

# CITY OF UNION

## Parks and Recreational Uses

Public parks and privately run recreational uses are included in this category. The City of Union has several public parks and a private recreation facility. Public parks include the Union Community Park (with baseball fields) and the Martindale Road Park (with playground equipment, tennis and basketball courts). In addition, the Five Rivers Metropark, on the east bank of the Stillwater River, provides opportunities for fishing, walking and picnicking. Public parks total approximately 220.4 acres in the city.

The Grove Pool is the only private recreational land use within Union. The Grove Pool accounts for 25.4 acres of land within the city.

The total acreage of public and private parks in Union is approximately 245.8 acres. National standards for the amount of park and recreational land suggest approximately 25 acres is appropriate for every 1000 people. The National Park Standards and are outlined in Table 2.1. Union currently provides approximately 44 acres of parkland per 1000 people and is therefore well above the standard of 25 acres per 1000 people as outlined in Table 2.1.

**Table 2.1**  
**Comparison of National Park Standards to the City of Union**

Population of Union is 5,574 in 2000	Type of Park	National Recreation Park Association Standard per 1000 population (in acres)	Existing Park Land in the City of Union (in acres)	Acres of Park Land in the City of Union per 1,000 Population (in acres)	Excess or Deficiency in Union per 1,000 population
	Community Park	8 acres	100 acres	18 acres	10 acres
	Regional Park	17 acres	145 acres	26 acres	9 acres
	Total	25 acres	245 acres	44 acres	19 acres

Source: National Recreation Park Association

As the city grows, it is important to consider the park and recreational needs of current and future residents. The provision of parks and open space within new development can serve the overall demand for park space in the city. An overall park and recreation plan could help the city allocate park resources most efficiently.



*The Grove pool is a popular destination during the summer months.*



*Martindale Road Park has a variety of recreational opportunities available such as this play set for kids.*

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*The basketball court at Martindale Road Park is ready for action.*



*There are several ball fields at Union Community Park.*



*Concord Farms North and Concord Farms West include greenspace with a common walkway.*



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## Agricultural, Rural Residential and Vacant Uses

Areas with agricultural uses, rural residential uses, and vacant land are included in this category. This land use category is the largest in the city with 1,644.0 acres or 45.8% of the land area of the city. This type of land use is primarily located in the floodplain of the Stillwater River and the upland areas east of the Stillwater River. The areas located east of the river were annexed into the City within the past ten years. These annexed lands are primarily large tracts of agricultural land that are used for farming. Today they are still being farmed, but growth pressures are increasing on them due to their location adjacent to the Dayton International Airport and close proximity to Interstate 70.

Historically, Union was an agrarian community with generations of family farms, although some of the family farms are being sold for residential development. As a result, Union has continued its nature of being a primarily residential community even though it has annexed lands to expand its boundaries.



*Vacant and agricultural lands are predominant along both sides of the Stillwater River in newly annexed areas of the City.*

## Office Uses

The City of Union has very few buildings that are exclusively office uses. There is one building along State Route 48 towards the northern end of the city and also the city hall. The land area devoted to the office land use category is less than five acres.

It is important to note that office workers generally have a higher density of salaried employees than commercial and industrial areas, resulting in potentially higher income tax revenues for the city. Although the city does not currently have an income tax, office uses, possibly developed as part of a mixed-use concept, could help the city diversify its property tax base.

## Land Use Distribution

In order to gain an understanding of the relative proportions of various land uses throughout the City, the amount of land, in acres, is outlined for each land use category in Table 2.2. The largest land use is agricultural and open space, while office and public/institutional uses are the smallest land uses. Please note that the agricultural uses include areas along the Stillwater River that are considered floodplain. A detailed breakdown of the land uses within the floodplain is shown in Table 6.1, and Figure 6.1.

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**Table 2.2**  
**Land Use Distribution**

<b>Land Use Category</b>	<b>Acres in Union</b>	<b>Percentage</b>	<b>Notes</b>
Agricultural	1,644.0	45.8%	Most parcels are zoned for agricultural and low density residential.
Commercial	35.3	1.0%	Focused along Main Street in or; near downtown.
Industrial	50.3	1.4%	Minimal amount of existing industrial in the city.
Sand and Gravel Mining	407.7	11.3%	Areas along the Stillwater River are mined
Multi-Family	151.4	4.2%	Focused west of downtown.
Office	0.3	0.0%	One office building.
Public/Institutional/Civic	43.8	1.2%	Schools, Municipal Buildings and Churches.
Private Recreation	25.4	0.7%	The Grove Pool northwest of town.
Public Recreation	220.4	6.1%	Union has both large and small parks.
Single Family	1,013.6	28.2%	Older neighborhoods are west of downtown and new development is north and east of town.
<b>Total</b>	<b>3,592.2</b>	<b>100.0%</b>	

## Summary

The City of Union is predominantly a residential community. Union's land uses are focused along its two main thoroughfares, State Route 48 and Phillipsburg-Union Pike. There is generally more intense development in the downtown area than on the fringe, which is a function of historical growth and recent annexation patterns. Currently, land use conflicts are minimal, as industrial and commercial activities are focused along the major thoroughfares and residential developments are developed away from existing commercial activity.

The recent annexation of vacant and rural areas east of the Stillwater River have increased the size of Union and although these areas are in the early stages of development, long term planning is crucial to balancing the needs of future development.

## Surrounding Communities' Land Use

Most of the areas adjacent to the City of Union boundaries are rural in character. The City of Clayton, The City of Englewood and Butler Township have generally slated these areas for low density residential development. Areas along State Route 48 are proposed to develop with commercial development.

Areas along the eastern and southeastern boundaries of Union, in the City of Dayton, are proposed to be part of the overall holdings of the airport as part of the airport expansion plans. (See Chapter 6 for more information.)