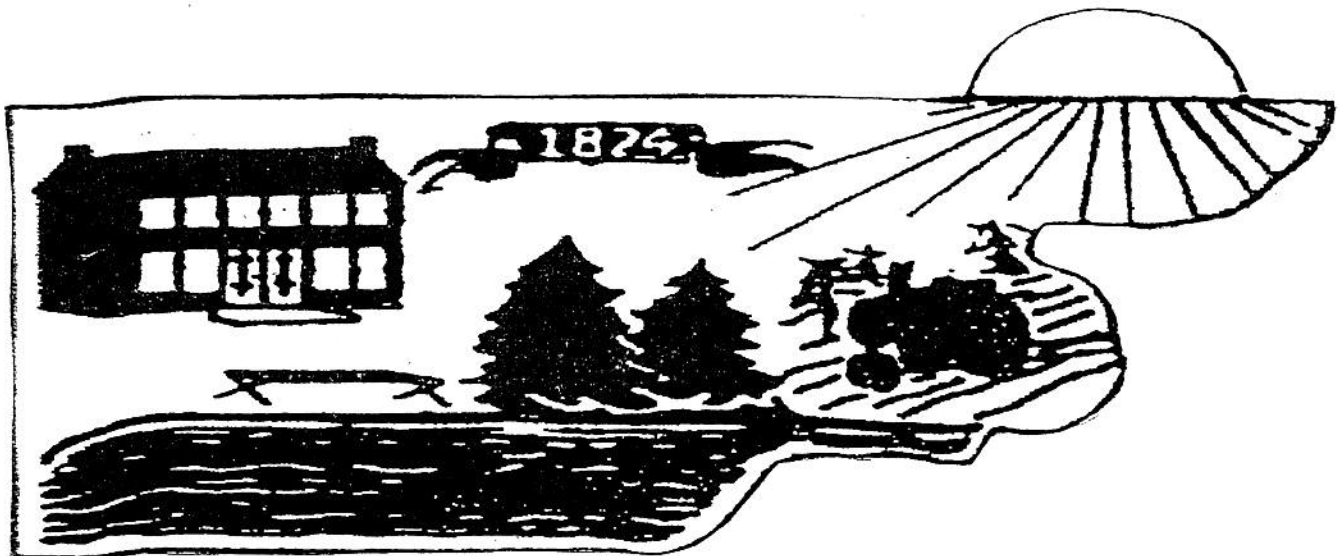


# **CROSBY**

## **TOWNSHIP**

### **LAND USE PLAN**

**2009**



## **FORWARD**

The residents of Crosby Township are adopting this land use plan to insure sound future development of its resources. Many residents move into the Township because of the open field atmosphere created by the agricultural presence and the abundance of green space provided by the undeveloped hillsides and the Hamilton County Park system. As the Township begins to attract more residents, it is necessary to preserve the atmosphere that makes Crosby Township a pleasant place to live.

Crosby Township was primarily a farming community with two residential areas: New Haven and New Baltimore. The Township remained that way until the 1950's when the Fernald Uranium Facility was built. Shortly thereafter, housing began to spring up. Homes were built on the west side of Short Road, Chipstone Drive and the south side of St. Rt. 128 below the Rumpke Ballfields and along Mt. Hope Road.

Lot sizes on these early developments were usually half acre to one acre in size. But in the 1970's and 1980's, as more of the township developed, lot sizes increased to areas of one to five acres. As time passed, new residents were relocating to Crosby to escape the problems and congestion of the higher density communities.

It is because of this rich history, the residents of Crosby Township wish to preserve the pristine, open feel of the community. The following guidelines promote a better lifestyle through an abundance of green space, low density housing in most areas and limited retail. Heavy and light industry should be restricted to those suitable to the area. Agriculture would be the preferred use as long as is possible.

This original land use plan should be reviewed every five years to insure continuity and also to make necessary adjustments to allow for proper development of the Township.

## GOALS

- Insure sound utilization of the township's resources.
- Maintain the open field atmosphere that is prevalent in the township because of the current farmland, the undeveloped hillsides, and the green space from the current parks.
- Promote a better lifestyle with low-density housing and limited retail.
- Try to preserve the history of Crosby Township.
- Keep agriculture viable as long as possible.
- Have adequate heavy and light industry that is suitable to the township and provide tax support.
- Protect the aquifer in the flood plain from further contamination from industry or other uses.

## METHODOLOGY

The process of implementing a land use plan in Crosby Township began with a meeting on January 3, 2002. Township residents were invited to listen to several speakers, who outlined their visions for future growth and development in our area.

Speakers included Chief Bruce Downard, Crosby Township Fire Department; Dan Lawler, Assistant Superintendent, Southwest Local School District; Jack Sutton and John Kline from Hamilton County Park District; Dan Schaeffer, representing Cincinnati Water Works; Gary Stenger, Department of Energy, Fernald Clean-up; and Bob Campell from the Metropolitan Sewer District. Residents listened to the various presentations and then asked questions and discussed concerns with the speakers.

Meetings were held approximately every two weeks through the spring, allowing residents to participate in discussions on the future growth of the Township. In the fall, maps were generated to establish potential development areas throughout the Township. After considerable debate and revisions, a map reflecting resident consensus was created.

The maps and preliminary plans were submitted to the Hamilton County Regional Planning Department to obtain their input. Their suggestions and comments led to a rough draft, which was presented to residents for review and discussion.

The final draft was generated to refine the plan and obtain further assessment. This document was submitted to residents for approval before forwarding to Regional Planning.

The following is a list of Crosby Township residents and property owners who have worked to compile the Comprehensive Land Use Plan:

Dennis Heyob	Pam Macke	Sam Duncan
Chris Dole	Gary Roberts	Dave Sellet
Sandy Gay	Cliff Guard	Lori Geraci
Jane Harper	Edwa Yocum	Carol Schroer
Warren Strunk, Jr.	Bill Knollman	Gary Storer
Tom & Gertrude Schneider	Ken Morris	Marsha Pfirrmann

## **METHODOLOGY 5 YEAR REVIEW (2008)**

The original land use plan is to be reviewed every five years to insure continuity and to make any necessary adjustments to allow for the proper development of Crosby Township.

The first review began on August 19, 2008 and continued with meetings on September 9th, 16th, 23rd, October 29th, November 20th, 2008, and February 5th, 2009.

The following is a list of the Crosby Township residents and property owners who worked on the review:

Dennis Heyob  
Dave Sellet  
Ed Losekamp  
Jim Miller  
Dave Davis  
Ray Hoskins

Chris Dole  
Ken Morris  
Jennifer Snyder  
Lydia Miller  
Kathy Davis  
Rita Frieze

Gary Roberts  
Bill Knollman  
Eric Espel  
Nancy Whitney  
Bonnie Cipollone

## PROPOSED LAND USES

This Land Use Plan will be divided into the sections displayed in the accompanying map. They are as follows:

TAN	Medium density residential
GOLD	High density residential
YELLOW	Low density residential
LIGHT YELLOW	Five acre residential
PINK	Neighborhood Retail
RED	Light industry
LAVENDER	Heavy Industry
BLUE/LAVENDER STRIPES	Industry in flood plain
BLUE	Flood plain
GREEN	Park or permanent green space

## **DEFINITIONS OF LAND USE SECTIONS**

### **Section: Tan – Medium Density Residential**

This single-family residential area is on one half-acre lot. Cluster housing will be considered when trying to protect the natural environment.

### **Section: Gold – High Density Residential**

Multi-family residential (condominiums) as previously approved in the Planned Development area.

### **Section: Yellow - Low Density Residential**

This single-family residential area is on one acre plus lots. Uses generally associated with a rural environment, seeking to preserve natural conditions such as, but not limited to, woodlands, hill terrain, and other geological conditions that area not conducive to more intensive uses.

### **Section: Light Yellow – Five Acre Residential**

Low density detached housing and related compatible uses generally associated with rural environment set up a minimum of five-acre lots. A very low density housing that seeks to preserve natural conditions such as woodlands, steep slopes, and wetlands. The density is consistent with the adjoining properties in the area.

### **Section: Pink – Neighborhood Retail**

Low intensity neighborhood oriented retail and service uses that achieve compatibility and service appropriate to the adjacent residential neighborhood. Typically these are structures with a scale, intensity, and specifications compatible with the character of the surrounding residential developments.

### **Section: Red – Light Industry**

Smaller scale industrial uses, such as, limited manufacturing, warehouses, storage, and offices. In general uses that would not be offensive by reason of emission of odor, dust, smoke, gas or noise. Typically office warehouse uses with convenient access to major roads.

**Section: Lavender – Heavy Industry**

Larger scale industrial uses, such as intensive manufacturing, warehouses, and storage. In general uses that would not be offensive by reason of emission of odor, dust, smoke, gas or noise unless the Board of Zoning Appeals shall have authorized such use. The industrial or manufacturing uses would utilize convenient access to primary highways, rail and utilities.

**Section: Blue/Lavender Stripes – Industry in Flood Plain**

Light and heavy industrial uses such as manufacturing, warehouses, storage, and offices. The business structures would be elevated to meet the requirements of the 100-year flood plain and not pollute the underground aquifer. The uses would not be offensive by reason of emission of odor, gas, or noise and must be approved by the Board of Zoning Appeals.

**Section: Blue – Flood Plain**

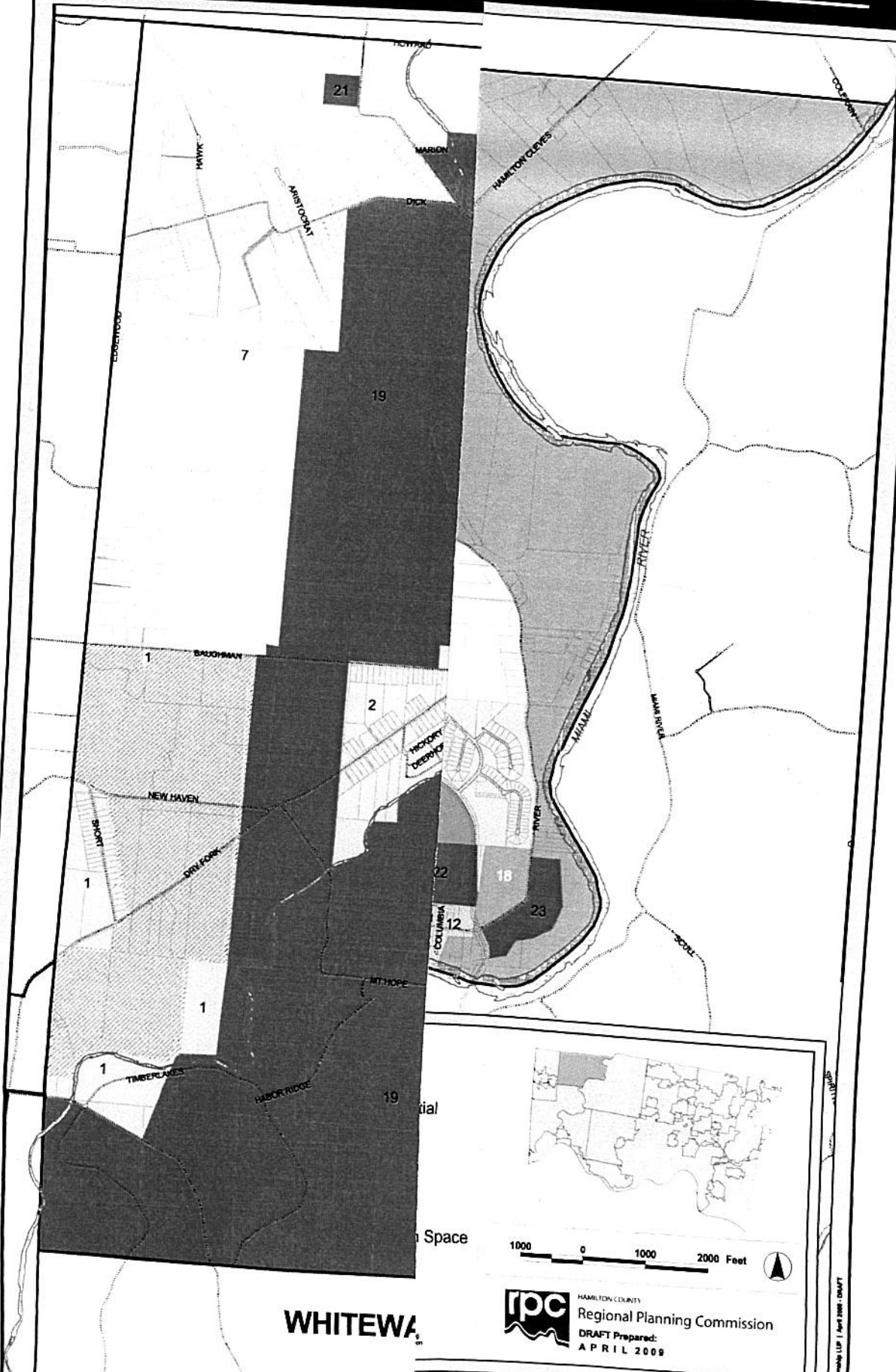
The flood plain is the area influenced by the Great Miami River and its tributary Paddy's Run Creek, which flow through Crosby Township.

**Section: Green – Park or Permanent Green Space**

Any land owned by the public and open for use by the general public for passive or active recreational purposes, a refuge for wildlife, or designated undeveloped areas.



# CROSBY PLAN



## **SECTION: TAN - MEDIUM DENSITY RESIDENTIAL**

**Since the annexation by the City of Harrison, the only area remaining on the west side of the township that is Medium Density Residential is located on both sides of Short Road. The area is mostly developed with single-family homes of lots of over a half acre.**

**The area around New Haven is already developed on varying lot sizes that will probably not change. The soil profile here is structured with permeable soil that allows for sewage systems on smaller lots of half an acre. The area north of town that is not developed should be used for similar housing; half acre to one acre building lots. This area would also lend itself to a retirement village if Board of Health requirements could be met.**

**The area around New Baltimore that is medium density would be suitable for development of half-acre lots for housing. This area could be further enhanced if the sewage treatment plant planned for the For Scott Development would be constructed to accommodate additional properties adjacent to the development. If this is not an option, the soil profile might still lend itself to half-acre lot development because of its permeable qualities. Hillsides that are of steep terrain should be left forested or in their natural state. A cluster housing development should be considered in trying to protect the hillsides; the denser housing allows for more green space and protection against erosion. These types of developments would hinge on the availability of a sewer system. Some of this area is currently developed in varying lot sizes and will probably not change.**

**As the area is developed, limited curb cuts should be encouraged so as to keep the rural sight line uncluttered by mailboxes and driveway entrances. Trees should line the right-of-way to give the perception of a drive in the country, not through a housing development.**

## **SECTION: GOLD - HIGH DENSITY RESIDENTIAL**

This is the only area in Crosby Township to have multi-family dwellings, and is part of the Fort Scott Development. The area is serviced by the sewage treatment facility installed for this development. In the planning of this high density area, over 100 acres were set aside for green space to help preserve the hillsides, and to provide space for water retention basins. As of this time there is no intention to have other areas in the township with multi-family homes. Also it was determined that the township would only entertain condominiums and not apartments in this area. This residential area is a planned unit development, which should enhance the community and the township.

## **SECTION: YELLOW - LOW DENSITY HOUSING**

The yellow area on the map entails a lot of undeveloped farm land that is situated on poorly drained soil. This area will probably not see any sewer service for a long time. With the absence of a sewer system, low density housing on lots of one acre or larger, is preferred. Limited curb cuts are desired to maintain the country atmosphere. Tree lines on both sides of the county right-of-ways will also add to the pastoral feel of this area. Individuals traveling these county roads would see trees rather than houses, driveways and mailboxes. Some of the area in the western part of the township is already developed in larger building lots, ranging from one to five acres in size. The land north of New Baltimore that is low density is on hilly terrain. This area may be best suited to a cluster style housing arrangement on the level area, leaving the steeper slope in forest for erosion control and green space. With the Fort Scott Development sewage plant in New Baltimore, this would be preferred.

## **SECTION: LIGHT YELLOW - FIVE-ACRE RESIDENTIAL**

This section encompasses an area that is mainly hills. In order to maintain the trees and keep soil erosion in check, residential building lots of at least five acres are preferred. A large portion of this area is already developed into five-acre parcels with deed restrictions to protect the existing environment. Panhandle lots are to be discouraged, and curb cuts should be limited. As many trees as possible should be left undisturbed to enhance the beauty of the area.

## **SECTION: PINK - NEIGHBORHOOD RETAIL**

The retail area of Crosby Township is located in two places; the town of New Haven and the town of New Baltimore. In both places, the businesses would be mixed in with existing residences. Projections indicate that the type of retail needed to service the residents would be in the form of small retail shops and perhaps small strip malls. It is not the intent of the Township to encourage large retail businesses due to the close proximity of the City of Harrison and Northgate Mall. Both Harrison and Northgate Mall provide multiple retail facilities covering a wide variety of needs. Maintaining the historic character of the towns of New Haven and New Baltimore is desired. Parking should not be allowed along New Haven Road, but rather have parking available in the rear or at the side of the business. A green buffer strip between the road and the sidewalk should be landscaped with grass, flowers, bushes and trees that would not interfere with the line of sight from traffic. One corner of the business area may be devoted to sitting benches, fountains, and flowerbeds to encourage patrons to relax and spend some time enjoying the town. All businesses shall have gabled or hip roof structures to enhance the building style in the area. It would also be desirable to have a 10 foot green buffer between all residential areas on the back side of the retail district.

## **SECTION: RED - LIGHT INDUSTRY**

These areas of light industry are dispersed along St. Rt. 128 and New Haven Road, giving the businesses in this classification access to major thoroughfares. Where there is currently open space in this classification, the land should be developed as a planned unit. It would have limited curb cuts and landscaping to compliment the surrounding wooded hillsides. An effort should be made to have sufficient landscaping to obscure the view of any structures from the road, maintaining the country atmosphere. This area should not be used to locate offensive businesses that are not allowed in other districts of the zoning code because of excessive noise, pollution, traffic and other annoyances that would diminish the quality of life in Crosby Township.

## **SECTION: LAVENDER - HEAVY INDUSTRY**

The heavy industry area is located along St. Rt. 128, Willey Road, Paddys Run Road and the Chessie Railroad spur. Greater Cincinnati water service, a natural gas pipeline, an abundant electrical service, and rail connection make this area ideal for heavy industry. As development takes place, landscaping with trees and shrubs would be desirable to enhance the appearance and promote a healthy environment. Curb cuts should be held to a minimum, and traffic lights should be considered to facilitate traffic flow. Industry that is desirable to the township would be a use that is not offensive to the surrounding neighbors. This area should also not be used to locate offensive businesses that are not allowed in other districts of the zoning code because of excessive noise, pollution, traffic, and other annoyances that would diminish the quality of life in Crosby Township.



## **SECTION: BLUE/LAVENDER STRIPES - INDUSTRY IN FLOOD PLAIN**

There are several businesses currently located in the flood plain bordered by Paddy's Run Stream on the west, New Haven Road on the south and an elevation rise on the north. The Chessie Rail spur, municipal water and natural gas also service this area. This site would be suitable for clean industries that would not pollute the aquifer that is underneath the area. Business structures would be elevated to meet the requirements for the 100-year flood plain regulations. It should be noted that any elevation that requires more than four feet of fill would probably be cost prohibitive.

## **SECTION: BLUE - FLOOD PLAIN**

The flood plain in Crosby Township is basically over the site of the Great Miami Aquifer. This area is prone to flooding by the Great Miami River and its tributaries. Most of the area under the flood plain is a deposit of sand and gravel and should be protected from surface contamination. There are several gravel companies in the area, but mining gravel is not the preferred use of the flood plain. Agriculture has been the main industry on the flood plain and is still the preferred one.

There are several recreational facilities located here, including Stricker's Grove and the Rumpke Ball Fields. Recreational establishments are a permitted use and add to the diversity of businesses in the township as long as noise, traffic flow and other issues that impact the township area addressed.

After the gravel pits are shut down from operation, all sites should be cleaned, graded and seeded to make the site appealing to the township. These areas may be conducive to recreational venues. Any use for recreational purposes should not have any nuisances that would affect the township.

Crosby Township has land located within the FEMA Flood Plain, as shown on the FEMA map. This FEMA area is not shown on the Section: Blue, Flood Plain map. Hamilton County will require additional information when applying for a building permit that will probably require stipulations for development.

## **SECTION: GREEN - PARKS AND GREEN SPACE**

With over 20% of the landmass in Crosby Township in green space and county park area, no further expansion of park/green space is encouraged unless it is part of an approved PUD. All of the green area surrounding the town of New Haven belongs to the Hamilton County Park District. The original tract was established around 1949. Recently the park system acquired an additional six to seven hundred acres, which included a Shaker settlement of several residences and outbuildings, and a large amount of agricultural land. Some of the farmland was restored to wetlands, some to native vegetation, and some for a bike and horse trail. The remaining tillable acres are rented out to area farmers. In 2008, the former Knollman homestead was leased to the University of Cincinnati to establish a scientific field and research station. Also the northern part of the Shaker complex was turned over to a historical society in order to preserve the history of the Shakers and open it for the public to experience. The park district is encouraged to keep the park facilities as they are presently, and refrain from pursuing commercial type camping sites and other large attractions that would have a negative impact on Crosby Township.

The site of the Fernald Uranium Facility has been restored to wetlands and other habitat for wildlife while remediation of the aquifer is ongoing. A building housing the history of this site is also available for meetings. This area will be permanent green space as it also is the repository for many tons of low-grade contamination. The use of this site will enhance Crosby Township with history of the inhabitants prior to the construction of the manufacturing plant during the Cold War. The wildlife population should be closely monitored and controlled so as not to be a nuisance to surrounding property owners.

The area north of New Baltimore is currently a landfill in an abandoned gravel pit that will be another green space area after it is completely filled. The green space would be suitable for recreational uses and possible sports fields.

On the northeast side of the intersection of River Road and Blue Rock road, Crosby Township has 20+ acres that has a picnic area with swings and some undeveloped land. The old gravel pit that has shallow water in it should be dredged deeper to make a healthier water habitat or lake, cleaning the banks of the dead wood and small trees to make it more appealing. The other alternative would be to fill the water hole in and use it for other recreational uses or sell the corner off as commercial property.