



# Harrison Township Comprehensive Plan 2025



2018 Plan Update  
Public Review Draft: 7/18/2018







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# Harrison Township Comprehensive Plan 2025 2018 Update

## **Township Trustees**

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Richard Dole  
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Jeanette Losekamp  
Carol Wiwi  
Dan Losekamp  
Gina Chilcoat  
Frederick Dole

## **Consulting Agency**

Hamilton County Regional Planning Commission

## **Plan Adopted**

February, 2001

## **Updated:**

May, 2006

August, 2012

XX, 2018



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**Hamilton County  
Regional Planning Commission**

Todd Kinsley, AICP  
Executive Director

Steve Johns, AICP  
Planning Services Administrator

**Participant Staff**

Brian Wamsley, AICP  
Senior Planner

Stacey Todd  
Senior Planner

Ashley Keith  
Associate Planner

Zachary Rieth  
University of Cincinnati – P+D Intern

Yajie Hu  
University of Cincinnati – P+D Intern



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## INTRODUCTION

A comprehensive plan is a document designed to guide the future actions of a community, particularly in regards to land-use, public infrastructure and utilities, community services, economic development and often much more. It presents a vision for growth that reflects the community's goals. This 2018 Update to the Harrison Township Comprehensive Plan 2025 will take a holistic look at how the previous plan is progressing to make sure that all sections are still relevant, and if necessary it will bring updates or course corrections to the data, goals, strategies, implementation efforts and other sections of the Plan to meet the vision of the community.

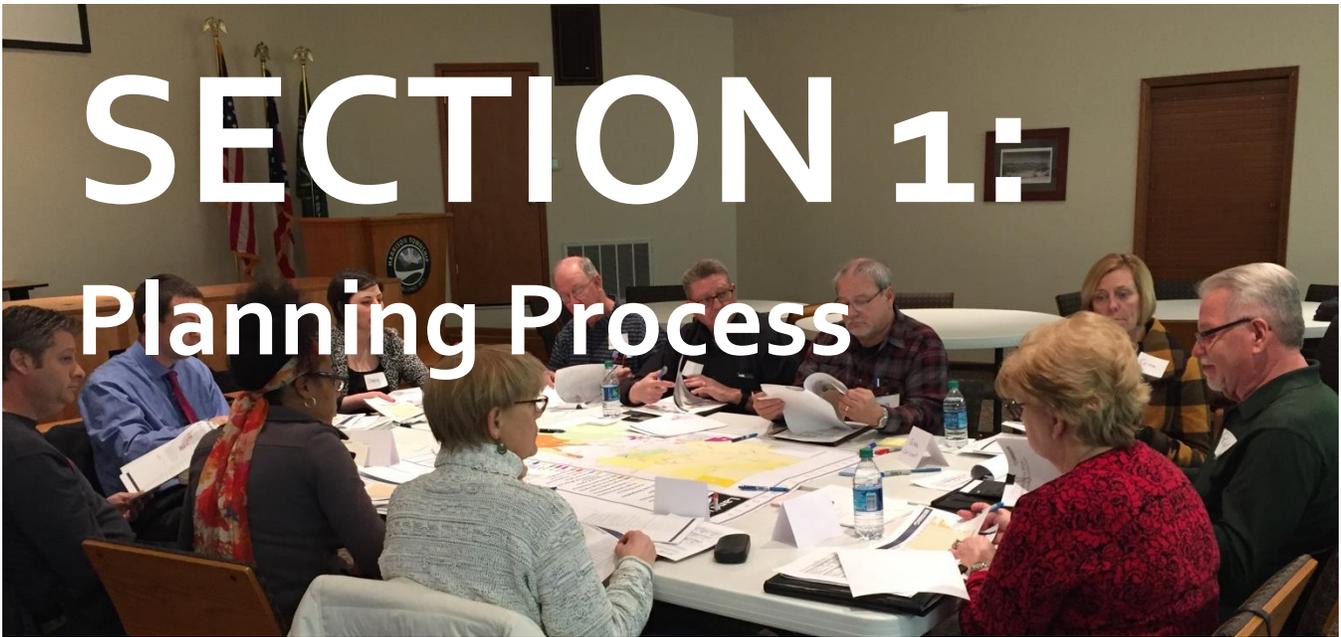
## BACKGROUND

The Hamilton County Regional Planning Commission (HCRPC) staff, acting as facilitators of the process, assisted Harrison Township Planning Committee members to update the *Harrison Township Comprehensive Plan 2025*.

As part of the planning process, input from residents was solicited to identify goals, priorities and concerns to be addressed in a Comprehensive Plan.

The general purposes of this study are:

- To provide for orderly development of the Township
- To assure quality services to the community
- To look for development alternatives to provide local services and employment opportunities, as well as to generate additional tax revenues



## **PROJECT DESCRIPTION FOR COMPREHENSIVE PLAN 2018 UPDATE**

The goal of this effort was to update the Comprehensive Plan for Harrison Township as required by the Hamilton County Regional Planning Commission (HCRPC) to make sure that the text and maps are relevant and reflective of the communities intended vision. The Comprehensive Plan will include a comprehensive review of the existing Land Use Plan (LUP) map and text to indicate township goals, existing zoning, and current development trends and to include updated LUP strategies and maps as necessary to reflect township goals.

### **THE PLANNING COMMITTEE**

The core planning group for the 2018 Comprehensive Plan Update was a nine-member committee appointed by the Harrison Township Trustees. Planning Committee members met at the Harrison Township Civic Center (9940 New Haven Road, Harrison Township, OH 45030) **seven** times between February 2018 and **August** 2018. A list of Planning Committee members follows:

Richard Dole  
John Kerr  
Doug Barnes  
Dan Boehringer  
Jeanette Losekamp

Carol Wiwi  
Dan Losekamp  
Gina Chilcoat  
Frederick Dole

### **THE PLANNING PROCESS**

This process was considered an update and not a new plan because the main goal was to make sure that the text of the Plan was still relevant, that the Land Use Plan was still reflective of the text, and that the Zoning Map was up-to-date. This document, while it may look newer, uses the previous text and maps as a guide rather than starting from scratch. A full comprehensive planning process would involve a higher degree of public input. A new Comprehensive Plan should probably be considered by the Township in five years, 2023.



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*A summary breakdown of the Planning Committee meetings:*

**February 7, 2018**

The Harrison Township Planning Committee planning process began with a meeting to meet the Planning Commission members, review the existing Comprehensive Plan – 2012 Update, discuss goals and objectives of the planning process, and to conceptualize the final product of the process.

**March 7, 2018**

The second meeting of the process included a review of new updated data on population growth, and characteristics, housing, economic development, and transportation statistics for inclusion into the Community Inventory section of the Comprehensive Plan – 2018 Update. This meeting also included a picture preference survey to understand the Planning Committee’s preferences for new development character and public infrastructure.

**May 23, 2018**

The third meeting further explored the Land-Use Plan by using residential and retail development growth scenarios to explore the potential impacts those might bring. Conceptual annexation patterns by the City of Harrison were analyzed to understand potential growth areas. Within those potential growth areas, modern housing development designs and densities were discussed to understand the impacts. The Harrison Township section of the Harrison Avenue corridor was discussed and what types of development the Planning Committee was looking to see there in the future. Transportation infrastructure improvements were also a topic of conversation again.

**June 19, 2018**

The fourth meeting introduced the first draft of the updated Harrison Township Comprehensive Plan 2025. The updated Land Use Plan was also reviewed once more, with a few small changes made. Some conceptual development designs were shown to the Planning Commission, to spark discussion about some key sites. Lastly, the Planning Committee discussed the Public Open House format and logistical details.

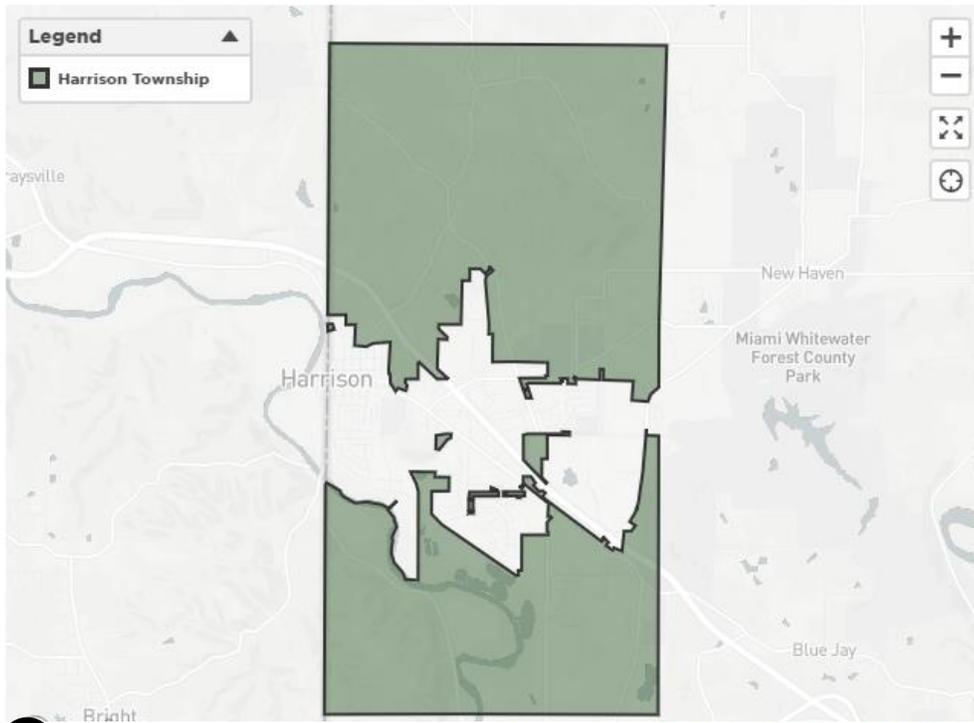


# SECTION 2: COMMUNITY INVENTORY

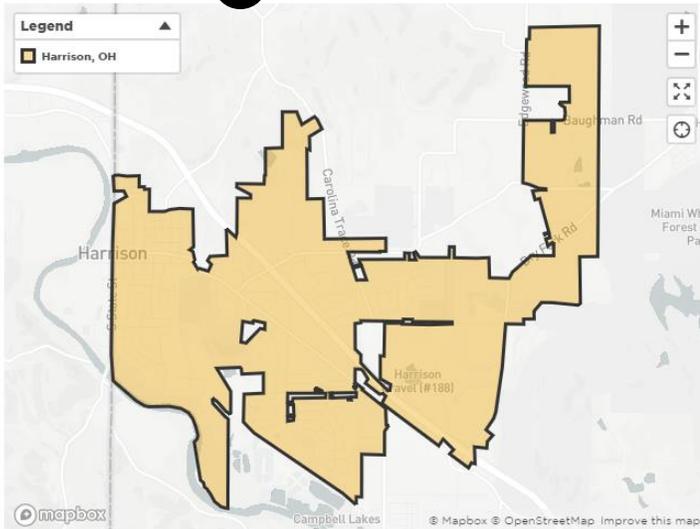
Data used in the following section may be listed as (1) Harrison Township (the primary study area), (2) City of Harrison incorporated or (3) Harrison Township County Subdivision (a census designated boundary that is shaped to the original township boundaries before the City of Harrison incorporated). Looking at the City and Township both separately and together is necessary, considering the history of annexation and cooperation between them. When seen in context a demographic change in the data might be related to an annexation. Data might also have different availabilities at different sub-geographies.



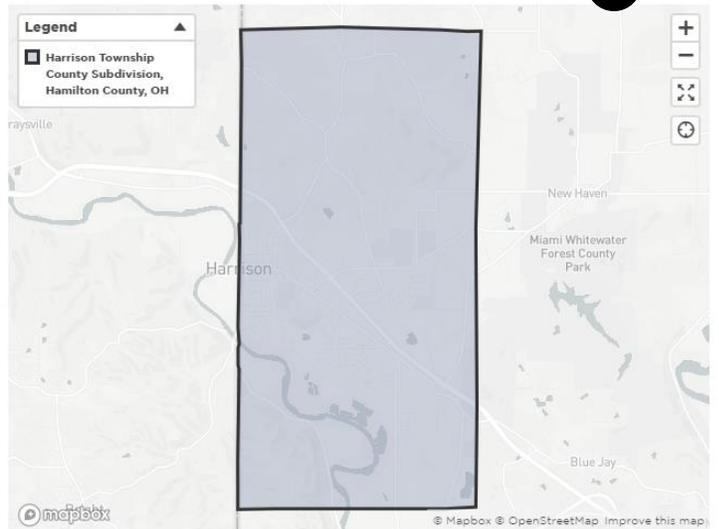
### Harrison Township, Hamilton County, Ohio 1



### City of Harrison, Ohio 2



### Harrison Township County Subdivision - Census Designation 3





## DEMOGRAPHICS

### POPULATION

During the 1970s Harrison Township and adjacent communities experienced accelerated growth in part attributable to road improvements (I-74) that eased the commute to downtown Cincinnati. Harrison Township, leading the race with a 90% increase in population, was growing two times faster than any other of the neighboring communities. In subsequent decades, growth continued to occur at a lower rate from the previous decade but still at a very fast pace. The City of Harrison replaced Harrison Township in the lead of fastest growing communities, not only in the study area but in the entire County<sup>1</sup>. The City of Harrison's growth occurred at the expense of the Township as lands were annexed by the City for development.

In less than 30 years, Harrison's population (city & township) had more than doubled from 6,226 in 1970 to 12,092 in 2000. But the accelerated growth from 1970 to 2000 reached a plateau and the population only rose to 14,192 by 2015. Based on latest American Community Survey data from 2016, the population under the age 18 is only slightly larger than the population age 65 and older, indicating a continued flat or slightly increasing population growth trend without any new growth opportunities.

The City of Harrison saw modest growth in population between 2005 and 2010 and is expected to see an upward bump in population growth period between 2015-2020 due to a number of new homes getting built and a desirable school district.

### AGE CHARACTERISTICS

Even though the population of Harrison Township and City of Harrison are trending upwards, the population under 18 of age (Figure 3) is relatively flat. This indicates Township growth hasn't been by births but by incoming population movement.

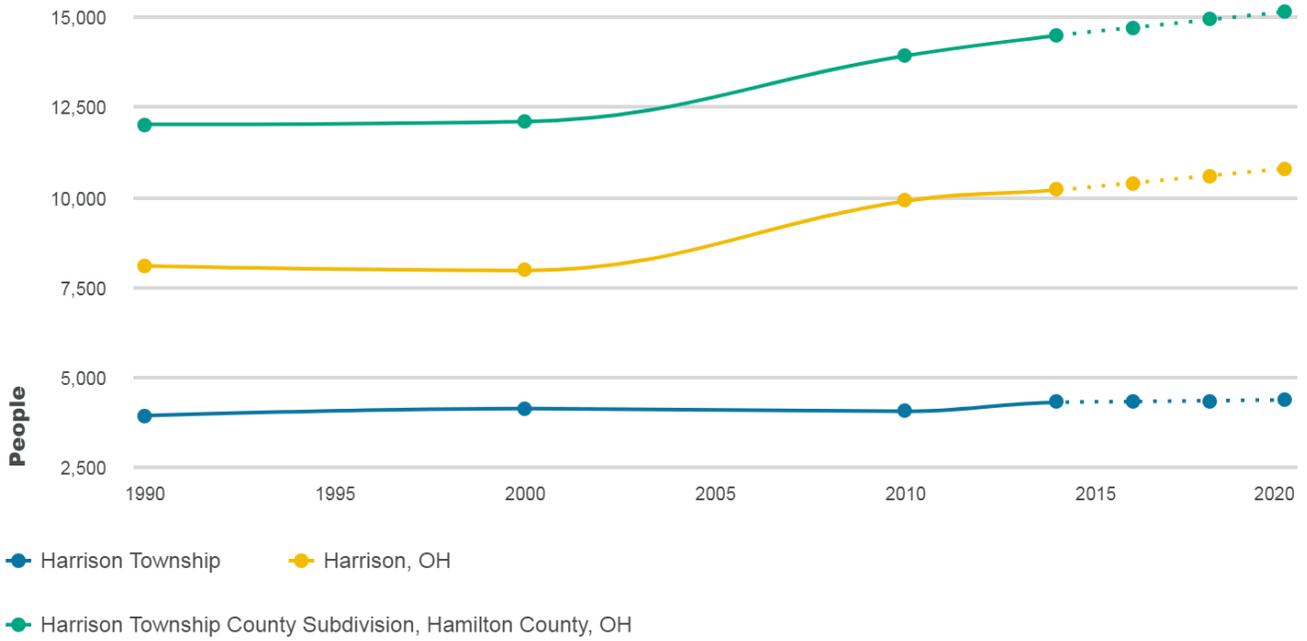
Generational characterizations (Figure 4) are another way to look to age. The table is normalized by total population of each geographic area, which allows comparison of uneven datasets. This gives a sense of relative age distribution by geography - the City of Cincinnati has more Millennials per person, while Harrison Township County Subdivision has more Generation Z and Matures per person.

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<sup>1</sup> 1998 U.S. Census Population estimates. Hamilton County Regional Data Center.

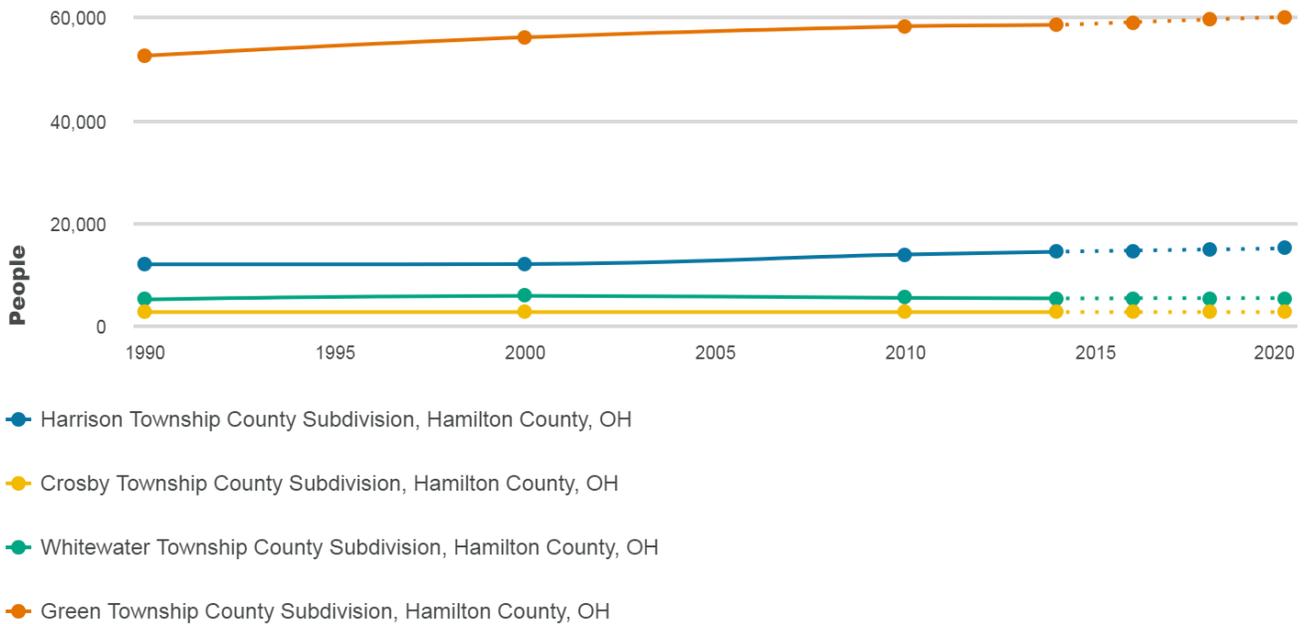


**Figure 1: Total Population**



mySidewalk.com · Sources: DC 1990, 2000, 2010, ACS 2015

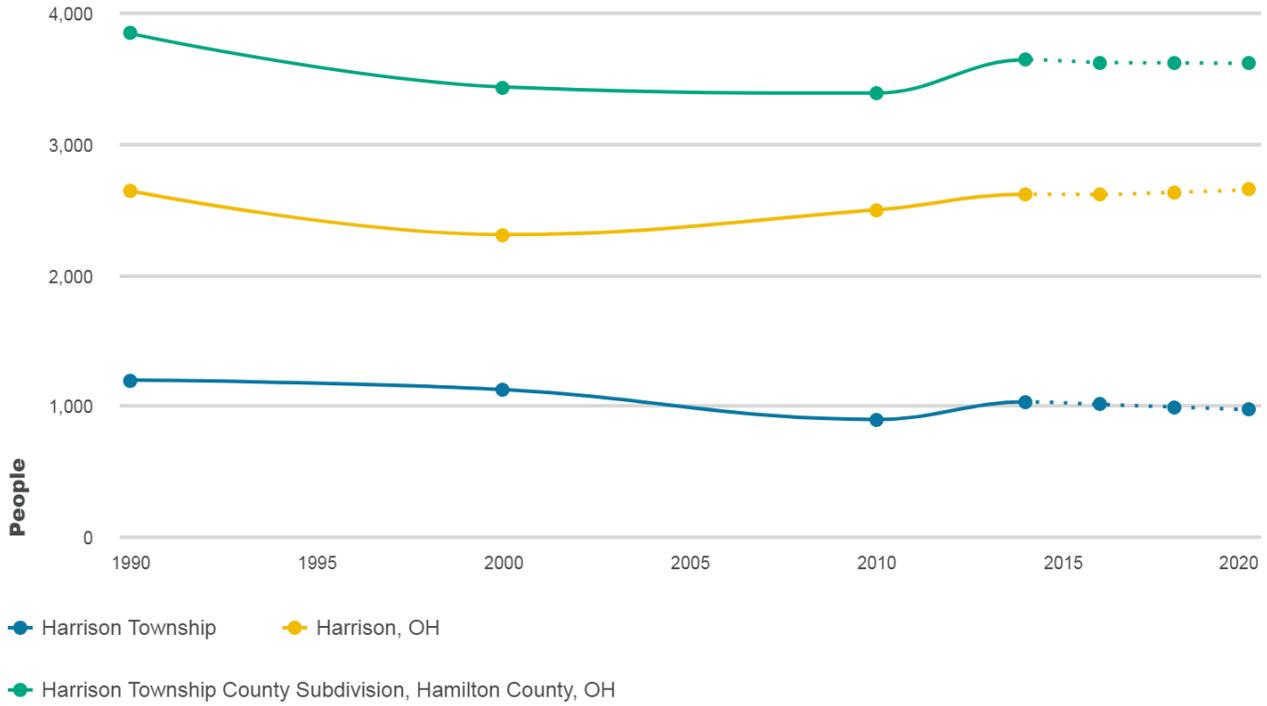
**Figure 2: Population Comparison with Nearby Hamilton County Townships**



mySidewalk.com · Sources: DC 1990, 2000, 2010, ACS 2015



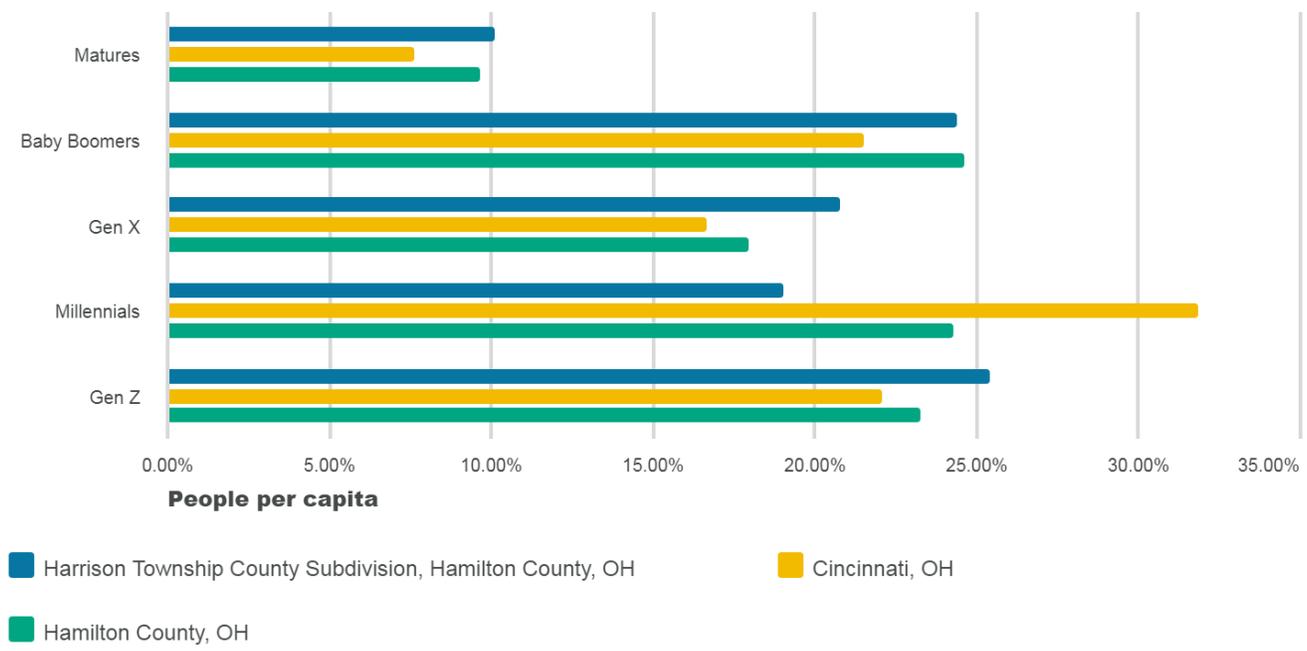
**Figure 3: Population under Age 18**



mySidewalk.com - Sources: DC 1990, 2000, 2010, ACS 2015

**Figure 4: Generation Segments for Year 2016**

**Generations comparison for Harrison Township County Subdivision, City of Cincinnati, and Hamilton County**



mySidewalk.com - Sources: US Census 2012-2016 ACS

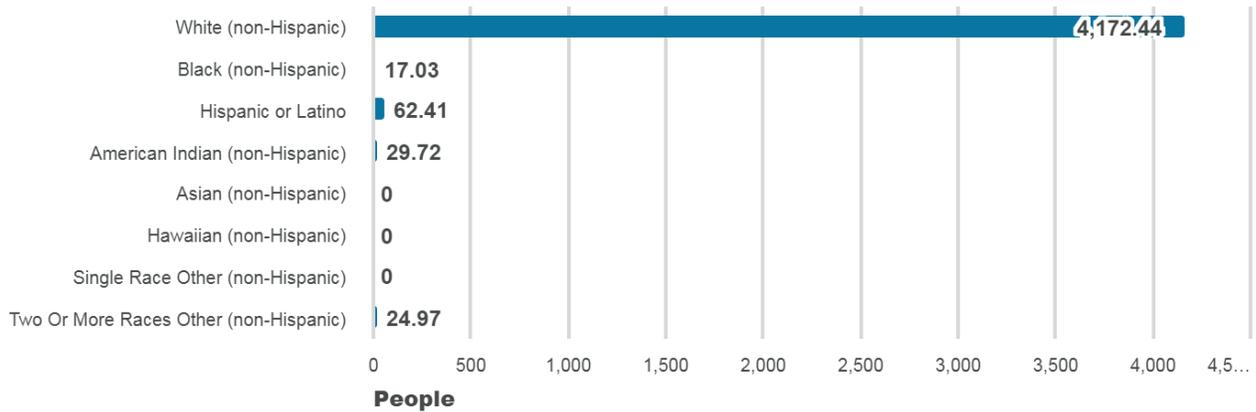


## RACE AND ETHNICITY

Harrison Township is 97.5% white (non-hispanic) but it has seen a small growth in minority population in recent years. In Hamilton County, race or ethnic minorities compose close to 33% of the population. For Harrison Township, Hispanic or Latino is the largest minority making up 1.3% of the population while other races and ethnicities are all less than 1% of the population combined.

Figure 5: Population by Race 2016

### Race/Ethnicity Totals for Harrison Township County Subdivision



■ Harrison Township

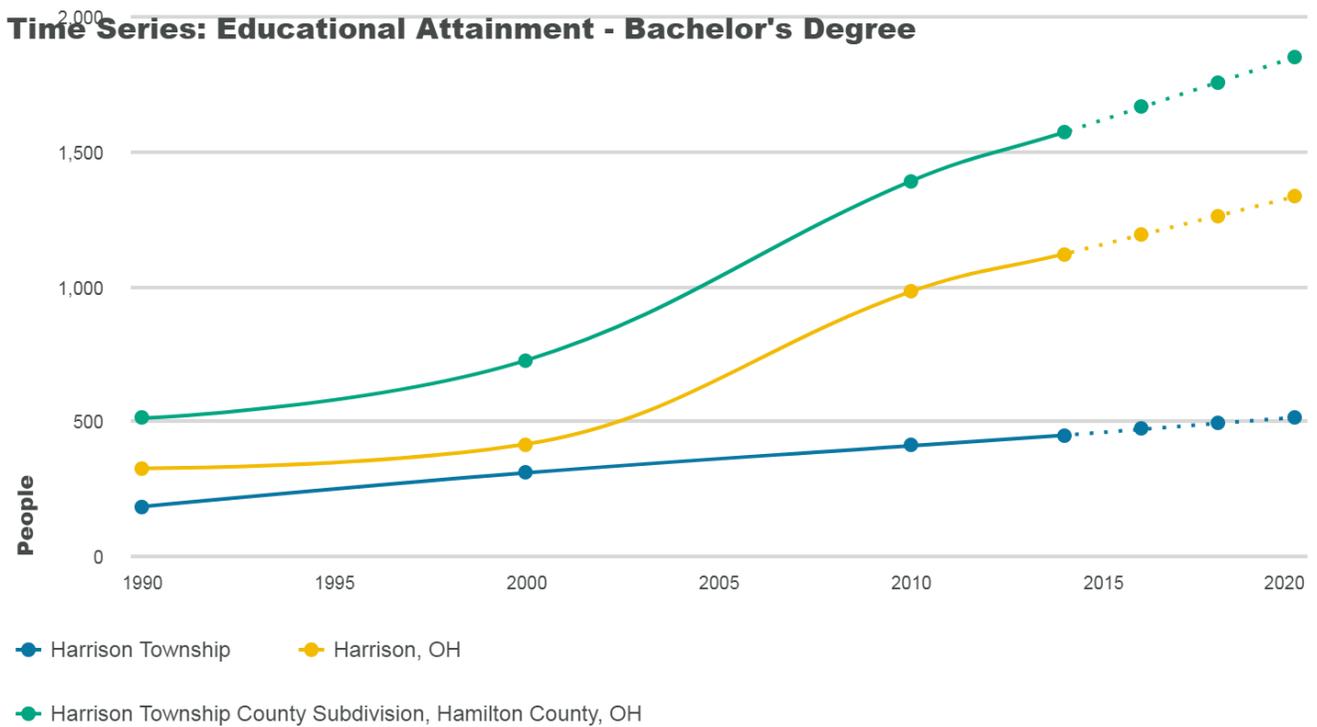
mySidewalk.com · Sources: US Census 2012-2016 ACS



## EDUCATIONAL ATTAINMENT

When compared to Hamilton County, residents of Harrison Township are more likely to have finished high school (92.71% vs. 90.13%). However, Harrison Township residents are less likely to have completed a Bachelor's degree (22.65%) than County residents (29.67%). But as indicated by the Education Attainment time series chart, Harrison Township residents are expected to achieve higher levels of education moving forward.

**Figure 6: Educational Attainment – Bachelor's Degree**



mySidewalk.com · Sources: DC 1990, 2000, 2010, ACS 2015



## HOUSING CHARACTERISTICS

According to US Census 2012-2016 ACS data:

- The median home value in Harrison Township is \$134,616.
- There are approximately 1,800 housing units.
- The tenure of housing is mostly owner occupied at 78% to renter occupied at 22%.
- Between 1990 and 2015, the housing stock in Harrison Township only grew 500 units, compared to City of Harrison, which grew by 1,200 units.
- The vacancy rate in 1990 was 3%, in 2000 it was 5%, in 2010 it was 7%, and in 2018 it is 9%.
- The average household size in Harrison Township County Subdivision is 2.57 people per household, higher than the County average of 2.35 people per household.
- Approximately 67.99% Harrison Township's housing stock was built between 1970 and 2010. Only 2.65% of the housing stock was built after 2010, and 29.45% of housing stock was built before 1970.
- The population per acre in Harrison Township is about 1.28 persons per acre, much less than the County average of 3.05 persons per acre.
- Harrison Township has 0.49 occupied housing units per acre, compared to the County at 1.27 occupied housing units per acre.

### **Housing Growth**

Based on US Census 2012-2016 American Community Survey data, Harrison Township has approximately 1,800 housing units. Harrison Township has had around 1,800 housing units since 1990 (see Figure 7), while the City of Harrison has added approximately 1,300 units since year 2000. Sewer access is a limiting growth factor for the Township and the extension of the City of Harrison's sewer district is a growth driver for the City's annexation growth.

### **Housing Value**

Harrison Township housing has a median home value of \$134,600. This is slightly less than Hamilton County's median home value of \$143,700.

### **Vacant Housing**

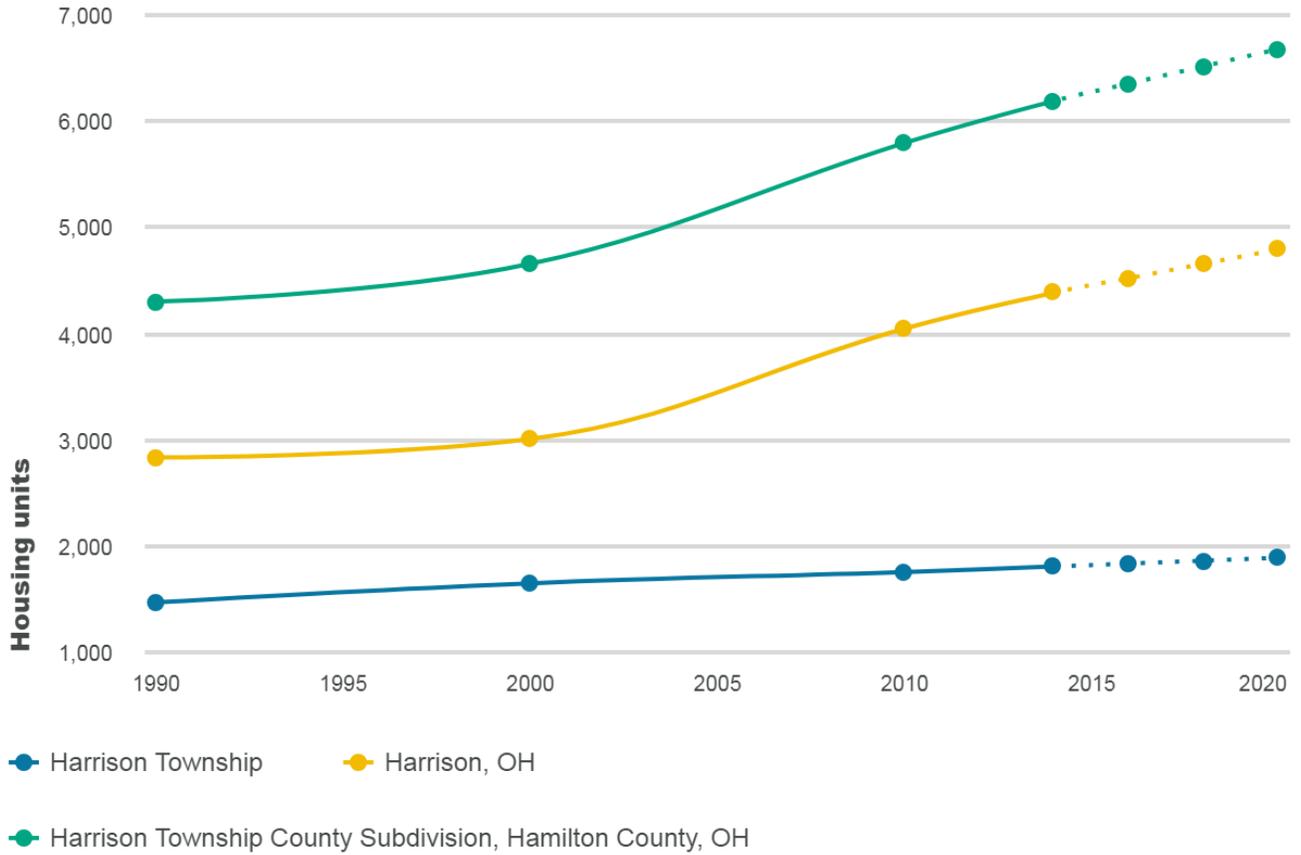
Vacant housing in Harrison Township is currently at 9% of total housing stock. Vacancy has been slowly rising since 1990 at 3%, 2000 at 5%, and 2010 at 7%. A vacancy rate of 5% of total stock is usually considered desirable as allowing a healthy range of choice for prospective homeowners and renters. Less than 3% housing vacancy is considered to be indicative of lack of housing supply and greater than 8% indicative of housing quality, lack of variety, or affordability issues. Very low vacancy rates that drive up housing costs are likely to affect low-income residents. Very high vacancy rates can indicate neighborhoods that are struggling.

### **Housing Tenure**

Harrison Township housing is primarily composed of owner-occupied units at 78.5% versus renter-occupied units at 21.5%. The percent of owner-occupied units in 1990 was 90% so the number of rentals has increased significantly since then.



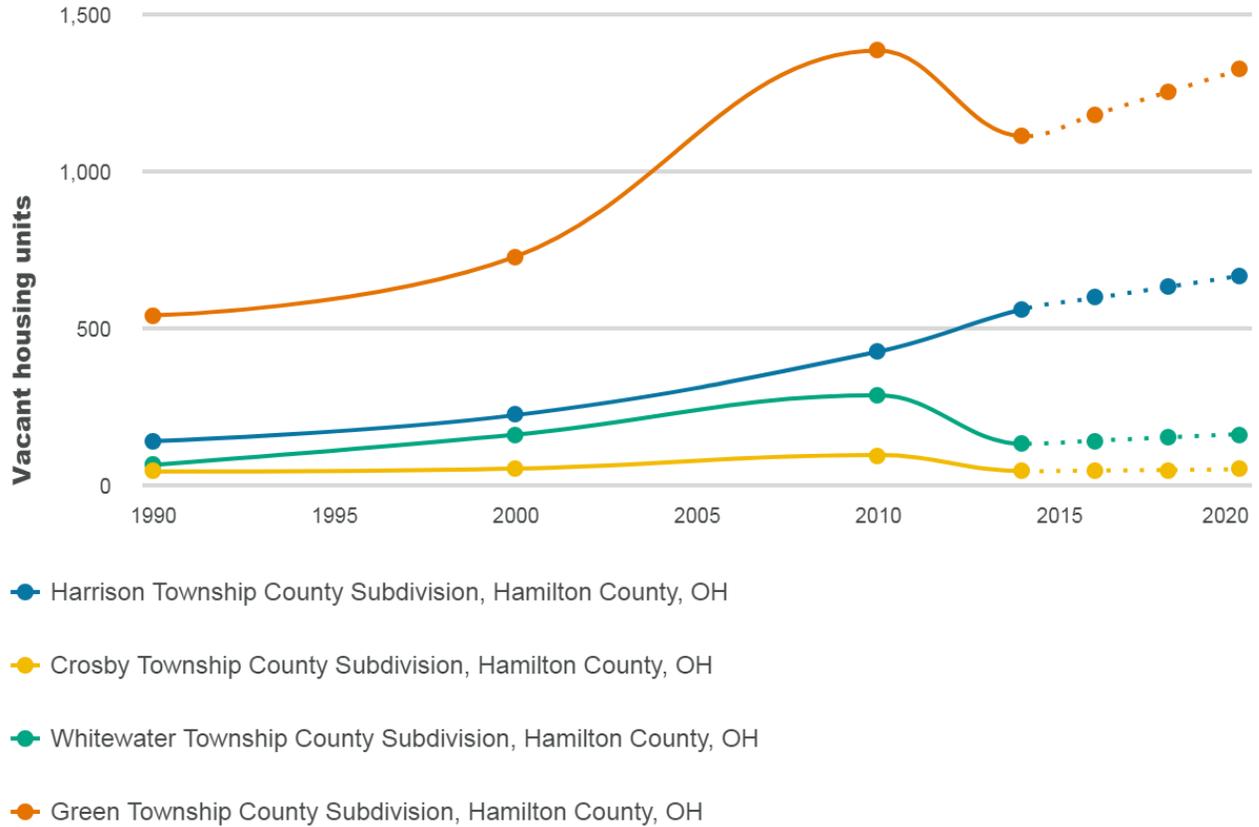
Figure 7: Total Housing Units



mySidewalk.com · Sources: DC 1990, 2000, 2010, ACS 2015

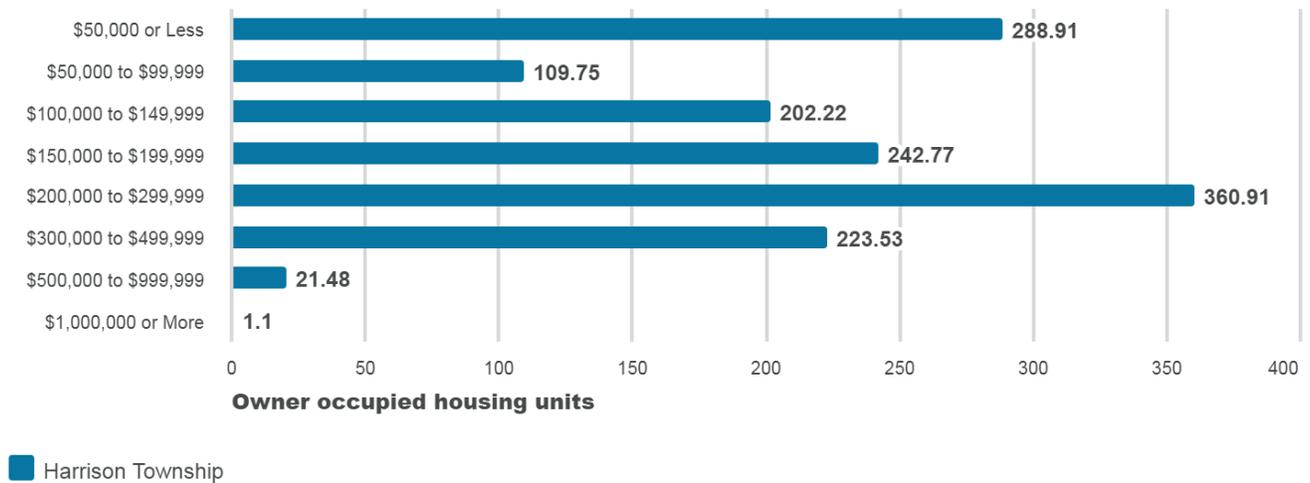


**Figure 8: Vacant Housing Units**



mySidewalk.com - Sources: DC 1990, 2000, 2010, ACS 2015

**Figure 9: Owner Occupied Home Value**



mySidewalk.com - Sources: US Census 2012-2016 ACS

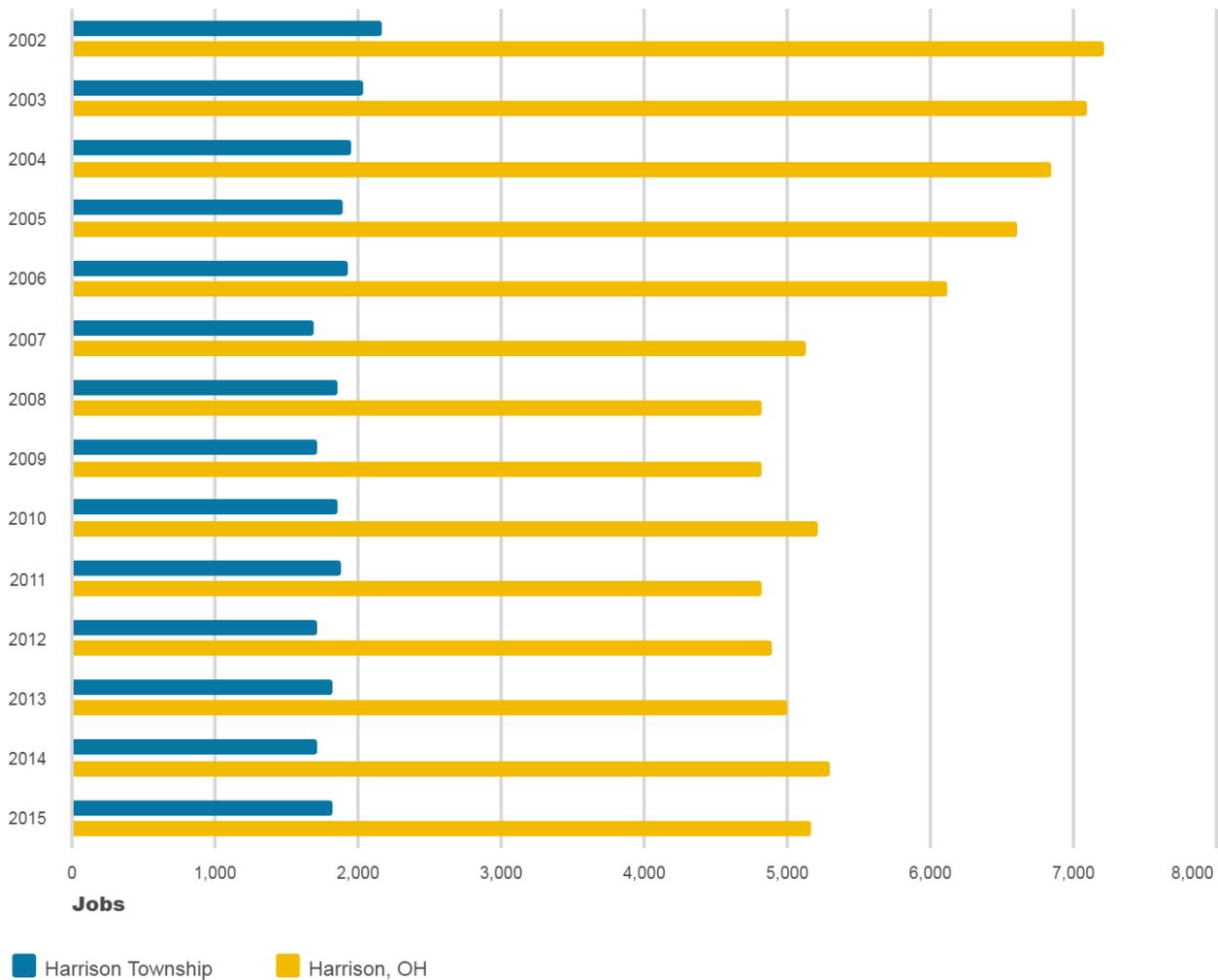


## ECONOMIC CONDITIONS

### ECONOMIC ACTIVITY OVERVIEW

Within the Greater Cincinnati economy, Harrison Township and the City of Harrison continue to play a significant role in manufacturing activities. While the types of businesses located in Harrison Township are specialized, the occupations held by Township residents have become less oriented towards manufacturing and more in line with Cincinnati as a whole. Harrison Township has been consistently providing close to 2,000 jobs each year. The City of Harrison has seen a decline in jobs from years 2002-2008 but has been fairly steady since.

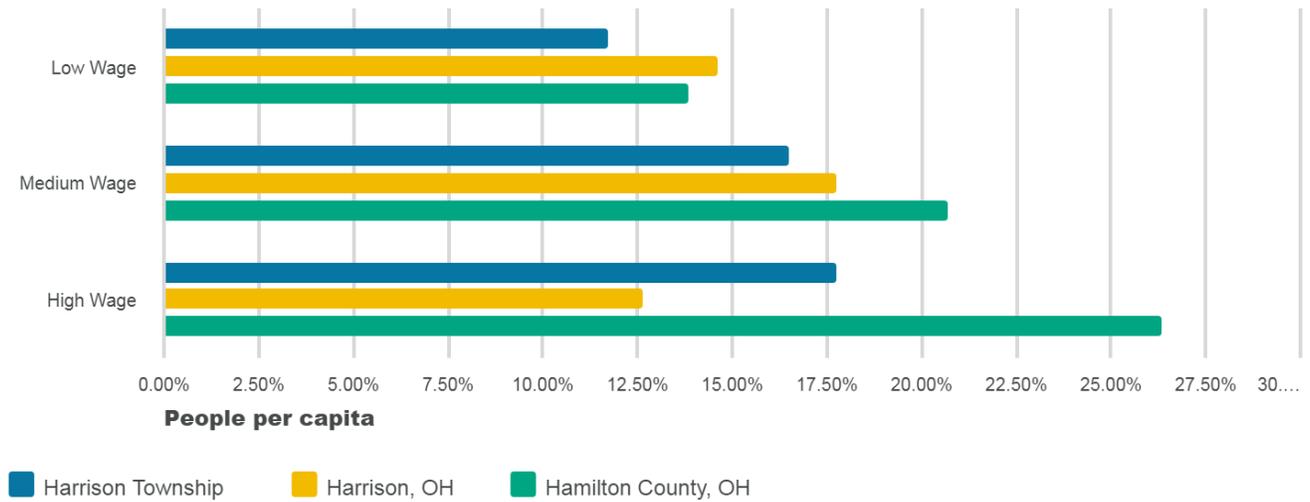
Figure 10: Number of Jobs by Year



mySidewalk.com - Sources: US Census LEHD, LODS, QCEW

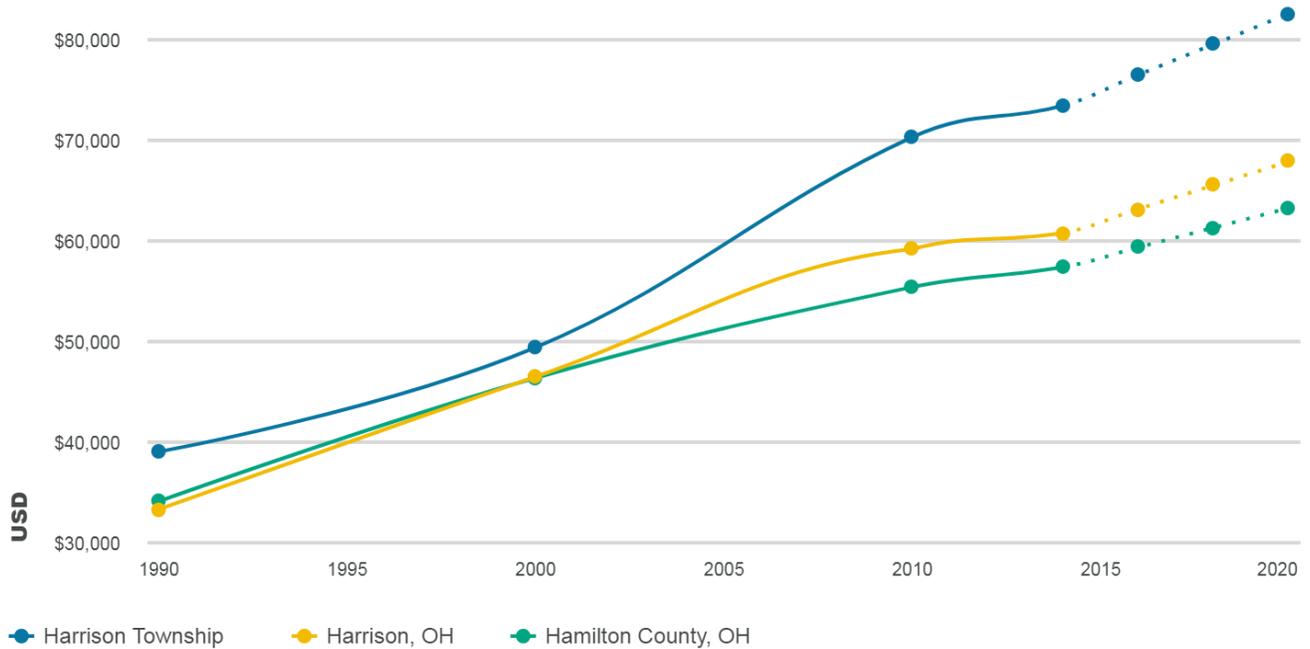


Figure 11: Wage of Workers



mySidewalk.com - Sources: US Census 2010, LEHD

Figure 12: Median Household Income



mySidewalk.com - Sources: DC 1990, 2000, 2010, ACS est



One tactic for achieving the goal of increased median income for local households is targeting the growth and retention of specific jobs (occupations) and industries. The charts below are useful for understanding the industrial and occupational structure of a specific location. These charts help uncover changes in the composition of industries operating in an area. This information can be used to compare the industry mix of your chosen location to others across the country.

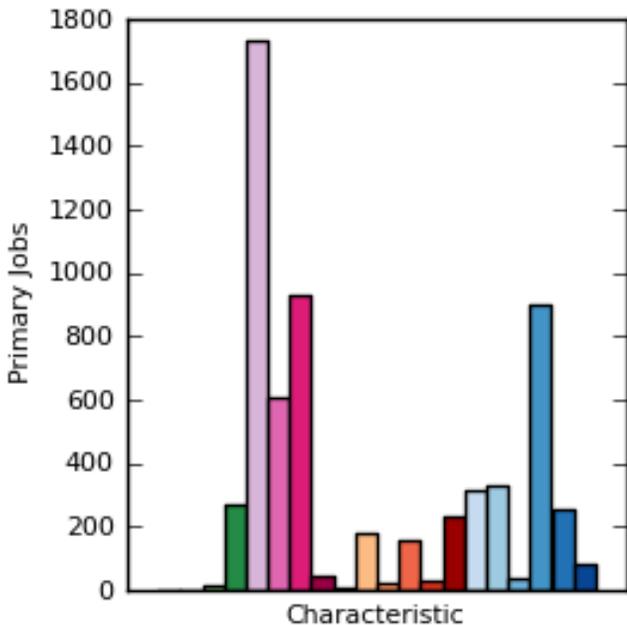
### JOB COUNTS BY INDUSTRY

Harrison Township<sup>2</sup> has approximately 6,153 jobs, according to 2015 Census Economic Data acquired from the *OnTheMap* tool. The top industry of Harrison Township is manufacturing, making up 28% of the total jobs. Other significant industries in the Township include retail trade, wholesale trade, and accommodation/food services.

### Job Counts by NAICS Industry Sector 2015

	Count	Share
<b>Total Primary Jobs</b>	<b>6,153</b>	<b>100.0%</b>
Agriculture, Forestry, Fishing and Hunting	2	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%
Utilities	12	0.2%
Construction	268	4.4%
Manufacturing	1,736	28.2%
Wholesale Trade	605	9.8%
Retail Trade	933	15.2%
Transportation and Warehousing	46	0.7%
Information	6	0.1%
Finance and Insurance	180	2.9%
Real Estate and Rental and Leasing	21	0.3%
Professional, Scientific, and Technical Services	156	2.5%
Management of Companies and Enterprises	30	0.5%
Administration & Support, Waste Management and Remediation	232	3.8%
Educational Services	317	5.2%
Health Care and Social Assistance	327	5.3%
Arts, Entertainment, and Recreation	41	0.7%
Accommodation and Food Services	902	14.7%
Other Services (excluding Public Administration)	254	4.1%
Public Administration	85	1.4%

Job Counts by NAICS Industry Sector in 2015



<sup>2</sup> On the Map tool shows Harrison Township as including City of Harrison but excluding those parts of City of Harrison in state of Indiana, and in Crosby Township of Hamilton County, Ohio. See Figure 13 for reference of data boundary highlighted by orange line.

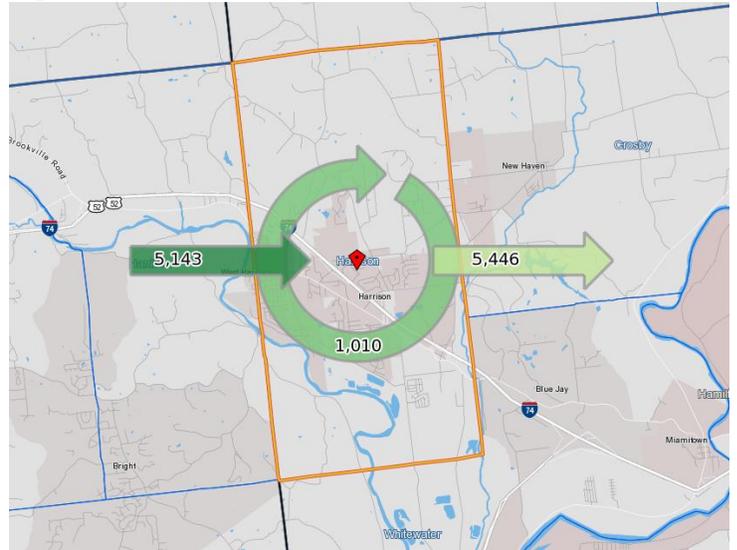
### JOB INFLOW/OUTFLOW

Of Harrison Township’s approximately 6,000 jobs, only 1,000 are filled by local residents, while about 5,000 are filled by people from outside the Township. On the other hand, approximately 5,000 Township residents have jobs outside the township creating a nearly equal inflow/outflow job commute.

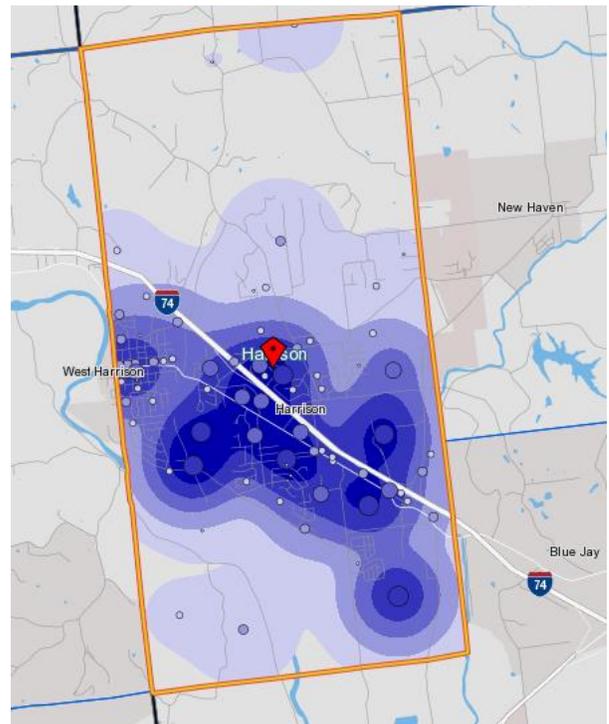
Not surprisingly, most of the jobs are located along highway I-74 within the City of Harrison boundary (not shown in image). Downtown Harrison still has some jobs but most retail and food service industry economic growth has shifted towards drive-centric development character to the east.

Residents of Harrison Township are mostly traveling east and southeast towards the urban areas of Cincinnati as shown on the jobs radar in *Figure 15: Job Radar for Harrison Township Residents* and *Figure 16: Where Harrison Township Residents Work*. However, workers coming to Harrison Township are much more geographically disperse, coming from all directions.

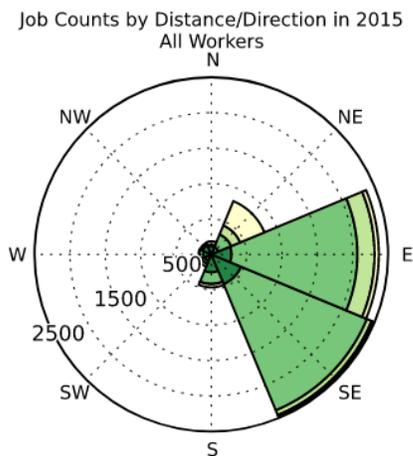
**Figure 13: Inflow and Outflow Job Counts**



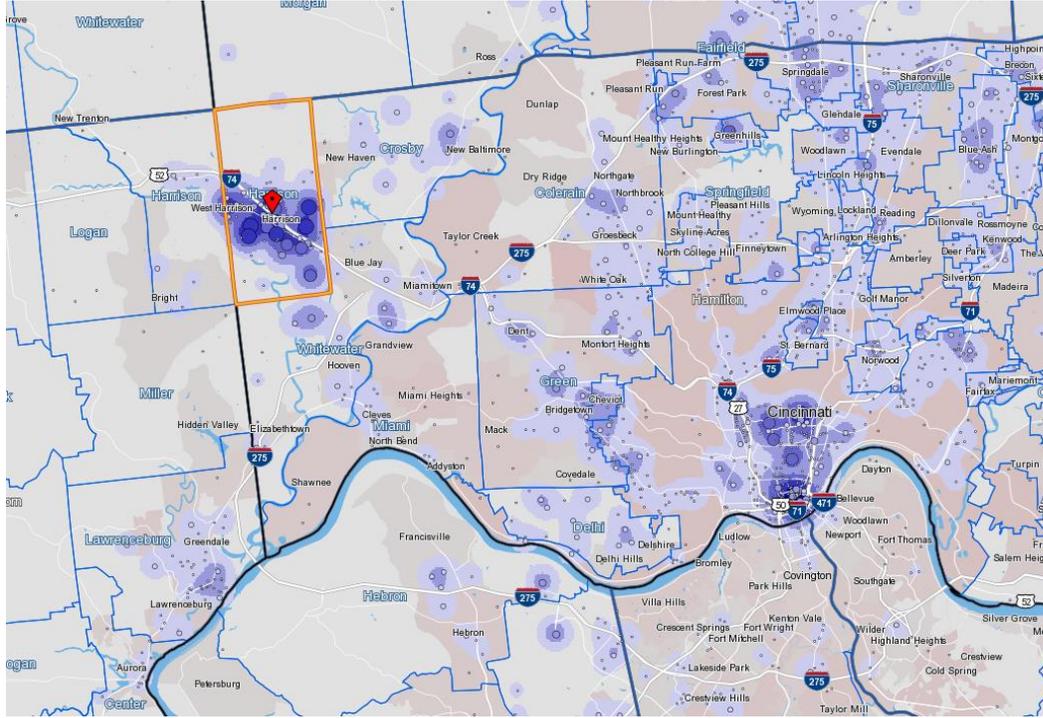
**Figure 14: Job Density Heat Map**



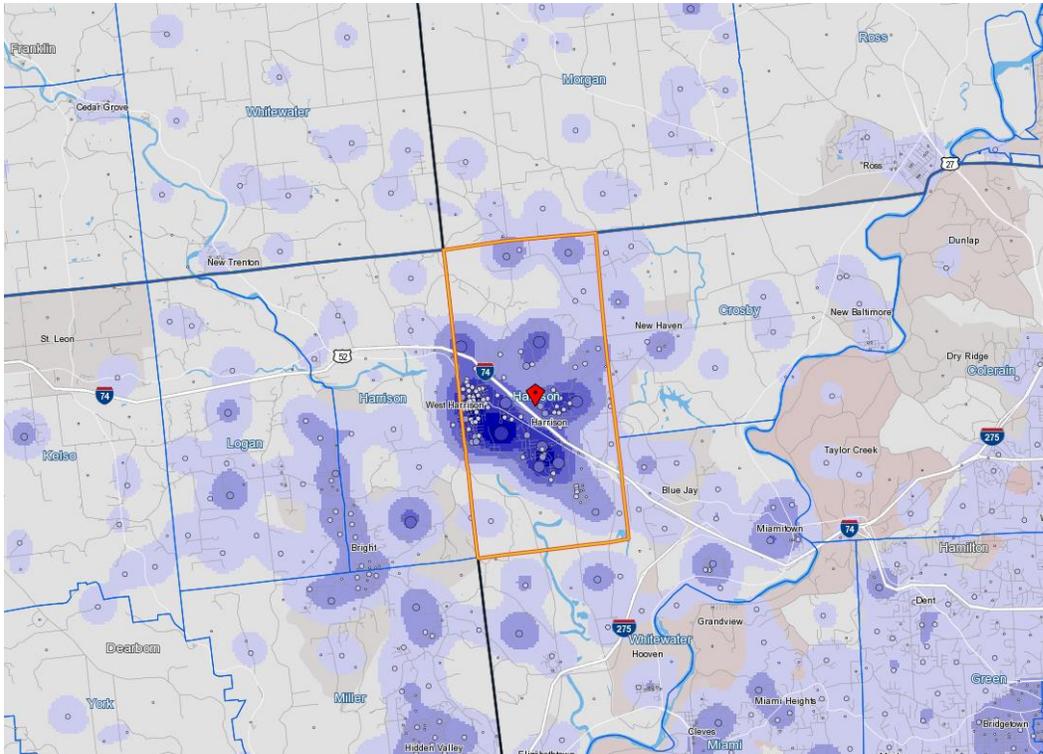
**Figure 15: Job Radar for Harrison Township**



**Figure 16: Where Harrison Township Residents Work**



**Figure 17: Where Workers in Harrison Live**





## RECREATION AND OPEN SPACES

There are several small public open spaces and recreation facilities located in Harrison Township and the City of Harrison. Residents have access to the regional park Miami-Whitewater Forest (4,023 acres) located in the adjacent community of Crosby Township. The Miami-Whitewater Forest is part of the Hamilton County Park District. It includes facilities such as multi-use trails (7.8 mile outer loop, 1.2 mile inner loop, nature trails, hike/bike trails, parcourse fitness trails, horseback trails), 18-hole golf course, snack bars, wet playground, playgrounds, visitor center, play fields, picnic shelters, picnic areas, campground, wildlife viewing shelter, fishing lake, boathouse, canoe, row and pedal boat rentals, hydrobike rentals, and bicycle and inline skate rentals. The Park District owns 100 acres of parkland (part of the Miami-Whitewater Forest) in the southern portion of Harrison Township. The Park District also has deeds over properties located on Simonson Road. Access to the Miami-Whitewater Forest is in Crosby Township.

### **HAMILTON COUNTY PARK DISTRICT**

The Hamilton County Park District currently owns approximately 206 acres of parkland in Harrison Township. This includes approximately 105 acres located near the intersection of Kilby Road and Simonson Road. It also includes approximately 101 acres of parkland along Dry Fork Creek near I-74 as part of the 4,023 acre Miami Whitewater Forest.

145-Long-term plans for the Park District include a hike/bike trail corridor southward along the Whitewater River corridor to other Park District owned properties in Whitewater Township and Miami Township (Shawnee Lookout).

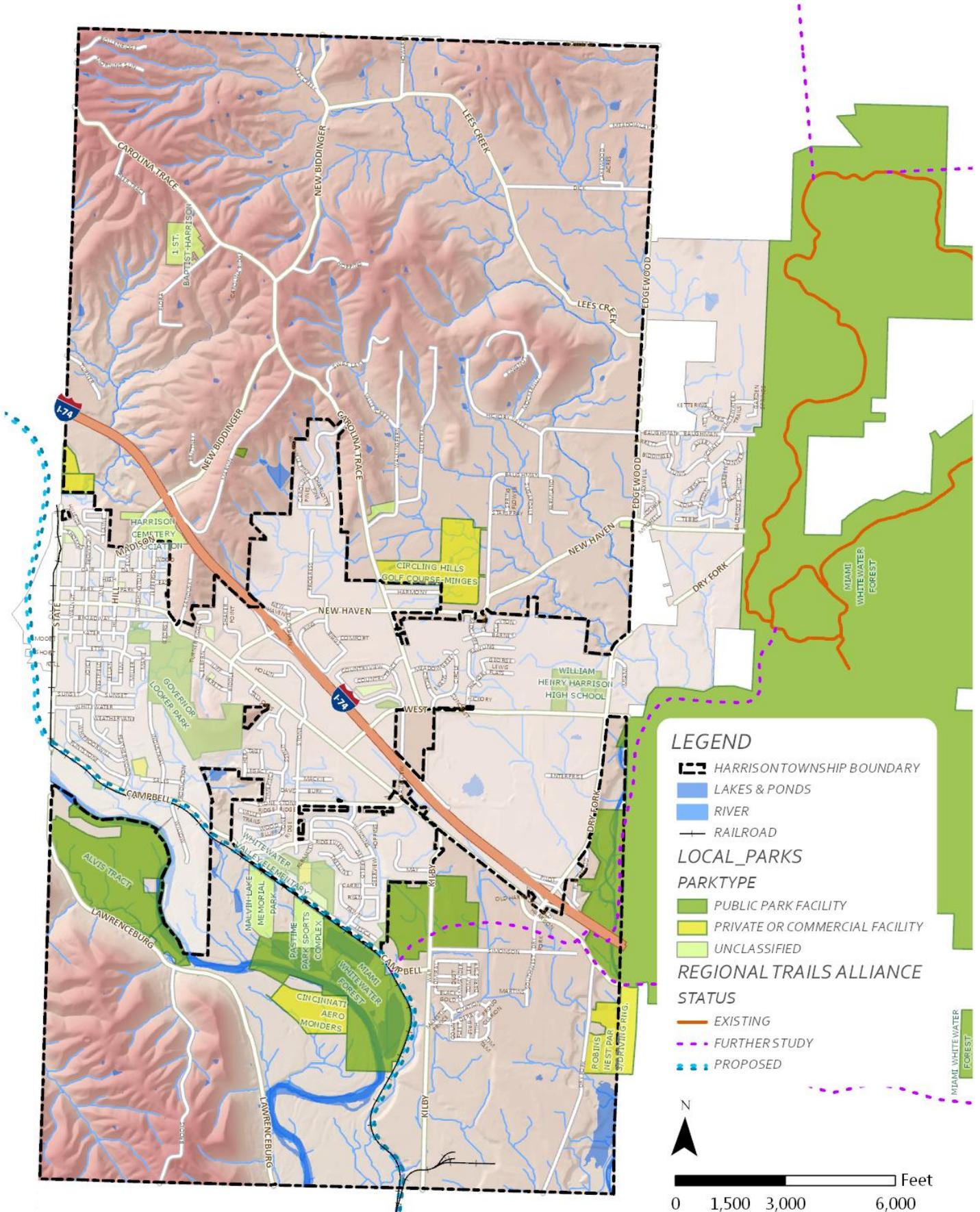
Harrison Township can leverage on the long-term plans of the Park District and potentially gain direct access to the Miami-Whitewater Forest off of Harrison Avenue at Simonson Road.



**Table 1: Parks and Open Spaces Inventory**

<b>Parks -- Open Spaces</b>	<b>Location</b>	<b>Area in Acres</b>	<b>Area in Sq. Ft.</b>
Harrison Play Area	328 N State Street	0.9	37,766
Village Park	Park Ave & North Hill St	1.0	44,890
Water Works Park	328 N State Street	6.1	266,856
MVP Sports Complex	10701 Campbell Road	22.3	971,742
Harrison Open Space	109 Country View Drive	4.5	195,544
Harrison Fire Department	10265 West Road	2.1	92,909
Harrison Open Space	Campbell Rd at Jameson Rd	0.2	6,604
Governor Othneil Looker Park	300 George St	95.6	4,165,104
Harrison Open Space	Campbell Rd	0.9	39,780
Cincinnati Aero Modelers	8470 Lawrenceburg Rd	43.0	1,872,041
Harrison Gun and Conservation Club	Harrison Brookville Rd	11.1	482,928
VFW Post 7570	10700 Campbell Road	4.7	204,301
Miami-Whitewater Forest (portion in Harrison Township)	Kilby Rd & Simonson Rd		
Campbell Lakes Preserve	10431 Campbell Rd	183.6	7,999,632
KOC Baseball	10490 Lawrenceburg Rd	6.1	264,915
Biddle Playground	Everett Court	1.0	41,733
Generations Playground	10700 Campbell Road	0.4	19,541
Harrison Youth Football	Campbell Road	4.9	212,932
Melvin Lake Memorial Park	10845 Campbell Road	26.8	1,165,713
Hamilton County Open Space Alvis Tract	Lawrenceburg Rd (by VFW Field)	180.7	7,870,042
Circling Hills Golf Course	10240 Carolina Trace Rd.	80.8	3,519,040
Robins Nest Driving Range and Course	3800 Dry Fork Rd.	59.7	2,602,589
William Henry Harrison Junior High School	9830 West Road	4.0	173,663
Whitewater Valley Elementary School	Campbell Road	12.1	526,340
Harrison High School	9860 West Road	21.5	937,966
Harrison Elementary School	600 Broadway	6.3	276,228
VFW Post Baseball Field	9260 Lawrenceburg Rd	9.5	415,390
Willow Park on the Whitewater	Willow Ln and Campbell Rd		

# RECREATION AND OPEN SPACE MAP





## WATER SERVICE

Several public systems and many private methods provide water service to the residents of Harrison Township. Approximately 66% of households in Harrison Township currently use public water. These systems and methods have one thing in common – with the exception of rainwater collection, all the water comes from the Great Miami Buried Valley Aquifer. The three public systems include the City of Harrison, Cincinnati Water Works and the Southwest Regional Water District. Private methods include the Harrison Township Water Corporation, individual wells, and rainwater collection cisterns.

### *Public Water Supply*

Large portions of both Harrison Township and the City of Harrison are situated over the Great Miami Buried Valley Aquifer (shown on Figure 18: Great Miami River Watershed and Mill Valley Buried Aquifer System). This abundant water supply enables the City of Harrison to provide public water to residents and businesses located within the City boundaries.

#### *The City of Harrison*

The City of Harrison supplies water to areas of Landhill South, Hickory Woods, the west side of New Biddinger Road from Lees Creek to the City of Harrison line.

#### *Southwest Regional Water District*

The Southwest Regional Water District served 225 sites in Harrison Township. The Southwest Regional Water District has adequate production capacity to supply sufficient service for future development from their existing water facilities in Butler County. Furthermore, the District is eager to explore opportunities to provide expanded service.

#### *Greater Cincinnati Water Works*

An east central area and entire southern portion of Harrison Township falls within the jurisdiction of the Cincinnati Water Works (CWW). The source of water provided by CWW is the C.M. Bolton plant, a well-field located over the aquifer in Butler County.

### *Private/Individual Water Supply*

The remaining areas not serviced by the public water system obtain water from private, individual water wells or through the collection of rain water through cisterns. About 650, or 34% of all residences, use these methods for water provision.

## SUMMARY

- Public provision of water supply for the entire Township is not likely to be available for the next several years.
- There are potential health concerns over lots containing both water wells and private individual sewer systems in close proximity.
- The Great Miami Buried Valley Aquifer, the main source of water for the region, may become polluted if preventive measures are not taken.

Figure 18: Great Miami River Watershed and Mill Valley Buried Aquifer System



SOURCE: MIAMI CONSERVANCY DISTRICT, "2015 WATER DATA REPORT, GREAT MIAMI RIVER WATERSHED, OHIO". <https://www.mcdwater.org/wp-content/uploads/PDFs/2015-Water-Data-Report-FINAL-reduced.pdf>



## SEWER SERVICE

There are currently no domestic sewer lines available in Harrison Township except for in the JEDD. Septic tanks and field lines, or aerobic onsite systems are used for treating domestic raw sewage (See Map 12). About 65% of all residences in Harrison Township are served by mechanical and non-mechanical septic systems, of which around 57% are mechanical systems<sup>3</sup> and 43% are non-mechanical<sup>4</sup>.

Mobile home parks may have package treatment plants operated by the owners or owners' associations. However, the Rolling Acres Mobile Home Park with space for 500 lots is on the City of Harrison sewer system.

The possibility of sewer line extension to Harrison Township over the next twenty years was studied in two plans: the Metropolitan Sewer District's "QUEST" Plan - 1995, and the Western Hamilton County Collaborative Plan (WHCCP, 1999).

The Metropolitan Sewer District (MSD) QUEST Plan, considered sewer line expansion within the next 20 years to most of the northern part of the Township and in the southeast portion of the Township along Kilby Road. However, the WHCCP recommended a more restricted sewer expansion area).

### The Future

The Harrison Township Planning Committee's recommendation to encourage single family "A" and rural residential "AA" zoning in residential areas in the Land Use Plan more closely matches the WHCCP for sewer infrastructure expansion. However, the cost of extending sewers with these low densities may prove to be prohibitive.

In 2018, the QUEST Plan and WHCCP are no longer guiding documents for the provision of sewer in Harrison Township. A more up-to-date document is the Water Quality Management Plan for Butler, Clermont, Hamilton, and Warren Counties in Ohio. This plan was developed by OKI in 2011 and has been updated through 2015. The plan identifies the Harrison Facility Planning Area (FPA) as the City of Harrison Sewer Service Area. Local jurisdictions in the FPA include City of Harrison (Ohio), Town of West Harrison (Indiana), Harrison Township (Ohio), and small parts of Harrison Township (Indiana) and Crosby Township.

### Potential Environmental Impacts of Development

The challenge for Harrison Township over the next twenty years will be to balance its desire for low-density residential development which is likely to be unsewered, with its goal of protecting the aquifer. On the other hand, lower densities do imply less impervious surface development, which could help to sustain the aquifer.

Nevertheless, human waste can and will pollute the underground water if improperly treated through failing septic systems, or if a residence is located over soils that are inappropriate for percolation. Additionally, high concentrations of onsite systems can affect water quality even when functioning properly. The key to obtaining safe service through onsite septic systems is proper maintenance and location.

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<sup>3</sup> Mechanical systems (also known as aerobic systems) are defined as systems that make use of a combination of biological and physical processes, utilize tanks, pumps, blowers, rotating mechanisms and/or other mechanical components as part of the overall system.

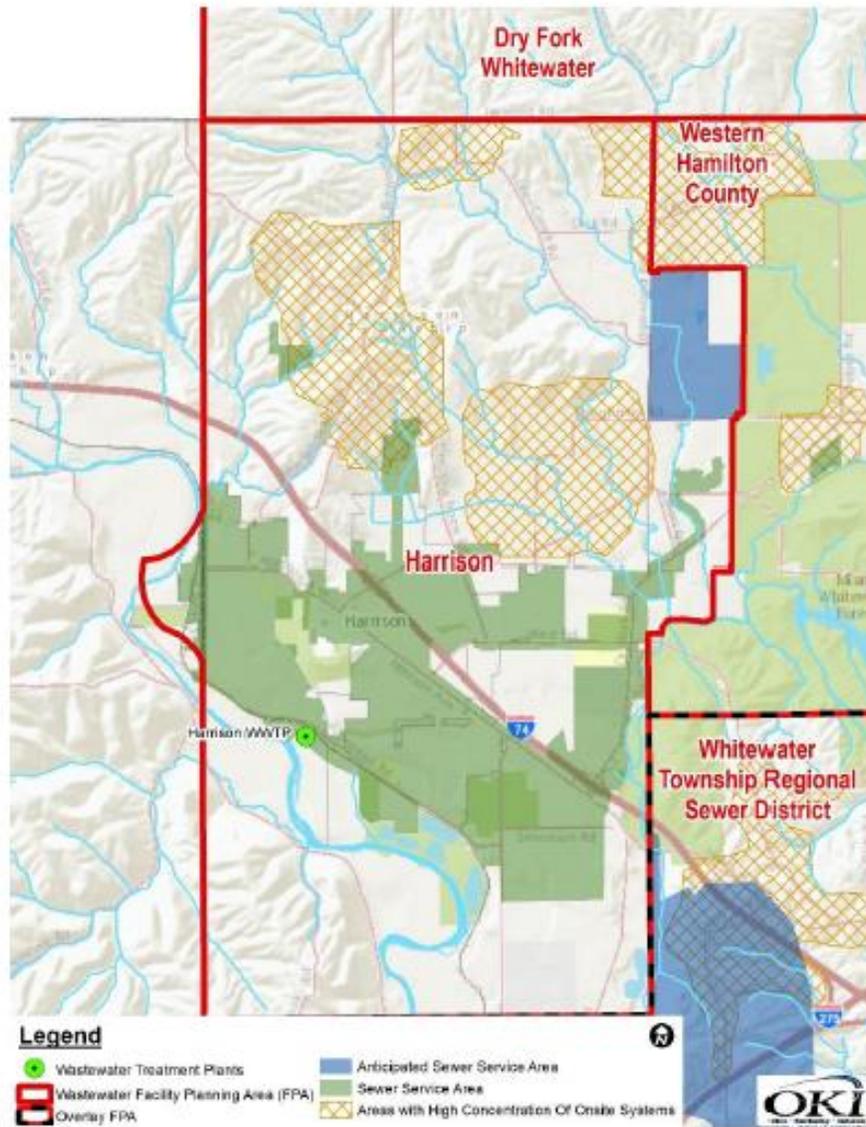
<sup>4</sup> Non-mechanical septic systems (also known as leach-field or leach-line systems) are natural systems that utilize soil as a treatment and disposal medium, which typically includes subsurface infiltration.



Figure 19: OKI-RCOG - *Southwestern Ohio Water Quality Management Plan (2015)* - Harrison Sewer Facility Planning Area Map

## Harrison Facility Planning Area

The Harrison Facility Planning Area (FPA) includes the Harrison Sewer Service Area. Local jurisdictions include City of Harrison (Ohio), Town of West Harrison (Indiana), Harrison Township (Ohio), and a small parts of Harrison Township (Indiana) and Crosby Township.



## Facilities

Facility Name	Avg. Daily Flow*	# 2010 Connections (Actual)
	Daily Capacity*	# 2040 Connections (Projected)
Harrison WWTP	1,000,000	3,900
	2,750,000	4,857

\* Avg. Daily Flow and Daily Capacity are given in gallons per day.



## EXISTING TRAFFIC CONDITIONS

Interstate 74 (I-74) is the dominant east/west transportation artery in western Hamilton County linking Indianapolis, southeast Indiana, and western Hamilton County with Interstate 75 (I-75) and downtown Cincinnati. According to the Western Hamilton County Transportation Study, 2007 indicated roads such as New Haven Road, Harrison Avenue, I-74 and New Biddinger were operating at Level of Service (LOS) D or worse.

Proposed improvements for the New Haven ramp project and overpass were completed in 2009. Ohio Kentucky Indiana Regional Council of Governments (OKI) has included other major improvements in the 2040 Long Range Transportation Plan. The three projects include widening of New Haven Road from I-74 to Harrison Avenue (est. cost \$0.7 million), widening of Dry Fork Road from I-74 to New Haven Road (est. cost \$5.6 million), and safety improvements along Kilby Road from Harrison Avenue to US 50 (est. cost \$12.8 million).

The 1994 Hamilton County Thoroughfare Plan<sup>5</sup> identifies a hierarchy of streets and specifications based on volume of traffic. Harrison Township's main streets are part of this plan.

The Hamilton County Thoroughfare Plan identifies these main streets in Harrison Township and its immediate vicinity as:

- ❖ **State Roads** (Right-of-Way 120' – 100')
  - Highways: I-74
- ❖ **County Roads** (Right-of-Way 120' – 100')
  - Minor arterials (Right-of-Way 100') – Harrison Avenue, New Haven Road (from Harrison Avenue to Carolina Trace), Dry Fork Road (from I-74 to New Haven Road)
  - Local collectors (Right-of-Way 80') – Carolina Trace, Biddinger Road, New Biddinger Road, Lees Creek Road, Edgewood Road, Dick Road, Baughman Road, New Haven Road (from Carolina Trace to Edgewood Road), Marvin Road, Brooks Road, Lawrenceburg Road, Kilby Road, Dry Fork Road (from I-74 south), Patriot Road, Simonson Road
- ❖ **Township Roads**
  - Flora Road, Hopping Road, Starspray Drive, Sugardale Drive, Farmland Drive, Gainsview, Meadow Lake Drive, Southwest, Flintwood Drive, Cornerbrook Road.
- ❖ **Private Roads**
  - Deer Trace Lane, Carolina Ridge, Valley Creek Drive, Walking Fern Drive, Deer Trail Drive, Hickory Valley Lane, Mockernut Drive, Kingnut Drive, Derby Boulevard, Britney Drive, all of Rolling Acres Mobile Home Park

The maintenance and improvement of the roads is the responsibility of different institutions, depending on the type of roads, namely, the State of Ohio (ODOT), the County Engineer's Office, the Township and/or the homeowner's association or individual homeowner. The Township is responsible for maintenance of 4.1 miles of local roads.

<sup>5</sup> The Hamilton County Thoroughfare Plan consists of a Map adopted by County Commissioners in 1994.



## PUBLIC TRANSPORTATION

Metro provides public transportation connecting Harrison to downtown Cincinnati. A park-and-ride located at Harrison Centre(10515 Harrison Avenue), has 72 parking spaces serviced by Route 52X.

## AUTOMOBILE RELATED ACCIDENTS

The intersection with the most accidents in Harrison Township in 2017 was Campbell and Kilby with 10 accidents in 2017. The Hamilton County Engineer is in the planning stages for improvements to this intersection and is considering the use of roundabouts as an alternative measure.

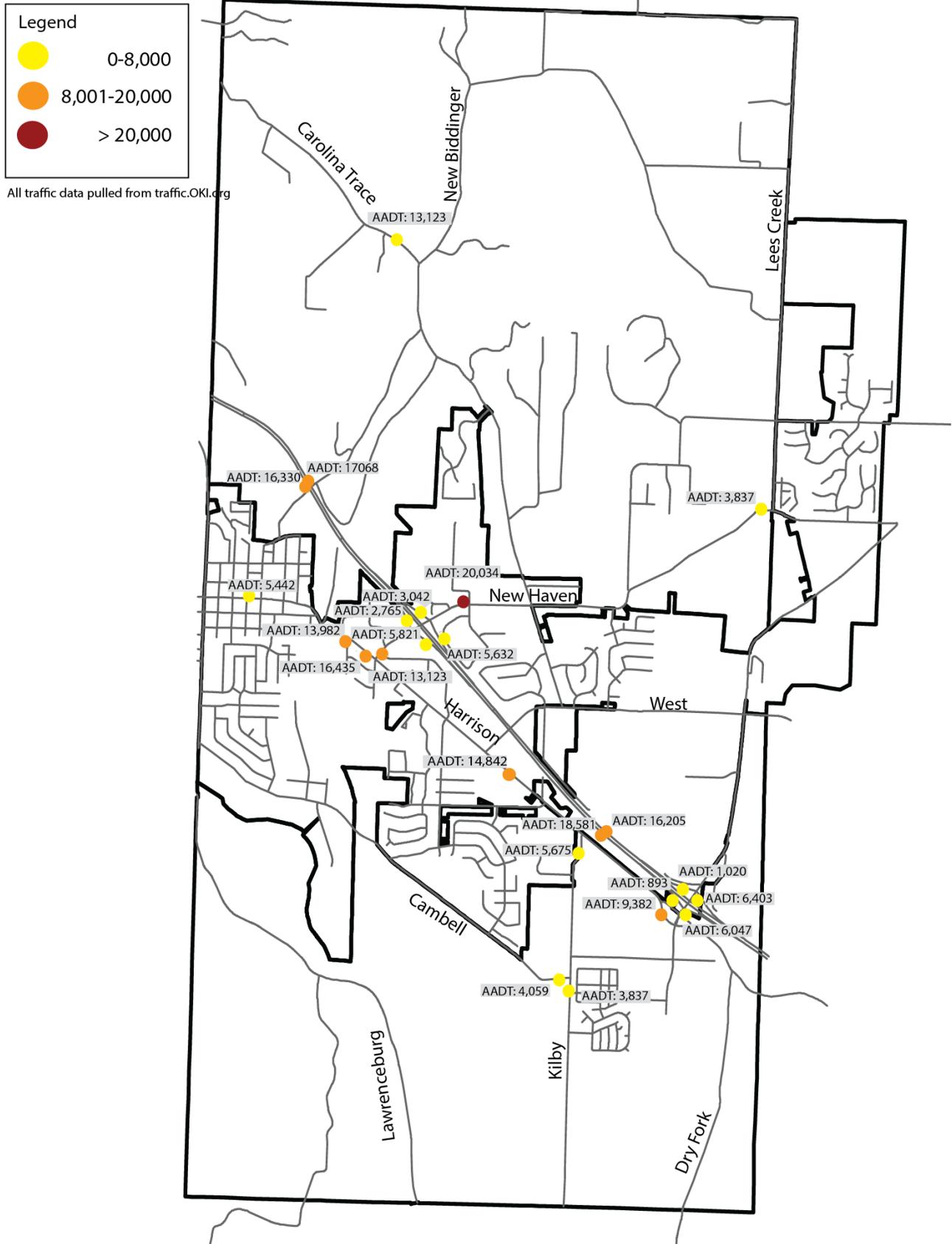
**Table 2: County Roads - 2017 Intersection Crashes - Harrison Township**

Rank	Intersection	Accidents	Injury Type	Injury	Fatal	Ped	Change	ADT
1	Campbell & Kilby	10	4	5	0	0	8	12,210
2	Harrison & Dry Fork - North	8	3	4	0	0	0	5,730
3	Harrison & Kilby	8	3	3	0	0	8	16,450

Source: Hamilton County Engineer's 2017 Crash Analysis Report ([www.hamilton-co.org/engineer](http://www.hamilton-co.org/engineer))



Figure 20: Harrison Township and City of Harrison Traffic Counts Map





## COMMUNITY FACILITIES AND SERVICES

Harrison Township and the City of Harrison have had a tradition of cooperation in the provision of community services. A description follows.

### **Fire Protection**

The Harrison Fire Department provides services to both the City of Harrison and the Township. Harrison Township has an agreement with the City of Harrison for fire and EMS service to 2031. There are two fully equipped fire stations. Station 56 located at 200 Harrison Avenue and Station 57 at 10250 West Road. The Fire Department has 16 full-time paid firefighters, 36 part-time firefighters and emergency medical technicians (EMT's). The City-Township combined fire equipment includes three fire trucks, one ladder truck and a dry side pumper truck. Harrison Township added a fire engine in 2018 and a Water Research Unit in 2017. A recently passed levy allows the Department to maintain both stations on a 24-hour basis, seven days a week covering 25 square miles.

### **Police Protection**

Basic police protection for the Township is provided by the Hamilton County Sheriff Patrol. Additional police protection is obtained through the Sheriff's office.

### **Trash Collection**

Township property owners contract directly with Rumpke for trash pickup.

### **Schools**

The Southwest Local School District extends over Harrison Township, City of Harrison, Crosby and Whitewater Townships. Harrison High School located in Harrison Township serves the entire district.

- Wm. Henry Harrison High School is a desirable school, having earned recognition for its academics by Newsweek Magazine as one of America's Top Public High Schools for 2015, 2016, and 2017.
- The Southwest Local School District is a financially effective school district, achieving academic awards with the second lowest spending per pupil (at \$7,902 per student) in Hamilton County in 2016.
- The SLSD, with an enrollment of 3,634 students, is scheduled to invest \$84 million to build four new schools and demolish the five existing buildings.

### **Library**

The Harrison Branch – Public Library of Cincinnati and Hamilton County is located at 10398 New Haven Road. This library was updated in 2001 to provide the Harrison community with modern services and technology. The library provides a meeting room for up to 50 people.

### **Community Center and Township Civic Center**

Located on 300 George Street, the community center was built and is jointly operated by the City and the Township. It houses meeting rooms, a council meeting room, and a multi-purpose room which hosts senior citizen activities on a regular basis. The Township added an additional building in 2012 at 9940 New Haven Road. The Civic Center is for use by the Township and residents as a meeting room and reception hall.

### **Harrison Airport**

Harrison Airport, located in the City of Harrison, is owned and operated by Cincinnati State Technical and Community College. The airport is a public use facility which houses fifty (50) aircrafts, mainly belonging to



area businesses. The airport is primarily used for flight training. Currently there are no plans for expansion of Harrison Airport but as capacity increases, there may be a need for an extension of services.

### ***Medical Facilities***

The Harrison Campus of the Franciscan MediCenter and Children’s Hospital Medical Center have combined facilities at a new location on New Haven Road. The Mercy Health Harrison Medical Center provides 24-hour year-round urgent care, diagnostic testing, occupational health services, physical therapy and physician offices. Children’s Outpatient Harrison services include occupational and physical therapy, pediatric dental services, speech pathology, orthopedics, plastic surgery, and gastroenterology.[4]

Highpoint Health, located in Lawrenceburg (less than 15 miles from Harrison), is a 144-bed medical facility with a medical staff of 170 and employs 900.

### ***Cemeteries***

The township provides perpetual care for Baptist Cemetery on New Haven Road and Woodlawn Cemetery on Madison Street.

# COMMUNITY SERVICES

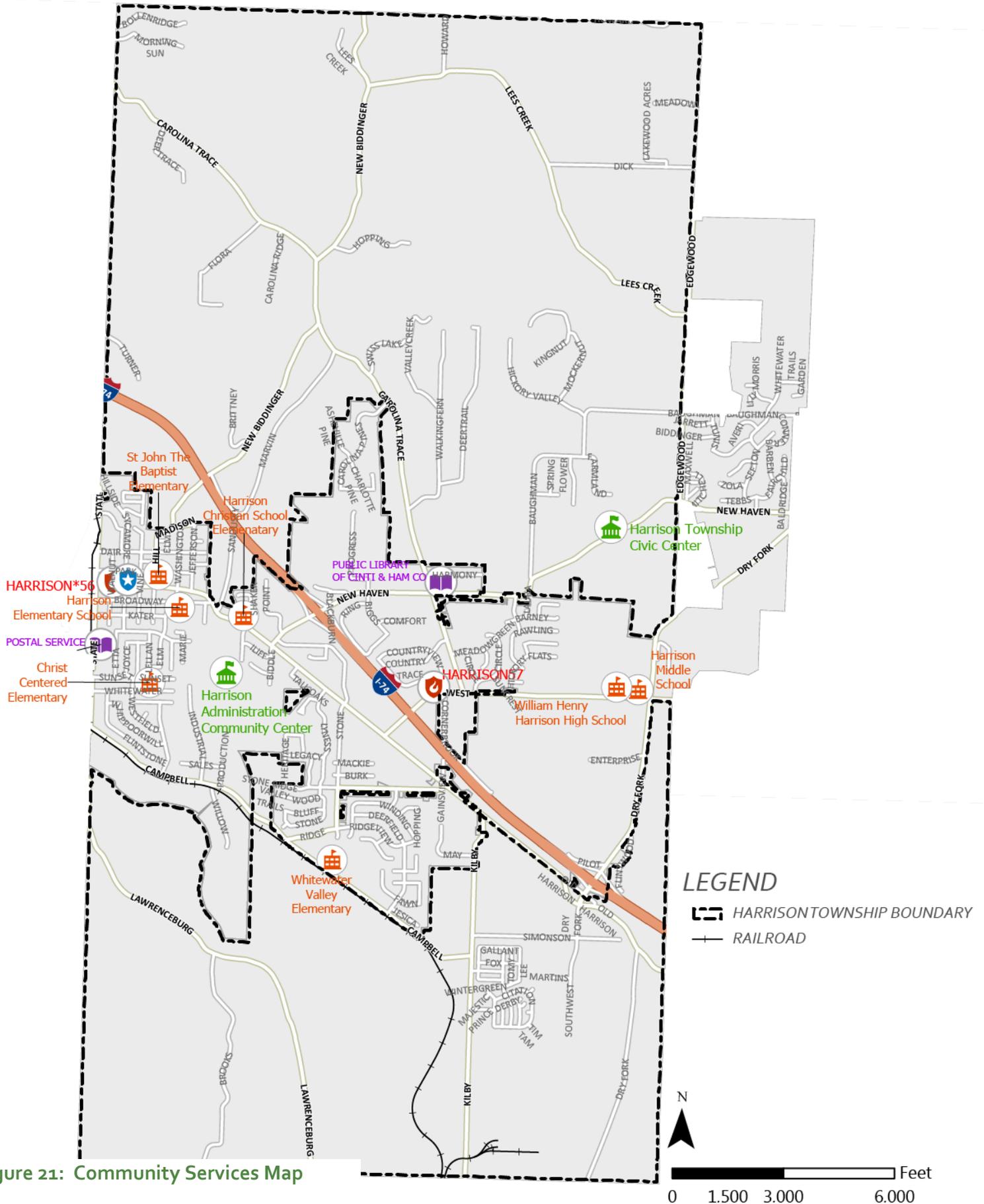


Figure 21: Community Services Map



## EXISTING LAND USE

Based on Hamilton County Auditor’s Office records, land usage in Harrison Township has been estimated for reference. The Auditor’s land use categories have been assigned for property tax purposes only and may not necessarily reflect the current use of the land.

Single family (32%) and agriculture (34%) land use are the two most dominant land uses in the Township and somewhat intermixed amongst each other. Relatedly, many agricultural areas in the local vicinity and region are being converted to single family at a quick pace. Around 6% of Township lands are being used for parks/public recreation. Some other park lands are captured in the public services category (4%), especially along Dry Fork Road on the eastern side. Almost 12% of the Township is listed as vacant (for tax purposes).

**Table 3: Hamilton County Auditor Existing Land Use for Harrison Township**

Auditor Land Use Category	Count	Area (acres)	Percent
Agriculture	170	3104.7	34%
Commercial	21	236.6	3%
Congregate Housing	1	10.3	0%
Educational	4	20.5	0%
Heavy Industrial	6	185.1	2%
Institutional	24	74.3	1%
Light Industrial	12	69.2	1%
Multi-Family	40	128.0	1%
Manufactured Housing	12	149.7	2%
Multi-Use	1	0.8	0%
Office	13	32.9	0%
Public Recreational	25	501.9	6%
Public Services	40	392.7	4%
Public Utility	9	32.7	0%
Single Family	1123	2924.7	32%
Two Family	2	1.6	0%
Vacant	402	1050.5	12%
N/A	115	87.2	1%
<b>Total</b>		<b>9003.5</b>	<b>100%</b>

# EXISTING LAND USE MAP

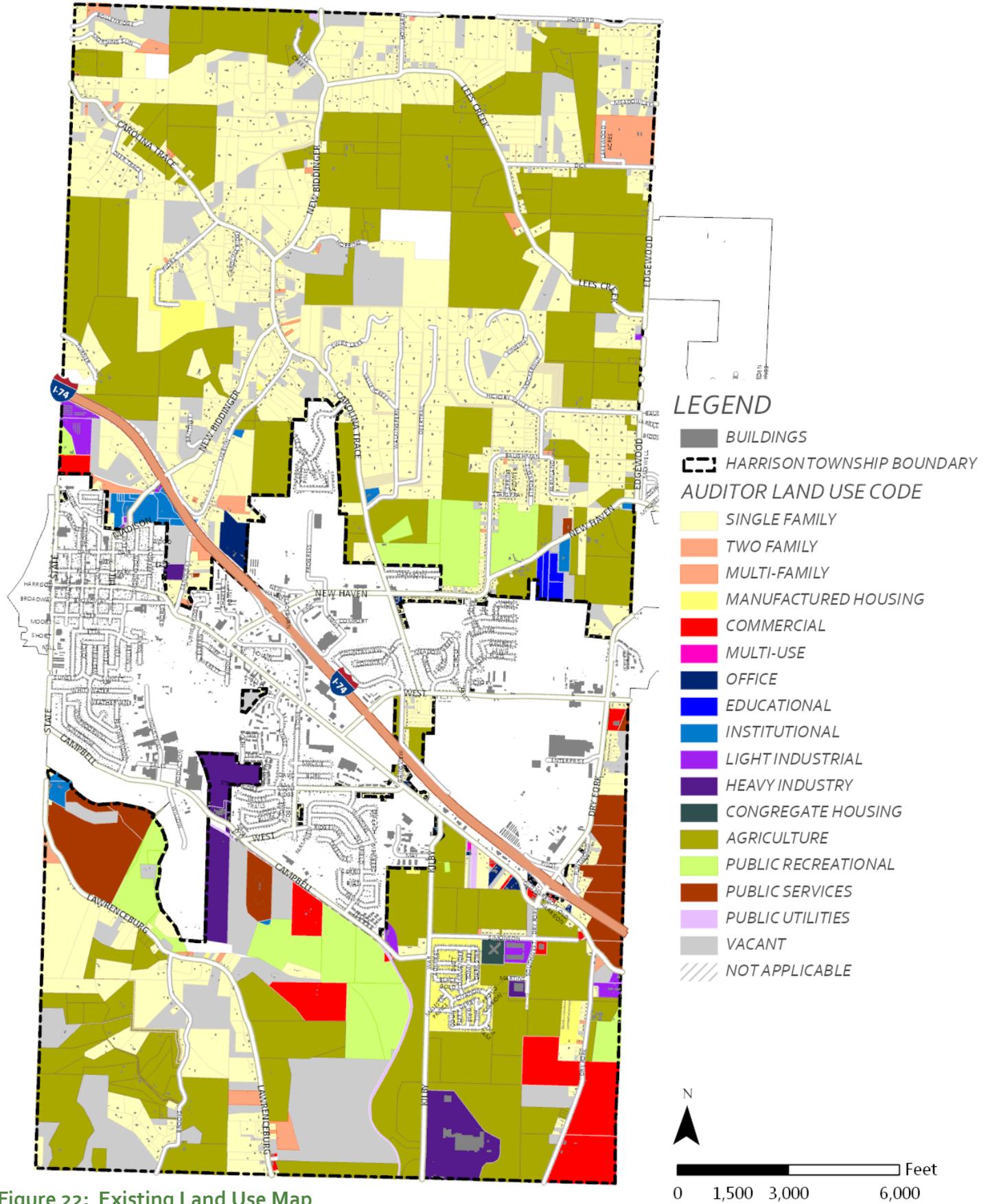


Figure 22: Existing Land Use Map



## ANNEXATION HISTORY

Before 1801, when land was first offered for sale west of the Great Miami River, the area was settled by a few squatters on land that was officially designated for the Indians. Othniel Looker was one of the first to purchase acreage and build a home in Crosby Township (now Harrison Township). The Village of Harrison was incorporated in 1850. Harrison Township was organized in 1853 from areas taken from Whitewater Township and Crosby Township. Outward development in the City during the past 50 years has occurred on land annexed from the township.

**Table 4: Annexation History from Harrison Township to City of Harrison 1950-Present**

Decade	Acres
1950	87.36
1960	1540.5
1970	366.04
1980	98.42
1990	168.87
2000	129.25
2010	294.11
<b>Total</b>	<b>2684.55</b>

*Source: HCRPC Records  
Prepared by: HCRPC, February 2018*

# SECTION 3: COMMUNITY VISION



Photo Credit: Lohman's Feed Store & Garden Center

This section identifies the Community's image for the future of Harrison Township. The issues that are relevant to today's residents and community leaders are identified. These issues form the foundation for many of the ideas, discussions and recommendations presented in this Plan.

A Vision Statement is also provided in this section. The Vision Statement defines the expectations for Harrison Township in the future, while Community Goals guide the formulation of the Plan. Community Objectives articulate community ideas that will help achieve the Vision for the Township. The recommended actions identified comprise the necessary procedures, improvements or approaches to accomplish the various aspects of the process and thereby move toward the Vision for the Township.

## COMMUNITY ISSUES

An intent of this Plan is to establish a framework to increase the likelihood that the image of Harrison Township will be a positive one regardless of the observer. The image of a community differs from the perspective of a long time resident, a recent resident, or a passerby. A general image is defined by a combination of perceptions and the actual conditions within a community.



The process of preparing a Comprehensive Plan requires broad-based community input to represent the interests and concerns of the Township. Development of the original 2020 Plan included several levels of citizen participation, including regular Planning Committee meetings, public meetings, and joint city-township planning committees meetings. Subsequent updates to the Plan built upon this with more community input. The following is a summary of the important issues and elements which will improve the current and future image of Harrison Township. The responses have been grouped into two categories: strengths and opportunities, and areas of concern.

## **STRENGTHS OF HARRISON TOWNSHIP**

The primary areas of strength identified by the Planning Committee were the rural housing character, the abundant environment and natural features, and the excelling school system. In the case of housing, the Planning Committee identified it as both a strength and weakness, for different reasons noted in each section. Each of the strengths are discussed below.

### **HOUSING**

Harrison Township features beautiful houses in a rural like setting, a quality that attracted most people to live here. Now younger families are discovering the Township and trying to find housing in the community.

### **ENVIRONMENT AND NATURAL FEATURES**

Harrison Township residents stressed that the greatest asset of the Township resides in its natural features: undisturbed topography, clean rivers and streams, clean air, abundant open and green spaces.

### **SCHOOL SYSTEM**

The Southwest Local School District has one of the lowest costs per pupil in Hamilton County while earning national academic achievement awards. The school district is set to reinvest in itself by updating the school facilities by spending \$84 million on 4 schools.

## **AREAS OF CONCERN**

In many cases it is often easier to identify problem areas than to identify strengths. The problems within a community often overshadow the strengths, which are commonly taken for granted. The following describes areas of concern to be addressed to improve Harrison Township's future.

### **HOUSING AND POPULATION**

Harrison's residents are aware that the aging population of their community demands special attention. The community is concerned with the idea of elderly residents moving out of the township due to the lack of senior housing alternatives. Another area of concern is the increasing in-migration to the area, with few controls over the type and pattern of housing. Harrison might be confronted with an irreversible change in population that will impact the vitality of the township if housing alternatives do not take into account the aging and elder population, as well as young families.

### **TRAFFIC IMPROVEMENT AND PUBLIC TRANSPORTATION**

Traffic issues on county roads received considerable attention and discussion. The community resented traffic congestion, heavy and speeding traffic in residential areas, lack of road maintenance on private roads and potential loss of public transportation.



### **AESTHETICS: THE IMAGE OF HARRISON TOWNSHIP**

The concern expressed by residents was that rapid growth –without guidelines- would negatively impact the appearance of the entire community.

These, what we called “aesthetic” concerns, have actually an important role in the quality of life of the Harrison Township residents. They can be grouped into three categories:

1. The potential for new residential and industrial development to occur in the existing vacant lands or farmlands in the Township is ever present. It was an expressed fear that the development without order or guidelines will result in a mismatch of styles.
2. The potential destruction of the rural views due to development was also expressed as a concern. Participants at the community meetings wanted to see the “rural character” preserved.
3. The appearance of some properties within Harrison Township was identified as a problem by many residents. They would like to see more control to avoid undesirable uses of the land. They also expressed interest in reinforcing the appearance of “gateways” to their community on Harrison Avenue, acknowledging however that most of that responsibility will lie in the City of Harrison.

### **TOWNSHIP TAX BASE**

Most of the township revenues come from property taxes. Residents and township officials looking to the effect of changing economic conditions would like to see diversification of their tax base. The objective is to have a more elastic response to potential revenue shortages, to secure the flow of funds to the Township for the provision of community services.



## VISION FOR HARRISON TOWNSHIP

This vision statement summarizes the community's hopes as identified by the residents during the planning process.

*"In the year 2025, Harrison Township will be a model community in Western Hamilton County:*

- *That has state-of-the-art infrastructure (roads, water, sewer, cable) and services (school, health, transportation, fire, police, and township government), along with design standards to ensure the quality of life of residents*
- *That promotes and seeks out a balanced economy with a combination of service, manufacturing and technology-oriented employers*
- *That promotes a mix of low and moderate-density residential areas to maintain the rural character of the Township*
- *That promotes the retention of green space and recreational areas, especially in and around the old Whitewater Canal area, and takes appropriate measures to protect its natural resources such as the Great Miami Buried Valley Aquifer*
- *That preserves hillsides, scenic roads and vistas to maintain the natural beauty and rural character of the area; and*
- *That promotes the preservation of historic sites within the Township boundaries, and*
- *That collaborates with the City of Harrison to achieve common goals*

The vision statement is intended to provide the target for which Harrison Township should aim when addressing community development and planning issues. The Vision incorporates the importance of the preservation of the environment and natural features, quality of life, healthy economy, and cooperation with the City of Harrison.



# SECTION 4: RECOMMENDATIONS

## **OVERARCHING COMMUNITY GOALS**

Three community-wide goals were articulated to guide the formulation of the Comprehensive Plan:

1. Balance growth and infrastructure
2. Preserve, promote and enhance the quality of life in Harrison Township while retaining the rural character in the community
3. Diversify the tax base

## **OVERARCHING COMMUNITY OBJECTIVES**

1. To update local Township control through planning and zoning
2. To promote tax base diversification within the Township to support services and infrastructure provision to current standards or higher
3. To build more cooperation and communication with neighboring jurisdictions
4. To facilitate Township government communication with residents
5. To improve the quality of existing and new commercial areas
6. To improve the quality of existing and new residential areas



- 
7. To prepare a traffic improvement plan to ease traffic congestion at collector roads and provide for the safety of residents.
  8. To encourage and promote public transportation thereby minimizing the impact of vehicles on the rural environment.
  9. To provide high quality services to residents and the business community
  10. To promote the preservation of green and open spaces, historic sites, and environmentally sensitive areas.



## NATURAL RESOURCES, RECREATION AND OPEN SPACES PLAN

**Goal: protect natural resources and opportunities for quality parks and recreational facilities.**

**Strategy: Prepare an updated recreation and open spaces plan for the Township.**

Implementation Tactics:

- Includes Park District plans for multi-use trails through the Township.
- Includes regional and local parks to determine linkages, future recreational needs, and park locations.
- Identify properties that could be nominated to the National Register of Historic Places.
- Connect existing and proposed parks and green spaces, and historic places in the township through a multi-use trail wherever feasible.

**Strategy: Maintain and preserve historic places in the Township.**

Implementation Tactics:

- Incorporate historic places and landmarks.
- Encourage voluntary preservation easements for structures and open space to the Village Historical Society, the Cincinnati Preservation Association and the Citizen's Land Conservancy, or other Land Trusts.
- Establish partnerships with art institutions (e.g. Fine Arts Fund) for enhancing support for cultural activities.

**Strategy: Preserve scenic roads.**

Implementation Tactics:

- Officially designate scenic roads.
- Provide for appropriate signage for scenic roads in the Township.
- Provide protection for priority viewsheds,
- Develop standards to maintain the visual quality of scenic corridors,
- Research funding opportunities to protect local scenic roads.

**Strategy: Preserve natural resources and environmentally critical areas in the Township.**

Implementation Tactics:

- Protect the Great Miami River and aquifer
- Use the "H" Riverfront District zoning designation to protect the floodway and floodplain areas.
- Use the "Special Public Interest" Districts zoning designation to apply special regulations or standards to aquifer protection or hillside protection areas.



## TRANSPORTATION AND CONNECTIVITY PLAN

**Goal: provide safe and efficient transportation infrastructure for various types of mobility.**

### Planning Concerns

During the planning process, concerns were raised over:

- New housing developments in the northeast of the Township will bring more traffic down Lee's Creek, Edgewood, and Dry Fork roads.
- Carolina Trace has higher traffic volumes than the road was built. Is there anything that can be done?
- Kilby Road has increasing truck traffic and will have more when the PMUE area is built to completion.
- Can Old Harrison Avenue's connection to Dry Fork Road be phased out over time?
- Will there be a third highway access at West Road of I-74 in the future?
- Baughman and New Haven Road intersection is a non-perpendicular intersection. Will increasing traffic dictate a need for a 90 degree intersection?
- At intersection of Short Road and Dry Fork Road, could it be modified (steepness) to enhance sight distance?

### Future Needs

Future needs for Harrison Township include:

- The Dry Fork Road bridge over I-74 is only a two-lane bridge and will need to be expanded in the future as development increases. Related to this project, reduce stacking of traffic on ramps coming from I-74 west onto Dry Fork during peak traffic times. (This is technically a City of Harrison project but is included as it impacts Township residents.)
- Create a realignment/straight-through extension of Campbell Road and Simonson Road as they meet to Kilby Road. The Hamilton County Engineers working with a local stakeholder team have proposed a realigned Campbell Road that would directly meet Simonson Road, with a roundabout intersection. The old Campbell Road would be modified with a cul-de-sac. This project does not have funding at this time.

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### Strategy: Maintain and improve transportation infrastructure

Implementation Tactics:

- Prioritize reinvestment of existing infrastructure.
- Improve intersections to improve safety and capacity:
- Prioritize safety improvements to reduce accidents.

### Strategy: Improve roads and intersections in connection with growth areas

Implementation Tactics:

- Work with neighboring jurisdictions (City of Harrison and Crosby Township) as well as the County Engineer to create a cohesive transportation network.
- Create new roads when residential and economic growth demands.



### **Strategy: Support public transportation**

#### Implementation Tactics:

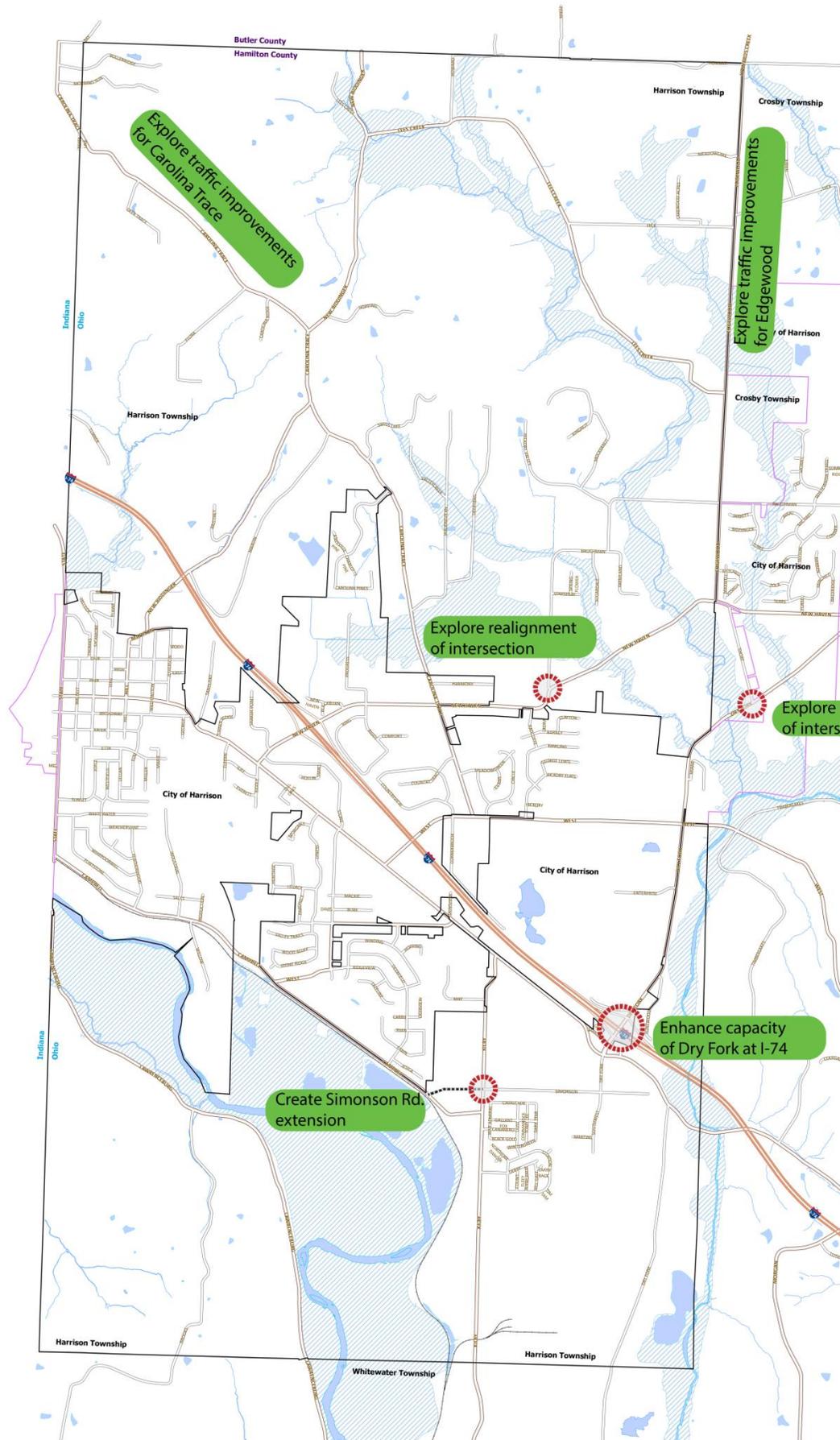
- Support bus operation in the Township and work with SORTA to explore:
  - Adding additional pull-off lanes for Metro buses.
  - Adding additional pick up points for passengers in the Township.
  - Adding additional Park-n-Ride sites in the Township.
- Improve the Park-n-Ride facilities.
- Explore the need for senior service van or paratransit services.

### **Strategy: Support pedestrian and non-vehicular access throughout the Township**

#### Implementation Tactics:

- Improve pedestrian crossings at busy intersections
- Promote the expansion of the sidewalk network:
- Work with developers of new developments to provide sidewalks or pedestrian/bicycle access paths.
- Coordinate with local agencies to create and maintain regional trails and facilities and to identify ideal connections to existing trails and proposed routes.

# Transportation Improvements Plan



## LEGEND

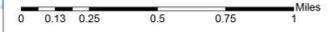
- HAM\_BUILDINGS
- HARRISON TOWNSHIP BOUNDARY
- CITY OF HARRISON
- RAILROAD
- STREAM
- LAKES & PONDS
- RIVER
- HAM\_100\_YEAR\_FLOOD\_BOUNDARY
- HAM\_PARCEL\_POLY

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1 INCH EQUALS 833 FEET



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## COMMUNITY HOUSING

**Goal: Conserve and maintain existing neighborhoods and encourage new quality housing to maintain the township as a desirable place to live.**

### PLANNING CONCERNS

The vision of the Planning Committee, the Township Trustees and the citizens of Harrison Township includes planning not only for an increase in residential construction and occupancy in the Township, but also for a substantial change in the housing “mix”.

During the planning process, concerns were raised over:

- Increased in-migration of new residents to the area, with few controls over the type and pattern of housing.
- Lack of affordable and suitable housing for the elderly in Harrison Township.
- The over-representation of mobile home units in the total housing stock.

Harrison Township derives more than 60% of its operating revenue from property taxes. As part of its economic and service improvement strategies, the Township wishes to expand its stock of higher-cost housing and diminish the share of lower cost housing in its inventory.

Historically, mobile home housing units in the Township have represented just over 43% of the total, while the average share of this type of housing for communities west of the Great Miami River in Western Hamilton County is only 25%.

### FUTURE NEEDS

Because of the special position of Harrison Township as an unincorporated entity surrounding and encapsulating a small, densely populated urban core (City of Harrison), it makes sense to look at the two jurisdictions together when considering future housing needs and demands. Combined, the City and Township of Harrison have a mixture of different housing types which currently provides opportunities for a variety of income groups.

In the future, planning and economic growth initiatives generated by the City and Township of Harrison will, if successful, generate a high rate of demand for various types and levels of housing in and near the two jurisdictions. At the same time, natural family formation processes and other demographic processes (e.g. aging of a section of the population) will generate additional housing demand, as will on-going in-migration from other areas.



It is important to ensure that satisfaction of locally generated need and demand for suitable housing does not get pushed aside<sup>6</sup> because of demand from incoming population arriving to work in the jurisdictions. Therefore, it will be advisable for both City and Township to work closely together to ensure that housing supply is coordinated with potential housing demand, providing a range of housing in the community.

### **SENIOR HOUSING**

Harrison's residents are aware that the special needs of the aging population of their community are not currently being served. The community is concerned with the idea of elderly residents moving out of the Township due to the lack of senior housing alternatives. Residents of the City of Harrison share these concerns, according to their Comprehensive Plan. The provision of housing in the form of a retirement development that offers a range of options from independent living, to assisted living, to end-of-life care would help to address these concerns.

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#### **Strategy: Guide new housing to appropriate sites at an appropriate scale.**

##### Implementation Tactics:

- Partner with the City of Harrison to develop housing strategies that will benefit residents of the Harrison City-Township area.
- Judicious fiscal analysis of residential development projects should be undertaken to protect the Township from incurring onerous or excessive service costs to sustain the residential areas.

#### **Strategy: Encourage Senior Housing Opportunities**

##### Implementation Tactics:

- Identify spaces for senior living housing that offers a range of options from independent living, to assisted living, to end-of-life care and pursue strategies for implementation.

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<sup>6</sup> This can happen when an excess of demand over supply pushes up housing prices and makes home purchases unaffordable to local young people and elders.



## COMMUNITY SERVICES

**Goal: Strive to provide exceptional community services while maintaining affordable cost-of-living.**

### PLANNING CONCERNS:

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**Strategy: Provide fire and police protection in accordance with population growth or decline.**

Implementation Tactics:

- Evaluate police and fire service levels and facilities periodically to study needs and prepare for capital upgrades.
- Continue to work with the City of Harrison on provision of shared public services.

**Strategy: Support Southwest Local School District (SWLSD) to ensure the Township is an attractive place to raise a family.**

Implementation Tactics:

- Work with the SWSD to provide the community resources to enhance the public facilities for students.
- Host local job fairs for seniors as a means to supplying future Township employees.



## ECONOMIC DEVELOPMENT

**Goal: Promote economic development initiatives to attract a mix of businesses to expand and diversify the tax base for the township.**

**Strategy: Recruit high-quality development and businesses**

Implementation Tactics:

- Encourage proposals to redevelop key areas,
- Encourage public/private partnerships to attract businesses to the PMUE- JEDD district,
- Evaluate the impact of development on the provision of community services,
- Discourage development that will strain Township resources.

**Strategy: Reach out for strategic partnerships**

Implementation Tactics:

- Work with Hamilton County Development Company (HCDC) to help:
  - Develop and maintain strategic partnerships with organizations and neighboring communities.
  - Prepare an up-to-date marketing plan for the Township that highlights:
    - Excellent accessibility to the highway,
    - Good community services,
    - Lower taxes than other western Hamilton County communities.
  - Keep an up-to-date list of marketed developable properties and make it viewable online.



# SECTION 5: FUTURE LAND USE PLAN

The Land Use Plan Recommendations are a result of careful consideration of existing conditions and the desired image for the future. The Harrison Township Land Use Recommendations consist of (1) land use policies, (2) concepts and strategies, (3) land use categories, and (4) site recommendations and land use plan map.

## **LAND USE POLICIES**

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.

## **CONCEPTS AND STRATEGIES**

The overall concept of this land use plan is to encourage a variety of land uses and intensities at strategic locations to enable well defined character and sense of place. In order to achieve a desired character in terms of scale intensity and use, strategies were developed to assure that appropriate development of the township occurs.



## LAND USE STRATEGIES

### *Strategy 1*

Concentrate high intensity commercial development services centrally within the township, in the stretch of land between Harrison Avenue and I-74 (mostly in the City of Harrison), along New Haven Road.

#### **Purpose/Rationale**

- Reinforce existing trend, and improve the township residents' access to general retail establishments.
- Provide for future expansion of the airport and school facilities.

### *Strategy 2*

Concentrate planned mix use employment development south of I-74 including the area known as the Harrison Township Commerce Center and along Dry Fork Road north of I-74.

#### **Purpose/Rationale**

- Because of the presence of commercial, office, or warehouse uses already located in or around the area, opportunities may exist for creating an increased tax base along with optimal utilization of land. Redevelopment could enhance community identity and provide community services and facilities which are easily accessible to the expressway and the majority of the Township's population as well as the surrounding region. This type of development may also provide needed commercial office services to adjacent industrial areas thereby, improving business climate, community image and property value. Office uses may also provide an appropriate buffer to residential uses, if industrial uses should occur, for minimal disruption to remaining homes. This can best be accomplished within the framework of "Development Units" submitted as part of a planned unit development to ensure coordination of access, parking, landscaping, lighting and signage.

### *Strategy 3*

Concentrate industrial uses in the historically developed industrial areas of the City and Township.

#### **Purpose/Rationale**

- Reinforce existing trend, and provide the township opportunities to increase tax base.

### *Strategy 4*

Concentrate commercial development along major corridors, in the stretch of land along New Haven Road.

#### **Purpose/Rationale**

- Current engineering studies for the Ronald Reagan Cross County Highway extension that includes New Haven and Dry Fork Roads may conclude in recommendations for actual road improvements. Improvements to New Haven Road may result in the potential development of employment uses. The



Township should re-evaluate the land use conditions in this area in the event that the study results in changes to the character of New Haven and Dry Fork Roads.

#### **Strategy 5**

Encourage a higher density residential development in areas historically developed that way or in areas immediately adjacent or surrounded by the City of Harrison.

##### **Purpose/Rationale**

- Compatible uses and density in adjacent properties will provide continuity to the urban fabric and avoid leapfrogging.

#### **Strategy 6**

Promote a mix of low and very low density residential development in topographically sensitive areas.

##### **Purpose/Rationale**

- Low and very low density housing will help to maintain the rural character and natural features of the township.

#### **Strategy 7**

Promote the retention of green space and recreational areas.

##### **Purpose/Rationale**

- The areas in and around the Whitewater Canal are in the floodplain, subject to periodical flooding.
- The preservation of vegetation and wild life in its natural conditions would become an asset for the community.

## Land Use Categories

The categories describe general development characteristics of a particular use, which are desirable in order to achieve a specific spatial development goal. The land use categories represent what the preferred use of the land in the Township should be, either presently, or in the near future.

**Note:** *The pictures next to land use category definitions are only intended to be illustrative and do not replace or over-ride the category definition.*



### Rural Residence

Low density detached housing and related compatible uses generally associated with rural environment.

*Typically sparsely developed areas with detached housing in rural settings, farmsteads, or clustered detached housing that seeks to preserve natural conditions such as woodlands, steep slopes or geological conditions.*



### Single Family Residence

Low density detached housing and related compatible uses.

*Typically detached dwellings with scale and massing appropriate to protect the character of the surrounding neighborhood and site constraints and density consistent with adopted zoning*



### Transitional Residence

Low density detached or attached housing and related compatible uses (excluding office, retail and industrial) that provide a transition between single family residential uses and other types of development, where such use will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhood.

*Typically 1 and 2 story clustered single family, zero lot line, attached two and three family, and townhouse dwellings with scale, massing, average density, layout and specifications compatible with site constraints and character of surrounding single family residential development.*



### Single Family Cluster Residence

Moderate density detached housing and related compatible uses

*Typically detached dwellings, 1-2 stories, at a minimum floor area of 1200 square feet and brick façade, such as zero lot line, patio homes or landminiums, and detached single family dwellings at a higher density than Single Family Residence which may reduce the lot area and bulk requirements for each parcel, and which devotes the remaining undeveloped land into open space, active recreation space or preserves environmentally sensitive areas. The number of parcels in a development will be considered secondary to the overall design of the project. The proposed density should be consistent with adopted zoning and PUDs are encouraged.*



Attached Single Family Residence

Moderate density attached single family dwellings and related compatible uses  
*Typically attached dwellings, such as townhouses or fee-simple condominiums, at a minimum floor area of 1200 square feet, brick façade, having individual entrances at grade, attached integral garages, that are at a higher density than Single Family Residence. Massing and scale of attached single family residences should be similar to that of surrounding land uses.*



Multi-Family Residence

Detached or attached housing (apartments or condominiums) and related compatible uses.  
*Typically 2 and 3 story buildings with scale, massing, density, layout and specifications compatible with site constraints and character of existing residential developments in the surrounding area, and where more than one occupant uses an entranceway for access to individual units.*



Transitional Mixed Use

Detached or attached housing, low intensity office (such as conversion of single family residence) and related compatible uses (excluding retail and industrial) that provide a transition between residential uses and other types of development.  
*Typically 1 and 2 story structures with scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential development.*



General Office

Office uses and related compatible uses at intensities consistent with surrounding development.  
*Typically 1, 2 and 3 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints.*



Neighborhood Retail

Low intensity neighborhood-oriented retail and service uses that provide a transition between residential uses and other types of development or that achieve compatibility and service appropriate to the adjacent residential neighborhood.  
*Typically 1 story structures with a scale, massing, intensity, layout and specifications compatible with site constraints and character of surrounding residential developments.*



General Retail

Community and regional oriented business uses that tend to locate along highways with relatively high traffic volumes.  
*Typically commercial strips or self-contained community and regional retail center including "outlot" development.*



Planned Mixed Use Employment Area

Developments containing some combination of office, retail, light industrial or compatible uses developed with a consistent theme and containing architectural, landscape, streetscape, and signage standards.

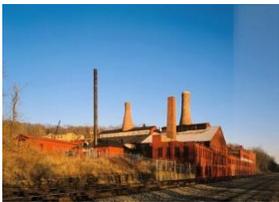
*Typically a campus-style planned development with multiple uses that are created in separate buildings or within single buildings, sharing a common image and circulation system.*



Light Industry

Smaller scale industrial uses such as warehouses, storage, limited manufacturing, research and development, transit terminals and wholesaling activities in enclosed facilities without offensive emissions or nuisance.

*Typically office warehouse uses with convenient access to major roads.*



Heavy Industry

Larger scale industrial uses such as intensive manufacturing activities which may contain outside storage.

*Typically industrial or manufacturing uses with convenient access to primary highways or rail system.*



Public, Semi Public and Institutional

Active parks, playgrounds, community centers, schools, churches, country clubs, sports clubs, golf courses, hospitals, senior housing facilities, and educational, philanthropic, religious or charitable institutions, public properties and buildings with similar uses.

*Typically community or not-for-profit uses.*

Green Space and Agriculture

Passive activities, agriculture, and related uses - often in floodplain areas - that retain the natural features of the environment.

*Typically forests or wildlife reservations, farms and farm activities, and cemeteries.*

Utility

Facilities for gas, electric, water, sewer, cable television or other utility.

*Typically any use that is controlled by the Public Utilities Commission of Ohio or government service.*

Right-Of-Way (ROW)

Generalized location of land reserved for public roads, railroad lines or other types of inter-modal transportation routes.

*Typically linear transportation routes.*

Figure 24: Proposed Land Use Plan (2018)

HARRISON TOWNSHIP COMPREHENSIVE PLAN UPDATE 2018

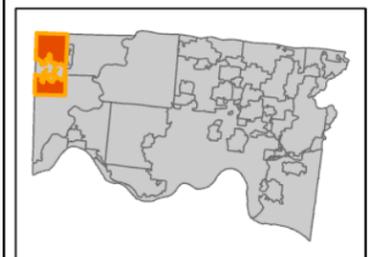
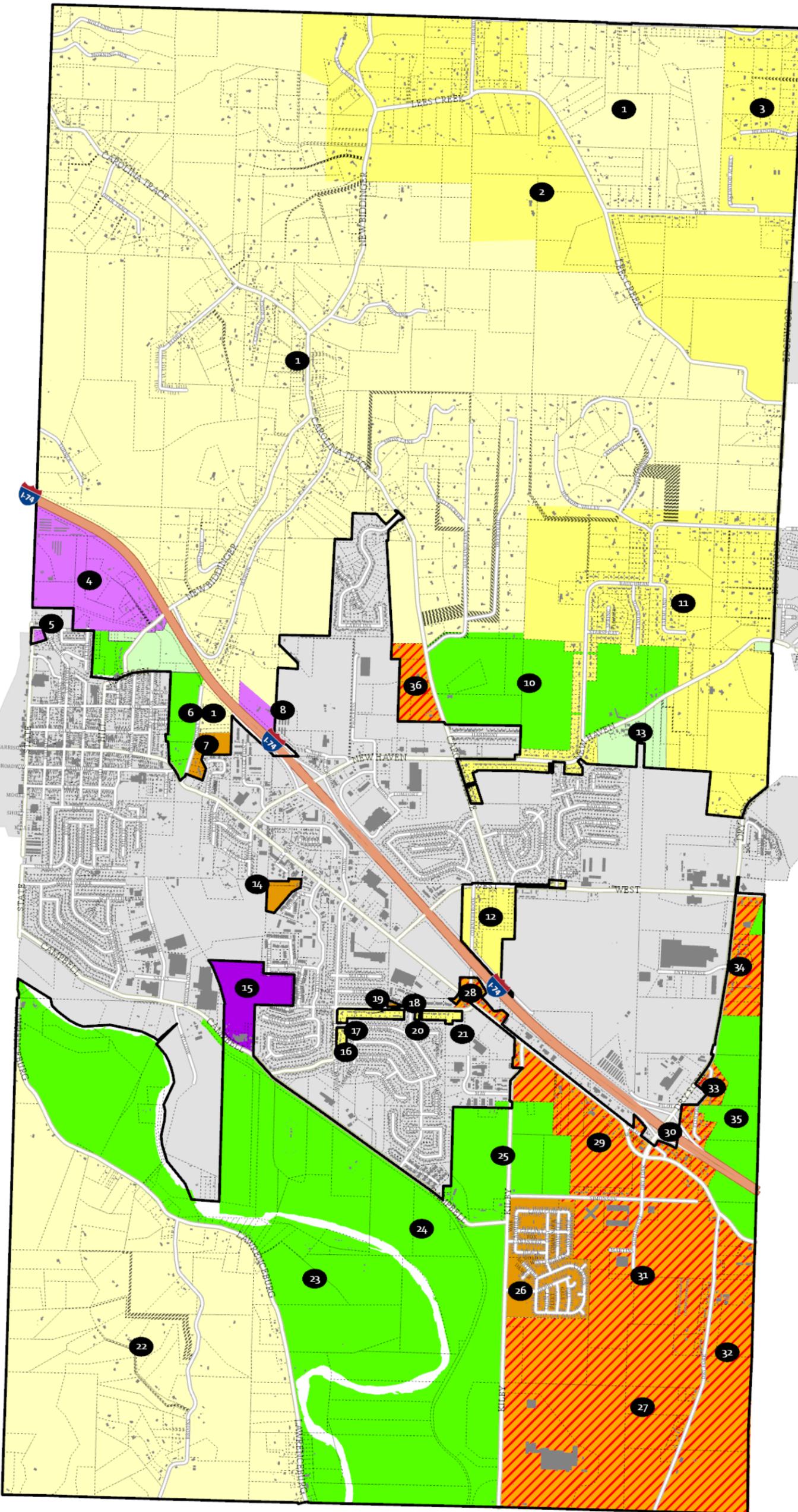
LAND USE PLAN



HAMILTON COUNTY  
Regional  
Planning  
Commission

LEGEND

- HARRISON TOWNSHIP BOUNDARY
- BUILDINGS
- PARCELS
- LAND USE PLAN CATEGORIES**
- RURAL RESIDENCE
- SINGLE FAMILY RESIDENCE
- TRANSITIONAL RESIDENCE
- SINGLE FAMILY CLUSTER
- ATTACHED SINGLE FAMILY
- MULTI-FAMILY RESIDENCE
- SPECIAL PURPOSE RESIDENCE
- TRANSITIONAL MIXED USE
- GENERAL OFFICE
- RETAIL - NEIGHBORHOOD
- RETAIL - GENERAL
- PLANNED MIXED USE EMPLOYMENT
- INDUSTRY - LIGHT
- INDUSTRY - HEAVY
- GREEN SPACE, AGRICULTURE
- PUBLIC, SEMI-PUBLIC, INSTITUTIONAL
- UTILITY



Scale 1:26,000





**Figure 25: Land Use Plan (to be used in conjunction with Land Use Plan Map)**

Site No.	Existing Land Use	Existing Zoning	Proposed Land Use	Strategies/Rationale							COMMENTS	
				1	2	3	4	5	6	7		
1	Single family residences, New Horizons Estate mobile home park, (6)multi-family, (1) two-family, agriculture, vacant land	AA – Residence, A-Residence	Rural Residence							X		Existing topography and aquifer pollution potential does not allow a more intense use.
2	Single-family residences, (1) two-family, (1) multi-family, agriculture, vacant land	A-residence	Single Family Residence							X		Site expanded to include large area of flat land south of Dick Rd. and east of Lees Creek Rd. 5/4/2006
3	Single Family, vacant land	A-Residence,	Single Family Residence							X		Lakewood Acres mobile home park vacated and rezoned to A Residence in 2005
4	Light industrial: gravel pit, storages, commercial, Multi-family, single-family, institutional, parks & recreation, vacant	F-light industrial, B-residence, A-residence,	Light Industrial			X						Existing light industrial/ commercial and intense residential uses on site bordered by I-74, New Bedinger, Brookman, and State Rd.
5	Vacant	E-retail	Light Industrial			X						Island left after annexation of surrounding properties.
6	Agriculture, commercial, cemeteries: St. John, Glen Haven, Woodlawn, single family, vacant, heavy industry, light industry	D-residence, F-light industrial, A-residence	Green Space and Agriculture								X	Consistent with existing uses, zoning, and topography.
7	Multi-family, congregate housing, single family, vacant	A-residence, D-residence	Multi-family					X				Site located west of Sandusky, south of I-74.
8	Office	A-residence	Light Industrial		X							Adjacent to industrial and commercial uses in the City, AMENDED 9/4/2003
9	Agriculture, vacant, single family	A-residence	General Retail		X							Adjacent to commercial uses in the City, AMENDED 9/4/2003, ANNEXED BY THE CITY IN 02005 --SITE REMOVED FROM LUP MAP 2006--
10	Golf course, agriculture	A-residence	Green Space and Agriculture								X	Consistent with existing uses.
11	Single-family residences, (3) multi-family, Baptist cemetery, agriculture, vacant	AA-residence, A-residence	Single Family Residence							X		
12	Single family, (1)multi-family, agriculture, vacant, office	A-residence	Single family residence					X				Buffer needs to be provided to the east border of the site, due to location adjacent to industrial area in City of Harrison.
13	Agriculture, single family	A-residence	Public, Semi-Public & Institutional	X								Provides for expansion of the airport and High School.

Site No.	Existing Land Use	Existing Zoning	Proposed Land Use	Strategies/Rationale							COMMENTS
				1	2	3	4	5	6	7	
14	Vacant, single family	D-residence	Multi-family					X			Site on Morgan's Way. Surrounded by multi-family development in the City of Harrison.
15	Turkey processing plant, vacant land	G-heavy industrial	Heavy Industrial			X					Existing industrial use is similar to use in surrounding area in the City of Harrison.
16,17,18, 20,21	Single family homes, (1) multi-family, vacant	B-residence	Single Family					X			Five "islands" of single family residences left after annexation of a property north of West Rd, and West Rd. to the City of Harrison.
19	Single family	B-residence	Multi-Family					X			Adjacent to City of Harrison proposed Multi-Family.
22	Agriculture, single family residences, vacant land	AA-residence, H-riverfront	Rural residence						X		Site located in the southwest corner of the township, south side of Lawrenceburg rd. topography does not allow a more intense use.
23,24	Agriculture, single family residences, (2) multi-family residences, commercial, public semi-public, parks, heavy industrial, vacant	H-riverfront, AA-residence, G-heavy industry	Green Space and Agriculture							X	Most of the site is in the flood plain, subject to periodical flooding. It would become an asset for the community by preserving the vegetation and wild life in its natural conditions. Lands west of Kilby Avenue owned by Hamilton County Parks added 2018 Update.
25	Single family residences, light industrial: repair shop, agriculture, vacant	A-residence, G-heavy industrial, F-light industrial	Green Space and Agriculture							X	Most of the site is comprised of properties deeded to the Park District.
26	Mobile homes: Rolling Acres	MHP-residence,	Multi-family					X			High density residential uses not likely to change.
27	Cincinnati Inc., farms	G-Heavy industrial with SPI-SC zone	Planned Mixed Use Employment			X					Dedicated buffer between the industrial uses and existing residential development must be provided. AMENDED 9/4/2003 and entire area included in one of two SPI Districts in January 2004.
28, 29, 30, 32	Commercial, offices, public utilities, (4) multi-family, (2) mobile homes parks, agriculture, single family, vacant	A & MHP Residence, E-Retail, F Industrial, all included in an SPI-SC zone	Planned Mixed Use Employment		X						PUD type of development for mixed commercial uses to provide for appropriate streetscape, lighting, underground utilities, and appropriate buffer must be provided to residential uses already in place. Entire area included in one of two SPI Districts in January 2004.
31	Light industrial, nursing home, vacant	F-PUD Industrial in an SPI-SC zone	Planned Mixed Use Employment		X						JEDD Area- PUD type of development for mixed commercial uses to provide for appropriate streetscape, lighting, underground utilities, and appropriate buffer must be provided to residential uses already in place. Entire area included in SPI District in January 2004.

Site No.	Existing Land Use	Existing Zoning	Proposed Land Use	Strategies/Rationale							COMMENTS
				1	2	3	4	5	6	7	
33	Single family residences, and vacant	A-residence	Planned Mixed Use Employment		X						Adjacent commercial use in City of Harrison and Dry Fork Road improvements may prompt commercial redevelopment.
34	Single family residences, commercial and vacant	A-residence	Planned Mixed Use Employment		X						Adjacent commercial use in City of Harrison and Dry Fork Road improvements may prompt commercial redevelopment.
35	Miami Whitewater Forest	A-residence	Green Space and Agriculture							X	Park District: Miami Whitewater Forest.
36	Light industrial, Office	A-residence	Light Industrial					X			Adjacent light industrial uses to west in City of Harrison. LUP area added during 2018 Update. Proposed to be future JEDD area.



# SECTION 6: SUBAREA PLANS

## **HARRISON TOWNSHIP – SPECIAL PUBLIC INTEREST DISTRICTS**

In February 2003, the Harrison Township Trustees contracted with the Hamilton County Regional Planning Commission to complete a planning study and to produce a Special Public Interest (SPI) Strategy document for the creation of a Special Public Interest Overlay District. An SPI Overlay district is a zoning tool available to some communities in Hamilton County that can be used to refine existing zoning regulations and to give jurisdictions an enhanced ability to guide development in areas affected by major infrastructure improvements. The SPI Overlay district would become a part of the Hamilton County Zoning Resolution, including a new zoning designation on the Zoning Map and a new section of text in the Zoning Resolution.

The reasons for the creation of an SPI district included the facilitation and implementation of several goals of the 1999 Harrison Township Comprehensive Plan and clarification of the Harrison Township Land Use Plan category of “Planned Mixed Use Employment Area” (PMUEA). The PMUEA land use designation is shown on the existing Land Use Plan Map and is concentrated in the southeastern portion of Harrison Township. The PMUEA designation calls for “developments containing some combination of office, retail, light industrial or compatible uses developed with a consistent theme and containing architectural, landscape, streetscape, and signage standards.” However, no architectural, landscape, streetscape, or signage standards were created as part of the Comprehensive Plan. Therefore, implementing the Comprehensive Plan and clarifying the Land Use Plan were the main objectives of the SPI Strategy Plan.

The justification for an SPI Study becomes clear after a closer examination of the properties within the Study Area. While these properties contain mostly single-family homes and farmland, there is a significant amount of development pressure within the Township. Most of the property within the study area is zoned for industrial or retail use, despite the lack of industrial and retail developments. The introduction of sewer and water to this area, combined with the planned realignment of Harrison Avenue and extension of Dry Fork Road, have made property in southeastern Harrison Township very attractive to development. One of the main goals of the PMUEA Committee was to provide an enhanced framework in which this development could take place. The biggest challenge facing the committee was finding a balance between the specific requirements needed to



assure an aesthetically pleasing and safe development pattern while not making the regulations so strict as to discourage development.

The SPI study area is comprised of two subareas (see Figure 26: SPI Districts) with unique land use patterns:

**1. Harrison and Dry Fork Suburban Corridor Boundary –**

The area including all properties within the township that front on the north side of Harrison Avenue, the properties that front on the south side of Harrison Avenue, west of the relocated portion of Harrison Avenue, and all properties within Harrison Township that front on Flintwood Drive and the northern section of Dry Fork Road, excluding the properties that are part of the Miami Whitewater Forest.

**2. Harrison Southeast Suburban Center Boundary –**

The area including the properties within the township that front on Harrison Avenue directly south and west of the relocated portion of Harrison Avenue, all properties that front on Simonson Road and all properties south of Campbell Road and Simonson Road that are east of the New York Central Railroad and north and west of the Harrison Township corporation lines, excluding the properties zoned “MHP” Mobile Home Park.

These SPI districts are associated to zoning requirements and may have special policies around topics such as:

- Additional signage regulations
- Lower impervious surface ratio for PUD review
- Improved vehicular linkages (e.g. connected parking-lots)
- Building material requirements
- Building roof styles
- Signage character requirements
- Ground floor transparency
- Streetscape requirements

*[For more information on SPI Districts see the Harrison Township SPI Strategy Document (August 2003), you can request a copy through Hamilton County Planning +Development]*

**OTHER SUBAREA PLANS**

There are no other sub-area plans for Harrison Township.

HARRISONTOWNSHIP, OHIO  
**SPI DISTRICTS**

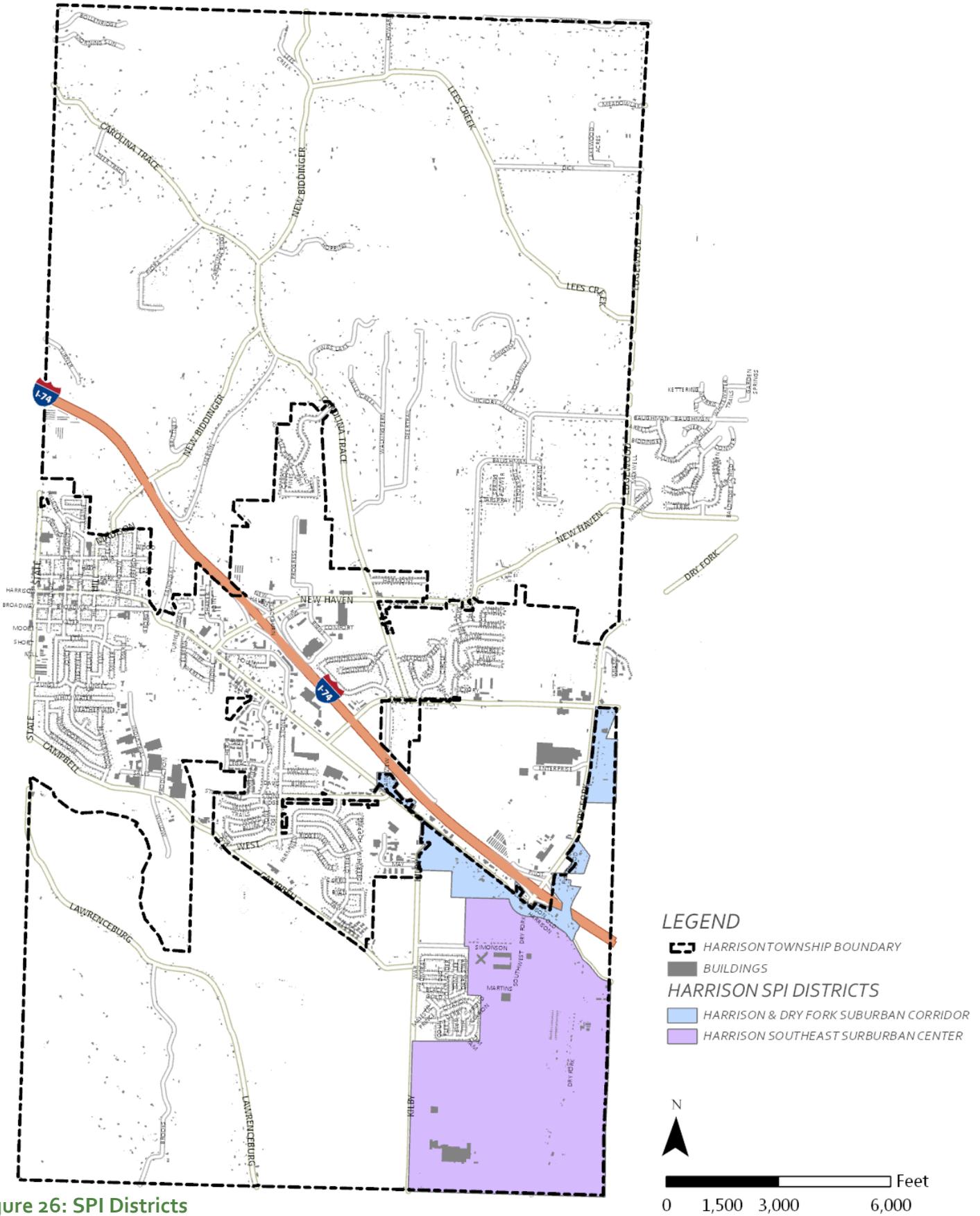


Figure 26: SPI Districts



# SECTION 7: IMPLEMENTATION

## **OVERVIEW**

The implementation framework represents public guidelines for Harrison Township. As such, it establishes the Township's positions on a number of issues that face the Community today and which must continue to be addressed during the coming decades. The implementation framework provides guidelines with respect to certain social and economic issues, especially as they affect land use. The plan also serves as an information source for developers, property owners, and the public at large. Finally, the plan provides the basis for future, more specific plans to be prepared as part of the implementation process.

Implementing the Plan requires two essential actions by the Township: first updating the zoning map to correspond to the Land Use Plan Map (See Map 4), and second, responding to the recommendations contained in the plan.

## **PLAN AMENDMENTS AND UPDATE**

The Comprehensive Plan has been developed to provide flexibility so that it will meet the Township's needs for at least a five-year period. The plan requires updating every five years. This update represents a comprehensive revision of the original Plan; it retains certain guidelines and concepts introduced and implemented, but provides a series of new goals and strategies based on the adopted vision. With the adoption of this Comprehensive Plan the next interim update should be initiated in 2023. With each update there should be an evaluation as to whether the strategies are working and the extent to which the following update should focus on fine-tuning those guidelines, or whether a comprehensive revision is needed.

The usual process for adoption of a community plan starts with a plan proposal prepared by its Planning Committee. Once the Plan is presented to the community and to Township Trustees in a public hearing, Township officials approve the Plan as presented by the Planning Committee, or suggest modifications to reflect additional community input prior to approval. A Township's approved Plan is then submitted to Hamilton County Regional Planning Commission (HCRPC) for adoption. An adopted Plan by the County's Regional Planning Commission becomes a guideline when reviewing requests for zoning amendments and variances, as long as the Plan is current.

This Plan provides for two types of amendments: corrections, which may occur at any time during the planning period; and the update, which is mandated by HCRPC bylaws to take place every five years.



One of the primary objectives of the five-year update is to provide the community, developers, and individuals an opportunity to review and suggest revisions to the Plan. The five-year updates should be initiated by the Township.

While the Plan has been designed to provide enough flexibility to accommodate some unforeseen events, there are times when an interim amendment may be necessary. Individual property owners or the Township Trustees may request plan amendments.

The following are guidelines for amendment of the plan prior to the mandated five-year update:

### ***Special Plans***

The Comprehensive Plan is intended to guide growth on a township basis, with enough flexibility to respond to most local conditions. However, situations will arise in which more specific, localized planning efforts are needed. These special plans may be prepared in response to the Township's desire to refine the Plan as it applies to a subarea, a major development proposal, or the construction of a major infrastructure improvement.

### ***Projections and Assumptions***

The Comprehensive Plan is based on projections of population, household size, and housing units, as well as anticipated employment growth. The Plan relies on forecasts provided by the U.S. Census. Obviously, with the results of the 2000 Census approaching, the Plan may require some adjusting. The Plan is also based on assumptions about trends, such as business/industry location, continuing in-migration from the suburbs and rural areas, and about public investments in infrastructure. Should such assumptions not bear out, again, the Plan must be adjusted accordingly.

### ***New Issues***

Occasionally new issues emerge that the Plan does not anticipate, often in response to changes in State or Federal policy. In such situations, the goals and strategies, as well as the Comprehensive Plan, may require revisions.

### ***Comprehensiveness***

Although the Plan elements address issues adequately on a township scale, there may be situations in which more detailed analysis is necessary. For example, potential development areas for new housing, or a specific plan for a major industrial development such as the Gap. When such plans are adopted, however, an amendment to the Comprehensive Plan may be necessary.

### ***Data Updates***

The many maps and tables that support the Comprehensive Plan are based on the best information available at the time of preparation. This data may change to such an extent as to justify an amendment to the Plan.

## **IMPLEMENTATION FRAMEWORK**

The Planning Committee, in the process of preparing this Plan, developed a vision of what the Township should look like in the future. The Committee also identified major goals and objectives to reach that vision. Finally, the Committee also identified a number of strategies to reach those goals. A lengthy process of reviewing and prioritizing strategies was followed, in the process some strategies were carried out by different players, in some other cases strategies were dropped because they were not appropriate anymore, some others stayed as recommendations for future implementation.



## FUNDING SOURCES

The following exhibit lists some of the available financial incentives offered at the Federal, State and local levels. This should not be interpreted as an exhaustive compilation; it is rather an indication of potential sources.

**Table 5: Funding Sources**

Program Title	Administering Agency	Incentive	Eligibility	Minimums/maximums	Eligible Activities	Other
Urban Redevelopment Loan Program	Ohio Department of Development	Revolving Loan	Municipalities or designated nonprofit ED organizations	\$5 million maximum	Acquisition and remediation	Available to 24 designated "distressed" urban locations in state
Economic Development Administration Grants	US EDA	Grant	Local governments in counties identified by EDA as economically distressed	Usually range \$500,000 to \$1 million	Remediation and other project costs	
Voluntary Action Program Tax Abatements	Ohio Department of Taxation	Tax Abatement	Owner of property that has received covenant-not-to-sue (CNS)	10 year abatement on increases in value of property resulting from remediation		
Competitive Economic Development Program		Loan	Non-entitlement (CDBG) counties and cities	Maximum \$ 500,000	Property improvements , including remediation	Must meet benchmarks for creating jobs, primarily for low- and moderate-income persons
Community Development Block Grant (CDBG) Funds	US HUD	Block Grant	CDBG Entitlement Communities	\$150,000 to \$5 million	Flexible; usually remediation, site assessment, and redevelopment	Must complete with other city projects for limited pool of funds
Surface Transportation Program Funds (TEA 21)	OKI	Grant	Cities, villages, counties, townships, special districts, state & federal agencies, and nonprofit organizations		Transportation related bicycle, pedestrian, and historic or scenic preservation projects	Must be part of a Long Range Transportation Plan
National Recreation Trails Fund Act (TEA 21)	OKI		Cities, villages, counties, townships, special districts, state & federal agencies, and nonprofit organizations	Up to 50% matching federal funds		
Ohio Main Street Program	Downtown Ohio, Inc.	Technical support	Municipalities, nonprofit organizations, and private companies		Business district revitalization	Must be willing to provide dedicated volunteers and a stable source of local funding for the program
Ohio Department of	Hamilton County Solid	Grant		Up to \$141,000	Recycling, education, and	RFP due in July, awarded



Program Title	Administering Agency	Incentive	Eligibility	Minimums/maximums	Eligible Activities	Other
Resources' Recycle Ohio Grant	Waste Management District				litter prevention programs	in August
SBA 504 Loan	HCDC	Loan			Land, building machinery and equipment	
Ohio 166 Loan	HCDC	Loan			Land, building, machinery, and equipment for manufacturing	
SBA Microloan	HCDC	Loan			Working capital	
Enterprise Zone (EZ) Tax Incentives	HCDC	Tax abatement				
Small Business Development Center	HCDC	Technical assistance				Provides assistance to small businesses
Community Reinvestment Area (CRA) Program	HCDC	Tax Abatement	Municipalities or counties		Building	Must survey the area and find residences and discouragement of new construction and renovation