THIRD CENTURY INITIATIVE

Adopted March 2, 2015

“Historic Past, Bright Future”

VILLAGE OF BATAVIA

THIRD CENTURY INITIATIVE

Land Use Plan

INVENTORY, ANALYSIS, AND RECOMMENDATIONS
Village of Batavia, Ohio, Land Use Plan
Adopted by the Batavia Village Council on March 2, 2015
Directory of Officials

The Village of Batavia
CLERMONT COUNTY, OHIO

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PART 1

Goals and Process
Land Use Plan Scope

Spatial Pattern of Land Use
This plan is limited to an analysis of the spatial pattern of land use in the Village of Batavia. The plan includes two components—a Land Use Plan map and the corresponding Land Use Plan text. The plan identifies specific areas or sites where the character of land use should be either protected or improved. Recommendations resulting from this analysis identify specific land use categories for maintaining or achieving desirable land use characteristics. The overall strategies for implementation are described in the plan text while specific site recommendations are shown graphically on the plan map.

Guide for Land Development
The focus of this plan is primarily on guiding the development of land. The plan is not intended to provide guidance for provision of public services. This approach concentrates on land use goals that can be achieved through improvements in the control of development through the Village of Batavia zoning ordinance and zoning map. The relationship of this plan to other traditional plan elements is illustrated in the following diagram (Relationship of Land Use Element to Comprehensive Plan).
# Comprehensive Plan Scope

## RELATIONSHIP OF LAND USE PLAN TO COMPREHENSIVE PLAN

### Basic Plan Elements

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Rationale and Purpose

Coordination and Integration
In general, community plans are intended to be a means of coordinating long-term and short-term actions and integrating independent decisions. The rationale for this plan and all land use planning includes some variation of the following:

1. To accommodate future needs.
2. To provide for orderly growth.
3. To provide a sound basis for short-range decisions.
4. To provide an official position that property owners can count on.
5. To enable consideration of cumulative and secondary offsite effects of individual proposals.

Guide for Zoning
Additionally, based on current needs and goals in the Village of Batavia, this plan has three specific purposes:

1. To identify spatial land use recommendations necessary to achieve community goals and objectives.
2. To guide and identify necessary zoning map amendments.
3. To provide a guide for incremental review of privately initiated requests for zoning map amendments. The plan has already been utilized in this regard by county commissions and courts.
The overall goal of the Land Use Plan is to provide for a superior environment in the Village of Batavia while assuring reasonable use of individual property. The goals and objectives of this plan are intended to be implemented primarily through the effects of zoning amendments on the development of future land use. The evaluation and approval of zoning map and text amendments should be based on the overall goal and the following objectives:

1. Assure land use and intensity compatible with lot size and other site constraints.
2. Assure land use and intensity compatible with adjacent and nearby uses.
3. Assure a desirable sequence for implementation of plan recommendations that achieve orderly development.
4. Assure appropriate redevelopment.
5. Enable appropriate development alternatives where existing zoning is overly restrictive or inappropriate.
6. Decrease potential for inappropriate off-site zone amendments.
7. Achieve development coordination with adjacent interrelated sites.
8. Terminate the expansion of undesirable land use patterns.

The finding of conflict with any of the eight objectives may create sufficient cause for denial of proposed zone amendments. The land use categories proposed in this report are recommended with the intent of being consistent with these objectives.
Q. 1: What are we trying to preserve?

[Strengths: What do we want that we already have?]
+ Historic character and old town-small town charm (and continue west of RR bridge to Route 32)
+ Desirable residential neighborhoods; historic neighborhoods; charming quiet atmosphere
+ Business retention and growth
+ Optimum use of the river and adjacent property
+ Trees

Q. 2: What are we trying to achieve?

[Opportunities: What do we want that we don’t have?]
+ Community goals (the plan)
+ Decisions based on standards and criteria
+ Alignment between land uses and regulations
+ Community collaboration in property upkeep
+ Healthy business mix (e.g. retail, grocery, restaurants, theater, clothing, food, drugstore)
+ Attractive businesses and properties
+ Businesses that increase our revenue base
+ Revitalize Main Street with new sidewalks, lights and redo store and building fronts
+ Comprehensive and unified signage
+ New highway interchange
+ New village parks and places for the children
+ User friendliness
Q. 3: What are we trying to eliminate?  
[Weaknesses: What do we have now that we don’t want?]  
– Poor planning and apathy  
– Ineffective policies and codes  
– Holes and Inconsistencies in zoning code  
– Loopholes  
– Litigation  
– Proliferation of illegal nonconforming uses  
– Incompatible businesses  
– Vacant stores  
– Blight in the business district  
– Dilapidated properties  
– Homeless people  
– Downtown tenements  
– Heavy industrial uses within village boundaries – noisy or obnoxious uses that detract from the ambiance of the village  
Continued neglect from county and limited access to county resources  
– More county owned buildings  

Q. 4: What are we trying to avoid?  
[Threats: (What don’t we have that we don’t want?)]  
– Residential building in the business areas  
– First floor residential in business district  
– Heavy industrial uses  
– Junk yards  
– X-rated stores; adult entertainment  
– Neon  
– Staying on current track  
– Low income housing  
– Litigation; long legal battles (due to zoning code)  
– High costs
Planning Approach

Balance of Public and Private Interests

Continued use of the plan for these purposes enables land use and zoning proposals to be evaluated in a more balanced and equitable forum that recognizes the public interest as well as historically dominant private interests. The generally accepted procedure for review of zoning map amendments consisting of site analysis and considerations of conflicting (and often narrow) private interests can then be balanced with consideration of appropriateness in relation to the public interests of a larger planning area (neighborhood, corridor, village) beyond the site. Important cumulative and secondary effects of incremental land use change can also be identified in the context of the overall plan.

Continuous Process

Successful implementation of the goals and objectives of this plan requires regular reevaluation of recommendations. This ongoing planning approach is essential to assure appropriate flexibility since it is impossible to determine the exact location of all land uses in advance of need and development. Accordingly, planning in this report has not been treated as an exact science, but rather as a process to enable continuity, improve predictability, and guarantee consideration of cumulative and secondary effects in the review of incremental zoning amendments and development proposals. In this way, planning is recognized as a system that enters into day-to-day development decisions not as a rigid blueprint but instead as a process of interaction that will shape as well as be shaped by actual zoning decisions. The process is intended to add rationality, not rigidity to requirements for use of land.
## Land Use Plan and Zoning Update Process

### Schedule

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The program for creating and implementing the Land Use Plan includes the tasks listed below. The planning tasks include work elements that are often interrelated and therefore not entirely sequential. The process is intended to be continuous to assure that the adopted land use plan and zoning map appropriately reflect changing circumstances, events, developments, and decisions.

1. **Goal Formation**
   a. Identify land use issues (problems and opportunities)
   b. Formulate goals and objectives

2. **Inventory**
   a. Define study area
   b. Identify community characteristics – population, development, and environment
   c. Identify existing structures
   d. Identify existing land use
   e. Identify existing zoning
3. **Analysis and Plan Development**
   a. Identify development potential
   b. Identify critical boundaries and transition areas
   c. Develop concepts for land use plan
   d. Evaluate existing zoning map and text to determine adequacy for achieving consistency with proposed plan

4. **Recommendations**
   a. Identify land use recommendations (concepts) that achieve community goals and objectives
   b. Identify zoning map amendments required for plan implementation
5. **Review**
   The recommendations of the proposed plan are reviewed by:
   a. the Village Planning Commission (at public meetings)
   b. the Village Planning Commission (at a public hearing)
   c. the Village Council (at a public hearing)

6. **Implementation**
   a. The Village Council certifies the adopted plan to the Batavia Village Planning Commission, Batavia Township Planning Commission, and Clermont County Planning Commission.
   b. The Village Planning Commission initiates zoning map amendments required for plan implementation.
   c. The Village Council adopts zoning map amendments.
   d. The Village Planning Commission and Council considers the adopted land use plan when making recommendations on zoning map amendments.
7. Evaluation
   a. The Village Planning Commission makes an annual report to Council on the implementation progress of adopted plans.
   b. The Village Planning Commission reviews the adequacy of adopted plans in five year intervals or less.

8. Implementation
   After adopting the plan, the Village Planning Commission has the following responsibilities:
   a. Evaluate consistency with the plan when making any recommendation on zone amendments or other issues requiring action;
   b. Investigate and make recommendations to Village Council upon reasonable and practical means for putting into effect the land use plan, or part thereof, in order that it will serve as a pattern and guide for physical growth and development;
   c. Render an annual report to the Village Council on the status of the plan and progress of its application;
   d. Endeavor to promote public interest in, and understanding of, the adopted plan and regulations relating to it;
   e. Consult and advise with public officials and agencies (within surrounding Batavia Village), public utility companies, civic, educational, professional, and other organizations, and citizens generally with relation to carrying out the adopted plan.
Plan Implementation
THROUGH ZONING AMENDMENTS

Comparison of Land Use Categories and Zoning Districts
Implementation of the adopted Land Use Plan will call for amendments to the zoning text and map. The relationship between categories of recommended land use and existing zoning districts is shown in the following table.

Authority to Initiate Zoning Amendments
The recommended zoning amendments (text and map) may be initiated in three ways according to Ohio law:
1. By adoption of a motion by the Planning Commission;
2. By adoption of a motion by Council of a Planning Commission recommendation;
3. By filing of an application by one or more of the owners or lessees of property within the area proposed to be changed or affected.

Public Hearings and Notice
Notice of public hearings regarding the plan to redistrict must be published. Written notice of the hearing to individual property owners within and contiguous to the area proposed to be rezoned is also required by Ohio law for amendments that include ten or fewer parcels of land.
Timing

Not all the proposals in the Land Use Plan are intended to be put into effect immediately, since the plan contains many recommendations intended for adoption only when the situation becomes appropriate. It will be necessary to exercise judgment and discretion in determining which of the proposals should be given legal application at various times. The rationale for land use recommendations in this plan are described below.
Public Engagement

The land use plan cannot be successful without wide public support. The effectiveness of the plan is probably more dependent on public understanding and interest than on any other factor. To individuals and groups, whose interests are directly affected, a proposed change may seem arbitrary and harmful. It is essential, therefore, that the majority of people in the community should understand what is being proposed so that they may decide whether or not the proposed action is in fact in the public interest.
Land Use Plan Amendments

Need for Flexibility
An ongoing planning approach is essential to assure appropriate flexibility in administering the Land Use Plan since it is impossible to determine the exact location of all land uses in advance of need and development.

Authority to Initiate Land Use Plan Amendments
Requests for plan amendments may be initiated in three ways:
1. By adoption of a motion by the Planning Commission;
2. By adoption of a motion by Council of a Planning Commission recommendation;
3. By filing of an application by one or more of the owners or lessees of property within the area proposed to be changed or affected.
Rationale For Land Use Plan Amendments

In considering approval of amendments to the land use plan, the Village Planning Commission should identify one or more of the following findings (rationale) for the amendment:

1. Existing land use category (or related zone district) allows uses and intensity that would be incompatible with limited lot size or other site constraints
2. Existing land use category (or related zone district) allows uses and intensity that would be incompatible with and detrimental to adjacent and nearby uses.
3. Existing land use category (or related zone district) allows uses and intensity that, by itself or through cumulative effects, would be inconsistent with or undermine critical elements of the Land Use Plan.
4. Existing land use category (or related zone district) creates undesirable potential for inappropriate redevelopment (on site) to more intensive uses since the district is more permissive than required for existing other appropriate and reasonable uses.
5. Existing land use category (or related zone district) creates undesirable land use patterns since the district, being excessively restrictive, would not enable appropriate development alternatives.
6. Existing land use category (or related zone district) creates undesirable potential for inappropriate zone amendments (off-site) for higher intensity development since the district is excessively permissive compared to adjacent zoning.
7. Existing land use category (or related zone district) lacks standards or incentive for achieving adequate development coordination with adjacent interrelated sites.
8. Existing land use category (or related zone district) lacks standards for allowing reasonable alternative land uses and achieving transitional uses that will effectively terminate the spread of higher intensity uses and conserve adjacent desirable land uses.
PART II
Regional Context
METROPOLITAN AREA INTERSTATE HIGHWAY DIAGRAM

Regional Context
LOCATION OF VILLAGE OF BATAVIA
IN CLERMONT COUNTY

Regional Context
The East Fork of the Little Miami River watershed encompasses 320,000 acres (500 square miles). The East Fork is impounded to form Lake Harsha, a 2,200 acre reservoir for drinking water, flood control, and recreation.
Base Map

Village of Batavia and Vicinity
Regional Planning Considerations

LAND USE PLAN INFLUENCES

Clermont County Comprehensive Plan (2014)
• Future Land Use Goals

Middle East Fork Balanced Growth Plan (2011)
• Goals and Objectives
• Ten Guiding Principles

• Future Land Use Map
• Land Use and Growth Management Plan Priorities
1. Ensure public facilities are in place or will be available to adequately serve and support new development. Only approve new development upon demonstration that adequate public facilities, as established in this Plan, are or will be available at the time of completion to maintain the desired levels of service.

2. Encourage the design of new development to be compatible with and complementary to existing land uses. Incompatible uses should not be closely located. Site design and buffering should be used to the maximum extent feasible to reduce the impacts on adjacent properties, especially between residential and nonresidential areas.

3. Encourage the design of new development, whether public or private, to be respectful of identified historic or natural resources. Incorporate the preservation and restoration of existing features to the maximum extent feasible.

4. Encourage new development to be designed to provide interconnectivity with existing and future developments through the use of stub streets.

5. Ensure subdivision and site layouts of new developments are planned in consideration of the future use (as recommended by this Plan) of currently undeveloped land in the general vicinity to create interconnected neighborhoods.

6. Encourage compatible infill, redevelopment and development in proximity to existing development and services when appropriate to avoid “leap frog” growth patterns which may result in higher service costs.
7. Discourage strip development along existing or new thoroughfares. This practice creates an undesirable development pattern and causes traffic and access issues, as well as preventing access from major corridors to large tracts of land that may be developed at a later time.

8. Continue to incorporate environmental quality protection measures into the development review process, particularly related to runoff, stream protection, air quality and noise.

9. Encourage developments to be designed to minimize adverse environmental and fiscal impacts.

10. Encourage developments to be designed to minimize disruption to life and property resulting from erosion and flooding.

11. Encourage the preservation of private open space by supporting the use of conservation and open space easements to preserve land use in each Land Use Group/Classification, provided such easements do not adversely impact planned infrastructure or the pattern of development in the area.

12. Encourage the use of conservation development principles or other strategies that minimize the total amount of impervious area in new development to reduce the volume of stormwater runoff and prevent downstream drainage and flooding problems.

13. Encourage new developments to provide vegetated stream buffers to preserve the flood way, which will provide storage during high flows and help prevent flooding and streambank erosion problems downstream.
Mission Statement:
Balanced growth is a voluntary and incentive-based strategy to protect and restore the Middle East Fork Watershed to ensure long-term economic competitiveness, ecological health, and quality of life.

Goals:
- protect public health, safety and welfare.
- promote economic development.
- protect water quality and watershed health.
- preserve the natural character of the landscape and agricultural land uses.
- encourage sustainable growth and development.

Objectives:
- implement best land use practices and policies.
- maintain growth/development near population centers and existing infrastructure.
- develop local incentives to encourage balanced growth.
- protect areas with prime farmland/locally important soils.

Source:
Ten Guiding Principles
MIDDLE EAST FORK BALANCED GROWTH PLAN

The aim of Balanced Growth is to emphasize the link between land use planning and watershed health. To attain a living equilibrium between a strong, diversified economy and a healthy watershed, activities in Ohio’s Watersheds should:

1. Maximize investment in existing core urban areas, transportation, and infrastructure networks to enhance the economic vitality of existing communities.
2. Minimize the conversion of green space and the loss of critical habitat areas, farmland, forest and open spaces.
3. Limit any net increase in the loading of pollutants or transfer of pollution leading from one medium to another.
4. To the extent feasible, protect and restore the natural hydrology of the watershed and flow characteristics of its streams, tributaries, and wetlands.
5. Restore the physical habitat chemical water quality of the watershed to protect and restore diverse and thriving plant communities and preserve rare and endangered species.
6. Encourage the inclusion of all economic and environmental factors into cost/benefit accounting in land use and development decisions.
7. Avoid development decisions that shift economic benefits or environmental burdens from one location to the other.
8. Establish and maintain a safe, efficient and accessible transportation system that integrates highway, rail, air, transit, water and pedestrian networks to foster economic growth and personal travel.
9. Encourage that all new development and redevelopment initiatives address the need to protect and preserve access to historic, cultural, and scenic resources.
10. Promote public access to and enjoyment of our natural resources for all Ohioans.
Middle East Fork Balanced Growth Initiative
Land Use/Growth Management Plan Priorities

BATAVIA TOWNSHIP GROWTH MANAGEMENT PLAN

1. Protect environmentally sensitive areas.
2. Preserve the character of Batavia Township.
3. Establish high standards for future development.
4. Plan and coordinate with other public and governmental agencies regarding provision of services and infrastructure related to development in Batavia Township.
5. Improve and increase park, active recreation and open space facilities for Batavia Township residents.
Batavia Township Land Use Plan
Batavia Township Land Use Plan
PART 3

Mobility
Mobility Framework Diagram
Mobility Framework Diagram
Village Center
Urban and Rural Streets
Major Roads, Gateways, and Walkability
Major Roads, Gateways, and Walkability

**VILLAGE CENTER**

- 1500 FT RADIUS (15 minute walk)
- 3000 FT RADIUS

**Mobility** (Street Classification)

Rural: Local → Major Collector → Principal Arterial

Urban: Local → Collector → Principal Arterial → Freeway

**VILLAGE GATEWAYS** (PRIMARY ACCESS POINTS)
PART 4
Development Pattern
Buildings Location and Scale
MAIN STREET VICINITY
Buildings Location and Scale

Development Pattern
Development Pattern

VILLAGE CENTER
Buildings Location and Scale
WEST MAIN STREET COMMERCIAL AREA

Buildings Location and Scale

Development Pattern
DEVELOPMENT PATTERN (BUILDINGS LOCATION AND SCALE)

Village Center Major Land Use
Use and Age of Structures
Recent Annexations

October 2011: 108 acres that included UC Clermont and the Southwest Ohio Developmental Center.

March 2012: 286 acres that included the county jail, sheriff’s office, municipal court, Middle East Fork wastewater treatment plant and Clermont County Animal Shelter.

December 2012: 277 acres that included Batavia High School, juvenile and probate courts and the county engineer’s office.

The three annexations increased the size of the village by about 66 percent, from 1.5 square miles to 2.5 square miles, without adding any new residents.
PART 5
Age and Value of Structures
Age of Structures
MAIN STREET AND VICINITY

Age of Structures

Year Built (by parcel)
- 1800 - 1899
- 1900 - 1949
- 1950 - 1999
- 2000 - 2013
- No Data
Age of Structures

**Year Built**
- 1800 - 1899
- 1900 - 1949
- 1950 - 1999
- 2000 - 2013
- No Data
Appraised Value of Buildings

Housing Value by parcel

- $0 - $49999
- $50000 - $99999
- $100000 - $149999
- $150000 - $199999
- $200000 +
- No Data

SOURCE: CLERMONT COUNTY AUDITOR
Appraised Value of Buildings in Main Street and Vicinity

- $0 - $49999
- $50000 - $99999
- $100000 - $149999
- $150000 - $199999
- $200000 +
- No Data

Source: Clermont County Auditor
Appraised Value of Buildings

- $0 - $49999
- $50000 - $99999
- $100000 - $149999
- $150000 - $199999
- $200000 +
- No Data

VILLAGE CENTER
PART 6
Topography and Environment
BATAVIA VILLAGE NORTH

Topography
BATAVIA VILLAGE – WEST MAIN STREET
Topography
BATAVIA VILLAGE EAST
Topography
Flood Plain, Steep Slopes, and Forest
River Basin and Surrounding Steep Slopes
Environmental Features

River Basin and Surrounding Steep Slopes

Batavia Village Center

River Basin Edge
PART 7
Constraints and Opportunities
Assets

- Compact development pattern of historic core—grid street pattern and density to support pedestrian environment and related services
- Historic character of the Village core and housing
- Proximity to rural environment, natural amenities, open space, and scenic views
- Newly annexed areas and tax base growth
- Vacant and developable land in residential areas
- Good coverage of water and sewer system
- Rail transportation connection

Liabilities

- Main Street is not continuous in appearance and façade quality
- Lack of centralized commercial area
- Over-supply of parking has negative effect on Village aesthetics
- Vacant properties and deteriorating housing
- Lack of land use controls to build upon assets in built environment
- Slope, soil composition, and other natural features limit development potential
- Inadequate zoning code
- Sprawl development and traffic congestion on 32 corridor
- The river serves as a divider rather than a connector—west side of the Village appears disconnected, separate and struggling while the east side has a historic, rural village image.
Welcome to Sycamore Park and The James L. and Frances Wilson Nature Preserve

4082 State Route 132 Batavia, OH 45103
www.parks.clermontcountyohio.gov

Sycamore Park and Wilson Nature Preserve
Spatial Constraints Diagram (Barriers)
VILLAGE CENTER

Spatial Constraints Diagram (Barriers)
Development Potential
Opportunities (Development Potential)
Opportunities (Development Potential)

LOCATION OF VACANT AND UNDERUTILIZED PROPERTIES

Inside Batavia Village

Outside Batavia Village
PART 8

Existing Land Use and Zoning
Existing Zoning

- Agriculture
- Residential
- Industrial
- Business
- Commercial
- Flood Plain
- PUD
Existing Zoning

- Agriculture
- Residential
- Industrial
- Business
- Commercial
- Flood Plain
- PUD
Existing Zoning
BAUER ROAD AREA

- Agriculture
- Residential
- Industrial
- Business
- Commercial
- Flood Plain
- PUD
Existing Zoning

BATAVIA ROAD AREA
Existing

Zoning

BATAVIA EAST AREA

Agriculture
Residential
Industrial
Business
Commercial
Flood Plain
PUD
Existing Zoning
VILLAGE CENTER

- Agriculture
- Residential
- Industrial
- Business
- Commercial
- Flood Plain
- PUD
Existing Land Use and Zoning
Existing Land Use and Zoning

- Agriculture
- Commercial
- Exempt
- Industrial
- Residential
WEST MAIN STREET

Existing Land Use and Zoning
BATAVIA VILLAGE EAST

Existing Land Use and Zoning
Topography and Zoning
BATAVIA VILLAGE NORTH
Topography and Zoning
BATAVIA VILLAGE SOUTH
Topography and Zoning
Priority Areas for Conservation and Development
Priority Areas for Conservation and Development
PART 9

(RECOMMENDATIONS)

Greenways and Bikeways
Recommended **Greenway/Gateway Framework**
Recommended Greenway/Gateway Framework
Recommended **Greenway Corridors**
VILLAGE CENTER

Recommended Greenway Corridors
Recommended Bike Routes
Proposed Land Use Plan Framework

CONCEPT DIAGRAM
CONCEPT DIAGRAM – VILLAGE CENTER

Proposed Land Use Plan Framework
Categories of Recommended Land Use

Estate Residence
(low density rural and estate character)

The purpose of this land use category (and the proposed ER Estate Residence District) is:

1. To protect and support the development of low density single-family housing in conjunction with appropriate accessory uses and public and institutional uses;
2. To protect residential neighborhoods from the intrusion of incompatible non-residential uses;
3. To allow, with conditions, other public and institutional uses that do not adversely affect the residential quality of their neighborhood; and
4. enable and promote conservation development or clustering of single-family dwelling units so as to allow for single-family detached residential development without increasing the permitted appropriate conventional lot-by-lot subdivision density while enhancing useful open space and preserving significant trees and other natural features through proper utilization of density transfer techniques.
Suburban Residence
(medium density, suburban subdivision character)

The purpose of this land use category (and the proposed R-1 Residence District) is:

1. To protect and support the development of medium density single-family housing in conjunction with appropriate accessory uses and public and institutional uses;
2. To protect residential neighborhoods from the intrusion of incompatible non-residential uses; and
3. To allow, with appropriate conditions, other public and institutional uses that do not adversely affect the residential quality of their neighborhood.
Village Residence
(high density, traditional neighborhood village character)

1. The purpose of this land use category (and the proposed R-2 Village Residence District) is:
2. To accommodate higher density single family detached and multi-family dwellings of such limited size and bulk that they will not alter the traditional neighborhood village character of the Village Residence District.
3. To protect the traditional neighborhood village character from the intrusion of incompatible non-residential uses.
Village Business
(pedestrian oriented ground floor commercial, “Main Street” character)

1. The purpose of this land use category (and the proposed B-1 Village Business District) is:
2. To provide places for businesses that are enclosed in buildings and that are small in size and not detrimental to the residential neighborhood;
3. To provide convenience goods and services to local residents; and
4. To protect and enhance the traditional “Main Street” character of the Village Business District.
General Business
(vehicular oriented commercial, arterial road corridor character)

1. The purpose of this land use category (and the proposed B-2 General Business District) is:
2. To provide places for vehicular oriented businesses that benefit from passing traffic and provide goods and services to local and regional markets as well as automobiles;
3. To promote safe accessibility to larger-scale commercial and professional, institutional, and governmental office uses along arterial road corridors and at major intersection;
4. To enhance employment opportunities;
5. To enhance property values and accommodate development contributing to the economic base of the Village;
6. To encourage efficient use of land and high quality of design in office and business developments;
7. To preserve land for commercial use and prevent potential conflicts by limiting encroachment of unplanned residential and other non-commercial development within active commercial areas; and
8. To help implement land use plans, thoroughfare plans and corridor studies adopted by the Village.
Public Facilities
(public, quasi-public, civic, education and other institutional uses; generally with coordinated campus character)

1. The purpose of this land use category (and the proposed PF Public Facilities District) is:
2. To provide places for government facilities and services that support Batavia’s designation as the County Seat;
3. To provide for public and quasi-public facilities and institutions including but not limited to governmental, civic, educational, religious, welfare, recreational, and transportation facilities in proper locations and extent so as to promote the general safety, convenience, comfort and welfare;
4. To preserve land for public and quasi-public facilities and institutions and protect such uses from the encroachment of other uses;
5. To protect adjoining residential areas from adverse land use impacts associated with public facilities and institutions; and
6. To help implement land use plans, thoroughfare plans and corridor studies adopted by the Village.
Industry/Office

(Offices, businesses or industries engaged in operations; generally low intensity and enclosed with coordinated campus character)

The purpose of this land use category (and the proposed IO Industry/Office District) is:

1. To provide places for business and industries engaged in low intensity operations that manufacture, process or store products for distribution or sale, whose operations are within buildings and clean, quiet and free from objectionable or dangerous nuisance or hazard off site, but often involve materials, processes, machines or equipment which would interfere with pedestrian accessibility to stores if located in a business district; and would be detrimental if located in a less intensive district;

2. To provide, through conditional use review, places for business and industries engaged in more intensive operations which manufacture, process or store products for distribution or sale; whose operations often require outdoor storage or business operations, and would be detrimental if located in a less intensive district due to generation of noise, odor, vibration, after hours activities, or traffic impacts well beyond the subject property lines.

3. To provide places for businesses which frequently use large trucks or heavy equipment, need space for outdoor storage or business operations; serve a large market area; and often create noise which would be objectionable to less intensive uses;
Industry/Office (continued)

4. To enhance employment opportunities;
5. To enhance property values and accommodate development contributing to the economic base of the Village;
6. To encourage efficient use of land and high quality of design in office, business and industrial developments;
7. To provide for the separation of such industrial operations from residential districts and compatibility with other districts by means of natural or man-made buffers or structural boundaries such as drainage channels, dramatic breaks in topography, vegetation, traffic arteries and similar types of buffers and boundaries;
8. To preserve land for industry and prevent potential conflicts by limiting encroachment of unplanned residential and other non-industrial development within active industrial areas; and
9. To help implement land use plans, thoroughfare plans and corridor studies adopted by the Village.
Planned Unit Development (overlay district)
(coordinated landscaping and access with creative site planning for unique constraints and character)

1. The Planned Unit Development (PUD) District is recommended to be established in the zoning code as an optional development tool. The purpose of the proposed PUD overlay district is:
2. to permit property to be developed under flexible standards based on public review and legislative approval of a comprehensive site plan without the need to conform to uniform zoning requirements of the underlying district regulations;
3. to encourage innovation in land use, form of ownership and variety of design, layout and type of structures constructed;
4. to achieve economy and efficiency in the use of land;
5. to preserve significant natural, historical and architectural features and open space;
6. to promote efficient provision of public services and utilities;
7. to minimize adverse traffic impacts; to provide better housing, employment and business opportunities particularly suited to residents;
8. to encourage development of convenient recreational facilities; and to encourage the use and improvement of existing sites when the uniform regulations contained in other zoning districts alone do not provide adequate protection and safeguards for the property and surrounding areas; and
9. to promote a higher quality of development than can be achieved from conventional zoning requirements in furtherance of the vision, goals and plans duly adopted by the Village of Batavia Planning Commission.
Open Space
(Steep slopes, undevelopable hillsides)
The purpose of this land use category is to identify land with environmental constraints to development.

Parks
(Parks, playgrounds and nature preserves)
The purpose of this land use category is to identify existing and proposed areas to be held permanently in public ownership for active and passive recreation.

Freeway Corridor
The purpose of this land use category is to identify the location and extent of right-of-way dedicated for State Route 32.

Railroad Corridor
The purpose of this land use category is to identify the location and extent of right-of-way and easements dedicated for rail lines.

Rural / Greenway Corridor
The purpose of this land use category is to identify major roads and property frontage where rural character of development should be retained.

Gateway / Greenway Corridor
The purpose of this land use category is to identify sections of major roads and property frontage that serve as public entrances to the historic core of the Village of Batavia.

Riparian / Greenway Corridor
The purpose of this land use category is to identify unique plant habitats along river and stream banks that should be conserved to reduce erosion and protect water quality and fish and wildlife habitat.

Hike / Bike Corridor
The purpose of this land use category is to identify the proposed generalized alignment of the Williamsburg Batavia Hike/Bike Trail.
Village Center / Main Street and Neighborhood Area
Proposed Land Use

PUBLIC REVIEW DRAFT
Initiated by the Village of Batavia
Planning Commission on September 20, 2014

- Proposed Road Connector
- Proposed Hike/Bike Trail
- Main Street Streetscape

Legend:
- Park
- Open Space
- Estate Residential
- Suburban Residential
- Village Residential
- Village Business
- General Business
- Public/Institutional/Utility
- Industrial
- Freeway
- Rural Greenway Corridor
- Village Greenway Corridor
- Railroad Corridor
- Rivers and Streams

GENERAL BUSINESS DISTRICT / WEST MAIN STREET AREA
PROPOSED ROAD CONNECTOR / WEST MAIN STREET AREA
Proposed Land Use

PUBLIC REVIEW DRAFT
Initiated by the Village of Batavia Planning Commission on September 20, 2014

- Proposed Road Connector
- Proposed Hike/Bike Trail
- Main Street Streetscape

- Park
- Open Space
- Estate Residential
- Suburban Residential
- Village Residential
- Village Business
- General Business
- Public/Institutional/Utility
- Industrial
- Freeway
- Rural Greenway Corridor
- Village Greenway Corridor
- Railroad Corridor
- Rivers and Streams

NORTH SIDE / KENT ROAD INDUSTRIAL AREA
Proposed Land Use

PUBLIC REVIEW DRAFT
Initiated by the Village of Batavia Planning Commission on September 20, 2014

- - - - - Proposed Road Connector
- - - - - Proposed Hike/Bike Trail
- - - - - Main Street Streetscape

- Park
- Open Space
- Estate Residential
- Suburban Residential
- Village Residential
- Village Business
- General Business
- Public/Institutional/Utility
- Industrial
- Freeway
- Rural Greenway Corridor
- Village Greenway Corridor
- Railroad Corridor
- Rivers and Streams

EAST SIDE / PUBLIC USE AND INSTITUTIONAL USE AREA
Sycamore Park Features
- 158 Acres
- Two picnic shelters
- Two playgrounds
- 5/8 mile paved hiking trail
- Tennis courts
- Sand volleyball courts
- Hiking Trail (access to the East Fork of the Little Miami River)

Wilson Nature Preserve
- 105 acres
- Over four miles of hiking trails

SOUTH SIDE / SYCAMORE PARK AND WILSON NATURE PRESERVE AREA
The Williamsburg to Batavia Hike/Bike Trail will connect Batavia to East Fork State Park and Harsha Lake. When completed, the trail length will be 15 miles.
PROPOSED HIKE/BIKE TRAIL (WILLIAMSBURG TO BATAVIA)
VILLAGE OF BATAVIA
THIRD CENTURY INITIATIVE

PART 11
(RECOMMENDATIONS)

Proposed Zoning Map
<table>
<thead>
<tr>
<th>Proposed Land Use Plan</th>
<th>Proposed Zone District Map</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estate Residential</td>
<td>ER Estate Residence</td>
</tr>
<tr>
<td>Suburban Residential</td>
<td>R-1 Suburban Residence</td>
</tr>
<tr>
<td>Village Residential</td>
<td>R-2 Village Residential (conditional use)</td>
</tr>
<tr>
<td>Multi Family Residential</td>
<td></td>
</tr>
<tr>
<td>Village Business</td>
<td>B-1 Village Business</td>
</tr>
<tr>
<td>General Business</td>
<td>B-2 General Business</td>
</tr>
<tr>
<td>Industrial</td>
<td>IO Industry / Office</td>
</tr>
<tr>
<td>Freeway Corridor</td>
<td></td>
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<tr>
<td>Railroad Corridor</td>
<td></td>
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<tr>
<td>Greenway Road Corridor—Rural</td>
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<td>Greenway Road Corridor—Village Gateway</td>
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<tr>
<td>Greenway Riparian Corridor</td>
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<tr>
<td>Proposed Road Connector</td>
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<td>Rivers and Streams</td>
<td></td>
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<tr>
<td>Parks</td>
<td></td>
</tr>
<tr>
<td>Open Space</td>
<td></td>
</tr>
</tbody>
</table>
# Proposed Zone Districts

## AND MAP AMENDMENTS

*(Adopted district symbols to be amended are shown in italics*)

<table>
<thead>
<tr>
<th>District</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ER</strong></td>
<td>Estate Residence</td>
</tr>
<tr>
<td>(R-1)</td>
<td>Low density; rural and estate character</td>
</tr>
<tr>
<td><strong>R-1</strong></td>
<td>Suburban Residence</td>
</tr>
<tr>
<td>(R-1, S-1)</td>
<td>Medium density; suburban subdivision character</td>
</tr>
<tr>
<td><strong>R-2</strong></td>
<td>Village Residence</td>
</tr>
<tr>
<td>(R-1)</td>
<td>High density; traditional neighborhood village character</td>
</tr>
<tr>
<td><strong>B-1</strong></td>
<td>Village Business</td>
</tr>
<tr>
<td>(B-1, F)</td>
<td>Pedestrian oriented; ground floor commercial; “Main Street” character</td>
</tr>
<tr>
<td><strong>B-2</strong></td>
<td>General Business</td>
</tr>
<tr>
<td>(B-1, B-2, F)</td>
<td>Vehicular oriented commercial; arterial road corridor character</td>
</tr>
<tr>
<td><strong>PF</strong></td>
<td>Public Facilities</td>
</tr>
<tr>
<td>(R-1,F, I)</td>
<td>Public, quasi-public, civic, education and other institutional uses; coordinated campus character</td>
</tr>
<tr>
<td><strong>IO</strong></td>
<td>Industry/Office</td>
</tr>
<tr>
<td>(I, B-2, R-1)</td>
<td>Offices, businesses or industries; generally low intensity and enclosed; coordinated campus character</td>
</tr>
<tr>
<td><strong>PUD</strong></td>
<td>Planned Unit Development</td>
</tr>
<tr>
<td></td>
<td>(overlay district) Coordinated landscaping and access; creative site planning; unique constraints and character</td>
</tr>
</tbody>
</table>

*Previous Districts:
- R-1 Residence, B-1 Neighborhood Business, B-2 General Business,
- S-1 Neighborhood Service, I Industrial, F Flood Plain*
PROPOSED ZONE DISTRICT CONCEPTS AND RATIONALE

E-R  Estate Residence District

• The district symbol and name will be consistent with the district symbol and name used by the surrounding township and already designated on land surrounding Batavia Village.
• Will enable easier transition of land upon annexation.
• The E-R District regulations in the township are appropriately designed for land with steep topography and development potential on ridge tops (i.e. provides for 150 foot minimum lot width and 1 acre minimum lot size for single family and agricultural use as well as other uses having low density rural character or located in areas with steep slopes and development constraints).
• Greater consistency between Village and Township zoning will promote ridge top development where coordinated access between the Village and the Township is needed.
• Conditional use provisions will enable development flexibility (beyond “permitted” uses) and minimize need for cumbersome zoning map amendments.
• The new district name describes its purpose.
PROPOSED ZONE DISTRICT CONCEPTS AND RATIONALE

R-1  Suburban Residence District

- The district symbol (R-1) and the proposed R-1 regulations will be similar to the existing (Batavia Village) R-1 purpose and regulations (i.e. provides for medium density, suburban single family subdivision character).
- Keeping the designation (R-1) on existing “post-1950” subdivisions will minimize zoning map amendments in the zoning update process and minimize property owner concerns since the zoning designation will remain the same with minor refinements in the R-1 regulations.
- Conditional use provisions will enable development flexibility (beyond “permitted” uses) and minimize need for cumbersome zoning map amendments.
- The new name of the district more accurately describes its purpose.
PROPOSED ZONE DISTRICT CONCEPTS AND RATIONALE

R-2 Village Residence District

• Replaces the S-1 Neighborhood Service district since currently this district is primarily single family and multi-family use (i.e. **higher density residential character**).
• Expands the existing S-1 district area to include all of the village residential neighborhood having **predominantly “pre-1950” structures and urban village residential character**.
• The R-1, R-2 numbering sequence enables future adoption of an R-3 multi-family district if desired instead of allowing multi-family as a conditional use.
• Conditional use provisions will enable development flexibility (beyond “permitted” uses) and minimize need for cumbersome zoning map amendments.
• The new name of the district more accurately describes its purpose.
• Keeping the designation (B-1) on existing pedestrian oriented business and office uses will minimize zoning map amendments in the zoning update process and minimize property owner concerns since the zoning designation will remain the same with minor refinements in the B-1 regulations to preserve and achieve urban “Main Street” character.

• Conditional use provisions will enable development flexibility (beyond “permitted” uses) and minimize need for cumbersome zoning map amendments.

• The new name of the district more accurately describes its purpose.
PROPOSED ZONE DISTRICT CONCEPTS AND RATIONALE

B-2  General Business District

- Keeping the designation (B-2) on existing vehicular oriented business and office uses will minimize zoning map amendments in the zoning update process and minimize property owner concerns since the zoning designation will remain the same with minor refinements in the B-2 regulations to preserve and achieve commercial, suburban, arterial road corridor character.
- The district name describes its purpose.
- Conditional use provisions will enable development flexibility (beyond “permitted” uses) and minimize need for cumbersome zoning map amendments.
This proposed district provides places for government facilities and services that support Batavia’s designation as the County Seat and accommodates large public, quasi-public, civic, education and other institutional uses while protecting nearby residential areas from adverse land use impacts associated with such uses;

The district name accurately describes its purpose.

Conditional use provisions will enable development flexibility (beyond “permitted” uses) and minimize need for cumbersome zoning map amendments.
PROPOSED ZONE DISTRICT CONCEPTS AND RATIONALE

IO  Industry/Office District

• Changing the existing industrial district to a combined “Industry/Office” district reflects the fact that contemporary industrial uses are generally not obnoxious uses and often resemble office campuses.

• The combined “Industry/Office” district enables permitting office and low intensity enclosed industrial uses as-of-right and allowing more intensive industrial uses through conditional permits to enable greater review and evaluation of potential adverse impacts. Refinement of standards should achieve suburban campus character or a scale and form compatible with village character where employment uses are integrated in older traditional neighborhoods.

• Conditional use provisions will enable development flexibility (beyond “permitted” uses) and minimize need for cumbersome zoning map amendments.

• The new name of the district more accurately describes its purpose.
• This proposed overlay district provides flexibility in the regulation of development; encourages a variety of housing and building types; and enables creative site design with useful open space, and preservation of natural resources.
OFFICIAL ZONING MAP (Public Review Draft)
Proposed Zone Districts

PUBLIC REVIEW DRAFT
Initiated by the Village of Batavia
Planning Commission on September 20, 2014

ER - Estate Residence
R-1 - Suburban Residence
R-2 - Village Residence
B-1 - Village Business
B-2 - General Business
PF - Public Facilities
IO - Industry / Office

VILLAGE CENTER / MAIN STREET AND NEIGHBORHOOD AREA
Proposed Zone Districts

PUBLIC REVIEW DRAFT
Initiated by the Village of Batavia Planning Commission on September 20, 2014

- ER - Estate Residence
- R-1 - Suburban Residence
- R-2 - Village Residence
- B-1 - Village Business
- B-2 - General Business
- PF - Public Facilities
- IO - Industry / Office

GENERAL BUSINESS DISTRICT / WEST MAIN STREET AREA
NORTH SIDE / KENT ROAD INDUSTRIAL AREA
Proposed Zone Districts

PUBLIC REVIEW DRAFT
Initiated by the Village of Batavia Planning Commission on September 20, 2014

ER - Estate Residence
R-1 - Suburban Residence
R-2 - Village Residence
B-1 - Village Business
B-2 - General Business
PF - Public Facilities
IO - Industry / Office

EAST SIDE / PUBLIC USE AND INSTITUTIONAL USE AREA
Proposed Zone Districts

SOUTH SIDE / SYCAMORE PARK AND WILSON NATURE PRESERVE AREA
PART 12

(RECOMMENDATIONS)

Plan Administration / Implementation
GUIDANCE FOR ZONING AMENDMENTS

Administration of the Land Use Plan

Consistency with Plan

• Recommendations on zone amendments should consider consistency with the adopted land use plan.

• Any zone amendment that receives majority vote of the full Planning Commission while being considered for consistency with adopted land use plans should be reported to the Village Council as being consistent with adopted land use plans and therefore recommended for approval.

• Any zone amendment that fails to receive an affirmative vote of at least a majority of the full commission while being considered for consistency with adopted land use plans should be reported to the Village Council as being inconsistent with adopted land use plans and therefore recommended for denial except where the following criteria are not satisfied.
Criteria for Consistency of Zoning Recommendations with the Land Use Plan

• Recommendations of the Village Planning Commission regarding zone amendments and other land use issues should be consistent with the land use plan, provided that each of the following criteria are satisfied:

1. that the Village Planning Commission has officially adopted the plan and the plan is current (generally updated during the past five years);
2. that zoning regulations have been adopted that make plan implementation possible;
3. that the timing of regulatory actions to implement land use plan map recommendations for individual sites will not undermine the development policies and strategies of the adopted plan. (Note: Since a plan is long term, while zoning responds to shorter term needs and conditions, the zoning map will only gradually fulfill the prescriptions of the land use plan. The appropriate time for implementation of each land use plan map recommendation through zone map amendments can only be determined by evaluation of the potential effect of such actions at a particular time on achieving or undermining the overall goals, objectives, policies and strategies of the adopted plan. Therefore, the zoning map cannot always be consistent with the longer term land use plan.)

• Recommendations of the Village Planning Commission regarding zone amendments that are inconsistent with the Land Use Plan should be accompanied by a specific finding that one or more of the criteria for consistency with plans have not been satisfied. Such finding should be recorded in the minutes and records of the Village Planning Commission.
Adoption of Plans

- Before adopting any plan relating to development of the Village or part thereof, the Village Planning Commission should hold at least one public hearing.
- After adoption by the Village Planning Commission, the Commission should certify its plan to the Village Council.
Amendment of Plans

Any person or group of persons whose interests are substantially affected may petition to the Village Planning Commission to amend any plans adopted by the Commission by submitting an application approved by the Commission.

Before any plan amendment is adopted by the Village Planning Commission, the Commission should make a specific finding that one or more of the following apply, and such finding shall be recorded in the minutes and records of the Village Planning Commission:

1. that major changes of an economic, physical, or social nature have occurred within the planning area which were not anticipated in the adopted plan and which have substantially altered the basic character of the area; or
2. that new information not available when the plan was adopted substantially alters the basis or rationale for a portion of the plan; or
3. that major changes have occurred outside the planning area which have rendered parts of the plan unrealistic or unattainable; or
4. that detailed subarea plans have revealed the need for a plan amendment; or
5. that the plan or part thereof was inappropriate or improper when adopted and that a sufficient basis exists for admission of a mistake or need for change in adopted plans or policies.

Each proposed revision and modification of an adopted plan should require the affirmative votes of at least a majority of the full commission.
Implementation of Plans

After adopting any plan relating to development of the Village, the Village Planning Commission within the limitations of resources and established policies should:

1. **maintain consistency** with the objectives and policies of the plan when making any recommendation on zone amendments or other issues requiring action from the Commission;
2. investigate and **make recommendations** to the Village Council upon reasonable and practical means for putting into effect the land use plan or part thereof, in order that it will serve as a pattern and guide for physical growth and development;
3. render an **annual report** to the Village Council on the status of the plan and progress of its application;
4. endeavor to **promote public interest in and understanding of adopted plans** and regulations relating to it;
5. **consult and advise** with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens (within and surrounding the Village) generally with relation to carrying out the adopted plans.
Interpretation of Plans

The Village Planning Commission interprets the graphic and non-graphic recommendations of the Land Use Plan. The need for interpretation recognizes that the plan being general, advisory, nonregulatory and long term cannot as a practical matter address every specific situation to which they may have to be applied. The following standards should guide the Village Planning Commission in interpreting recommendations of the adopted plan:

1. In the event of a **conflict** between the text and the map of an adopted land use plan the text of the plan should control.

2. In the event of **uncertainty** as to the consistency between a development proposal and an adopted plan the action of the Village Planning Commission should assure that the public interest as defined by the adopted goals, objectives, policies and strategies of the plan is not abrogated.

3. The **spatial boundaries** or graphic limits of land use recommendations on land use plan maps should be considered as generalized area designations rather than precise boundaries. The actual spatial limit of specific site recommendations should be determined by evaluation of the potential effect of each action or proposal on the achievement of overall goals, objectives, policies and strategies of the adopted plan.

4. The land use category recommendations on graphic maps of adopted plans should be considered as recommendations for future land use to guide incremental development decisions. The **timing** or appropriateness for implementation of specific site recommendations should be determined by evaluation of the potential effect of each action or proposal on the achievement of overall goals, objectives, policies and strategies of the adopted plan.
## Data Portrait

**VILLAGE OF BATAVIA**

<table>
<thead>
<tr>
<th>Location</th>
<th>20 miles east of Cincinnati</th>
</tr>
</thead>
<tbody>
<tr>
<td>Settled</td>
<td>Fall 1797</td>
</tr>
<tr>
<td>Platted</td>
<td>October 24, 1814</td>
</tr>
<tr>
<td>Incorporated</td>
<td>February 10, 1842</td>
</tr>
<tr>
<td>Population (2010)</td>
<td>1,509</td>
</tr>
<tr>
<td>Population (2012)</td>
<td>1,630 (Census estimate)</td>
</tr>
<tr>
<td>Area (2014)</td>
<td>2.5 square miles</td>
</tr>
<tr>
<td>Density</td>
<td>652 persons / sq mi</td>
</tr>
</tbody>
</table>

**DATA PORTRAIT SOURCES:**
Crawford, Richard. “History of Batavia Township”
[www.city-data.com](http://www.city-data.com)
Census.org
Bataviavillage.org
Data Portrait

VILLAGE OF BATAVIA

For population 25 years and over in Batavia:

- High school or higher: 88.4%
- Bachelor's degree or higher: 21.8%
- Graduate or professional degree: 10.1%
- Unemployed: 7.5%
- Mean travel time to work (commute): 20.6 minutes

For population 15 years and over in Batavia village:

- Never married: 24.4%
- Now married: 53.6%
- Separated: 1.2%
- Widowed: 8.2%
- Divorced: 12.6%
Data Portrait

VILLAGE OF BATAVIA

Males: 768 (47.1%)
Females: 862 (52.9%)

Median resident age: 37.7 years
Ohio median age: 39.3 years

Estimated median household income in 2011: $36,883 (it was $40,804 in 2000)
Batavia: $36,883
Ohio: $45,749

Estimated per capita income in 2011: $22,443

Estimated median house or condo value in 2011: $122,369 (it was $100,000 in 2000)
Batavia: $122,369
Ohio: $129,600

Mean prices in 2011: All housing units: $148,099; Detached houses: $149,860; In 3-to-4-unit structures: $67,285; Mobile homes: $124,723

Median gross rent in 2011: $649.
Data Portrait
VILLAGE OF BATAVIA

Percentage of residents living in poverty in 2011: 10.4%
(10.6% for White Non-Hispanic residents, 0.0% for Black residents, 0.0% for two or more races residents)

Average household size:
This village: 2.4 people
Ohio: 2.4 people

Percentage of family households:
This village: 65.3%
Whole state: 65.0%

Percentage of households with unmarried partners:
This village: 6.5%
Whole state: 6.8%

Residents with income below the poverty level in 2009:
Batavia: 11.6%
Whole state: 19.6%

Residents with income below 50% of the poverty level in 2009:
Batavia: 8.1%
Whole state: 7.0%
Data Portrait

VILLAGE OF BATAVIA

Distribution of median household income in 2009 (number of people)
Data Portrait

VILLAGE OF BATAVIA

Household income distribution in 2011

Households per each $1,000 section

In thousands of $
Data Portrait

Home Sales in Batavia, OH

- Count
- Price

- Count of Home Sales per Quarter
- Median Price

- Q1, Q2, Q3, Q4: 2011, 2012, 2013
Data Portrait

2011 House Values Distribution
## Crime rates in Batavia by Year

<table>
<thead>
<tr>
<th>Type</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Murders</strong></td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>per 100,000</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td><strong>Rapes</strong></td>
<td>0</td>
<td>5</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>per 100,000</td>
<td>0.0</td>
<td>234.5</td>
<td>113.8</td>
<td>0.0</td>
<td>0.0</td>
<td>131.2</td>
</tr>
<tr>
<td><strong>Robberies</strong></td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>per 100,000</td>
<td>0.0</td>
<td>0.0</td>
<td>56.9</td>
<td>0.0</td>
<td>132.5</td>
<td>0.0</td>
</tr>
<tr>
<td><strong>Assaults</strong></td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>per 100,000</td>
<td>59.1</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td><strong>Burglaries</strong></td>
<td>22</td>
<td>23</td>
<td>15</td>
<td>18</td>
<td>10</td>
<td>11</td>
</tr>
<tr>
<td>per 100,000</td>
<td>1301.0</td>
<td>1354.5</td>
<td>853.7</td>
<td>1022.1</td>
<td>662.3</td>
<td>721.8</td>
</tr>
<tr>
<td><strong>Thefts</strong></td>
<td>63</td>
<td>90</td>
<td>78</td>
<td>64</td>
<td>70</td>
<td>69</td>
</tr>
<tr>
<td>per 100,000</td>
<td>4908.3</td>
<td>5300.4</td>
<td>4439.4</td>
<td>3834.3</td>
<td>4535.8</td>
<td>4527.8</td>
</tr>
<tr>
<td><strong>Auto thefts</strong></td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>per 100,000</td>
<td>236.5</td>
<td>117.8</td>
<td>56.9</td>
<td>113.6</td>
<td>198.7</td>
<td>65.6</td>
</tr>
<tr>
<td><strong>Arson</strong></td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>per 100,000</td>
<td>0.0</td>
<td>0.0</td>
<td>56.9</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
</tbody>
</table>

City-data.com crime rate (higher means more crime, U.S. average = 277.6):

|          | City-data.com crime rate | 323.8 | 572.1 | 362.9 | 234.3 | 398.0 | 364.4 |
Data Portrait

Travel Time to Work

People per each 1 minute period

VILLAGE OF BATAVIA
Data Portrait

VILLAGE OF BATAVIA

Unemployment by year (%)
Educational Attainment (%) in 2011

Data Portrait
VILLAGE OF BATAVIA

VILLAGE OF BATAVIA | LAND USE PLAN 176
School Enrollment by Level of School (%)

- Nursery, preschool
- Kindergarten
- Grade 1 to 4
- Grade 5 to 8
- Grade 9 to 12
- College undergrad
- Graduate or professional

Batavia vs. Ohio average
Data Portrait

VILLAGE OF BATAVIA

Presidential Elections Results

- Democratic Party
- Republican Party
- Other

Bar chart showing the number of votes for each party in presidential elections from 1996 to 2012.
Batavia’s Third Century Initiative
A Strategic Community Plan for the Village of Batavia, Ohio

SCHOOL OF PLANNING, UNIVERSITY OF CINCINNATI | DEC 2012
Project Goals

- Clarify, illustrate and promote the vision of the public interest that will serve as a guide for future development.

- Improve defensibility of the zoning ordinance and zoning decisions.

- Strengthen the Village’s image and sense of community identity.
Plan Process

- Concepts for community conversations
- Catalyst for community change

Identifying community goals

Social and environmental context review

Priorities and process specification

Key research

Identifying assets, liabilities and opportunities

Key findings and recommendations

Final document and executive summary
Key Research

Plan elements:

- Social context
- Character and form
- Market profile
- Transportation
- Housing
- Land use, zoning, and environment
Executive Summary

Prepared For:
Village of Batavia Council and Planning Commission

Prepared By:
Graduate Planning Workshop
Course 7007 002 Miller, Autumn 2012
School of Planning
College of Design, Art, Architecture, and Planning
University of Cincinnati

Executive Summary
COMMUNITY DISCUSSION DRAFT
DECEMBER 2012
# Table of Contents

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# Executive Summary

Batavia's Third Century Initiative
A Strategic Community Plan for the Village of Batavia, Ohio
Introduction

Batavia’s past is apparent as one walks through town. First settled in 1797, the Village of Batavia was officially established in 1814 and designated the Clermont County Seat in 1824. Local cemeteries’ moss covered headstones dating to the 19th century provide testament to the Village’s age, their longevity speaking to a history characterized as much by consistency as by change.

More telling than the headstones, though, are the historic homes such as those along Wood Street, displaying the ongoing interplay between past and present. These structures exist in conversation with the shared history surrounding them. Understanding the breadth of Batavia’s history provides context for the present. Likewise, understanding Batavia’s history provides us with insight into development decisions moving forward.

Batavia’s Third Century Initiative Workshop is composed of a diverse group of graduate students from the Master of Community Planning program at the University of Cincinnati. Through a variety of skill-sets and backgrounds, the workshop considered the historical context of the village as well as analyzed the existing conditions through research and observation.

Recommendations were formulated with the generous input of current elected officials and practicing professionals.

The following work is the compilation of the group effort as addressed through a selection of priorities. Each section seeks to build upon the given asset of the Village of Batavia in a way best suited to the needs of the residents and businesses within. These recommendations are to be considered as suggestions for directing the future development of the community, but decisions on the subject should be governed by the will and values of the community.

These findings, further resources, and strategies are explained in greater detail in the full report of Batavia’s Third Century Initiative: A Strategic Plan for the Village of Batavia, Ohio.
### Public Engagement

### Character and Form

**Assets:**
- Greenery and abundance of plant life
- Large open space with beautiful views
- Appearance of privacy
- Safety and small community
- Historical resources
- Grid street network pattern in downtown area
- Diverse natural resources

**Liabilities:**
- Properties in disrepair
- Aging population
- Strong sense of independence (low collaboration)
- Main Street is not continuous in appearance
- Narrow sidewalk along Main Street
- Lack of centralized commercial area
- Lack of sight corridor to the riverfront
- Lack of consistent street presence

**Opportunities:**
- Vacant properties available for development
- Creation of markings (signage) for local attractions and amenities

### Demographics and Market

**Assets:**
- The Village of Batavia is the County Seat for Clermont County
- The historic charm and rural environment
- A high population density makes Batavia a very walkable place
- UC Clermont and UC East Campus are adjacent to the Village

**Liabilities:**
- A shrinking population age 20-34
- Lack of racial/ethnic diversity
- High poverty rate compared to other geographic areas

**Opportunities:**
- Batavia’s high school graduation rate is much higher than the Cincinnati MSA.
- Growing senior population
- Continued growth of UC Clermont campuses
Land Use, Zoning, Environment

Assets:
- A greenway may maximize the benefits from existing natural assets such as Little Miami River and East Fork State Park.
- Natural amenities for conservation or sustainable development
- Newly annexed acreage
- Densely built, urban fabric that retains Batavia’s historic character and form

Liabilities:
- Lack of land use controls that build upon current assets in built environment
- Slope, soil composition, and other natural features limit development potential
- Inadequate zoning code
- Sprawl development on 32 corridor (increased traffic and impervious surface)

Opportunities:
- Proximity to East Fork State Park
- Proximity to Sycamore Park
- Positive developments on State Route 32 corridor
- New/in-fill development downtown
- Increased demand for natural amenities
- Continued growth of UC Clermont campuses

Utilities and Transportation

Assets:
- Good coverage of water and sewer system
- Affordable combined water and sewer rates
- Competitive gas and electric rates
- A variety of telephone, cable and internet service providers
- Well maintained solid-waste collection and recycling system
- Small community and low transportation demand
- Accessibility to Greater Cincinnati International Airport, Air Cargo and Courier Services
- Rail transportation connection
- Recreational bike trail

Liabilities:
- Aging water and sewer system
- Reliance on Clermont County Water System
- Lack of village utilities data
- Separation of Batavia township and village utilities system
- Reliance of external transport constrained by SR32
- Congestion on State Road 32 traffic in peak period
- Lack of public transportation service

Opportunities:
- Development through Clermont County Water Resources Department
- Future bus/shuttle service through UC Clermont
- Improvements of SR32 through Regional Transportation Improvement Program
- Downtown Batavia improvements in walkability through public-private partnerships
Housing

Assets:

• Historic housing stock
• Village Association of Batavia property improvement awards
• Property values rebounding
• Low rental rates
• 59.1% of houses in the area are occupied by owners
• 32.4% houses in the Village are rental
• Vacant and developable land in residential areas

Liabilities:

• Vacant and deteriorating housing
• Need for more specific housing characteristics data to improve methods for preserving historic housing

Opportunities:

• Clermont County’s Community Housing Improvement Program.
• Clermont County Foreclosure prevention programming.
• State level development and home ownership credits, bonds and grants, and programs.
• HUD Resources for affordable housing
## Summary of Recommendations

<table>
<thead>
<tr>
<th>Findings</th>
<th>Importance</th>
<th>Action Ideas</th>
</tr>
</thead>
</table>
| Revitalization of Batavia’s historic business district. Hinges on preservation and enhancement of the Village’s uniqueness. | Residents take pride in the picturesque natural setting of their Village. Retention of employers and tourism as well as sense of security is linked to the Village’s unique sense of place and feeling of community. Main Street is the core of history and center of government. The buildings along the Main Street embody the past and provide the community’s visual identity. | • Implement streetscape improvements to encourage pedestrian and bicycle traffic.  
• Expand community events such as the Taste of Clermont, to stimulate the local economy and bring attention to the beauty of this historic setting.  
• Develop partnerships for green and sustainable student transportation.  
• Provide greater access to fresh produce through investment in the Farmer’s Market.  
• Create incentives for renovating commercial building facades.  
• Add outside sitting space for restaurants to increase presence of people and sense of vibrant place.  
• Develop vacant parcels along Main Street with mixed uses.  
• High light important intersections of Main Street through street scape improvements to strengthen sense of place. |
## Summary of Recommendations

<table>
<thead>
<tr>
<th>Findings</th>
<th>Importance</th>
<th>Action Ideas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lack of sidewalk connectivity causes residents to drive to Main Street to shops, such as UDF, for daily needs.</td>
<td>Creating a walkable neighborhood provides health benefits and economic benefits and for residents as well as Village.</td>
<td>• Construct sidewalks within a ¼ mile radius of Main street</td>
</tr>
<tr>
<td>The river serves as a divider rather than a connector.</td>
<td>The river is a beautiful natural resource with potential to help revitalize the Village.</td>
<td>• Implement the bike trail along the river south of Main Street.</td>
</tr>
<tr>
<td>The west side of the Village appears disconnected, separate and struggling while the east side has a historic, rural village image.</td>
<td></td>
<td>• Create an “Adopt-A-Sidewalk” or “Adopt-A-Trail” program to improve access and visibility of the river.</td>
</tr>
</tbody>
</table>

### Market Profile

- **Batavia’s position as Clermont County Seat can be leveraged for business development.**
  - This position places all county government offices inside of Batavia creating a convenient and central place for other businesses to locate.
  - • Launch a marketing campaign and incentive programs to showcase Batavia as the perfect place for businesses to thrive.

- **Batavia’s rural and historic charm provides opportunity for attracting new residents and tourists.**
  - Batavia is home to a historic walkable town with great access to the natural environment, making a great place for families to grow and tourists to visit.
  - • Develop the banks along the river with recreation options including a bike path connecting Batavia to East Fork Park. Market Batavia as an easy place to visit to get away from it all.
## Summary of Recommendations

<table>
<thead>
<tr>
<th>Findings</th>
<th>Importance</th>
<th>Action Ideas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current demographic and economic trends indicate an urgent need for a plan to guide community revitalization.</td>
<td>Revitalization will lead to high quality of life, reduced out-migration patterns, and will attract businesses and residents.</td>
<td>• Initiate a plan to revitalize the Main Street corridor focusing on economic growth through streetscape improvement, renovation of aging infrastructures, façade repair, and business attraction/retention.</td>
</tr>
<tr>
<td>Senior population growth trends provide opportunity for a niche market for community building in Batavia.</td>
<td>Capitalizing on this asset within the community is essential to retaining and attracting more residents, which will lead to increased investment in the Village.</td>
<td>• Invest in senior housing options close to Main Street, promote mixed-use development, improve the pedestrian experience along Main Street, and engage seniors in the planning process.</td>
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<tr>
<td>Expanded educational opportunities for individuals with a high school diploma are needed to maximize and harness the available talent.</td>
<td>Reevaluating and improving education opportunities will help enhance the community’s skill sets to match the current job market, and help people find and maintain employment.</td>
<td>• Develop an “eldermart” business incubator for pensioners.</td>
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<td>• Develop a relationship with UC Clermont campuses and Clermont County businesses to identify and implement vocational training that will prepare this population for steady employment.</td>
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</tbody>
</table>
### Summary of Recommendations

<table>
<thead>
<tr>
<th>Land Use, Zoning, and Environment</th>
<th>Importance</th>
<th>Action Ideas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Growth opportunities from recent annexations require amendments to Batavia’s land use controls that build upon the strengths of its built and natural environments.</td>
<td>Land use regulations are essential to preserving and enhancing Batavia’s two greatest assets: the historic, urban fabric and the surrounding natural features and amenities.</td>
<td>• Create a new zoning district for the “Main Street Corridor.”</td>
</tr>
<tr>
<td>Batavia’s natural features should provide the foundation for guiding development as well as investing in protection and enhancement of its environmental assets.</td>
<td>Ignoring environmental and ecological factors in regards to development could greatly damage the Village’s aesthetic character while increasing costs related to pollution and environmental rehabilitation.</td>
<td>• Amend other existing districts to better leverage the various features of the Village.</td>
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<tr>
<td>A multi-purpose greenway can be created along the Little Miami River linking the Village of Batavia and East Fork State Park harnessing</td>
<td>The greenway could link Batavia and the State Park, advance conservation of fragile ecosystems, create economic benefits from</td>
<td>• Amend existing subdivision regulations to encourage resource-efficient development.</td>
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<td>• Create a buffer to limit development in the riparian corridor.</td>
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<td>• Create conservation areas to guide development away from the most ecologically vulnerable areas.</td>
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<td>• Encourage the use of permeable pavements, rain barrels and retention ponds to limit urban runoff into the stream system.</td>
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<td>• Initiate local fundraising campaigns.</td>
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<td>• Seek grants from private and community foundations.</td>
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<td>• Implement innovative</td>
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<td>benefits from these natural resources.</td>
<td>services catering to the users of the trail, and improve the image of the community</td>
<td>funding techniques such as “adopt a section” and bike-a-thons.</td>
</tr>
<tr>
<td>Batavia has developed an over-supply of parking which has negatively impacted the aesthetics of the village.</td>
<td>Parking areas for banks and other retail uses exceed the required amount of parking, and the minimum amount required exceeds demand. There is no designated place to park and secure a bicycle on Main Street.</td>
<td>• Seek volunteers for trail maintenance.</td>
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<td>• Reduce parking minimums and create parking maximums. Conduct a parking analysis to analyze supply and demand of parking. Create bicycle parking on Main Street.</td>
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<tr>
<td>Utilities and Transportation</td>
<td></td>
<td>• Establish a countywide minibus system with fixed bus lines (or other transportation mode) connecting destinations around Batavia and Clermont County.</td>
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<tr>
<td>Expansion of public transportation will enable improvement in Batavia’s quality of life.</td>
<td>Public transportation that reduces the number of vehicles on roads and reduces congestion on major roadways will enhance Batavia’s growth. Walking and cycling are often the fastest and most efficient way to perform short trips if the appropriate infrastructure is in place.</td>
<td>• Expand connectivity and facilities for pedestrians and bicyclists; Plan for and design “complete” streets. • Organize non-automotive travel promotional activities.</td>
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<td>Batavia’s historic housing can leverage new development.</td>
<td>The historic character of the Village adds authenticity and potential for attraction of residents and investors.</td>
<td>• Research strategies for preserving the housing stock.</td>
</tr>
<tr>
<td>Existing housing support programs can help strengthen the quality and affordability of Batavia’s housing stock.</td>
<td>These programs can help protect homeowners and preserve the historic housing in the Village.</td>
<td>• Develop a historic district.</td>
</tr>
<tr>
<td>Batavia can build upon its assets to create a thriving community for aging residents.</td>
<td>With shifting demographics and a growing elderly population, Batavia can attract and retain residents by developing a welcoming community for this niche market.</td>
<td>• Work with residents to establish preservation goals.</td>
</tr>
<tr>
<td>Streamlining data collection can help maintain housing stock and guide future development.</td>
<td>Data can help to identify zones and properties which should be protected and stabilized, and to locate potential development sites.</td>
<td>• Connect residents with the resources for preservation.</td>
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<td>• Apply for historic preservation funding.</td>
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<td>• Develop policies to increase accessibility to current and future housing.</td>
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<td>• Identify specific community needs of the elderly population.</td>
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<td>• Seek funding.</td>
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<td>• Increase connectivity to surrounding amenities.</td>
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<td>• Identify necessary information for development of an ordinance or historic district.</td>
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<td>• Create an inventory of existing data.</td>
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<td>• Commission a curb-side property inventory.</td>
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<td>Vacant land in Batavia provides an opportunity for future development.</td>
<td>Vacant land provides potential for greater variety in the local housing stock.</td>
<td>• Define a development strategy.</td>
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<td>• Establish design guidelines.</td>
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<td>• Coordinate development goals with strategies for attracting and retaining residents.</td>
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</table>
Next Steps

The strategic community plan provides a foundation for growing and implementing Batavia’s Third Century Initiative (B3). Key elements of B3 will likely include: a bicentennial celebration, a plan for future land use, a zoning code update, as well as other initiatives emerging from findings and recommendations in the strategic community plan.

The scope of opportunities and recommendations presented in this strategic community plan requires substantial organization, commitment, and an enduring structure. A B3 Commitment Committee (B3/2C), a multi-sector leadership group (including public, private, civic, and education sectors) can be established to implement and sustain B3 initiatives. As the core of Batavia’s Third Century Initiative, B3/2C can design, launch and guide the process for creating a B3 Partnership (B3P).

The B3 Partnership, a local and regional network of implementation partners, should include associations, institutions, businesses, elected and appointed representatives, residents (with youth and senior leadership), and other individuals with commitment to Batavia. The B3 Partnership, actually a network of partnerships, can best clarify Batavia’s vision and goals, refine the B3 strategic community plan, and prepare for implementing Batavia’s Third Century Initiative.
Village of Batavia History Time Line
Implementation Framework

B3 Commitment Committee
LEADERSHIP GROUP -- DESIGN, LAUNCH, GUIDE B3

B3 Partnership
IMPLEMENTATION NETWORK

Government Representatives
Associations
Businesses
Residents (with youth and senior leadership)
The $5 million makeover of East Main Street is being paid for with $3 million in bonds issued by the village; a $1.33 million, 20-year, zero-interest loan; and $985,000 grant from the Ohio Public Works Commission.
Village of Batavia
THIRD CENTURY INITIATIVE
Land Use Plan