

**Policies and Recommendations**

The present zoning passed as of January 2004 protects Camp Washington properties from conflicting land uses for the long term. It is therefore the recommendation of the Redevelopment and Marketing Plan that most areas of the business and residential districts be maintained as CC-A for the commercial and mixed-use residential development. The limited zoning changes is due to the highly participative zoning process conducted on a City wide basis which included the Camp Washington Community Board and residents' input and recommendations for the future of their community. The selective changes of use (if any) in the target redevelopment areas will assist in the revitalization of the Camp Washington Neighborhood Business District on a comprehensive and rational basis.

As indicated in the Redevelopment and Marketing Plan, businesses which deal in goods for the industrial and residential sectors should be located on Colerain Avenue between Hopple Street and Township Street and that more diversified, retail oriented businesses be located on the north side of Hopple Street. To assure compatible uses and to promote and protect this type of investment it is recommended that these areas be maintained as CC-A for commercial and residential uses.

The following zoning commendations are:.

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1. The area north of Hopple Street which is presently zoned CC-A has been changed based on the rezoning from the previous M-2 to CC-A encouraging restaurants and retail including the proposed 20,000 sq.ft. development which includes the new 5<sup>th</sup> 3<sup>rd</sup> branch bank building to locate near the I-75 interchange.
  2. The area between Hopple Street south to Township along Colerain Avenue has already been changed from its present MG to a CC-A zone. This change will create approximately 4 buildings of nonconforming use. While these non-conforming uses can remain until a change of ownership occurs, the future use would be restricted to the CC-A zone requirements. The purpose of maintaining this Commercial zone would be to encourage smaller retail businesses dealing in goods required by both the residential and industrial population of the area.

The CC-A zone encourages stores and housing which generate pedestrian activity while discouraging warehousing and auto related businesses which would disrupt the continuity of Colerain Avenue and add little to the vitality of the NBD.

3. To further protect the residential area it is recommended that the SF-2 zone located on the west side of Henshaw Avenue between Rachel Street on the north and Township Street on the South be maintained. This would protect the area from being used as an MG zone.

4. The area along the east side of Colerain avenue between Stock Avenue and Bates Alley which is presently zoned SF-2 should be maintained. This would encourage residential use while still permitting some infill residential uses in the area.
  
5. Though not within the boundaries of the Redevelopment area, this Target marketing plan supports the future extension of the residential area, which currently exists southwest of the Hopple and Colerain intersection from Henshaw to I-75 north to Hopple Street to protect the integrity of this residential area.

The new zoning, if implemented, would focus development investment in the proper areas and would allow owners to identify the potential uses of the properties adjacent to theirs. The recommended strategic developments will provide a rational plan for the area encouraging stability and growth for the respective land uses in Camp Washington.