

CHAPTER 13

Implementation

Intent of the Concord Township Comprehensive Plan

The 2025 Concord Township Comprehensive Plan (Update) is the sum of all the chapters and appendices. The recommendations in this chapter are intended to be read in conjunction with the Comprehensive Land Use Plan (see individual Sub Area maps and overall Comprehensive Land Use Plan Map).

General Recommendations

Economic Conditions and Community Character

Financial Tools: *The Steering Committee (The Committee) recommends against applying Tax Increment Financing to single-family residential uses for the purposes of mitigating the costs of infrastructure. Such uses do not typically generate funds in excess of the costs they incur.*

Rural Large Lot Development: *The Committee would like to encourage development of lots that are larger than the minimum 1.5-acre lot size.*

Open Space: *The Committee recommends a minimum of 20% of open space for developments, particularly in residential zoning. Such open space should be “free and available” to the larger community. High tension powerlines, wetlands, steep slopes, and private land may be included as part of this open space, but a majority of the land should be useable and available.*

Planned Residential Districts: *The Committee recommends that density be calculated after factoring out unusable areas, such as high-tension powerlines and steep slopes by defining a Net Developable Acreage calculation. Also, the financial burden for the construction of all roads accessing or within a PRD should be the responsibility of the developing entity unless otherwise approved by the township.*

General Recommendations

Infrastructure Committee

Roads: *The **Dublin Road and Moore Road** intersection was identified by the Committee as a location where safety issues indicate improvements should be made.*

*High speeds are regularly observed on **Dublin Road**. The Committee would like to see this road studied for potential speed limit reductions.*

*As traffic on **Home Road and Riverside Drive** continue to increase, a **safer pedestrian crossing** should be pursued. This crossing would ideally be a tunnel or bridge. At minimum, manually-activated crossing beacons should be installed.*

General Recommendations

Infrastructure Committee

Development Pattern: As development continues in Delaware and Union Counties, Home Road will continue to experience increased traffic.

Solar: The Township should encourage private solar power generation as part of commercial development and should remove or reduce any barriers toward having them permitted or built. The Committee also believes that large-scale commercial solar generation should be discouraged and prohibited if possible.

Noise: The Township should consider the development of a noise resolution to allow enforcement.

Recreational Marijuana: The Committee recommends prohibiting the growth and sale of marijuana as allowed to unincorporated areas by current law.

Data Centers: The Committee recommends that the Zoning Commission consider amendments to the Zoning Resolution that would limit maximum square footage of commercial structures to discourage data centers, understanding the excessive water and power uses such developments require.

Trails and Sidewalks: The Township should prioritize completing the gap in the multi-use trail on Home Road between Gateway Boulevard and the existing trail at the Homestead at Scioto Reserve development. Also, given that the City of Columbus owns 1.25 linear miles along Dublin Road south of Home Road, the Township should encourage construction of a trail along that road frontage.

Junk Vehicles: The Committee observed that a large number of junk vehicles and other trash can be observed at several locations throughout the Township, having a negative impact on property values in the area. The Township should step up enforcement of trash removal where provided by law.

Signage: Since unpermitted signs can cause safety issues and potentially lower property values, the Township should work with other county and state agencies to increase removal of prohibited signs, particularly those in rights-of-way and at roundabouts.

Short Term Rentals: Before they become an issue, the Township should consider establishing a registration process for Short Term Rentals.

Community Character Committee

Safety: *The Township should work with Delaware County EMA and Union and Franklin Counties to encourage additional emergency sirens to be located in the township.*

Housing Design: *Recommend diversity in the design of housing to avoid repetitive “cookie-cutter” neighborhoods and complement the style of surrounding existing homes. In new projects, align front setbacks to increase walkability and define the street.*

Solar Power: *Encourage homeowners to utilize roof-mounted solar energy to reduce reliance on the existing power grid. However, discourage the use of undeveloped land for utility-scale solar farms.*

Wind Power: *Encourage the adoption of language that regulates individual wind towers. Utilize the standard language provided by the Regional Planning Commission based on the Ohio Revised Code enabling language.*

Lighting: *Require fully-cutoff fixtures for commercial lighting uses and at subdivision entrances. Identify a standard sample that reduces glare into the night sky as a recommendation to developers. Work with the County Engineer to upgrade the lights along the Home Road bridge to make them compliant with a “downward cut-off” style fixture.*

Open Space: *Maintain open space by encouraging the removal of dead and decaying plants.*

Concord Park and Programming: *Consider an expansion of the Township Hall and consider adding more programming for township-wide activities.*

Sub Area 1—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.

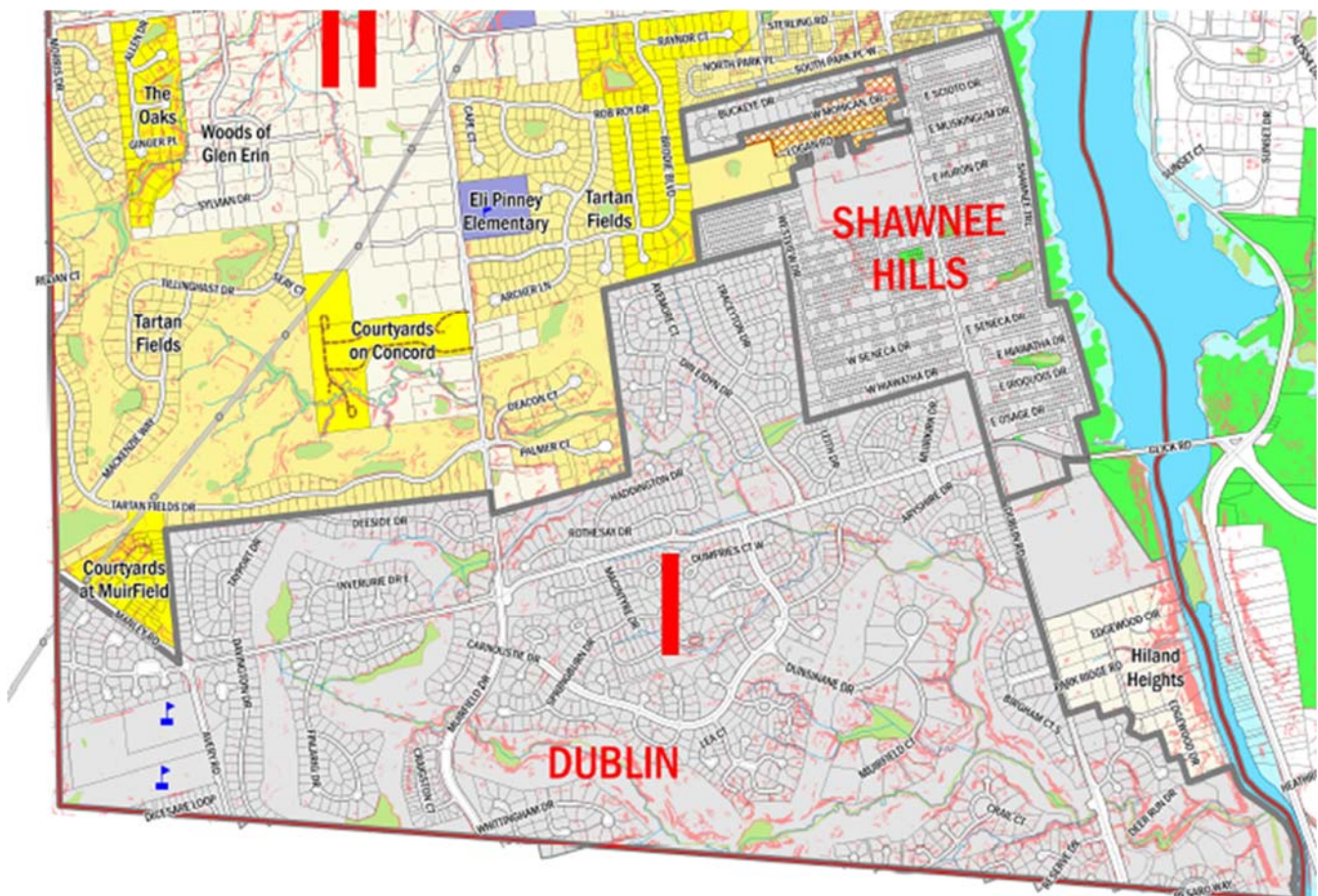
Land Area: 1,458 acres

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.

General Facts and Findings

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.



Sub Area 2—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

General Facts and Findings

This area has access to Dublin Road (S.R. 745). It is closest to 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 and county-maintained sewage treatment plant with land application system. The County's Lower Scioto Water Reclamation facility is located north of this sub-area. Del-Co water is available.

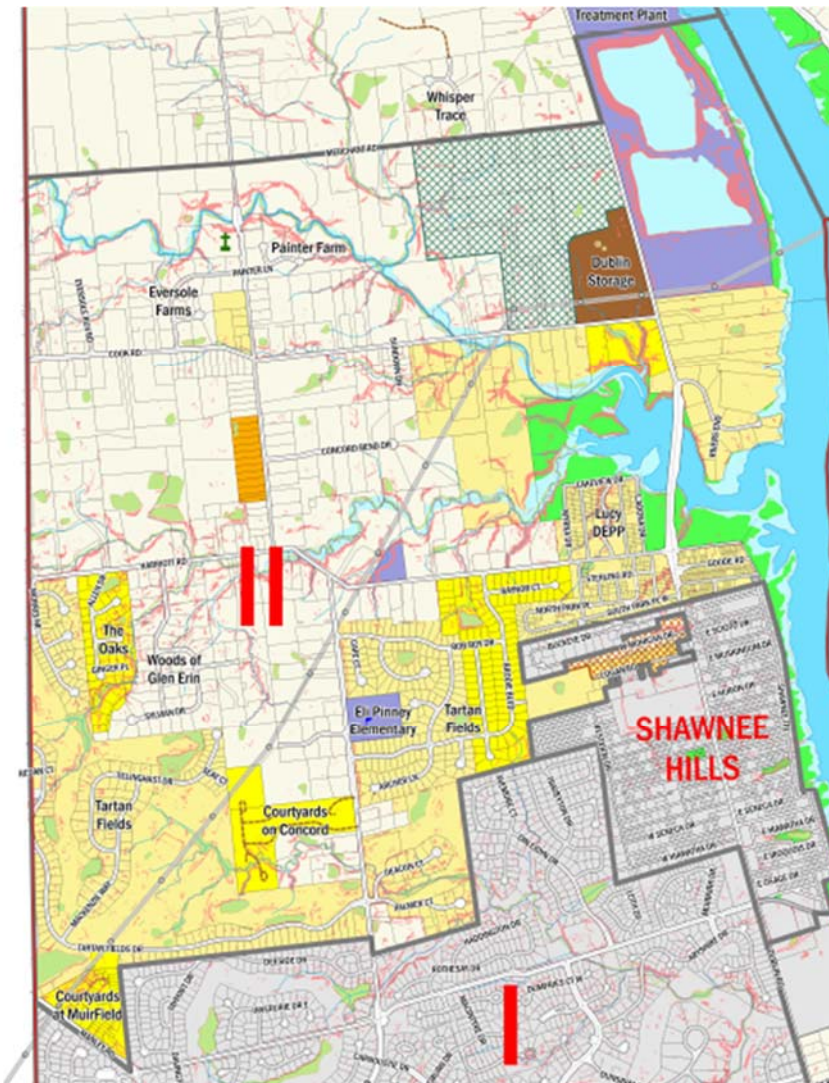
There are few large tracts of land, suggesting that future development will be limited. Any developments with access to sewer, leading to smaller lots, should provide open space and mitigate its impact on roads and other services.

Action Steps

Lucy Depp: Lands in the Lucy Depp area north of Shawnee Hills have been platted since 1920s with small (35'x70') lots. They 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 zoning district that requires the same lot size as Shawnee Hills (14,700 square feet) per building lot, while recognizing certain smaller non-conforming lots of record.

The comprehensive plan recommends continued use of the Dublin Storage property for commercial use, with expansion of commercial into the 21-acre property to the north and the 7-acre site at the corner of Merchant and Dublin Road, if sewer can be extended.

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 1.5 units per acre with centralized sewer.



Sub Area 3 — West Scioto

Boundaries: *West of the Scioto river, south of U.S. Route 42, north of Merchant Road.*

Land Area: 3,496 acres

General Facts and Findings

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.

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

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.

Action Steps

A standard minimum lot size for a residential lot should be maintained at **one and a half 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.

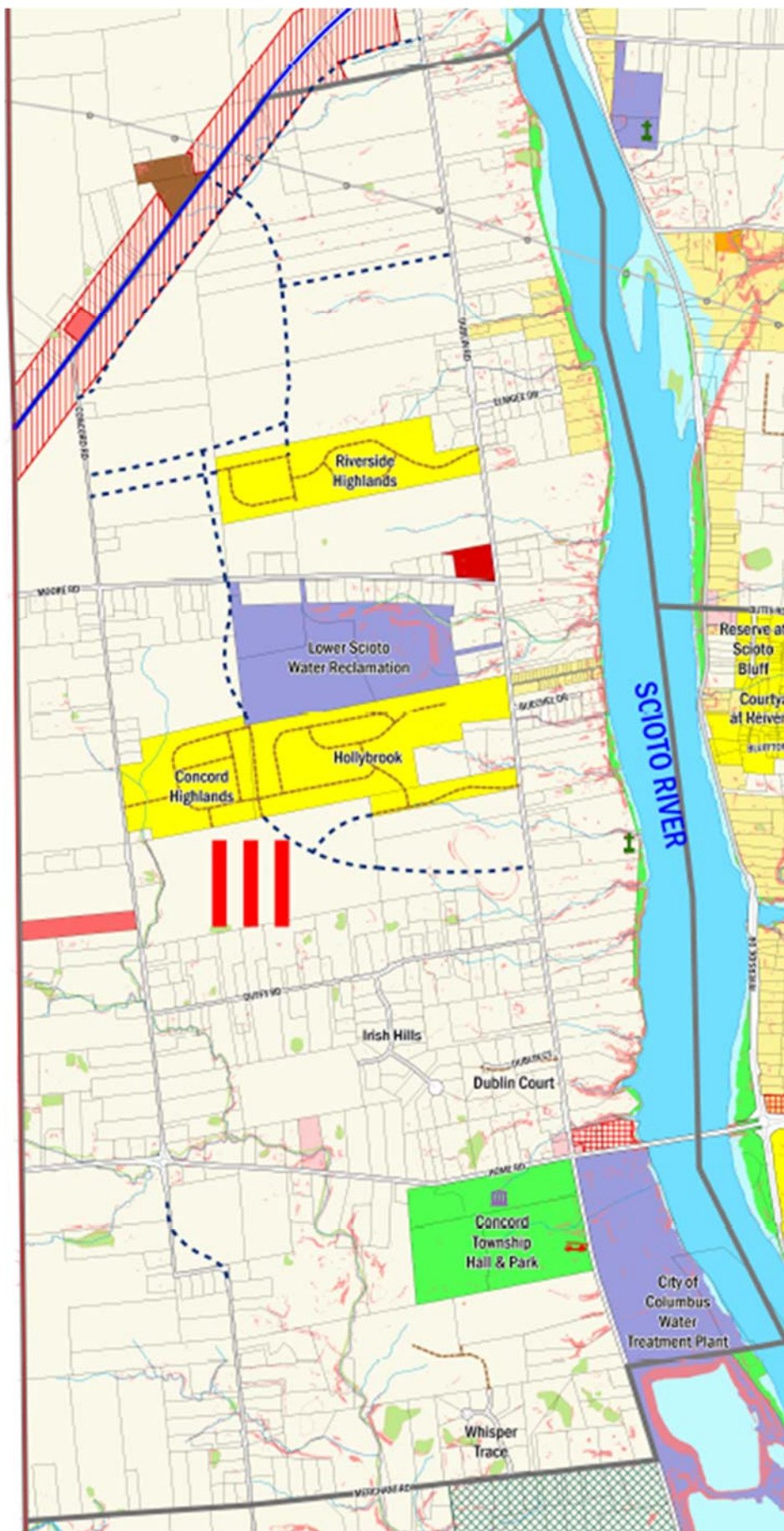
If **Planned Residential Development** rezonings are requested, they should not exceed **1.5 dwelling units per gross acre**, minus existing road rights-of-way and road easements with a maximum 10% deduction, be located on a major collector or arterial road, be served by centralized sanitary sewer, and 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.

As the area develops around the Lower Scioto Wastewater Treatment Plant south of Moore Road, a **mixture 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.



Sub Area 4 — Lower Scioto

Boundaries: *East of O'Shaughnessy Reservoir, south of Hyatts Road.*

Land Area: 1,893 acres

General Facts and Findings

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 residents to come live in a suburban setting. Home Road is the major east-west arterial. 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.

Any future development should include a variety of housing types and more publically-useable open space.

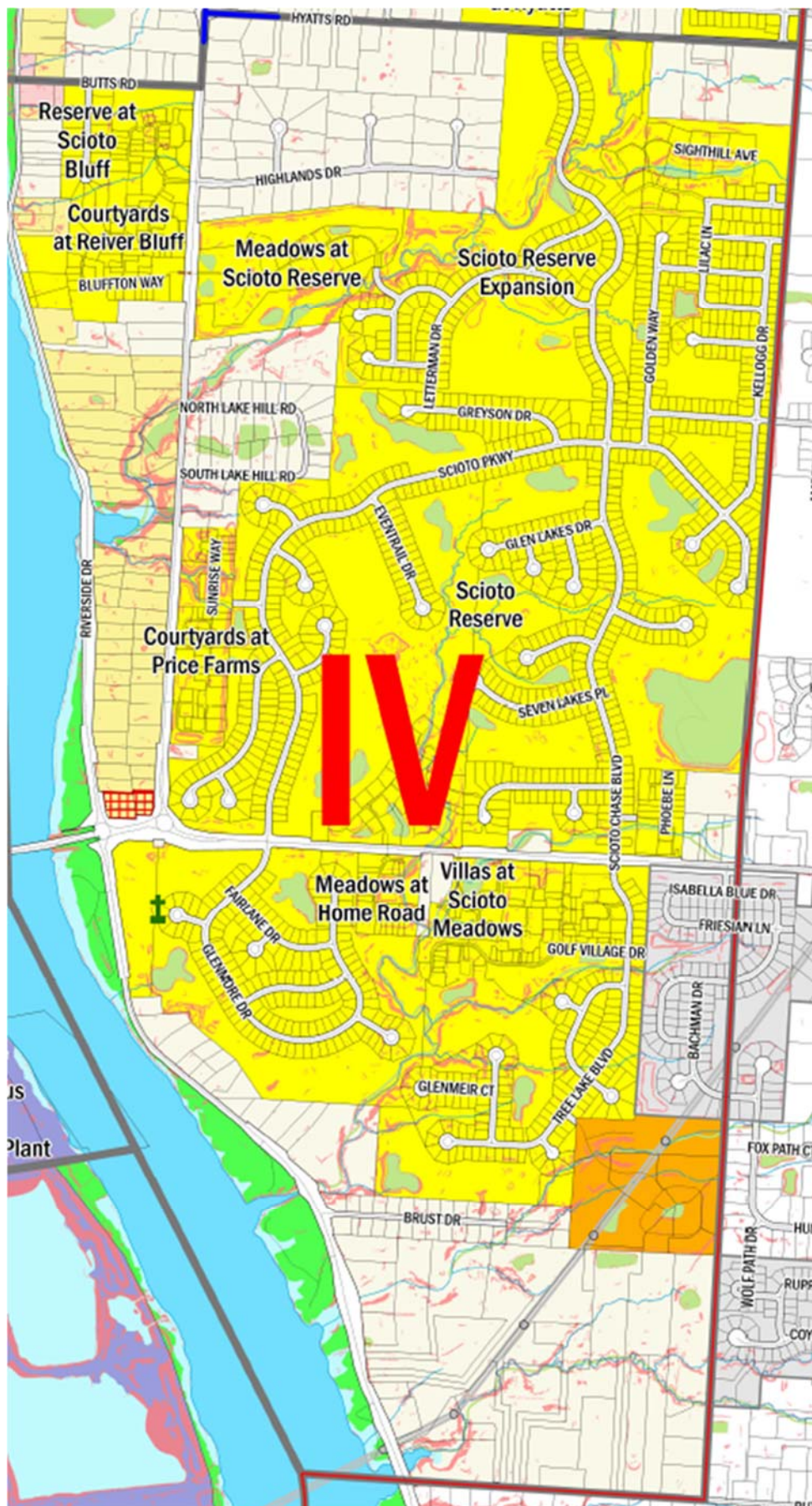
Del-Co water is available. Scioto Reserve may have additional capacity, based on the development time-frame.

The City of 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.

Actions Steps

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

Planned Residential Developments at a density of **1.5 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.



Sub Area 5—Upper Scioto

Boundaries: *North: Scioto Township; West: Scioto River; East: Delaware/Delaware and Liberty Townships; South: Hyatts Road.*

Land Area: 4,108 acres

General Facts and Findings

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, but not in the short term.

There are areas of active farmland that lie north of Bean Oller, south of Maynard, and east of Section Line Road.

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.

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 Development** rezonings are requested, they should be a maximum density of **1.5 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.

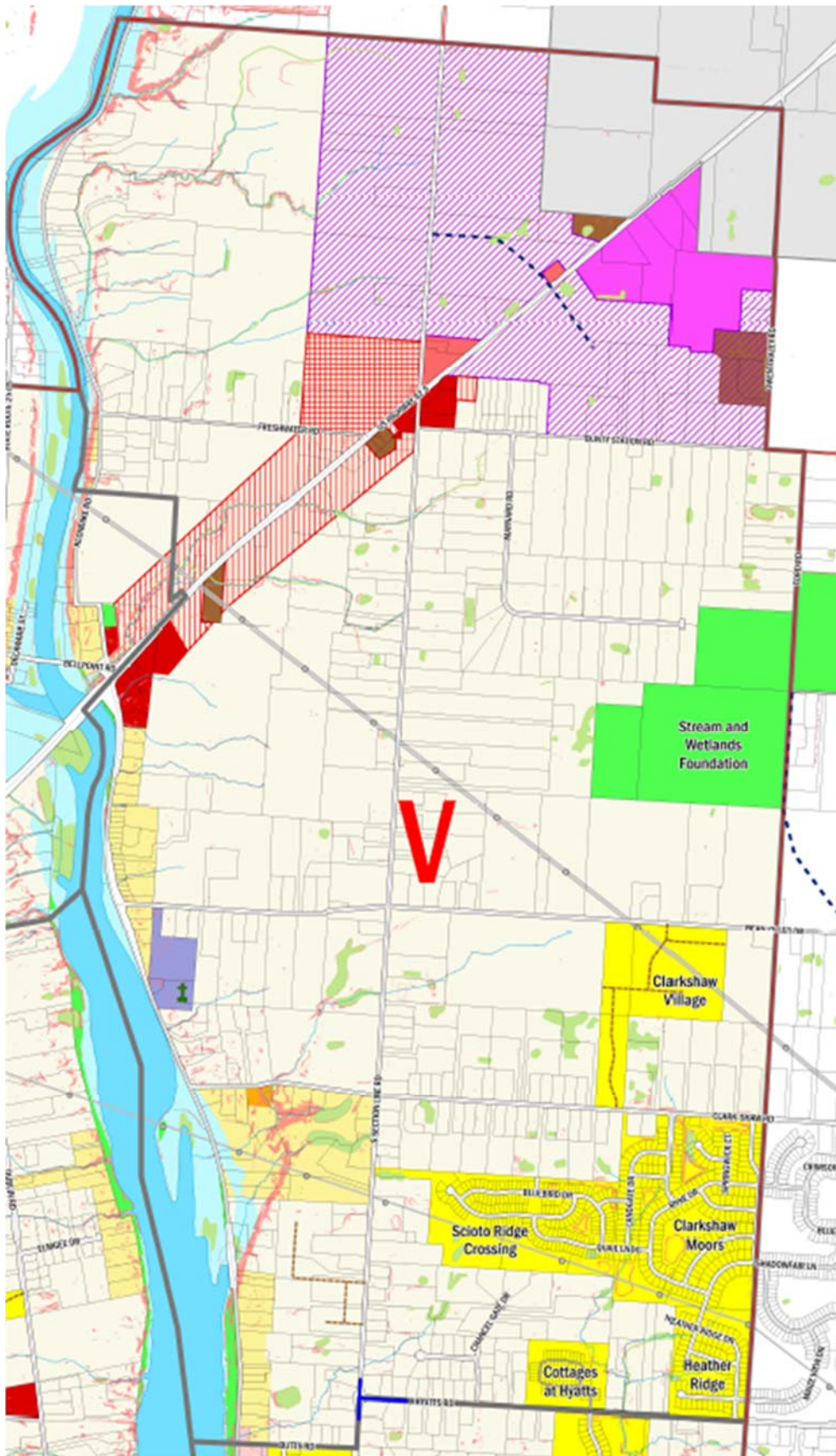
When agriculture is no longer viable, a large **industrial park area** should be developed north of Bunty Station Road and extending west of Section Line Road. There have been significant large industrial developments interested in tracts of 150 or more acres here, but the lack of loop roads around Delaware 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.

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.



Sub Area 6 — 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.

General Facts and Findings

This area is divided east west by the Scioto River and north- south by Mill Creek. The 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 Mill 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 Mill 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 Mill 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.

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.

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.)

General Facts and Findings

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. A general depth of 400 feet from the edge of pavement is recommended.

