have attained a certain design which promotes impressions of permanence and high quality.

In order to ensure that non-residential infill development is compatible with stable, surrounding land uses, the township should consider rezoning property to a double letter district or establish “Infill Guidelines” that require new and infill development to follow certain architectural, siting and buffering guidelines.

For example, the Kenwood Place, the Kenwood Towne Centre (along Montgomery Road), the Kenwood Collection and the shopping plaza/Cooper’s Hawk Winery & Restaurant on Montgomery Road in front of the Chase Towers utilize materials and design of high quality and character. The Township should seek to replicate the use of materials and design along Montgomery Road for all new development and redevelopment to build a cohesive design off of these most recent developments.



Architectural or design guidelines could consider height modifications, use of certain materials, varied setbacks or the use of certain colors to ensure general compatibility with existing uses.



**4.2.4. Build a “Live/Work/Play” environment in appropriate locations**

**Medium Term Priority**

To help mitigate the fact that the township has no significant available greenfield land for large scale development, consider modifying the Township Zoning Resolution to permit higher density (including taller building heights), mixed use buildings that permit for live/work/play. This concept is most appropriate in the Montgomery Road, Kenwood Towne Centre/Sycamore Plaza and Redstone Center policy areas. Mixed use buildings should combine a vertical retail/office/residential pattern. This will promote diversity in housing

stock while still allowing for commercial and office development to occur.



## Ensure that appropriate infrastructure is in place to accommodate new development

### **Ongoing Priority**

New development, whether infill or greenfield development, may create infrastructure issues including adding significant vehicle trips to the road system or burdening utilities. The township must continue to review any new significant development to ensure that the appropriate measures are taken to remedy any decrease in levels of service for infrastructure. This includes requiring traffic impact studies and assessing storm and sanitary sewer capacity prior to approving development plans.

### **4.2.5. Update the Kenwood Progress Plan**

#### **Mid to Long Term Priority**

Finalized in September 2002, the Kenwood Progress Plan provides a roadmap for economic development along the Montgomery and Kenwood Road corridors. This document focuses on land use, property condition, zoning and a market analysis to provide strategies to promote economic prosperity in these key commercial corridors for the township. It is recommended that this plan be updated to provide fresh information to keep the township properly positioned for economic success. The plan must identify gaps in consumer needs to help reduce vacancies in some areas of the Montgomery Road corridor (e.g. areas furthest west in the township).

### **4.2.6. Bury/relocate utilities along strategic corridors**

#### **Mid to Long Term Priority**

As opportunity permits to improve the overall quality of the Montgomery Road Corridor, the township should continue the practice of burying, or relocating to one side of the street, above ground utilities. This is applicable west of the Montgomery Road/Kenwood Road intersection.

### **4.2.7. Complete a comprehensive pedestrian sidewalk system**

#### **Mid Term Priority**

Currently limited sidewalk or safe pedestrian system exists in key commercial areas and in certain residential neighborhoods.

On Montgomery Road from the Village of Silverton to the City of Montgomery, sidewalks have been installed. This provides pedestrians safe walking conditions. This is particularly important as METRO provides multiple stops in front of the Kenwood Towne Centre.

Sidewalks have also been added to East Galbraith Road, Sycamore Road, and Kugler Mill Road to improve pedestrian connectivity from residential areas to the retail center and public facilities.

In some neighborhoods, sidewalks are non-existent, requiring people to walk on streets. Sidewalks can provide a safe pedestrian system to retail centers and public facilities of their respected neighborhoods.

### **4.2.8. Diversify housing types to support life-cycle housing needs**

#### **Ongoing Priority**

With 67% of the existing housing stock being detached single family housing, the township should consider diversifying its housing options to permit accommodations that will best meet the trending needs of the region - young professionals, retirees and senior citizens who still want to live in the township with little yard maintenance or property upkeep. Housing types including, but not limited to, townhomes, condominiums, patio homes, carriage houses, lofts and accessory units should be considered as permitted housing types in the zoning resolution to accommodate those unmet needs. This can be accommodated in conjunction with Strategy 4.2.3, Build a "Live/Work/Play"

Environment in Appropriate Locations. The following photo represents a patio home development in Boulder, Colorado.<sup>3</sup>



#### **4.2.9. Provide appropriate locations for parks and recreation needs**

##### ***Short to Mid Term Priority***

To date, the township has been responsive to residents and businesses by providing additional parks and recreational facilities, as the situation arises, to satisfy active and passive recreational needs. This includes the large Robert L. Schuler Sports Complex constructed after the 2002 Sycamore Township Land Use Plan was complete. The township must continue to take an active role in identifying appropriate locations for parks and recreation facilities and work with developers to encourage working open space in to their site plan designs. Of benefit would be for the township to undertake the development of a Township Parks and Recreation Plan which identifies park and recreation needs based on national standards and criteria (e.g. amount of park land/space per person), establish a formal comprehensive database of existing parks and recreation facilities, and establish a formal future plan of action for undertaking parks and recreation improvements.

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<sup>3</sup> Photo courtesy of Boulder Creek Neighborhood, Stapleton Builders.