

Crossroads at Union Village

Meeting # 1



State Route 63 & 741
Date: June 16, 2016



W C R P C

Agenda

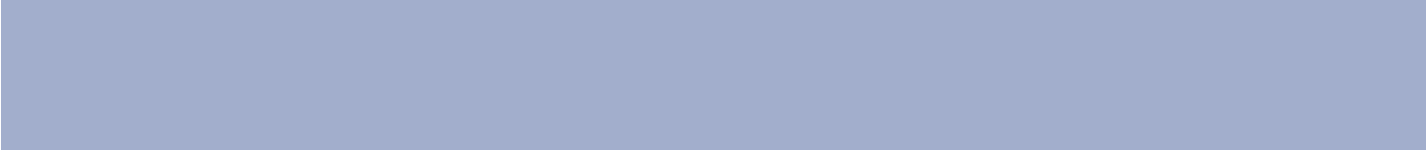
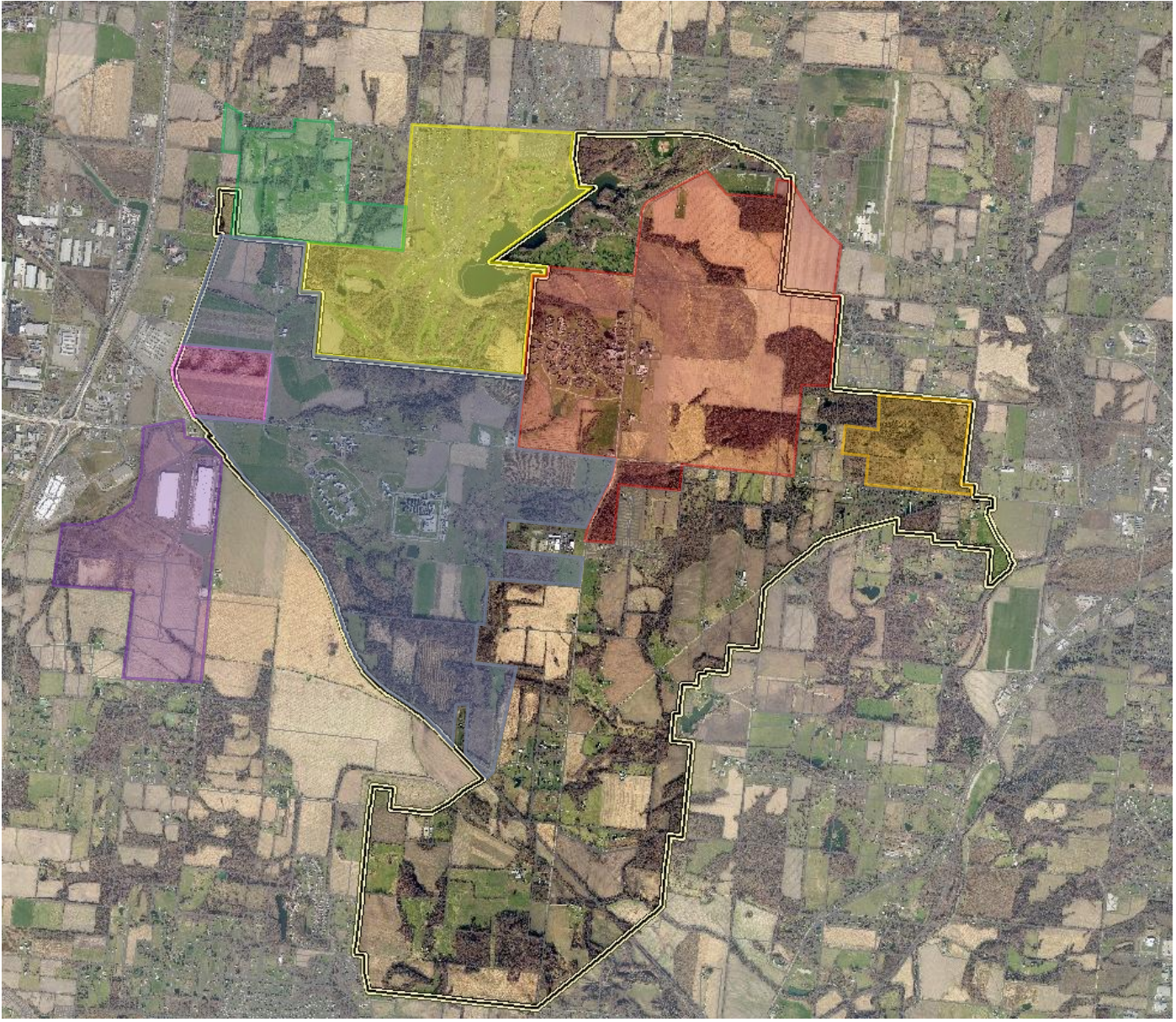


1. Welcome & Introduction
2. Process & Timeline
3. Existing Plans
4. Existing Conditions (Maps)
5. Visual Preference Survey

Advisory Committee

Bill Brock		City of Monroe
Tammy Boggs		Turtlecreek Township
Scott Brunka		City of Lebanon
Kevin Chesar		City of Monroe
Dan Cunningham		Property Owner/Resident
Jennifer Elston		ODOT
Andy Fluegemann		ODOT
Sam Hill		City of Lebanon
Jeff Kmet		Otterbein
Debra Kuehn		Warren/Lebanon Correctional Institution
Jennifer Patterson		City of Monroe
Jonathan Sams		Turtlecreek Twp
Mike Schaffer		Turtlecreek Twp
Kurt Weber		Warren County Engineer's Office

BACKGROUND



Union Village



Union Village



Otterbein – LEC West



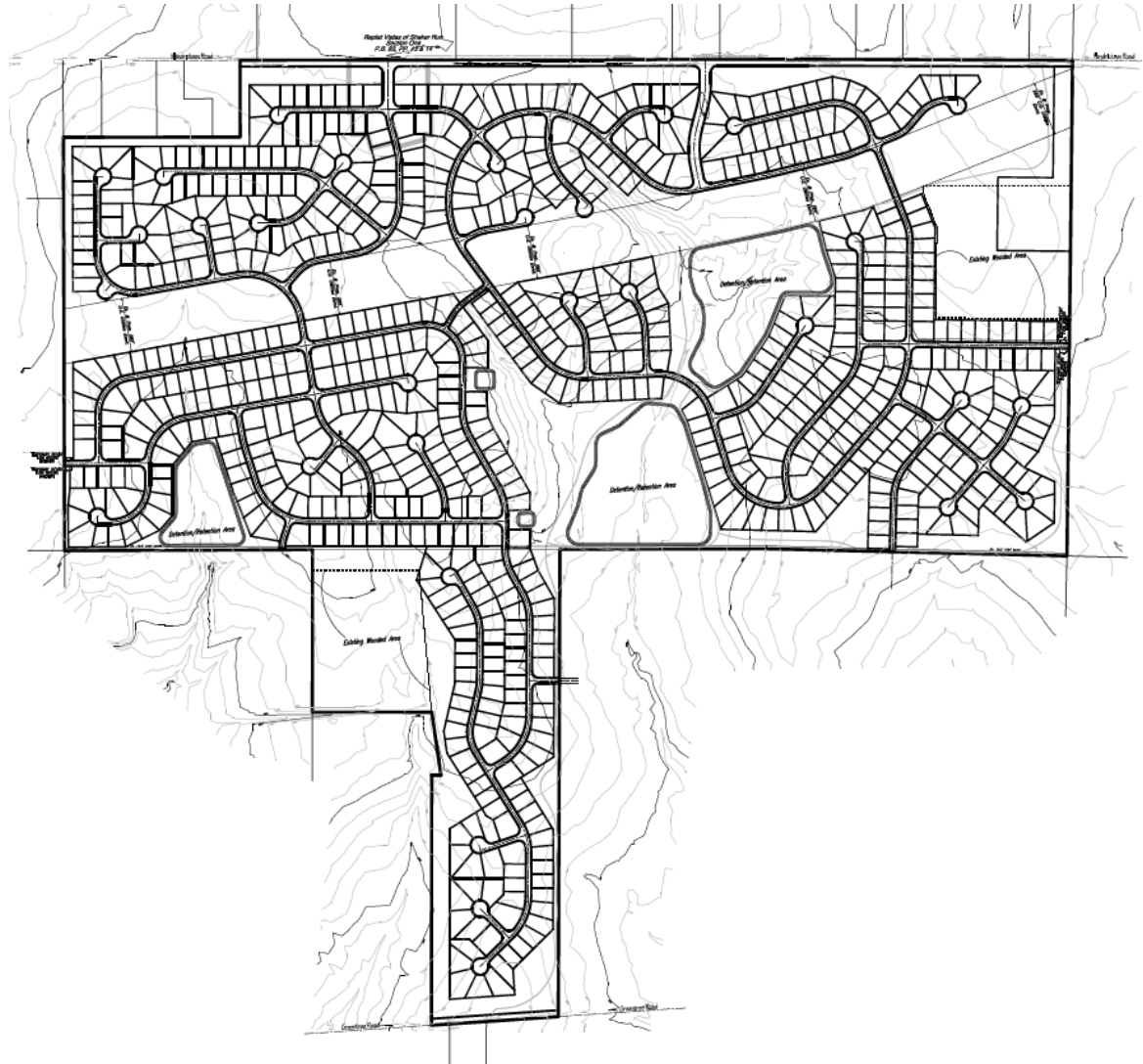
Otterbein - Cottages



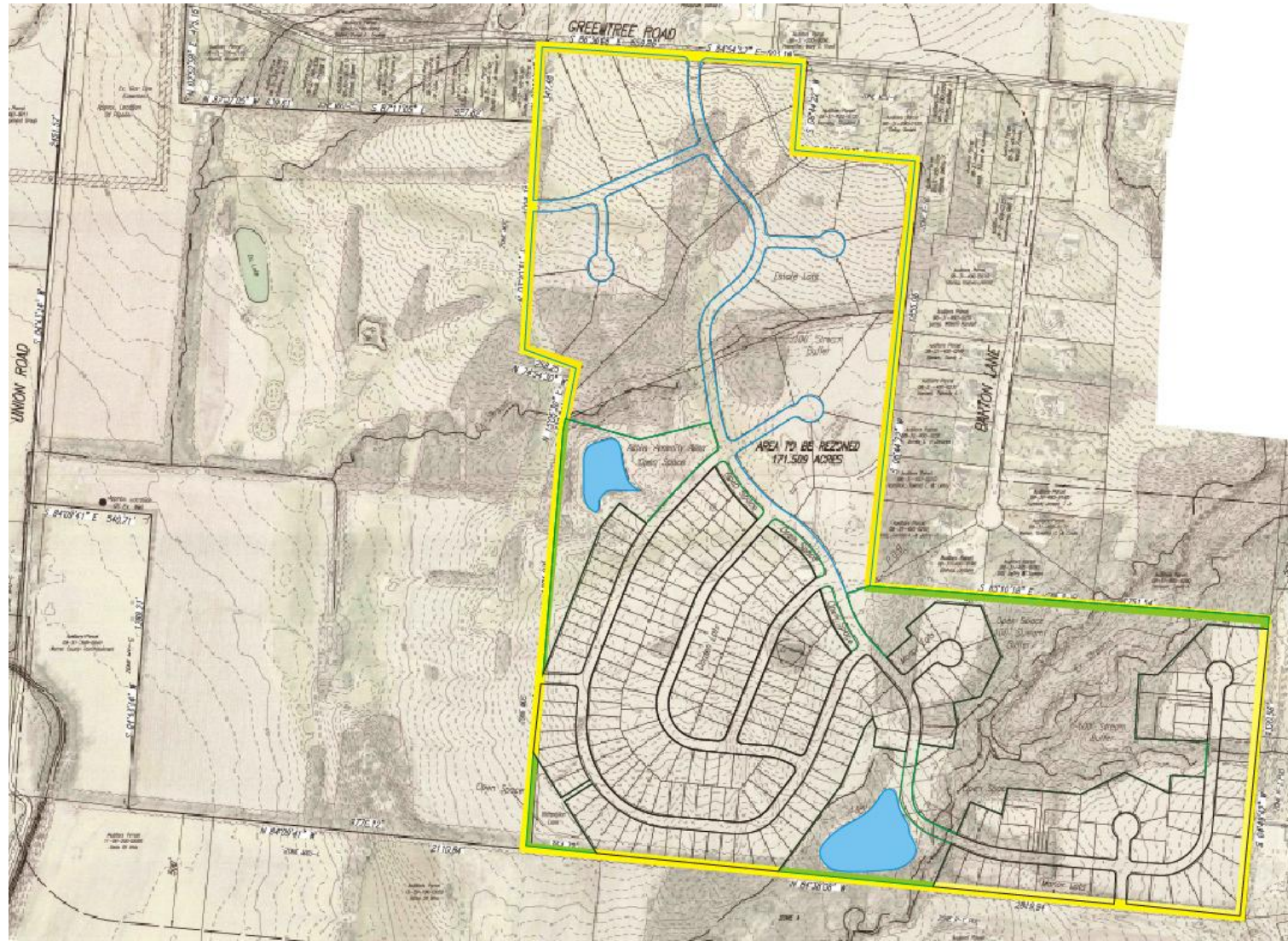
Shaker Run PUD



Vistas of Shaker Run



Greentree Golf Course PUD



Stanley PUD



Miami Valley Gaming



Park North



PLANNING PROCESS

What is an Area Plan?

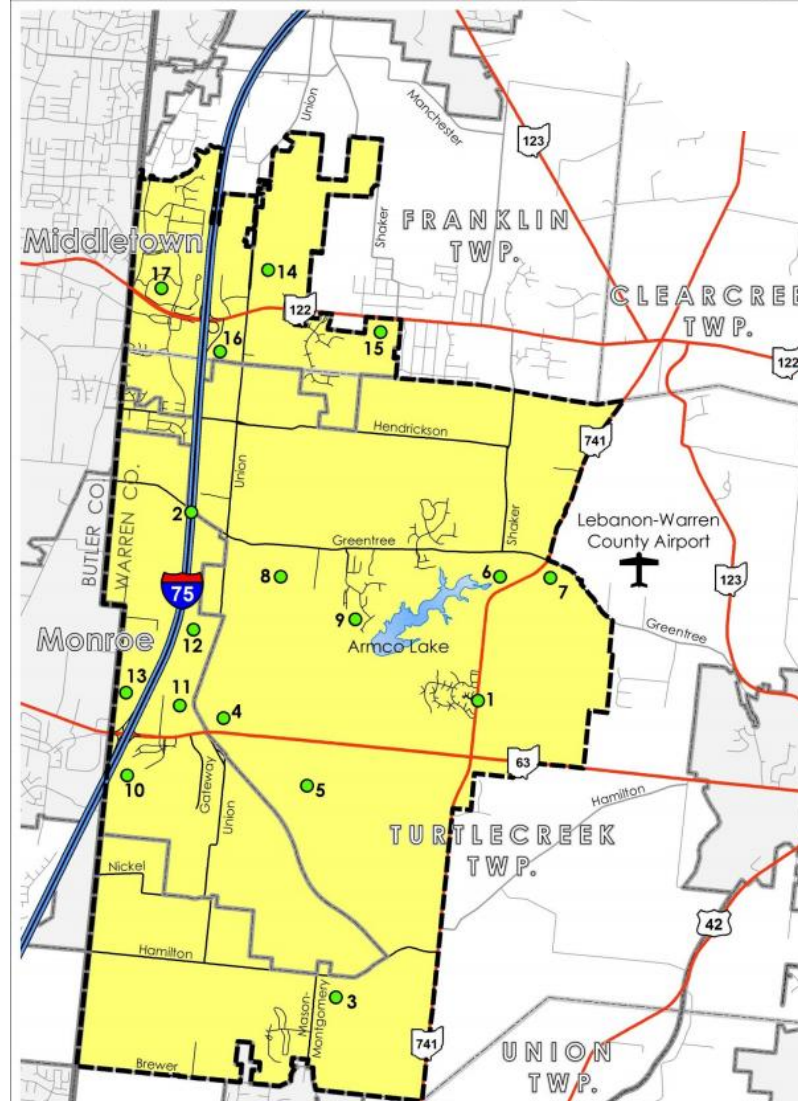
Comprehensive Plans

- Comprehensive Plan: A document that shows the future development in a study area that creates a vision that can be achieved
- Area Plan: Focuses on areas of improvements at a smaller level of neighborhoods and corridors.

Union Township Comp. Plan







Gateway Area Plan

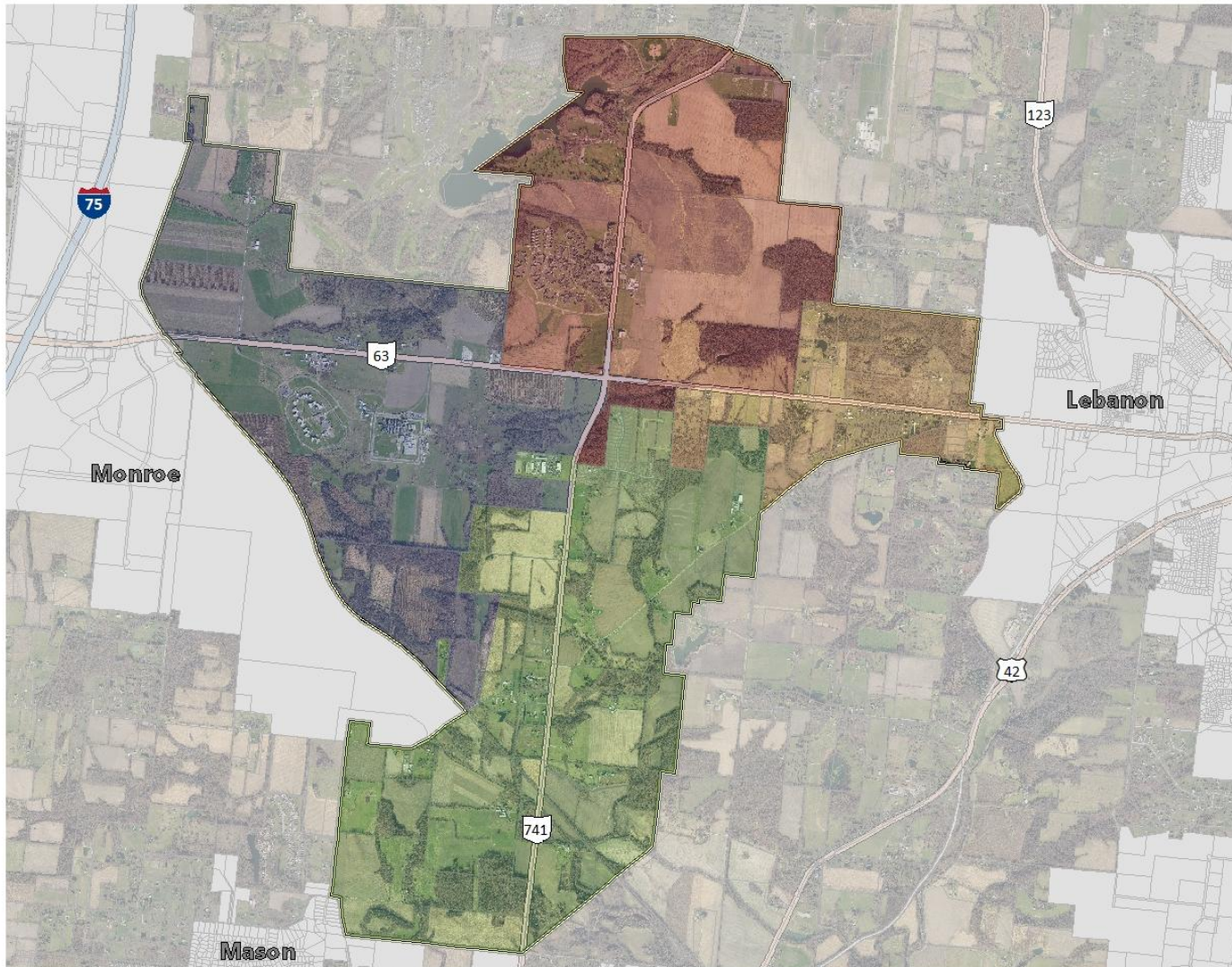


71 & 123 Area Plan



-  Study Area Boundary
-  State Route
-  Interstate
-  Local Road

Crossroads Area Plan

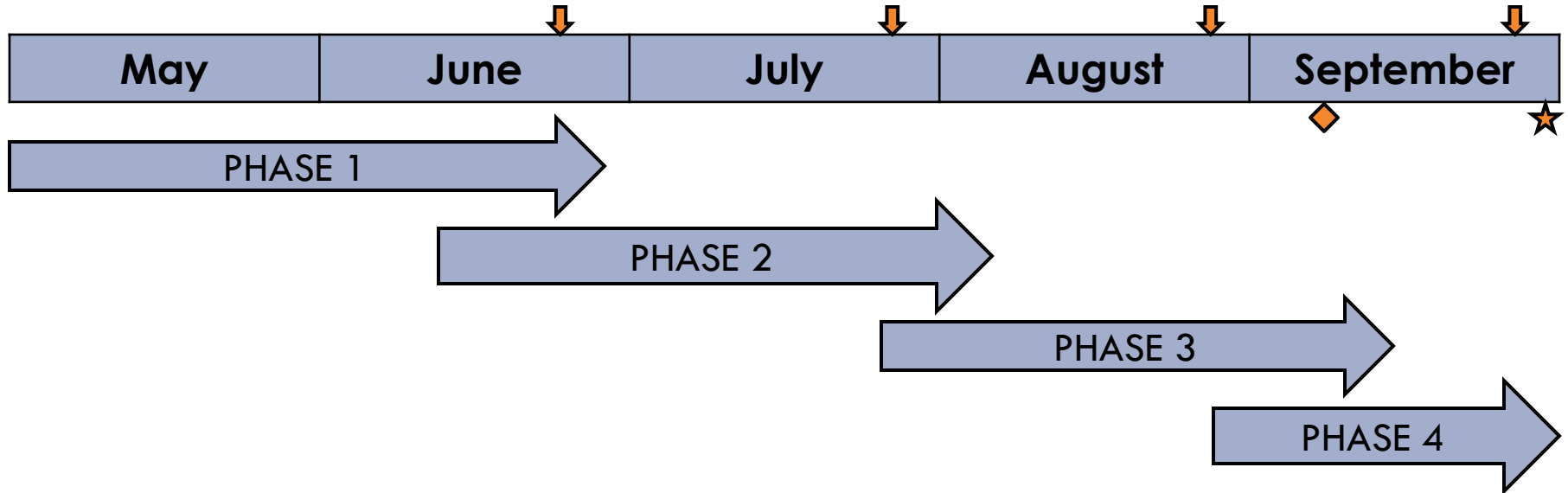


Data Collection
Map

Legend

-  Study Area
-  State Property
-  Union Village
-  Lebanon Gateway
-  Garden District

Timeline



PHASE 1	PHASE 2	PHASE 3	PHASE 4
DRAFT VISION, MISSION & GOALS	PUBLIC ENGAGEMENT	DRAFT PLAN	ADOPTION

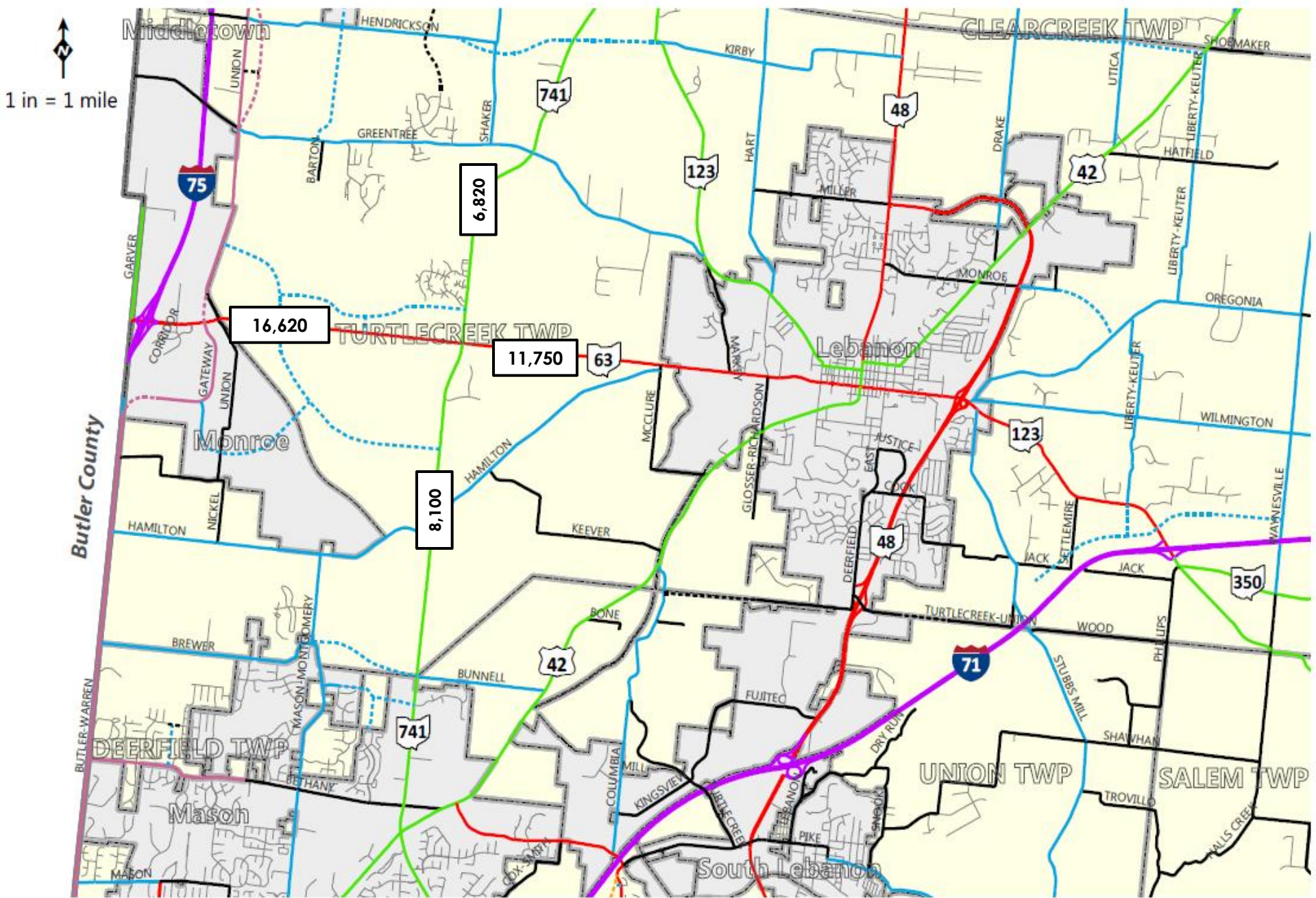
EXISTING PLANS

Warren County Thoroughfare Plan

Gateway Plan – West

Union Village PUD

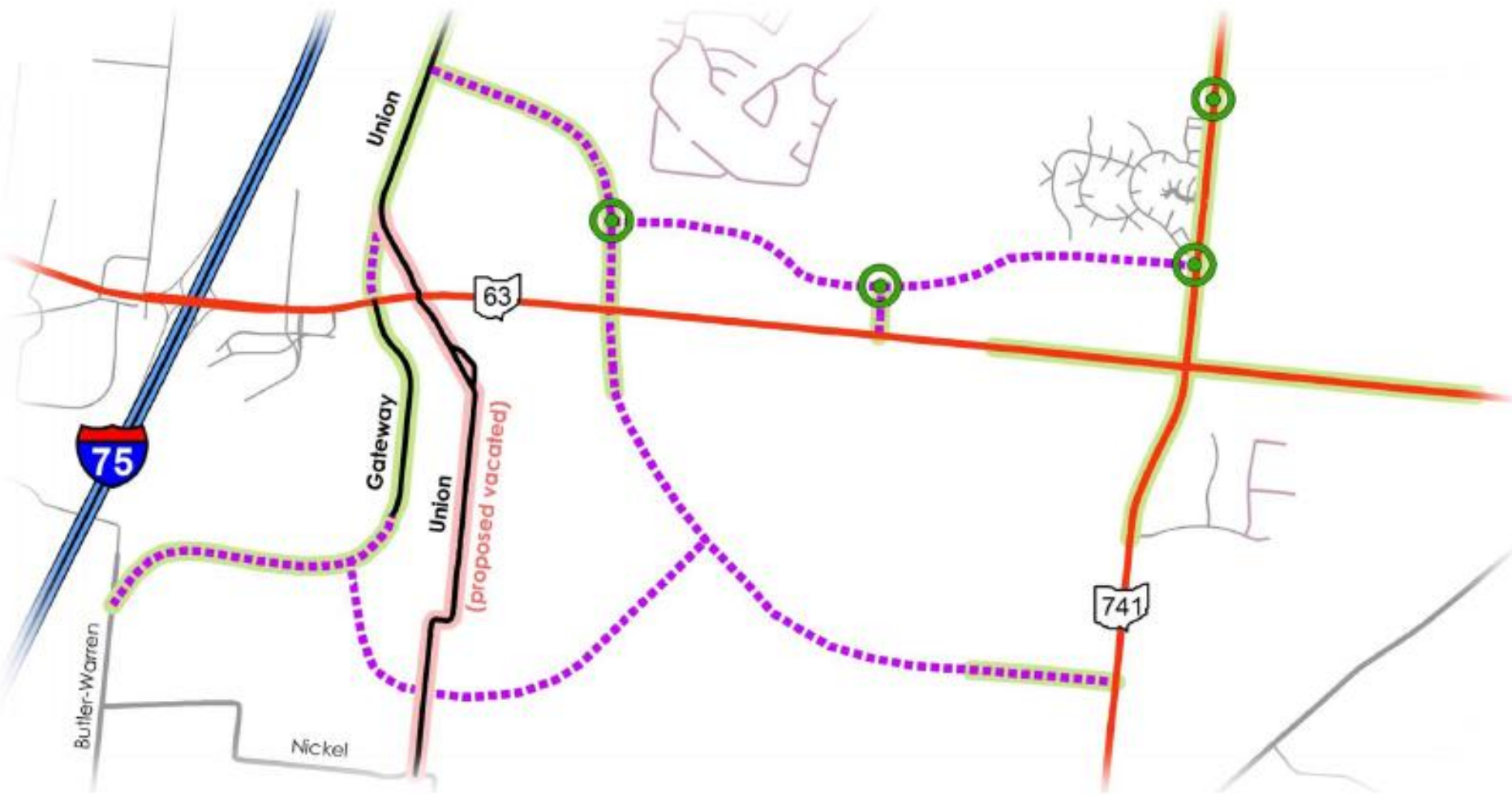
Lebanon-Turtlecreek Trails Initiative



Typical Cross-Sections Available on Pages 4-5

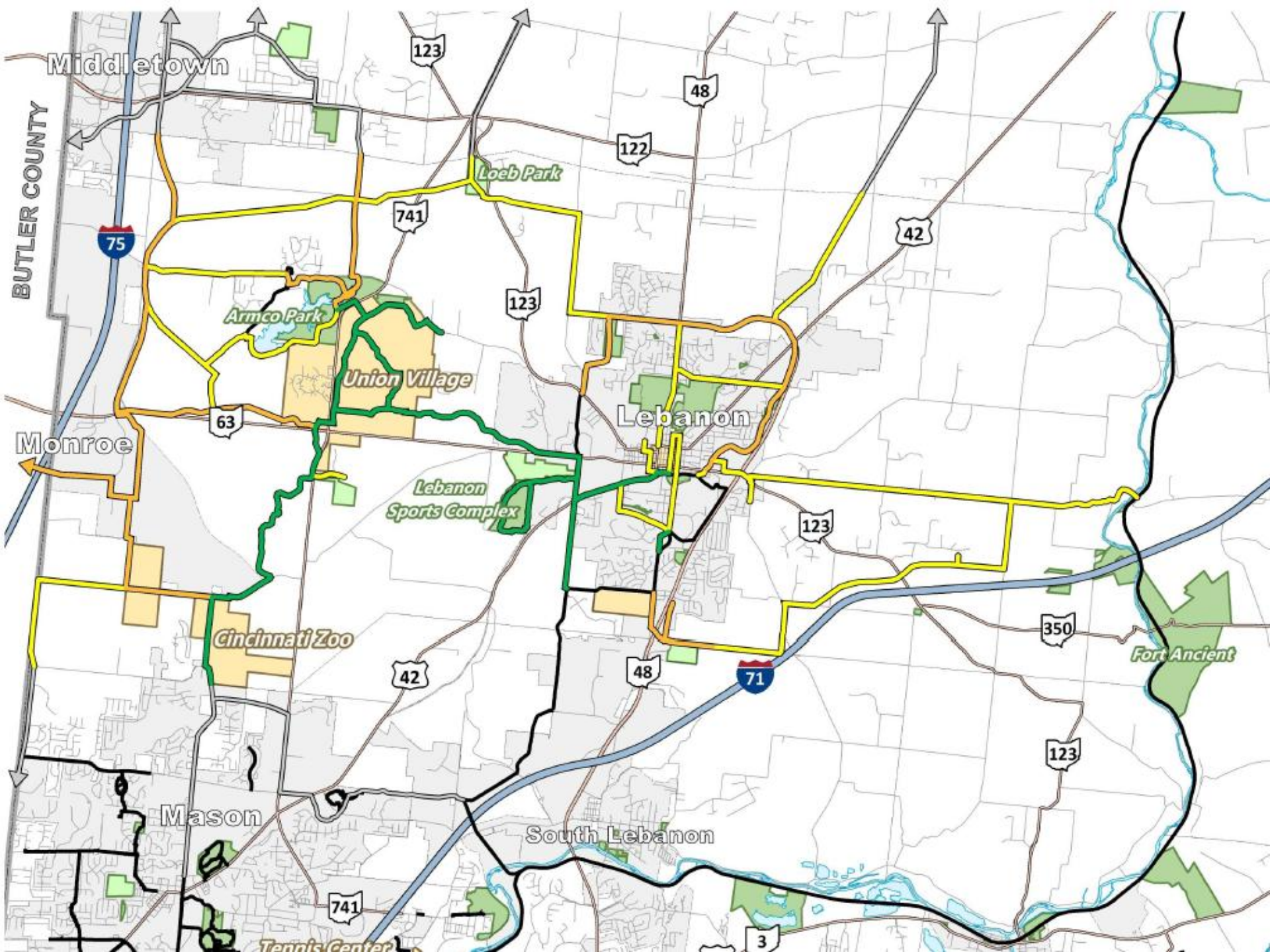
Figure 4.7

State Property Road Improvements



Classification	Road Name	Ownership	Study Area Length (mi)	Speed Limits	Lanes	Traffic Type	Thoroughfare Plan ROW Width
Primary Arterial	SR 63	ODOT	4.15	55	2	Regional and Truck	66-105
Secondary Arterial	SR 741	ODOT	6.62	45-55	2-3	Regional	66-102





Middletown

BUTLER COUNTY

123

48

122

Loeb Park

741

42

Armco Park

123

Union Village

Lebanon

63

Monroe

Lebanon Sports Complex

123

Cincinnati Zoo

42

48

71

Fort Ancient

350

Mason

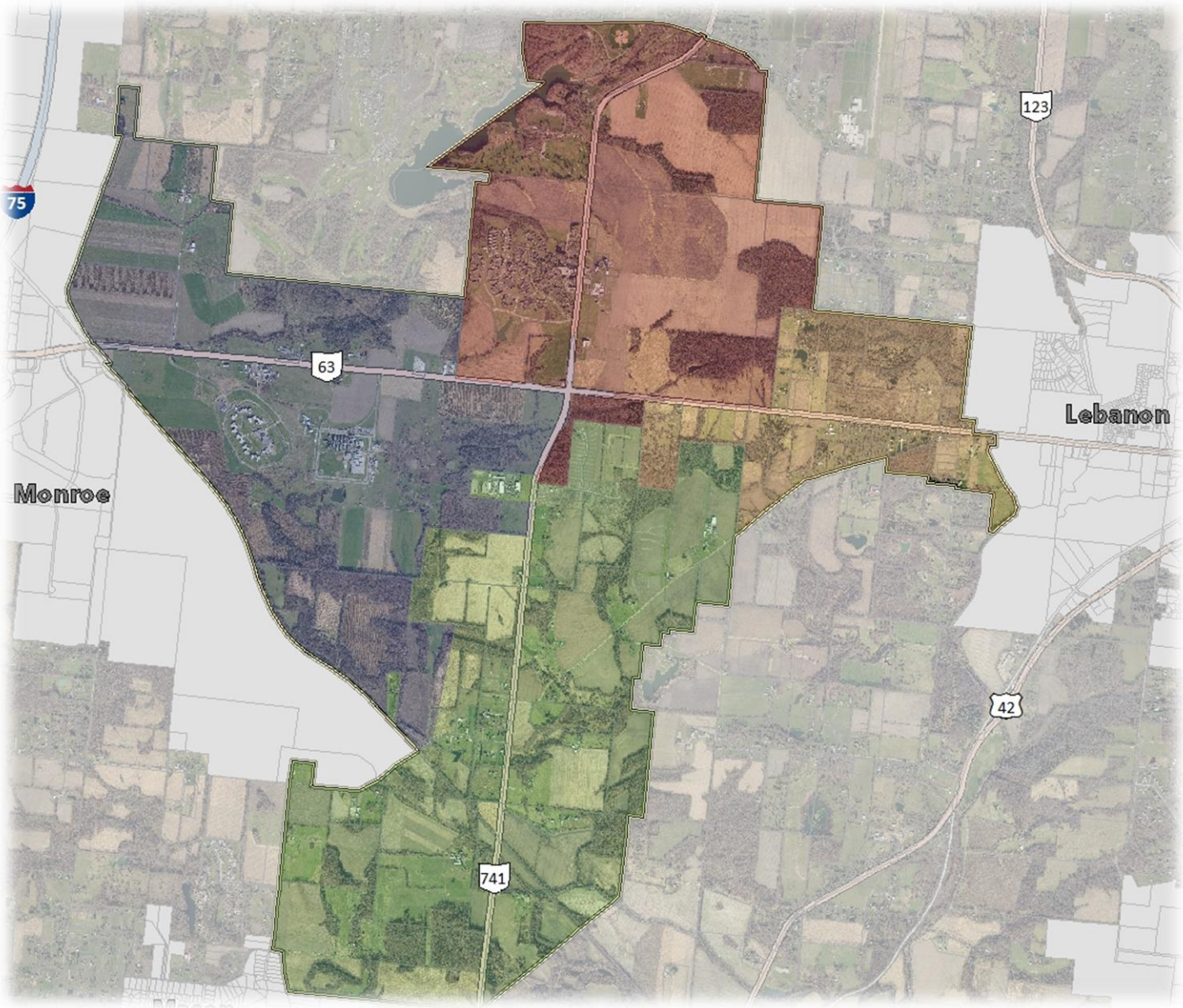
South Lebanon

741

Tennis Center

3

EXISTING CONDITIONS



Property Owners (100+ Acres)

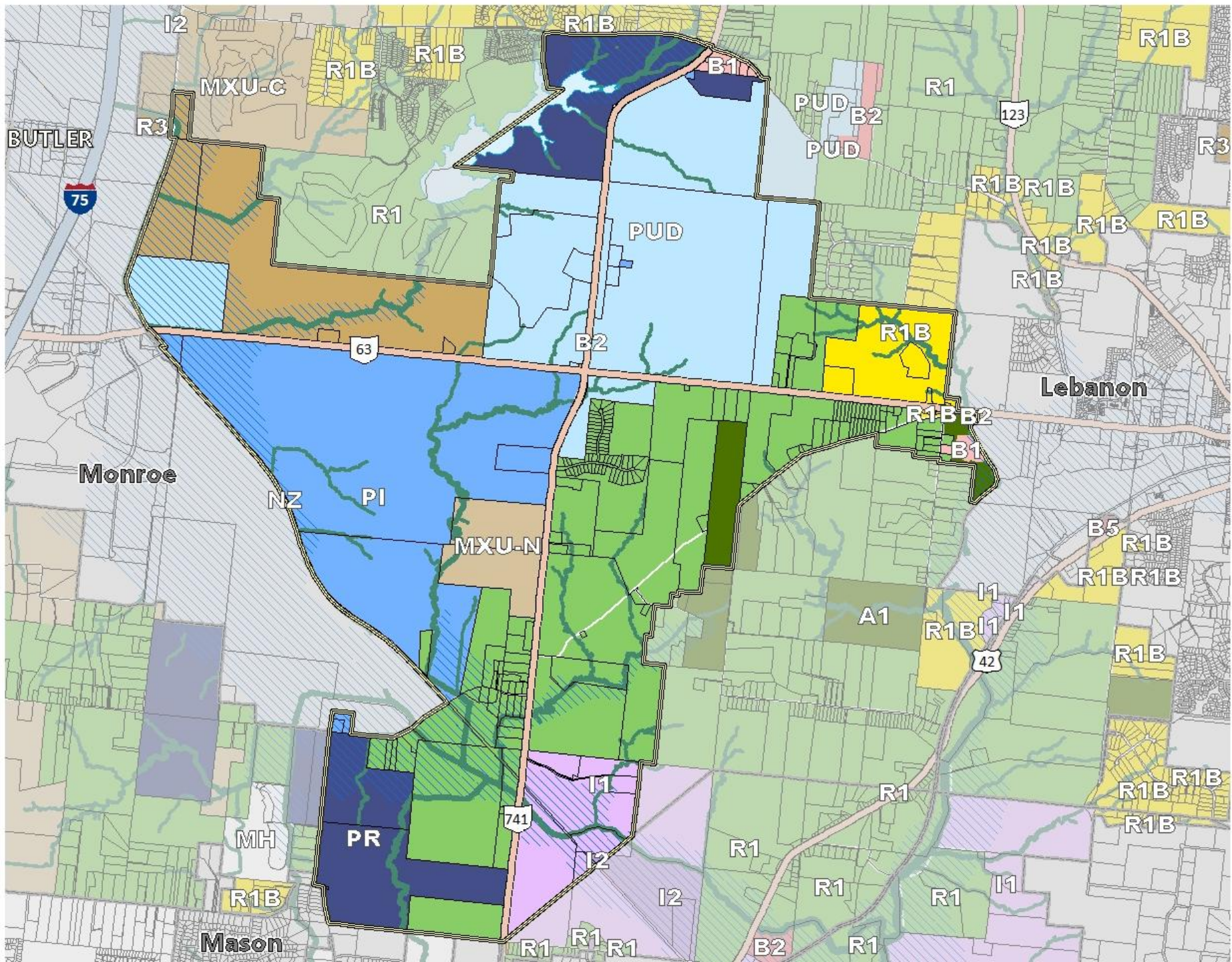
STATE PROPERTY	1. State of Ohio	1 parcel	1640.95 acres	90.89%	25.03%
	2. Warren General Property	1 parcel	120 acres	6.65%	1.83%
	Owner	Total	Total	Percent of District Area	Percent of Study Area

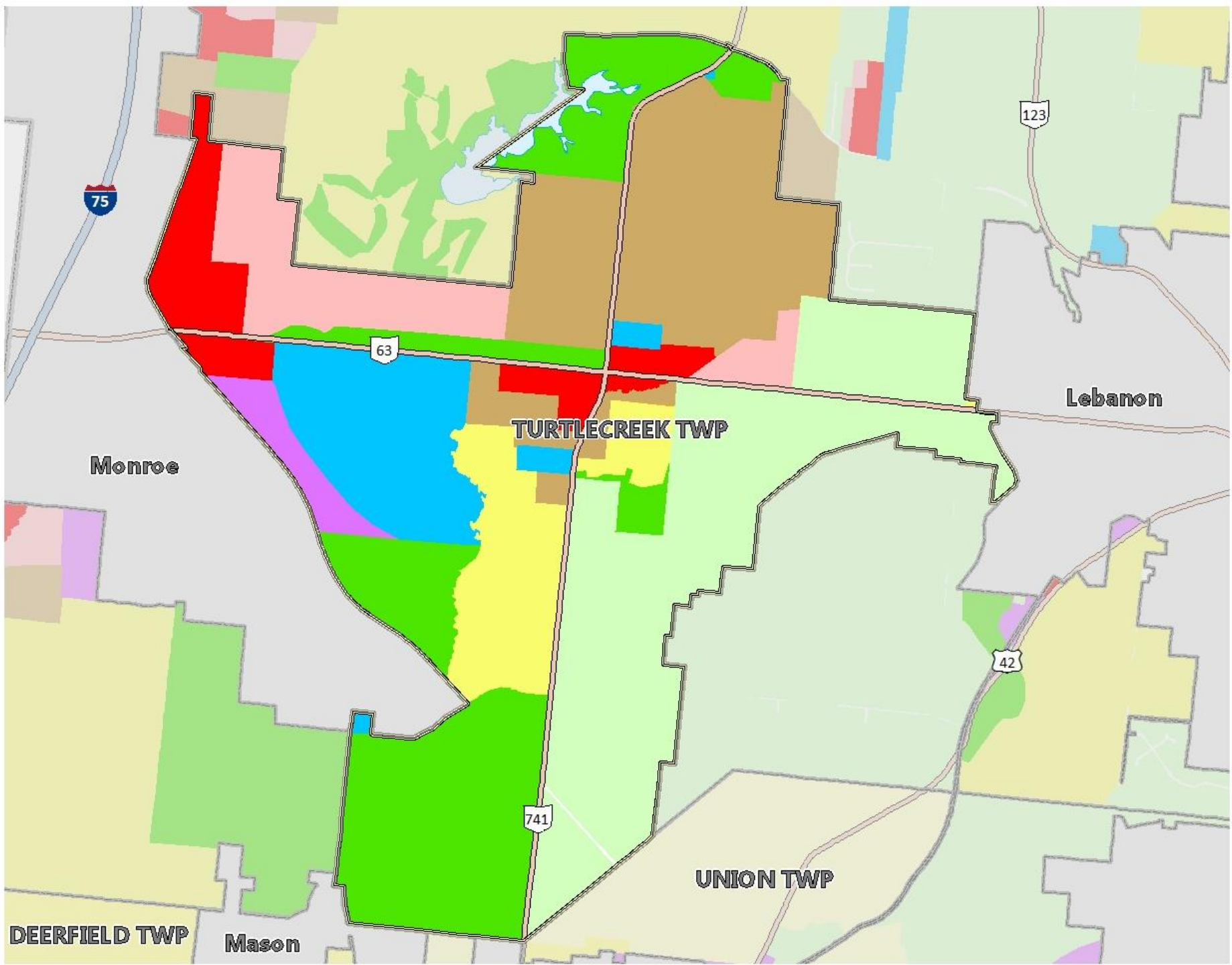
UNION VILLAGE	3. Otterbein Home	3 parcels	872.42 acres	52.94%	13.3%
	4. Otterbein Lebanon LLC	2 parcels	327.77 acres	19.89%	5%
	5. Warren County Park Board	1 parcel	311.23 acres	18.89%	4.75%
	Owner	Total	Total	Percent of District Area	Percent of Study Area

LEBANON GATEWAY	6. RJ Real Estate	1 parcel	164.2 acres	26.48%	2.5%
	Owner	Total	Total	Percent of District Area	Percent of Study Area

GARDEN DISTRICT	7. Cincinnati Zoo	2 parcels	346.58 acres	13.97%	5.29%
	8. Marjorie Mullins	1 parcel	236.01 acres	9.51%	3.6%
	9. Paul Steiner	1 parcel	181.13 acres	7.3%	2.76%
	10. KSN Farms LLC	1 parcel	125.87 acres	5.07%	1.92%
	11. John B. Mullins	1 parcel	124.03 acres	5%	1.9%
	12. Keever Creek LLC	1 parcel	118.23 acres	4.76%	1.8%
	13. AMSS LLC	1 parcel	109.62 acres	4.42%	1.67%
Owner	Total	Total	Percent of District Area	Percent of Study Area	

CRITERIA: Property Owners are land owners within the study area with a parcel at least 100 acres in size.





123

75

63

TURTLECREEK TWP

Lebanon

Monroe

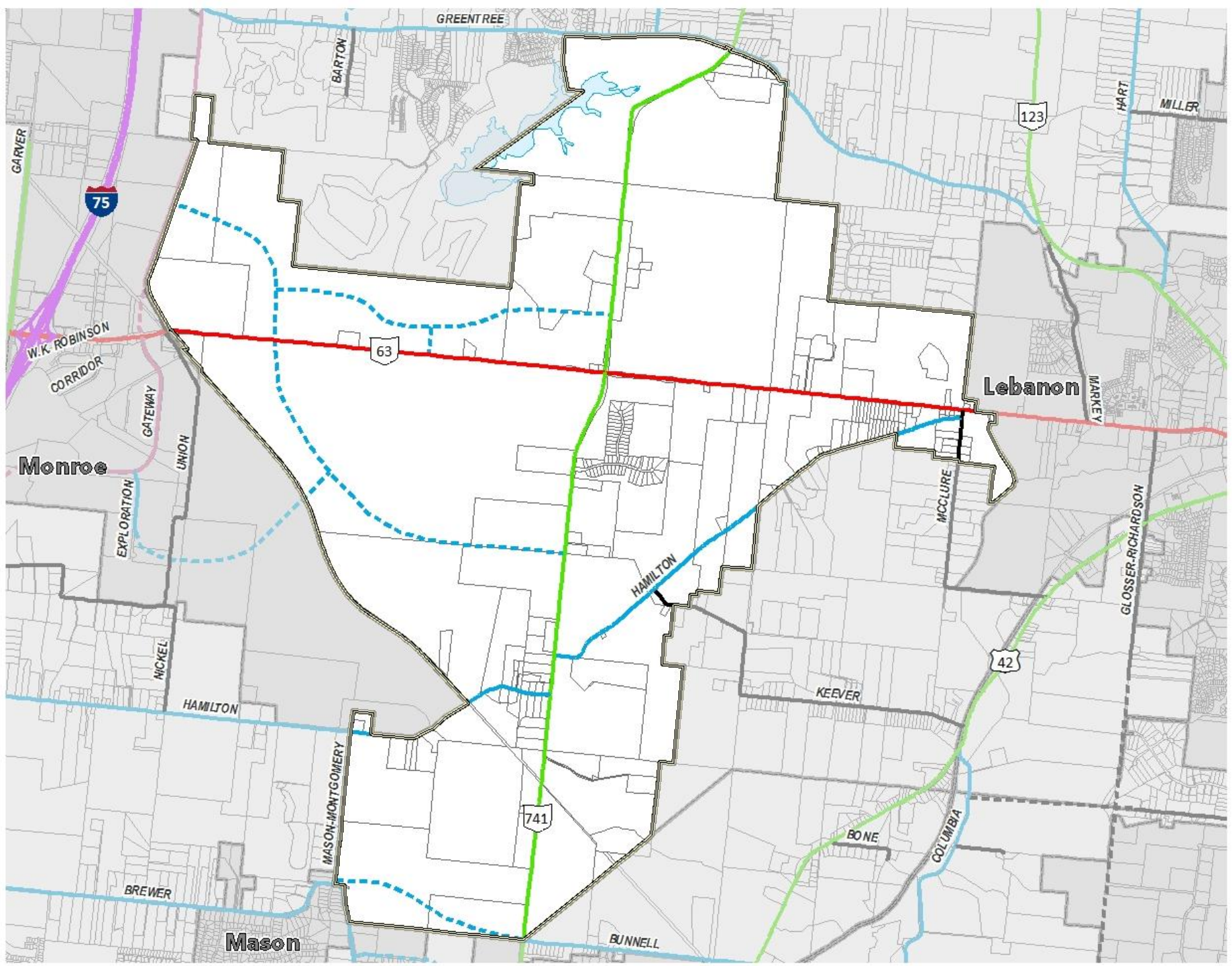
42

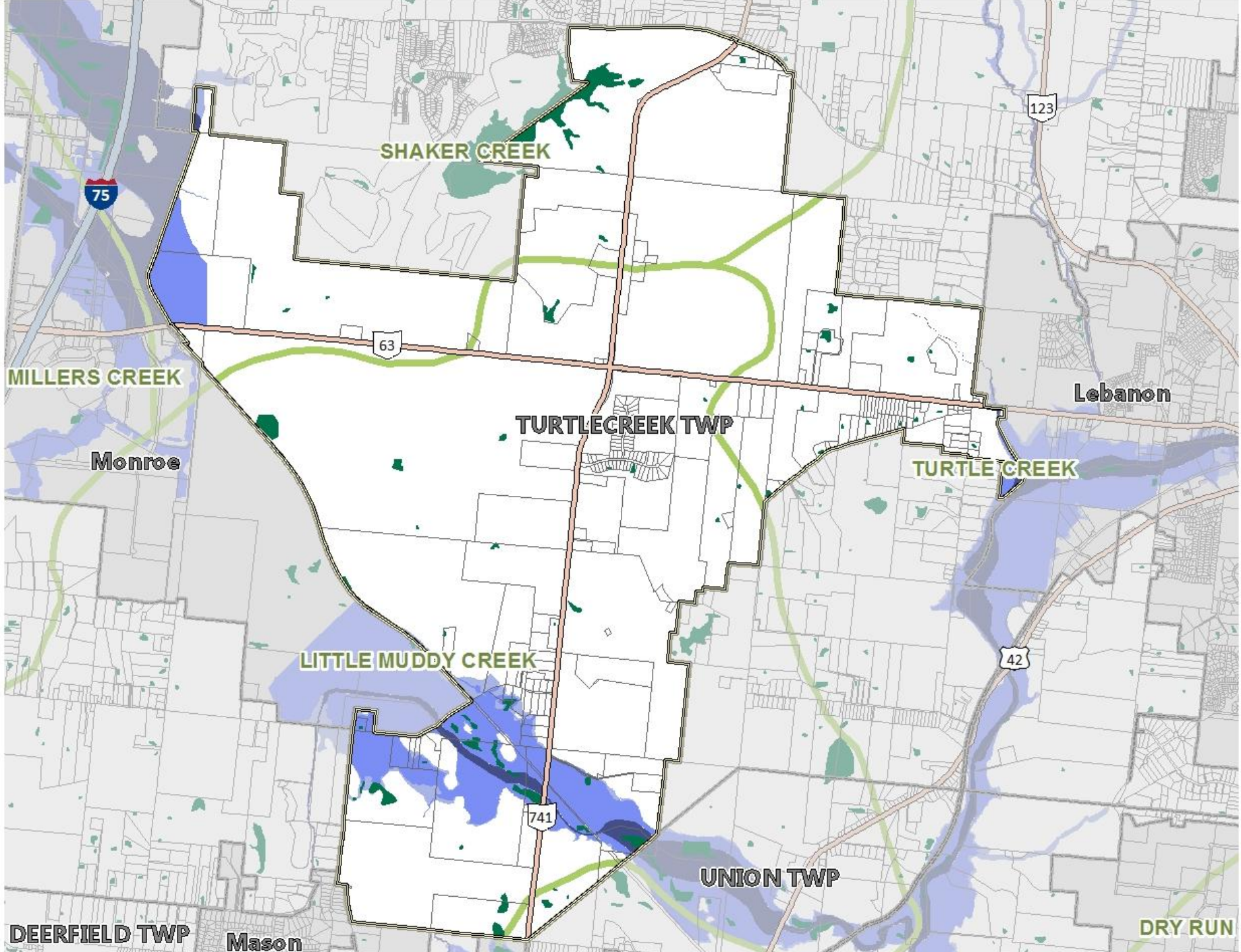
741

UNION TWP

DEERFIELD TWP

Mason





SHAKER CREEK

123

75

MILLERS CREEK

Monroe

Lebanon

63

TURTLE CREEK TWP

TURTLE CREEK

LITTLE MUDDY CREEK

42

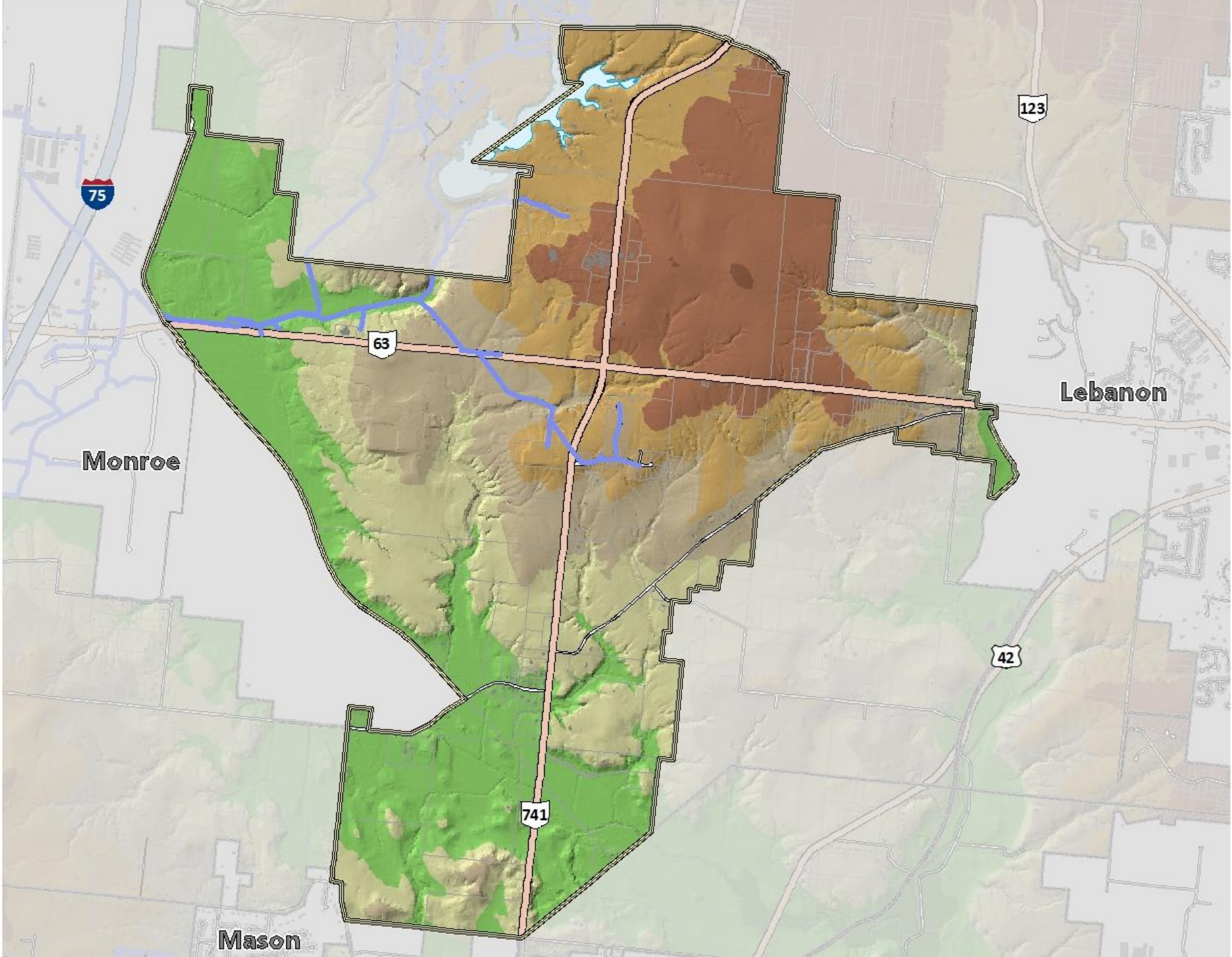
741

UNION TWP

DEERFIELD TWP

Mason

DRY RUN



123

75

63

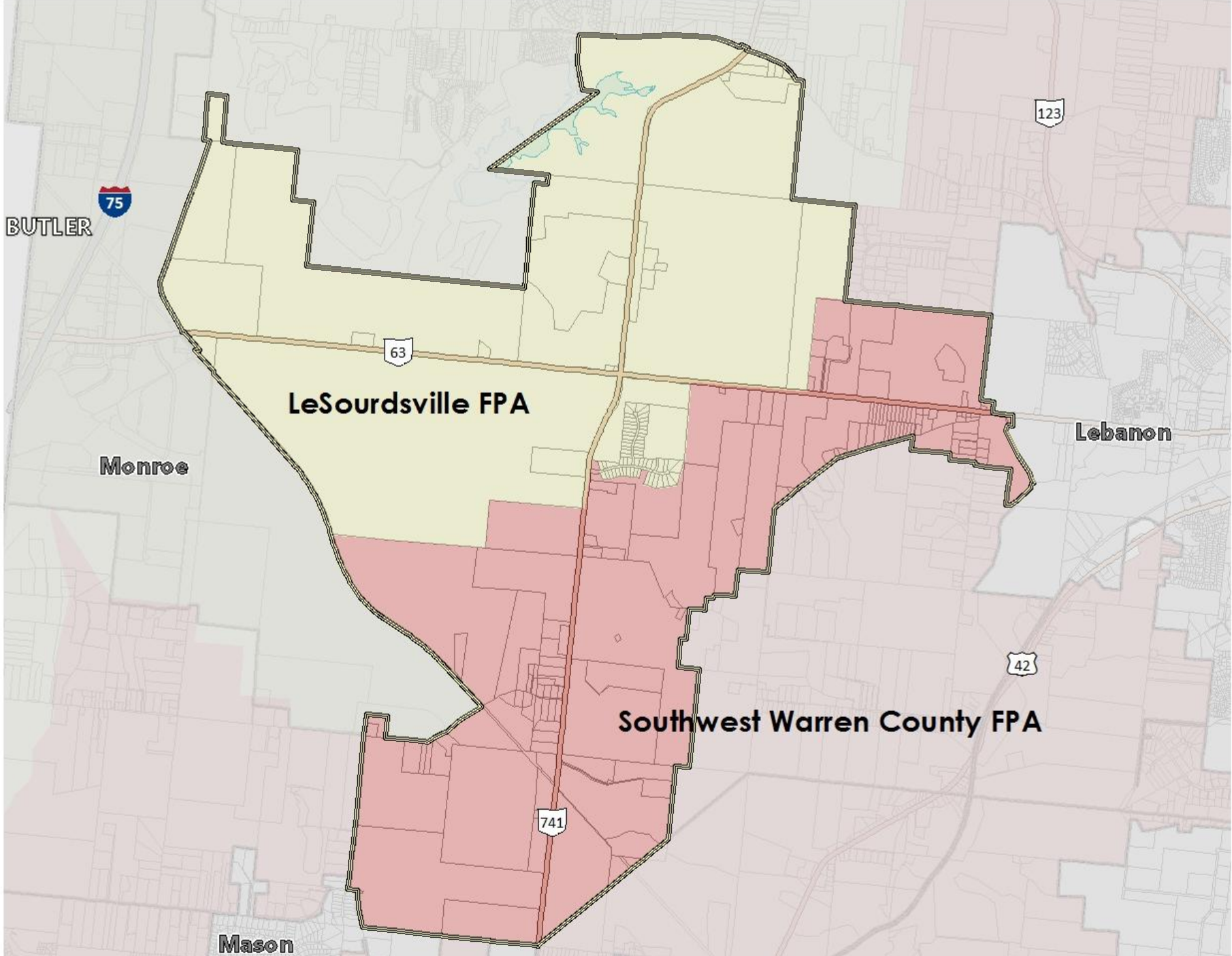
Lebanon

Monroe

42

741

Mason



BUTLER



LeSourdsville FPA

Lebanon

Monroe



Southwest Warren County FPA



Mason





SPEED
LIMIT
55









WARREN COUNTY
OTTERBEN

Website

□ <http://crossroadsplan.weebly.com>

HOME ABOUT THE PLAN YOUR CROSSROADS GET INVOLVED MAPS CONTACT

What is your preference?

Streetscape

Rank each image 1-4.
4 being the highest desired.

(1.Undesirable) (2. Somewhat Undesirable) (3. Somewhat Desirable) (4. Desirable)

1. Rate 1-4

- 1.
- 2.
- 3.
- 4.



2. Rate 1-4

- 1.
- 2.
- 3.
- 4.



3. Rate 1-4

- 1.
- 2.
- 3.
- 4.



4. Rate 1-4

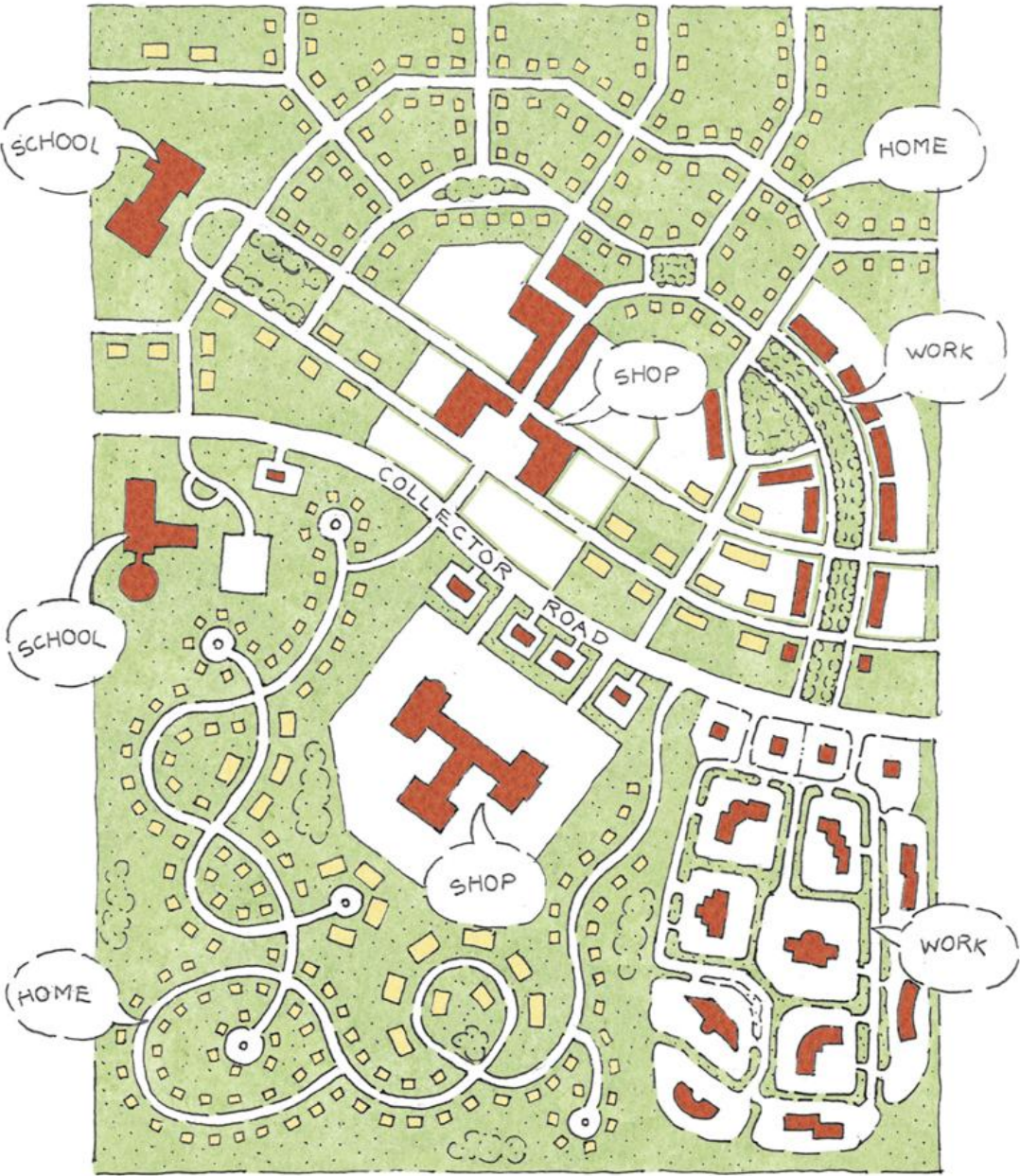
- 1.
- 2.
- 3.
- 4.



Process Outcomes

1. Twp identity and character of future development
 1. State Property
 2. Eastern Gateway into Lebanon
 3. Garden District
2. Road Design
 1. State Route 63
 2. State Route 741

TRADITIONAL NEIGHBORHOOD



SUBURBAN SPRAWL

Think Like a Planner

Streetscape Design



Placemaking



Detailed Master Planning



Conceptual Master Planning

