

Pleasant Run Farms



Definition of Geographic Area

The Pleasant Run Farms neighborhood is one of five areas that is detached geographically from the contiguous portions of the Township. Located north and west of most of the Township, Pleasant Run Farms is bordered by the City of Forest Park, the City of Fairfield, and Colerain Township. The neighborhood is bounded by John Gray Road to the north, Hamilton Ave. to the west, Kemper Road to the south, and Mill Road bisects a portion of the neighborhood to the east.

Current Land Use and Zoning

The Pleasant Run Farms neighborhood is predominantly residential with accompanying retail 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:

- The residential area on the east side of Mill Road is an area in transition due to the lack of maintenance and private investment of property owners.
- The Northwest School District is exploring school consolidation plans, which call for the closing of Welch Elementary that currently serves the neighborhood. Closing this school will cause a void in the center of this neighborhood.
- The existing retail area along Hamilton Ave. is underutilized and is in need of aesthetic improvements.
- The apartment complex on the east side of Mill Road is not consistent or compatible with adjacent single-family residential uses.

Opportunities:

- Development of gateway entrances and signage at strategic locations.
- Create redevelopment strategies for possible vacant school site and underutilized commercial properties.

Assets:

- Strong neighborhood identity
- Clifford George Park – Open Space
- Proximity to Winton Woods Park
- Proximity and access to I-275

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.

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.

Pursue Gateway Opportunities:

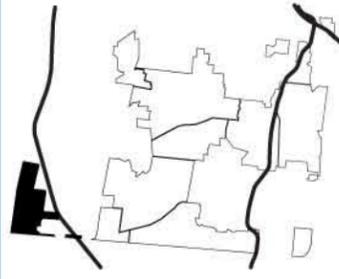
- Develop consistent signage and aesthetic elements to create a sense of place and identity for the neighborhood and Springfield Township.

Pursue Redevelopment of Commercial Gateway Area

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

ISSUES, OPPORTUNITIES & ASSETS

Location Key



Springfi PLEASANT RUN FARMS

Legend

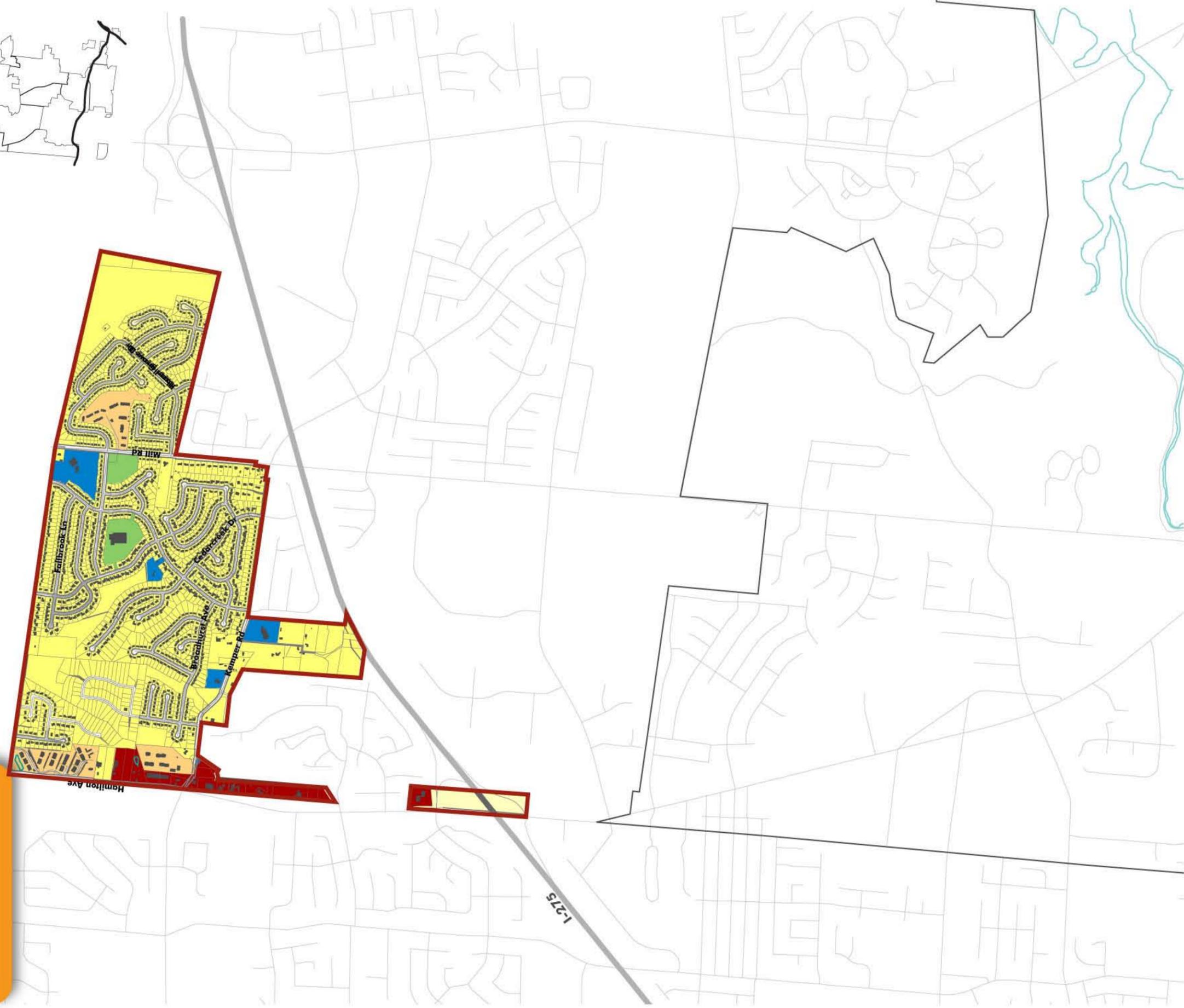
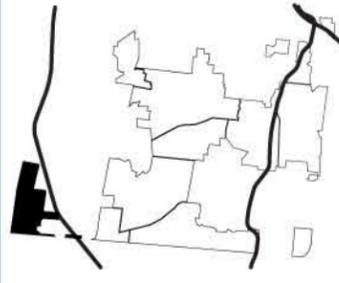
- Corporate Boundary
- Buildings
- Waterbodies, Streams, Lakes
- Green Space, Parks

- 1.** St. John Neumann Church
- 2.** Clifford George Park



**EXISTING
LAND USE**

Location Key



Springfi PLEASANT RUN FARMS



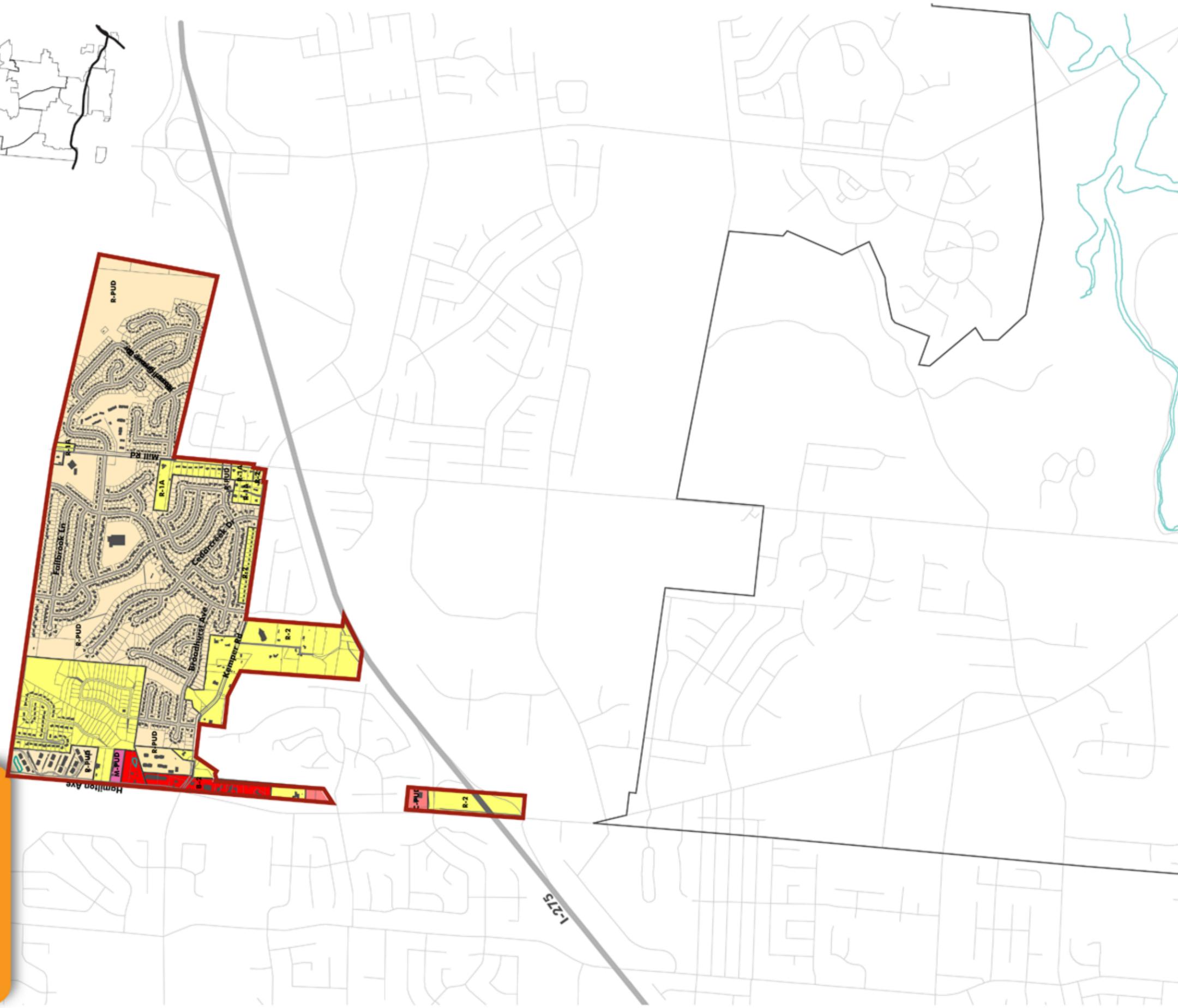
Legend

- Institutional (Church, Nursing Home, etc.)
- Industrial
- Single Family Residential
- Multi-Family Residential

- Public/Semi-Public
- Retail/Office
- Vacant

EXISTING ZONING

Location Key



Springfi PLEASANT RUN FARMS

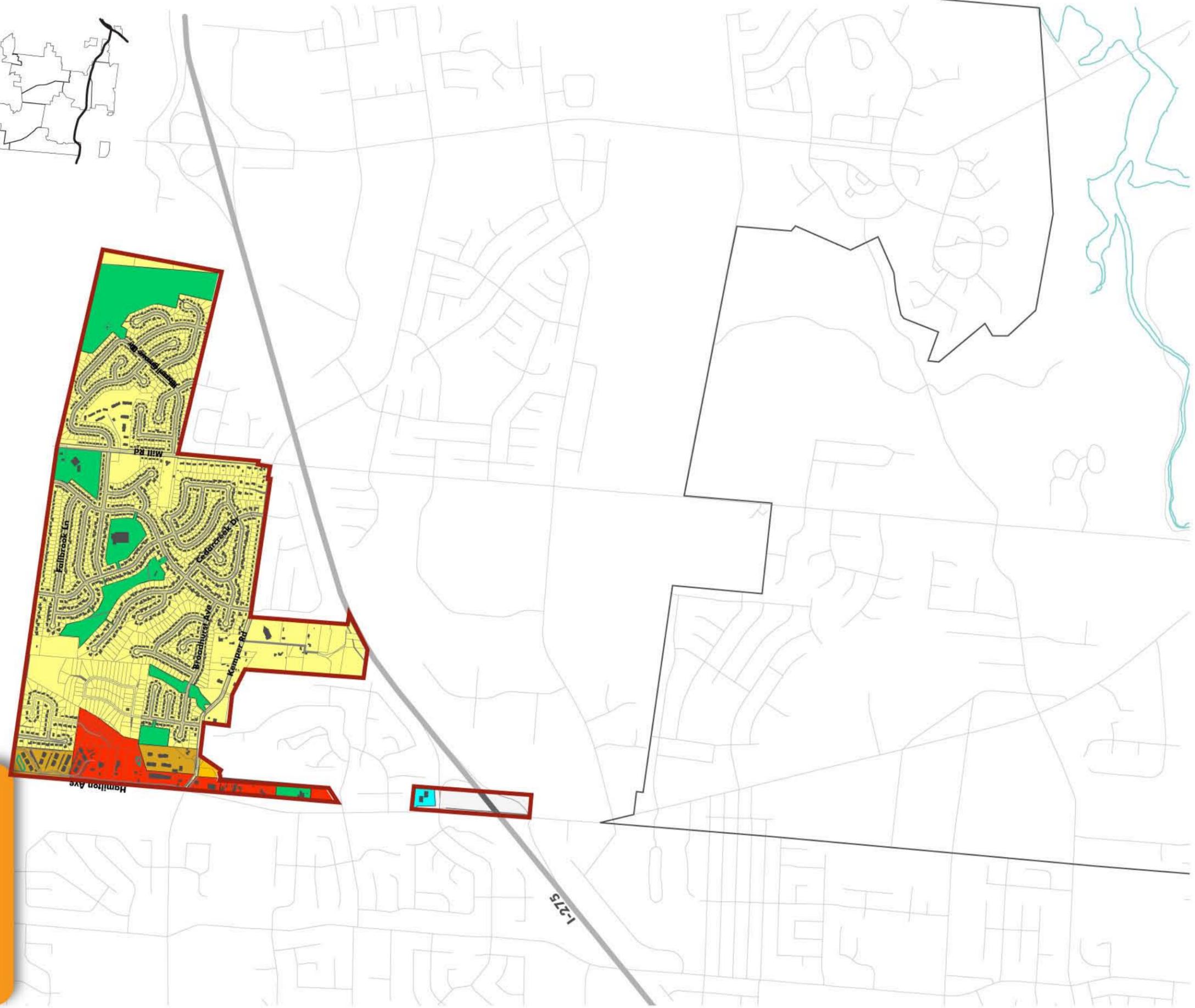
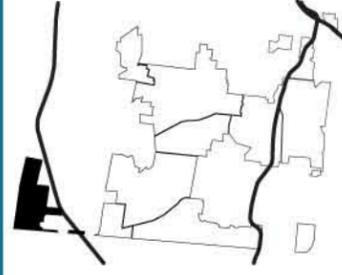
Legend

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



LAND USE PLAN

Location Key



Springfield Pleasant Run Farms

Legend

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

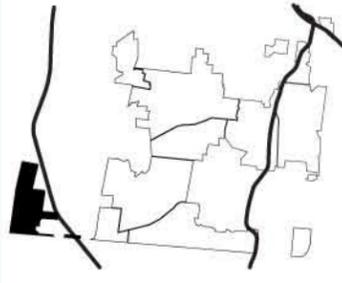


Date Source: CAGIS, Hamilton County



DEVELOPMENT OPPORTUNITIES

Location Key



A Gateway Redevelopment Opportunity
 - Create entrance to Springfield Twp & neighborhood

B Redevelopment Opportunity
 - Commercial use

C Redevelopment Opportunity
 - Comply with adjacent neighborhood character

D Residential Redevelopment Opportunity
 - Comply with adjacent character

E Promote Neighborhood Investment
 - Code compliance
 - Township incentives
 - Marketing strategy
 - New market rate housing
 - Property investment

Major Influences
 I-275 Access



Legend

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

0 0.1875 0.375 0.75 Miles

Date Source: CAGIS, Hamilton County

North

Springfields ANTIRUN FARMS