



Policy Area 13

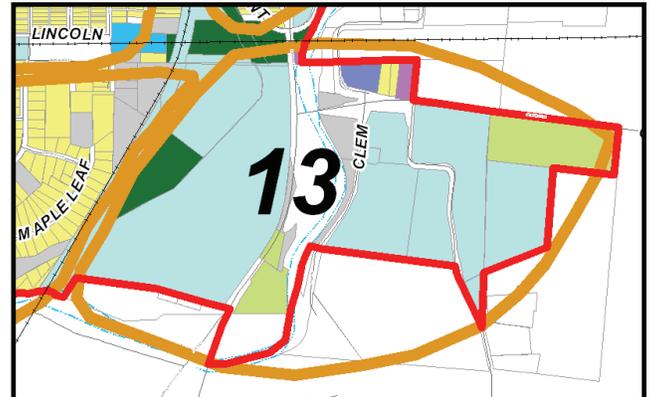
Existing Character

Located in the southeastern most part of the City and bisected north/south by the Great Miami River, Policy Area 13 is occupied by the Graceland Cemetery and with City and County Services including the County Jail, Garage, Sewage Treatment and Animal Shelter. The Graceland Cemetery, well maintained with above and in ground monuments, occupies all of the City property in this area west of the Great Miami River. County services occupy a majority of the land east of the river. Significant stands of woodland exist in and around this area.

This Policy Area is also visually impacted by the 85 year old "Big Four Bridge" which spans the valley over the cemetery. The Big Four Bridge, a regional landmark owned and used by the CSX Railroad, is massive concrete structure in a state of disrepair. Deterioration over the decades has caused parts of the concrete structure to fall to the ground below; an obvious safety issue. Graffiti is also present in the upper arch sections of the bridge.

The Policy Area is primarily zoned N-1 Non-Urban which promotes very low density residential uses on 3/4 acre lots (32,600 square feet) and agricultural uses, and B-2 Community Business which promotes community and highway oriented retail and service uses. A small R-1 Single Family Residential district exists north of Gearhart Road.

A new walking trail to the west of the cemetery links this Policy Area with points west in the City. Public sewer and water is readily available in this area.



Preferred Future Characteristics, Actions and Needs

- Continue the use and maintenance of this area as a local cemetery due to the limited access.
- Document deterioration and safety issues on the Big Four Bridge and approach the CSX Railroad for repairs.
- Future annexations to this area should be reserved for residential uses in conservation or cluster type development that preserves common natural and open spaces.
- Consider creating a Public and Institutional Zoning District and rezoning the cemetery and County Properties in this area. The current B-2 Community Business zoning in the eastern part of this Policy Area opens up the area, as of right, for a variety of retail, office and service uses which may not be welcome in this location.

Preferred Land Uses

The following land uses are preferred in this area in order to ensure the proper reuse or development of available land:

- Public parks and open spaces
- Public and semi-public uses
- Single family detached residential dwellings in areas of annexation



Recommended Density and Open Space Requirement

- Detached single family residential dwellings are preferred at a low density of 1 dwelling unit per acre.
- Detached single family residential dwellings in a cluster or conservation subdivision are preferred at a density of 2-3 dwelling units per acre with a minimum common open space requirement of 25%.
- To promote green spaces and reduce surface water runoff, the maximum coverage for lots with non-residential uses should strive for a maximum coverage of 75% of the total lot considering existing site conditions. Lot coverage includes building footprints and all paved areas. All other areas should be landscaped, seeded with grass or left in its natural state.

Implementation Recommendations

Development and redevelopment activities in this Policy Area should emphasize the maintenance and upkeep of existing uses including the established cemetery and the public uses. For areas that may be annexed adjacent to this area in the future, cluster or conservation type subdivisions are a preferred development type which permits dwellings on smaller lots while preserving large amounts of open and natural spaces effectively which will serve to protect the woodlands, riparian areas and other natural features found in this area. Pedestrian linkages between existing and new neighborhoods should be promoted as new developments are created through the use of sidewalks or multi-use path systems.