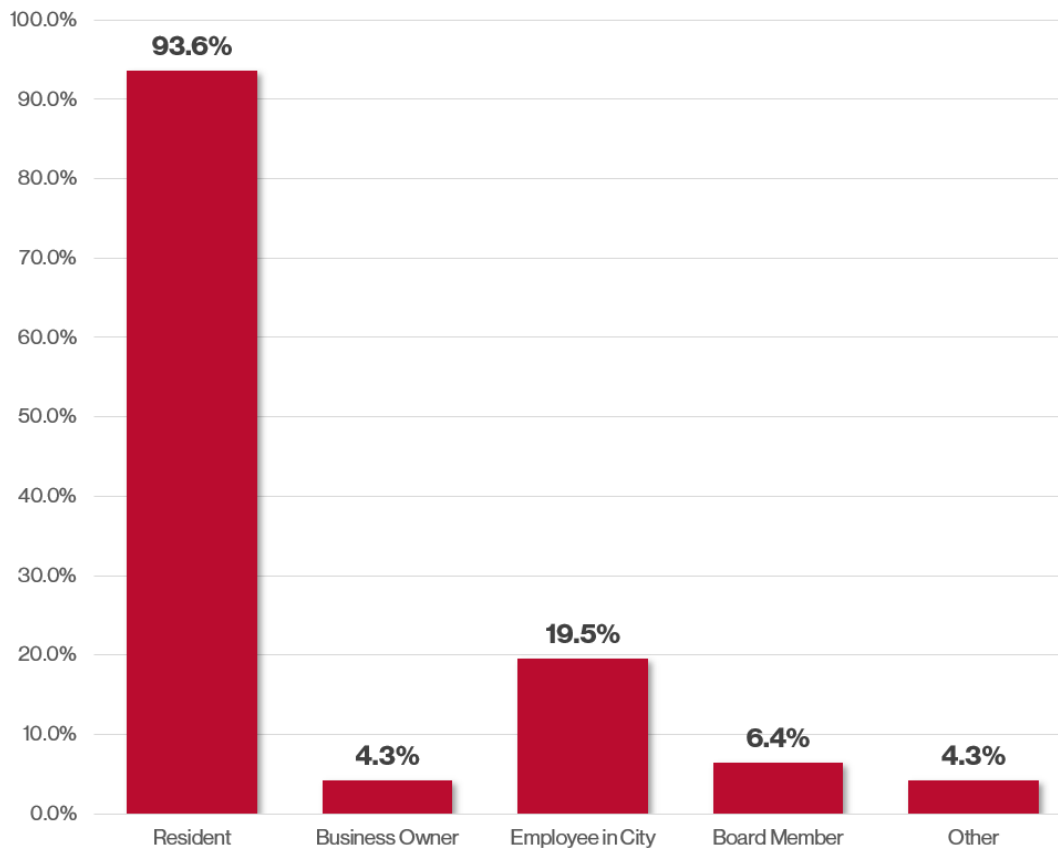


The purpose of this report is to provide a summary of a series of three surveys completed in the Spring of 2020 as part of the Sharonville 2030 Zoning Code Update. The following summary includes the responses given as well as any comments. The comments are as provided in the survey with only minor edits for typographical errors.

Zoning Survey #1

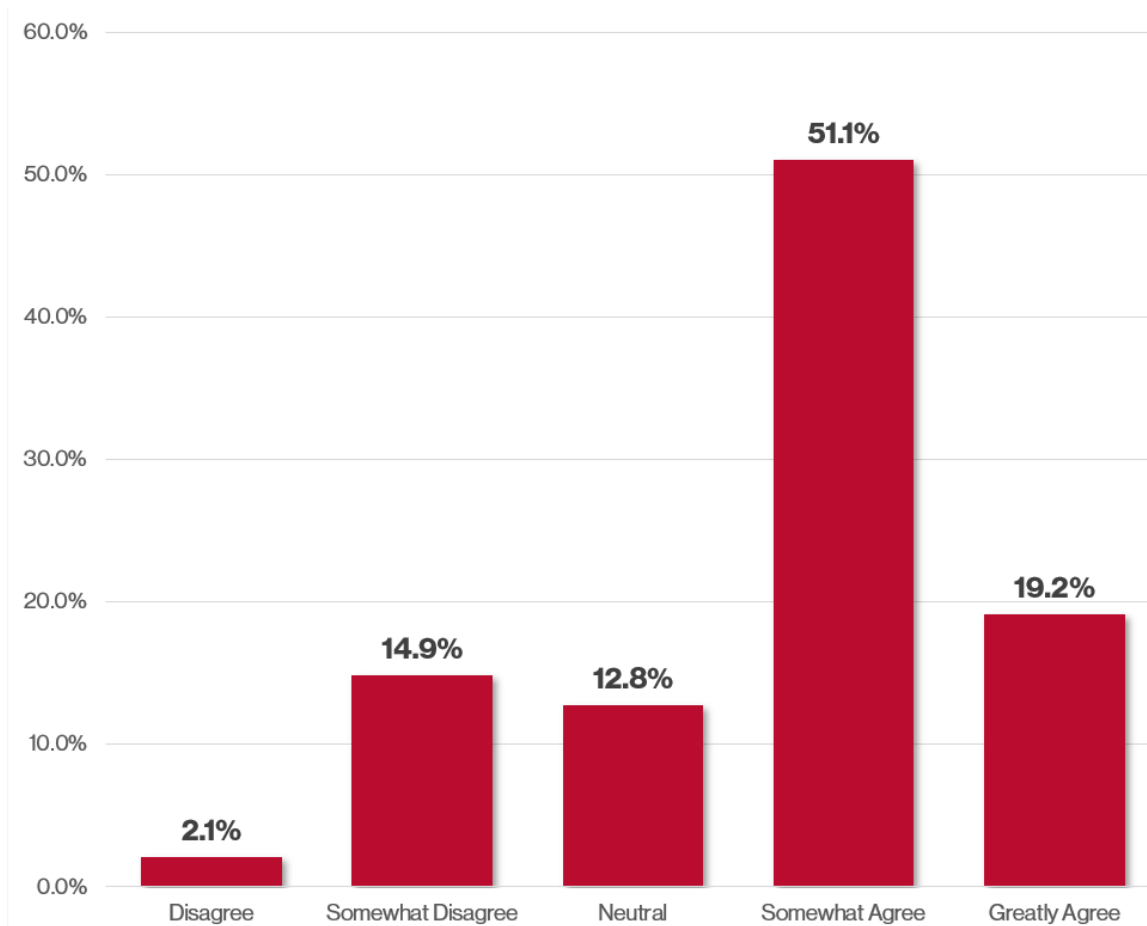
Question 1: Tell us about your relationship to the City of Sharonville. Check all that apply. 47 Responses



“Other” Responses

The “other” responses included a former elected official and a member of the Sharonville 2030 Steering Committee.

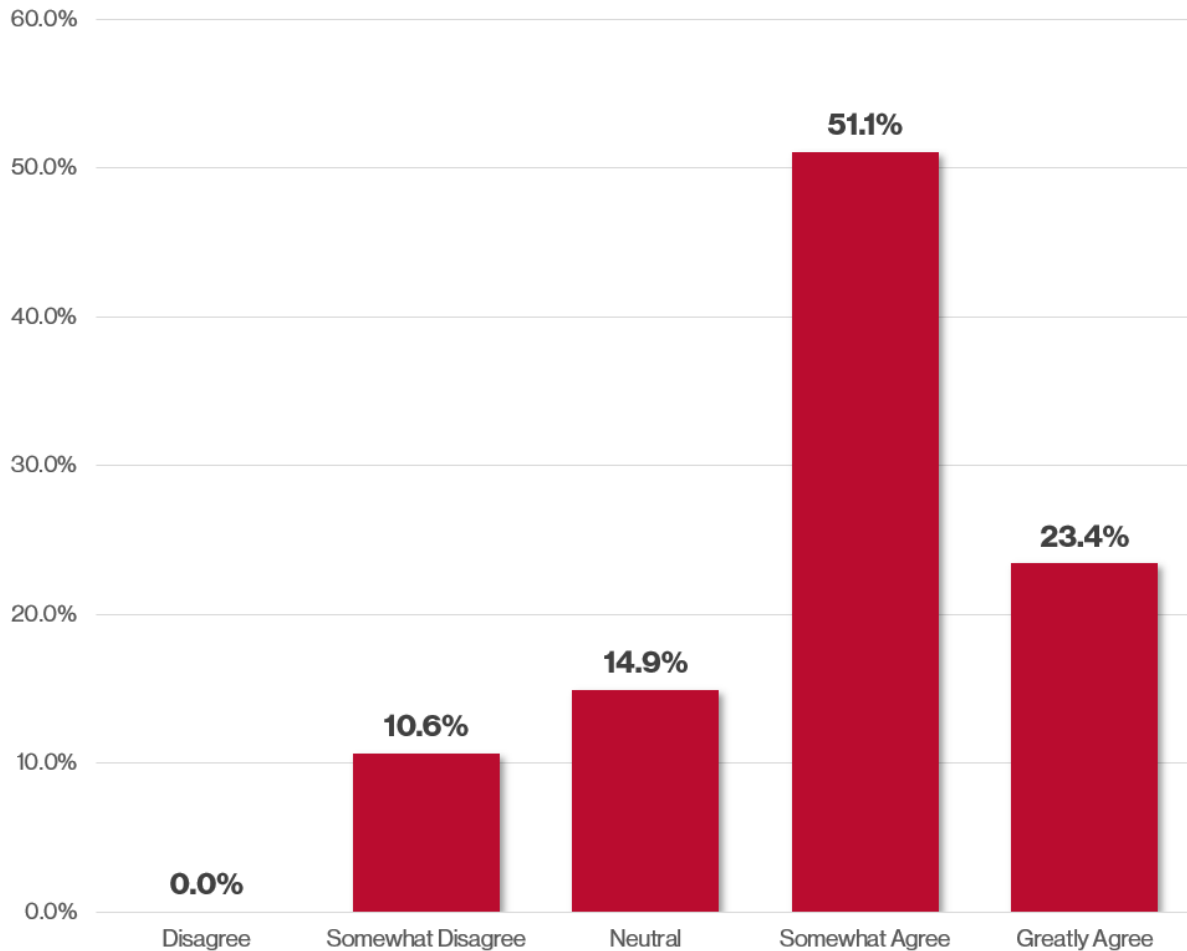
Question 2: How much do you agree with the statement that "the City of Sharonville should substantially increase the design standards for the construction of any new buildings (architecture, landscaping, site design, etc.)." 47 Responses



Comments:

- Downtown and major corridors should have better standards for design - signs, landscaping, building materials should all be considered.
- Question is very broad as appears to cover any type-residential, commercial and/or industrial so my answer would be more specific depending on building type.
- This depends on the location. Some of our areas are looking pretty run-down. We don't need them looking worse. You guys have been doing a great job in the loop and Northern Lights areas.
- While "Greatly Agree" would be my preferred answer, I'm concerned that setting too high a bar would limit the number of businesses willing to make the investment.
- This is difficult to agree or disagree with not knowing the current standards.
- For a consistent townscape, but not to a degree that it prevents needed building.

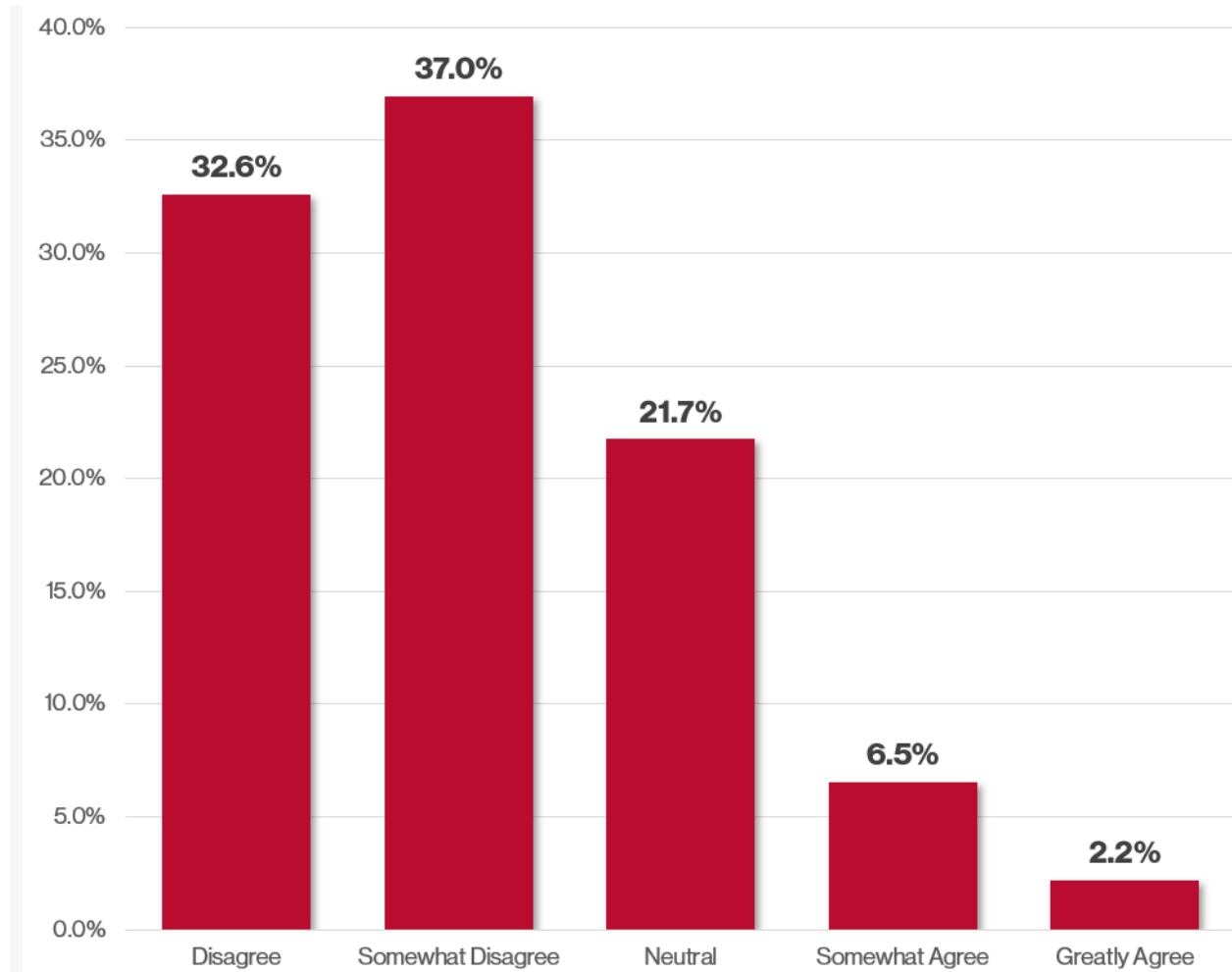
Question 3: How much do you agree with the statement that "the City of Sharonville should enact minor enhancement to current design standards for new buildings in order to create clear and more predictable standards." 47 Responses



Comments:

- I find this survey question is redundant.
- This is difficult to agree or disagree with not knowing the current standards.

Question 4: How much do you agree with the statement "the City of Sharonville should reduce the amount of design standards for new buildings." 46 Responses – 1 Skipped



Comments:

- We lack design standards to begin with.
- I find this survey question is redundant.
- This is difficult to agree or disagree with not knowing the current standards.



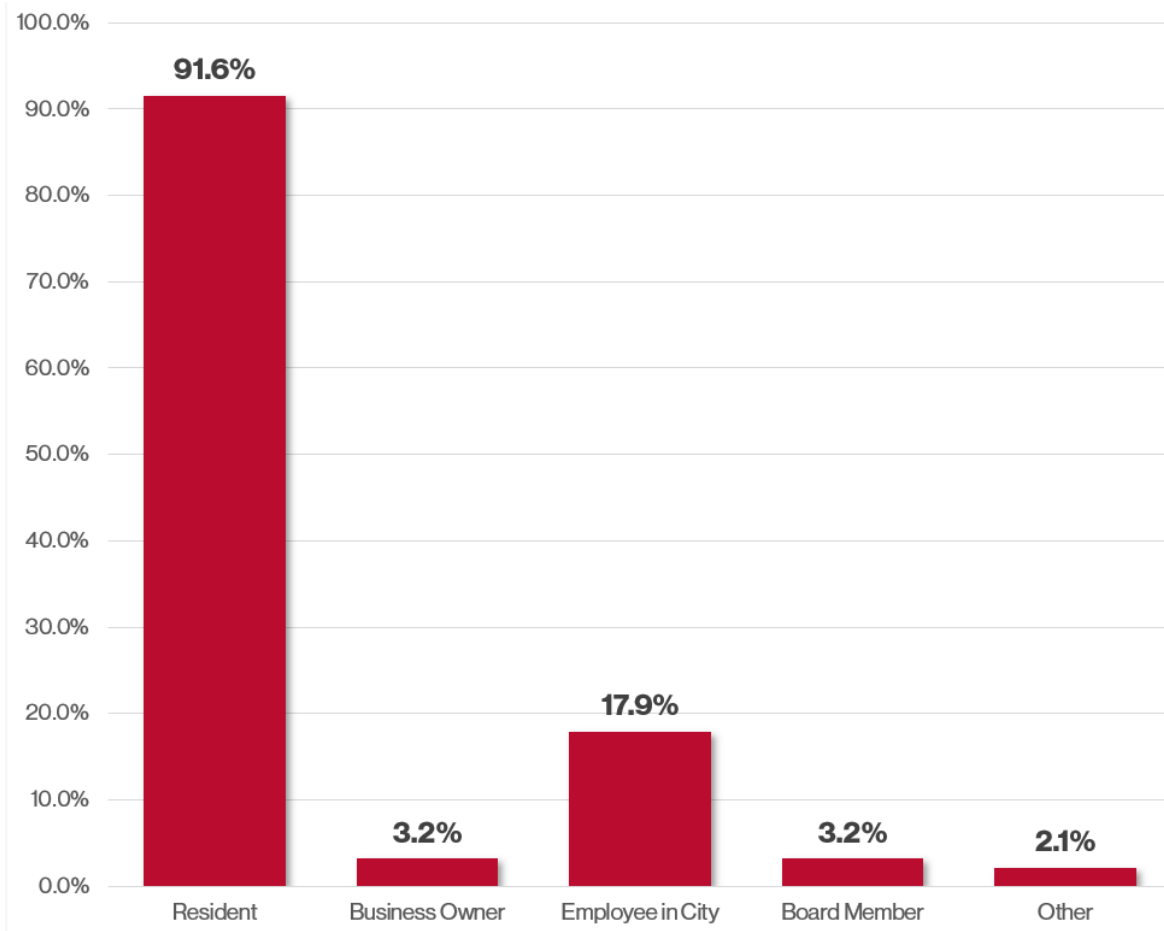
Question 5: Do you have any general thoughts or ideas on what the City of Sharonville should do to help modernize the City's land use regulations?

Comments:

- No
- Enforcement of property maintenance standards will go a long way. Vacant buildings (especially on US 42) are an eyesore.
- Eliminate one-way streets, place power/utility lines underground.
- Add more mixed use. Change some areas to reflect what they are becoming or in some cases a higher use. Improvements to transportation improvements to bike/pedestrian improvements to recreation.
- Just have existing land and businesses keep them clean and neat.
- Sidewalk on Rt 42 from Fields Ertel to Kemper
- Define modernization
- Need Reading Rd and 42 fix the traffic on these roads. I live on Lebanon Rd and @2:00 to 6:00 you have a very hard time getting out of your driveway.
- Since I am not familiar with the current ones, I do not feel qualified to respond to this question.
- Keep up with the beautification grants! They're working! Maybe give the hooka lounges the boot.
- Zoning laws need to be reviewed and upgraded on a regular basis to accommodate the needs of the ever-changing business community. Available land in Sharonville is constantly increasing so it is imperative that existing zoning codes can accommodate a multitude of business needs or the ZBA or other avenues can be used to quickly address needs of potential land use
- No
- None at this time
- Clean up residential neighborhood, boats and campers in yards, unlicensed and inoperable cars in driveways, commercial vehicles parked on streets in residential neighborhoods. Houses with dumps in rear yards
- I think that dictating green space and building heights are important but limiting materials of buildings would be a negative.

Zoning Survey #2

Question 1: Tell us about your relationship to the City of Sharonville. Check all that apply. 95 Responses

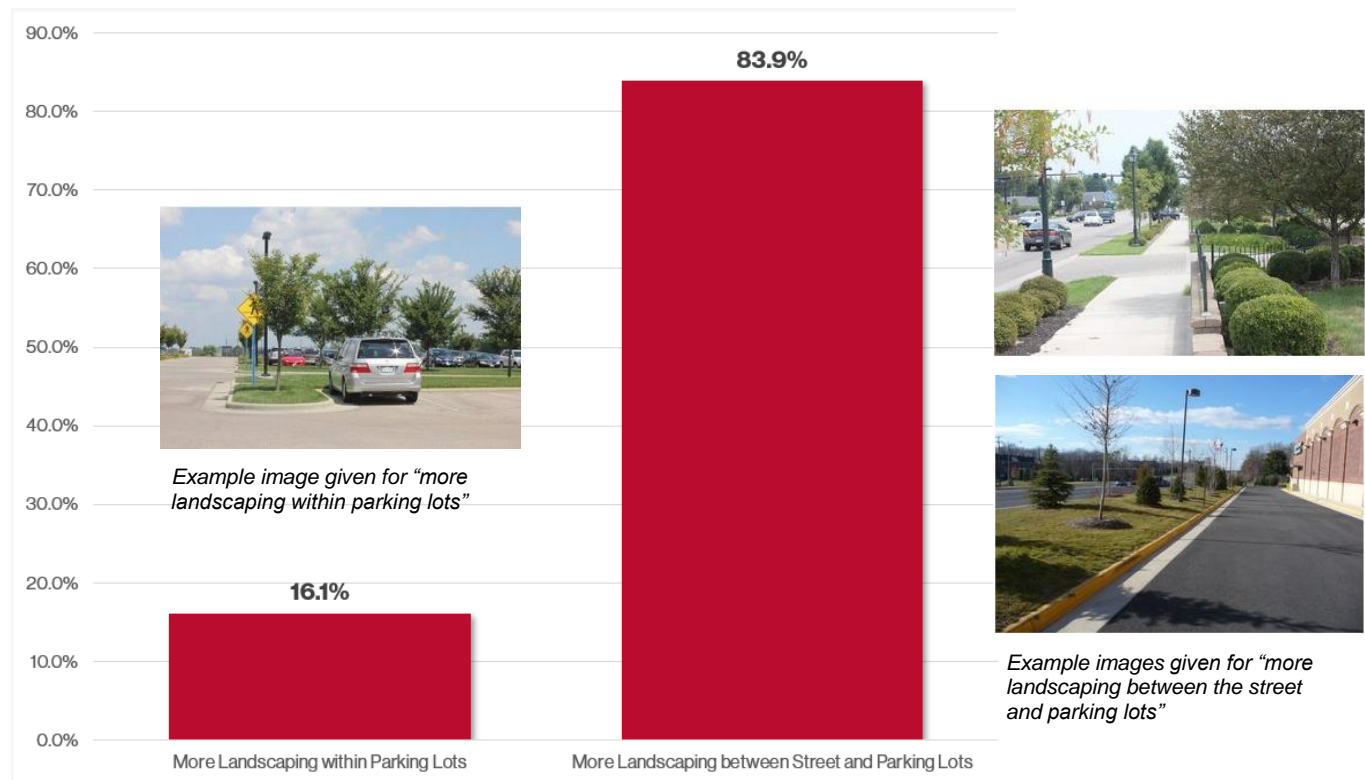


“Other” Responses

The “other” responses included a person who grew up in Sharonville and a member of the Sharonville 2030 Steering Committee.

Question 2: For parking lots that contain a lot of pavement, would you prefer to see more landscaping scattered throughout the parking lot or more landscaping between the parking lot and the street? 93

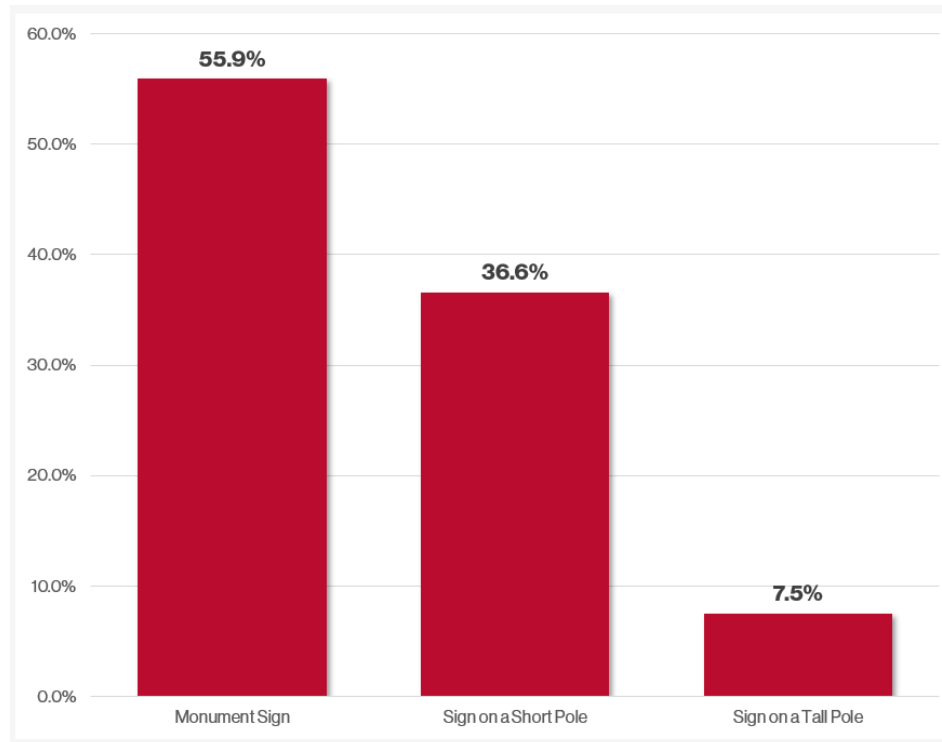
Responses – 2 Skipped



Comments:

- Both. Whatever is the most logical to reduce heat storm water.
- More landscaping in any way is always good!
- I would actually rather see sidewalks rather than more money spent on landscaping
- Greenery makes such a difference it can be easy to maintain
- If want to park in the shade and reduce runoff.
- Landscaping scattered throughout the parking lot would eliminate parking spaces.
- Don't care. Is the city (its citizens) going to pay for required changes?

Question 3: Which of the following three sign types/designs do you like best? 93 Responses – 2 Skipped



Example image given for a monument sign

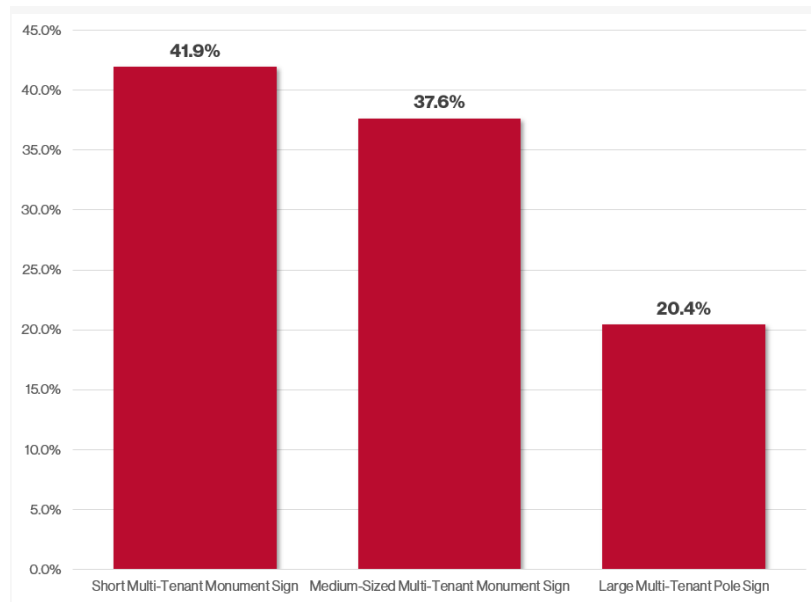


Example image given for a sign on a tall pole



Example image given for a sign on a short pole

Question 4: Which of the following four multi-tenant sign types/designs do you like the best? 93 Responses – 2 Skipped



Example image given for a short multi-tenant monument sign



Example image given for a medium-sized multi-tenant monument sign

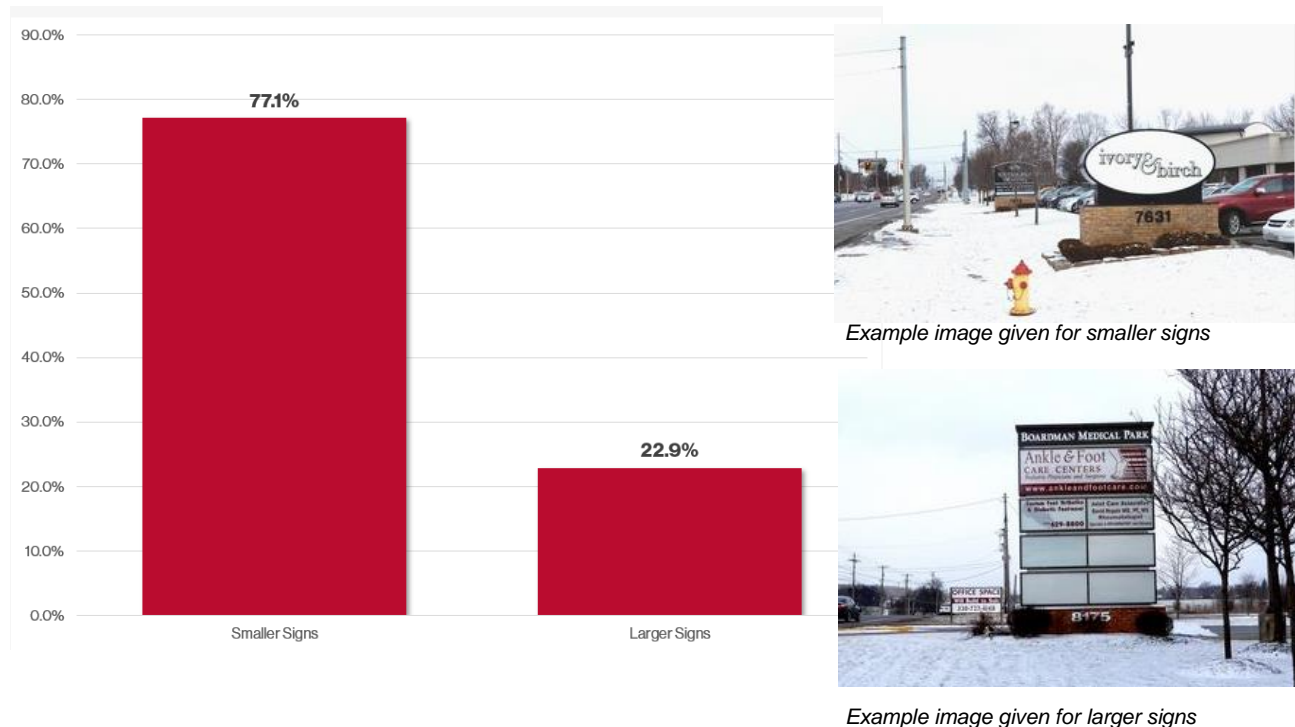


Example image given for a large multi-tenant pole sign

Comments:

- I like the smaller signs, but the tall option makes the actual signage/information much easier to see and read.
- Setback from roadway needs to be sufficient so traffic visibility is not impeded for cars entering or exiting at the business.
- Whatever is easiest to read and indicates where to enter for those businesses
- Monument signs, short or medium, and the landscaping around them need to be kept back from the street enough that they don't interfere with visibility when entering into traffic.
- Street number at the top of the sign is important to people unfamiliar with the area.
- You need a "No comment" response with all of these. The greatest majority of signs are appropriate for the size and type of space.

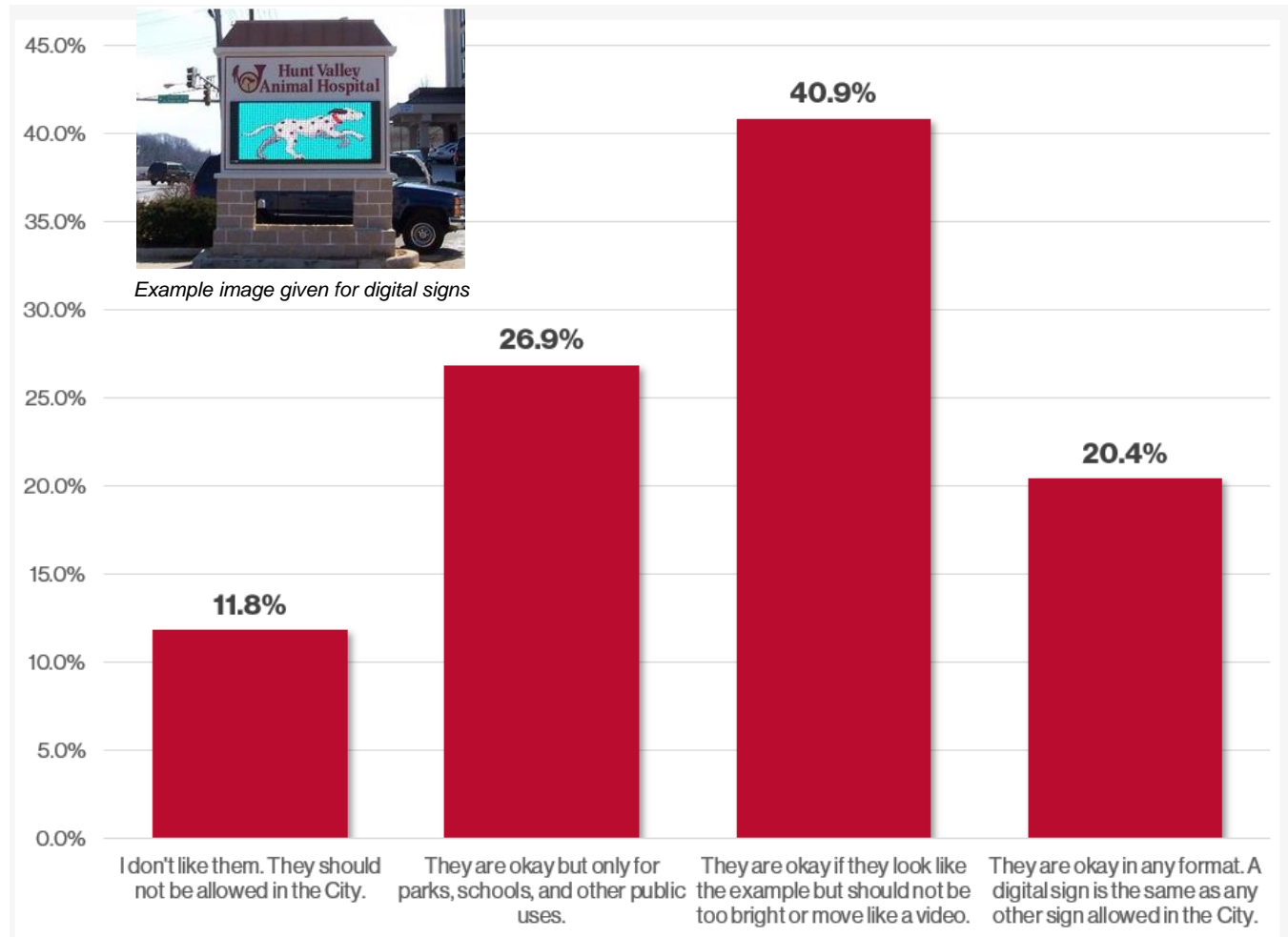
Question 5: Do you think the City should move to require smaller signs or are the current sizes appropriate, regardless of the number of tenants? 83 Responses – 12 Skipped



Comments:

- Location dependent. Slower road speeds, smaller signs.
- My take on this one is safety takes the average person to long to read all of that and drive
- I don't mind larger signs within reason. Would not want to see businesses have to change signs just because.
- Uniformity
- The question doesn't make sense with the photos.
- It's hard to find small signs!
- I think it depends.
- The number of spaces on the sign should coincide with the number of tenants. A sign with a lot of blank / empty spaces looks terrible.
- You need a "No comment" response with all of these. The greatest majority of signs are appropriate for the size and type of space.
- I think the current sizes are fine.
- If the signage is not visible it makes businesses hard to find and can even be unsafe causing traffic issues and accidents with people turning at the last minute.
- Going forward, use smaller signs. Don't require changes on existing signs unless they are doing an update.

Question 6: What is your opinion about digital signs? 93 Responses – 2 Skipped

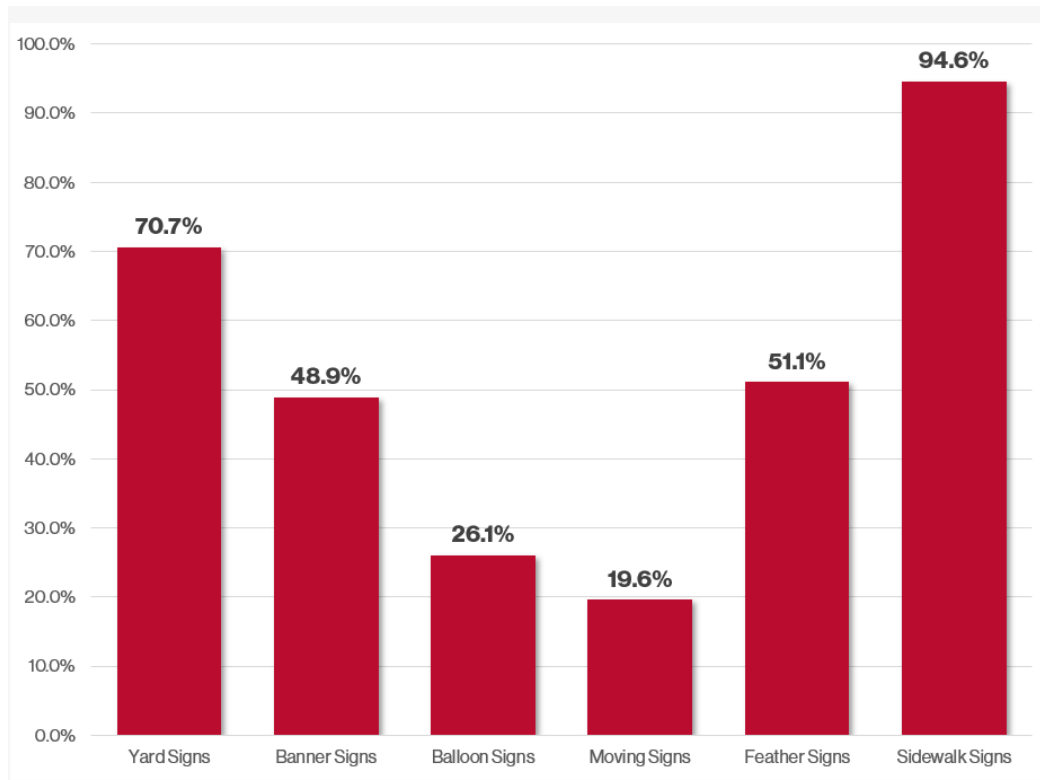


Comments:

- Size, brightness and area location need to be considered. Digital signs are not conducive to the downtown location. The newer digital sign on US 42 where the BMV is located is horrible - too bright, often not working, and is not the type of sign that should be permitted in a walkable downtown area.
- Digital signs are distracting to drivers.
- There are issues with distracting drivers.
- A digital sign along a road can create a distraction for the driver.
- Location and brightness are important to consider (especially in residential areas).
- Energy use is a concern in connection with climate change, and they should not be used anywhere that they might interfere with residential neighborhoods.
- Digital signs should not be permitted along I-75 or I-275 due to driver distraction.

- I would add that digital signs that are bright and move frequently and fast between messages are disturbing as a resident and distracting as a driver, especially at night. The sign on the office building at the corner of Cornell Rd and the north Reading/Main split is an example — it is so bright at night I think there are approaching emergency vehicles when I'm driving.
- Again, to risky
- They're too bright and can be very distracting to a driver on the road. For example, the one in Sharonville Square interferes with seeing the stoplight when approaching Reading Rd from Creek Rd
- Some restrictions should apply.
- I seriously hate the sign on the BMV building downtown. It lines up with the traffic light on Cornell and is really distracting!
- The sign at the bottom of Cornell Road is very distracting.
- Digital signs that move like a video can be distracting to drivers (trying to watch what is going across the screen).
- You need a "No comment" response with all of these. The greatest majority of signs are appropriate for the size and type of space.
- The digital sign at the bottom of Cornell, on Reading Rd is level with the stoplight and is distracting.
- In addition to my selection, I would add digital signs are fine for highway/on a tall pole use.
- Some I have seen are much too bright and are blinding in the early morning hours.
- There are a couple of digital signs in the city that are blinding at night. They are dangerous. The one on the BMV building can be seen from the top of the hill on Cornell and I cannot clearly see the traffic signal at that intersection (West bound Cornell at Reading/42) at night due to that sign behind it.

Question 7: Check the types of temporary signs that should be allowed in Sharonville. 92 Responses – 3 Skipped



Example image given for yard signs



Example image given for balloon signs



Example image given for sidewalk signs



Example image given for banner signs



Example image given for moving signs



Example image given for feather signs

Comments:

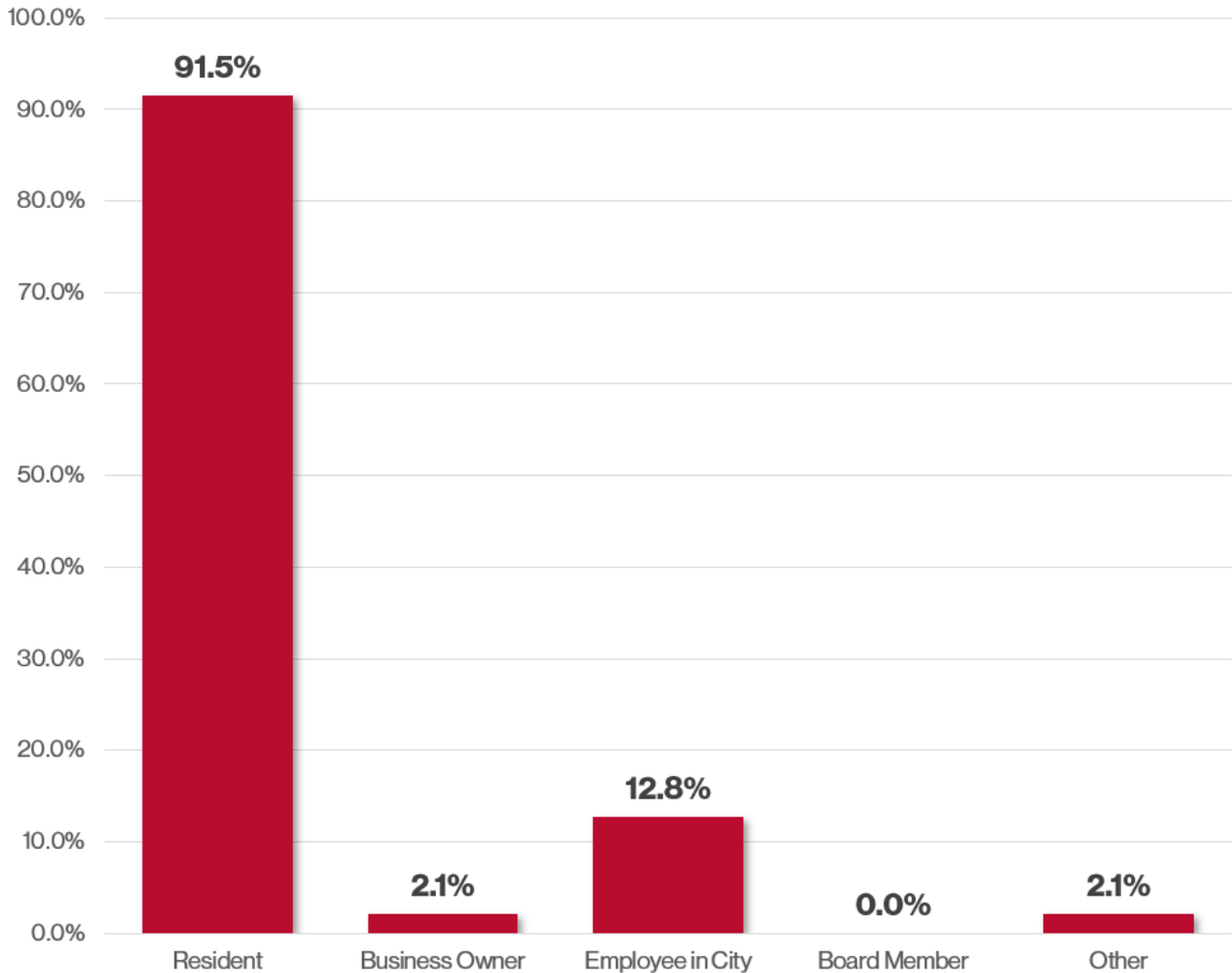
- Permit within reason. Size and number should be considered. For example, no property needs 4 feather signs with 100 feet of frontage on a 25 MPH street.
- This is tricky. As someone who works hard to increase the presence of our organization in the community, I can sympathize with and understand the need of/interest in signage.
- All should be allowed, but with a permit and a maximum time of use.
- The first 3 are tacky and unprofessional
- Yard signs should not be left up for long periods of time. Some guidelines should be put in place.
- None. They are never cleaned up...unfortunately nothing you can do about election signs
- Banners and blow up signs look super cheap. Temporary tenants.
- The temporary yard signs are a must due to all candidate signs being this type.
- You need a "No comment" response with all of these. The greatest majority of signs are appropriate for the size and type of space. Are we going to try and get in controlling 1st Amendment Rights (and businesses have them too)? I think all the signs are appropriate for their use. And how to you impose a time restriction on temporary signs? and who would enforce it? you don't enforce the restriction of political signs (Vote for me) now.
- Street facing window decal signs should be permitted.

Question 8: Do you have any additional comments regarding what the City should be doing to improve the zoning in Sharonville? NOTE: If you provided comments on the first survey, there is no need to repeat the comments as we have documented your initial feedback. Thanks!

- No
- Whichever street sign design becomes part of the zoning code should be uniform along every street.
- More sidewalks in the City connecting the neighborhoods to the loop. Sidewalks on Cornell would be wonderful!!!
- You need a "No comment" response with all of these. The greatest majority of signs are appropriate for the size and type of space.
- I think just keeping up on residents and businesses that don't keep up on the mowing and keeping the business looking neat and tidy.
- I think a city looks better with less signs and more landscaping. We have a beautiful city with nature. Focus more on nature.
- Zoning to limit the number of hookah lounges and bars within close proximity. Also zoning that does not permit "sexy gifts" shops.

Zoning Survey #3

Question 1: Tell us about your relationship to the City of Sharonville. Check all that apply. 47 Responses



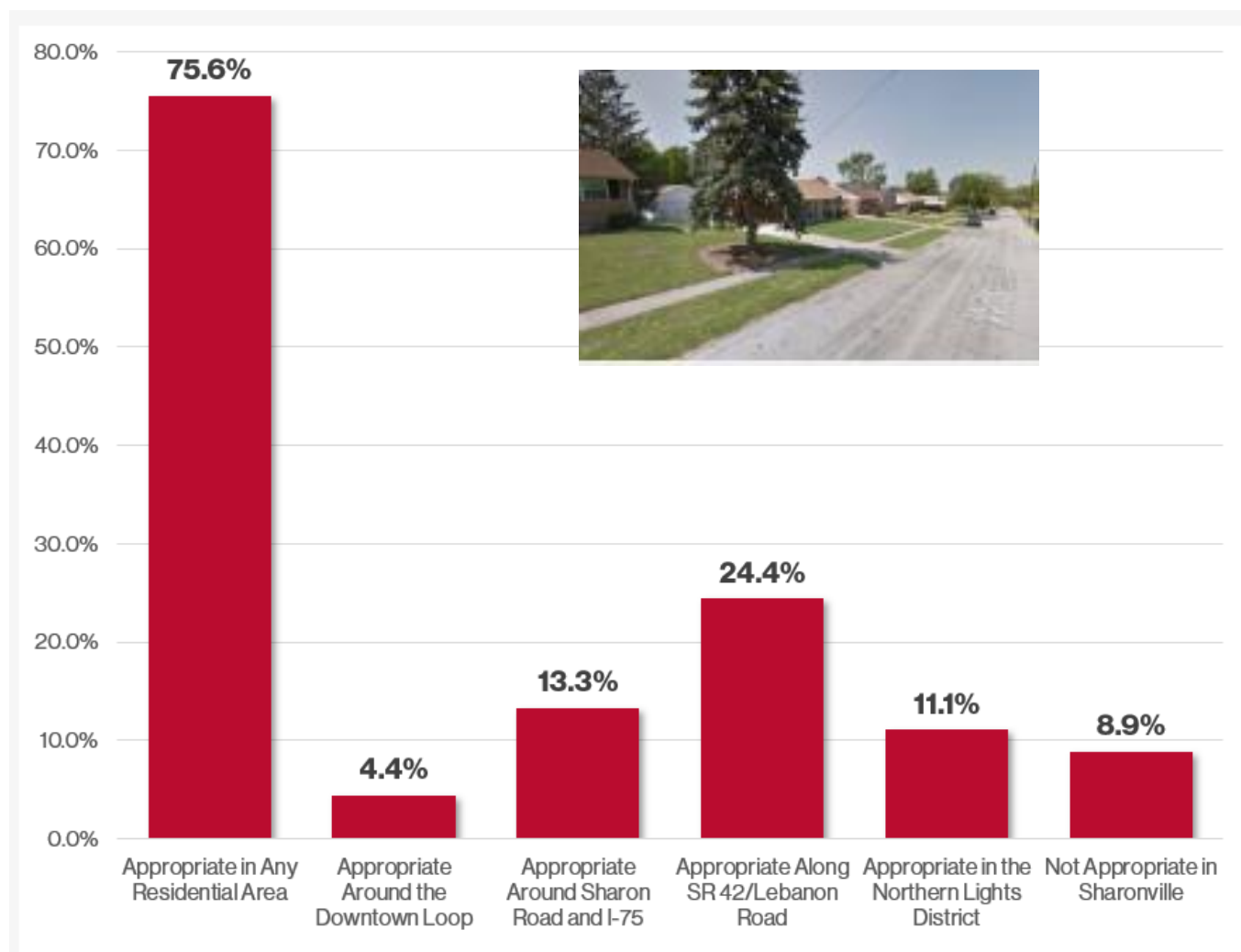
“Other” Responses

The “other” response included a former resident.

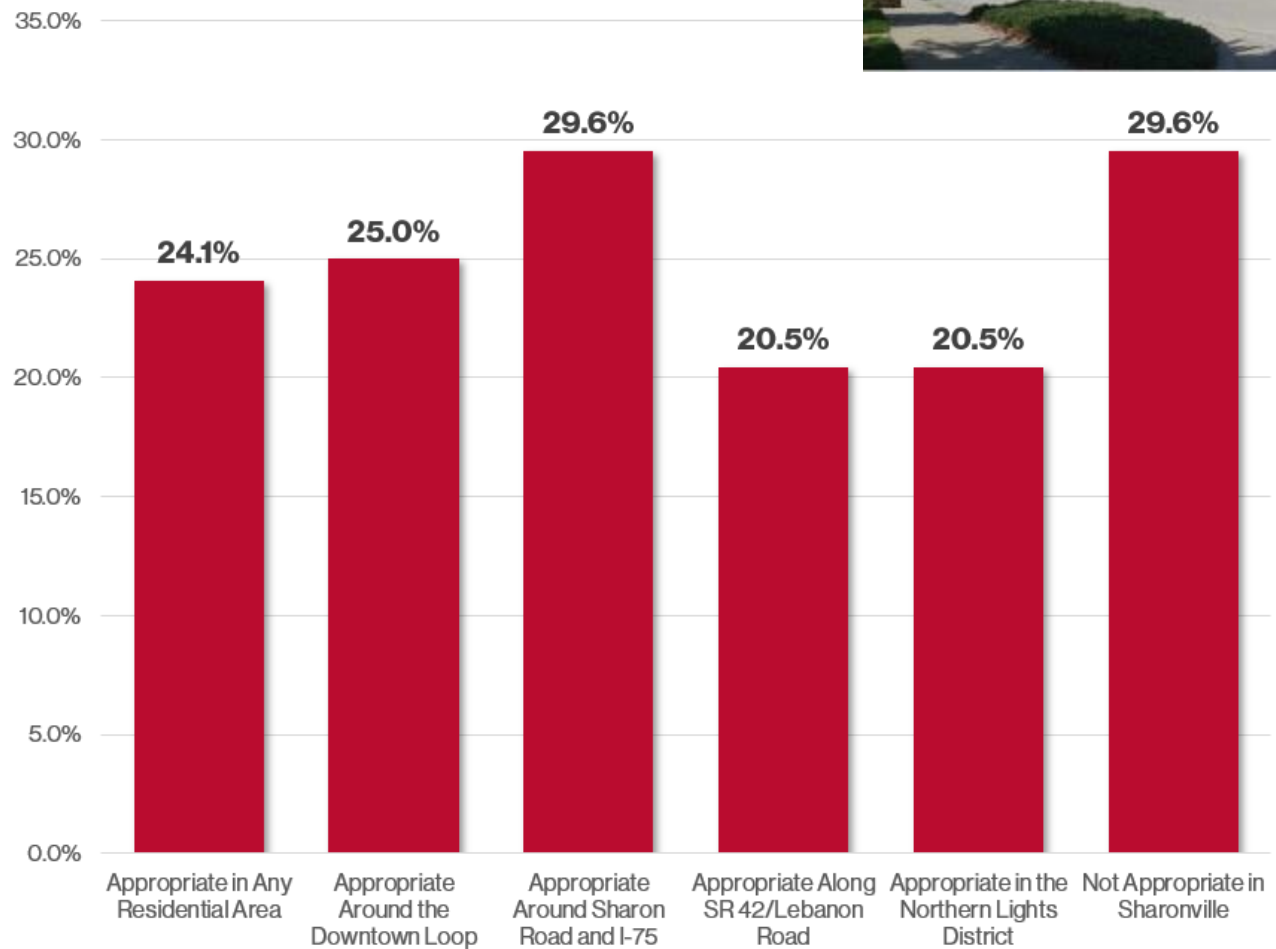
Question 2: There may be some opportunity for new, higher density housing along major corridors as part of mixed-use developments or as a buffer between single-family neighborhoods and commercial areas. Please check how appropriate each of these types of residential uses are for Sharonville and if appropriate, where. You may select multiple areas where the types of uses are appropriate.

Please note that this question included the ability to respond to images and development descriptions for a number of different types of housing in a variety of areas. For the purposes of this summary, we have included the response to each type of housing and have included the example photo used for the survey. For this reason, there are multiple charts for this question followed by a single summary of the comments. Additionally, while the 47 participants all answered this question, some opted to skip responding to individual housing types so we have identified the total responses to each housing type.

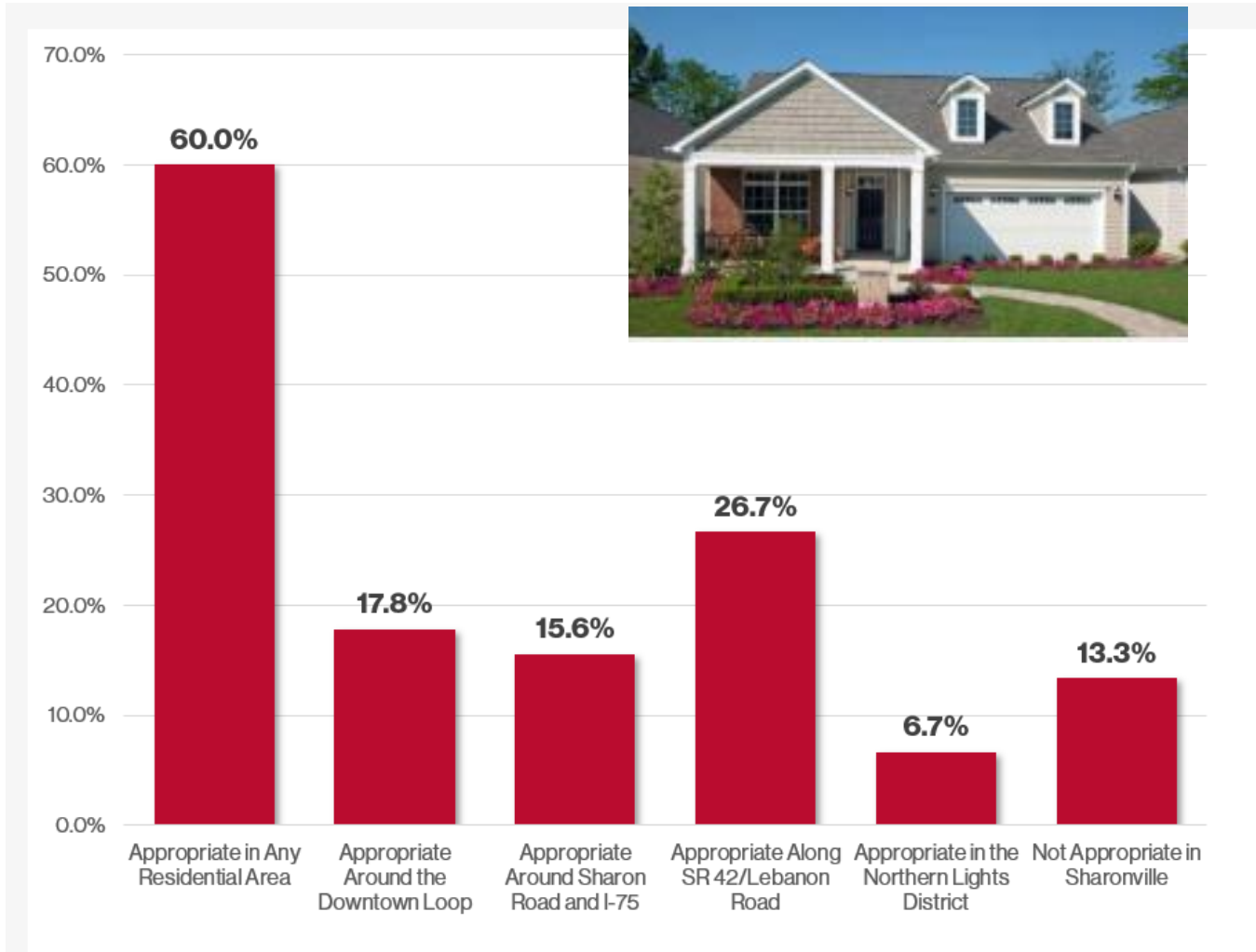
Housing Type: Single-family detached housing on similar sized lots as existing neighborhoods (no change with approximately 4 to 6 lots per acre). 45 Responses



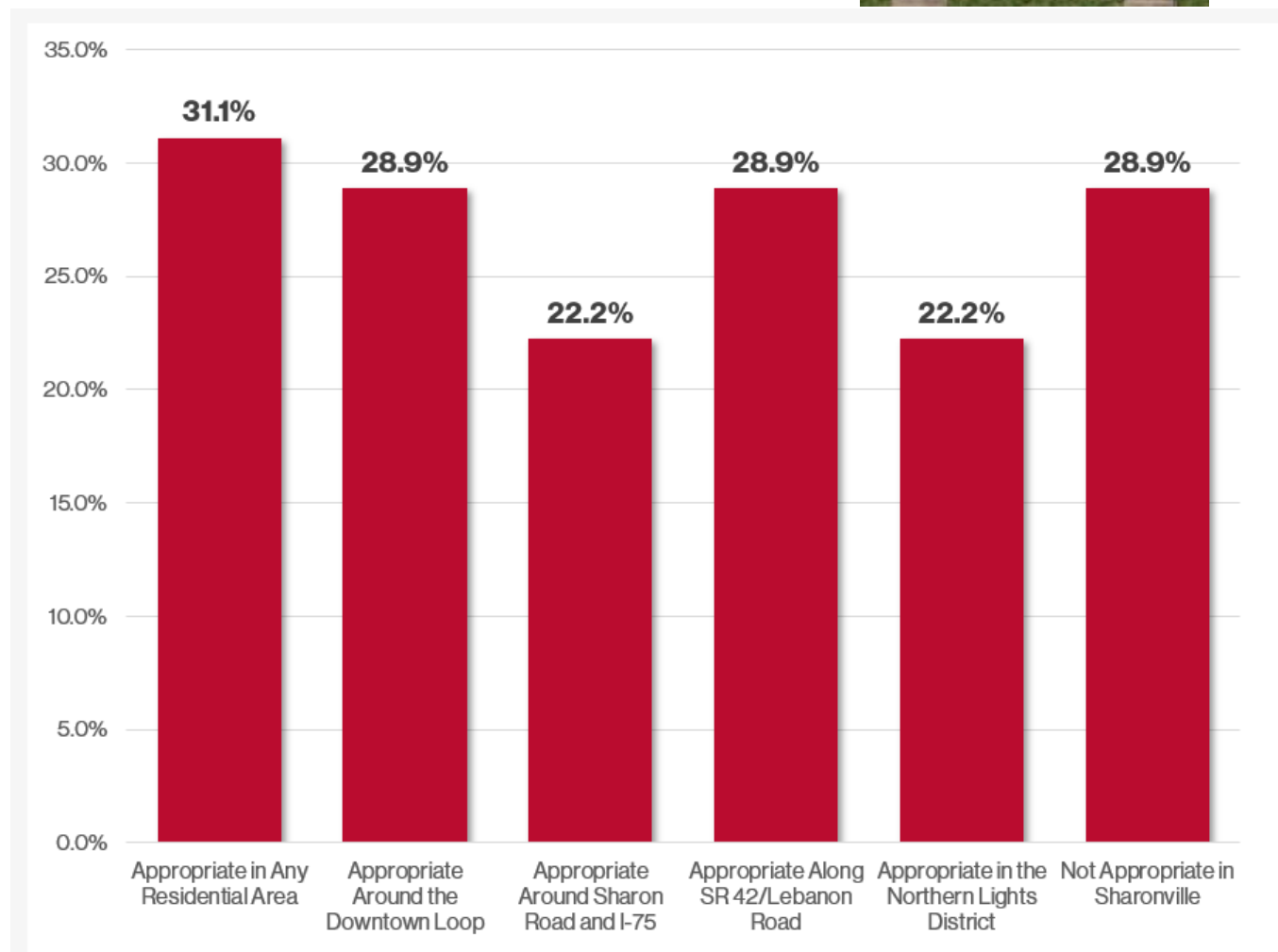
Housing Type: Single-family detached housing on smaller lots (6 to 8 lots per acre). 44 Responses



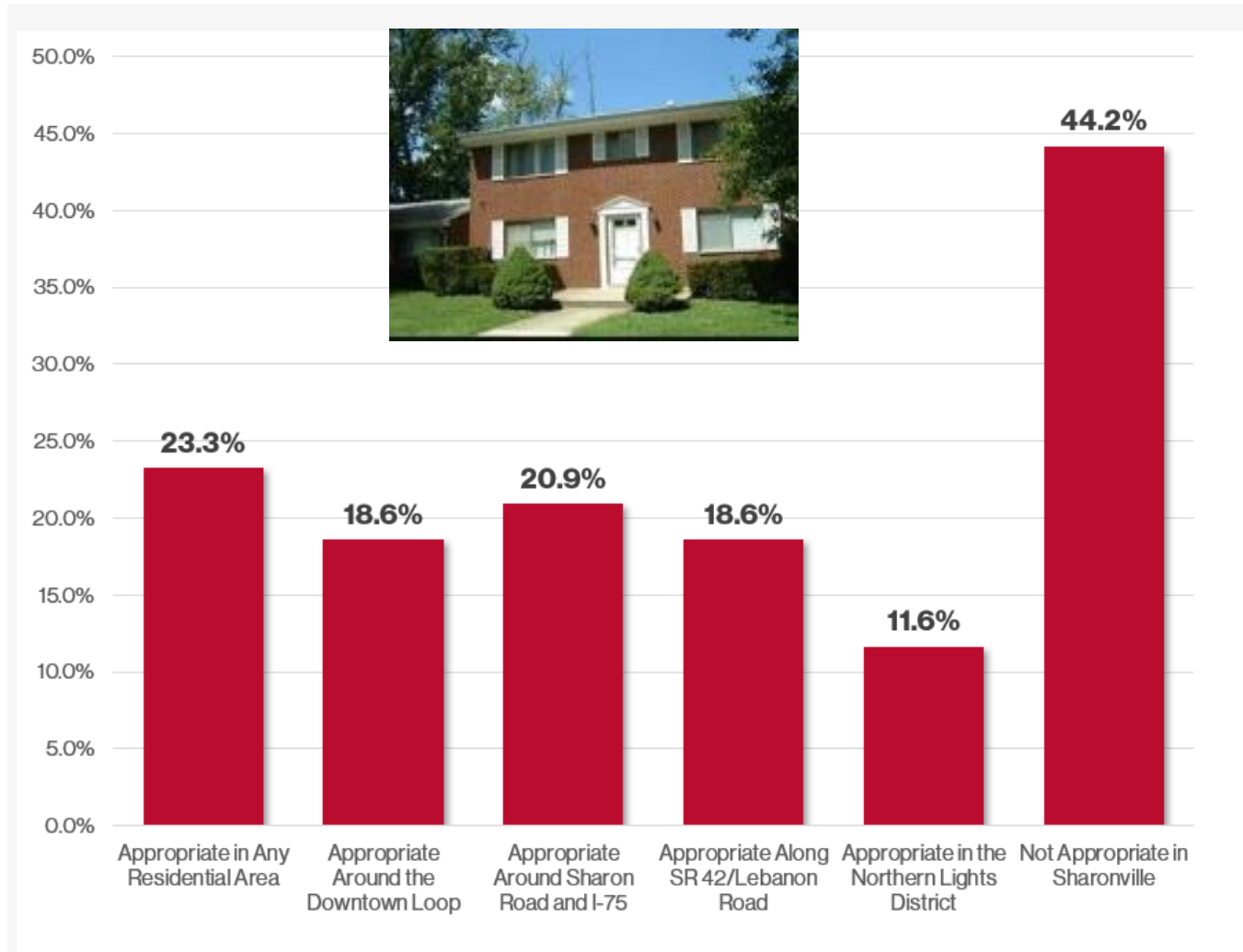
Housing Type: Patio homes (one-story homes) on smaller lots. 45 Responses



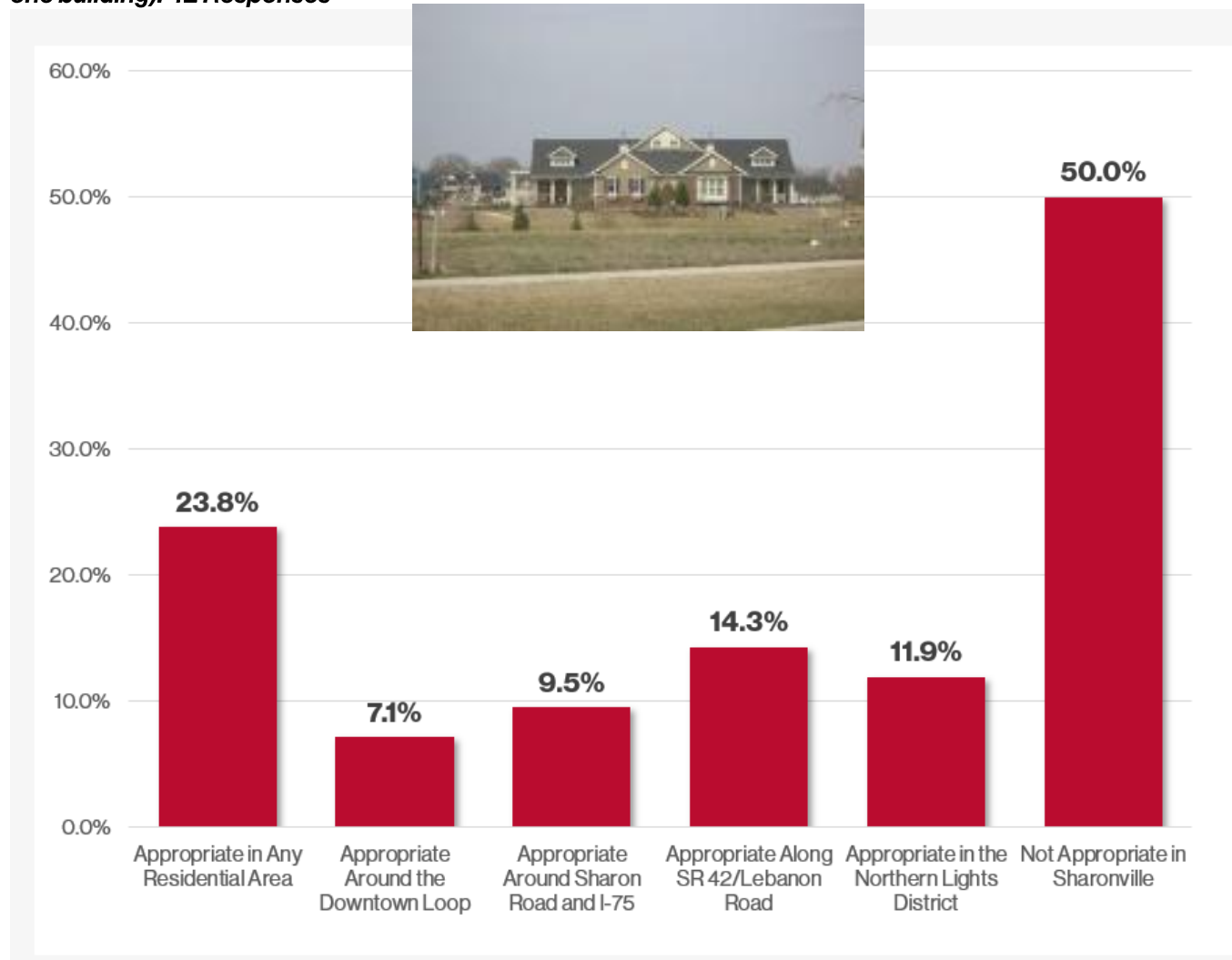
Housing Type: Duplexes (two units per building). 45 Responses



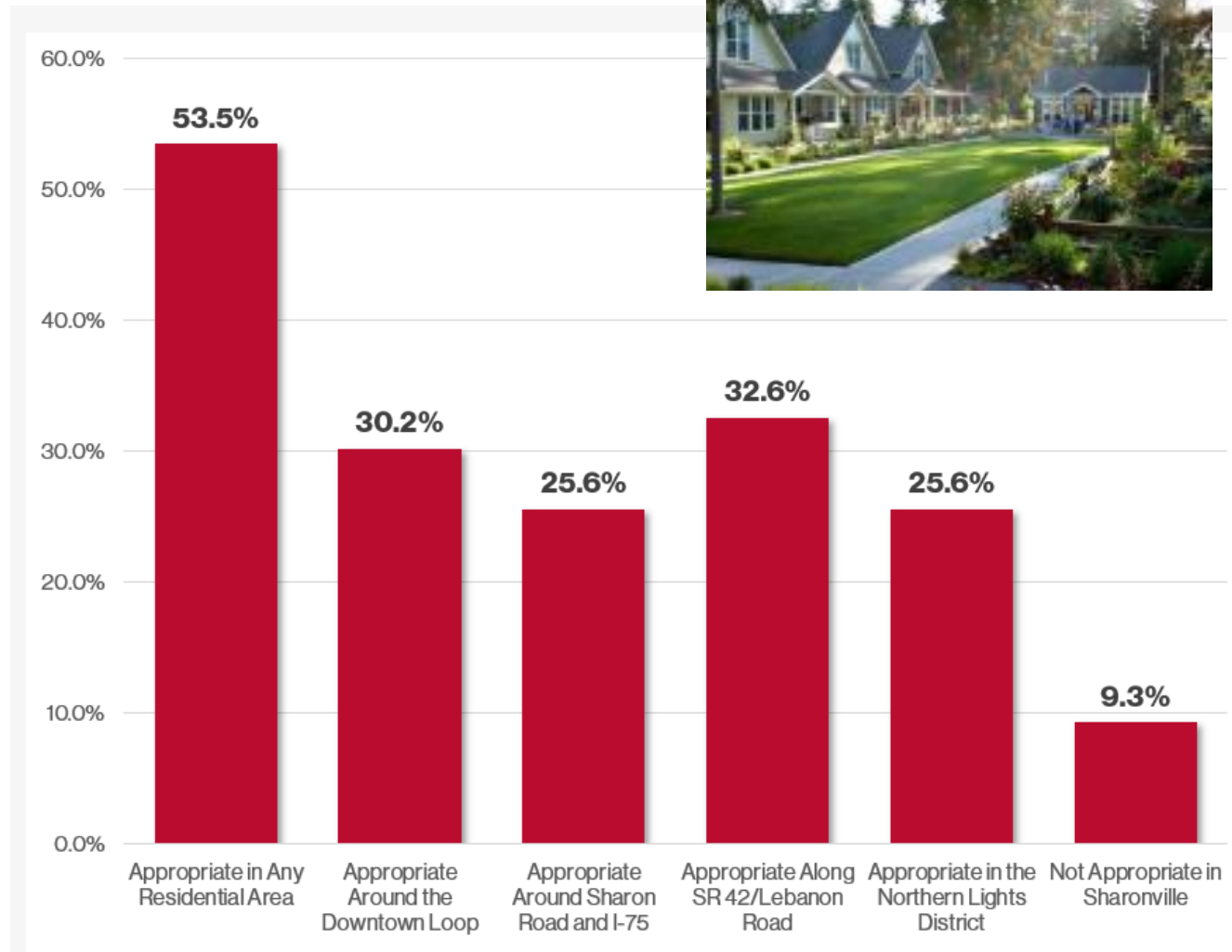
Housing Type: Fourplexes (4 units per building). 43 Responses



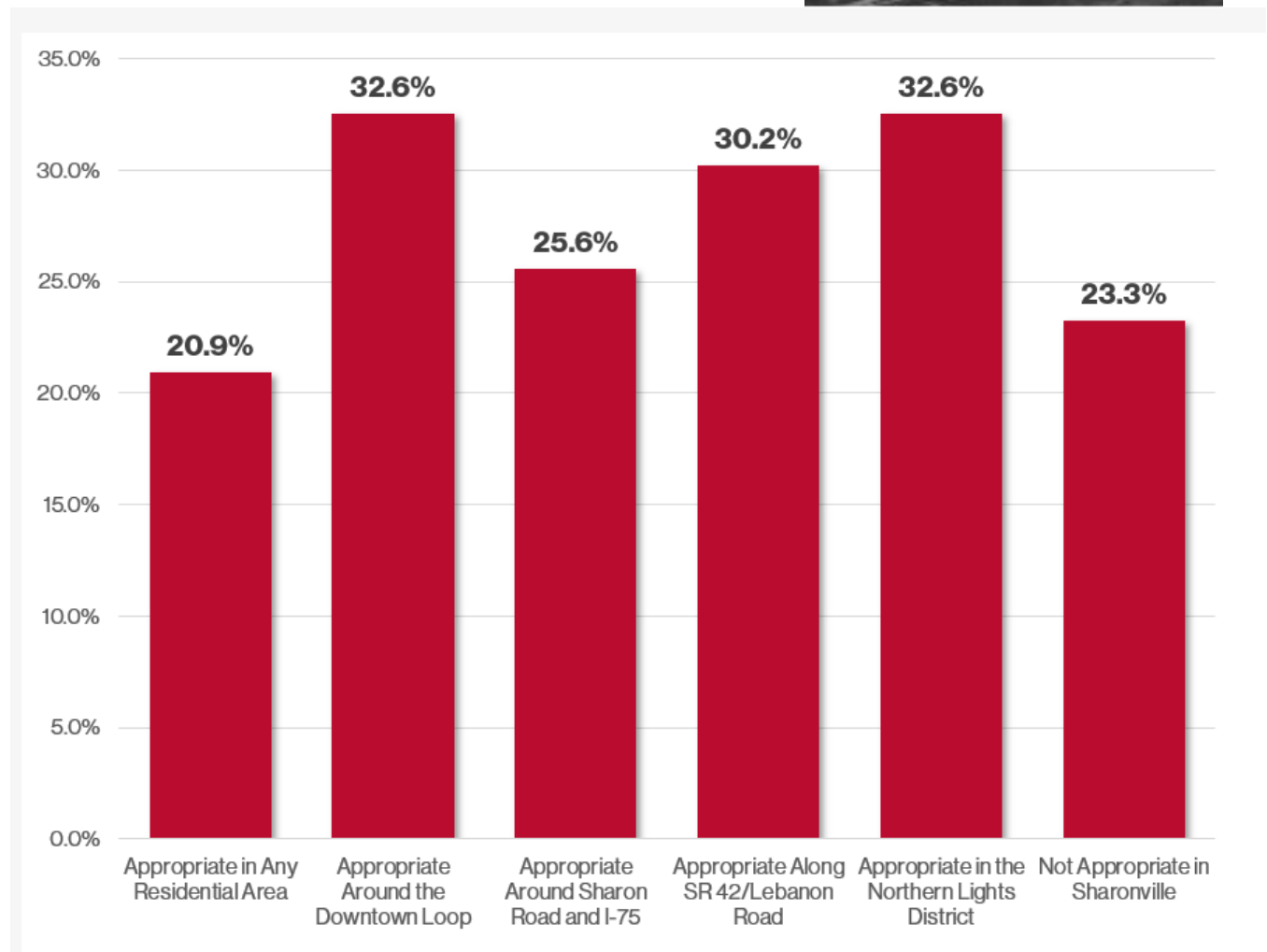
Housing Type: Low-intensity attached housing that looks like large single-family homes (4 to 6 units within one building). 42 Responses



Housing Type: Cottage home developments (smaller homes build around a courtyard or small garden/plaza). 43 Responses



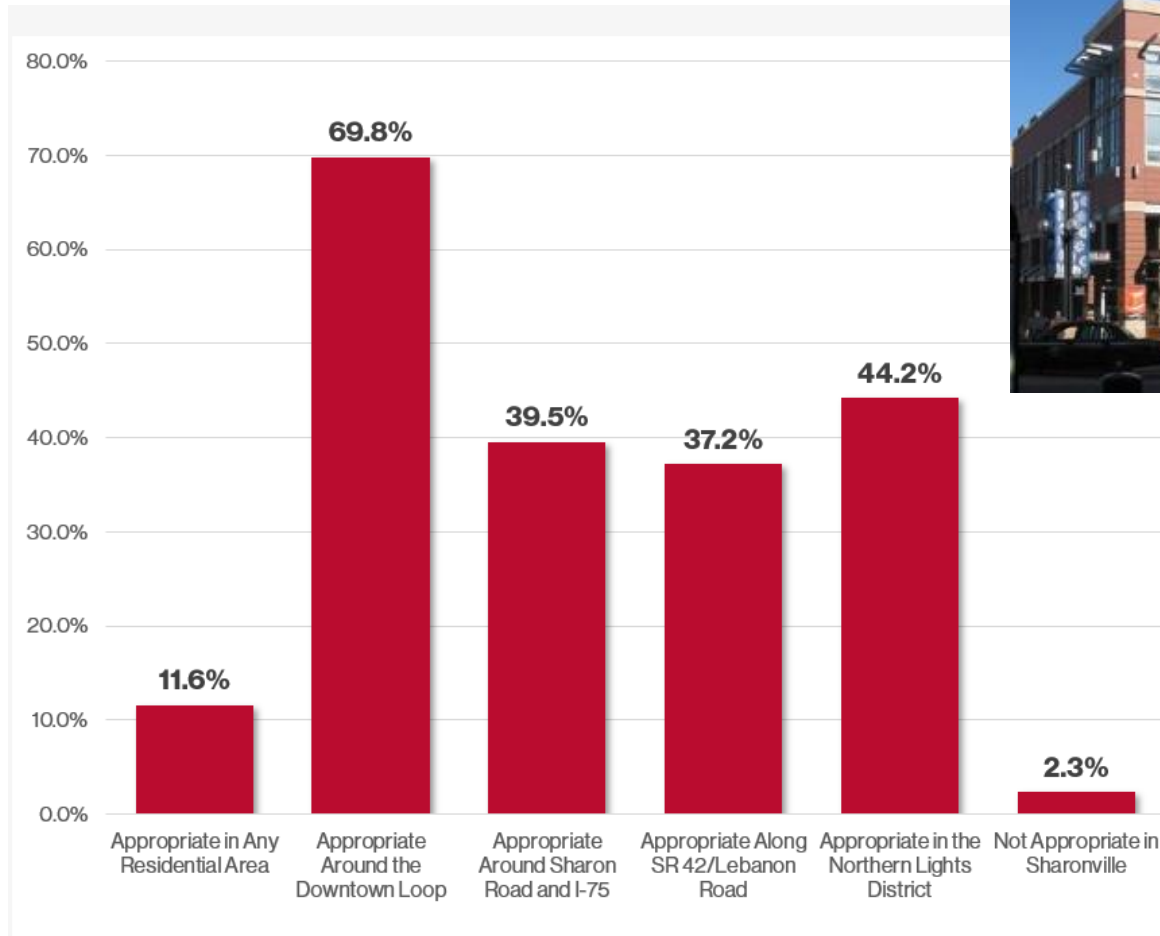
Housing Type: Attached residential uses such as townhomes or rowhouses (6 to 12 units per acre). 43 Responses



Housing Type: Attached residential uses in moderate-sized buildings (3 stories, 12 to 18 units per acre). 43 Responses



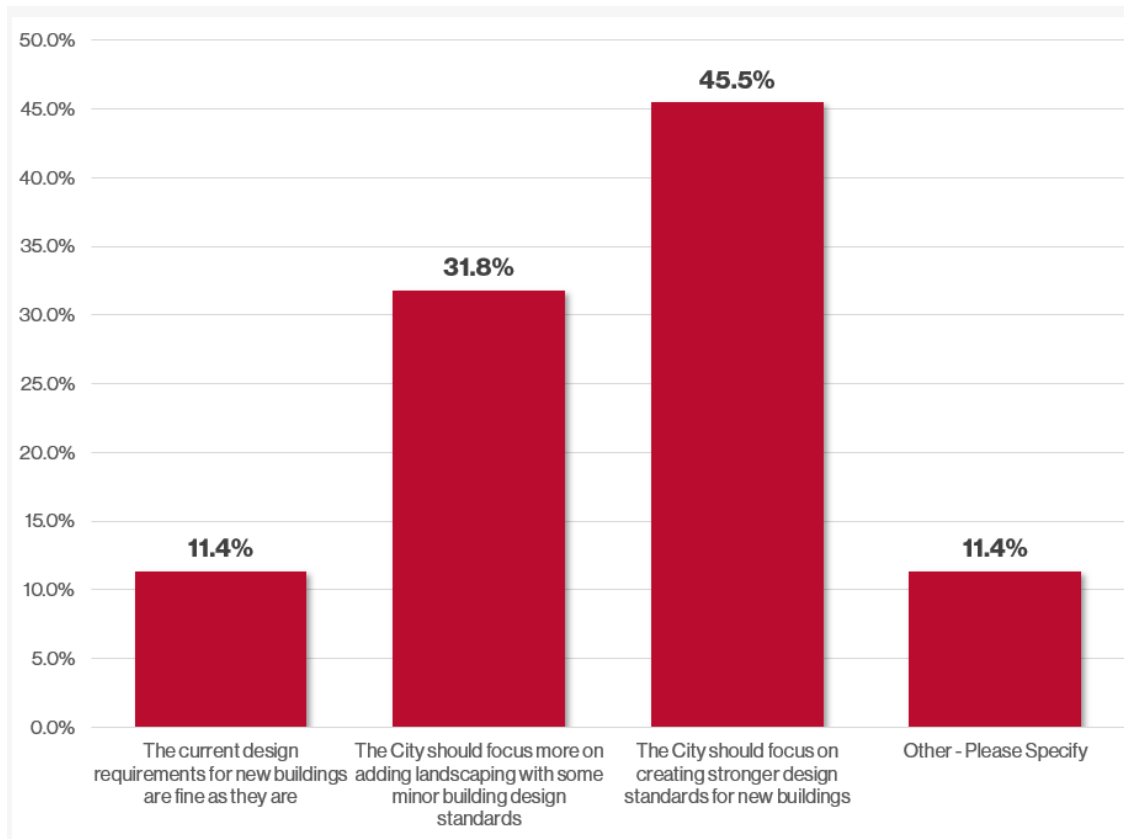
Housing Type: Mixed-use buildings that includes apartments. 43 Responses



Comments on Question 2:

- I support affordable housing developments in any area.
- Do not want low end housing that will continue to attract drug use. Affordable housing is fine but really need to properly vent residents and not have clusters that attract bad elements. If affordable, make it nice and make city wide rule about trash, upkeep, care of home etc. Clean up the Northern Lights area and by UDF on Kemper
- We need higher density housing at a variety of income levels
- None
- Need patio homes for seniors, empty nesters, couples with no children.
- I think we are missing the live/work combo. Something designed with a creative eye, rather than the truly ugly "modern" buildings going up in other communities would make it distinctive and desirable, both for business and living quarters.
- Better pedestrian/bicycle facilities are absolutely essential for any residential area.

Question 3: When it comes to the design of buildings, choose one of the following options regarding what you prefer to see the City do as far as creating standards for new development. 44 Responses – 3 Skipped



Example image given for the current design requirements for new buildings being fine as they are



Example image given for the City should focus more on adding landscaping with some minor building design standards



Example image given for the City should focus on creating stronger design standards for new buildings

“Other” Responses

- Safety, family friendly, buildings that do not attract drug use
- Sharonville has always had a small-town feel. If you start adding larger taller buildings it will lose the character and charm that it has
- I prefer builds that show old world charm.
- Well maintained landscaping, low signs, walk ability, buildings with character and design.
- Sharonville has some interesting architecture, especially around the loop. I believe it's one of the things that makes us distinctive. I would hate to see an influx of sterile architecture introduced into the area. Many areas of greater Cincinnati have allowed the sterile architecture into their neighborhoods. To me, they appear cheaply built, but demand high rent. I believe mixed use buildings are desirable and will attract a mixed age group of residents. I would hope for a distinct architecture for these.

Question 4: Do you have an image of an example of a great looking sign or commercial/street landscaping that you think Sharonville should be encouraging? 2 Responses – 45 Skipped NOTE: The source is unknown for the shared images.



Question 5: Do you have any additional comments regarding what the City should be doing to improve the zoning in Sharonville? NOTE: If you provided comments on the first survey, there is no need to repeat the comments as we have documented your initial feedback. 10 Responses – 37 Skipped

- No
- It's great that Sharonville is looking at increasing housing capacity. Will help keep prices affordable, especially including a mix of types and not being tied to single family housing. Important to consider the walkability and physical environments around these new structures
- The loop being historic, would like to see as much of the history preserved as possible. Additional eateries with perhaps outdoor seating would be nice. Would like to see the hookah establishments moved. Enjoy the quaintness of the loop, not interested in seeing it as a bustling area for nightlife, but would be nice for residents to have additional options since most establishments are closed earlier in the evening. Coffee house with music, add outdoor space to the Blue Goose, etc.
- Would be nice if there was more land to build affordable housing on. Between 200,000 to 300,000
- There definitely needs to be some landscaping updates, especially along the Downtown Loop. Maybe take the trees out that are completely destroying the concrete and put in some raised planters or low maintenance greenery. I also love the look of the string led lights (like on the patios of the restaurants at Summit Park) and think they would give a nice look to the downtown area.
- Open container in Downtown Loop
- Do not relax zoning for special interests.
- Use current and or new zoning to clean up Sharonville. Inoperative and non-licensed cars in drives. Campers in front of houses, Junk in yards etc. Evendale doesn't have these problems. Property values will go down because of trashy conditions in residential property
- The City should be certain that new residential zoning includes provisions for less expensive housing. We don't necessarily require a glut of new "luxury apartment" developments without the possibility of developing quality, less expensive housing in appropriate locations. Think about how Valley Homes was redeveloped in Lincoln Heights, or the Citirama sites in Cincinnati.
- Please refer to downtown Blue Ash and Montgomery as to what Sharonville should be doing.