



# **Village of Hebron Property Review**

## **January, 2016**



# Village of Hebron Property Review Partners

Proposed for the Village of Hebron Administrator and Council Members



By the Heath-Newark-Licking County Port Authority



Under the Potentia Program



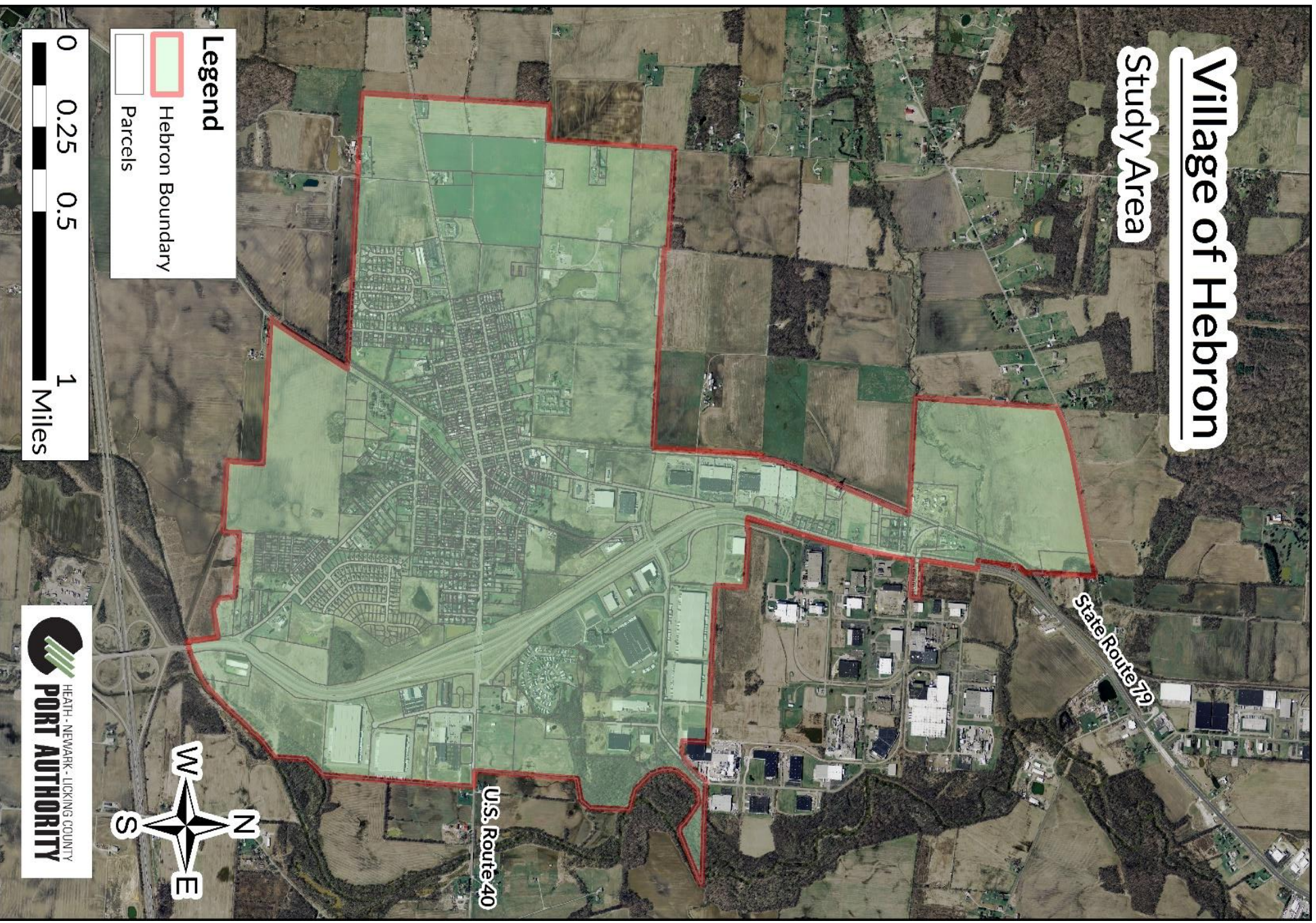
Through the Ohio Public Leaders Initiative of Miami University's  
Center for Public Management and Regional Affairs (CPMRA)





# Village of Hebron

## Study Area





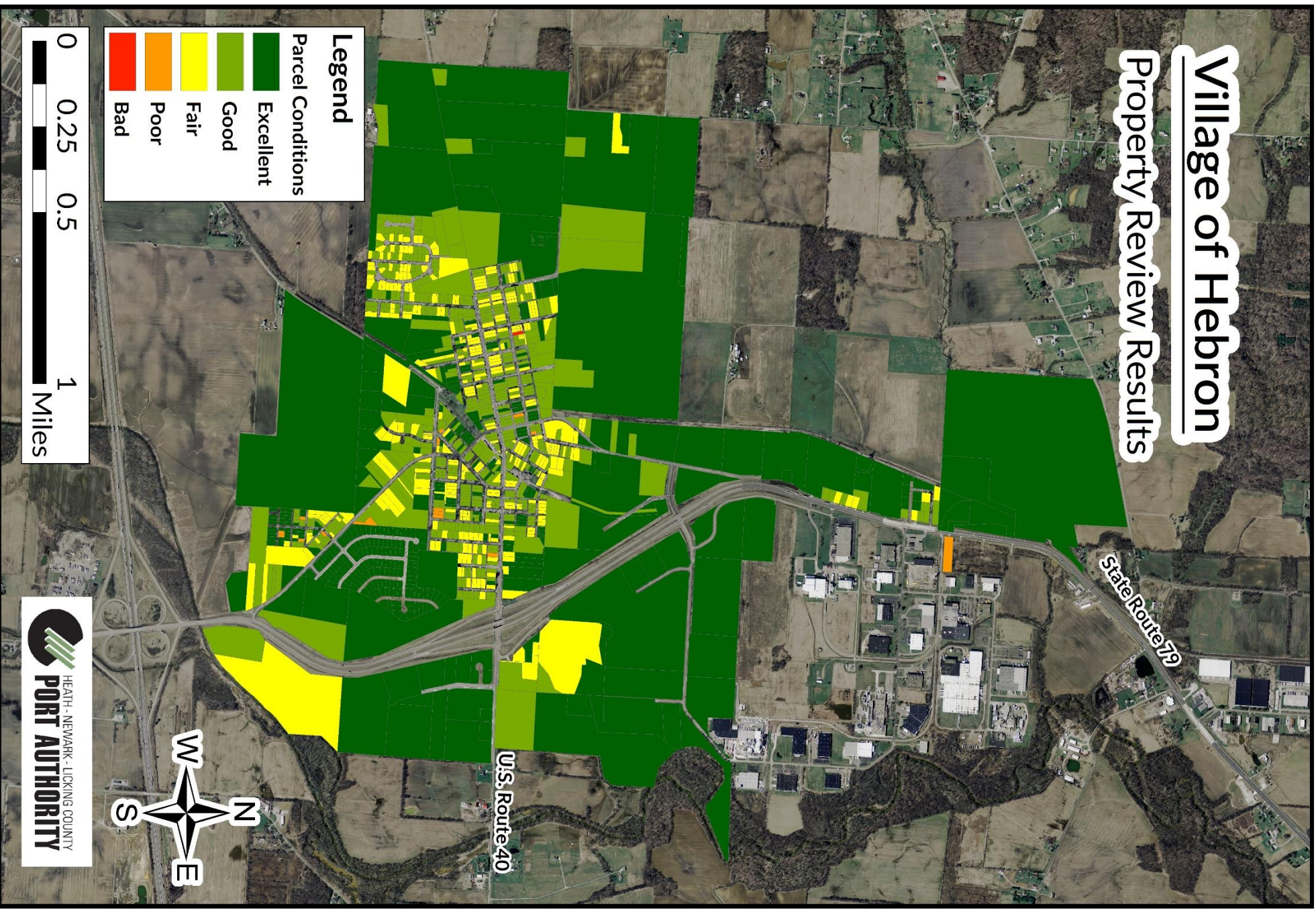
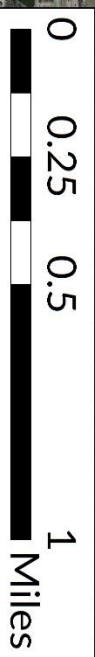
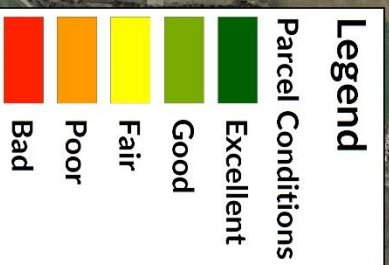
# Report Overview

On Monday, January 4<sup>th</sup> through Friday, January 8<sup>th</sup> of 2016, a review of land uses and property conditions was conducted in the Village of Hebron, Ohio. A total of 1,416 parcels were assessed over the five day process. Kyle Mortimer, an Ohio Public Leader's Student Fellow from Miami University, was primarily in charge of collecting data. Kyle was partnered with staff from the Heath-Newark-Licking County Port Authority to help assist him in the assessment. Overall, the review took 24 hours of field work and 84 hours of data entry, organization, and analysis.

In this report, the methodology and findings of the assessment are outlined, along with recommendations for the Hebron Village Council and Village administrators and planners.

# Village of Hebron

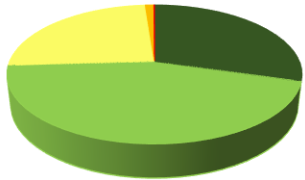
## Property Review Results





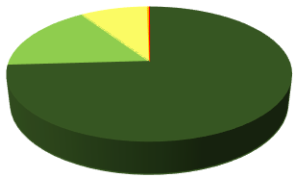
# Parcel Conditions

Conditions Breakdown (by parcel):



■ Excellent ■ Good ■ Fair ■ Poor ■ Bad

Conditions Breakdown (by area):



■ Excellent ■ Good ■ Fair ■ Poor ■ Bad

Condition	Parcel Count	Percentage
Excellent	419	29.59%
Good	630	44.49%
Fair	350	24.72%
Poor	16	1.13%
Bad	1	0.07%
<b>Total</b>	<b>1,416</b>	<b>100%</b>

Condition	Area (in acres)	Percentage Area
Excellent	1,138.44	72.55%
Good	275.03	17.53%
Fair	151.02	9.62%
Poor	4.45	0.28%
Bad	0.20	0.01%
<b>Total</b>	<b>1,569.14</b>	<b>100%</b>

## Methodology:

The conditions of each parcel were classified into one of five categories. Assessments were made based on the visible exterior appearances of properties and generally assessed as follows:

- **Excellent:** Property is well maintained with recent improvements noticeable.
- **Good:** Property may show some wear or need minor repairs.
- **Fair:** Property may exhibit signs of need for more major repairs.
- **Poor:** Property exhibits multiple signs of needed repairs.
- **Bad:** Property is totally deteriorated and should be razed.

“Vacant” and “Agriculture” parcels were categorized based on the features of the land and its potential to have future developments.

## Findings:

Over 74% of the total parcels are in at least “Good” condition and about 90% of the total area within the municipal boundary are at least in “Good” condition. Less than 26% of the parcels are in “Fair” condition or below and about 10% of the total area of the municipal boundary is in “Fair” condition or below.

A residential neighborhood located on the southwest part of town had a high concentration of “Fairs.” Most of the parcels that were rated below a “Good” condition are located closer to the city center, in residential neighborhoods.

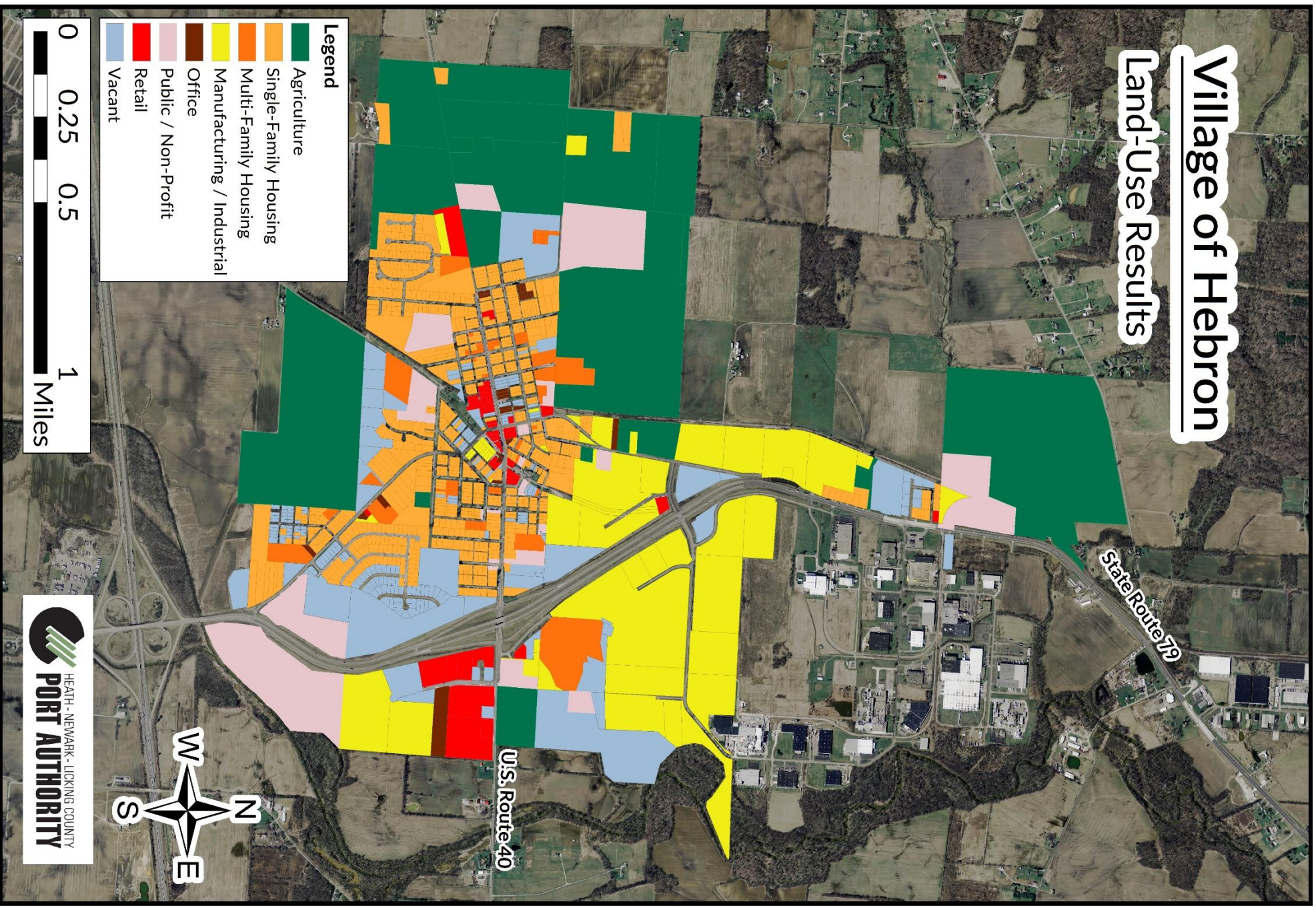
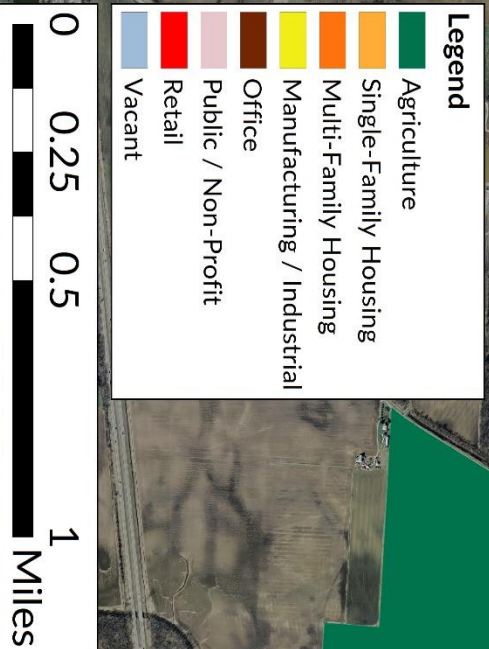
There is one parcel of land consisting of over 20 acres, dominated by agriculture use that includes a house and barn in “Bad” condition, which should be razed. It is important to note that this parcel of land is categorized as “Excellent” as such a small portion of the land is in “Bad” condition.

As the data suggests, most of the land area in the village is in a condition that should make residents proud.



# Village of Hebron

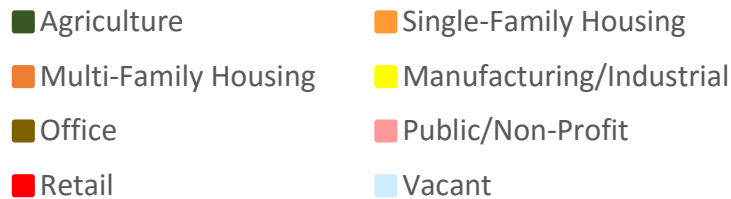
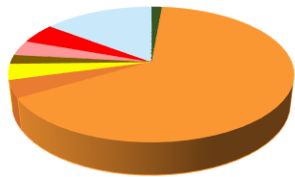
## Land-Use Results



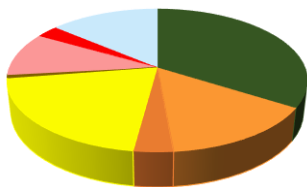


# Parcel Land-Use

## Land-Use Type Breakdown (by parcel):



## Land-Use Type Breakdown (by area):



## Methodology:

All field work was conducted prior to reviewing the Hebron Zoning Code. None of the field researchers had prior knowledge of the zoning districts.

Eight categories of land use were used to define parcels. If parcels appeared to have “mixed-use,” the dominate feature was chosen.

Vacant parcels are categorized later in the report based on their “parcel potential” and zoned district.

## Findings:

Single-Family Housing parcels dominate the total amount of parcels, but account for less than 15% of total land area. Parcels classified as agriculture or manufacturing cover over 50% of land area, yet combined, only account for just over 5% of total parcels. Retail land use is quite small and concentrated in the downtown area.

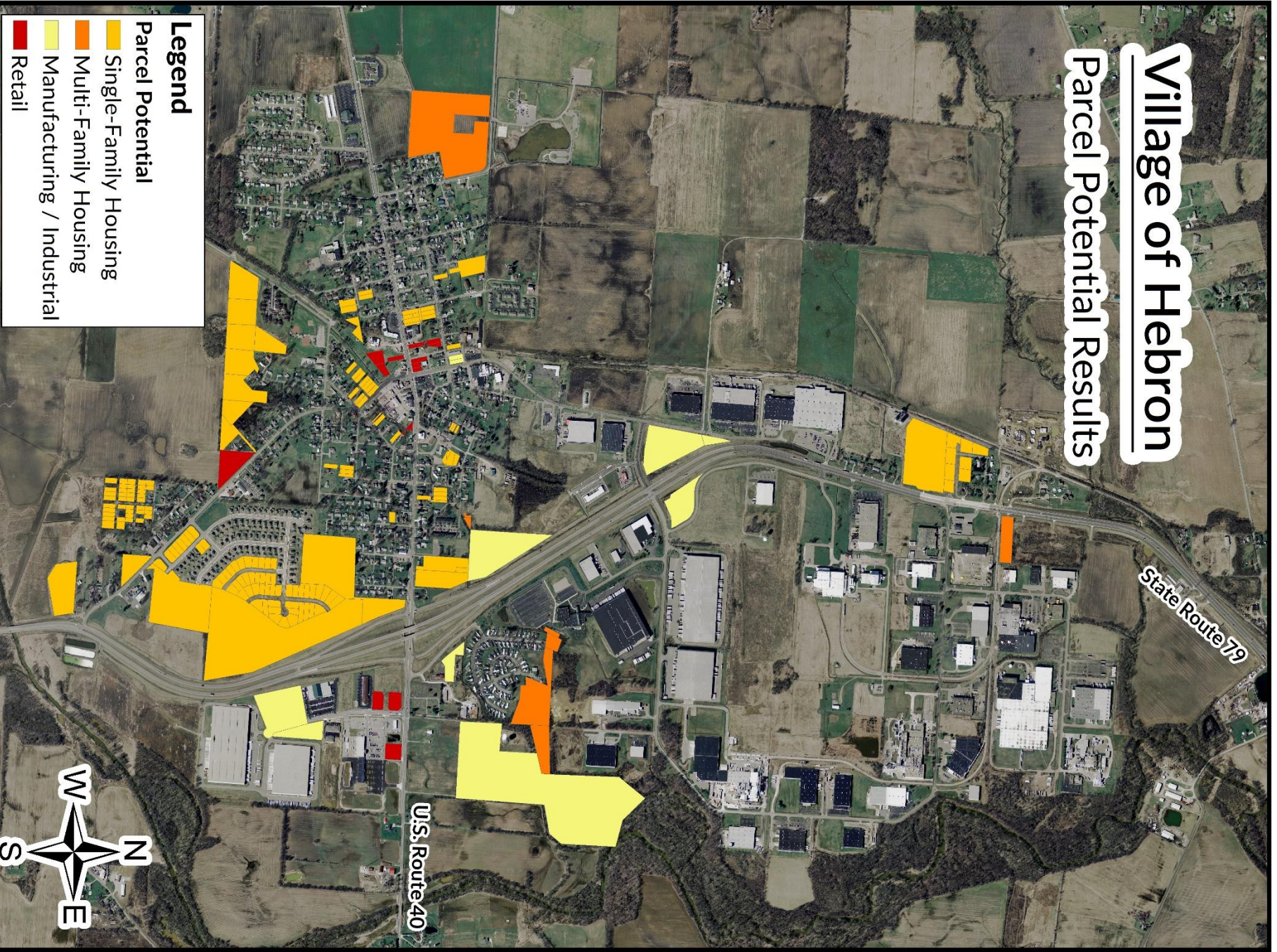
Land-Use Type	Parcel Count	Percentage
Agriculture	20	1.41%
Single-Family Housing	921	65.04%
Multi-Family Housing	61	4.31%
Manufacturing / Industrial	54	3.81%
Office	31	2.19%
Public / Non-Profit	52	3.67%
Retail	69	4.87%
Vacant	208	14.69%
<b>Total</b>	<b>1416</b>	<b>100%</b>

Land-Use Type	Area (in acres)	Percentage Area	Mean Condition (1-5)
Agriculture	532.25	33.92%	4.8
Single-Family Housing	229.65	14.64%	3.77
Multi-Family Housing	56.09	3.57%	3.67
Manufacturing / Industrial	320.13	20.40%	4.43
Office	11.74	0.75%	4
Public / Non-Profit	156.33	9.96%	4.56
Retail	45.08	2.87%	4.04
Vacant	217.87	13.88%	4.88
<b>Total</b>	<b>1,569.14</b>	<b>100%</b>	<b>4.27</b>



# Village of Hebron

## Parcel Potential Results



**Legend**

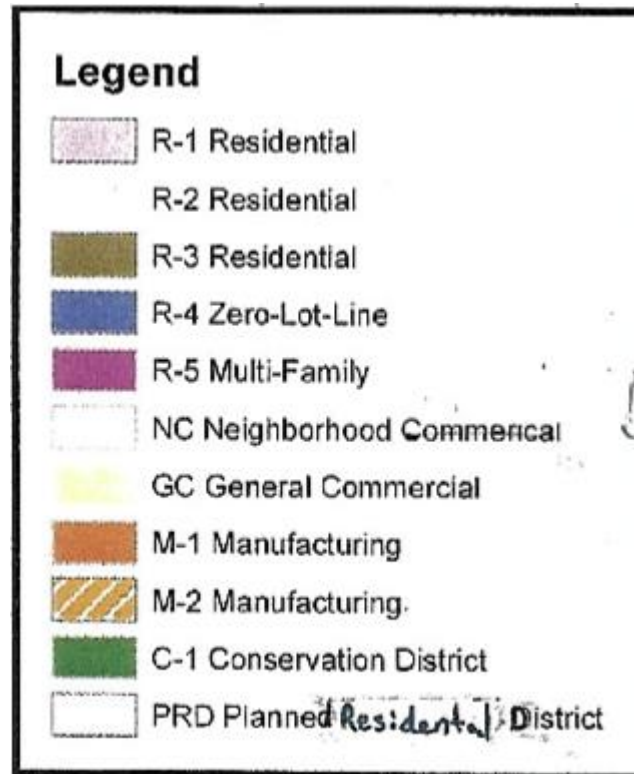
**Parcel Potential**

- Single-Family Housing
- Multi-Family Housing
- Manufacturing / Industrial
- Retail

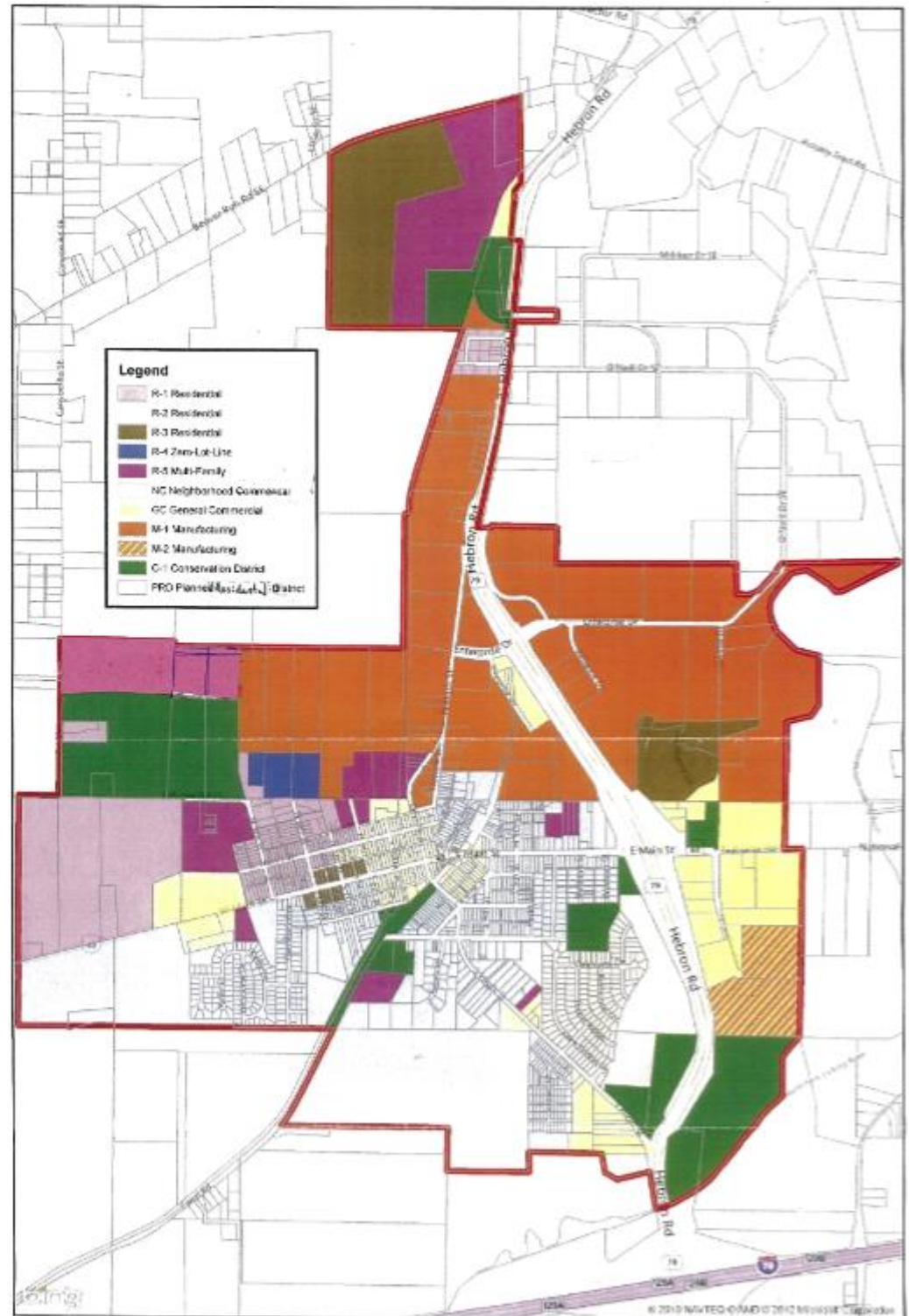




# Village Zoning Districts



Provided by the Village Community  
Development Coordinator (January 2016)





# Parcel Potential

## Methodology:

Since nearly 15% of the parcels observed were classified as “vacant” and cover over 13% of the land area in Hebron, another map called “Parcel Potential” was created to highlight potential uses for the vacant property.

The charts on the left categorize vacant parcels into types of potential uses based on their surroundings. A map of the Hebron Zoning Districts was used to help determine the potential use of the parcels.

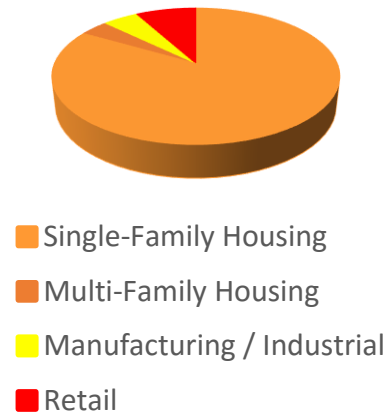
## Findings:

A majority of vacant parcels reside in either zoned residential or an abandoned housing development. Zoned residential parcels account for nearly 88% of vacant parcels in the village.

There are multiple vacant units available for retail use downtown near the intersection of S.R. 79 and U.S. Route 40. On U.S. Route 40 near the Kroger strip mall, there are three lots available.

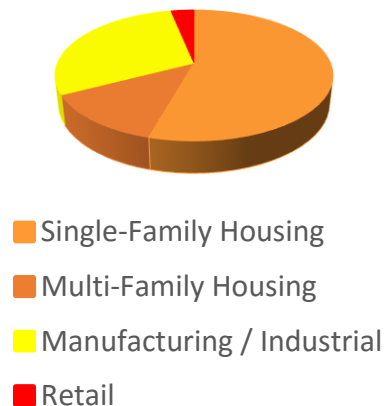
Vacant parcels zoned for manufacturing/industrial account for a small percentage of overall vacant parcels, but cover nearly a third of vacant land area. These parcels would be ideal for mid to large size industry.

## Parcel Potential Breakdown (by parcel):



Parcel Potential Type	Parcel Count	Percentage (of vacant parcels)
Single-Family Housing	175	84.13%
Multi-Family Housing	8	3.85%
Manufacturing / Industrial	10	4.81%
Retail	15	7.21%
<b>Total</b>	<b>208</b>	<b>100%</b>

## Parcel Potential Breakdown (by area):

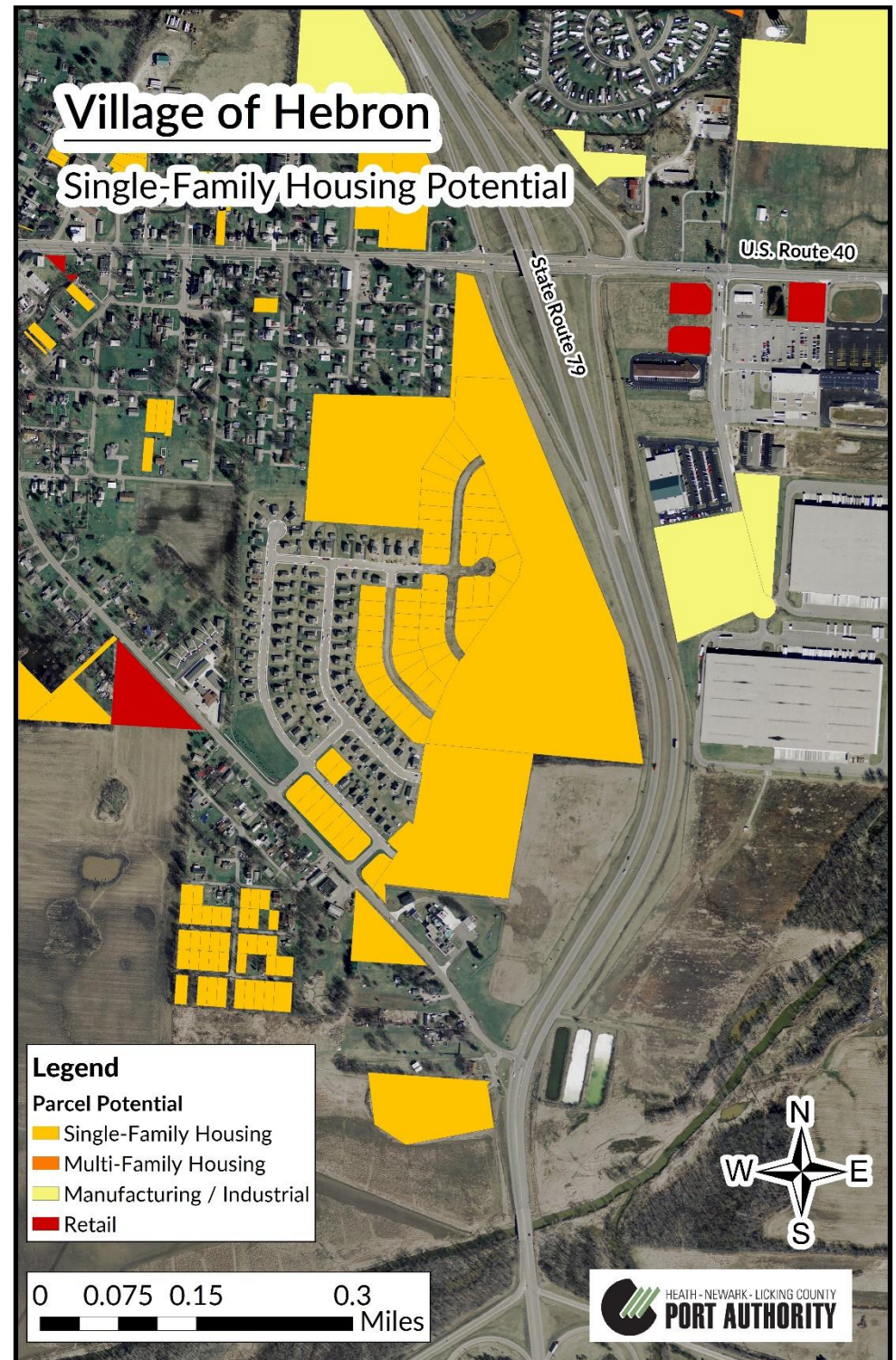


Parcel Potential Type	Area (in acres)	Percentage Area (of vacant parcels)
Single-Family Housing	118.70	54.48%
Multi-Family Housing	28.24	12.96%
Manufacturing / Industrial	63.95	29.35%
Retail	6.98	3.20%
<b>Total</b>	<b>217.87</b>	<b>100%</b>



# Recommendation 1 - Promote Single-Family Housing Developments

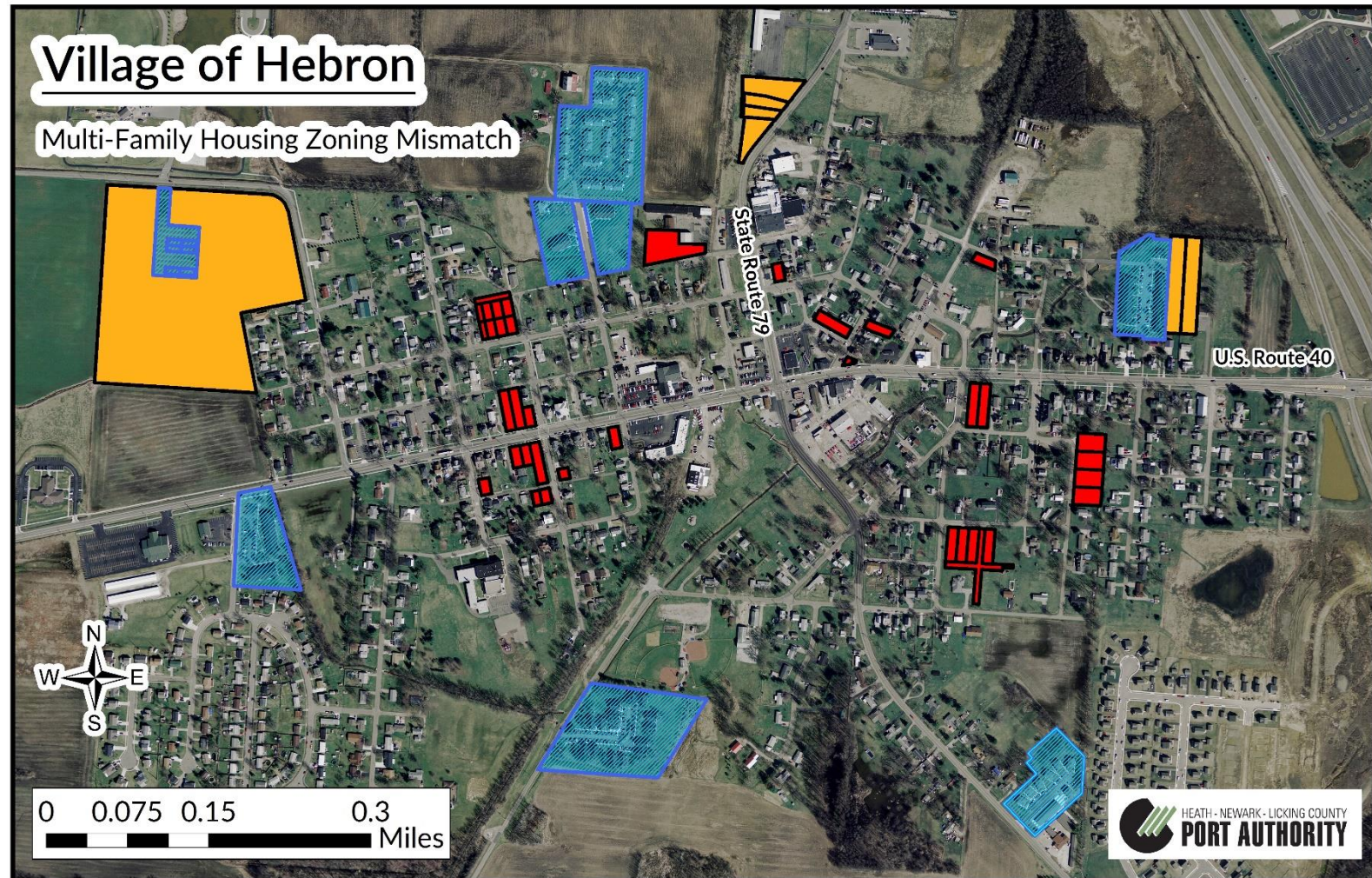
- 104 Single-Family Home parcels are located within incomplete residential housing subdivisions.
- A large portion of the land has already been subdivided into smaller parcels, designed for homes.
- These parcels hold great promise taking into account the excellent, build ready condition of the land.
- Research should be conducted to explore options regarding completion of this subdivision.





# Recommendation 2 - Address Zoning Mismatch

- There are 42 parcels of land operating as Multi-Family Housing located in areas zoned as Single-Family Housing.
- The map to the right displays the types of Multi-Family Housing found during field work, compared to the Village Zoning Map.
- This mismatch should be taken into consideration when reevaluating zoning code and districts.



## Legend

### Multi-Family Housing

- Occupied Multi-Family Housing (Not Zoned)
- ▨ Occupied Multi-Family Housing (Zoned)
- Unoccupied Multi-Family (Zoned)



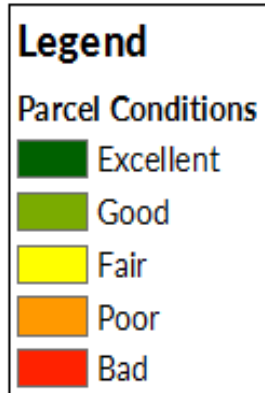
# Recommendation 3 – Parcel Improvement Opportunities

## Field Research Observations:

- Hebron's overall condition is quite good.
- Approximately 74% of all parcels are either "Excellent" or "Good".
- Out of the 1,416 parcels, only two are classified as "Bad" and 16 were considered to be in "Poor" condition.
- There are a couple of neighborhoods that contain a higher concentration of "Fair" parcels. Particularly the subdivision located in the southwest corner of the village (shown in the map to the right).
- This subdivision is an example of a "Fair" area that could be positively affected from parcel improvement opportunities.

## Continued Development:

- Increase enforcement of current Village Ordinances.
- Seek Federal and State grants from the Neighborhood Stabilization Program (NSP).
- Creation of a "Neighborhood Pride" campaign to encourage homeowner compelled renovations and stimulate general upkeep in "Fair" areas.





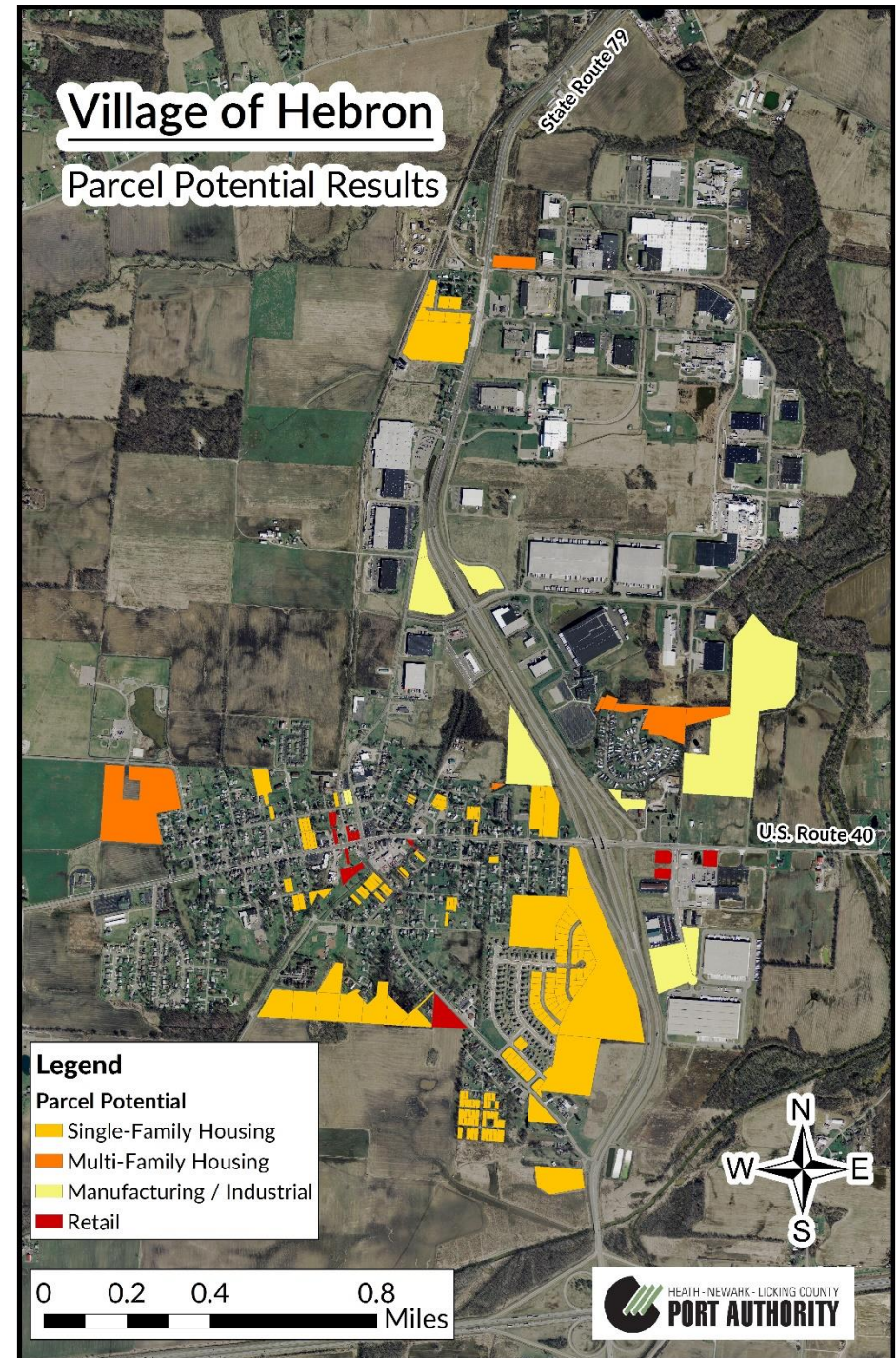
# Recommendation 4 - Address Vacant Parcels

## Findings:

- There are ten parcels totaling over 63 acres of land that are zoned for “Manufacturing / Industrial” on the east and north side of Hebron.
- A majority of developable “Single-Family Housing” zoned parcels are concentrated in three particular areas in the southern part of the village. However, some of these parcels are scattered throughout current neighborhoods.
- Near the Kroger shopping center, there are three parcels of land zoned for “Retail.” This high traffic area would be an excellent location for new businesses to enter the market.
- On the west side of the village, a 17 acre parcel zoned for “Multi-Family Housing” is ready to be developed.

## Potential for improvement:

- Collaborate with Grow Licking County to scout new industry.
- Creation of an economic development initiative to find new companies to enter currently vacant parcels. Thus, creating new jobs in the retail and manufacturing/industrial sector.





# Hebron Property Review Study Deliverables

## Property Review Report:

- Detailed analysis and interpretation of the study's results.

## Copy of Collected Data:

- An excel spreadsheet with data including current condition, land-use, and occupancy of all 1,416 parcels.
- Ability to edit data based on improvements that are made in the future.

## GIS Shapefile with Geographic Data

- Provides the ability to study change in land-use and conditions in the future.
- Creates a benchmark for recommended repeat study in 3-5 years.