

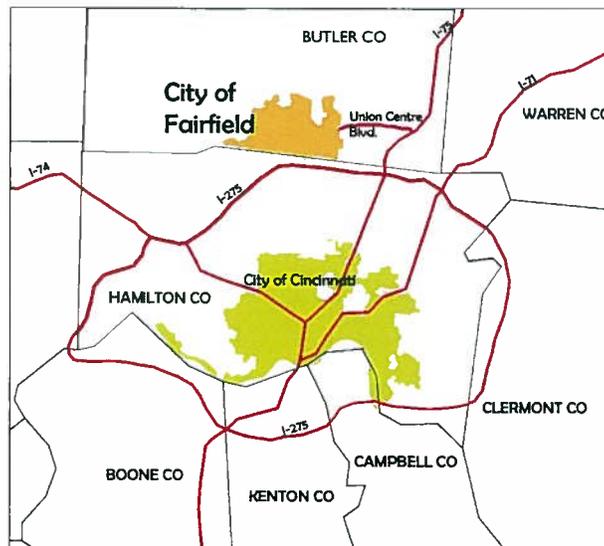
## **INTRODUCTION**

### **I. INTRODUCTION**

The City of Fairfield Comprehensive Plan provides a strategic long-term vision and basic goals, objectives and policies to help guide the City's future growth and development. The Plan makes recommendations in the areas of land use, transportation, housing, economic development, utilities, schools, parks, open space, sustainability and inter-government relations.

### **II. GEOGRAPHIC LOCATION**

Fairfield is located in the south central portion of Butler County. Fairfield encompasses an area of 20 square miles and has a population of 42,386 residents. It is bordered by the City of Hamilton to the north, West Chester and Fairfield Townships to the east, Hamilton County to the south and Ross Township to the west. The Great Miami River forms the western boundary. Fairfield is 25 miles northwest of downtown Cincinnati. The City has convenient access to two major interstates: I-75 to the east and I-275 to the south, as shown below.



### **III. HISTORY**

In 1954, Fairfield became a village and one year later incorporated into a city, carving out a large mass of land in Fairfield Township. Over the past 50 years, Fairfield grew from a young rural community to a thriving mature suburban city. Fairfield is fortunate to have a strong economic base to provide a high quality of life for its citizens. It has enabled the City to provide many amenities and services such as low water and

sewer rates, residential brush and limb pick-up, two golf courses, an aquatic center and outstanding city services.

Fairfield first adopted its Comprehensive Plan in 1966, just eleven years after its incorporation. It has been updated twice; in the late 1970s and mid-1980s. The land use component was updated in 1989, again in 1992 and most recently in 2005. The thoroughfare component was updated in 1992 and most recently in 2006. A major update to the full Comprehensive Plan has not occurred in almost 25 years. Conditions and trends have changed dramatically as a result of rapid growth and development to infill and redevelopment.

#### **IV. PURPOSE OF A COMPREHENSIVE PLAN**

A Comprehensive Plan communicates the basic policies necessary to shape the future of the community. Usually of a general nature, with a long-range outlook, it considers both separately and collectively, all factors affecting growth, development and economic prosperity.

The Comprehensive Plan serves three principal functions:

1. It is a statement of goals, objectives and a vision for the community.
2. It serves as a guide to public and private decision-making.
3. It is an educational tool which assists in analyzing the conditions, problems and opportunities of the community through factual information.

A Comprehensive Plan focuses attention on the major issues and concerns of a community and establishes a basis for discussion and resolution. The real value comes from the process of preparing the plan and its eventual implementation.

In addition, it is a guide for citizens and the private business sector regarding the City's long-term strategies and priorities for the location and staging of public improvements, community facilities and infrastructure.

#### **V. PLAN CONTENTS**

The Plan establishes the community's policies and priorities regarding future development in areas of:

##### **Chapter 1: Land Use Plan**

The Land Use Plan is used to direct growth by serving as a reference guide when considering rezonings, subdivisions and other items pertaining to the use of land. It examines past trends and existing land use in order to make recommendations for future land use.

##### **Chapter 2: Thoroughfare Plan**

The Thoroughfare Plan is used to establish locations and minimum standards for the street network within the City. It also serves to guide future roadway projects.

**Chapter 3: Housing**

The Housing chapter provides a framework that the City can use as a guide in providing adequate and appropriate housing for existing and future residents. It considers the inventory and condition of the existing housing stock and future housing needs. In addition, it addresses property maintenance programs.

**Chapter 4: Economic Development**

The Economic Development chapter identifies the economic conditions of the City as well as assesses the trends to identify the City's strengths, weaknesses and resources.

**Chapter 5: Public Utilities**

The Public Utilities Chapter provides an overview of both the water and wastewater facilities and services including plant capacities, challenges and opportunities related to of both utilities, and recommended improvements. In addition, the chapter addresses storm water management in regards to detention, pollution and source water protection.

**Chapter 6: Facilities, Schools and City Services**

The Facilities, Schools and City Services chapter provides an overview of telecommunication and energy services; existing school facilities, future construction and enrollment projections; and City Police, Fire and Municipal Court Departments.

**Chapter 7: Parks, Leisure Facilities and Services**

The Parks, Leisure Facilities and Services chapter provides an inventory of the existing parks and open space system, defines park classifications, addresses the existing and proposed trail network, and delves into park planning for the City.

**Chapter 8: Sustainability**

The Sustainability chapter outlines balanced and sustainable practices to accommodate the needs of the present without compromising the ability of future generations to meet their needs.