



Policy Area 7

Existing Character

Comprised of the neighborhood streets of Amherst, Colonial, Hawthorne, Fairmont, Spruce, Evergreen, Jon and Mapleleaf, this Policy Area is relatively isolated in the southern portion of the City by an active rail line exists on the northern and eastern sides of this Policy Area. The Great Miami River and its riparian area are located directly south of this Policy Area. Significant stands of woodland exist to the south along the river and to the east that provides a buffer from the north/south rail line running parallel to the eastern edge of this area.

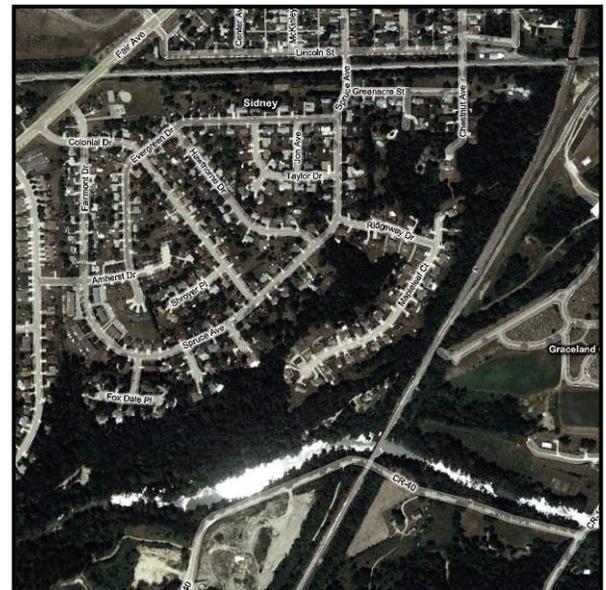
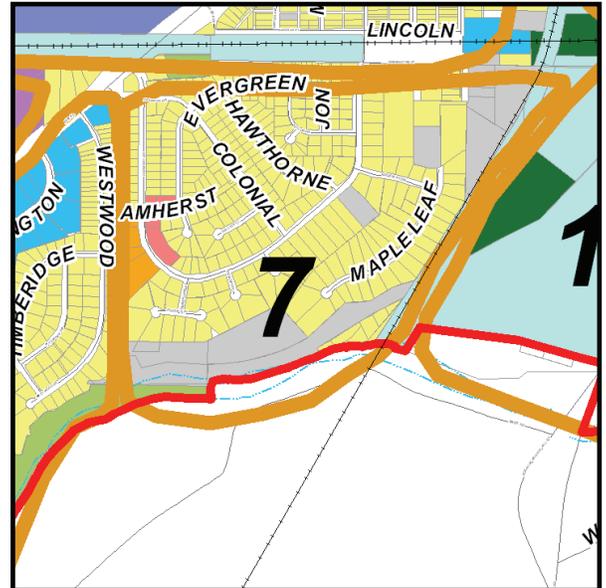
Most of the single family detached dwellings in this area are 30-50 years old and are moderately priced when compared to the rest of the City neighborhoods and are well maintained. Dwellings range from ranch style to 2 story homes with newer homes on Mapleleaf clustered in the woods in the southern part of the area on lots ranging from 8,700 square feet to 30,000 square feet (1.4 – 5 dwelling units per acre). Multi-family dwelling units are established on the western side of this area on Amherst. Pedestrian access is through an extensive sidewalk system throughout the neighborhood. A bike/hike trail exists in the southern part of this area that connects Policy Area 3 to the west to Policy Area 6 in the east (Graceland Cemetery area). Sherman Park is located in the area. Public water and sanitary sewer are readily available.

One previous access to this area was the Chestnut Street bridge over the CSX Railroad that connected this Policy Area to points north in Sidney. Because of structural deterioration, the bridge was closed. There are no plans to reopen this bridge because of costs.

Existing zoning is primarily R-1 Single Family Residence which permits lot sizes of 6,600 square feet (6-7 dwelling units per acre). This existing zoning permits a higher density than what currently exists in this area. A small cluster of R-3 Multi-Family Residence zoning exists at Amherst and Fairmont.

Preferred Future Characteristics, Actions and Needs

- Continued maintenance and upkeep in the residential neighborhoods to prevent deterioration is of paramount importance in this area.
- Residential infill development, as it occurs, should be of the same massing and size as the surrounding dwellings.
- Efforts should continue to maintain external and internal connectivity through the most appropriate system of pedestrian connectivity with the upkeep of sidewalks or walking/bike paths.





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
- Multi-family dwellings
- Public parks and open spaces
- Public and semi-public uses

Recommended Density and Open Space Requirement

- Detached single family residential dwellings and duplexes are preferred at a moderate density of 5 dwelling units per acre.
- Attached multi-family residential dwellings are preferred in select areas at a moderately high density of 10 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.

Implementation Recommendations

This area is completely developed, therefore activities in this Policy Area should emphasize the continual maintenance and upkeep of residential properties to prevent deterioration of the area. Infill development should conform to the size and shape of the existing built character of the area.