

CONCORD TOWNSHIP

DELAWARE COUNTY, OHIO



Comprehensive Land Use Plan

Adopted January 25, 2016

Prepared by

Delaware County Regional Planning Commission

Delaware, Ohio

Concord Township

(as of June, 2015)

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**Delaware County
Regional Planning Commission**

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Executive Summary

According to the U.S. Bureau of Census, Delaware County is the fastest growing county in Ohio by percentage of growth (64.3 % increase from 1990-2000 and 58.39% from 2000-2010). The highest growth areas were in Orange Township, Genoa Township, and Liberty Township. Those townships have county sewer service, which permits higher densities and production builders in large subdivisions. Meanwhile, Concord Township, without sanitary sewer service, grew from a population of 4,088 in 2000 to 9,294 in 2010, an increase of 127.35%.

These numbers are supported by building permits in the township. In 2003, building peaked at 410 new homes , only surpassed that year by Genoa and Orange Townships. The shift from large, rural lots to a blend of rural and suburban, continued throughout the decade. Permits dropped sharply in 2004 and then continued to decline to a low of 40 in 2009 before climbing again to an average of 75 per year.

Tartan Fields and Scioto Reserve subdivisions were approved in the late 90s, with an Expansion to Scioto Reserve in the mid-2000s. These developments have more than doubled the population of the township. These two golf course communities use on-site land application sewage disposal systems to achieve densities that were previously not possible. The new Lower Scioto Wastewater Treatment Plan will continue that trend when it is in use.

Concord Township 2015: Land Use Facts and Issues

- The Township population is estimated at 10,301.
- Population grew 107% between 1990 and 2000, 127% between 2000 and 2010.
- Building permits peaked at 410 in 2003. After posting only 40 in 2009, the average since has been about 70.
- Single-family uses make up 37% of the land in the Township, or 5,282 acres.
- Agriculture is 24%, "Vacant Residential" is 16%, Rivers/Lakes/Streams is 7%, Parks and Open Space is 6%, Commercial is 2%. Institutional, Multi-Family, and Industrial each make up 1%. The remaining 4% is right-of-way.
- There are 980 acres zoned Planned Residential.
- Tartan Fields is 445-acre, R-2 zoned neighborhood; Scioto Reserve is 695 acres PRD and the expansion is 238 acres to the north.
- Since 1941, most annexations have been to Dublin and Shawnee Hills. The most recent, however, was a site on Home Road to Powell - 42 acres of Concord Township and 27 acres of Liberty Township.
- Housing mix is roughly 3,161 single-family structures and 355 multi-family addresses in 160 buildings.
- Four school districts are located in the Township. Dublin is to the south, with one elementary located within the Township and an elementary and middle school located in Dublin, within Delaware County. Olentangy, to the east, is mostly built-out, with roughly 151 developable acres. Except for a small area in Delaware Schools, the remainder of the Township is in the Buckeye Valley District. B.V. owns a 23-acre site on Hyatts Road.

- Road improvements are scheduled (or underway) at Home Road/Section Line/Riverside Drive and at Harriott Road/ Concord Road.
- After the 2002 Concord Township Plan, the County consulted local communities in a Sewer Master Plan Update, which identified new sewer service areas. One service area was created within Concord Township, including some land in Liberty Township.
- In 2007, developers started construction of the Lower Scioto Treatment Plant which is now owned by the County. At current construction, the plant could treat 1.4 million gallons per day, with design for expansion to a maximum capacity of 2.8 million gallons per day.
- Future land use: the planning process has so far indicated the need for a business and commercial corridor along U.S. 42, "Scioto Reserve-similar" densities on the east side of the reservoir, an opportunity to redevelop the correctional facilities at Home Road and Dublin Road into a mix of residential and non-residential uses, and the possibility of allowing a higher-density condominium transitional use bordering the Lower Scioto Treatment Plant, as long as it is blended into the surrounding development.
- Concord Township has significant natural beauty in its Scioto River frontage and ravines, but development pressure can cause damage to these sensitive areas.
- The Lucy Depp subdivision in southern Concord Township contains approximately 700 small, non-conforming lots of record that were platted in the 1920s but have not been fully built because of lack of sanitary sewer.
- U.S. 42 is a busy two-lane federal highway with heavy truck traffic that has not become a commercial road. Access management practices that limit curb cuts can help prevent the deterioration of this important highway as the area develops.
- There is adequate potable water supplied by the Del Co Water Company, but summertime lawn watering stretches their ability to maintain treatment and pressure. A year-round alternate-day watering ban was instituted in 1999.
- The township is blessed with significant parks and open space. The township operates its own park with both recreational fields and walking paths at the SW corner of Dublin and Home Roads. The City of Columbus maintains parklands surrounding the O'Shaughnessy Reservoir, providing passive open space, and boating. With growth there will be a need for more active recreation such as baseball and soccer fields, tennis and basketball courts and perhaps a public swimming pool.

Vision Statement

Ultimately, we would like Concord Township to be a community that retains a combination of large lots where sewer is not available and a low residential density where there is sewer available, all in a pastoral setting with significant permanent open space.

The existing character of the township will be maintained by agriculture as long as it is economically viable. When agriculture is no longer viable, open space should be preserved by large lots, conservation subdivision developments, and by flexible Planned Residential Developments that include open space. Existing roads should generally remain two-lane roads while maintaining or enhancing safety, and have a rough edge, with fencing that reminds of the agricultural heritage. Significant natural landscaping should replace fence/tree rows if they are removed.

Sensitive environmental aspects (ravines, floodplains, jurisdictional wetlands, waterways, etc.) should be preserved as the township develops. "Special places" such as forested lands, open meadows and creek-side trails can be preserved within conservation and planned subdivisions. Historic and/or significant agricultural structures that give a sense of our heritage should be preserved as part of new developments.

There should be a variety of housing choices and price ranges, and adequate infrastructure to serve new development. We would like to see a diversity of housing types to meet different housing needs (i.e., older adults, empty nesters, individuals and families). There should be a balance of commercial, residential and recreational uses; commerce and industry should be developed for a broader tax base, but should be buffered from exclusively residential areas. The Scioto River should be a continuous park and open space corridor.

Introduction

Concord Township

"Concord is one of the most picturesque and interesting townships in Delaware County, and is rich in historical scenes and incidents. Its primeval forests, rolling rivers, winding creeks, babbling brooks, its green hills and fertile valleys, to one imbued with poetic fancy, present a field of inexhaustible wealth.



...The county was originally divided into three townships, one of which was Liberty, and in it Concord was included. Union Township was formed June 16, 1809, and comprised in its limits all that part of Concord west of the Scioto River. On the 20th of April, 1819, Concord Township was created.

...Its greatest length from north to south is six miles and ninety rods; the greatest breadth is about three miles. That portion lying west of the Scioto River is embraced in the old Virginia military lands, in the survey of which, and its division into sections, quarter-sections and lots, each settler had his own surveyor and his own idea of boundary lines." 1880 History of Delaware County and Ohio, O.L. Baskin & Company

The Scioto River and O'Shaughnessy Reservoir, flanked by state routes 745 and 257 on either side, divides the township into two almost equal divisions. The community of Bellpoint is in the north, Rathbone is in the center and Shawnee Hills is a significant village in the south. The Delaware County part of Dublin is at the southern tip.

Most likely named for Concord, New Hampshire, the township was known for ravines and steep cliffs along the Scioto River, features that are no longer visible. The northern part of the township was swampy, heavily forested, and full of rattlesnakes and wolves. Draining wetlands was a common practice and Ohio was one of the states with considerable change during this period. The result was drier, nutrient rich soil that was more suitable for farming.

There were many notable early settlers in Concord Township. Pennsylvanian George Hill holds the title of the first permanent settler. In 1811, Hill, a Revolutionary War soldier, settled two miles south of Bellpoint. John Day came with him, as well as his brother-in-law, Christopher Freshwater. John Cutler arrived in 1830 and some early maps indicate "Cutlers Corners" around Moore Road & S.R. 745. Virginian George Oller arrived in 1839, and his family name lives on in the Oller Cemetery on S.R. 257 near Bean Oller Road. –various sources including Susan Lamphere

Lucy Depp Park

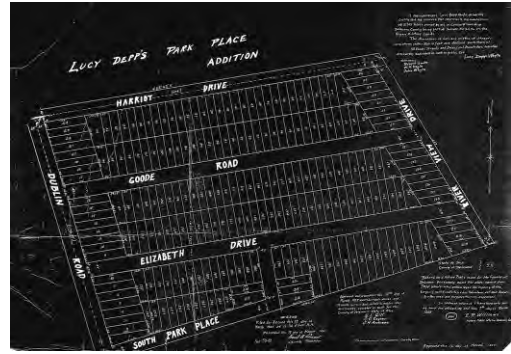
Lucy Depp is an unincorporated area of several plats created in 1925 and 1926 from an original eight hundred-ninety acre parcel of land given to Columbus resident Joseph Sullivant by President James Monroe in 1817 for military service.

Sullivant's son, Lucas, inherited the land and sold three hundred acres of it to a freed man from Virginia, Abram Depp, in 1835 for \$1,100. Depp settled on the land and established a freedom stop for

runaway slaves. A cave housed the fugitive slaves near the banks of the Scioto River on the original three hundred acre settlement, but the placement of the O'Shaughnessy Dam has obscured the site. The area became a retreat for wealthy Central Ohio black families, and many of them built summer cottages on small lots.

Today, Lucy Depp Park houses a number of permanent residences, including some of recent construction. Across State Route 745, there is a small cemetery that has scattered graves indicating resting places of some of the original Depp settlers. Started in the 1800s, the cemetery is no longer active. In the 1930s most of the gravestones were removed for repair and cleaning and never placed back in the cemetery. Descendants of the Depp Family still live in the Dublin area and nearby Plain City.

-various sources including Arnett Howard and Stewart Bernstein, Columbus Bicentennial blog, 2012 and graveaddiction.com



Lucy Depp Subdivision Plat.

Hart Springs/Scioto Juvenile Correctional Facility

The crossroads of State Route 745 and Home Road has been an area of impact for the township for many years. Founded by Nathaniel Hart in a time when mineral springs were considered therapeutic, Hart Spring resort is known as the place where Rutherford B. Hayes met his wife, Lucy. From 1842 to 1869, the resort had room for 600 guests.



Early photo showing the "Girls' Industrial Home"

Advertised in 1858 as "Ohio White Sulphur Springs" when it was purchase by "Mr. A Wilson, of Cincinnati," there was a large hotel, cottages, stables, a chapel, a saloon, a store and even a bowling alley. In 1865, John Ferry took over the reins and invested money to update it. Due to the Civil War, he would only keep it open for four more years.

In 1869, the state bought out Ferry and designated the property as the new State Reform School for Girls. In 1872 the name was changed to the Girls' Industrial Home. It was a place created for "the instruction, employment and reformation of exposed, helpless, evil-disposed and vicious Girls.'" Ironically, as governor, Hayes signed the legislation that created the Girls' Industrial Home.

Up the river in Scioto Township, White Sulphur Springs Station was established around the railroad stop that served the resort and later the Girls' Industrial Home. The Ohio Home Cemetery is located on the current institutional grounds and is not open to the public. As noted within this plan, the current facility has closed.

Why Plan?

"Make no small plans; they have no magic to stir men's blood and probably will not be realized. Make big plans; aim high in hope and work, remember that a noble logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever growing insistency. Remember that our sons and grandsons are going to do things that would stagger us. Let your watchword be order and your beacon beauty."

Daniel Hudson Burnham, Father of the American City Planning Movement

City and community planning in the United States is a fairly recent effort, with a foundation in the City Beautiful movement at the turn of the 20th Century. At that time, open space was seen as a deliverance from the stuffy, overcrowded and disease-filled tenements of American cities in the late 1800s. The City Beautiful movement used parks and public open spaces as centerpieces of the future city, oases of respite from the typical hustle and bustle. After the First World War, the movement evolved from its landscape architecture revitalization roots to a legal instrument for planning for orderly future growth.

The intent of the city planning movement was to plan for the future. At first this was done by the creation of zones with separate land use regulations attached to each zone. In some communities, there was a plan, which was the basis for the zoning map and resolution. However, in most communities, zoning itself was seen to be the plan. Zoning was tested immediately, and found to be an appropriate legislative power.

Ohio has never taken the additional step to *require* land use planning as a mandatory underpinning of zoning or other land use controls. It is recommended by the American Planning Association, and the American Institute of Certified Planners. It is suggested by the Ohio Revised Code, and it is bolstered by Ohio and United States Supreme Court cases that a comprehensive plan strengthens a community's police power to zone and control its growth.

How Planning Relates to Zoning and the Community Vision

By Ohio law (Ohio Revised Code 519.05) it is the duty of the zoning commission to submit a plan, both text and maps, to the Trustees to control land use and as a basis for zoning.

The Concord Township Steering Committee convened on November 13, 2013 for the purpose of updating the 2004 Concord Township Land Use Plan. The previous plan has served the community for ten years, but is due for an update. In light of the growth and changes within the township over the last decade, the update is intended to

evaluate the goals, objectives and vision statement as well as the policies and recommendations of the 2004 plan to determine if those elements are still representative of the residents today.

The Concord Township Comprehensive Land Use Plan update is intended to:

- 1.) Review the changes in land use, population, utility services, roads, and boundaries that have occurred from 2004 to 2014.
- 2.) Review the changes in economic, legislative, judicial and regulatory conditions that have occurred from 2004 to 2014.
- 3.) Review the goals and policies adopted in 2004; judge whether the goals and policies are still representative of the communities values and visions of its future, and if the goals and policies conform to current federal and state land use legislation and court decisions.
- 4.) Amend the goals and objectives for the growth in the ensuing five to ten years.
- 5.) Create a revised text and map for the recommended land use of each parcel on a site- specific basis to guide future growth of the township.
- 6.) Recommend amendments to local zoning, and the adoption of development policies to assure that the township will be what it has envisioned when it is built out.







The comprehensive plan is policies, goals and recommended land use map for the future development of the township. After the adoption of the Comprehensive Plan, the township will amend their zoning code, as needed, to implement its recommendations.

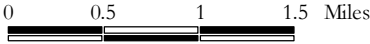
The Comprehensive Land Use plan is intended to be the township's vision for the next five to ten years. It is based upon economic and environmental conditions, availability of utilities, adequacy of roads, and the values of the township regarding density of housing and the look of the community when completely developed. It makes site-specific land use recommendations for each parcel in the township. It is subject to review and possible amendment whenever requested by a landowner, or as part of a potential rezoning.

Aerial Photo

Concord Township, Delaware County, Ohio



-  Township Boundary
-  Incorporated Area
-  Road Centerlines
-  Rivers/Lakes



Delaware Area Land Information System – How Digital Information Affects the Township’s Ability to Plan

The Delaware County Auditor maintains a Geographic Information (GIS) System for the primary purpose of accurately mapping tax parcels and reflecting and collecting appraisal information related to those parcels. It is a very accurate computer-mapping system which offers both tabular and graphic real estate data about each of more than 85,000 tax parcels. This digital information is used as the base for the Concord Township Comprehensive Plan, with additional information collected from various agencies including the Regional Planning Commission. The software used is ArcInfo, ArcView, and ArcMap by ESRI.

Population

Township Population/ Demographics

For the period from 1960 to 2000 Concord Township saw a steady growth rate between 15-23 percent. In the decade of the 1990s, during the explosive growth period for Delaware County, the township saw its population more than double.



Suburban PRD development style in Scioto Reserve.

During the 2000s, the population doubled again, with a population growth of 127%.

Figure 2A Census Population Figures, Concord Township 1960-2010

Year	Census Population	Population Increase from Previous Census	Percent Increase from Previous Census
1960	1,145	--	--
1970	1,412	267	23.32%
1980	1,625	213	15.08%
1990	1,978	353	21.72%
2000	4,088	2,110	106.67%
2010	9,294	5,206	127.35%

(Source Census and DCRPC Demographic Information)

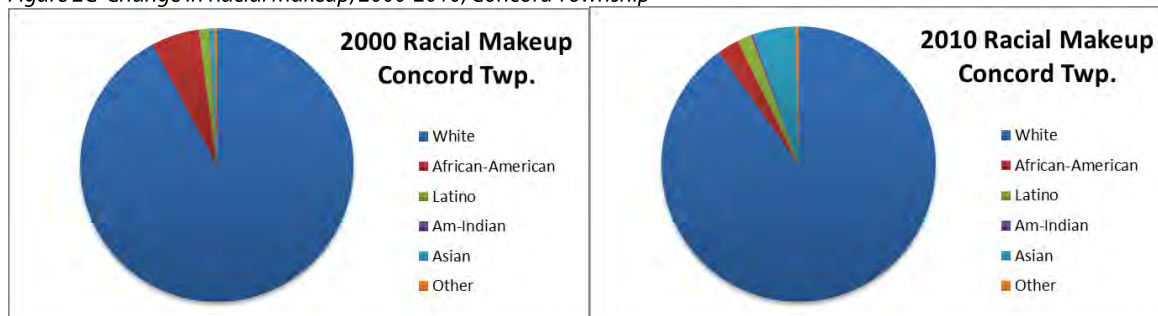
Figure 2B shows a breakdown of the demographic data of Concord Township residents. Detailed census information released in 2012 uses sampling to create details on population at the township level. The following census page depicts Concord Township’s demographic information such as ethnic background, household type and ownership.

Figure 2B 2010 General Demographic Profile of Concord Township, Delaware County Ohio

Subject	Concord Total		Concord 18 years+		Delaware County*	
	Number	Percent	Number	Percent	Number	Percent
Total population	9,294	100.0	6,390	100.0	181,061	100.0
One race	9,140	98.3	6,333	99.1	177,487	98.0
White	8,377	90.1	5,858	91.7	161,590	89.2
Black or African American	237	2.6	137	2.1	6,682	3.7
American Indian and Alaska nat.	26	0.3	14	0.2	117	0.1
Asian	464	5.0	299	4.7	7,828	4.3
Native Hawaiian, Pacific Island	1	0.0	1	0.0	0	0.0
Other Race	35	0.4	24	0.4	1,270	0.7
Two or more races	154	1.7	57	0.9	3,574	2.0
Hispanic or Latino						
Total population	9,294	100.0	6,390	100.0	181,061	100.0
Hispanic or Latino (of any race)	157	1.7	91	1.4	4,110	2.3
Not Hispanic or Latino	9,137	98.3	6,299	98.6	176,951	97.7

Source: U.S. Census Bureau. *U.S. Census Bureau, 2011 American Community Survey DP05

Figure 2C Change in Racial Makeup, 2000-2010, Concord Township



Regional Population

To put Central Ohio and Concord Township's growth rate into general perspective, consider the state and national annual growth rates above. This figure also indicates population changes in townships and municipalities surrounding Concord Township to indicate a true comparison of growth rates from 2000 to 2010, with additional estimates.

Figure 2D Regional/Local Growth Rates

Nation/State/Region	1990 population	2000 population	Rate 1990-2000	2010 Population	Rate 2000-2010
Delaware County	66,929	109,989	64.34%	174,214	58.39%
Franklin County	961,437	1,068,978	11.19%	1,163,414	8.83%
Central Ohio	1,377,419	1,581,066	14.78%	1,801,709	13.96%
Ohio	10,847,115	11,353,140	4.67%	11,536,504	1.62%
USA	248,709,873	281,421,906	13.15%	308,745,538	9.71%
Area Townships					
Berkshire Township	1,713	1,946	13.60%	2,428	24.77%
Berlin Township	1,978	3,315	67.59%	6,496	96.08%
Concord Township	3,363	4,088	21.55%	9,294	127.35%
Genoa Township	4,053	11,293	178.63%	23,090	104.46%
Liberty Township	3,790	9,182	142.27%	14,581	58.80%
Orange Township	3,789	12,464	228.95%	23,766	90.68%
Area Municipalities					
Shawnee Hills	423	419	-1%	681	62.53%
Columbus (Franklin)	632,910	711,470	12.41%	787,033	10.62%
Delaware (Delaware)	20,030	25,243	26.03%	34,753	37.67%
Galena (Delaware)	361	305	-15.51%	653	114.10%
Powell (Delaware)	2,154	6,247	190.02%	11,500	84.09%
Sunbury (Delaware)	2,046	2,630	28.54%	4,389	66.88%
Westerville (Del, Fra)	30,269	35,318	16.68%	36,120	2.27%

(Source, U.S. Bureau of Census, Internet Release Date: April 2001; Statistical Information, Washington D.C, (301) 457-2422).

While Ohio experienced a growth rate at one third that of the national average, the Central Ohio regional growth rate was much more comparable to the national trend. Delaware County, as the fastest growing county in Ohio, had a growth rate of 64.34% in the 1990s and 58.39% in the first decade of the 2000s. Population in the City of Delaware grew by 26.03% from 1990 to 2000 and 37.67% from 2000 to 2010, partially as a result of annexations. In examining the varied growth rates in the area, it is clear that growth pressures are mostly obvious in the south and west.

The Delaware County growth rate has continued to increase as people push north from Franklin County into the “country” for larger lots with more rural character or small-town feel. While Franklin County is losing population to out-migration, Delaware County is growing by in-migration.

Delaware County is growing largely by domestic in-migration with 40,565 new residents moving into the county from 2000 to 2010. Births minus deaths represented 14,585 additional residents in this same time span. By contrast, Franklin County experienced an outward migration of (-)36,253 from 2000-2010. Delaware County received a larger number of people through domestic migration, suggesting that some migration came from other Central Ohio counties. Figure 2E illustrates these trends.

Figure 2E Central Ohio Growth Rates

Area	2000/2010	Percentage/Numerical Change in Population	Births/Deaths (2000-2010)	International Migration	Domestic Migration
Delaware County	109,989/174,214	58.39%/64,225	+21,349/-6,764	517	40,565
Franklin County	1,068,978/1,163,414	8.80%/94,436	+162,077/-77,106	39,376	-36,253
Central Ohio	1,581,066/1,801,709	13.96%/220,643	+235,080/-116,390	40,830	32,559
Ohio	11,353,140/11,536,504	1.62%/183,364	+1,389,016/-999,895	120,452	-368,203
USA	281,421,906/308,745,538	9.71%/27,323,632	+38,358,804/-22,483,225	8,944,170	--

(Data Source Population Division, U.S. Census Bureau)

Delaware County’s growth should be thoroughly reviewed as an indicator of future growth pressures in Concord Township. Figure 2F indicates the significant rate of growth within Delaware County compared to other counties. The growth rate for the period 2000–2010 was 58% which ranked Delaware County 22nd nationally.

Figure 2F Area Counties in Context with Nation’s Fastest-Growing Counties: April 1, 2000 to April 1, 2010

County	State	Increase	Numerical Increase	2010 Population	National Rank By Percentage Growth
Delaware	Ohio	58.4%	64,225	174,214	22
Franklin	Ohio	8.8%	94,436	1,163,414	NR
Warren	Ohio	34.3%	54,310	212,693	NR
Kendall	Illinois	110.35%	60,192	114,736	1
Pinal	Arizona	109.08%	196,043	375,770	2
Flagler	Florida	92.04%	45,864	95,696	3
Lincoln	S. Dakota	85.77%	20,697	44,828	4
Loudoun	Virginia	84.15%	142,712	312,311	5

NR = not ranked in the top 100. (Source, U.S. Census Bureau, 2010)

Population Projections

The Delaware County Regional Planning Commission makes population projections based upon a “housing unit method” formula. The formula works by using the last Census as a base year, calculating the number of residents per dwelling unit for each jurisdiction, tracking the number and type of dwelling unit by month for all jurisdictions, inserting a time lag factor for occupancy date of new housing after building permit issuance, new population is projected for each jurisdiction based on the number of building permits issued times the number of residents per dwelling unit type, after the lag factor. The new population is added to last census data to create projected population.

From 1980 to 1990, the township added 276 new residential units. The distance from other urban areas and lack of growth in the Delaware County area limited significant population increases. As Delaware County grew, the township experienced similar change. During the 1990s, 677 new residential units were built. That number more than doubled in just the first five years of the 2000s, with 1,456 units built. Since 2005, 592 units have been built; a drop in activity but still a significant amount of growth.

Figure 2F Building Permits issued per Delaware County Township/Municipality (2001 to 2014)

Townships	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Berkshire	16	13	15	18	28	29	37	17	46	23	25	26	38	45
Berlin	182	156	123	97	84	66	40	30	20	35	30	26	19	28
Brown	10	14	11	8	4	3	2	3	5	2	3	4	3	6
Concord	355	294	410	235	167	134	80	67	40	64	75	83	67	32
Delaware	49	46	50	26	19	13	1	3	1	4	9	6	7	1
Genoa	667	716	643	443	305	183	148	72	69	82	83	116	110	39
Harlem	18	26	29	34	20	14	19	17	5	5	13	9	21	13
Kingston	37	34	35	18	14	13	12	1	4	3	2	1	9	5
Liberty	198	238	175	179	168	102	75	69	30	49	73	115	133	89
Marlboro	10	4	4	0	2	4	2	0	1	0	0	0	0	2
Orange	532	558	601	762	420	216	228	142	129	122	136	181	214	209
Oxford	11	11	8	7	4	6	5	1	0	0	1	1	1	1
Porter	9	11	18	15	8	11	6	3	1	5	6	5	13	10
Radnor	5	15	16	15	16	6	3	3	0	0	1	3	6	6
Scioto	9	18	20	15	25	15	5	10	4	3	8	7	8	9
Thompson	11	8	6	4	4	6	7	0	0	2	2	2	1	0
Trenton	11	12	11	11	14	7	7	3	2	3	3	3	4	4
Troy	14	24	10	16	9	7	6	3	1	2	2	5	0	3
Sub Total	2,114	2,198	2,185	1,903	1,311	835	683	444	358	404	472	593	655	502

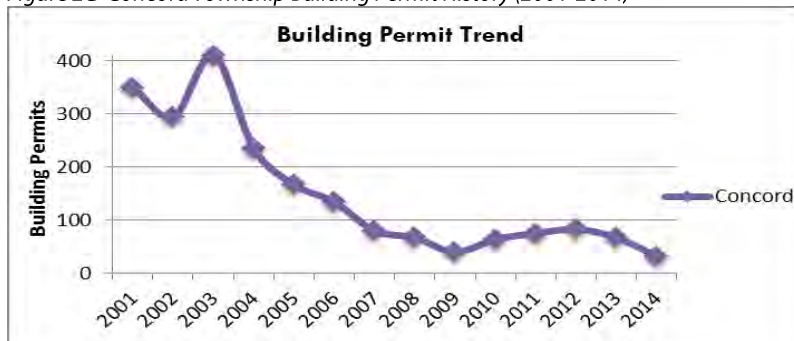
Incorporated Areas

Delaware	368	313	510	446	324	220	199	108	102	108	98	204	313	259
Galena	0	1	1	25	35	13	4	3	4	1	7	11	4	6
Sunbury	75	72	54	3	0	18	20	31	37	34	19	34	73	36
Shawnee Hills	5	17	15	24	16	7	2	0	3	2	3	1	10	10
Powell	105	127	370	339	216	146	137	36	34	34	55	58	95	110
Ashley	0	3	3	2	1	1	0	1	0	0	0	1	1	0
Ostrander	0	1	1	0	16	15	7	6	0	7	8	10	23	12
Dublin	1	3	4	2	0	2	1	2	1	0	0	0	0	2
Westerville	122	58	17	38	161	81	61	29	37	60	36	89	10	121
Columbus	97	236	251	246	295	254	393	43	46	273	35	277	921	255
Sub Total	773	831	1,226	1,125	1,064	757	824	259	264	519	261	685	1,450	811
County Total	2,917	3,029	3,411	3,028	2,375	1,592	1,507	703	622	923	733	1,278	2,105	1,313

Source Delaware County Building Dept. and municipal sources, 2015.

Figure 2G shows the history of new building permits in the township since 2001.

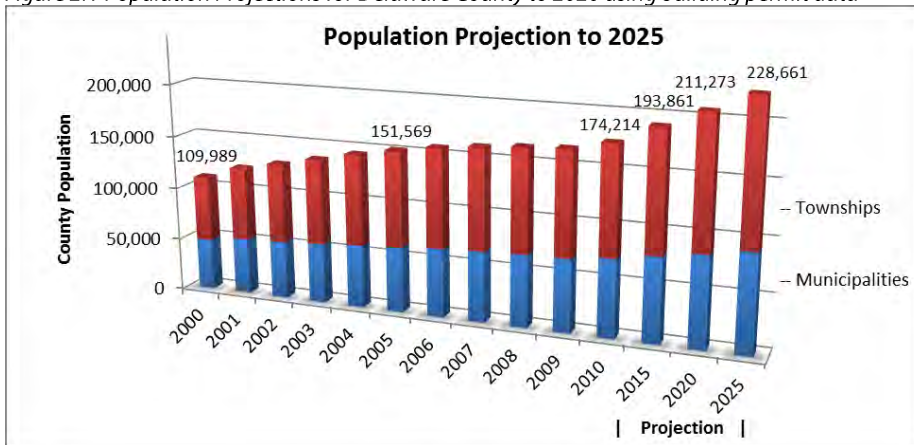
Figure 2G Concord Township Building Permit History (2001-2014)



(Source DCRPC, 2015)

Figure 2H demonstrates the projected population for Delaware County in five-year increments to 2020, based on the building permit projection method.

Figure 2H Population Projections for Delaware County to 2020 using building permit data



(Source DCRPC, 2012)

Population Summary

Delaware County continues to be the fastest growing county in Ohio by percentage of growth. It was the 22nd fastest-growing county in America from 2000-2010 (58%). The growth rate in the township has mirrored that of the county because of its access to centralized sewer service and other “urban” services. The transition from a rural township to a suburbanizing community has presented new challenges. Sanitary sewer will lead to growth and indicates that building and development will continue when the economy improves. How well the community plans for the future growth in the next 5 to 10 years will be a critical factor in shaping the Concord Township identity.

Development Trends

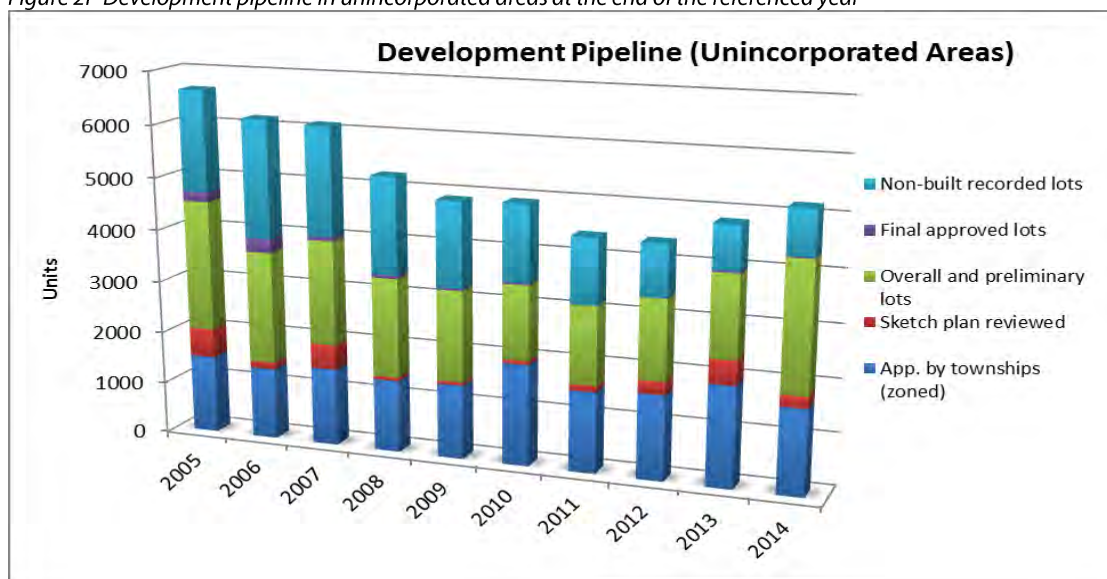
Typically in new-growth areas, the subdivision platting process has served as an indicator of future growth. This section briefly describes the general development of the county and then development indicators in the township.

Much has been said about the growth rate of Delaware County over the last two decades. The county grew by 64.3% from 1990-2000, ranking it as the 15th fastest-growing county in the country by percentage of growth. For the period of 2000-2010, the growth was 58.4%, as the county was the 22nd fastest-growing by the same measure.

For the jurisdictions of Delaware County there are some observed trends that merit attention. Significant zoning and subdivision activity has led to a potential oversupply in subdivision lots available for development. This trend is best represented in the following table, which is based on the development activity of the unincorporated areas of the county, which is where much of the growth has been. It represents the number of lots in the various stages of the development process at the end of each year. The key is to notice that the overall number of lots in the pipeline has been decreasing since 2003 as those lots have been absorbed by the building process. Although those numbers have decreased dramatically, DCRPC staff estimates that there is still a 14-year supply of lots in the development process, based on the fact that building permit numbers have also reduced dramatically. These numbers will change

after 2013 is calculated as there has been a significant increase in the number of Preliminary-approved lots in the county. These lots are generally located in Liberty, Orange, and Genoa Townships.

Figure 21 Development pipeline in unincorporated areas at the end of the referenced year



Development Process	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Zoning approved	1,496	1,371	1,486	1,386	1,423	1,941	1,549	1,626	1,925	1,636
Sketch plan reviewed	550	131	479	71	64	76	119	247	464	220
Preliminary approved	2,490	2,143	1,998	1,889	1,736	1,417	1,488	1,523	1,563	2,454
Final plat approved	182	265	74	63	38	30	6	7	36	19
Non-built, recorded lots	1,925	2,248	2,066	1,835	1,619	1,452	1,238	979	825	849
Total in Pipeline	6,643	6,158	6,103	5,244	4,880	5,528	4,400	4,382	4,813	5,178

(Source DCRPC, 2015)

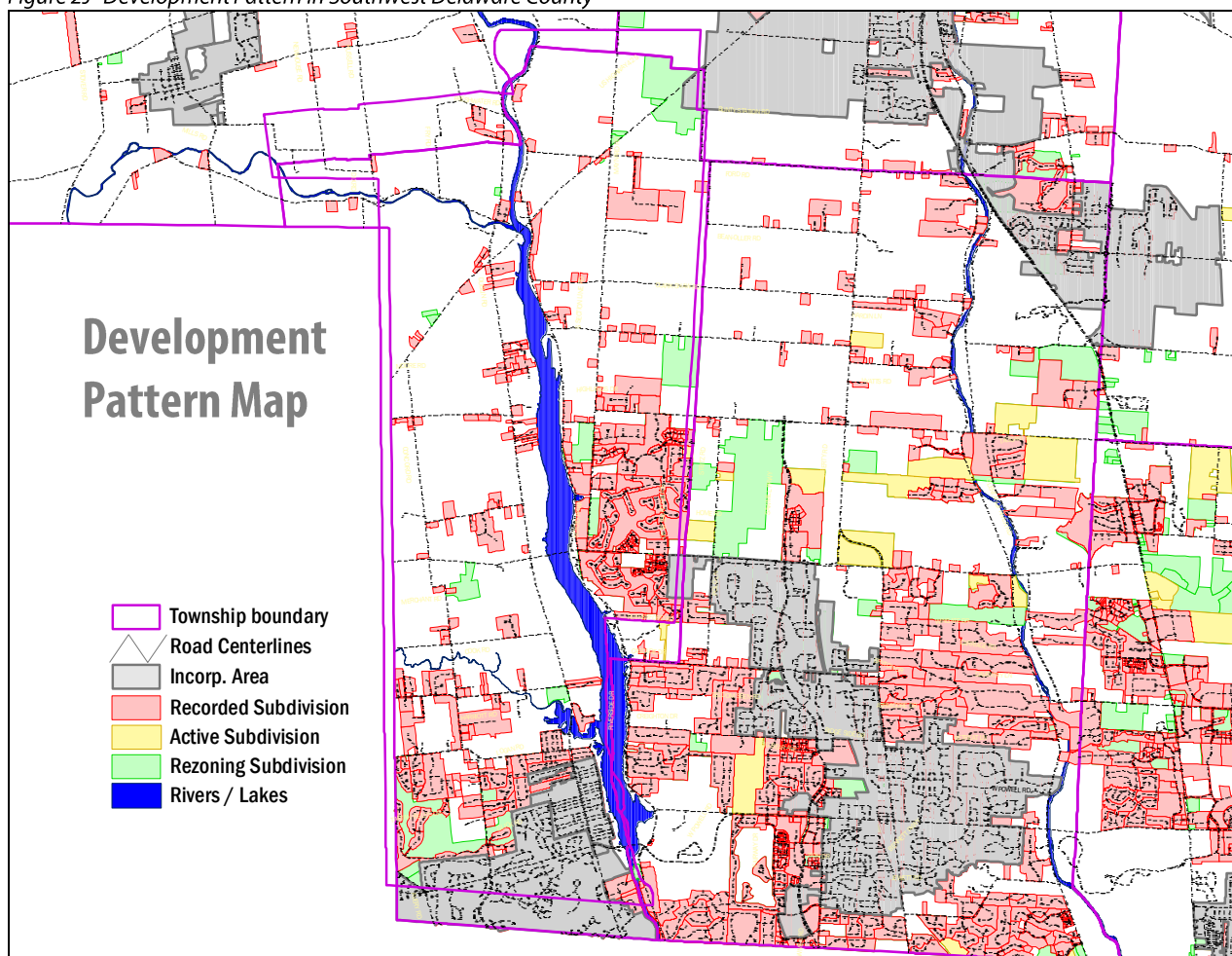
Summary of Development Indicators in Delaware County and Concord Township

Delaware County continues to be the fastest growing county in Ohio by percentage of growth. It was the 22nd fastest-growing county in America according to the 2010 Census, but is out of the 100 fastest-growing in the US, from 2010 to 2012. The growth rate in Concord Township has mirrored that of the county as centralized sewer service extended into the township. The transition from a rural farming community to a combination of suburbanizing community has presented new challenges. Centralized sanitary sewer can lead to responsible growth and yield development options that are less land consumptive. Future development within the township is largely dependent on the availability of sewer service. How well the township plans for the future growth in the next 5 to 10 years will be a critical factor in shaping the Concord Township identity. Delaware County continues to be a potential hotbed of new development in areas with water and sewer service and proximity to Franklin County. Concord Township has shown this with recent growth in the 1990s and early 2000s. It is reasonable to assume that when the economy recovers, the area will continue to see development pressure.

Development and Change

From January 1993 to December 2000, 1,486 new subdivision lots were platted in Concord Township. Since 2001, 1,275 lots have been created for a total of 2,761. During the same time frame, 2,670 new home permits were issued. There is an advance supply of new lots being created to meet demand, but not a dramatic one. These new subdivision lots are in addition to road frontage lot splits and five-acre mini-farms which are also included in the new home number above. The map below shows the development activity in the southwestern portion of Delaware County. Green indicates areas that have been rezoned or are in the process of rezoning. Yellow indicates areas of active subdivision activity and red indicates recorded subdivision plats. Typically, roads are in place when plats are recorded. This data does not reflect ALL development activity of course, as some development takes place without subdivision and platting.

Figure 2J Development Pattern in Southwest Delaware County



Platting activity in the township began with the recording of Bellepoint in 1835. Development continued in the 1920s with three large Lucy Depp plats with small lots. The plats included 166 lots in March, 1925, 128 lots in June of the same year and 266 lots in June of 1926. After some other multi-lot subdivisions were created as extensions of Shawnee Hills, platting tapered off and largely followed a pattern of 2 to 6 lots at a time (with some exceptions) until the 1990s. Figure 2K demonstrates the amount of platting in Concord Township since 1990.

Figure 2K Single-Family Subdivision Plats

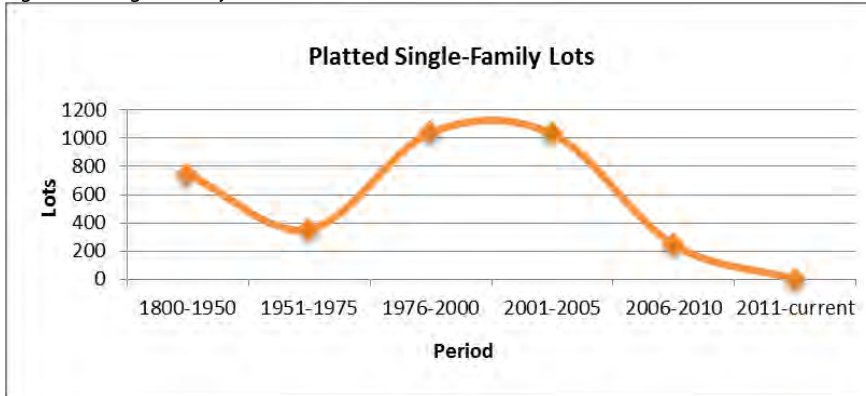
Name	Acres	SF Lots	Recorded
RIVER HIGHLANDS #3	25.24	18	4/30/1990
WANG	8.71	3	8/10/1990
SCIOTO HIGHLANDS	4.22	3	8/21/1990
CIPRIAN'S SCIOTO VIEW	2.58	2	12/21/1990
TERRY ESTATES	2.86	2	8/26/1992
EVERSOLE RUN ESTATES	11.67	8	10/7/1992
CONCORD LANE	8.07	3	11/6/1992
RUTHERFORD LANE	5.03	2	1/6/1993
RIVER VIEW	7.98	4	6/8/1993
PINEFARM ACRES	7.58	4	9/10/1993
SERENITY PLACE	10.08	6	5/23/1994
RESUB OF LOT NO 4013 HILAND HEIGHTS	0.00	2	7/29/1994
MURPHY SUBDIV. #2	5.29	3	12/5/1994
COOLMORE ESTATES	13.00	6	5/1/1995
MERSHAD ACRES	8.94	6	5/17/1995
TOSCA (AKA DICKZNE NO 2)	7.31	4	7/25/1995
HILAND HEIGHTS LOT 4019 SUB	0.00	2	9/12/1995
MURFIELD'S MEADOWS	5.00	2	3/7/1996
WGJ SUBDIVISION	7.04	4	6/6/1996
SCIOTO HIGHLANDS #2	20.00	14	6/25/1996
O'BRIEN ESTATES	11.79	6	7/2/1996
EVERSOLE FARMS	31.07	17	8/1/1996
MURPHY SUB'D NO.3	5.00	3	8/27/1996
BETH AW SUB'D	6.42	4	8/28/1996
WJH SUBDIVISION	3.70	3	9/16/1996
CINDY W SUB'D	6.70	4	10/8/1996
BRADLEY MW SUB'D	4.97	3	10/21/1996
ARMBRUSTER ESTATES	3.00	2	10/31/1996
PAMELA SW SUB'D	6.19	4	1/16/1997
DOUGLAS BW SUB'D	8.36	5	2/25/1997
BRETT MW SUB'D	7.80	3	2/25/1997
STEPHCO SUBDIVISION	5.00	4	3/10/1997
GAR-MAR #3	10.27	5	9/23/1997
TARTAN FIELD PH.1	55.59	63	11/20/1997
TARTAN FIELDS, PH.2	11.89	14	11/20/1997
GAR-MAR #2	7.46	4	12/9/1997
TARTAN FIELDS, PH.3	14.90	22	8/18/1998
TARTAN FIELDS, PH.4	14.57	20	9/2/1998
TARTAN FIELDS, PH.6	10.82	18	11/4/1998
WOOD SUBDIVISION	6.69	2	6/9/1999
TARTAN FIELDS, P. 8A	5.44	9	10/28/1999
TARTAN FIELDS, P. 8B	5.88	11	10/28/1999
TARTAN FIELDS, P. 14	23.20	40	10/28/1999
TARTAN FIELDS, P. 17	27.80	50	10/28/1999
SCIOTO RESERVE S. 2 P.1	17.70	44	12/13/1999
SCIOTO RESERVE S. 4 P.1	19.56	40	12/13/1999
RESUB OF DAKHTEH TWO	53.97	11	1/2/2000
SCIOTO RESERVE S. 3 P. 1	27.45	58	2/24/2000
TANNER SUBDIVISION	7.00	3	5/8/2000
SCIOTO RESERVE S. 2 P. 2	17.00	43	6/22/2000
SCIOTO RESERVE S. 4 P. 2	18.00	54	6/22/2000
SCIOTO RESERVE S. 3 P.2	15.87	47	11/8/2000
SCIOTO RESERVE S. 1 P. 3	5.75	11	11/16/2000
SCIOTO RESERVE S. 4 P. 3	9.02	31	11/17/2000

Table continued from previous page

TARTAN FIELDS, P. 12	13.00	12	1/7/2001
TARTAN FIELDS, P. 13	10.00	14	1/7/2001
SCIOTO RESERVE S. 4 P. 4	14.46	43	5/4/2001
SCIOTO RESERVE S. 2 P. 4	15.20	45	5/4/2001
TARTAN FIELDS PH. 12B	2.00	2	5/24/2001
TARTAN FIELDS, PH. 5	7.28	14	6/6/2001
TARTAN FIELDS P. 5A	1.29	5	6/6/2001
SCIOTO RESERVE S. 2, P. 3 & 4	8.01	28	8/2/2001
O'SHAUGNESSY RESERVE	49.93	25	8/15/2001
SCIOTO RESERVE S. 1, PH 4	14.59	40	8/27/2001
SCIOTO RESERVE SEC.3 PH. 3	19.80	35	9/5/2001
SCIOTO RESERVE SEC.3 PH.4	10.06	32	10/5/2001
SCIOTO RESERVE SEC.4 PH.7	23.79	58	12/3/2001
SCIOTO RESERVE S. 4 P. 8	6.77	21	2/14/2002
TARTAN FIELDS PH. 16	18.11	34	4/11/2002
TARTAN FIELDS PH. 9	16.36	41	6/3/2002
SCIOTO RESERVE S3 PH. 5	13.34	47	7/26/2002
SCIOTO RESERVE SEC. 4 PH. 5	8.92	22	7/30/2002
SCIOTO HIGHLANDS NO. 3	36.55	18	8/2/2002
WALNUT RIDGE	10.21	4	8/9/2002
SERENITY WOODS	7.47	2	8/20/2002
SCIOTO RESERVE S. 1 P. 5	8.87	24	8/22/2002
SCIOTO RESERVE SEC 1 PH. 6	8.24	17	8/22/2002
WATERFORD WOODS	7.31	3	10/9/2002
SCIOTO RESERVE SEC. 4 PH.9	14.56	49	12/13/2002
SCIOTO RESERVE SEC. 4 PH. 10	21.10	60	6/17/2003
TARTAN FIELDS PH. 15	13.05	25	9/5/2003
SCIOTO RESERVE SEC 4 PH 11	20.69	56	12/12/2003
SUGARWOODS (FKA DODSON)	7.13	1	12/15/2003
SCIOTO RESERVE SEC. 1 PH. 7	11.78	32	12/15/2003
SCIOTO RESERVE SEC. 1 PH. 8	9.80	27	12/15/2003
TARTAN FIELDS PH. 18	7.95	14	5/10/2004
LANE'S END	18.05	3	6/10/2004
SCIOTO RESERVE SEC. 4 PH. 6	8.48	26	6/28/2004
SCIOTO RESERVE SEC. 4 PH. 12	21.08	50	6/28/2004
PEELE ESTATES	8.71	2	4/26/2005
MLSN (MYERS) SUBDIVISION	6.91	3	6/17/2005
SCIOTO RESERVE S. 1 P.1&2	24.93	1	7/18/2005
TARTAN FIELDS PHASE 20A	22.85	30	10/6/2005
WHISPER TRACE	28.63	13	10/25/2005
TARTAN FIELDS PH. 21	0.00	53	11/7/2005
THE OAKS, SECTION 1, PHASE A	14.45	17	4/11/2006
FENSTERMAKER SUB	6.21	3	6/27/2006
SCIOTO RESERVE EXP., SEC. 1, PHASE B	181.33	105	7/11/2006
SCIOTO RESERVE EXP., SEC. 1, PHASE A	34.09	15	7/11/2006
THE OAKS SECTION 1, PHASE B	13.32	20	8/30/2006
TARTAN FIELDS, PHASE 20, PART B	10.58	15	1/12/2007
THE OAKS SEC. 2	7.00	6	1/18/2007
SCIOTO RESERVE EXP., SEC. 2, PH. B	18.31	39	8/28/2007
SCIOTO RESERVE EXP., SEC. 2, PH. A	4.91	15	8/28/2007
HEISELT TRACT	5.00	5	9/10/2007
ALEXANDER WAY	7.95	4	1/18/2008
REDTAIL ESTATES	18.9	5	9/30/2013

*Plats with a mixture of uses have been separated by use and acreage. 11/2013

Figure 2L Single-Family Subdivision Plats



Although exempt from the typical subdivision review through the county, condominiums must file plats and amendments through the County Recorder’s office. This platting sets up the legal documentation to create the “ownership” of condominium interiors and their related common elements. Such plats did not begin in the township until 2001, so the following Figure represents all such condominium activity that has taken place.

Figure 2M Multi-Family Subdivision Plats

Name	Acres	MF Units	Recorded
HOMESTEAD AT SCIOTO RES.	30.82	7	5/16/2001
POINTE AT SCIOTO RES.	22.56	9	10/9/2001
HOMESTEAD AT SCIOTO RES. 1ST AMEND	1.23	5	12/17/2001
THE POINTE AT SCIOTO RES. 1ST AMEND	1.15	5	3/14/2002
HOMESTEAD AT SCIOTO RES.	0.51	2	4/3/2002
HOMESTEAD AT SCIOTO RES. 3RD AMEND	0.16	1	5/24/2002
POINTE AT SCIOTO RES. 2ND AMEND	2.52	6	6/27/2002
HOMESTEAD AT SCIOTO RES. 4TH AMEND	1.37	3	7/25/2002
POINTE AT SCIOTO RES. 3RD AMEND	0.00	9	9/23/2002
HOMESTEAD AT SCIOTO RES. 5TH AMEND	0.00	1	11/20/2002
HOMESTEAD AT SCIOTO RES. 5TH AMEND	1.41	5	11/20/2002
POINTE AT SCIOTO RES. 5TH AMEND	0.34	3	6/2/2003
HOMESTEAD AT SCIOTO RES. 6TH AMEND-B		5	7/18/2003
POINTE AT SCIOTO RES. 6TH AMEND	3.00	17	8/13/2003
HOMESTEAD AT SCIOTO RE RES. 7TH AMND	1.00	5	8/13/2003
POINTE AT SCIOTO RES. 7TH AMEND	1.83	9	1/7/2004
POINTE AT SCIOTO RES. 8TH AMEND	1.69	11	3/24/2004
VILLAGE AT SCIOTO RES. 1ST AMEND	6.28	9	6/23/2004
VILLAGE AT SCIOTO RES.	10.44	8	6/23/2004
VILLAGE AT SCIOTO RES. 1ST AMEND	6.28	8	6/23/2004
HOMESTEAD AT SCIOTO RES. SUPP. AMEND	0.00	4	7/8/2004
HOMESTEAD AT SCIOTO RES. 8TH AMEND	0.50	3	7/8/2004
HOMESTEAD AT SCIOTO RES. 8TH AMEND	0.50	9	7/8/2004
VILLAGE AT SCIOTO RES. 2ND AMEND	4.79	9	9/10/2004
POINTE AT SCIOTO RES. 9TH AMEND	0.72	6	9/15/2004
VILLAGE AT SCIOTO RES. 3RD AMEND	4.51	8	9/22/2004
HOMESTEAD AT SCIOTO RES. 10TH AMEND	0.88	4	9/27/2004
VILLAGE AT SCIOTO RES. 4TH AMEND	5.46	8	10/7/2004
HOMESTEAD AT SCIOTO RES. 11TH AMEND	2.11	7	10/21/2004
HOMESTEAD AT SCIOTO RES. 12TH AMEND	0.73	3	11/14/2004
VILLAGE AT SCIOTO RES. 5TH AMEND	1.93	8	11/18/2004
HOMESTEAD AT SCIOTO RES. 13TH AMEND	3.12	7	12/17/2004

POINTE AT SCIOTO RES. 10TH AMEND	0.94	8	12/21/2004
TARTAN WEST SEC 1 PT 1 (Road)	1.19	0	1/14/2005
HOMESTEAD AT SCIOTO RES. 14TH AMEND	0.30	2	3/18/2005
VILLAGE AT SCIOTO RES. 8TH AMEND	1.91	8	3/23/2005
VILLAGE AT SCIOTO RES. 6TH AMEND	1.71	8	3/25/2005
VILLAGE AT SCIOTO RES. 7TH AMEND	1.86	8	3/25/2005
HOMESTEAD AT SCIOTO RES. 15TH AMEND		2	5/5/2005
HOMESTEAD AT SCIOTO RES. 17TH AMEND		2	2/23/2006
HOMESTEAD AT SCIOTO RES. 19TH AMEND		4	6/14/2006
RAVINES AT SCIOTO RES.		5	6/14/2006
RAVINES AT SCIOTO RES. 1ST AMEND		4	6/20/2006
SCIOTO RES. EXPANSION, SEC. 1, PHASE A	34.09	68	7/11/2006
RAVINES AT SCIOTO RES. 2ND AMEND		4	8/15/2006
RAVINES AT SCIOTO RES. 3RD AMEND		4	10/31/2006
RAVINES AT SCIOTO RES. 4TH AMEND		4	11/9/2006
HOMESTEAD AT SCIOTO RES. 21ST AMEND		1	2/5/2007
RAVINES AT SCIOTO RES. 5TH AMEND		8	4/6/2007
HOMESTEAD AT SCIOTO RES. SUPP. 19		2	5/18/2007
MEADOWS AT SCIOTO RES.		31	5/24/2007
HOMESTEAD AT SCIOTO RES. 22ND AMEND		2	9/4/2007
MEADOWS AT SCIOTO RES. 1ST AMEND		9	1/15/2008
RAVINES AT SCIOTO RES. 6TH AMEND		4	1/28/2008
RAVINES AT SCIOTO RES. 7TH AMEND		4	7/16/2008
RAVINES AT SCIOTO RES. 8TH AMEND		4	8/8/2008
HOMESTEAD AT SCIOTO RES. 23RD AMEND		1	8/15/2008
MEADOWS AT SCIOTO RES. 2ND AMEND		4	3/17/2009
RAVINES AT SCIOTO RES. 9TH AMEND		4	10/14/2011
RAVINES AT SCIOTO RES. 10TH AMEND		4	5/1/2012
HOMESTEAD AT SCIOTO RES. 24TH AMEND		1	6/20/2012
RAVINES AT SCIOTO RES. 11TH AMEND		4	8/15/2012
MEADOWS AT SCIOTO RES. 3RD AMEND		2	10/12/2012
RAVINES AT SCIOTO RES. 12TH AMEND		4	11/7/2012
MEADOWS AT SCIOTO RES. 4TH AMEND		2	8/9/2013
RAVINES AT SCIOTO RES. 14TH AMEND		4	8/22/2013
RAVINES AT SCIOTO RES. 15TH AMEND		8	9/6/2013
HOMESTEAD AT SCIOTO RES. 25TH AMEND		2	12/04/2013
RAVINES AT SCIOTO RES. 16TH AMEND		12	4/24/2014
HOMESTEAD AT SCIOTO RES. 26TH AMEND		3	8/05/2014
HOMESTEAD AT SCIOTO RES. 27TH AMEND		2	9/26/2014
MEADOWS AT SCIOTO RES. 5TH AMEND		3	11/18/2014
HOMESTEAD AT SCIOTO RES. 28TH AMEND		3	1/13/2015
HOMESTEAD AT SCIOTO RES. 29TH AMEND		1	2/20/2015

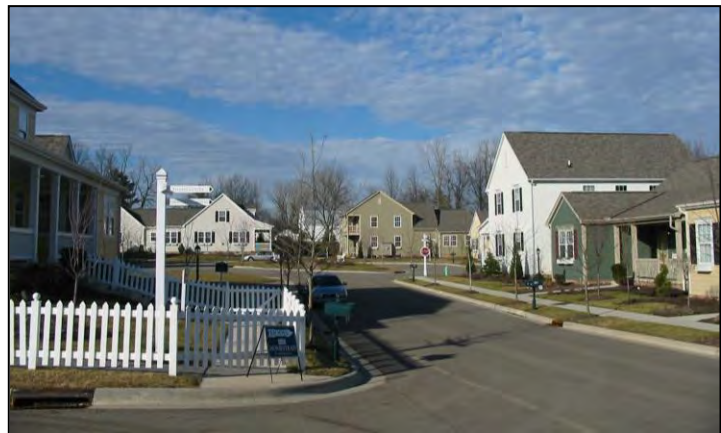
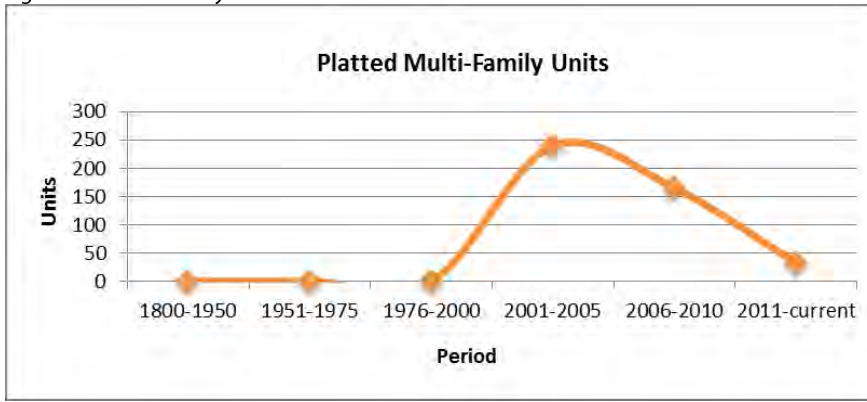
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*Plats with a mixture of uses have been separated by use and acreage. 5/2015



Multi-unit condominium development.

Figure 2N Multi-Family Subdivision Plats



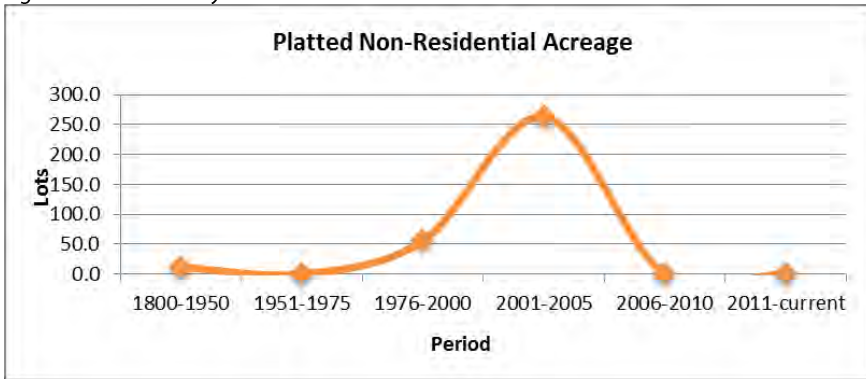
Single-unit condominium development.

Figure 2O Non-Residential Subdivision Plats

Name	Type	Acres	Recorded
GRANDVIEW ADDITION NORTH	Commercial	11.25	9/3/1926
TARTAN FIELD PH.1 (incl. sewer plant)	Commercial	55.59	11/20/1997
SCIOTO RESERVE GOLF COURSE	Commercial	263.25	6/28/2004

*Plats with a mixture of uses have been separated by use and acreage. 11/2013

Figure 2P Multi-Family Subdivision Plats



The Delaware County Regional Planning Commission approves platting for the county, exclusive of incorporated areas. The county development trends over the past fifteen years demonstrate that growth in the county is representative of the growth that individual areas experienced, but exponentially larger.

Current Conditions

Current Conditions: Land Use

The County Auditor maintains an existing land use determination for each parcel, used for formulating the tax for each lot. The Figure below uses the Auditor's land use classification and structure count to generate an overall acreage using the DALIS system. The same information was used to create the map. This map does not account for uses created after the last assessment, so it could be up to one year out of date. It also does not specify the type of commercial use, nor does it reflect the zoning classification that may be applied to a parcel.

Figure 3A Existing Structures and Land Use Acreage, 2015

	Number of Structures*	Number of Structures**	Acreage	% Total Acreage
Single Family	3,161	4,220	5,309.42	37%
Multi family	355	160	123.41	1%
Commercial	40	107	117.23	1%
Industrial	2	5	85.88	1%
Institutions	10	25	266.79	1%
Agriculture	31	170	3,534.85	25%
Agriculture Vacant	-	-	42.57	0%
Parks/open space	11	54	815.63	6%
Vacant residential	44	98	2,303.55	16%
Vacant commercial	0	0	0	0%
Rivers/Lakes/Streams	0	0	1029.82	7%
Road R.O.W	-	-	634.58	4%
Totals	3,654	4,839	14,263.74	***

*Number of Structures based on DALIS master address point layer (Occupied) dated 11/2013.

















**Number of Structures based on DALIS Structures (building outlines) layer dated 12/2010.

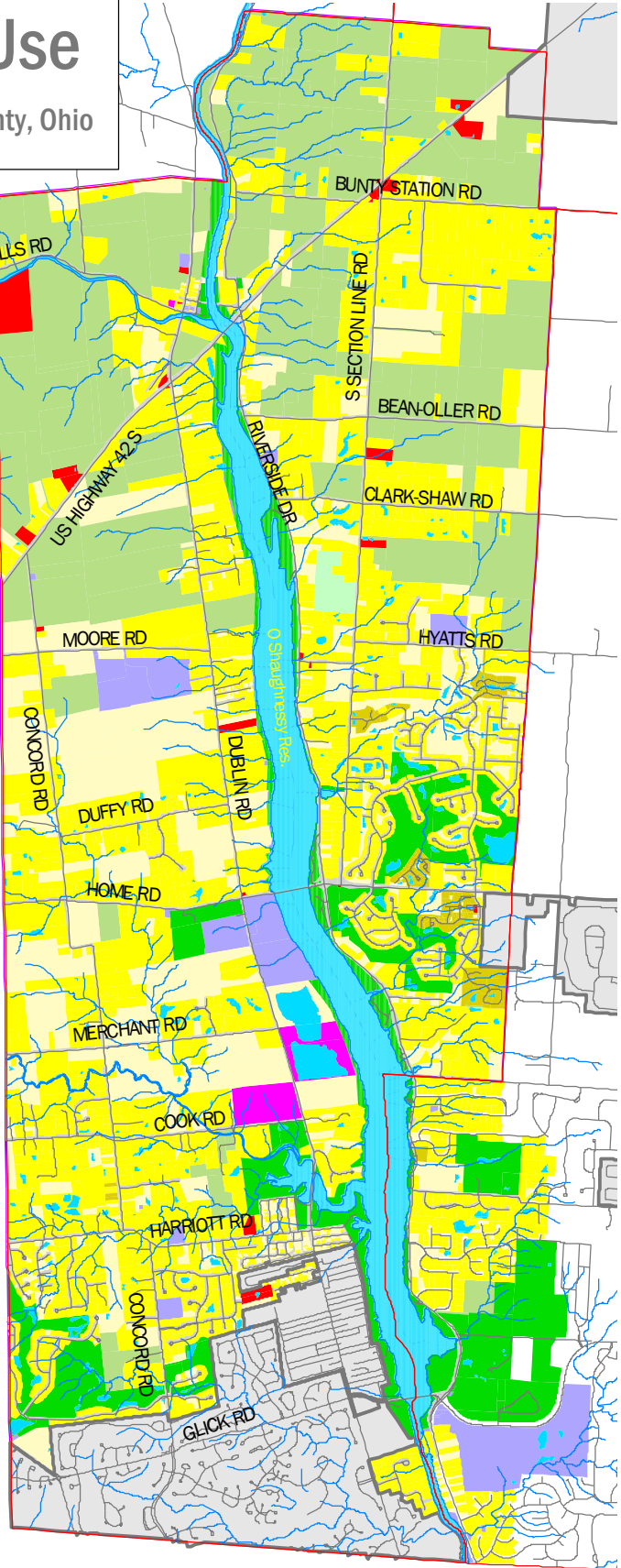
***Based on rounding, number does not equal 100%

The 2015 Existing Land Use map shows the generalized extent of each land use, by parcel, based upon current aerial photos and data from the County Auditor's DALIS system. DCRPC staff adjusted the land use category of some parcels to reflect structures that were located on more than one parcel.

Existing Land Use

Concord Township, Delaware County, Ohio

-  Township Boundaries
 -  Road Centerlines
 -  Streams
 -  Incorporated Areas
- Existing Land Use 5/2015
-  Single Family
 -  Multi Family
 -  Commercial
 -  Industrial
 -  Institution
 -  Agricultural
 -  Agricultural Vacant Land
 -  Residential Vacant Land
 -  Industrial Vacant Land
 -  Park / Golf Courses
 -  Rivers / Lakes
 -  Road/Rail Right of Way



The Regional Planning Commission assists the Townships in tracking rezoning processes and in creating official Zoning Maps. Zoning is the Township's codified and approved land use. The numbers in the table below may not correspond with how each property is currently being used or taxed – the Auditor's Existing Land Use map represents that information.



Lucy Depp Community Center on the Robert Goode property.




















Figure 3B Zoning Districts

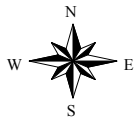
District	Acreage	% Land
FR-1, Farm Residential District	10,507.20	73.45%
R-2, Low Density Residential District	1,024.57	7.16%
R-6, Multi-Family Residential District	52.37	0.37%
PRD, Planned Residential District	979.25	6.85%
PRCD, Planned Residential Conservation District	0	0%
B-1, Neighborhood Business District	15.16	0.11%
B-2, Community Business District	22.52	0.16%
B-3, General Business District	31.78	0.22%
B-4, Outside Storage and Warehouse District	2.93	0.02%
M-1, Industrial District	173.45	1.21%
M-2, Central Industrial District	121.18	0.85%
PCD, Planned Commercial and Office District	15.87	0.11%
PID, Planned Industrial District	0	0%
Rivers, Lakes, Streams	724.86	5.07%
Road Right of Way	634.28	4.43%
Total	14,305.50	100%

ZONING DISTRICT MAP

Concord Township
Delaware County, Ohio

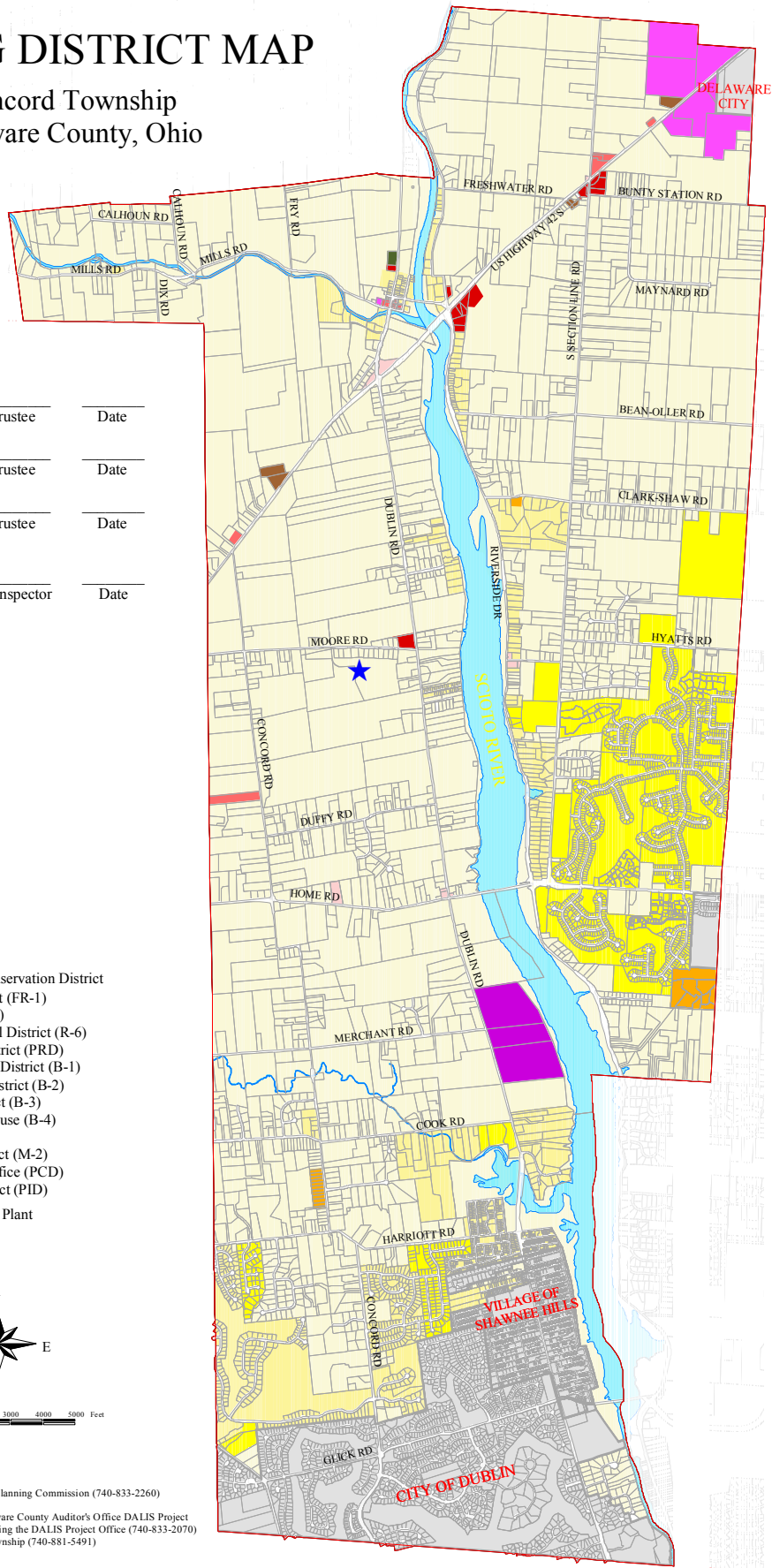
_____	Trustee	_____	Date
_____	Trustee	_____	Date
_____	Trustee	_____	Date
_____	Zoning Inspector	_____	Date

-  Township Boundary
-  Road Right of Way
-  Property Lines
-  Rivers/Lakes
-  Incorporated Areas
- Concord Township Zoning**
-  Planned Residential Conservation District
-  Farm Residential District (FR-1)
-  Residential District (R-2)
-  Multi-Family Residential District (R-6)
-  Planned Residential District (PRD)
-  Neighborhood Business District (B-1)
-  Community Business District (B-2)
-  General Business District (B-3)
-  Outside Storage/Warehouse (B-4)
-  Industrial District (M-1)
-  General Industrial District (M-2)
-  Planned Commercial/Office (PCD)
-  Planned Industrial District (PID)
-  Lower Scioto Treatment Plant



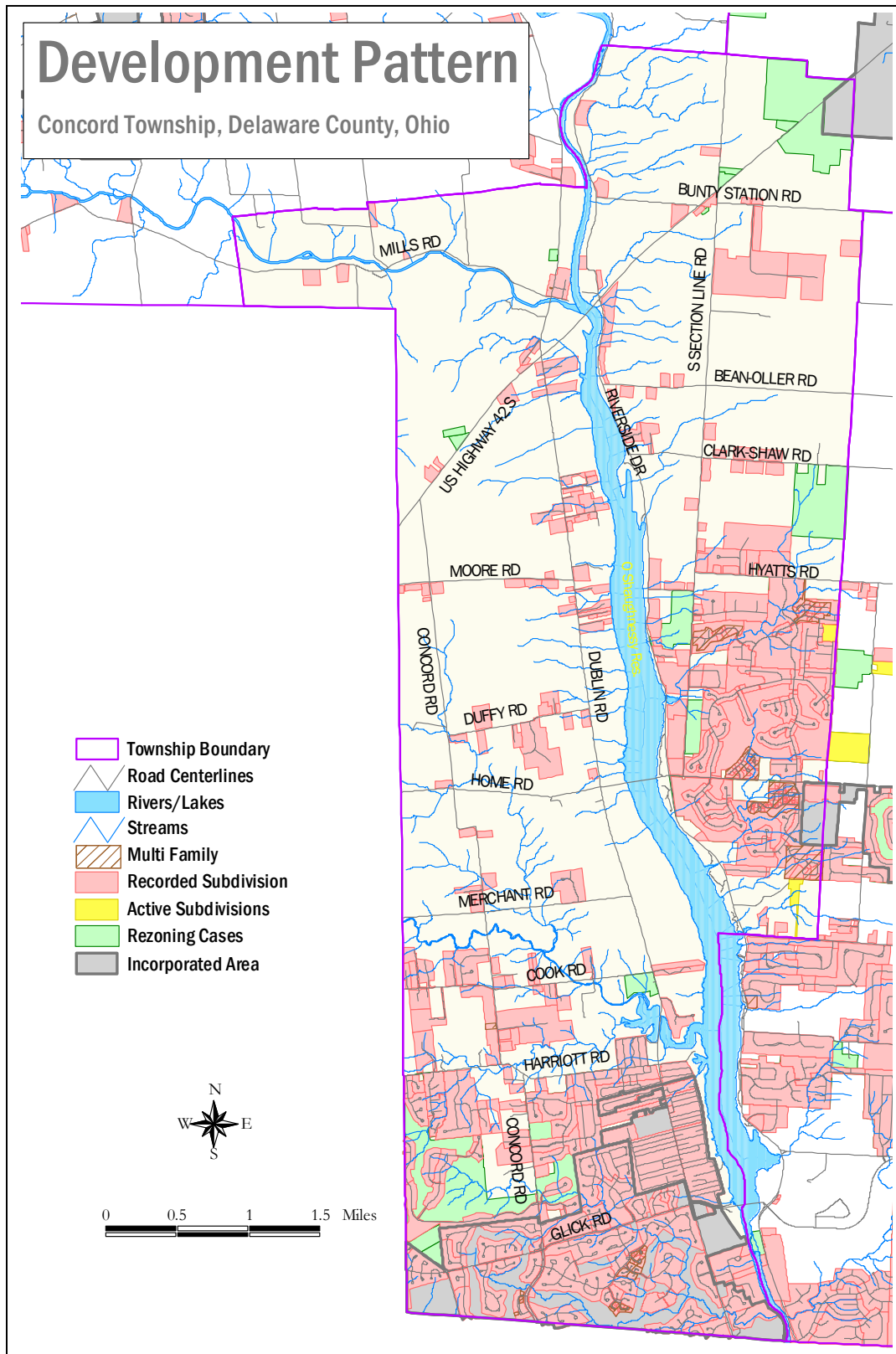
0 1000 2000 3000 4000 5000 Feet

Prepared By: Delaware County Regional Planning Commission (740-833-2260)
<http://www.dcrpc.org>
 Parcel Information Provided by The Delaware County Auditor's Office DALIS Project
 Further Information is available by contacting the DALIS Project Office (740-833-2070)
 Zoning Information from the Concord Township (740-881-5491)
 Printed 2/6/2015

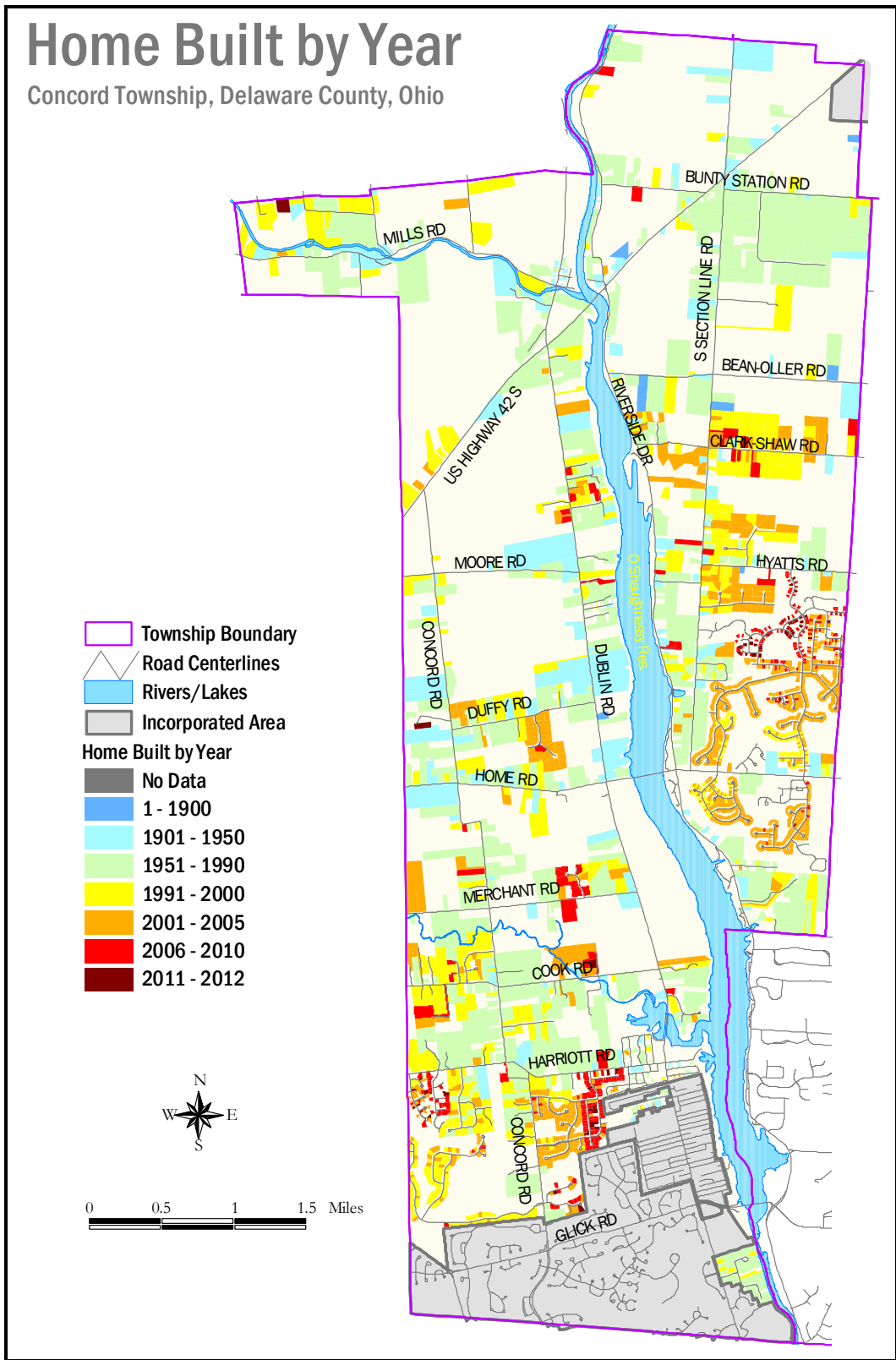


Development Patterns

The following map indicates the locations of subdivision plats in the area. Plats are used to subdivide land for transfer to builders and residents. They typically represent areas where higher residential densities exist, or where multiple commercial interests are located in a planned district.



While the Development Pattern Map shows where that development has taken place, it does not represent when. The following map indicates the periods of time in which residential development has taken place. The data is somewhat limited in that the Auditor does not track the “year built” data for non-residential buildings the same way that it does for residential buildings.



Township Boundaries & Annexations

















Concord Township was established in 1819. The Auditor’s data tracks township annexations back to 1941, but there appears to be a small area annexed to Delaware prior to that. The Village of Shawnee Hills and the City Of Dublin have annexed portions of the township over the years as indicated in the figure below. In 2013, the City of Powell annexed its first area out of the township.

Figure 3C Annexations

Year	Acreage	Location	Municipality
1941	226	Original Shawnee Hills Plat	Shawnee Hills
1970	19.82	The Reserve, Dublin Road	Dublin
1973	1107.92	Muirfield	Dublin
1974	8.1	Shawnee Square Shopping Center	Shawnee Hills
1976	41	Wolf Industrial Park	Delaware
1977	69.33	Kerry Glen, Deer Run Estates, Dublin Road	Dublin
2000	20.152	Buckeye Drive	Shawnee Hills
2002	.777	Scioto View Add., Dublin Road	Shawnee Hills
2002	5.006	South of Logan Road	Shawnee Hills
2002	.754	Mohican	Shawnee Hills
2002	20.951	Strader’s	Shawnee Hills
2002	42.387	Muirfield Parking, Dublin Road	Dublin
2003	1.185	Bogey Inn	Dublin
2012	.303	South Park Place	Shawnee Hills
2013	41.699	S. of Home Road “Reserve at Scioto Glen”	Powell
Total	1,605.38		

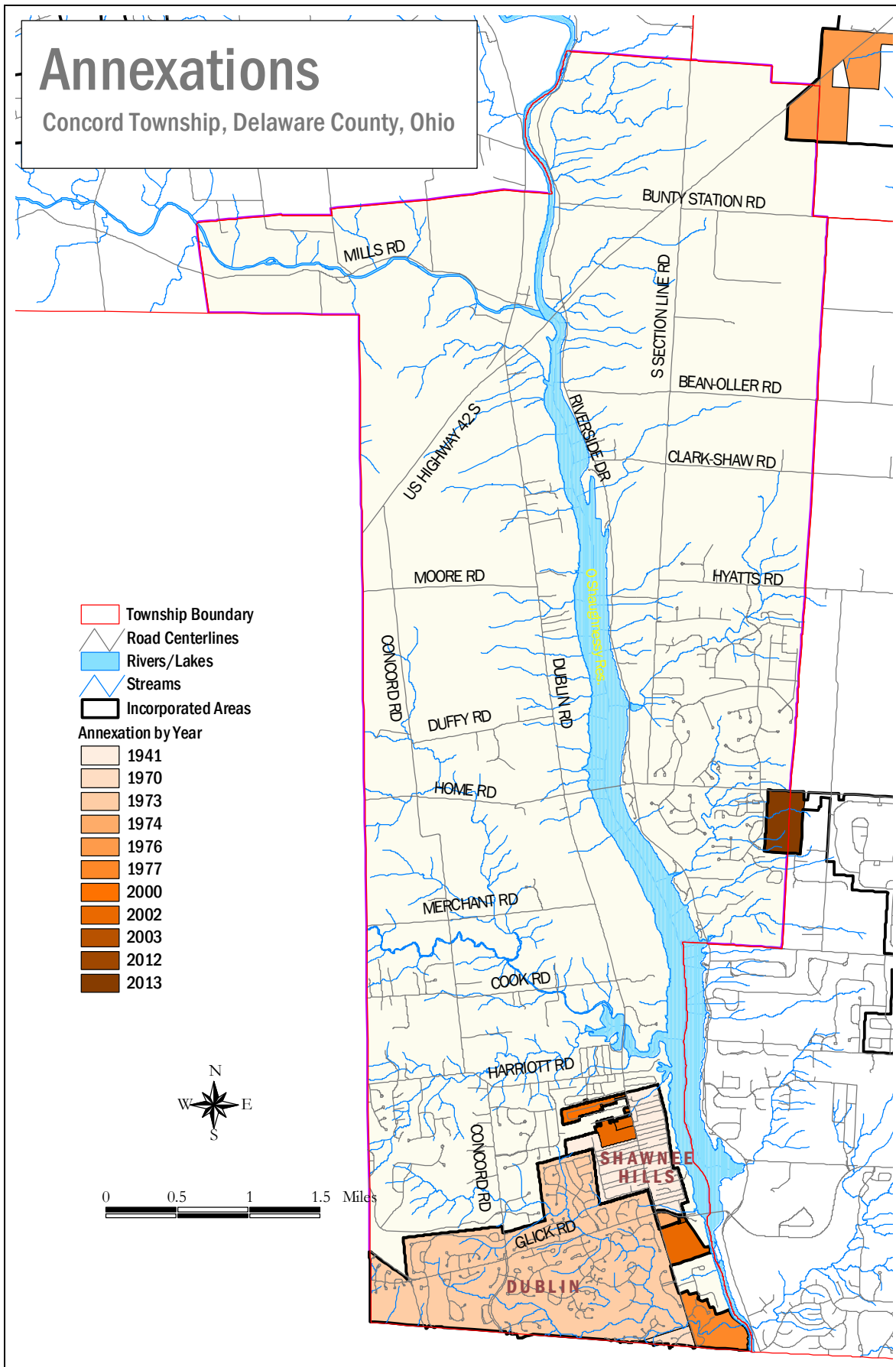
Annexations

Concord Township, Delaware County, Ohio

-  Township Boundary
 -  Road Centerlines
 -  Rivers/Lakes
 -  Streams
 -  Incorporated Areas
- Annexation by Year
-  1941
 -  1970
 -  1973
 -  1974
 -  1976
 -  1977
 -  2000
 -  2002
 -  2003
 -  2012
 -  2013



0 0.5 1 1.5 Miles



Observations on Existing Land Use and Current Development Patterns

- 1.) The township comprises 14,313 acres, divided east and west by the Scioto River.
- 2.) Parks and open space, including lakes and rivers comprise 849 acres or 6% of the land area.
- 3.) Lakes, rivers, and streams make up 994 acres.
- 4.) Roads and utility rights of way comprise 634 acres, or 4% of the land area.
- 5.) Of the acreage remaining after subtraction of lakes/streams, parks/recreation and roads/utilities, 3,547 acres are still open agricultural land, or 24% of the total acreage in the township. This makes Agricultural (open fields and forests) use the largest land use in the township.
- 6.) Agriculture is a shrinking land use, and, based on the last 40 years, is probably a temporary land use:
 - 2,320 acres are noted as “residential,” but are currently vacant.
 - Agricultural land decreased from 40% of the land use in 2002.
- 7.) Single family residential use now accounts for over 37% of land use. It was 27% in 2002.
- 8.) Residential land use is spread throughout the township, but is concentrated in the southern half of the township, south of Home Road. Higher densities are found south of Home Road and Hyatts Road.
- 9.) The township is no longer a “blank canvas” of open land. There has been enough development that there are definite “neighborhoods”, which share certain common attributes.
- 10.) In the period 1997-2013, residential development has shifted from large lot (1-5 acres), to a mix of large lot and small lot (10,000 square feet) in Planned Residential Developments.
- 11.) Production builders used the PRD zoning designation for Scioto Reserve and its northern expansion for the purpose of building their product in a more rural area.
- 12.) There were 3,161 single-family structures according to the County Auditor.
- 13.) The Auditor counts 160 multi-family buildings and 355 multi-family address points.
- 14.) Tartan Fields is a 445-acre R-2 zoned (minimum lot size 29,000 sq. ft.) single family subdivision that uses an on-site central sewer system with land application to a golf course for 598 homes, with a gross density of 1.34 units/acre.
- 15.) Scioto Reserve is a 695 acre Planned Residential Development (typical lot size 9,500 sq. ft.) that uses an on-site central sewer system with land application to a golf course for a mixture of 1,163 single family homes and 92 multi-family condominiums, with a gross density of 1.8 units per acre.
- 16.) Scioto Reserve has expanded to the north, with 160 single family homes and 128 multi-family condominiums with a gross density of 1.26 units per acre.
- 17.) The former Martin Marietta stone quarry on the west side of the Scioto River and the east side of Dublin Road is the largest single industrial use (121 acres).
- 18.) There were 40 commercial addresses reported by the Auditor, comprising 220 acres, an increase of 156 acres since 2002.
- 19.) There were 10 institutional uses (prison, fire station, churches, school, cemeteries).
- 20.) There appear to be areas of potential development land adjacent to approved developments, particularly east and north of Scioto Reserve.
- 21.) In 2005, the Township adopted a Conservation Subdivision overlay at roughly a “density-neutral” yield, or .75 units per acre, encouraging developers to use a lower density while providing flexibility in lot size.
- 22.) The township has lost 1,605 acres to annexation.

Conclusions

There has been a strong demand for home sites in Concord Township, especially the smaller (10,000 Sq. ft.) lots in Planned Residential Development subdivisions. Production building has declined in recent years, with no significant subdivision activity since Scioto Reserve Expansion.

Traditional, rural 1-acre to 5-acre lots have not produced a high growth rate, but PRD subdivisions have. Planned Residential



Bridge over Concord Road at Tartan Fields.

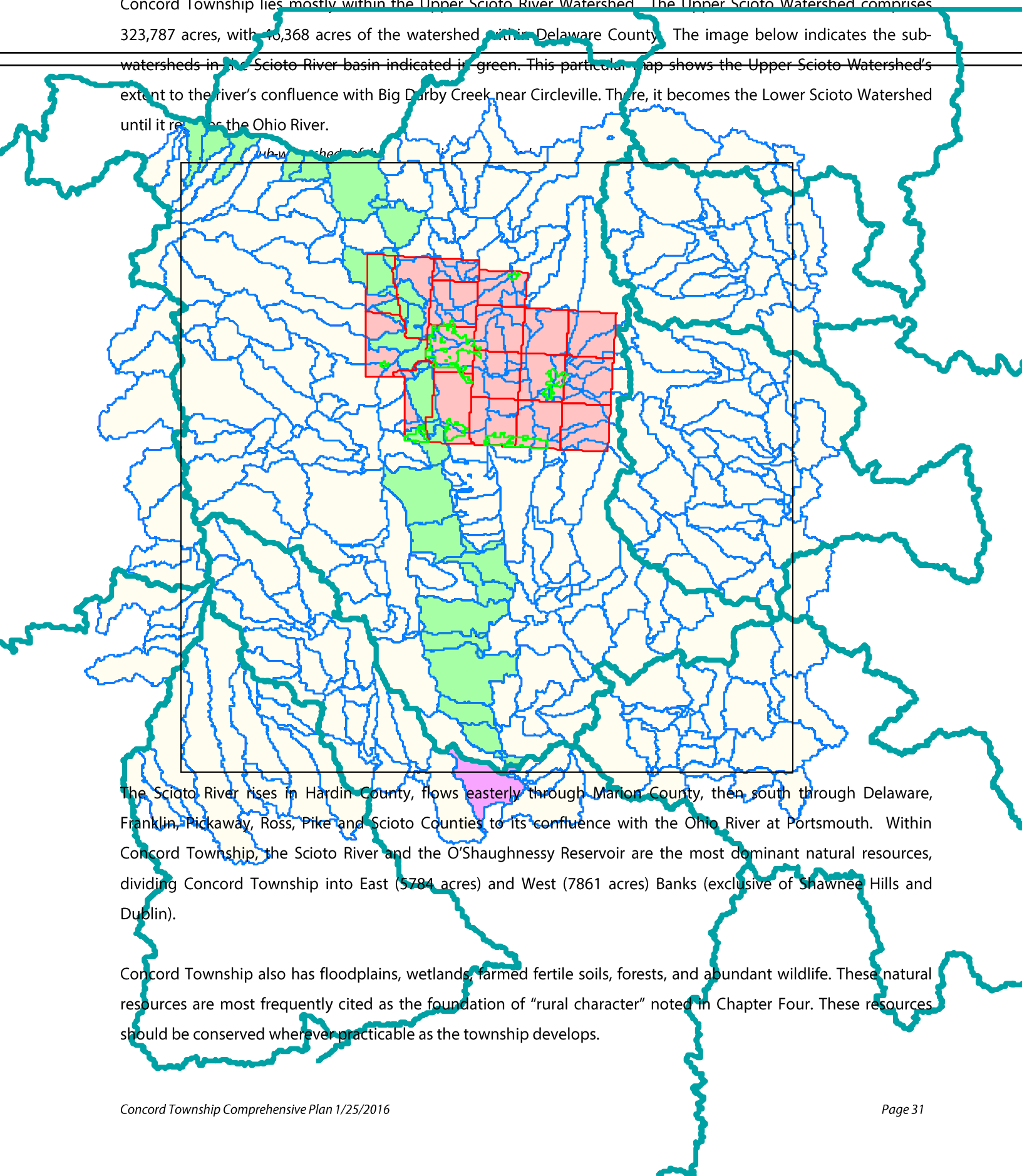
Developments with water and sewer permit smaller suburban-size lots that facilitate production builder lot demands and resulted in an average number of 261 new building units from 2000-2006. If growth shifts again from rural large lot to “conventional” PRD smaller lot subdivisions, it could mark an increase from the annual average of 68 new homes per year that the township has experienced since the construction dropoff in 2007.

If extrapolated into all neighborhoods, “conventional” Planned Residential Development design as seen in much of southern Delaware County would significantly change the “rural character” of Concord Township. The township should seek to gain well-designed and located open space as development occurs. Retention of high-quality open space, wooded areas, and natural features will retain the rural nature of the township while allowing growth and economic development.

Some of the many influences on land development patterns are: The power of money (market demand); Regional economic conditions; Location; Sanitary sewer service areas, sewer capacity, density of development; Soils and their suitability for on-site sewage disposal systems; Natural resources (topography, floodplains, wetlands); Public/private centralized water service areas and capacity; Roads and traffic congestion; Community Facilities (schools, fire, police, etc.); Local zoning; Banking/lending practices for kinds of development.

Current Conditions: Natural Features

Concord Township lies mostly within the Upper Scioto River Watershed. The Upper Scioto Watershed comprises 323,787 acres, with 46,368 acres of the watershed within Delaware County. The image below indicates the sub-watersheds in the Scioto River basin indicated in green. This particular map shows the Upper Scioto Watershed's extent to the river's confluence with Big Darby Creek near Circleville. There, it becomes the Lower Scioto Watershed until it reaches the Ohio River.

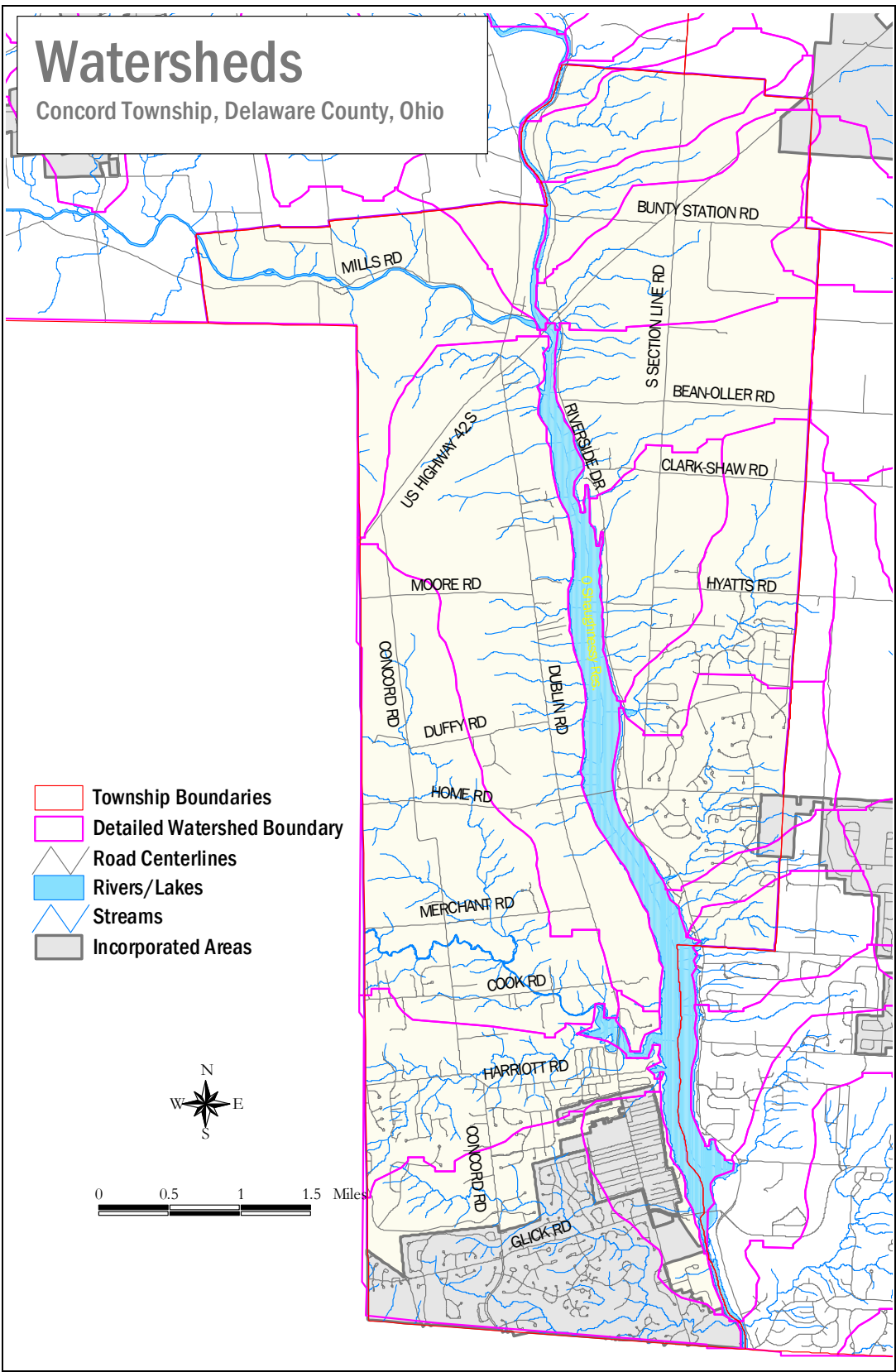


The Scioto River rises in Hardin County, flows easterly through Marion County, then south through Delaware, Franklin, Pickaway, Ross, Pike and Scioto Counties to its confluence with the Ohio River at Portsmouth. Within Concord Township, the Scioto River and the O'Shaughnessy Reservoir are the most dominant natural resources, dividing Concord Township into East (5784 acres) and West (7861 acres) Banks (exclusive of Shawnee Hills and Dublin).

Concord Township also has floodplains, wetlands, farmed fertile soils, forests, and abundant wildlife. These natural resources are most frequently cited as the foundation of "rural character" noted in Chapter Four. These resources should be conserved wherever practicable as the township develops.

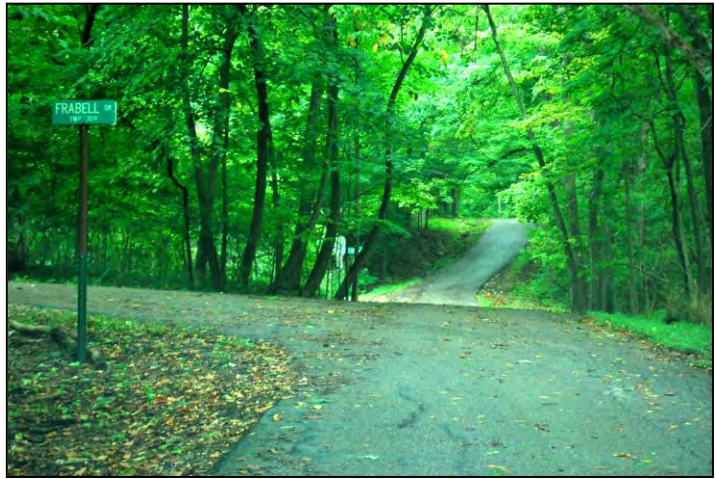
Watersheds

Concord Township, Delaware County, Ohio



Elevation and Topography

Concord Township's topography consists of a level upper plateau between 930-950 feet above mean sea level, on the East and West banks of the Scioto, folding into the river valley. Highest elevation of 1004 feet above mean sea level is located off Tartan Fields Drive on the West Bank. The low elevation is 854 feet above mean sea level at the Scioto River above the O'Shaughnessy Dam, and 780 feet above mean sea level below the dam. The River Valley is visually different from the upper



Frabell Drive and Lakeview Drive.


















plateau. Most elevations below 900' mean sea level generally have a view of the water, or physically relate to the valley itself. Elevations above 900' mean sea level may relate more to the upper plateaus. These form the basis for two natural neighborhoods.

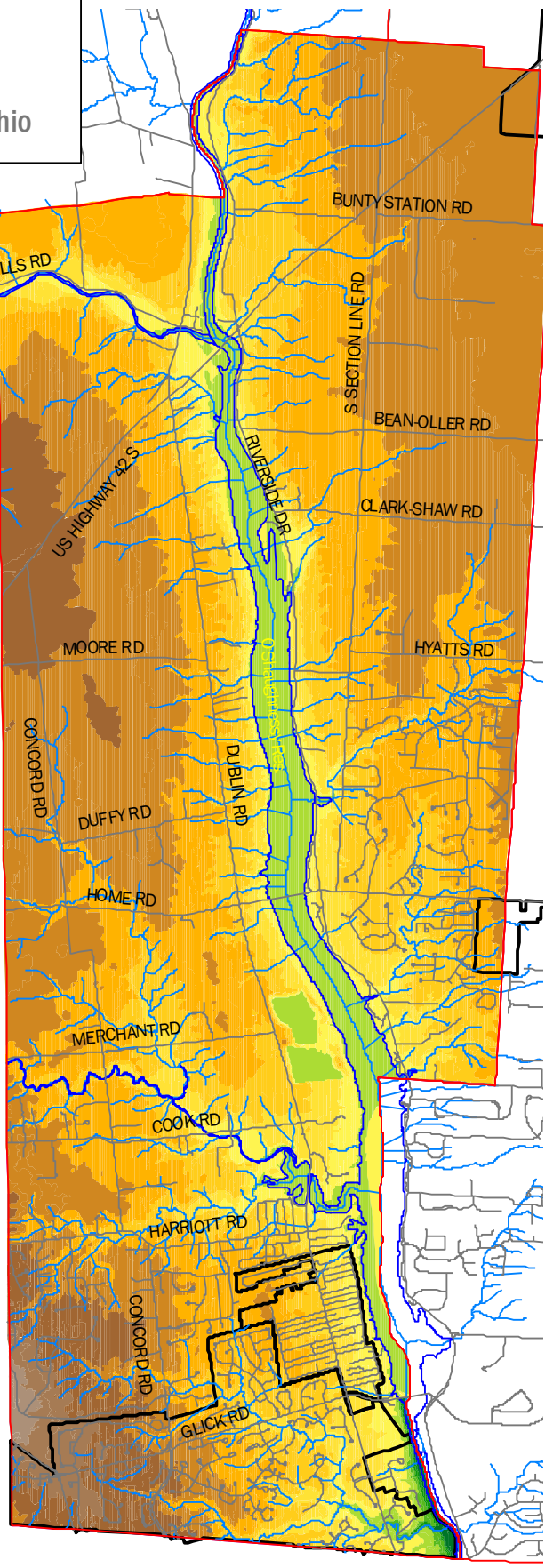
The township set a goal to preserve ravines, and slopes greater than 20% for open space when the township develops. The topography and steep slope map indicates slopes over 20%. Generally, new roads are not designed to exceed 10% slope. Houses with walkout basements can typically be built on slopes up to 20%.

The following map also indicates areas of significant wooded acreage. This information is gathered from a combination of satellite sensing and aerial photography and does not represent every wooded area.

Elevation

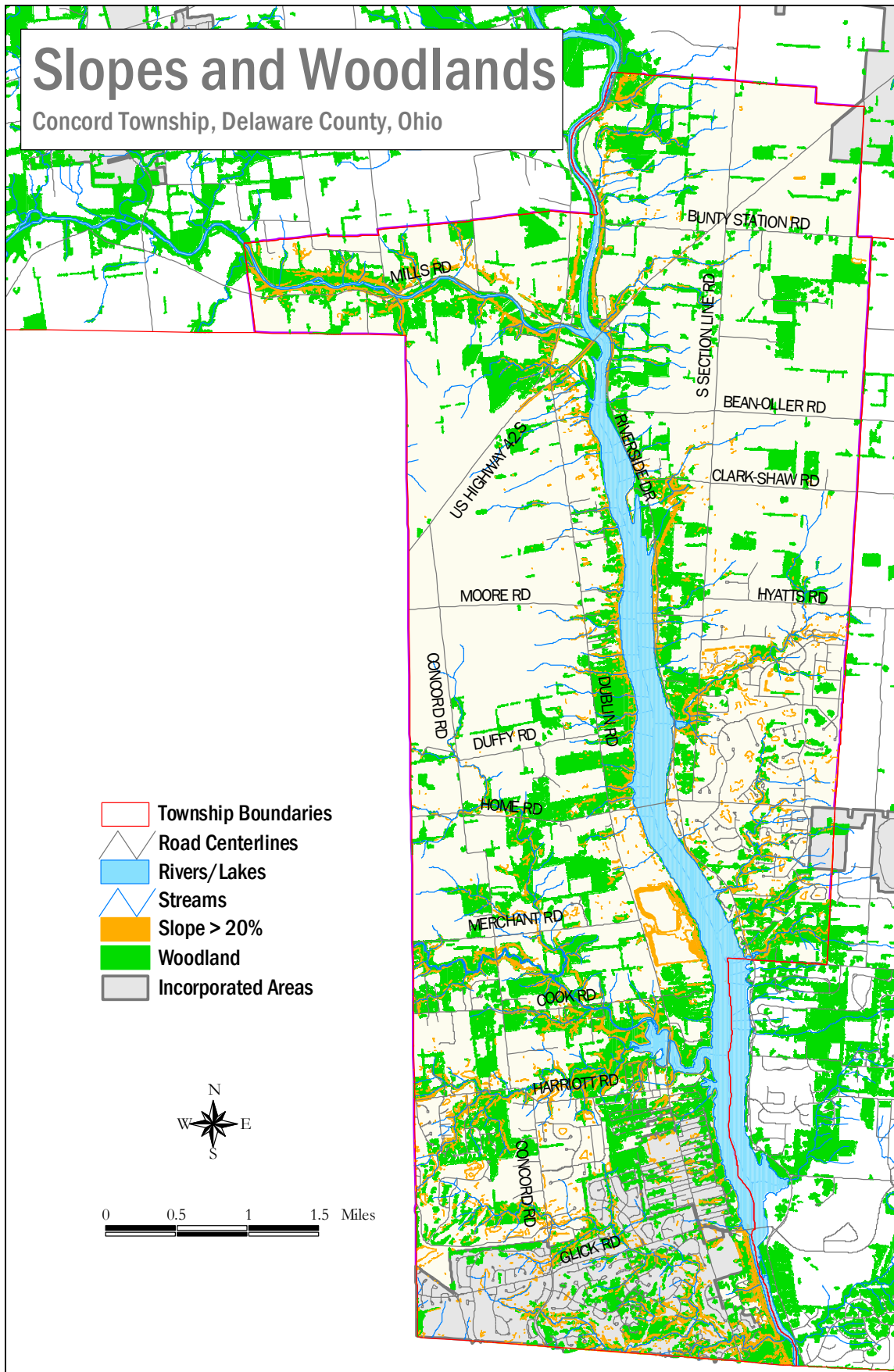
Concord Township, Delaware County, Ohio

-  Township Boundaries
-  Road Centerlines
-  Rivers/Lakes
-  Streams
-  Incorporated Areas
- Digital Elevation (by 20 ft)
-  770 ft - 790 ft
-  790 ft - 810 ft
-  810 ft - 830 ft
-  830 ft - 850 ft
-  850 ft - 870 ft
-  870 ft - 890 ft
-  890 ft - 910 ft
-  910 ft - 930 ft
-  930 ft - 950 ft
-  950 ft - 970 ft
-  970 ft - 990 ft
-  990 ft - 1110 ft



Slopes and Woodlands

Concord Township, Delaware County, Ohio



Floodplains, bodies of water

O'Shaughnessy Reservoir is a significant natural resource area; it is the dominant geographic feature in Concord Township. Its principal function is a drinking water reservoir for the City of Columbus. As development encroaches along the creeks that feed the reservoir, there is a potential for surface and ground water pollution, most notably from failed septic systems in rural areas. For this reason, the Ohio EPA has encouraged larger lot sizes in areas without public water and sewer. However, Del-Co water is generally available throughout the township and the sewer service area covers the township. Where lands possess ravines or floodplains that flow directly to the reservoir, and no centralized sewer is available, the township may wish to use lower densities. This may preserve water quality, especially in rural areas where some houses still rely on well water.

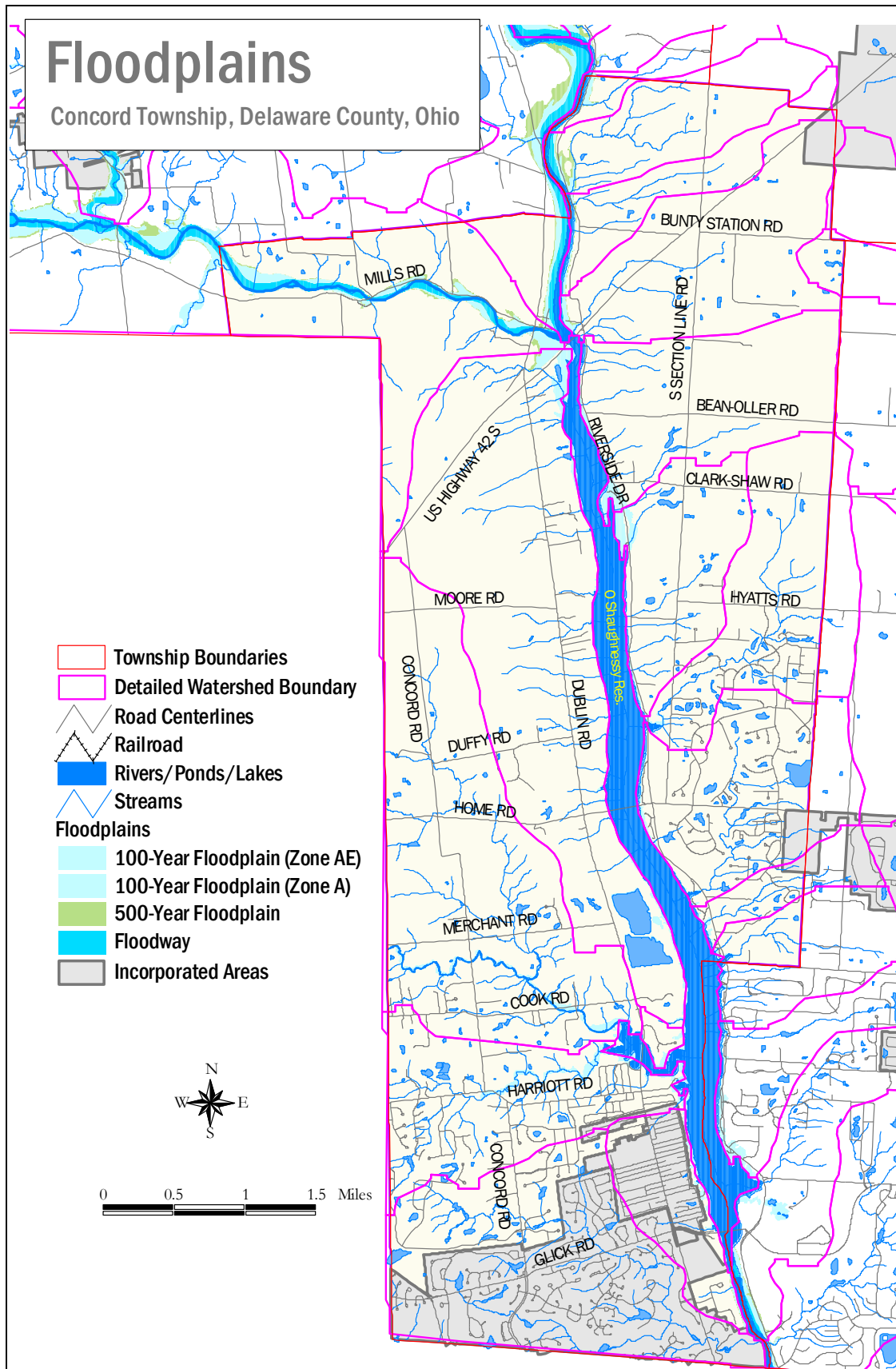
There are floodplains along Mills Creek and the Scioto River. The National Flood Insurance Program discourages development in the 100-year floodplain and prohibits development in the 100-year floodway. These areas are mapped by the Federal Emergency Management Agency (FEMA) with the most recent update issued in 2009. For specific information see the FEMA maps at Delaware County Code Compliance (740-368-5850).

Undisturbed floodplains perform several critical functions: **Natural flood and erosion control**, flood storage and conveyance, reduction of flood velocities, reduction of peak flows, and reduction of sedimentation; **Water Quality Maintenance**, filtering nutrients and impurities from runoff, processing organic wastes, and moderation of temperature fluctuations; **Groundwater Recharge**, reducing the frequency and duration of low surface flows; **Biological Resources**, rich, alluvial soils promote vegetative growth, and maintaining bio-diversity and integrity of ecosystems; **Fish and Wildlife habitats**, providing breeding and feeding grounds, creating and enhancing waterfowl habitat, and protecting habitats for rare and endangered species; **Societal Resources**, harvesting of wild and cultivated products, enhancing agricultural lands, providing sites for aqua-culture, and restoring and enhancing forest lands; **Recreation**, provide areas for passive and active uses; provide open space, provide aesthetic pleasure; and **Scientific Study/Outdoor Education**, contain cultural resources (historic and archeological sites); environmental studies

With floodplains changing (generally rising), and with all the natural benefits of floodplains listed above, it is unwise to permit residential development in the 100-year floodplains of Delaware County. The subsidy for low-cost flood insurance sold under National Flood Insurance Program comes from federal taxes. Each land use decision to permit development in the 100-year floodplain not only puts people in harm's way, but also potentially burdens all American taxpayers with the cost of continuing to bail out bad development.

In an urban county, where such land is precious, it is understandable, but not advisable, that some filling may occur. In Delaware County, the floodplains are narrow and limited. They comprise a very small portion of the land area, and they occur on four rivers or streams that are drinking water and recreational resources (Alum Creek, Big Walnut,

Olentangy, and Scioto). It is critically important to protect the floodplains of these four rivers or streams. Lands along the Scioto River and its tributaries are controlled by the City of Columbus through a land stewardship program.



Wetlands

Wetlands are generally defined as soils that support a predominance of wetland (hydrophytic) vegetation, and/or are under water at least two weeks per year. The more specific definition to wetlands under the jurisdiction of the US Army Corps of Engineers is found in the Corps of Engineers Wetlands Delineation manual Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Mississippi. The wetlands map shows the location of potential wetlands from OCAP satellite imaging.

Jurisdictional wetlands are regulated by the clean Water Act of 1972, Section 404. They consist of:

- 1.) hydric soils,
- 2.) hydrophytic vegetation,
- 3.) wetland hydrology (this means they support more than 50% wetland vegetation, are poorly drained, and are periodically inundated or saturated).

Wetlands serve many of the same functions as floodplains, and similarly deserve protection. Wetlands are natural storm water detention systems that trap, filter and break down surface runoff. Most Concord Township wetlands are tilled fields. If tilled before 1985, they are exempt from regulation unless they revert to their natural state.

Prime Agricultural Soils

The Prime Agriculture Soils map shows the location of soils suited to high yields in Concord Township. Agriculture is still an important land use in Concord Township, although the land value for future development may exceed the short-term value for continued agricultural use.

Creative zoning and development techniques may be able to save some agricultural land as open space. There is a methodology to evaluate which farms should be preserved, based upon highest yield soils, proximity to utilities, four-lane highways, and dense settlements. The method is called the Land Evaluation Site Assessment system or LESA and is created by the US Department of Agriculture. When farms are considered for purchase of development rights, those with the highest LESA ranking might be given the most favorable consideration.

Soil Suitability for Septic Systems

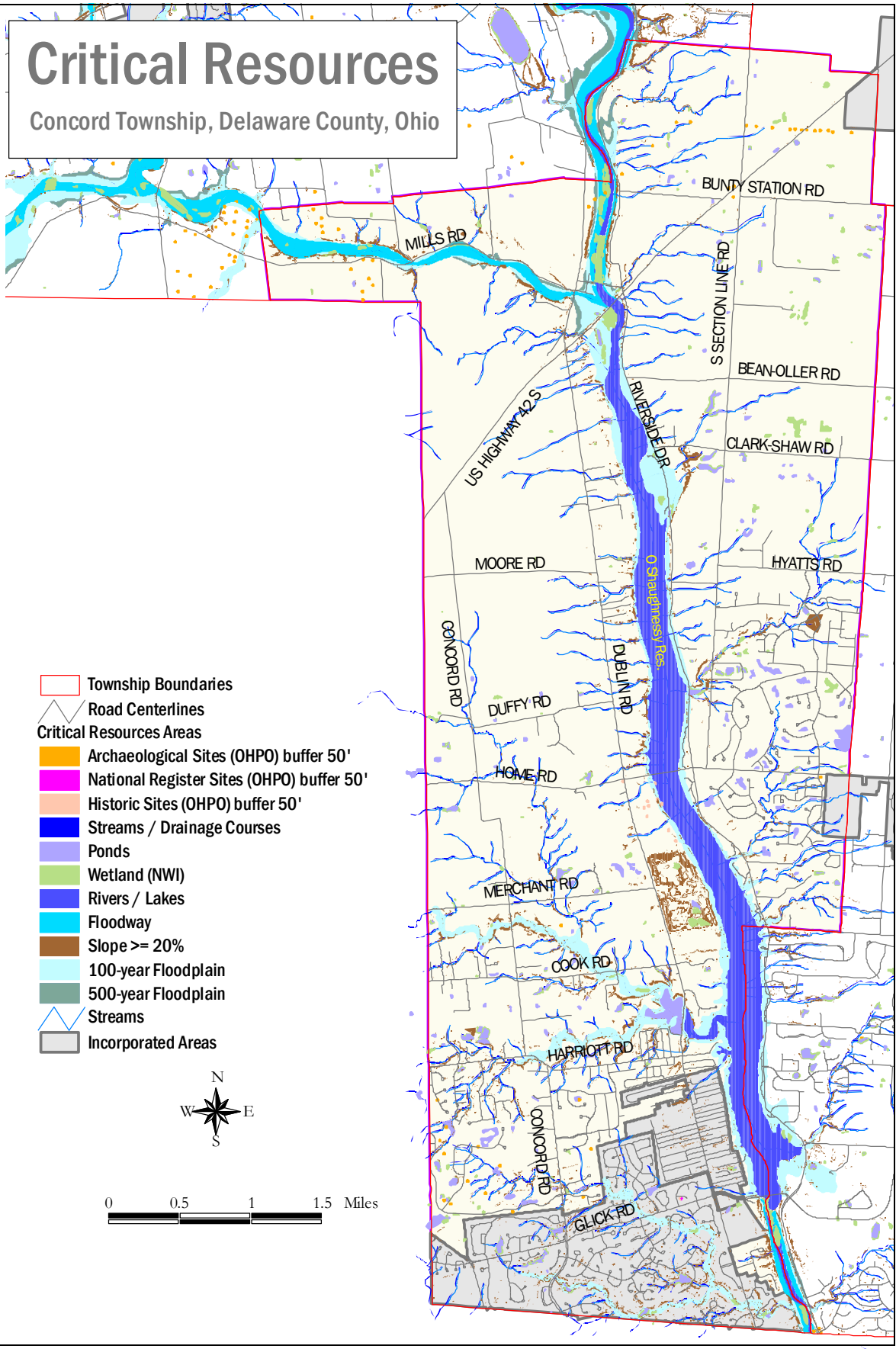
Since sanitary sewer service is not available to a large portion of the township, it is useful to evaluate the soil capability for septic systems. Centralized sanitary sewer or alternative sewage disposal systems should serve land with very poor suitability for septic systems.

Combined Critical Resources

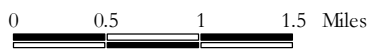
The combined Critical Resources map displays generalized floodplains, water, wetlands, prime agricultural soils and 100 foot suggested setbacks from major watercourses. Since it is a goal to preserve the natural resources of the township, this map should be used as an evaluation tool when land is developed.

Critical Resources

Concord Township, Delaware County, Ohio



- Township Boundaries
- Road Centerlines
- Critical Resources Areas**
- Archaeological Sites (OHPO) buffer 50'
- National Register Sites (OHPO) buffer 50'
- Historic Sites (OHPO) buffer 50'
- Streams / Drainage Courses
- Ponds
- Wetland (NWI)
- Rivers / Lakes
- Floodway
- Slope \geq 20%
- 100-year Floodplain
- 500-year Floodplain
- Streams
- Incorporated Areas



Development or Harvesting of Natural Resources (Mining)

The Ohio Revised Code treats mining operations as a special activity and in some ways, limits township authority. Limestone is commercially mined in Scioto Township to the north, although Concord Township has had a share of significant mining operations over the years. Prime agricultural soils are an additional natural resource that are harvested every year as agriculture, or could be harvested as topsoil or sod.

The township might consider natural resource extraction policies, either as a specific zoning district, or as a conditional use if certain performance standards are met (noise prevention, dust control, buffering and screening, appropriate access, hours of operation, etc.). Traffic from mining operations can be limited to certain roads and routes. Mining operations should not be permitted within the 100-year floodway, and should only be permitted within the 100-year floodplain with strict environmental controls to prevent water pollution, flotation of equipment and other related hazards.

Current Conditions: Housing



Rural large lot 2-5 acres

Suburban one acre

PRD quarter-acre

Housing has been the primary index of growth in Concord Township. The township is changing from a rural community with no central water or sewer, to a suburbanizing community with Del-Co water service throughout and limited sanitary sewer service in specific areas.

Planning for a range of housing in a developing community can be complicated. Many factors are involved, such as the availability or lack of public water and centralized sanitary sewer, land values, market demand, proximity to major employment and shopping centers, and transportation network. In addition there is the vision of how the community wants to look. There are also legal considerations related to non-discrimination in housing, and “fair share” provision of the regional housing needs, to the extent necessary services can be provided.

The majority of Concord Township is zoned Farm Residential 1 (FR-1), which permits single family residences on a minimum lot size of 1.5 acres with 200 feet of frontage on a public road. Flag lots with 60 feet of frontage may also be permitted in the FR-1 district, or the frontage may be provided on a private shared driveway (Common Access Drive or CAD). Lands within the FR-1 district have traditionally been located in areas not served by centralized sanitary sewer. Minimum square footage for a single family home in FR-1 is 1,000 square feet, a modest requirement.

Landowners served by centralized sanitary sewer may apply for Planned Residential District (PRD) zoning, which permits a variety of housing types, (single family detached, single family attached, modular, cluster manufactured homes, patio homes and common wall homes and multi-family housing). Minimum PRD square footages for single family houses are 1,000 square feet; multi-family minimum square footages are 800, 950, and 1,000 square feet respectively for 1, 2, or 3 bedroom apartments. Densities for PRDs are generally 1.5 units per gross acre, but may be increased up to 3 units per gross acre if certain "quality standards" are met.
















Existing housing stock and quality

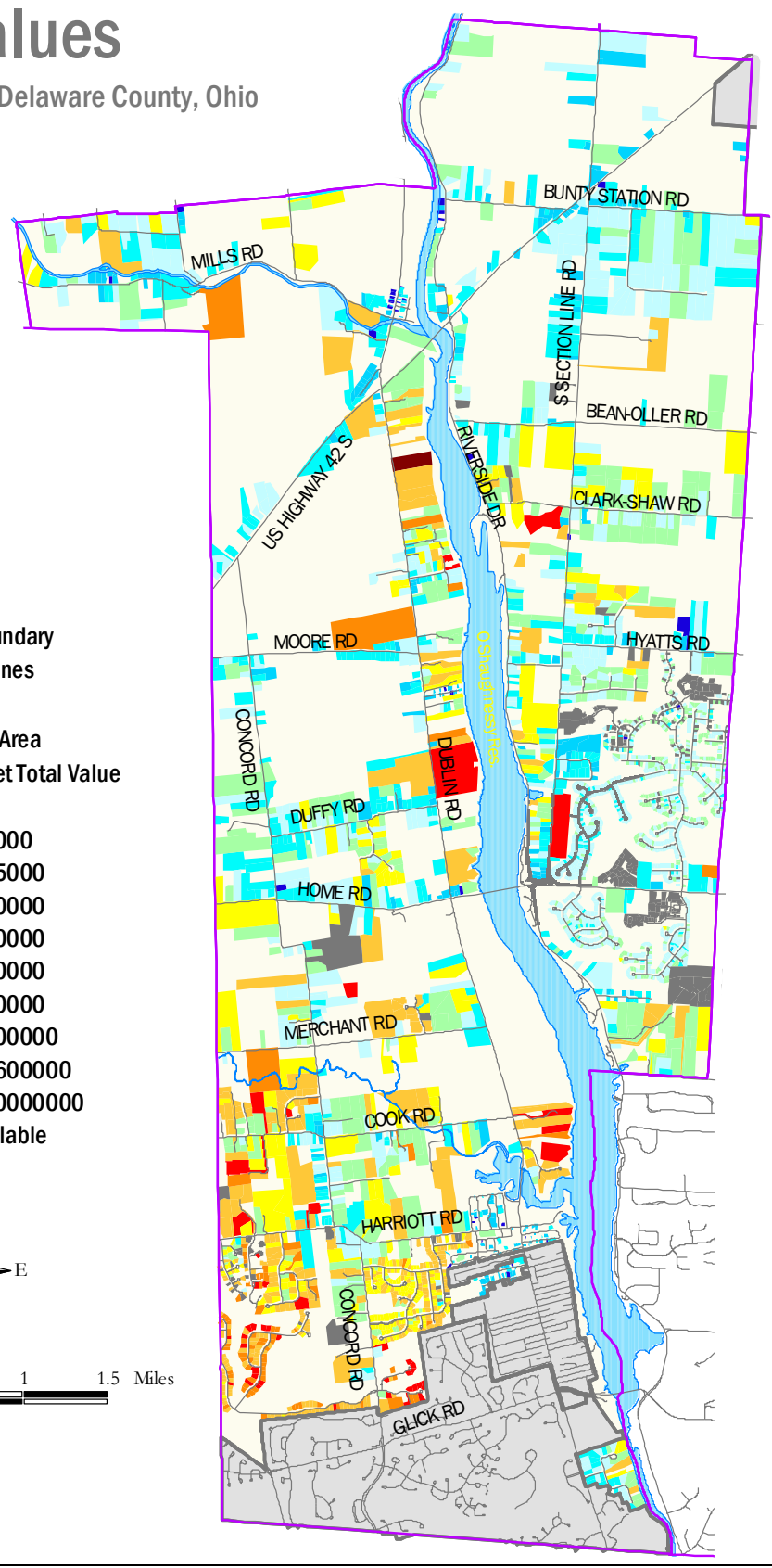
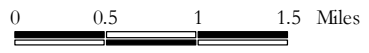
A house-to-house windshield (exterior view from a moving automobile) survey was conducted with the previous planning process. The exterior condition of each house was collected based upon five criteria. Of the total 1,853 units at the time (which included 1,821 single-family, 14 two-family, 15 multi-family, and 3 mobile homes), 98% were found to be either sound with no defects or sound with slight defects. Of the total, 16 units were viewed to be deteriorated and 5 units appeared to be uninhabitable.

Since the time that survey was performed, approximately 1,698 building permits have been issued in the township. Because of their relative newness, these are assumed to be in the category of "sound, no defects." The housing survey and current observation suggests that there is not a significant problem with deteriorated housing stock in Concord Township.

Home Values

Concord Township, Delaware County, Ohio

-  Township Boundary
 -  Road Centerlines
 -  Rivers/Lakes
 -  Incorporated Area
- Home Value by Market Total Value**
-  0 - 80000
 -  80001 - 150000
 -  150001 - 225000
 -  225001 - 300000
 -  300001 - 400000
 -  400001 - 500000
 -  500001 - 750000
 -  750001 - 1000000
 -  1000001 - 2600000
 -  2600000 - 10000000
 -  Data Not Available



Housing needs

Concord Township is the 7th largest provider of housing stock among the townships in Delaware County, and the 8th when incorporated villages and cities are included. Concord Township has provided 6.7% of the total new housing in Delaware County in the last 30 years (up from 4.1% in 2001). The top six communities (cities of Columbus, Delaware, and Powell, plus Genoa, Orange, and Liberty Townships) have provided 75.9% of all the housing in Delaware County in the last 30 years.

Figure 3D Housing Providers in Delaware County, by Reported Building Permits 1981-2012

Name of Community	Census 2010 Housing Units	County Rank Housing Units	Vacancy Rate	Building Permits 1981-2012*	% total county permits issued 1981-2012
Berkshire Township	877	14	6.50 %	672	1.5
Berlin Township	2,072	9	4.30 %	1,712	3.9
Brown Township	536	21	3.94 %	263	0.6
Concord Township	3,175	7	6.09 %	2,931	6.7
Delaware Township	778	17	5.35 %	406	0.9
Genoa Township	7,745	3	3.74 %	7,226	16.4
Harlem Township	1,487	11	4.98 %	694	1.6
Kingston Township	759	18	2.82 %	502	1.1
Liberty Township	5,185	4	5.71 %	3,996	9.1
Marlboro Township	105	28	7.08 %	35	0.1
Orange Township	8,127	2	5.01 %	7,604	17.3
Oxford Township	359	23	6.75 %	156	0.4
Porter Township	690	19	3.23 %	358	0.8
Radnor Township	572	20	4.67 %	248	0.6
Scioto Township	895	13	4.89 %	565	1.3
Thompson Township	249	25	3.49 %	104	0.2
Trenton Township	784	16	4.16 %	329	0.7
Troy Township	836	15	6.17 %	323	0.7
Total for Townships	35,231		4.94 %	27,637	62.8 %
Columbus	3,214	6	7.43 %	3,855	8.8
Delaware city	13,253	1	6.61 %	6,970	15.8
Galena	214	27	9.70 %	104	0.2
Sunbury	1,671	10	5.81 %	634	1.4
Shawnee Hills	268	24	9.15 %	112	0.3
Powell	3,796	5	4.50 %	3,728	8.5
Ashley	503	22	7.20 %	21	0.0
Ostrander	221	26	3.91 %	95	0.2
Dublin	1,437	12	4.90 %	29	0.1
Westerville	2,952	8	5.41 %	840	1.9
Total for Incorporated areas	27,529		6.46 %	16,388	37.2 %
Total	62,760		5.48 %	44,025	100 %

*Townships represent data through October, 2012

The figure above also shows vacancy rates, as determined by the US Bureau of Census during the April 2010 count. In general, vacancy rates show a healthy supply of new homes available for sale. Vacancy rates below 2% indicate a tight housing market, while vacancy rates of 5% are normal for a market with reasonable supply for market demand.

To make future housing projections, a community might anticipate what services they can provide then anticipate their share of the future area population and allocate the distribution of housing types. Few communities attempt

such an analysis, leaving the housing mix up to the traditional power of zoning, which is seldom so analytical. In a high-growth area such as Delaware County, it is impossible to anticipate what the county's share of the state's population will be, and distribute that amount among the townships, village and cities.

Zoning battles over density sometimes occur along the edges of cities. Where the possibility of annexation exists, townships cannot be certain of their future boundaries. For that reason, it is impossible to assess fair share allocations of housing to be provided by the township when a city or village with superior services may annex land and provide housing at a higher density. A more pragmatic approach to housing distribution is for the township to:



Condominium development in Scioto Reserve.

- 1.) determine how the community wants to look when it is all built out (vision);
- 2.) determine what services it can and should provide;
- 3.) anticipate its fair share of the county's projected population;
- 4.) permit a variety of housing that relates to the other items above.

Age-Based Housing

An emerging trend in the housing market is the recognition that communities need to respond to different generational needs based on the age and lifestyle of its current and future residents. Single-family suburban development typically appeals to families with children. As children age and leave home, many parents no longer want the maintenance and responsibility related to the single-family home and yard. The desire to down-size is met with the reality that there is no available product in their community and they must look elsewhere. This group of empty-nesters is a demographic group that will continue to grow in the coming decades.

In response to this trend (and the recent challenges in the single-family market), developers have proposed several "age-restricted" or "age-targeted" residential developments. These projects seek densities that are not necessarily comparable to those reflected on the local Comprehensive Plan. Those densities are factored on impacts to traffic, schools, services, and utilities. For example, the average single-family home generates approximately 10 trip ends per day while "detached senior housing" generates approximately 3.71 trip ends per day (source: Institute of Transportation Engineers). For sewage use, an institutional residential unit can use a fourth of the average single-family residence (source: EPA). Delaware County calculates one-bedroom facilities at 60% per unit versus that of a single-family home. However, non-institutional uses are calculated on the same sanitary use as a single-family home.

While these numbers cannot be consistent in every case, it is fair to consider higher densities for age-restricted uses than those identified on the typical Comprehensive Plan. If a senior-housing-related application can 1.) truly be limited through zoning or deed to be age-restricted, 2.) consider employees (if any) for traffic purposes, 3.) justify that the use fits the location (arterial street, access to other uses), and 4.) meet all other design standards, it can be



Proposed senior care facility along Sawmill Parkway, Powell.

appropriate to grant a higher density than the one noted on the Comprehensive Plan. This is only acceptable if such density number was originally based on the impacts of single-family residential uses.

This plan will recommend that the Township adopt a policy that allows slightly higher densities in age-restricted developments that are either standalone developments or are incorporated as a part of a larger, more diverse community (usually a single-family PRD). Such uses should be situated on arterial streets with access to community services and retail uses. The Township will also need to anticipate management of the Development Plan by monitoring the age of residents through an annual census of each project.

Workforce, or Affordable Housing

The following information on affordable housing is copied from the Poggemeyer Design Group/ Delaware County Affordable Housing Market Study, dated December 16th, 2002. In April of that year, the Affordable Housing Task Force (AHTF) of Delaware County undertook an Affordable Housing Market Study. The concerns of the task force were twofold; the current overall lack of available affordable housing in Delaware County, and the negligible production of such housing within the County on a yearly basis.

“Affordable housing” refers to housing that is constructed for those that cannot afford to live in the average residential unit. These individuals have household incomes that are defined by the U.S. Department of Housing and Urban Development (HUD) as “extremely low,” “very low,” or simply “low” on the American Management Index.

Affordable housing is diminishing in the county. National trends are showing an increasing population, while the number of all new housing units being built is constantly decreasing. This trend is accompanied by a decreasing household size and an increase in the market price for those units that are being built. HUD seeks to offer assistance to those households that are paying more than 30% of their gross household income toward housing without a choice. The low-skilled job market is not raising salaries to meet the needs of those employees where the cost of living is increasing significantly.

Delaware County is currently experiencing rising property values and an increased cost of living. As high-growth development continues, travel costs will rise and the relative impact on schools, public facilities and infrastructure will be immense as each new house is constructed. As these costs of living increase, many local residents face job markets that cannot financially meet their needs. Low-skilled employees are forced into other market areas for housing that may meet their budget. If housing is unavailable, these individuals are forced to relocate. This can cause service sector unemployment to increase locally, thus affecting the entire community.

Within Concord Township many of these trends may not be completely evident. However, they exist locally just as they do nationally. A lack of affordable housing as population increases is unavoidable unless developers are encouraged and/or granted incentives to develop more reasonably priced units. The housing market is driven by developer's profits, which increase with housing market values.

The *Delaware County Affordable Housing Market Study* produced the projections that demonstrate the need for affordable housing through 2020. The study estimated that the City of Delaware has 5,000 homes in the planning and construction stages, while the County has 16,000 homes. In order to reach the projected 19,900 units needed countywide by 2020, Concord Township is responsible for their fair-share along with the remainder of the county. The demand for affordable housing will increase more in Concord Township than the remainder of the county, due to their future projected population growth. The Delaware County Regional Planning Commission projects that Concord Township will have a higher growth rate than the remainder of the county in the next ten years. Affordable housing is needed in Concord Township to make the local economy stronger and to house local residents to fill lower-income jobs. Affordable housing should be considered a necessary type of development in Concord's future.

Source: Delaware County Affordable Housing Market Study. Kirkland, Washington: Poggemeyer Design Group, Inc., September 5th, 2002.

Current Conditions: Open Space and Recreation

The importance of open space and recreation has long been recognized. In the 1850s the City Beautiful Movement advocated public parks as retreats from the congestion and overcrowding of city life. New York's Central Park (1856, Frederick Law Olmstead, Sr.) is the best known American example. Many desirable communities in America have a significant park and recreation system as one of their building blocks. The economic benefits of open space cannot be understated. Undeveloped land demands fewer community services and requires less infrastructure than suburban-style development. There is an old adage that says "cows do not send their children to school," which emphasizes the fact that farms and other types of open lands generate more in property taxes than the services they demand. And given the evidence that single-family housing rarely "pays its own way" through additional property tax revenues, open space becomes an important part of a local government's economic outlook. (Source: *The Economic Benefits of Parks and Open Space, Trust for Public Land, 1999.*)

Convenient access to parks improves the quality of life for residents. Numerous studies have shown the benefits of green space and active parks. The Ohio Revised Code acknowledges the importance of open space and recreation in both the zoning and subdivision enabling legislation. ORC 519.02 states that the trustees may regulate by [zoning] resolution "sizes of yards, courts, and other open spaces...the uses of land for...recreation." ORC 711 states that "a county or regional planning commission shall adopt general rules [subdivision regulations]... to secure and provide for ...adequate and convenient open spaces for...recreation, light, air, and for the avoidance of congestion of population."

Open Space Standards

The Subdivision and Site Design Handbook (*David Listokin and Carole Walker, 1989, Rutgers, State University of New Jersey, Center for Urban Policy Research*) is considered a planner's bible for many accepted standards in subdivision review. In their chapter on open space and recreation, they relate the following critical functions of open space:

- Preserves ecologically important natural environments
- Provides attractive views and visual relief from developed areas
- Provides sunlight and air
- Buffers other land uses
- Separates areas and controls densities
- Functions as a drainage detention area
- Serves as a wildlife preserve
- Provides opportunities for recreational activities
- Increases project amenity
- Helps create quality developments with lasting value

Open Space Defined

Listokin and Walker define open space as: “Essentially unimproved land or water, or land that is relatively free of buildings or other physical structures, except for outdoor recreational facilities. In practice, this means that open space does not have streets, drives, parking lots, or pipeline or power easements on it, nor do walkways, schools, clubhouses and indoor recreational facilities count as open space. Private spaces such as rear yards or patios not available for general use are not included in the definition either.”

“Open space is usually classified as either developed or undeveloped. Developed open space is designed for recreational uses, both active and passive, whereas undeveloped open space preserves a site’s natural amenities.”

Land Area Required

The National Recreation and Park Association (NRPA) has developed a set of standards for local developed open space. Recreational needs vary from community to community, and desires for recreation vary also. Listokin notes that: “Ideally, the [NRPA] national standards should stand the test in communities of all sizes. However, the reality often makes it difficult or inadvisable to apply national standards without question in specific locales. The uniqueness of every community, due to differing geographical, cultural, climatic, and socioeconomic characteristics, makes it imperative that every community develop its own standards for recreation, parks, and open space.”

Location of Open Space

Listokin notes: “Open space parcels should be easily accessible by development residents. In smaller developments, one large, centrally located parcel may suffice; but a large development may require several parcels, equitably distributed. Linking open space parcels is a good strategy, because it enlarges the area available for recreation. Parcels containing noise generators, such as basketball courts or playgrounds, should be sited to minimize disturbance to residents.”

Current Conditions: Parks

Concord Township is blessed with a large park surrounding the O’Shaughnessy Reservoir that provides passive (undeveloped) open space and active (developed) open space through the center of the township. It does not, however, provide recreational fields for organized sports.

O’Shaughnessy Reservoir

O’Shaughnessy Dam, listed on the Register in 1990, was completed in 1925. The dam is in the unincorporated area of Concord Township and is an



identifying feature for the area. The City of Columbus owns approximately 425 acres of land around the O'Shaughnessy Reservoir, much of which is unmaintained in an effort to protect the water quality of the reservoir. However, there are several locations around the reservoir where public access is provided. These include two accesses north of Shawnee Hills at Twin Lakes Wildlife Reserve and off the eastern end of Harriott Drive. Other accesses are provided on either side of the dam and along Riverside Drive along the eastern edge of the water.



Features of Glick Park (above, right, and previous page)








Columbus recently completed a series of projects along several area facilities, including the O'Shaughnessy, Hoover and Griggs reservoirs. The city spent \$4.5 million in Federal stimulus funds to renovate parking lots, remove storm drains and plant trees and shrubs at 16 sites near city reservoirs. The work is intended to reduce pollutants that run off the parking lots into waterways during rain events. O'Shaughnessy improvements include new parking areas, a rain



garden, an amphitheater serving also to drain stormwater, new trees, and picnic tables, all accomplished on land outside the Village. **Glick Park** is the final result, serving as an amenity available to area residents.

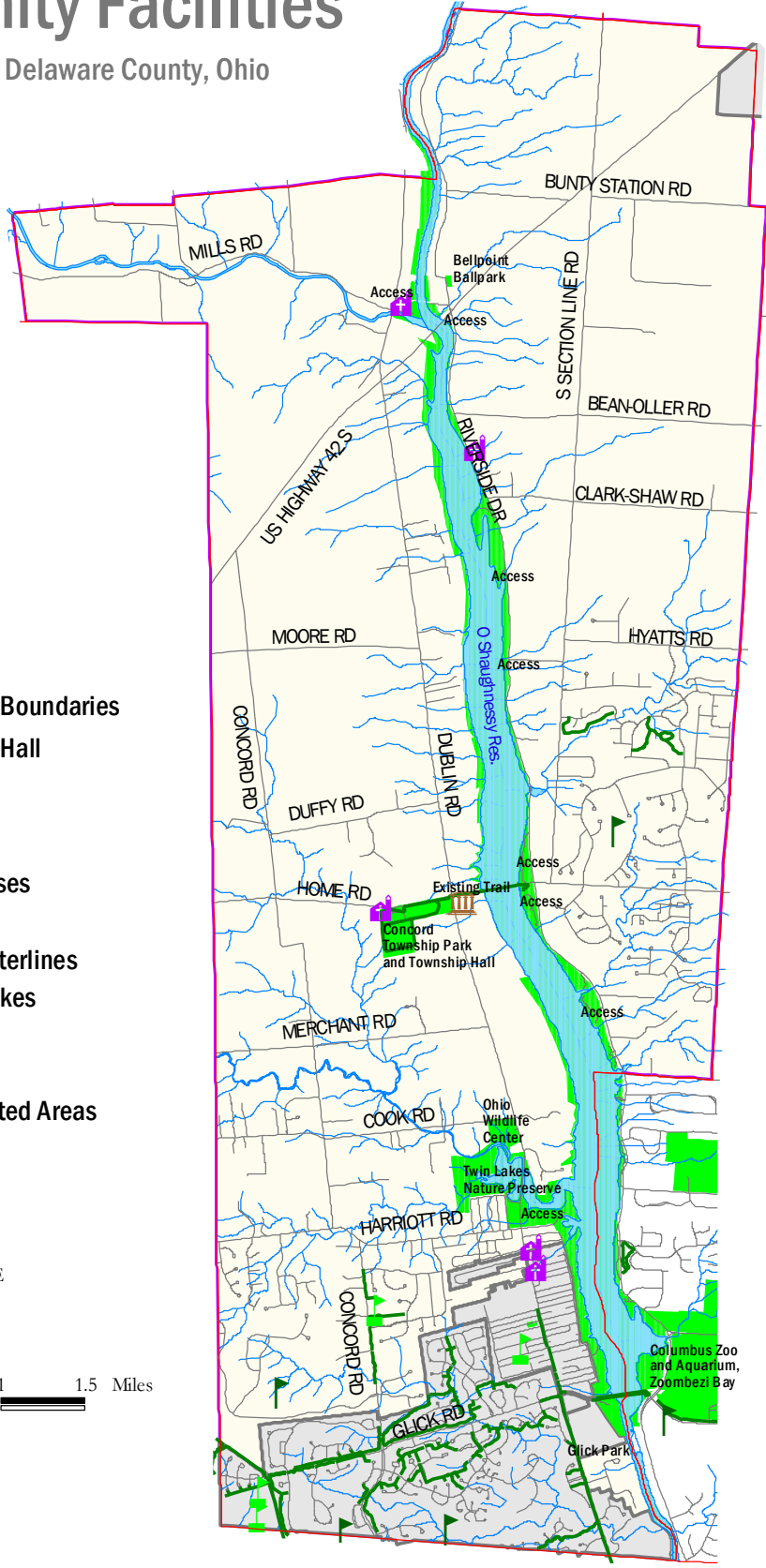
Community Facilities

Concord Township, Delaware County, Ohio

-  Township Boundaries
-  Township Hall
-  Schools
-  Churches
-  Golf Courses
-  Trails
-  Road Centerlines
-  Rivers/Lakes
-  Streams
-  Parks
-  Incorporated Areas



0 0.5 1 1.5 Miles



Today, the O'Shaughnessy Reservoir serves five purposes: Flood control, Safe Yield of Water Supply (27 million gallons per day), Fish and wildlife enhancement, Water Quality, and Recreation.

The land, including both parks and unimproved land, is 240 acres. There are 21 separate park areas, a boating education facility, and marina.

The area of the lake is 943 acres. It includes various public access points, three boat launching ramps and unlimited horsepower for boats. However boats are limited to 22 feet in length and 40 miles per hour in open zones. New access to the reservoir is strictly regulated. (Restrictions are listed in City of Columbus Code 921.18)

Concord Township Park

Concord Township owns and maintains a significant park within the Township boundaries. The park is located on the southwestern corner of State Route 745 and Home Road. The park contains a swing set, basketball court, tennis court, four ball fields, a 1.6-mile walking path and a shelter house with picnic tables and grills.

The park is used every day for walking, jogging and during the baseball season some approximately 2,000 children play there. Bellepoint Athletic Association and also senior men's baseball team along with residents use the park. The park requires mowing throughout the season and is open daily from daylight to dusk. The total size of the park is approximately 48 acres and it is also the location of the Township Hall and meeting space. The township recently acquired a 31-acre parcel, formerly the Training Center, adjacent to the park. This will potentially provide additional park acreage as well as a location for township facilities.

Bellepoint Ballpark

Concord Township owns a 1.38-acre parcel along Klondike Road known as the Bellepoint Ballpark. It includes a baseball field, bleachers, and related structures.

Future Recreational Needs

As Concord Township grows it may wish to use the NRPA model, "which surveys the service area population to determine demand for different activities. Demand is then converted to facilities needs and then to land requirements."

Undeveloped Open Space - Regional and Township

The large amounts of undeveloped open space along Dublin Road and the presence of O'Shaughnessy Reservoir helps to fulfill the need for passive open space and a portion of active open space on a township-wide basis. It does not replace the need for neighborhood parks and larger area parks with athletic fields for organized sports.

Undeveloped Open Space - Neighborhood

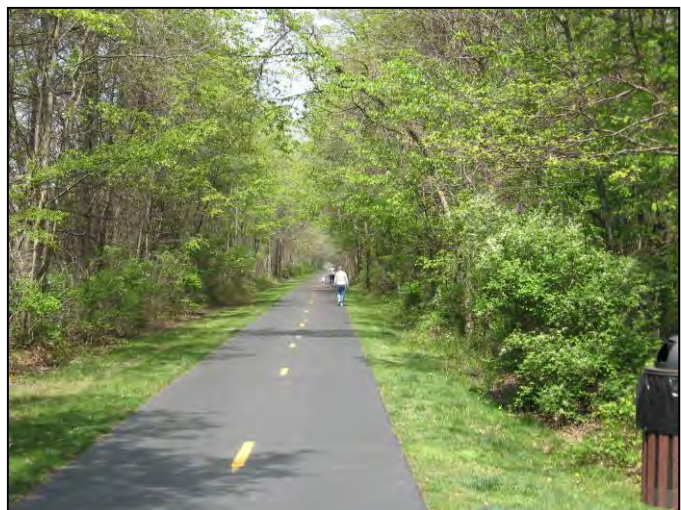
The open space requirement for new Planned Residential Developments should be used to provide centrally located undeveloped and developed open space within residential neighborhoods of suburban densities. These would be either mini parks of one acre or less within a ¼ mile radius of all portions of such neighborhoods, or 15-acre joint neighborhood parks that provide athletic fields for neighborhoods within ½ mile radius. The open space requirement in the PRD zones may be inadequate unless undevelopable land (slopes greater than 20%, power line easements and storm water detention basins) is either excluded, or reduced in its contribution to the open space requirement.

Recommendations at Build-Out

- NRPA recommends 6.25-10.5 acres /1000 population. Townships in the county typically use the lower number as a guide because of the existence of reservoirs and surrounding parks.
- Establish active parks of one acre or less within subdivisions, serving the population within ¼ mile radius (these should be developer dedications as part of the PRD zoning).
- Establish neighborhood parks of 15 acres, with field games, playground apparatus, serving the population within ¼ to ½ mile radius, such as the Concord Township Park on Home Road.
- Establish a community park of 25-50 acres (when built out) with an athletic complex, large swimming pool, and recreational fields.
- Delaware County includes a parks levy which funds Preservation Parks. Typically, ten percent of that money is set aside annually for townships and municipalities to develop parks. Concord Township can apply for a share of this money.

Greenways

An inexpensive way to provide undeveloped open space is to assure the linkage of neighborhoods by greenways, or corridors of natural or man-made landscaped paths, and trails. Greenways may be nothing more than a buffer of natural grass or vegetation thoughtfully placed to connect some areas or camouflage others. Leisure trails can be incorporated into greenways to give cyclists and walkers a safe and attractive path. Such greenway trails can connect with a bikeway system that following major roads and connects schools, parks and other public amenities. Currently, the township facilities include a path extending from the Township Park across the Home Road Bridge to the park lands along the east side of Riverside Drive. The



Delaware County Greenway along State Route 3

intersection improvement project at Riverside Drive/ Home Road/Section Line Road, includes twin low-speed roundabouts, as well as a pedestrian path connecting the Home Road Bridge path to Glenmore Drive at Scioto Reserve.

Greenways can connect disjointed areas of the township and in so doing unify the community. Greenways can be used in both commercial and residential areas to create an aesthetic transition from one area to another. Sewer easements, high-tension powerline easements and other utility easements lend themselves to such uses because they are often part of land that can't be developed, or have common ownership/oversight across multiple developments.

The current transportation law, MAP-21 continues to encourage the development of bicycle facilities, although to a lesser degree than previous legislation. Road projects obtain a higher score if bike and pedestrian facilities are proposed as part of the improvement. The Delaware County Regional Planning Commission has worked to combine the sidewalk data and bikeway plans of all Delaware County communities. These have been regularly included in the regional bikeway plan for Franklin and Delaware Counties, maintained by MORPC. That plan continues to be updated regularly by local jurisdictions.

Other funding sources, such as the Clean Ohio Fund are still available but have generally been reduced due to economic conditions. Based on current grants and potential grants in the future, it is important that a local community maintain a list of areas where such facilities are needed. Such a plan can be used in the zoning process as required elements to be built, or as funding opportunities become available.

A key component of a regional bike/pedestrian plan should show the potential extension of the existing trail along Home Road to the east, or within the O'Shaughnessy Park area owned by the City of Columbus. Additional bike paths or striped bike lanes will be desirable in the future to link suburban neighborhoods.



Multi-Use Path along Home Road looking east across the reservoir.

Current Conditions: Schools

Concord Township lies within four local school districts. Approximately 75% of the Township is located in the Buckeye Valley District, 18% of the Township is in the Dublin City School District, and 5% is in the Olentangy School District. Less than 1% of the Township is in the Delaware City School District.

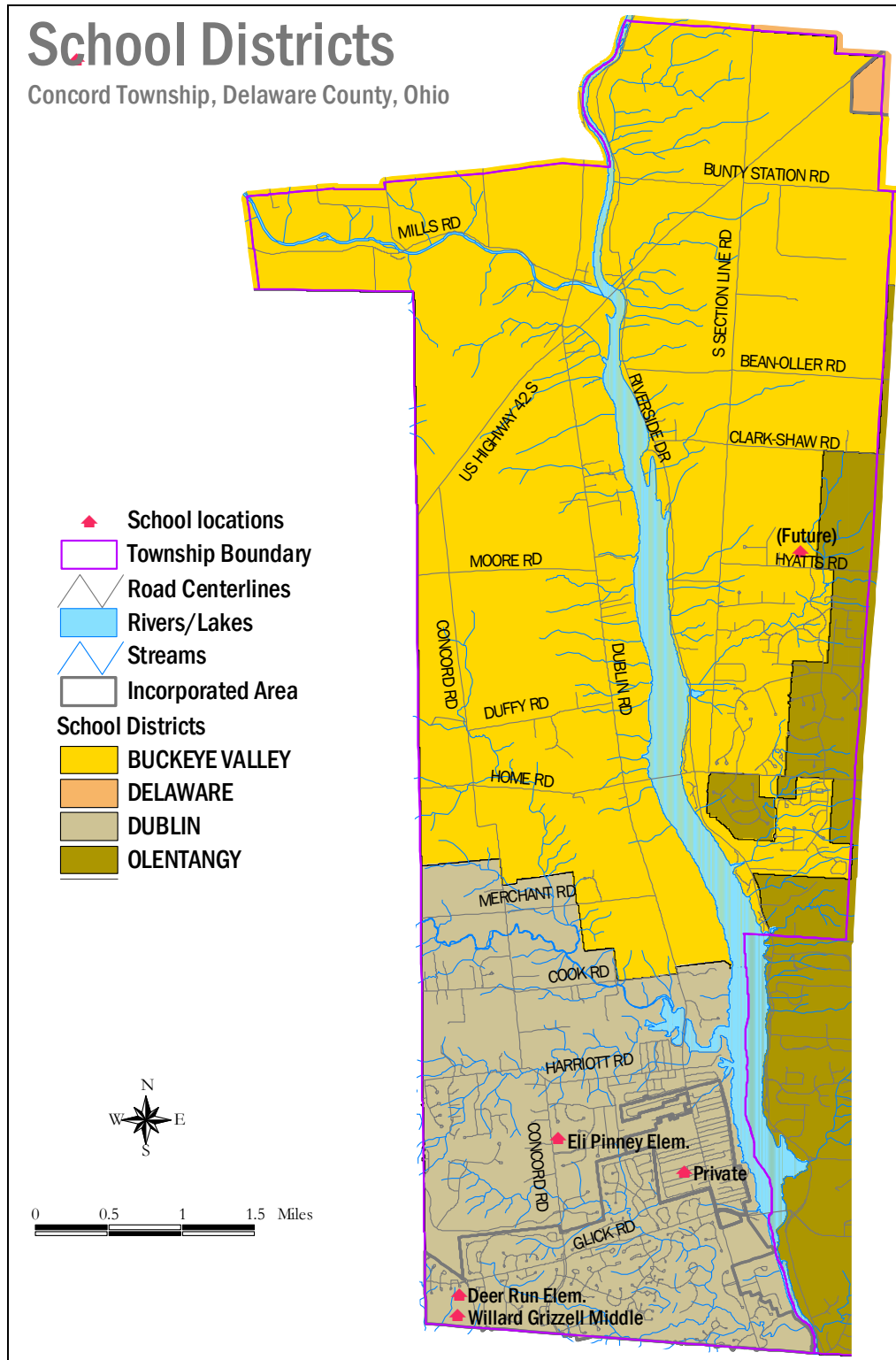


Figure 3E Performance Ratings for Concord Township School Districts

Overall State Rating	Achievement	Gap Closing	Progress	Graduation Rate
Buckeye Valley	Performance Index – B Indicators Met – A	C	Overall – A Gifted – C Lowest 20% – A Disabled – A	94.6% in 4 years – A 96.9% in 5 years – A
Delaware City	Performance Index – B Indicators Met – A	D	Overall – A Gifted – F Lowest 20% – A Disabled – B	90.4% in 4 years – B 90.8% in 5 years – B
Dublin City	Performance Index – B Indicators Met – A	D	Overall – A Gifted – B Lowest 20% – B Disabled – B	93.9% in 4 years – A 97.4% in 5 years – A
Olentangy Local	Performance Index – B Indicators Met – A	B	Overall – A Gifted – B Lowest 20% – A Disabled – A	97.8% in 4 years – A 98.5% in 5 years – A

(Ohio Department of Education 2013-2014 Report Cards)

Buckeye Valley – Introduction

The Buckeye Valley School District (679 Coover Road, Delaware, OH 43015-9562) is situated in the northern half of Concord Township and also includes all of Brown, Marlboro, Oxford and Radnor Townships and parts of Delaware, Kingston, Liberty, Scioto, Thompson and Troy Townships. It has an average daily enrollment of 2,081 students. Currently, approximately 1,945 Concord Township housing units are located within the district.

Buckeye Valley – Current Facilities

Buckeye Valley includes four educational facilities. These include two elementary schools, one middle schools, and one high school. The specific schools which include Concord Township in their service area:

- **Buckeye Valley High School** located at 901 Coover Road.
- **Buckeye Valley Middle School** located at 683 Coover Road.
- **West Elementary** located at 61 North 3rd, Ostrander.
- **East Elementary** located at 522 E. High Street, Ashley.

Buckeye Valley – Current Enrollment

	B.V. East Elementary	B.V. West Elementary	B.V. Middle School	B.V. High School	Total
Total	346	425	740	616	2,127

(Ohio Department of Education 2013-2014 Report Cards)

Delaware City Schools – Introduction

Delaware City Schools have had less growth than Buckeye Valley, Olentangy and Dublin City Schools. Growth has been steady, however. This growth will likely not impact areas within Concord Township and the district will not construct any future facilities in the township. Delaware is unusual with regards to the other districts in that they have conformed their boundaries in areas of Concord Township after annexing.

Delaware City Schools Enrollment

Grade	Carlisle Elem.	Conger Elem.	Schultz Elem.	Smith Elem.	Woodward Elem.	Willis Intermediate	Dempsey Middle	Hayes High	Total
K-4	490	359	522	376	350				2,097
5-6						862			862
7-8							814		814
9-12								1,287	1,287
Total									5,060

(Ohio Department of Education 2013-2014 Report Cards)

Dublin – Introduction

Dublin City Schools (7030 Coffman Road, Dublin, OH 43017-1068) is the sixth largest school district in Franklin County. It has an average Daily Enrollment of 13,628 students. The district serves an area of approximately 48 square miles in and around the City of Dublin. Currently, approximately 1,023 Concord Township housing units are located within the district.

Dublin – Current Facilities

Dublin City School includes 19 educational facilities. These include twelve elementary schools, four middle schools, and three high schools. The specific schools which include Delaware County in their service area:

- **Dublin Jerome High School** located at 8300 Hyland-Croy Road, Dublin 43017, (614) 873-7377.
- **Willard Grizzell Middle School** located at 8705 Avery Road, Dublin 43017, (614) 718-8600.
- **Eli Pinney Elementary School** located at 9989 Concord Road, Dublin 43017, (614) 798-3570.

Dublin – Current Enrollment

The following tables show the current enrollment numbers as well as the trend over the last ten years and projections for the next ten years.

	Elementary	Middle	High
Eli Pinney Elementary School	510		
Willard Grizzell Middle School		731	
Dublin Jerome High School			1,340

(Ohio Department of Education 2013-2014 Report Cards)

Olentangy – Introduction

A small area of Concord Township includes the Olentangy Local School District (814 Shanahan Road Suite 100, Lewis Center, OH 43035-9078). It has an average daily enrollment of 17,555 students. The service area includes the western part of Scioto Reserve south of Home Road and the eastern part of Scioto Reserve north of Home Road. A small area of potential growth is located between Hyatts Road and Clark-Shaw Road. It is unlikely that any future facilities will be located in the township. Currently, approximately 769 Concord Township housing units are located within the district.

Olentangy – Current Facilities

Olentangy Local School District includes 23 buildings. There are fifteen elementary schools, five middle schools, and three high schools. The specific schools that serve Concord Township include:

- **Olentangy Liberty High School** located at 3584 Home Road, Powell OH 43065.
- **Olentangy Hyatts Middle School**, 6885 Sawmill Parkway, Powell OH 43065.
- **Indian Springs Elementary**, 3828 Home Road, Powell OH 43065.

Olentangy – Enrollment

Indian Springs Elementary	Hyatts Middle	Olentangy Liberty High
633	822	1,753

Olentangy Future Facility Needs

Based on a student yield per current building configuration and grade-level projected enrollments at 2014-15, the district confirms that there will be a need for four high schools, seven middle schools and 20 elementary schools. Based on September 2007 enrollments and projections, bond and building patterns were expected to require a series of bonds and building programs. At this time, however, the district is reviewing those plans.

Enrollment over the last 10 years has continued to increase at a fairly accelerated rate. Projections show that the enrollments will continue to increase throughout the next 10 years.

Funding for Schools

The cost of educating a student in the local school districts in 2012 are shown below. All compare favorably with the state average of \$9,514, except for Dublin, which stood at over \$12,000 per student. The Ohio Department of Education (ODE) separates expenditures out into a number of categories including Instructional, Building Support, Administration, Pupil Support and Staff Support. Information for all such categories is presented per district and per pupil at www.ode.state.oh.us.



Entrance at Eli Pinney Elementary

According to the various projections, a typical \$300,000 single-family home can pay approximately \$3,714 in taxes to schools, based on the effective residential school-only tax rate in the sample of 35.367 at the time. The DeJong-Healy report noted that \$10,465 was needed per student in Operating and Bond funds as a result of recent growth and the need for new facilities. The report also estimated that for growth to truly “pay for itself,” each new single-family home would need to be valued at \$659,426 and each condominium would need to be valued at \$169,083. This is based on

the assumption that the typical single-family home generates, on average, .78 students per permit and the typical condominium generated between .13 and .20 students per unit. For reference, the average home value in Concord Township is \$344,066, based on 2015 information from the County Auditor.

Sources of additional revenue to make up this shortfall are commercial real estate taxes which are typically figured at slightly higher than the residential rate. Other sources are personal inventory tax and state and federal aid.

As previously noted, the area is fairly wealthy in terms of revenue sources and real estate valuation. The median household income for the Township is higher than the Ohio average. The rapid pace of growth challenges the school districts to fund and open new schools in a timely manner.

District Expenditures Per Pupil (2012)

	Buckeye Valley	Delaware	Dublin	Olentangy
Instruction	\$5,046	\$5,599	\$7,312	\$5,797
Building	\$2,162	\$1,940	\$1,945	\$1,749
Administration	\$1,255	\$907	\$1,155	\$865
Pupil Support	\$1,182	\$1,066	\$1,515	\$961
Staff Support	\$684	\$87	\$661	\$370
Total	\$9,748	\$9,681	\$12,709	\$9,599

(Ohio Department of Education, 2013 District Report Cards)

District Revenues Per Pupil (2012)

	Buckeye Valley	Delaware	Dublin	Olentangy
Local Funds	\$6,421	\$5,305	\$9,326	\$7,790
State Funds	\$2,761	\$3,352	\$2,518	\$1,474
Federal Funds	\$532	\$588	\$375	\$210
Totals	\$9,714	\$9,244	\$12,220	\$9,475

(Ohio Department of Education, 2013 District Report Cards)

Delaware Area Career Center (DACC) and Columbus State

Delaware city and county boards of education established the **Joint Vocational School** in 1974 as a career/technical school to offer specific career training to Delaware County residents. The center, now called the **Delaware Area Career Center**, provides career training and academic instruction to over 650 area High School juniors and seniors who desire skilled employment immediately upon high school graduation. The DACC offers two campuses: North Campus, 1610 S.R. 521, Delaware, Ohio 43015 (740) 363-1663 and South Campus, 4565 Columbus Pike, Delaware, Ohio 43015 (740) 548-0708. In 2008, **Columbus State** began building a Delaware County Campus at 5100 Cornerstone Drive in the Park at Greif and U.S. 23. The 80,000 square foot building opened in the autumn of 2010 and offers four Associate Degree programs.

Effect of Land Use Planning on School Planning

When schools become overcrowded due to rapid growth, there may be call for growth controls, or limitations on residential building permits (moratoriums). A series of 1970s cases regarding growth rate limitations, the most

famous of which is *Golden v. Ramapo* (409 US 1003, 93 S. Ct. 440 34 L. Ed. 2d 294 (1972) suggested that communities could control growth to allow new infrastructure to be built at a reasonable, attainable rate. Where upheld, moratoriums have been temporary, based on a critical shortage of a basic community service. The community must work to provide that service, at which time the moratorium must be removed.

Ohio law does not provide for building moratoriums in townships (see Meck and Pearlman, *Ohio Planning and Zoning Law*, The West Group, Section 11.27-11.28). Cities and villages in Ohio have home rule authority which “provides the flexibility to experiment with different types of planning programs to respond to the issues of rapid growth” (Meck and Pearlman)

Since townships do not have the authority in Ohio to control their growth by moratoriums, and they do not have the authority to impose impact fees, their only recourse to overly rapid growth is to control the timing of zoning.

Delaware City, Dublin and Olentangy currently do not have funding problems. The Buckeye Valley District is currently studying its levels of service and current facilities. Recent attempts to enhance revenue through millage have not been successful. Concord Township may wish to use the schools as one additional indicator of critical facilities that need to be monitored in making zoning decisions.

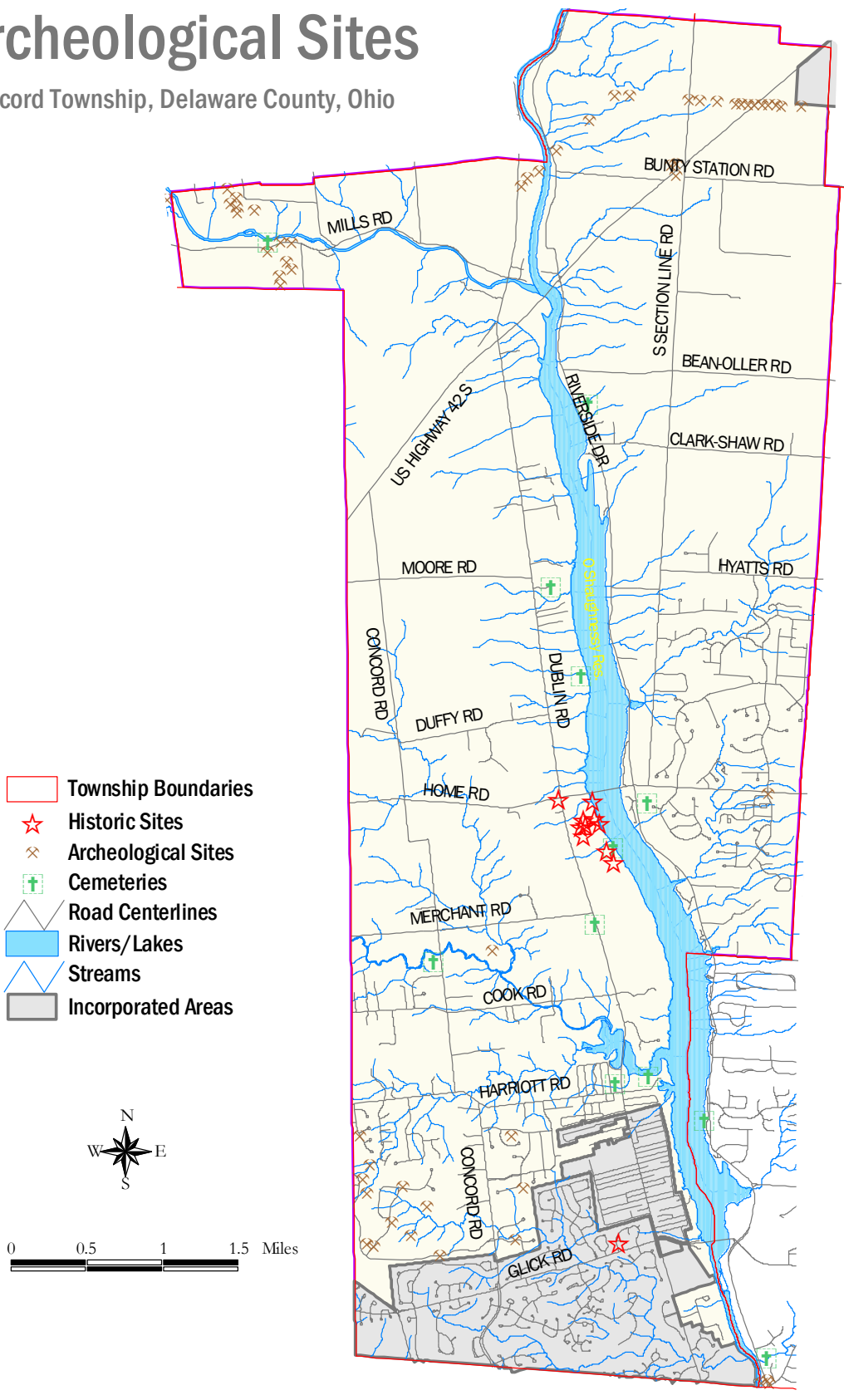
Current Conditions: Other community facilities_____









Historic Sites

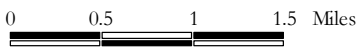
Although Concord Township does not maintain it or the road that crosses it, the O’Shaughnessy Dam is located within the unincorporated area. Completed in 1925, it was listed on the Register in 1990. The Critical Resources Map indicates possible archeological sites that might also qualify as historical. These sites are mapped by the State of Ohio OCAP data available from the Ohio Division of Natural Resources. The DCRPC has no information regarding any materials found at any of these sites.

Archeological Sites

Concord Township, Delaware County, Ohio



-  Township Boundaries
-  Historic Sites
-  Archeological Sites
-  Cemeteries
-  Road Centerlines
-  Rivers/Lakes
-  Streams
-  Incorporated Areas



Libraries

There are no public libraries in the township. However, residents can obtain a library card at any of the Delaware County public libraries. The Delaware County District Library has its downtown library at 84 East Winter Street, Delaware, and branch libraries in the City of Powell at 460 S. Liberty Street, Ostrander at 75 North 4th Street, and a new Orange branch at 7171 Gooding Blvd. Prior to the opening of the Orange Branch, the District Library employed 30 people or 24 full-time equivalents. Its annual budget is approximately \$2 million, which is used for staff salaries and materials, maintenance, and operating expenses. In 2009, voters approved a 1-mill, 10-year levy that was used to expand library services, including building the new Orange branch. School districts that are in the service area include Olentangy, Delaware City, Buckeye Valley, and the Delaware County portions of Elgin Local, Dublin, and Union. Currently, the District has over 145,000 volumes.

The Columbus Library System maintains a Dublin Library branch at 75 N. High Street (Dublin Road) in Dublin. Also close to Concord Township is the Columbus system's Northwest Library at 2280 Hard Road.

Ohio Wildlife Center

The Ohio Wildlife Center (OWC) "is a leader in wildlife rehabilitation and conservation education." The center treats nearly 5,000 animals in its wildlife hospital every year and reaches thousands of adults and children through education programs. The OWC is a private, non-profit organization with its education and administration office at 6131 Cook Road, north of the village. The Nature Education Center is open seasonally and hosts week-long summer day camps, group programs, and tours.



O'Shaughnessy Reservoir inlet near Lucy Depp.

Columbus Zoo and Aquarium/Zoombezi Bay

In 1927, the Columbus Zoological Park opened with a small collection of donated animals. Now located in Liberty Township and owned by Franklin County, the Columbus Zoo and Aquarium and Zoombezi Bay is a 588-acre complex that has significant impact on adjacent areas and serves as an economic driver for Delaware County and the central Ohio region. The zoo saw its highest year attendance (2.47 million) in 2014 with the opening of Heart of Africa with more than 96,000 zoo memberships sold and 26,500 Zoombezi Bay season pass holders.

Medical Facilities

There are no medical facilities located within the township. Grady Memorial (existing and future campuses) in Delaware, St. Ann's in Westerville on Cleveland Avenue, and Dublin Methodist at 33/161 in Dublin are the closest full-service hospitals. There are also three "Close to Home" Nationwide Children's Hospital facilities in Dublin, one on Hospital Drive, Perimeter Drive, and Venture Drive. A similar facility is planned to be built in Orange Township at US 23 and Orange Road.

Outpatient facilities serve southwestern Delaware County. Wedgewood Urgent Care, 10330 Sawmill Parkway, Suite 300; America's Urgent Care, 24 Hidden Ravines Drive; and Scioto Urgent Care, 6350 Frantz Road, in Dublin, are the closest urgent care facilities. These centers provide medical services that do not require an overnight stay.

Township Hall

Concord Township maintains offices at 6385 Home Road. The facility includes ample space for offices, a large community room with kitchen, bathroom and maintenance, and a lobby with historical photos. The building is located within the Concord Township Park.



Township Hall and Community Building.

Fire Protection

Fire Protection is provided by the Concord Township Fire Department (614-881-5997). The Fire Station is located at 7943 Dublin Road near the Home Road intersection, approximately 2.9 miles north of the intersection of Glick and Dublin Road. Concord Township Fire and rescue covers 22 square miles and provides an array of services for approximately 9,300 residents. The department employs a full-time Fire Chief, 15 full-time firefighters, and 13 part-time firefighters. All full-time firefighters are also paramedics and many are rescue technicians with specialized training in rope rescue, water rescue, auto extrication, confined space, trench rescue, and structural collapse. Services and training include emergency medical services, fire protection, hazardous materials, water rescue, auto extrication, and fire prevention education.

The department owns two engines with 1,500 gallons per minute of pumping flow. The department also operates a 2007 Horton Medic, a 20-foot tandem axle trailer, a 1998 grass truck with 250-gallon tank, a 2008 Achilles inflatable boat, a 2008 Ford Expedition chief vehicle, and a 2010 Ford Expedition for battalion use. The department endorses the use of masonry construction on buildings with narrow separation, such as condominiums and smaller lots in the Lucy Depp area.

The Township is replacing its 40-year-old fire station which sustained wind damage in 2013. Officials are currently reviewing designs for a new fire station to be built on the former State of Ohio property at 7990 Dublin Road, adjacent to the Concord Township Park and Township Hall property.

Police

Concord Township is policed by the Delaware County Sheriff's Office, (DCSO) which is headquartered in Delaware on U.S. 42. In 2014 the department included three main divisions: law enforcement, corrections, and support. Its staff is 215 strong and is "committed to keeping the community as safe as possible through patrol and enforcement,

emergency response and aid, apprehension and investigations, and community outreach and education. Services include Block Watch support, a speakers bureau and medication disposal.

Churches and Cemeteries

There are currently four churches located within Concord Township.

- **Bellepoint United Methodist Church:** Located at 4771 South State Route 257 (right).
- **Scioto Valley Christian Union Church:** Located at 5447 Riverside Drive.
- **Concord Presbyterian Church:** Located at 6571 Home Road.
- **Mars Hill Baptist Church:** Located at 9533 Dublin Road.



Church in Bellepoint.

Concord Township Trustees maintain three cemeteries:

- **Oller Cemetery:** 1 mile south of U.S. Route 42, 40 feet east of State Route 257. Ninety-two graves were moved to another area of existing cemetery because of the O'Shaughnessy Dam Project.
- **Mills Cemetery** (Old Mill Creek or Mill Creek Cemetery): 2 miles west of Bellepoint on the north side of Mills Road, 7050 Mills Road, Ostrander.
- **Hill Cemetery:** 0.7 mile north of Home Road, 1500 feet east of State Route 745. On the bank of the Scioto River.



Entrance to Hill Cemetery.

The Delaware County Genealogical Society maintains a list of all the cemeteries ever located in county. The following information is from a collection (including maps) from "1987 Guide to the Cemeteries of Delaware County, Ohio," by Marilyn M. Cryder.

- **Black Cemetery:** 30 feet south of County Road 150 (Miller Road), and 0.3 mile west of Dix Road. Moved to Old Mill Creek Cemetery.
- **Carson (Stonewall) Cemetery:** 320 feet east of State Route 257, and 600 feet south of Home Road.
- **Courtright Cemetery:** At the junction of State Route 745 and Harriott Road. Authors can not find location.
- **Cutler Cemetery:** 900 feet east of State Route 745, and 600 feet south of Moore Road. Now in a housing development.
- **Depp Cemetery:** 0.1 mile north of Harriott Road, 1000 feet east of State Route 745.
- **Eversole (Freshwater) Cemetery:** 0.3 mile south of Merchant Road, 390 feet west of Concord Road.

- **Leasure Cemetery:** 0.5 mile north of Seldom Seen Road, 280 feet west of State Route 257. Now in the park area along the river. Mrs. Powell calls this Carson Cemetery.
- **Ohio Home Cemetery:** East of State Route 745, south of Home Road, on the west bank of the Scioto River on the grounds of Scioto Village (State Correctional Institution for Youth), at Rathbone.
- **White Cemetery:** 480 feet south of Merchant Road and 25 feet west of State Route 745.

Former State of Ohio Correctional Institutions

(See the introduction for the previous history of these sites.) The Scioto Juvenile Correctional Facility was the male reception center for the Ohio Department of Youth Services (DYS) located in Delaware County. The facility was built in 1994 at 5993 Home Road. Riverview Juvenile Correctional Facility was a maximum security facility of the Ohio Department of Youth Services (DYS). Until it closed, it was the only secure facility for juvenile female offenders in the State of Ohio. The facility was built in 1968 at 7990 Dublin Road. Opportunity Center (OC) was a residential treatment center built in 1995 at 8091 Dublin Road. The state is required to maintain the facilities, even if empty. These sites have all been closed and the site presents a unique opportunity for redevelopment. As of this writing, the City of Columbus hopes to take possession of the roughly 78 acres on the east side of Dublin Road for future use as a water treatment plant while the township and county want to see at least part of the site be available for development.

Infrastructure

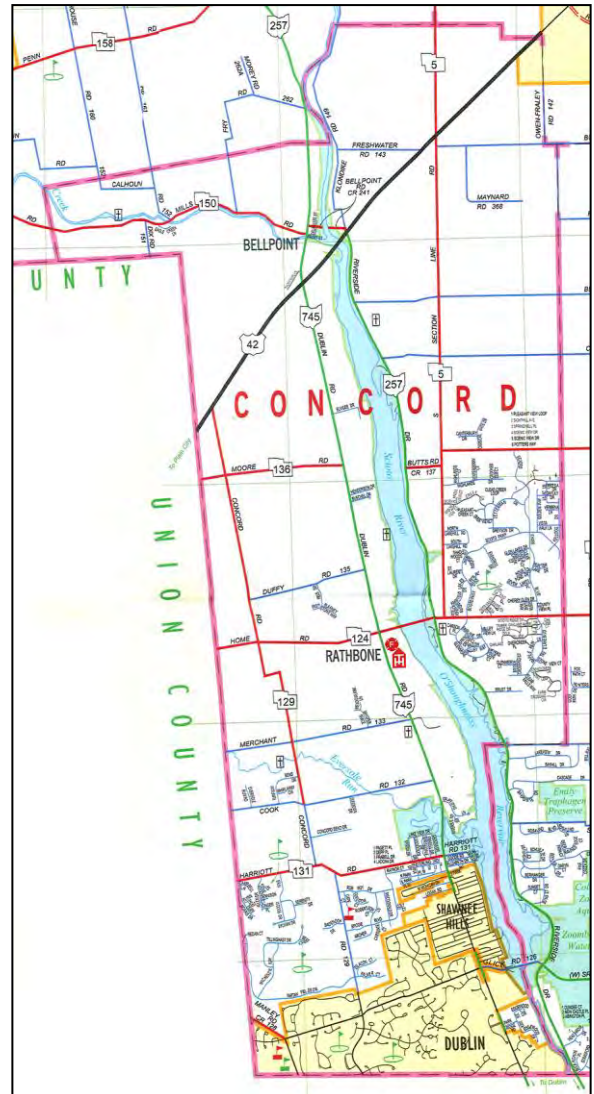
General Information

Concord Township's original road network was laid out in the nineteenth century. With the exception of residential subdivisions, such as Scioto Reserve, all development in the township has taken place along these original farm roads. As the area develops from a rural to a suburbanizing community, the function of these original roads is changing from farm-to-market roads to collector or arterial streets. As traffic counts increase, roadway improvements and new roads will be needed.

Rural versus Urban Roads

Concord Township's rural roads generally range from 16'-20' in width within a 50'-60' wide right of way, which is adequate for drainage ditches and two lane roads.

The southwest corner of the township was platted in the 1920s. These Lucy Depp area subdivisions had an urban grid network made up of 35-foot wide rights of way that presents challenges to the construction of drainage ditches, sidewalks and typical road width.



County Engineer's Official Road Map

Federal and State Roads

U.S. 42 – 4.45 miles of U.S. 42 pass through the township. U.S. 42 acts as a connector from I-70 in London, Ohio to US 23 and to I-71. This road is heavily traveled with trucks carrying interstate commerce and passenger vehicles.

S.R. 257 – State Route 257 follows Riverside Drive through most of Concord Township as a major north/south route. At U.S. 42, it crosses the Scioto River toward the west and then turns north through Bellepoint. There are 6.49 miles of 257 in the township. It is heavily traveled with commuter traffic.

S.R. 745 – Over 5 miles of State Route 745 follow Dublin Road on the west-side of the Scioto River.

County Roads

The Delaware County Engineer maintains eleven county roads in Concord Township.

County Roads and Conditions in Concord Township, 2015

#	Road Name	Surface Width	Road Width
5	South Section Line	20	26
123	Hyatts Road	17	22
124	Home Road	12, 16, 18	12, 22, 26
126	Glick Road	20, 22	26, 28
128	Manley Road	16, 20	24, 26
129	Concord Road	18	22
131	Harriott	16	22
136	Moore Road	14	18
137	Butts Road	14	20
150	Mills Road	16, 18	20, 22

Road carrying capacity is determined by the paved surface width and number of lanes. Road speed is determined by width, pavement conditions, curve radii, topography, number of driveways and cross traffic movements. Future land development will lower the level of service (LOS) of county roads. Upgrades will be needed to keep pace with the increased traffic counts.

Population density has a direct relationship to trip generation on local roads. Table 9.2 shows the relationship between minimum lot size (units/acre) and population per square mile. Engineers anticipate the size of road needed to serve a calculated density of population. A generalized table for road size versus population density at full build-out is provided below.

Dwelling Unit Density Per Acre and the Equivalent Population per Square Mile

# Units/acre multiplied by	#Persons/unit multiplied by	% Developable/ac multiplied by	Acres/ Square Mile =	Population/ Square Mile
.2	2.7	95 %	640	328
.5	2.7	90 %	640	778
1	2.7	90 %	640	1555
1.25	2.7	85 %	640	1836
1.5	2.7	85 %	640	2203
2	2.7	85 %	640	2938
3	2.7	80 %	640	4147
4	2.7	80 %	640	5530

In short, the higher the densities of development, the wider the related roads need to be. When average densities reach 3 dwelling units per acre, 4-lane arterial roads are needed to maintain an acceptable Level of Service. When densities reach 1.25 dwelling units per acre, 4 lane arterial roads are needed to maintain an excellent Level of Service (A). When densities remain less than 1 dwelling unit per acre, 2 lane arterial roads can handle traffic with Level of Service A.

Township Roads

The Township currently maintains 139 (one hundred, thirty-nine) roads, of which thirteen are major or minor collectors. These represent a total of 46 miles of township roads. According to the Delaware County Engineer, all township and county local and collector roads should be at least 20 feet of surface width with an additional shoulder of five to seven feet. Many county and township roads do not meet this standard.



South Section Line Road at Highlands Drive.

County standards permit a Low Volume, Low Density (LVLD) road width of 18' of pavement within a 50 foot right of way provided that there are no more than 15 homes served, and no possibility of future connection.

Concord Township zoning and County subdivision regulations also allow for frontage to be provided on a Common Access Driveway (CAD). The CAD is (current regulations) a 12 foot wide gravel surface driveway within a 60 foot wide easement. The CAD may serve 3 lots, or up to 5 lots if two frontage lots satisfy the full frontage requirement on an adjacent public road, but take access from the CAD. The CAD is intended to be a relief valve for odd shaped or environmentally constrained land where a typical road, or an LVLD would be economically unfeasible.

Table 9.4 Concord Township Roads 2013

#	Road Name	Surface Width	Road Width
122	Rutherford Rd.	18	18
129	Muirfield/Concord	48 - 16	85 - 18
131	Harriott Dr.	14	18
132	Cook Road	16, 20	24
133	Merchant Road	17	20
135	Duffy Road	18	20
139	Clark-Shaw	14	18
140	Bean-Oller	18	18, 22
141	Bunty Station	20	24
142	Owen-Fraley, Ford	18, 16	22, 24
143	Freshwater Road	16	20
149	Klondike	18	22
151	Dix Road	18	22
152	Calhoun Road	18	20
161	Russell Road	18	20
262	Fry Road	18	22
304	Elmgee	20	24
305	Sundown	16	22
306	Park Ridge	20	26
306A	Edgewood	18	28
307, 308	Lakehill Drive	16	22
309	Frabell Drive	10	14

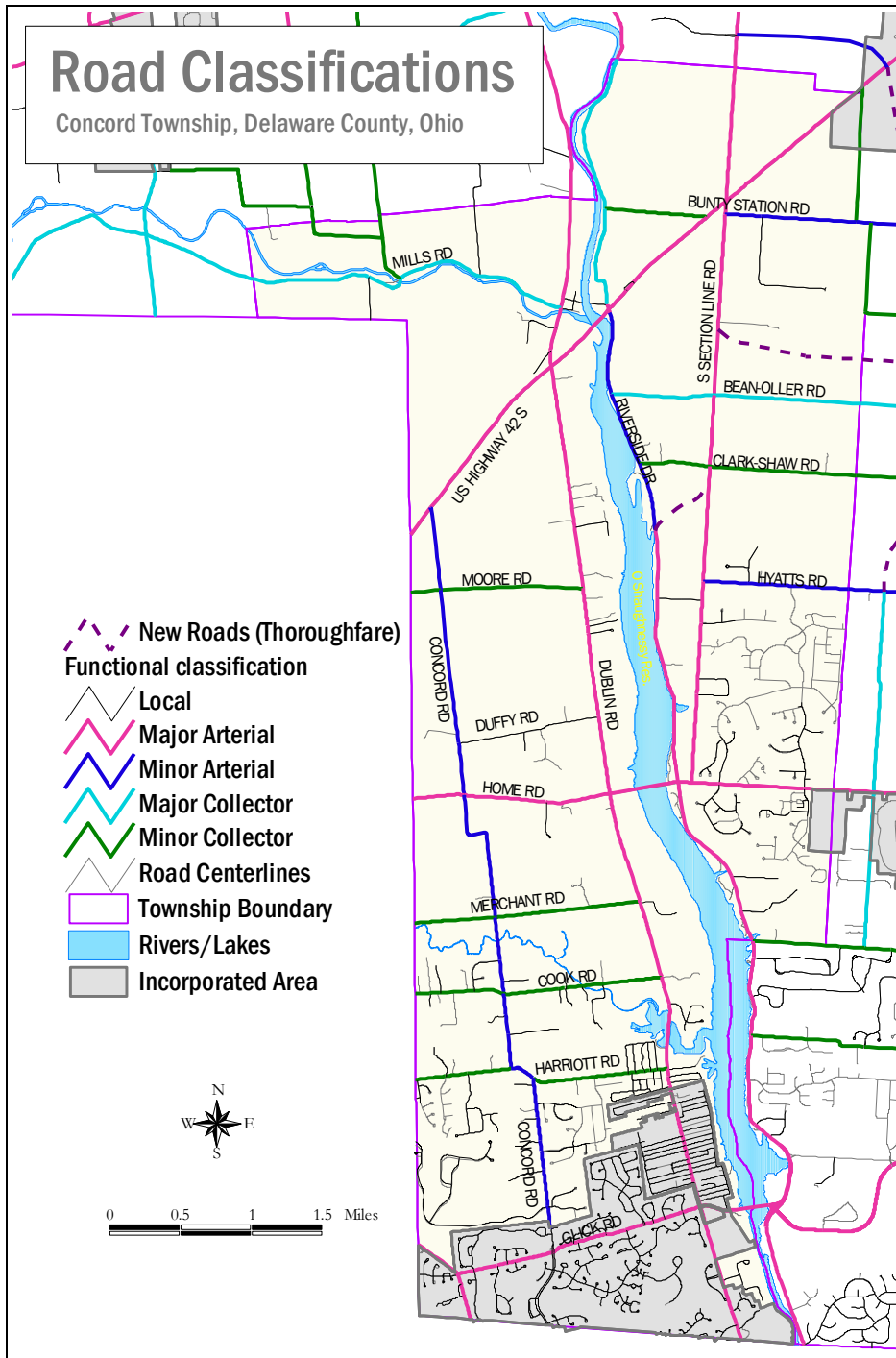
310	Sterling Road	10	16
346	Buechel	16	24
357	Brust Drive	17	24
368	Maynard Road	20	28
378	Griffith	18	26
379	Rivers End	14	22
420	Concord Bend Drive	20	36
445	Badenoch Drive	21	25
464	Erin Woods Drive	20	36
465	Serenity Drive	20	36
466	Sylvian Drive	14, 20	18, 36
470	Chancel Gate Drive	20	36
471	Canterbury Circle	20	36
781	Turfway Bend Drive	20	28
782	Whirlaway Circle	20	28
796	Highlands Drive	20	28
797	Highlands Court	20	28
814	Tartan Fields Drive	32, 52	32, 82
815	MacKenzie Way	27	27
816	Tillinghurst Drive	27	27
871	Seay Court	27	27
881	Redan Court	27	27
938	Morris Drive	27, 36	27, 36
939	Campbell Lane	27	27
940	Palmer Court	27	27
941	Deacon Court	27	27
948	Rob Roy Drive	27, 36	27, 36
949	Cape Court	27	27
950	Glasgow Court	27	27
967	Glenmore Drive	27, 36	27, 36
968	Fairlane Drive	27	27
969	Willow Valley Dr.	27	27
979	Carson Place	27	27
986	Eagle Creek Lane	16	20
991	Brodie Blvd.	27, 32, 36, 39	27, 32, 36, 50
992	Archer Lane	27	27
993	Cartgate Court	27	27
1001	2 nd Street	14	22
1002	Bellepoint	10, 14	20, 22
1049	S. Park Place W.	12	18
1050	N. Park Place W	12	18
1051	Myrna Drive	12	18
1052	Gwendolyn	12	18
1053	Lakeview	10	16
1054	Springdale	12	18
1055	Frabell	12	18
1056	Elizabeth	12	18
1057	Goode Road	12	18
1058	Logan Road	12	20
1067	Bellepoint	12	16
1068	Mohican	14	18
1093	Ladona Drive	12	18
1094	Riverview	12	18
1100	Pagett Place	10	14
1101	Depp Place	10	14
1103	Ladona Drive	10	16
1104	South Park Place East	10	14
1105	Sunset Drive	12	16
1210	Scioto Chase Blvd.	32, 36	32, 36
1211	Cherry Glen Drive	27	27

1212	Vista Lake Drive	27	27
1213	Country View Place	27	27
1215	Spring Grove Ct.	27	27
1216	Valley View Lane	27	27
1223	Tree Lake Blvd.	27, 36	27, 36
1226	Scioto Parkway	32	32
1227	New Point Place	27	27
1228	Fairfield Lakes Dr.	27	27
1229	Indian Creek Court	27	27
1240	Houston Pond Drive	27	27
1266	Irish Hills Drive	20	36
1267	Blarney Stone Way	18	34
1297	Maple Run Lane	27	27
1298	Stone View Court	27	27
1305	St. Laurent Drive	27	27
1306	Regional Place	27	27
1307	Shadow Woods Ct.	27	27
1308	Eventrail Drive	32	32
1321	Hunter Lake Drive	27	27
1322	Glen Lakes Drive	27	27
1323	Meyers Cove Ct.	27	27
1329	Golden Way	27	27
1330	Kellogg Drive	27	27
1344	Grant Drive	27	27
1345	Flynn Lane	27	27
1346	Robertson Court	27	27
1357	Overcreek Place	27	27
1372	Clear Water Court	27	27
1391	Winterberry Court	20	30
1392	Crooked Elm Court	20	30
1394	Clear Falls Way	27	27
1395	Vista Walk Lane	27	27
1400	Greyson Drive	27	27
1412	Bridge Crossing Ct.	27	27
1413	Glenmeir Court	27	27
1440	Daylily Drive	27	27
1441	Lilac Lane	27	27
1442	Freesia Drive	27	27
1483	Vista Creek Court	27	27
1484	Verbena Lane	27	27
1501	Whisper Trace	24	24
1502	Meadowlark Lane	24	24
1517	Turning Leaf Place	27	27
1529	Raynor Court	27	27
1530	MacDonald Drive	27	27
1531	Colt Court	27	27
1570	Allen Drive	27	27
1571	Old Oak Lane	27	27
1572	Dennison Court	27	27
1573	Ginger Place	27	27
1590	Scenic View Drive	27	27
1591	Potters Way	27	27
1592	Letterman Drive	27	27
1593	Clear Creek Loop	27	27
1602	Clear View Court	27	27
1603	Pleasant Creek Ct.	27	27
1604	Pleasant View Loop	27	27

Source: ODOT Road Inventory – as of January 1, 2013

Functional classifications

The Delaware County Engineer's Design Standards label each road with a "functional classification." The 2001 Delaware County Thoroughfare Plan identifies Major and Minor Arterials and Major and Minor Collector streets. The following figure depicts these classifications and also includes new roads as recommended by the Thoroughfare Plan and the 2014 Comprehensive Plan, edited to reflect current alignments.



Arterial roads have the primary purpose of carrying through traffic to and from residential, commercial, and industrial areas and the secondary purpose of providing access to abutting property. They are usually a continuous route carrying heavy loads and Average Daily Traffic (ADT) in excess of 3,500 vehicles.

Major Arterial roads in Concord Township: U.S. 42, S.R. 745, S.R. 257, S. Section Line, Glick, Home Roads.

Minor Arterial roads in Concord Township: Concord Road, Hyatts Road, Bunty Station Road.



Roundabout at Home Road and Concord Road.

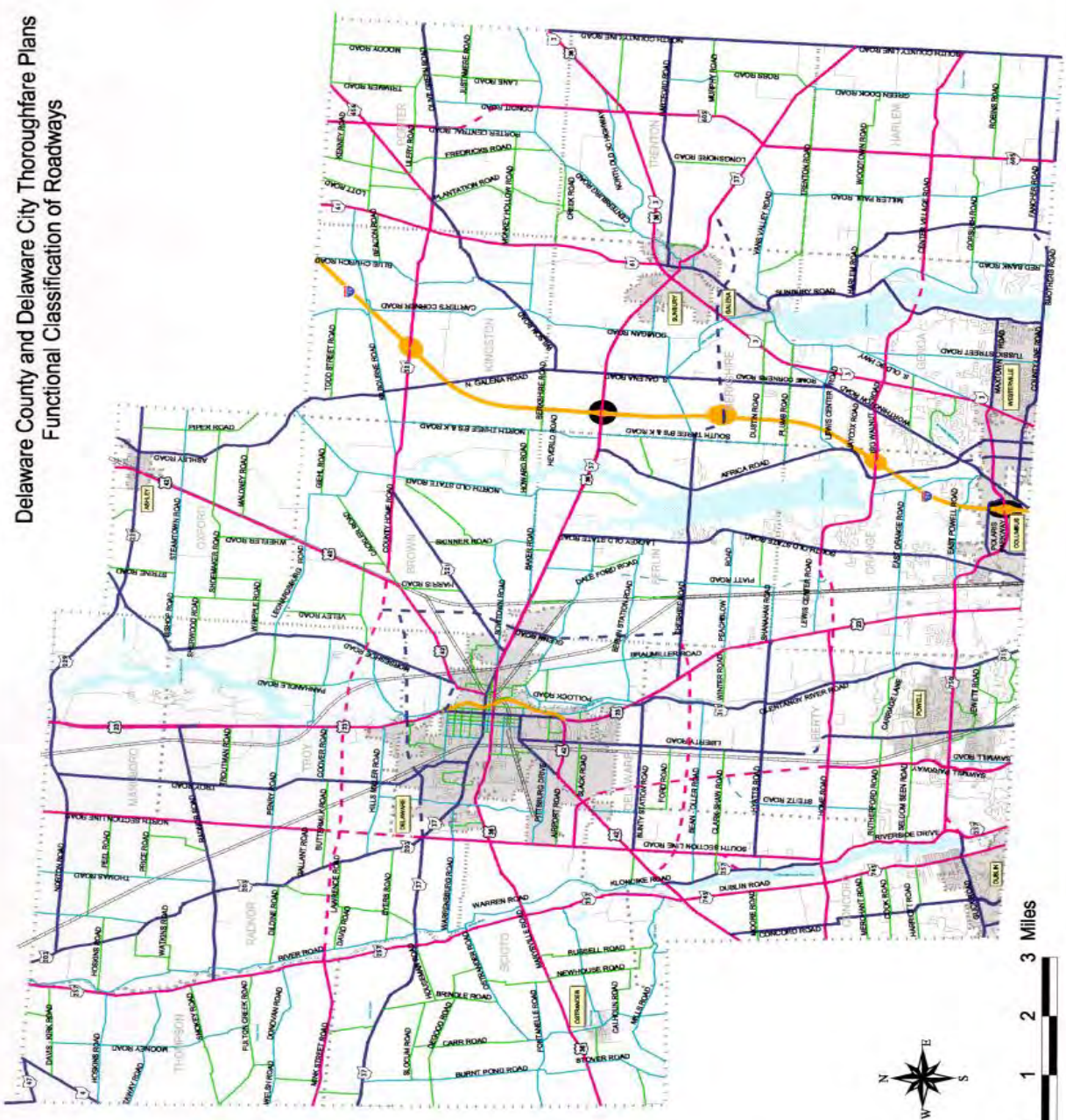
Collector roads have the primary purpose of intercepting traffic from intersecting local streets and handling this movement to the nearest major collector or arterial street. ADT typically ranges from 1,500 to 3,500 vehicles, with AM peak hour traffic about 7-8% of that total and PM peak hour of 10% of the total.

Major Collector roads in Concord Township are Mills, Bean Oller, and Klondike Roads.

Minor Collector road in Concord Township are Harriott Road, Cook Road, Merchant Road, Moore Road, Rutherford Road, Clark-Shaw Road, Ford Road.

Local Streets represent the lowest category. Their primary function is to serve abutting land use. Typical ADTs range from 100 to 1,500 vehicles. Local streets are further classified as Loop, Through and Cul-de-sac.

Delaware County and Delaware City Thoroughfare Plans Functional Classification of Roadways



Functional Classification	
	Freeway
	Major Arterial
	Major Arterial (New Road)
	Minor Arterial
	Minor Arterial (New Road)
	Major Collector
	Major Collector (New Road)
	Minor Collector
	Minor Collector (New Road)
New roads are conceptual and shown for planning purposes only. Specific alignments will be determined in future studies.	
	Interchange
	Interchange (New)
	Railroad
	Water
	Municipal Boundaries
	Township Boundaries

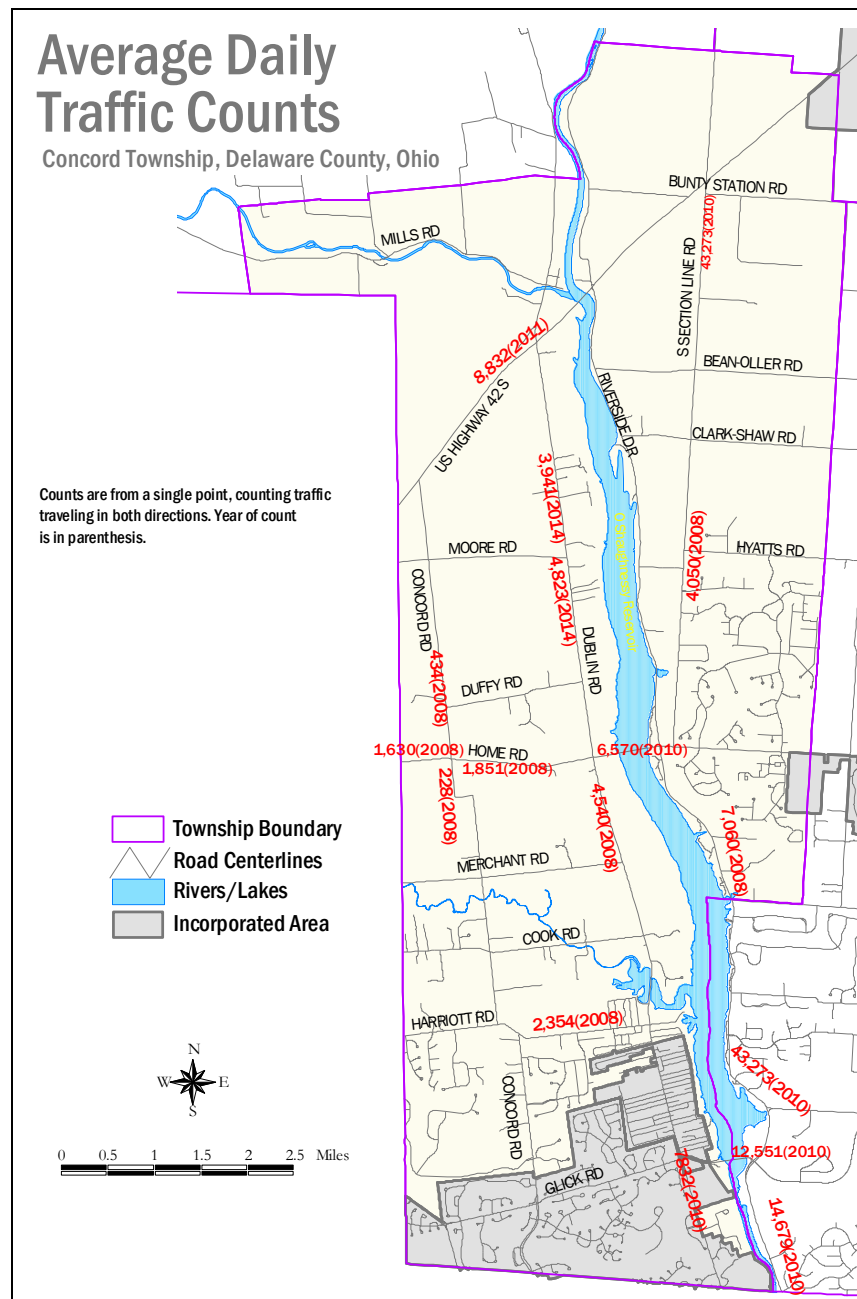


April 2001

Traffic Counts

Traffic counts indicate the ADT in both directions on a road. These counts can be used to determine if the LOS is acceptable or unacceptable. LOS A is considered ideal, Level F is failure. The LOS depends on traffic counts, number of lanes of road in each direction, and width of lanes, including shoulders. Traffic counts are also used to determine functional classification.

The Mid-Ohio Regional Planning Commission (MORPC) is the Metropolitan Planning Organization (MPO) for central Ohio. It acts on behalf of Delaware County in certain a transportation planning functions and is a funnel for federal funds. MORPC maintains traffic counts for the central Ohio region. On the following figure, additional counts have been added with information from the Delaware County Engineer's Office.



Access Management

Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. The Ohio Department of Transportation (ODOT) has some authority for restricting access to state highways. According to ODOT, poor access management can reduce highway capacity to 20% of its design. Delay is as much as 74% greater on highways without access management. 60% of urban and 40% of rural crashes are driveway-related and intersection-related.

ODOT Access Management Principles:

- Regulate the location, spacing and design of drives.
- Space access points so they do not interact with each other.
- Provide adequate sight distance for driveways.
- Use appropriate curve radius, lane widths, driveway angle.
- Provide turn lanes to separate conflict points for acceleration, deceleration, & storage lanes.
- Prohibit some turns in critical areas; relocate that activity to a less conflicted point.
- Restrict driveways to fewer than 30 per mile (every 350 lineal feet maximum).
- Use feeder roads to relocate critical movements and to handle short trips parallel to the main road.
- Locate driveways away from intersections to reduce conflicts (corner clearance).
- Use right in, right out drives to prevent unwanted left turns across traffic.
- Use zoning with access management to develop good site plans.
- Connect parking lots; share driveways.
- Use frontage roads to connect commercial traffic, and keep it parallel to the main road.
- Connect frontage roads to collector streets at properly spaced intersections.
- Use "backage" roads as rear access roads connecting commercial uses.
- Avoid individual, closely spaced curb cuts to "bowling alley" lots.
- Use the 30-curb cuts/mile standard, or maximum of one access each 350 feet.
- Avoid disconnected street systems.
- Encourage internal access to out-parcels.
- Minimize the number of traffic signals. Two per mile is ideal (half mile spaced).
- Use medians to separate traffic flows.
- Coordinate access permit review between ODOT, local zoning and building departments.

The U.S. 42 corridor offers potential commercial tax base to Concord Township. When new sites are zoned for commercial use, access management is imperative. Access management practices are appropriate for driveway cuts on all arterial roads. The Delaware County Engineer proposes access management and limited access on the Sawmill Parkway extension as well as on future county arterial projects.

Future Roads - The Thoroughfare Plan



The Home Road Bridge at Rathbone

Early farm-to-market county and township roads are often narrower than new subdivision streets, and sometimes built to a lighter load bearing standard. The cost of upgrading the early county and township roads to collector or arterial standards can be factors in land use decisions, although excess traffic by itself is not considered grounds in Ohio to deny a zoning change.

A Thoroughfare Plan is a powerful tool for counties and townships to plan for future land use and traffic conditions. The Thoroughfare Plan is enabled by Ohio Revised Code Section 711.10:

“Whenever a regional planning commission adopts a plan for the major streets or highways of the county or region, then no plat of a subdivision of land within the county or region, other than land within a municipal corporation”...“shall be recorded until it is approved by the regional planning commission.”

The Delaware County Thoroughfare Plan was adopted in December 2002 by the Delaware County Commissioners. The Thoroughfare Plan recommends several improvements in Concord Township:

- **Alternative 1** is an East-West connector from U.S. 42 on the west to US 23 on the east, south of the City of Delaware, but north of Bean Oller Road.
- **Alternative 16** is a proposed U.S. 42 southern bypass of the city, extending from US 23 to Glenn road. It would reduce traffic on Bunty Station and S. Section Line road.
- **Alternative G** extends South Section Line Road to connect it with North Section Line Road. It also connects Riverside Drive with South Section Line in Concord Township. This provides a continuous north south route from south of the city through to Marion County. It is projected to reduce volumes on S.R. 203 and Troy Road.
- **Alternative J** is an extension of Home Road east of US 23, crossing the railroad tracks connecting to Lewis Center Road east of Lewis Center. Although not in Concord Township, this alternative provides an important east-west link. This alignment is a part of several active subdivision cases and is being studied by the County Engineer for construction

Lucy Depp Area Subdivision - Road Issues

The Lucy Depp and Shawnee Hills 1920-era subdivisions totaled over 3,600 lots, each typically 35' wide by 70' deep. Some of the area streets remain unbuilt while some streets that are built do not meet modern standards. Those that are paved are typically 12 feet wide within a 35-foot right of way. A 20-foot wide street within a 60-foot right of way is the county recommended standard. In order to obtain a building permit, a lot must have frontage on an improved public street (i.e. paved, water, sewer, electric, etc.). The potential exists for provision of sanitary sewer to this area, which would create demand for platted street construction. This necessitates unique street construction policies and design cross sections.

Suggested Policies for Platted Streets in Lucy Depp Area Subdivisions

Unimproved streets should be constructed to township standards:

- a.) by their contiguous lot owners, jointly, at their expense, dedicating all improvements to the township;
- b.) by the township, at its expense, if the project is a community-wide benefit;
- c.) by the township upon petition from the contiguous lot owners, with a neighborhood assessment to reimburse the township for the cost of street, drainage and utilities extensions.
- d.) A combination of a) and b) or b) and c).
- e.) May be left unconstructed, where established homes are built on back-to-back lots that span two blocks, with intervening paper streets acting as rear lot lines. In such cases, paper streets may never need to be constructed, and may be used for bikeways or left as open space.

Safety Issues Regarding Lucy Depp Area Streets

The narrowness of roads in Lucy Depp is both an attribute and a risk. Many residents may like the narrow lanes, and feel they contribute to the sense of privacy. Conversely, many roads are too narrow for cars to safely pass without moving onto lawns. Fire fighting vehicles cannot easily navigate many of the narrow roads. Without sidewalks, children have no place to walk or bicycle but in the street. Without defined drainage ditches, flash floods can do significant property damage and overtop local streets.

Lucy Depp area subdivision streets and their rights of way should:

- a.) Provide for safe access to the adjacent lots and local traffic.
- b.) Provide safe access for fire and police emergency response.
- c.) Provide safe ways for pedestrians and cyclists to share the road or right of way with cars.
- d.) Provide for storm water runoff.
- e.) Maintain an established intimacy.
- f.) Provide for limited guest parking
- g.) Provide for anticipated growth while maintaining the quality of life.

State Projects and County Engineer Capital Improvement Plan

The State of Ohio recently completed a left-turn lane on U.S. 42 at the South Section Line Road intersection and is currently conducting an Access Management Plan along the length of U.S. 42.

The County Engineer maintains a list of future county-managed road improvement projects, most of which are funded solely by Delaware County, although some include additional funding. In addition to the recently-completed double-roundabout project at Section Line/Home Road/Riverside Drive shown right, the following is a list of projects that impact Concord Township through year 2025:



Drawings for the now complete South Section Line/Riverside Drive/Home Road double roundabout.

TOWNSHIP-SPONSORED PROJECTS

Road	From	To	Description
Concord Road	Union Co Line	S.R. 745	Minor widening, safety improvements
Bunty Station Rd	South Section Line	S.R. 315	Minor widening, safety improvements
Merchant Rd	Union Co Line	S.R. 745	Minor widening, safety improvements

COUNTY-SPONSORED PROJECTS

Road	From	To	Description
Concord Road	1/2 mile south of Home Road		Reconstruct S curve
S. Section Line Rd	U.S. 42	US 36	Minor widening, safety improvements
South Section Line Rd	Hyatts Road Intersection		Construct turn lane

Road Maintenance

Concord Township roads are maintained by various authorities:

- Federal and state roads are maintained by District 6, Ohio Department of Transportation.
- The Delaware County Engineer maintains county roads.
- The Township maintains township roads.
- Homeowner associations maintain private subdivision roads.
- Common Access Driveways (CADs) are private roads serving 2-5 lots, maintained by the lot owners.



Mills Road and S.R. 257 in Bellepoint

Patterns of Development

Traffic can be reduced by the design of the development and the mix of land uses. Low density (one acre lots or larger) development generates significant traffic per unit, but the number of units is modest overall. In large developments with densities greater than one unit per acre a mix of local convenience commercial uses and a network of sidewalks, trails and bike paths can reduce auto trips. Consideration should be given to neo traditional development patterns for planned developments with densities greater than one unit per acre. A combination of a grid street core, with curvilinear edges may allow for the preservation of open space. A typical home in an exclusively residential area generates 10 or more trips per day. A home located in a neighborhood that is designed to be convenient for walking and biking with mixed commercial and service uses can reduce auto trips to as little as 4 trips per home per day.

Traffic Impact New development proposals should be assessed for their trip generation. An assessment using ITE trip generation rates should be submitted by the developer as part of any planned development. As a general rule, if the trip generation is more than 1000 vehicles per day, a full-fledged traffic study should be performed to determine the impact and mitigation measures needed. Current level of service (LOS) and post development LOS should be compared. Roads should not be degraded below LOS C on a scale of A-F. Traffic generation is one consideration in rezoning requests, but by itself is not a valid reason to deny a zoning.

Impact Fees for Offsite Traffic Improvements Ohio planning and zoning legislation does not currently empower townships to charge impact fees to offset costs of service expansion (roads, schools, parks, etc.). Generally, road improvements immediately adjacent to the development can be attributable to the project as part of the subdivision and zoning process. If large impact development proposals do not reasonably offer to mitigate their significant off-site impacts, they may impose an undue burden on the township. In such cases the rezoning may be premature.

Ozone and Air Quality Delaware County is one of 32 counties in Ohio where air pollution exceeded the 8-hour US EPA air quality standard for ozone. Some of the possible consequences: loss of federal funding for state infrastructure (roads and other improvements); requirement of potentially more expensive, cleaner burning fuels; use of vapor controls at fueling stations; emissions testing (E check) of tailpipes (not currently planned); Voluntary restrictions on travel with staggered work hours, etc.

Even small development details, such as providing tree islands in commercial parking lots, can reduce the incidence of ground level ozone, and should be a consideration in the zoning process when reviewing development plans. Pedestrian scale “Traditional Neighborhood Designs” like old Sunbury are effective in reducing auto trips and lowering ozone emissions.

Ideal streetscape cross-sections should be adopted. Standards should define appropriate curve radii, tree lawn, pavement widths and on street parking. These should supplement the County Engineer’s standards and should do the following:

- Provide safe access to the adjacent lots and local traffic;
- Provide safe access for fire and police emergency response;
- Provide safe walkways for pedestrians;
- Provide safe ways for cyclists to share the road with cars;
- Provide for storm water runoff;
- Maintain an established intimacy, or human scale;
- Provide for limited guest parking on street;
- Provide for anticipated growth while maintaining the quality of life.

For suburban streets with lot widths less than 100 feet, the following is a desirable streetscape cross section. Street pavement widths may range from 18-26 feet depending on the need to provide on-street parking.

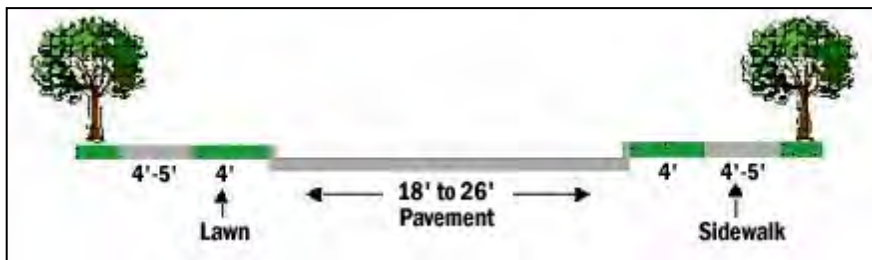


Figure 8.7 Streetscape example

The Roundabout, an Alternative Street Design Intersections typically require stop signs and traffic signals when traffic counts warrant. However, another alternative is useful under certain conditions. Modern, low-speed roundabouts can reduce crashes, flow more traffic than traffic signals, cost less and require less pavement than signalized intersections. Pedestrian crosswalks are located behind the pause line for traffic. The County Engineer has used this design in several projects throughout the county. Not all intersections are candidates, but the roundabout is a viable traffic management tool.



Modern, low-speed roundabout (DLZ Engineers)

Complete Streets A term coined by the America Bikes Board, Complete Streets is a term used to accommodate the need for an integrated, connected street network that serves all of its users, including motorists, bicyclists, pedestrians and transit riders of all ages and abilities. The Regional Planning Commission seeks connections between subdivisions by often requiring new subdivision streets to connect to vacant adjacent parcels of land. It recommends that jurisdictions controlling their own subdivision standards do the same. The main benefits to connectivity are shorter trips, greater travel choice and savings on infrastructure. Township zoning may also provide a policy of neighborhood-to-neighborhood street connections, provided safety and quality of life impacts from the connection are mitigated.

In addition to having a sidewalk requirement for all new streets, townships should create a policy for existing roads as they change from local to collector status. When a street exceeds 1,500 vehicle trips per day it should be classified as a minor collector, and the township should budget for the construction of a pedestrian path or leisure trail along at least one side of the street.

Minor collector streets within platted subdivisions should also be considered for traffic calming devices. Major collectors should consider the construction of bike paths on both sides of the street when traffic warrants it. Subdivisions that are platted along existing collector streets may stipulate that bike paths or sidewalks be constructed as part of a township or regional system.

Multi-Use Paths

Multi-Use Paths are continually cited as a feature that residents desire in their community. Such paths add value to the area, provide an alternative to the automobile, and promote the general health of those who use them. Bikeways exist in the Dublin and Shawnee Hills area. A wide sidewalk/path is located along the Home Road Bridge, connecting it to the township park at Home and Dublin Road. This path was extended as part of the roundabout construction at Riverside Drive, Home Road, and Section Line Road, connecting to Glenmore Drive in Scioto Reserve. New paths should always be considered when existing roads are improved and as new roads are built.

The current transportation law, MAP-21 continues to encourage the development of bicycle facilities, although to a lesser degree than previous legislation. Road projects obtain a higher score if bike and pedestrian facilities are proposed as part of the improvement. The Mid-Ohio Regional Planning Commission (MORPC) adopted a regional bikeway plan for Franklin and Delaware Counties, in hopes of obtaining funding. That plan continues to be updated regularly by local jurisdictions.

Other funding sources, such as the Clean Ohio Fund are still available but have generally been reduced due to economic conditions. Based on current grants and potential grants in the future, it is important that a local community maintain a list of areas where such facilities are needed. Such a plan can be used in the zoning process as required elements to be built, or as funding opportunities become available.

Regional bikeway plans have included bikeways (either separate paths or dedicated areas along existing roadway) along traditional roads in Concord Township:

- **North-South #1**, which follows Concord Road.
- **North-South #4**, which follows Dublin Road.
- **North-South #2**, which follows Riverside Drive.
- **East-West #4**, which follows Mills Road.
- **East-West #5**, which follows Home Road.

Transit

Delaware Area Transit Agency (DATA) is the public transit system for Delaware County. DATA's services are available to anyone wishing to use them. DATA is owned, operated, and governed by the citizens of Delaware County through the Delaware County Transit Board. DATA offers limited on-demand service for residents of Delaware County (740-363-3355). DATA provides weekday service from downtown Delaware to the Crosswoods development at U.S. 23 and Interstate 270.

Water Service

The Del-Co Water Company, a cooperatively owned private water company established in 1973, serves Concord Township with potable water. As the county has grown, Del-Co has expanded its service to provide larger diameter water lines for residential and commercial service as well as fire suppression.

Del-Co draws surface water from the Olentangy River and from the Alum Creek reservoir. The water is pumped to up-ground reservoirs on South Old State Road and Olentangy River Road prior to treatment. Wells along the Kokosing River in Knox County provide additional supply.



Del-Co Water Headquarters and Up-Ground Reservoirs on State Route 315, Liberty Township

Del-Co has expanded its water supply to keep pace with growth of the county. For example, in 1998 Del-Co added over 1,800 new customers and installed over 63 miles of new water lines. In 1999, the company again added 2,177 additional customers and installed 67 miles of new water lines. Del-Co constructed an administrative office building, a million-gallon storage tank in Morrow County and a second water treatment plant on S. Old State Road in Orange Township.

The most recent addition to Del-Co's system was a billion-gallon up-ground reservoir, located along Liberty Road which brought total storage capacity to 1,660,000,000 gallons. The rapid growth of Delaware County strains water treatment capabilities during summer months. Del-Co regularly issues sprinkling regulations during dry summer periods. Certain addresses may water only every other day and there is typically no watering on Mondays.

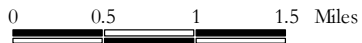
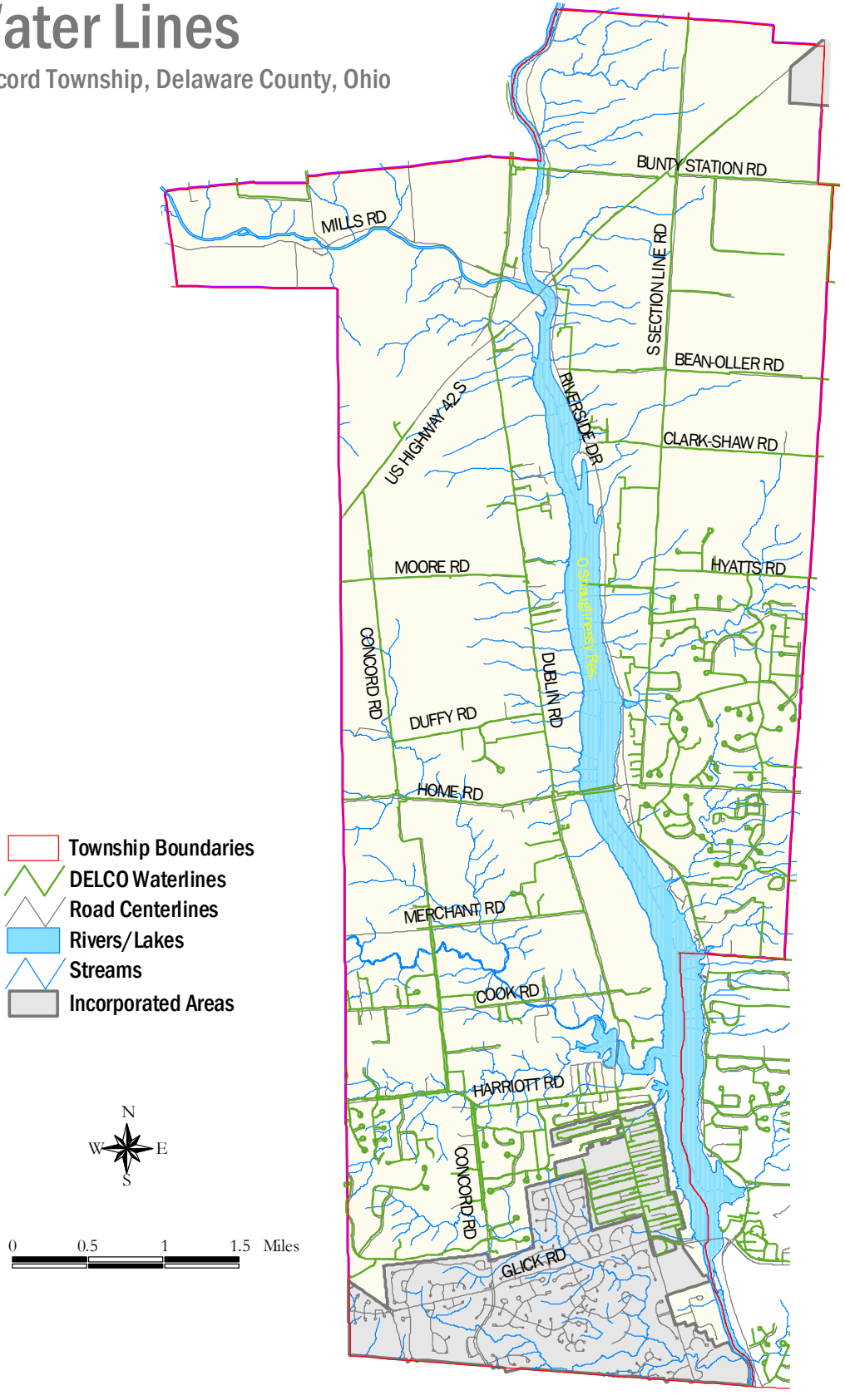
With these new facilities, a total of 38 million gallons per day is the long-term pumping and treatment capacity of Del-Co. While they have planned for future growth, such as a potential up-ground reservoir in Thompson Township, Del-Co does not have unlimited supply options. Unlike Cleveland, which simply pumps more off-shore Lake Erie water to its treatment plants upon increased demand, long term solutions to water needs in Delaware County will require careful land use planning so that water needs do not outstrip the ability to serve.

Water Lines in Concord Township

The following figure shows the location of water lines in the township. Larger scale maps can also be created showing pipe diameters. Development densities greater than one unit per acre typically require fire hydrants, which require a minimum 6-inch diameter water line.

Water Lines

Concord Township, Delaware County, Ohio



Sanitary Sewer

Concord Township primarily uses on-site sewage disposal systems. Scioto Reserve and Tartan Fields subdivisions are served by on-site sewage treatment plants with land application systems.

Facts about Sanitary Sewer Service in Concord Township

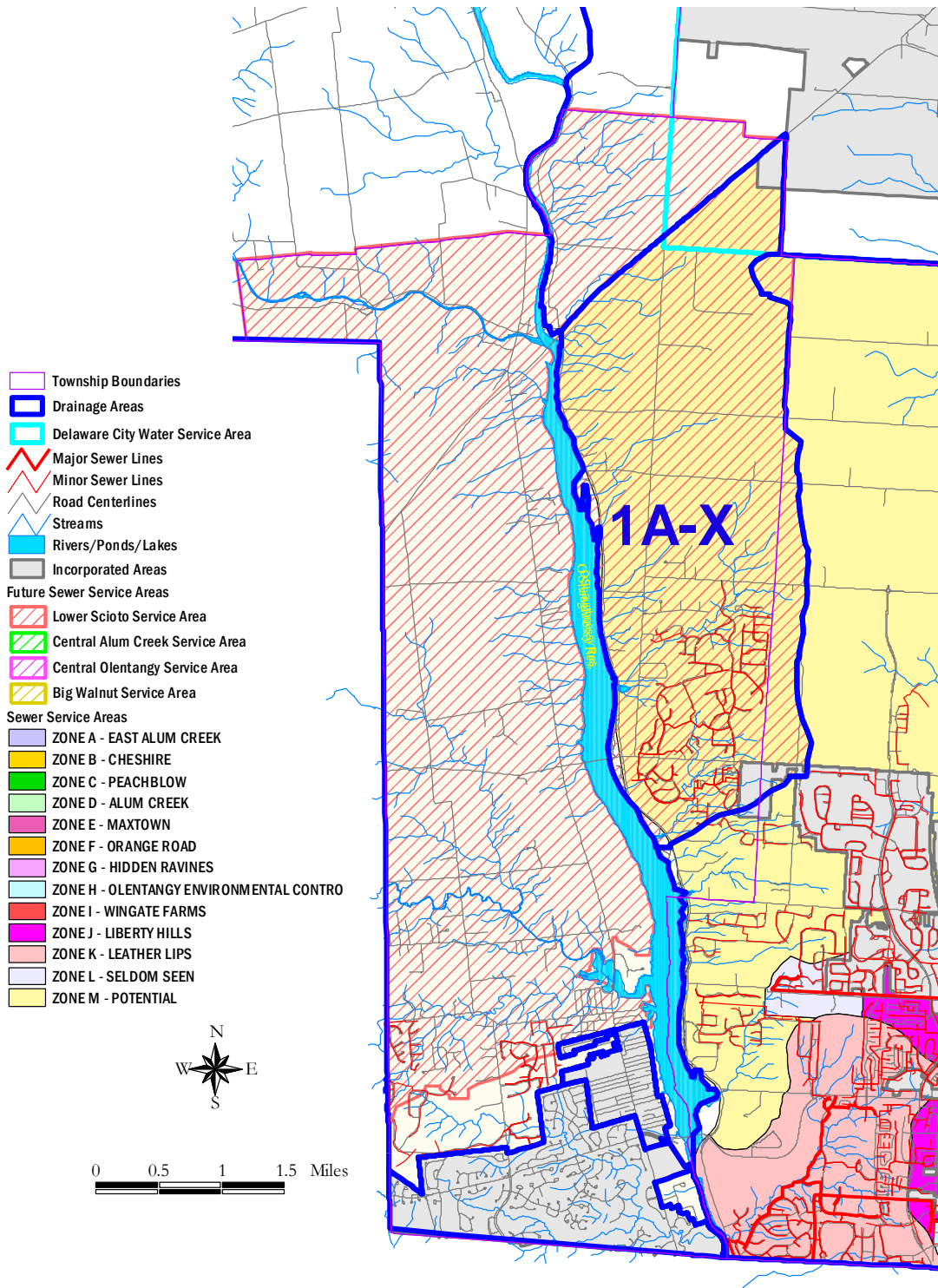
- The Delaware County Sanitary Sewer Department maintains treatment plants at Scioto Reserve and Tartan Fields, but has no major trunk lines in Concord Township. The entire township is within its sewer service district.
- Delaware County currently operates a sewage treatment plant (OECC) located on the West Bank of the Olentangy River at the Franklin County Line. The plant's design capacity is 6 million gallons per day (mgd).
- Starting in 2007, developers built the Lower Scioto Treatment Plant on Moore Road which is now owned by Delaware County. At current capacity, the plant could treat 1.4 million gallons per day. The plant was designed for expansion to a maximum capacity of 2.8 million gallons per day.
- The County Commissioners sewer user policy is "first come, first served". The county sanitary engineer cannot, and does not, police the densities of land uses using the sewer.
- It is up to the township to determine the density of population by zoning. If the township zones land in sewer service areas for higher densities than the average density based upon residual sewer capacity, there will be "holes" in the sewer service area without sewer capacity.



The following figure shows existing sewer lines (red) as well as Sewer Service Areas, discussed later in this chapter.

Sewer Service Areas

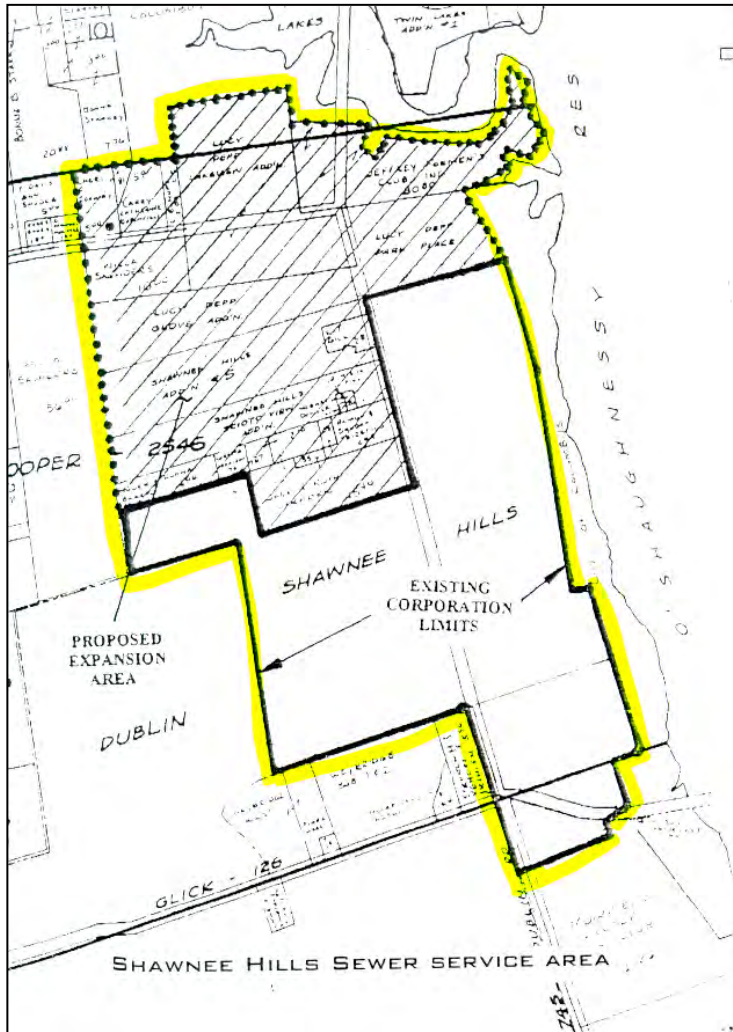
Concord Township, Delaware County, Ohio



Shawnee Hills and Lucy Depp Sewer Service

By agreement with Columbus, the Village of Shawnee Hills constructed sewers in the early 2000s to serve the village. The contract stipulates a sewer service area, which includes the Lucy Depp area subdivisions in unincorporated southwest Concord Township. Annexation to the village is typically a requirement to obtain village sewer service.

Shawnee Hills Sewer Service Area



Shawnee Hills had to determine a fair and consistent method to distribute 882 sewer taps among 2199 platted lots of record, most of which did not meet the zoning requirement of 14,700 square feet per building lot. Their objective was to fairly distribute sewer service to each landowner, but not necessarily to each platted lot. Zoning and vesting of lots play a part in this strategy. Even though zoning required 14,700 square foot (6 platted lots) minimum lot size, all of the lots in the village were platted prior to zoning, so they are legal non-conforming lots; however, not all the lots front on constructed streets. Legal review suggested the village has police power over multiple non-conforming lots (more than 6 contiguous) in common ownership to protect the health safety and welfare and to protect a significant public interest (such as available sewer capacity, narrowness of streets, etc.).

In order to eliminate the existing septic systems in the southern part of the Township, these areas could be served by the new Lower Scioto treatment plant. When actual service becomes eminent, a similar vesting analysis should be performed. The end result of such an analysis would show that a single lot owner, or owner of 2 contiguous, 3 contiguous, 4 contiguous, or 5 contiguous lots would be entitled to one sewer tap. Owners of 6 or more contiguous lots of record would have to retain them and would receive one tap for each 6 lots. Concord Township would have to create a new zoning district that recognizes the vesting procedure, using the minimum lot size of 14,700 square feet. A date to establish vesting would be required and an ownership map created based on that date.

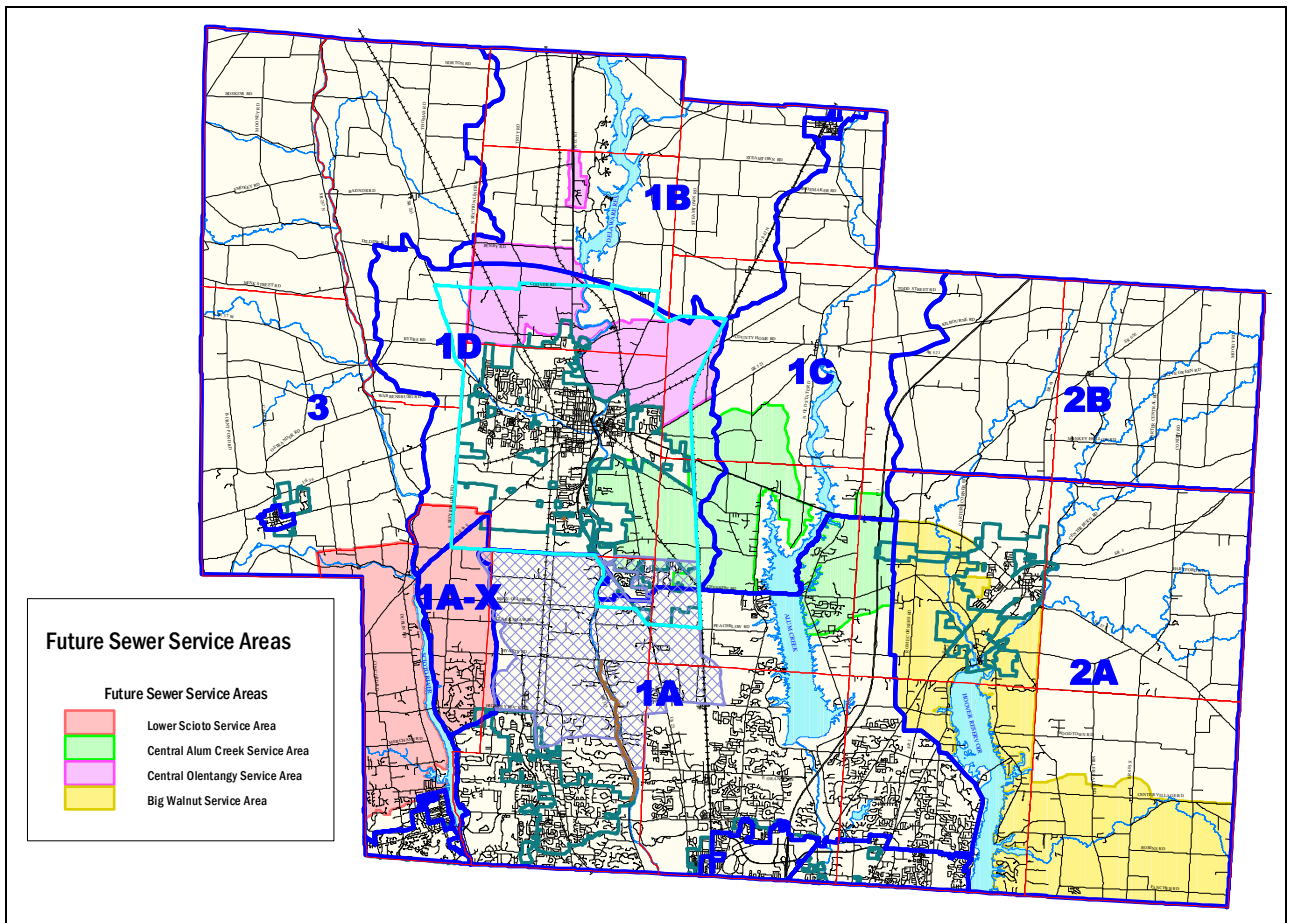
Land Application Sewage Treatment Systems

Centralized sewer systems traditionally meant placing sewage in a pipe, and sending it to a publicly owned sewage treatment plant that discharged to a running stream. In 1996 the Ohio Environmental Protection Agency changed its anti-degradation requirements for surface discharge from a wastewater treatment plant. This has prompted alternative “zero discharge” centralized sewage disposal systems, such as on-site treatment plants that use the treated effluent to irrigate a golf course. Permits are issued by the OEPA. This action allows an opportunity for cluster development in rural areas with lot sizes smaller than would have been possible without centralized sewers. Tartan Fields subdivision and Scioto Reserve subdivisions use land application treatment plants dedicated to Delaware County, utilizing the land application of treated effluents on golf courses.

Future Sewer Service

The Delaware County Sanitary Engineer updated the County’s 201 Water Quality Plan with a County wide sewer master plan, completed in 2005. An update to that plan is underway. Analysis of soils indicated less than 3% of the County’s soils are truly viable for long-term leach field usage and other types of on-site treatment. Additional sewer expansion is necessary for the preservation of surface water quality and the public health since growth was expected to continue to push north. Some surface water pollution was found by testing ditch water in older neighborhoods in Concord Township. As a result of discussions with the Township, the Sanitary Master Plan designated Concord Township as being in the future Lower Scioto Sewer Service Area.

The following Future Sewer Service map shows various potential areas for future service. Concord Township is in area 1A-X, indicating the service area for the Lower Scioto plant. This service area includes some land on the east side of the O’Shaughnessy Reservoir, including the area currently served by the Olentangy plant.



Electric

American Electric Power and Ohio Edison largely provide electric service to Concord Township with smaller areas served by Consolidated Electric Power and Union Electric Company. The Utilities Map shows the service area.

Major electric transmission lines also cross Concord Township. No structures are permitted within the rights of way for these transmission lines. The locations of these lines are shown on the Comprehensive Land Use Plan.

Gas

Concord Township is served by Columbia Gas and Southeastern Natural Gas Company. The service area is shown on the Utilities map.

Telecommunications/cellular

Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Under Ohio law, townships can regulate (which may include prohibition) telecommunications towers in residential districts if objections are filed by abutting property owners.

Storm Water Management

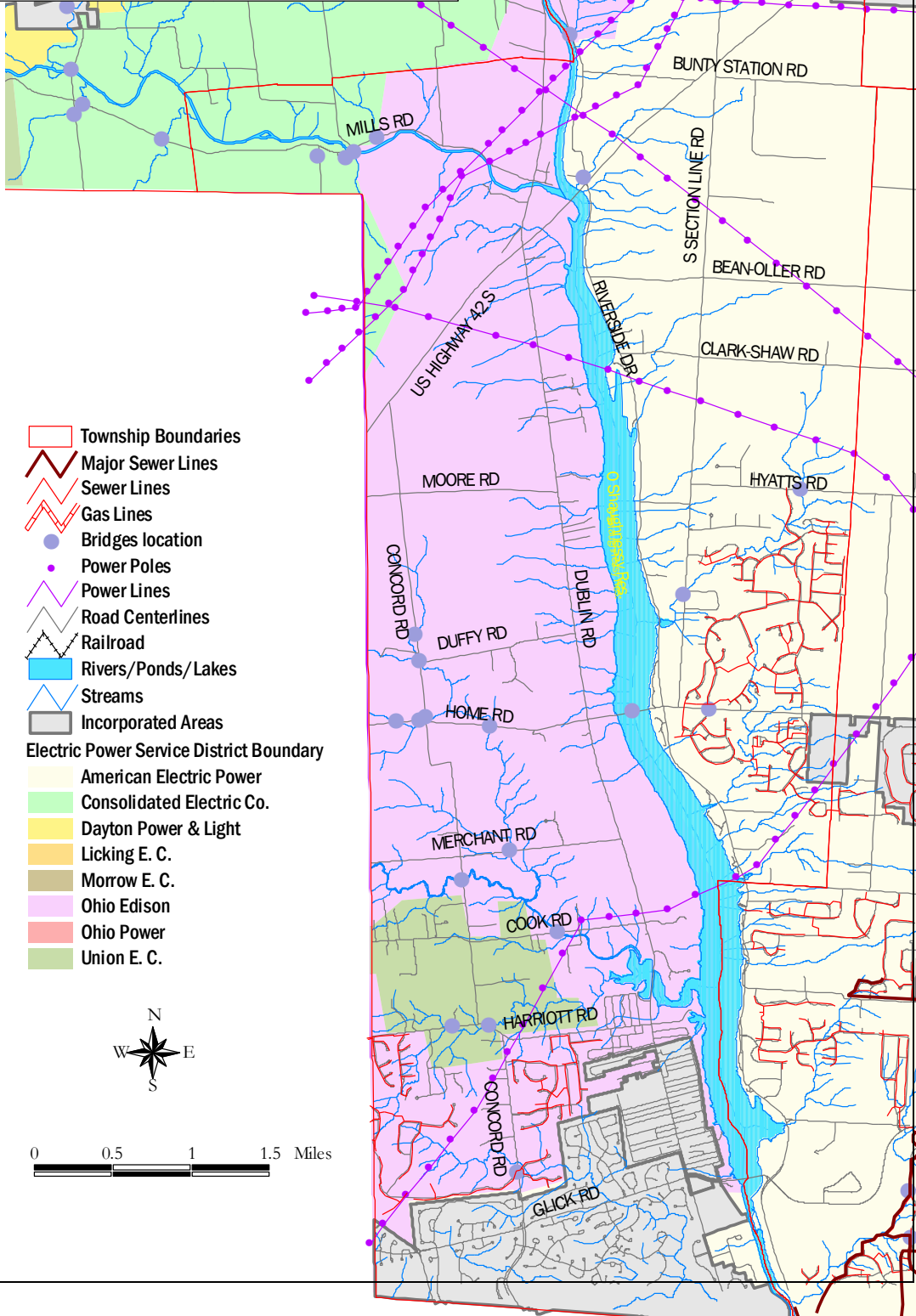
Storm water management is reviewed by the Delaware County Engineer's office for subdivisions, and road construction. The Delaware County Soil and Water District maintains ditches by agreement with the County Engineer's maintenance program. As of February 2013, there were 36 projects on county ditch maintenance in the Township.

Table 10.4 Concord Township Drainage Structures on Maintenance

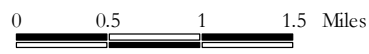
Number of Projects	36
Miles of Open Ditch	0
Miles of Open Channel	3.09
Miles of Subsurface Drain	0.05
Miles of Storm Tile	20.13
Number of Basins	45
Total Number of Parcels	1852
Total Base	\$6,104,617.17

Utilities

Concord Township, Delaware County, Ohio



- Township Boundaries
- Major Sewer Lines
- Sewer Lines
- Gas Lines
- Bridges location
- Power Poles
- Power Lines
- Road Centerlines
- Railroad
- Rivers/Ponds/Lakes
- Streams
- Incorporated Areas
- Electric Power Service District Boundary**
- American Electric Power
- Consolidated Electric Co.
- Dayton Power & Light
- Licking E. C.
- Morrow E. C.
- Ohio Edison
- Ohio Power
- Union E. C.



General Economic Conditions

Land development depends on a strong local economy. Within the national economy there are regional economies moving forward or slumping due to local conditions. Delaware is one of Ohio's most affluent counties. The central Ohio economy drives Concord Township's economy.

Although the news has been filled with bleak economic reports locally, state-wide and nationally, there are some indicators that represent improvement in some areas.



Corner of Dublin Road and U.S. 42.

- According to Columbus 2020, Ohio ranks No. 4 for employment recovery, No. 6 for economic growth potential, No. 2 for automotive jobs, No. 5 for automotive manufacturing strength, No. 4 for aerospace/defense strength, No. 6 for data centers, and No. 7 for education.
- Ohio was named first in the nation for major business expansions for 2008 by Site Selection magazine and number nine in a list of top competitive states in 2014.
- KPMG ranks Ohio No. 1 in the nation in effective tax rate for new distribution centers
- Delaware County has been repeatedly named the healthiest county in Ohio, based on population-based health records and environmental health determinants.
- Honda, with its North American manufacturing hub located in the Columbus Region, leads the state's automotive industry and has a network of suppliers in the Region
- In early March 2009, Forbes.com named Columbus the "Number 1 Up-and-Coming Tech City."
- Columbus is the nation's third most stable housing market, according to Forbes and Moody's. Researchers considered the strength of the economy, plans for construction, low foreclosure rates, local credit markets, home sales rates, and the affordability and availability of housing.
- Median Household Income for the Columbus MSA is \$44,782, 57th nationally (San Francisco was 1st at \$63,027; Per Capita Income for Columbus \$23,020, 38th nationally (Naples, FL was 1st at \$31,195) Source: Census Bureau, February 2009.
- Median income in Delaware County is the state's highest at \$90,022. Fairfield is at \$58,249, Licking is at \$54,699 and Franklin is at \$50,045. *2010 American Community Survey, U.S. Census.*
- Platting in Delaware County townships reached a high in 2003, with 1,622 new platted lots. That number hit a low in 2009 of only 56 platted lots but the county is seeing a comeback with an increasing number of platted lots. The year 2014 saw 277 new lots end the platting process.

Employment

Delaware County has a broad-based economy. No one sector drives the economy, which protects the county from sharp up and down spikes. Delaware County's overall employment by sector very closely mirrors the state of Ohio's. Unlike some counties, which are largely single-industry driven (auto manufacturing, agriculture, etc.) Delaware County has a healthy mix of many diverse employment sectors.

Figure 5A Establishments, Employment and Wages by Sector, Delaware County, 2010 (Source: Ohio Dev. Dept.)

Industrial Sector	Number of Establishments	Average Employment	Total Wages
Private Sector	3,723	57,877	\$2,527,521,560
Goods-Producing	623	9,190	\$438,893,507
Natural Resources	20	346	\$11,479,427
Construction	447	3,125	\$134,614,888
Manufacturing	156	5,719	\$292,799,192
Service-Producing	3,100	48,687	\$2,088,628,053
Trade, Transportation and Utilities	881	14,185	\$441,567,455
Information	68	1,116	\$65,574,595
Financial Services	424	5,361	\$367,814,128
Professional and Business Services	762	11,247	\$837,370,926
Education and Health Services	293	5,324	\$192,414,087
Leisure and Hospitality	374	9,622	\$140,439,172
Other Services	287	1,806	\$42,948,511
Unclassified	13	26	\$499,179
Federal Government		287	\$12,139,379
State Government		130	\$55,972,036
Local Government		6,456	\$242,974,673

The Ohio Department of Development showed that during the period past decade, all sectors except mining saw an increase both in the number of establishments and the number of employees. The areas with the greatest increases were Information (405% employment, 75% establishment), Business Services (154% employment, 79% establishment), and Leisure and Hospitality (117% employment, 75% establishment). Generally, the Service sector saw a 93% employee growth, the Goods sector saw a 13% growth and the Local Government sector saw a 62% growth in employees.

Top 20 Major Employers, Delaware County

Employer	Employment Sector	# Employees
JP Morgan Chase	Finance & Insurance	9,447
The Kroger Co.	Retail/Food	2,027
Exel Inc.	Logistics	1,600
Olentangy Schools	K-12 School System	1,564
Delaware County	Government	1,082
Central Ohio Primary Care	Medical Group	935
Mettler-Toledo International	Precision Instruments	800
Kroger Great Lakes	Distribution Center	791

American Showa	Manufacturing	550
Ohio Wesleyan	Private Liberal Arts Univ.	612
Wal-Mart	Food & Retail	595
Ohio Health-Grady Hospital	Medical	577
Delaware City School	K-12 School System	538
Liebert	Power Supply	493
AHP	Diaper Manufacturer	460
Meijer	Food & Retail	445
Liebert-Emerson Network	Emerson Network	429
Advance Auto Parts	Auto Parts	404
CIGNA	Medical/Dental Insurance	400
PPG Industries, Inc.	Manufacturing	338

Delaware Chamber, Business First Book of Lists, 2012

Concord Township Economy

Concord Township's economy was historically based on agriculture. Some commercial land uses have been planned, zoned and developed along U.S. 42.

Figure 5B - Businesses in Concord Township, by Windshield Survey

Business Name	Business Type
42 Storage	Mini-storage
Steve's Dari Treats	Restaurant
Directional Bore	Light Industrial
The Dock Stop	Bait and tackle
Dreamland Motel	Motel
Delaware Veterinary Clinic	Veterinarian
Eagle Creek Camp	Retreat
Gardener's Market	Gardening supplies
Home Road Acres Party House	Entertainment
LTI Trucking	Trucking
Marathon	Fuel
Martin Marietta	Stone Quarry
Northwest Storage Resources	Mini-storage
Propeller Boater's Prop Shop	Boating supplies
Scioto Bait and Tackle	Bait and tackle
Smith Garden Wholesale	Gardening supplies
State of Ohio	Youth detention
Studio 42	Hair salon
Tavern 42	Restaurant
Visions	Market and restaurant

Concord Township has the possibility for additional economic development on or with access to U.S. 42. Access management (limiting left turn movements and combining curb cuts) will be important to safe traffic flow. Until sewer service can be extended to the corridor, commercial and industrial development is likely to be limited to those uses that do not need sewer, or those that can be served in an interim basis by on-site treatment.

Agricultural Component of the Delaware County Economy

Agriculture is still the largest land use (by acreage) in Delaware County. It is also still a significant land use in Concord Township. In 1998 the Delaware County Commissioners appointed an Agricultural Preservation Task Force to study the issue of loss of farmland and to prepare a strategy for agricultural preservation. The Task Force determined that:



Farm along Mills Road

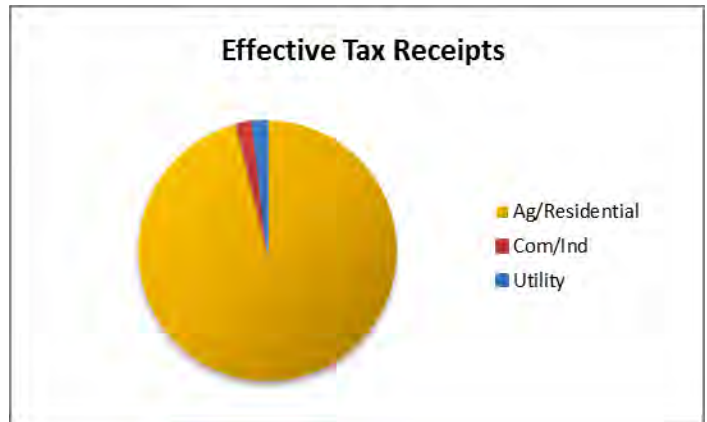
“Over a 15 year period, 1982-1997, agriculture in Delaware County has been constant in that it is still a family owned industry and it is still a vibrant economical resource with sales of over \$64 million in 1997. However, there has also been a great amount of change in the industry over those 15 years. The number of farmland acres in Delaware County has continually declined. In 1997, 160,770 farm acres remained in Delaware County. The farmland acres that remain are no longer owned by the farm operators, but are rented from someone outside the farming operation. To compensate for this loss of farmland, farmers have turned to producing higher value crops, added value products and direct marketing. Farm commodity production is becoming polarized with the loss of livestock operations and a move toward crop production. This loss of diversity will increase the chances that a commodity specific issue will dramatically impact the total Delaware County agricultural sector” (page 20, *Delaware County Farmland Preservation Plan*, June 2000). That report noted the following: 60% of the land was in agriculture, 1.9% (estimated) of the labor force was in agriculture, 1.3% of the total cash county receipts for production of goods and services was in agriculture, .85% (less than one percent) of total county personal income was in agriculture, and agriculture is still a large land use, but it is becoming a smaller portion of the local economy.

Rates of Taxation and Revenues

The County Auditor tracks real estate and personal property values in the county. Concord Township’s residential property value as of Tax Year 2014 was valued at \$439,522,820, fourth behind Genoa, Orange, and Liberty. Genoa Township’s was \$905,840,100. Concord’s farm value was \$6,716,990. The Township’s commercial, industrial, and utility is valued at \$6,942,800, also fifth, with Orange Township far ahead of all other Delaware County townships at

\$184 million. Adding farm uses, utilities and personal tangible value, the total valuation for Concord Township was \$460,944,810. This represents 10% of the county/township total \$4,526,163,620.

The County Treasurer maintains a list of all mills levied on each dollar of property within the county. Individual taxes are based on the rate multiplied by the property valuation of each property. Ohio law limits the amount of taxation without a vote of the people to what is known as the "10 mill limit" (\$10 per thousand of assessed valuation). Any additional real estate taxes for any purpose must be voted by residents. With Concord Township within several



Agricultural/Residential	Commercial/Industrial	Utilities	Total
\$3,627,082	\$76,170	\$69,323	\$3,772,574

the unincorporated township. The Township's effective tax rates includes 1 mill each for the library and Mental Health, .6 mill each for Preservation Parks and the Health District, 5.91 for the county, 8.70 for the township, and .45 for 9-1-1. School millage includes 26.09 in Buckeye Valley, 53.69 in Olentangy, and 58.28 in Dublin), and 2.43 for DACC for a total of 46.99/74.58/78.34 for ag/residential and 52.23/76.10/86.72 for commercial and industrial. Those effective rate totals can be seen in the corresponding table. *Source: Delaware County Treasurer 2013 Rates of Taxation.*

Townships receive a portion of the commercial and industrial taxes collected by the county. Tax rates within townships are different based on the school district boundaries. As an example, the portion of Concord Township that falls within the Olentangy School District receives 21.3% of commercial/industrial taxes. Orange Township receives 22% and the portion of Genoa Township which is in the Westerville District receives 21.3%. To apply this to one commercial example, the Meijer on U.S. 23 paid a total of \$196,373.00 in real estate taxes for 2002, of which Orange Township received roughly \$43,200. *Source: Delaware County Auditor.*

Economic Development Tools

Economic Development, or the process of actively seeking businesses to locate to the county, is typically performed on the county and municipal level. The following is a list of economic tools and development-related issues that the village should be aware of.

Enterprise Zones

Enterprise Zones are defined areas within the county that allow for tax abatements on industrial projects conducted within the zone. Real property abatements can be made for improvements on the real property as a result of the project. Personal property abatements can be taken on machinery, equipment, furniture, fixtures and inventory that

is new or first-used in the State of Ohio. A three-member negotiation team reviews the project and negotiates a package specific to each project.

Delaware County has three active zones, the City of Delaware Enterprise Zone, the Orange Township Enterprise Zone and the Village of Sunbury Enterprise Zone. Tax abatement levels are abated up to an agreed-upon percentage for a certain number of years. This program also has a requirement of job creation associated with any abated project. If properly managed, this program has proven to be an engine of growth.

Broadband Fiber

Several efforts are underway to achieve a higher level of fiber infrastructure. County-wide, in addition to an effort by the City of Delaware to connect businesses within the city (Delaware Area Super Highway - DASH) there is also a regional effort to connect entities such as Dublin, Westerville, Delaware, Delaware County, while also connecting businesses and governmental agencies within each (Central Ohio Broadband – COBB). Connect Ohio is a state-wide effort aimed at determining where service is either non-existent or ineffective and what sorts of projects can be initiated to improve service. All efforts are aimed at increasing the economic viability of the area.

Finance Authority

Finance Authorities are political subdivisions created by statute for the purpose of enhancing and promoting transportation, economic development, housing, recreation, research, and other issues within the jurisdiction of the port authority. Such organizations can acquire and sell property, issue bonds, loan monies for construction, operate property in connection with transportation, recreation, government operations, or cultural purposes, engage in activities on behalf of other political subdivisions, among many other functions. Where funding is concerned, it may issue revenue bonds, apply for grants and loans, and even levy a property tax not exceeding one mill for a maximum period of 5 years. In short, the Delaware County Finance Authority can accomplish much more in the way of economic development in a competitive fashion than a government entity which is limited by disclosure requirements.

Community Reinvestment Areas

Community Reinvestment Areas (CRAs) are designated zones in which tax abatements are allowable on real property improvements made as a result of an expansion or relocation project. These agreements are available for expanding or relocating businesses. Job creation is an additional requirement for participation in the Community Reinvestment Area program.

One CRA exists in Delaware County, located in the City of Delaware with the same boundaries as the Delaware Enterprise Zone. The available abatement rate can extend up to 100% on the real property improvements for a term of up to 15 years. The abatement rate and term is a unique negotiation for each project, considering such factors as job creation numbers and real and personal property investment levels.

Tax Increment Financing

Tax Increment Financing (TIF) is a program to finance public infrastructure by redirecting new real and personal property tax to a debt retirement fund. A portion of the real property tax on improvements to a site, up to 75% for 10 years, can be paid into a special fund, and that fund can be used to retire the debt on a public infrastructure improvement tied to the project. The value of the property tax exempted will be paid as a Service Payment-in-Lieu of Taxes (equal to the amount of exempted value), due at the same time property taxes are due, and will go into a special fund. This special fund, set up by the County Auditor, will be used to retire the debt incurred from the public infrastructure improvements associated with the project.

A county negotiating committee meets with a potential business and discusses if the TIF program can be utilized for the proposed project. If so, the committee will work with the business to reach an agreed exemption level. The Delaware County Economic Development Office works with both the business and negotiating committee to facilitate the process.

Ohio Job Creation Tax Credit

The Ohio Department of Development administers this program in conjunction with local incentive program participation. This program allows a business to receive a tax credit or even a refund against its corporate franchise tax based upon the number of new jobs created with the project.

The requirements of the program are that at least 25 new, full-time jobs must be created within three years of the beginning of the project, and that the new employees must be paid a minimum of 150% of the federal minimum wage.

The Job Creation Tax Credit is a direct credit against a business' corporate franchise tax. The basis of the credit lies in the state income tax withholding per new employee. The tax credit will be figured from the state income tax withheld for the new employees. A percentage of the withheld tax will be credited against the business' corporate franchise tax each year for the term of the agreement. This percentage rate can be up to 75% with a term of up to ten years.



Corner of Dublin Road and Home Road.

The Delaware County Economic Development Office will work with businesses interested in this program and put them in contact with the Ohio Department of Development's representative.

Impact Fees

Many growing communities struggle with the cost of providing new services, especially when their property tax base is primarily residential. Models for estimating the fiscal impact of new development were developed by Robert Burchell, David Listokin and William Dolphin in *The New Practitioner's Guide to Fiscal Impact Analysis*, (Center for Urban Policy Research, Rutgers University, 1985), and the *Development Assessment Handbook*, Urban Land Institute, 1994). Burchell and Listokin define development impact analysis as follows:

“Development impact analysis is the process of estimating and reporting the effects of residential and nonresidential construction on a host political subdivision, usually a local community, school district, special district and/or county. The effects take several forms: Physical, market, environmental, social, economic, fiscal and traffic. Development impact assessment may be either prospective or retrospective; it may be short term or long term; it may be an in depth or abbreviated study.”

Burchell and Listokin have created models to calculate fiscal development impacts. These models use derived multipliers from regional or national standards to gauge impacts. For example, a single family home with four bedrooms in Central Ohio would be expected to generate 1.428 school age children. These may be further broken down to .9866 school age children in grades Kindergarten–Sixth; .2475 in Junior High School, and .1906 in High School. Local school districts use their own derived multipliers.

Townships cannot impose Impact Fees, although the state legislature revisits the issue regularly.

Join Economic Development Districts

In any jurisdiction, there is a need for a commercial tax base. The township should use its future commercially-zoned land wisely to attract businesses that pay significant property tax. The township could also investigate the possibility of a Joint Economic



Lower Scioto Wastewater Treatment Plant.

Development District (JEDD) with the city of Delaware for lands that could be served by Delaware sewer southwest of the city.

Townships may also join with other local municipalities (not necessarily adjacent ones) to create a Joint Economic Development Zone. The JEDZ process creates a zone where the township can impose the income tax of the partner jurisdiction. Jurisdictions contract to contribute services, funds, and equipment to improve the identified zone.

JEDZs should be created with specific projects identified as needing the additional revenue created by the zone. JEDZs require a vote to establish the zone.

New Community Authority

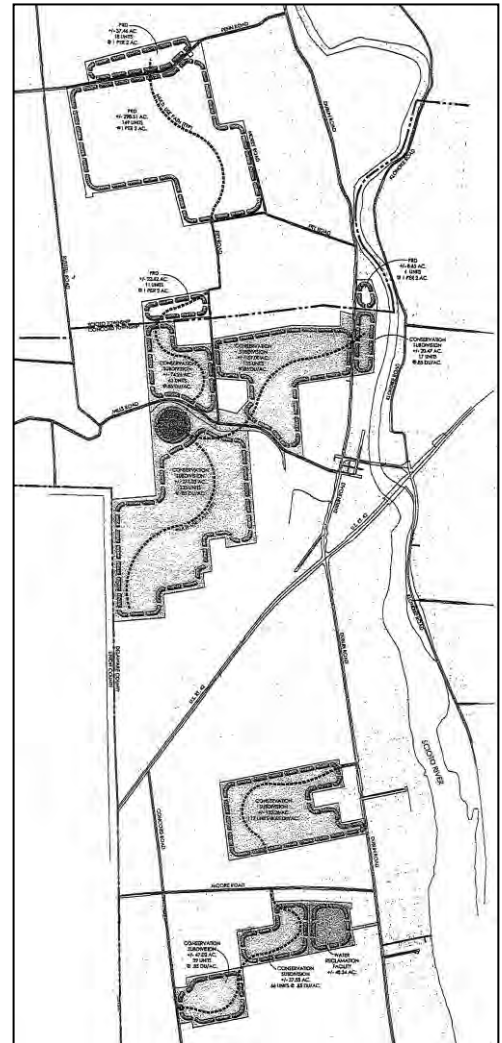
The “New Community Authority” is a tool defined by Ohio Revised Code Chapter 349. It creates a process by which a district is created for the “conduct of industrial, commercial, residential, cultural, educational, and recreational activities, and designed in accordance with planning concepts for the placement of utility, open space, and other supportive facilities.” The establishment of the Authority can identify sources of revenue, such as a community development charge, “a dollar amount which shall be determined on the basis of the assessed valuation of real property.”

The new community district is an area of land described by the developer in a petition as a new community and approved by the County Commissioners. The ORC allows the addition of land to the district by amendment of the resolution establishing the community authority.

A New Community Authority may do many things as defined in the Ohio Revised Code. In summary, it may acquire and dispose of property, landscape and otherwise improve areas within the district, engage in recreational, educational, health, social, vocational, cultural, beautification, and amusement activities and related services primarily for residents of the district, collect and receive service and user fees, adopt rules governing the use of community facilities, employ managers

and employees, sue and be sued, enter into contracts, apply for and accept grants, procure insurance, maintain funds or reserves for performance of its duties, enter agreements for the with boards of education for the acquisition of land or other services for educational purposes, engage in planning efforts, and issue bonds.

Delaware County approved a New Community Authority in Concord and Scioto Townships in conjunction with the Riverside Highlands development. That proposed development included construction of the Lower Scioto treatment plant. This Community Authority will be used to finance improvements and enhance sewer service as development occurs in relation to the treatment plant. The CA can be expanded by request of landowners.



Original Concord/Scioto Community Authority area. This area will grow as additional lands are developed.

Conclusion

Planning and zoning can be used strategically in the fiscal management of the township. The Zoning Commission may reduce the oversupply of commercial property by waiting until there is an apparent market need by zoning only for planned commercial uses or when there is a known end user for all or part of a specific development. So far, this has not been a significant issue in the township due to limitations of sewer service required for large-scale uses. Phasing of large projects helps the incremental absorption of the land costs to the developer and avoids oversupply of product.



Intersection of South Section Line and U.S. 42.

Community Character

Preserving Rural Character- Community Choices

One of Concord Township's goals is to preserve its rural character. This rural character is expressed as an overall low density, with the preservation of open space and natural lands such as a stream valley, wildflower meadow or patch of woods.

Clearly, part of what makes the township desirable is the vision there will always be some permanent, interconnected open space and natural lands throughout. When agriculture changes to other land uses, this rural character will be lost unless conservation areas are preserved by future development patterns.

Concord Township is still a rural community with 24% of its acreage in agriculture. However, agricultural lands are quickly converting to large-lot residential uses, which account for 54% of all acreage. Much agricultural land has converted to developed uses. Retaining rural character depends primarily on a community's ability to retain significant open space through new development, landscaping, the use of good design, and development patterns that encourage open space as a central feature or community amenity. There are numerous options landowners and developers consider when approaching the development of their land.

Rural Large-Lot Development

Prior to the extension of sanitary sewer to an area, residential development generally occurs along existing township roads (right). Lots larger than 5 acres can be created without any review while splits smaller than 5 acres use a process known as the "no plat" or "minor" subdivision. This large-lot development, as long as it is surrounded by open space, is sometimes accepted as preserving open space, although no protections are typically put in place to prevent further development of the land or to guarantee



the conservation of that open space. *Concord Township has a minimum lot size of 1.5 acres in the FR-1 district.* Large-lot splits along township roads continue to be used, especially where sewer service is not expected in the near future. It will continue to be a viable alternative so long as state law permits such "no plat" subdivisions.

Conventional Subdivisions

As road frontage is used up by no plat lot splits, new access has to be created. This can be done with a Common Access Driveway (CAD) which is private or a road which can be either private or public.

CAD subdivisions follow the same procedure as any other “major” subdivision, including a Sketch Plan, Preliminary Plan and Final Plat. Standards are defined by the Regional Planning Commission and include a maximum of 5 lots, maximum grade of 10%, passing areas every 350 feet, tree and shrub removal specifications, and an easement width of 60 feet along the CAD. Additional standards may be applied by the local fire department, based on the access requirements of local emergency equipment. A private maintenance agreement must be recorded with the county and referenced on the plat.

In addition to CADs, larger subdivisions that include paved private or public streets built to county standards can be developed as long as the lots conform to local zoning. Such larger-scale subdivisions follow the “major subdivision” process of sketch plan, preliminary plan and final plat. The developer or consulting engineer takes each project through an approval process with the RPC staff as well as an engineering process with the oversight of the County Engineering staff.

In several locations, conventional subdivisions have been created which result in lots and streets. In such subdivisions, there are typically no nice places to walk to, no central green or woods, no riverbank or lakeshore for community use because all the land has been parceled out to individual landowners. Conventional subdivisions do not create permanent, interconnected open space, nor do they preserve critical natural areas. If all land is divided into conventional subdivisions, rural character is eventually lost. (It should be noted that conventional subdivisions can provide for easements and no-build/no-disturb areas across a number of individual residential lots, but these can be problematic over the course of time and often do not achieve preservation goals that they seek.)



Cluster Subdivisions

For forty years, cluster subdivisions, or “Planned Residential Developments” have been touted as an improved alternative to the conventional subdivision. In PRDs, greater design flexibility is obtained by reducing lot size and width. The absence of comprehensive standards for quantity, quality and configuration of open space has permitted some uninspired designs, which are in effect just reduced-scale conventional subdivisions with



“leftover” open space. While PRDs typically require a percentage of the gross acreage be set aside as common open space, increased requirements for utilities and rising standards in stormwater management have required much of this open space to be used for utilitarian purposes and not treated as an amenity.

Initially, typical Delaware County PRDs resulted in developments that did not fulfill community expectations for:

- **Open Space** – minimal required open space calculated from the gross area. It is not specified how much unusable or environmentally sensitive area (wetlands, steep slopes, floodplains, storm water detention basins and utility easements) counts toward the required open space. As a result, cluster PRD subdivisions with small (7,200-10,000 square feet) lots have been created without any useable open space.
- **Design** - large (300 units or more) Planned Unit Developments need a pedestrian-oriented design, with a possible local commercial and service core, active recreation area, and sidewalks/bike paths to avoid induced traffic.
- **Architectural Standards** - to make higher density cluster subdivisions work, considerable thought needs to be given to the architecture, materials, facades, detailing, colors and landscape features that will bind the neighborhood into a cohesive unit. Although such criteria are often generally required, seldom does a land developer, who intends to sell the subdivision to a builder or builders, bother to provide significant criteria. The result is either a hodge-podge of different builder's standard production houses with no continuity of material or architectural syntax or a blandness that results from a single builder using a limited number of home design options. Without specific standard criteria, the zoning commission must negotiate these details on an individual (and therefore, inconsistent) basis. Cluster housing demands greater advance planning and significant landscape architecture and architectural design elements.



An exception to the typical PRD is the “golf course” development. The success of golf course developments underscores the desire to live near permanent open space. Golf course developments typically do not provide public open space. The open space is a visual amenity to those whose lots are adjacent to it, but the golf course itself is not available to non-golfers and neighborhood children.

Over the past few years, several townships have adopted a “net” density calculation within their PRD standards, resulting in a hybrid model that does not require the typical 50% open space of a Conservation Subdivision (see next section) but results in open space of a higher quality.

Concord Township’s Planned Residential District requires the following design characteristics:

- One and one-half (1½) dwelling units per gross acre;
- Additional density allowed of one-half unit per acre for each of the following features:
 - Adjacency to major thoroughfares;
 - Adjacency to publically controlled and maintained recreational facilities;
 - Provision of usable parks or public open or recreational space;
 - Provision of pedestrian or bike trails as part of the design;
 - Retention and protection of natural or historic areas.
- Retention of natural drainage courses, vegetation, and contours in excess of 6%;

- Other general design features such as landscaping, parking, signage, lighting, etc.

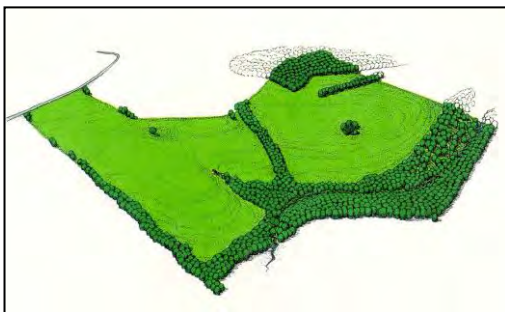
The current draft PRD standards provide additional improved design standards and detail, including an open space peripheral landscape buffer of 100'-150', depending on the adjacent road or development.

Conservation Subdivisions

Conservation Subdivisions are a form of rural cluster subdivisions where natural features and environmentally-sensitive areas are excluded from development and preserved. Homes are clustered in the remaining areas. The term "Conservation Subdivision," as coined by author Randall Arendt (*Conservation Design for Subdivisions*, 1996, Island Press) requires the following elements:

- 50% or more of the buildable land area is designated as undivided permanent open space.
- The overall number of dwellings allowed is the same as would be permitted in a conventional subdivision layout based on an alternative "yield plan".
- Primary Conservation Areas are protected as open space and may be deducted from the total parcel acreage, to determine the number of units allowed by zoning on the remaining parts of the site. Primary conservation areas are highly sensitive resources that are normally unusable, such as wetlands, steep slopes, and floodplains.
- Secondary Conservation Areas are preserved to the greatest extent possible. Secondary conservation areas are natural resources of lesser value such as woodlands, prime farmland, significant wildlife habitats, historic, archeological or cultural features, and views into or out from the site.
- Compact house lots are grouped adjacent to the open space.
- Streets are interconnected to avoid dead ends wherever possible.
- Open space is interconnected and accessible by trails or walkways.

The Conservation Subdivision concept can be best described by looking at images showing different outcomes based on whether conservation standards were used or not.



Site before development.



Typical layout with acreage lots.



Identifying conservation areas.



End result, same number of houses.

Concord Township took the additional step in 2005 when it included the Conservation Subdivision standard in its zoning code. It was adopted pursuant to Section 519.021 (C) of the Ohio Revised Code, which is the “floating cloud” provision. This process overlays the Planned Residential Conservation Subdivision standards across all land zoned FR-1. It is a permitted use with the submission and approval of a development plan that meets a number of standards. The basic of these include:

- Ten-acre project minimum size;
- Open space requirement of 50%, 15% of which shall be suitable for active creation purposes;
- Density of .75 units per gross acre if sewer is available;
- Additional density to .85 units per acre if natural features makes up less than 10% of the site and the developer has to create such features. Also, open space may be reduced to 40% in such cases.

New Urbanism - Traditional Neighborhood Development (TND)

Traditional Neighborhood Development is a trend that is a reaction to conventional suburban “sprawl”. Andres Duany, Elizabeth Plater-Zyberk, Peter Calthorpe and others are part of a school of architects and planners (*The New Urbanism, Toward an Architecture of Community*, Peter Katz, 1994, McGraw Hill) who advocate a return to TND. These leaders, and a growing group of other architects, planners, and developers make up “The New Urbanism,” a movement based on principles of planning and architecture that work together to create human-scale, walkable communities similar to neighborhoods that were typical in the United States before World War II, such as Delaware’s north end historic district and old Sunbury. Benefits of this type of development include reduced auto trips, more compact infrastructure and improved land-consumption.



Clark's Grove, a TND with a mixture of lot sizes, surrounding a school and park site.

The heart of the New Urbanism can be defined by 13 elements, according to town planners Andres Duany and Elizabeth Plater-Zyberk, two of the founders of the Congress for the New Urbanism. An authentic neighborhood contains most of these elements:

- The neighborhood has a discernible center. This is often a square or a green and sometimes a busy or memorable street corner. A transit stop would be located at this center.
- Most dwellings are within a five-minute walk of the center, an average of roughly 2,000 feet.
- There is a variety of dwelling types — houses, townhouses and apartments — so that younger and older people, singles and families, the poor and the wealthy may find places to live.
- At the edge of the neighborhood, there are shops and offices of sufficiently varied types to supply the weekly needs of a household.
- A small ancillary building is permitted within the backyard of each house. It may be used as a rental unit or place to work (e.g., office or craft workshop).
- An elementary school is close enough so that most children can walk from their home.
- There are small playgrounds accessible to every dwelling — not more than a tenth of a mile away.
- Streets form a connected network, which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.
- The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicycles.
- Buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor room.
- Parking lots and garage doors rarely front the street. Parking is to the rear of buildings, accessed by alleys.
- Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education, and religious or cultural activities.
- The neighborhood is organized to be self-governing. A formal association debates and decides matters of maintenance, security, and physical change. Taxation is the responsibility of the larger community.



Streetscape at Easton.

These elements combine to form the ideal form of Traditional Neighborhood Development as promoted by the New Urbanists. However, commercial developers are currently incorporating some but not all of these elements in their designs. “Lifestyle Centers” are being promoted as the next generation of the shopping mall. These centers typically include an open-air layout and a mix of specialty stores. One local example of the Lifestyle Center is Easton Town Center in Northeast Columbus. Easton began with large indoor and outdoor privately-owned retail areas and now has added townhouse residential development across the street. Such “hybrid”, retail-intense developments are often criticized because of their immense scale mixed with “artificial quaintness.” Many lack a true mixture of uses and ownership and lack public open space and institutional uses. However, many of the more “authentic” historic areas began as criticized speculative development.

Another example, Rosemary Beach is a beach-front TND located on the Florida panhandle, designed by Andres Duany and Elizabeth Plater-Zyberk. The following TND graphics are reproduced from Rosemary Beach sales literature.



Images of Rosemary Beach: site plan (left), and bird's eye view (right).



Images of Rosemary Beach: Downtown civic buildings and shops (left) beach house fronting a public green (right).

Cobblestone Crossing – a Local Case Study

A recent example of Traditional Neighborhood Design in Delaware County was the proposed rezoning effort to create Cobblestone Crossing. This was a 452-acre project that included 66 acres of Town Center TND-style development. The TND portion was a mix of retail, office and residential uses as well as potential civic buildings and open spaces. Surrounding the town center was single-family, multi-family, planned industrial and planned commercial and office uses. The proposal connected all previously planned road connections as well as allowed for the relocation of Home Road and incorporated it as a feature of the site.

Six hundred multi-family units were proposed, with about a fourth of those taking the form of village-style detached units, called “village lots” and “carriage lots.” Commercial areas included one-story, as well as multi-story buildings, with both large footprints and some “vener” buildings which would have disguised the size of larger, big-box uses.

Overall, the application included a pattern book which showed, in text and imagery, how each building type would be configured and shaped (massing), the treatment of windows and doors, and the types of materials and how those materials would be applied. Images showed examples of how these details would be applied in new construction as well as representative historical structures that “informed” the detailing. The pattern book committed to the nature of the development and the standards that would be used, becoming a regulatory part of the rezoning development plan package.

Although the project was withdrawn before approval, Orange Township learned much during the process. The pattern book was a feature that helped the township visualize how development would occur and provided visual details that would be complicated to provide in a text-only format. The overall layout also provided the township with a “real world” application of a Town Center, suggesting the acreage and use mix necessary from a developer’s perspective. The zoning commission may wish to consider this proposal when it reviews the Sub-Area recommendations in the following chapter.



Cobblestone Crossing overall development plan (top) and town center detail (bottom). Source: Planned Communities, Floyd Browne Group, Lincoln Street Studios, Bird-Houk.

Smart Growth

Since Maryland enacted supporting legislation in 1997, Smart Growth has been a topic for planners nationwide. Maryland directs state growth related expenditures into locally designated compact growth areas.

The American Planning Association defines Smart Growth as “a collection of planning, regulatory, and development practices that use land resources more efficiently through compact building forms, in-fill development and moderation in street and parking standards.” For APA, one of the purposes of Smart Growth “is to reduce the outward spread of urbanization, protect sensitive lands and in the process create true neighborhoods with a sense of community.”

Smart Growth encourages the location of stores, offices, residences, schools and related public facilities within walking distance of each other in compact neighborhoods. The popularity of many smart growth concepts has captured the interest of the press as well. Smart growth incorporates many of the concepts of conservation subdivisions in rural areas, and TNDs in urban areas. See Figure 13.1 for a comparison of common elements of smart growth versus sprawl.

Figure 6A Comparing Smart Growth and Sprawl (Ewing, 1996; Galster, et al, 2001)

	Smart Growth	Sprawl
Density	Higher-density, clustered activities.	Lower-density, dispersed activities.
Growth pattern	Infill (brownfield) development.	Urban periphery (greenfield) development.
Land use mix	Mixed land use.	Homogeneous (single-use, segregated) land uses.
Scale	Human scale. Smaller buildings, blocks and roads. Careful detail, since people experience the landscape up close, as pedestrians.	Large scale. Larger buildings, blocks, wide roads. Less detail, since people experience the landscape at a distance, as motorists.
Public services (shops, schools, parks)	Local, distributed, smaller. Accommodates walking access.	Regional, consolidated, larger. Requires automobile access.
Transport	Multi-modal transportation and land use patterns that support walking, cycling and public transit.	Automobile-oriented transportation and land use patterns, poorly suited for walking, cycling and transit.
Connectivity	Highly connected roads, sidewalks and paths, allowing relatively direct travel by motorized and non-motorized modes.	Hierarchical road network with numerous loops and dead-end streets, and unconnected sidewalks and paths, with many barriers to non-motorized travel.
Street design	Streets designed to accommodate a variety of activities. Traffic calming.	Streets designed to maximize motor vehicle traffic volume and speed.
Planning process	Planned and coordinated between jurisdictions and stakeholders.	Unplanned, with little coordination between jurisdictions and stakeholders.
Public space	Emphasis on the public realm (streetscapes, pedestrian environment, public parks, public facilities).	Emphasis on the private realm (yards, shopping malls, gated communities, private clubs).

Sustainability

An emerging issue in planning is sustainable development. This refers to development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Advocates of sustainable development argue that environmental concerns need to be balanced with social needs and economics. It is suggested that the highest quality of human life can be best obtained at the intersection of economics, environment, and equity. The reasons to support and encourage sustainability are broad and include:

- Improving health by ensuring that air, water, and soils are not polluted;
- Reducing costs, enhancing benefits, and encouraging economic development by using resources effectively;
- Respecting the natural habitats of animals; and
- Taking care of the environment that we depend on for survival.

“Sustainability” covers a wide range of topics, from energy production to neighborhood design to environmental health and natural hazard mitigation. The following table shows areas where the township and county can directly impact or generally influence many of these sustainability concerns. In some cases, the easiest response is to remove the obstacles that are created (sometimes inadvertently) which discourage sustainability. A second step would be to

create incentives to reward the desired result. Finally, for the activist community, standards can be adopted which require certain types of adherence. See the following figure for a summary of issues that are commonly related to sustainability.

Figure 6B Sustainable Community Development Code Framework (excerpts)

Issue	Remove Obstacles	Create Incentives	Enact Standards
Pollution Reduction	Allow mixed-use development in selected areas. Permit solar and small wind turbines in selected zoning districts. Allow live-work units in commercial and mixed-use districts to reduce vehicle miles. Reduce parking requirements for mixed-use developments.	Offer densities for green roofs. Allow and encourage shared parking arrangements.	Require sidewalks in all developments and connection with adjacent sites. Require provision of bicycle racks in all multi-family and commercial developments. Limit impervious surface and require use of permeable pavement in select locations.
Community Health	Adopt standards for bike facilities and pedestrian amenities in commercial areas. Adopt streets specs that incorporate "complete street" principles that encourage walking and biking.	Provide landscape credit for tree preservation. Offer open space credit for improved recreational facilities.	Require sidewalks through parking lots. Encourage non-residential building amenities such as bike parking, lockers, showers, for those walking or biking to work.
Food Production and Security	Allow farmers markets in commercial and mixed-use districts. Allow small-scale farming uses in suburban districts with compatibility standards. Allow vegetable gardens in any location in residential areas.	Provide density bonuses for cluster subdivisions that preserve high percentage of productive agricultural lands.	Give open space and landscaping credit for preserving existing urban agricultural spaces or creating new ones.
Housing Affordability	Remove barriers for constructing accessory dwelling units and "granny flats" in certain residential districts. Allow mixed-use developments in appropriate locations near major transportation facilities. Allow a mix of housing types.	Do not count accessory dwelling units against permitted density in residentially zoned districts. Allow in commercially zoned districts if parking is adequate.	Require a variety of unit sizes in multi-family buildings.
Renewable Energy	Allow solar panels without requiring an accessory use or conditional use permit.	Create density bonuses or other incentives for projects that incorporate solar design concepts into an overall design.	Require a minimum percentage of solar oriented lots in new developments. Adopt noise standards for small wind turbines that protect nearby residents.
Water Conservation	Permit rain gardens, drainage swales, and similar facilities by right. Allow rainwater harvesting tanks.	Grant landscaping credit for rain gardens. Restrict the use of water features at entries and in landscaping. Encourage bio-swales in large parking areas of non-residential developments.	Establish a list of low-water plants for use in residential and commercial areas. Create a minimum topsoil depth and seeding volume for turf in new residential developments.

Source: Rocky Mountain Land Use Institute

Best Use Practices

Best Use Practices (BUPs) are visual examples that demonstrate the positive design principles in the public realm. Visuals are used because defining design elements in a strictly text format can be limiting, restrictive, and can result in a bland sameness. The following general principles enhance the quality and reflect development goals within town centers and other non-residential areas. BUPs related to setbacks and pedestrian walkability apply mainly to side streets and backage roads rather than to buildings that front on major highways.

Site Furnishings

Given the suburban environment's preference to the automobile, developments rarely feature the site furniture that helps create a vibrant commercial destination. They can also be integrated into elements that serve to screen parking lots and adjacent uses. A consistency in furnishings can enhance the visual unity of the corridor. Such furnishings include lighting fixtures, trash receptacles, benches, and other usable structures.

Furniture should be permanently installed, be vandal-resistant, have replaceable components, and be easily maintained. It should be of high quality design and "timeless" in style. Seating should be located at logical resting points and situated so they do not block the internal walkway system.



Buildings Form the Space of the Street

Buildings have the potential to create a shared public “room”. The character and scale of these walls determine the character of the room. Continuous building frontage with active uses on a street creates a welcome space that supports pedestrian and economic activity. In typical suburban commercial developments where the building fronts on a vast expanse of paved parking, no such room is created.



Parking is incorporated into the site and street furnishings are pedestrian-oriented.

Building indentations, penetrations, and facade treatments can be used to complement adjacent structures. These features also reduce the monotonous blank walls often seen on “big-box” developments. A series of doors, window, porches, and other projections in new construction can add value and character to a commercial development. Continuous ‘strip’ buildings should be discouraged.



Blank walls (left) should include architectural detail (right) although windows and doors are preferred.



Façade treatment (left) are preferred over repetitive elements (right).

Building Height/Appearance

Streets have a more cohesive, pedestrian feel when contiguous buildings are of similar height. The maximum building height is generally 35 feet, or as otherwise limited by the available emergency equipment. Though this would allow building of two stories, most commercial development has been built with only a single story. Creating a pedestrian-oriented development would likely require a mix of uses, where retail would be located on the ground floor with offices or even specific types of residential above.



Roof Forms and Building Materials - roofs on new structures should generally be pitched or hipped. Building materials may be wood frame, brick, or stone. Roof material should have a shingle look, either as asphalt shingles, slate, tile or metal.



"In-line" stores or strip centers that are built with high-quality materials and architectural details.

Environmental Sustainability

Mixing uses can result in lower impact to the environment. "Green" buildings can cost less, improve worker productivity, enhance marketing efforts and help to create a district identity. Structures and parking should respond to the specific building site, be efficient in water and energy use, be constructed of sustainable materials, and create a healthy environment for the occupants. The Leadership in Energy and Environmental Design (LEED) *Reference Guide for New Construction and Major Renovation, Version 2.2*, is a valuable resource for guidance on green building techniques, practices and standards.

Parking and Access

Where the U.S. 23 Access Management Plan allows access to 23, major circulation streets should be created rather than simply entrance drives to parking lots. Secondary streets should also limit access and a coherent network of backage streets is created. Parking and access to parking should be located at limited locations along these secondary streets.



Parking lots should be screened and separated from the public right-of-way. Large expanses of surface parking should be broken up into smaller areas. These may be located beside, between or behind buildings. Parking located directly in front of buildings should be minimized where possible. All lots should be landscaped and shading maximized.

When parking is located in a variety of places, buildings can be oriented toward the street and a more pedestrian-oriented streetscape.



Pedestrian Orientation

Even large, commercial-only areas can be tailored to the pedestrian and create a walkable environment. The first image shows the typical big-box store with inline stores and outlots. Although stores are fronted with a sidewalk, the walkway has no character and merely serves as a covered area between the building and the access driveway. Painted crosswalks are provided, but they serve a utilitarian function.



The second example adds pedestrian elements, providing connections to an existing bikeway along the existing road. That walkway also provides a focal point, ending in a communal feature between the buildings. This area also allows for outdoor dining, a feature which is becoming increasingly popular. This dining area is separated from direct contact with the parking area. Walkways are provided between various buildings on the site as well.



The third image shows an arrangement of buildings around a square, providing green space and a public area. Parking is provided along the storefronts, protecting the walkway from traffic. Sidewalks are wide, providing areas for outdoor dining in front of the buildings. Larger parking areas are provided throughout the site, hidden from the public street while allowing for walkways between buildings.



Service

Service and delivery should be accommodated on side streets or from the rear of buildings. Dumpsters may be grouped for multiple users. All refuse collection areas should be screened from public rights-of-way (right).



Lighting

Building and site lighting should be designed to eliminate light trespass and minimize light pollution. The best lighting schemes will maximize uniformity and eliminate glare. Lighting for pedestrians is an important consideration and should be designed to maximize visibility and comfort. These considerations can decrease initial costs, have marked value in life-cycle costs and create a more attractive and comfortable nighttime environment.



Creating a hierarchy of lighting standards is another way to unify image and identity. Lighting used to illuminate parking areas, the street, or signage should be indirect and shielded, avoiding off-site spillage of light into other properties. Light fixtures should be designed as a cohesive part of the other site elements (above). This will include various lighting levels for vehicles, pedestrian circulation, signage and special accents.

Signage

The scale of signage should be designed with pedestrians in mind. Signs on awnings, in windows and projecting from the face of the building can help create an interesting pedestrian environment. Traffic signage should have a consistent look and placement, where possible.



Natural-colored materials should be used for the base of monument signs (above, right). Variation of signage themes based on sign type or location should be encouraged (right). Signs should be of high quality and 'timeless' in style to avoid becoming outdated.



Signs should be limited to one per lot or one per multiple lots if devoted to one specific use or user. Graphics should be simple to encourage readability and increase identification. Monument ground signs are preferred. No sign should interfere with the safe movement of pedestrians and vehicles.

Accessibility

Standard concrete walks should be 6 feet wide. Along secondary streets, the walk should be located five feet from the back of curb. Handicap-accessible curb ramps should be used at all access drives, public streets, and private streets and shared easements that function as public streets.

All major intersections should include painted crosswalks to alert drivers to the pedestrian crossing. Change of pavement (i.e., brick and concrete) should be considered for pedestrian crossings at major intersections.

Landscaping

Landscaping should be designed to provide shade for pedestrians and generally create a comfortable pedestrian environment in commercial portions of the corridor. Impervious surfaces should also be shaded to mitigate heat island effects. Continuous trees are encouraged to augment the public landscape plan. There are many environmental, as well as psychological benefits to including a tree planting plan. Trees can enhance property values, reduce traffic speeds, increase levels of comfort, and unify the look of an area. Correct placement and choice of species can eliminate ongoing maintenance issues.



A parking lot (left) is screened from the sidewalk and landscaping blends with the streetscape.

Large shade trees should avoid conflicts with structures and reinforce the streetscape (assuming they do not conflict with emergency access and utility placement).

Small ornamental trees should be used as accent plants and frame views to special architectural features. Avoid placing ornamental trees in locations that would block the view from the street to the structure and impair visibility for auto operators.

Plant materials should be native to the area when possible.

Screen parking lots with a minimum 4' foot high continuous evergreen or deciduous hedge, low earth mounding, or stone wall. Hedge size at installation should be at least 30" in height. A creative combination of these elements is encouraged to avoid visual monotony.

Planting, mounding, and fencing should be incorporated at the rear of commercial areas that are adjacent to residential areas. Screened planting should be 75% opacity at installation during full foliage.

Guidance for minimum standard plant sizes at installation:

Shade Trees - 3" Caliper, 12'-14' height

Ornamental Trees - 8'-10' height

Evergreen and Deciduous Shrubs - 24" height

Screening for trash receptacles should have a minimum opacity of 80% during full foliage. The height of a screen wall should be at least six feet.

Redevelopment – A Case Study

Many of the principles discussed in this chapter can be applied not only to new development but to redevelopment of existing commercial areas as well. Much of the commercial development along the corridor is first-generation. While various businesses may have come and gone from certain sites, the structures themselves and the layout of the surrounding property has remained largely the same.



The following example uses the large expanse of parking in front of the Northpointe Plaza for an exercise in redevelopment. The unbuilt land represents a development opportunity whether any of the existing buildings would be part of the project or not.



The right-in/right-out access point between the two existing fast food businesses provides the main entrance for this redevelopment (right).



Two new in-line retail buildings are oriented toward the "street" with parking in front of each. Mid-block pass-throughs are appropriate to provide pedestrian access to additional parking behind these buildings.



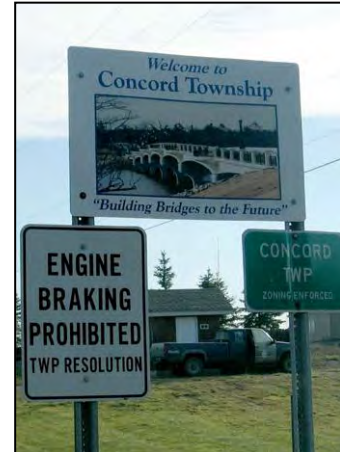
The under-utilized parking area between Wal-Mart and Kohl's on U.S. 23 (top) is filled with a set of in-line stores (middle). The featureless lot (left) becomes a pedestrian-oriented feature of the site (above).

Sidewalks and landscaping provide a comfortable atmosphere for pedestrians. Traffic control features such as roundabouts are placed at one or both ends as entrance features.

The view is terminated by adding a feature to the existing building at the far end of the street. This feature aligns with the axis of the street.

Community Identity – Gateway Features

Most boundaries between townships are marked with a simple green sign that designates the township name and, typically, that zoning is enforced. Townships and municipalities have begun to define their borders in more creative ways. As development continues, Concord Township may wish to develop a more unique entrance feature at major entrance points. These could include U.S. 42, Riverside Drive, and Dublin Road.



Implementation

The Comprehensive Planning process is a forum for the development issues (forces) pushing and pulling at the township. The issues are categorized as strengths, opportunities, weaknesses, or threats. The township's response to these issues is a future vision, or strategic plan of action for the township's development.

Vision Statement for Future Development of Concord Township

The comprehensive planning process is a forum for the development forces pushing and pulling at a community. The Township has created a vision statement by taking into consideration all the background information presented in this plan.

Ultimately, we would like Concord Township to be a community that retains a combination of large lots where sewer is not available and a low residential density where there is sewer available, all in a pastoral setting with significant permanent open space.

The existing character of the township will be maintained by agriculture as long as it is economically viable. When agriculture is no longer viable, open space should be preserved by large lots, conservation subdivision developments, and by flexible Planned Residential Developments that include open space. Existing roads should generally remain two-lane roads while maintaining or enhancing safety, and have a rough edge, with fencing that reminds of the agricultural heritage. Significant natural landscaping should replace fence/tree rows if they are removed.

Sensitive environmental aspects (ravines, floodplains, jurisdictional wetlands, waterways, etc.) should be preserved as the township develops. "Special places" such as forested lands, open meadows and creek-side trails can be preserved within conservation and planned subdivisions. Historic and/or significant agricultural structures that give a sense of our heritage should be preserved as part of new developments.

There should be a variety of housing choices and price ranges, and adequate infrastructure to serve new development. We would like to see a diversity of housing types to meet different housing needs (i.e., older adults, empty nesters, individuals and families). There should be a balance of commercial, residential and recreational uses; commercial and industry should be developed for a broader tax base, but should be buffered from exclusively residential areas. The Scioto River should be a continuous park and open space corridor.

Goals and Objectives for Future Development

Natural Resources	
Goals	Action Steps
<p>To preserve the rural character of Concord Township as expressed in its openness, green areas, farms, natural resources (floodplains, wetlands, slopes > 20%, ravines, creeks and rivers).</p> <p>To retain wildlife cover and corridors where feasible.</p> <p>To preserve the rural "look" along township roads via fencing and landscaping in new planned developments.</p> <p>To retain historic and agricultural structures, where feasible.</p> <p>To preserve scenic views, where feasible, as open space within Planned Residential Developments or Conservation Subdivisions.</p> <p>To preserve a high degree of environmental quality.</p> <p>To link Planned Residential Developments (PRDs) and Conservation Subdivisions with common green spaces and paths.</p> <p>To conserve surface and ground water quality around the Scioto River and the O'Shaughnessy Reservoir.</p>	<p>Obtain the linkage of subdivisions by streets, bike paths, or green way trails so neighborhoods are connected and pedestrian oriented. Create a landscape detail for green way trails.</p> <p>Retain wooded green ways along ravines, waterways and project perimeters.</p> <p>Amend the zoning resolution to identify and protect floodplains, jurisdictional wetlands, and steep slopes.</p> <p>Set landscape and architectural design standards for PRD subdivisions. Stipulate centralized, useable green space.</p> <p>Create a rural landscape detail for PRDs that front on township roads.</p> <p>Amend the zoning text to require the appropriate landscaping buffer detail between residential and non-residential land uses. Retain natural vegetation and use existing topography as buffers.</p> <p>Promote off-stream storm water detention in developments tributary to the O'Shaughnessy Reservoir.</p> <p>Retain natural ravines and their vegetation as filter strips for surface water.</p> <p>Establish a 120-foot structural setback from the normal pool elevation of the Scioto River to preserve surface water quality. Such setback should include subsurface wastewater disposal systems.</p>

Agriculture	
Goals	Action Steps
<p>To provide an opportunity for agriculture to continue through flexible/creative zoning.</p> <p>To retain low residential density in agricultural areas not served by sanitary sewer.</p>	<p>Retain a 1.5-acre minimum lot size in areas not served by centralized sanitary sewer.</p> <p>Identify potential farmlands for Purchase of Agricultural Conservation Easements.</p> <p>Preserve farmland by voluntary (sale) of development rights from farmland to low-density areas where sewer is not available.</p> <p>Assist interested farmers in applying for state or federal funding for purchase of agricultural easements.</p>

Residential Development	
Goals	Action Steps
<p>To relate land use and density to land suitability, utility availability, existing land use, and the recommendations for each Subarea.</p> <p>To consider the carrying capacity of infrastructure (sewer, water, fire protection, roads, etc.) in establishing residential densities.</p> <p>To provide rural areas where agriculture is transitioning to large lot residential and where no central sewer is available.</p> <p>To provide for suburban residential housing districts where central water, sewer, fire protection, schools, adequate roads and other suburban services can be economically provided.</p> <p>To retain a primarily single family residential housing mix, but permit a diversity of housing types.</p> <p>To avoid sprawling subdivisions consisting only of lots and streets and no local parks or green space, and where every human need results in an automobile trip, even a trip to a green space area.</p> <p>To protect township real estate values.</p>	<p>Retain a minimum lot size of 1.5 acres where there is no centralized sanitary sewer provided.</p> <p>Use the width of roads, water and sewer systems, and soil characteristics to establish densities and land uses on the comprehensive plan.</p> <p>Avoid development of uses or densities that cannot be serviced by currently available or imminently planned infrastructure, unless such development mitigates its unplanned infrastructure impacts.</p> <p>Amend the PRD text to identify non-developable lands (floodplains, water, slopes greater than 20%, jurisdictional wetlands and utility easements) in density calculations.</p> <p>Permit multi-family units in Planned Residential Developments, as a small percentage of the overall project, approved per development plan.</p> <p>Permit age-restricted housing in prescribed areas along arterial roads.</p> <p>Maintain the area east of the Reservoir and south of Home Road as the heart of the suburban residential part of the township.</p> <p>Permit PRDs as noted on the Comprehensive Plan map. PRDs should have centralized sewer, access to a major collector or arterial street, and mitigate their fair share of off-site traffic impacts.</p> <p>Consider a small expansion of a village-style layout adjacent to Bellepoint if public sewer can be extended.</p>

Commercial and Industrial Development	
Goals	Action Steps
<p>To encourage commercial and light industrial development in planned districts to broaden the jobs and tax base, and to prevent property taxes from rising faster than the growth in the tax base.</p> <p>To provide for dense landscape buffering between Commercial/Industrial and residential uses.</p> <p>To encourage well-planned commercial, office and light industrial development in the U.S. 42 corridor.</p> <p>Work with the village of Shawnee Hills to encourage a community shopping center (grocery store, drugstore, etc.) in Shawnee Hills to serve the Township, Shawnee Hills and Muirfield Village.</p> <p>To provide for transitional land uses and dense landscape buffering between incompatible land uses.</p>	<p>Create development guidelines for planned commercial development.</p> <p>Use parallel frontage or backage roads on U.S. 42 to control access onto the arterial road.</p>

Recreation	
Goals	Action Steps
<p>To provide passive and active recreational areas as the township grows.</p> <p>To expand the township parks program.</p> <p>To link planned residential neighborhoods with green spaces and walking/biking paths.</p>	<p>Improve Home Road park with more active recreation (playing fields for organized sports).</p> <p>Create a series of mini-parks (less than 1 acre) with ¼ mile spacing within Planned Residential Developments where densities are between 1-2 units per acre. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in PRD neighborhoods.</p> <p>Where possible, link new parks in PRDs with Columbus parkland along the Scioto River.</p> <p>Support the addition of multi-use paths as major arterials are improved and seek trail connectivity between subdivision projects and to parks.</p>

Township Services	
Goals	Action Steps
<p>To recognize and maintain those services needed for a predominantly rural/low density community.</p> <p>To expand township services at a rate to ensure public health and safety, and to discourage premature development.</p> <p>To acquire suitable land for the township's future needs.</p>	<p>Acquire new sites for township facilities, including fire, police, road maintenance, etc.</p> <p>Determine the services the township can provide as a suburban community with a sense of rural character.</p> <p>Work with elected officials to increase services as needed, but not in a way to compete with urban development, so as to retain a rural community.</p> <p>Use the Comprehensive plan as the guideline in zoning.</p>

Planning and Zoning	
Goals	Action Steps
<p>To determine and implement an appropriate land use mix.</p> <p>To coordinate central sewer extensions to appropriate suburban core areas.</p> <p>To implement and maintain the land use plan.</p> <p>To enforce zoning regulations.</p>	<p>Revise the zoning text and map as development occurs, in accordance with the comprehensive plan.</p> <p>Develop policies for service provision that relate to the comprehensive plan.</p> <p>Provide for 5-year updates and revisions to the plan.</p>

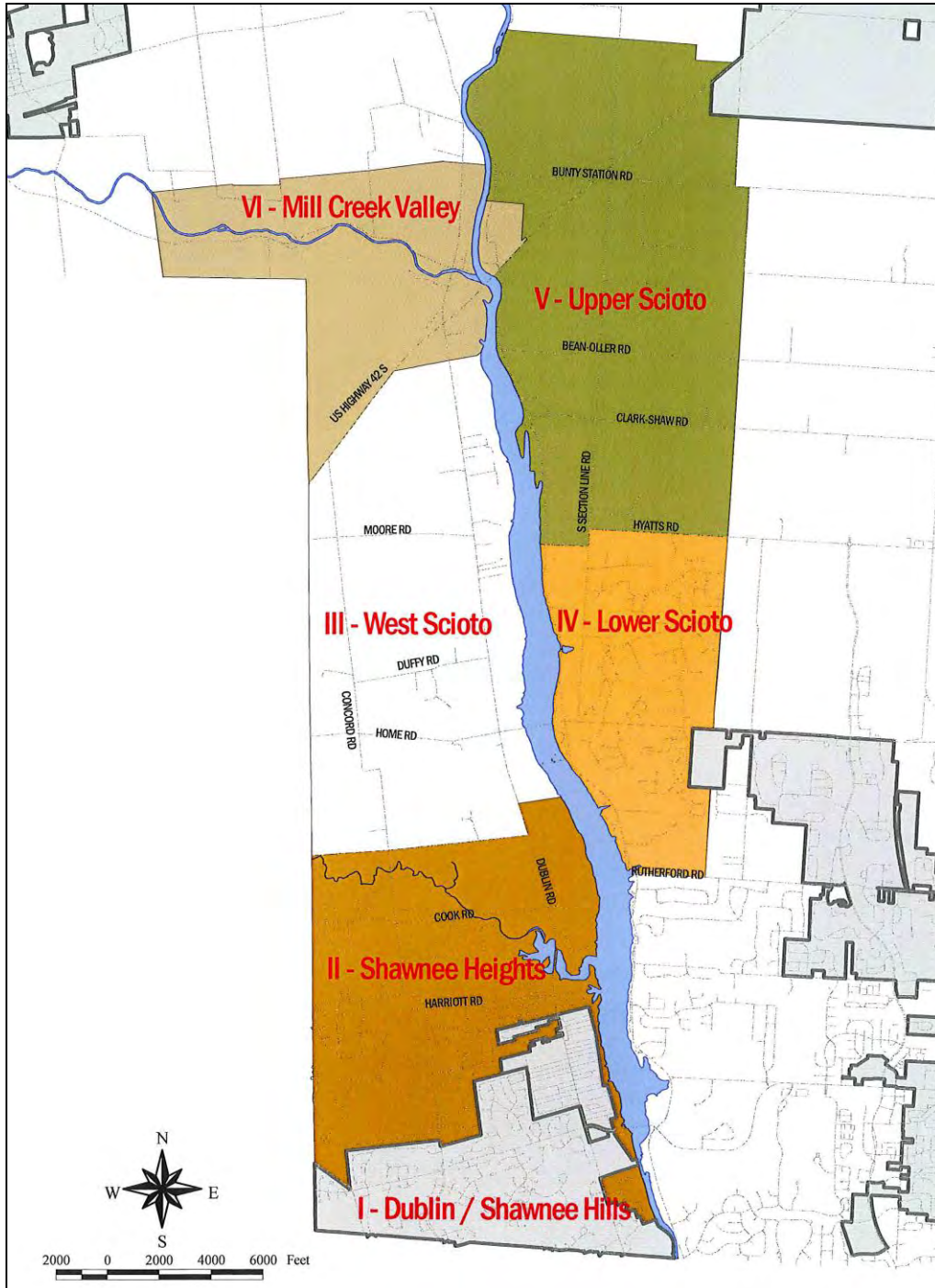
Transportation	
Goals	Action Steps
<p>To avoid congestion on local, county and state roads.</p> <p>To retain the existing township roads where possible as part of the rural character.</p> <p>To improve the road network without destroying the rural character.</p> <p>To seek developer mitigation of their road impacts</p>	<p>Cooperate with ODOT on removing/preventing unnecessary commercial curb cuts on U.S. 42.</p> <p>Require parallel access roads and connections between planned commercial developments along major arterial roads, especially U.S. 42.</p> <p>Assist appropriate government agencies in the review of corridors for the proposed Alternative 1 to the County Thoroughfare Plan. Seek the corridor that</p>

<p>of their adjacent developments.</p>	<p>provides the best traffic efficiency and least impact on north Concord Township.</p> <p>Restrict left turns across traffic on U.S. 42. Coordinate turns at new signals.</p> <p>Adopt the appropriate ODOT Access Management recommendations; work with ODOT to prevent the deterioration of U.S. 42.</p> <p>Encourage construction of new roads A and B shown on the Comprehensive Plan as part of new developments.</p>
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Citizen Participation	
Goals	Action Steps
<p>To ensure significant and diverse citizen input into the planning process.</p>	<p>Use the steering committee for ongoing input to the Zoning Commission in amending the Comprehensive Plan and for future rezoning applications.</p> <p>Continue to communicate development issues and rezoning cases through electronic and traditional sources and website.</p> <p>Encourage active citizen participation in future comprehensive plan updates and rezoning applications.</p>

Land Use Recommendations

The DCRPC staff identified six distinct areas within the township to make planning recommendations more logical. As the Comprehensive Plan develops, the steering committee is asked to constantly reflect on the information in each chapter and what it means within each subarea.



Subarea I – Dublin and Shawnee Hills area, southern portion of the township

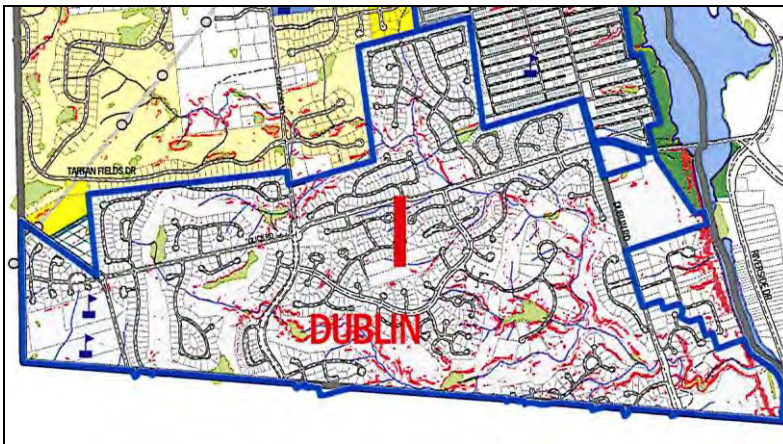
Boundaries: Territory inside of the city of Dublin and the Village of Shawnee Hills, pockets of Concord Township along the Scioto River.

Land Area: 1,458 acres

Concord Township has no planning or zoning authority over municipal areas. Nonetheless, Township land use plans should relate to the adjacent existing land uses within Dublin or Shawnee Hills.

The Shawnee Hills Comprehensive Plan resolved the issue of building rights on hundreds of non-conforming lots of record by a policy and zoning amendment that distributes sewer taps to all land owners, but not every lot of record. Concord Township may need a similar approach, should that area gain access to sewer.

The isolated subdivisions of Stan-Gene No. 3 and Hiland Heights are pockets of Concord Township that are surrounded by Dublin. They are recommended for continued Farm Residential district usage, as they are developed in accordance with standards for single family homes on acreage lots.



Subarea II - Shawnee Heights

Boundaries: Territory outside the city of Dublin and the Village of Shawnee Hills, west of the Scioto River, south of Merchant Road.
Land Area: 2,941 acres

Description

This area has access to Dublin Road (S.R. 745). It is the only location in the township with major arterial streets and is closest to other existing services. The highest elevations in the township are found in the southwest, sloping towards the river, with rolling land and seasonal creeks. A two-pronged confluence of Eversole Run divides the eastern portion of the Subarea. There are few large blocks of undeveloped land remaining.

Most soils are suitable for development, but with limitations for on-site sewage systems due to slow permeability in heavy soils, or shallow depth to bedrock. Most soils do not produce high agricultural yields, and the value for housing is rapidly changing agriculture to country lots in the desirable Dublin school system. Most development is single family homes on acreage lots in FR-1 zoning, which requires a minimum of 1.5 acre lots. The exception is Tartan Fields, a 302-acre golf course and upscale housing development in the southwest corner of the township. Tartan Fields uses a developer-built, OEPA approved and county-maintained tertiary sewage treatment plant and land application system.

Del-Co water is available. The County's new Lower Scioto Water Reclamation facility is located north of this sub-area.

There are few large tracts of land, suggesting that any future development will be limited. Any developments with access to sewer, leading to smaller lots should provide open space and mitigate its impact on roads and other services. Conservation Subdivisions are a permitted use at .75 units per acre.

Action Steps

Lucy Depp: Lands in the Lucy Depp area north of Shawnee Hills have been platted since 1920s with small (typically 35' x 70') lots and currently lack sewer service. This area is part of the Shawnee Hills sewer contract area. If county sewer service were made available, the Township should create a new zone that requires the same lot size as Shawnee Hills (14,700 square feet) per building lot, but also have a system to recognize certain smaller non-conforming lots of record. Annexation will reflect the personal decision of the landowners.

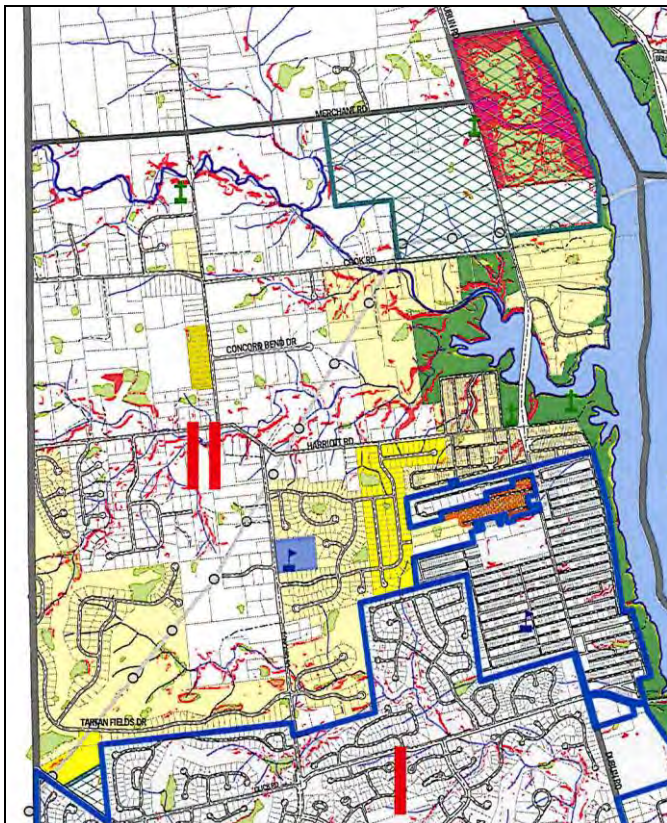
Corner of Glick and Manley Roads: the Kroger Company owns 9.6 acres in a triangle bound by Glick and Manley Roads. The Comprehensive Plan recommends the 9.6-acre site be used as a Planned Residential Development for single family residential (or multi-family with comparable traffic impact) at approximately **1.5 units per acre with centralized sewer**. If township officials feel some limited convenience commercial is appropriate at this site, approximately one-acre of the 9.6-acre triangle could be developed as **single-use neighborhood retail**, subject to strict architectural controls such as brick exterior, pitched-roof, ground/monument signs, and parking and loading facing Manley Road. Dense landscaping should buffer the residential homes.

Former quarry lands, east/west side of Dublin Road, north of Cook Road: These lands lie south of and surrounding the limestone quarry.

The comprehensive plan recommends residential re-use of the Dublin 745 LLC and Timber Lake Liberty LLC lands at a density of approximately 2 units per acre if served by sanitary sewer, or .66 units/ac. if served by on-site sewage disposal systems. The plan also recommends the same use and density for the lands directly opposite the existing quarry, being land acres owned by Dublin Farms LLC, Patridge, and Painters Kaylor Hill Farm. This quarry site has the opportunity to line the riverbank with upscale homes or condominiums that take advantage of river views and lake views in the quarry.

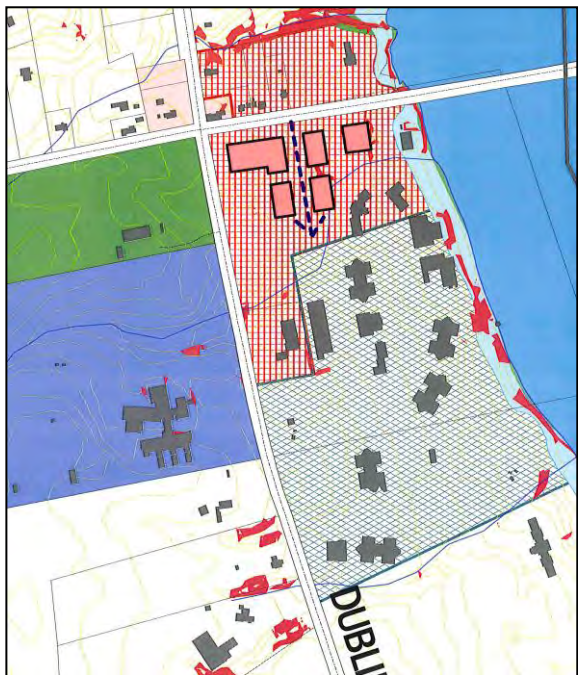
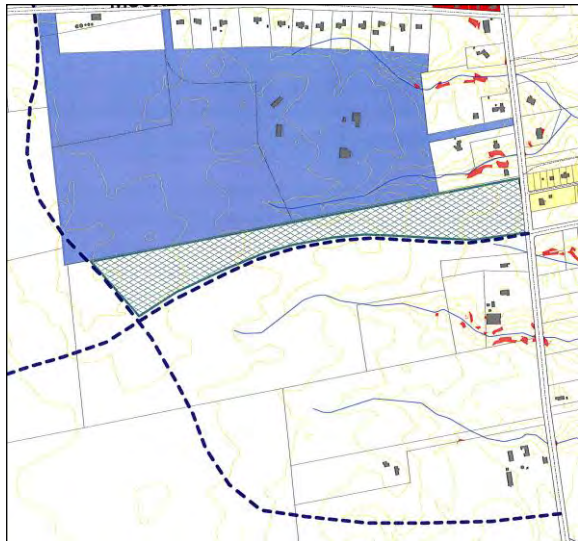
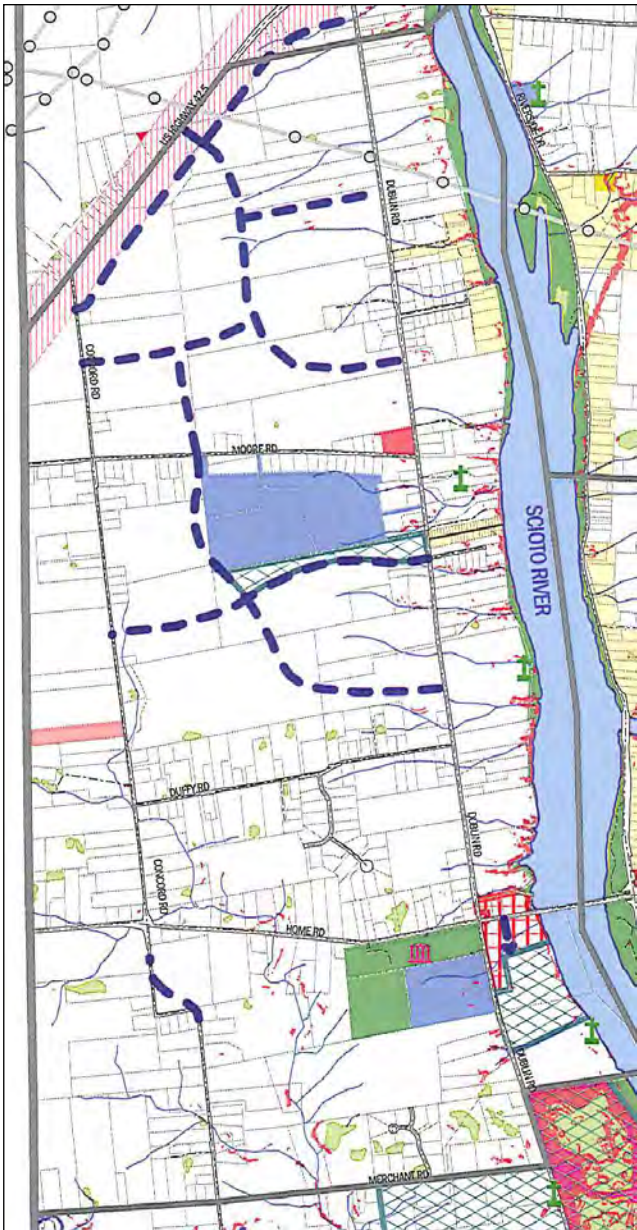
If all the Marble Cliff tracts were eventually combined into one upscale waterfront development, there would be a total of approximately 327 gross acres, which could result in approximately 490 housing units. Centralized sanitary sewer service is necessary for higher density. **Multi-family** would be appropriate on a portion of the site, as long as the traffic and student **impact was the same or less than single family**.

The remainder of Subarea II is recommended for residential use maintaining the current minimum lot size of one and a half acres with septic systems, or single family residential **PRDs at 2 units per acre** with centralized sewer.



Subarea III – West Scioto
<i>Boundaries: West of the Scioto river, south of U.S. Route 42, north of Merchant Road. Land Area: 3,496 acres</i>
Description
<p>The area contains some moderately high-yielding level farmland west of Dublin Road. More than 1,000 acres are being farmed, but there have been extensive road frontage lot splits into acreage home sites with on-site septic systems. Such lots are typically 2 acres and larger. This low-density area geographically relates to the Union County farms to the west.</p> <p>Del-Co water is available. The County’s new Lower Scioto Water Reclamation facility is located in the middle of this sub-area.</p> <p>The 1,000 acres of active farmland north and south of Moore Road and west of Dublin Road is a potential target for a master-planned development, which would have a significant impact on existing roads, as well as on other township, county, and educational services. Development should include ample open space and mitigate impact on roads and other services. Conservation Subdivisions are a permitted use at .75 units per acre.</p>
Action Steps
A standard minimum lot size for a residential lot should be maintained at one and a half gross acres , when served by on-site sewage disposal systems. Depending on soil conditions, larger lot sizes may be required by the Board of Health for on-site sewage disposal systems.
If Planned Residential Development rezonings are requested, they should not exceed 2 dwelling units per gross acre , minus existing road rights-of-way and road easements with a maximum 10% deduction, be located on a major collector or arterial road, be served by centralized sanitary sewer, and contribute their fair share of road improvements to mitigate their traffic impacts.
Some consideration should be given to higher density multi-family condominium units as a transitional use between the wastewater treatment plant and single-family homes. Such units should be integrated into the larger community and may be allowed at a density where the traffic and student impact is the same or lower than single-family development.
Former Department of Youth Services property owned by Concord Township on the west side of Dublin Road (approx. 31 acres) represents an opportunity for redevelopment. Wooded areas should be sought by the Township to be added to the Concord Township Park . Areas with frontage on Dublin Road would be suited for office use and a small amount of local retail . Any new use would require connection to sanitary sewer.
Current/former “Scioto Juvenile Corrections and Freedom Center” property owned by the City of Columbus on the east side of Dublin Road (approx. 84 acres) represents an opportunity for redevelopment. A majority of the undeveloped land to the south should be retained as residential development . This may be a mix of single-family homes and condominium units, at a maximum overall density of 6 units per acre . Toward the north half of the site, a mix of residential, office, and commercial is appropriate. This should be designed as a unified mixed-use development designed as a town center. Any new use would require connection to sanitary sewer.
As the area develops around the Lower Scioto Wastewater Treatment Plant south of Moore Road, a mix of condominiums or age-targeted uses would be appropriate as a transitional use between the treatment plant and other single-family uses.
As this subarea develops, some new roads will need to be planned as arterial roads to collect and distribute local traffic . Such roads will handle larger traffic counts than local subdivision streets and may be required to be built with wider surfaces and larger right-of-way. These roads should be built with pedestrian facilities on both sides and proper crossings at intersections.
Also see U.S. 42 Corridor overlay language.

(see detail, next page)



The maps above show the following: (left) Overall Subarea III; (top right) Conceptual access points and major road network which may require arterial or collector status, as well as multi-family buffering south of the County-owned sewer plant property; and (bottom right) redevelopment of the detention center site, with town-center-style commercial uses and higher-density residential to the south. Access would be limited to an entrance from Home Road.

Subarea IV - Lower Scioto

Boundaries: East of O'Shaughnessy Reservoir, south of Hyatts Road. Land Area: 1,893 acres

Description

Until 1998 this Subarea was a farming and low-density residential area, with no sewer service. In 1998 the township zoned 748 acres PRD for Scioto Reserve, a 1,255-unit planned golf course development utilizing on-site sewage treatment with land application to the golf course (density 1.67 units per acre). While the golf course provides a visual green space in the center of the development, there is little common open space other than the golf course, and virtually none that is useable and free.

Scioto Reserve now dominates the Lower Scioto Subarea. It has brought a diversity of housing sizes and types to the township, and attracted city dwellers to come live in a suburban setting. Home Road is the major east-west arterial. The recently improved Home Road Bridge is a wide, two-lane bridge with the capability to be expanded to four-lanes. The Home Road/Section Line Road/Riverside Drive intersections have recently been improved.

The steering committee acknowledged the many improvements made by the developer of Scioto Reserve, and the apparent demand for housing types such as those provided there, but lamented the rapidity of change, and the loss of rural character. Any future development should include a variety of housing types and more useable open space.

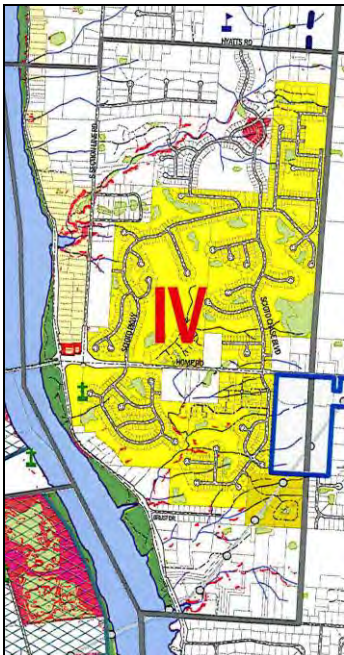
Del-Co water is available. Scioto Reserve may have additional capacity, based on the development time-frame. The County's new Lower Scioto Water Reclamation facility is located in the middle of this sub-area.

Powell has annexed a small portion of Concord Township just east of Scioto Reserve on the south side of Home Road and is developing it at similar densities to Scioto Reserve. Conservation Subdivisions are a permitted use at .75 units per acre.

Action Steps

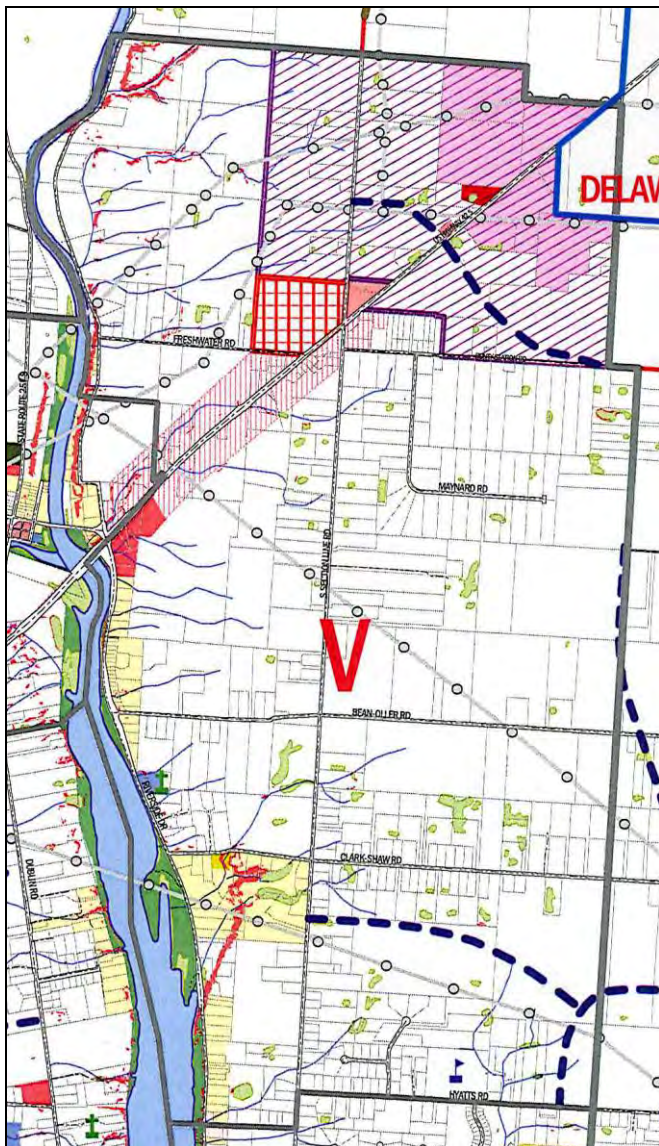
A standard minimum lot size for a residential lot should be maintained at **one and a half gross acres** when served by on-site sewage disposal systems.

Planned Residential Developments at a density of **2 units per gross acre**, minus existing road rights-of-way and road easements with a maximum 10% deduction, should also be allowed in this Subarea if served with centralized county sewer. If Planned Residential Developments are requested, they should have access to a major collector or arterial road, and have centralized sewer, plus pay their fair share of road improvements to mitigate their traffic impacts. **Open space** should be provided in a way that is **useable and accessible** to the residents of the related development.



Subarea V - Upper Scioto
<i>Boundaries: North: Scioto Township; West: Scioto River; East: Delaware/Delaware and Liberty Townships; South: Hyatts Road.</i> Land Area: 4,108 acres
Description
<p>This is an area of very level, high-yield agriculture soils. Agriculture continues, but proximity to the city of Delaware puts development pressure on flat lands along U.S. 42 if sewer ever becomes available. Del-Co water is available. The County's new Lower Scioto Water Reclamation facility could potentially serve the area.</p> <p>There are areas of active farmland that could be potential PRD or Conservation Subdivision land. Approximately 400 acres lie north of Bean Oller, south of Maynard, and east of Section Line Road. Conservation Subdivisions are a permitted use at .75 units per acre.</p> <p>Riverside Drive and Section Line Road are the major north/south arterial streets, and are expected to see increased traffic. Section Line Road carries heavy trucks from the quarries in Union County and Scioto Township. These trucks run down Bunty Station Road to U.S. 23 and points east.</p> <p>The 2002 Delaware County Thoroughfare Plan recommends two new roads in this Subarea. Alternate G is a Riverside Drive to Section Line Road connector south of Clark Shaw Road. Alternate 1 is an east-west connector from U.S. 42 to U.S. 23 with no distinct alignment and could be anywhere in a swath from north of Bean Oller Road to south of Slack Road.</p>
Action Steps
A standard minimum lot size for a residential lot should be maintained at one and a half gross acres when served by on-site sewage disposal systems.
Conservation Subdivisions are encouraged at a density of .75 dwelling units per acre with sanitary sewer service as allowed in the zoning code.
If Planned Residential Development rezonings are requested, they should be a maximum density of 2 dwelling units per gross acre , minus existing road rights-of-way and road easements with a maximum 10% deduction, have access to a major collector or arterial road, and have centralized sewer, plus pay their fair share of road improvements to mitigate their traffic impacts.
When agriculture is no longer viable, a large industrial park area should be developed north of Bunty Station Road and extending west of Section Line Road. Delaware County should be encouraged to provide sanitary sewer service. There have been significant large industrial developments interested in tracts of 150 or more acres here, but the lack of loop roads around Delaware, the possibility of being divided by the Sawmill Parkway extension to U.S. 42, and lack of sanitary sewer have delayed development. Industrial development is especially desirable in the flight paths of Delaware airport, where residential development is discouraged. Federal Aviation Administration height restrictions must be considered for structures in the direct flight path.
Sawmill Parkway will be extended from Hyatts Road in Liberty Township north to intersect with U.S. 42 and beyond to Section Line Road. To preserve the major super blocks of land north of Bunty Station in Subarea V for industrial development, the Comprehensive Plan suggests a new road connect from Bunty Station to U.S. 42 and also connecting through to Section Line Road. This road would serve to improve access and circulation, while improving the poor existing geometry at Section Line and U.S. 42. This should be built as development occurs.
A 45-acre tract at the NW corner of the U.S. 42 and Section Line Road intersection and extending to Freshwater Road is recommended for Planned Commercial as a future neighborhood commercial and office center when sewer is available. Access management practices should limit access. There should be extensive landscape mounding and tree buffering established to screen the single-family homes on the south side of Freshwater Road.
Also see U.S. 42 Corridor overlay language.
Land north of U.S. 42 and west of the proposed industrial and commercial areas should remain low-density single family residential along Freshwater and Klondike Roads with minimum lot sizes of 1.5 acres. PRDs are generally not preferred for this area.

(see map, next page)



Subarea VI - Mill Creek Valley

Boundaries: North: Scioto Township; South: U.S. 42 to a line south of the U.S. 42/Dublin Road intersection extending east to the river; East: east side of parcels that front on the east side of Klondike Road; West: Scioto Township and Union County. Land Area: 1,981 acres.

Description

This area is divided east west by the Scioto River and north- south by Mills Creek. Mills Creek's wide floodplain impacts lands along Mills Road. The topography is rolling with flat plateaus. The unincorporated village of Bellepoint is a 19th century grid town center, commercially zoned but without commercial development. Bellepoint church is a local gathering place, as are the City of Columbus parklands at the confluence of Mills Creek and the Scioto River. With the closure of the old Bellepoint Bridge, the small east and west side settlements are divided.

Other than Bellepoint, the area is sparsely populated with low-density 2-10 acre lots and small farms. Many of the township roads are narrow. Three large power lines cross the area.

Soils along the Scioto River and Mills Creek have underlying bedrock. Upland soils are moderately high yielding croplands. One family owns much of the agricultural acreage.

The approximately 400 acres of active farmland northwest of U.S. 42 and south of Mills Creek is a potential target for

another PRD. Such far-flung large subdivisions, accessed by skinny farm-to-market township roads on the west side of the Scioto River would promote suburban sprawl, result in the loss of rural character, the immediate need to widen township roads, increase fire protection, consider township police protection, and construct new schools.

Conservation Subdivisions are a permitted use at .75 units per acre.

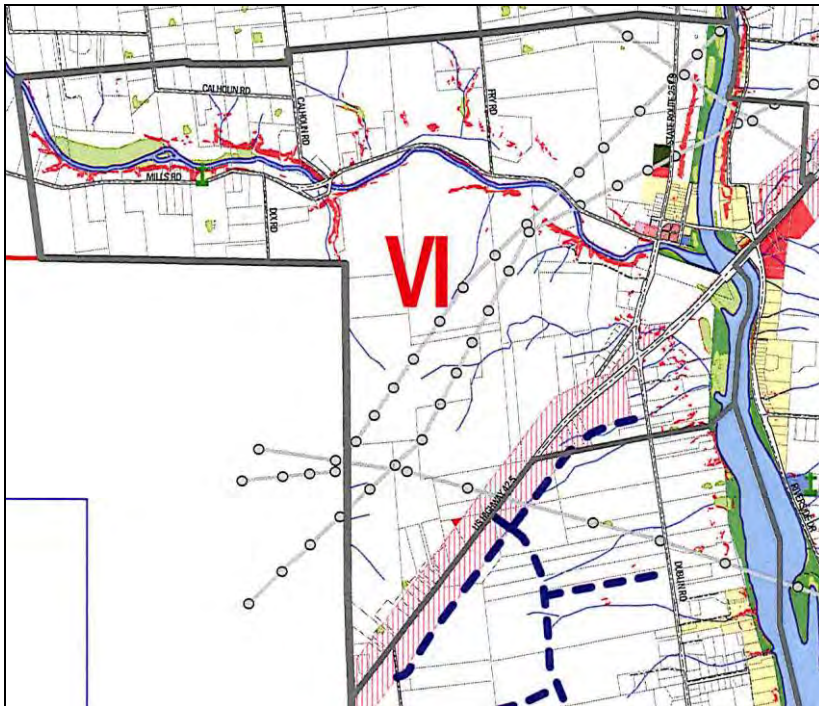
Soils over bedrock may be unsuitable for on-site sewage disposal systems. This territory is part of Delaware County's future Lower Scioto Sewer Service area, but sewer extension is going to be development-driven and may be a long time in the future.

Action Steps

A standard minimum lot size for a residential lot should be maintained at **one and a half gross acres** when served by on-site sewage disposal systems.

If **Planned Residential Developments** are requested, they should be a maximum of **2 dwelling units per gross acre**, minus existing road rights-of-way and road easements with a maximum 10% deduction, have access to a major collector or arterial road and have centralized sewer, plus pay their fair share of road improvements to mitigate their traffic impacts.

Also see U.S. 42 Corridor overlay language.



U.S. 42 Corridor overlay

Boundaries: The U.S. 42 Corridor is an area on each side of U.S. 42, not otherwise labeled as "Future Commercial" or "Future Industrial." The boundary is generally 300 feet from the highway, taking into consideration such things as floodplain and topography.

Land Area: 561 acres (This is not a discrete Subarea and the listed acreage is also included within the underlying Subareas.)

Description

U.S. Route 42 is a federal highway with heavy truck traffic connecting from I-70 and US 33 to US 23 and I-71. This is a 2-lane 55-mile per hour road. Non-Residential development and Residential growth impacts along this corridor could slow down traffic and result in more accidents.

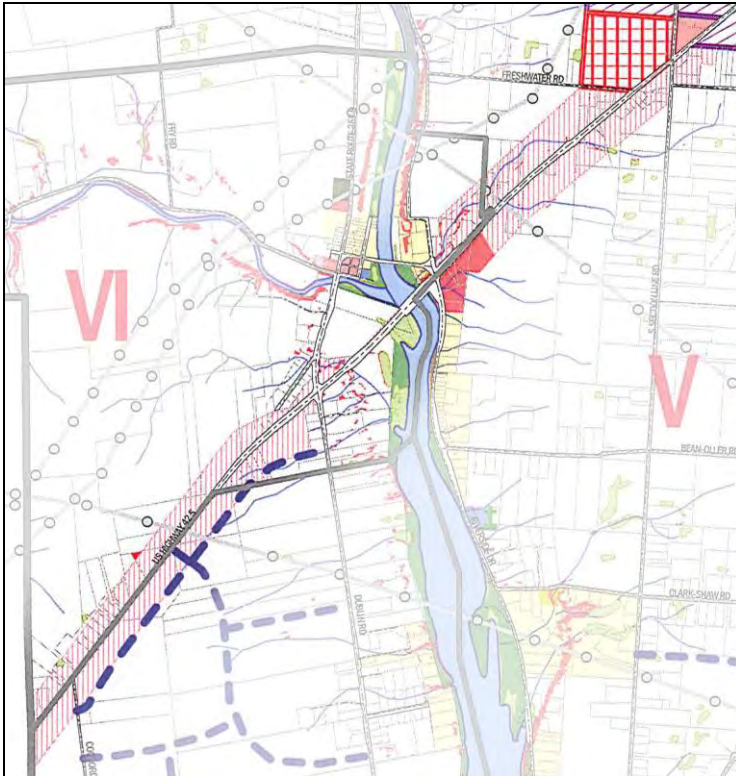
Action Steps

When centralized sanitary sewer becomes available, this corridor should be considered for **limited commercial and office**

development provided there are proper access management practices such as limited left turns across traffic, parallel backage roads and strict sign controls to prevent visual clutter.

Non-residential development should be directed toward the **existing intersections** with Concord Road and Dublin Road at U.S. 42 and at a depth that discourages big box development and encourages smaller local uses.

The size of the corridor (distance from U.S. 42) is general and should **encourage multi-tenant planned developments** while restricting the development of big-box retailers.



General Recommendations
The following implementation items are general in nature and are not specific to any Subarea.
Action Steps
Access – Support access management along existing and proposed arterial roads, referencing the ODOT standards for state highways where appropriate.
Access – Seek multiple entrances to developments as well as the interconnection of subdivisions to improve safety, reduce travel times, improve walkability and health, and lower maintenance costs.
Connectivity – Continue to require sidewalks within and pedestrian connections between residential developments, and between residential and non-residential uses, in accordance with the DCRPC’s Subdivision Regulations.
Connectivity – Seek street connections or cross-easements between commercial uses.
Connectivity – Encourage non-residential development to be pedestrian-oriented by seeking connections between uses and between non-residential and residential developments.
Recreation – Work with township and area residents interested in recreation planning and encourage development of parks and leisure trails as part of new developments.
Recreation/Environment – Seek useable open space in developments.
Environment – Encourage the conservation of natural resources (steep slopes, woodlands, wooded ravines, floodplains, etc.) as part of a subdivision’s open space while utilizing the current PRD language.
Environment – Support the County Engineer by encouraging best practices for stormwater management and by encouraging development that preserves surface and groundwater quality.
Housing – Consider the overall housing mix when reviewing rezoning requests as the township continues to develop. Multi-family uses may be appropriate in areas that are not specifically recommended for such use, as long as access is appropriate, the location allows for interconnectivity with other development, and the traffic and student generation is comparable with the single-family density as recommended.
Services – Seek school sites dedicated as part of residential neighborhoods as development occurs.
Services – Work with local agencies to identify new sites for township and county facilities. Provide for updates to the Comprehensive Land Use Plan within 5-10 years.

Town Center General Guidelines

Due to the intensity of uses and higher densities in town centers, good design is critical to the success of such centers. The following are general design guidelines that should be considered in town center developments.

<p>Building locations</p> <p>For retail uses, buildings should be located along a “build-to” line, providing for a 30-foot setback with curb, street trees and sidewalk.</p> <p>Office and residential uses may use a build-to line of 50 feet from curb.</p> <p>Multi-tenant buildings are encouraged. Excessive gaps and non-useable spaces between buildings are discouraged.</p> <p>Buildings should include architectural details on all exposed sides. Retail uses should have a minimum 80% “open” glazing (windows and doors) at street level.</p> <p>Pedestrian connections to rear parking areas may be established between buildings. Such areas should be wide and buildings should include four-sided architectural details.</p> <p>Buildings may have front and rear entrances whenever possible.</p> <p>Multi-family uses in single-use structures should be townhouses with rear garages near parks.</p> <p>Single-family lots with at least 80’ of frontage may use front-load garages if the garages are at least 10’ behind the front of the building. Lots with less frontage should utilize rear service roads.</p> <p>Public Spaces</p> <p>Common open spaces that are fronted by buildings are encouraged.</p> <p>In residential areas, open space should be a combination of formal town squares, pocket parks and natural preservation areas.</p>	<p>Parking</p> <p>Parking lots should be located behind or to the side of buildings rather than in front.</p> <p>Diagonal or parallel on-street parking should be located in front of retail areas and on local streets and commercial lanes where appropriate.</p> <p>Parking ratios should be calculated for the overall development rather than for individual businesses.</p> <p>Retail – 1 space per 250 gross square feet</p> <p>Office – 1 space per 250 gross square feet</p> <p>Residential – 2 spaces per unit</p> <p>Parking areas should contain landscaped curbs and islands with deciduous trees.</p> <p>Parking lots should be screened from public right-of-way by a four-foot evergreen hedge or masonry wall.</p> <p>Landscaped buffers should be provided between dissimilar uses.</p> <p>Bicycle parking should be provided at convenient intervals in safe locations near major entrances.</p> <p>Streets</p> <p>Streets should carry traffic in both directions.</p> <p>Sidewalks at least 4 feet wide should be provided throughout with a minimum 5’ tree lawn between sidewalk and street. Retail uses may utilize tree wells instead of a tree lawn.</p> <p>Street trees should be provided on both sides of the street at a minimum 40-foot spacing.</p> <p>Street furnishings (benches or other seating areas) should be provided in retail areas and public spaces.</p> <p>Streets should interconnect, with cul-de-sacs discouraged.</p>
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Concord Township Build-Out Analysis by Subarea

Subarea	I	II	III	IV	V	VI	Total
Gross Acreage		2,869 ac.	3,496 ac.	1,851 ac.	4,063 ac.	1,981 ac.	14,259 ac.
Current Housing Units (12/2013)		944	360	1,748	385	159	3,596
Estimated Current population (12/2013) - A		2,766	1,055	5,122	1,128	466	10,536
Recorded Vacant Lots (SF+MF)		66	15	25	9	2	117
Proposed Residential Lots (SF+MF)		0	0	29	0	0	29
Rezoned Residential Lots (no prop. plats)		0	0	0	0	0	-
Total Residential Lot (or Unit) Increased (SF+MF)		66	15	54	9	2	146
Population Increased - B		193	44	158	26	6	428
Net Developable Acreage (NDA)**		368 ac.	1,502 ac.	74 ac.	1,964 ac.	1,056 ac.	4,963 ac.
Housing Unit Increased after NDA overlay with Density		736	3,003	148	3,928	2,111	9,926
New Population Increase - C		2,157	8,799	435	11,509	6,184	29,085
Total Build-Out Population (A + B + C)		5,117	9,897	5,715	12,663	6,656	40,049

Subarea I was not calculated based on its status as "built out." Census 2010 Population Index is 2.93 persons per unit.

* Existing Land Use layer was created based on County Auditor's Office DALIS parcel layer dated 12/2013. From the existing land use classifications, only Agricultural, Agricultural Vacant Land, Residential Vacant Land, Other Uses Vacant Land, and Single Family lots with acreage greater than 10 acres, were selected as "Vacant Land".

** This figure was based on Vacant Land excluded NWI Wetland, 100-Year Floodplains, powerlines easement from AEP, and Developed Areas. Although not required in the zoning resolution, NDA was used to generate more realistic numbers based on engineering constraints.

-end of draft-