



Policy Area 3

Existing Character

Bordered by the Great Miami River to the east and I-75 to the west, Policy Area 3 is located in the southernmost extent of the City and is comprised of a mix of single family detached dwellings, duplex dwellings and small medical office buildings. Access to this area is exclusively from Fair Road to the north and is directly adjacent to the interstate interchange. Industrial uses are located north of this area. A man-made lake anchors the westernmost subdivision bounded by Westlake Drive, Erie and Cumberland Avenues. These residential uses are newer, moderately priced units located near the public middle and high school. Attached single family residential dwellings (Townhouses) are present on Westwood. Agricultural land is located in the Township directly to the south of this Policy Area. An informal walking path connects this area to the Graceland Cemetery to the East (Policy Areas 5 and 6). The Canal Feeder Linear Park exists in the southern part of this area paralleling the Great Miami River and plans to extend the bike/walkway along the canal towpath further south are in the design/development stages.

Existing zoning is a mix of R-1 Single Family Residential in the core of the Policy Area with B-1 Local Business and B-2 Community Business located on Fair Road. A Residence Planned Unit Development overlay exists on the R-1 Single Family Residence District along Cumberland Avenue to permit duplex and triplex patio homes. Existing residential densities range from 3-5 dwelling units per acre (14,500 – 8,712 square foot lots).

This area is somewhat isolated from the rest of the City given its location south of Fair Road (a 4 lane road with turn lanes at key intersections) and an active rail line to the east. Sidewalks exist in the individual subdivisions, but do not connect between Westwood and Timberidge requiring pedestrians to walk along Fair Road. Undeveloped land remains in the southern portions of this Policy Area. Public water and sanitary sewer are readily available.

Preferred Future Characteristics, Actions and Needs

- Continued residential development in this area is preferred. Residential uses should be a mix of single family detached and duplex units as the market permits.
- Continued maintenance and upkeep in the residential neighborhoods to prevent deterioration is of paramount importance.
- All new development and redevelopment efforts should promote external and internal connectivity through the most appropriate system of pedestrian connectivity including the installation of sidewalks, walking trails, multi-use paths and bicycle trails.
- The protection and maintenance of the riparian areas of the Great Miami River in this Policy Area is essential to the vitality of the river corridor and to continue the quality of life that residents enjoy in this area.





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 dwellings
- Duplex dwellings
- Public parks and open spaces
- Public and semi-public uses

Recommended Density and Open Space Requirement

- Detached residential dwellings are preferred at a moderate density of 4 dwelling units per acre.
- 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.