

LITTLE MIAMI SCHOOLS

Little Miami Local Schools is participating in a committee to develop a Hamilton Township Land Use Plan. Patrick Dubbs, Director of Administrative Services represented Little Miami Schools. The next meeting will be Tuesday, February 22nd 6:00 pm – 7:30 pm at the Hamilton Township Building on St. Rt. 48.

What is a Land Use Plan?

By definition, a Land Use Plan is a coordinated composite of information, ideas, policies, programs, and activities related to existing and potential uses of land within a given area and frequently the key element in a comprehensive plan for an area under development for public and private land uses, such as residential, commercial, industrial, recreational, and agricultural activities.

A land use plan is a long-term, generalized guide for future development. However, be advised, that a land use plan is **not** an inflexible or rigid pattern for future land use. Also, a land use plan does not anticipate all the new ideas and new opportunities that may arise over the next 20 or so years. Indeed, a land use plan *cannot* foresee all the ideas that may occur in a municipality. In recognition of the hopeful fact that *good* ideas may occur, a land use plan accommodates flexibility while emphasizing the importance of reliable mechanism for evaluating unanticipated proposals.

According to the 2004 edition of Ohio Planning and Zoning Law, a Land Use Plan is an element of a Comprehensive Plan. It is an element that establishes the policy framework to guide the administration of the zoning ordinance and to help in citing future major public and private facilities. It contains inventories and an analysis of existing land uses and provides projection of future land use needs based on an economic and/or demographics studies. A Land Use Plan includes objectives, policies, and standards or criteria to guide the spatial arrangement of projected future land uses as well as a land use plan map showing generalized future land uses, thus matching locational criteria and projected land-use need with land supply.

Two major issues to keep in mind when dealing with a Land Use Plan:

1. *The land use element is the minimum functional plan element included in a comprehensive plan.*
2. *A land use plan does not include the following items that a comprehensive plan would include: infrastructure (water, sewer, & roads), economic trends & development.*

Hamilton Township Land Use Plan Update

January 10, 2005

Introductions of Committee Members / RPC Staff (6:00 pm)

What is Land Use Plan?

Local Land Use Planning History

Proposed Process / Timeframe

Schedule of Committee Meetings

Questions / Answers

Adjourn (before 7:00 pm Township Zoning Commission Meeting)