

CITY OF BROOKVILLE COMPREHENSIVE LAND USE PLAN UPDATE

Every so often, communities take a step back and look at where they have been and where they want to go. Brookville has begun this process of updating their comprehensive plan to investigate what the community could possibly look like in 25 years. The plan recommends development of places as Brookville continues to expand. The Arlington Road Interchange area and the vacant area next to Golden Gate Park, south of Lewisburg-Salem Road, as well as enhancement around the downtown area, offer the community an opportunity to make itself unique. Residential expansion should compliment these places which would allow the city to grow while holding onto the small town charm that makes it such a neat place.



Residential Low Density

- Represents a category from the Perry Township Comprehensive Plan.
- Residential and related uses at a density not exceeding an equivalent of one and one-half (1-1/2) units per acre.
- Significant preservation of open space and natural features recommended.



Residential Med Density

- Residential and related uses at a density not exceeding an equivalent of three(3) units per acre
- Significant preservation of open space and natural features recommended



Suburban Residential

- Platted residential neighborhoods composed primarily of single-family dwellings.
- Somewhat more dependent on vehicular transportation.
- Accommodation of pedestrian and bicycle transportation to key destinations in the community will remain an important design feature.



Local Business

- Represents a category on the Clay Township Comprehensive Plan.
- Includes smaller retail & commercial uses that support the local Township population.
- Generous buffering and screening are recommended to protect residential areas in close proximity.



Commercial Activity Center

- Medium-scale commercial development accessible to multiple neighborhoods via auto, foot or bike.
- A major destination for the entire community.
- Uses distinctive urban design style, and unique streetscape.
- Offers goods and services for the community and its surrounding residential market.



Convenience Center

- Smaller scale commercial development.
- Non-auto access encouraged while still providing small scale off-street parking.
- Intended uses such as convenience groceries, dine-in restaurants, laundries, offices and personal services.



Downtown Transition

- Older structures or vacant properties on the fringes of historic downtown.
- Retrofitting or rebuilding these properties to be compatible with both the downtown and the older residential sections of town is recommended.
- Institutional uses serving the community should be encouraged.



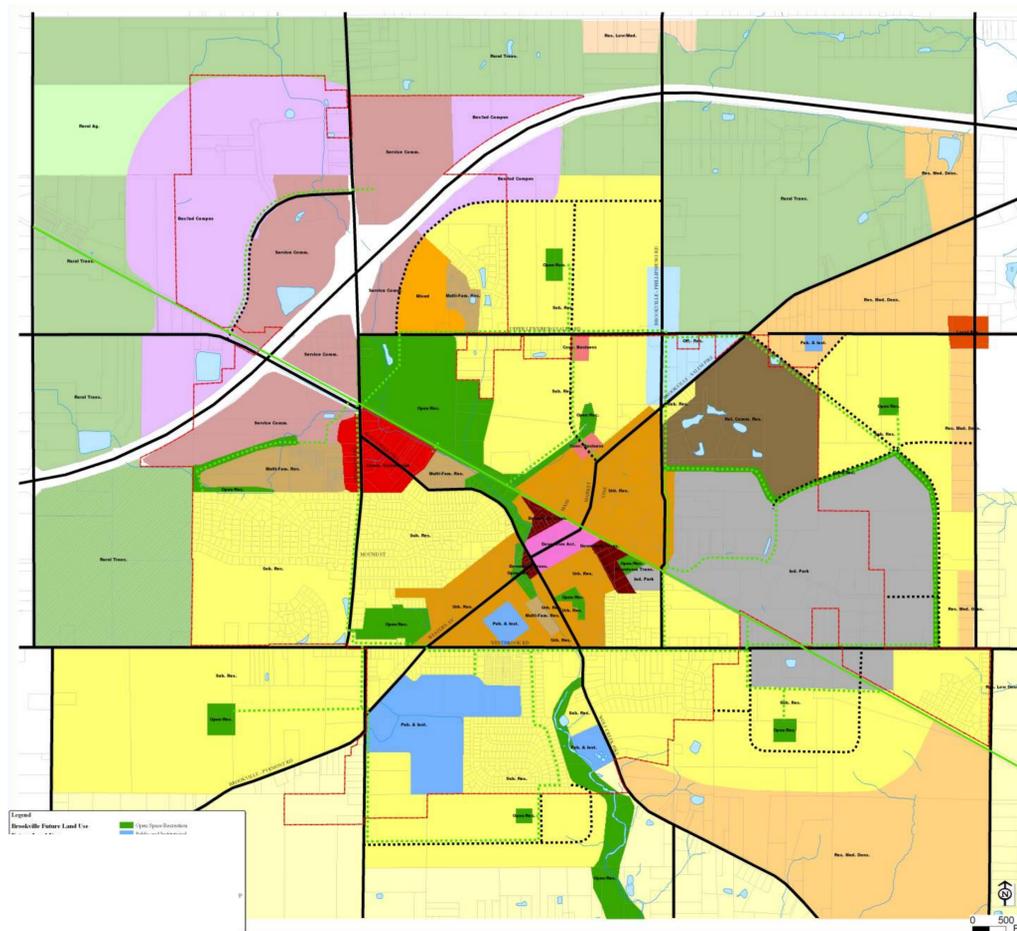
Greenways and paths

- Greenways and paths that link tearious areas of the community together into a unified open space pedestrian and bike system.
- With the Wolf Creek Trail immediately adjacent to downtown, the core of this system is already centrally located within the community.
- Connection to major shopping and employment centers will provide transportation choices to residents.



Open Space

- Areas that provide both active and passive recreation for people throughout the community.
- Includes a system of large community parks and small neighborhood parks.
- Also protects natural resources and unique environmental areas such as floodplains and woodlands.



Multi-Family Residential

- New high-density residential uses will be encouraged only within the mixed use designation.
- Existing multi-family developments are currently found in areas where they function as a transition between lower density residential areas and more intensive uses.



Retirement Community

- Institutionally-oriented retirement community being developed within the large community.
- Connection to the overall community pedestrian and bicycle network and compatible recreation facilities should remain an important design feature.



Public Facility

- Used for public and private institutions for schools, local, state and federal government facilities and other community-serving institutions.
- Uses within should be distributed community-wide.



Downtown Activity

- Original center of the community.
- Contains compact arrangement of small scale service, retail and office uses together with financial, governmental, and some residential uses.
- Future development should be compact, walkable, and architecturally distinctive.
- Conforms to historic patterns of scale.



Office-Residential

- Mixture of residential, small-scale office and professional service establishments.
- It is intended the conduct of uses not generate a great amount of traffic and noise detrimental to adjoining residential neighborhoods.



Biz/Industrial Campus

- Adjacent to I-70, and relatively isolated from residential areas.
- Appropriate for distribution, small to medium-sized manufacturing, recreational/destination activities.
- Inappropriate for the in-town thoroughfare system.



Hospitality and Service

- South side of the I-70 interchange should remain a more traditional hospitality center.
- North of the I-70 interchange should be developed with a high-quality community gateway concept including office employment and hospitality retail uses.



Limited Industrial

- Compatible mix of light industrial, office and service.
- These areas have a use intensity that is more compatible with other land uses in the community than Business/Industrial Campus areas.
- Buildings should be at a scale complementary to surrounding land uses.



Mixed Use

- Areas between existing land uses of different intensities where a mix of uses can provide a suitable transition or buffer.
- New development in these areas should only be developed using an overall master site plan.
- Good urban design should be emphasized.



Urban Core Residential

- Comprised primarily of single-family dwellings at a density around five(5) dwelling units per acre.
- Avoids the cul-de-sac and alleys are often used for access.
- The ongoing maintenance and rehabilitation of the existing housing stock should be emphasized.



Agricultural

- Represents a category from the Clay Township Comprehensive Plan.
- Preferred uses in these areas include agriculture and related uses, with only minimal residential uses.



Rural Transition

- Represents a category from the Clay Township Comprehensive Plan.
- Preferred uses in these areas include agriculture and related uses, with only minimal residential uses.



Ag Easement Overlay

- Areas participation in Ohio's agricultural district program and/or possessing existing agricultural easements.
- Prime farmland currently within farmland protection programs.
- Properties are included within this overlay which utilize only the Current Agricultural Use Valuation program and neither of the two farmland protection techniques mentioned above.