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*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE



Adopted March 2, 2015

# Land Use Plan

INVENTORY, ANALYSIS, AND RECOMMENDATIONS



**Village of Batavia, Ohio, Land Use Plan**  
Adopted by the Batavia Village Council on March 2, 2015

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# Directory of Officials

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**The Village of Batavia**  
CLERMONT COUNTY, OHIO

## **Mayor**

John Q. Thebout

## **Council Members**

Earl R. Carter

Thomas H. Ellis, Jr.

Robert P. Handra

Elizabeth Mason

Stephen Staton

Kathleen J. Turner

## **Planning Commission**

Robert P. Handra

Gerald Harley

John Q. Thebout

Brian Vickers

## **Administrator**

Dennis Nichols

## **Fiscal Officer**

John D. Waite

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Community Planning Consultant:

Ron Miller, FAICP

Geographic Information System Services:

Clermont County Department of Community & Economic  
Development; Kelly Perry, GIS Administrator

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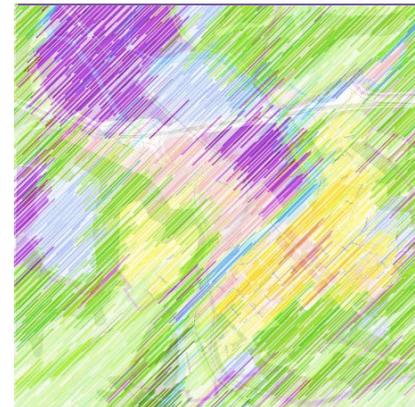
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**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE



LAND USE PLAN

PART **1**

# Goals and Process

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# Land Use Plan Scope

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## **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

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### Basic Plan Elements

### Purpose

- 
- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Land Use Plan</li></ul>   | <i>Policy guidance<br/>for development of land</i>          |
| <ul style="list-style-type: none"><li>• Transportation Plan</li><li>• Utilities Plan</li><li>• Community Facilities Plan</li><li>• Recreation and Open Space Plan</li><li>• Housing Plan</li><li>• Natural Systems Plan</li><li>• Economic Development Plan</li><li>• Intergovernmental Coordination Plan</li><li>• Capital Improvements Plan</li></ul> | <i>Policy guidance<br/>for provision of public services</i> |
-

# Rationale and Purpose

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## **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.

# Goals and Objectives

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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.

# Project Goals / Community Interests

PER GOAL DEVELOPMENT WORKSHOP OF THE PLANNING AND ZONING COMMITTEE ON APRIL 17, 2012

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## 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

## PROJECT GOALS / COMMUNITY INTERESTS (CONTINUED)

PER GOAL DEVELOPMENT WORKSHOP OF THE PLANNING AND ZONING COMMITTEE ON APRIL 17, 2012

---

### 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

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## **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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<b>Year</b>	<b>Phase</b>
2012	<b>Goal Development Workshop</b> <ul style="list-style-type: none"><li>• Village of Batavia Planning Commission</li></ul>
2013	<b>Strategic Community Plan (“Third Century Initiative”)</b> <ul style="list-style-type: none"><li>• UC School of Planning Graduate Studio Workshop</li></ul>
2014	<b>Research and analysis (Work Program Phase 1)</b> <ul style="list-style-type: none"><li>• Village of Batavia Planning Commission</li></ul> <b>Land Use Plan (Work Program Phase 2)</b> <ul style="list-style-type: none"><li>• Village of Batavia Planning Commission</li></ul> <b>Zoning Update (Work Program Phase 3)</b> <ul style="list-style-type: none"><li>• Village of Batavia Planning Commission</li></ul>
2015	<b>Public Hearings</b> <ul style="list-style-type: none"><li>• Land Use Plan<ul style="list-style-type: none"><li>• Village of Batavia Planning Commission</li><li>• Village of Batavia Council</li></ul></li><li>• Zoning Ordinance and Map<ul style="list-style-type: none"><li>• Village of Batavia Planning Commission</li><li>• Village of Batavia Council</li></ul></li></ul> <b>Adoption</b>

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# Work Program

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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

## WORK PROGRAM (CONTINUED)

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### **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

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### **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.

# Plan Implementation

## THROUGH TIMING

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### 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.

# Plan Implementation

## THROUGH PUBLIC ENGAGEMENT

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### **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

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## **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

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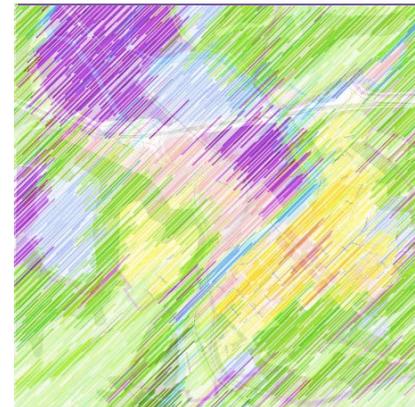
In considering approval of amendments to the land use plan, the Village Planning Commission should identify one or more of the following findings (rationale) for the amendment:

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.

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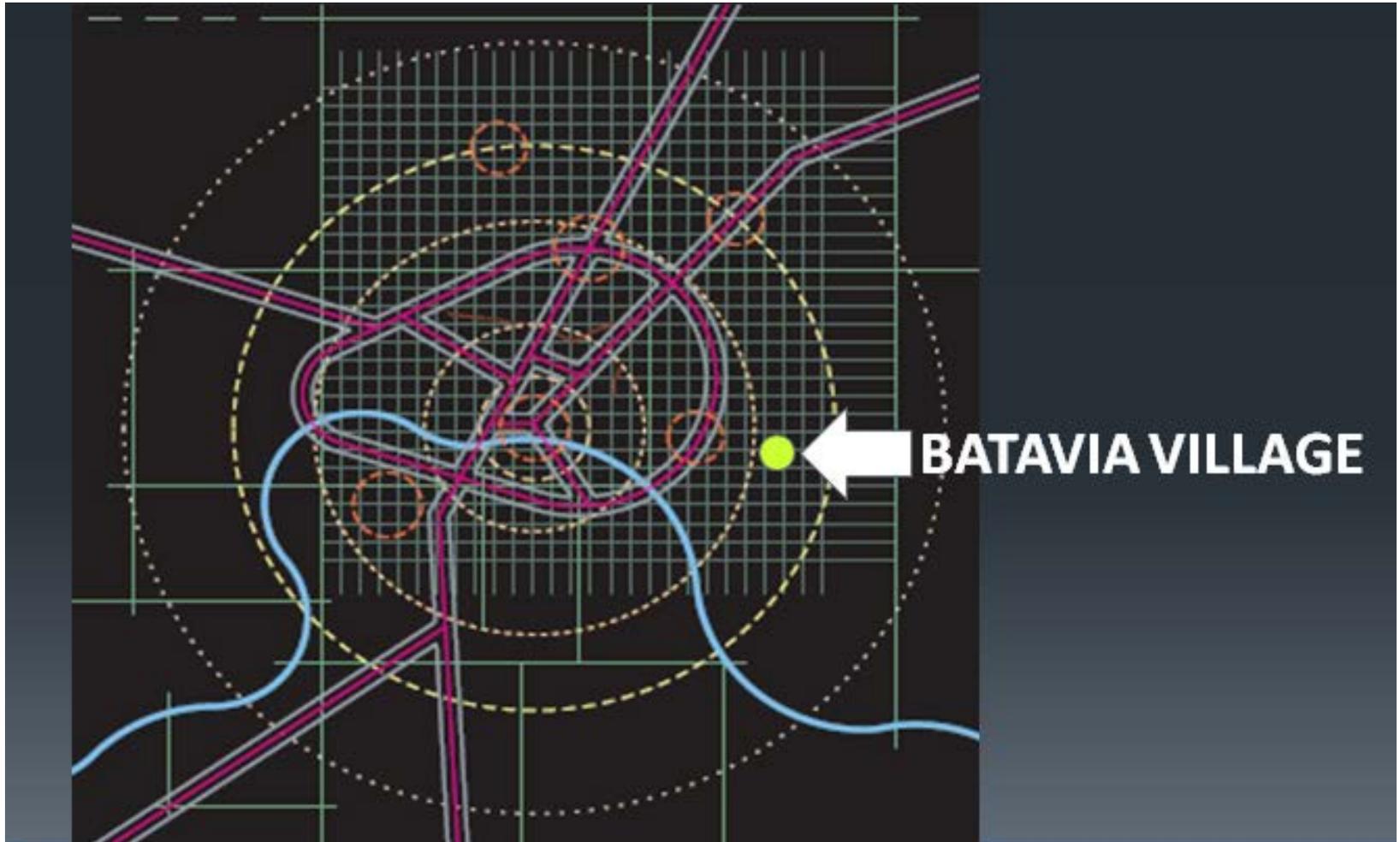


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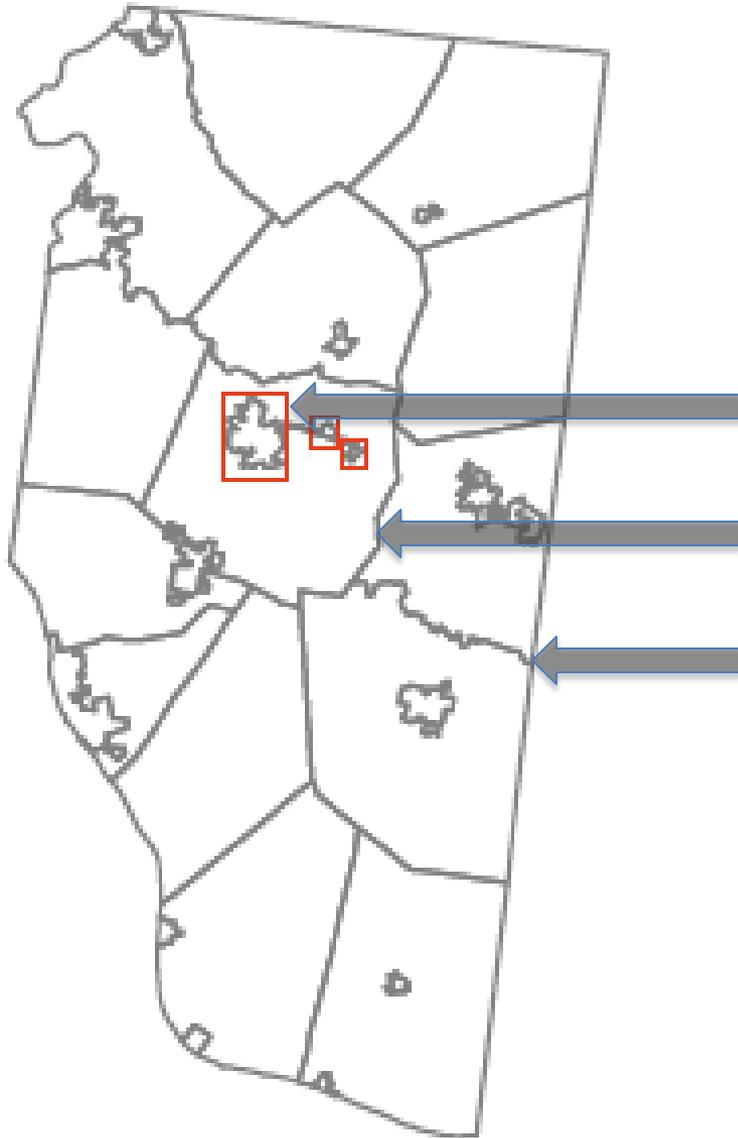


LAND USE PLAN

**PART 2**  
**Regional Context**



METROPOLITAN AREA INTERSTATE HIGHWAY DIAGRAM  
**Regional Context**



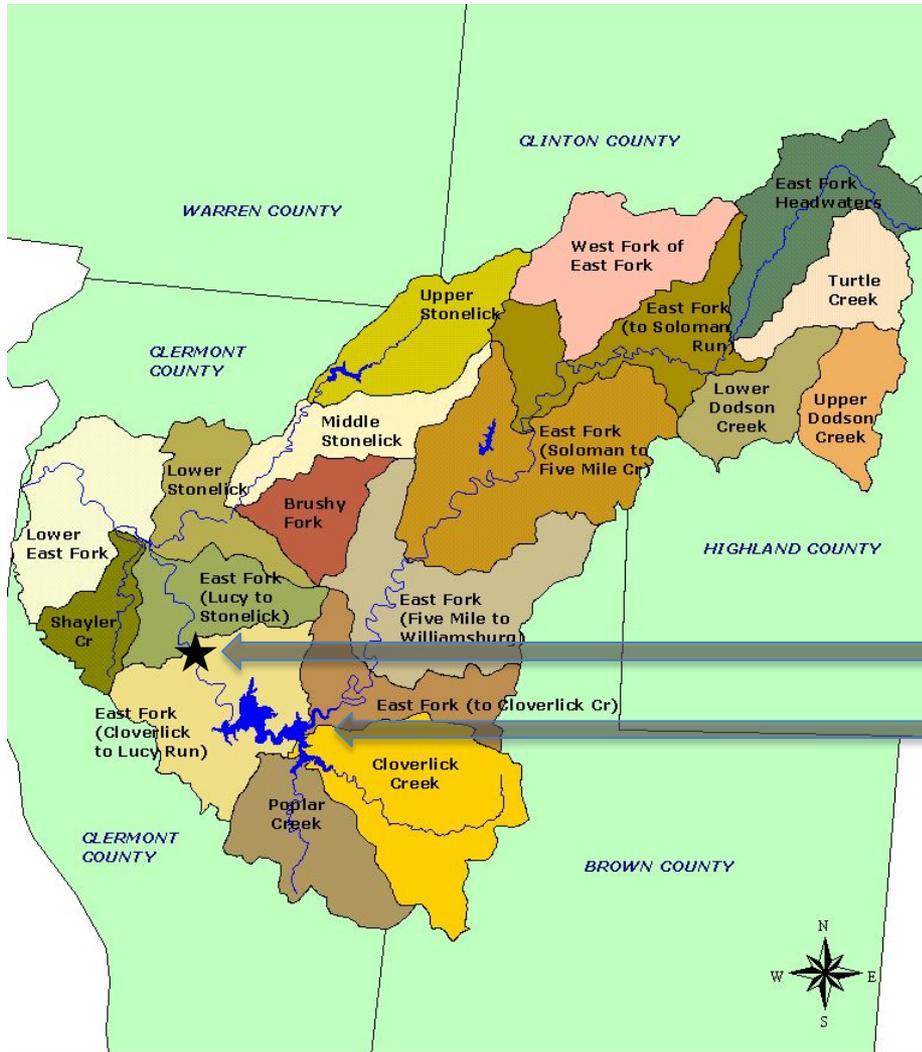
**VILLAGE OF BATAVIA**

**BATAVIA TOWNSHIP**

**CLERMONT COUNTY**

**LOCATION OF VILLAGE OF BATAVIA  
IN CLERMONT COUNTY**

# **Regional Context**



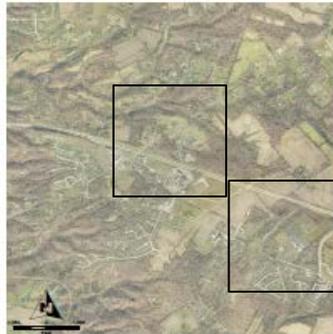
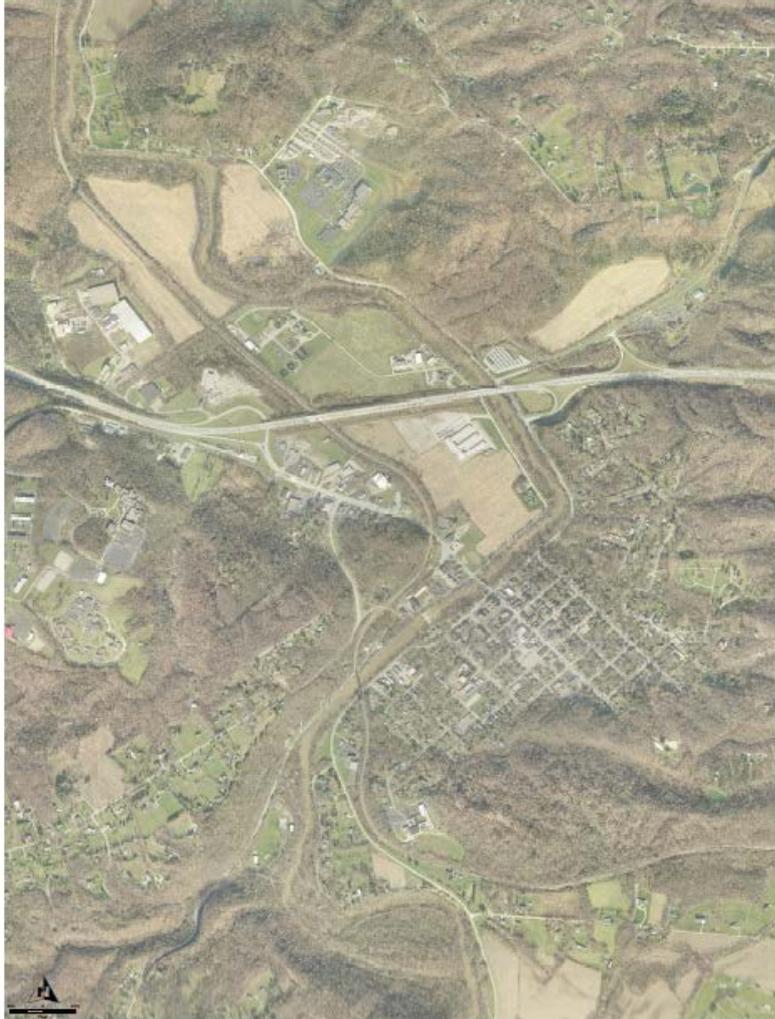
The East Fork of the Little Miami River watershed encompasses 320,000 acres (500 square miles). The East Fork is impounded to form Lake Harsha, a 2,200 acre reservoir for drinking water, flood control, and recreation.

**Village of Batavia**

**East Fork Park / Harsha Lake**

## EAST FORK LITTLE MIAMI RIVER SUB-WATERSHEDS

## Regional Context

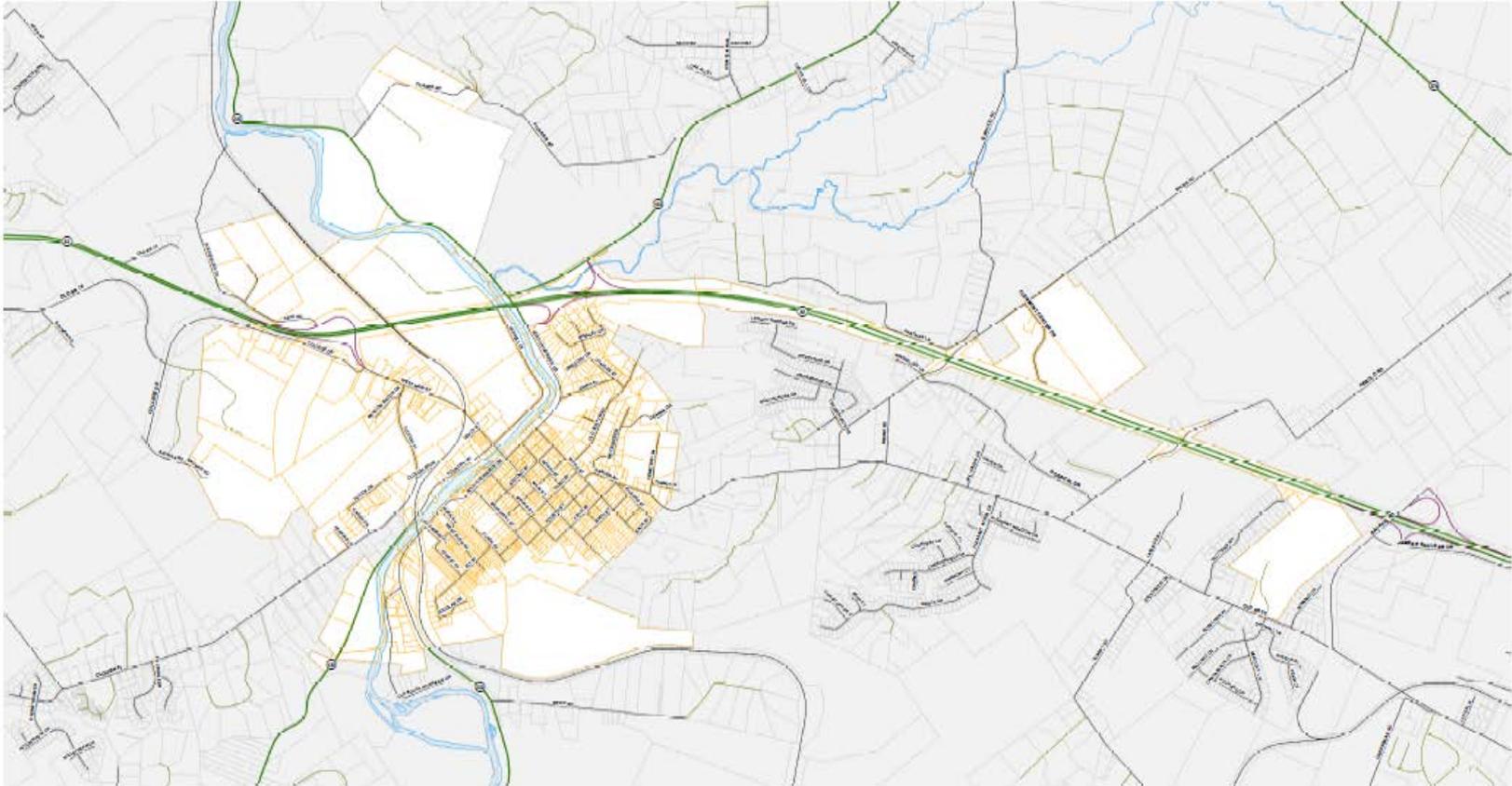


BATAVIA VILLAGE  
THIRD CENTURY INITIATIVE  
A STRATEGIC COMMUNITY PLAN

## Aerial Photo



# VILLAGE OF BATAVIA AND VICINITY Regional Context



BATAVIA VILLAGE | THIRD CENTURY INITIATIVE | A STRATEGIC COMMUNITY PLAN

**Base Map**

 <p>CLERMONT COUNTY</p>	 <p>800 0 800 Feet</p>	 <p>CLERMONT COUNTY, OHIO GEOGRAPHIC INFORMATION SYSTEMS</p>	<p>The information contained on this map is a public resource for general information and is provided for use only as a graphical representation. Clermont County makes no warranty as to the content, accuracy, or completeness of the information contained herein and assumes no liability for any errors. Any reliance on this information is at the exclusive risk of the user.</p> <p>Planning Consultant: Ron Miles, RUPP   Cartographer: Joshua K. Murphy   May 30, 2013</p>
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# Village of Batavia and Vicinity

# Regional Planning Considerations

## LAND USE PLAN INFLUENCES

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### **Clermont County Comprehensive Plan (2014)**

- Future Land Use Goals

### **Middle East Fork Balanced Growth Plan (2011)**

- Goals and Objectives
- Ten Guiding Principles

### **Batavia Township Growth Management Plan (1997, updated 2004)**

- Future Land Use Map
- Land Use and Growth Management Plan Priorities

# Future Land Use Goals

## CLERMONT COUNTY COMPREHENSIVE PLAN

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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.

## CLERMONT COUNTY COMPREHENSIVE PLAN FUTURE LAND USE GOALS (CONTINUED)

---

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.

# Goals and Objectives

## MIDDLE EAST FORK BALANCED GROWTH PLAN

---

### **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. a

### **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:

Middle East Fork Balanced Growth Plan, 2011, [http://ftp.clermontcountyohio.gov/SoilAndWater/BG\\_MEF\\_Draft.pdf](http://ftp.clermontcountyohio.gov/SoilAndWater/BG_MEF_Draft.pdf)

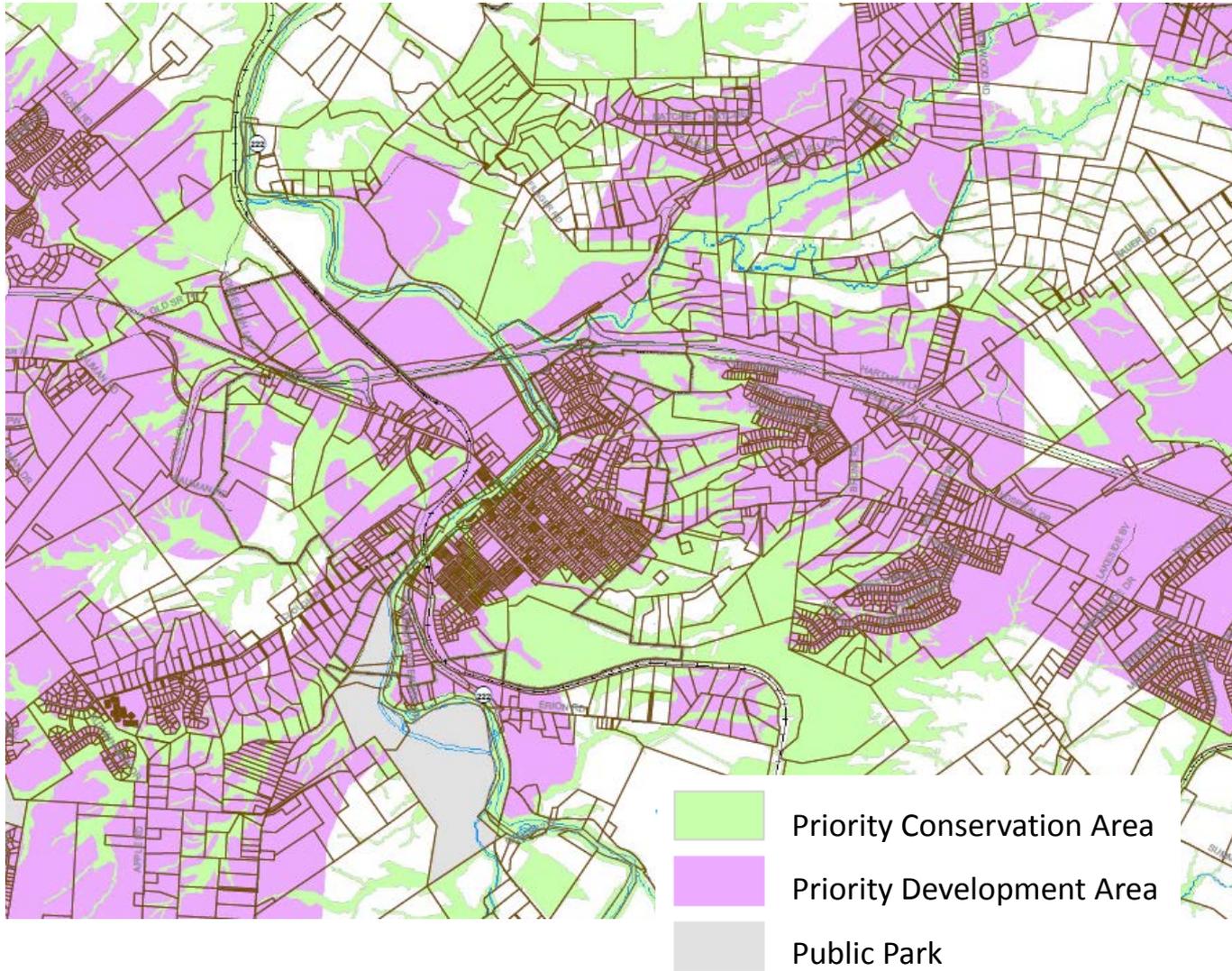
# Ten Guiding Principles

## MIDDLE EAST FORK BALANCED GROWTH PLAN

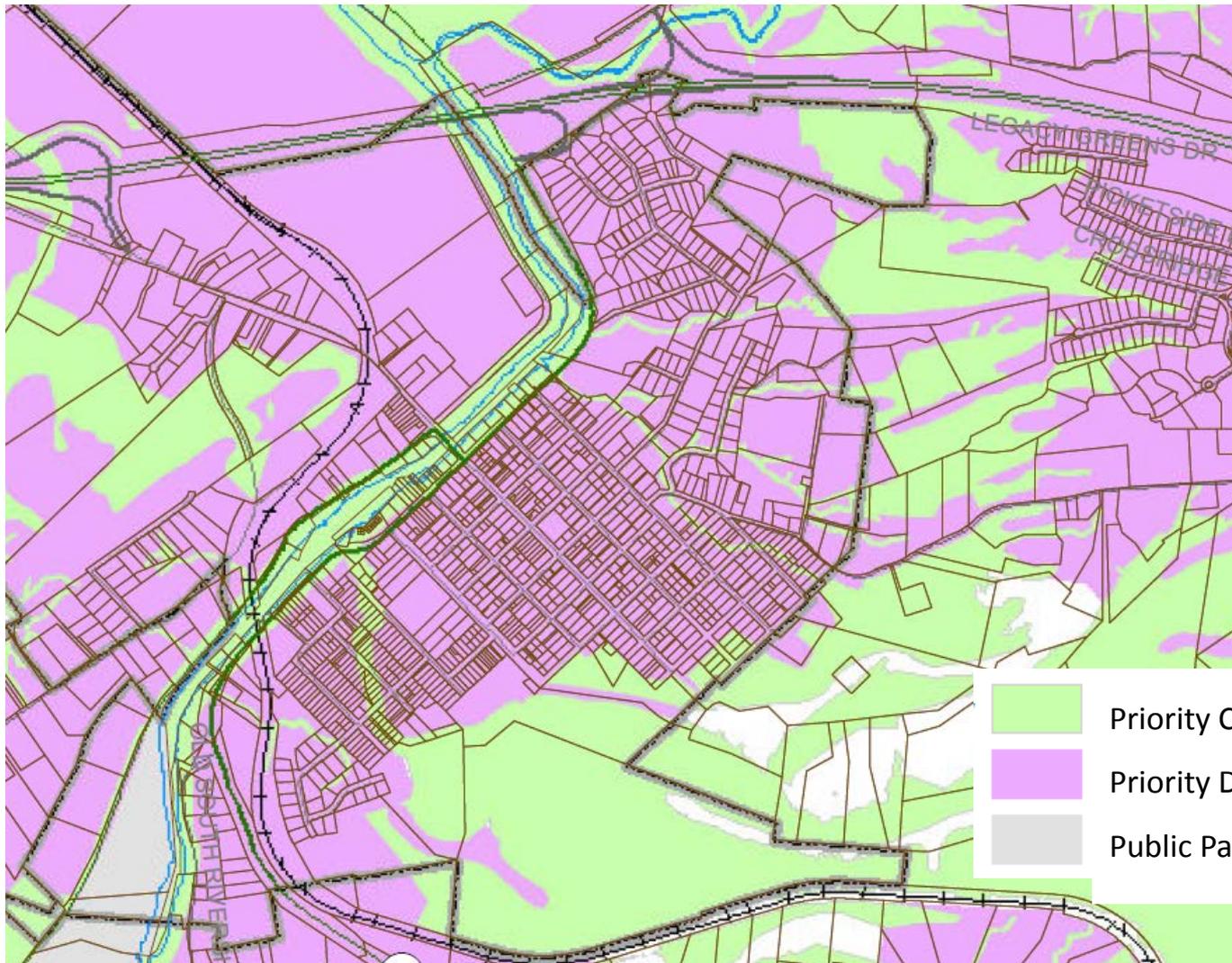
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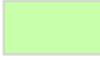
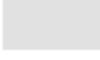
The aim of Balanced Growth Is to emphasize the link between land use planning and watershed health. To attain a living equilibrium between a strong, diversified economy and a healthy watershed, activities in Ohio’s Watersheds should:

1. Maximize investment in existing core urban areas, transportation, and infrastructure net - works 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



-  Priority Conservation Area
-  Priority Development Area
-  Public Park

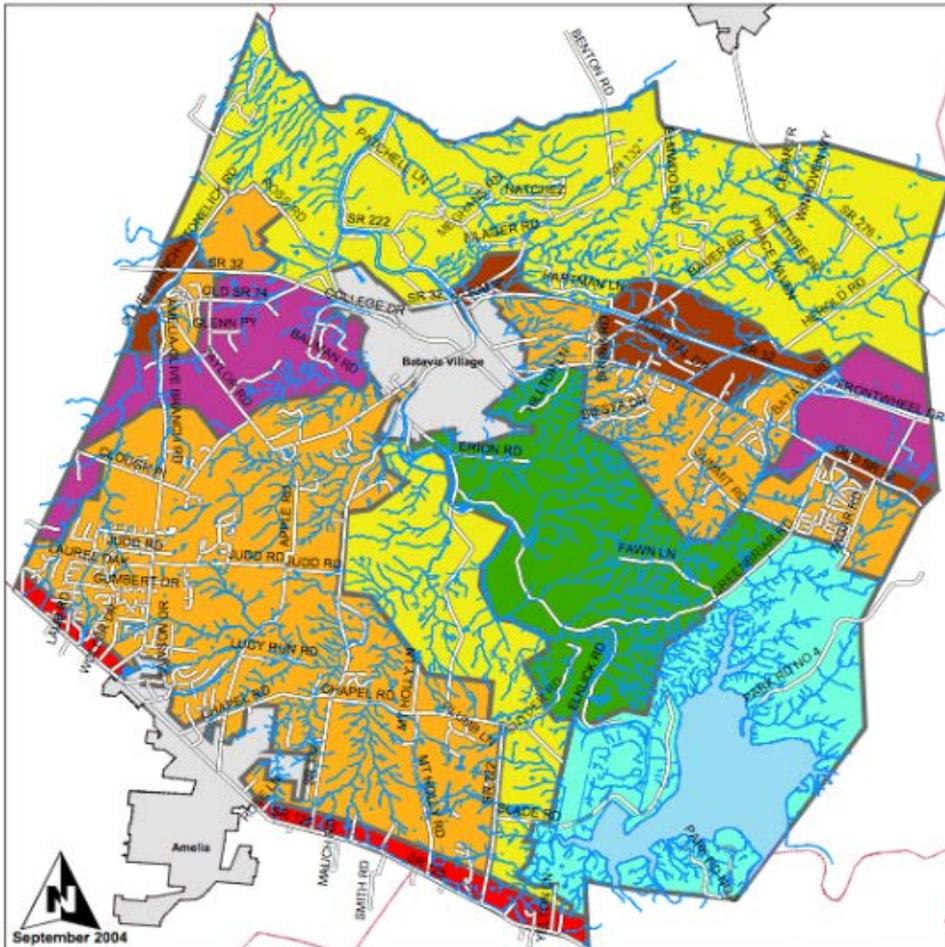
## VILLAGE CENTER Middle East Fork Balanced Growth Initiative

# 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.



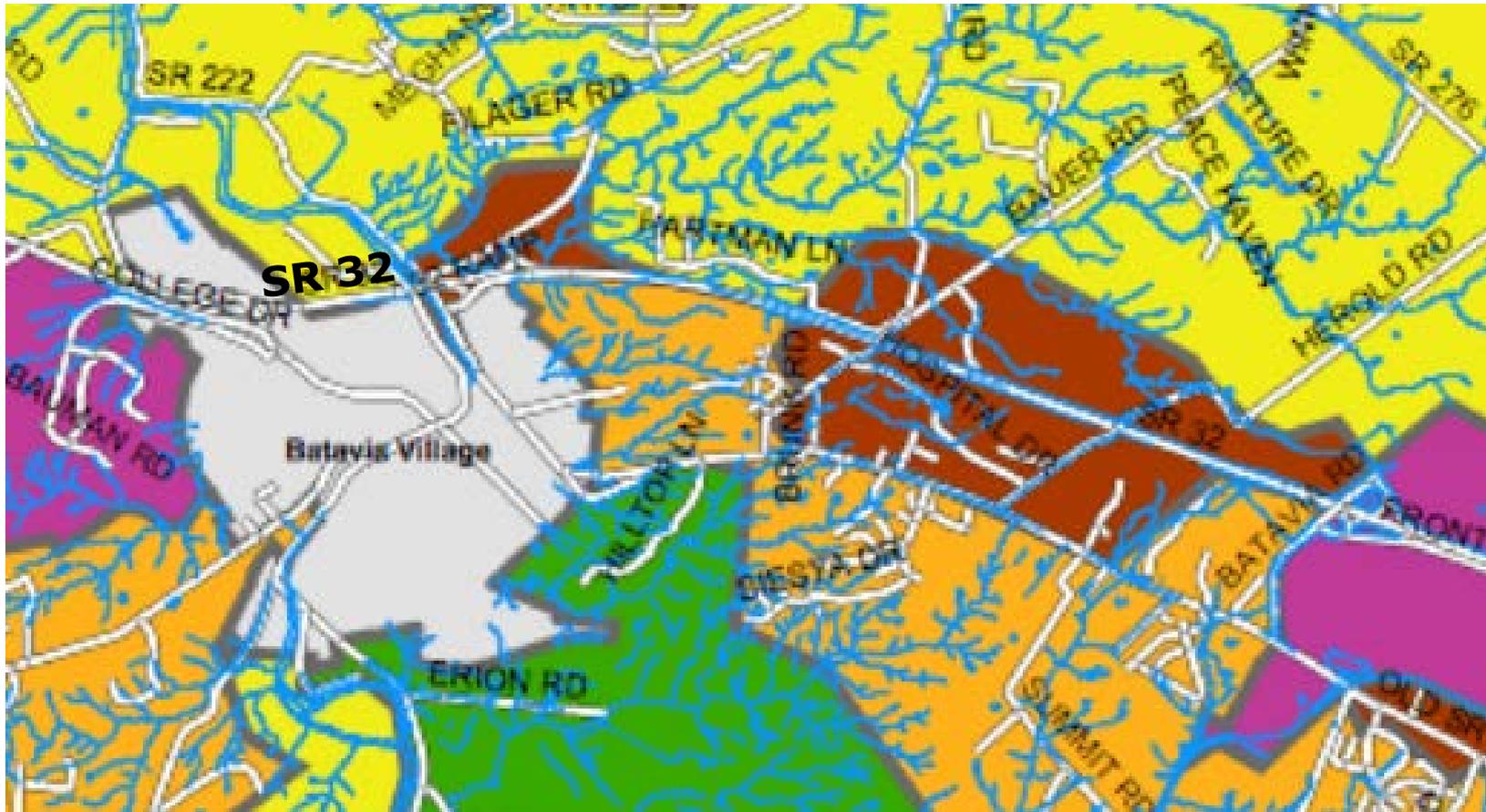
## Future Land Use

NOTE:  
Map data provided by Clermont County GIS.  
Map prepared by McBride Dale Clanton.

**McBride DALE**  
CLANTON

- |   |  |
|---|--|
|  Existing Neighborhood & Infill Area |  Business Development Area              |
|  Neighborhood Development Area       |  Commerce / Industrial Development Area |
|  Rural / Agriculture                 |  State Route 125 Corridor               |
|   |  East Fork Lake State Park              |

# Batavia Township Land Use Plan



## Future Land Use

NOTE:  
Map data provided by Clermont County GIS.  
Map prepared by McBride Dale Clarian.

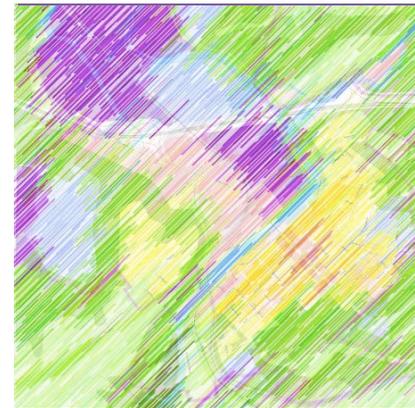


# Batavia Township Land Use Plan

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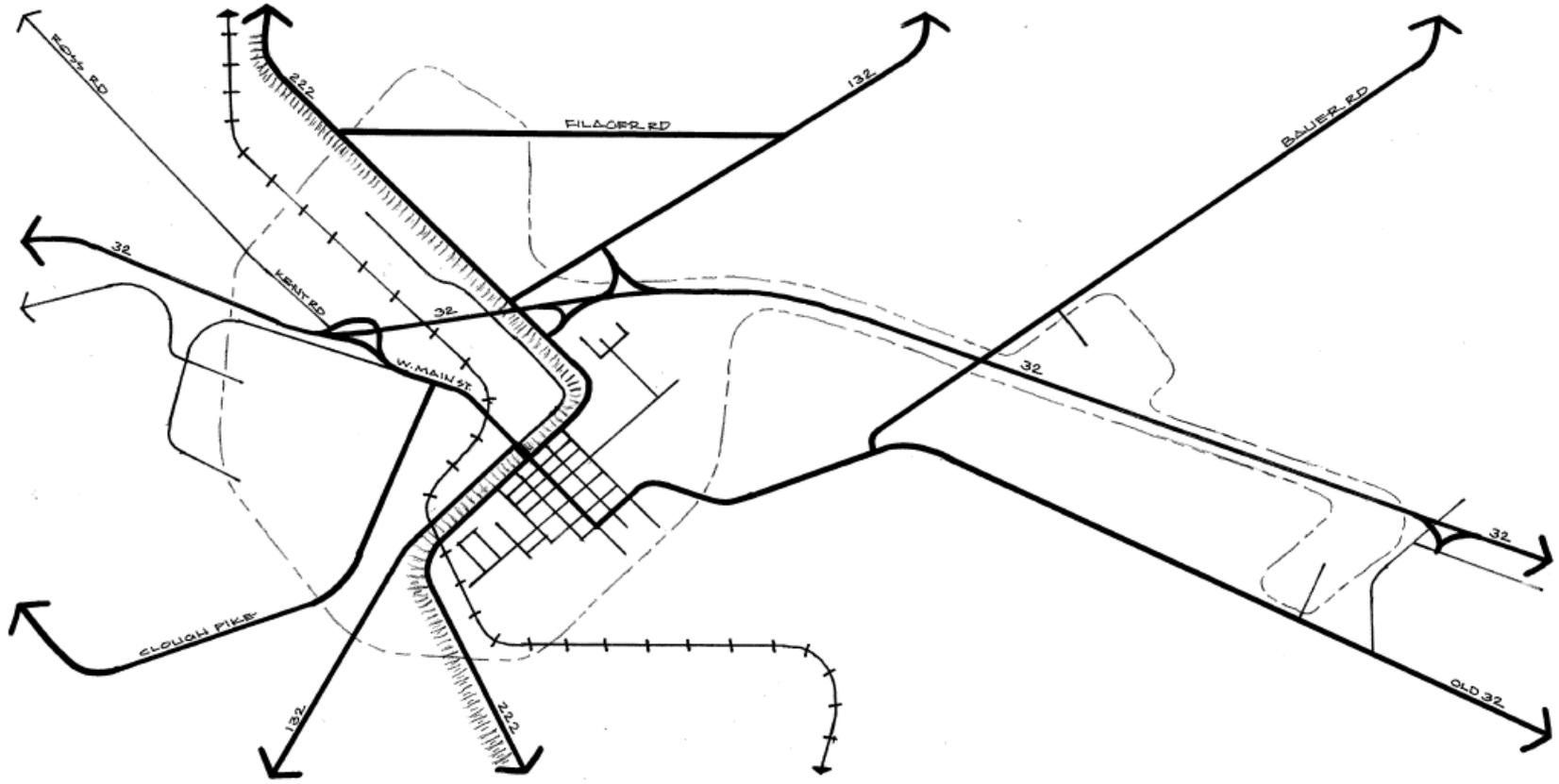


*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE



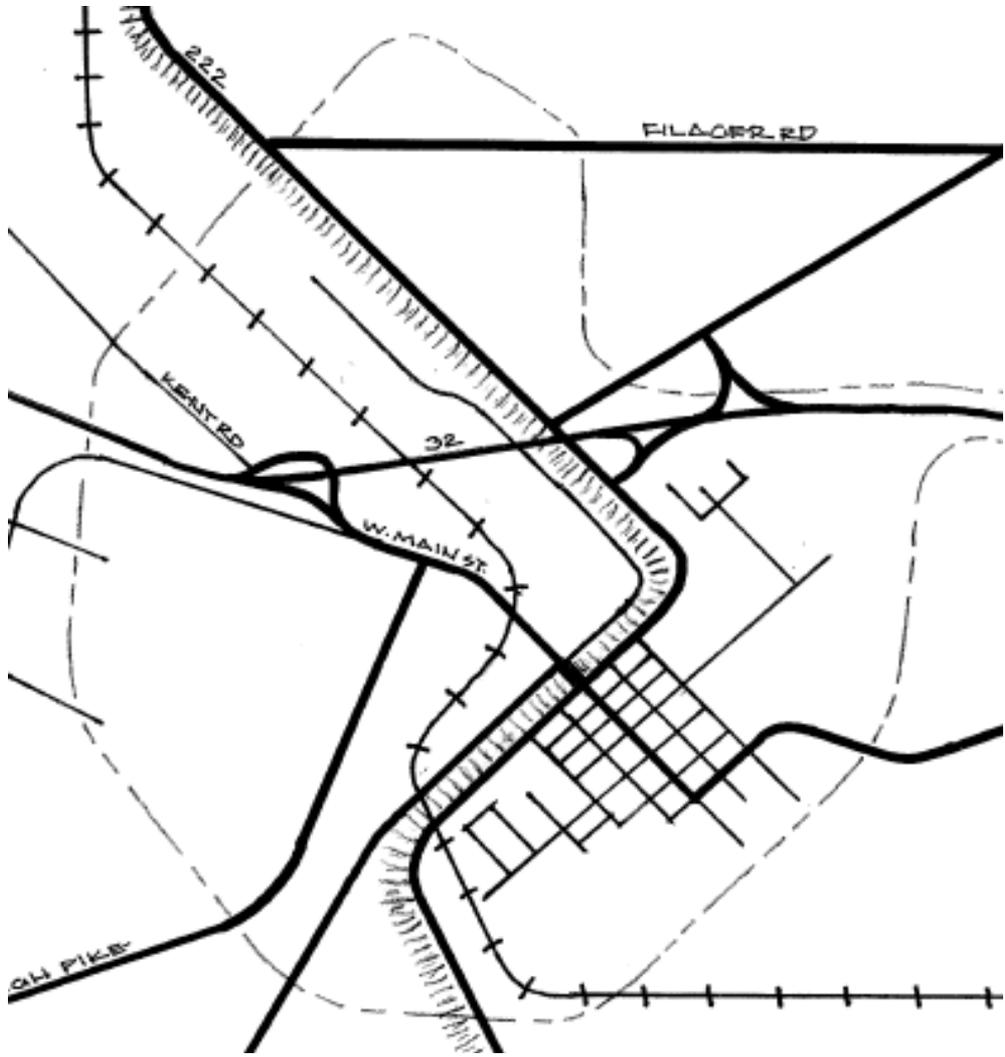
LAND USE PLAN

PART **3**  
**Mobility**



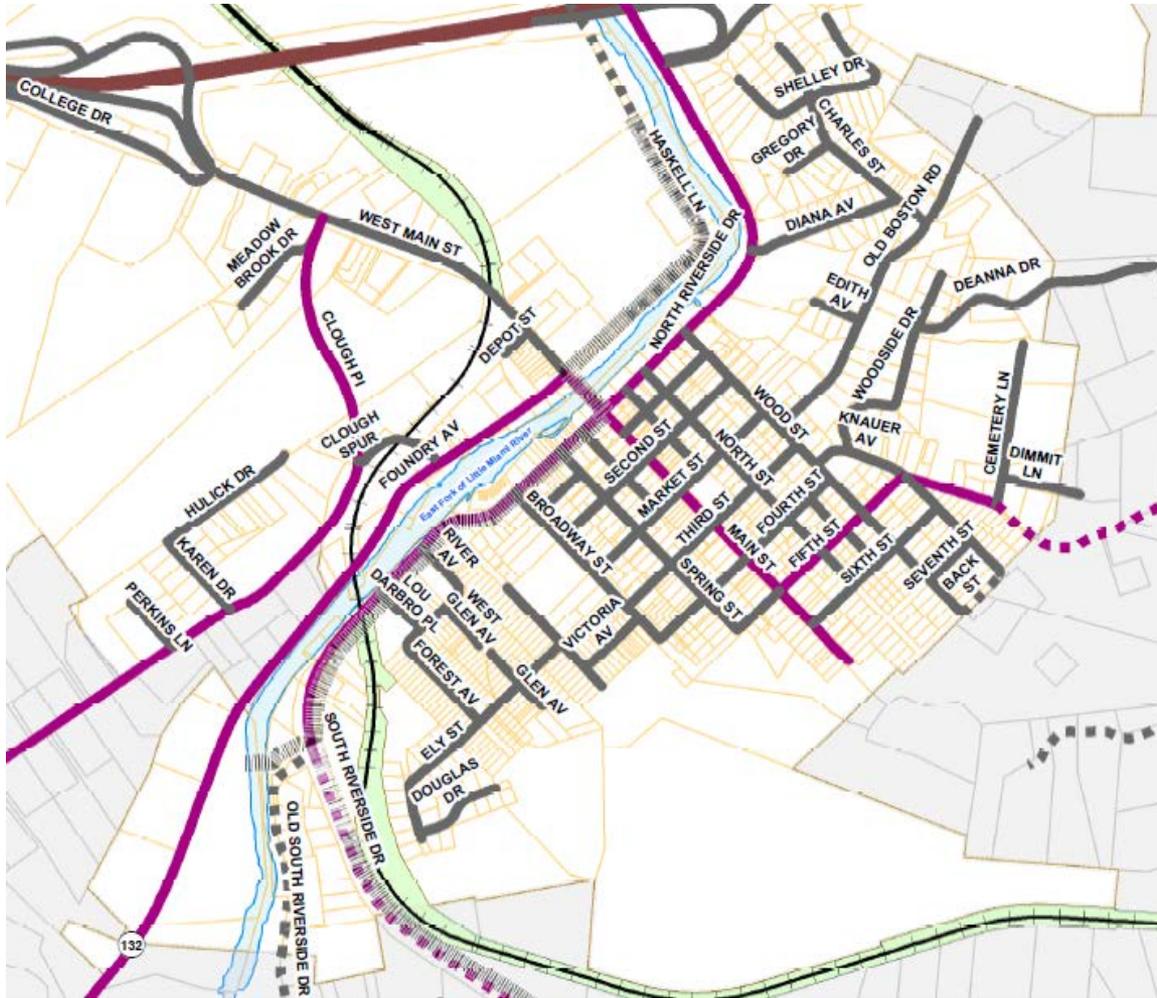
VILLAGE OF BATAVIA

# Mobility Framework Diagram

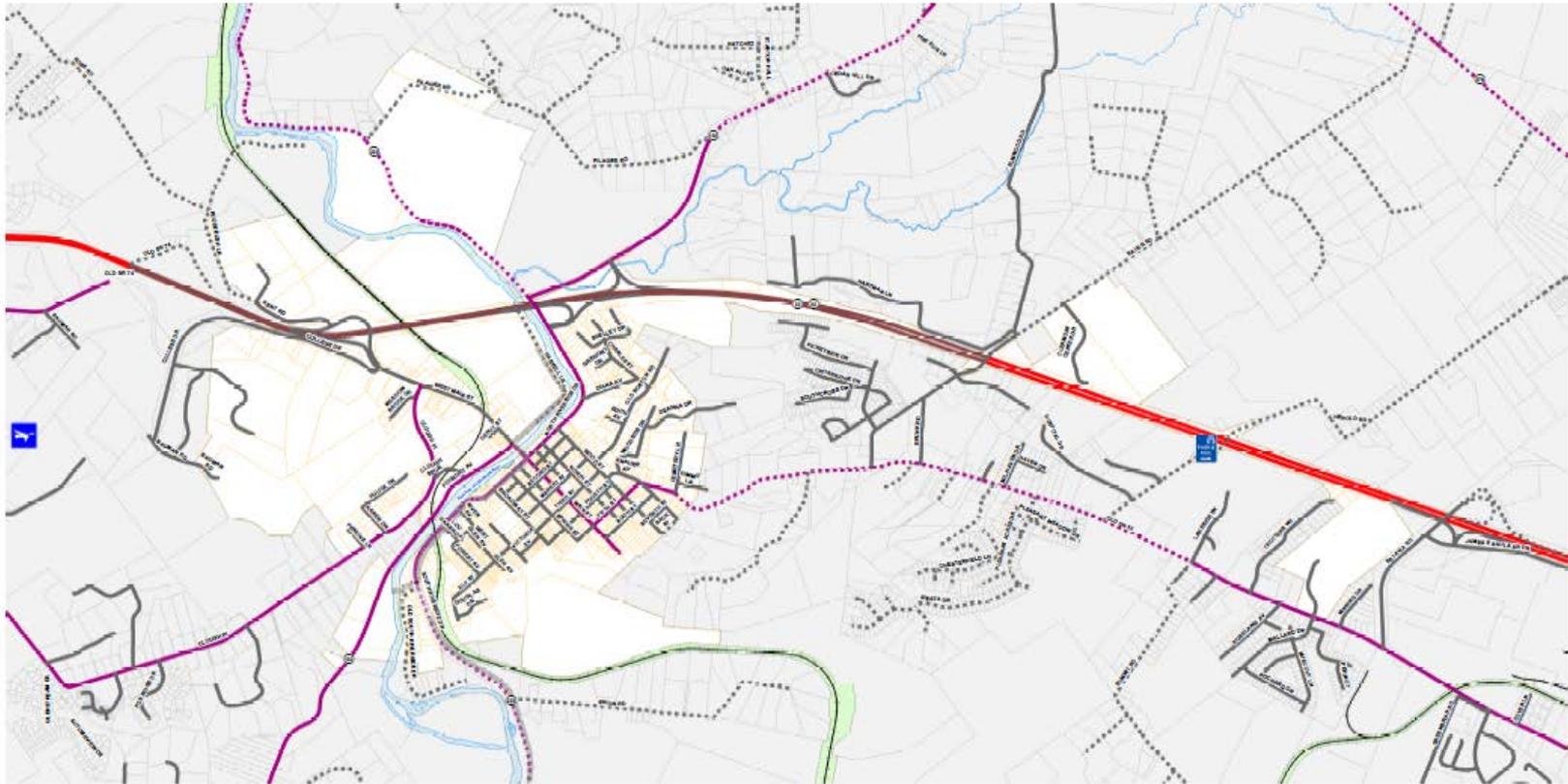


VILLAGE CENTER

# Mobility Framework Diagram



# Village Center

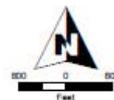


BATAVIA VILLAGE | THIRD CENTURY INITIATIVE | A STRATEGIC COMMUNITY PLAN

### Mobility (Street Classification)

Rural: Local Major Collector Principal Arterial  
 Urban: Local Collector Principal Arterial Freeway

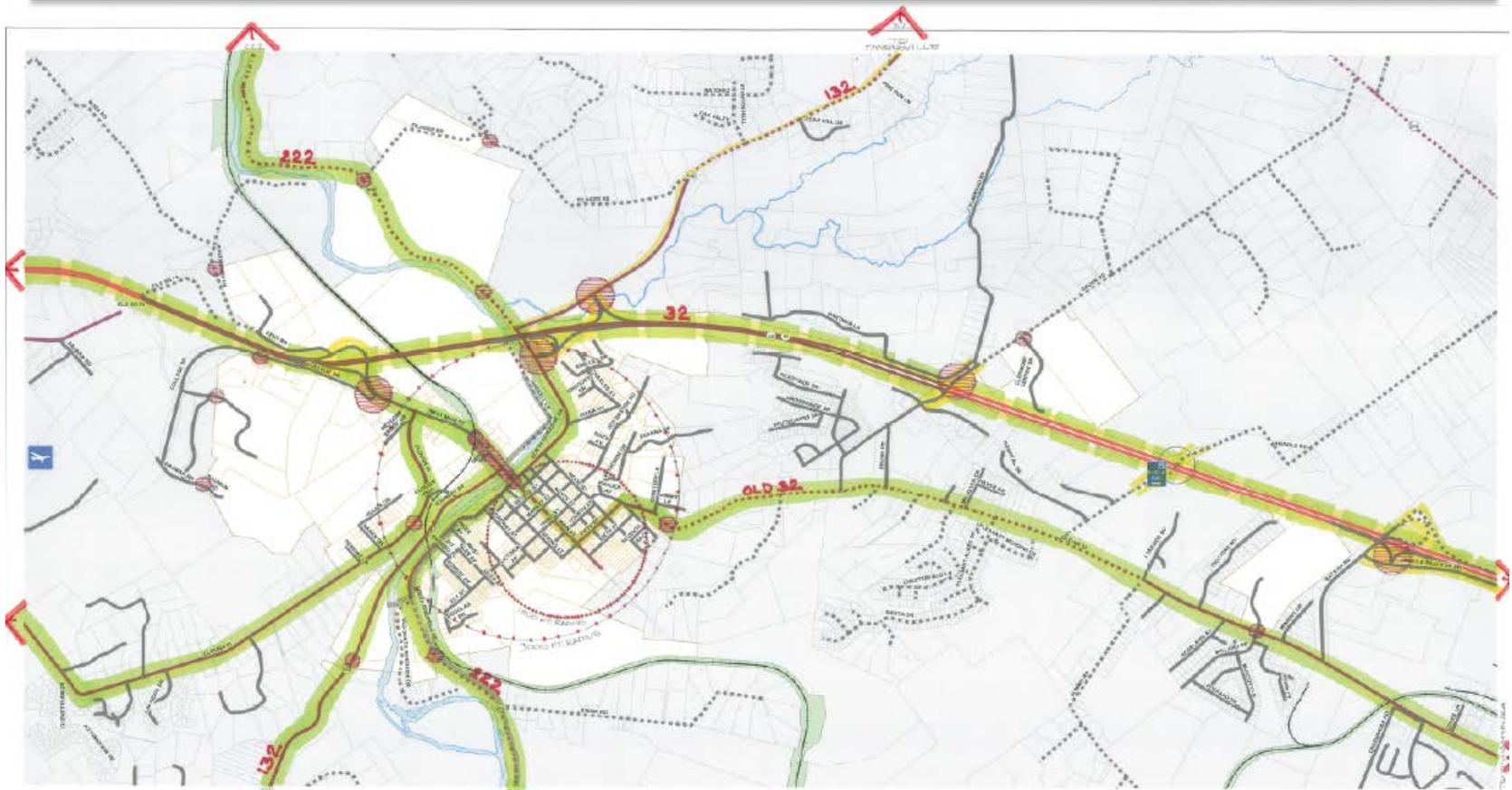
Proposed Hike/Bike Trail



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Planning Consultant: Ron Miller, FWGDP | Cartographer: Joshua K. Murphy | May 30, 2012

# Urban and Rural Streets



BATAVIA VILLAGE | THIRD CENTURY INITIATIVE | A STRATEGIC COMMUNITY PLAN

### Mobility (Street Classification)

- Rural:** ..... Local    ..... Major Collector    ..... Principal Arterial
- Urban:** — Local    — Collector    — Principal Arterial    — Freeway

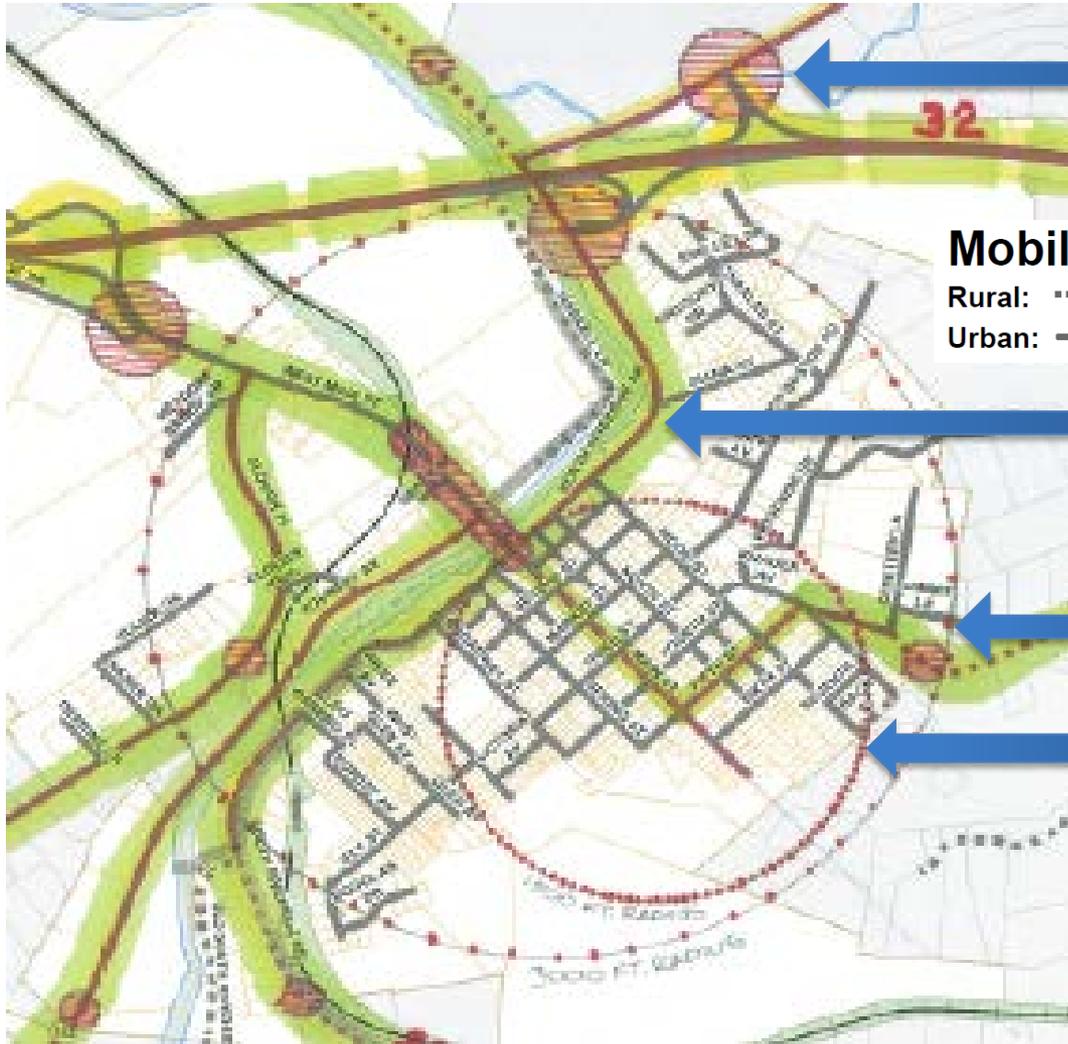
- Proposed Hike/Bike Trail
- INTERMEDIATE GATEWAY (12)
- VILLAGE GATEWAY (14)



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\*Planning Consultant: PlanMill, T4907 | Cartographer: Joshua R. Mistry | May 30, 2018

# Major Roads, Gateways, and Walkability



VILLAGE GATEWAYS  
(PRIMARY ACCESS  
POINTS)

**Mobility** (Street Classification)

- Rural:   •••• Local   •••• Major Collector   •••• Principal Arterial  
 Urban:   — Local   — Collector   — Principal Arterial   — Freeway

PRIMARY ACCESS ROADS

3000 FT RADIUS

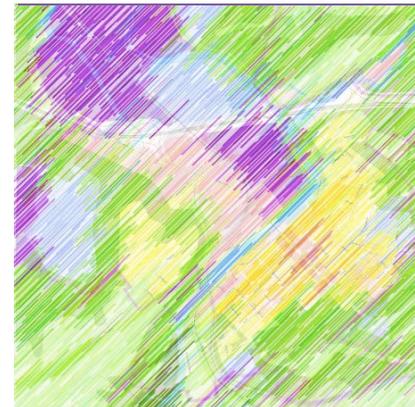
1500 FT RADIUS  
(15 minute walk)

VILLAGE CENTER

**Major Roads, Gateways, and Walkability**

---

 *"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE

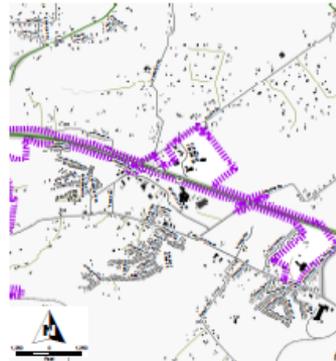
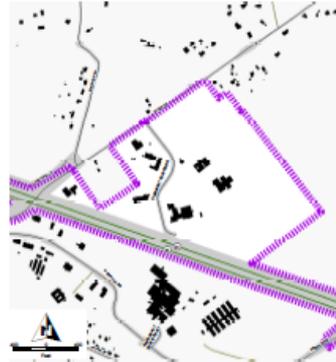


LAND USE PLAN

PART **4**

**Development Pattern**

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BATAVIA VILLAGE  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

## Development Pattern



# Buildings Location and Scale

# Development Pattern



**MAIN STREET VICINITY**  
**Buildings Location and Scale**

# Development Pattern



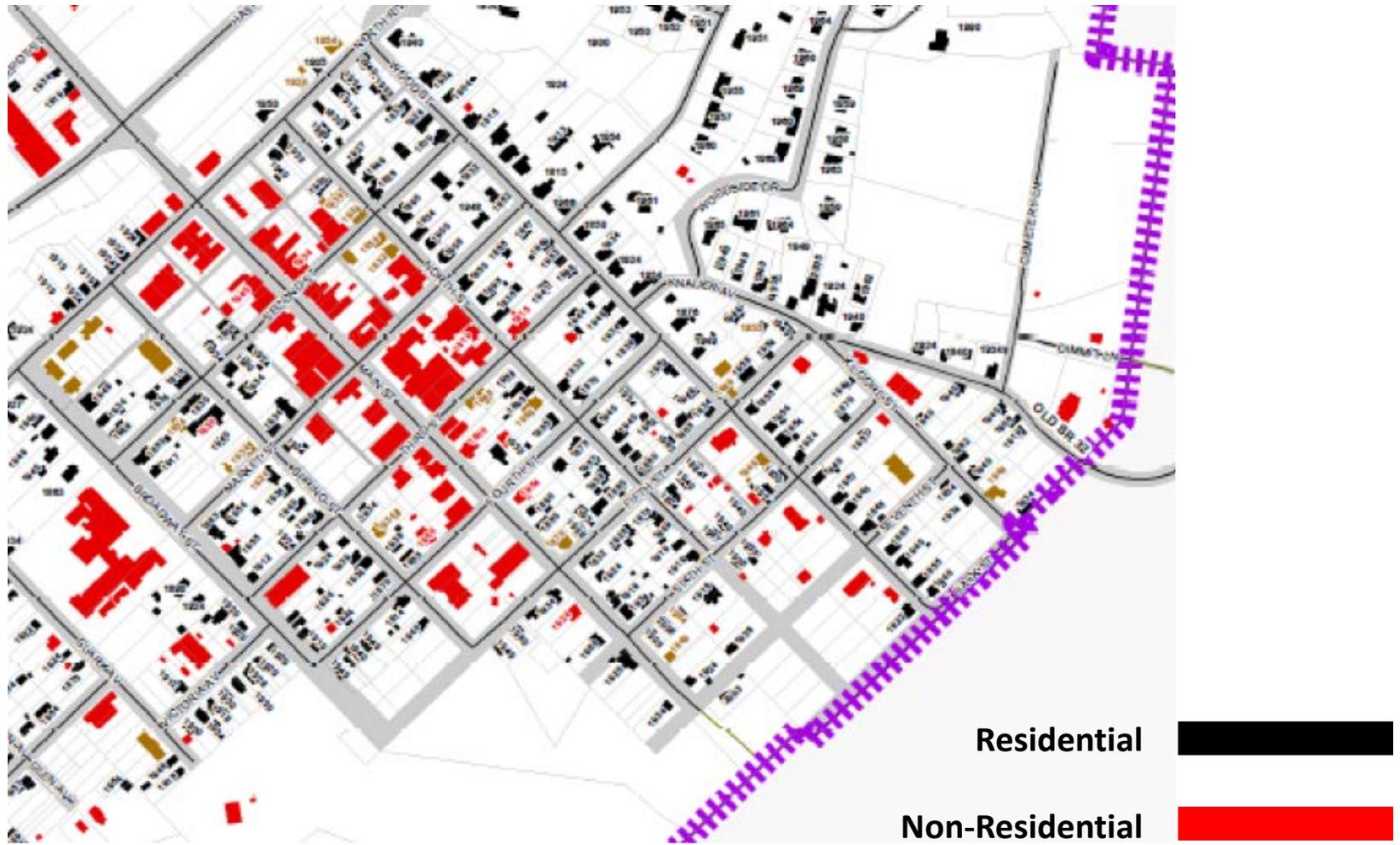
VILLAGE CENTER

# Buildings Location and Scale

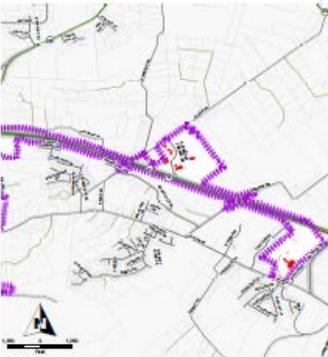
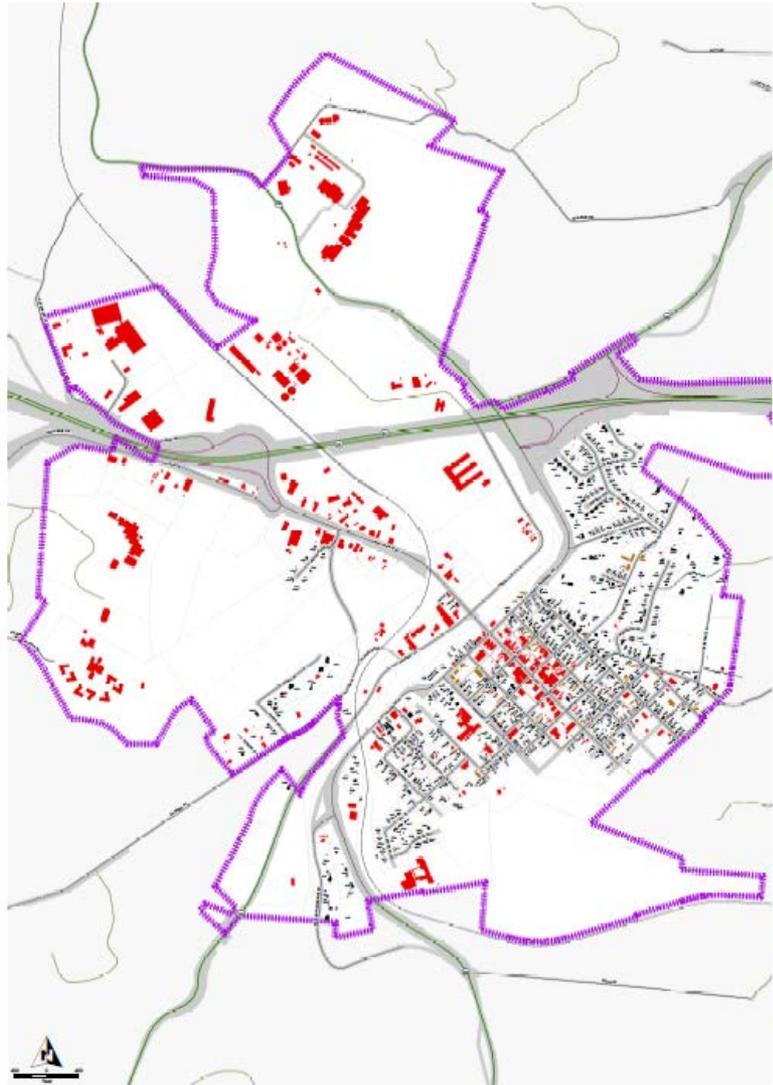
# Development Pattern



## WEST MAIN STREET COMMERCIAL AREA Buildings Location and Scale



DEVELOPMENT PATTERN (BUILDINGS LOCATION AND SCALE)  
**Village Center Major Land Use**



BATAVIA VILLAGE  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

**Year  
Built**

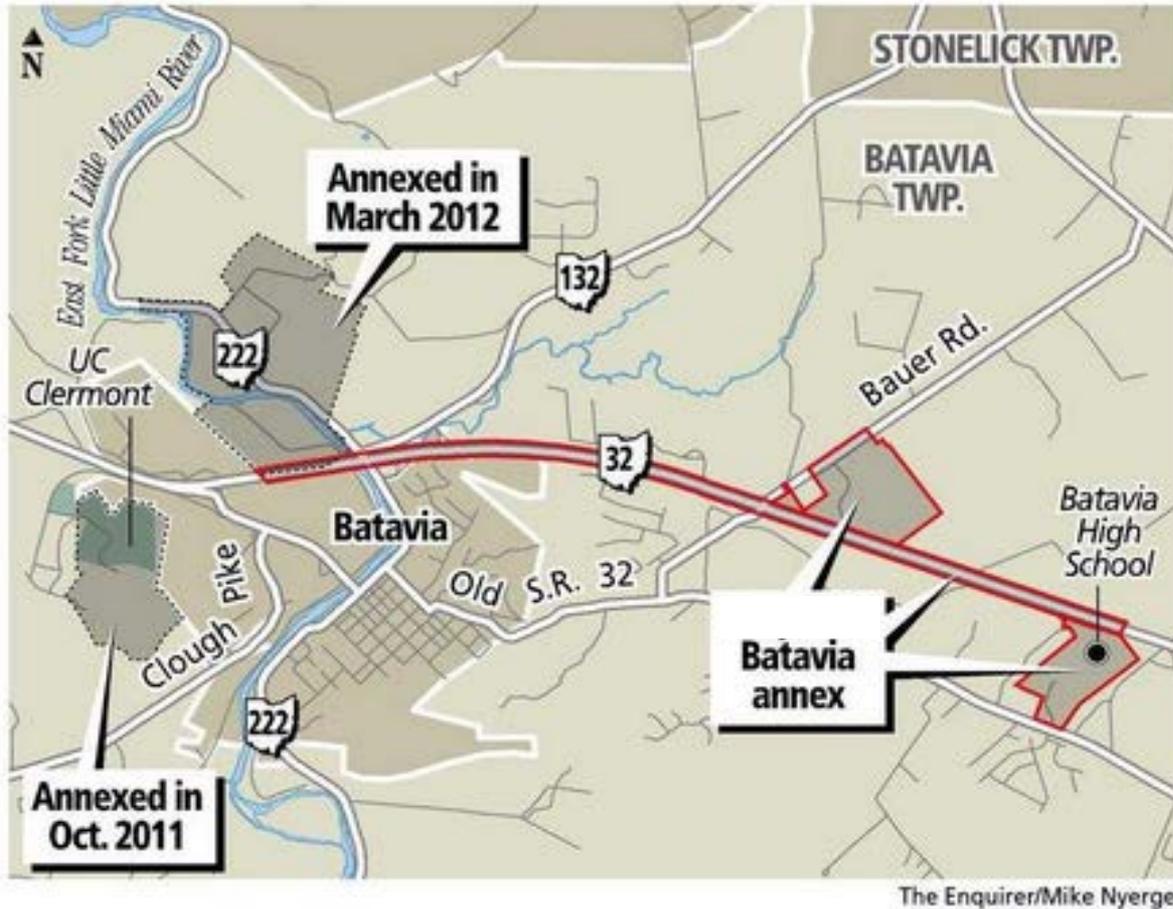
- Non-Residential Structures
- Single Family Structures
- Multi-Family Structures



# Use and Age of Structures



VILLAGE CENTER  
**Use and Age of Structures**



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.

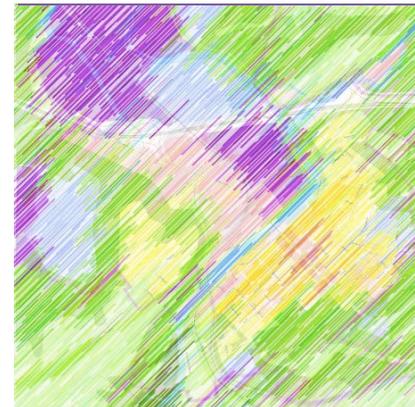
The three annexations increased the size of the village by about 66 percent, from 1.5 square miles to 2.5 square miles, without adding any new residents.

## Recent Annexations

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*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE

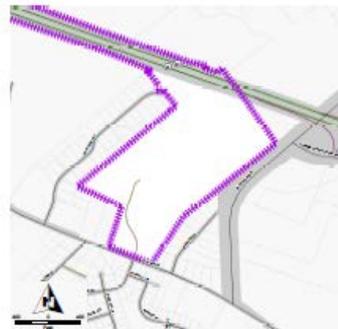
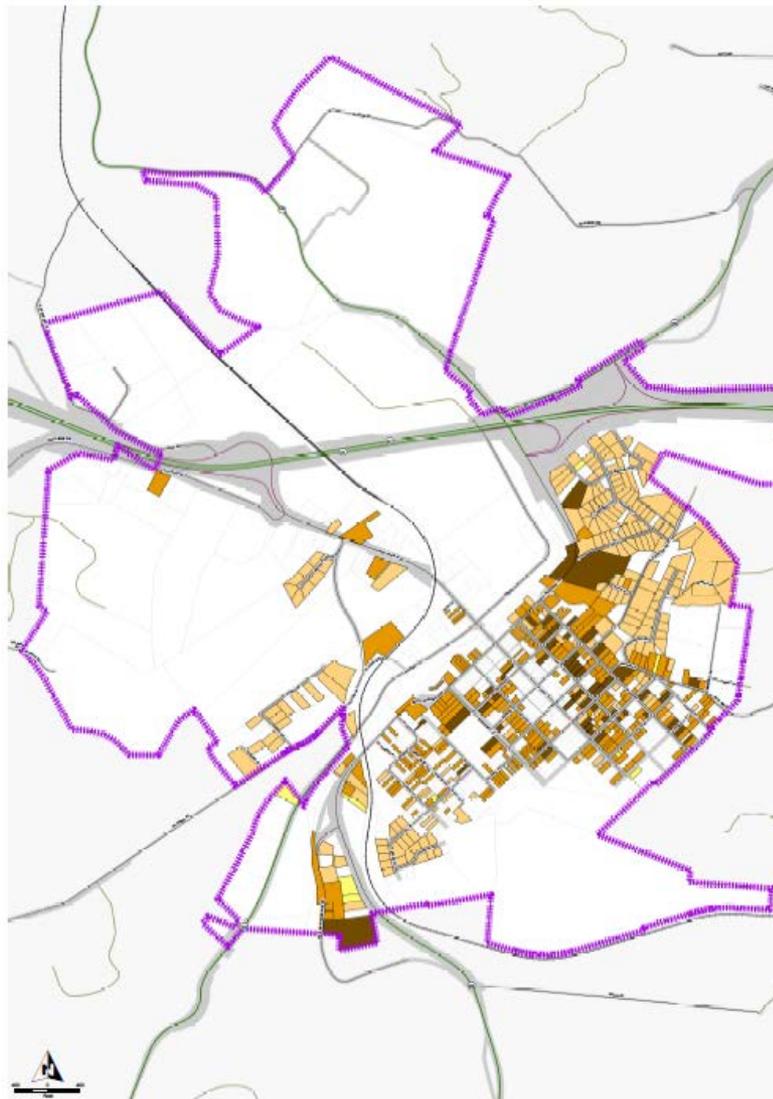


LAND USE PLAN

**PART 5**

# Age and Value of Structures

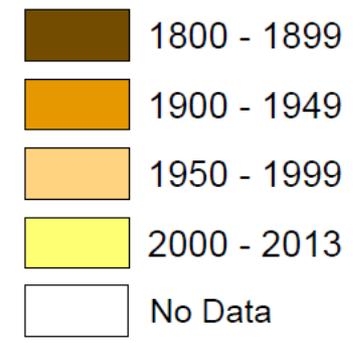
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BATAVIA VILLAGE  
THIRD CENTURY INITIATIVE  
A STRATEGIC COMMUNITY PLAN

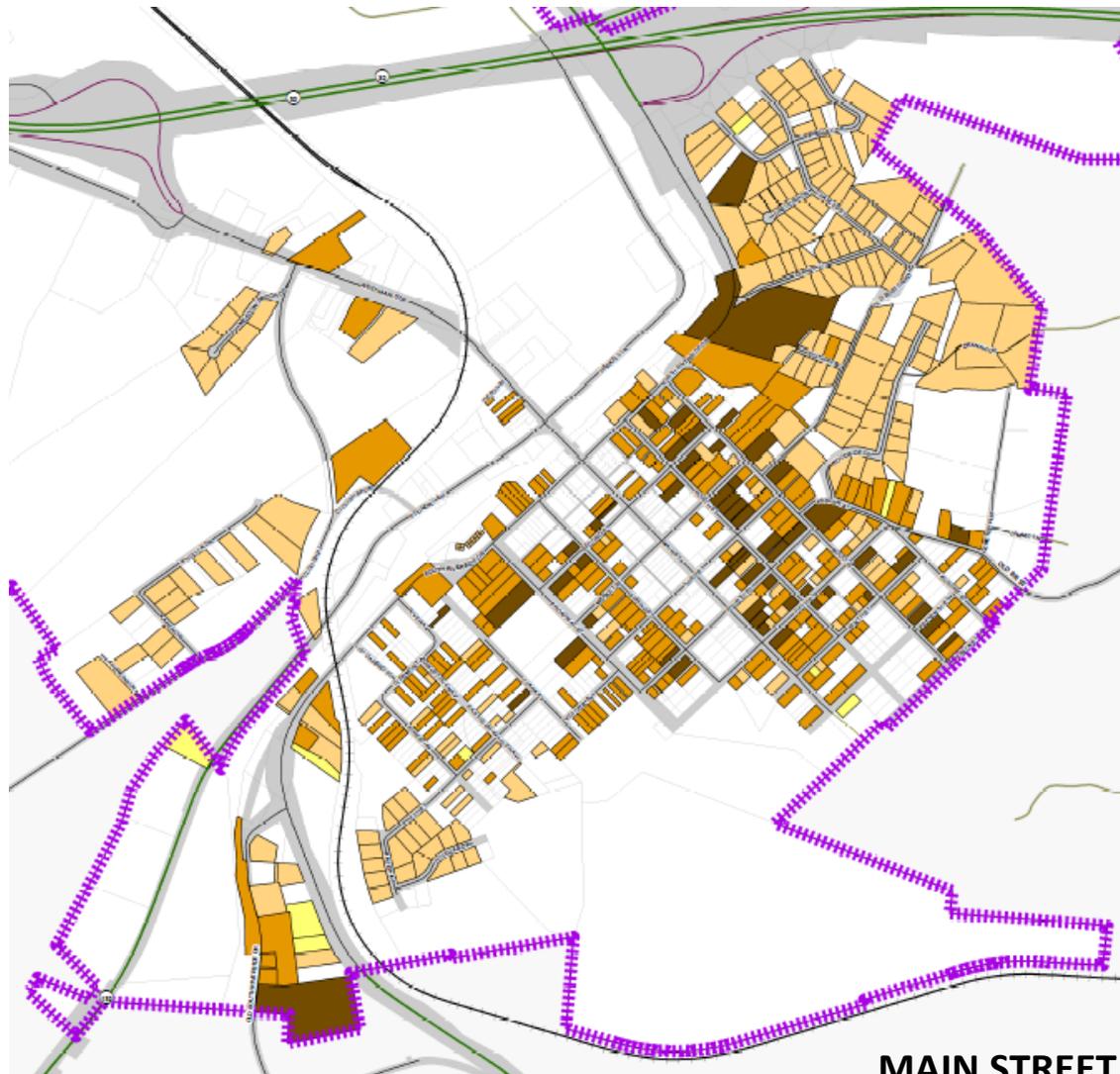
### Year Built by parcel

### Year Built (by parcel)



Clermont County, Ohio  
Geographic Information Systems  
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# Age of Structures



### Year Built (by parcel)

- 1800 - 1899
- 1900 - 1949
- 1950 - 1999
- 2000 - 2013
- No Data

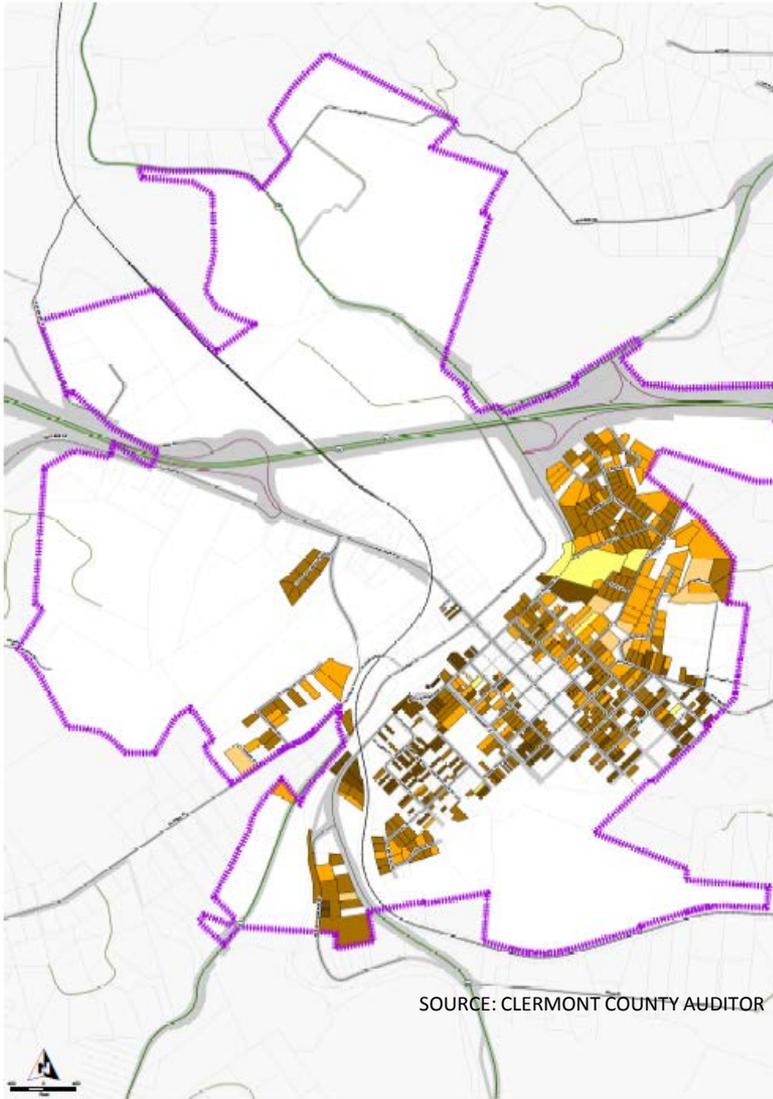
## MAIN STREET AND VICINITY Age of Structures



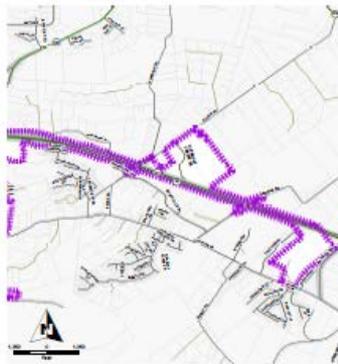
**Year Built**

- 1800 - 1899
- 1900 - 1949
- 1950 - 1999
- 2000 - 2013
- No Data

**VILLAGE CENTER**  
**Age of Structures**



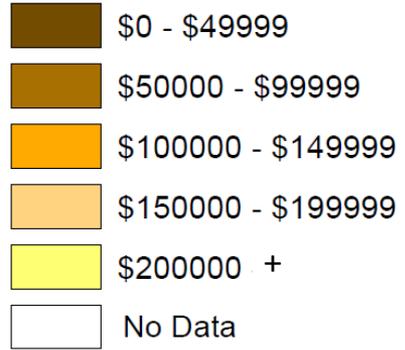
SOURCE: CLERMONT COUNTY AUDITOR



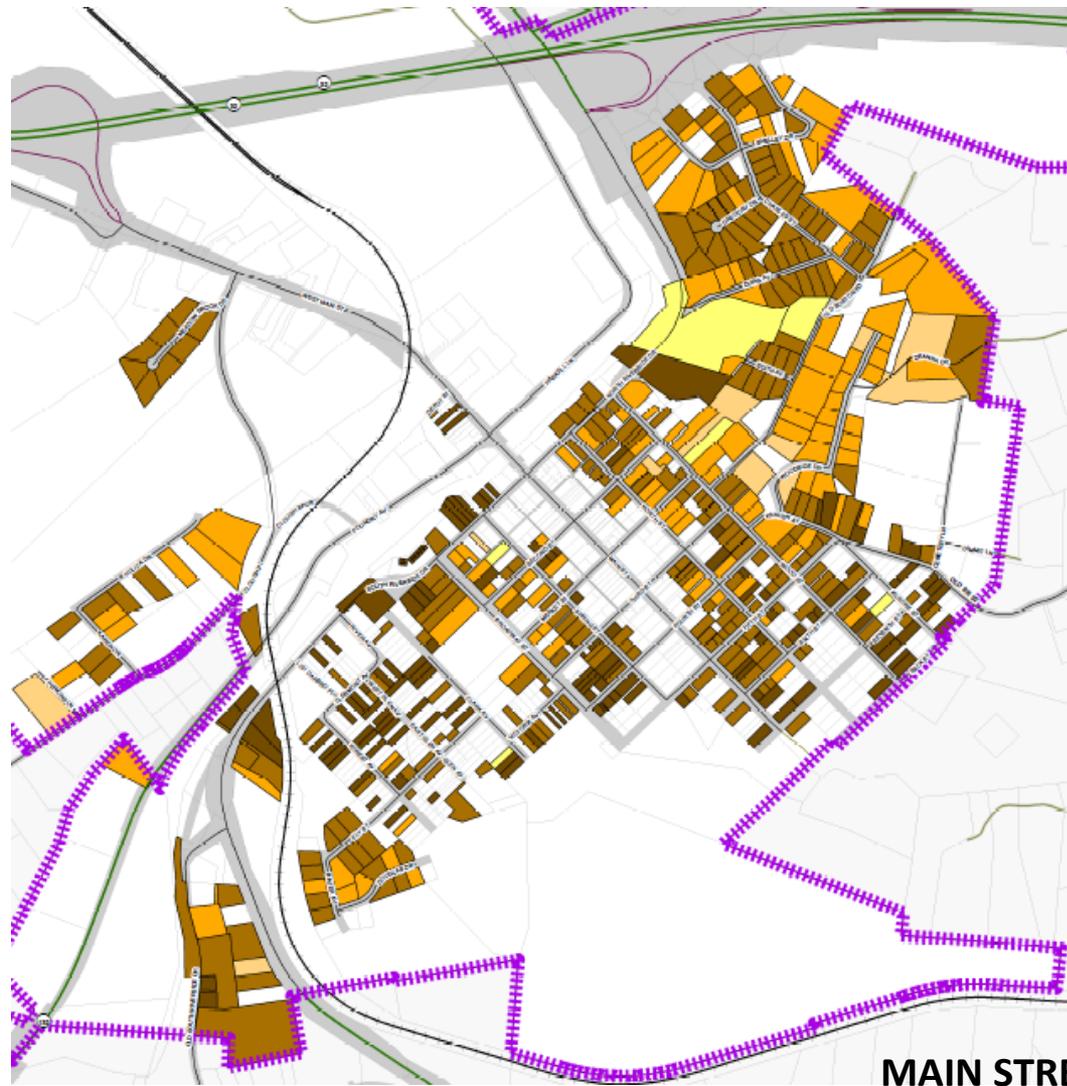
BATAVIA VILLAGE  
THIRD CENTURY INITIATIVE  
A STRATEGIC COMMUNITY PLAN

### Housing Value by parcel

### Appraised Value of Building



# Appraised Value of Buildings

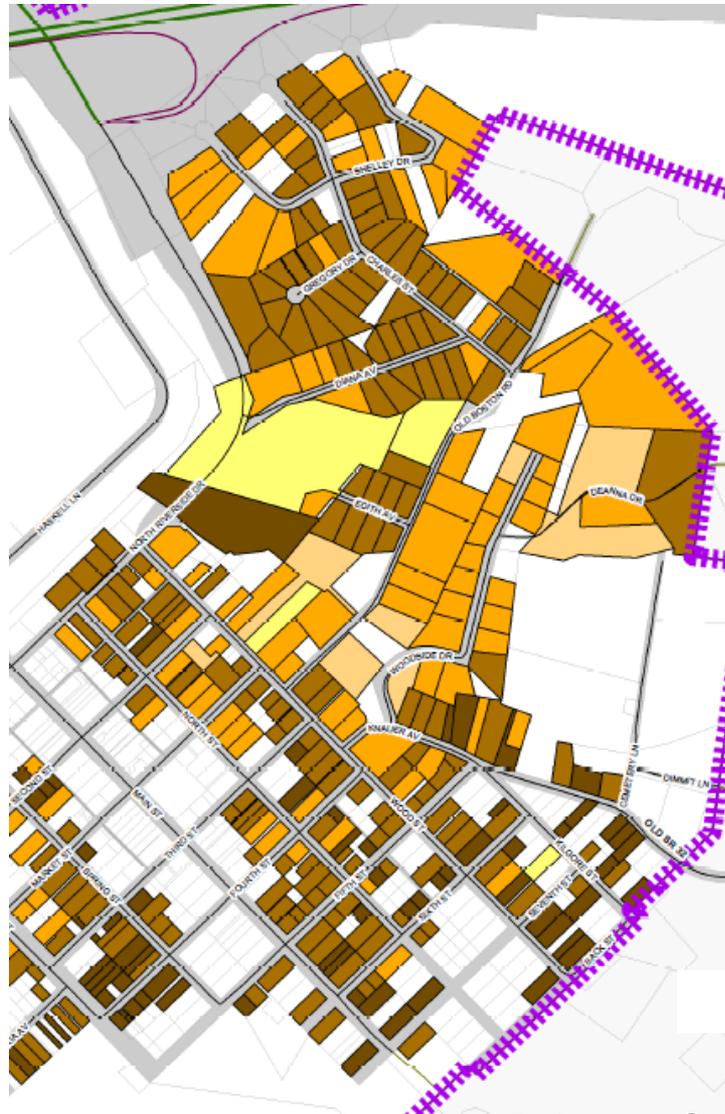


**Appraised Value of**

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

**MAIN STREET AND VICINITY**

**Appraised Value of Buildings**



### Appraised Value

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

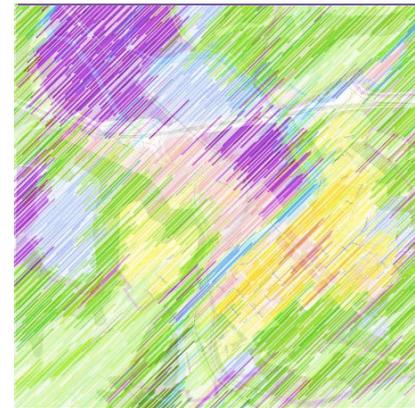
VILLAGE CENTER

# Appraised Value of Buildings

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*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE

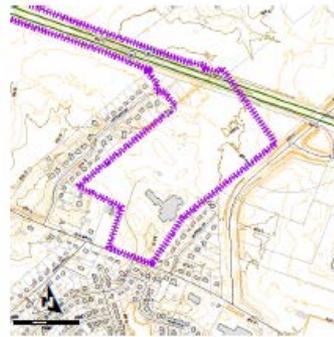
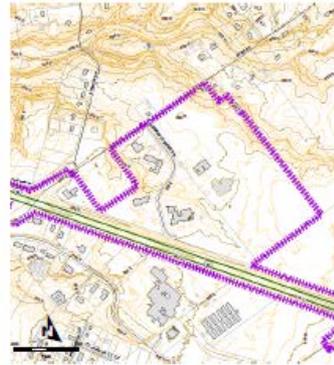
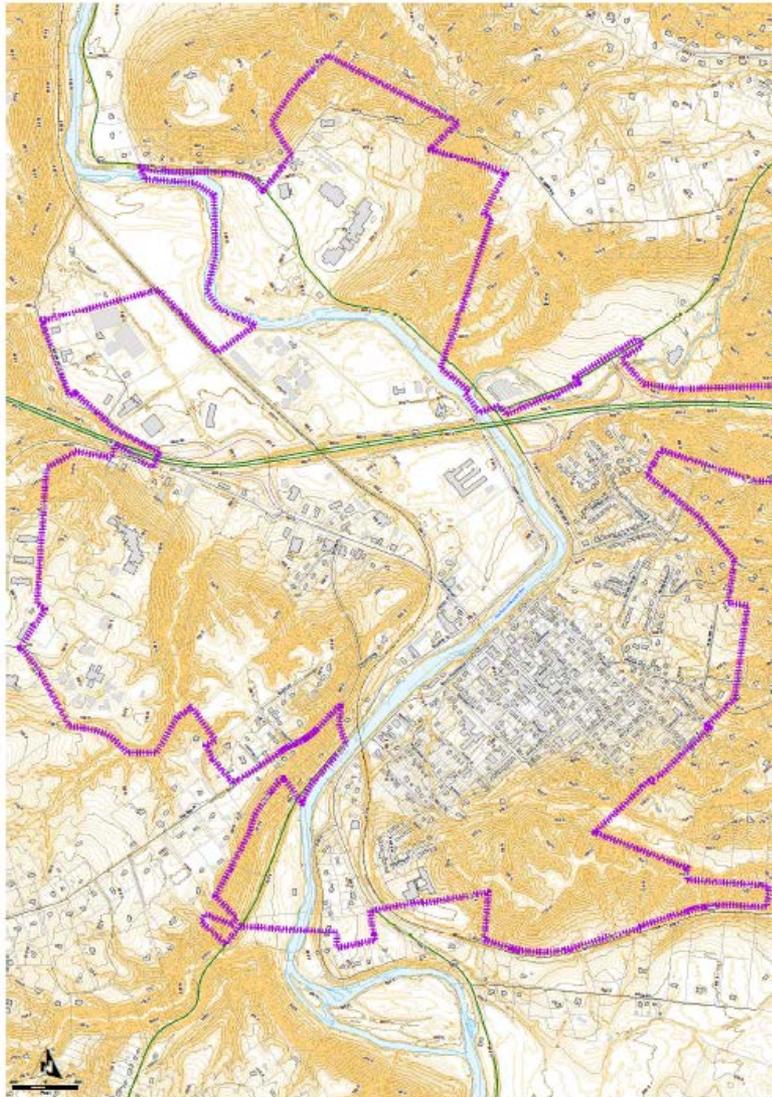


LAND USE PLAN

**PART 6**

# Topography and Environment

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**BATAVIA VILLAGE**  
 THIRD CENTURY INITIATIVE  
 A STRATEGIC COMMUNITY PLAN

## Topography

- Intermediate Contours
- Index Contours

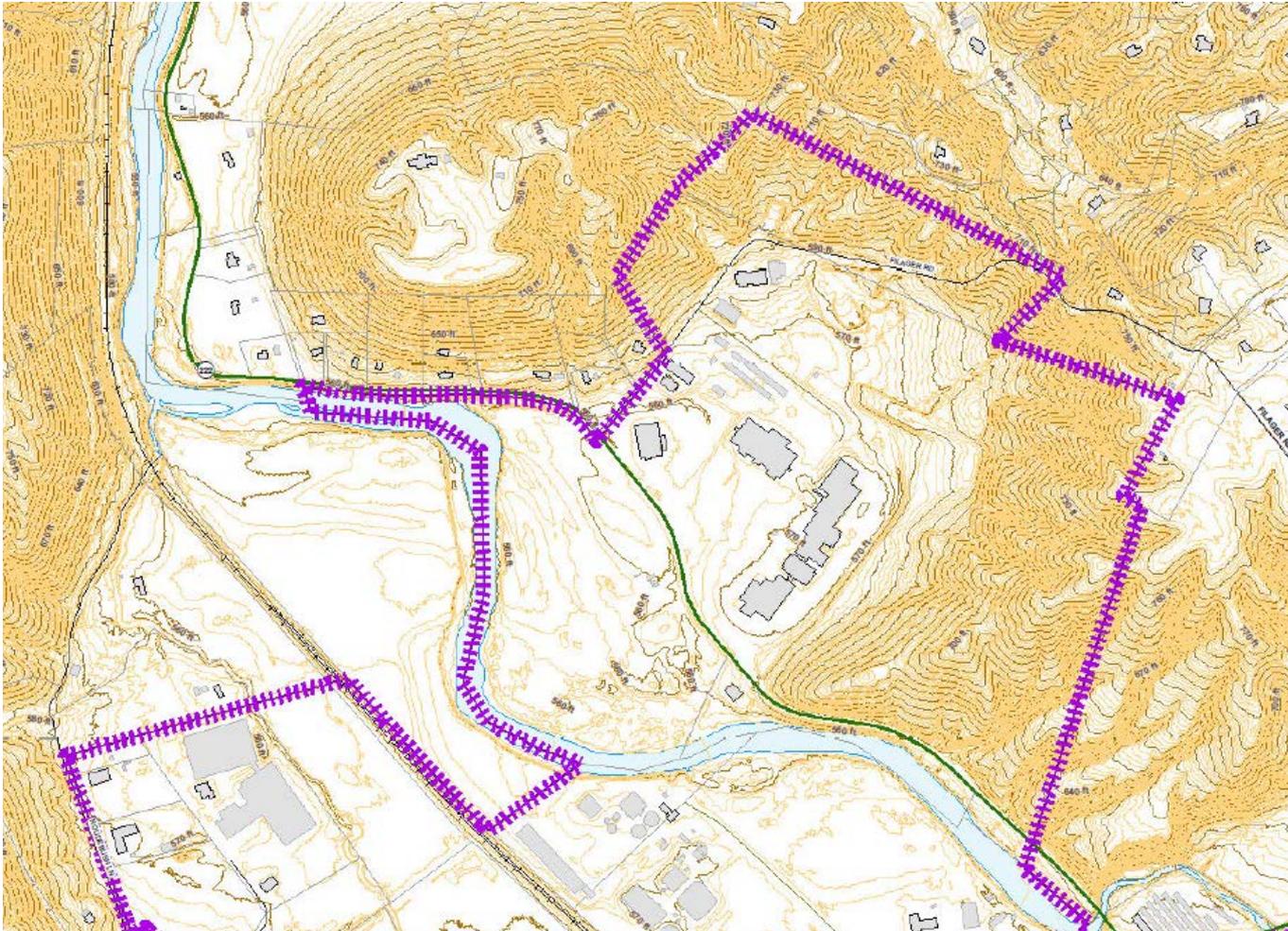


**CLERMONT COUNTY, OHIO**  
 GEOGRAPHIC INFORMATION SYSTEMS

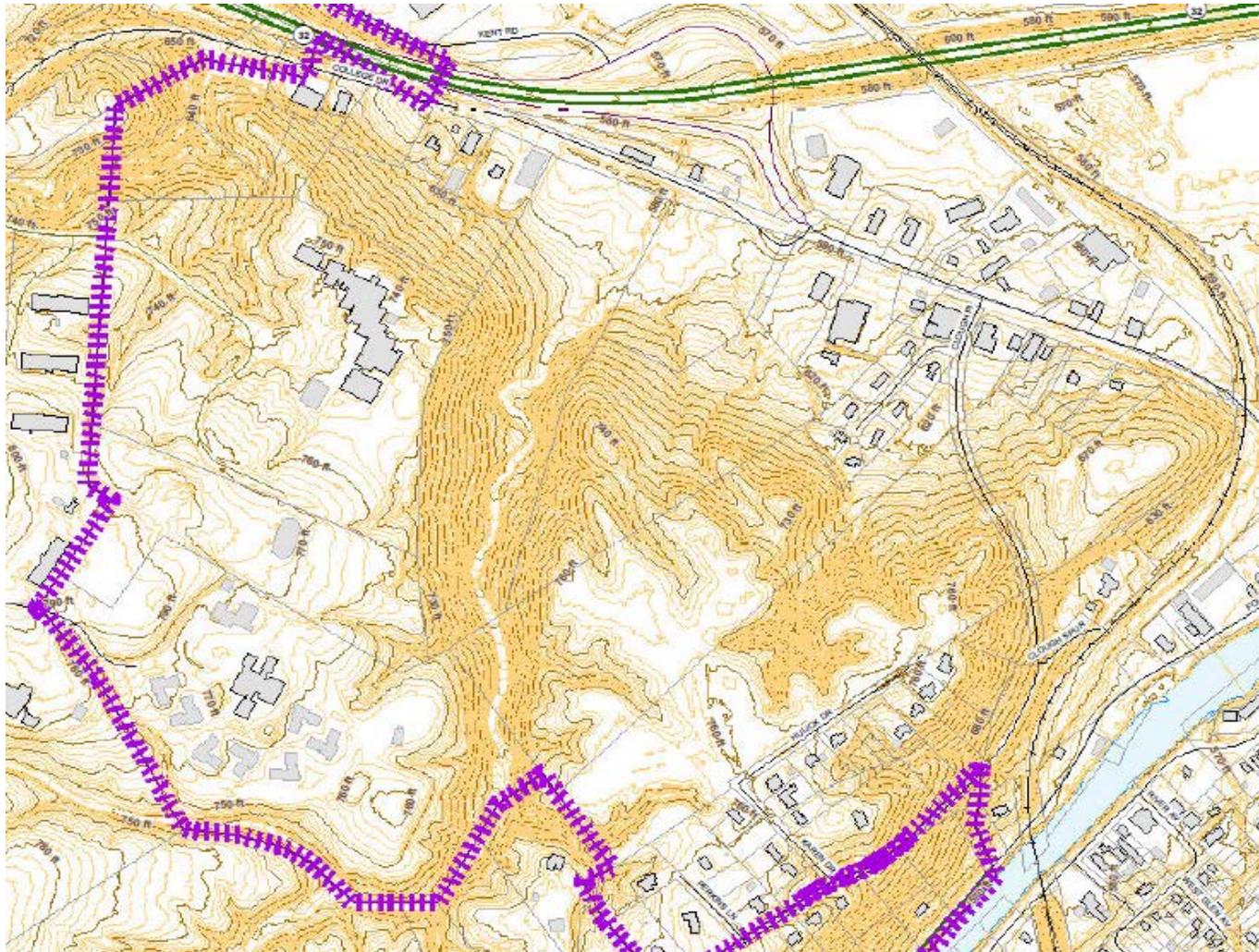
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Planning Commission Resolution #2011-01 | Geographic Information Systems | May 10, 2011

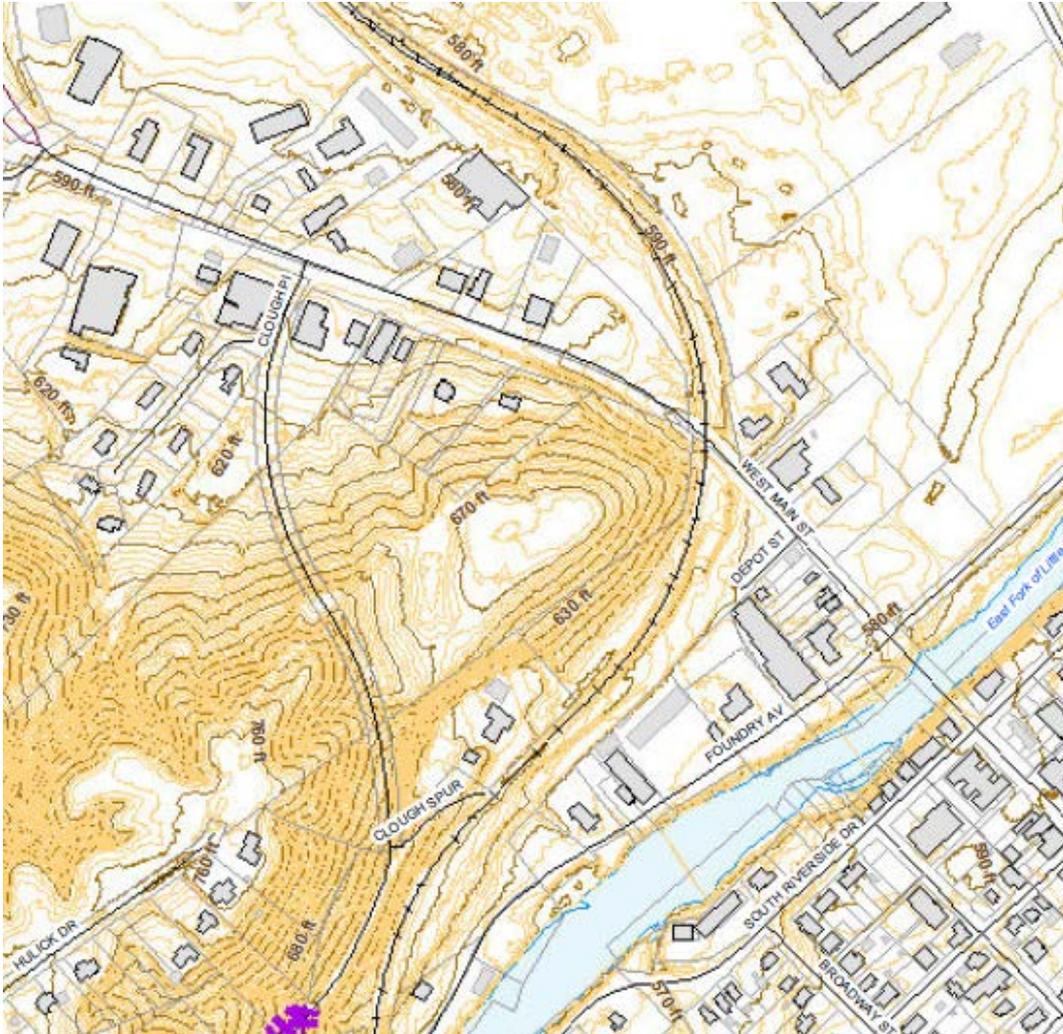
# Topography



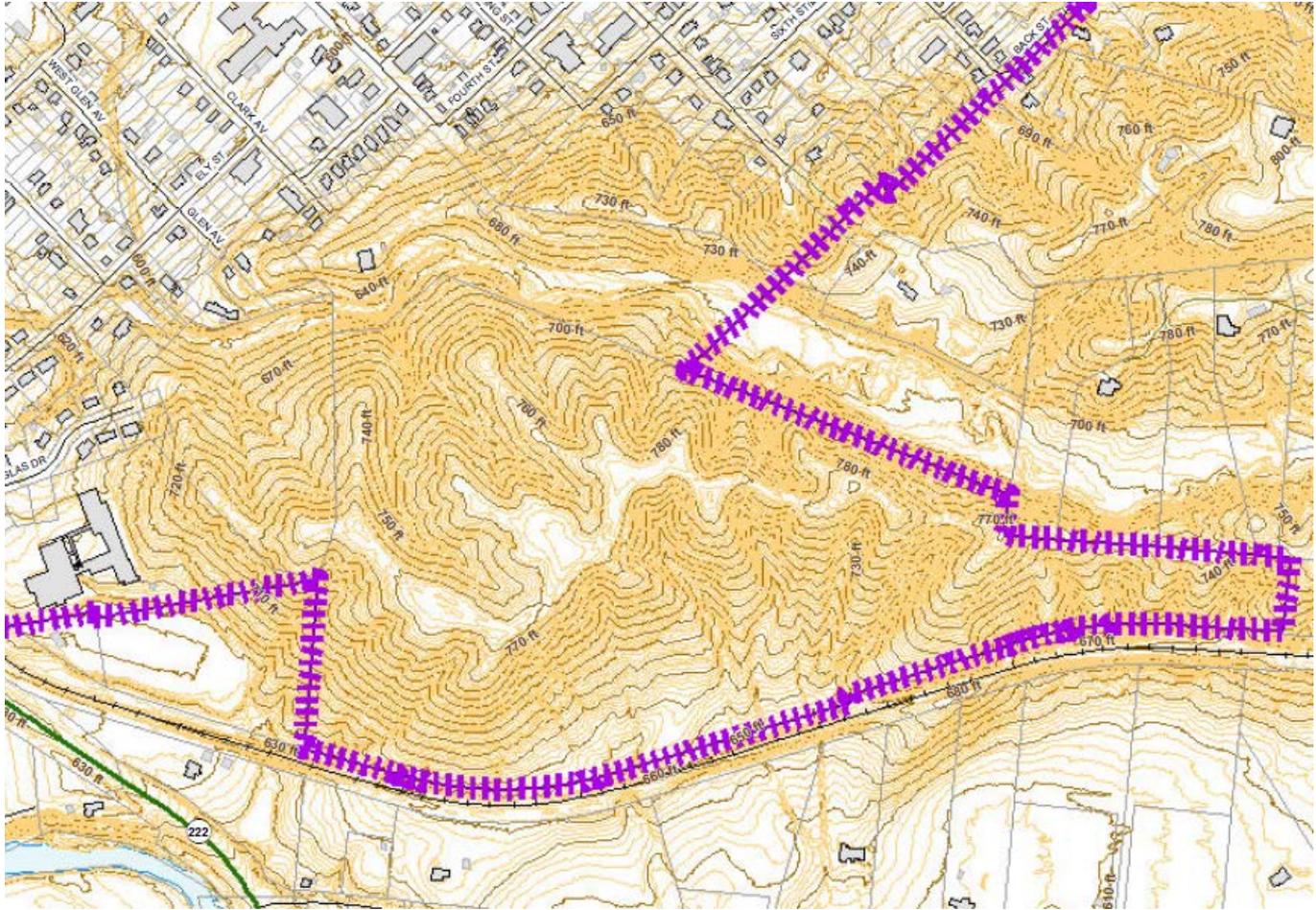
## BATAVIA VILLAGE NORTH Topography



## BATAVIA VILLAGE WEST Topography

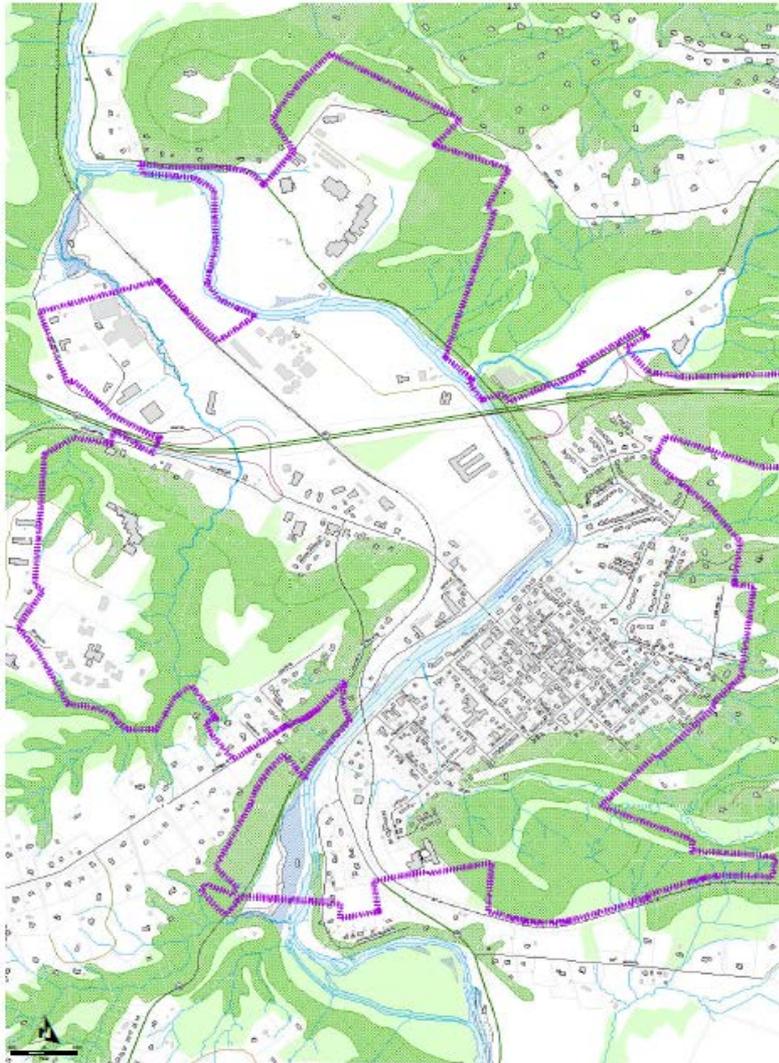


**BATAVIA VILLAGE – WEST MAIN STREET**  
**Topography**



## BATAVIA VILLAGE SOUTH Topography





BATAVIA VILLAGE  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

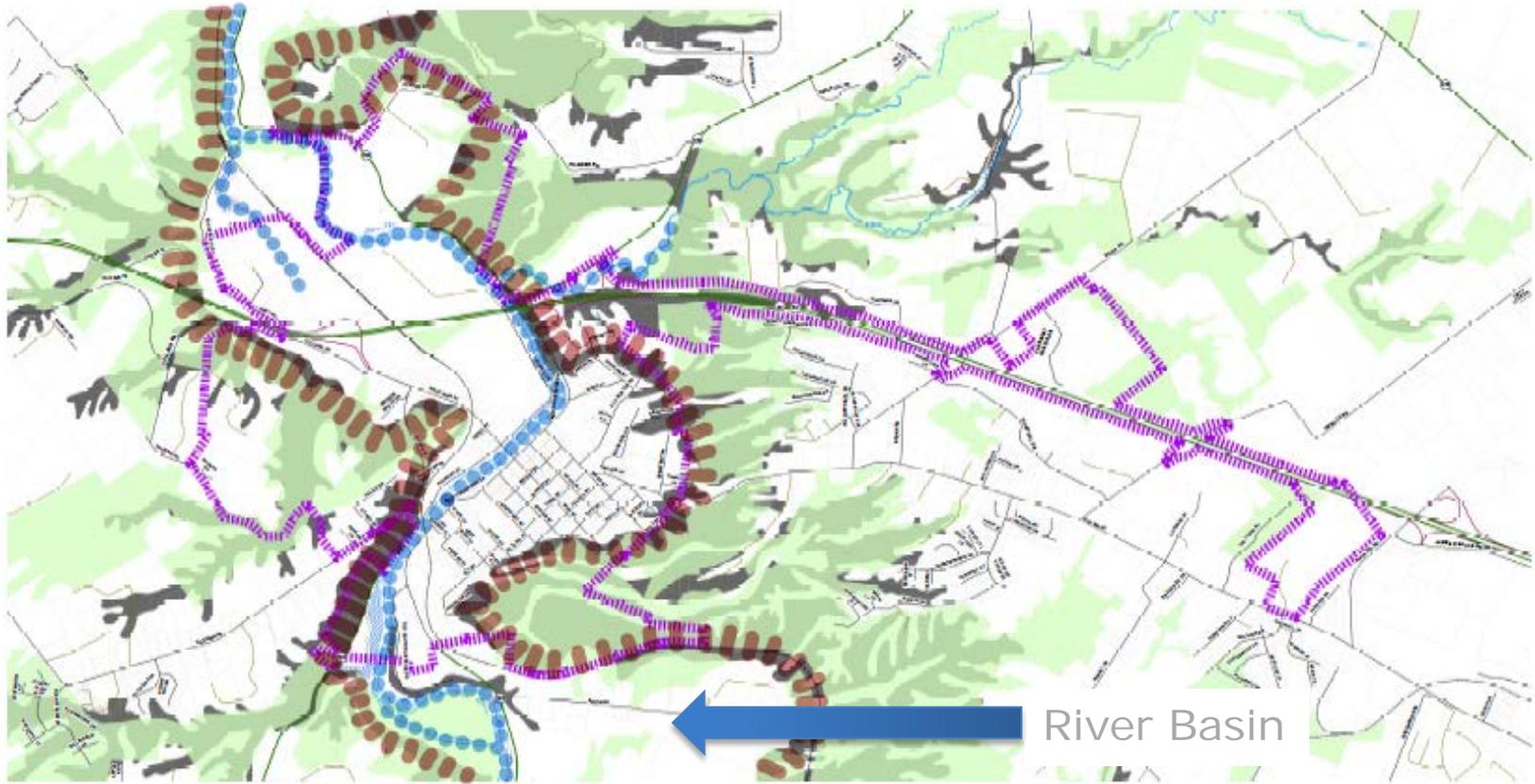
## Environmental Features

-  500 Year Flood Plain
-  100 Year Flood Plain
-  Slope > 18%
-  Forest



CLERMONT COUNTY, OHIO  
GEOGRAPHIC INFORMATION SYSTEMS

# Flood Plain, Steep Slopes, and Forest



BATAVIA VILLAGE | THIRD CENTURY INITIATIVE | A STRATEGIC COMMUNITY PLAN

### Environmental Features

- 500 Year Flood Plain
- 100 Year Flood Plain
- Forest
- Slope > 18%



Clermont County



Scale

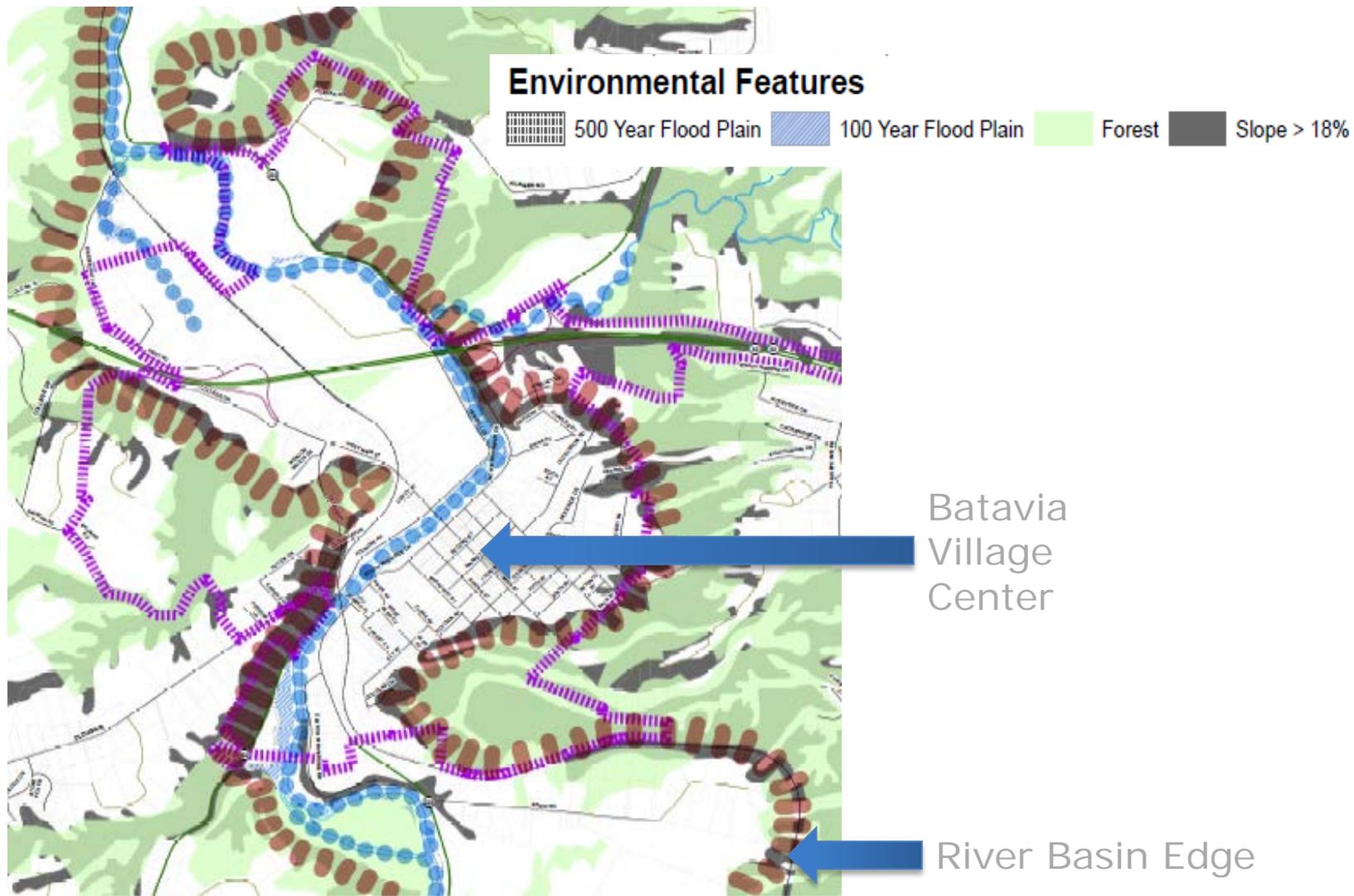


Clermont County, Ohio

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Planning Consultant: Ron Miller, P.E. | Cartographer: Joshua K. Murphy | May 31, 2010

# River Basin and Surrounding Steep Slopes

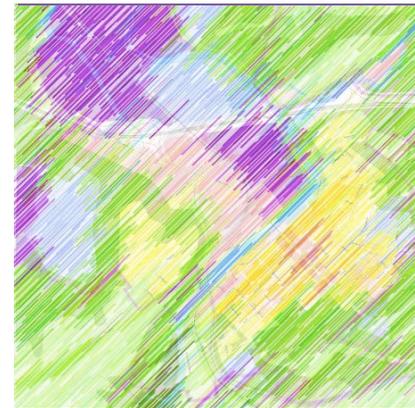


# River Basin and Surrounding Steep Slopes

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*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE



LAND USE PLAN

**PART 7**

# Constraints and Opportunities

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# Assets and Liabilities

## SIGNIFICANT FINDINGS RELATED TO LAND USE AND ZONING

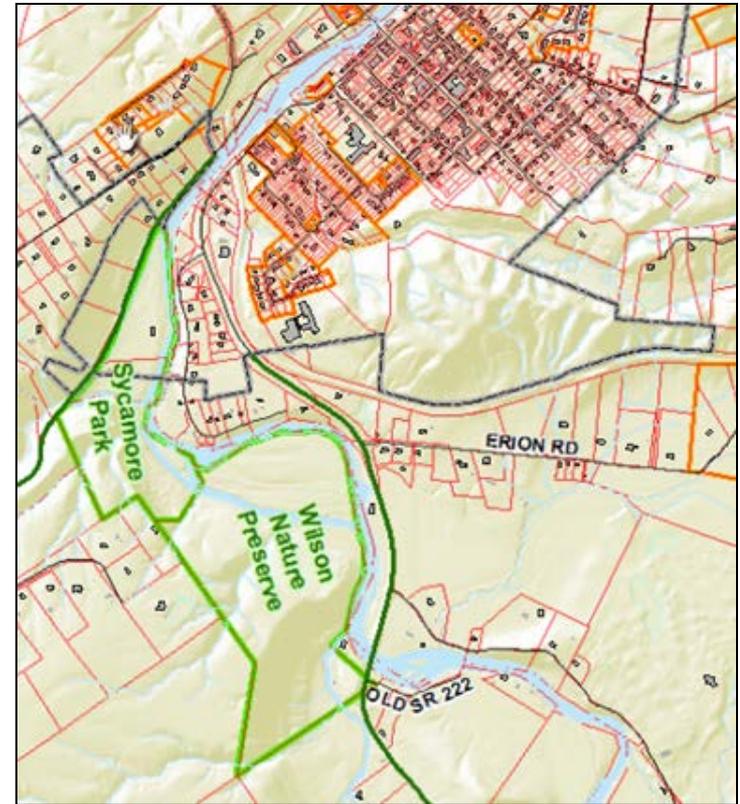
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### Assets

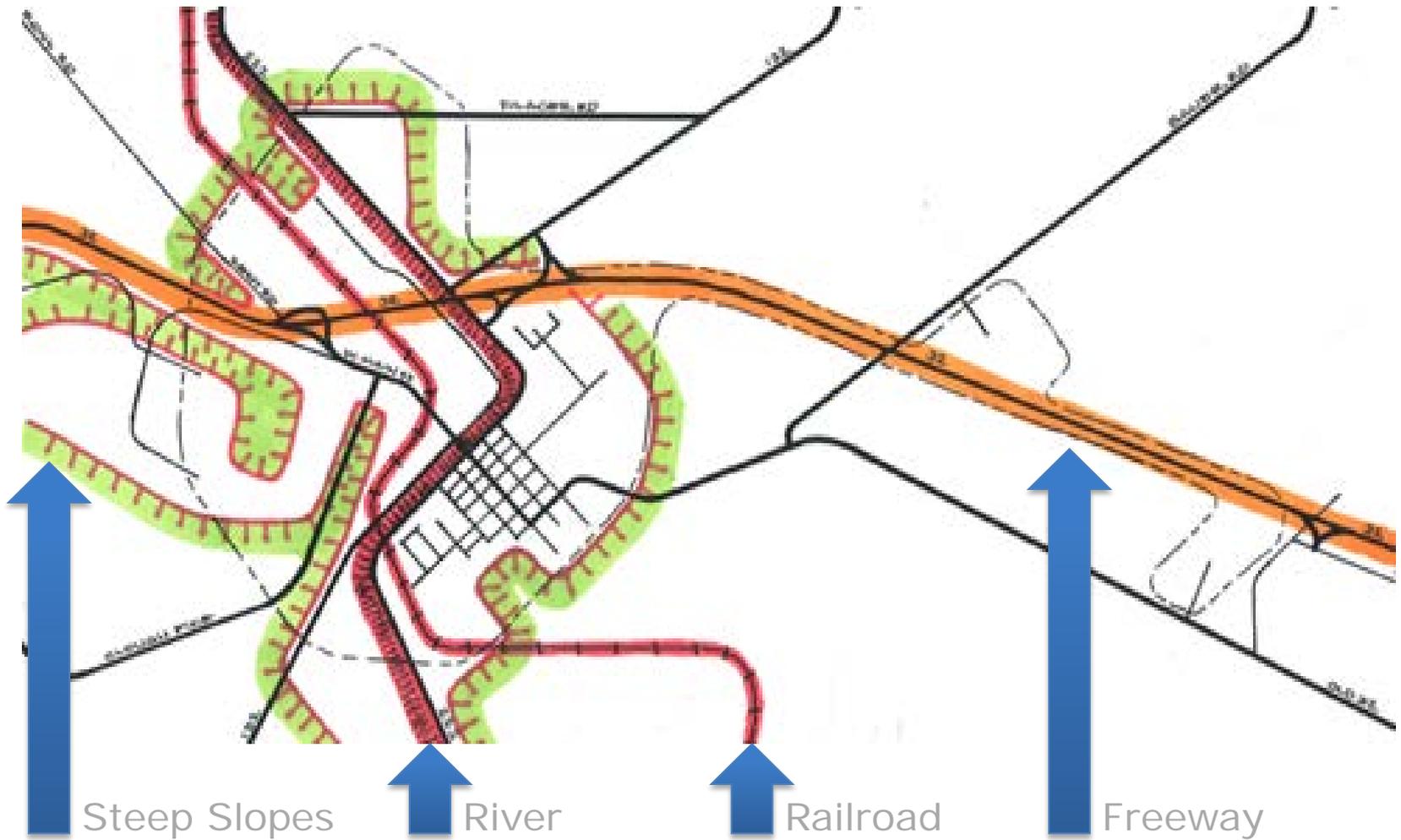
- Compact development pattern of historic core—grid street pattern and density to support pedestrian environment and related services
- Historic character of the Village core and housing
- Proximity to rural environment, natural amenities, open space, and scenic views
- Newly annexed areas and tax base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

### Liabilities

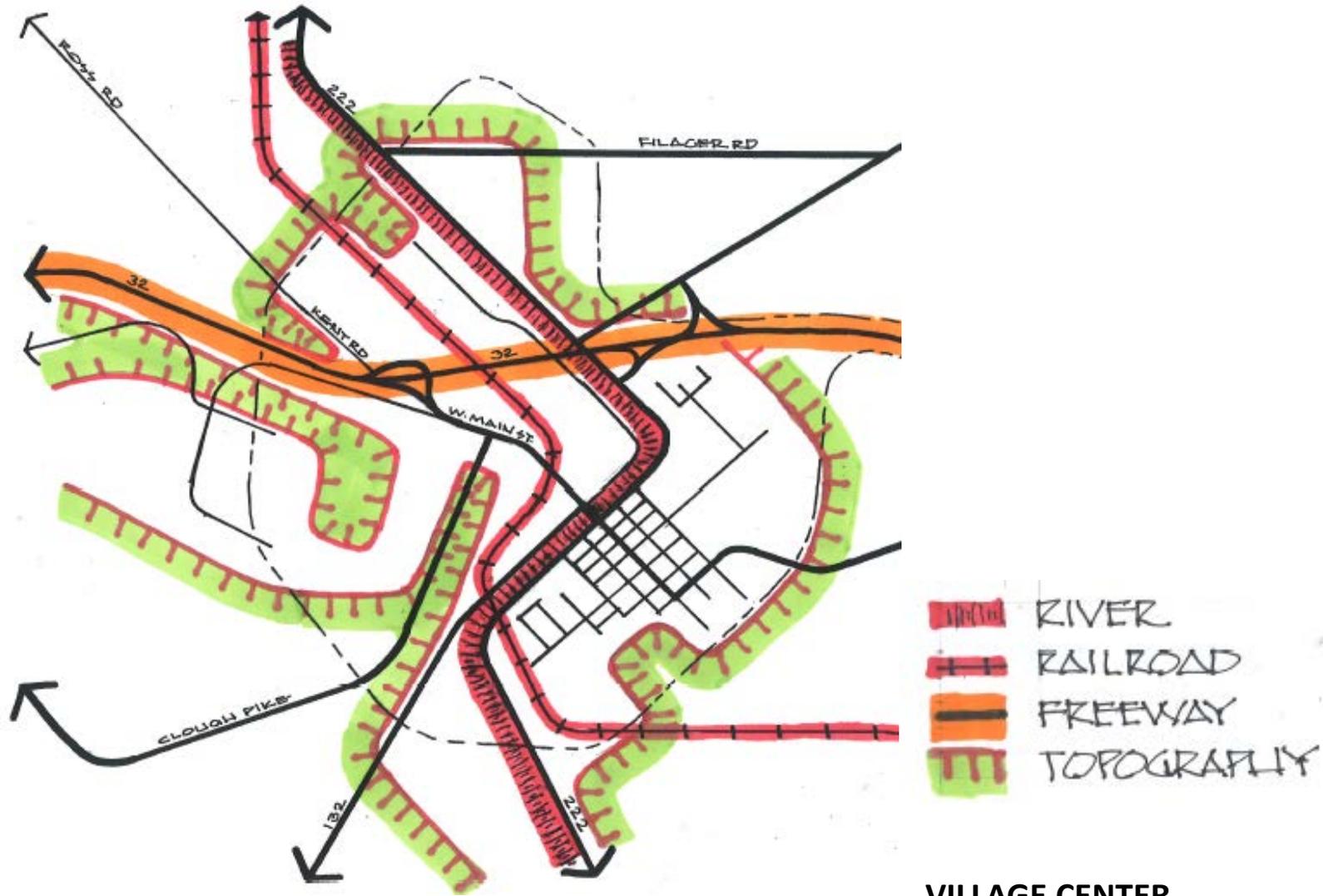
- Main Street is not continuous in appearance and façade quality
- Lack of centralized commercial area
- over-supply of parking has negative effect on Village aesthetics
- Vacant properties and deteriorating housing
- Lack of land use controls to build upon assets in built environment
- Slope, soil composition, 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.



# Sycamore Park and Wilson Nature Preserve

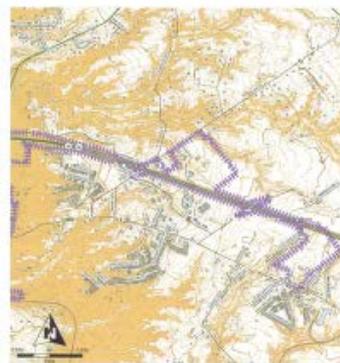
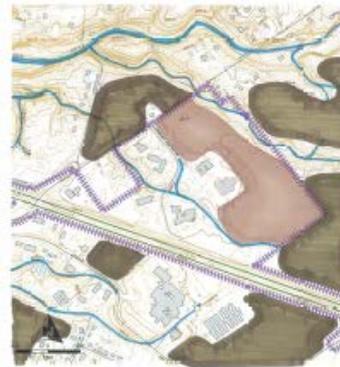
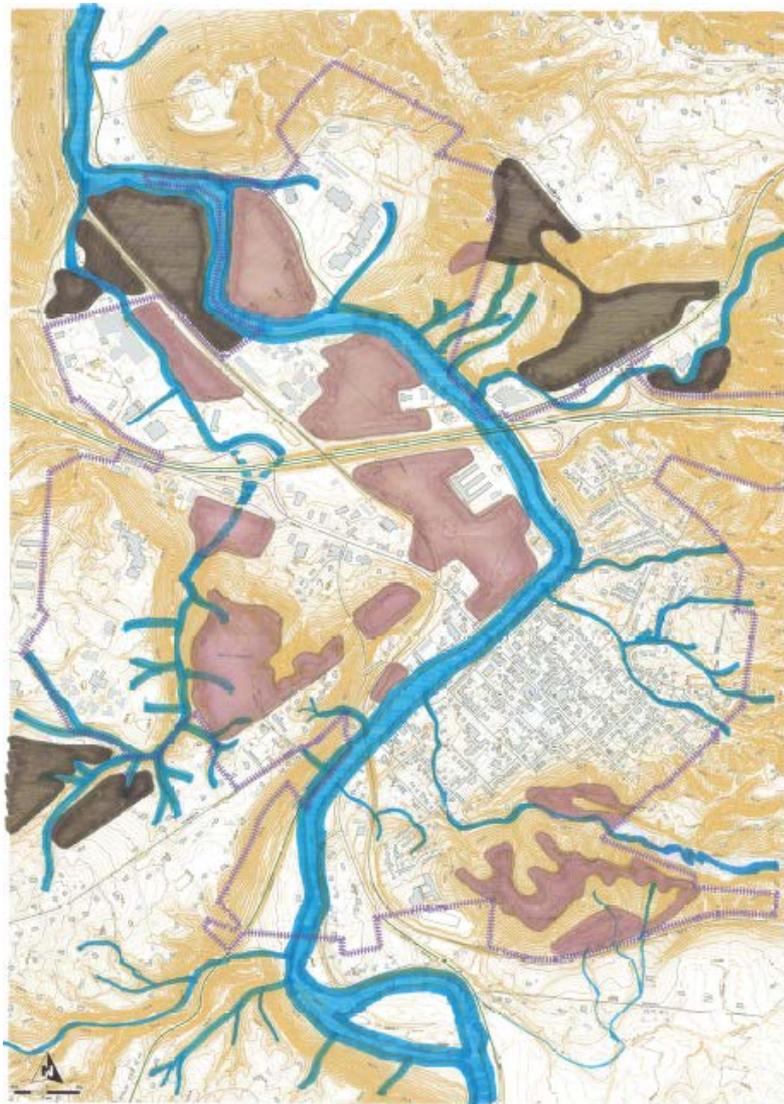


## Spatial Constraints Diagram (Barriers)



VILLAGE CENTER

## Spatial Constraints Diagram (Barriers)



**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

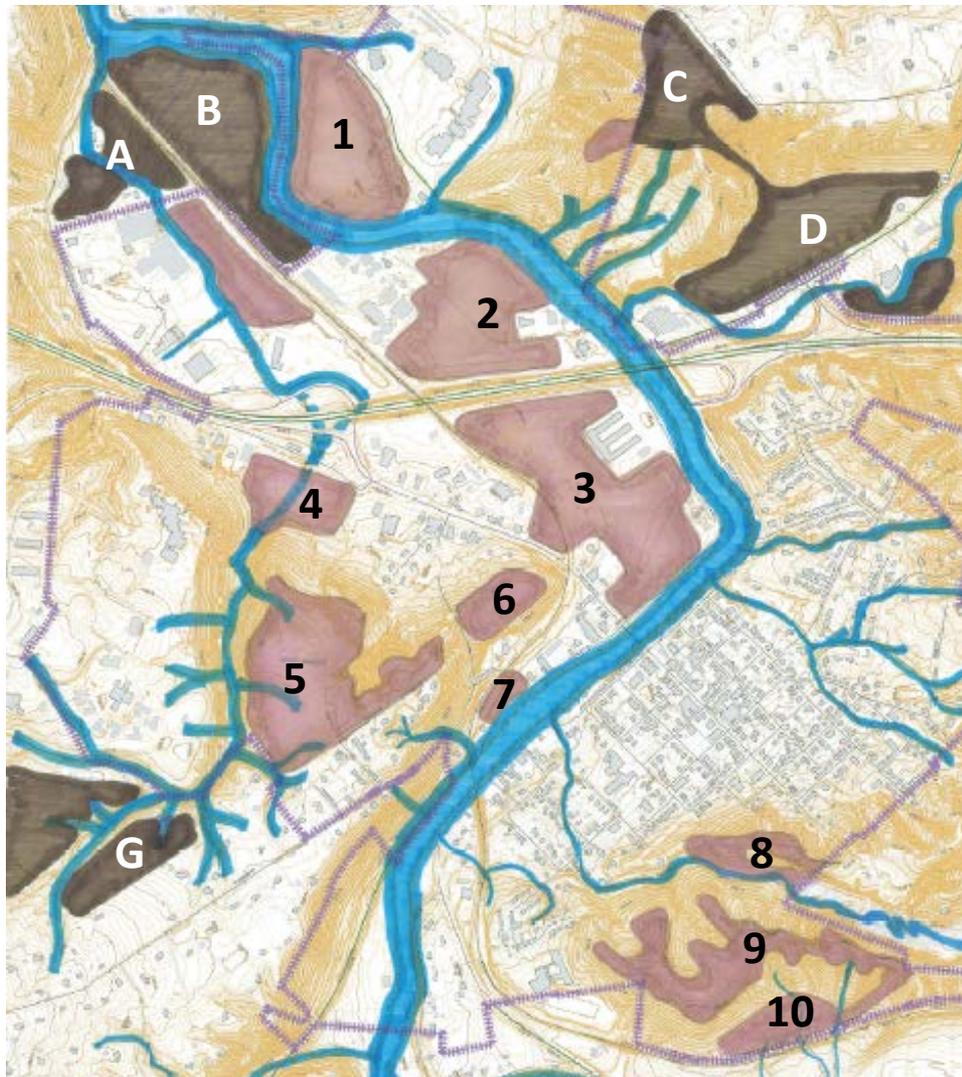
**Vacant or Underutilized Property with Development Potential**

-  Inside Batavia Village
-  Near Batavia Village
-  Riparian Corridor

-  Intermediate Contours
-  Index Contours



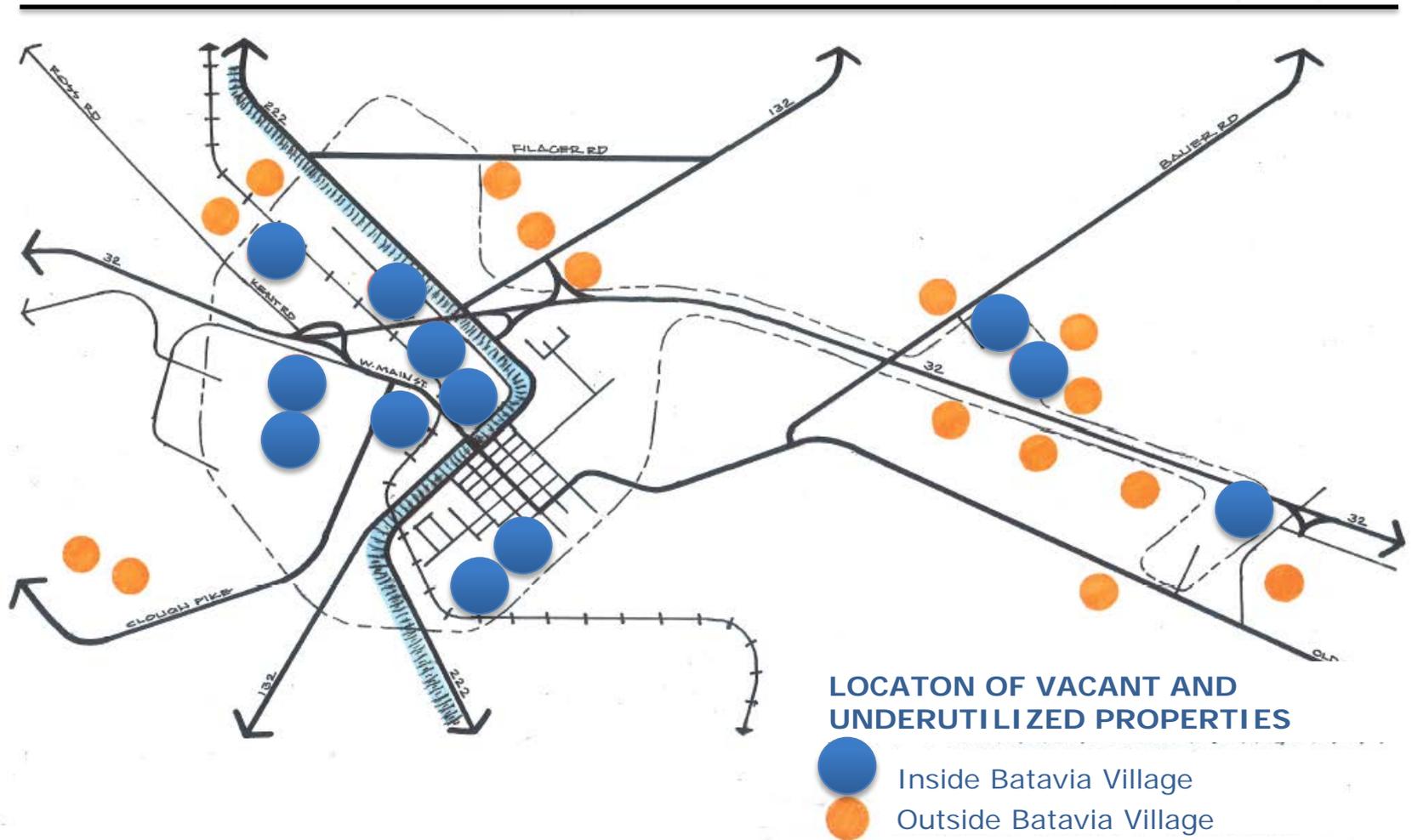
# Development Potential



**Vacant or Underutilized Property with Development Potential**

- Inside Batavia Village
- Near Batavia Village
- Riparian Corridor

**VILLAGE CENTER  
Development Potential**



## Opportunities (Development Potential)



LOCATON OF VACANT AND UNDERUTILIZED PROPERTIES



Inside Batavia Village



Outside Batavia Village

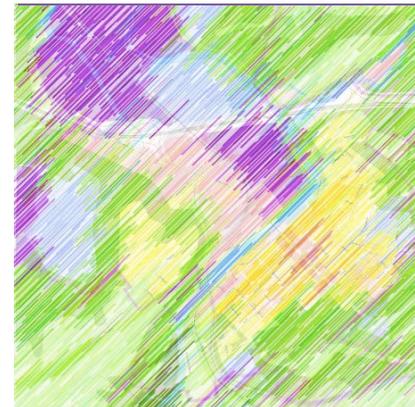
VILLAGE CENTER

# Opportunities (Development Potential)

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*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE

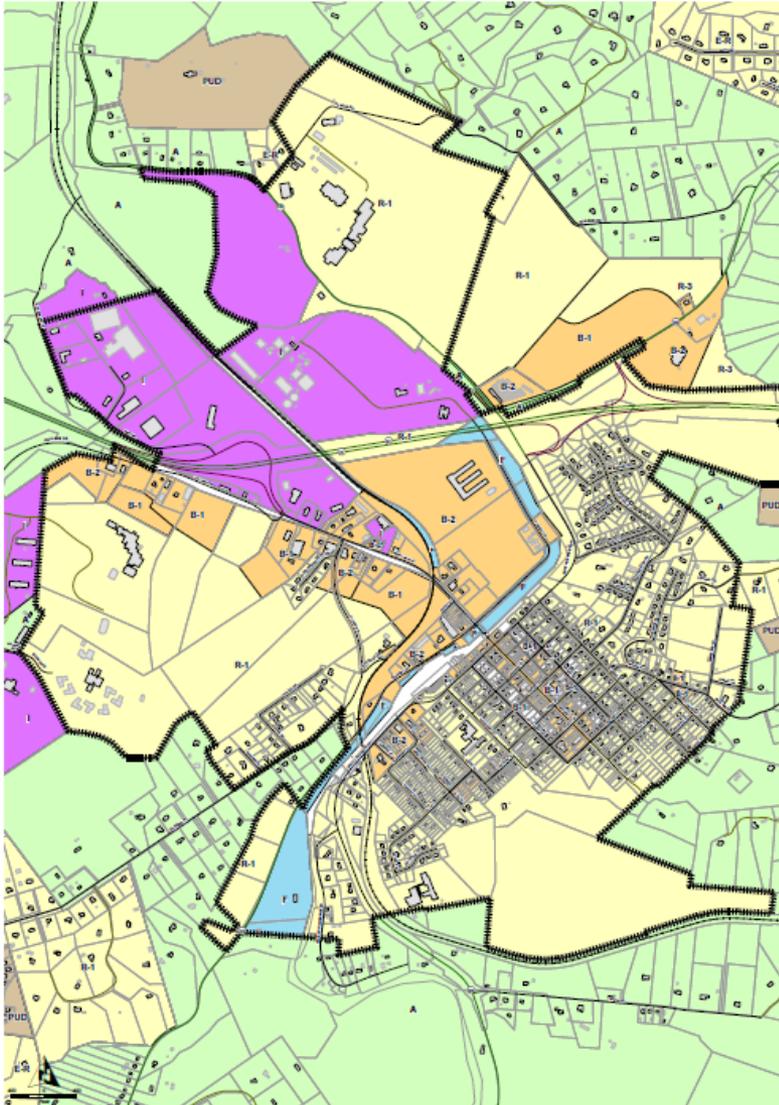


LAND USE PLAN

**PART 8**

# Existing Land Use and Zoning

---



**BATAVIA VILLAGE  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN**

## Existing Zoning

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

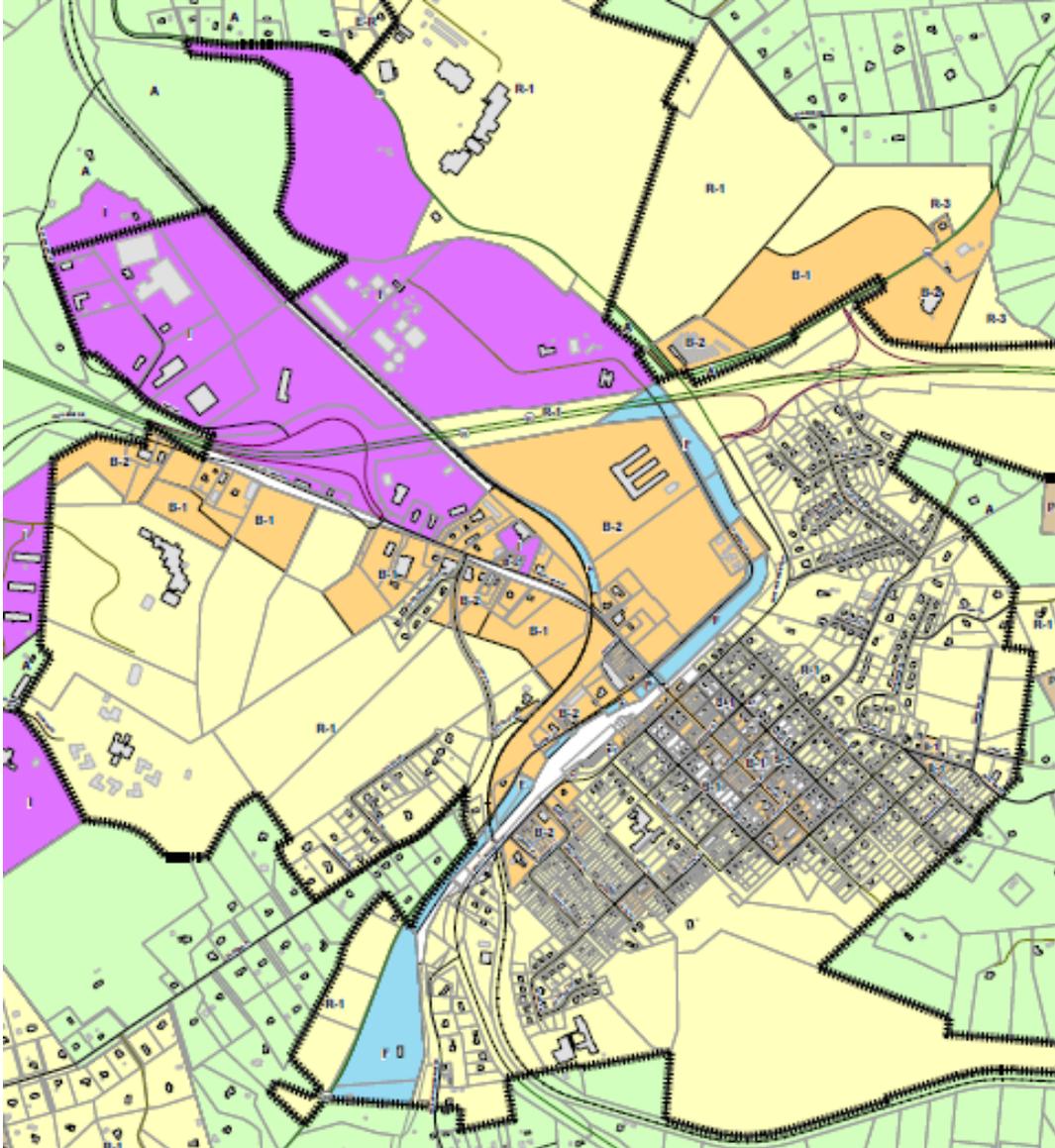


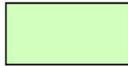
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Planning Consultant: Kevin White, P.E. | Cartographer: Joshua S. Blythe | May 16, 2014

**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

# Existing Zoning

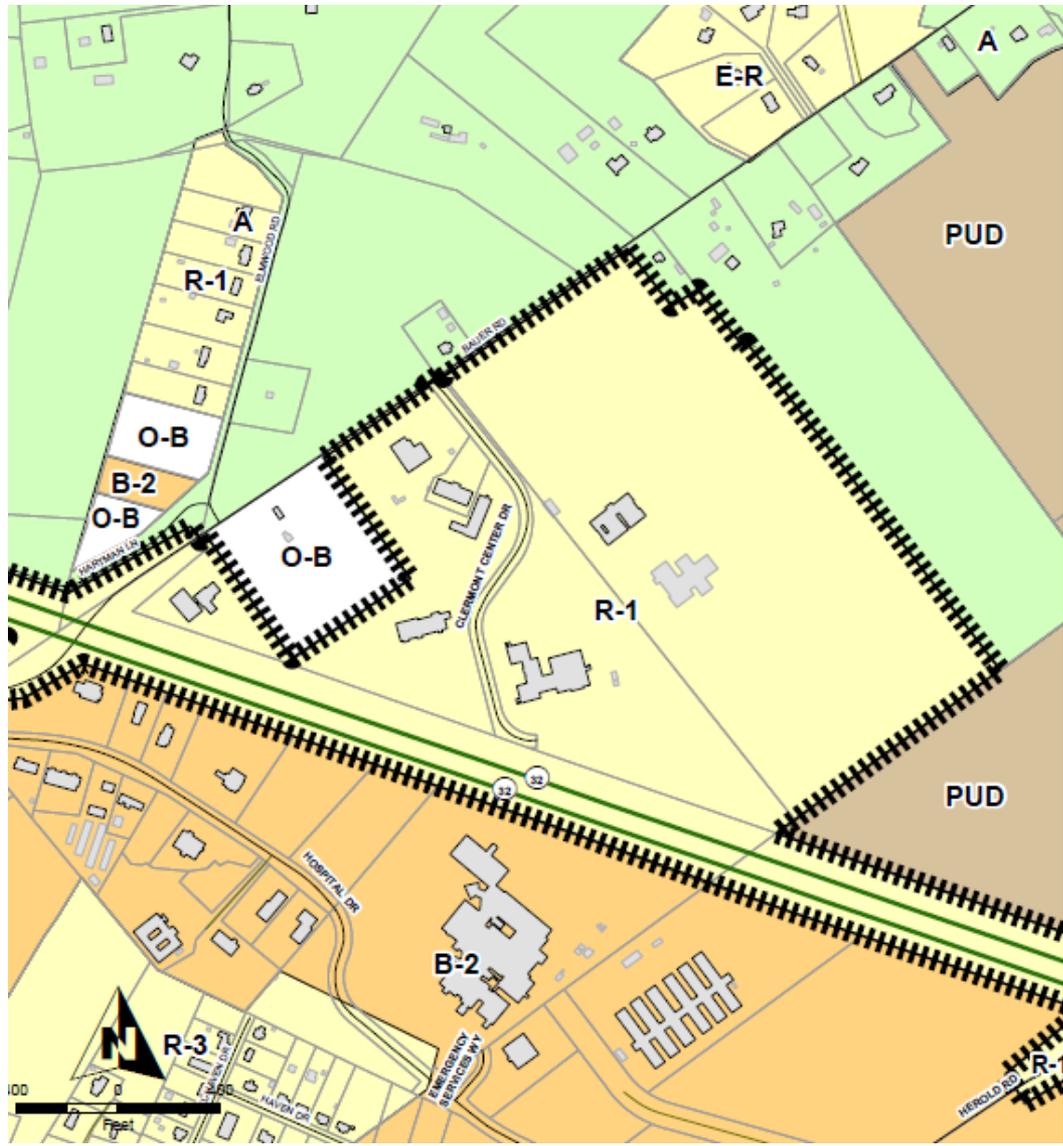


-  Agriculture
-  Residential
-  Industrial
-  Business
-  Commercial
-  Flood Plain
-  PUD

**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

# Existing Zoning

## BAUER ROAD AREA

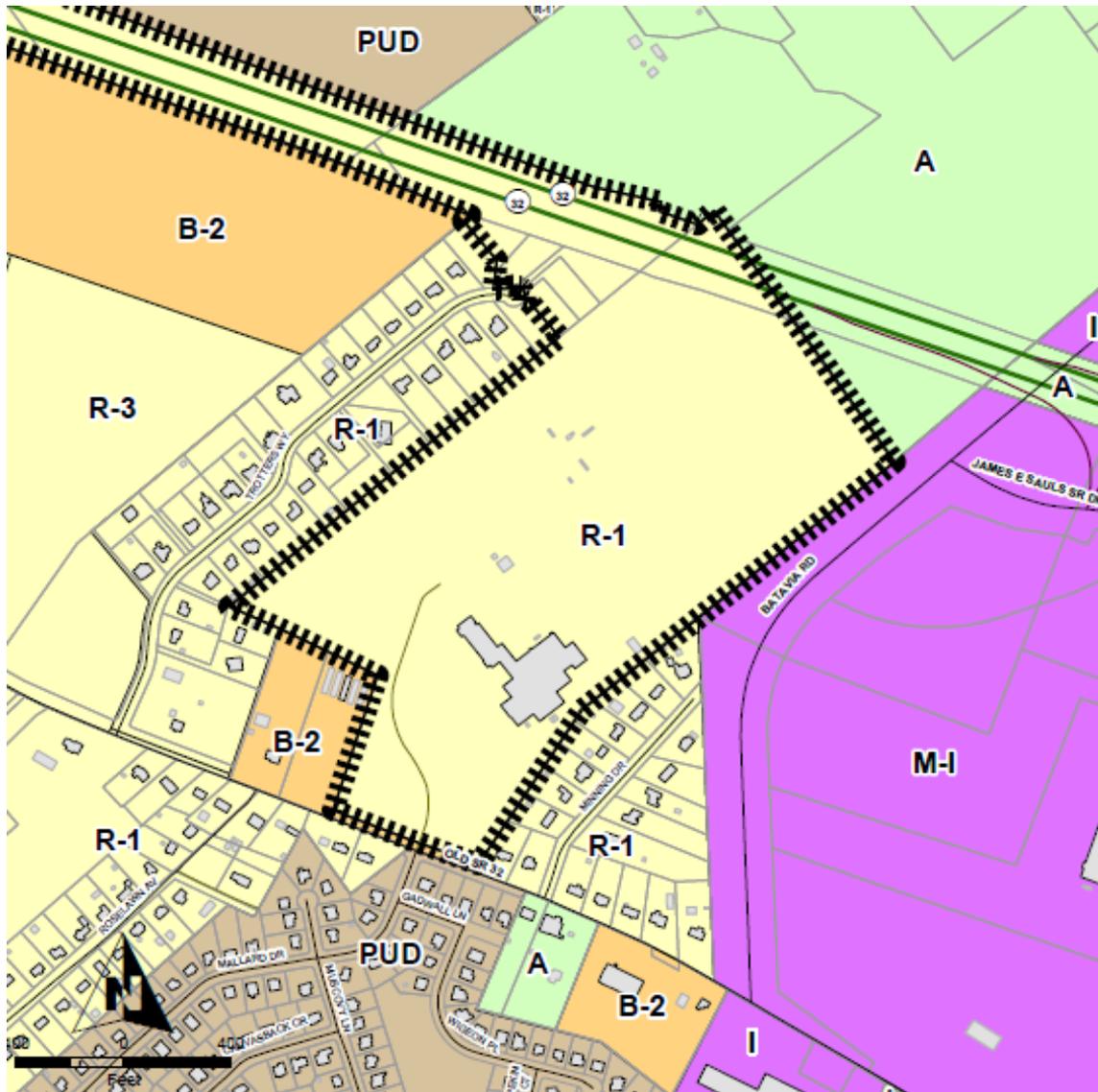


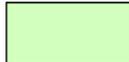
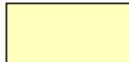
-  Agriculture
-  Residential
-  Industrial
-  Business
-  Commercial
-  Flood Plain
-  PUD

**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

# Existing Zoning

## BATAVIA ROAD AREA

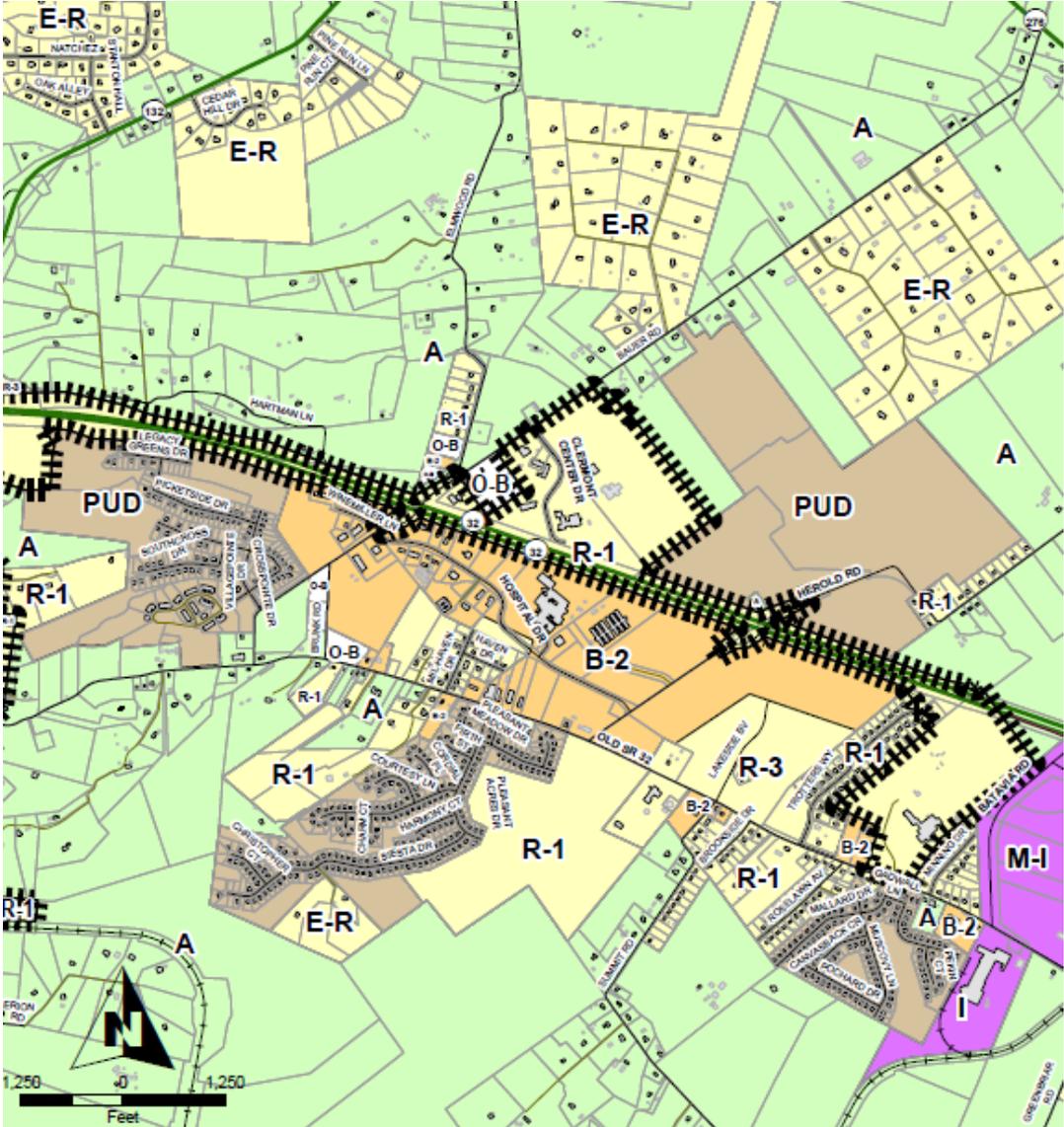


-  Agriculture
-  Residential
-  Industrial
-  Business
-  Commercial
-  Flood Plain
-  PUD

**BATAVIA VILLAGE**  
 THIRD CENTURY INITIATIVE:  
 A STRATEGIC COMMUNITY PLAN

# Existing Zoning

## BATAVIA EAST AREA

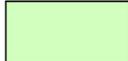


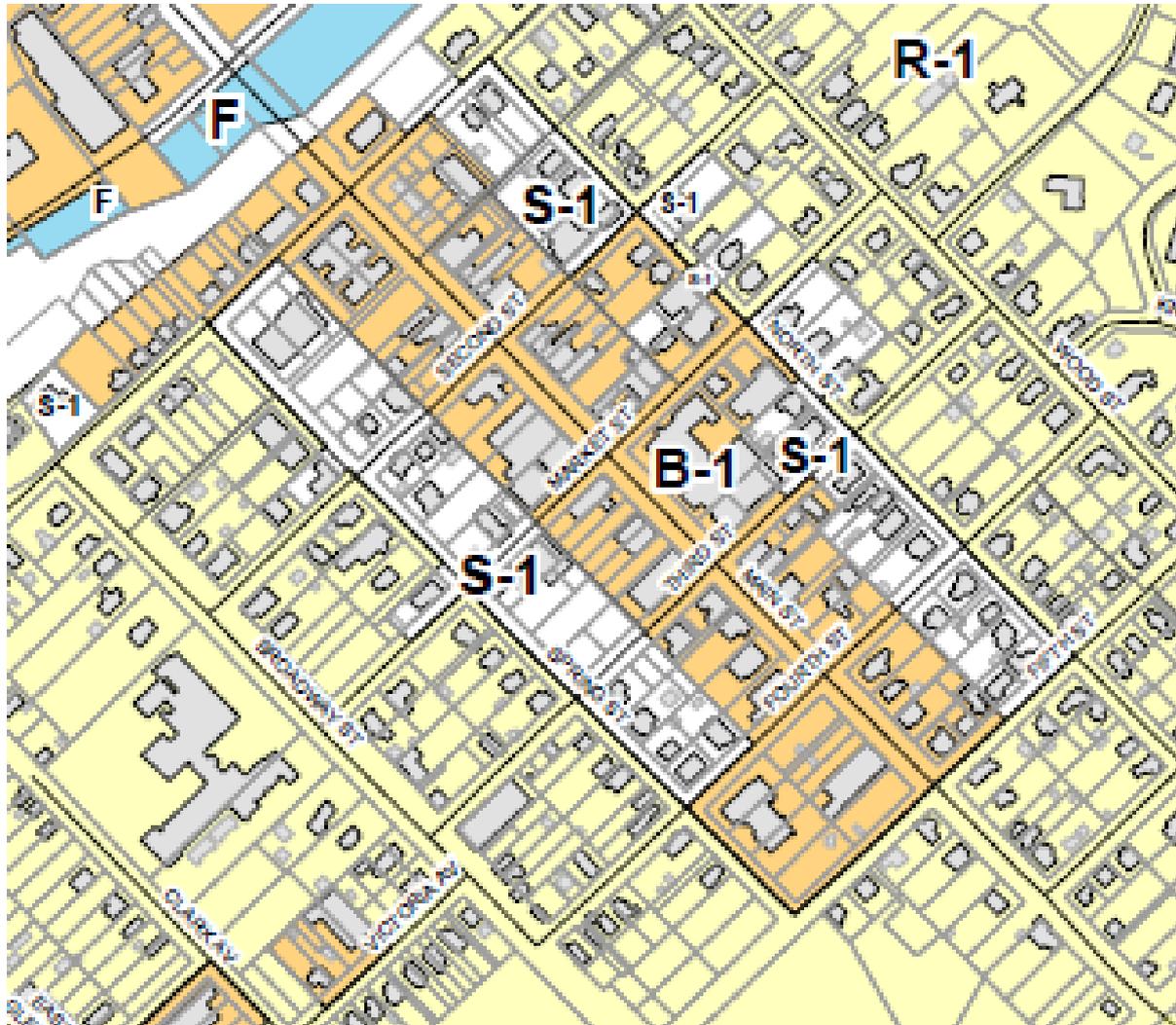
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- Residential
- Industrial
- Business
- Commercial
- Flood Plain
- PUD

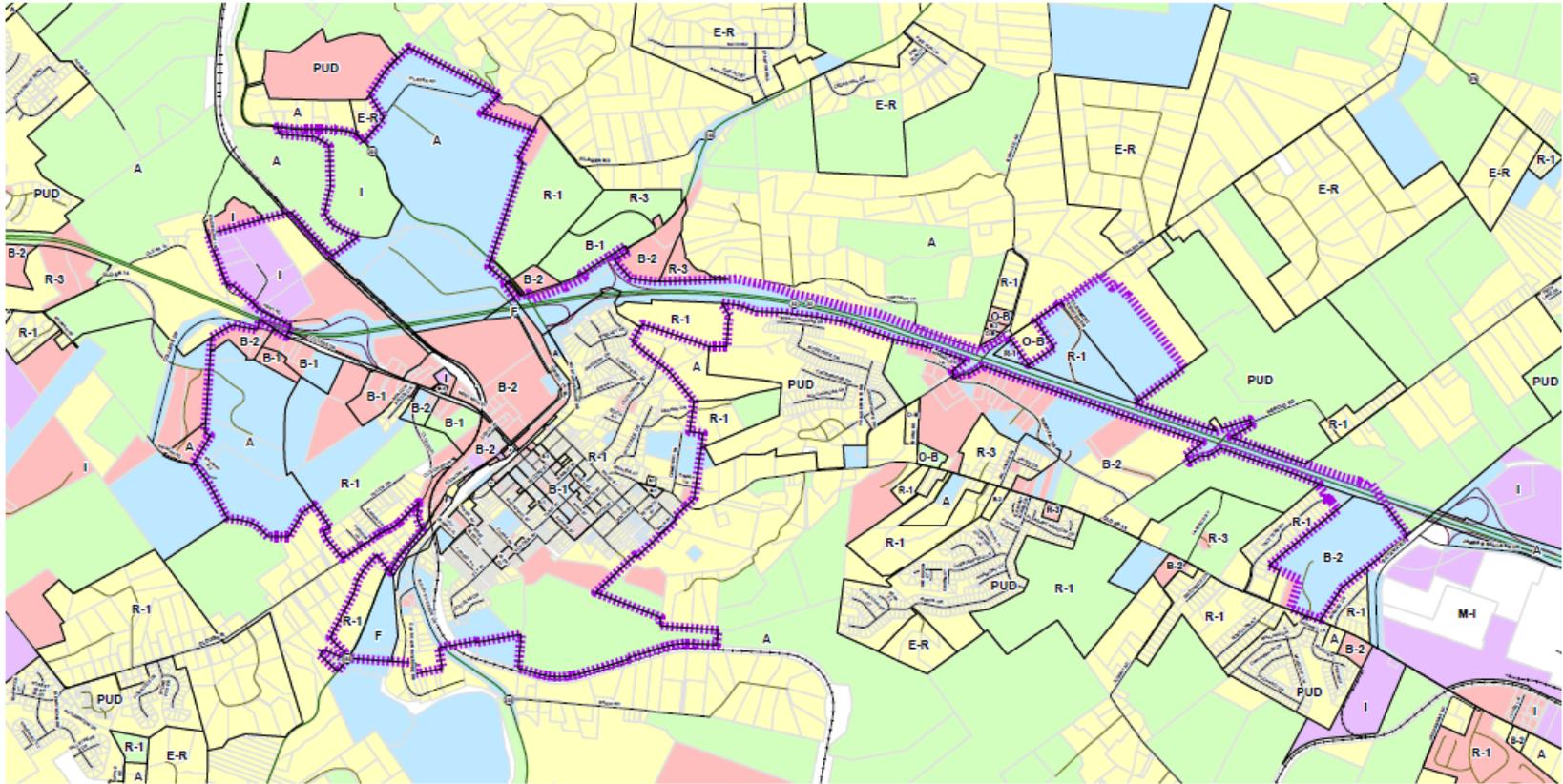
**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

# Existing Zoning

## VILLAGE CENTER

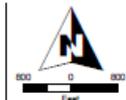
-  Agriculture
-  Residential
-  Industrial
-  Business
-  Commercial
-  Flood Plain
-  PUD





BATAVIA VILLAGE | THIRD CENTURY INITIATIVE | A STRATEGIC COMMUNITY PLAN

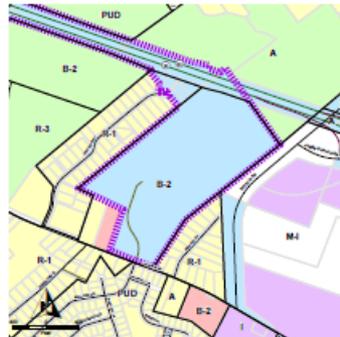
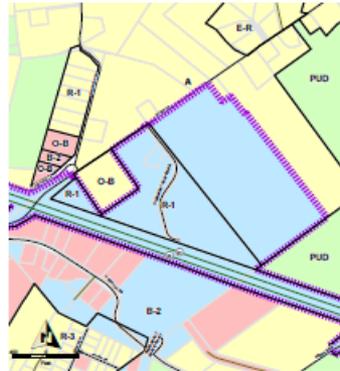
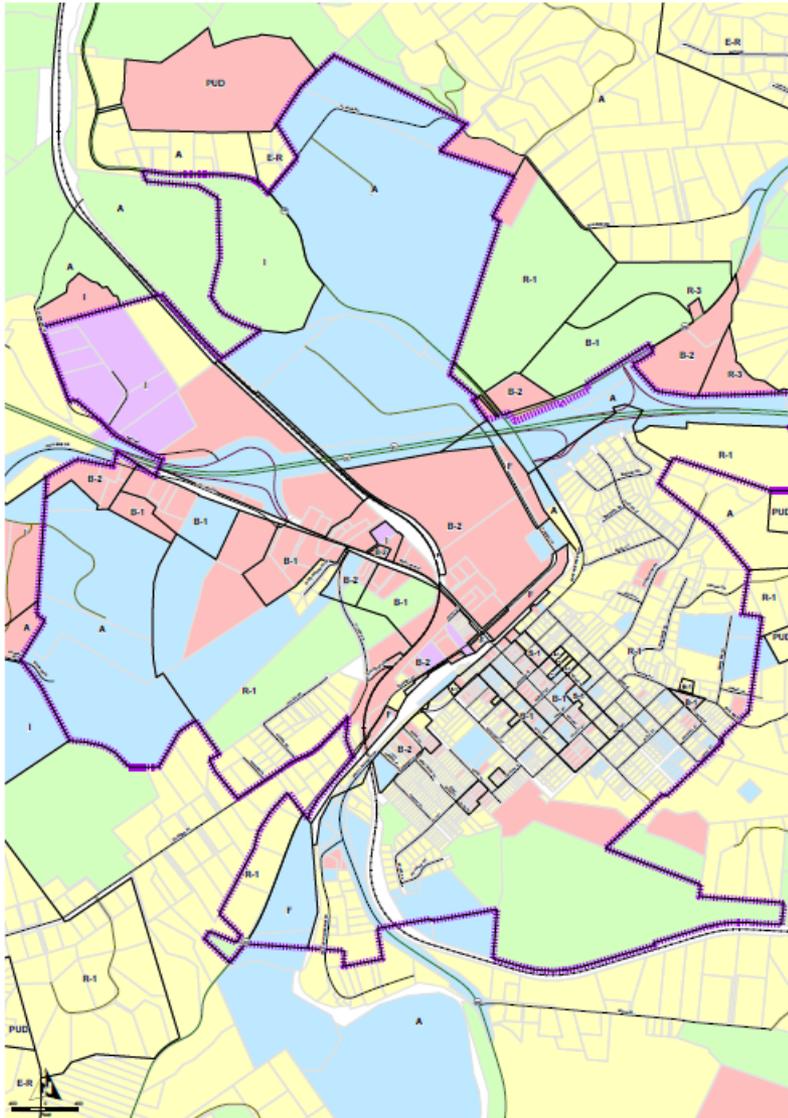
Land Use ■ Agriculture ■ Commercial ■ Exempt ■ Industrial ■ Residential ■ No Data



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Planning Consultant: Ron Miller, FAICP | Cartographer: Joshua K. Murphy | May 21, 2013

# BATAVIA AND VICINITY Existing Land Use and Zoning



**BATAVIA VILLAGE  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN**

## Existing Land Use and Zoning

- Agriculture
- Commercial
- Exempt
- Industrial
- Residential
- No Data



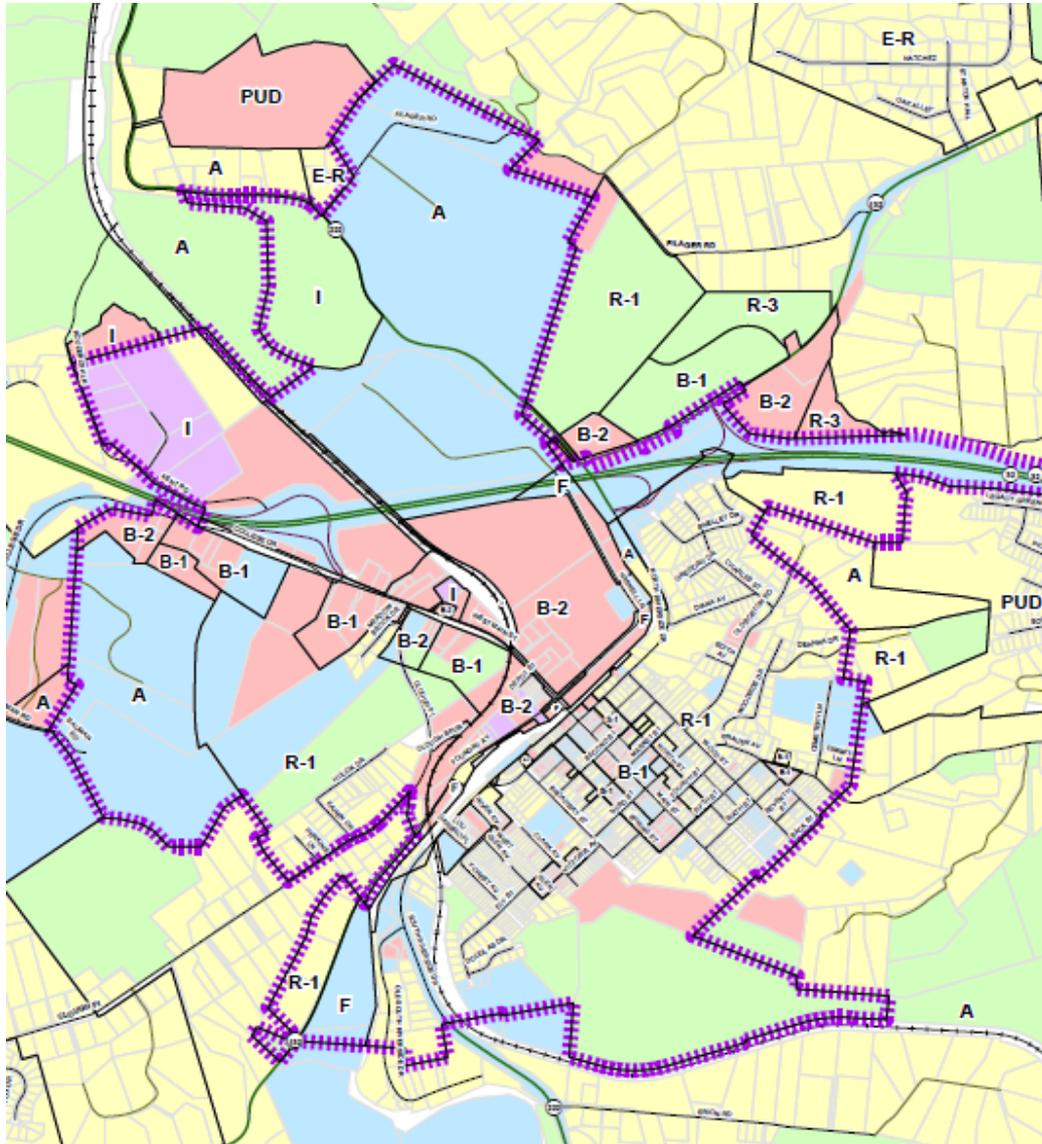
**CLERMONT COUNTY, OHIO**  
GEOGRAPHIC INFORMATION SYSTEMS

The information contained on this map is a public resource for general information and is provided for use only as a general guide. Clermont County does not warrant the accuracy, reliability, or completeness of the information or the results of its use. The user assumes all responsibility for the use of the information on this map.

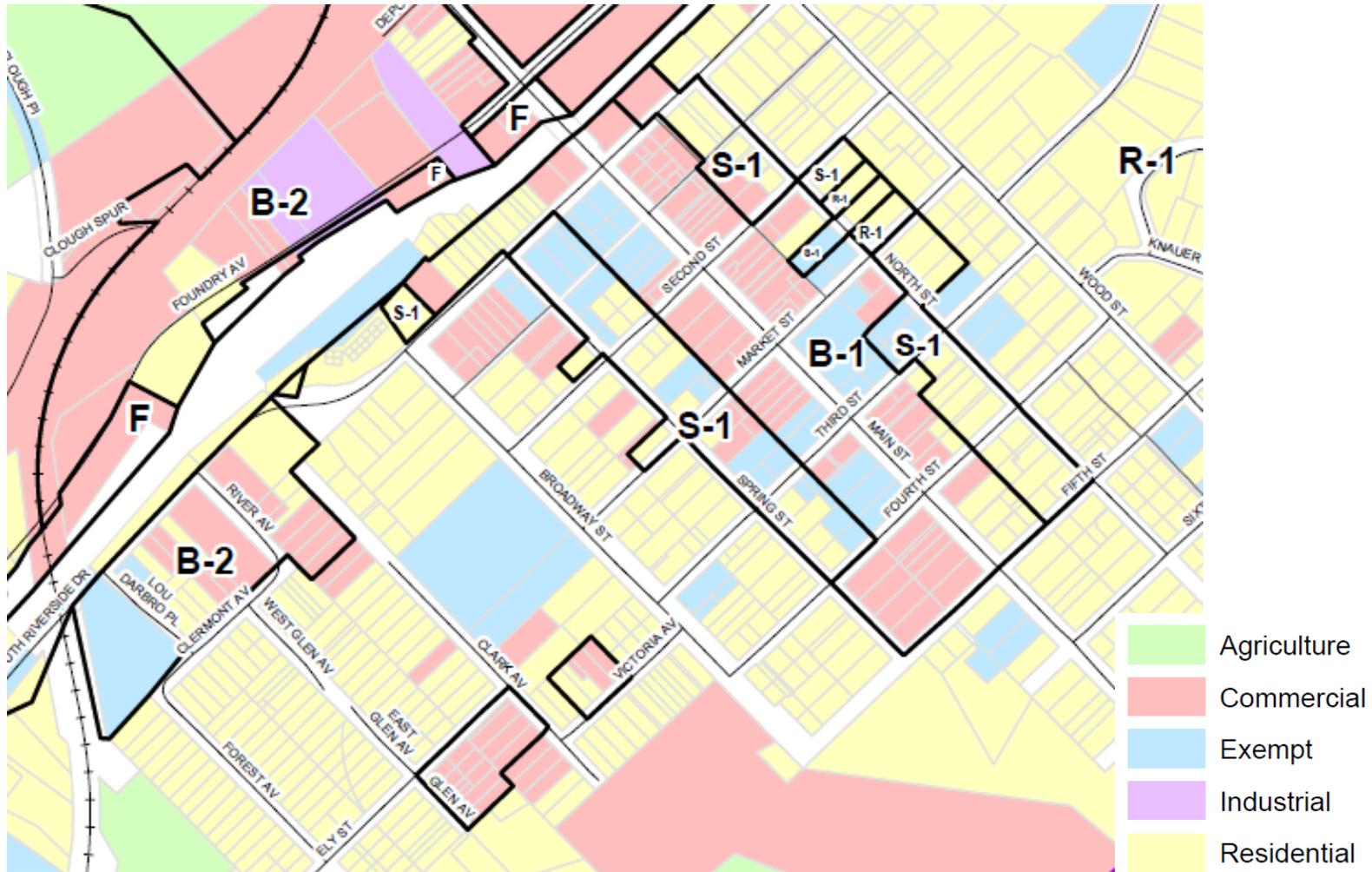
Planning Commission for Village, 2022 | Cartographer: James R. Murray | May 10, 2024

**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

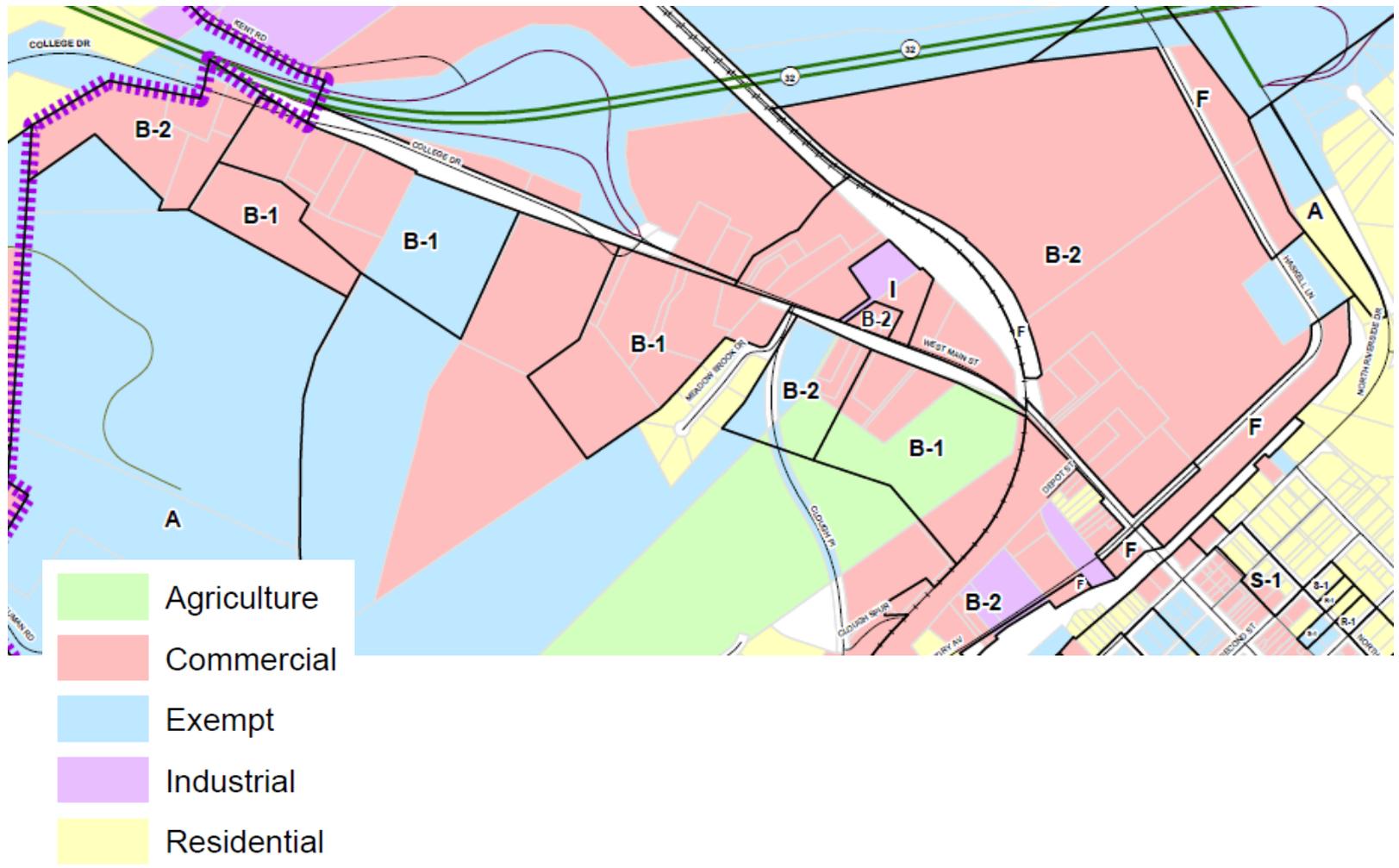
# Existing Land Use and Zoning



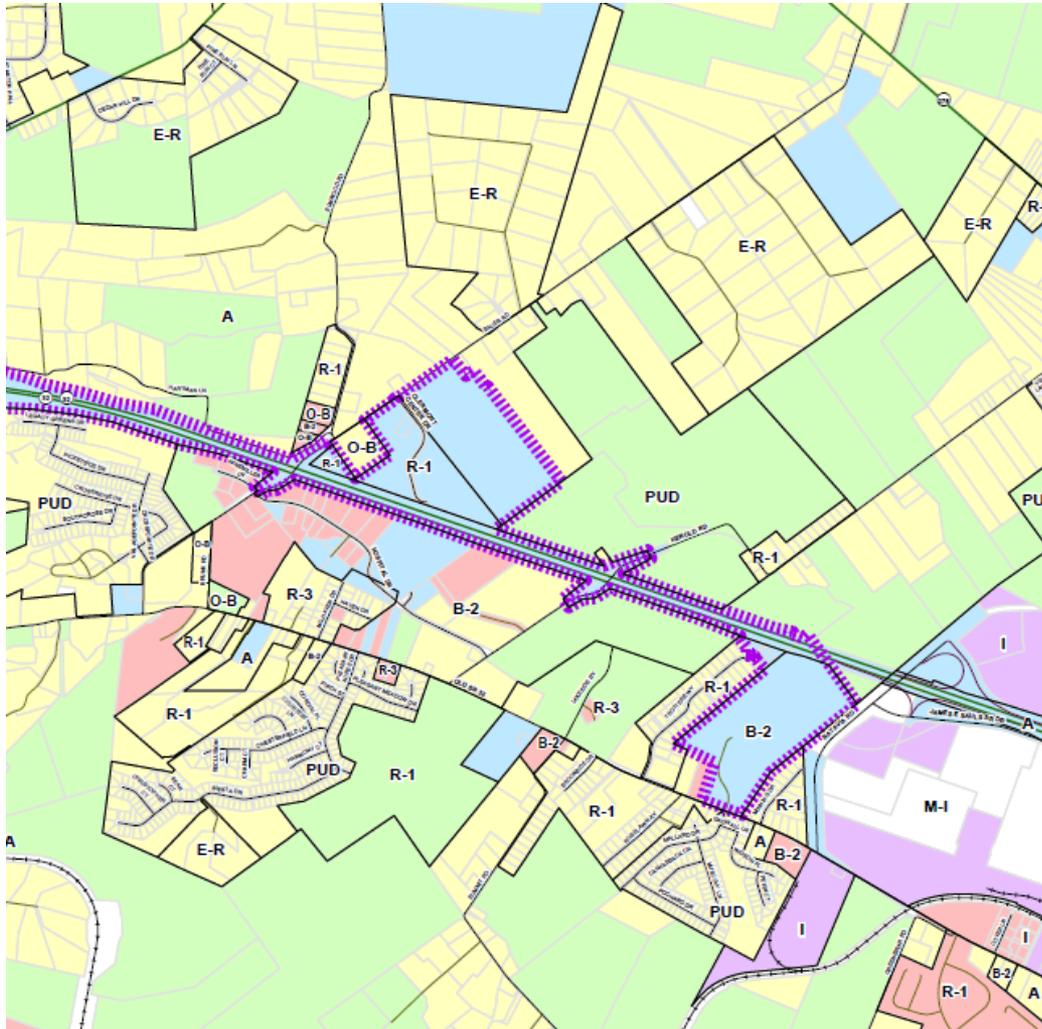
- Agriculture
- Commercial
- Exempt
- Industrial
- Residential



## VILLAGE CENTER Existing Land Use and Zoning

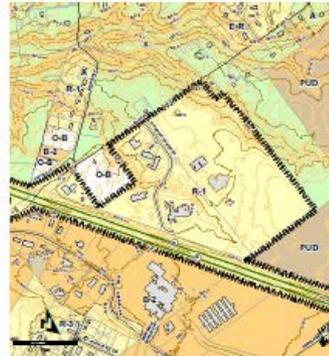
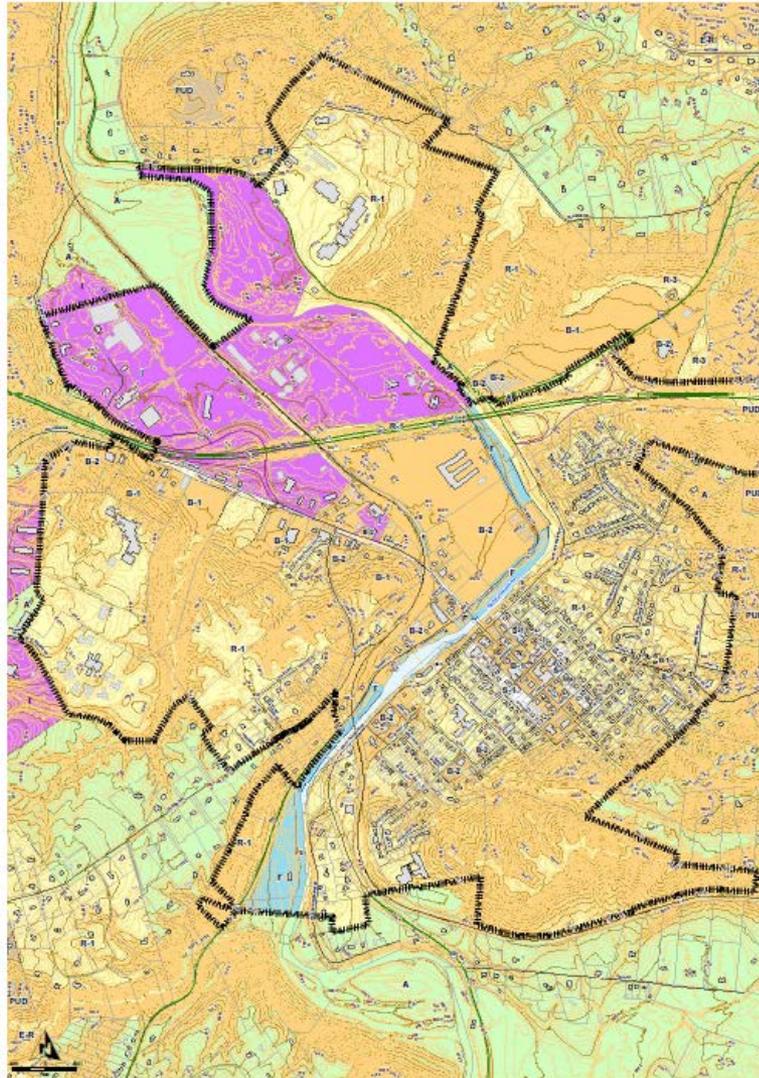


## WEST MAIN STREET Existing Land Use and Zoning



- Agriculture
- Commercial
- Exempt
- Industrial
- Residential

## BATAVIA VILLAGE EAST Existing Land Use and Zoning



**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE  
A STRATEGIC COMMUNITY PLAN

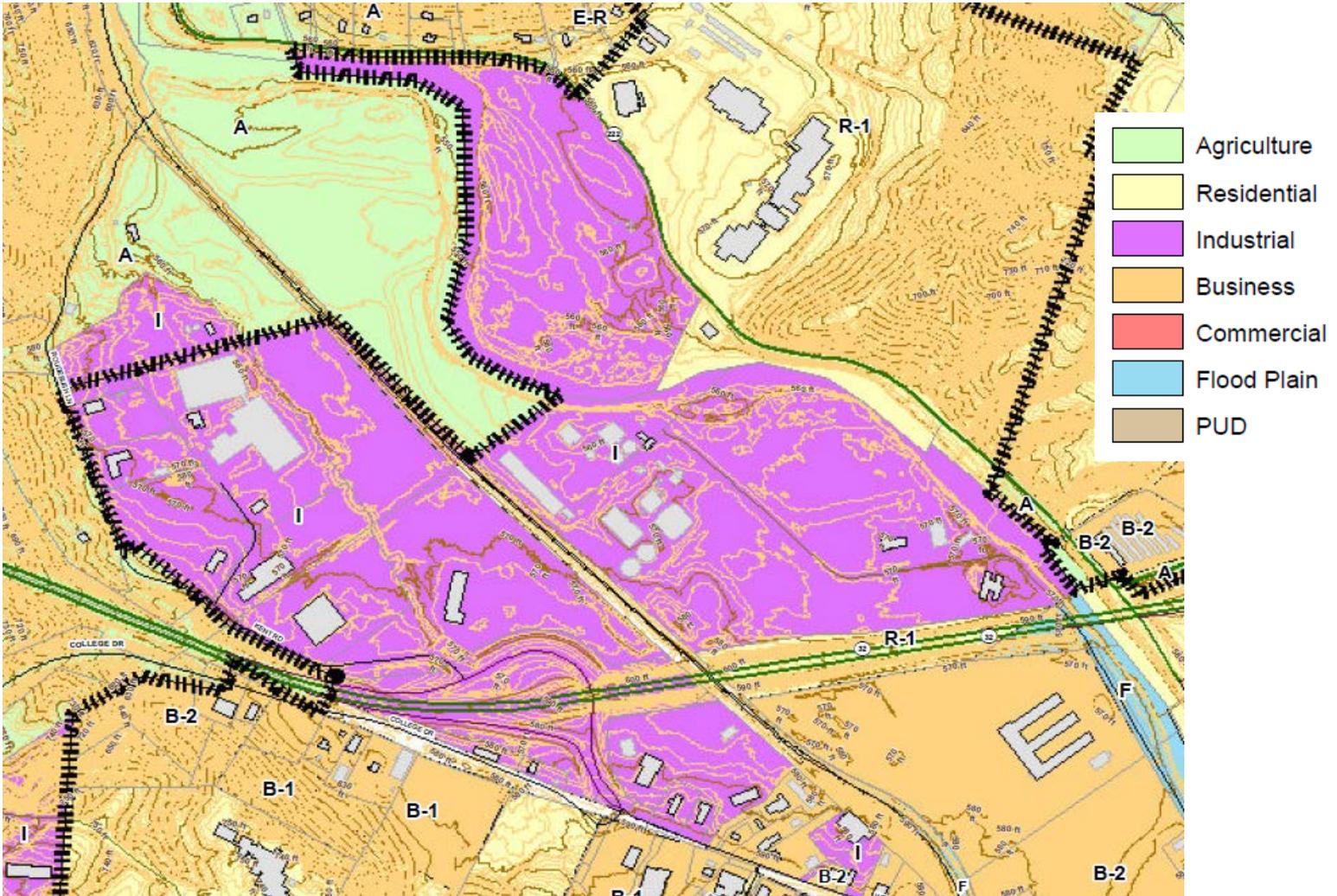
## Topography and Zoning

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

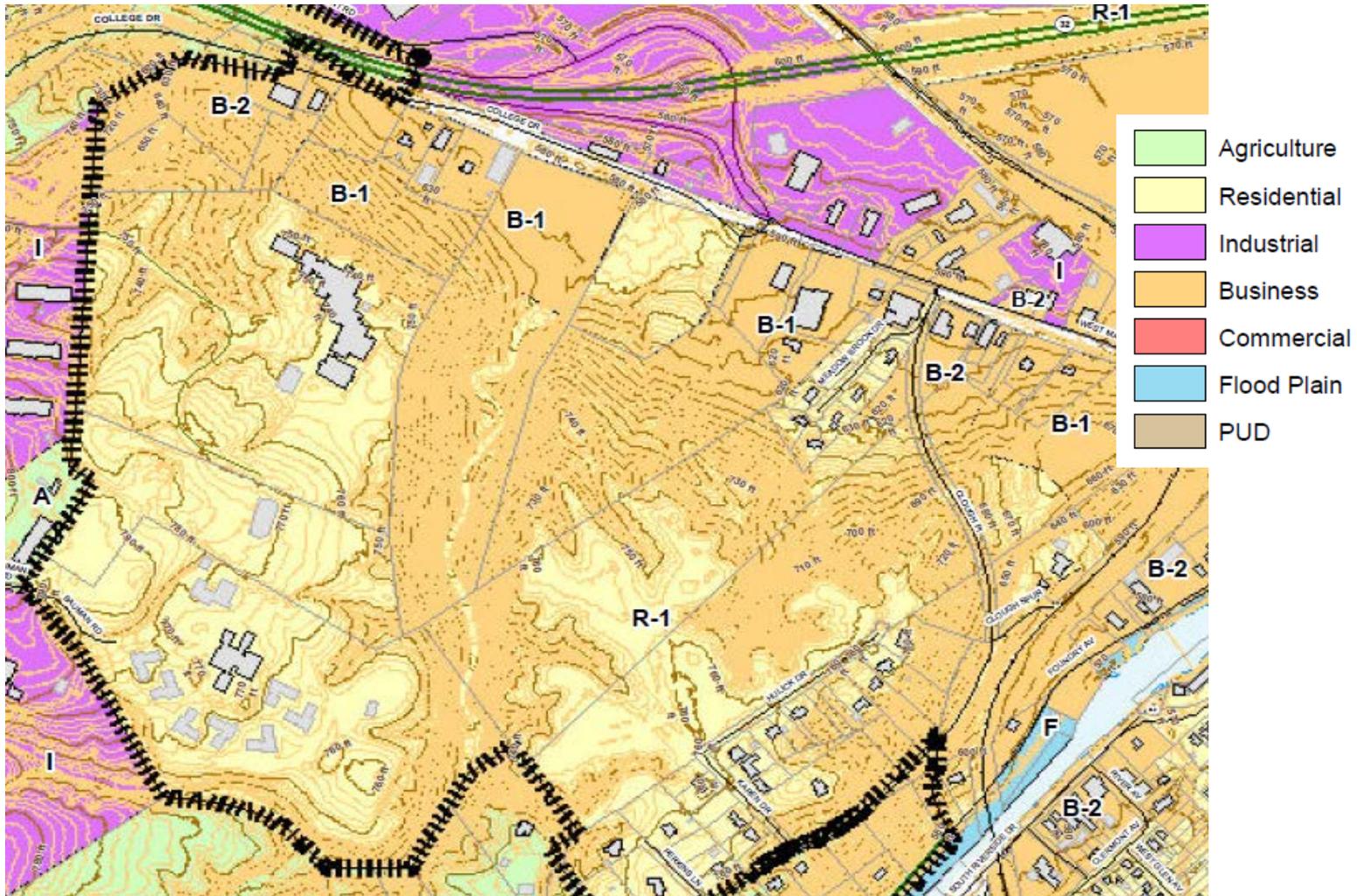


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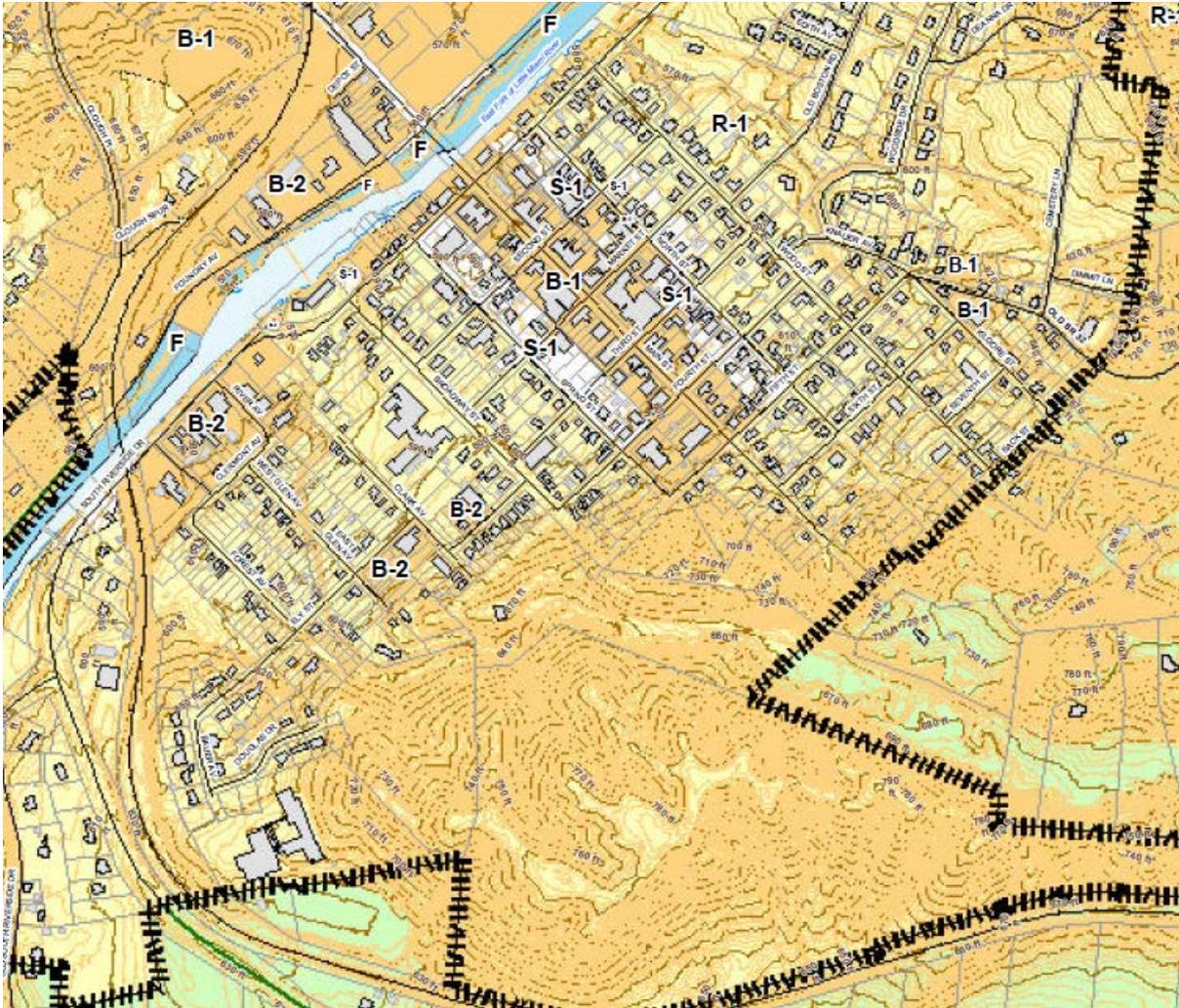
# Topography and Zoning



# BATAVIA VILLAGE NORTH Topography and Zoning

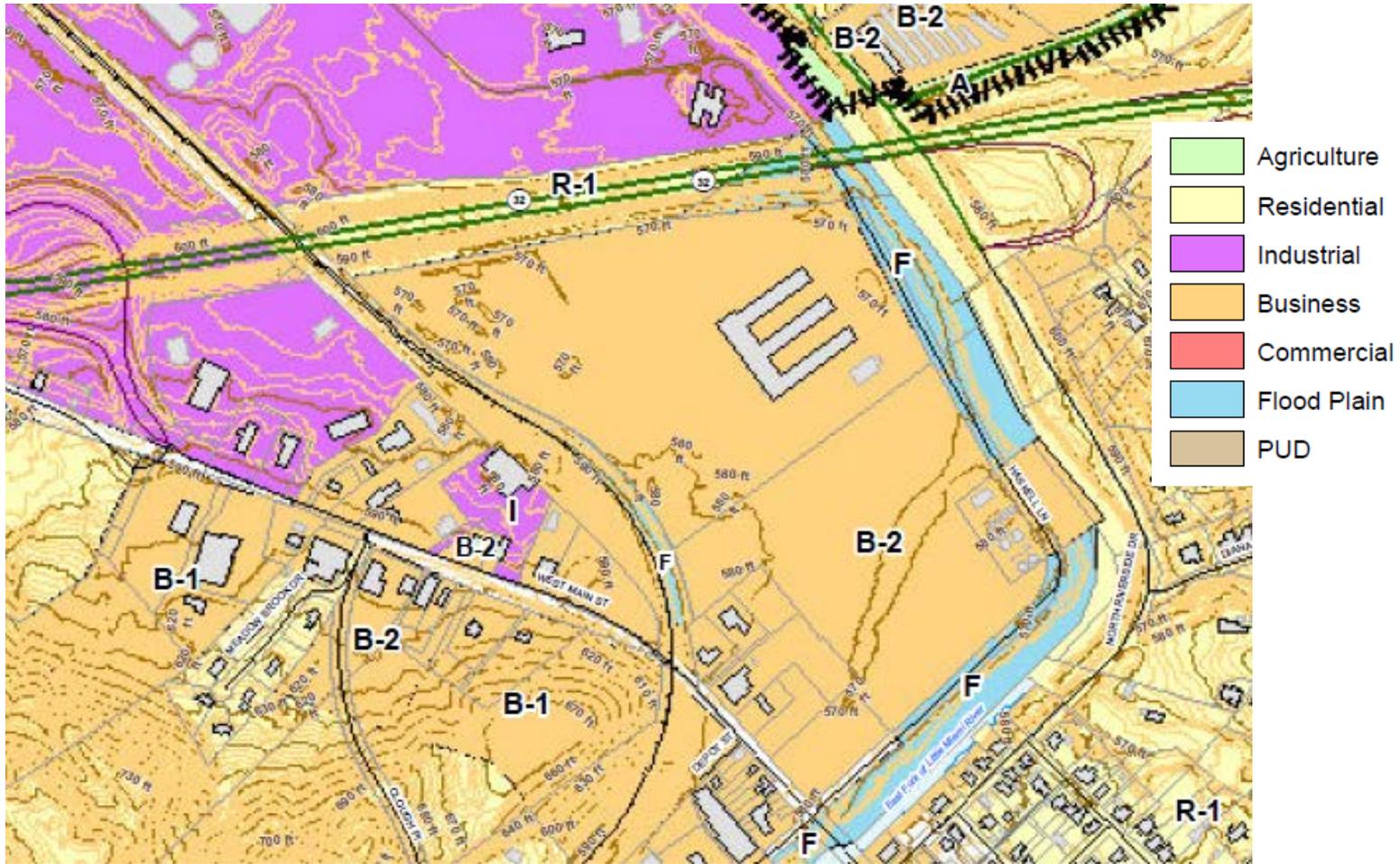


## BATAVIA VILLAGE WEST Topography and Zoning

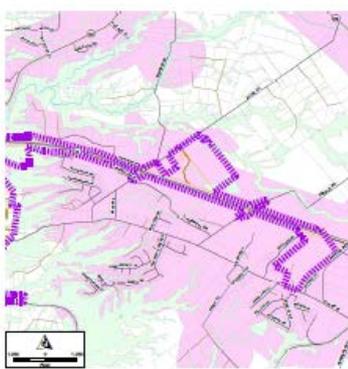
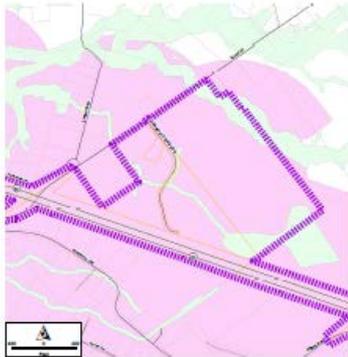
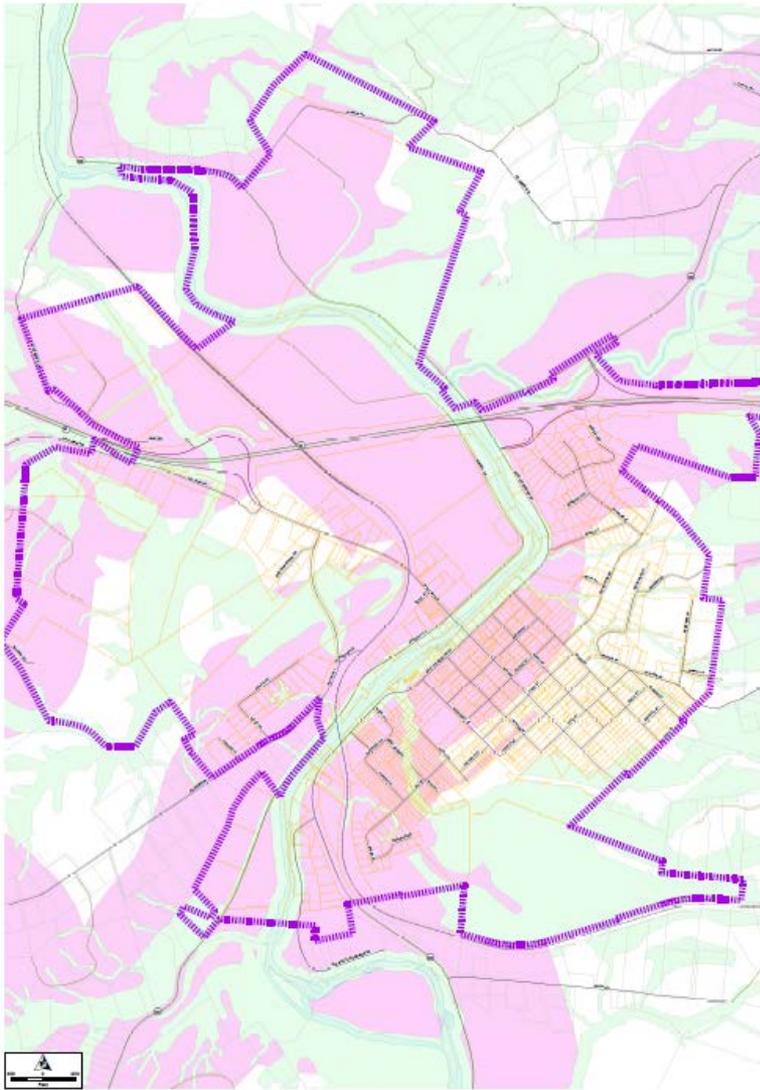


- Agriculture
- Residential
- Industrial
- Business
- Commercial
- Flood Plain
- PUD

## BATAVIA VILLAGE SOUTH Topography and Zoning



# BATAVIA VILLAGE- WEST MAIN STREET Topography and Zoning



**BATAVIA VILLAGE  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN**

-  Priority Conservation Area
-  Priority Development Area
-  Public Park

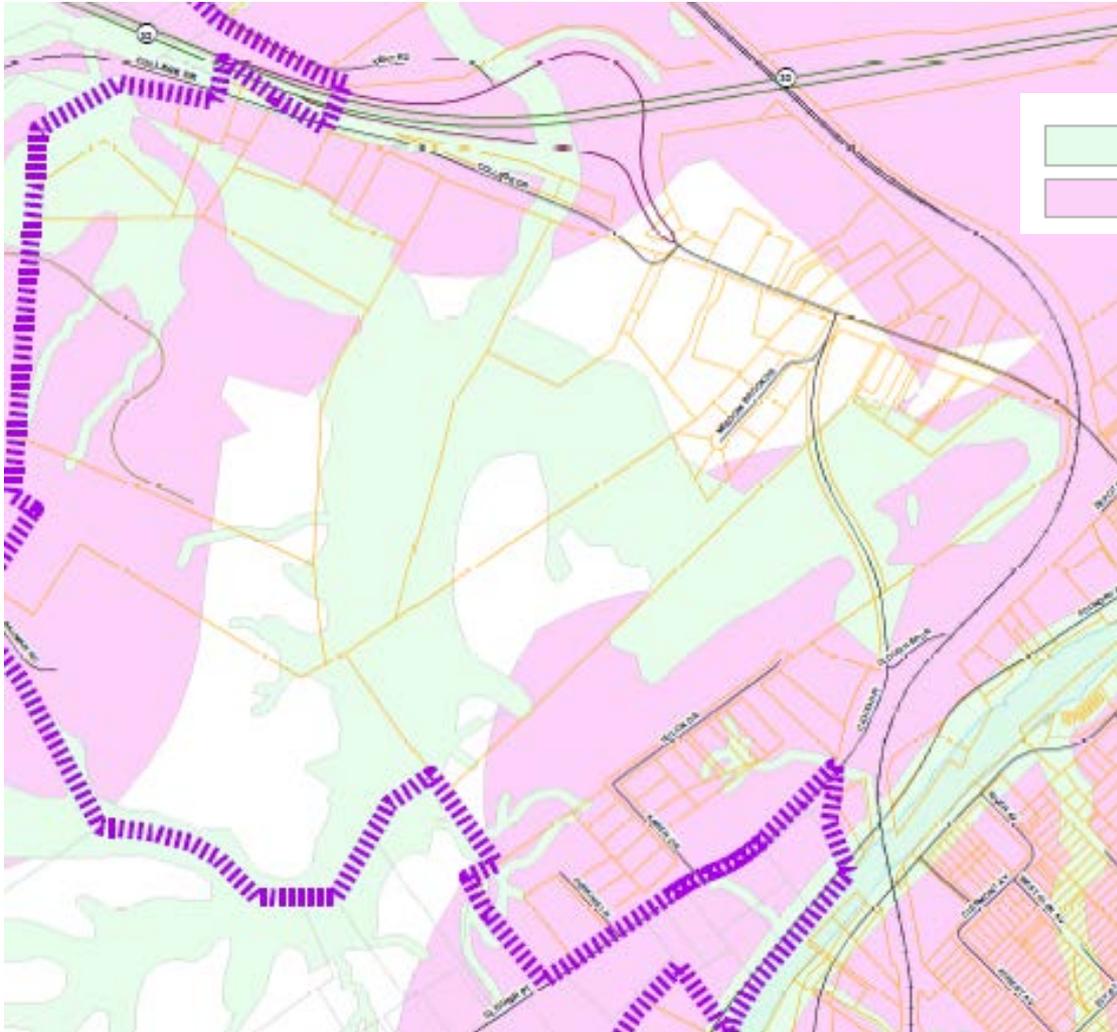
Priority Conservation Areas  
 Priority Development Areas  
 PCA: Parks, wetlands, forested areas, streams and hydrologic  
 PCA: Parks, open spaces, wetlands, high ridges,  
 water lines, water lines, lake parks, and wetlands



CLERMONT COUNTY, OHIO  
 CLOCKWORKS OF PROGRESS  
 The information contained on this map is for general informational purposes only and is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose. No warranty is made for any use of this information.

Cartographer: Joshua K. Murphy

# Priority Areas for Conservation and Development

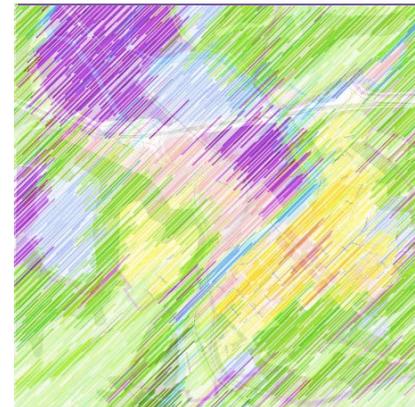


- Priority Conservation Areas
- Priority Development Areas

# BATAVIA VILLAGE- WEST Priority Areas for Conservation and Development

---

 *"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE



LAND USE PLAN

**PART 9** (RECOMMENDATIONS)

**Greenways and Bikeways**



## Recommended Greenway/Gateway Framework



## VILLAGE CENTER Recommended Greenway/Gateway Framework



## Recommended Greenway Corridors



-  VILLAGE GREENWAY
-  RURAL GREENWAY
-  RIVER/RIPARIAN BUFFER

**VILLAGE CENTER**  
**Recommended Greenway Corridors**



## OKI Bike Route Map

### Legend

-  Batavia
-  Street
-  Railroad
-  Stream
-  Building
-  Recommended Route
-  Alternate Route
-  Not Recommended Route



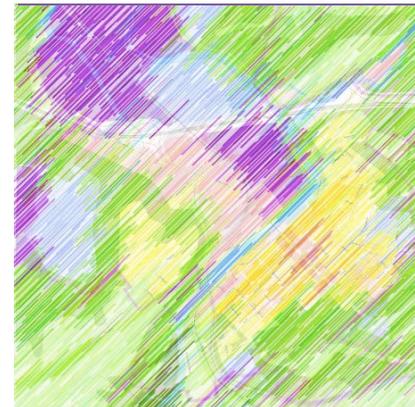
A STRATEGIC COMMUNITY PLAN  
FOR THE VILLAGE OF BATAVIA, OHIO

## Recommended Bike Routes

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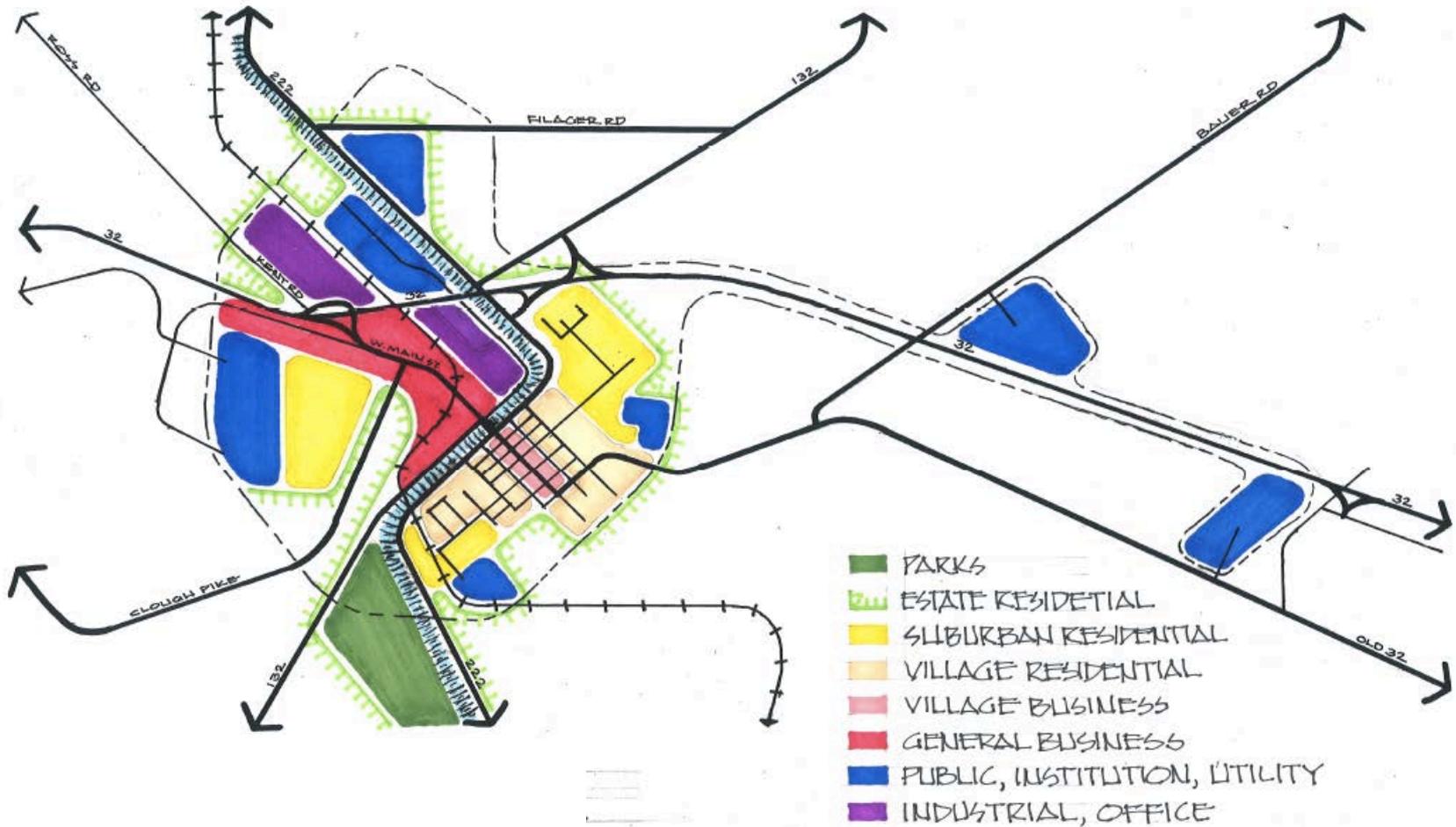


*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE



LAND USE PLAN

**PART 10** (RECOMMENDATIONS)  
**Land Use Plan**



**CONCEPT DIAGRAM**  
**Proposed Land Use Plan Framework**



- PARKS
- ESTATE RESIDENTIAL
- SUBURBAN RESIDENTIAL
- VILLAGE RESIDENTIAL
- VILLAGE BUSINESS
- GENERAL BUSINESS
- PUBLIC, INSTITUTION, UTILITY
- INDUSTRIAL, OFFICE

**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.

## CATEGORIES OF RECOMMENDED LAND USE (CONTINUED)

---

### **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.

## CATEGORIES OF RECOMMENDED LAND USE (CONTINUED)

---

### **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.

## CATEGORIES OF RECOMMENDED LAND USE (CONTINUED)

---

### **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.

## CATEGORIES OF RECOMMENDED LAND USE (CONTINUED)

---

### **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.

## CATEGORIES OF RECOMMENDED LAND USE (CONTINUED)

---

### **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.

## CATEGORIES OF RECOMMENDED LAND USE (CONTINUED)

---

### **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;

## CATEGORIES OF RECOMMENDED LAND USE (CONTINUED)

---

### **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.

## CATEGORIES OF RECOMMENDED LAND USE (CONTINUED)

---

### **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.



## CATEGORIES OF RECOMMENDED LAND USE (CONTINUED: OTHER LAND USES)

---

### **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.

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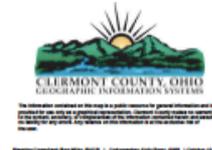


**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

## 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



**BATAVIA VILLAGE**  
 THIRD CENTURY INITIATIVE:  
 A STRATEGIC COMMUNITY PLAN

# Proposed Land Use

PUBLIC REVIEW DRAFT  
 Initiated by the Village of Batavia  
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- ..... Proposed Road Connector
- Proposed Hike/Bike Trail
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- Freeway
- Rural Greenway Corridor
- Village Greenway Corridor
- Railroad Corridor
- Rivers and Streams

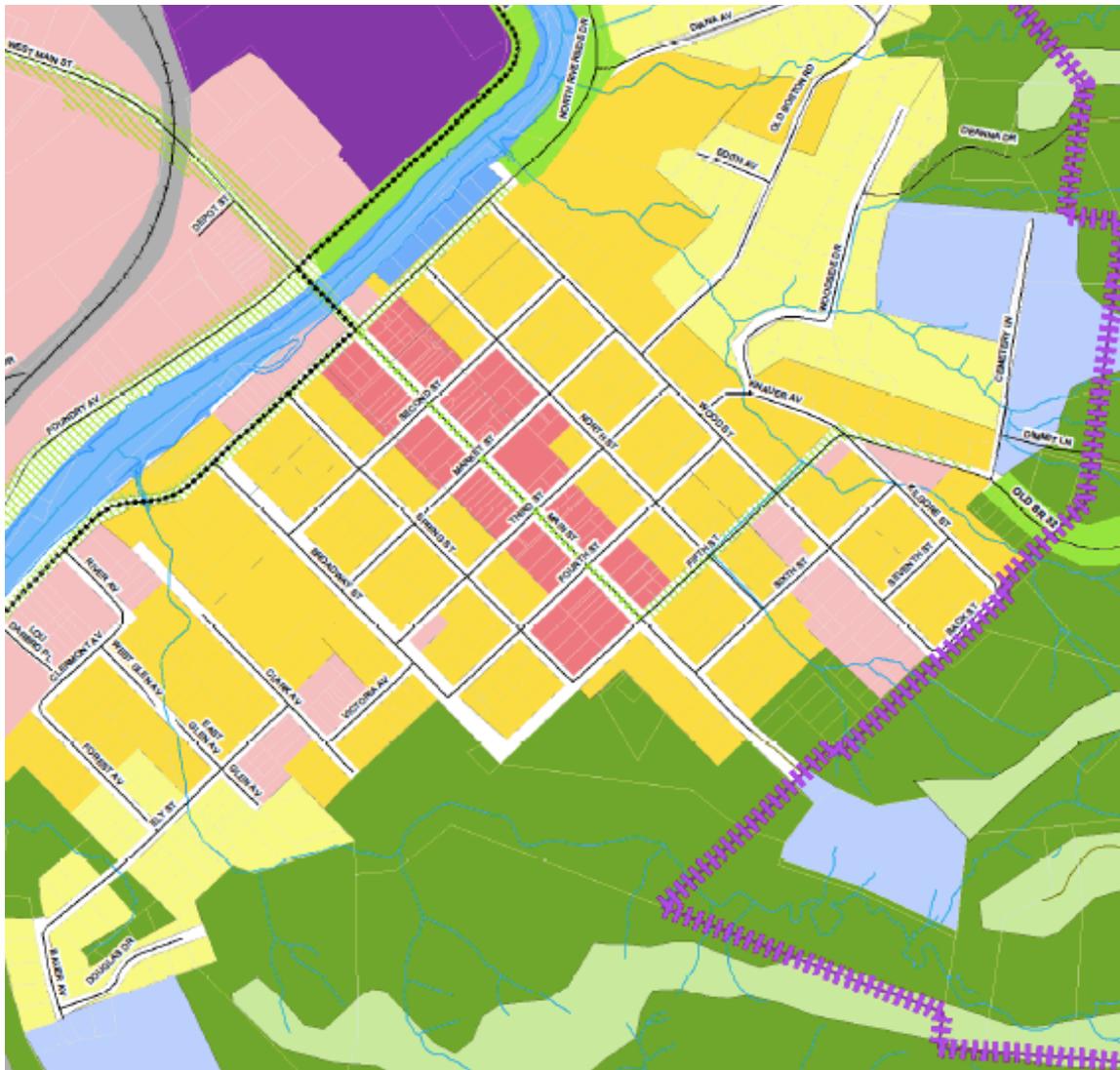


**River  
 Basin  
 Area**

**BATAVIA VILLAGE**  
 THIRD CENTURY INITIATIVE:  
 A STRATEGIC COMMUNITY PLAN

# Proposed Land Use

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



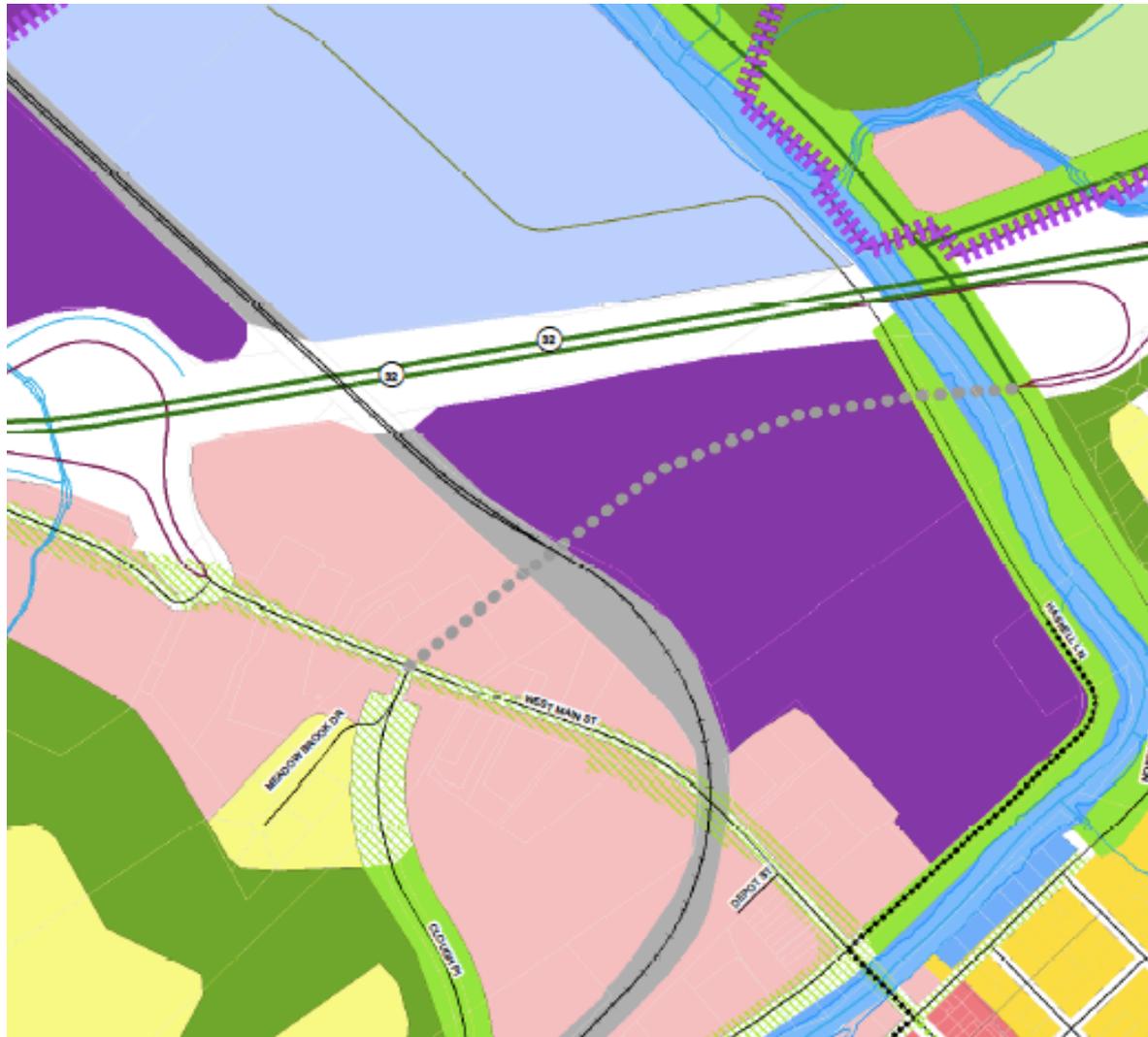
- Proposed Road Connector
- Proposed Hike/Bike Trail
- Main Street Streetscape
- Park
- Open Space
- Estate Residential
- Suburban Residential
- Village Residential
- Village Business
- General Business
- Public/Institutional/Utility
- Industrial
- ==== Freeway
- Rural Greenway Corridor
- Village Greenway Corridor
- ==== Railroad Corridor
- Rivers and Streams

## 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

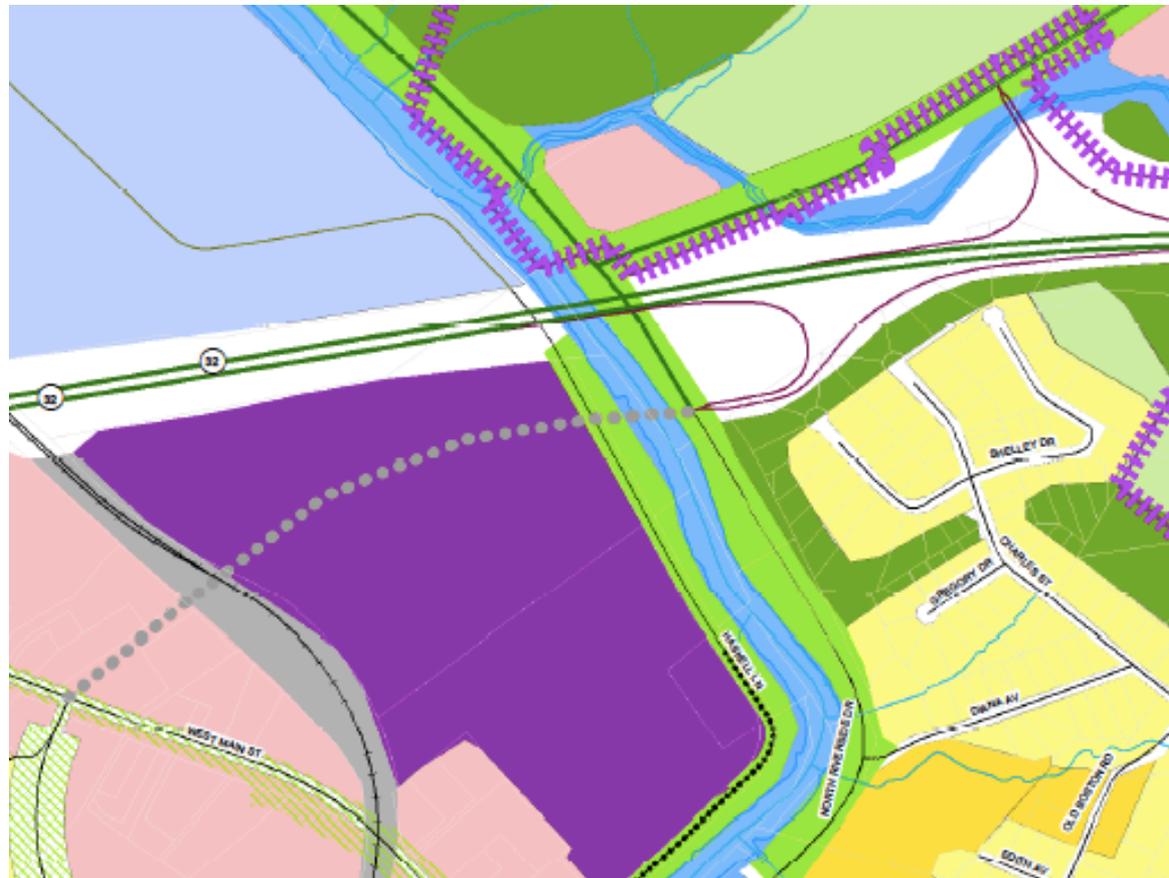
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- Industrial
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- ==== Railroad Corridor
- ==== Rivers and Streams



## GENERAL BUSINESS DISTRICT / WEST MAIN STREET AREA

# Proposed Land Use

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

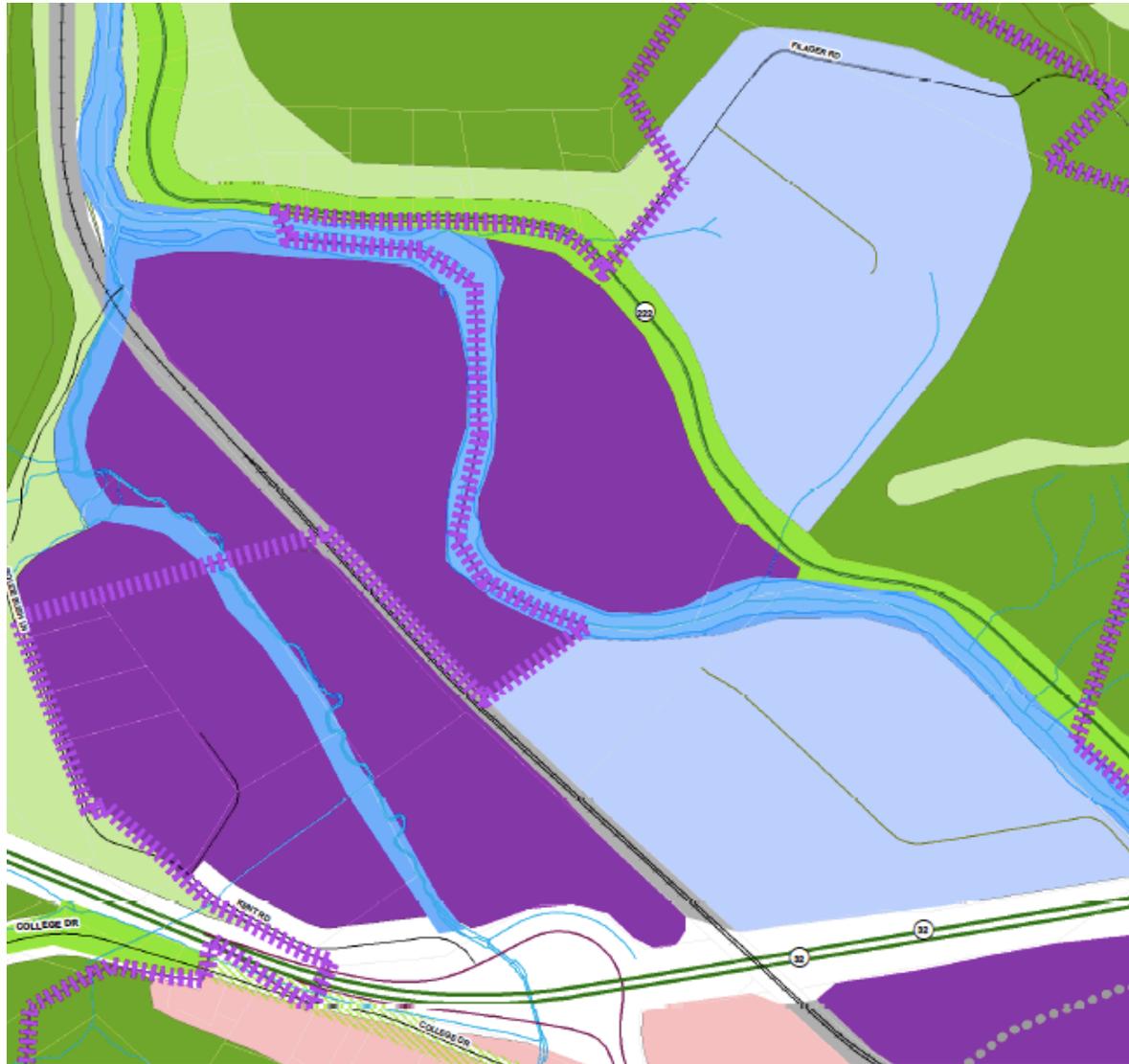


- ..... Proposed Road Connector
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- Village Business
- General Business
- Public/Institutional/Utility
- Industrial
- === Freeway
- Rural Greenway Corridor
- Village Greenway Corridor
- Railroad Corridor
- Rivers and Streams

## 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

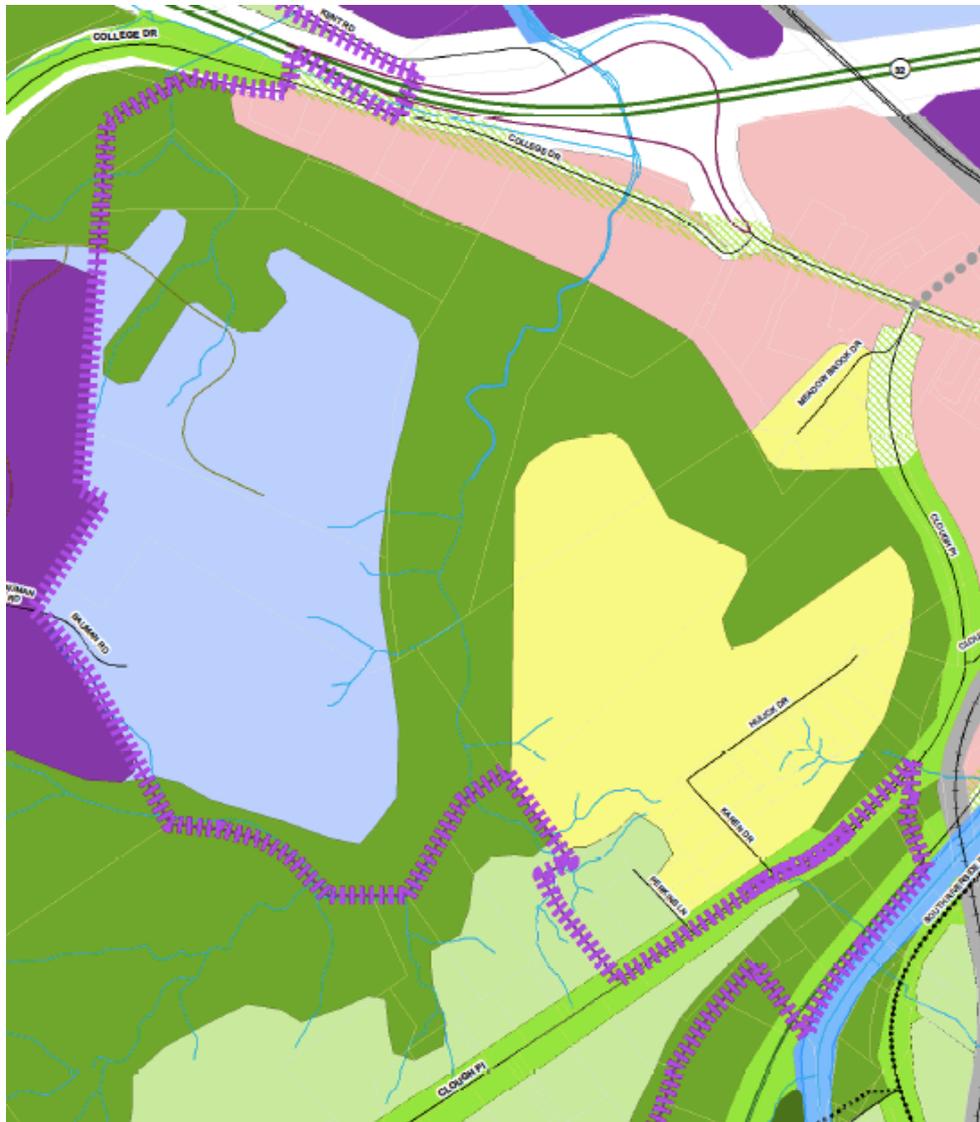


- ..... Proposed Road Connector
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- Village Business
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- Industrial
- ==== Freeway
- ==== Rural Greenway Corridor
- ==== Village Greenway Corridor
- ==== Railroad Corridor
- ==== Rivers and Streams

## NORTH SIDE / KENT ROAD INDUSTRIAL AREA

# Proposed Land Use

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

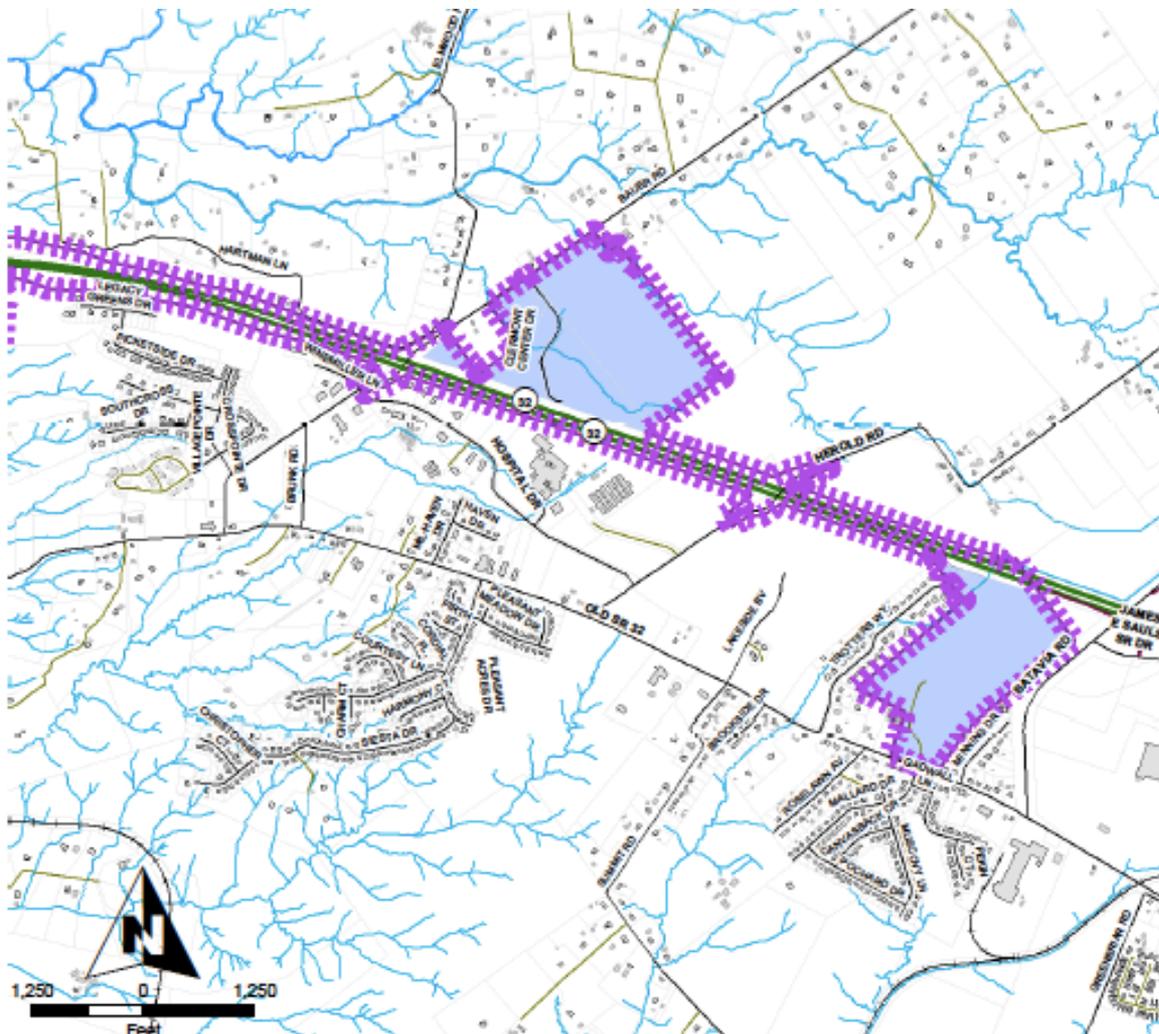


- Proposed Road Connector
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- Industrial
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- ..... Village Greenway Corridor
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## WEST SIDE / UC CLERMONT COLLEGE AREA

# Proposed Land Use

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



- ..... Proposed Road Connector
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- Village Business
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- Public/Institutional/Utility
- Industrial
- Freeway
- Rural Greenway Corridor
- Village Greenway Corridor
- Railroad Corridor
- Rivers and Streams

## EAST SIDE / PUBLIC USE AND INSTITUTIONAL USE 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

### 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.

**BATAVIA VILLAGE**  
 THIRD CENTURY INITIATIVE:  
 A STRATEGIC COMMUNITY PLAN

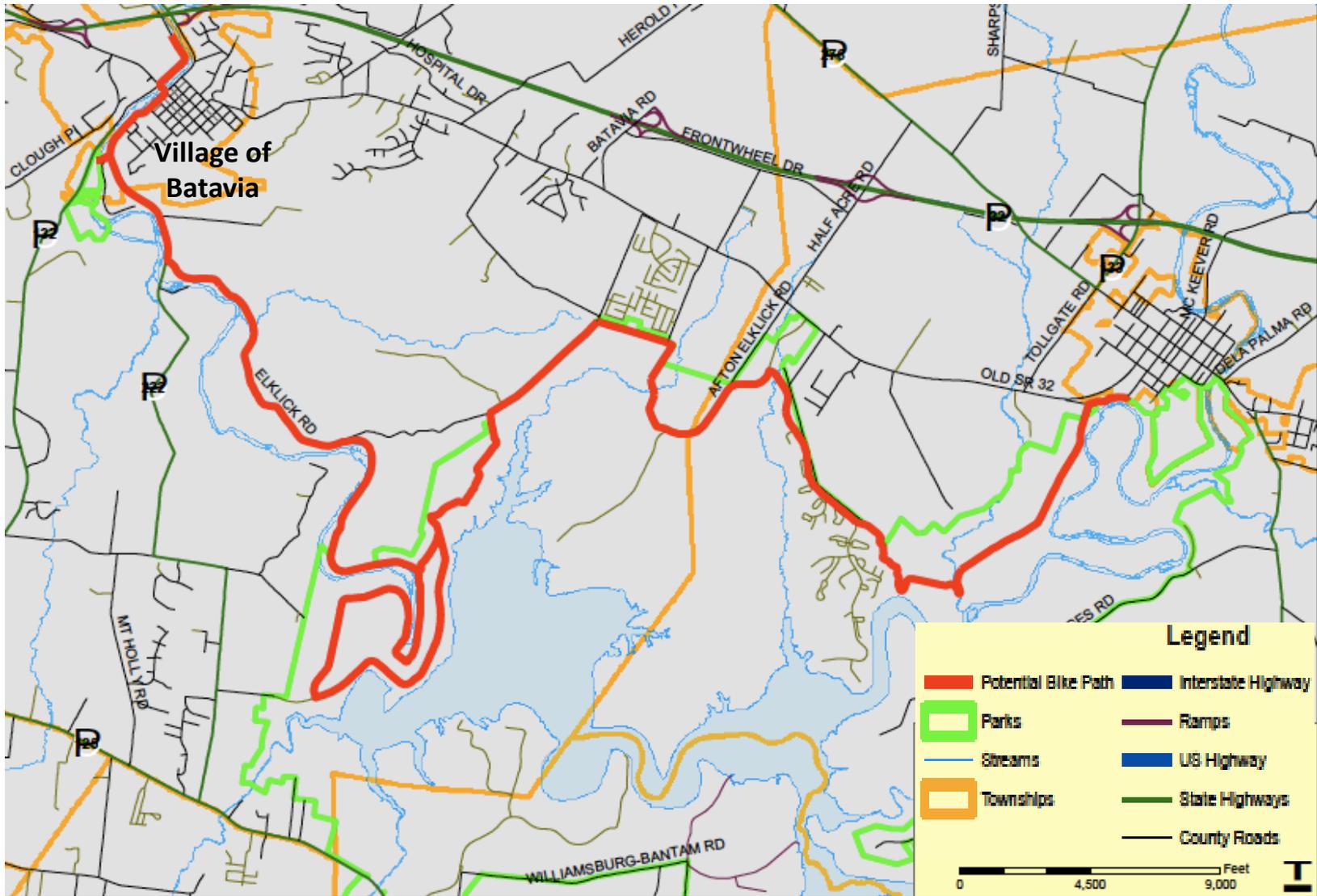
# Proposed Land Use

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- ..... Proposed Road Connector
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## SOUTH SIDE / PROPOSED HIKE/BIKE TRAIL TO SYCAMORE PARK

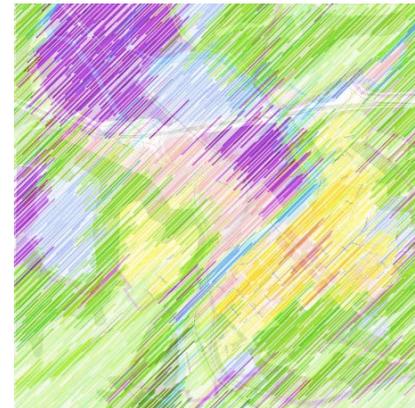


**PROPOSED HIKE/BIKE TRAIL (WILLIAMSBURG TO BATAVIA)**

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*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE



LAND USE PLAN

**PART 11** (RECOMMENDATIONS)

**Proposed Zoning Map**

# Land Use Categories and Zone Districts

## RELATIONSHIP OF PROPOSED LAND USE PLAN AND PROPOSED ZONING MAP

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### Proposed Land Use Plan

### Proposed Zone District Map

---

Estate Residential .....	ER Estate Residence
Suburban Residential .....	R-1 Suburban Residence
Village Residential .....	R-2 Village Residential
Multi Family Residential .....	(conditional use)
Village Business .....	B-1 Village Business
General Business .....	B-2 General Business
Industrial .....	IO Industry / Office

Freeway Corridor  
 Railroad Corridor  
 Greenway Road Corridor—Rural  
 Greenway Road Corridor—Village Gateway  
 Greenway Riparian Corridor  
 Proposed Road Connector  
 Proposed Hike/Bike Trail  
 Rivers and Streams  
 Parks  
 Open Space

# Proposed Zone Districts AND MAP AMENDMENTS

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

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

**\* 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

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- 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.

## PROPOSED ZONE DISTRICT CONCEPTS AND RATIONALE

# B-1 Village Business District

---

- 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.

## PROPOSED ZONE DISTRICT CONCEPTS AND RATIONALE

# PF Public Facilities District

---

- 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

---

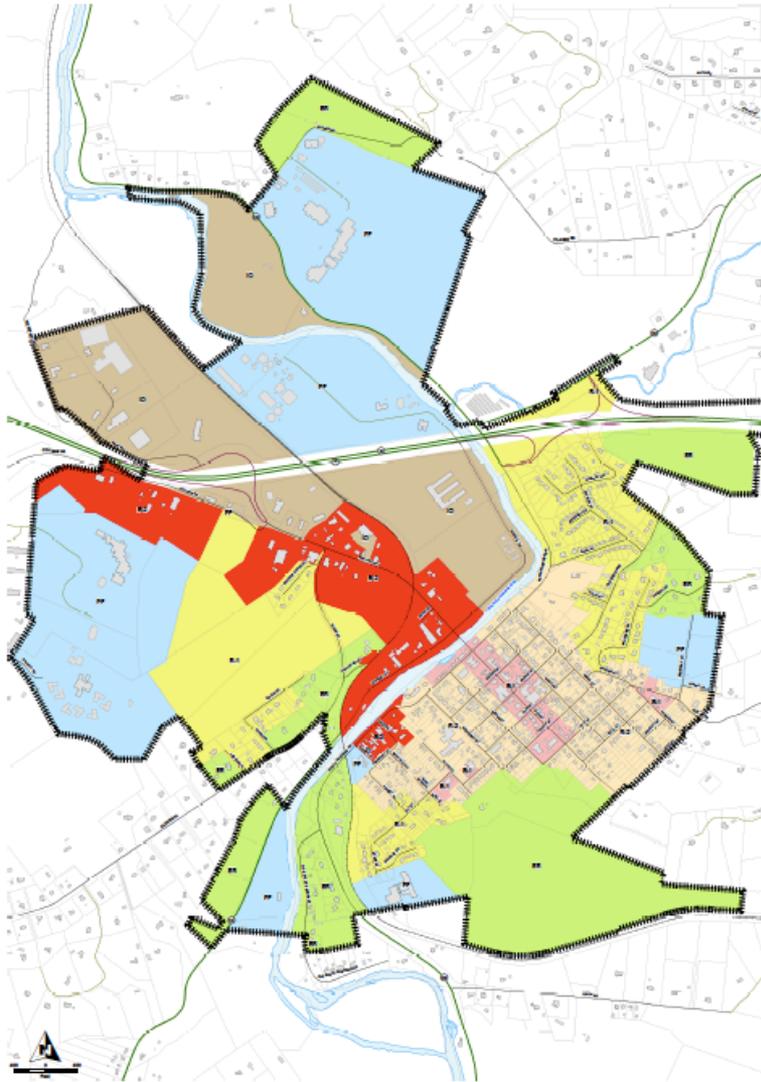
- Changing the existing industrial district to a combined “Industry/Office” district reflects the fact that contemporary industrial uses are generally not obnoxious uses and often resemble office campuses.
- The combined “Industry/Office” district enables permitting office and low intensity enclosed 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.

## PROPOSED ZONE DISTRICT CONCEPTS AND RATIONALE

# PUD Planned Unit Development

---

- 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.



**BATAVIA VILLAGE**  
 THIRD CENTURY INITIATIVE:  
 A STRATEGIC COMMUNITY PLAN

## Proposed Zone Districts

PUBLIC REVIEW DRAFT  
 Initiated by the Village of Batavia  
 Planning Commission on September 30, 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



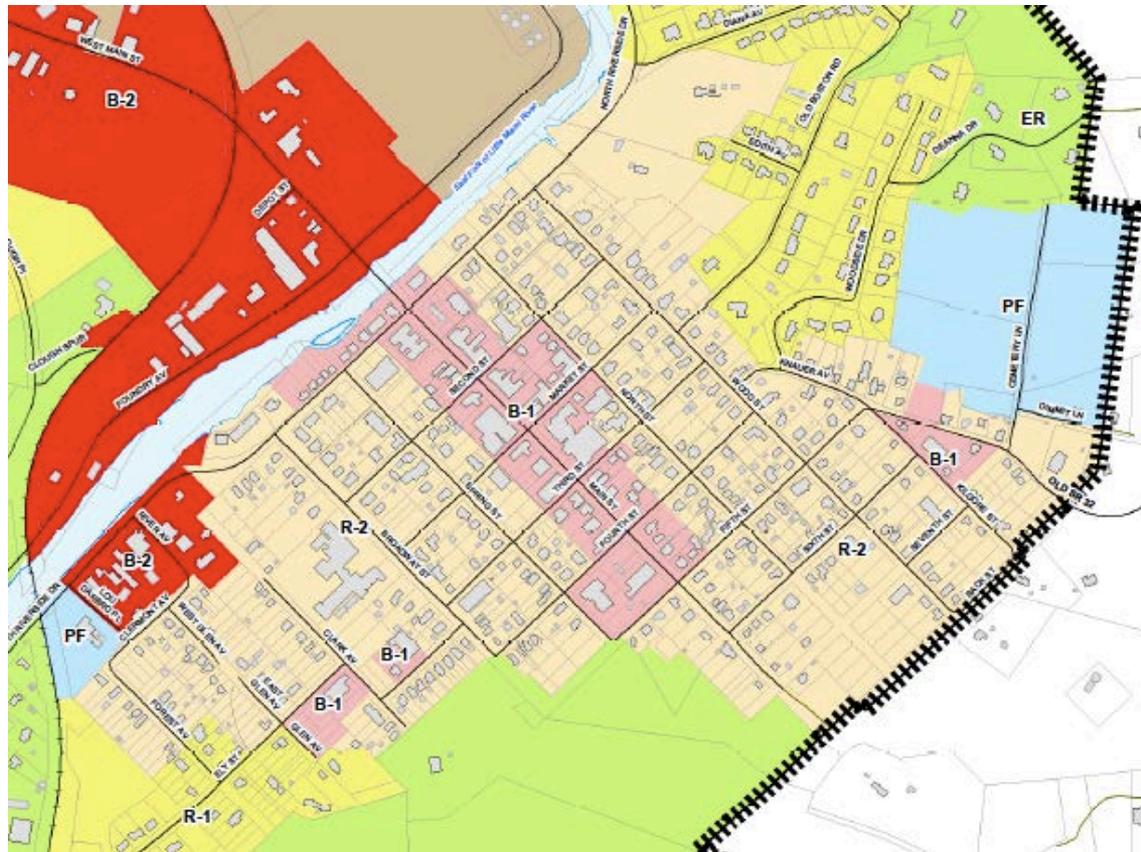
The information contained on this map is a public resource for general information and is not intended to be used for legal purposes. It is provided as a public service and is not a warranty, representation, or endorsement of any kind. The information is provided "as is" and without any liability on the part of the provider.

# OFFICIAL ZONING MAP (Public Review Draft)

**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

# Proposed Zone Districts

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

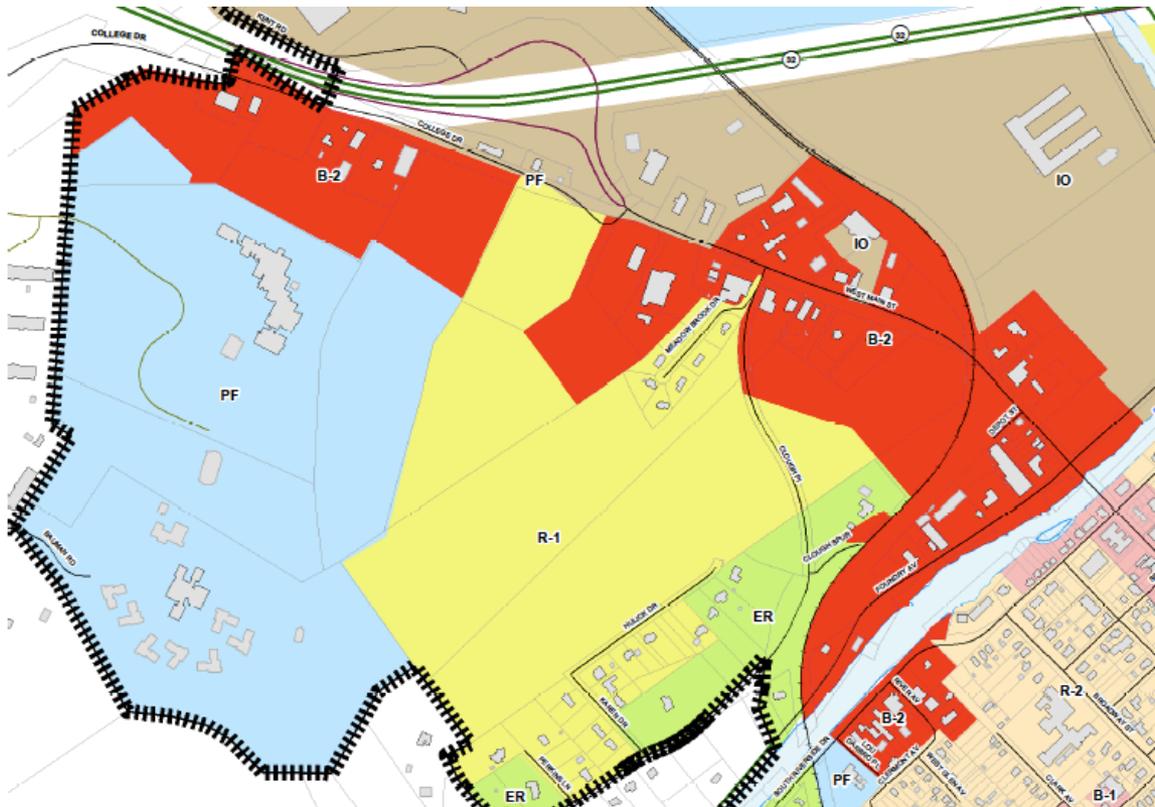


## VILLAGE CENTER / MAIN STREET AND NEIGHBORHOOD AREA

# Proposed Zone Districts

PUBLIC REVIEW DRAFT  
Initiated by the Village of Batavia  
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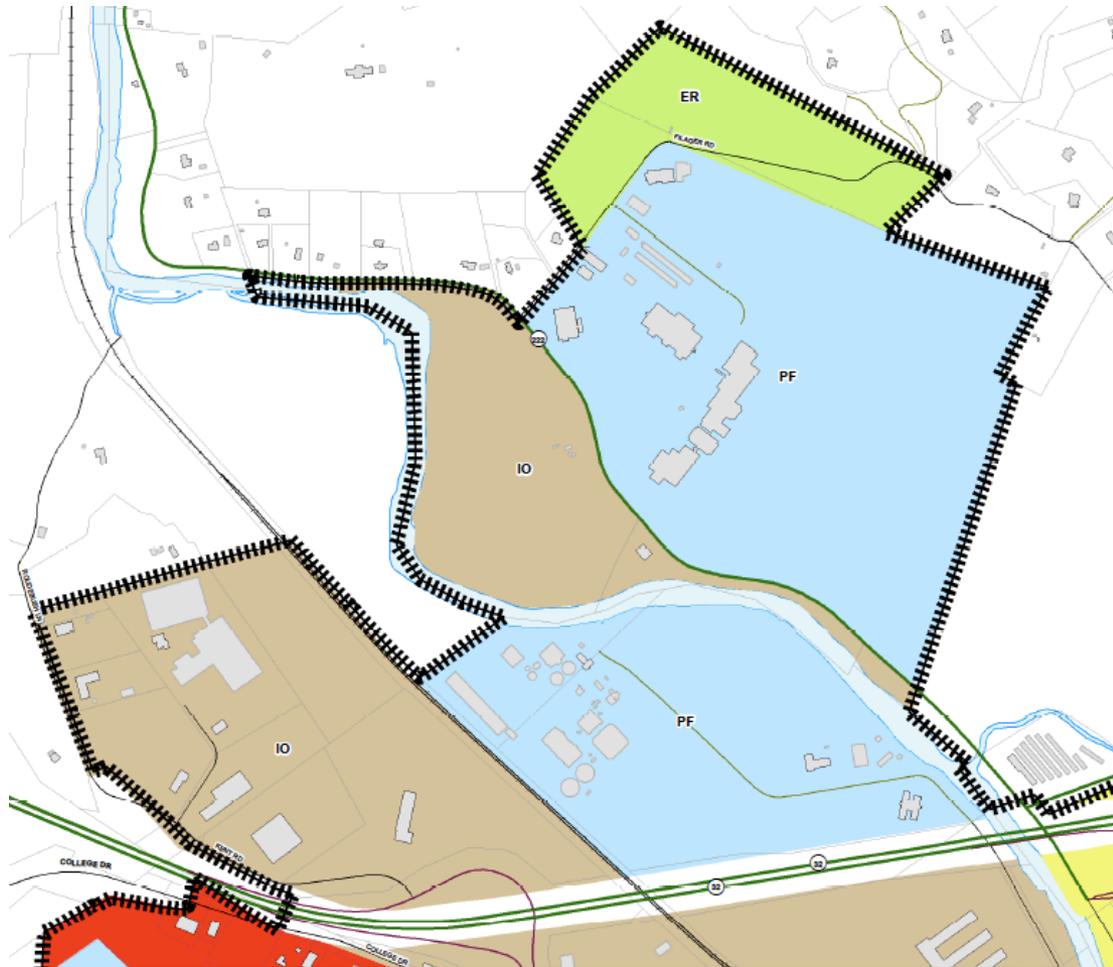


## GENERAL BUSINESS DISTRICT / WEST MAIN STREET AREA

**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

# Proposed Zone Districts

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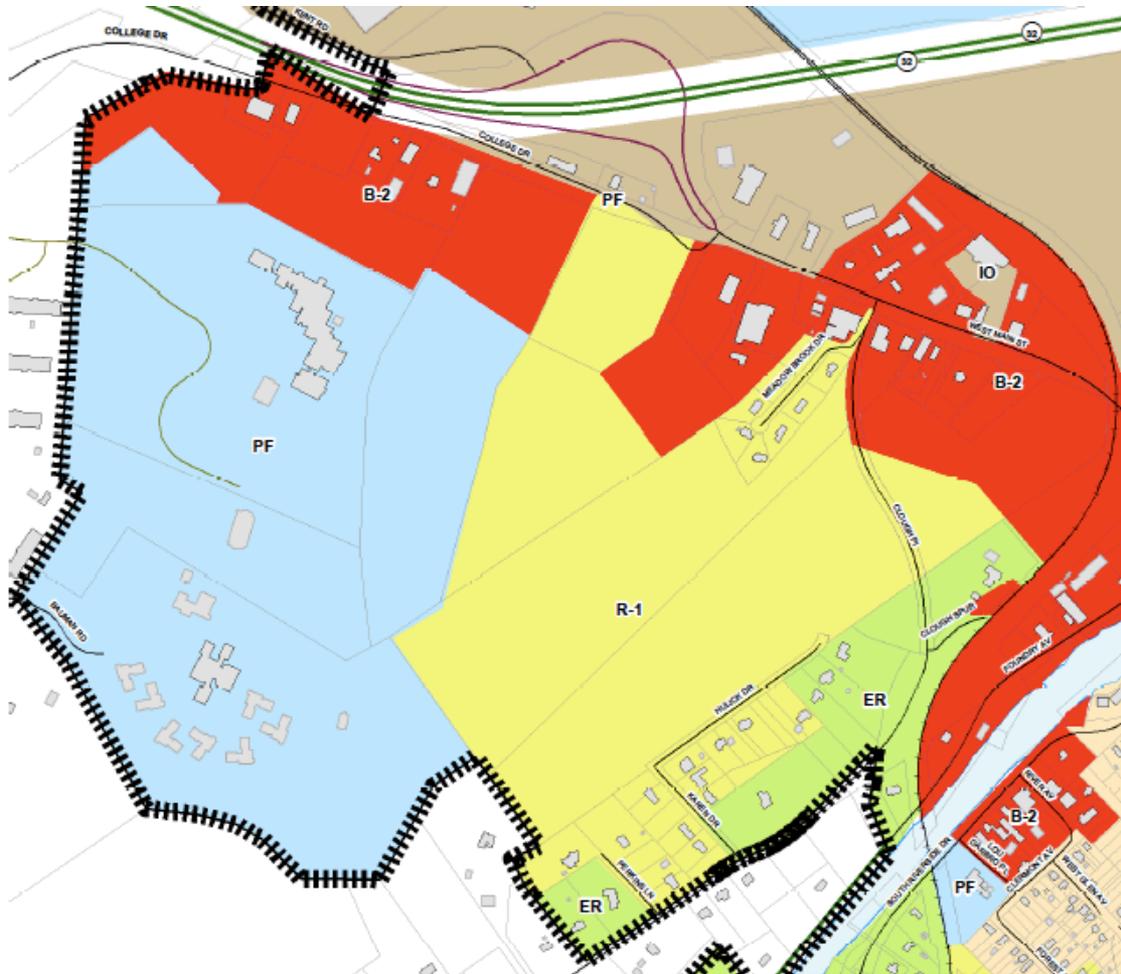
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## NORTH SIDE / KENT ROAD INDUSTRIAL AREA

**BATAVIA VILLAGE**  
 THIRD CENTURY INITIATIVE:  
 A STRATEGIC COMMUNITY PLAN

# Proposed Zone Districts

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 Planning Commission on September 20, 2014



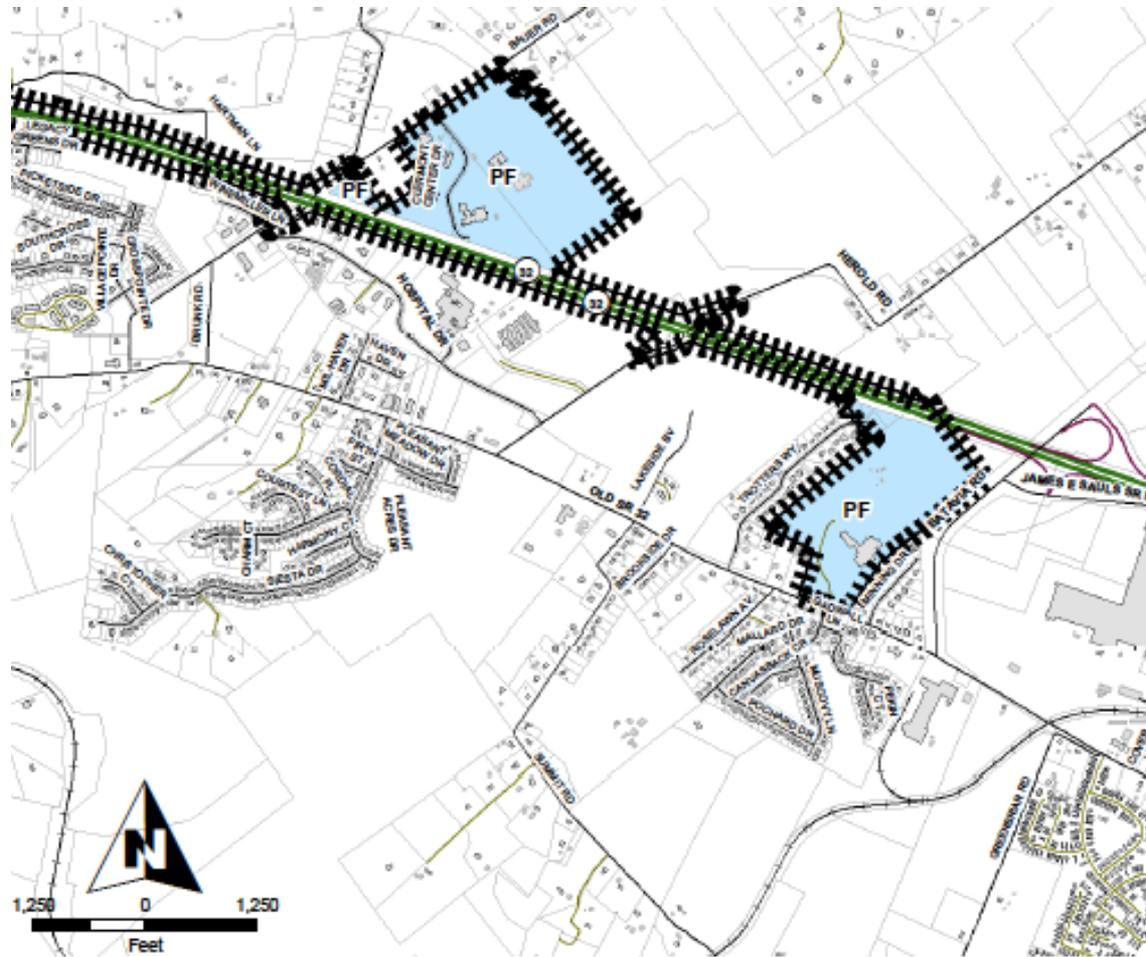
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## WEST SIDE / UC CLERMONT COLLEGE AREA

**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

# Proposed Zone Districts

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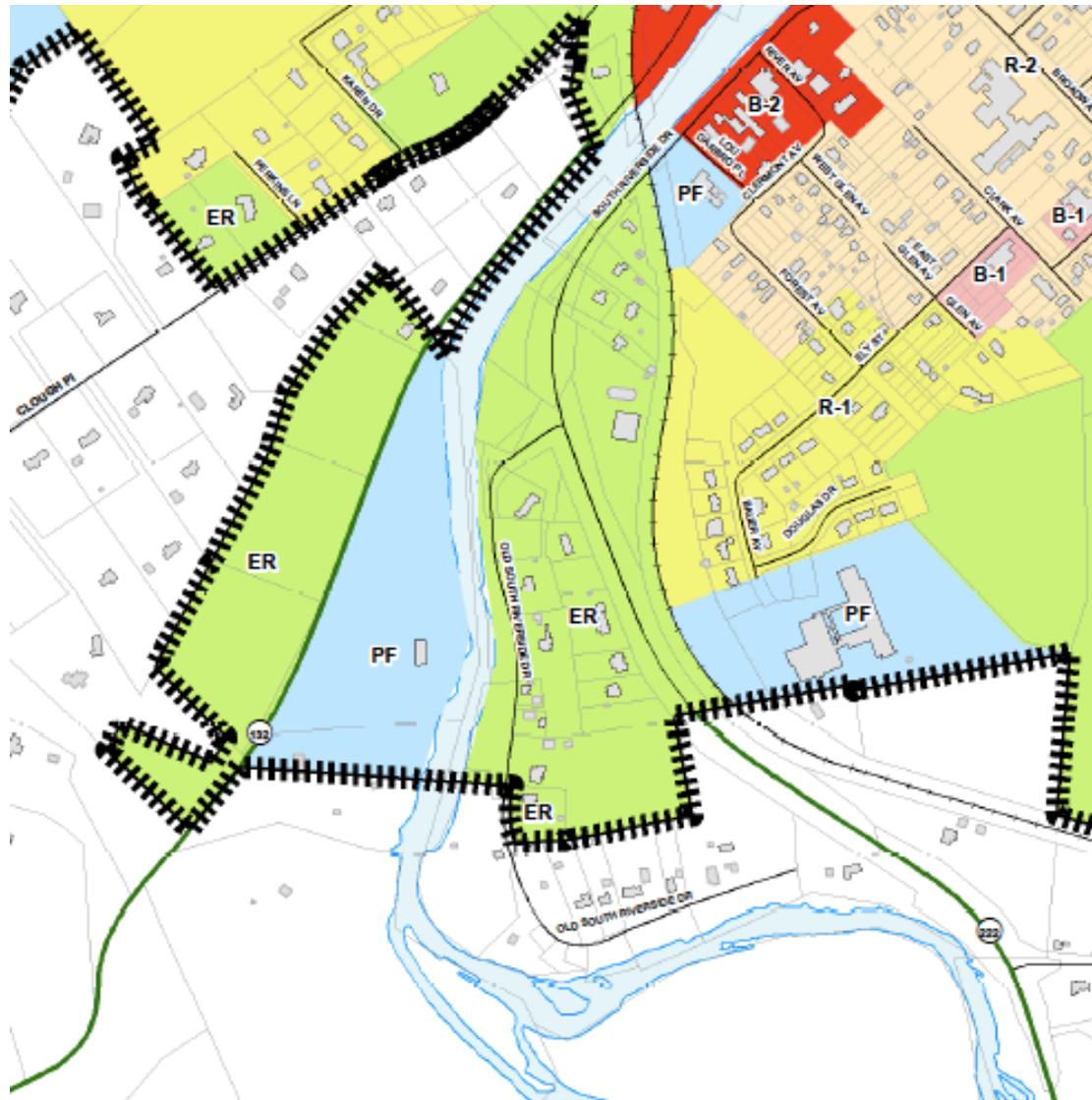
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## EAST SIDE / PUBLIC USE AND INSTITUTIONAL USE AREA

**BATAVIA VILLAGE**  
THIRD CENTURY INITIATIVE:  
A STRATEGIC COMMUNITY PLAN

# Proposed Zone Districts

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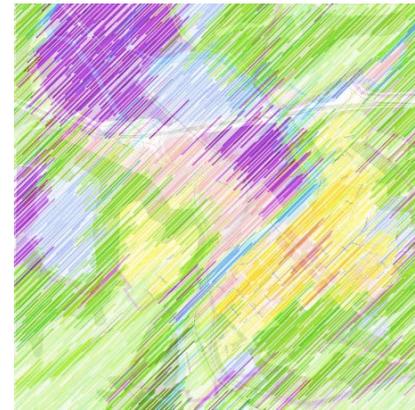


## SOUTH SIDE / SYCAMORE PARK AND WILSON NATURE PRESERVE AREA

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*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE



LAND USE PLAN

**PART 12** (RECOMMENDATIONS)

**Plan Administration / Implementation**

# 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.



## ADMINISTRATION OF THE LAND USE PLAN (CONTINUED)

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### 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.

## ADMINISTRATION OF THE LAND USE PLAN (CONTINUED)

---

### **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.

## ADMINISTRATION OF THE LAND USE PLAN (CONTINUED)

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### 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.

## ADMINISTRATION OF THE LAND USE PLAN (CONTINUED)

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### 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.

## ADMINISTRATION OF THE LAND USE PLAN (CONTINUED)

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### 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.

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*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE



LAND USE PLAN

# Appendices

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# Data Portrait

## VILLAGE OF BATAVIA

---

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

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

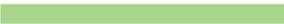
Median gross rent in 2011: \$649.

# Data Portrait

## VILLAGE OF BATAVIA

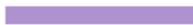
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Percentage of residents living in poverty in 2011: 10.4%  
(10.6% for White Non-Hispanic residents, 0.0% for Black residents, 0.0% for two or more races residents)

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%

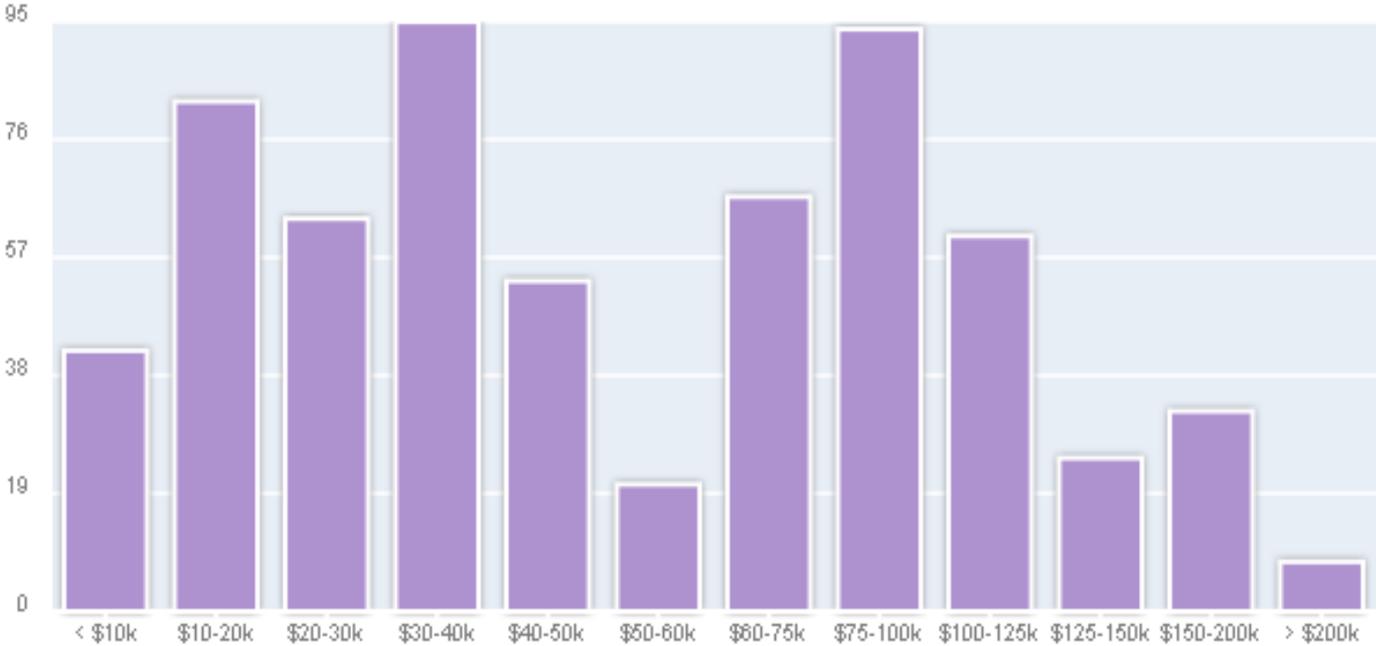
Residents with income below the poverty level in 2009:  
Batavia:  11.6%  
Whole state:  19.6%

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

# Data Portrait

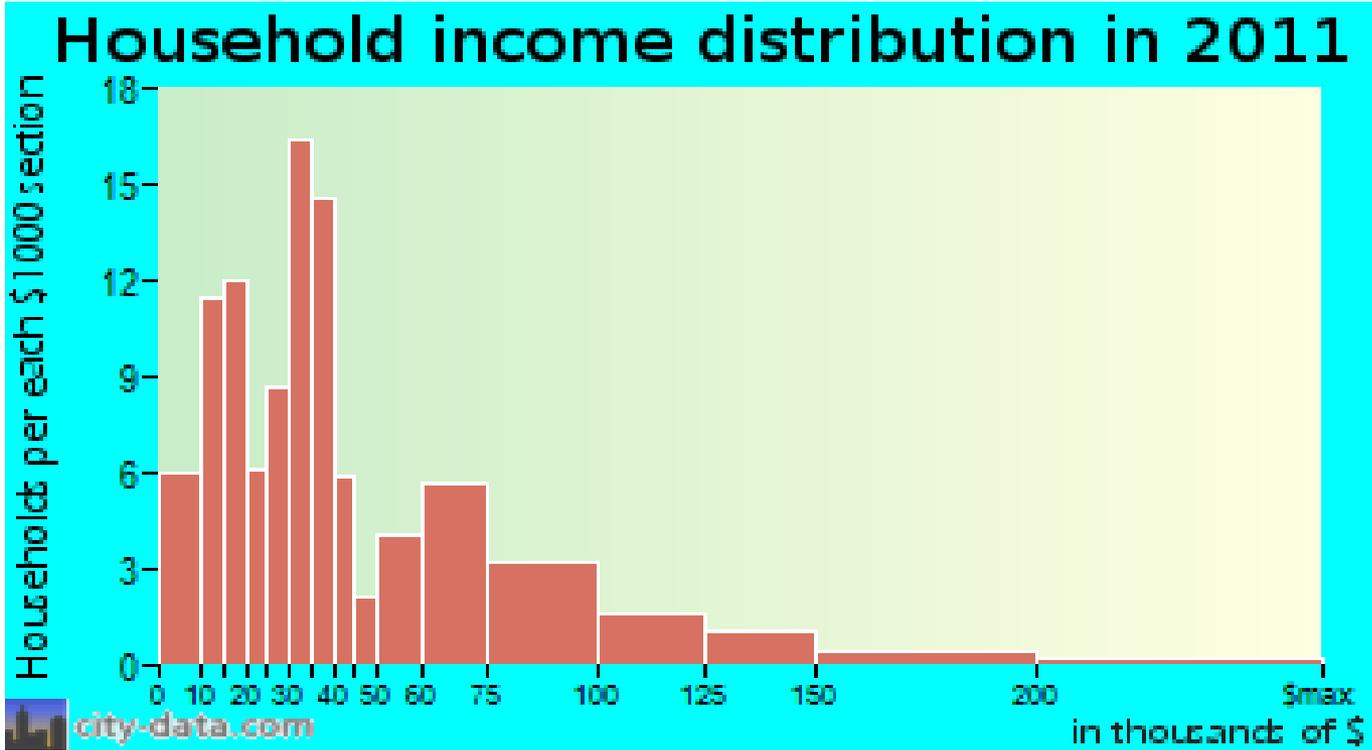
## VILLAGE OF BATAVIA

*Distribution of median household income in 2009 (number of people)*



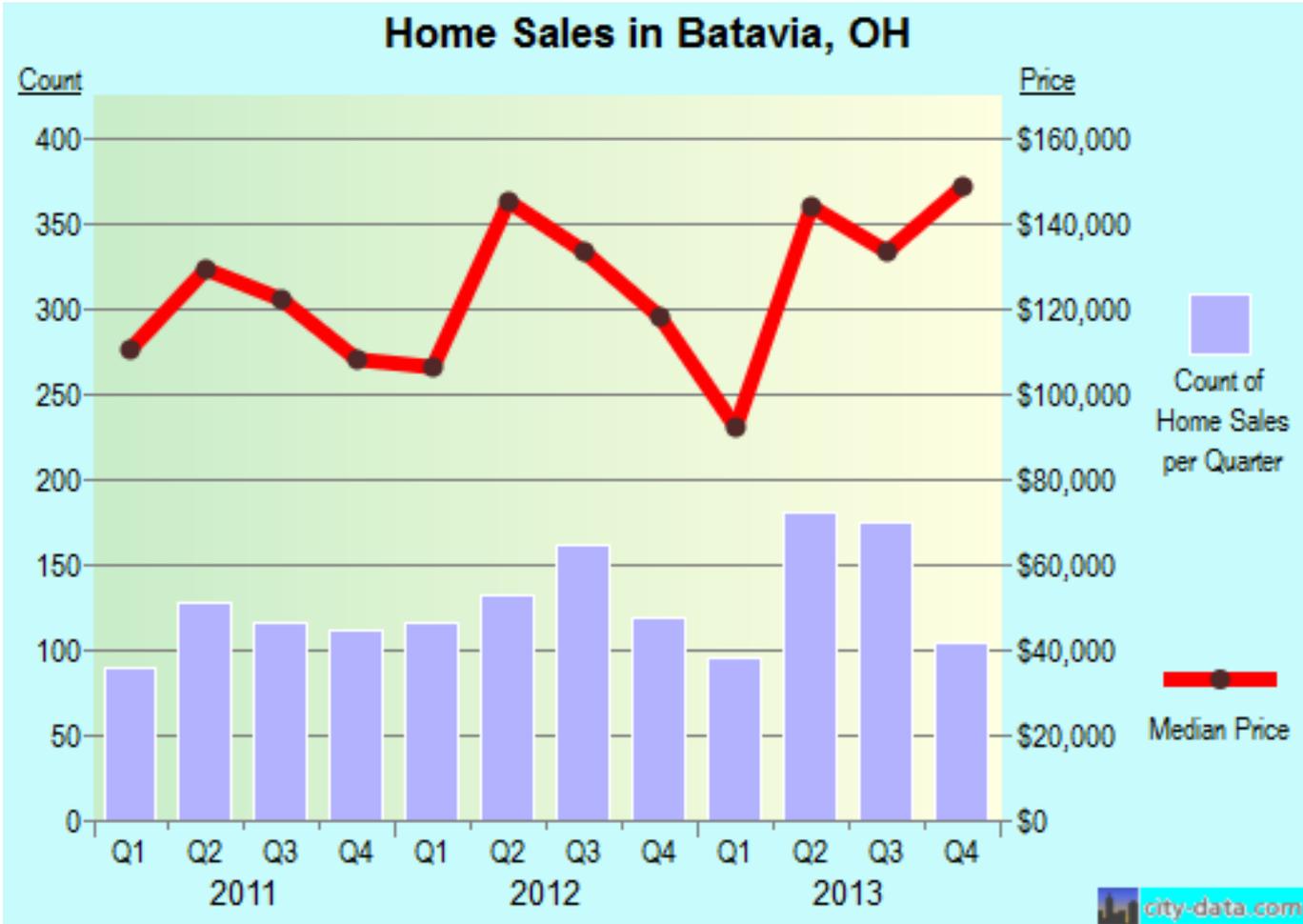
# Data Portrait

VILLAGE OF BATAVIA



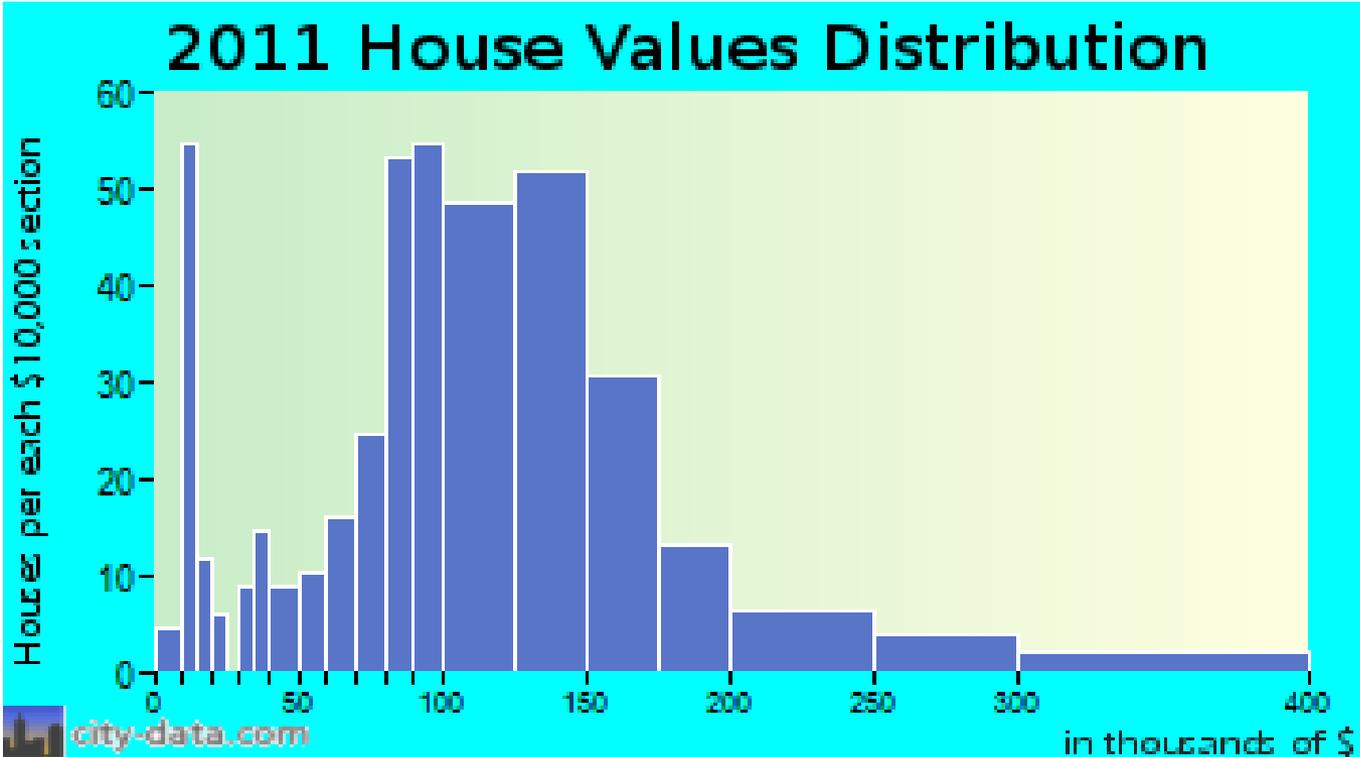
# Data Portrait

## VILLAGE OF BATAVIA



# Data Portrait

VILLAGE OF BATAVIA



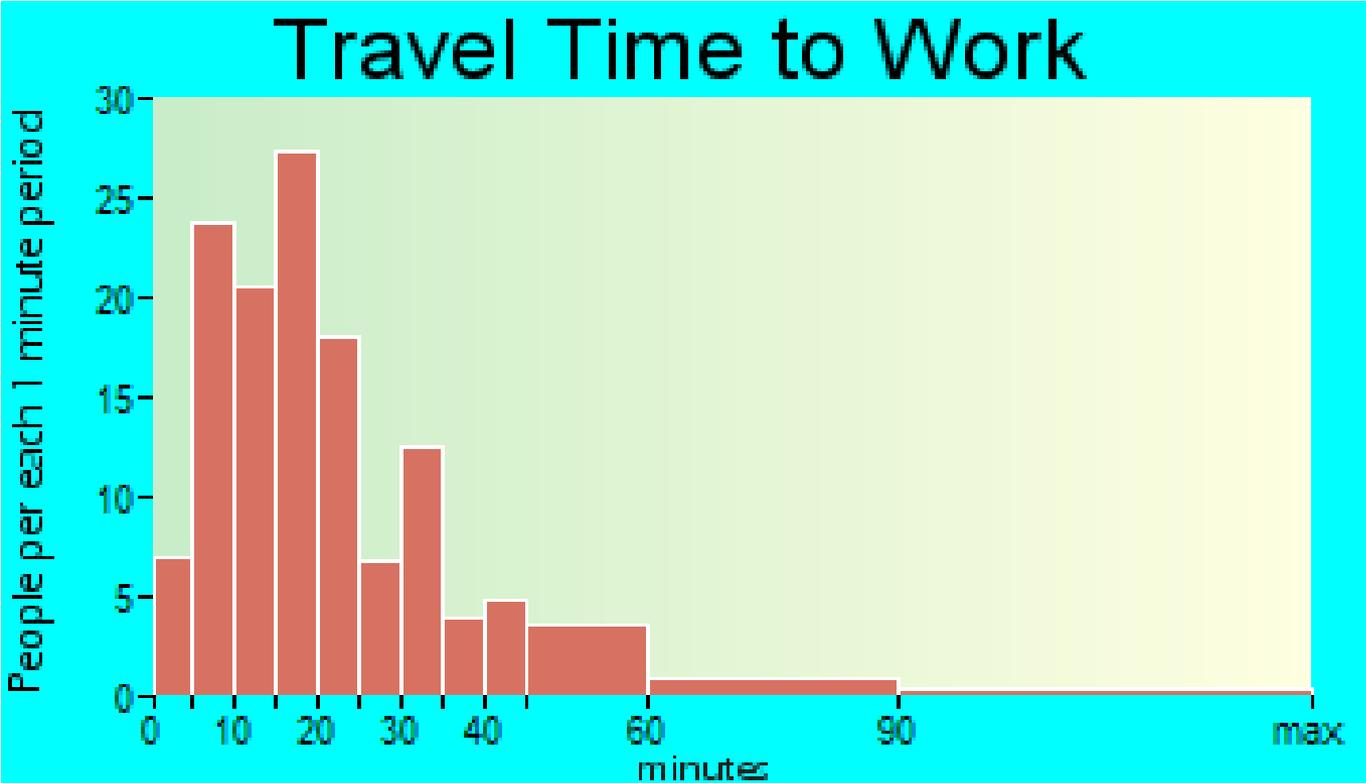
# Data Portrait

## VILLAGE OF BATAVIA

Crime rates in Batavia by Year						
Type	2007	2008	2009	2010	2011	2012
<b>Murders</b>	0	0	0	0	0	0
per 100,000	0.0	0.0	0.0	0.0	0.0	0.0
<b>Rapes</b>	0	5	2	0	0	2
per 100,000	0.0	294.5	113.8	0.0	0.0	131.2
<b>Robberies</b>	0	0	1	0	2	0
per 100,000	0.0	0.0	56.9	0.0	132.5	0.0
<b>Assaults</b>	1	0	0	0	0	0
per 100,000	59.1	0.0	0.0	0.0	0.0	0.0
<b>Burglaries</b>	22	23	15	18	10	11
per 100,000	1301.0	1354.5	853.7	1022.1	662.3	721.8
<b>Thefts</b>	83	90	78	64	70	69
per 100,000	4908.3	5300.4	4439.4	3634.3	4635.8	4527.6
<b>Auto thefts</b>	4	2	1	2	3	1
per 100,000	236.5	117.8	56.9	113.6	198.7	65.6
<b>Arson</b>	0	0	1	0	0	0
per 100,000	0.0	0.0	56.9	0.0	0.0	0.0
<b>City-data.com crime rate</b> (higher means more crime, U.S. average = 277.6)	329.8	572.1	362.9	234.3	298.0	354.4

# Data Portrait

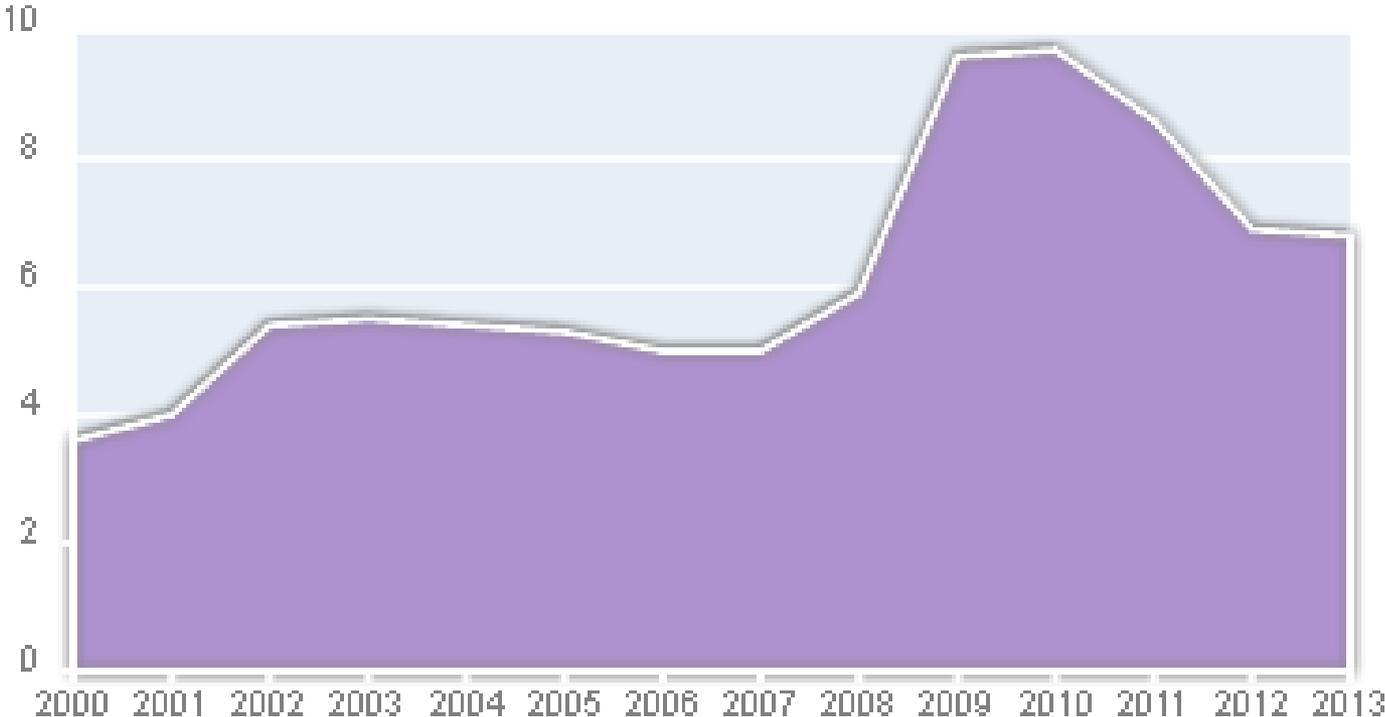
VILLAGE OF BATAVIA



# Data Portrait

VILLAGE OF BATAVIA

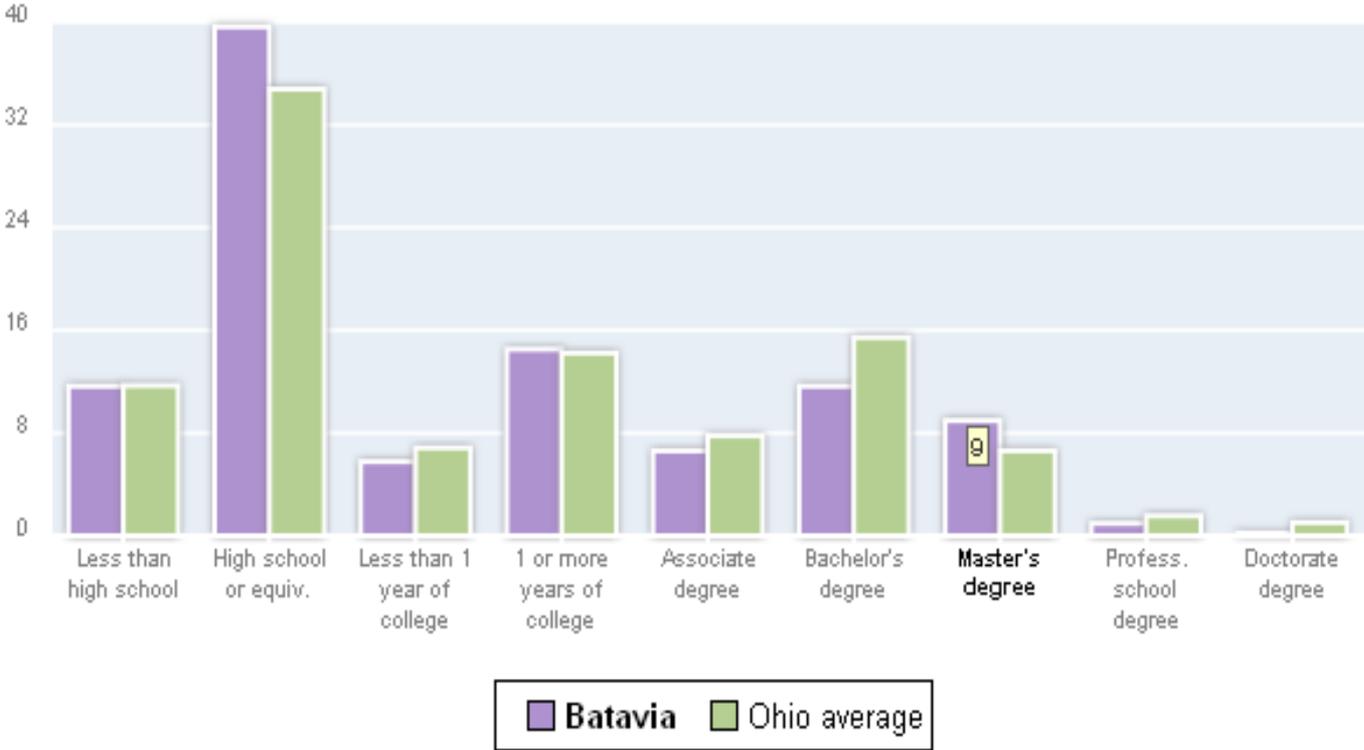
*Unemployment by year (%)*



# Data Portrait

## VILLAGE OF BATAVIA

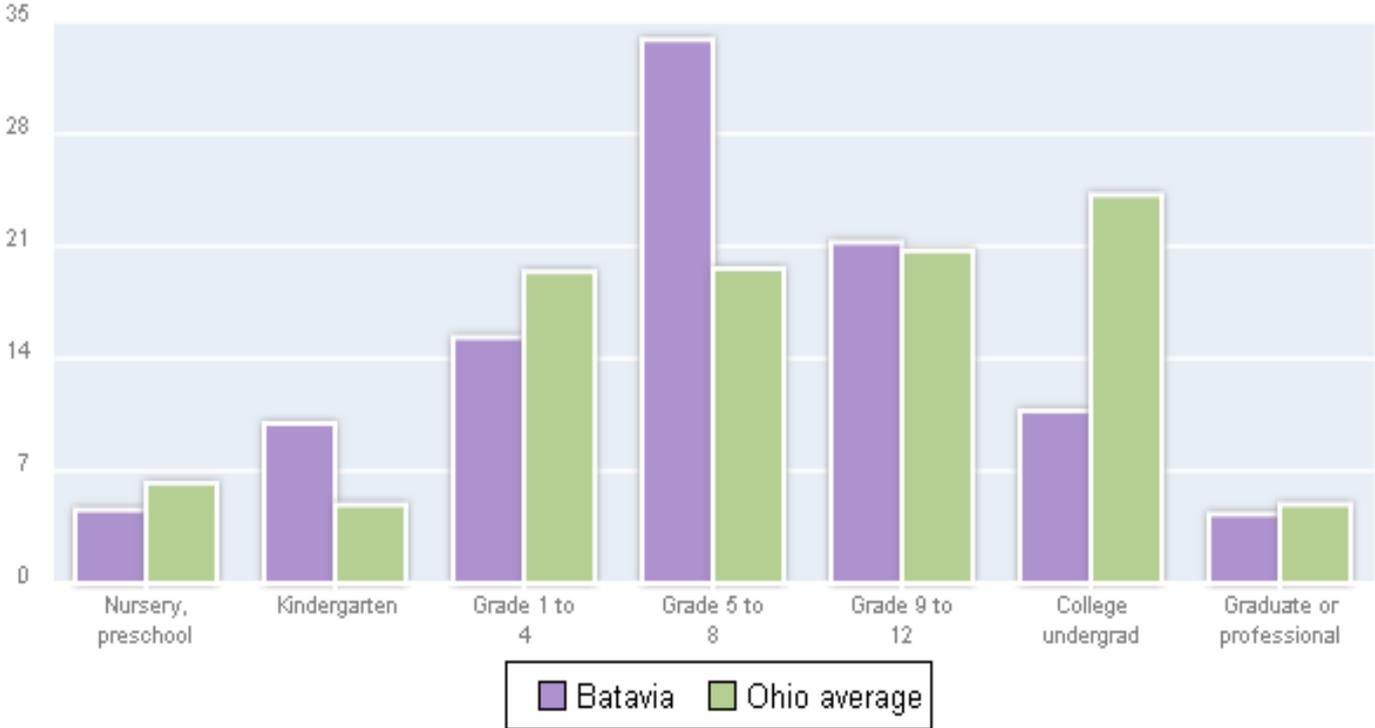
*Educational Attainment (%) in 2011*



# Data Portrait

## VILLAGE OF BATAVIA

*School Enrollment by Level of School (%)*

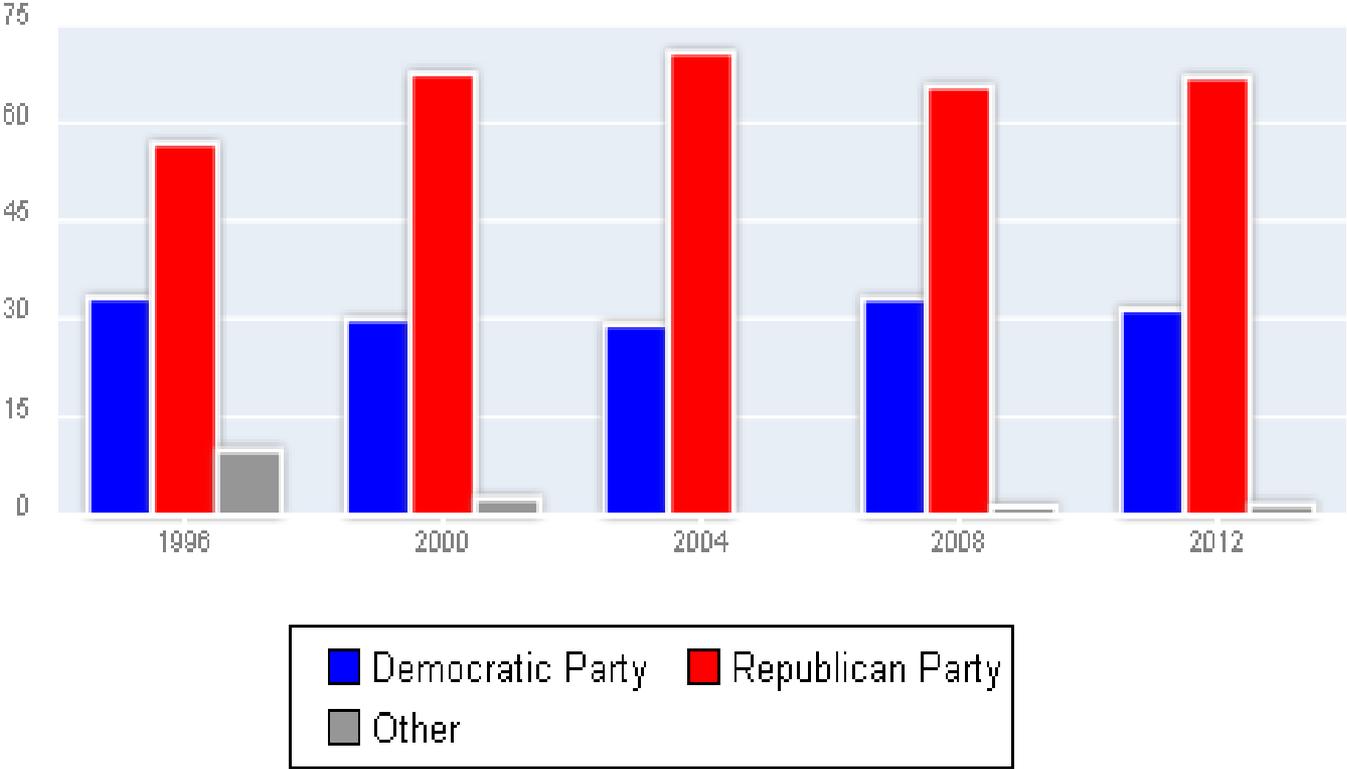


# Data Portrait

VILLAGE OF BATAVIA

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*Presidential Elections Results*





# 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

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- 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



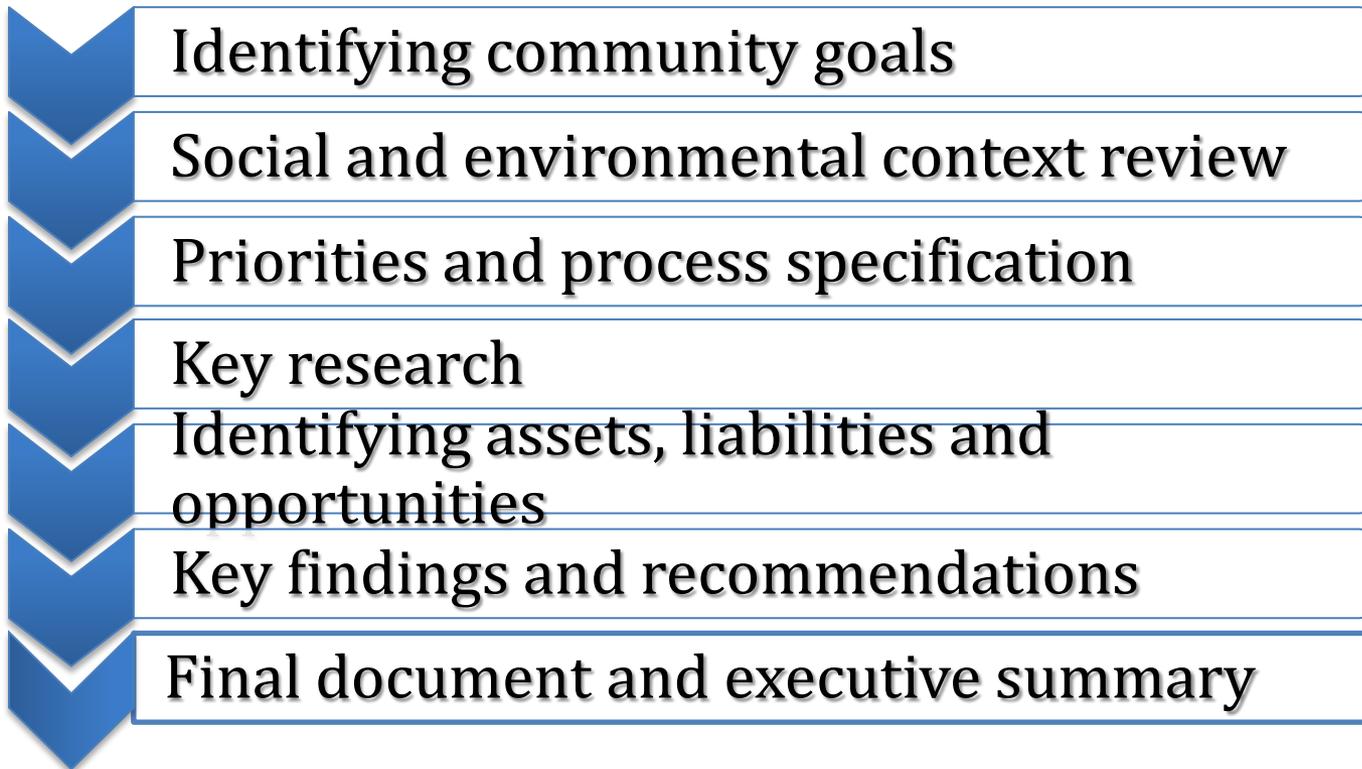
**Batavia's  
Third  
Century  
Initiative**

A Strategic Community  
Plan for The Village of  
Batavia, Ohio

# Plan Process

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- ✓ Concepts for community conversations
- ✓ Catalyst for community change



## Key Research

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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



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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.



# UC GRADUATE PLANNING WORKSHOP / STRATEGIC COMMUNITY PLAN

## Public Engagement

## Character and Form

## Demographics and Market

### 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

### 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 walk-able place
- UC Clermont and UC East Campus are adjacent to the 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

# UC GRADUATE PLANNING WORKSHOP / STRATEGIC COMMUNITY PLAN

## 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

Findings	Importance	Action Ideas
<p>Revitalization of Batavia's historic business district. Hinges on preservation and enhancement of the Village's uniqueness.</p>	<p>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.</p>	<ul style="list-style-type: none"><li>• Implement streetscape improvements to encourage pedestrian and bicycle traffic.</li><li>• Expand community events such as the Taste of Clermont, to stimulate the local economy and bring attention to the beauty of this historic setting.</li><li>• Develop partnerships for green and sustainable student transportation.</li><li>• Provide greater access to fresh produce through investment in the Farmer's Market.</li><li>• Create incentives for renovating commercial building facades.</li><li>• Add outside sitting space for restaurants to increase presence of people and sense of vibrant place.</li><li>• Develop vacant parcels along Main Street with mixed uses.</li><li>• High light important intersections of Main Street through street scape improvements to strengthen sense of place.</li></ul>

# UC GRADUATE PLANNING WORKSHOP / STRATEGIC COMMUNITY PLAN

## Summary of Recommendations

	<b>Findings</b>	<b>Importance</b>	<b>Action Ideas</b>
	<p>Lack of sidewalk connectivity causes residents to drive to Main Street to shops, such as UDF, for daily needs.</p> <p>The river serves as a divider rather than a connector. The west side of the Village appears disconnected, separate and struggling while the east side has a historic, rural village image.</p>	<p>Creating a walkable neighborhood provides health benefits and economic benefits and for residents as well as Village.</p> <p>The river is a beautiful natural resource with potential to help revitalize the Village.</p>	<ul style="list-style-type: none"> <li>• Construct sidewalks within a ¼ mile radius of Main street</li> <li>• Implement the bike trail along the river south of Main Street.</li> <li>• Create an “Adopt-A-Sidewalk” or “Adopt-A-Trail” program to improve access and visibility of the river.</li> </ul>
<b>Market Profile</b>	<p>Batavia’s position as Clermont County Seat can be leveraged for business development.</p> <p>Batavia’s rural and historic charm provides opportunity for attracting new residents and tourists.</p>	<p>This position places all county government offices inside of Batavia creating a convenient and central place for other businesses to locate.</p> <p>Batavia is home to a historic walk-able town with great access to the natural environment, making a great place for families to grow and tourists to visit.</p>	<ul style="list-style-type: none"> <li>• Launch a marketing campaign and incentive programs to showcase Batavia as the perfect place for businesses to thrive.</li> <li>• 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.</li> </ul>

## Summary of Recommendations

Findings	Importance	Action Ideas
<p>Current demographic and economic trends indicate an urgent need for a plan to guide community revitalization.</p>	<p>Revitalization will lead to high quality of life, reduced out-migration patterns, and will attract businesses and residents.</p>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
<p>Senior population growth trends provide opportunity for a niche market for community building in Batavia.</p>	<p>Capitalizing on this asset within the community is essential to retaining and attracting more residents, which will lead to increased investment in the Village.</p>	<ul style="list-style-type: none"> <li>• 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.</li> <li>• Develop an “eldermart” business incubator for pensioners.</li> </ul>
<p>Expanded educational opportunities for individuals with a high school diploma are needed to maximize and harness the available talent.</p>	<p>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.</p>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

# UC GRADUATE PLANNING WORKSHOP / STRATEGIC COMMUNITY PLAN

## Summary of Recommendations

	Findings	Importance	Action Ideas
Land Use, Zoning, and Environment	Growth opportunities from recent annexations require amendments to Batavia's land use controls that build upon the strengths of its built and natural environments.	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.	<ul style="list-style-type: none"><li>• Create a new zoning district for the "Main Street Corridor."</li><li>• Amend other existing districts to better leverage the various features of the Village.</li><li>• Amend existing subdivision regulations to encourage resource-efficient development.</li></ul>
	Batavia's natural features should provide the foundation for guiding development as well as investing in protection and enhancement of its environmental assets.	Ignoring environmental and ecological factors in regards to development could greatly damage the Villages aesthetic character while increasing costs related to pollution and environmental rehabilitation.	<ul style="list-style-type: none"><li>• Create a buffer to limit development in the riparian corridor.</li><li>• Create conservation areas to guide development away from the most ecologically vulnerable areas.</li><li>• Encourage the use of permeable pavements, rain barrels and retention ponds to limit urban runoff into the stream system.</li></ul>
	A multi-purpose greenway can be created along the Little Miami River linking the Village of Batavia and East Fork State Park harnessing	The greenway could link Batavia and the State Park, advance conservation of fragile ecosystems, create economic benefits from	<ul style="list-style-type: none"><li>• Initiate local fundraising campaigns.</li><li>• Seek grants from private and community foundations. Implement innovative</li></ul>

# UC GRADUATE PLANNING WORKSHOP / STRATEGIC COMMUNITY PLAN

## Summary of Recommendations

	Findings	Importance	Action Ideas
	<p>benefits from these natural resources.</p> <p>Batavia has developed an over-supply of parking which has negatively impacted the aesthetics of the village.</p>	<p>services catering to the users of the trail, and improve the image of the community</p> <p>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.</p>	<p>funding techniques such as “adopt a section” and bike-a-thons.</p> <ul style="list-style-type: none"> <li>• Seek volunteers for trail maintenance.</li> <li>• Reduce parking minimums and create parking maximums. Conduct a parking analysis to analyze supply and demand of parking. Create bicycle parking on Main Street.</li> </ul>
<b>Utilities and Transportation</b>	<p>Expansion of public transportation will enable improvement in Batavia’s quality of life.</p>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Establish a countywide minibus system with fixed bus lines (or other transportation mode) connecting destinations around Batavia and Clermont County.</li> <li>• Expand connectivity and facilities for pedestrians and bicyclists; Plan for and design “complete” streets.</li> <li>• Organize non-automotive travel promotional activities.</li> </ul>

# UC GRADUATE PLANNING WORKSHOP / STRATEGIC COMMUNITY PLAN

## Summary of Recommendations

	Findings	Importance	Action Ideas
<b>Housing</b>	Batavia's historic housing can leverage new development.	The historic character of the Village adds authenticity and potential for attraction of residents and investors.	<ul style="list-style-type: none"><li>• Research strategies for preserving the housing stock.</li><li>• Develop a historic district.</li><li>• Work with residents to establish preservation goals.</li></ul>
	Existing housing support programs can help strengthen the quality and affordability of Batavia's housing stock.	These programs can help protect homeowners and preserve the historic housing in the Village.	<ul style="list-style-type: none"><li>• Connect residents with the resources for preservation.</li><li>• Apply for historic preservation funding.</li></ul>
	Batavia can build upon its assets to create a thriving community for aging residents.	With shifting demographics and a growing elderly population, Batavia can attract and retain residents by developing a welcoming community for this niche market.	<ul style="list-style-type: none"><li>• Develop policies to increase accessibility to current and future housing.</li><li>• Identify specific community needs of the elderly population.</li><li>• Seek funding.</li><li>• Increase connectivity to surrounding amenities.</li></ul>
	Streamlining data collection can help maintain housing stock and guide future development.	Data can help to identify zones and properties which should be protected and stabilized, and to locate potential development sites.	<ul style="list-style-type: none"><li>• Identify necessary information for development of an ordinance or historic district.</li><li>• Create an inventory of existing data.</li><li>• Commission a curb-side property inventory.</li></ul>

## Summary of Recommendations

Findings	Importance	Action Ideas
Vacant land in Batavia provides an opportunity for future development.	Vacant land provides potential for greater variety in the local housing stock.	<ul style="list-style-type: none"><li>• Define a development strategy.</li><li>• Establish design guidelines.</li><li>• Coordinate development goals with strategies for attracting and retaining residents.</li></ul>

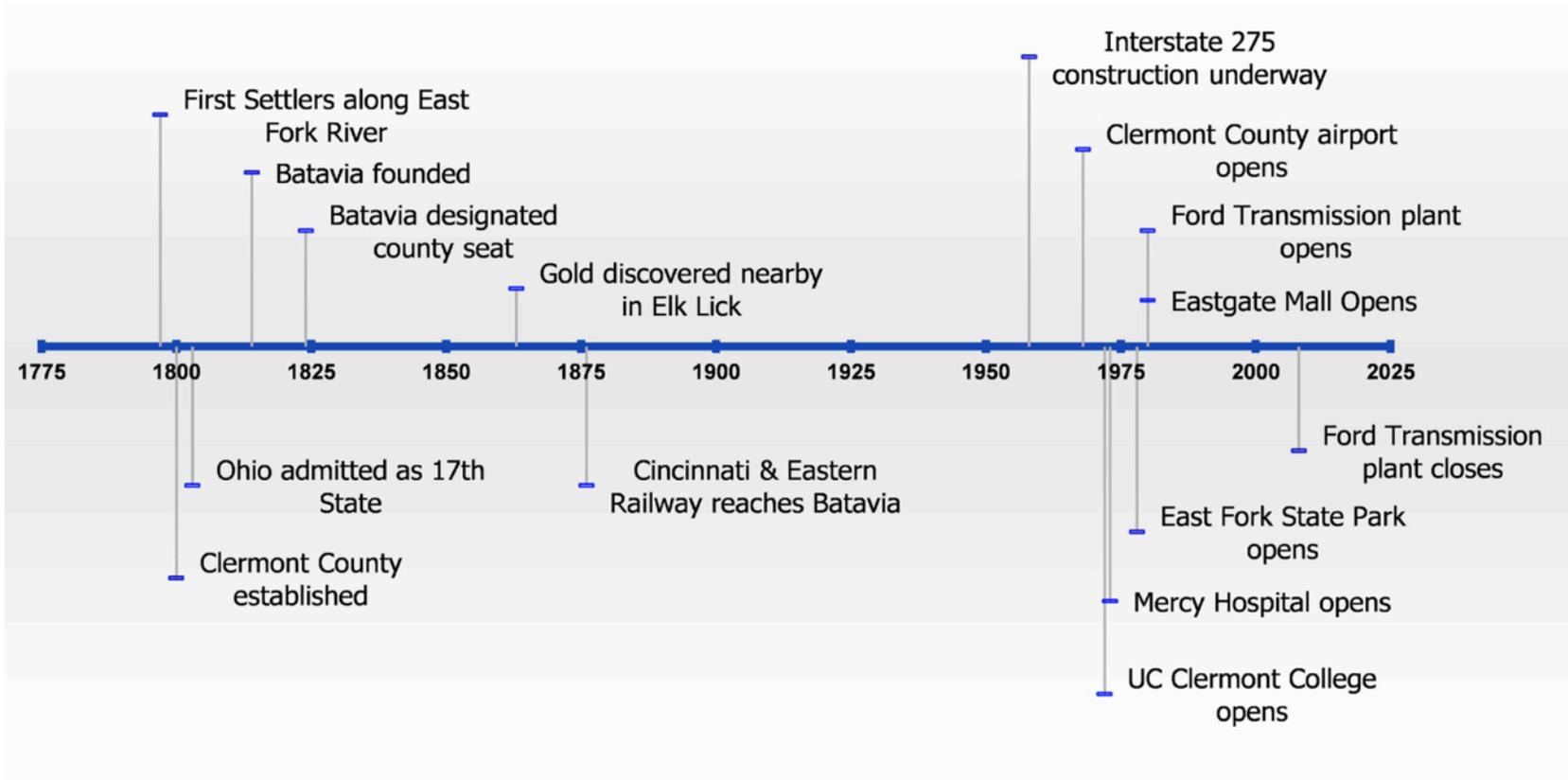
## Next Steps

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

## Implementation Framework

30



# VILLAGE OF BATAVIA East Main Street Improvements, 2014



Burgess & Niple  
artist's  
rendering based  
on a site  
photograph by  
John Dingo  
Photography.

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.

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*"Historic Past, Bright Future"*  
**VILLAGE OF BATAVIA**  
THIRD CENTURY INITIATIVE  
**Land Use Plan**

