

Village of Greenhills



MAY 21, 2009

The Greenbelt: finding the common ground



- ✦ **Historic Identity**
- ✦ **Zoning**
- ✦ **Ownership**
- ✦ **Preservation**
- ✦ **Economic development**

Background Information



Quick Facts



- **The Village of Greenhills extends over 807 acres or 1.23 square miles**
- **Density of 3.3 people per acre**
- **The Village, incorporated in 1938, is surrounded by a preserved green space –greenbelt- that occupies 30% of the community’s land**
- **There is less than 1% of developable land vacant**

VILLAGE OF GREENHILLS

Greenbelt Land Use

Legend

Outline Lines of Best Interest

- Buildings
- Greenbelt

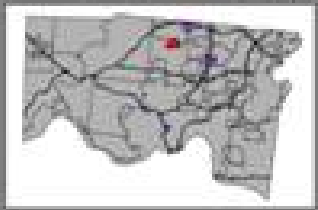
Land Use

- Education
- Institutional
- Multi-Family
- Parks and Recreation
- Public / Semi-Public
- Public Offices
- Single Family
- Stores

Source: GMS, Village of Greenhills



This document is intended for informational purposes only. It does not constitute a contract or any other legal instrument. The information contained herein is subject to change without notice. For more information, please contact the Village of Greenhills Planning Department.



The Greenbelt G-1 Zoning District



- Extends over approximately 270 acres (30+% of the Village's land area) and includes the following land uses: Parks & Recreation, Public-Semipublic, Institutional, Educational, and Vacant
- The greenbelt is made of numerous parcels many of them privately owned

The Greenbelt G-1 Zoning District



- **the G-1 district is to remain a green open space, except for the following purposes:**
 - Public park reservation and playgrounds
 - Public recreational buildings
 - Allotment gardens, farms, nurseries and gardens
 - Public utilities
 - Bus passenger stations
 - Signs erected by public authority of an educational or directional nature for the welfare and convenience of the public
 - Ord. 211. Passed 8-2-49

The Greenbelt G-1 Zoning District

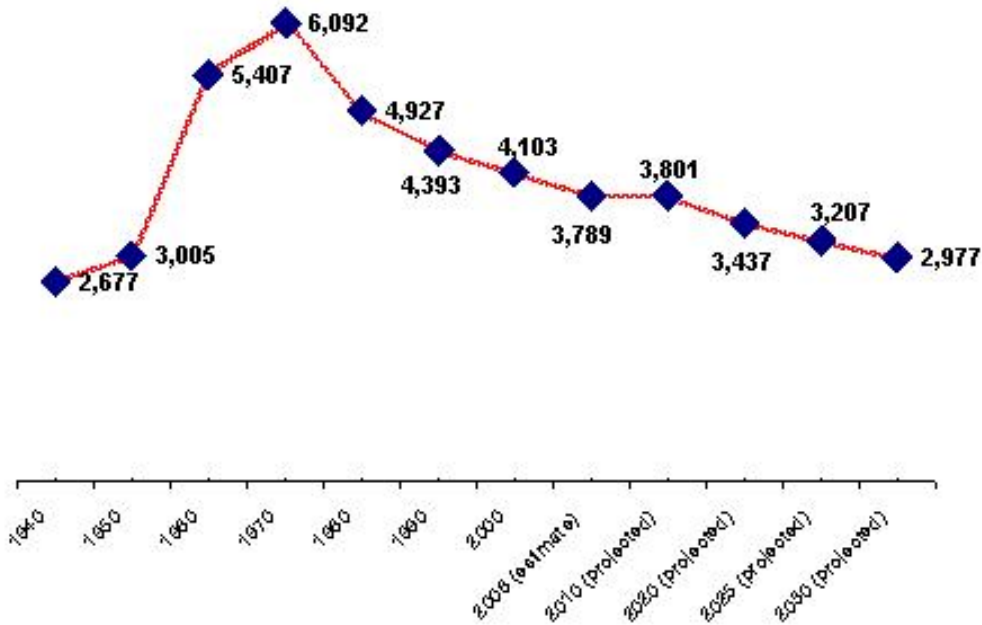


- In a G-1 district no building shall be erected or altered to exceed 25 feet or one story in height
- Unoccupied towers are excepted
- In order to develop in the greenbelt, it requires the matter to be put in the ballot. The Baptist Church at the corner of Winton Road and W. Sharon Road filed a suit against the Village and won the right develop in its property which is located in the greenbelt

Population



Greenhills Population Trend 1940 - 2030



Source: U.S. Bureau of Census

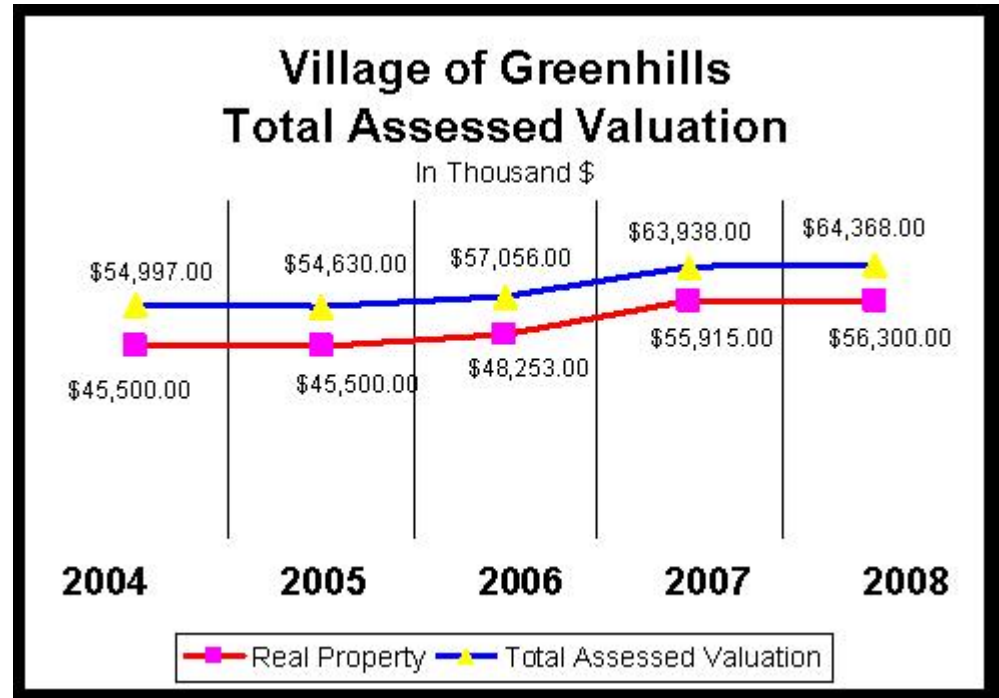
Note: 2008 Population Estimate produced by the U.S. Bureau of Census. Population Projections using REMI Model produced by the Hamilton County Regional Planning Commission.

Greenhills – Total Assessed Valuation



Land Uses	Percent of Assessed Valuation of Real Property
Residential	90.30%
Commercial/Industrial	9.70%
Public Utility	0
Agricultural	0
Undeveloped	0

Source: Courty Auditor



Source: Official Statement \$2,195,000 village of Greenhills Ohio Various Purpose Bonds, General Obligation (Limited Tax) Series 2008. Page 21

Note: approximately 20% of the Village's area is used for governmental (including schools, and parks) and other tax-exempt purposes.

Ten Largest Property Tax-Payers



Real	Assessed Valuation
Samuel Huttenbauer, Jr	\$1,074,750
Combined Tech Inc	936,670
Crystalwood Real Estate	934,340
Johnny's Toy shop Inc	496,200
John Ralston Swallow	316,020
Timothy w. Price	309,150
Five-O-Property	258,110
Potterhill Homes LLC	227,360
Humphrey Family Trust	162,640
Public Utility	
Duke Energy Ohio Inc	\$1,522,270



Ten Largest Employers in the Village of Greenhills

Company	Type of Business	Approximate Number of Employees
Winton Woods City Schools	Public Education	405
Alois Alzheimer Center	Nursing Home (Alzheimer's)	139
Wm. Royce/ Riley's	Restaurant Catering	125
Combined Technology	Commercial radios/ pagers	101
Cincinnati Bell	Communications	86
Duke Energy	Utilities	81
Village of Greenhills	Municipal Government	70
SIS Catering	Banquet Hall	19
American Legion Post 530	Non-profit	18
Dolgencorp	Retail Store	17

Source: Official Statement \$2,195,000 Village of Greenhills, Ohio Various Purpose Bonds, General Obligation (Limited Tax) Series 2008. Page 16

Preliminary Identification of Sites with Potential for Redevelopment and Area with Potential for Incorporation

