

## Hamilton Southwest



### Definition of Geographic Area

The Hamilton Southwest neighborhood is located in the western edge of the Township. It is bordered by Colerain Township to the west and the City of Mt. Healthy to the east. The neighborhood enjoys easy access to I-275 to the north, Cross-County Highway to the south, and the major arterial Hamilton Ave. borders the neighborhood on the east.

### Current Land Use and Zoning

The Hamilton Southwest neighborhood is predominantly residential uses, various institutional type uses, and accompanying retail scattered along Hamilton Ave. The existing zoning map and use classifications generally reflect the current use of properties within the neighborhood and the future land use plan depicts the continuation of similar uses.

### Issues, Opportunities, & Assets

#### Issues:

- A portion of the housing stock in the Hudepohl and Skyline Acres sections of the Hamilton Southwest neighborhood is considered an area in transition due to the antiquated nature of the residential structures and the lack of maintenance and private investment of property owners.

- The commercial uses along Hamilton Ave., such as the former Rink's property, are distressed, vacant, and/or under utilized.

#### Opportunities:

- Redevelopment existing vacant residential property.
- Develop incentives for residential and commercial property investment.
- Develop streetlight plan for areas currently without lights if desired by residents of each applicable neighborhood.

#### Assets:

- Mt. Healthy North Elementary
- Variety of Religious Institutions
- Access to I-275 & Cross County Hwy
- Redevelopment Potential

### Development Strategies

#### Plan for Redevelopment Opportunities:

- Review land use and zoning regulations to ensure that potential redevelopment of identified parcels will be compatible with and compliment existing neighborhood.

#### Pursue Redevelopment of Commercial Gateway Areas:

- Encourage redevelopment of commercial uses through possible tax incentives, creation of streetscape/beautification plan, and/or overlay zoning district.

#### Promote Neighborhood Investment:

- Education and targeted enforcement of the zoning and property maintenance codes.
- Explore feasibility of providing financial incentives for qualifying redevelopment or improvement projects.
- Conduct marketing campaigns to showcase various positive attributes of neighborhood.
- Explore private/public partnerships to foster development of new market rate housing.

**ISSUES,  
OPPORTUNITIES  
& ASSESTS**

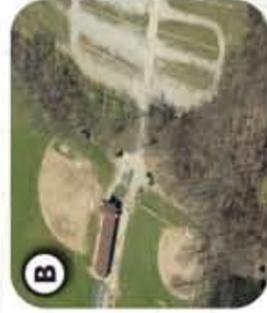
**Location Key**



- A** Neighborhood in Transition
- B** Redevelopment Opportunity
- C** Redevelopment Opportunity
- D** Neighborhood in Transition
- E** Redevelopment Opportunity

**Major Influences**

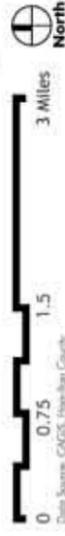
- I-75 Access
- Ronald Reagan Cross County Access



**Legend**

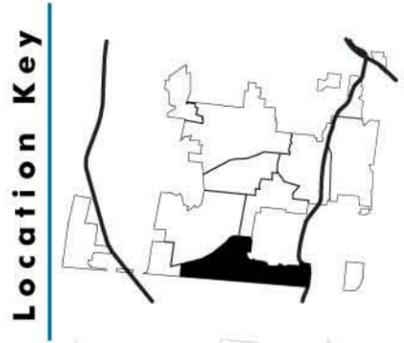
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

- 1.** Arlington Cemetery
- 2.** Adams Ridge - No Streetlights
- 3.** Mt. Healthy North Elementary School
- 4.** Mt. Healthy Christian Home
- 5.** Beechcreek Golf Course

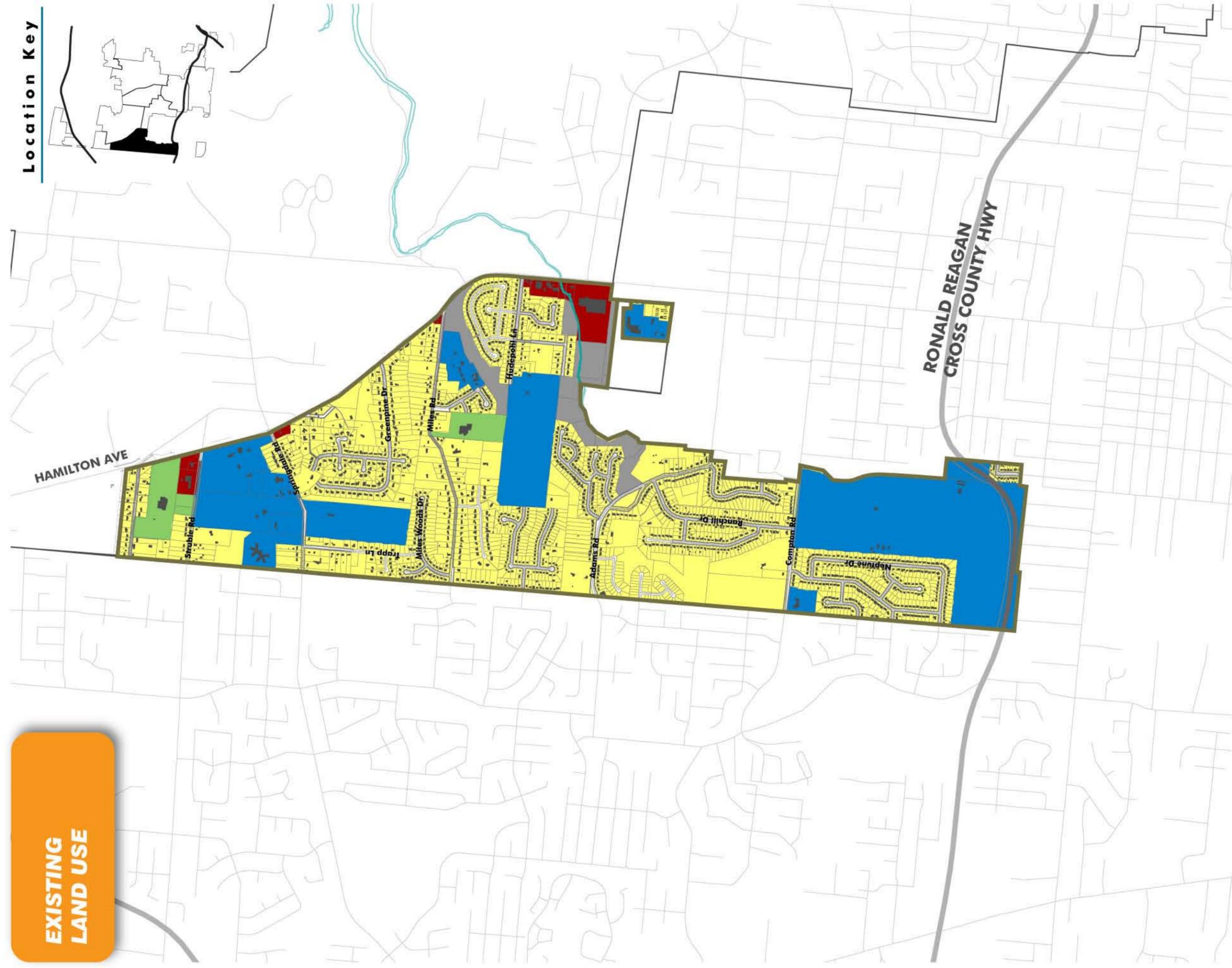


**Springfi HAMILTON SOUTHWEST**

**EXISTING  
LAND USE**



**Location Key**



**Legend**

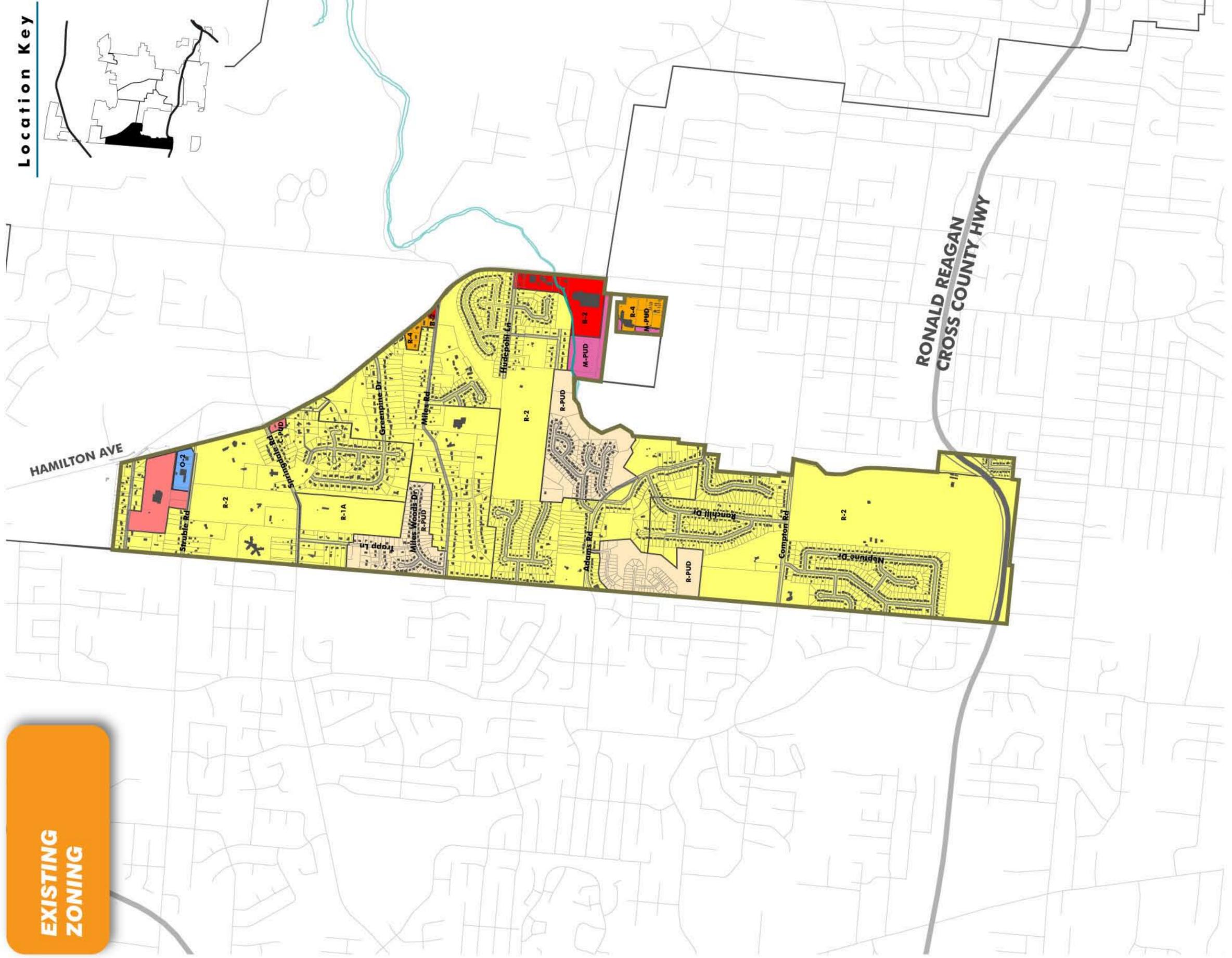
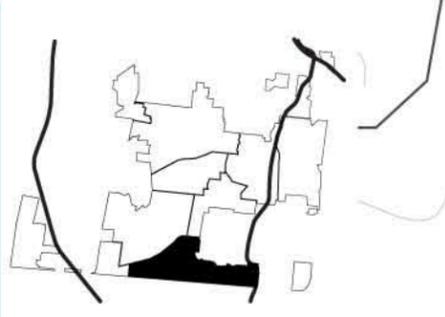
- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential
- Public/Semi-Public
- Retail/Office
- Vacant

# Springfi HAMILTON SOUTHWEST



**EXISTING ZONING**

**Location Key**



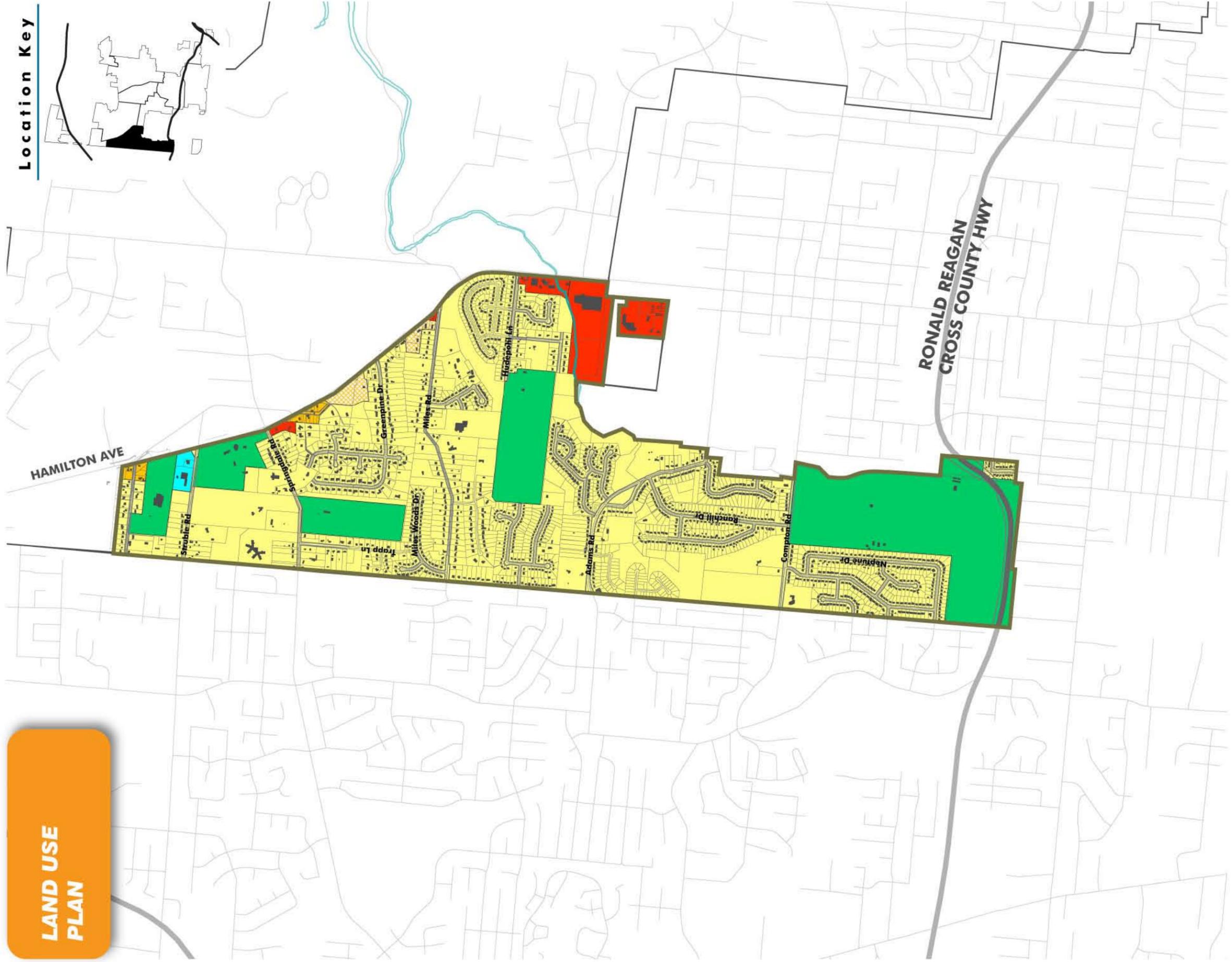
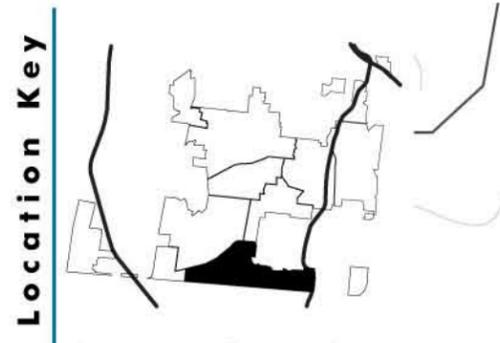
**Legend**

- Single Family
- Multi Family
- Planned Residential
- Office
- Planned Retail or Office
- Retail
- Light Industry
- Heavy Industry
- Planned Light Industry or Heavy Industrial



**Springfield HAMILTON SOUTHWEST**

# LAND USE PLAN



# Springfield Hamilton Southwest

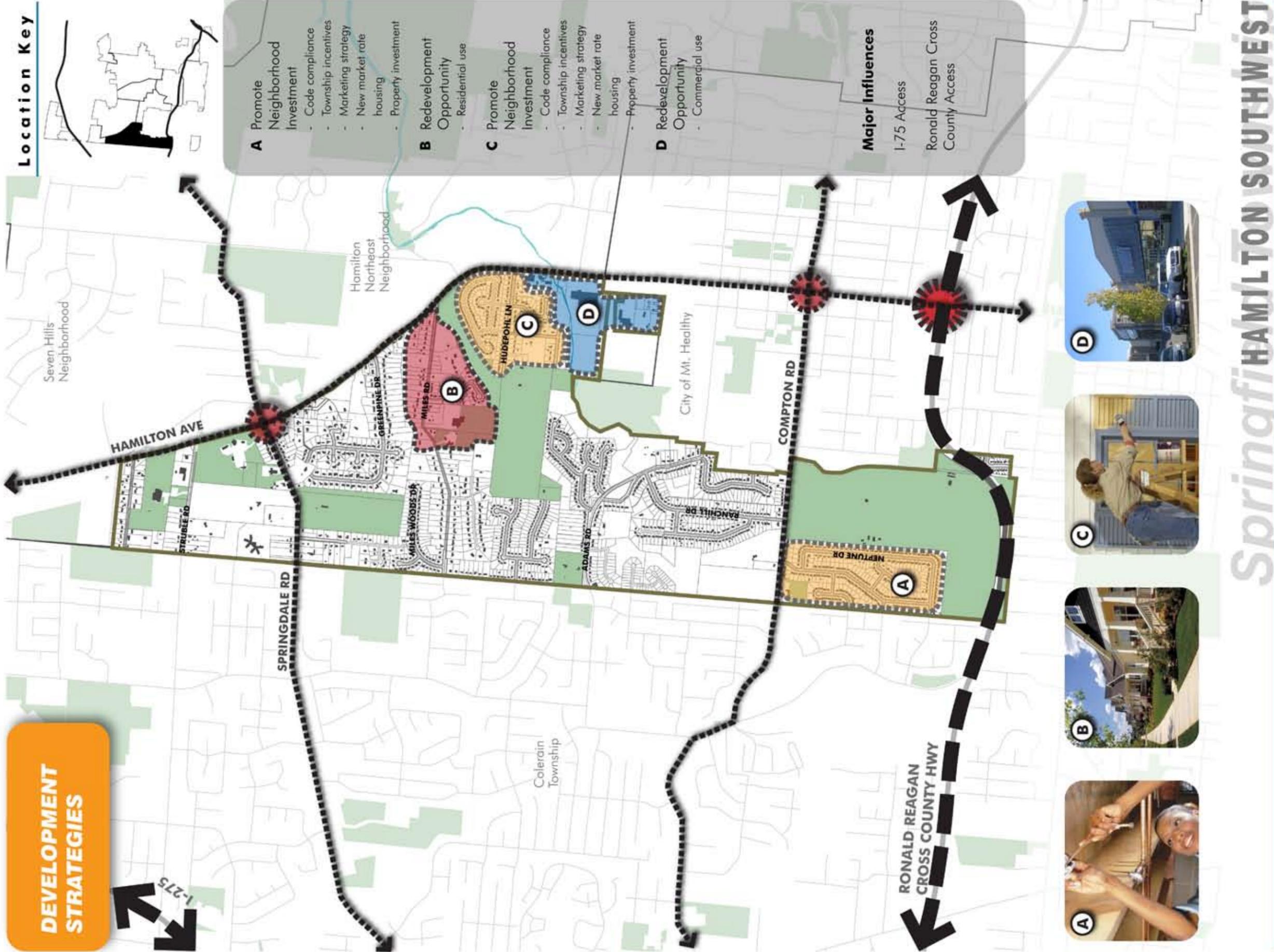
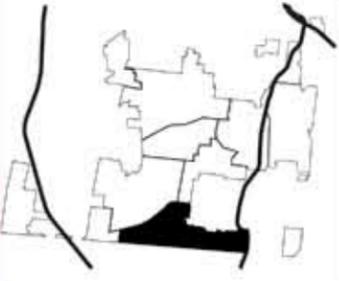


## Legend

- Residential - Single Family
- Special Purpose Residence
- Transitional Residence
- Multi-Family Residence
- Transitional Office
- Office
- Retail
- Light Industrial
- General Industrial
- Public, Semi-Public, Institutional

# DEVELOPMENT STRATEGIES

## Location Key



**A Promote Neighborhood Investment**

- Code compliance
- Township incentives
- Marketing strategy
- New market rate housing
- Property investment

**B Redevelopment Opportunity**

- Residential use

**C Promote Neighborhood Investment**

- Code compliance
- Township incentives
- Marketing strategy
- New market rate housing
- Property investment

**D Redevelopment Opportunity**

- Commercial use

**Major Influences**

- I-75 Access
- Ronald Reagan Cross County Access



### Legend

- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks



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