



Policy Area 17

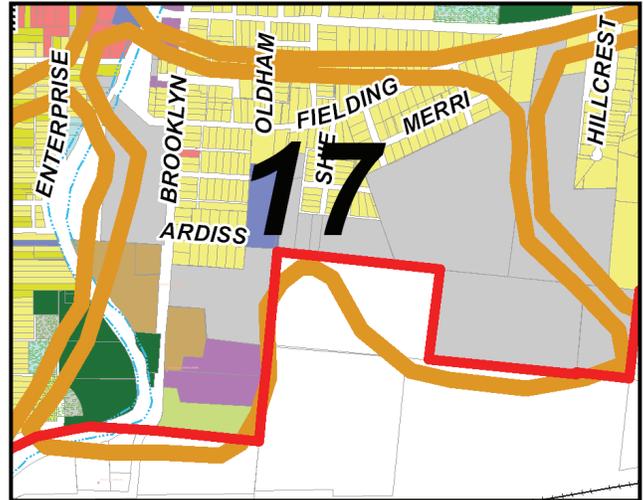
Existing Character

Located in the southeastern portion of the City south of State Route 29 and adjacent to the Great Miami River, this Policy Area is comprised of older single family detached dwelling units at an overall density of 5-6 dwelling units per acre. Dwellings are a mix of one and two story homes. A trailer park exists at the southern end of this Policy Area on either side of Brooklyn Avenue. An industrial building, the Emerson Solutions Center, is located at the end of Brooklyn Avenue. The Pavilion, a senior care facility that opened in 1965, is located on Fulton Street providing rehabilitation and assisted living services for senior adults. There was previous interest in this area for the development of an apartment complex utilizing tax credits. This interest no longer seems active as of the drafting of this Plan.

Significant stands of woodland exist in the southeastern portion of this area totaling approximately 70 acres. This wooded area is bordered to the north by single family detached residential dwellings in the City and to the south by agricultural land in the adjoining Township. Development in this area is somewhat limited due to the steep ravines along the streams. There are minor floodplain issues with the trailer park experiencing occasional flooding.

Public sewer and water is readily available in this area, providing the necessary utilities for development and redevelopment efforts. The old City incinerator site is located in this Policy Area.

Zoning in this area is primarily R-1 Single Family Residence permitting dwellings at a density of 6-7 dwelling units per acre (6,600 square foot lots) and R-3 Multi-Family Residence district. A small strip of R-2 Single and Two Family Residence exists on the eastern side of Brooklyn Avenue between State Route 29 and Ardiss Place. A majority of the undeveloped woodland is currently zoned as R-3 Multi-Family Residence permitting for the potential development of these properties for residential uses at an approximate density of 20 dwelling units per acre.



Preferred Future Characteristics, Actions and Needs

- Continue to enforce property maintenance and zoning codes to prevent blighting and deteriorating conditions.
- Limit industrial uses in this Policy Area to ensure the continuance of a viable residential area.
- Residential development that protects the wooded hillsides and ravines is preferred.
- Investigate minimum footcandle standards for street lighting to provide for a better lit neighborhood.
- Establish a multi-use (bike, walking) path along Brooklyn Avenue from Tawawa Park, south to Graceland Cemetery.
- Consider small neighborhood park on Brooklyn Avenue across from Fulton Street.



Preferred Land Uses

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

- Single family detached residential dwellings.
- Multi-family attached residential dwellings on Brooklyn Avenue, south of Ardiss Street
- Public and semi-public uses

Recommended Density and Open Space Requirement

- Any common open space should be situated in a manner to connect with other open spaces in the parks system or in other subdivision developments.
- 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 85% 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

This area of the City may be amenable to cluster or conservation type development to promote common open space.