

Concord 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, and 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 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.

Liberty

Liberty Township is a community of distinct neighborhoods that still retain a rural flavor, even if the community builds out to a potential population of 29,000. The historic town center would remain the City of Powell. Large-scale shopping would be on U.S. 23. Neighborhood and convenience shopping would be located on Sawmill Parkway south of Hyatts Road. Some of this Sawmill development may be designed or redesigned with Traditional Neighborhood Design elements.

The Olentangy Valley below the 900-foot elevation would remain the most pristine area within the Township, with the lowest density and the greatest emphasis on preservation of natural resources and historic features. The Scioto River Valley below 900-foot elevation would be a low density area that also emphasizes the recreational opportunities along the O'Shaughnessy Reservoir.

Neighborhoods south of Hyatts Road would continue development at the uses and densities identified in the 1995 Liberty Township Comprehensive Plan as updated in 2006.

Lands north of Hyatts Road and above the 900-foot elevation would generally be lower density. Some houses would be located on lots of at least 1 acre, and other new developments would be located in conservation subdivisions at a density of one unit per net developable acre, with permanent open space in prominent locations along township roads and between homes. The intent would be to connect as much permanent open space from neighborhood to neighborhood with trails.

Sawmill Parkway is limited access, with access points being only at cross streets with Hyatts, Clark-Shaw, Bean Oller, Ford, and Bunty Station Roads. No further commercial uses are anticipated north of Hyatts Road on Sawmill Parkway.

The rural character of the Township may be retained by small pockets of agriculture only so long as it is economically viable for farmers who wish to farm. As sewer service spreads throughout the Township, however, farmers may continue to sell ground. Therefore, in order to preserve the cherished rural character when agriculture is no longer viable, open space should be preserved by parks, large lots, and by conservation subdivisions. Rural roads should have a rough edge, with mature trees and fencing that reminds us of the rural heritage. Mature landscaping should replace fences and tree rows if they are removed along township roads as part of roadway improvements.

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 subdivisions. Historic structures should be preserved as part of new developments.

Berkshire

When Berkshire Township is all built out, we would like it to be a community that has large lots, generally 1 acre or greater, or an equivalent density with cluster housing and significant open space. The rural character of the township will be maintained via a network of green space and/or parks. Rural roads would have a rough edge, with fencing that reminds us of the rural past, and mature landscaping to replace fence/tree rows if they are removed. We would like to preserve the sensitive environmental aspects (ravines, floodplains, jurisdictional wetlands, waterways, etc.) as the township develops.

We would like to preserve the special places such as forested lands, open meadows and creek-side trails, and retain historic and/or significant agricultural structures that give a sense of our farming heritage. Commerce and industry should be developed for a broader tax base. These uses should be concentrated, together, yet separated and buffered from exclusively residential areas. There should be a diversity of housing types to meet different housing needs (i.e., older adults, empty nesters, individuals and families). We would like to improve major thoroughfares and use access management policies to prevent congestion and dangerous road conditions. We would like to see improved rural/suburban services offered at reasonable costs.

Berlin Township

When Berlin Township is built out, we would like to be a community with a rural feel and character. Rural roads would have a rough edge, with fencing that reminds us of the rural past, and mature landscaping to replace fence/tree rows that are removed. We would like areas with low-density, large lots, as well as areas with greater density and diversity of housing.

We would like planned, commercial and industrial uses, with attractive landscaping in commercial corridors and at entrances to neighborhoods. We would like useable green spaces throughout the community. We would like to retain historic and agricultural structures that give a sense of our heritage. We would like to preserve unique scenic views and our critical natural resources such as ravines, floodplains, wetlands, and forests.

We would like to see a center of the township, perhaps at Historic Village of Cheshire, where a traditional village with neighborhood shops would be an attractive destination. We would like to retain the small town feel in the human scale of structures, the use of natural materials and traditional structural colors. Roads should remain as narrow as possible, but safely carry the traffic.