West Chester
OHIO

COMPREHENSIVE LAND USE PLAN

2025

West Chester Township
Butler County, Ohio
Adopted April 8, 2025

West Chester
TOWNS

COMPREHENSIVE LAND USE PLAN

WEST CHESTER TOWNSHIP, BUTLER COUNTY, OHIO

TOWNSHIP ELECTED OFFICIALS

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BRUCE JONES | Fiscal Officer

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Approval Date: 04/08/2025
Resolution 06-2025

West Chester Township
9113 Cincinnati-Dayton Road
https://www.westchesteroh.org/home

ACKNOWLEDGMENTS

West Chester Township's achievement as a place worthy of recognition – named one of America's best places to live (CNN/Money Magazine) and Ohio's best place for business (Cincy Magazine) - is the result of decades of careful planning, responsible stewardship and vision. Township leaders in government, business and community work together with a vision for making a place where families can grow and businesses prosper.

West Chester Township acknowledges the visionaries of the past who saw the promise of what our community would become and those today who have supported this next step in our planning for the future. Appreciation goes to those volunteers who serve on West Chester's Land Use Planning Committee at the time of this update – Larry Brueshaber, Ray Bowman, Richard Steinau, Michael Skolnik and Jose Castrejon; and on the West Chester Zoning Commission - James Hahn, Chair; Doug Rinnert, Vice Chair; James Williams, Richard Grow, Larry Whited and alternate Brian Asbrock.

Acknowledgment also goes to the dedicated team of West Chester Township staff who commit every day to building the best community possible. There are many to thank. Here are a few who have specifically contributed to this project.

JUSTIN ECKSTEIN | Multimedia Specialist (photography)

VICKI ELDRIDGE | Business Information & GIS Technology Manager

ADAM INSKEEP | Multimedia Specialist (photography)

MICHELLE CONE | Economic Development Manager

ANDREW REEDER | Public Information Coordinator (photography and outreach)

BERNIE SCHROEDER | Property Advisor

BRYAN HELLARD | Property Advisor

JEANNE CAMPBELL | Property Advisor

BEVERLY WORLEY | Administrative Professional

And finally, West Chester's greatest appreciation goes to residents, corporate neighbors and community stakeholders alike who have helped to shape our community and will continue to inform our future.

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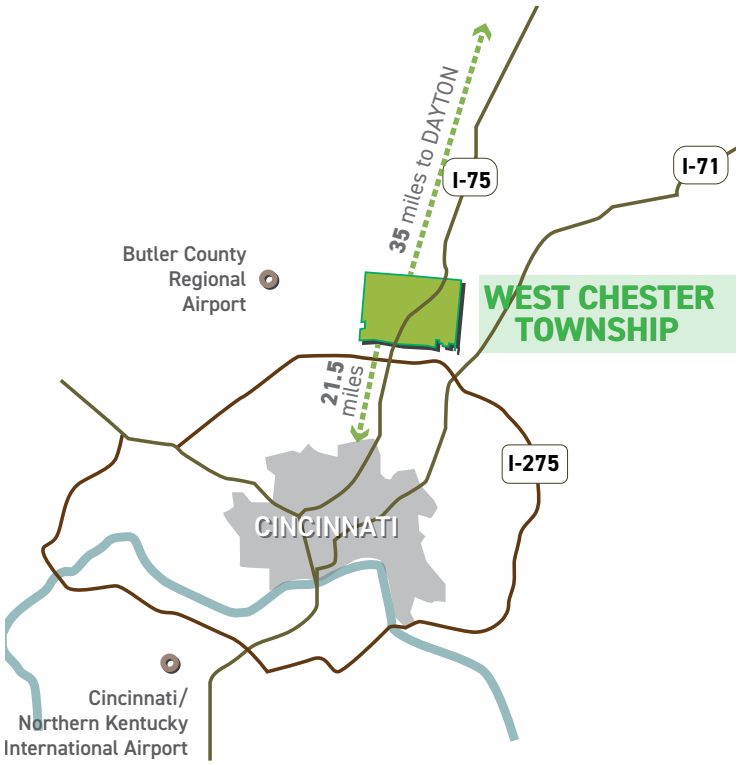
1

BACKGROUND

WHERE FAMILIES GROW & BUSINESSES PROSPER

West Chester is a thriving community of more than 66,000 residents and over 3,500 businesses located along the I-75 corridor between Cincinnati and Dayton, Ohio. Already established as a premiere community in southwest Ohio, West Chester offers a traditional suburban lifestyle with the vitality and energy of a more urban setting. It's high quality housing, exceptional public safety services, well-maintained infrastructure, amenities, and the state ranked **Excellent with Distinction Lakota Local Schools** all contribute to the community's success and multiple designations by CNN/ Money Magazine as one of the top 100 places to live in America.

West Chester is 34.82 square miles in size and is situated in southeast Butler County, Ohio, which is easily accessible from six interstate interchanges. This strategic location alone provides an ideal setting for people to live and businesses to develop; furthermore, the quality of life amenities offered in West Chester, and the quality of development, provides a great location for families to grow and businesses to prosper.



Regional Context Map

PLANNING IN WEST CHESTER

West Chester's strong commitment to planning, and its positive condition is no coincidence. The community's adage, "Where Families Grow and Businesses Prosper" arose from previous planning and visioning processes. Planning has set a positive tone for West Chester, and this community culture will positively impact West Chester's future.

As population and commercial investment continue to grow, West Chester's success as a residential community and industrial/business competitor depends upon planned development. To guide land use and growth decisions, the township initiated a land-use planning program, resulting in this document as supplemented by the referenced plans. The overarching goal of planning in West Chester and in general is to consider future growth and land development decisions objectively and consistently with an overall scheme, rather than taking reactive measures as the market brings proposals forward.

DID YOU KNOW?

... West Chester covers nearly 35 square miles.

Existing Plans

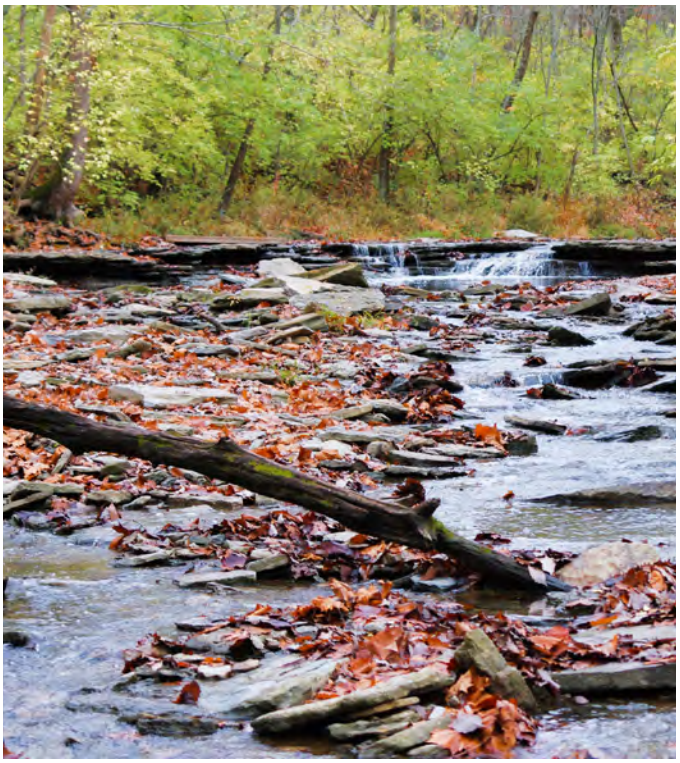
This plan serves as the primary land use and planning tool for West Chester Township. The following plans, also adopted by the Board of Trustees are incorporated herein as supplements to this document:

- West Chester Vision Plans
- CBD (Central Business District) Master Plan
- Olde West Chester Development Plan
- West Chester Connection's Plan
- West Chester Strategic Plans

These plans are included in their current form, but may be amended from time to time. Future corridor or sector plans may also be incorporated as directed by the Board of Trustees. All other township plans are otherwise superseded and no longer in effect.

DID YOU KNOW?

... West Chester's first adopted plan was the 2012 Vision Plan, which was adopted in 1992.



Images of the West Chester Community

PURPOSE & DESIGN

WHAT IS A COMPREHENSIVE LAND USE PLAN?

A Comprehensive Land Use Plan provides a snapshot of current community conditions and serves as a guide for the community's future. It considers a 10-15 year future time frame and provides a road map for future community achievement and development decisions. This plan helps illustrate why West Chester is a place "Where Families Grow and Businesses Prosper;" presents information in support of the Land Use Planning Committee's recommendations; and provides a plan of action for ongoing success.

Following a traditional planning theme, this plan is land use focused, however, it also considers infrastructure, roads, and environmental resources. The idea is to think about the community's future now, so when the difficult daily decisions arise, which collectively shape and define the community's long range success, those decisions will not be reactive but instead will follow a planned vision for the community.

PURPOSE OF THE PLAN

Ensures township departments are **WORKING COLLABORATIVELY** for the good of the Township.

OFFERS AN OPPORTUNITY for the community to voice how they want to see the Township form and develop.

Provides a **ROAD MAP** for township officials.

Provides **GUIDANCE** in daily development decisions.

Creates a **PLAN OF ACTION** and prioritizes tasks for the township moving forward.

CREATING THE PLAN

The West Chester Township Land Use Planning Committee spearheaded the update process. Appointed by the Board of Trustees, the committee encompasses a diverse representation of the community. With staff's assistance, the committee reviewed the entirety of the plan, and identified areas in need of update, important land use issues, define goals and objectives, and represented the overall community opinion.

The process also involved opportunities for public engagement and detailed review with various government departments to ensure comprehensive understanding of the community vision and intent for future growth and development in the township. The recommendations provided in the plan reflect the themes and demands that were identified in this process. The plan draft was presented to the public at an informational session in January, 2025 and officially adopted in _____, 2025 by the West Chester Township Board of Trustees.

PLAN ELEMENTS

Land Use
Managing and regulating the type of development within the township.

Transportation & Connectivity
Defining the necessary projects (new or improvement) to promote enhanced township connectivity and mobility.

Natural Resources & Government Services
Locating areas to be preserved and protected from development and identifying community amenities or improvements to parks and other public spaces.

2 — LAND USES

CURRENT PATTERNS

West Chester contains 34.82 square miles of area and a brief study of its existing land use can be used to explain the breakdown of how the township is currently developed within its municipal limits.

In regard to general land use organization, both commercial and residential uses can be found along West Chester's busier thoroughfares. Well-established residential uses adjoin parts of Hamilton-Mason Road, Tylersville Road, Princeton-Glendale Road (State Route 747), Cox Road, and Cincinnati-Columbus Road (U.S. Route 42). This plan's intention is to maintain and protect existing residences along major roadways and to discourage "commercial creep."

The Township has also developed, and this plan encourages neighborhood 'Commercial Pods' that are intermixed with residential to create neighborhood-centered areas. The intention is to allow neighborhood commercial needs to be met easily without long car trips. Essentially, with careful attention to compatibility, neighborhood commercial areas are intermixed at various locations within the Township, providing easy access for surrounding neighborhoods.

Examples include commercial development at the crossroads area at Cincinnati-Dayton Road and Tylersville Road, Cincinnati-Dayton Road at Hamilton-Mason Road, West Chester Road at Muhlhauser Road, the West Chester Village PUD on Princeton-Glendale Road north of Smith Road, West Chester-Lesourdsville Road and Tylersville Road, Liberty Way and Butler-Warren Road, Cincinnati-Columbus Road (US 42), Cincinnati-Dayton Road and I-75, and throughout the Downtown/Central Business District.

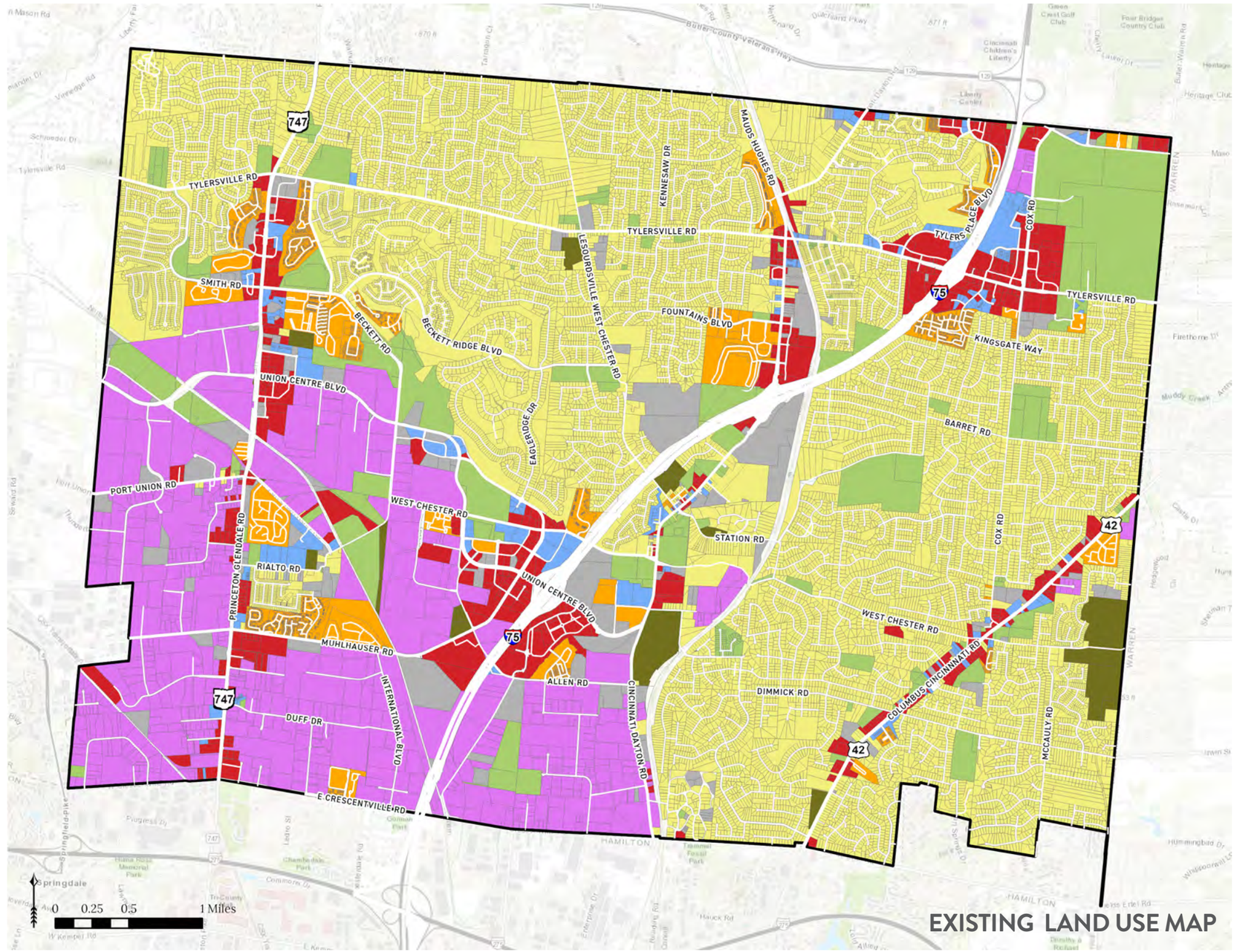
EXISTING LAND USE

The Existing Land Uses in West Chester are depicted by the map shown here. This indicates the present distribution of various categories of residential, commercial, office, institutional, agricultural and vacant uses present within the Township. As the map indicates, significant land area is dedicated to single-family residential uses. It is also evident that development has been planned in such a way as to cluster the heavy industrial uses away from residential neighborhoods, and toward the south-western quadrant of the Township, edged primarily by Cincinnati-Dayton Road to the east, and Union Center Boulevard to the north. This area is also directly supported by the I-75 interchange at Union Centre Boulevard.

The table below showcases the map legend, and presents the current composition of the different land use categories by acreage and percentage of the total land area dedicated to each use.

LAND USE CATEGORIES	2025	
	Acres	% of Total
SINGLE-FAMILY RESIDENTIAL	9,987	50.83
MULTI-FAMILY	967	4.92
RETAIL	1,279	6.51
OFFICE	392	1.99
INDUSTRIAL	3,895	19.82
PUBLIC & INSTITUTIONAL	1.831	9.32
AGRICULTURAL	310	1.58
VACANT	986	5.02

Existing Land Use Table



EXISTING LAND USE MAP

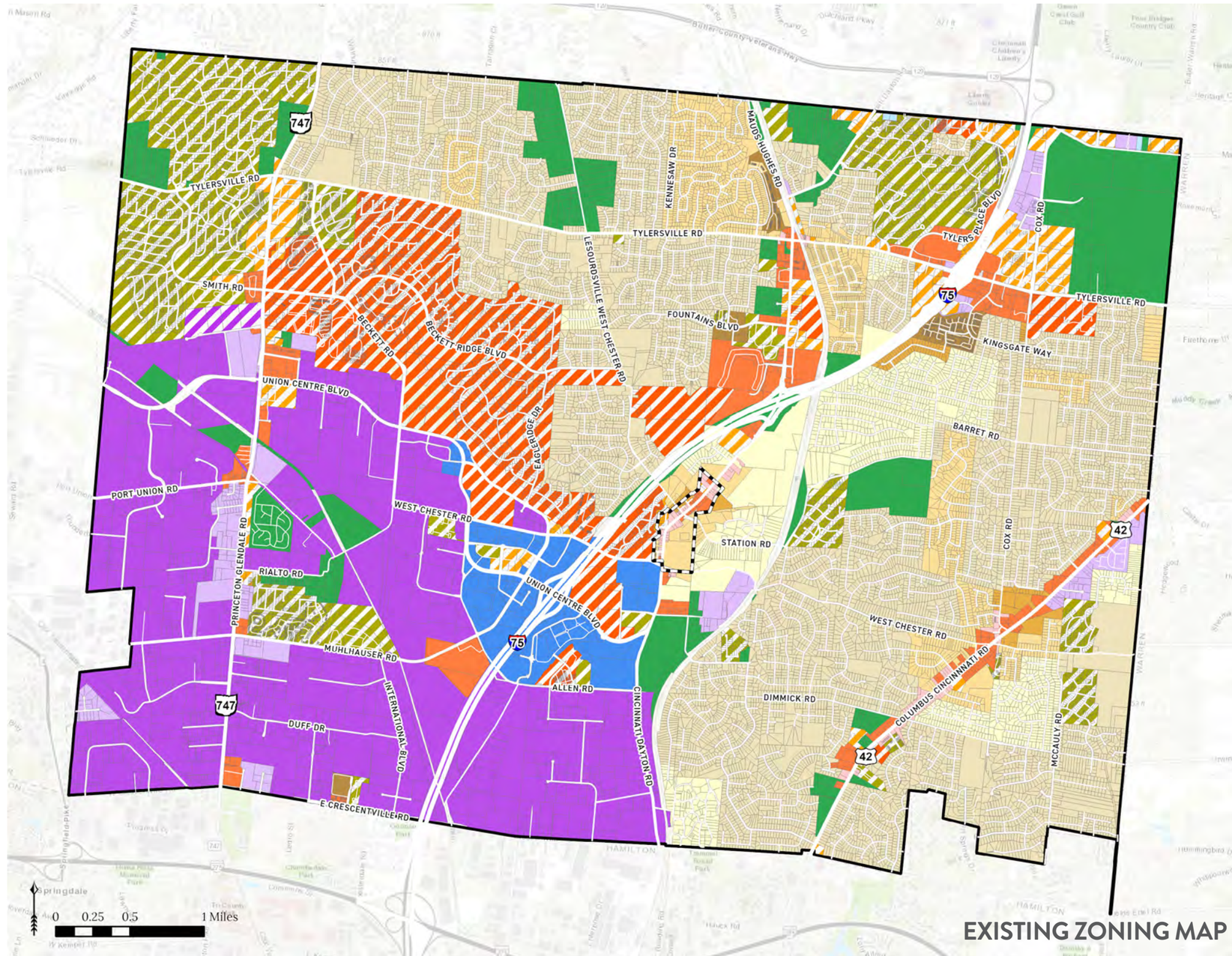
EXISTING ZONING

Zoning refers to the laws set in place dictating where uses are permitted and prohibited within the township. The Zoning Map shows the zoning designation that guides development. In addition, the map highlights the extents of Olde West Chester overlay.

This map is also accompanied by a Zoning Comparison table that summarizes the breakdown of each zoning district by acreage and percentage of total land area. This table includes the legend for the zoning districts as shown in the map.

ZONING DISTRICTS	2025	
	Acres	% of Total
SP-PUD	1,865	9.34
R-PUD	1,919	9.61
C-PUD	547	2.74
I-PUD	57	0.29
R-1	1,133	5.67
R-1A	5,532	27.70
R-2	1,046	5.24
R-3	92	0.46
R-4	112	0.56
B-1	76	0.38
B-2	642	3.21
CBD	533	2.67
O-1	6	0.03
M-1	468	2.34
M-2	4,346	21.76
A-1	1,600	8.01

Zoning Comparison Table



EXISTING ZONING MAP

FUTURE LAND USE MAP

The 2025 Proposed Land Use Map presents the adopted land use recommendations for each parcel of property within West Chester Township's boundaries. As the map and legend indicate, there are 20 land use categories employed within the Township. These can be broadly categorized under five umbrella uses such as residential, transitional, commercial, planned community and industrial. Properties with public and community resources/ assets are designated as a separate category from the five umbrella uses.

LEGEND

Residential Land Uses

- Estate Single Family
- Suburban Single-Family
- Suburban Multi-Family

Transitional Land Uses

- Residential Transition
- Office/ Residential Transition

Commercial Land Uses

- Neighborhood Retail
- General Retail
- General Office
- Office/ General Retail
- Office/ Light Industrial
- Office/ Light Industrial/ General Retail
- Highway Services
- Downtown/Regional Center

Planned, Mixed-Use & Community Uses

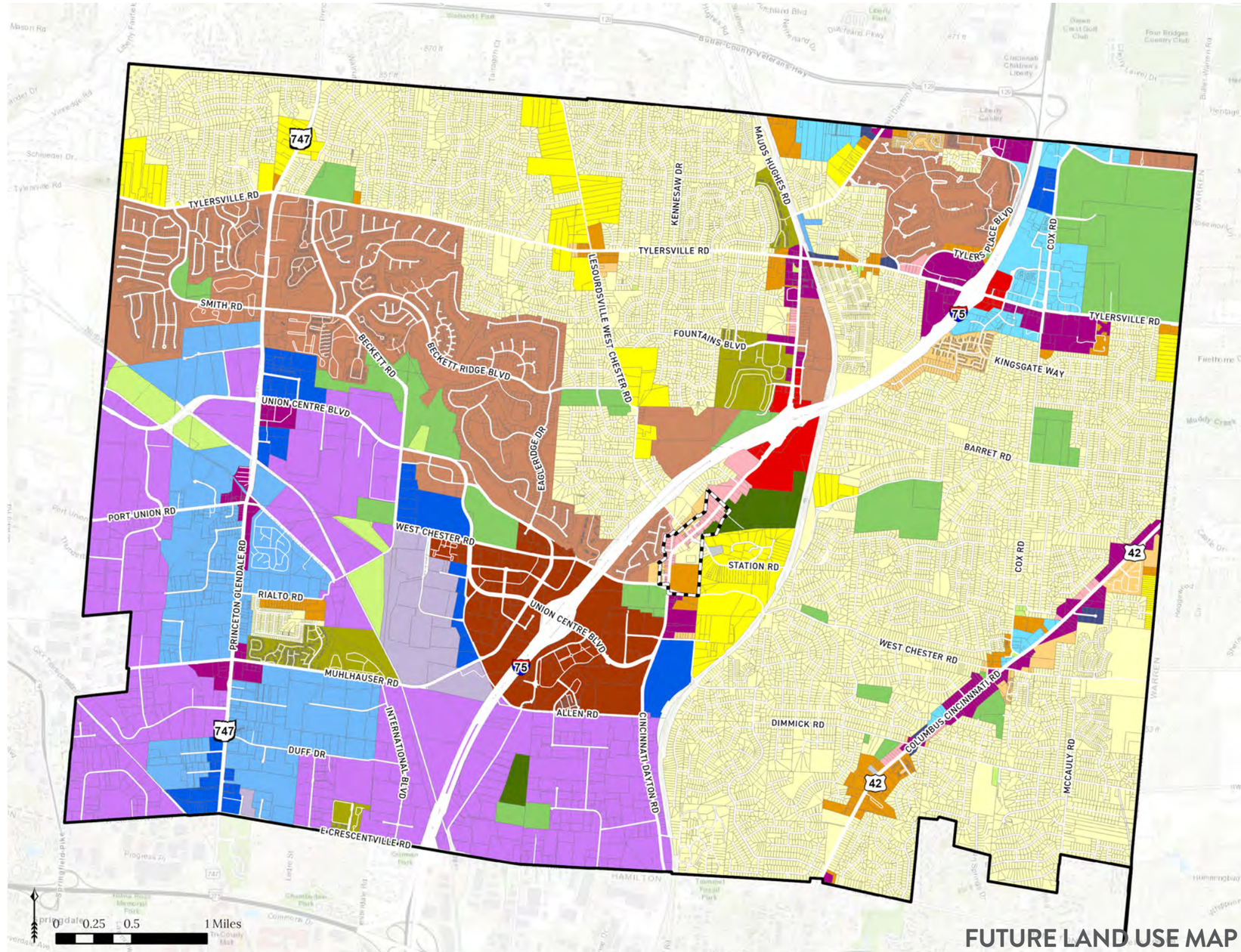
- Planned Community

Industrial Land Uses

- Light Industrial
- General Industrial

Other Land Uses

- Historic Preservation
- Public
- Institutional
- Open Space



FUTURE LAND USE CATEGORIES

The Proposed Land Use Categories subsection sets forth written descriptions of each land use category that can be found in the Future Land Use Map.

RESIDENTIAL LAND USES

ESTATE SINGLE-FAMILY

Large parcels of land with country-like characteristics, containing low density detached single-family housing. Estate Single-Family Residential developments consist of existing large-lot subdivisions within the Township and newer, custom home developments that vary in architectural style and design. Development should focus on appropriate infill and redevelopment within these established neighborhoods and ensure that new development adds and improves the value of the community they surround.

General Location and Development Characteristics:

- Large lots—one to two dwelling unit(s)/acre
- Significant amount of open space--rolling fields
- Significant road frontage and yard setbacks
- Newly developed residential neighborhoods that include custom homes with large building footprints and unique architectural styles

SUBURBAN SINGLE-FAMILY

Medium density detached single-family housing and related compatible uses.

General Location and Development Characteristics:

- Density not exceeding three dwelling units/acre
- Unique development and architectural design characteristics such as neo traditional are encouraged

SUBURBAN MULTI-FAMILY

Medium density detached or attached housing (apartments, townhouses, condominiums).

General Location and Development Characteristics:

- Densities consistent with surrounding uses, but generally not exceeding six units/acre
- Accessibility to highway, major road corridor, or in close proximity to high volume traffic area
- Building and parking areas screened or buffered
- Typically one, two, or three story structures
- Unique development and architectural design characteristics such as neo traditional are encouraged
- Common vehicular access and parking
- Common open space, recreation, and pedestrian walks

Estate Single-Family

Suburban Single-Family

Suburban Multi-Family

TRANSITIONAL LAND USES

RESIDENTIAL TRANSITIONAL

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

General Location and Development Characteristics:

- No commercial uses
- Densities consistent with surrounding uses, but not exceeding eight dwelling units per acre
- Limited to single story stand alone or duplexes with pitched roofs and attached garages, or neotraditional design
- Owner occupied
- Unique or unusual sites
- Near major road corridor
- Common open space and pedestrian walks

OFFICE/RESIDENTIAL TRANSITIONAL

Medium density detached or attached housing, low intensity office uses (including conversion of single family residence to office) and related compatible uses that provide a transition between residential uses and other types of development.

General Location and Development Characteristics:

- Excludes industrial uses and retail, except low intensity retail that adds a neighborhood amenity, such as an ice cream parlor or coffee house (not uses such as convenience marts, gasoline stations, retail sales, etc.)
- Densities consistent with surrounding uses, but not exceeding eight dwelling units per acre
- Residential characteristics the same as listed above for Residential Transitional category
- Located near a major road corridor
- Professional office uses with a high degree of residential character (pitched roof, compatible building materials, scale)
- Landscaped buffers and berms
- Parking in rear of building--screened from adjacent residential uses
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

Residential Transitional

Office/Residential Transitional

COMMERCIAL LAND USES

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 with and provide services to the adjacent residential areas.

General Location and Development Characteristics:

- Road frontage on or near major road corridor or intersection
- Small or unique sites, generally not exceeding three acres
- Adjacent to or near residential areas
- Neighborhood identity and services
- Buildings and structures at residential scale
- Buildings and parking areas buffered and screened from adjacent residential areas and rights of way
- Designed to encourage easy pedestrian access
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

GENERAL OFFICE

Professional office and service uses and related compatible uses that do not offer retail sales as a principal use.

General Location and Development Characteristics:

- Intensity consistent with surrounding uses
- Road frontage on or near major road corridor or intersection
- Mid-size sites, generally not exceeding five acres
- Building heights generally not exceeding three stories
- Internal landscaping in parking areas and parking areas screened from adjacent lower intensity uses and rights of way
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

GENERAL RETAIL

Community oriented business and service uses involving retail sales but not manufacturing.

General Location and Development Characteristics:

- Intensity consistent with surrounding uses and lot size
- Located along major road corridor in high volume traffic areas
- Serves community market
- Achieves development coordination with adjacent interrelated sites such as parking, access, streetscape features
- Not detracting from Downtown/Regional Center (see below)
- Well appointed, landscaped, attractive development
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

Neighborhood Retail

General Office

General Retail

OFFICE-LIGHT INDUSTRIAL

Professional and corporate office, warehouse, and research and development uses and related compatible uses.

General Location and Development Characteristics:

- Planned large scale developments with internal street network, common parking areas, and a high degree of internal landscaping and open space
- Multiple buildings with coordinated architectural design features and materials
- Building heights generally two to eight stories--consistent with surrounding areas
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

OFFICE/GENERAL RETAIL

Area compatible for a mixture of office and retail uses as described under the Office and General Retail categories above.

OFFICE/LIGHT INDUSTRIAL/GENERAL RETAIL

Area compatible for a mixture of office, retail, and light industrial uses as described under the Office, Light Industrial, General Retail Industrial categories above.

HIGHWAY SERVICES

High to moderate intensity and density auto and travel related retail and services and related compatible uses.

General Location and Development Characteristics:

- Anticipated uses include hotel, restaurant, automotive (not trucking) fuel stations, or, secondarily, General Retail where appropriate
- Highway oriented but still well-appointed and attractive developments
- Close proximity to Interstate highway interchange
- Coordinated vehicular access and parking areas
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

Office-Light Industrial

Office/Light Industrial/General Retail

Highway Services

DOWNTOWN/REGIONAL CENTER ("DRC")

Area serving as central focal point for the community, containing high quality and intensity retail, office, recreational, restaurant, government, and related compatible uses.

General Location and Development Characteristics:

- Due to unique uses and/or design, commercial businesses located here generate community wide and regional draw beyond that of General Retail
- High rise class "A" office
- Upscale, unique restaurants and shops
- Pedestrian amenities to encourage foot and alternative transportation within the area
- Identifiable as West Chester's central business district
- Easy accessibility and central geographic location
- A destination point with complimentary uses, such as shopping after work, eating after entertainment, or simply visiting to enjoy ambiance
- Access points consolidated with adjacent developments to minimize curb-cuts along main roadways, and provide cross-access with adjoining parcels

DRC Housing Component - "Live/Work"

Medium to high density mixed housing with a sensitivity to the pedestrian user and the surrounding land uses. Any residential development should maintain interconnectivity with the commercial development, ample usable open space, a streetscape component, interior/screened/enclosed parking, and an urban residential design/feel.

DRC Housing Component General Location and Development Characteristics:

- All residential integrated and balanced with a retail/commercial component—commercial use to be mixed within the residential, or closely connected by designated pedestrian ways so to achieve the same balance and integration
- Urban streetscape such as benches, gas lights, landscaping, paving treatments, etc. creating an ambiance of pedestrian oriented activity
- Limited vehicular access within streetscape, limited on street parking along streetscape, no parking fronting on streetscape areas without substantial screening
- Usable and appropriate open space (mini parks, streetscape, public spaces, etc.)
- Buildings and site features to maintain an urban residential scale and design, to include appropriate building materials
- Residential type to be urban luxury multistory, which includes parking garages

Downtown Regional Center

PLANNED, MIXED USE & COMMUNITY LAND USES

PLANNED COMMUNITY

Variable residential densities that are developed and maintained with integrated commercial, public and recreational uses.

General Location and Development Characteristics:

- Developed as Planned Unit Development
- Densities consistent with surrounding development per PUD plan
- Unique development and design characteristics are encouraged
- Common open space, recreational facilities, and pedestrian walks provided and maintained as part of the development, and that are essential to the development's overall character

INDUSTRIAL LAND USES

LIGHT INDUSTRIAL

Low intensity manufacturing, corporate facilities, warehouse, research and development uses and related compatible uses.

General Location and Development Characteristics:

- Large development site away from residential uses and neighborhoods
- Internal street networks

GENERAL INDUSTRIAL

Large-scale industrial uses involving manufacturing and processing activities and related compatible uses.

General Location and Development Characteristics:

- Large development site away from residential uses and neighborhoods
- Internal street networks

Planned Community

Light Industrial

General Industrial

OTHER LAND USES

PUBLIC

Public or semi-public uses such as parks, government buildings, utility services.

INSTITUTIONAL

Institutional uses such as religious buildings, schools and academic facilities.

HISTORIC PRESERVATION

Property or structures that should be preserved, that possess a unique character representative of the past and/or a feature significantly important to the identity of the area, and/or historical or architectural value. Development at or near such areas should be undertaken with great care.

OPEN SPACE

Land that should be preserved for ecological or environmental reasons and/or that enhances the community by providing reserved green space.

Historic Preservation

Institutional

Open Space

SUPPLEMENTARY LAND USES

As a supplementary feature to the land use vision identified in this plan, this map presents various other key factors that should be considered in light of future development and land use calibration. Important features identified include historic assets, focused development opportunities, planned walk/bike trails, existing open spaces and sensitive areas such as flood plains and properties abutting the Mill Creek and East Fork Mill Creek waterways. The identified features on this map should be considered with heightened focus for protection and preservation, and reviewed for suitable, appropriate use in future discussions regarding growth or change as it pertains to land use in West Chester.

LEGEND

- Mill Creek and East Fork Mill Creek
- OtherWater...
- WaterHead
- EastForkMill...
- Buildings
- Parcels
- Historic Landmarks

Flood Zone

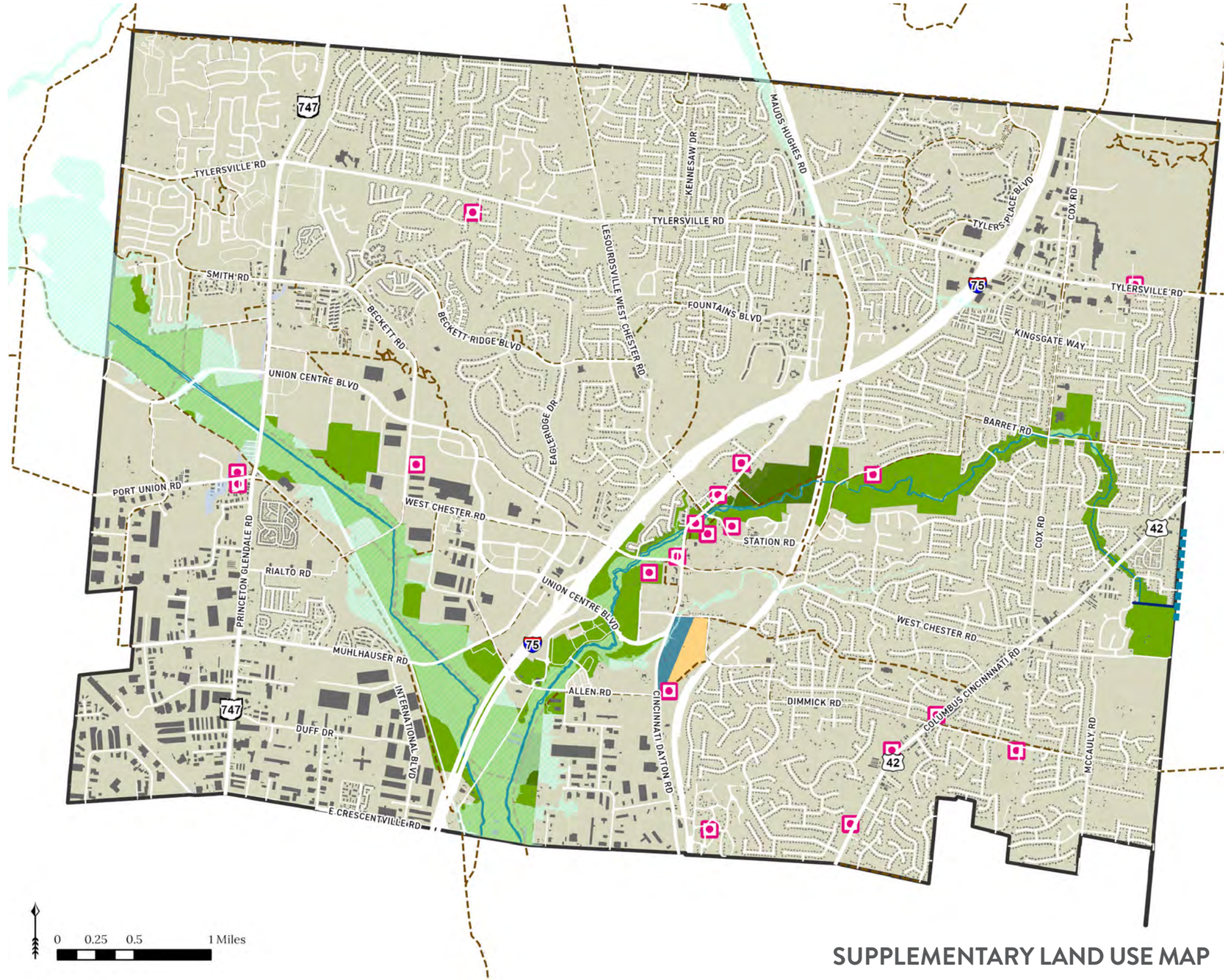
- A
- AE

Proposed split and land use for parcel

- Residential Transitional
- Parks

Proposed Green Way

- Parcels Abutting Waterways
- Existing Open Space



SUPPLEMENTARY LAND USE MAP

GOING FORWARD

This plan also looks toward West Chester's build out, and the future residential and daytime populations that will call West Chester their business and residential home. As the community achieves build out, which is still some time away, planning focus will shift from new development issues to maintenance and redevelopment. The Township has begun to recognize this shift, when in 1997 the Board of Trustees adopted a property maintenance code. Property maintenance enforcement is now an important daily activity for West Chester Township Community Development staff. In addition, the Township works closely with developers to ensure property owners associations are created and specifically responsible for the ongoing maintenance of their property.

New construction

POPULATION SNAPSHOT

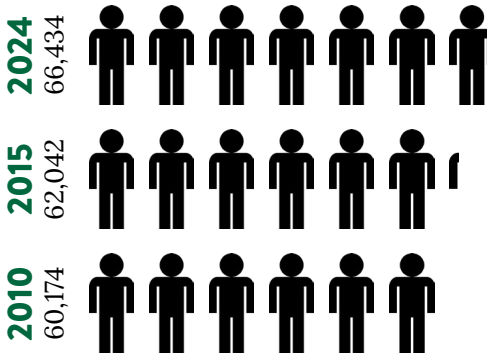
CONTINUED MODERATE GROWTH

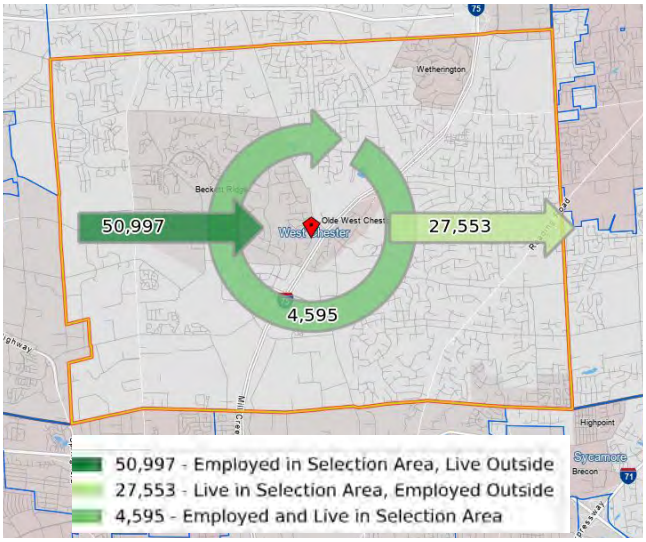
Today, West Chester's population continues to grow at a moderate pace. While the population growth has slowed from the previous decade (11.04% growth from 2000-2010), West Chester is still a place that people want to call home.

COMMUTING & DAYTIME POPULATION

The commuting population includes those who do not live within the Township but drive into the community for employment. The commuter population combined with residents who remain in the township each day equal the daytime population. West Chester's daytime population equals an estimated 88,185 people in 2024.

Since daytime population estimates are tied to employment numbers, future projections should be based on land that is reserved for commercial development. The Township should consider this when reserving land for development considering half of the daytime population is for commercial/employment purposes.





2019 Inflow/Outflow Job Counts

BUILD OUT POPULATION

Build out population is based upon total "future dwelling units." The number of "future dwelling units" is determined by vacant land to be developed for residential use and density of development (dwelling units per acre), which is then multiplied by occupants per dwelling unit.

The Undeveloped Residential Land Map identifies portions of the Proposed Land Use Map that are designated for residential land uses and that are currently vacant or being used for agricultural purposes. Analysis reflects that **11,807.5** acres of land are designated for residential uses, and of those **452.9** acres are vacant or farmland. Therefore, **11,354.6** acres, or **96.2** percent of residential designated property, is developed in 2025. Assuming build out at three units per acre, an additional **1,307** "future dwelling units" are anticipated.

The 2020 Census estimates **2.58** occupants per dwelling unit in West Chester Township which yields **3,506** people. Adding these new residents to the 2024 estimated population results in a build out resident population of **69,939**.

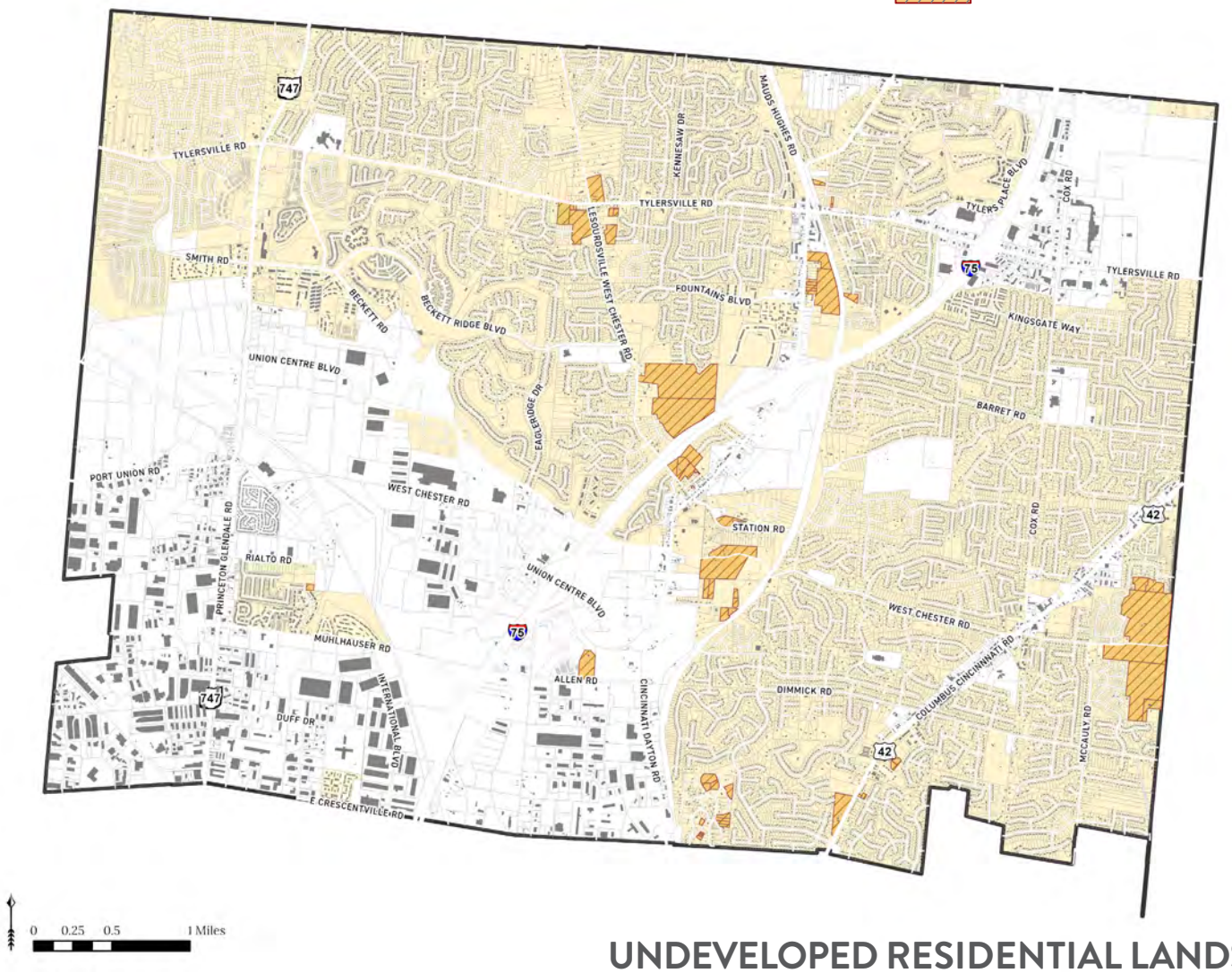
DID YOU KNOW?

... as growth slows, land use focus will shift from new development to property maintenance and redevelopment.

LEGEND

Residential Uses

Vacant Residential Parcels



UNDEVELOPED RESIDENTIAL LANDS

DAYTIME POPULATION

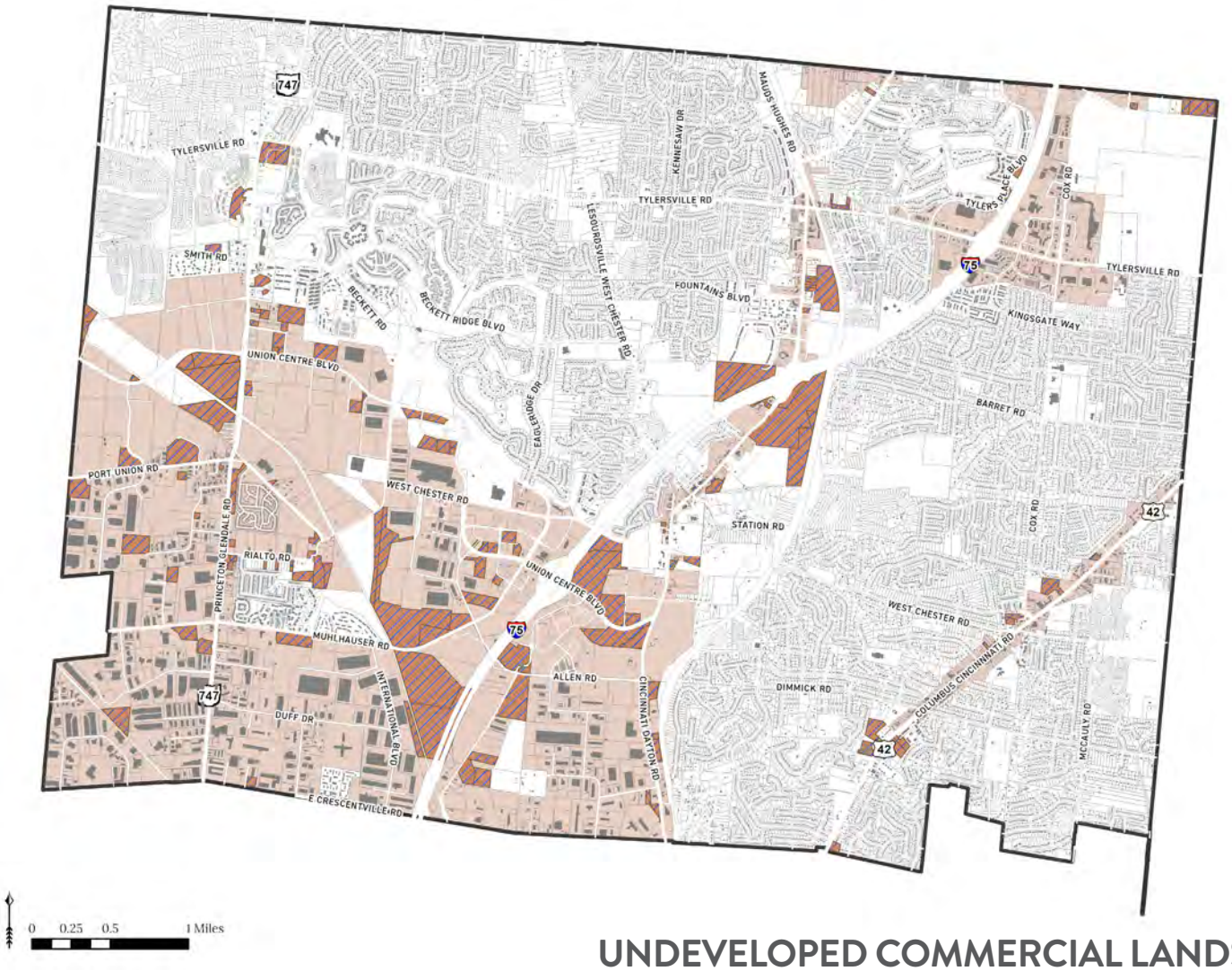
Since daytime population estimates are tied to employment numbers, future projections should be based on land that is reserved for commercial development. The Undeveloped Commercial Lands Map identifies portions of the Proposed Land Use Map that are designated for commercial use and that are currently vacant or being used for agricultural purposes. Analysis reflects that **6,354.1** acres of land are designated for commercial use, and of those **1,013.7** acres are vacant or farmland. Therefore, **5,340.4** commercial acres, or **84 percent** of commercial designated property, is developed in 2025. Per ESRI, the estimated 2024 employee count for the township is 58,694. This results in a ratio of **11** employees per developed commercial acre (**58,694/5,340.4**). When all commercial land is developed (**6,354.1** acres), the build out total employment would be **69,895** people (**6,354.1 x 11**).

Commercially designated vacant or farmland property decreased from 2,523.23 to **1,013.7** acres in approximately **21** years since the 2004 Land Use Plan Update, or **2.85** percent per year on average. Carrying this trend forward, it is estimated that all commercially designated land will be in use by the end of **2039.**

LEGEND

Commercial Uses

Vacant Commercial Parcels



UNDEVELOPED COMMERCIAL LANDS

OPTIMAL BALANCE

What is an optimal balance between future residential and commercial growth for a community? A balance weighted toward commercial use can help a community provide better services to its residents, as the commercial tax base subsidizes the residential demand. On the other hand, greater commercial growth can negatively impact the quality of life for residents through such things as environmental impacts, noise, traffic generation, and aesthetics. In short, the appropriate mix of residential and commercial is a unique community choice, depending upon the values, goals, and characteristics of each community.

One way to express those values, goals, and community character is through a plan, such as this document. For West Chester, this plan reflects the appropriate balance between commercial and residential development is approximately 32 percent commercial and 60.1 percent residential—the balance as reflected on the Proposed Land Use Map. For West Chester, the current commercial-residential balance has yielded a high standard of living with quality government and school services to the residents. This plan seeks to maintain these high standards.

New construction

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3

CONNECTIVITY & MOBILITY

VEHICULAR INFRASTRUCTURE

In Ohio, townships traditionally and statutorily share infrastructure responsibilities with the county in which they are located and, in some instances, the state. Although county policy does affect infrastructure planning and installation within West Chester, the Township remains proactive in this important area of planning. This section outlines the planning efforts dedicated to thoroughfares and major corridors in the Township. It includes examples of possible improvements and potential future and private and public investments for key corridors in the area.

Render of Improvements Union Centre Boulevard

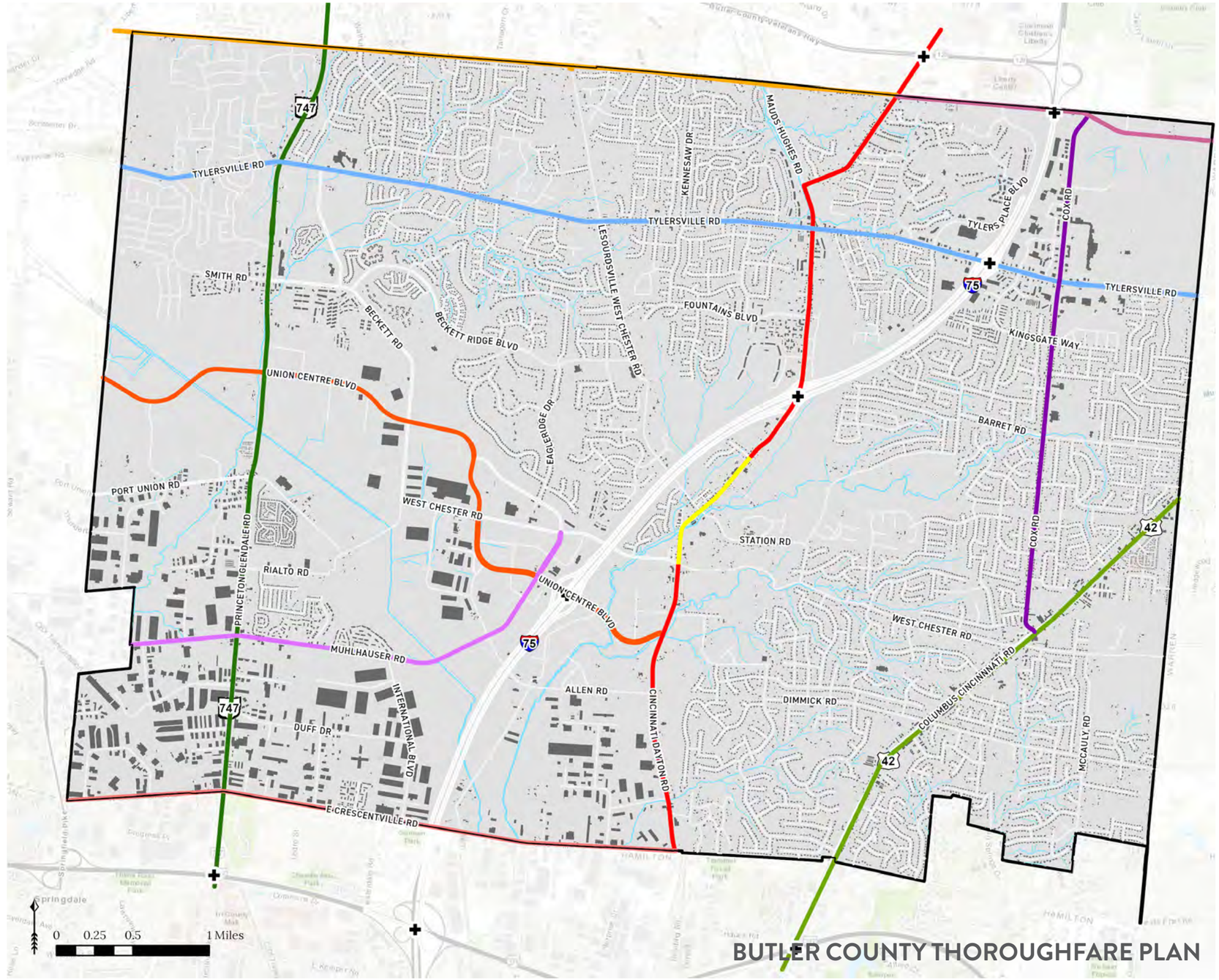
THOROUGHFARE PLAN

Three jurisdictions control roads in West Chester--the Ohio Department of Transportation services state and U.S. highways, the Butler County Engineer services county roads, and West Chester services township roads. The Butler County Engineer is charged with roadway planning throughout Butler County, including West Chester. Accordingly, that agency has developed the "Butler County Thoroughfare Plan." That document, last updated in 2007, categorizes the overall transportation system.

The Thoroughfare Plan Map shown here embodies the vision established in the plan for West Chester Township. It depicts the various categories of existing roadway connections along with proposed future connections within the Township. The recommendations presented in this plan remain in line with the goals established in the Butler County Thoroughfare Plan.

LEGEND

- Interstate and Freeway
- Principal Arterial
- Minor Arterial
- Major Collector Road
- Minor Collector Road
- Future Connection- Minor Collector
- Minor Collector Road II
- Future Connection - Minor Connector 2
- Neighborhood Collector
- Future Connection - Neighborhood Collector



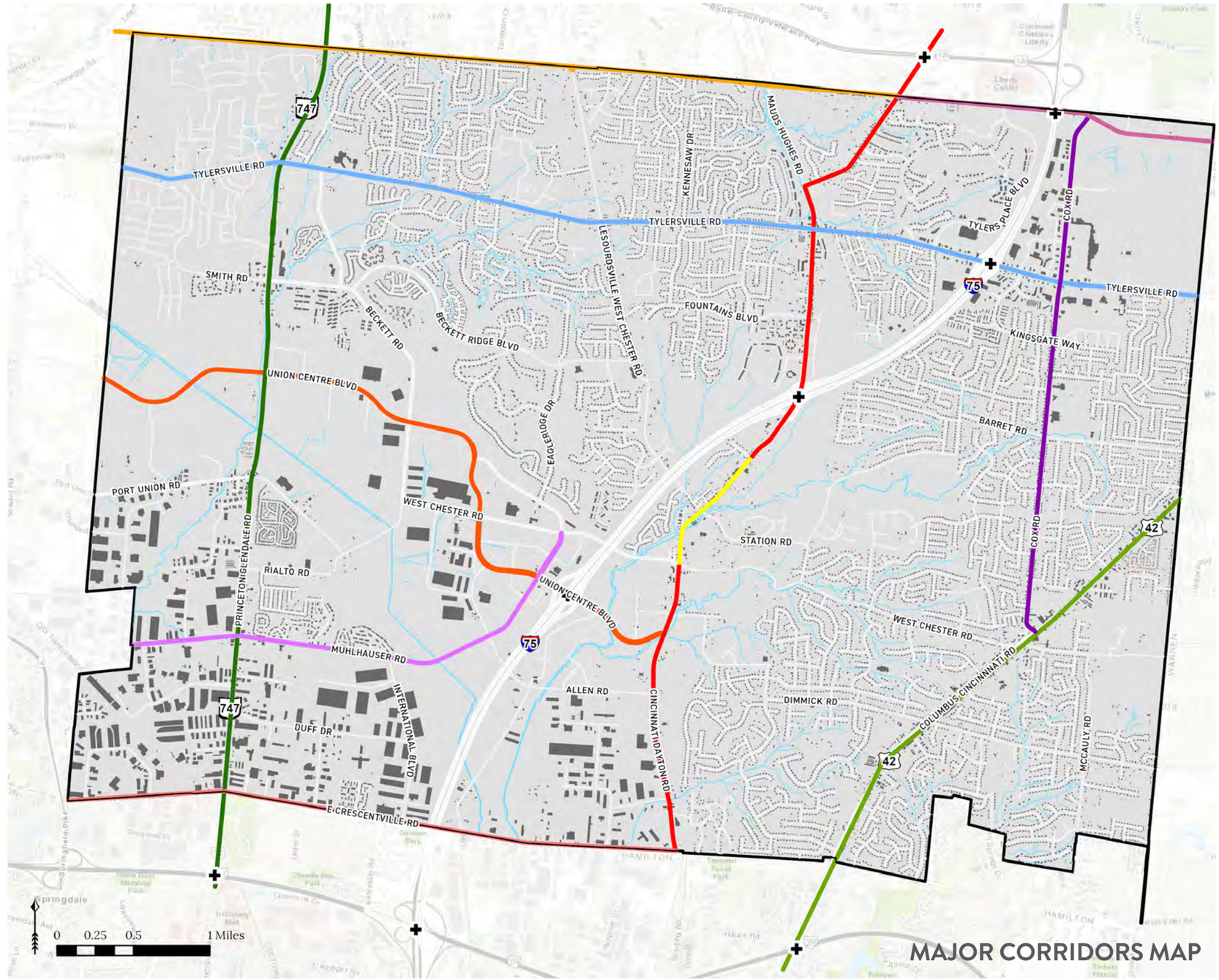
MAJOR CORRIDORS

Various important roadways and sectors within West Chester help create the place where families grow and businesses prosper. They warrant special attention in the planning process. This section considers the future direction for some of these important areas within West Chester.

Lesourdsville Round-about, Source: *Google*

LEGEND

- Highway Intersections
- Union Centre
- Cincinnati Columbus
- Princeton Glendale
- Cincinnati Dayton
- Olde West Chester
- Tylersville
- Cox
- Hamilton Mason
- Liberty
- Muhlhauser
- Crescentville



MAJOR CORRIDORS MAP

MAJOR CORRIDORS

Various important roadways and sectors within West Chester help create a place where families grow, and businesses prosper. They warrant special attention in the planning process.

This section considers the future direction for some of these important areas within West Chester Township, including the following:

- **Cincinnati-Columbus Road (U.S. Route 42)**

  This 3.5-mile stretch of three -lane highway in southeast West Chester connects the cities of Mason and Sharonville through West Chester, and also links Mason and West Chester to Interstate 275. It contains established residential along its southern portion approaching Sharonville, with "strip" commercial along the northern two-thirds. This well-traveled road experiences congestion during peak hours. Commercial development along the corridor was mostly unplanned and uncoordinated.

  From a planning and redevelopment standpoint, there are limited large sites along the corridor, which should be identified, recaptured and improved into an "anchor" type development for the area. In addition, improvements should be encouraged for the aging properties throughout the corridor; which could include the following:

  - Facade upgrades and landscaping additions in order to improve the overall aesthetics;
  - Creating a destination location by identifying properties that could be anchor destinations;
  - Improving traffic flow and safety by improving key intersections;
  - Improving visibility and patronage of existing businesses by slowing traffic and creating multi-modal transportation opportunities;
  - Creating corridor identity by establishing design criteria for new development and redevelopment projects;

Route 42 at Butler Warren Road

Route 42 at Fields Ertel Road

  - Improving corridor aesthetics through partnership with existing businesses; and
  - Creating economic development opportunities through activities that encourage redevelopment.

  Coinciding with these redevelopment goals, transportation planning efforts should strive to work with the private property owners in order to implement modern traffic engineering approaches, such as the following:

  - Right-of-way dedications for road widening;
  - Intersection improvements, to include combined access points and roundabouts;
  - Vehicular cross-access, which shares limited right-of-way access; and
  - Enhanced pedestrian facilities along the corridor and cross-walk locations along the corridor

- **Cox Road (South of Tylersville Road)**

  The limited focus here is from Tylersville Road to Kingsgate Way. The current issues involve access-management due to the number of separate access ways to individual properties that merge into single-lane circulation. Recent commercial re-development speculation has occurred in this area, which could be an opportunity to enhance the roadway safety and circulation. Therefore, planning efforts should consider traffic mechanism to address roadway egress/ingress to Cox Road, which could include the following:

  - Traffic and pedestrian circulation, which could occur with intersection and right-of-way improvements, to include a roundabout;
  - Deceleration turn-lanes;
  - Vehicular cross-access, which shares limited right-of-way access; and
  - Pedestrian facilities connections to existing facilities within the right-of-way.

Cox Road

- **Cincinnati-Dayton Road And Interstate-75 Interchange**

  The sector of Cincinnati-Dayton Road between the I-75 interchange and Tylersville Road involves current access-management issues and pedestrian safety. Past recommendations for commercial use only has changed in recent thought, where preferred new development is a mix of residential use that would support existing commercial uses and bolster future commercial development. Therefore, planning efforts for the east and west sides of the roadway should consider the following:

  - Vehicular cross-access, which shares limited right-of-way access; and
  - Enhanced pedestrian facilities within sites and cross-walk locations along the corridor.

Cincinnati- Dayton Road and Interstate 75 Interchange

- **Cincinnati-Dayton Road (South of West Chester Road**

  This sector of Cincinnati-Dayton Road heading southbound from West Chester Road toward the Township's southern boundary at Crescentville Road, serves as a gateway into the Township and is easily accessible from highly traveled I-275 to the south. The northern portion is currently under development, which involves a mix of high-density residential and commercial uses. Therefore planning efforts should include right-of way improvements to accommodate the new development occurring within the northern portion and any future redevelopment of the southern portion, which could include the following:

  - Right-of-way dedication for road widening;
  - Addition of turn lanes and deceleration lanes, and
  - Vehicular cross-access, which shares limited right-of-way access.

Cincinnati-Dayton Road at Crescentville

- **Hamilton-Mason Road (West of Cincinnati-Dayton Road)**

  Currently, road improvements are underway at the intersection of Hamilton-Mason and Mauds-Hughes Road. However, the portion of roadway between Mauds-Hughes and Cincinnati-Dayton Road has been planned for redevelopment of residential to commercial for some time, which makes it likely that density and intensity of redevelopment will occur in the future. This portion of roadway has current issues with line of sight from access drives due to the grade; existing single-lane is inadequate to accommodate future uses; and current and future single-lane circulation at the railroad overpass is a hindrance to all future development. Additionally, coordination will need to be achieved between all local and federal agencies in order to lobby the railroad companies to widen the underpass to accommodate multiple travel lanes. Therefore, the following planning efforts could include:

  - Right-of-way dedication for road widening;
  - Addition of turn-lanes and deceleration lanes,
  - Grade changes, and
  - Vehicular cross-access, which shares limited right-of-way access.

Hamilton Mason Road

- **Tylersville Road (West of Cincinnati-Dayton Road)**

  Currently, Tylersville Road between Lakota Hills Drive and Lakota Springs Drive is being widened to accommodate current traffic circulation and improve safety. However, future planning efforts should continue to improve circulation at the intersection of Lesourdsville-West Chester Road. Past recommendations for lower-density, single-family housing has changed in recent thought, where preferred new development would provide a transitional neighborhood retail and medium-density housing approach between the surrounding residential neighborhoods and Union elementary school located along Lesourdsville-West Chester Road. Therefore, planning efforts could emphasize and include the following:

  - Traffic and pedestrian circulation to accommodate redevelopment, which could occur with intersection and right-of-way improvements, to include a roundabout;
  - Vehicular cross-access that shares limited right-of way access;
  - Addition of turn lanes; and
  - Enhanced pedestrian facilities within sites and in the right-of-way.

Tylersville Road (West of Cincinnati-Dayton Road)

PEDESTRIAN & BIKE CONNECTIONS

West Chester Township values opportunities to work collaboratively with developers and agencies to create new and expand upon existing pedestrian and bike connections to promote greater mobility of those who live and work in the community. Connectivity is a focus of our community as demonstrated in a National Citizen Survey and subsequent quality-of-life surveys and should be considered as West Chester continues to develop.

Planning efforts for large-scale pedestrian connections in West Chester should be pursued with coordination through agency partners such as OKI and Butler County Engineer's Office. When possible, smaller connection projects should be considered as part of private development projects and when West Chester Township budget allows.

Identification of potential connectivity opportunities should be evaluated and prioritized based upon the level of cost and engineering feasibility, beneficial impact for the community and quality of life for residents; and whether it can be achieved through private development, rather than public funding.

Some examples of potential achievable connections include:

- **Smith Road and Route 747**

  Improvements at the southwest corner of Smith and 747 is a potential interest project if funding becomes available.

- **Waterfront Drive**

  Waterfront Drive has a small section behind Main Event that separates Savoy and the Streets of West Chester. Discussion of a potential connection here has been discussed and there are possibilities for a shared cost project.

- **Hamilton– Mason at Cincinnati Dayton Road**

  On Hamilton– Mason at Cincinnati Dayton Road, two parcels of sidewalk are missing to connect Liberty Way's businesses to development west of these parcels.

- **UCB at The Streets of West Chester**

  Development on south side will have sidewalk. A connection here could link the new development and GE Aviation to the Streets of West Chester.

WEST CHESTER CONNECTIONS PLAN

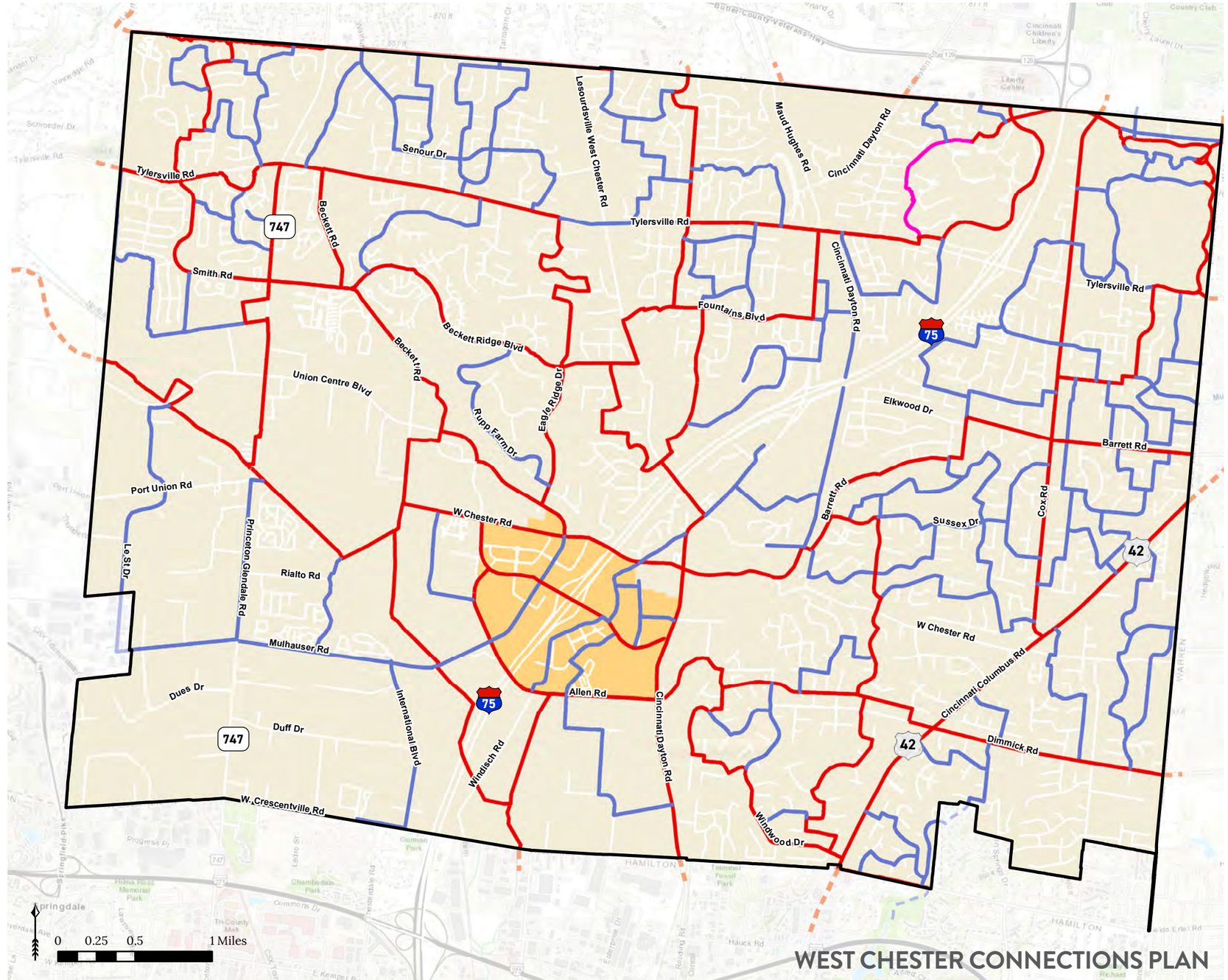
The Union Centre Boulevard area provides an excellent example of how sidewalk installation not only enhances appearance and adds to "a sense of place," but leads to increased pedestrian presence.

West Chester and Butler County promote sidewalks through respective zoning and subdivision regulations. A pedestrian-friendly environment is one of the intangibles contributing to West Chester's quality of living. The Township adopted the West Chester Connections Plan (as shown in the map here) in 2009. The purpose of this plan was to identify several routes throughout the Township that could "Connect People with Places" such as shopping, parks, schools, library, etc. The plan recommends a variety of path types, including a 10' wide separate path, a 5' wide bike lane, a 6' wide sidewalk and a Share the Road scenario with the appropriate signage.

It is not only a goal to encourage safe pedestrian connectivity within West Chester, but also to ensure and promote that connections are provided to surrounding jurisdictions creating a regional network.

LEGEND

- West Chester Connection
- Neighborhood Scale Connection
- Private Pathway
- Other Jurisdiction Connection
- Other Jurisdiction Neighborhood Scale Connection

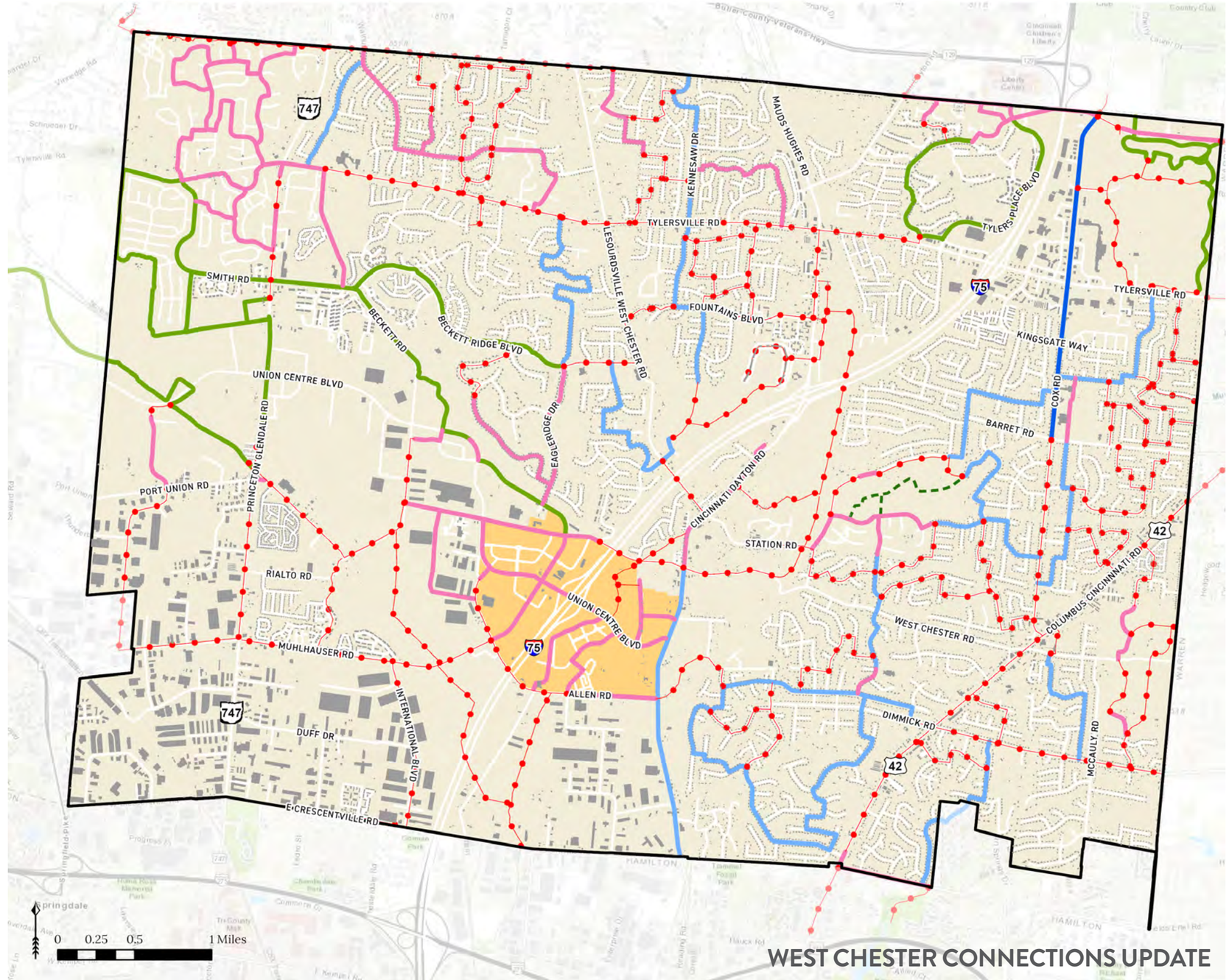


CURRENT STATUS ON TOWNSHIP CONNECTIONS

The adjacent map depicts the current status of the pathways and bike paths in West Chester Township at the time of the 2025 Land Use Plan adoption. The connection alignments and recommendations identified in the original 2009 West Chester Connections plan remain the primary guiding force for improvements to pedestrian and bike infrastructure in the Township today. Effort has been undertaken to establish new sidewalk infrastructure and bike amenities in the last decade and the Township continues to push forward with private partnerships and grant-supported projects focusing on various sections of the connections as identified in the map.

LEGEND

- Downtown Regional Center
- Dirt Path
- Separate Path
- Bike Lane
- Share the Road
- Sidewalk
- Future Connections



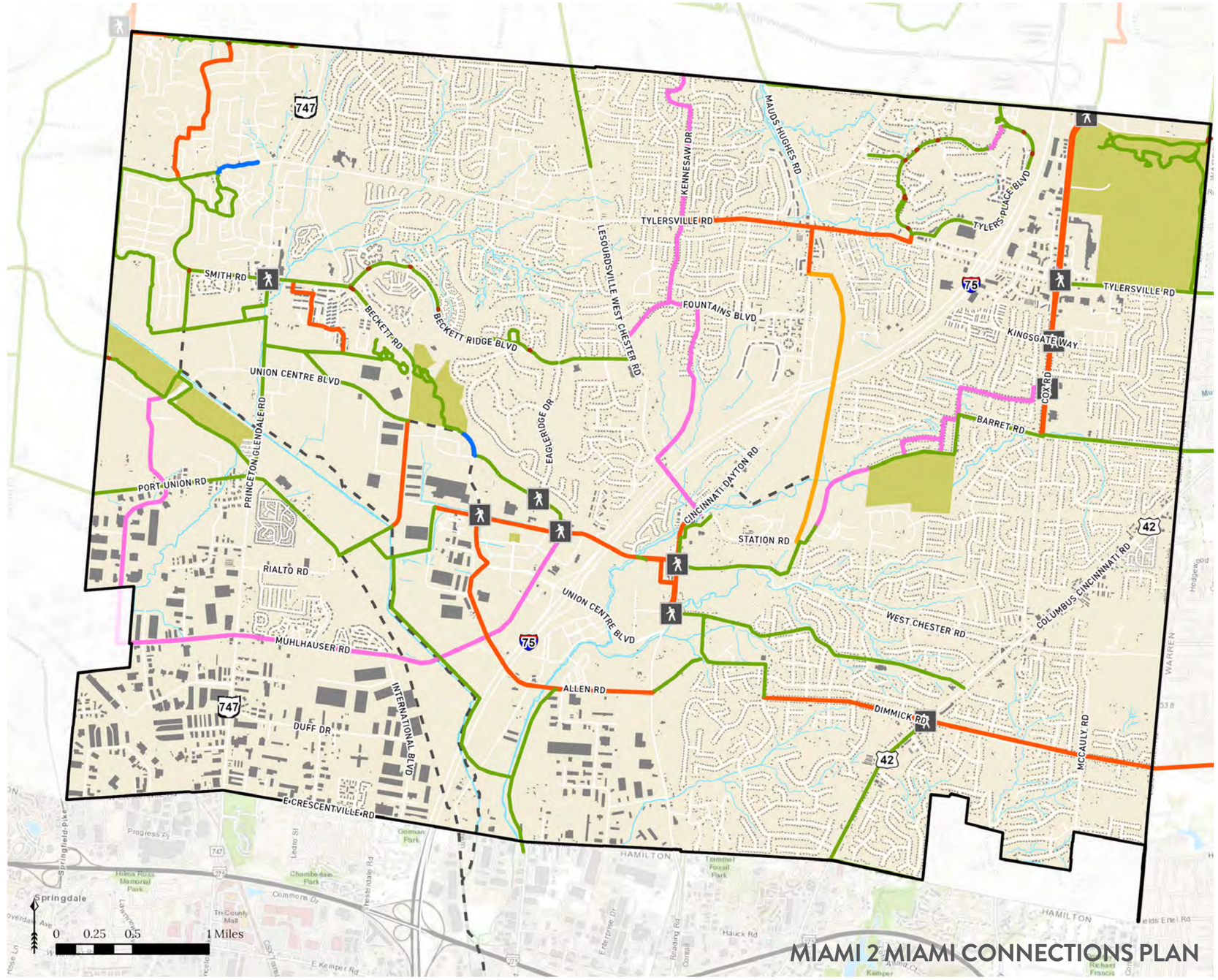
WEST CHESTER CONNECTIONS UPDATE

MIAMI TO MIAMI CONNECTIONS

The "Miami 2 Miami Connection Feasibility Plan," is a multi-jurisdictional trail plan that links the Great and Little Miami Rivers. It serves to connect West Chester to the region. This feasibility plan was completed in October of 2002. In that regard, road widening along Cox and West Chester roads have been accomplished to accommodate bicycle traffic, consistent with the recommendation in that plan. The Miami 2 Miami trail concept covers 84 total miles, including 29.1 miles within West Chester, which is illustrated in the adjacent map.

LEGEND

- Existing Crosswalks (along trail routes)
- Township Parks
- Trail-Road Crossing
- Pedestrian Path
- Multi-Use Path
- Bike Lane
- Sharrow
- Shared Road
- Bike Route

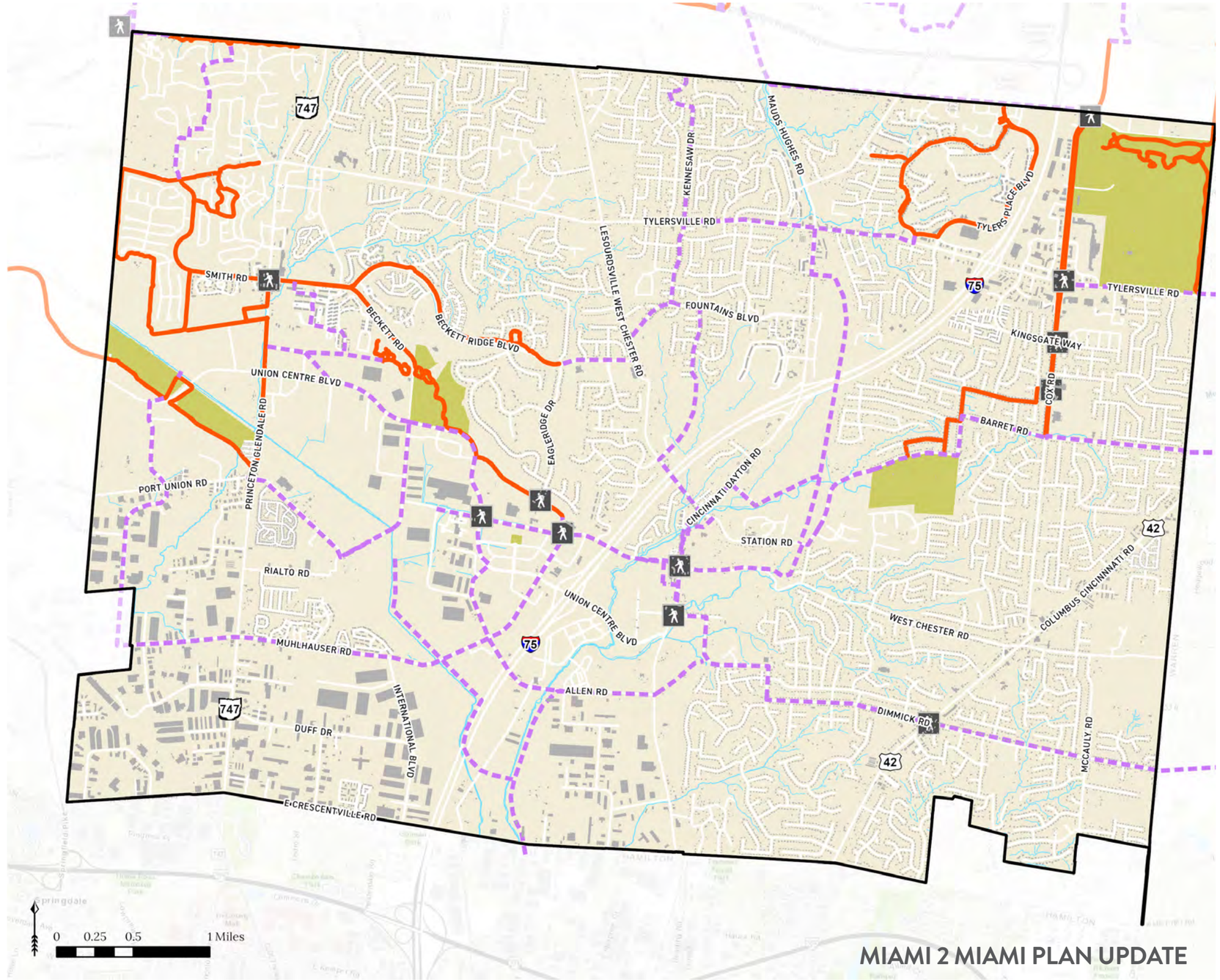


MIAMI TO MIAMI CONNECTIONS - UPDATE

This map demonstrates the status of the Miami to Miami Connections at the time of this plan update in 2025. New connections that can better serve the West Chester community have also been identified. Several projects have been initiated and are currently being installed while many others have been successfully completed since 2002. These projects are primarily funded through private partnerships and grant support.

LEGEND

- Existing Crosswalks (along trail routes)
- Township Parks
- Existing Trails
- Planned Trails
- Proposed Trails



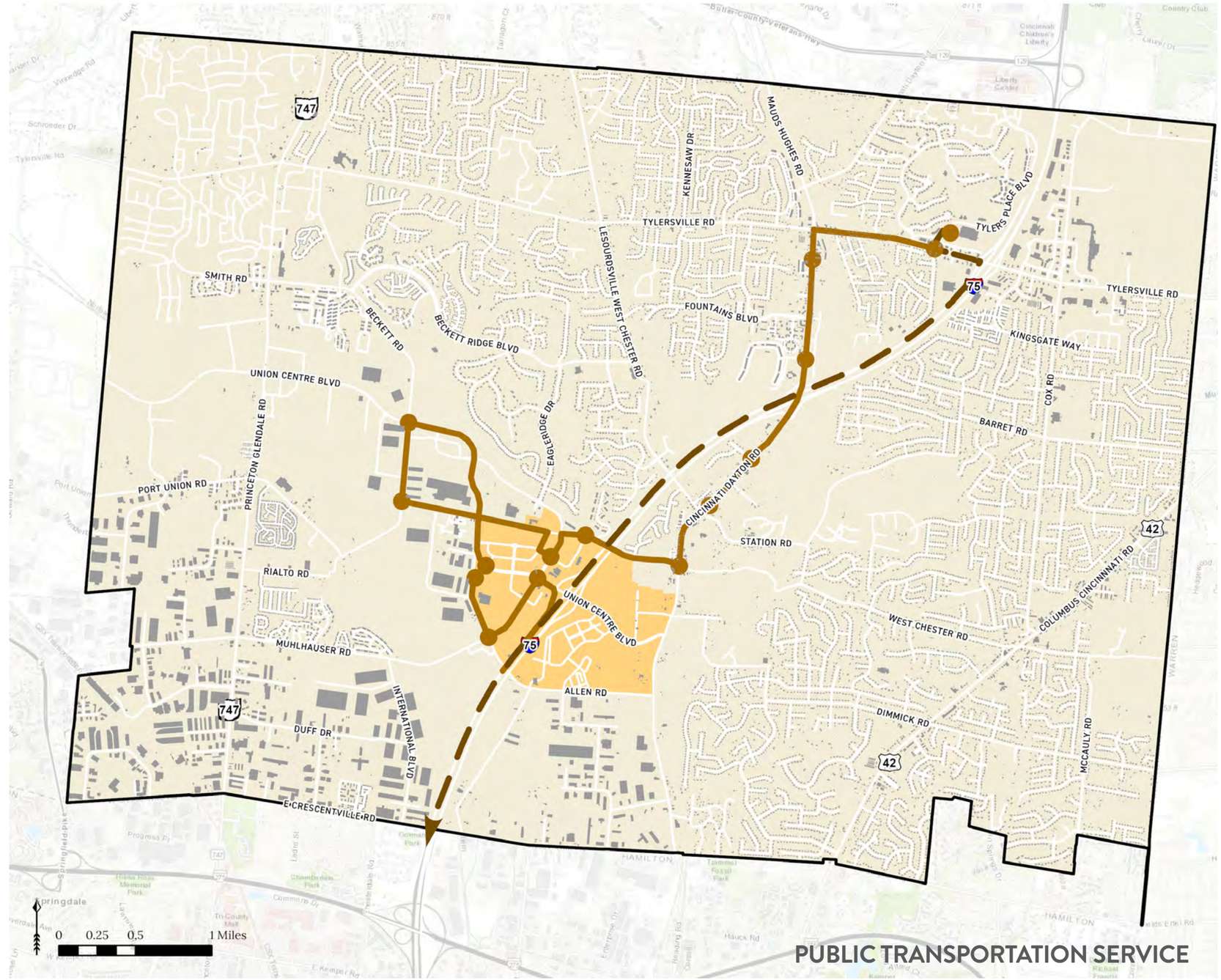
PUBLIC TRANSIT

Subject to available funds, this Plan recognizes the value of reliable and regular public transportation. It has been recommended that a regional transit HUB be considered for West Chester. Via public transportation, the HUB center, a physical building, would connect West Chester to surrounding cities such as Dayton and Cincinnati by bus and/or rail, while also including a suburb-to-suburb connectivity element. Intra community circulators would feed from the HUB to service West Chester proper. There is need for coordination with BCRTA and Dayton transit authorities in order to achieve a hub; furthermore, there is need for more coordination.

Presently the community is served by bus transit and a senior transportation service. The METRO service provides bus transit connections through routes 42 and 42X. This connects key destinations in the Township with downtown Cincinnati. More information regarding bus stops and schedules can be found here. The Township also offers a volunteer based transportation service for the senior community. The West Chester Senior Van Service is available to seniors aged 60 and older by appointment between 8.30am to 3.00 pm on Mondays, Tuesdays and Thursday. Further information regarding this service can be found here.

Bus Transit

Senior Transportation Service



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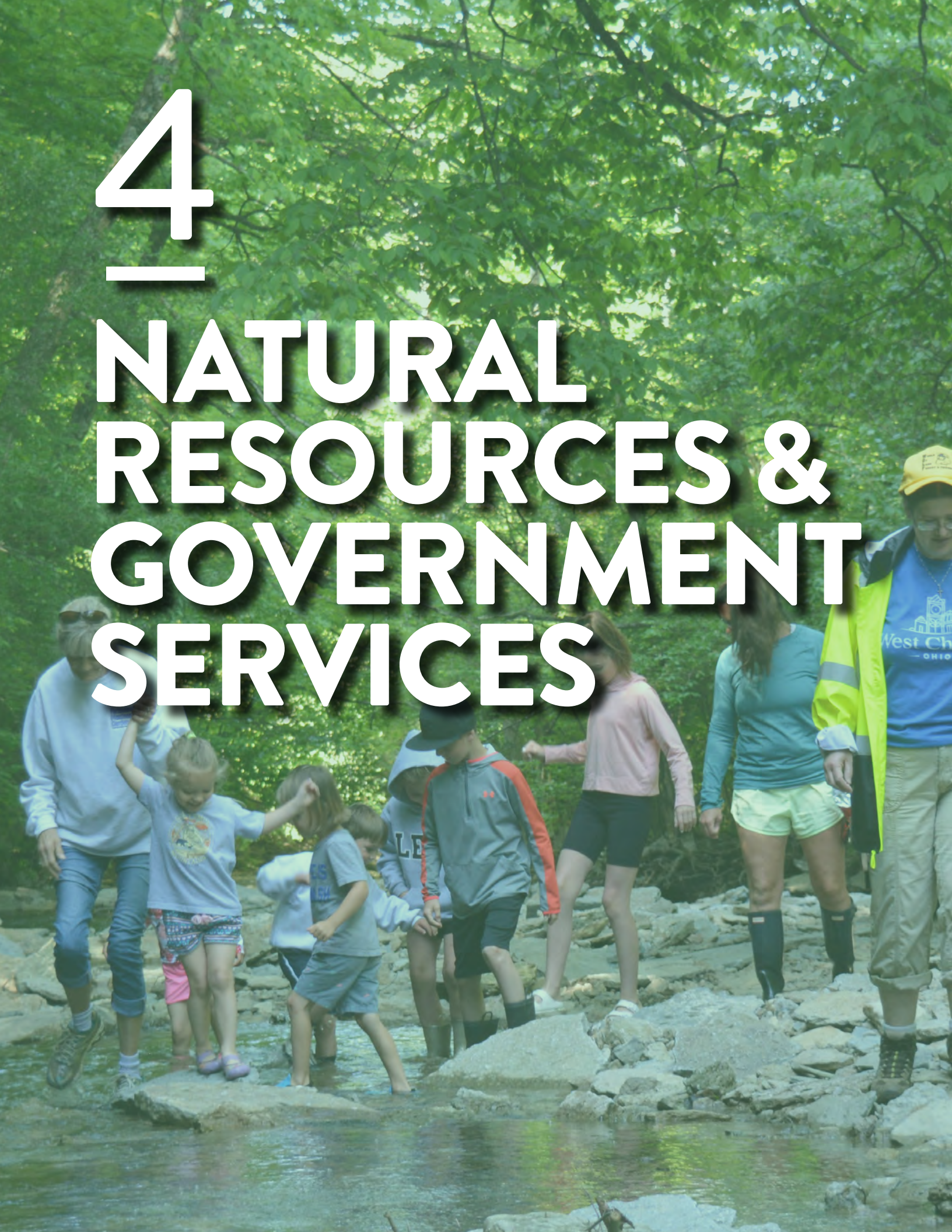
NATURAL RESOURCES & GOVERNMENT SERVICES



PARKS AND RECREATION

Parks and green spaces play an important role in the quality of life for residents, business investors, and visitors. New development should integrate with existing parks and bring forth plans demonstrating respect for green space and the environment from an active and passive recreational perspective.

West Chester Township, on its own, maintains and develops amenities for four park properties:

- Keehner Park
- Beckett Park
- Upper Mill Creek Conservation Corridor
- The Square @ Union Centre

West Chester residents benefit further from a large park operated and maintained by a collaborative agency partner – MetroParks of Butler County. The Voice of America Park provides green space to promote passive recreational activities, athletic fields, paved walking trails, a lake for kayaking, and much more.

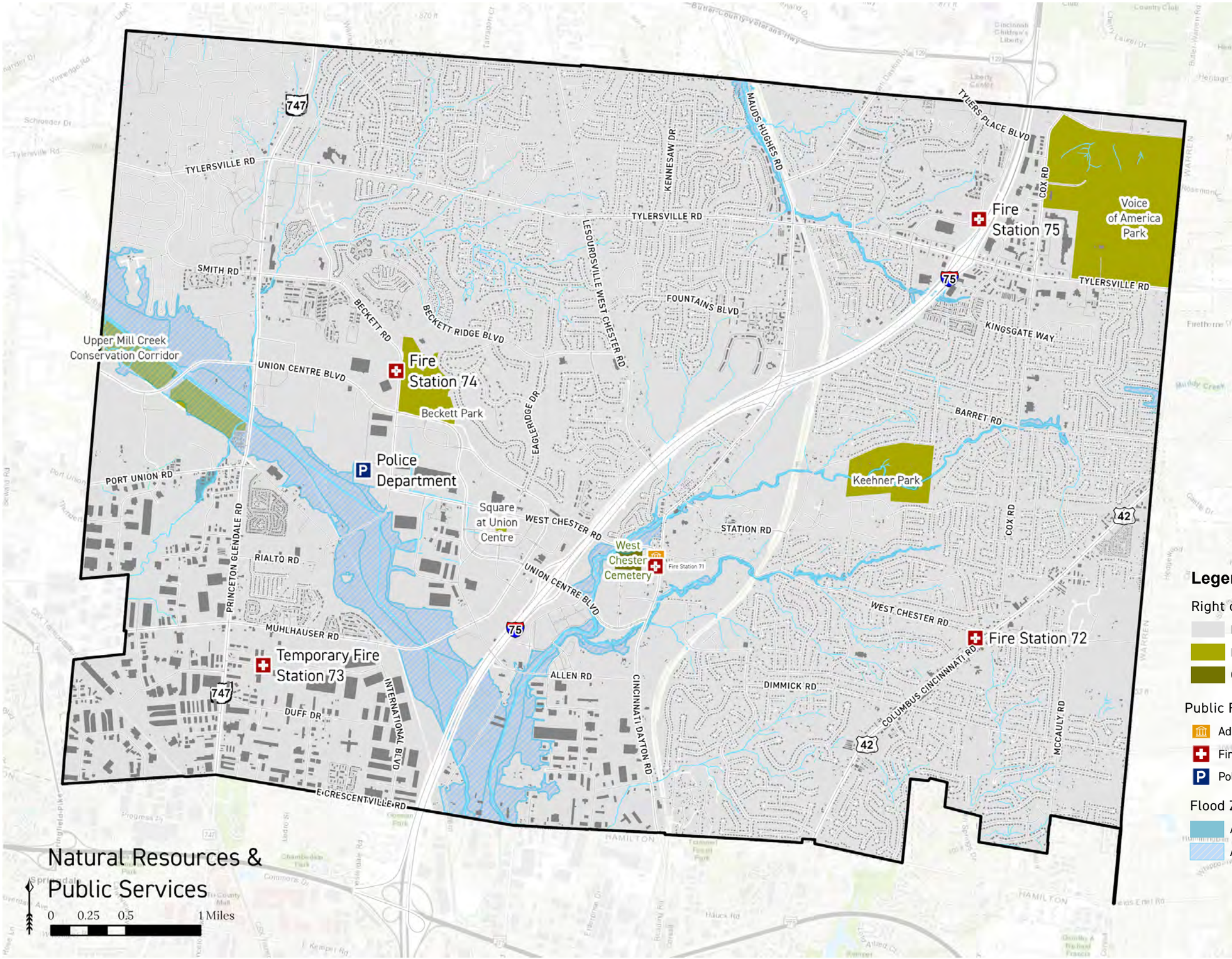
The West Chester-Union Township Historical Society also maintains green space as part of a two-room schoolhouse, which has been restored as a community history center. This green space and the center foster a sense of place and provide respite from the more developed around it.

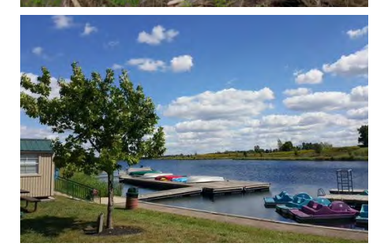
Land use and planning decisions in West Chester should continue encouraging development complementary to active and passive recreation (existing and potential). Working collaboratively with partners in parks and recreation, West Chester could expand available amenities to the community while avoiding overlap to achieve greater benefits for the community.

Resources and efforts, such as the Connection Plan and the VOA Park Vision Plan (MetroParks), should continue to inform future park developments and ensure such amenities are accessible to all in the community.

The Parks and Natural Resources map in this section capture the spatial layout and distribution of recreational/park assets in the Township, including those managed by others.

Natural Resources & Public Services





THE ENVIRONMENT

Environmental conditions are important to consider when planning for the future. With strict guidelines required by state and federal agencies, environmental conditions, if not addressed, can impact future development levels and costs. Subject to financial feasibility, this plan addresses continued environmental awareness to protect West Chester's creeks, habitats, and natural resources. This plan encourages environmentally sound development and construction practices, and that care be taken to plan in harmony with the environment.

THE MILL CREEK

The east and west forks of the Mill Creek traverse through the Township making West Chester a critical actor in efforts to protect the waterway. The Ohio Environmental Protection Agency has included the Mill Creek in its list of Impaired Waters. Although water quality levels for the creek within West Chester and Butler County are good, water degradation as the creek flows through Hamilton County and into the Ohio River have created the possibility of increased regulation. Possible sanctions could lead to expensive new controls being placed upon Butler County's Upper Mill Creek Water Reclamation Facility that outlets into the Mill Creek. In turn, increased sewer and water costs, affecting existing businesses, residents, and new development could result. The Township coordinates with BCEO stormwater drainage standards on all new development. The BCEO then coordinates with the OEPA standards.

Other resources the Township utilizes include the Butler County Soil and Water Conservancy (BCSWCD). The BCSWCD is an agency that promotes the conservation, restoration, and the responsible use of our natural resources through technical guidance and educational resources to all residents of Butler County. The BCSWCD also coordinates with The Ohio State University Extension, Butler County. This agency provides educational classes and resources to the residents of Butler County in topics such as agriculture, horticulture, natural resources, lawn care, plant and insect identification, and gardening. They are also a liaison for The United States Department of Agriculture – Natural Resources Conservation Service (NRCS). NRCS is a Federal agency assisting private land owners with conserving soil, water, and other natural resources. Cost share and financial incentives are available based on program criteria and application. Participation in NRCS programs is voluntary. NRCS works in partnership with the Soil & Water Conservation District.

Finally, the Township also coordinates with the Mill Creek Alliance (MCA). The MCA is a non-profit agency, which can provide grant assistance and State tax breaks to private property owners in the procurement of conservation easements along the Mill Creek watershed, which they maintain. They also work with the public sector in providing water quality enhancement programs on public lands along the Mill Creek.

FLOODPLAINS

Improving floodplain awareness is another critical role for community such as West Chester. The Proposed Land Use Map contains the Federal Emergency Management Agency's (FEMA's) floodplain designations. This inclusion helps inform potential land users that in addition to the proposed use recommendations, developers should be aware of potential flood hazards and take relevant precautions, both in regard to special development concerns and environmental impact. For construction on parcels within the floodplain, Butler County has codified several important standards in its Flood Damage Prevention Regulations. Regulations include one for one displacement for mounding within the floodplain, and that manmade levies now existing along the Mill Creek be notched or removed at least 75 feet from the streams "top of bank" to help restore the natural floodplain and environmental conditions.

GOVERNMENT SERVICES

West Chester Township operates as a limited home rule government led by a publicly elected three-member Board of Trustees. A publicly elected Fiscal Officer provides fiscal oversight and accurate keeping of meeting minutes. The Board appoints the Township Administrator who serves as the day-to-day manager of Township operations.

The Township Administrator oversees all operations of the Township including public safety, planning & zoning, economic development, community services, human resources and finance. The Administrator reports to the elected members of the Board of Trustees who set policy priorities for the community.

The Administrator and Assistant Administrator manage the daily affairs of the Township's various departments, ensures quality service delivery to residents and businesses, and provides support to the Board of Trustees.

ADMINISTRATION

Multiple departments are classified under the heading of Administration. These departments provide service to ensure all, more public-facing services, operate effectively and efficiently in service to the community.

- The Finance Department monitors the daily financial and budgetary business of the Township, including payment of bills, vendor compliance, budget planning and revenue calculations. The Finance team leads the annual operating budget process, compiles appropriations resolutions and reports to the community through online tracking of financial data in DIG (Data Informed Government) available at www.westchesteroh.org/DIG
- The Human Resources Department manages all personnel matters for all Township departments.

POLICE DEPARTMENT

The West Chester community funds a full-service police department comprised of 90 full-time police officers led by an appointed Chief of Police and command staff. Unlike many townships, West Chester taxpayers pay for their own local police service, rather than contracting with the County Sheriff. The Department is funded from a levy specifically for police service.

West Chester's Police Department is made up of three bureaus – Patrol, Support and Administrative. Together these divisions focus on intelligence-led policing strategies to provide enforcement, investigation and education services to the community.

FIRE & EMS

The community supports a full-service Fire & EMS Department providing life safety to the residents and businesses of West Chester. There are five fire stations throughout the community operated by approximately 120 trained and certified firefighters/paramedics and EMTs.

West Chester has achieved a rating of 3 on the Insurance Services Office national rating scale (1-10 with 1 being the best). Only 3% of the nation's fire departments are rated 3 or better. In addition, West Chester's Fire Department is annually recognized among elite EMS providers for its commitment to saving the lives of patients suffering from the most severe form of heart attack. The West Chester Fire Department provides the community with fire suppression, life safety, fire prevention, technical rescue, hazardous materials mitigation services, as well as comprehensive inspection services before, during and after residential, commercial and industrial construction in the Township.

911 COMMUNICATIONS AND INFORMATION TECHNOLOGY

West Chester Township staffs its own 911 emergency communications center responding to emergency calls 24 hours a day/365 days a year. This local service provides residents and visitors with compassionate and community-aware response from their first point of contact in an emergency. West Chester's dispatchers are highly trained provided quick response to emergency calls and to Police and Fire crews responding to dangerous conditions every day.

The department also manages IT projects and support for the internal departments of the Township.

COMMUNITY SERVICES DEPARTMENT

West Chester's Community Services team covers disciplines typically attributed to public works. Community Services addresses maintenance of Township facilities, parks, roads and storm water systems and special construction projects. West Chester's team works collaboratively with the Butler County Engineer's Office, the Ohio Department of Transportation, and various agencies representing public utilities. There are approximately 30 full-time team members and 12 seasonal employees who plow snow in the winter, mow grass and patch roads in the summer and do much more.

West Chester maintains approximately 220 miles of road, an active cemetery and two inactive cemeteries, three park properties, a fleet of 100 vehicles and more than 300 pieces of equipment.

COMMUNITY DEVELOPMENT DEPARTMENT

The Community Development Department focuses efforts on two critical aspects of Township operations – planning & zoning and economic development. The Township employs a team of professionals prepared to support investors with every aspect of their decision to locate in West Chester and will follow through to ensure Township regulations are met and properties are maintained in good condition, making it a one-stop shop.

West Chester Township administers its own zoning and property maintenance codes with property advisors available to find solutions to issues affecting neighborhoods, commercial corridors and others. Economic development professionals focus on business retention, expansion and attraction for the community.

There are nine appointed boards/commissions that work with the Township to ensure community interests in these areas are met.

PUBLIC INFORMATION AND ENGAGEMENT

West Chester Township employs a staff of marketing professionals and content creators who serve as the Township's storytellers and uphold a commitment to transparency in local government.

This staff manages all aspects of non-emergency communication creating content for all digital and printed platforms, as well as coordination of community and events that help to build sense of "place" for the 65,000 residents and 3,700 businesses of the Township. The team collaborates with multiple regional agencies to aggregate content of interest to the community and make it accessible all.

5

ACTION PLAN

IMPLEMENTATION WORK PLAN

West Chester is firmly established as a premier community where families can grow and businesses can prosper. This land use plan provides additional framework to continue the community's success into the future, by providing a planned and thoughtful approach to our living environment, development, growth and redevelopment.

This land use plan is intended as a framework and not a prescriptive plan forward. Land uses have been defined as our community reaches build out and redevelopment becomes the next "frontier" for West Chester. Examples of projects that may further goals for development have also be provided as part of this framework. These project examples and others not listed here should be considered independently with budget/ resources in consideration, and on their individual merit with the input and direction of the community and the Board of Trustees.

An implementation work plan could demonstrate potential tactics and steps to achieve more specific goals that lend to this broader vision.

PLAN MAINTENANCE

This comprehensive plan must be monitored and updated as conditions in the Township evolve. This must involve not only the elected and appointed officials responsible for preparing the plan, but all citizens of the community, whose ideas and insights are essential to developing creative and realistic programs that will guide the Township successfully through both present and future development challenges.

ANNUAL REVIEW

Township staff should meet to determine which work plan items and recommendations to work on over the upcoming year, look back over the previous year to evaluate what the community has accomplished with regard to its land use and development, and to determine where there is a need for improvement or focus.

Annual review allows for flexibility in determining the tasks the Township will undertake based on budgetary constraints or changing community priority and input. This review would be well timed with the annual budgeting cycle to coordinate capital improvements and other programs with the goals of the plan.

FIVE-YEAR REVIEW AND UPDATE

Major changes can occur in a very short time, including changes in infrastructure funding availability, the transportation system, and development methods. Even changes in elected officials, state law, or other regulations can have a significant impact on the recommendations and relevance of this plan.

10-YEAR UPDATE

Over the next decade, the township should continue to work toward the overall intent of the plan and should go through an extensive comprehensive planning process, like the one that led to this plan and its predecessors. This process should be repeated every 10 years to ensure the document is relevant and consistent with township trends, conditions, and planning methods.

6 — APPENDIX

PURPOSE OF THIS SECTION

This appendix is to be used as reference to the plan. It includes additional details regarding data and analysis to the summarized information found in the plan document. This appendix includes details on the following plan sections:

- Future Land Use Comparisons
- Build-out Calculations

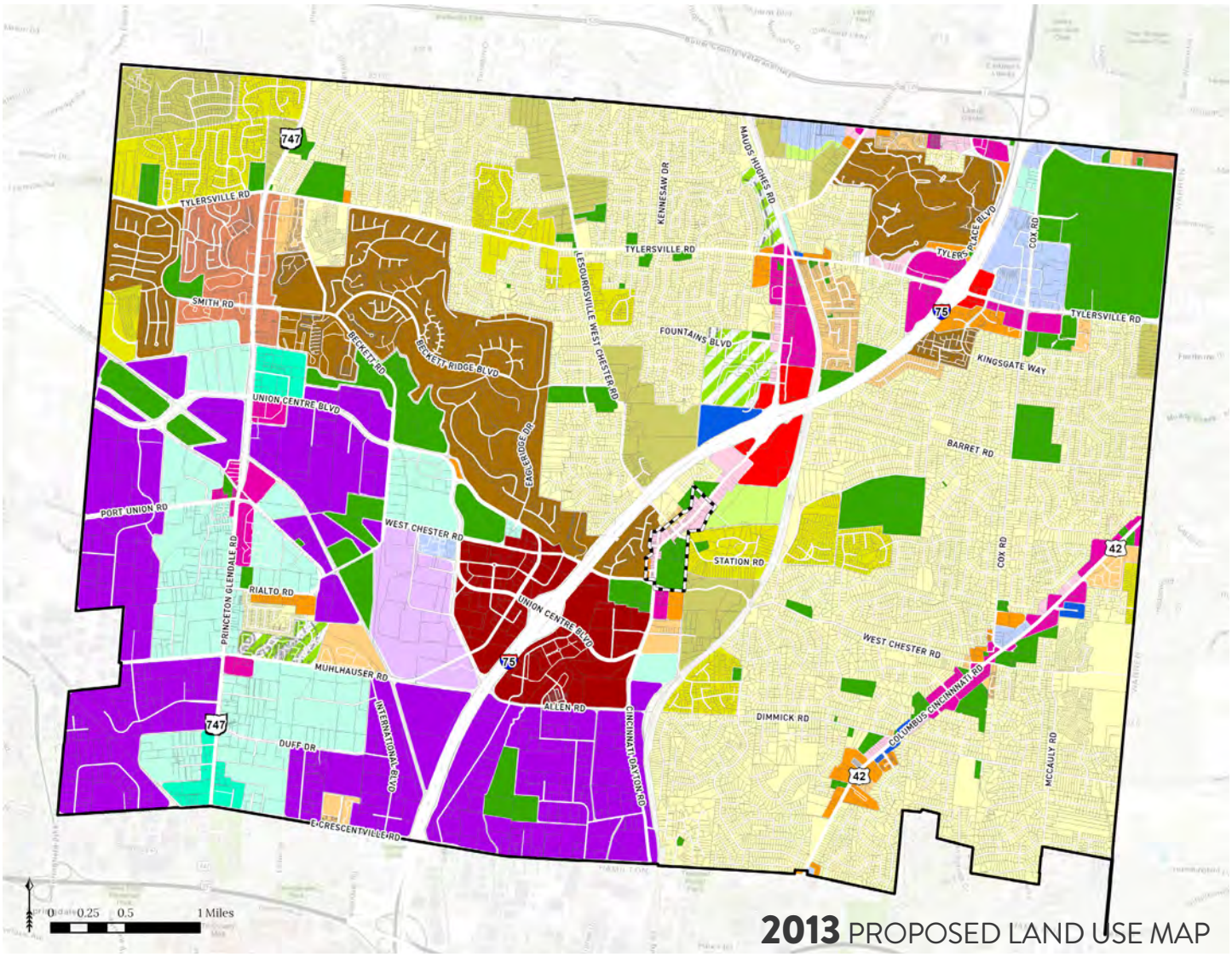
A Committed Community- West Chester Township

FUTURE LAND USE COMPARISONS

This section summarizes changes made between the 2013 plan and the 2025 plan regarding land use. It includes the 2013 Future Land Use Map and the current 2025 Future Land Use Map as well as a comparison breakdown of land uses by acreage on page 68.

2013 PROPOSED LAND USE LEGEND

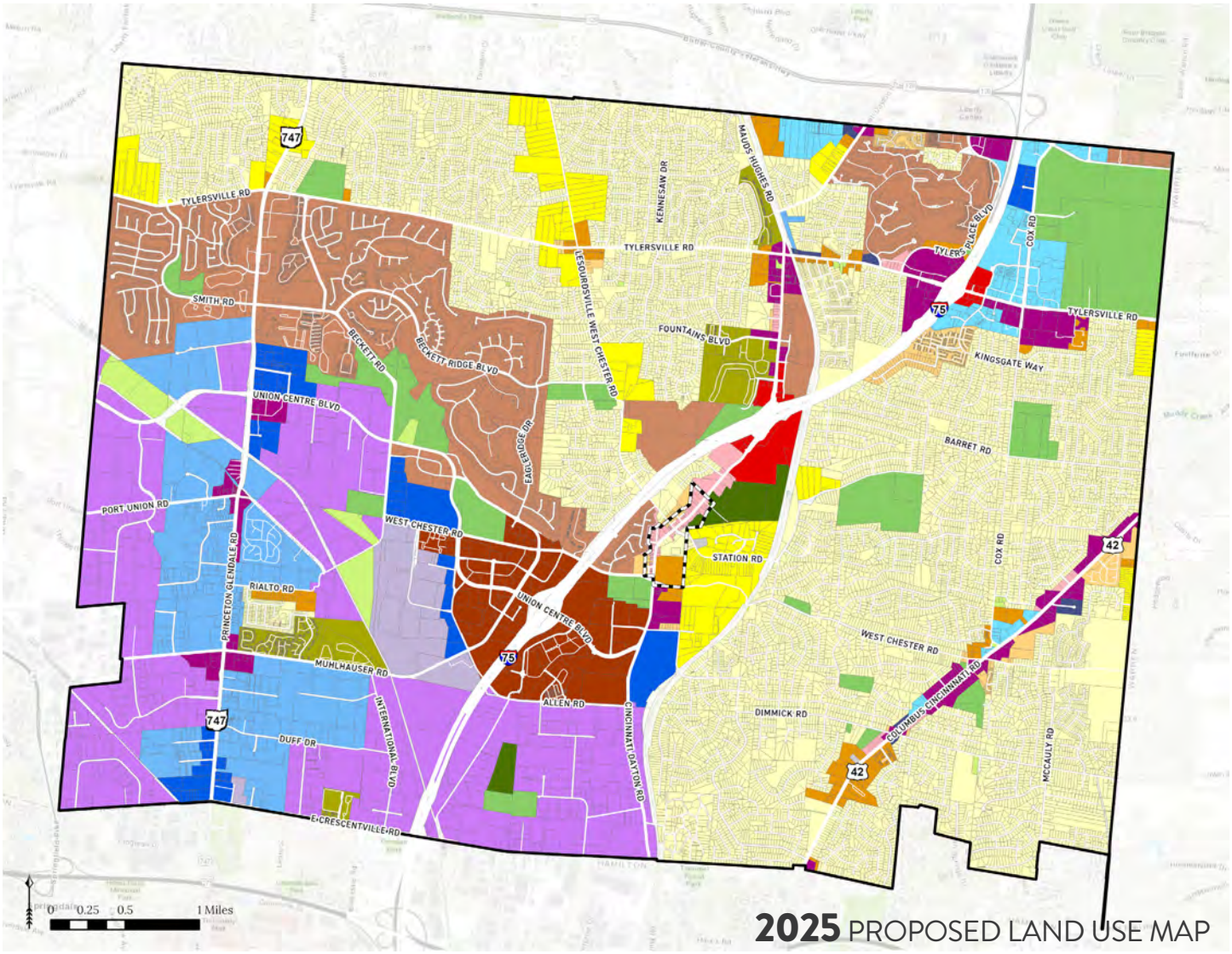
- Manor Single-Family
- Estate Single Family
- Suburban Single-Family
- Multi-Family
- Planned Community
- Community Mixed-Use
- Downtown/Regional Center
- Highway Services
- General Retail
- Neighborhood Retail
- Office/ General Retail
- General Office
- Office-Light Industrial
- Office/ Light Ind/ Gen Retail
- General Industrial
- Light Industrial
- Public & Institutional
- Residential Transitional
- Office/Res Transitional
- Historic Preservation
- Open Space



2013 PROPOSED LAND USE MAP

2025 PROPOSED LAND USE LEGEND

- Estate Single Family
- Suburban Single-Family
- Suburban Multi-Family
- Residential Transition
- Office/ Residential Transition
- Light Industrial
- General Industrial
- Neighborhood Retail
- General Retail
- General Office
- Office/ General Retail
- Office/ Light Industrial
- Office/ Light Industrial/ General Retail
- Highway Services
- Downtown/Regional Center
- Planned Community
- Historic Preservation
- Public
- Institutional
- Open Space



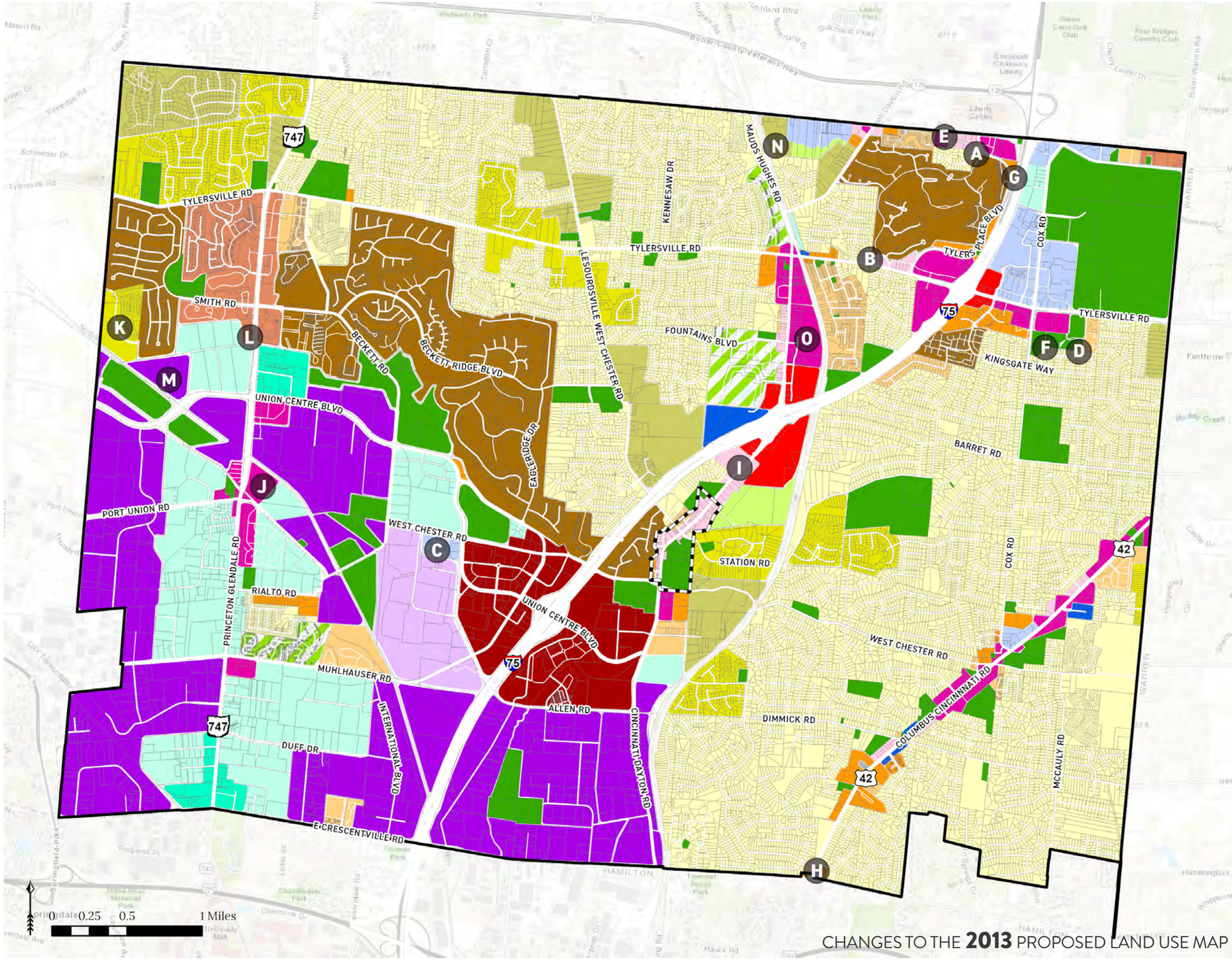
2025 PROPOSED LAND USE MAP

AMENDMENTS TO FUTURE LAND USE (2013-2025)

This section summarizes the adopted and proposed amendments between the 2013 and the 2025 Proposed Land Use plan maps. The asterisks indicates those categories that have been modified or incorporated into new categories in recent changes.

2013 PROPOSED LAND USE LEGEND

- * Manor Single-Family
- Estate Single Family
- Suburban Single-Family
- Multi-Family
- Planned Community
- * Community Mixed-Use
- Downtown/Regional Center
- Highway Services
- General Retail
- Neighborhood Retail
- Office/ General Retail
- General Office
- Office-Light Industrial
- Office/ Light Ind/ Gen Retail
- General Industrial
- Light Industrial
- * Public & Institutional
- Residential Transitional
- Office/Res Transitional
- Historic Preservation
- Open Space



CHANGES TO THE **2013** PROPOSED LAND USE MAP

BREAKDOWN OF LAND USE CHANGES (2013-2025)

LAND USE CATEGORY	2004		2013		2025		% Change (2013-2025)
	Acres	% of Total	Acres	% of Total	Acres	% of Total	
Manor Single Family	788.1	3.9%	766.4	3.8%	0	0%	**- 3.8%**
Estate Single-Family	969.0	4.8%	1001.4	4.9%	766.5	3.8%	**- 1.1%**
Suburban Single-Family	7751.2	38.2%	7723.8	38.0%	7668.6	38.3%	**+ 0.3%**
Suburban Multi-Family	239.5	1.2%	234.4	1.2%	339.7	1.7%	**+ 0.5%**
Planned Community	1916.3	9.4%	1949.8	9.6%	2514.43	12.6%	**+ 3.0%**
Downtown/Regional Center	624.8	3.1%	616.9	3.0%	620.9	3.1%	**+ 0.1%**
Highway Services	128.9	0.6%	132.7	0.7%	121.77	0.6%	**- 0.1%**
Community Mixed Use	316.1	1.6%	320.6	1.6%	0	0%	**- 1.6%**
General Retail	414.1	2.1%	397.4	2.0%	445.6	2.23%	**+ 0.23%**
Neighborhood Retail	136.8	0.7%	125.7	0.6%	104.1	0.5%	**- 0.1%**
Office/General Retail	174.8	0.9%	253.0	1.2%	320.8	1.6%	**+ 0.4%**
General Office	55.0	0.3%	55.5	0.3%	26.3	0.1%	**- 0.2%**
Office/Light Industrial	1508.9	7.4%	1329.1	6.5%	1240.1	6.2	**- 0.3%**
Office/Lt. Ind./Gen. Retail	140.5	0.7%	138.0	0.7%	4309.	2.0%	**+ 1.3%**
General Industrial	2935.5	14.5%	2665.8	13.1%	2731.4	13.6%	**+ 0.5%**
Light Industrial	306.7	1.5%	321.7	1.6%	311.4	1.6%	**0%**
Residential Transitional	415.2	2.0%	418.7	2.1%	212.5	1.1%	**- 1.0%**
Office/ Res. Transitional	228.8	1.1%	229.4	1.1%	330.9	1.7%	**+ 0.6%**
Public	1188.0	5.7%	1560.3	7.7%	182.6	0.9%	**- 6.8%**
Institutional	0	0%	0	0%	1173.3	5.9%	**+ 5.9%**
Open Space	31.5	0.3%	85.5	0.4%	118.2	0.6%	**+ 0.2%**
Historic Preservation	3.0	0%	1.6	0%	5.4	0%	**0%**

Existing Land Use Breakdown between 2004-2025 Plans

LAND USE ADOPTED & PROPOSED AMENDMENTS (2013-2025)

A **RESOLUTION 16-2004 - APPROVING A ZONING MAP AMENDMENT FROM "A-I" TO "C-PUD" FOR CASE # 03-04, KEEFE PROPERTY** – approved March 9, 2004

Amendment from Neighborhood Retail to General Retail on Tract 1, limited General Retail on Tract 2, and maintained Office/ Residential Transitional on Tract 3. The land use classifications were not amended in 2013 to reflect the zoning amendment. Therefore, it has been amended at this time.

B **RESOLUTION 18-2015 - APPROVING A ZONING MAP AMENDMENT FROM R-1 & R-2 TO C-PUD AND PRELIMINARY DEVELOPMENT PLAN FOR CASE #ZMA-05-15 - BECKMARK III** – approved September 8, 2015

Amendment from Suburban Single-Family to General Office (with limited neighborhood retail use) – Extended commercial use to the west along the Tylersville Road corridor to realize redevelopment area.

C **RESOLUTION 29-2015 - APPROVING A ZONING MAP AMENDMENT FROM M-2 TO R-PUD AND PRELIMINARY DEVELOPMENT PLAN FOR CASE #ZMA-07-15 - SPRINGS AT WEST CHESTER** – approved October 27, 2015

Amendment from Office/ General Retail to Downtown/ Regional Center – Expansion of the classification to realize an urban residential component.

D **RESOLUTION 03-2016 - APPROVING A MAJOR CHANGE AND PRELIMINARY DEVELOPMENT PLAN FOR CASE #MC-11-15 – WEST CHESTER PLAZA "R"-PUD; CHESTERWOOD VILLAGE (Phase IV)** – approved February 9, 2016

Amendment from Public & Institutional to Office/ Residential Transitional – Extended the senior facilities campus to the west to develop under-utilized open space south of the church and further screen adjacent residents from the commercial corridor to the north.

E **RESOLUTION 04-2016 - APPROVING A ZONING MAP AMENDMENT FROM C-PUD TO SP-PUD AND PRELIMINARY DEVELOPMENT PLAN FOR CASE #ZMA-08-15 - KEEFE PROPERTY, TRACTS 2 & 3** – approved February 9, 2016

Upheld limited General Retail on Tract 2 and amended Office/ Residential Transitional on Tract 3 to Residential Transitional – Provided a more favorable transition and buffer from commercial use to the adjacent residents.

F **RESOLUTION 03-2017 - APPROVING A MAJOR CHANGE TO A PLANNED UNIT DEVELOPMENT FOR CASE #MC 07-16 –WEST CHESTER PLAZA "R"-PUD; CHESTERWOOD VILLAGE; CAREPOINTE** – approved February 14, 2017

Amendment from Public & Institutional to Office/ Residential Transitional – Extended the senior facilities campus to the west to develop under-utilized open space to the west and further screen adjacent residents from the commercial corridor to the north.

G **RESOLUTION 04-2017 - APPROVING A MAJOR CHANGE TO A PLANNED UNIT DEVELOPMENT FOR CASE #MC 08-16 -WETHERINGTON CENTRE; HAMPTON INN** – approved February 14, 2017

Amendment from Office/ Residential Transitional to Office/ General Retail - Realized the commercial development of under-utilized open space located along Tylers Place Boulevard and Interstate 75.

H **RESOLUTION 05-2017 - APPROVING A MAJOR CHANGE TO A PLANNED UNIT DEVELOPMENT FOR CASE #MC 09-16 - LUCKE PROPERTY; UNITED DAIRY FARMER**S –approved February 14, 2017

Amendment from Office/ General Retail to General Retail – Realized the commercial development of under-utilized open space located along the intersection of the Cincinnati-Columbus Road (U.S. 42) and Fields Ertel Road corridors, which included a favorable buffer to the adjacent residents within the surrounding Transitional areas.

I **RESOLUTION 20-2017 - APPROVING A ZONING MAP AMENDMENT FROM R-1 TO C-PUD AND PRELIMINARY DEVELOPMENT PLAN FOR CASE #ZMA 01-17 - NEW LIFE CHAPEL** – approved June 13, 2017

Amendment from Neighborhood Retail to Public & Institutional – Although rezoned to a Commercial PUD the use, a place of worship, is classified as an Institutional land use.

J **RESOLUTION 04-2019 - APPROVING A ZONING MAP AMENDMENT FROM B-2 TO M-1 FOR CASE #ZMA 01-19 -MUNAFO PROPERTY** – approved March 12, 2019

Amendment from General Retail to Light Industrial – Extended the Light Industrial use to the Princeton-Glendale Road (S.R. 747) frontage in order to realize the development of a highly-difficult developable site within the flood plain and the use was considered compatible with surrounding industrial use.

K **RESOLUTION 09-2019 - APPROVING A ZONING MAP AMENDMENT FROM R-1A TO R-PUD AND PRELIMINARY DEVELOPMENT PLAN FOR CASE #ZMA 03-19 -WESTFALL PRESERVE** – approved April 23, 2019

Amendment from Estate Single-Family to Planned Community & Open Space – Extended the Planned Community classification in order to realize the development of a residential cluster development and amended the west and south portion of the site as Open Space within the flood plain.

L **RESOLUTION 25-2020 : RESOLUTION APPROVING A ZONING MAP AMENDMENT FROM A-1 TO I-PUD AND PRELIMINARY DEVELOPMENT PLAN FOR CASE #ZMA 04-20 – BRATE II; REPUBLIC WIRE** – approved July 14, 2020

Amendment from Office/ Light Industrial and Community Mixed Use to Office/ Light Industrial – Extends the Office/ Light Industrial throughout the site and along the frontage of S.R. 747 since the use is considered a compatible extension of surrounding industrial use.

M **RESOLUTION 34-2020 - APPROVING A ZONING MAP AMENDMENT FROM A-1 TO M-2 FOR CASE #ZMA 07-20 –EDZ Property; WC Trade Center Building 9** – approved September 22, 2020

Amendment from General Industrial to Open Space – Extended the Open Space designation into flood plain along the west and south portion of the site, which is planned for retention and flood mitigation.

N **RESOLUTION 09-2021 – APPROVING A ZONING MAP AMENDMENT FROM A-1 TO R-PUD FOR CASE #ZMA 02-21 – Red Oak Commons** – approved April 27, 2021

Amendment from Manor Single-Family to Office/ Residential Transitional along the northern 2/3 portion and Open Space along the southern 1/3 portion of the classification area, which provided a transition from higher-intensity commercial to the east and higher-intensity residential to the west.

O **Resolution 06-2022 – APPROVING A ZONING MAP AMENDMENT FROM C-PUD TO SP-PUD FOR CASE #ZMA10-21 – Highlands Market Square** – approved February 8, 2022

Amendment from General Retail to Community Mixed Use in order to better reflect current and future market trends; thereby, creating better opportunities for the original intent to retain and expand retail use with the integration of a community-oriented, moderate density residential development within Parcels M5610024000027, 26, 25, 24, 121, M5620128000001, 002, 003, 004, 005, 006, 007, 008, 009, 122, 106, 105, 104, and 099 contained within the previous PUD district.

Resolution approving the 2025 Comprehensive Land Use Plan consolidates and amends the 2013 land use classifications as the following:

- Manor Single-Family and Estate Single-Family combined as Estate Single-Family only
  The two land use classifications were determined to be too similar in character and; therefore, redundant.

- Multi-Family revised as Suburban Multi-Family
  It was determined that a differentiation between the character and density of multi-family uses within the Downtown/ Regional Center and outside of it, throughout the rest of the Township, needed to be established for clarification.

- Community Mixed Use and Planned Community combined as Planned Community
  The two land use classifications were determined to be too similar in character and; therefore, redundant.

- Public/ Institutional separated as two different classifications Public and Institutional
  It was determined that a differentiation between the two classifications was needed in order inform potential developers of what was an existing institutional use and what was public owned lands that could potentially be developed; and

- **Places of worship and other conditional uses of the properties included in the 2013 CLUP were removed from the classification**, because it was determined that land use classifications are what is intended use, not existing use.

Proposal to amend the 2013 land use classifications as the following:

- Office/Residential Transitional classifications along the intersection of Tylersville and WC-Lesourdsville Roads
  The current housing is considered to be hard to market due to the age of the housing stock, non-conforming use of it, and on-going zoning violations, which are a detriment to surrounding property values. Given the location along two major corridors and the proximity to Union elementary, the Township should consider an amendment to the land use classification in order to spur redevelopment of the area for neighborhood retail, office, and transitional residences; thereby, fostering neighborhood walkability, improved vehicular circulation and safety, and well-appointed sites that would increase property values.

- Office/ Residential Transitional classifications along Tylersville Road between Cin-Day Road and Tylers Place Boulevard
  The current housing is considered to be hard to market due to the age of the housing stock, non-conforming use of it, and on-going zoning violations, which are a detriment to surrounding property values. Given the location along an existing major commercial corridor, the Township should consider an amendment to the land use classification in order to spur redevelopment of the area for neighborhood retail, office, and transitional residences; thereby, fostering neighborhood walkability, improved vehicular circulation and safety, and well-appointed sites that would increase property values.

- **Planned Community classification within the Lyons' property, located between WC-Lesourdsville Road and I-75**
  The Township should consider a new classification that would allow for a mix in housing densities ranging from low to medium density on the west portion of the site, while also allowing for higher density housing, office, and institutional uses that would correspond to the existing Butler Tech site on the east portion of the site.

- **Office/General Retail/Light Industrial and Office/Residential Transitional along Cin-Day Road between Dimmick Road and Allen Road**
  The Township should consider a transitional land use between the commercial/ industrial uses along the major corridor and the planned Estate Single-Family that would be located adjacent to the previous General and Office/ Light Industrial use.

- **Planned Community extending from Beckett Ridge to the south side of UC Boulevard along Chapel Crossing and Barb's Way**
  The Township should consider a mix of medium density residential and commercial that would correspond with the existing anchor development, Kemba CU corporate office complex.

- **Office/ Residential Transitional along the intersection of Tylersville and B-W Roads**
  The current housing is considered to be hard to market due to the age of the housing stock and on-going property maintenance violations, which are a detriment to surrounding property values. Given the location along two major corridors and the proximity to VOA Park, the Township should consider an amendment to the land use classification in order to spur redevelopment of the area for neighborhood retail; thereby, fostering neighborhood walkability, improved vehicular circulation and safety, and a well-appointed site that would increase property values.

- **Other minor amendments include commercial transitional areas along industrial uses located along the SR 747 corridor, surrounding the Downtown/ Regional Center, and along the northern portion of Kingsgate Way.**