



## Comprehensive Plan Update 2026

**DRAFT, 1/14/2026**

# Comprehensive Plan of Concord Township

Concord Township Hall — 6385 Home Road, Delaware OH 43015

**Approved by the Concord Township Zoning Commission on X**  
**Adopted by the Concord Township Trustees on X**

## CONCORD TOWNSHIP TRUSTEES

Joe Garrett  
Jason Haney  
Bart Johnson

## FISCAL OFFICER

Jill M. Davis

## ZONING COMMISSION

Phil Gehrisch  
Darin Hilt, Chair  
Stephen Pierce  
Jerry Stone,  
Jeremy Tiller, Vice Chair

## BOARD OF ZONING APPEALS

John Kipfer, Chair  
Eric Van Meter  
Bob Nagode  
Doug Smith  
Darren Webb, Vice Chair  
Marino Colatruglio, Alternate  
Patrick Johnson, Alternate

## ZONING INSPECTOR

Ric Irvine

## COMPREHENSIVE PLAN STEERING COMMITTEE

Michelle Counahan   Dave Frease   Warren Goodenow   John Guzzo   Adam Headlee  
Alexandria Hernandez   Linda Issel   Kevin Knedler   Stephany Merick   Kay Melching  
Ron Moses   Greg Rhinehart   Thaddeus Ruffing   Doug Stuart   Amy Whetro   Ken Willis

Comprehensive Plan Coordinator: John Carlisle

## DELAWARE COUNTY REGIONAL PLANNING COMMISSION STAFF

Scott Sanders, AICP, Executive Director  
Da-Wei Liou, MCP, GIS Manager  
Brad Fisher, Senior Planner  
Stephanie J. Matlack, Executive Administrative Assistant

*Unless otherwise noted, base map datasets are provided by the  
Delaware County Auditor's Geographic Information Systems (GIS) Office  
(parcel, water, political boundaries, etc.)*

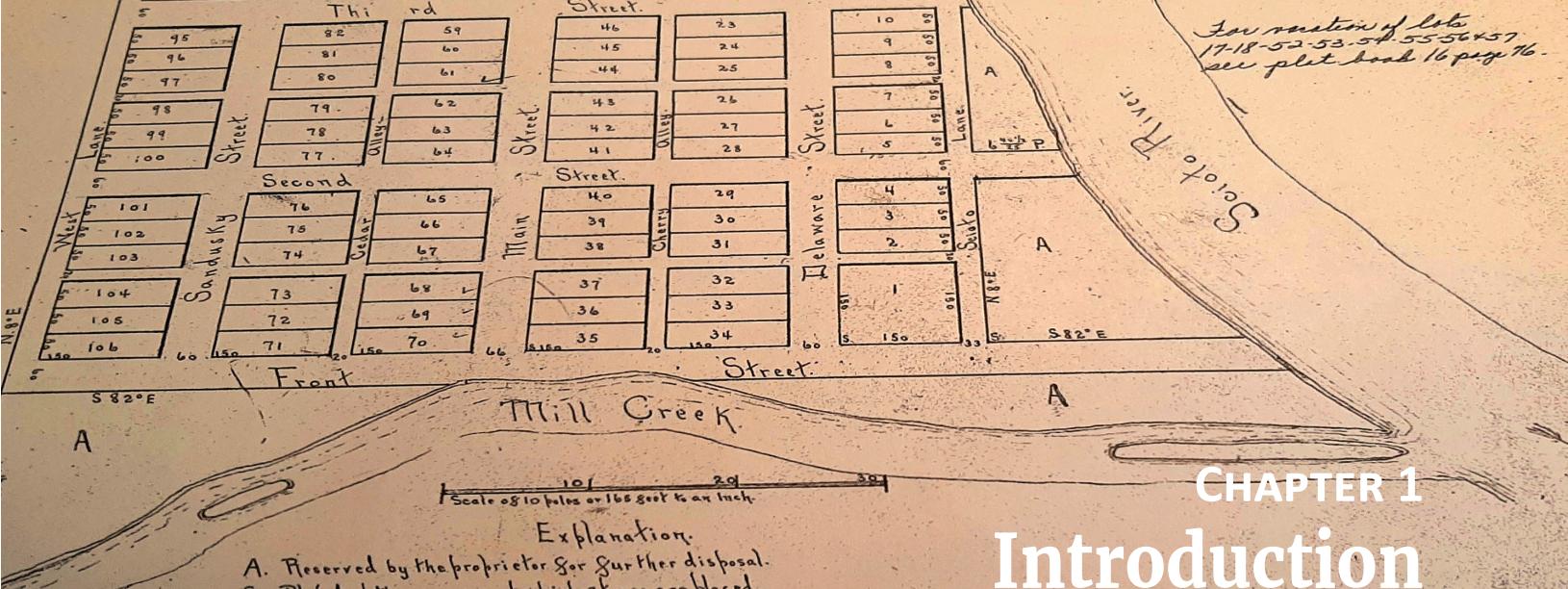
*Chapter header photographs are from a variety of sources, including NearMap.*

**PLEASE NOTE:** This plan is intended to be accompanied by the Delaware County Comprehensive Land Use Background Information. That document provides additional county-wide data related to all the items listed above and is updated regularly as information becomes available. Should there be conflicts between the two documents, this document shall prevail.

# TABLE OF CONTENTS

<b>Acknowledgements</b>
<b>Table of Contents</b>
<b>Chapter 1: Introduction</b>
<b>Chapter 2: Population</b>
<b>Chapter 3: Development and Change</b>
<b>Chapter 4: Existing Land Use</b>
<b>Chapter 5: Natural Resources and Conservation</b>
<b>Chapter 6: Housing</b>
<b>Chapter 7: Economic Development</b>
<b>Chapter 8: Roads and Transportation</b>
<b>Chapter 9: Utilities</b>
<b>Chapter 10: Community Facilities</b>
<b>Chapter 11: Future Development Patterns</b>
<b>Chapter 12: Goals and Objectives</b>
<b>Chapter 13: Implementation</b>
<b>Appendix A (delete if not needed)</b>





# CHAPTER 1

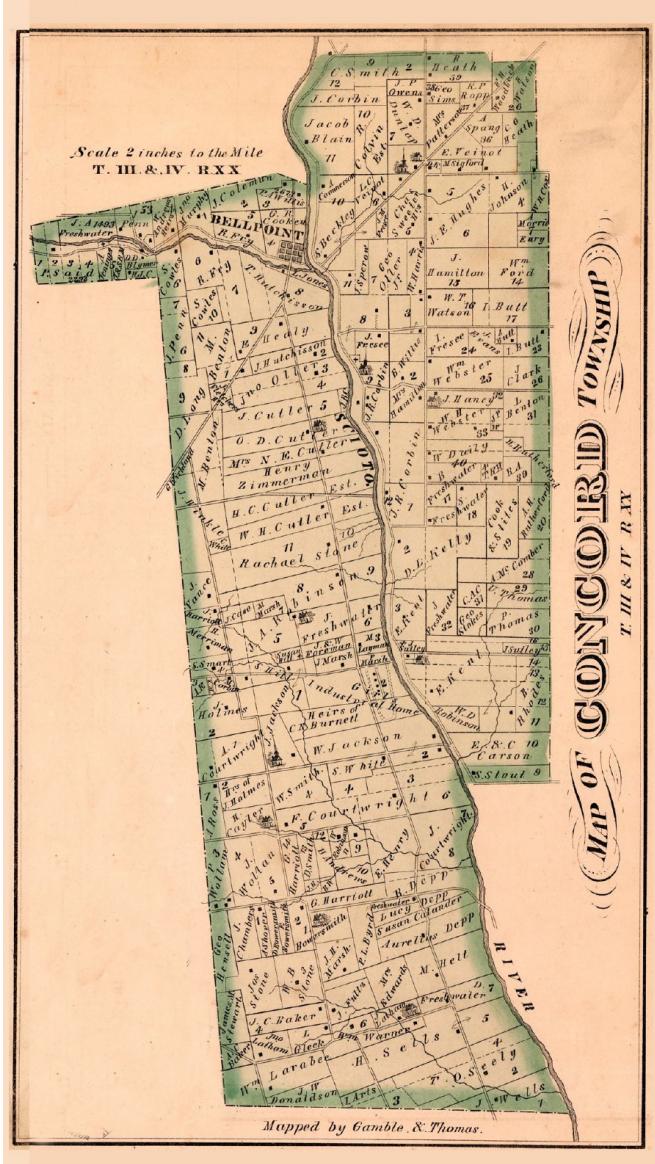
# Introduction

*"Concord [Township] 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 20<sup>th</sup> 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."

- From "History of Delaware County and Ohio, 1880"



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.

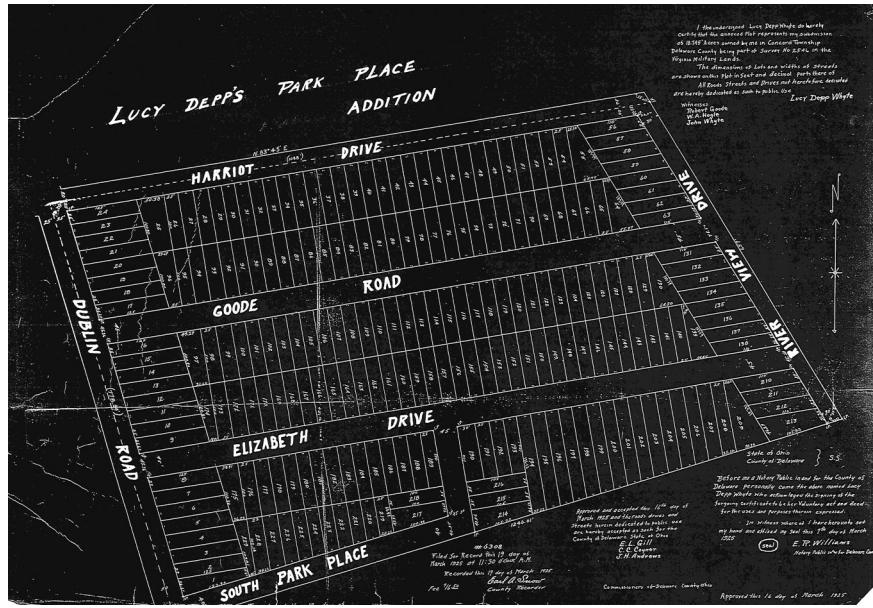
*-various sources including Arnett Howard and Stewart Bernstein, Columbus Bicentennial blog, 2012 and graveaddiction.com*

## 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.



Advertised in 1858 as "Ohio White Sulphur Springs" when it was purchased by "Mr. A Wilson, of Cincinnati," there was a large hotel, cottages, stables, a chapel, saloon, 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 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 initially served the resort and later the Girls' Industrial Home. The Ohio Home Cemetery is located on the grounds and is accessible to the public by appointment.

A separate part of the site was designated as a male reception center and included serves for males. At its peak, the facility housed both male and female inmates, with a significant number of employees. By 2013, it had 38 inmates, including 18 females and 20 males. When the facility closed in May of 2014, it was the first time that juvenile offenders, specifically girls, wouldn't be on the site in more than 170 years.

Prior to its closing, the Township Hall and Fire Station which was located on the east side of Dublin Road adjacent to the site, moved into to their current locations at the Township Park.



*Concord Township Fire Station*

## **The Concord Township Comprehensive Land Use Plan update**

This update started in 2025 as an update to the Township's 2016 plan, including 2018 and 2021 amendments. The Zoning Commission is responsible (ORC 519.05) for the submission of a plan to the Township Trustees to achieve the purposes of land use regulation under zoning powers (ORC 519.02). At-large residents and landowners of the Township were encouraged to participate in the planning process. Overall, the update it intended to:

1. Review changes in land use, population, utility services, roads, boundaries that have occurred since the previous plan, as well as the changes in economic, legislative, judicial, and regulatory conditions;
2. Review any existing policies and judge whether they are still representative of the community's values and visions of its future, and if those policies conform to current federal and state land use legislation and court decisions;
3. Review the goals and objectives for the growth in the ensuing 5 to 10 years;
4. Create a revised text and map for the recommended land use on a site-specific basis to guide future growth of the Township
5. 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 all built out.

The Comprehensive Plan contains policies, goals, and a recommended land use map for the future development of the Township. The Township must subsequently amend its zoning to implement these policies and visions. The Comprehensive Land Use Plan is intended to be site-specific, with land use and/or density classification attached to each parcel, and viewed from an environmental standpoint with policies to protect critical resource areas.



## CHAPTER 2

# Population

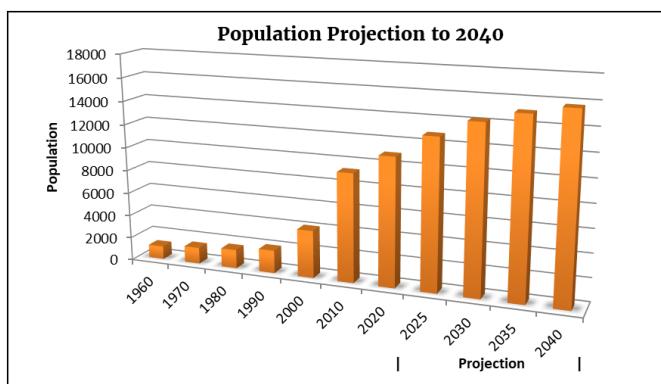
### Township Population

Based on the U.S. Census Bureau, Concord Township's population was 9,294 in 2010. Population increased 17.8% by 2020 to a total of 10,951 residents, with a projected 12,532 in 2025. The RPC estimates that number to currently be 12,826 as of the beginning of 2025, representing 14.4% growth during that period.

The formula takes into account the average number of residents per unit, a vacancy rate, and a typical period of time between building permit and home completion.

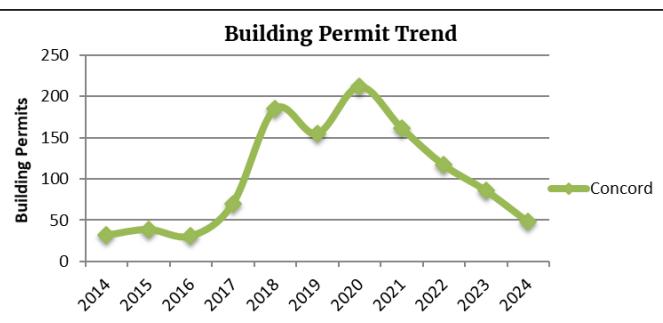
*Township Population, 1960 to 2040*

Yr	1960	1970	1980	1990	2000	2010	2020	2025	2030	2035	2040
	1,145	1,412	1,625	1,978	4,088	9,294	10,951	12,826	14,219	15,095	15,737

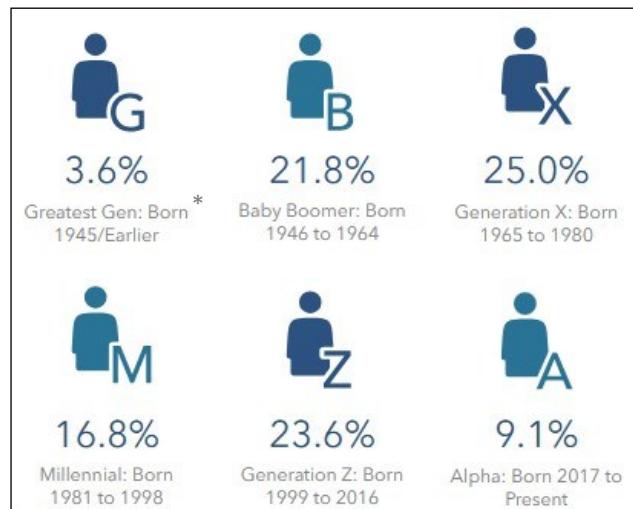


*New Residential Building Permits 2009-2024*

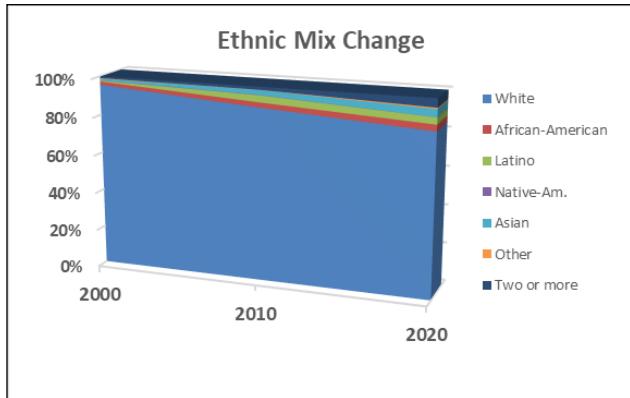
Yr	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	67	32	39	31	70	185	155	212	162	117	86	48



The largest generation group in the township is Generation X, born between 1965 and 1980 (ages 45-60). The next largest groups are Generation Z and Baby Boomers, making up 45.4% of the population. This strongly suggests a group looking at the school district(s) and more likely to afford a higher-value second or third home.



\*This range includes the Silent Generation - the period between 1928 and 1945 and the Greatest Generation - 1901-1927.



#### U.S. Census Demographic Profile

U.S. Census Population Category	2010 Township Population	2020 Township Population
Total Township population	9,294 persons	10,951 persons
White	8,261	9,109
African American	236	184
Latino	157	303
American Indian	21	7
Asian	463	917
Pacific Islander	0	5
Other	10	31
Two or More	146	395
5-yr estimates, 2023		
Med. household income	\$156,688	
Unemployment	2.7%	
Male population	53.03%	
Female population	46.97%	
Median age	43.4	
Bachelor's degree	63.9%	
Graduate or prof. degree	28%	
Average household size	2.89	

Source: U.S. Census Bureau 2023 ACS 5-Year Estimates

Residents of the township have a median household income of \$156,688 where Delaware County as a whole had a median household income of \$104,332.

The township's Median Household Income is also well above the Median Household Income for the State of Ohio (\$54,533) and the Columbus Metropolitan Area (\$62,898).



## CHAPTER 3

# Development and Change

### Concord Township Development Activity

Settlement in the township began with the platting of lots in Bellepoint in 1835. Over time, most development took place on lots with existing road frontage and in small subdivisions, utilizing 1.5-acre lots utilizing on-site septic systems. When Scioto Reserve and Tartan Fields were developed with land application systems, the change ushered in opportunity for smaller lots utilizing a public treatment system. More information on sewer is provided in the Utility section. The following table shows recent rezoning acreage totals and the next pages show residential rezonings followed by non-residential zoning projects.

#### Zoning Statistics

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Zoning Cases	1	3	4	1	3	6	2	1	2	0	2	4
Acres	14	86	174	10	134	122	9	254	69	0	42	186

#### Approved Residential Rezoning Applications since 1997

Applicant	Project	Acres	SF Lots	Condos	Gr. Density	Zoning Year	Start Const.
NHG Dev.	Tartan Fields	444.9	598		1.34	1996	1997
Scioto Res./C. Vince	Scioto Reserve	695	1,164	95	1.81	1998	1999
Saunders Ent.	Tartan Fields (Harriott)	65.918	98		1.49	2004	2005
Triangle Real Est.	Scioto Reserve North	238.7	174	128	1.27	2004	2004
Tree Dev.	The Oaks	34.765	43		1.23	2005	2006
Metro Dev.	Clarkshaw Moors	111.7	223		2.00	2014	2017
Epcon Comm.	Courtyards at Section Line	26.616		66	2.47	2015	2018
Metro Dev.	Courtyards at River Bluff	49.61	5	143	2.98	2015	2020
Metro Dev.	Heather Ridge	38.9	75		1.92	2015	2017
Metro Dev.	Scioto Ridge Crossing	80.669	162		2.00	2016	2018
CV Real Property	Meadows at Home Road	10.25		25	2.44	2016	2018
Metro Dev.	Concord Highlands	50	98		1.90	2017	—
Metro Dev.	Riverside Highlands	63.72	126		1.98	2017	—
Epcon Comm.	Courtyards at Manley Road	20.331		61	3.00	2017	2019
Kenney Asset Man.	Scioto Reserve Expansion	24.25		57	2.35	2017	2020
CV Real Prop.	Home Road North	8		20	2.50	2018	2023
CV Real Prop.	Home Road South	10.157		25	2.46	2018	2024
Principle Real Est.	Reserve at Scioto Bluff	12.02	18		1.49	2019	2022
CV Real Prop.	Scioto Reserve Extension	7.919	15		1.89	2019	2020
Epcon Comm.	Courtyards on Concord	36.24		54	1.49	2024	—
Maronda Homes	Clarkshaw Village	63.63	95		1.49	2024	—
DublinbyConcord	Hollybrook	94.213	140		1.48	2024	—

*List of Condominium developments since 2001.*

First Recorded Date	Project Name	Number of Units Recorded by 3/11/2025
5/16/2001	<b>Homestead at Scioto Reserve Condo</b> (Home Road and Tree Lake Road)	100
6/23/2004	<b>The Village at Scioto Reserve Condos</b> (Scioto Reserve, Turning Leaf)	73
6/14/2006	<b>The Ravines at Scioto Reserve Condos</b> (Scioto Reserve at Scioto Chase)	81
5/24/2007	<b>The Meadows at Scioto Reserve Condos</b> (Scioto Reserve at Section Line)	61
12/26/2018	<b>The Meadows at Home Road Condos</b> (Home Road and Gateway Blvd.)	24
10/19/2017	<b>The Courtyards at Price Farms Condos</b> (Section Line Road)	66
12/4/2018	<b>The Courtyards at Muirfield Ridge Condos</b> (Manley Road)	67
7/29/2019	<b>The Cottages at Hyatts Condos</b> (Hyatts Road)	56
9/14/2020	<b>The Courtyards at River Bluff Condos</b> (S. Section Line Road and Butts Rd.)	108
10/9/2021	<b>The Pointe at Scioto Reserve Condos</b> (Home Road near Scioto Pkwy.)	92
1/10/2023	<b>Scioto Meadows North Condos</b> (Scioto Reserve at Scioto Chase & Home)	17
9/4/2024	<b>Villas at Scioto Meadows Condos</b> (Home Road west of Tree Lake Blvd.)	4

*The following images are zoning cases involving single-family condominium developments.*



**RPC#06-18zon****CV Real Properties****10.157 acres / FR-1 to PRD  
Concord Twp.****RPC#05-18zon****CV Real Properties****8 acres / FR-1 to PRD  
Concord Twp.****RPC#01-16zon****CV Real Properties****10.25 acres / FR-1 to PRD  
Concord Twp.****Scioto Reserve  
Section 2  
Phase 2****RPC#36-23zon****Epcon Communities****Courtyards at Concord  
36.24 ac. / FR-1 to PRD  
Concord Twp.**

*The following images are zoning cases involving single-family platted lots in traditional PRD subdivisions.*

**RPC#34-15zon****Metro Development****80.669 acres / FR-1 to PRD  
Concord Twp.****RPC#33-15zon****Metro Development****176.71 acres / FR-1 to PRD  
Liberty Twp.**

**RPC#03-17zon**  
Metro Development  
63.72 acres/FR-1 to PRD  
Concord Twp.



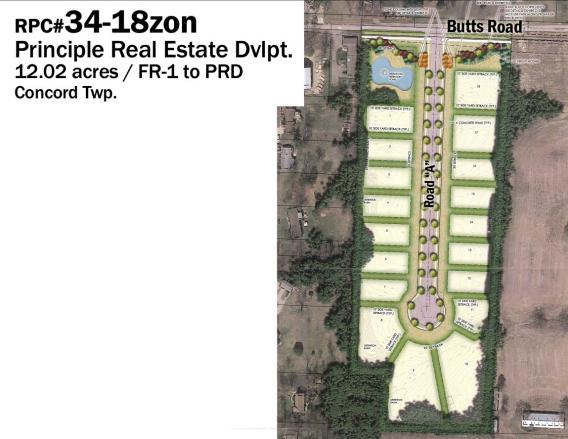
**RPC#04-17zon**  
Metro Development  
50 acres/FR-1 to PRD  
Concord Twp.



**RPC#29-19zon**  
CV Real Properties  
7.919 acres / FR-1 to PRD  
Concord Twp.



**RPC#34-18zon**  
Principle Real Estate Dvlp.  
12.02 acres / FR-1 to PRD  
Concord Twp.



**RPC#07-24zon**  
Maronda Homes  
Clarkshaw Village  
63.63 acres / FR-1 to PRD  
Concord Twp.



**RPC#18-24zon**  
Dublinbyconcord Ltd.  
94.213 acres / FR-1 to PRD  
Concord Twp.



Approved Non-residential Rezoning Applications since 1996

Applicant	From/To	Acres	Comments	Zoning Date
Ronald & Suzanne Jackson	FR/I	174	US 42, Caliber Collision, Ryan's Landscaping, Arch City Storage	1996
NHG Development Group	FR/R-2	444.9	Includes Tartan Fields Golf Course	1996
Scioto Reserve—C.A. Vince	FR-1/PRD	695	Includes Scioto Reserve Golf Course	1998
H. & L.E. Jane Bauder	M-1/B-2	3.6	NE Corner of US 42 and S. Section Line	1998
H. & L.E. Jane Bauder	FR-1/B-2	4.22	NE Corner of US 42 and S. Section Line	1998
Muirfield Golf Club	FR-1/PRD	13.9	Temp parking, now open space, condos	1998
NHG Development Group	R-2/PRD	1.55	Added land for tennis in Tartan Fields	1999
Howald Properties Ltd.	B-2/B-4	2.46	4544 State Route 257 S. Utility use, now owned by Columbus	1999
Ohio Wildlife Center	R-2/PRD	19.04	6131 Cook Road OWC Education and Administration	1999
Stephen Nichols	FR-1/PCD	5.01	5830 US 42, Northwest Building Products and Storage	2000
M/M Hinkle & M/M Reynolds	FR-1/PCD	1092	3903 US 42, Custom Woodworking	2002
David Ganim	FR-1/PCD	5.01	3218 US 42, Storage, Pickle Shack	2003
Steve Nichols/John Stoycheff	FR-1/PCD	5	Expansion of Northwest Storage	2005
Dublin Farms, LLC	FR-1/PCD	55.8	8656 Dublin Rd. Dublin self-storage, U-Haul rental	2018
Eric & Kim Crawford	FR-1/PCD	.699	3883 US 42 Continue Final Touch Painting	2019
Ryan Brown	FR-1/PCD	5	4359 US 42, Self-Storage 42	2021
Avasar LLC	FR-1/PCD	36.83	4910 SR 257 Emerald Farm event center	2024



Part of the Jackson rezoning at 3295 US 42 showing Arch City Storage.



Northwest Building Resources and Storage, established with two Stephen Nichols cases.

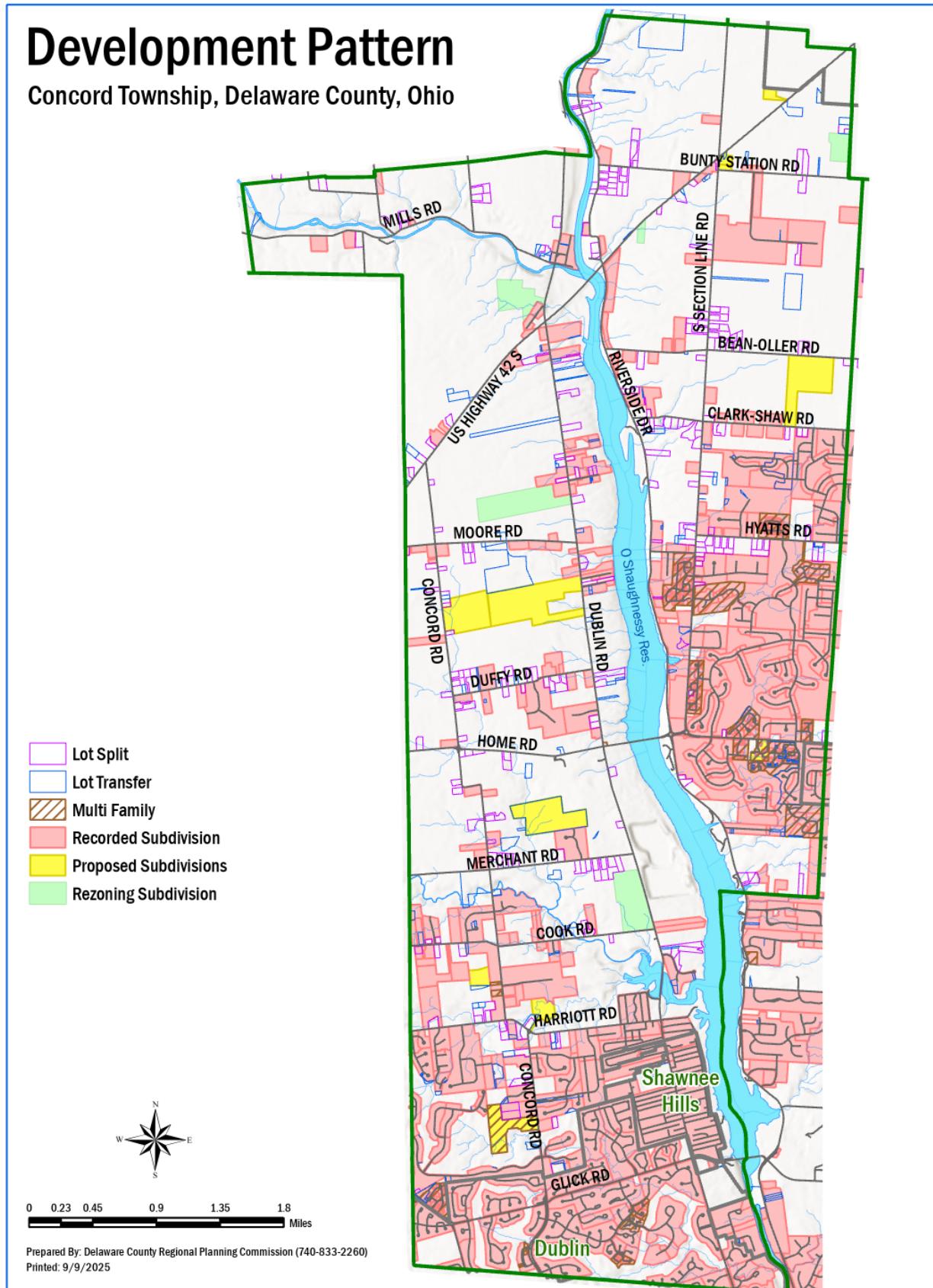


Jackson case—Caliber Collision at 3061 US 42.

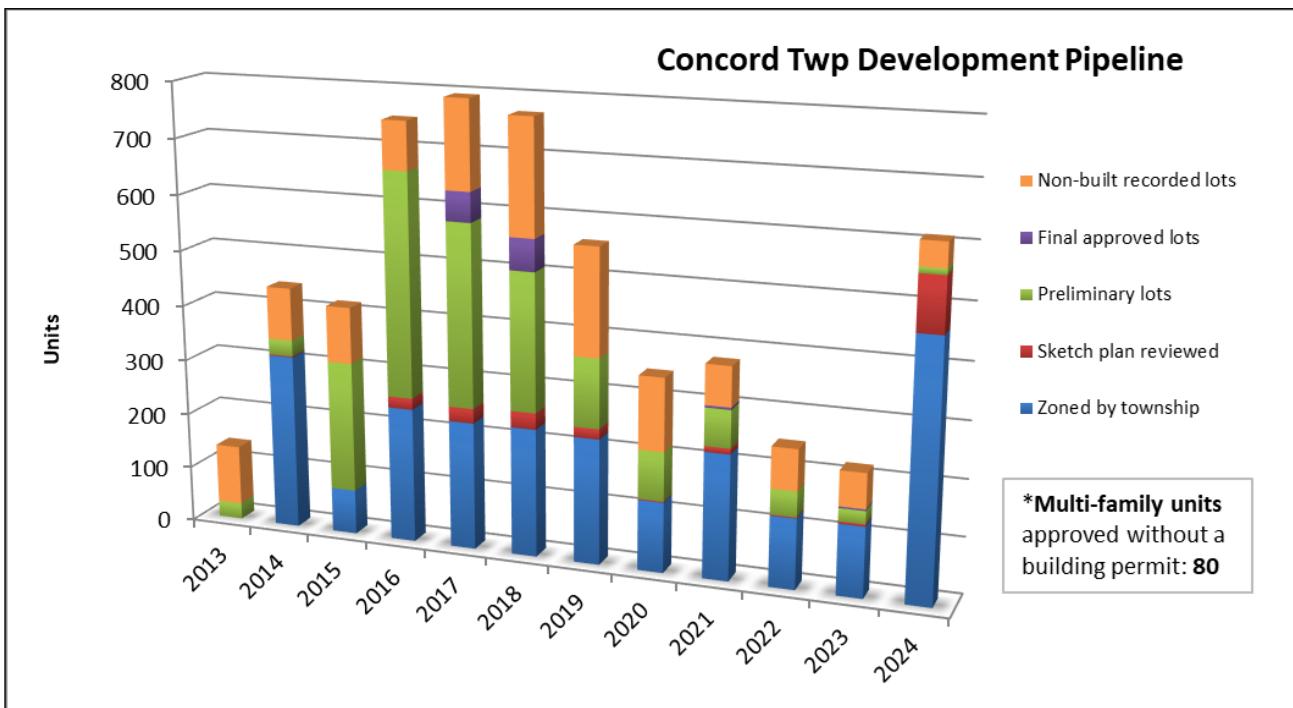


Northwest Building Resources and Storage, established with two Stephen Nichols cases.

The Development Pattern map is an indication of development activity in the township by location. All development is not the result of zoning applications or subdivision plats, but tracking that activity provides a good indication of where development has taken place and how much development potential remains.



At the end of each year, the Planning Commission staff tabulates all lots and units that are located within the development process. The table below is the Development Pipeline table, indicating the lots that are within that process. For example, from 2021 through 2023, lots were slowly being completed, recorded, and built (or sold). Then, based on several cases that were zoned by the township in 2024, the number of “zoned but not in the subdivision process (Preliminary and Final) increased to 459. Those lots will likely proceed through the subdivision process in 2025.



Development Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Zoning approved	315	80	242	229	230	225	126	224	126	126	459
Sketch Plan reviewed	2	0	20	26	29	18	2	10	2	4	97
Preliminary approved	29	234	401	327	247	124	87	67	45	23	11
Final Plat approved	0	0	0	53	57	0	0	4	0	3	0
Non-built, recorded lots	94	101	86	158	206	192	130	71	73	62	43
<b>Total in Pipeline</b>	<b>440</b>	<b>415</b>	<b>749</b>	<b>793</b>	<b>769</b>	<b>559</b>	<b>345</b>	<b>376</b>	<b>246</b>	<b>218</b>	<b>610</b>

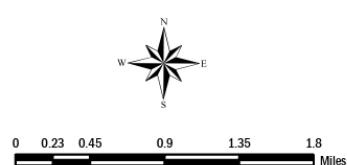
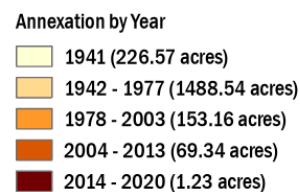
Source: DCRPC, 2024—does not include unplatted multi-family

The annexation of unincorporated land into municipalities presents a set of challenges for a township that also has access to utilities like sewer and water. Land uses need to be coordinated, especially related to streets and other public and private utilities. It is important that communities work with each other as development occurs so that these utilities and services can be provided in the most efficient manner possible. Significant land was annexed into Shawnee Hills in 1941 and into Dublin prior to 1977. Both communities picked up small additional areas all prior to 2003. Along U.S. 42, forty-one acres was annexed to the City of Delaware in 1976. Most recently, in 2013 67.5 acres was annexed from Liberty and Concord Townships into Powell along Home Road, with roughly 30 acres coming out of Concord.

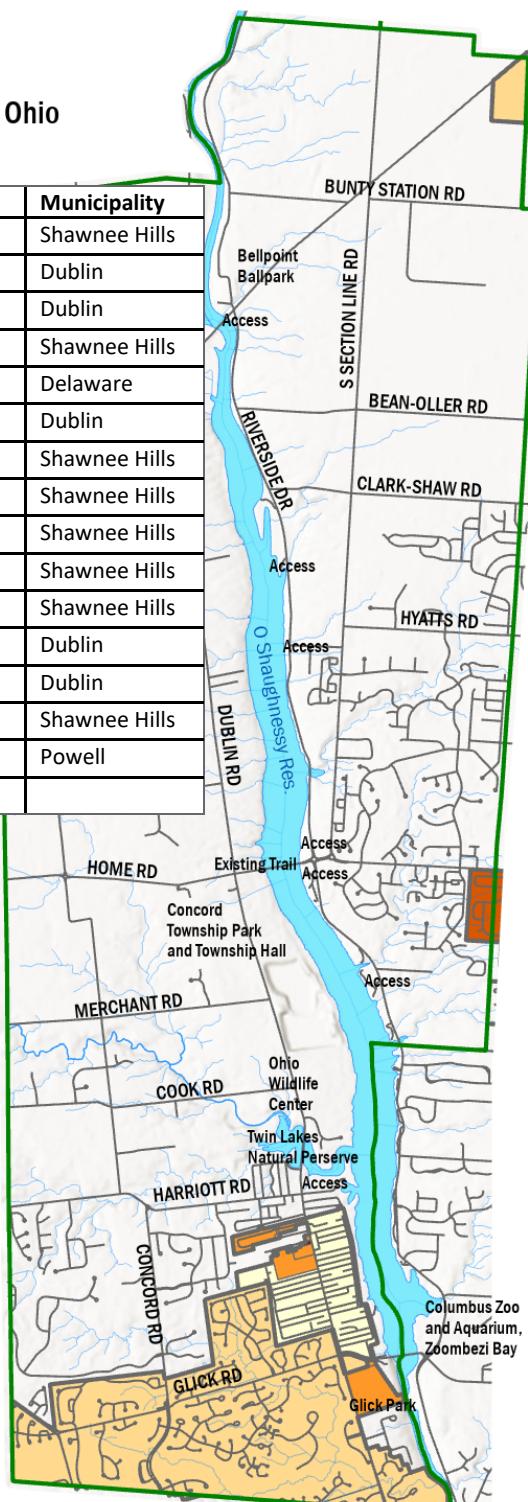
## Annexation

### Concord Township, Delaware County, Ohio

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
<b>Total</b>	<b>1,605.38</b>		



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 2/4/2025





## CHAPTER 4

# Existing Land Use

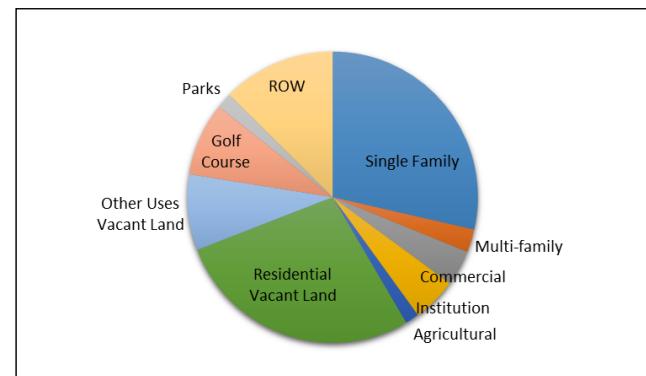
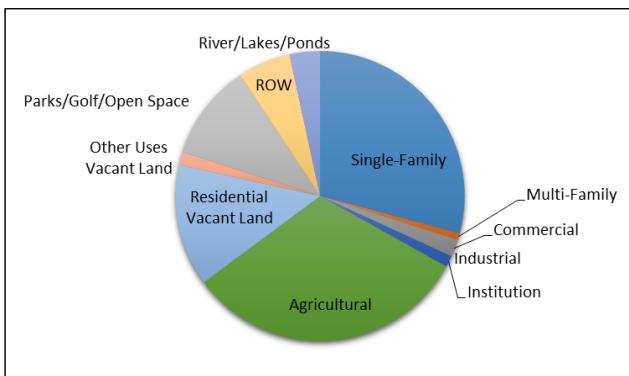
The existing land use of Concord Township, its surrounding jurisdictions, and the area within the historical township boundary is displayed and analyzed by type according to the County Auditor's Geographic Information System and tax code.

**Concord Township Land Use 5/2015**

LAND USE	ACREAGE	PERCENTAGE
Single-Family	5,307	37.21%
Multi-Family	123	0.87%
Commercial	117	0.82%
Industrial	86	0.60%
Institution	267	1.87%
Agricultural	3,577	24.78%
Residential Vacant Land	2,147	15.05%
Other Uses Vacant Land	0	0%
Parks/Golf/Open Space	974	6.83%
ROW	635	4.45%
River/Lakes/Ponds	1,030	7.22%
<b>Total</b>	<b>14,263</b>	<b>100.0%</b>

**Concord Township Land Use 12/2024**

LAND USE	ACREAGE	PERCENTAGE
Single-Family	5,767	40.43%
Multi-Family	306	2.15%
Commercial	172	1.20%
Industrial	1	0.01%
Institution	401	2.81%
Agricultural	2,908	20.39%
Residential Vacant Land	1,842	12.92%
Other Uses Vacant Land	27	0.19%
Parks/Golf/Open Space	1,131	7.93%
ROW	678	4.75%
River/Lakes/Ponds	1,030	7.22%
<b>Total</b>	<b>14,263</b>	<b>100.0%</b>

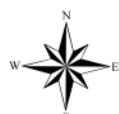


# Existing Land Use

Concord Township, Delaware County, Ohio

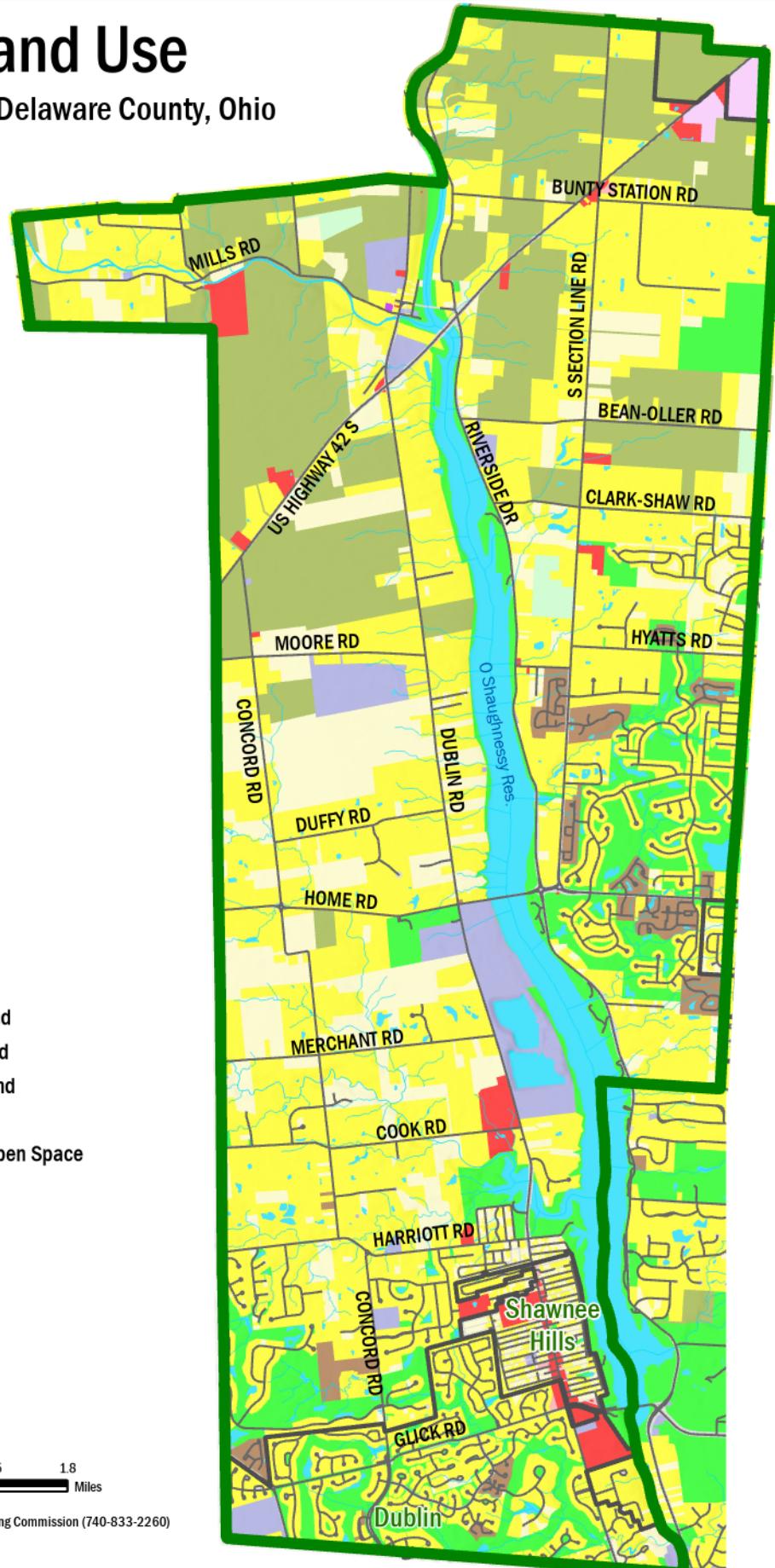
## Existing Land Use

- Single Family
- Multi Family
- Commercial
- Industrial
- Institution
- Agricultural
- Agricultural Vacant Land
- Residential Vacant Land
- Commercial Vacant Land
- Industrial Vacant Land
- Park / Golf Course / Open Space
- River / Lake / Pond
- Road / Rail ROW



0 0.23 0.45 0.9 1.35 1.8 Miles

Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025



*Brief description of the districts in the Zoning Resolution*

<b>District</b>	<b>Use</b>	<b>Density</b>	<b>Lot Size</b>	<b>Open Space</b>	<b>Comments</b>
<b>FR-1 Farm Residential</b>	Residential	N/A	1.5 acres minimum	N/A	No 2nd-tier flag lots
<b>R-2 Residential</b>	Residential	N/A	29,000 s.f.	N/A	75 foot min frontage
<b>R-6 Multi-Family</b>	Multi-family	4 du/ac		N/A	Minimal current use
<b>PRD Planned Residential</b>	Residential	SF-1.5 du/ac MF-6 du/ac	No minimums	No minimum, but use landscaping requirements	47% of the single-family development
<b>B-1 Neighborhood Commercial</b>	Commercial	N/A	No minimums		Minimal current use
<b>B-2 Community Business</b>	Commercial	N/A			Minimal current use
<b>B-3 General Business</b>		N/A			Minimal current use
<b>B-4 Outdoor Storage</b>	Storage and Warehousing	N/A			Minimal current use
<b>M-1 Industrial</b>	Industrial	N/A	1 acre	50%	Minimal current use
<b>M-2 General Industrial</b>	Industrial	N/A	None		Minimal current use
<b>PID Planned Industrial</b>	Industrial	N/A			Minimal current use

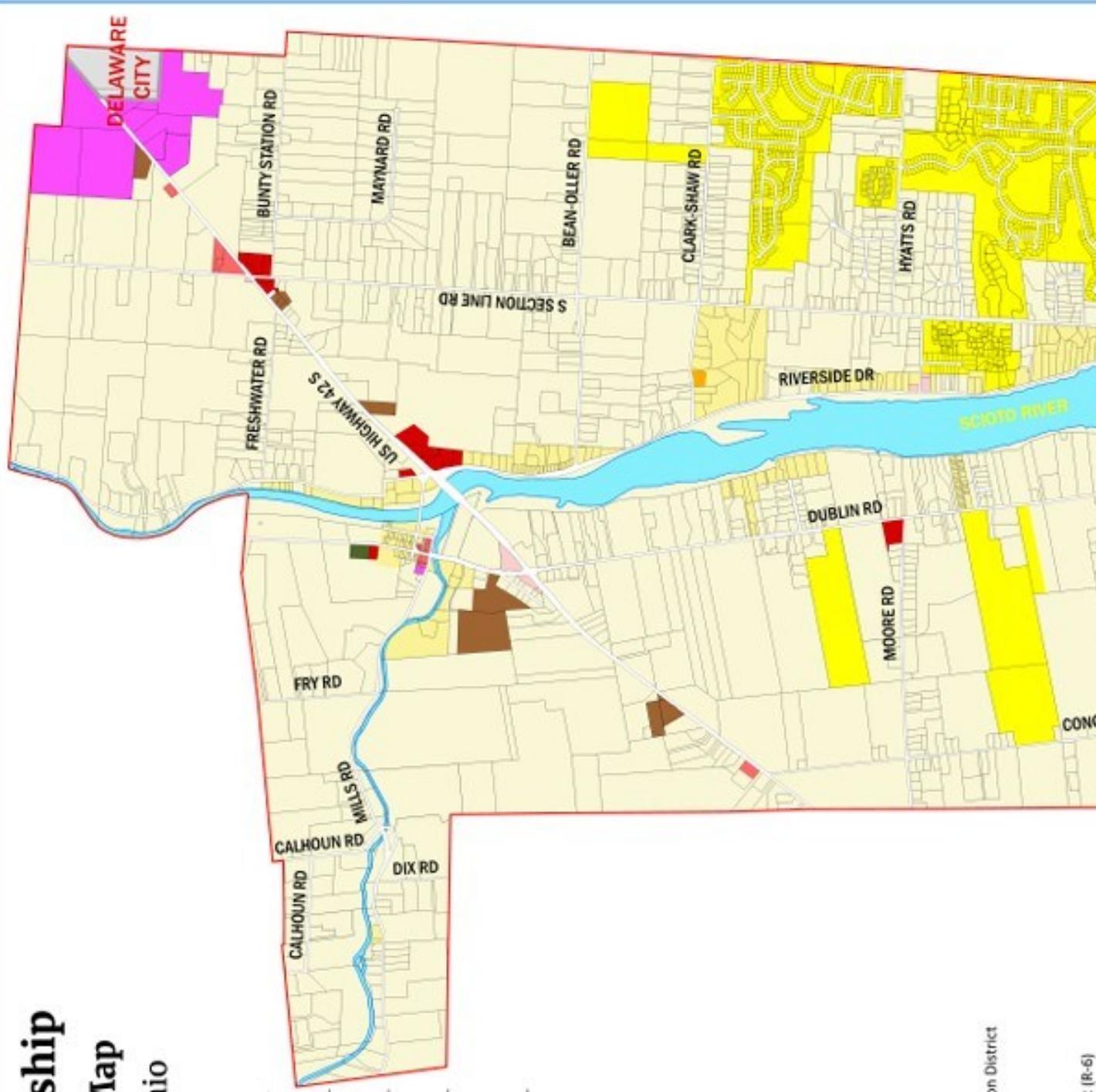
# Concord Township Zoning Districts Map

## Delaware County, Ohio

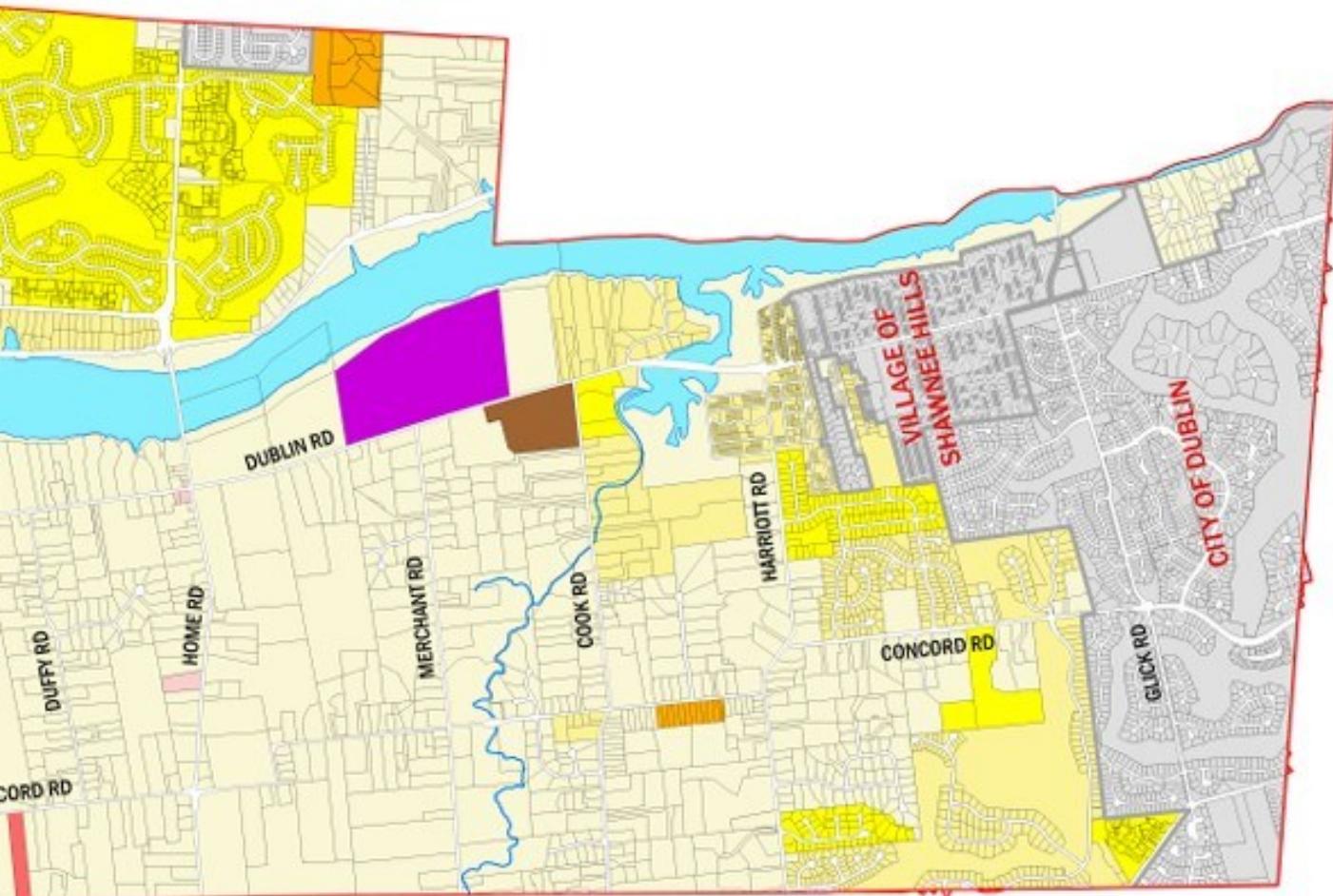
Official Zoning Map as amended \_\_\_\_\_

Board of Township Trustees

Zoning Inspector  
Concord Township, Delaware County, Ohio



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-1)	
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)



Prepared by Delaware County Regional Planning Commission (740-838-2260)  
[www.delcopa.org](http://www.delcopa.org)

Parcel Information Provided by the Delaware County Auditor's Office

Further Information is available by contacting the Auditor's Office (740-838-2070)

Zoning Information provided by Concord Township (740-888-5490)

Printed 12/30/2022



## Observations on Concord Township 2025 Land Use:

The township is comprised of 14,263 acres, divided east and west by the Scioto River.

Parks and open space, including lakes, rivers, and golf courses, comprise 1,131 acres or just under 8% of the land area.

Lakes, rivers, and streams make up 1,030 acres.

Roads and utility rights of way comprise 678 acres, or 4.75% of the land area.

Of the acreage remaining after subtraction of lakes/rivers, parks/recreation and roads/utilities, 2,908 acres are still open agricultural land, or 20% of the total acreage in the township. This makes Agricultural (open fields and forests) use the largest land use in the township.

Agriculture is a shrinking land use, having reduced by about 5% since 2015, and based on the last 40 years is probably a temporary land use.

1,842 acres are noted as "residential," but are currently vacant.

Agricultural land decreased from 25% of the land use in 2015 to 21% in 2025.

Single family residential use now accounts for over 40% of land use.

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.

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.

Residential development has shifted from large lot (1-5 acres), to a mix of large lot and small lot (9,500 square feet) in Planned Residential Developments.

Production builders were introduced to the township in the late 1990s when Scioto Reserve was rezoned to the PRD district. Other expansions have grown that project.

Scioto Reserve is a 695 acre Planned Residential

Development (typical lot size 9,500 sq. ft.) that initially utilized 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.

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.

Scioto Reserve expanded to the north, with 160 single family homes and 128 multi-family condominiums with a gross density of 1.26 units per acre. Other smaller "expansions" include Meadows at Home Road North and South, Villas at Scioto Meadows, and Price Farms.

Single-family detached condominium developments have been developed at several locations (Price Farms, Meadows at Home Road North and South, Cottages at Hyatts, Courtyards at River Bluff, Courtyards at Muirfield Ridge (Manley Road) and Courtyards on Concord (under development).

Based on the Auditor's structure point data, there are 3,951 single-family structures.

The Auditor counts 439 single-family detached condominium units.

There are 311 multi-family units (two, three, and four unit condos, mostly in The Pointe at Scioto Reserve, The Village at Scioto Reserve, and The Meadows at Scioto Reserve.

The former "Scioto Village" Youth Services Center and former Martin Marietta stone quarry on the west side of the Scioto River east of Dublin Road is now owned by the City of Columbus and is the largest single land use (245 acres).

There were 44 commercial addresses reported by the Auditor.

There were 58 institutional uses (prison, fire station, churches, school, cemeteries, sometimes community structures like clubhouses).

There appear to be areas of potential development land adjacent to approved developments, particularly east and north of Scioto Reserve.

The township has lost 1,605 acres to annexation.



# CHAPTER 5

# Natural Resources and Conservation

## Introduction

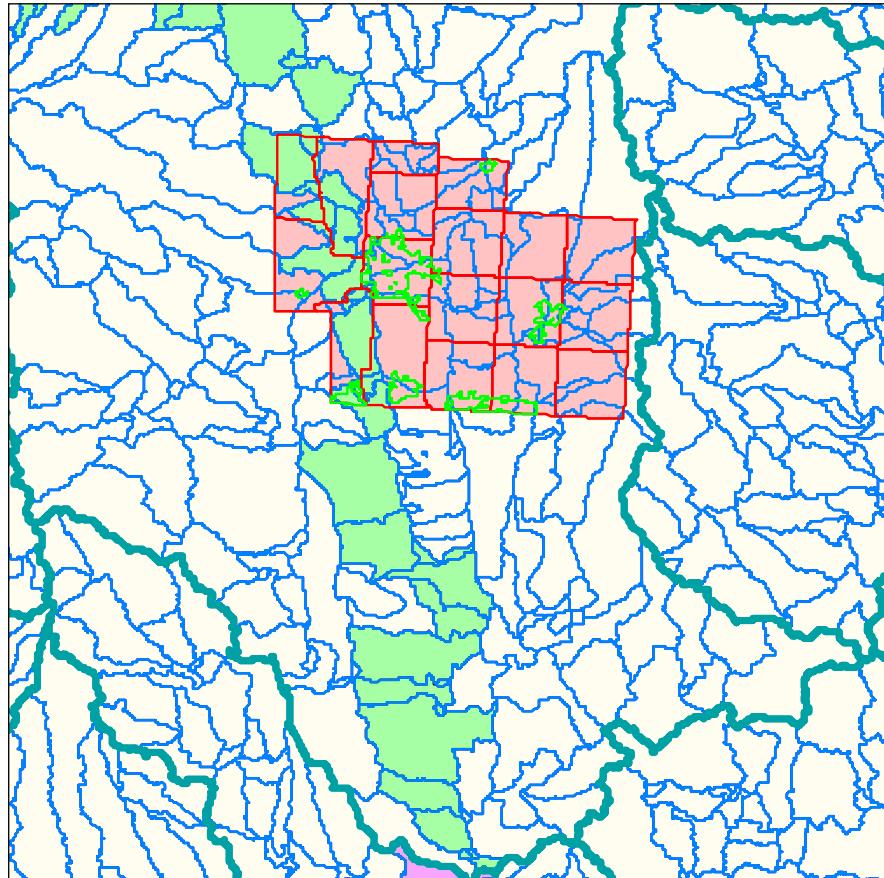
Concord Township's principal natural resource is the Scioto River and O'Shaughnessy Reservoir. The Township also has floodplains, wetlands, forest, and abundant wildlife. It also includes farmlands with good agricultural soils. These resources should be conserved as much as possible while development continues.

This chapter identified the extent of the natural resources in Concord Township through numerous mapping exhibits. For a general description of these maps, see the Natural Resources information in the Delaware County-wide document.

## Watersheds

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

Concord Township's topography consists of a level upper plateau between 930-950 feet above mean sea level, on both sides of the Scioto. The highest elevation





of 1004 feet above mean sea level is located off Tartan Fields Drive on the west bank. The lowest 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 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 following township maps display the following:

**Watershed Map** — This map indicates the drainage patterns of the various major (color) and minor (magenta outline) watersheds within the township.

**Elevation Map** — Concord Township is basically all a valley through which the Scioto River would flow if it wasn't dammed to create the O'Shaughnessy Reservoir. It shows that the highest points in the township are located at the far western end of U.S. 42 and at the southwest corner of the township.

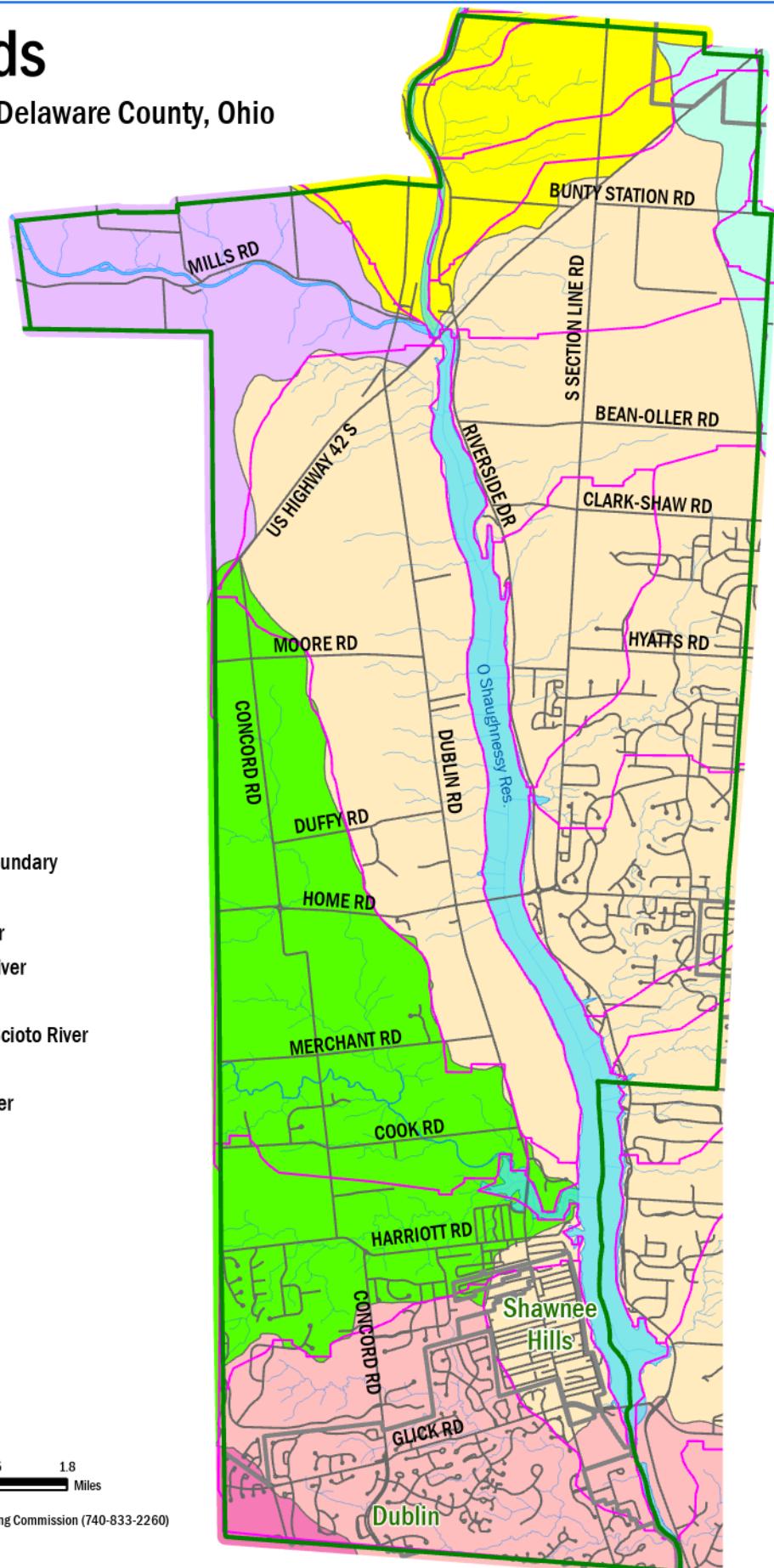
**Wetland Map** — This includes the regulated and defined wetlands determined by the National Wetland Inventory. This map also includes FEMA Floodplain information.

**Critical Resources Map** — This is a map used by the Regional Planning Commission during its review of rezoning cases and subdivision projects. It is merely a combination map of the streams, wetlands, and floodplains, but also adds significant slope areas and any historical sites as defined by the Ohio History Connection.



# Watersheds

Concord Township, Delaware County, Ohio



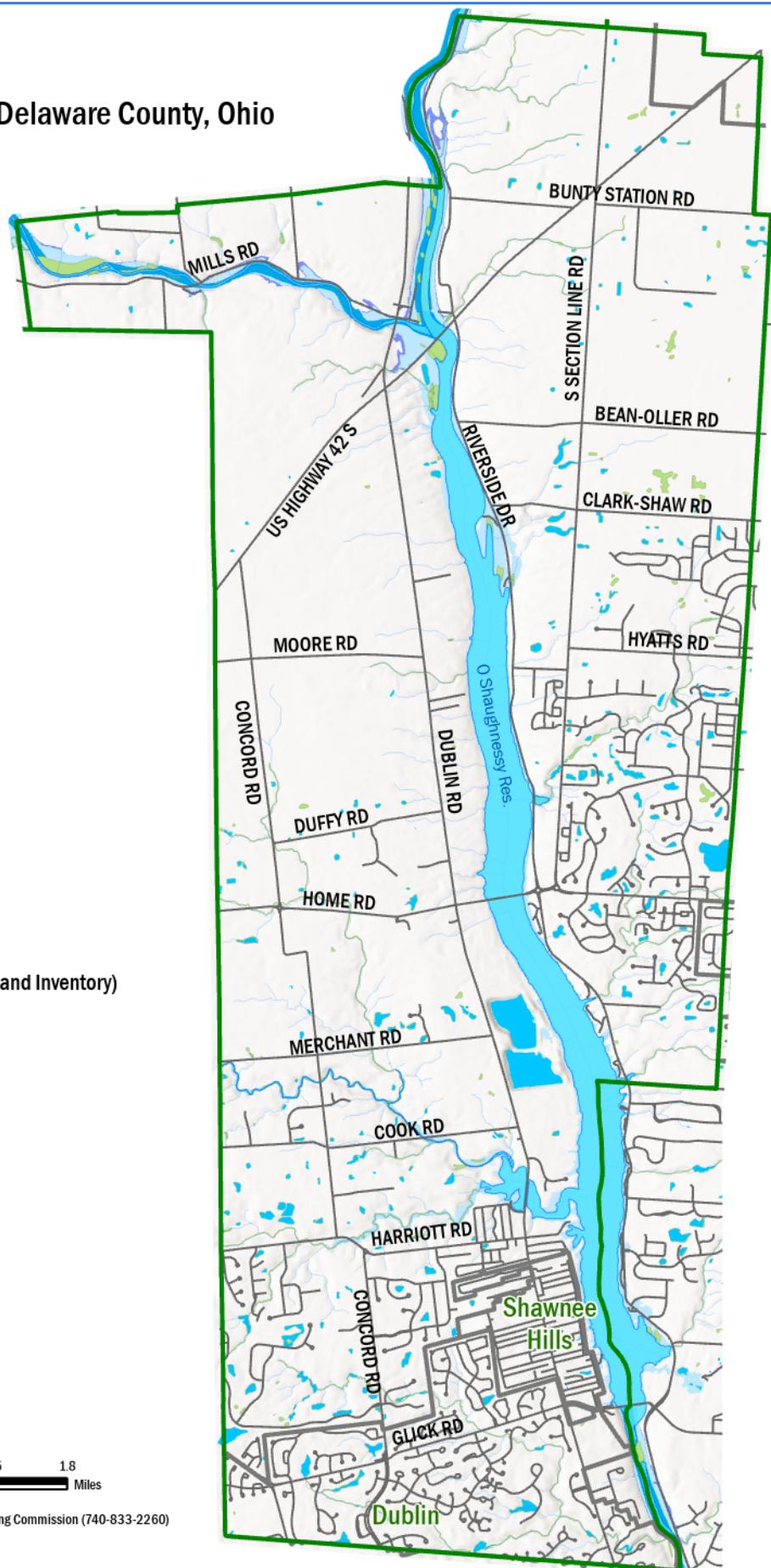
# Digital Elevation

Concord Township, Delaware County, Ohio



# Wetlands

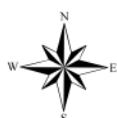
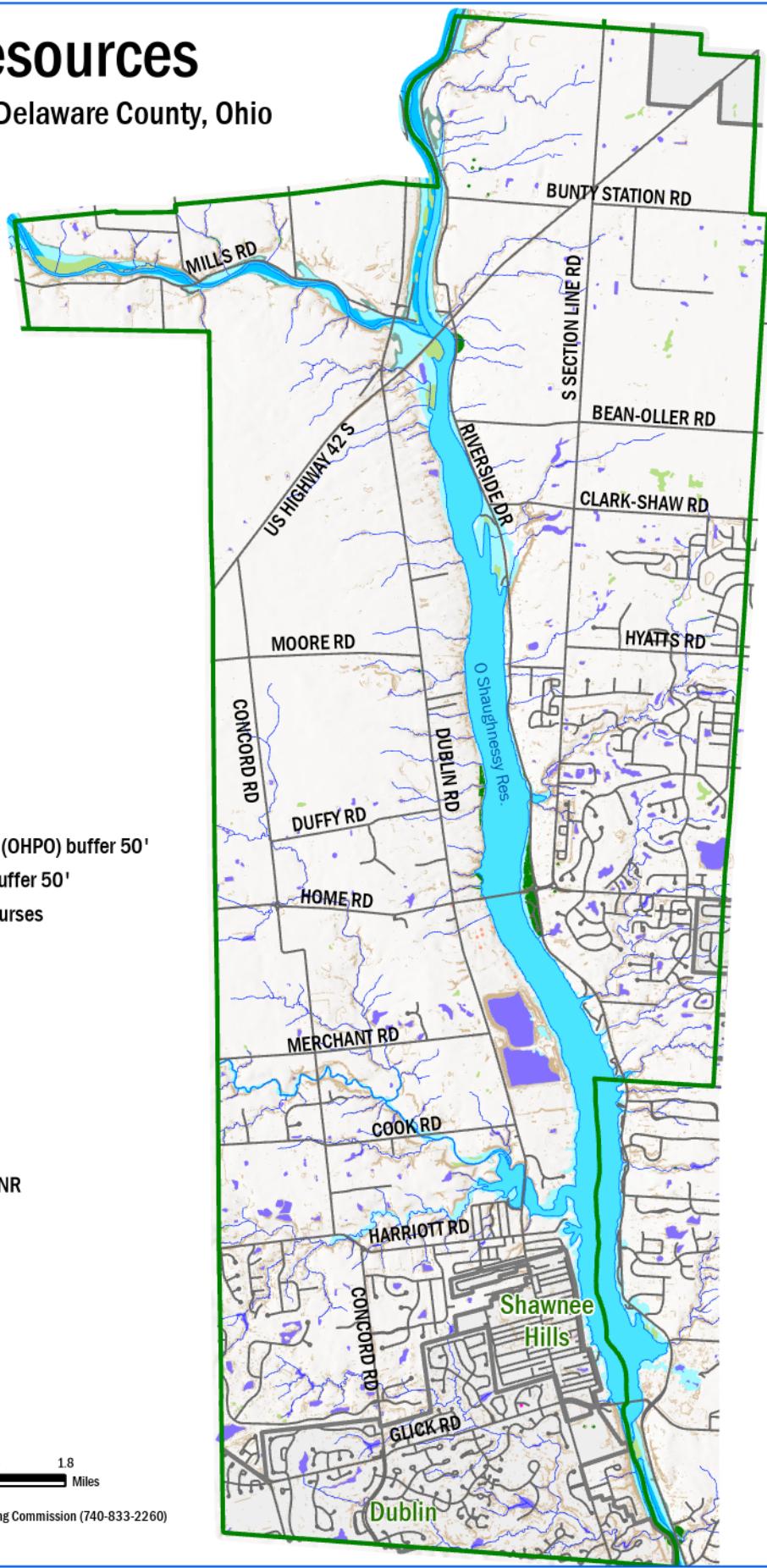
Concord Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025

# Critical Resources

Concord Township, Delaware County, Ohio



0 0.23 0.45 0.9 1.35 1.8 Miles

Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025



# CHAPTER 6

# Housing

## General

Housing has been the primary index of growth in Concord Township. Planning for a range of housing in a developing community is a complex issue. Many factors are involved, such as the availability of utilities, raw land values, market demand, proximity to major employment and shopping centers, and transportation network.

## Existing Housing Stock

The Total Market Value of homes is an indicator of the quality of the Township's housing stock. The map on the next page and table to the right represent value defined by the County Auditor.

## Housing Types

The map on the following page uses building permit data to display when units have been built. The tables to the right indicate that the majority of residents currently live in larger subdivisions (Tartan Fields R-2 and other PRDs).

## Housing Needs

Concord Township has been the sixth-largest provider of new housing in Delaware County townships since 1981, ranked by building permit issuance. The Township has provided 10.3% of the total new housing in unincorporated Delaware County in the last four decades. When all jurisdictions are included, the Township has supplied just under 6% of the new units since 1981.

*Single-Family Home Market Value Summary*

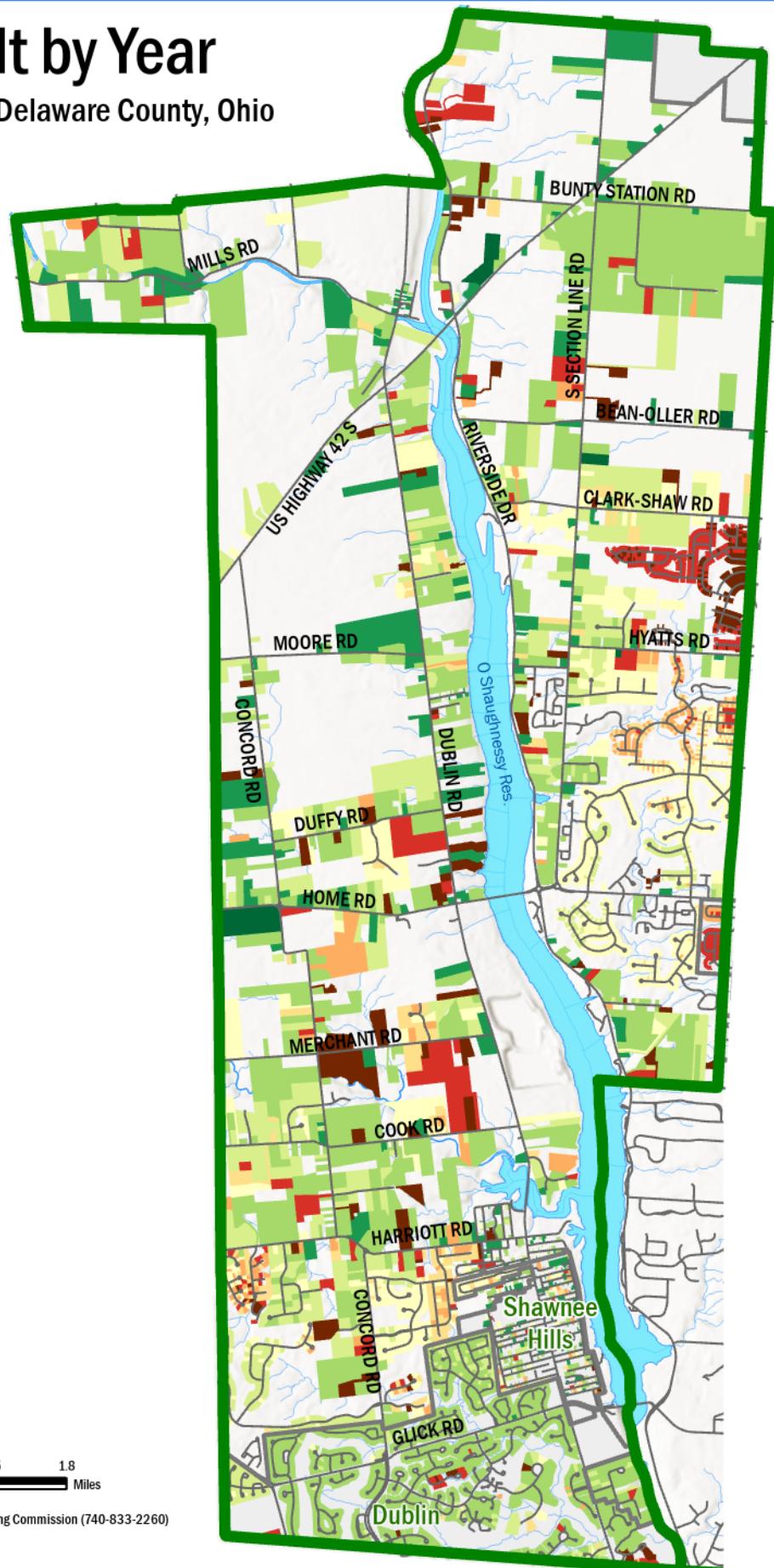
Market Value	Units	% of Total
\$0 - \$100,000	15	0.26%
\$100,001 - \$200,000	156	2.69%
\$200,001 - \$300,000	255	4.39%
\$300,001 - \$400,000	777	13.39%
\$400,001 - \$500,000	1793	30.89%
\$500,001 - \$600,000	1133	19.52%
\$600,001 - \$700,000	593	10.22%
\$700,001 - \$800,000	317	5.46%
\$800,001 - \$900,000	206	3.55%
\$900,000 - \$1,000,000	131	2.26%
\$1,000,001 and up	429	7.39%
<b>Total</b>		100%

*Housing Types (Existing Structures)*

Housing Type	Units	% of Single-Family
FR-1 along traditional roads	688	17.12%
FR-1 platted subdivisions	730	18.16%
R-2 along traditional roads	85	2.11%
R-2 Subdivisions	604	15.03%
R-6 Multi-family	9	0.22%
Planned Residential Dev.	1,903	47.35%
<b>Total Single-Family</b>	<b>4,019</b>	
<b>Total Multi-Family</b>	<b>741</b>	

# Home Built by Year

Concord Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025



Much of the Township is zoned Farm Residential (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.

Landowners served by centralized sanitary sewer may apply for Planned Residential District (PRD) zoning, which permits a variety of housing types, though it is primarily used for single-family development. PRDs range from a density-neutral 1 unit per acre to 1.5 units per gross acre.

The Zoning Resolution provides for a variety of housing types without overly restrictive minimum square footages or lot sizes. Minimum square footages for single-family houses are 1,000 square feet in FR-1. In the PRD, single-story homes have a 1,500 s.f. minimum or 2,000 s.f. for two-stories. Multi-family minimum square footages are 800, 900, and 1,000 s.f. respectively for one, two, and three bedroom apartments.

As the Township updates its Land Use Plan, consideration has been given to the appropriate timing and location of housing types.

## Existing Housing Stock

A house-to-house windshield study was conducted with previous planning processes, originally finding that 98% of the housing stock was either new/well maintained or only in need of normal repair. It is assumed that all structures since that point are in comparable shape.

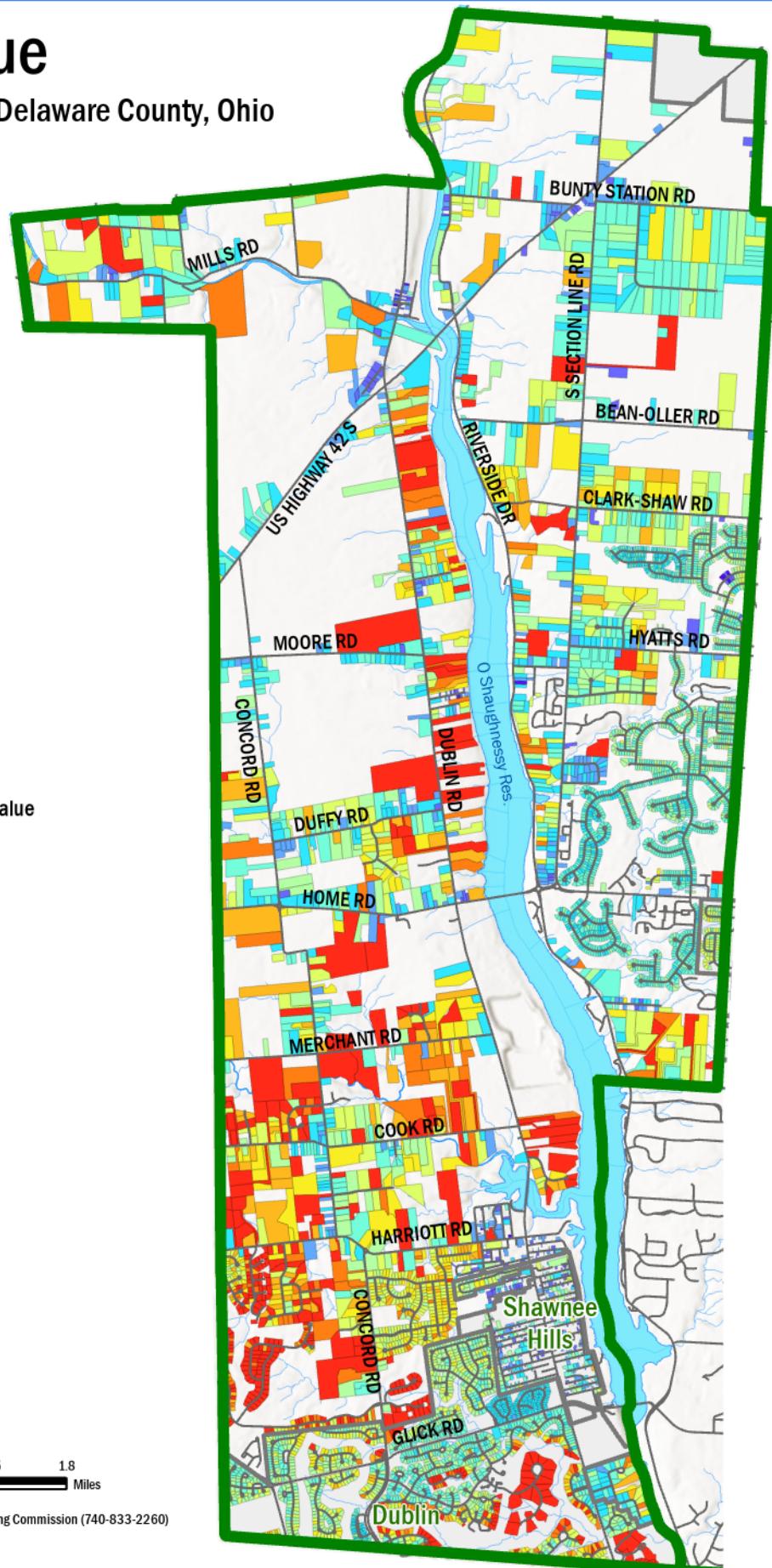
## Future Housing

With sufficient authority and information, a community might anticipate what services it can provide, anticipate its share of the future population of the area, and allocate the proper distribution of housing types. Some townships have provided for a variety of housing with transitional zoning and planned growth through the creation of overlay districts. Thoughtfully considering population growth while preserving rural roots and offering a blend of spacious areas for families and smaller spaces for individuals will remain a priority for the township.



# Home Value

Concord Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025



## CHAPTER 7

# Economic Development

### Concord Township Economy

The process of actively seeking new businesses and encouraging existing businesses to grow is performed on the county level with strong township involvement and influence. There are a number of development tools that can be used on the township and county level to encourage and retain businesses.

The Township hosts U.S. 42, which provides a corridor where thoughtful planning can draw non-residential uses to the area. The following non-residential and commercial information was collected from the Auditor's data in December, 2024, and expanded by the Steering Committee.

#### **Agricultural-related**

All Win Stables, 5077 U.S. 42  
J.D. Show Horses, 8334 Concord Rd.

#### **Auto Repair**

Caliber Collision (Kado LLC), 3061 U.S. 42

#### **Commercial Contractor**

Northwest Building Resources, 6192 U.S. 42

#### **Commercial/Vacant**

Baker Frey Properties LLC, 6465 Riverside Dr.  
Hull Steven L, 3783 & 3791 U.S. 42  
Peirsol John E. Trustee, 4726 S.R. 257

#### **Event Center**

Capriella Castle, 6665 Eagle Creek Ln.

#### **Gas Station**

BP/Duchess, 3761 U.S. 42

#### **Industrial/Vacant**

Konkus Properties Ltd., ~3100 U.S. 42

#### **Landscaping, Lawn, Garden Material and Service**

Baker's Greenhouses (RDJJ LLC), Logan Rd.  
EH Group, 6998 Duffy Rd.  
Edmonds Tree & Landscape Service, 6420 Home Rd.  
Foertmeyer & Sons, 5311 S. Section Line Rd.  
Revolve Organics, 3163 U.S. 42  
Ross, Mark E & Kriss A., 5801 S. Section Line Rd.  
STC Real Estate LLC, 6580 Harriott Rd.  
Smith's Gardens Wholesale, 7520 Home Rd.

#### **Office/Personal Care**

Angie's Hair Design, 6420 Home Rd.  
Final Touch Painting (Eric Crawford), 3883 U.S. 42  
Rambo James A., 5257 Butts Rd.  
Stone, Gerald & Kristina, 3770 U.S. 42

#### **Pickleball**

Pickle Shack (42 South LLC), 3218 U.S. 42

#### **Restaurants**

Hank's Texas Barbecue, 5200 U.S. 42 South  
Coastline Coffee, Offices, 7775 Dublin Rd.

**Rental**

U-Haul Neighborhood Dealer, 8656 Dublin Rd.

**Roofing**

Simero Roofing Systems Inc., 5536 Mills Rd.

**Storage**

Arch City Storage of Delaware, 3295 U.S. 42

Brown, Ryan Wayne, 4359 U.S. 42

Dublin Self Storage, 8656 Dublin Rd.

Northwest Building Resources, 5830 U.S. 42

**Subdivision Commercial Buildings**

Ravines at Scioto Reserve, 4335 Scenic View

Courtyards at Price Farms, 7370 Sunrise Ct.

Homestead at Scioto Reserve, 4661 Oak Lane Ct.

Courtyards at River Bluff, 6630 Sweet Meadow Dr.

Courtyards at Muirfield, 8276 Adare Ln.

**Utility**

Northern Ohio General Telephone, 5335 Home Rd.

Columbus Cellular Telephone Co., 6595 Concord Rd.

## Existing Non-Residential Development

The following table indicates the highest-paying commercial and industrial uses within unincorporated Concord Township. Each use displays the Taxable Total from the Auditor's information, the total Taxes Paid in 2024, and the portion of that tax that came to Concord Township. This tax includes both effective rates of 2.1 General Fund, 3.55 and 2.29 Fire and EMS, 0.789 and 0.32 Road Improvement millages for a total of 9.053. Numbers are taken from parcel data on the Auditor's website and do not necessarily take into account TIF impacts.

OWNER NAME	Address	Taxable Total	Annual Tax ('24)	Twp portion
DUBLIN STORAGE LLC	8656 DUBLIN RD	\$1,239,460	\$54,009	\$5,920.86
ARCH CITY STORAGE OF DELAWARE LLC	3295 US HIGHWAY 42 S	\$519,930	\$22,656	\$2,720.02
42 SOUTH LLC	3218 US HIGHWAY 42 S	\$392,140	\$17,087	\$3,550.14
CAPRIOTTI ANNETTE	6665 EAGLE CREEK LN	\$349,510	\$15,171	\$3,990.01
KADO LLC	3061 US HIGHWAY 42 S	\$317,520	\$13,836	\$3,032.76
BROWN RYAN WAYNE	4359 US HIGHWAY 42 S	\$263,660	\$11,489	\$2,371.33
NW BUILDING RESOURCES	US HIGHWAY 42 S	\$245,770	\$11,954	\$2,467.30
STC REAL ESTATE LLC	6580 HARRIOTT RD	\$243,320	\$19,371	\$3,998.17
NW BUILDING RESOURCES	5830 US HIGHWAY 42 S	\$212,910	\$9,417	\$1,937.66
MJM LAND DEVELOPMENT	3163 US HIGHWAY 42 S	\$197,960	\$8,626	\$1,792.16
RDJJ LLC	LOGAN RD	\$173,290	\$3,833	\$433.07
ROSS MARK E & KRISS A	5801 S SECTION LINE RD	\$155,720	\$2,582	\$1,409.76
5200 US HWY 42 S LLC	5200 US HIGHWAY 42 S	\$131,570	\$5,733	\$1,191.10
FOERTMEYER MARK E	5311 S SECTION LINE RD	\$127,120	\$2,670	\$1,159.20
BAKER FREY PROPERTIES LLC	6465 RIVERSIDE DR	\$125,930	\$5,488	\$1,132.58
ROUTE 42 DUCHESS LLC	3761 US HIGHWAY 42 S	\$122,260	\$5,327	\$1,106.84
NBR PROPERTIES LLC	6192 US HIGHWAY 42 S	\$119,950	\$5,227	\$1,085.92
LEHNER COMPANY LLC	7775 DUBLIN RD	\$113,580	\$4,949	\$1,028.26
KONKUS PROPERTIES LTD	US HIGHWAY 42 S	\$107,940	\$4,703	\$977.22
KONKUS PROPERTIES LTD	US HIGHWAY 42 S	\$90,370	\$3,938	\$818.14

Based on the applicable annexation laws and procedures in place at the time of annexation, lands within Shawnee Hills (and Dublin) can produce millage for the Township. The following table is a sample of commercial sites within the boundaries of the village that pay township millage, including the township portion of tax as reported by the Auditor's office.

OWNER NAME	Address	Taxable Total	Annual Tax ('24)	Twp portion
Shawnee Station	6103 Glick Rd.	\$1,293,050	\$110,544	\$426.47
Shawnee Square	6151 Glick Rd.	\$1,129,000	\$96,519	\$2,119.88
Walgreens	9110 Dublin Rd.	\$990,510	\$84,679	\$1,959.44
The Morgan House (Dublin, no TIF)	5300 Glick Rd.	\$604,700	\$48,344	\$5,056.60
El Vaquero	9130 Dublin Rd.	\$461,520	\$39,455	\$59.22
Pursuit Fitness (ALT Prop.)	9375 Dublin Rd.	\$439,080	\$37,537	\$26.02
Exp. Poss., Bumbles, JAE, etc. (Bassett)	9210 Dublin Rd.	\$420,000	\$35,906	\$633.32
Ohio Groundskeeping	9610 Dublin Rd.	\$353,680	\$30,236	\$372.89
MBA Holdings (Cell Tower site)	Dublin Rd.	\$319,730	\$27,334	\$237.74
Nest Schools	6075 Glick Rd.	\$353,680	\$30,236	\$372.52
Animal Hospital, Positive Pups	9540 Dublin Rd.	\$313,360	\$28,129	\$7.08
Strader's Garden Center	9800 Dublin Rd.	\$223,240	\$19,085	\$431.60
Iacono's Pizza	9303 Dublin Rd.	\$214,270	\$18,318	\$344.08
Dell's Ice Cream	9345 Dublin Rd.	\$200,660	\$17,155	\$66.48
Yoga Loft	9280 Dublin Rd.	\$188,200	\$16,089	\$244.66
Hella's	9346 Dublin Rd.	\$164,190	\$14,037	\$161.30
Baker's Village Garden Ctr	9267 Dublin Rd.	\$90,800	\$7,762	\$222.02
Buckeye Medical Group	9572 Dublin Rd.	\$71,610	\$6,122	\$125.31
Village Wine Shop	9461 Dublin Rd.	\$66,540	\$5,688	\$35.70
Hummingbird Tattoos	9610 Dublin Rd.	\$40,080	\$3,426	\$80.68



Northwest Building Resources and Storage

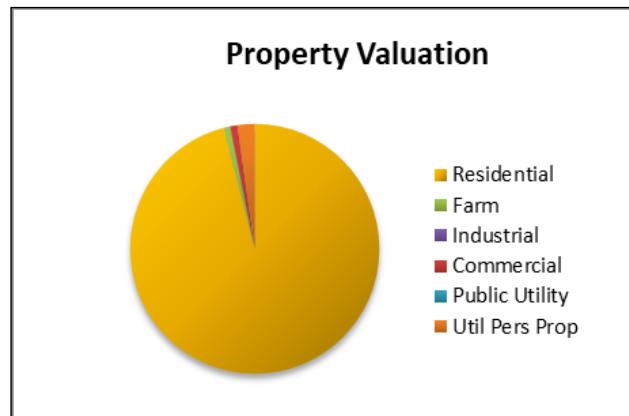
# Rates of Taxation and Revenues

## Property Valuation

The County Auditor tracks real estate and personal property values in the County. Valuation is critical to townships since unincorporated areas in the County are funded with property taxes. As of Tax Year 2024, Concord Township's residential property was valued at \$918,945,100, fourth behind Orange (\$1.815 billion), Liberty (\$1.604 billion), and Genoa (\$1.596 billion). That represents an increase of \$252,145,000 between 2023 and 2024, though some of this increase is based on the County-wide re-valuation process. The Shawnee Hills's residential value is \$51 million. The Township has seen steady growth in its residential land value but also an increase in agricultural value. Concord's Farm value is \$7,876,800 in 2024, up from \$4,379,520 in 2023.

The Township's commercial, industrial, and utility uses (including personal property) are valued in seventh among the County's townships at \$30,855,300. Orange is far ahead of other townships at \$393 million with Liberty in second at \$236 million. Shawnee Hills's non-residential land is valued at \$5.4 million.

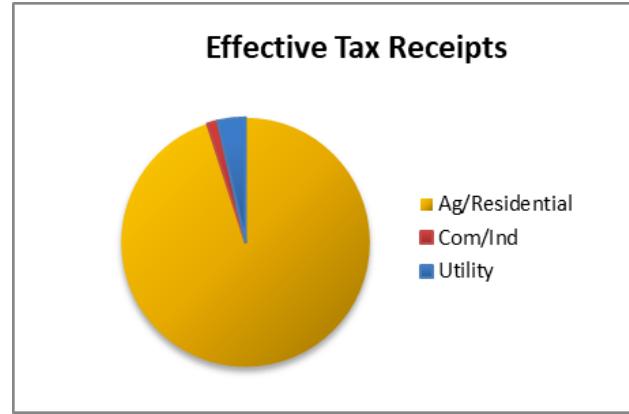
Residential	\$918,945,100	95.96%
Farm	\$7,876,800	0.82%
Industrial	\$510,870	0.05%
Commercial	\$8,924,210	0.93%
Public Utility	\$0	0.00%
Util Pers Prop	\$21,420,220	2.24%
<b>Total</b>	<b>\$957,677,200</b>	<b>100%</b>



## Effective Tax Receipts

The County Auditor estimates the effective tax receipts from each community, based on land use type. There are only three broad categories listed: Agricultural/Residential, Utilities, and All Others (which are displayed as "Commercial/Industrial").

Agricultural/ Residential	Commercial/ Industrial	Utilities	Total
\$5,538,308	\$80,460	\$209,838	\$5,828,606
95.0%	1.4%	3.6%	



	Ag/Res Effective	Com/Ind Effective
Concord Twp., Buckeye Valley	38.935724	43.574622
Concord Twp., Olentangy	58.870316	74.851976
Concord Twp., Dublin Schools	62.036246	79.612459
Shawnee Hills, Dublin Schools	64.625011	85.491164
Con Twp., Dublin Corp/School	61.050479	78.478561

## Millage Paid by Property Owners

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.

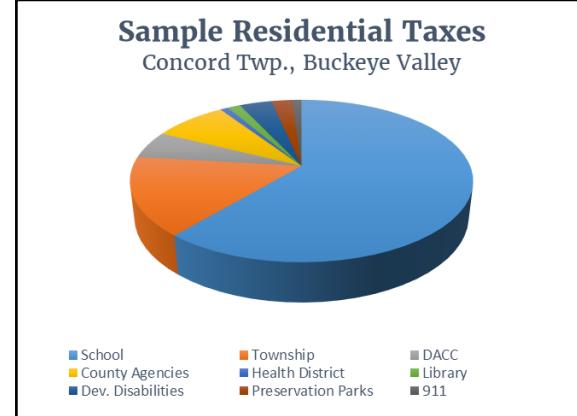
With Concord Township within two school districts, there are several calculations for tax rates throughout the unincorporated Township and in Shawnee Hills. The **2024 effective** tax rates include the following, based on the Auditor’s online property report function:

	Library	County	Twp.	Fire	School	DACC	Muni.	Health	Pres Parks	DCBDD	911
Township, Buckeye V.	0.572	3.594	2.647	3.47	23.80	2.169	N/A	0.519	0.83	1.405	0.402
Township, Olentangy	0.572	3.594	2.647	3.47	43.99	2.169	N/A	0.519	0.83	1.405	0.402
Township, Dublin	0.572	3.594	2.647	3.28	47.03	1.8	N/A	N/A	0.83	1.405	0.402
Shawnee H., Dublin	0.572	3.594	1.55	2.73	47.03	1.8	4.359	N/A	0.83	1.405	0.402

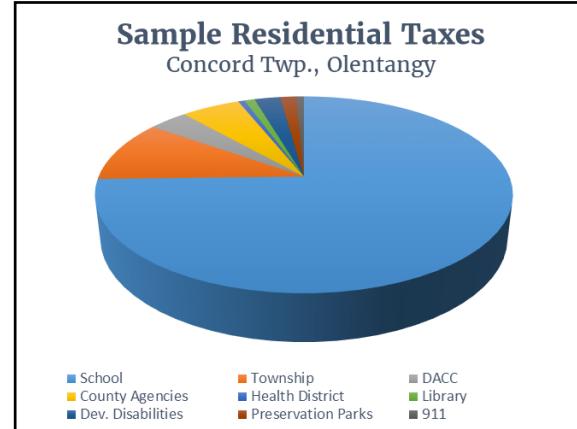
### Residential

The following figures are taken from **sample properties** within the unincorporated portion of Concord Township. One home is in the Buckeye Valley district and the other in Olentangy. The total market value of these examples is ~\$460,000, which is higher than the overall County average but typical for a recently-built suburban neighborhood. (A sample in the Dublin School District is not included.)

<b>Sample Market Value</b>	<b>\$460,400.00</b>
Buckeye Valley	\$3,417.52
Concord Township	\$875.86
Career Center	\$307.08
County Agencies	\$461.14
Delaware Public Health District	\$50.14
Library	\$81.22
Board of Developmental Dis.	\$204.66
Preservation Parks	\$128.06
911	\$59.84



<b>Sample Market Value</b>	<b>\$459,500.00</b>
Olentangy	\$6,359.40
Concord Township	\$872.40
Career Center	\$305.84
County Agencies	\$465.54
Delaware Public Health District	\$50.62
Library	\$80.90
Board of Developmental Dis.	\$203.86
Preservation Parks	\$127.52
911	\$59.60

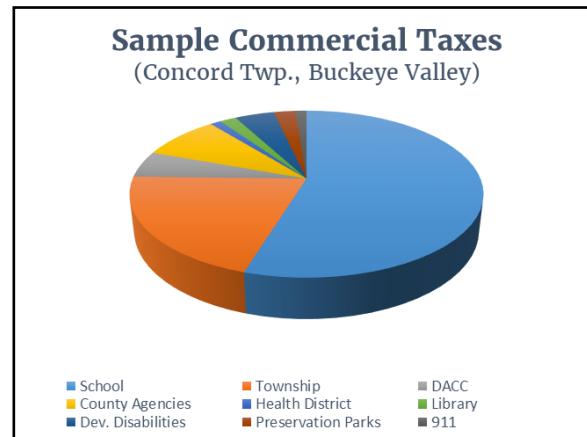


## Commercial/Office

Townships receive a portion of the commercial and industrial taxes collected by the County. As noted previously, non-residential uses play a vital role in the fiscal health of any community. While they generate taxes for the community, they do not generate any costs to the school district. Tax rates within townships are different based on the school district boundaries, at rates slightly above the residential rate.

The following figures are taken from a large single-use commercial property within the unincorporated portion of Concord Township in the Buckeye Valley district. The total market value is \$907,200.

Sample Market Value	\$907,200.00
Buckeye Valley	\$8,007.57
Concord Township	\$3,017.11
Career Center	\$750.19
County Agencies	\$1,256.43
Delaware Public Health District	\$171.78
Library	\$262.74
Board of Developmental Dis.	\$628.69
Preservation Parks	\$348.30
911	\$176.26



*\*Tables do not take into consideration drainage maintenance fees or the effects of TIFs or impacts from other financial tools.*

## Concord Township Future Economic Development

Concord Township has the potential for continued economic development, particularly along U.S. 42. Access management (limiting left turn movements and combining curb cuts) is important for safe traffic flow. As noted in the Land Use statistics section of this plan, less than 2% of the Township land is currently developed for commercial or industrial use. Ideally, the community is seeking to increase that figure to a range between 7% and 11%. Non-residential growth shifts the tax burden for schools and other community services away from residents.

Concord Township should plan for future economic development by:

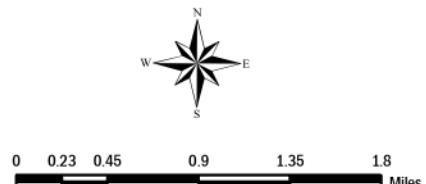
- Avoiding zoning property before there is an apparent market need.
- Continuing to put pressure on the Ohio Department of Transportation (ODOT) to ensure that developers mitigate their impact on state and county roads.
- The gradual phasing of large projects helps the incremental absorption of the land costs to the developer and avoids oversupply of product.

# Commercial Tax

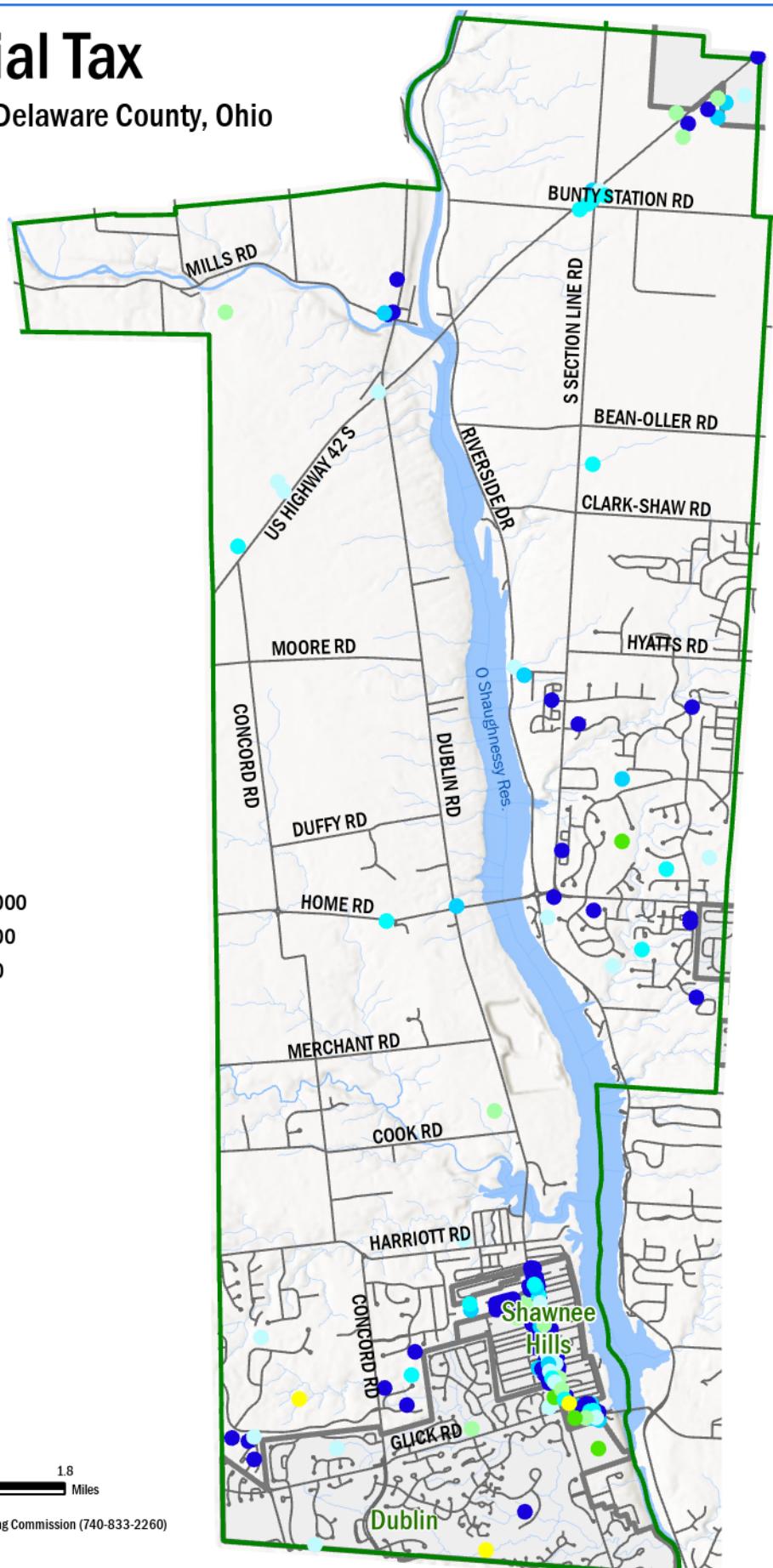
Concord Township, Delaware County, Ohio

## Taxable Total Value 2024

- > 25,000,000
- 10,000,001 - 25,000,000
- 5,000,001 - 10,000,000
- 1,000,001 - 5,000,000
- 500,001 - 1,000,000
- 250,001 - 500,000
- 100,001 - 250,000
- 50,001 - 100,000
- 25,001 - 50,000
- 0 - 25,000



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025



## Economic Development Tools in the Township

Enterprise Zone legislation, the Finance Authority, New Community Authority (NCA), Community Reinvestment Areas (CRA), Tax Increment Financing (TIF), Ohio Job Creation Tax Credit, and Impact Fees are in the toolbox that local governments use. **These are defined and described in greater detail in the Delaware County portion of the plan.**

- **Enterprise Zone (EZ)** (tax abatements on industrial projects conducted within a zone);
- **New Community Authority (NCA)** (district establishes community development charges, or tax based on the valuation of real property); Several NCAs have been established in and around Scioto Reserve in the Township. Funds are used for improvements as determined by an internal board. Here is a partial list, along with the amount listed in the latest County Auditor's settlement statement:

**Cottages at Hyatts:** \$53,845.68

**Lib Comm Golf Village:** \$2,071.29

**Price Farms:** \$57,108.56

**River Bluff View:** \$130,991.35

**Scioto Meadows:** \$1,027.99

**Scioto Reserve Expansion:** \$2,071.29

**Scioto Ridge Cross. (Con/Sci):** \$123,208.21

• **Community Reinvestment Area (CRA)** (tax abatements expansion or relocation improvements);

• **Tax Increment Financing (TIF)** (redirecting new real and personal property tax to a debt retirement fund for a specific purpose); There is a single active TIF district in the Township at the Dublin Storage site. In the more recent half-year statement, the district generated \$6,986.12 for the Buckeye Valley District, \$654.35 for the Delaware Area Career Center, and \$5,114.91 for the Township.

• **Joint Economic Development Districts (JEDD)** (new board/political subdivision that extends the ability to collect an income tax);

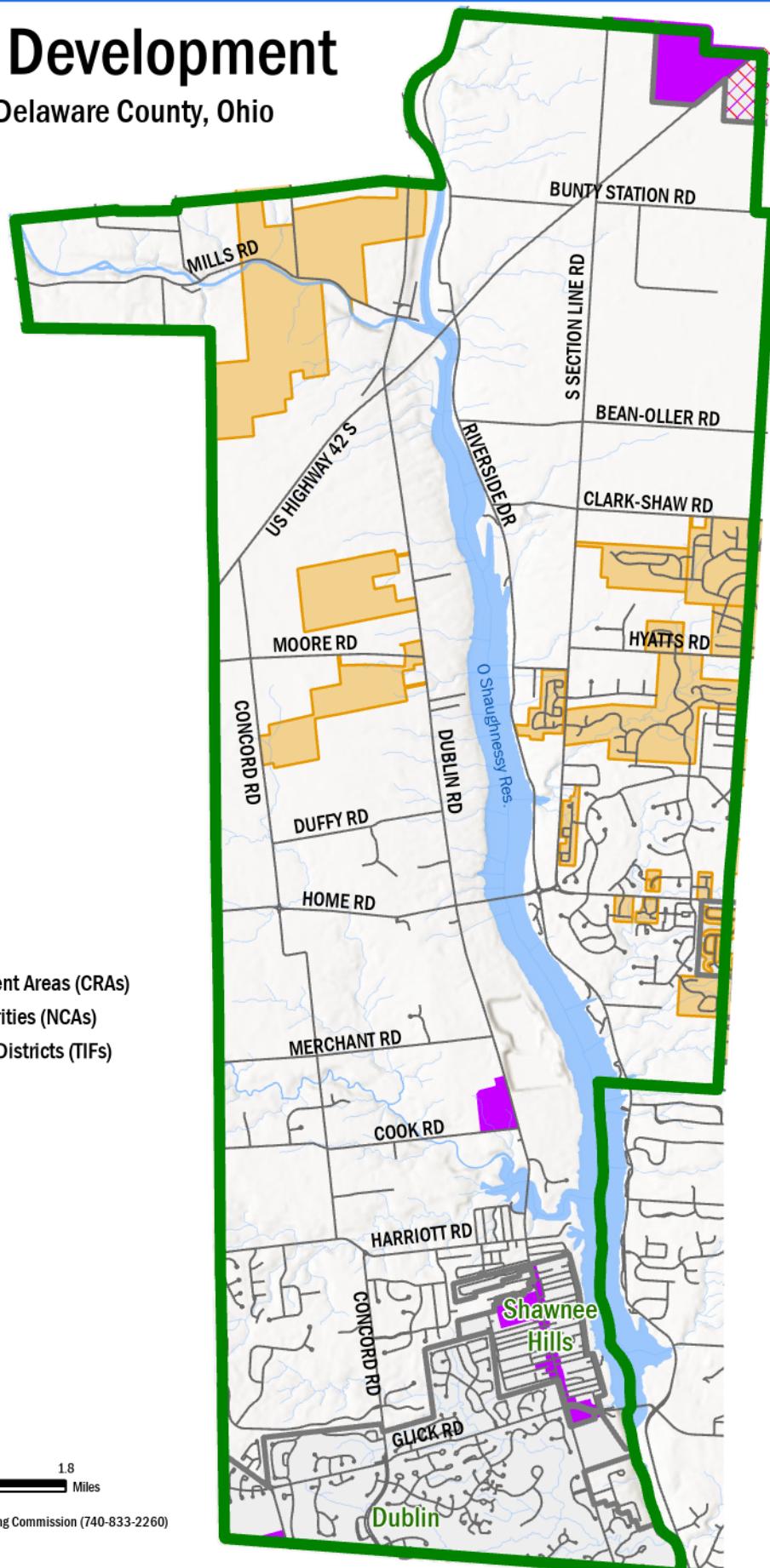
• **Designated Special Improvement District (SID)** (government entities combine funds from local, state, and federal entities to reallocate property taxes to activities that grow the economy).

The map of Economic Development tools on the next page indicates various parcel-based development tools. Information comes from several sources and is valid as of the time it was generated.

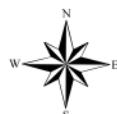


# Economic Development

Concord Township, Delaware County, Ohio



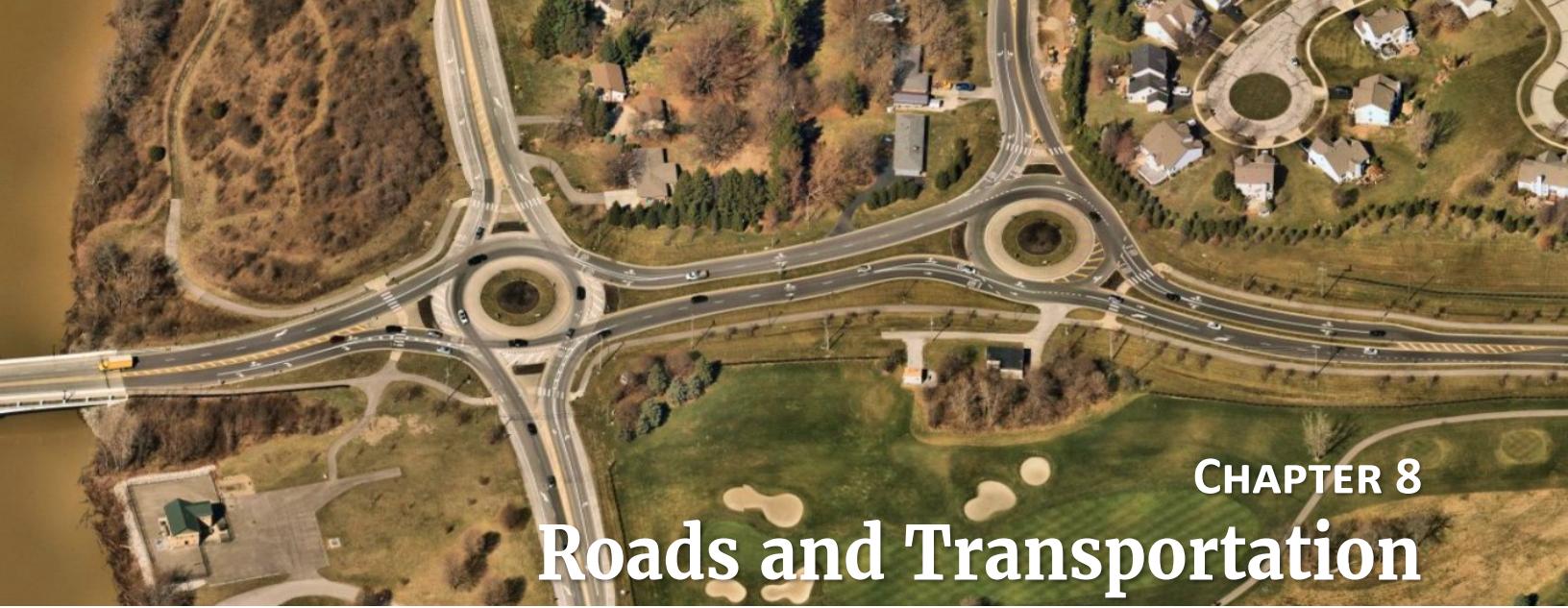
- Enterprise Zones (EZs)
- Community Reinvestment Areas (CRAs)
- New Community Authorities (NCAs)
- Tax Increment Finance Districts (TIFs)



0 0.23 0.45 0.9 1.35 1.8 Miles

Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 10/3/2025

This page is intentionally blank.



## CHAPTER 8

# Roads and Transportation

### General

Concord Township's original road network was laid out in the Nineteenth Century. With the exception of residential subdivisions, such as Scioto Reserve, development in the township has taken place along these original 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.

Concord Township roads are maintained by various authorities: federal and state roads are maintained by Ohio Department of Transportation, District 6; The Delaware County Engineer maintains county roads; Concord Township maintains township roads; Homeowner associations maintain private subdivision roads; Common Access Driveways (CADs) are private roads serving two to five lots, maintained by the lot owners.

### 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 S.R. 257 in Concord 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 ten county roads in the Township. Under current Ohio law, upgrades can be required of a land developer for roads that abut the subject property. The community, county, or state is responsible for off-site impact costs. County Roads include South Section Line, Hyatts, Home, Glick, Manley, Concord, Harriott, Moore, Butts, and Mills Roads.

### Township Roads

The Township maintains collector roads and public subdivision streets. Arterial and Collector roads maintained by the Township include Bunty Station, Bean Oller, Klondike, Cook, Merchant, Clark-Shaw, and Ford Roads.

“Local” township roads include more traditional township roads and subdivision streets, such as Duffy, Owen-Fraley, Dix, Calhoun, Russell, and Fry Roads. The following table indicates all township roads.

# Roads

## Concord Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025

Number	Road Name	Surface Width Min-Max	Road Width Min-Max	Length Total Paid Mileage
122	Rutherford Rd.	18	18	0.258
129	Concord Rd.	16-26	18-38	1.577
131	Harriott Dr.	14	18	0.192
132	Cook Road	16-20	24	1.745
133	Merchant Road	17	20	1.594
135	Duffy Road	18	20	1.005
139	Clark-Shaw	14-16	18-20	1.527
140	Bean-Oller	18	19- 22	1.751
141	Bunty Station	20	24	0.972
142	Owen-Fraley	16-18	22-24	0.517
	Ford	16	24	0.570
143	Freshwater Road	16	20	0.717
149	Klondike	18	22	1.872
151	Dix Road	18	22	0.304
152	Calhoun Road	16-18	20-22	0.890
161	Russell Road	12-18	16-20	0.144
262	Fry Road	18	22	0.495
304	Elmgee	20	24	0.214
305	Sundown	16	22	0.095
306	Park Ridge	20	26	0.124
306A	Edgewood Drive	20	26	0.084
	Edgewood Circle	20	26	0.304
307	N. Lake Hill Road	16	22	0.242
308	S. Lake Hill Road	16	22	0.276
309	Frabell Drive	10	14	0.049
310	Sterling Road	10	14-16	0.160
346	Buechel Drive	16	24	0.210
357	Brust Drive	17	24	0.324
368	Maynard Road	20	28	0.930
378	Griffiths Lane	18	26	0.338
379	Rivers End	14	22	0.067
420	Concord Bend Drive	20	36	0.354
445	Badenoch Drive	21	25	0.197
464	Erin Woods Drive	20	36	0.422
465	Serenity Drive	20	36	0.119
466	Sylvian Drive	14-20	18-36	0.479
470	Chancel Gate Drive	20	36	0.282
471	Canterbury Circle	20	36	0.193
558	Eversole Run Road	20	28	0.199
781	Turfway Bend Drive	20-24	28	0.378
782	Whirlaway Circle	20	28	0.120
796	Highlands Drive	20-24	28	0.519
797	Highlands Court	20	28	0.130
814	Tartan Fields Drive	32-48	32-48	1.430
815	MacKenzie Way	27	27	0.520
816	Tillinghast Drive	27	27	0.714
871	Seay Court	27	27	0.095
881	Redan Court	27	27	0.042
938	Morris Drive	27-36	27-36	0.392

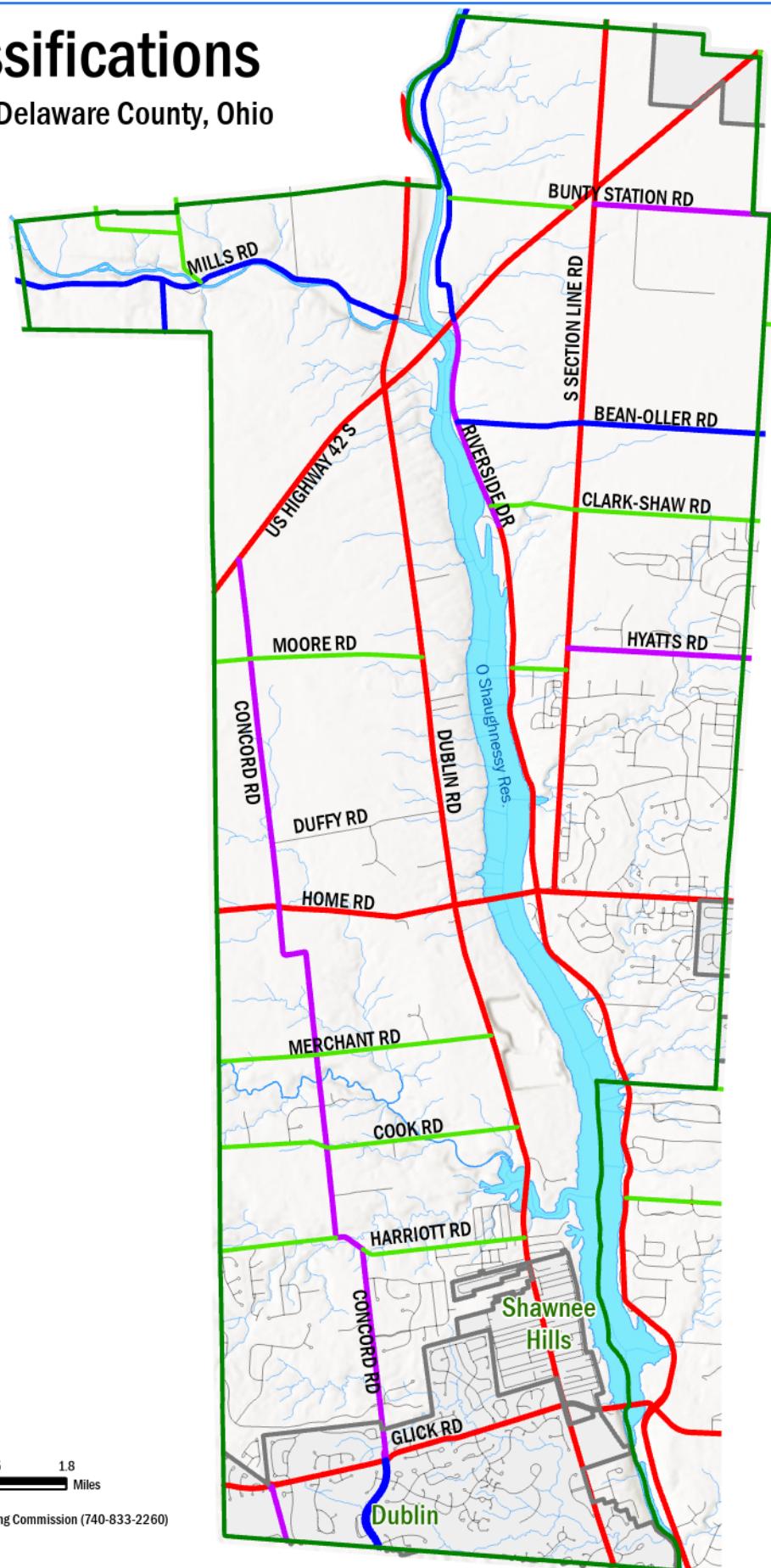
Number	Road Name	Surface Width Min-Max	Road Width Min-Max	Length Total Paid Mileage
939	Campbell Lane	27	27	0.151
940	Palmer Court	27	27	0.308
941	Deacon Court	27	27	0.282
948	Rob Roy Drive	27-36	27-36	0.467
949	Cape Court	27	27	0.174
950	Glasgow Court	27	27	0.256
967	Glenmore Drive	27-36	27-36	0.856
968	Fairlane Drive	27	27	0.209
969	Willow Valley Dr.	27	27	0.198
979	Carson Place	27	27	0.096
986	Eagle Creek Lane	16	20	0.126
991	Brodie Blvd.	27-39	27-50	0.899
992	Archer Lane	27	27	0.556
993	Cartgate Court	27	27	0.118
1001	Front Street	14	20	0.081
1002	Delaware Street	10-14	20-22	0.234
1049	S. Park Place W.	12	18	0.424
1050	N. Park Place W	12	18	0.281
1051	Myrna Drive	12	18	0.360
1052	Gwendolyn Drive	12	18	0.203
1053	Lakeview Drive	10	16	0.202
1054	Springdale Drive	12	18	0.217
1055	Frabell Drive	12	18	0.205
1056	Elizabeth Drive	12	18	0.224
1057	Goode Road	12	18	0.206
1058	Logan Road	12	20	0.274
1067	Bellepoint	12	16	0.031
1068	W. Mohican Drive	14	18	0.248
1093	Ladona Drive	12	18	0.201
1094	Riverview	12	18	0.047
1100	Pagett Place	10	14	0.082
1101	Depp Place	10	14	0.072
1103	Ladona Drive S.	10	16	0.036
1104	South Park Place East	10	14	0.027
1105	Sunset Drive	12	16	0.060
1210	Scioto Chase Blvd.	32-36	32-36	1.526
1211	Cherry Glen Drive	27	27	0.181
1212	Vista Lake Way	27	27	0.087
1213	Country View Place	27	27	0.038
1214	Seven Lakes Place	24	24	0.270
1215	Spring Grove Ct.	27	27	0.082
1216	Valley View Lane	27	27	0.028
1223	Tree Lake Blvd.	27-36	27-36	0.742
1226	Scioto Parkway	32	32	1.579

Number	Road Name	Surface Width Min-Max	Road Width Min-Max	Length Total Paid Mileage
1227	New Point Place	27	27	0.161
1228	Fairfield Lakes Dr.	27	27	0.361
1229	Indian Creek Way	27	27	0.099
1240	Houston Pond Drive	27	27	0.169
1266	Irish Hills Drive	20	36	0.292
1267	Blarney Stone Way	18	34	0.149
1297	Maple Run Lane	27	27	0.230
1298	Stone View Court	27	27	0.094
1305	St. Laurent Drive	27	27	0.052
1306	Regional Place	27	27	0.132
1307	Shadow Woods Ct.	27	27	0.121
1308	Eventrail Drive	32	32	0.257
1321	Hunter Lake Drive	27	27	0.174
1322	Glen Lakes Drive	27	27	0.247
1323	Meyers Cove Ct.	27	27	0.112
1329	Golden Way	27	27	0.363
1330	Kellogg Drive	27	27	0.610
1344	Grant Drive	27	27	0.090
1345	Flynn Lane	27	27	0.117
1346	Robertson Court	27	27	0.116
1357	Overcreek Place	27	27	0.082
1372	Clear Water Court	27	27	0.140
1391	Winterberry Court	20	30	0.082
1392	Crooked Elm Court	20	30	0.078
1394	Clear Falls Way	27	27	0.031
1395	Vista Walk Lane	27	27	0.215
1400	Greyson Drive	27	27	0.288
1412	Bridge Crossing Ct.	27	27	0.193
1413	Glenmeir Court	27	27	0.166
1440	Daylily Drive	27	27	0.187
1441	Lilac Lane	27	27	0.283
1442	Freesia Drive	27	27	0.135
1483	Vista Creek Court	27	27	0.093
1484	Verbena Lane	27	27	0.116
1501	Whisper Trace	24	24	0.265
1502	Meadowlark Lane	24	24	0.062
1517	Turning Leaf Place	27	27	0.029
1529	Raynor Court	27	27	0.193
1530	MacDonald Drive	27	27	0.316
1531	Colt Court	27	27	0.042
1570	Allen Drive	27	27	0.339
1571	Old Oak Lane	27	27	0.077
1572	Dennison Court	27	27	0.068

Number	Road Name	Surface Width Min-Max	Road Width Min-Max	Length Total Paid Mileage
1573	Ginger Place	27	27	0.069
1590	Scenic View Drive	27	27	0.135
1591	Potters Way	27	27	0.033
1592	Letterman Drive	27	27	0.476
1593	Clear Creek Loop	27	27	0.216
1602	Clear View Court	27	27	0.112
1603	Pleasant Creek Ct.	27	27	0.061
1604	Pleasant View Loop	27	27	0.174
1713	Meadowhaven Drive	24	27	0.244
1714	Landgate Drive	24	27	0.337
1715	Stonehill Way	24	27	0.096
1716	Grouse Pt	24	27	0.091
1717	White Stone Tr	24	27	0.385
1718	Pyke Dr	24	27	0.510
1719	Springwick Ct	24	27	0.124
1720	Crowberry Ct	24	27	0.090
1726	Heather Ridge Dr	27	27	0.377
1727	Copeland Ct	27	27	0.147
1728	Maize View Dr	27	27	0.031
1741	Bluebird Dr	24	27	0.288
1742	Quail Lndg	24	27	0.357
1743	Bobwhite Tr	24	27	0.154
1787	Parsley Pl	27	27	0.130
1788	Hollow Oak Ct	27	27	0.110
1789	Shadowfair Ln	27	27	0.133
1806	Windkeep Way	27	27	0.174
1843	Scioto Bluff	20	28	0.162
1881	Moors Edge Ln	27	27	0.121
<b>TOTAL</b>	<b>Total Paid Mileage</b>	-	-	<b>51.406</b>

# Road Classifications

Concord Township, Delaware County, Ohio



Township Boundaries

Incorporated Areas

Road Classifications

Major Arterial

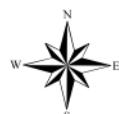
Minor Arterial

Major Collector

Minor Collector

Freeway

Other Roads



0 0.23 0.45 0.9 1.35 1.8 Miles

Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025

## Functional classification of roads

**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. Arterials generally require a right-of-way of 80 to 100 feet for a two-lane section and 100 feet for a four-lane section.

- 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.

*Some roads may exceed the ADT related to their classification.*

**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. Average Daily Traffic typically range from 1,500 to 3,500 vehicles, with AM peak hour traffic about 7-8% and PM peak hour of 10%.

- Major collector roads in Concord Township: Mills, Bean Oller, and Klondike Roads.
- Minor collector roads in Concord Township: Harriott Road, Cook Road, Merchant Road, Moore Road, Rutherford Road, Clark-Shaw Road, Ford Road.

*Some roads may exceed the ADT related to their classification.*

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

*Some roads may exceed the ADT related to their classification.*

## Access Management on U.S. 42

Access management is the practice of limiting curb cuts to major roads to prevent conflicting turning movements and maintain safe traffic flow. When new sites are zoned for commercial use, access management is imperative to maintain safe traffic flow. ODOT created an Access Management Plan (AMP) in 2015. In short, all private accesses ideally would be closed. Drives that are limited to right-in/right-out only movements would be allowed between main intersections. Backage roads would be planned approximately 650 feet on either side of the existing highway.

Understanding that this plan is now ten years old, the main recommendations for right-of-way and cross sections indicated a Principal Arterial improvement, with 3 total lanes and a shared use path. The recommended ROW width would be 95 feet and backage roads are recommended.

Intersections studied included Freshwater Road, South Section Line Road, and Owen-Fraley Road. Recommendations included additional study to explore improved alignments and redefining driveways where businesses are near corners. The apron was widened at Freshwater Road in 2023. Shoulder work was performed on Owen-Fraley in 2021. Safety study is progressing for improvements at Section Line Road.

## Future Roads – Thoroughfare Plan

A plan for the major streets or highways, or Thoroughfare Plan, is a tool for counties and local jurisdictions. A County-wide Thoroughfare Plan is enabled and defined by Ohio Revised Code Section 711.10. The last county Thoroughfare Plan was completed in 2002 and included a few projects that could impact Concord Township. These roads have not been considered during any funding round or as part of local plans.

- Alternative 1: East/west connector from U.S. 42 to U.S. 23 south of the City of Delaware, north of

Bean-Oller Road. Alternative 16 would then extend from U.S. 23 to Glenn Road, creating a significant east/west corridor bringing additional through traffic into the township. This improvement has not been included in any future planning or funding requests.

- Alternative G: A connection from Riverside Drive to South Section Line Road near Clark Shaw Road. The roundabouts at Home and South Section Line has reduced the need for such a connection.

## **Delaware County Engineer and ODOT Projects**

The Delaware County Engineer maintains and improves a number of county roads, and also works closely with townships to assist in their efforts toward proper road maintenance and improvement. Some projects also involve other entities, such as ODOT and local municipalities, when projects impact multiple jurisdictions. The following projects are indicated in DCEO and ODOT planning efforts:

- DCEO - **Mills Road bridge replacement** 1/8 mile east of Calhoun Road, 3/2025 to 10/2025.
- DCEO - **Hyatts and South Section Line Road** intersection improvements, Summer, 2026.
- DCEO - (Lib Twp) **Steitz Road widening**, 7/2025 to 6/2026
- ODOT - **U.S. 42 resurfacing, widening, with bridge and culvert replacement**, 7/2025 to 11/2026.
- ODOT—Additional lanes on **South Section Line Road** and **U.S. 42**, plus roundabout at Bunty Station.

## **Bikeways**

As roads become more congested there is a need to separate pedestrian and bicycle traffic from automobile and truck traffic for safety purposes, as well as for recreation and alternate transportation. There are no sidewalks or bike paths along “traditional” township collector and arterial roads. Bike paths should be placed along at least one side of collector and both sides of arterial roads. Most communities require standard sidewalks in subdivisions that go through the rezoning process. For many years, the Delaware County Regional Planning Commission has also sought sidewalks in subdivisions, adding a requirement in 2007 to the Subdivision Regulations to capture those neighborhoods that do not go through the rezoning process, such as under the FR-1 zoning designation.

The Delaware County Trail Committee coordinates with other groups’ (such as the Central Ohio Greenways (COG)) efforts to create major routes through the County. The committee also oversees a grant program that local communities can access.

### **Existing Bikeways**

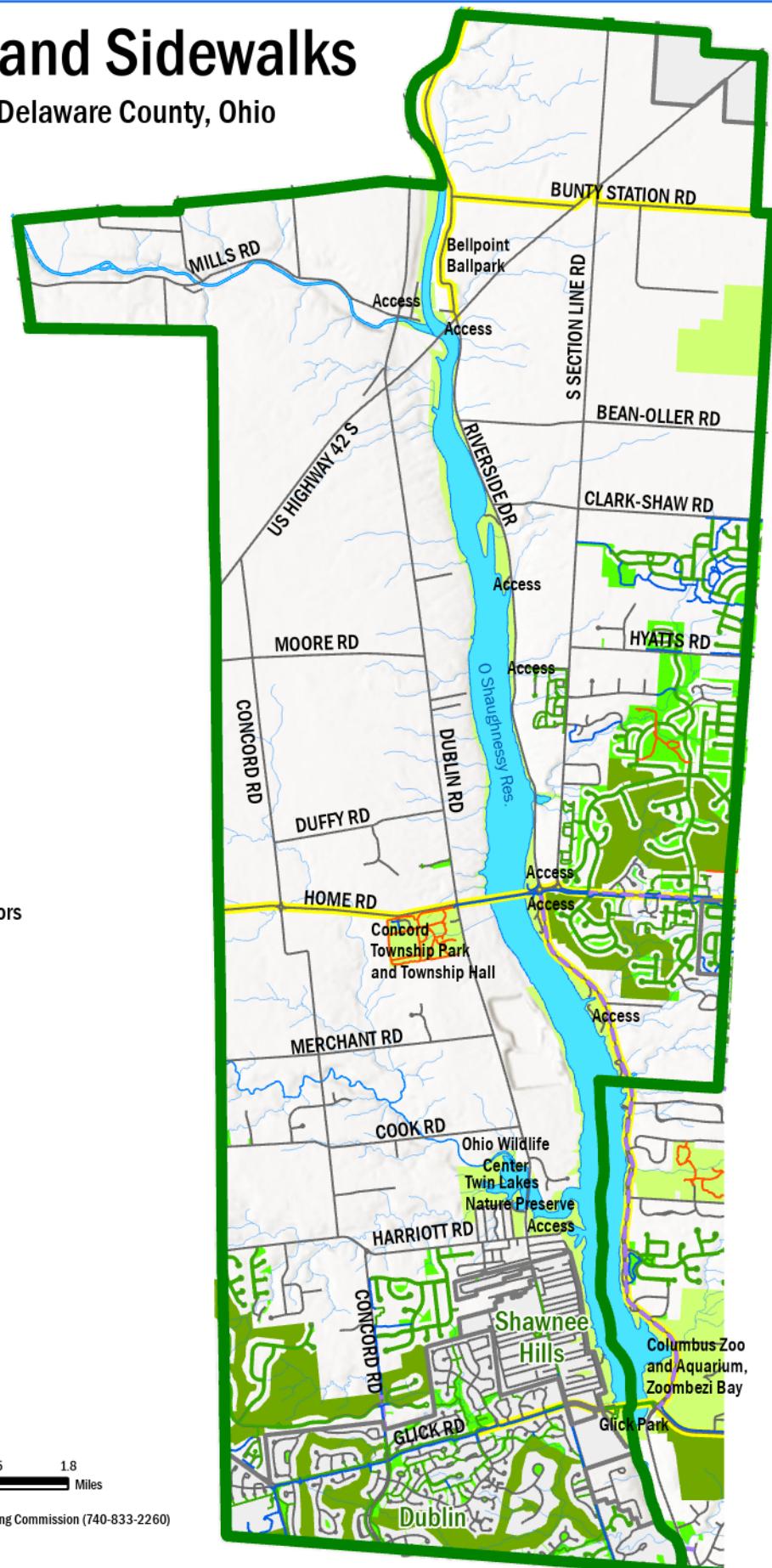
The regional bikeway plan recommends a number of bikeways along traditional roads in Concord Township to create a network that will benefit the larger area. Except for a few small gaps, multi-use paths have been built along Home Road from the Concord Township Hall to the east slightly beyond Liberty Road. Gaps exist between Gateway Boulevard and Homestead at Scioto Reserve.

Concord Township should continue to cooperate with the City of Powell, Liberty Township, and the County Engineer to see that future road improvement projects include pedestrian and bike facilities. Developments on public and private streets (condos) should continue to be required to include the construction of sidewalks as well as adding multi-use paths along existing roads where recommended.

***Additional road information is included in the County Background Information document.***

# Bikeways and Sidewalks

Concord Township, Delaware County, Ohio





## CHAPTER 9 Utilities

### General

Additional utility services will be needed as Concord Township develops. Water, sanitary sewer, telephone, electric, natural gas, cable television, and high speed internet are desirable utilities in the Delaware County real estate market. Stormwater management is required by Delaware County. Water and sewer service are generally available, and with them often comes the demand by developers for continued development.

### Water

The Del-Co Water Company, a cooperatively owned private water company established in 1973, serves Concord Township with potable water. There is generally good water pressure for domestic use and fire protection throughout the Township. The Del-Co Water Lines map shows the location and diameters of water lines in Concord Township. In general, those streets that have water lines of less than 6 inches in diameter will not support fire hydrants.

### Sanitary Sewer

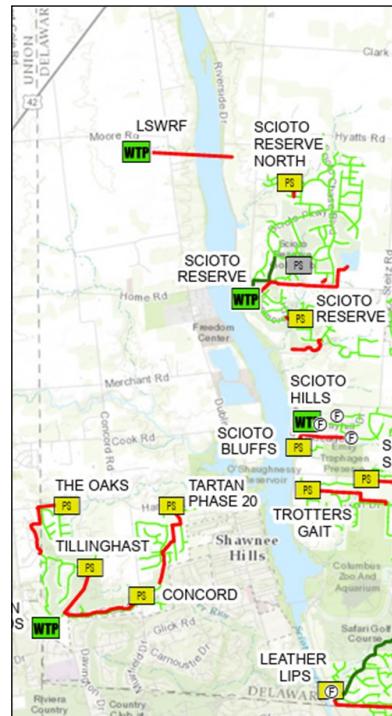
Residents in Concord Township are primarily served by on-site sewage disposal systems, sometimes referred to Septic Systems. However, there are several areas of the township that are served by public sewer service.

Scioto Reserve and Tartan Fields subdivisions are served by on-site sewage treatment plants that include land application of effluent onto a golf course or open space.

The Delaware County Sanitary Sewer Department Master Plan indicates that the entire township as well as portions of Scioto Township are within a current Sewer Service District.

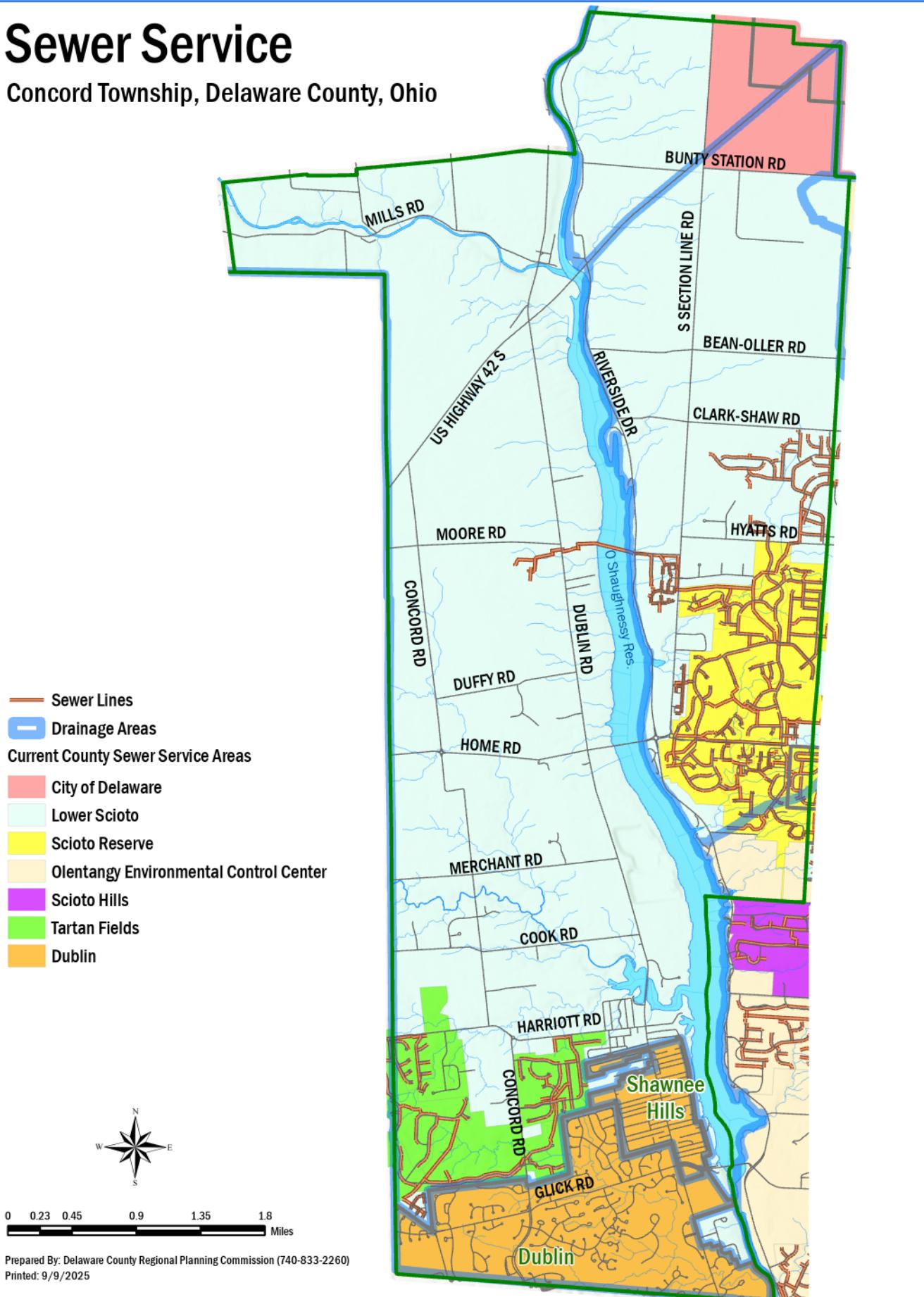
The County maintains a treatment plant (WTP on the exhibit) at Tartan Fields which serves the various sections of Tartan Fields, The Courtyards at Muirfield Ridge Condos as well as The Oaks. That plant is near its capacity.

The County maintains a treatment plant at Scioto Reserve. This plant is a land application system, which distributes treated wastewater as irrigation to the Scioto Reserve Golf Course and stores it on-site.



## Sewer Service

## Concord Township, Delaware County, Ohio





Built in 2007, developers built the Lower Scioto Water Reclamation Facility (LSWRF) on Moore Road which is owned by Delaware County. The plant was built to accept wastewater flows from Concord Township and western Liberty Township. 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. It can serve land on the west side of the reservoir through gravity and can serve the east side of the reservoir via a pump station just west of the intersection of Butts Road and Riverside Drive.

The intent is to eventually take the Scioto Reserve plant offline and send all effluent to the Lower Scioto Reclamation Facility.

The County Commissioners' sewer user policy is "first come, first served." The county sanitary engineer 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 may be "holes" in the sewer service area without sewer capacity.



## 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.

## Natural Gas

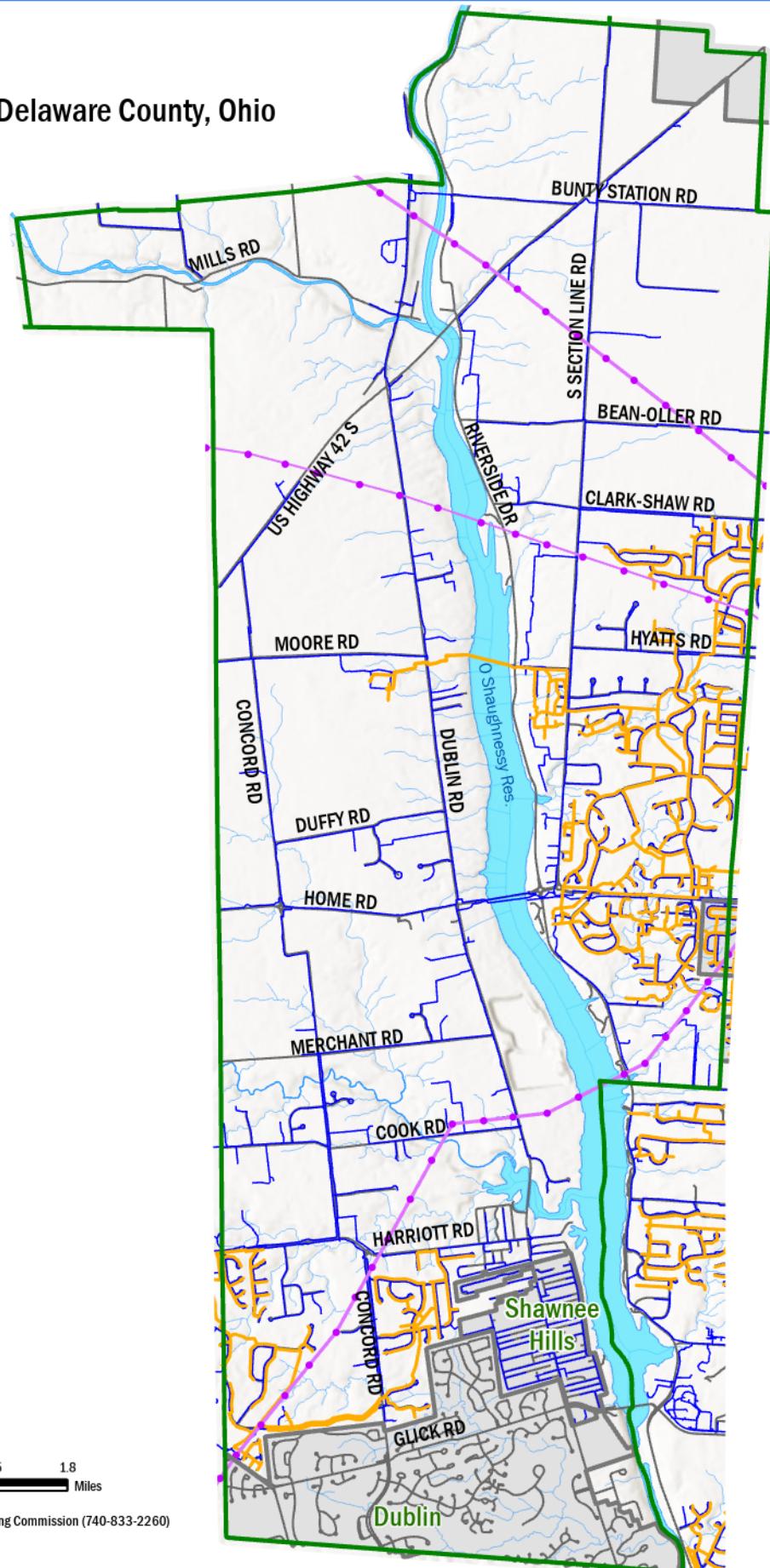
According to PUCO, Concord Township is primarily served by Columbia Gas as the natural gas utility. Numerous retail suppliers are available, including AEP Energy, IGS Energy Kratos, and others.

## Telecommunications/Internet Service

Based on private sector marketing information, **Frontier** provides fiber service in select parts of Delaware County, including nearby Ostrander and city of Delaware with speeds including 500 Mbps, 1 Gbps, 2 Gbps, and even 5 Gbps in limited locations. **Kinetic** (under AT&T branding) offers fiber-to-the-home plans in Concord Township. Available speed tiers include 1 Gbps and 2 Gbps, often bundling with AT&T Wireless.

# Utilities

## Concord Township, Delaware County, Ohio



- Power Structures
- Major Power Lines
- Sewer Lines
- DELCO Waterlines



0 0.23 0.45 0.9 1.35 1.8 Miles

Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025

**EarthLink** offers fiber plans up to 5 Gbps in Delaware County with about 92 % coverage across Delaware city, though Concord Township coverage may be lower. **Breezelne** (formerly WOW!/Atlantic Broadband) has cable and fiber infrastructure in the broader Columbus area. In Delaware County its coverage reaches many homes with speeds up to 1 Gbps, though fiber-to-the-home may be limited depending on neighborhoods. **Altafiber** has announced fiber construction starting in 2025, targeting roughly 24,300 homes and businesses across Concord Township, Liberty Township, the City of Powell, and Sunbury. Planned internet speeds from Altafiber may range from 400 Mbps to 2 Gbps.

The Delaware County Commissioners and Consolidated Cooperative have begun a \$4.9 million expansion of broadband services in the County. The project marks the next phase of an effort begun in 2023 when the Commissioners' Office conducted a study of internet access and network infrastructure throughout Delaware County.

Areas located in the northwestern and north-central portions of Delaware County have been identified and will be able to connect to the expanded fiber network. Consolidated Cooperative is based primarily in Delaware and Morrow counties and serves more than 19,000 homes and businesses. The company plans to contact eligible property owners via mail and with door-hanger notifications.

The project is being funded with the County's American Rescue Plan Act monies, which were allocated to local governments in the wake of the Covid-19 pandemic. This funding for broadband projects is limited to providing service to unserved and underserved areas.

Delaware County has a robust fiber network from the county offices to Worthington including a number of lateral builds off of that main line. This network, intended solely for government use, connects several public agencies with capacity to expand connectivity to other public agencies not yet connected, provided they pay the cost of adding lateral fiber to the main lines. This public limitation is based on the statutory authority of the County and the desire to not compete with the private sector.

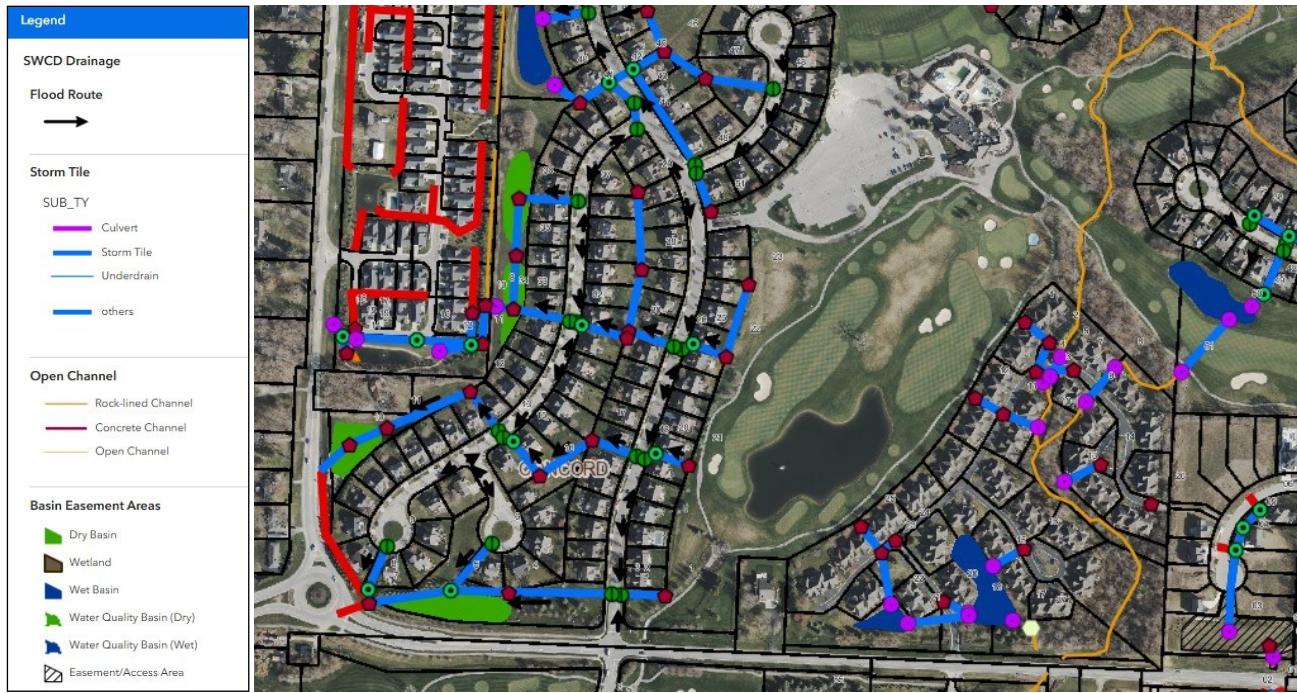
Additionally, Enlite Fiber Networks, (part of Consolidated Electric) owns fiber in most of the same locations as the County, as well as many more miles of additional fiber, catering to the private sector. Connect Ohio is an effort led by the State of Ohio to encourage additional infrastructure where needed.

**Telecommunications Towers:** Under current state and federal laws, telecommunications towers are permitted in any non-residentially zoned districts. Townships can regulate telecommunications towers in areas zoned for residential use if objections are filed by abutting property owners or Township Trustee during an approval process. Concord Township has a set of cell tower regulations that were drafted to implement the federal and state laws regulating telecommunications towers.

## Stormwater Management

Stormwater management is regulated by the Delaware County Engineer's Office for new subdivisions. The Delaware Soil & Water Conservation District (SWCD) maintains ditches on public maintenance and reviews stormwater plans with the County Engineer as part of the subdivision process. The primary benefit is the protection and upkeep of the stormwater infrastructure, which is accomplished through inspections, infrastructure repair, vegetation control, basin maintenance to maintain flow and capacity, and obstruction removal. Basins (retention and detention), selected storm sewers, curb inlets, storm tile/pipes, manholes, catch basins, open ditches, and swales all comprise the structures maintained. Drainage maintenance does not maintain any aesthetic aspect of a retention or detention basin.

As of August, 2025, there are 51 individual projects on maintenance in Concord Township. Two of these are Commercial, 11 are in condos, and 38 are in platted subdivisions. The image on the following page shows a small area of Scioto Reserve and the features maintained by the SWCD. These include culverts, storm tiles, open channels, and basins.



For individual lot development, Drainage Review Permits are required for all parcels that are one acre or larger, that are not in a platted subdivision, when a building permit is required for any construction altering the existing footprint of the lot. The purpose of the Drainage Review Permit is to review potential effects of the proposed new construction on existing surface and subsurface drainage. The SWCD conducts inspections and makes evaluations about what, if any, alterations are necessary to prevent or correct any adverse effects that new construction may have.



## CHAPTER 10

# Community Facilities

### General

As noted in the County-wide document, Community Facilities can include a number of items that create quality of life in a community. These facilities are usually public, but may represent other features that bring value to the community, such as historic sites. Based upon the complexity of local government, ownership and responsibility of these facilities can include township, county, municipal, and other organizations. This chapter is by no means exhaustive.

### Schools

The township lies within three school districts. About 75% of the Township is in the Buckeye Valley District, one of the largest by land area in the state. Eighteen percent (18%) of the Township is in the Dublin City School District and only 5% is in the Olentangy School District. Detailed information about school districts is located in the County-wide document. The district map is on the following page. Dublin's Eli Pinney Elementary and Buckeye Valley West Elementary are both located within the boundaries of Concord Township.

### 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.

## Community Facilities

### Libraries

There are no public library branches 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 main library at 84 East Winter Street, Delaware, and branch libraries including the Liberty Branch at 7468 Steitz Road, the City of Powell branch at 460 S. Liberty Street, in Ostrander at 75 North 4<sup>th</sup> Street, and the Orange branch at 7171 Gooding Blvd. Its expenditures in 2023 were roughly \$8.4 million, with funding from property and other local taxes, intergovernmental transfers, fines and fees, gifts and contributions, and earnings on investments. 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.

# School District

Concord Township, Delaware County, Ohio

## Schools

- Elementary School
- High School
- Middle School

■ Township Boundaries

■ Incorporated Areas

■ School District Boundary

## School District

- BUCKEYE VALLEY
- DELAWARE
- DUBLIN
- OLENTANGY



0 0.23 0.45 0.9 1.35 1.8 Miles

Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025



As of 2023, the library systems operated with 124 total staff, with 1.8 million physical checkouts and 359,000 digital checkouts. The Liberty Branch includes numerous reading and study areas, “learning stairs” area for presentations, large meeting room, and a Maker Studio.

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.

## Medical Facilities

There are no medical facilities located within the township. Dublin Methodist at 33/161 in Dublin is the closest full-service hospital. There are also three “Close to Home” Nationwide Children’s Hospital facilities in Dublin, one on Hospital Drive, Perimeter Drive, and Venture Drive as well as a similar facility in Orange Township at US 23 and Orange Road.



Several 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. A new \$183 million, 200,000 square foot OSU Wexner Medical Center outpatient care facility is under construction at this writing on 30 acres at the corner of Sawmill Parkway and Home Road in Powell. The facility is a five-story medical office building and a two-story ambulatory health center.

## 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.

## 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 regularly sees around 2 million visitors per year and currently counts 86,508 zoo memberships and 9,425 Zoombezi Bay season pass holders. In 2023, the Columbus Zoo embarked on a comprehensive plan called the 2040 Framework. Key features include the establishment of a dedicated Conservation Center, new and expanded habitats, new dining and transportation options, and more.

## Police

Concord Township is policed by the Delaware County Sheriff’s Office, (DCSO) which is headquartered in Delaware at 1776 State Route 521 as part of the County’s Byxbe Campus. The department includes four main divisions: Administrative, Operation Services (patrol, detective, tactical, victim advocate, court services), Core Services (corrections, dispatch, public information), and Professional Services (school resource, community relations, training). Its staff is 272 strong (140 deputies) and is “committed to keeping the community as safe as possible through patrol and enforcement, emergency response and aid,

apprehension and investigation, inmate rehabilitation, and community outreach and education. In 2024, dispatchers handled 101,430 calls.

The most common incidents in the township included 32 thefts and 22 identity thefts in 2024. Other issues included 15 domestic items, 15 unruly juvenile items, 8 death investigations, and other miscellaneous events. A total of 109 incidents represented roughly 5% of the county's 2,059 reports taken.

## Fire Protection

Fire Protection is provided by the Concord Township Fire Department (614-881-5997). The Fire Station is located at 7990 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, each 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, 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.



## 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.

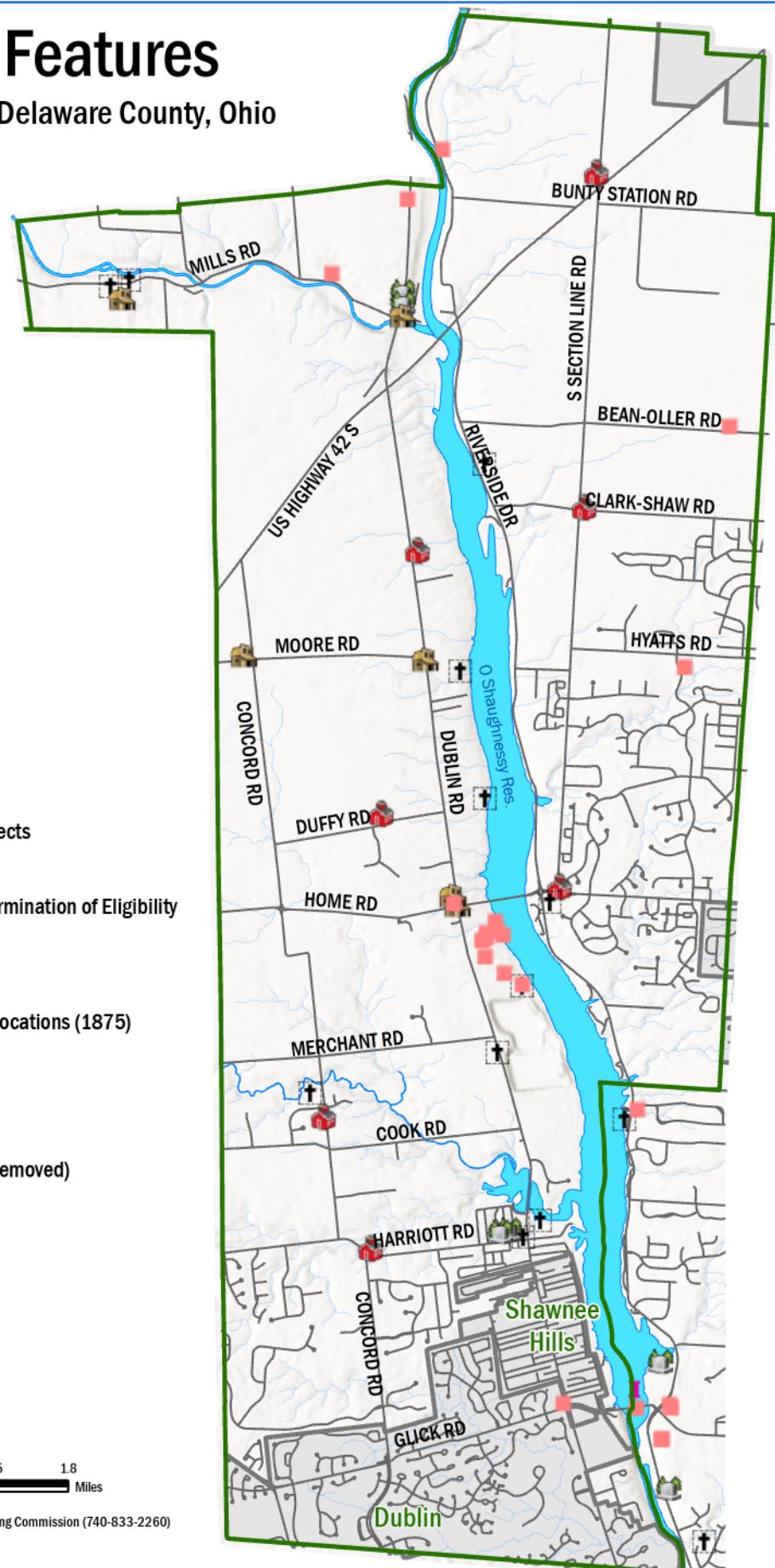
## Emergency Management

The Delaware County Office of Homeland Security and Emergency Management's main goal is to save lives, prevent injuries, and protect property and the environment from all Hazards; Natural, Manmade, or Terrorism. The office strives to reduce or eliminate the effects of day to day emergencies and large scale disasters in Delaware County through preparedness, mitigation, response and recovery.

The office owns and maintains four outdoor (tornado) sirens: two at Delaware State Park and two at Alum Creek State Park. These sirens, combined with the others throughout the county total 16 and are only used when a tornado warning is issued for any portion of Delaware County, and are designed to only be heard outdoors. All sirens on the system activate in

# Historical Features

Concord Township, Delaware County, Ohio

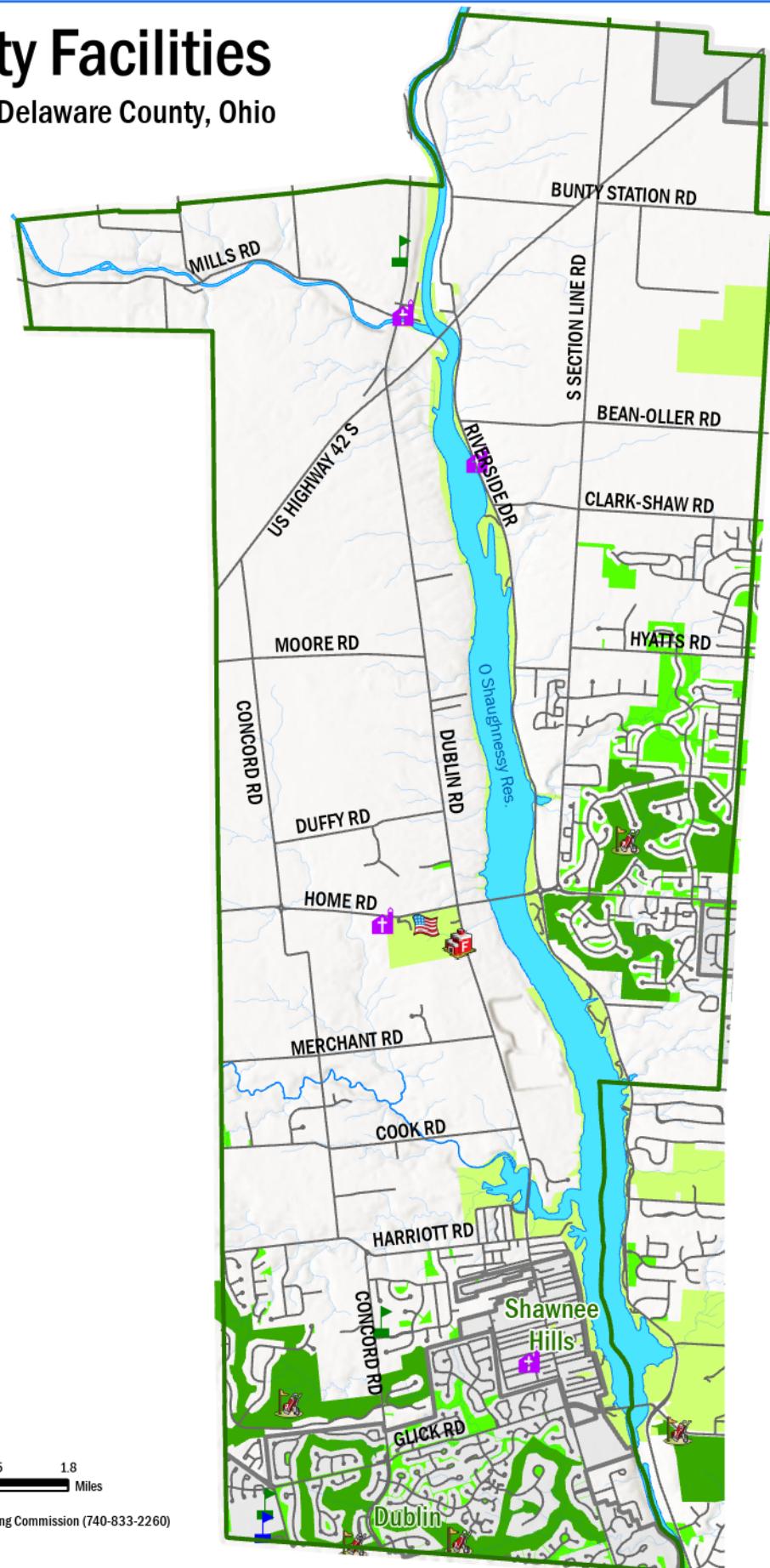


0 0.23 0.45 0.9 1.35 1.8 Miles

Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025

# Community Facilities

Concord Township, Delaware County, Ohio



Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025

a cycle of 3 minutes on, then 7 minutes off until the warning has expired. The activation system is housed in the Delaware County Emergency Communications Center, which is staffed 24 hours a day by 9-1-1 telecommunicators. Other notification systems include an opt-in notification system where alerts can be sent via text and/or phone calls as well as a wireless emergency alert system that can reach all cell phones in an impacted area.

The closest sirens to Concord Township are at the corner of Glick Road and Din Eidyn Drive, at Deer Run Elementary School, and Off Glacier Ridge Blvd near Glacier Ridge Elementary School.



## 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.

### Concord Township Trustees maintain three cemeteries:

**Oller Cemetery:** one mile south of U.S. Route 42, 40 feet east of State Route 257. Ninety-two graves were moved to another area of the existing cemetery because of the O'Shaughnessy Dam Project.

**Mills Cemetery** (Old Mill Creek or Mill Creek Cemetery): two miles west of Bellepoint on the north side of Mills Road, 7050 Mills Road, Ostrander.

**Hill Cemetery:** 0.7 mile north of Home Road, 1,500 feet east of State Route 745. On the bank of the Scioto River.

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 Harriett 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 Harriett Road, 1000 feet east of State Route 745.
- **Eversole (Freshwater) Cemetery:** 0.3 mile south of Merchant Road, 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 former Scioto Village at Rathbone.
- **White Cemetery:** 480 feet south of Merchant Road and 25 feet west of State Route 745.

### Former State of Ohio Correctional Property

A number of state facilities, "Scioto Village," were located on roughly 85 acres at Home Road and Dublin Road. The City of Columbus took possession of the roughly 78 acres on the east side of Dublin Road for future use as a water treatment plant. As of this writing significant site work is being performed on the site.

*A Community Facilities Map is on a following page.*

## Open Space and Recreation

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.



Several years ago, the City of Columbus completed a number of improvements along the parkland on either side of the reservoir. These included new parking areas, a rain garden, new trees, picnic tables, and an amphitheater also serving to drain stormwater. **Glick Park** is the final result, serving as an amenity available to area residents.

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 adjacent 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 1.9-mile loop of walking and jogging paths, two basketball courts, two tennis courts, two playgrounds, four baseball/softball fields, soccer and lacrosse multi-purpose fields, a shelter house with picnic tables and grills, restrooms, and open green space. With access from the Fire Station entrance, the township has added new pickleball courts, and a sand volleyball court. This area is also accessible by additional walking paths.



Bellepoint Athletic Association, a senior men's baseball team, and general 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 has expanded into the 31-acre parcel adjacent to the park. This provides additional park acreage as well as the location for the township fire department.

## Bellepoint Ballpark

Concord Township owns a 1.38-acre parcel along Klondike Road known as the Bellepoint Ballpark or Klondike Park. 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.

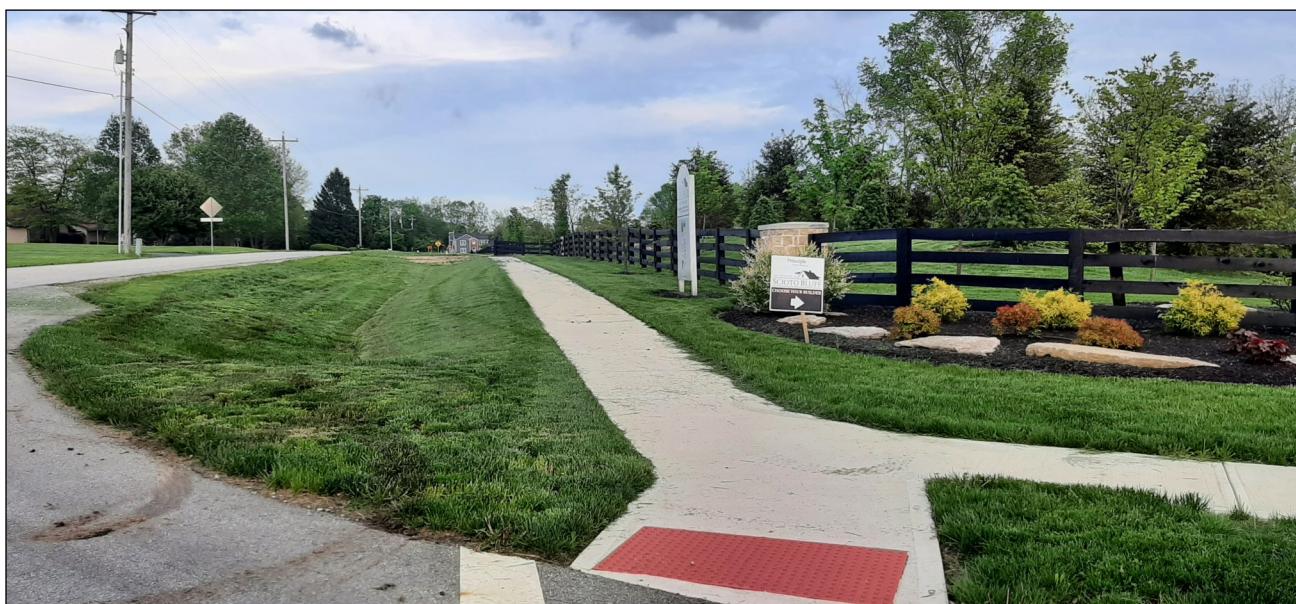
## Undeveloped Open Space - Neighborhood

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  $\frac{1}{4}$  mile radius of all portions of such neighborhoods, or 15-acre joint neighborhood parks that provide athletic fields for neighborhoods within  $\frac{1}{2}$  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  $\frac{1}{4}$  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  $\frac{1}{4}$  to  $\frac{1}{2}$  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 has 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.



# Parks and Green Space

Concord Township, Delaware County, Ohio

- Rivers/Lakes
- Parks
- Platted Open Space
- Golf Courses

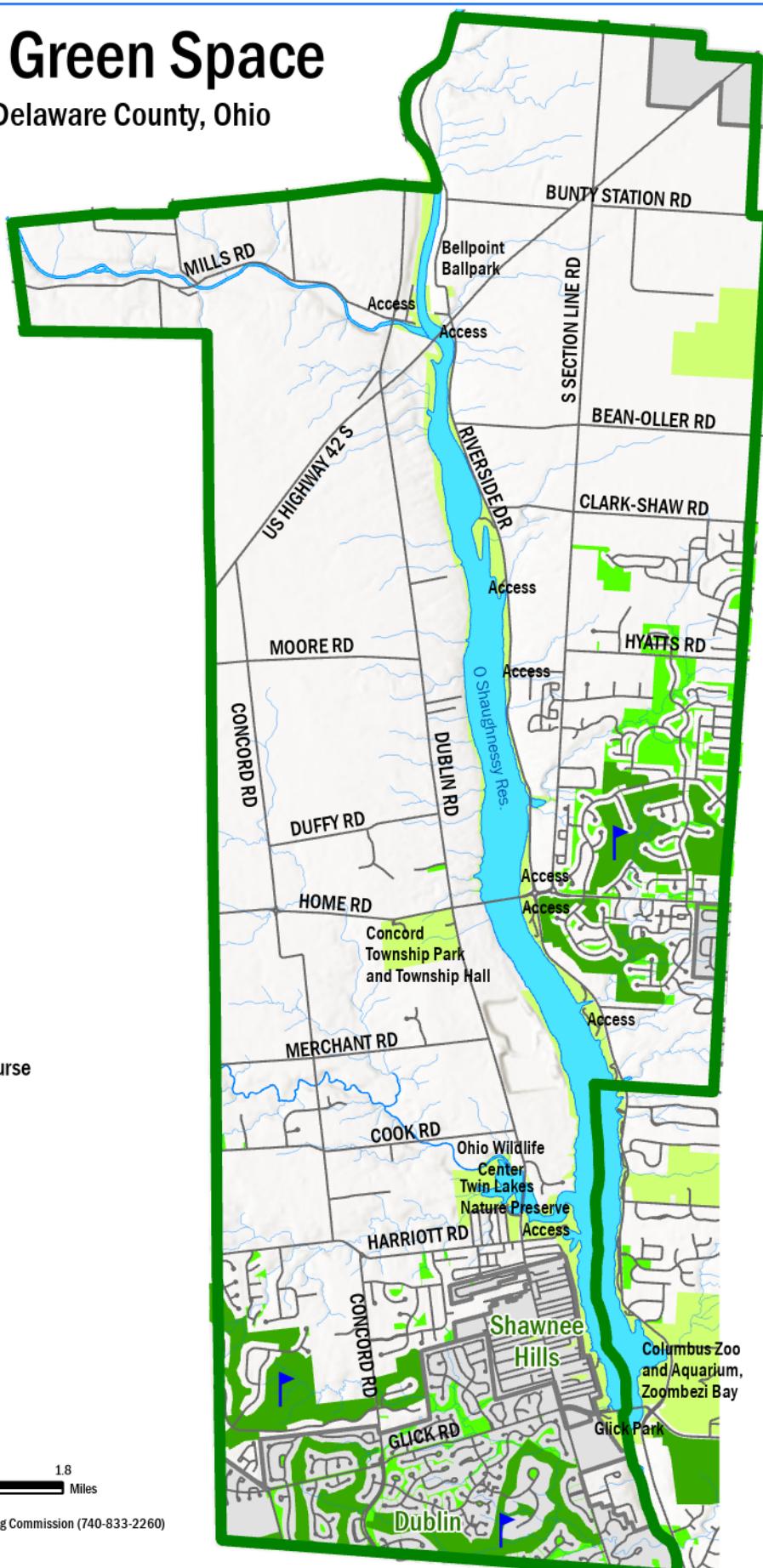
## Golf Locations

- Development / Golf Course
- Public Golf Course



0 0.23 0.45 0.9 1.35 1.8 Miles

Prepared By: Delaware County Regional Planning Commission (740-833-2260)  
Printed: 9/9/2025



## Greenways and Multi-use Paths

One 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 follows 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 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 areas of the township and by doing so they can 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.

**Multi-use Paths** are wider paved paths that can be located through a greenway or along an existing or proposed road. These facilities can be costly and must follow certain standards to be grant-worthy.

The Delaware County Regional Planning Commission maintains sidewalk data and bikeway plans of all Delaware County communities. These are regularly included in the regional bikeway plan for Franklin and Delaware Counties. That plan continues to be updated regularly by local jurisdictions. These regional plans seek the completion of a continuous path along Home Road, which is a goal shared by Concord Township.

Other funding sources, such as the Clean Ohio Fund are 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.





## CHAPTER 11

# Future Development Patterns

The Delaware County document has additional detail about each of these development approaches as well as other land uses in the region.

**Single Family Large Lot Road Frontage lots and FR-1 subdivisions.** Residential development along existing roads can be accomplished by either creating lots larger than five acres that are exempt from review and smaller lots approved through various County agencies called the No-Plat Lot Split process.

This image indicates both road frontage lots (right side of image) and a new platted subdivision with a new road and FR-1 lot standards in **Whisper Trace** (left side of image). Lots typically utilize on-site waste treatment.



**Single Family Cluster Development** is an approach that allows smaller lots in exchange for open space. Such developments allow preservation along existing roads, within wooded areas, and in other areas. Lots are smaller and require public sanitary sewer for development. The image at left is the **Scioto Ridge Crossing** subdivision.

**Single Family Condominiums** is a development pattern than has become more popular in Central Ohio. They are treated as any other condominium, with personal ownership of the inside of each unit and community ownership and maintenance of all exterior areas. The example is **Courtyards at Hyatts**. These are considered Multi-Family for the purposes of traffic and school impacts.



**Two to Three Family Units** are considered multi-family uses. Sometimes referred to as duplexes or triplexes, they provide some privacy, similar to single-family homes, but provide for higher densities similar to multifamily developments. They may be owned or rented. **Scioto Reserve** includes **The Pointe**, which is pictured here.

**Multi-Family Housing** includes apartment buildings and complexes that house multiple units in one structure. Most apartment development in Delaware County has been limited to two-story buildings with around 16-20 units and three-story with 24-36 units. Pictured is **Liberty Grand** in Liberty Township. Also pictured are townhouses in **Evans Farm** in Orange Township.



**Mixed Use** is a development approach combining residential, commercial, office, and recreational spaces within a single building or area. Mixed use promotes walkability, reduces sprawl, and creates a vibrant area by interconnecting uses. These developments may feature different uses in the same building (e.g., retail on the first floor with apartments above) or in different areas but strongly connected through design and pedestrian connectivity. The area pictured is the town center portion of **Evans Farm** in Orange Township.

# CHAPTER 12

## Goals and Objectives

With each Comprehensive Plan revision, residents and Zoning Commission members have reviewed the following general Goals and Action Steps.

<b>Natural Resources</b>	
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 &gt; 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.</p> <p>To preserve a high degree of environmental quality.</p> <p>To link Planned Residential Developments (PRDs) and other residential areas 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.</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>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>

<b>Agriculture</b>	
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>	

<b>Agriculture (continued)</b>
<b>Action Steps</b>
Retain a 1.5-acre minimum lot size in areas not served by centralized sanitary sewer.
Identify potential farmlands for Purchase of Agricultural Conservation Easements.
Preserve farmland by voluntary sale of development rights from farmland to low-density areas where sewer is not available.
Assist interested landowners in applying for state or federal funding for purchase of agricultural easements.

<b>Residential Development</b>
<b>Goals</b>
To relate land use and density to land suitability, utility availability, existing land use, and the recommendations for each Subarea.
To consider the carrying capacity of infrastructure (sewer, water, fire protection, roads, etc.) in establishing residential densities.
To provide rural areas where agriculture is transitioning to large lot residential and where no central sewer is available.
To provide for suburban residential housing districts where central water, sewer, fire protection, schools, adequate roads, and other services can be economically provided.
To retain a primarily single family residential housing mix, but permit a diversity of housing types.
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.
To protect township real estate values.
<b>Action Steps</b>
Retain a minimum lot size of 1.5 acres where there is no centralized sanitary sewer provided.
Use the width of roads, water and sewer systems, and soil characteristics to establish densities and land uses on the comprehensive plan.
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.
Amend the PRD text to identify non-developable lands (floodplains, water, slopes greater than 20%, jurisdictional wetlands and utility easements) in density calculations.
Permit multi-family units in Planned Residential Developments, as a small percentage of the overall project, approved per development plan.
Permit age-restricted housing in prescribed areas along arterial roads.
Maintain the area east of the Reservoir and south of Home Road as the heart of the suburban residential part of the township.
PRDs should have centralized sewer, access to a major collector or arterial street, and mitigate their fair share of off-site traffic impacts.
Consider a small expansion of a village-style layout adjacent to Bellepoint if public sewer can be extended.

## Commercial and Industrial Development

### Goals

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.

To provide for dense landscape buffering between Commercial/Industrial and residential uses.

To encourage well-planned commercial, office, and light industrial development in the U.S. 42 corridor.

To provide for transitional land uses and dense landscape buffering between incompatible land uses.

### Action Steps

Create development guidelines for planned commercial development.

Use parallel frontage or backage roads on U.S. 42 to control access onto the arterial road.

## Recreation

### Goals

To provide passive and active recreational areas as the township grows.

To expand the township parks program.

To link planned residential neighborhoods with green spaces and walking/biking paths.

### Action Steps

Improve Home Road park with more active recreation (playing fields for organized sports).

Look for opportunities for recreational areas in Planned Residential Developments. Create a series of neighborhood parks of 15 acres with active recreation with ½ mile spacing in PRD neighborhoods.

Where possible, link new parks in PRDs with Columbus parkland along the Scioto River.

Support the addition of multi-use paths as major arterials are improved and seek trail connectivity between subdivision projects and to parks.

## Township Services

### Goals

To recognize and maintain those services needed for a predominantly rural/low density community.

To expand township services at a rate to ensure public health and safety, and to discourage premature development.

To acquire suitable land for the township's future needs.

### Action Steps

Acquire new sites for township facilities, including fire, police, road maintenance, etc.

Determine the services the township can provide as a suburban community with a sense of rural character.

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.

Use the Comprehensive plan as the guideline in zoning.

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

<b>Transportation</b>
<b>Goals</b>
<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 the impacts of their developments on local roads.</p>
<b>Action Steps</b>
<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>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 shown on the Comprehensive Plan as part of new developments.</p>

<b>Citizen Participation</b>
<b>Goals</b>
<p>To ensure significant and diverse citizen input into the planning process.</p>
<b>Action Steps</b>
<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>

# 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 at least 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 set aside as part of the open space, but a majority of the open space (defined as at least 50% of the area not utilized for private lots) should be useable and available to the public.*

**Planned Residential Districts:** *The Committee recommends that density be calculated after factoring out unusable areas, such as high-tension powerlines and steep slopes by utilizing a Net Developable Acreage calculation for density. 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.*

**Branding:** *The Committee recommends that the township brands itself with entry signage and other opportunities by stating we are “Concord Township, a Greenspace Community.”*

## General Recommendations Infrastructure Committee

**Roads:** The following intersections were identified by the Committee as locations where safety issues indicate improvements should be made:

- \* **Merchant and Concord:** New homes have been built to the west. Two-way stop can cause confusion to drivers.
- \* **Moore and Concord:** East/west traffic on Moore has increased. Accidents including a fatality have occurred at the intersection.
- \* **Moore and Dublin:** Increased traffic on Moore and speeds on Dublin Road cause this three-way intersection to be unsafe.
- \* **Bunty Station and South Section Line:** Project under review by ODOT and County Engineer.
- \* **State Route 745 and Home Road:** ODOT project, under review.

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.

**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 the city's Dublin 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.*

## **General Recommendations**

### **Current Conditions 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:** *Ensure open space is properly maintained 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.

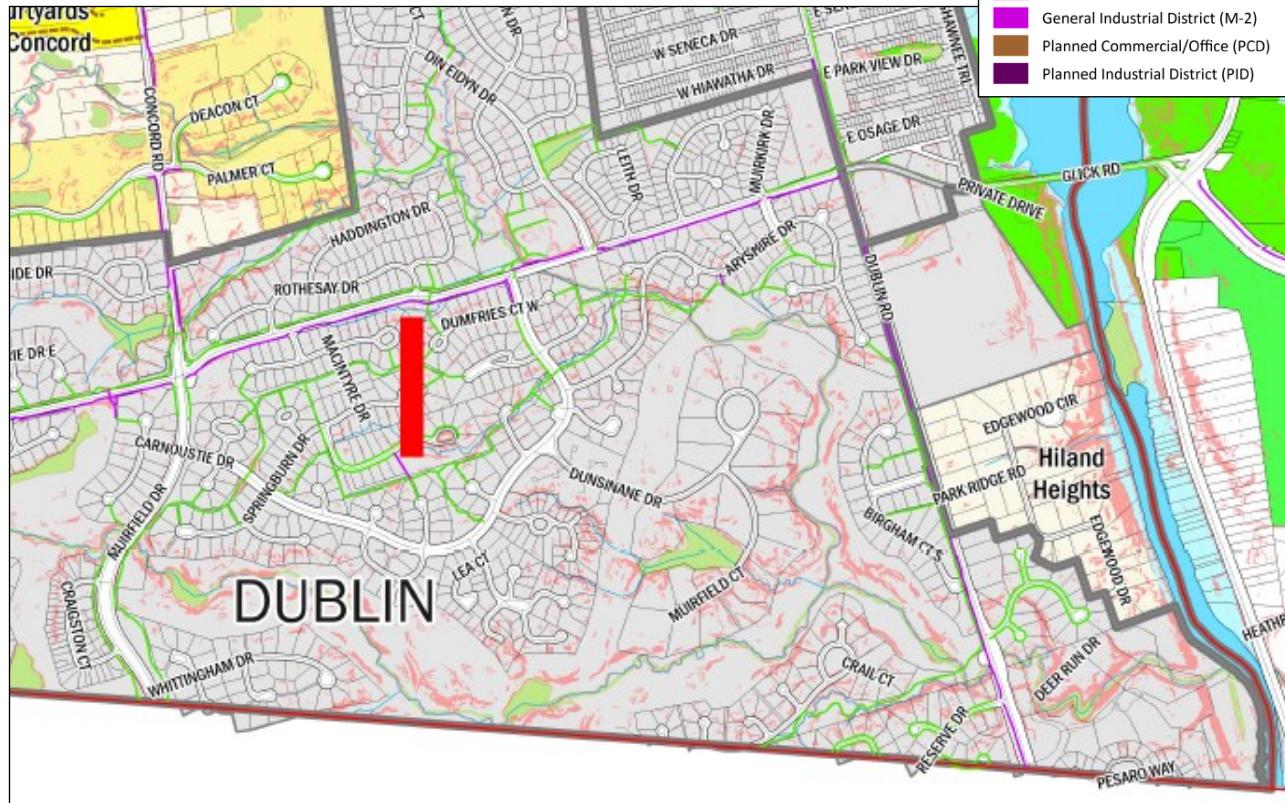
**Land Area:** 1,458 acres

### 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.

The isolated subdivisions of Stan-Gene No. 3 and Hiland Heights are pockets of the 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.



## 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.

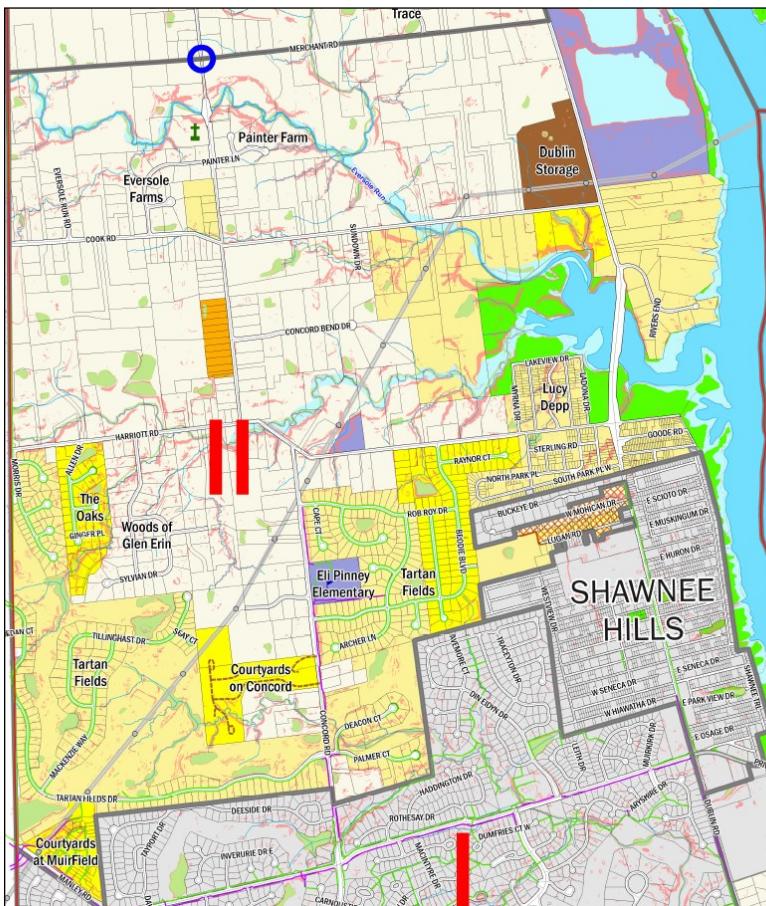
There are few large tracts of land, suggesting that future development will be limited. Any developments with access to sewer, leading to smaller lots, should provide open space and mitigate its impact on roads and other services.

### Action Steps

**Lucy Depp:** Lands in the Lucy Depp area north of Shawnee Hills have been platted since the 1920s with small lots (35'x70'). It currently lacks 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.

**Most 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. Such uses should include significant landscaping and buffering from adjacent uses.



## 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

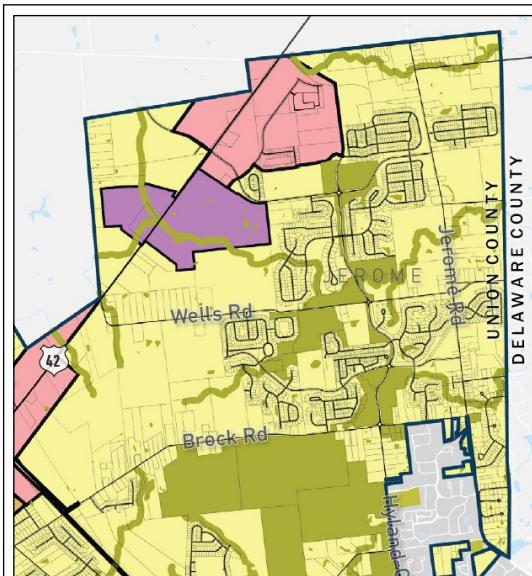
A standard minimum lot size for a residential lot should be maintained at **one and a half acres**, when served by on-site sewage disposal systems. Depending on soil conditions, larger lot sizes may be required by the Board of Health for on-site sewage disposal systems.

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.

As the area develops around the Lower Scioto Wastewater Treatment Plant south of Moore Road, a **mix of condominiums or age-targeted uses**, at a density where the traffic and student impact is the same or lower than single-family development, would be appropriate as a transitional use between the treatment plant and other single-family uses.

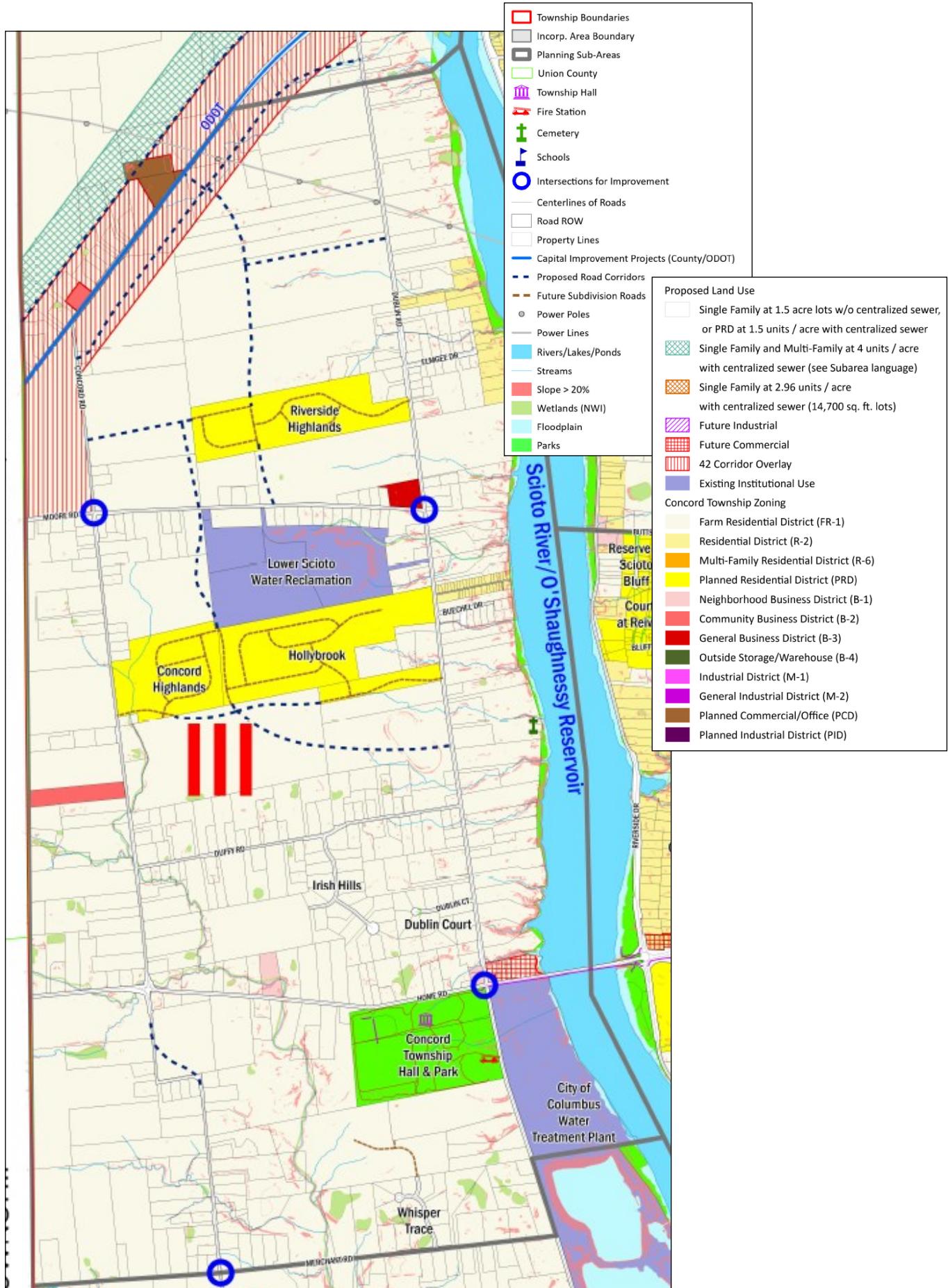
As this subarea develops, some **new roads** will need to be planned as **arterial roads to collect and distribute local traffic**. Such roads will handle larger traffic counts than local subdivision streets and may be required to be built with wider surfaces and larger right-of-way. These roads should be built with pedestrian facilities on both sides and proper crossings at intersections.

Also see **U.S. 42 Corridor overlay language**.



*This subarea is adjacent to **Jerome Township** in Union County (from Home Road south). Over 2,000 acres of the Jerome Township is Jerome Village, a master-planned community with a variety of housing types and a 100-acre commercial and retail area along U.S. 42. It includes 40% open space, access to Glacier Ridge Metro Park, a community center and other amenities. All land adjacent to*

*Concord Township is recommended for low and medium-density conservation development. Blaney Road is being a built as a major arterial which will extend to Home Road.*



## 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 publicly-useable open space.

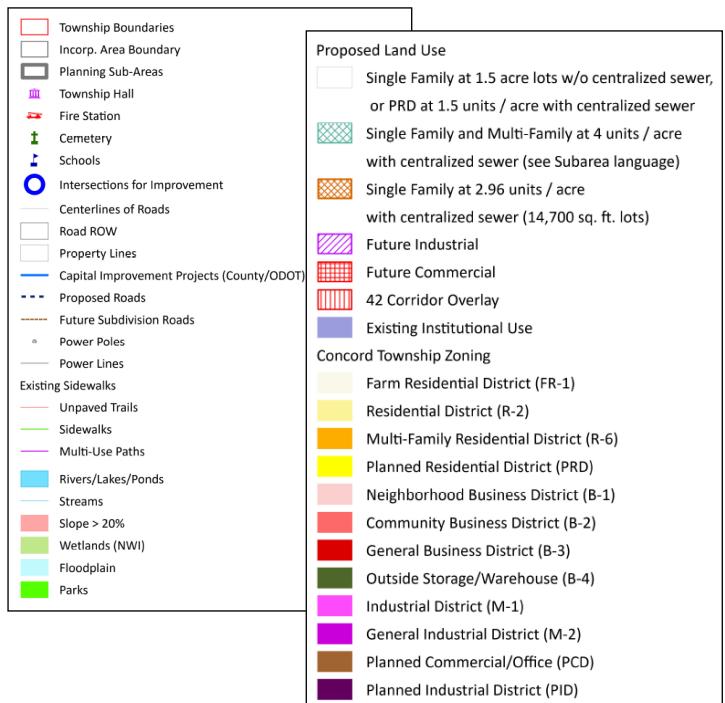
The City of Powell has annexed a small portion of Concord Township just east of Scioto Reserve on the south side of Home Road and is developing it at similar densities to Scioto Reserve.

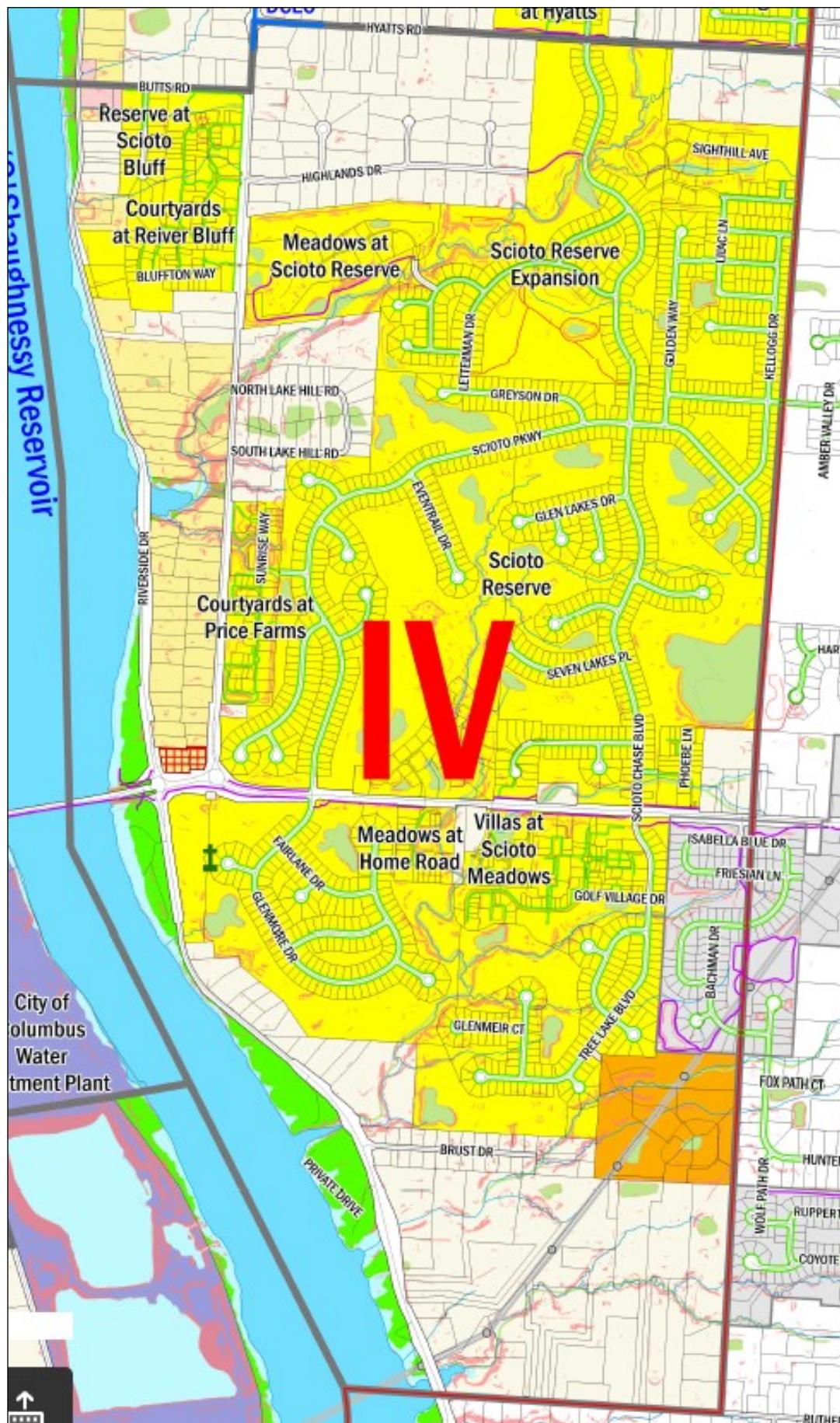
### Actions Steps

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.

Completing the **multi-use path** along Home Road is a top priority.





## 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 flat topography with 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 Lower Scioto Water Reclamation facility could 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 limited development.

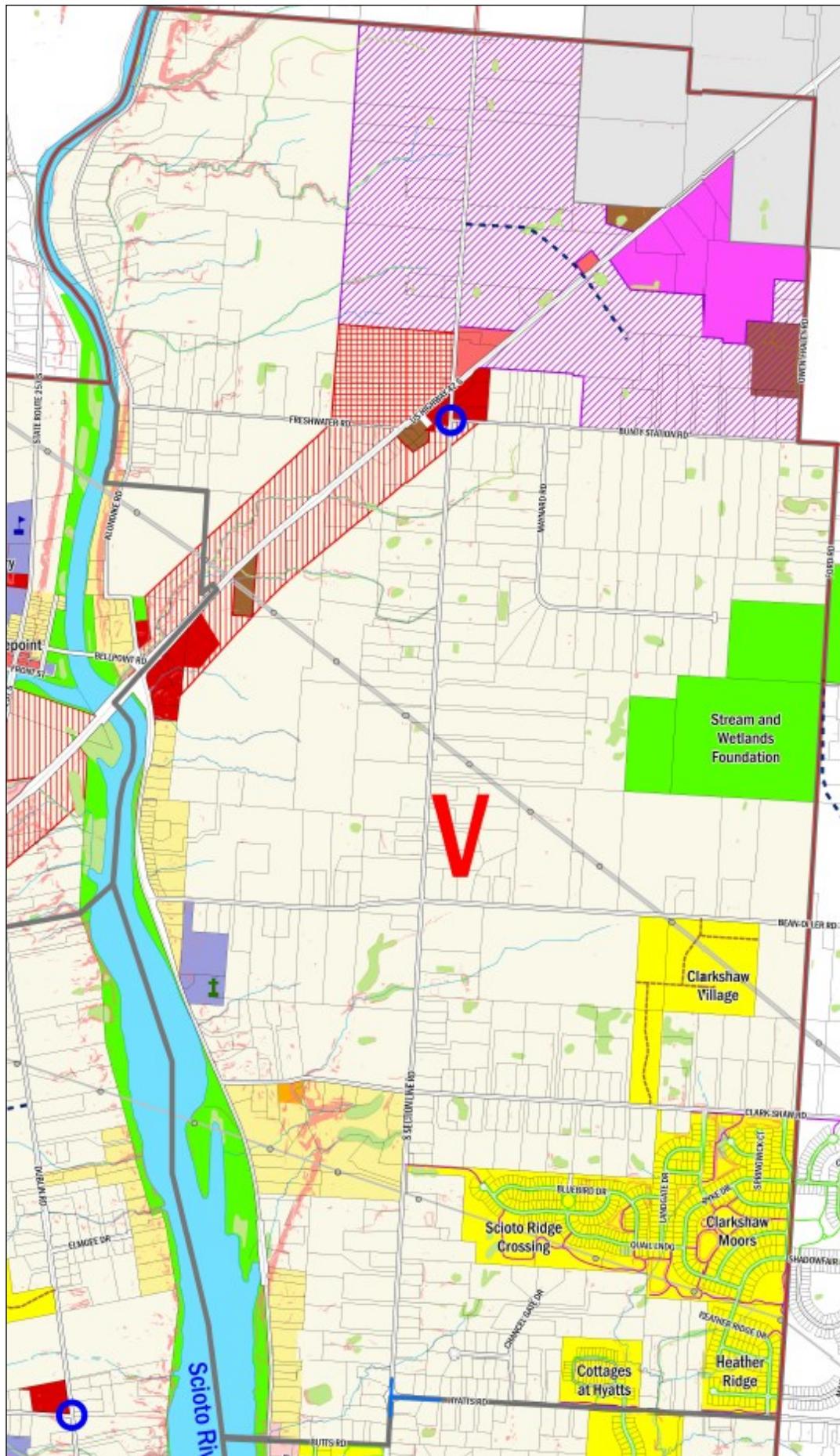
**Industrial development** is especially desirable near Delaware airport, where residential development is discouraged. Federal Aviation Administration height restrictions must be considered for structures in the direct flight path.

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 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.

### 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**.

### General Facts and Findings

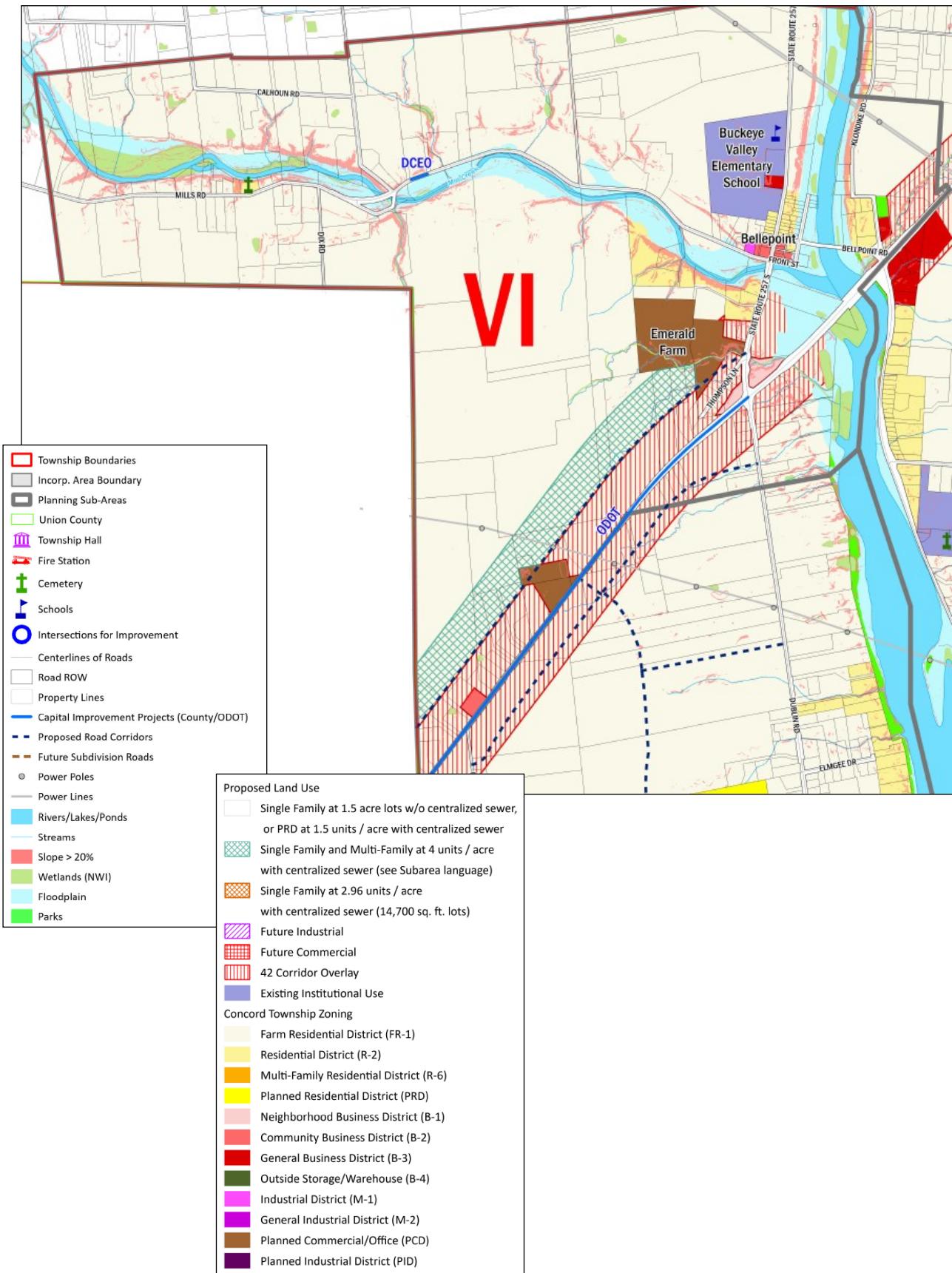
This area is divided east to west by the Scioto River and north to south by Mill Creek. The creek's wide floodplain impacts lands along Mills Road. The topography is rolling with flat plateaus. The unincorporated village of Bellepoint is a 19<sup>th</sup> Century town center, which is commercially zoned but without significant commercial development. Bellepoint church is a local gathering place, as are the City of Columbus-owned land at the confluence of Mill Creek and the Scioto River. With the closure and removal of the old Bellepoint Bridge in the early 2000s, 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 additional police protection, and the need for new schools.

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



## 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.

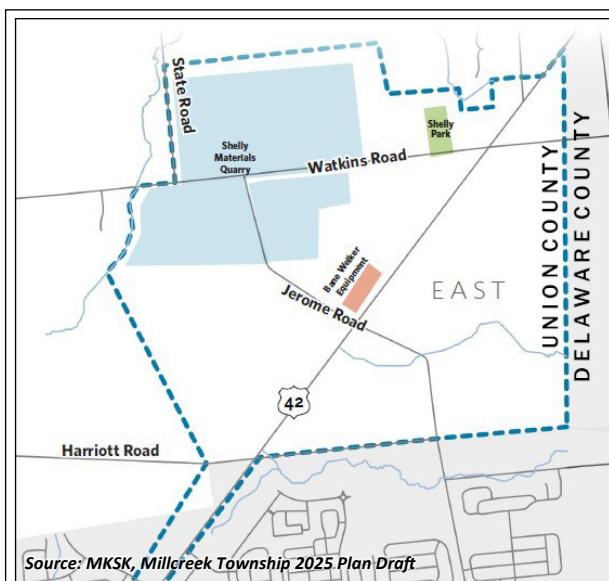
### Action Steps

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

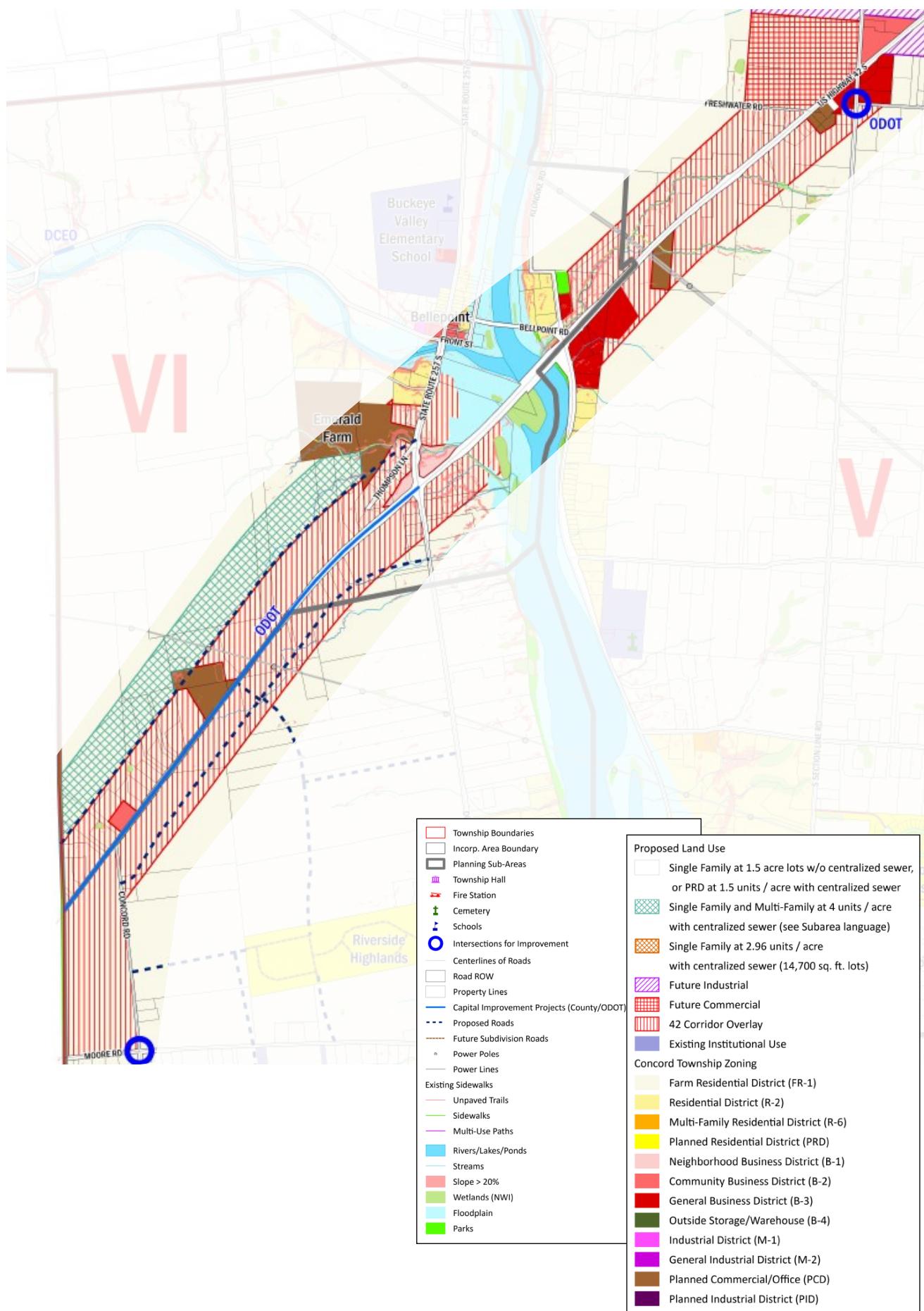
The size of the corridor (distance from U.S. 42) is general and should **encourage well-designed multi-tenant planned developments** while restricting the development of big-box retailers through square footage maximums. A general depth of 400 feet from the edge of pavement is recommended.

**Residential Uses** not to exceed **4 units per acre** in accordance with the R-6 District regulations would be appropriate behind the highway frontage commercial on the north side of U.S. 42, or integrated into the other parts of the corridor as mixed-use developments designed as walkable, pedestrian-friendly districts. This may include ground-floor retail with residential uses above.

Such uses should anticipate the need for a backage road to provide access and include significant landscaping and buffering from adjacent uses.



This subarea is adjacent to **Millcreek Township** in Union County (from Home Road north). The Township's draft plan notes that the community is supportive of small-scale, neighborhood-serving retail and not large format retail, strip malls, or warehousing. No commercial uses larger than 25,000 square feet are permitted in the Neighborhood Business District. The plan recommends utilizing the PUD process through Planned Commercial and Office District. The area is seen as an employment growth area.



## General Recommendations

The following implementation items are general in nature and are not specific to any Subarea.

### **Roads, Access, and Infrastructure**

*The following intersections were identified by the Committee as locations where safety issues indicate improvements should be made:*

- \* **Merchant and Concord:** New homes have been built to the west. Two-way stop can cause confusion to drivers.
- \* **Moore and Concord:** East/west traffic on Moore has increased. Accidents including a fatality have occurred at the intersection.
- \* **Moore and Dublin:** Increased traffic on Moore and speeds on Dublin Road cause this three-way intersection to be unsafe.
- \* **Bunty Station and South Section Line:** Project under review by ODOT and County Engineer.
- \* **State Route 745 and Home Road:** ODOT project, under review.

*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 at the multi-purpose trail crossing. This crossing would ideally be a tunnel or bridge. At minimum, manually-activated crossing beacons should be installed.*

*Support access management along existing and proposed arterial roads, referencing the ODOT standards for state highways where appropriate.*

*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.*

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

**Sidewalks:** Continue to require sidewalks within neighborhoods and pedestrian connections between residential developments, and between residential and non-residential uses.

**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 the city's Dublin Road frontage.

**Connectivity:** Encourage non-residential development to be pedestrian-oriented by seeking connections between uses and between non-residential and residential developments. Seek street connections or cross-easements between commercial uses.

## General Recommendations

The following implementation items are general in nature and are not specific to any Subarea.

### **Land Use and Development**

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

Consider the **overall housing mix** when reviewing rezoning requests as the township continues to develop. Multi-family uses may be appropriate in areas where access is appropriate, interconnectivity with other development is provided, and the traffic and student generation is comparable with the single-family density as recommended.

**Planned Residential Districts:** Density should be calculated after factoring out unusable areas, such as high-tension powerlines and steep slopes by utilizing a Net Developable Acreage calculation for density. 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.

**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.

**Data Centers:** 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.

**Service Facilities:** 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.

### **Recreation and Environment**

**Parks:** Work with township and area residents interested in recreation planning and encourage development of parks and leisure trails as part of new developments.

**Open Space:** The Committee recommends a minimum of at least 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 set aside as part of the open space, but a majority of the open space (defined as at least 50% of the area not utilized for private lots) should be useable and available to the public.

**Open Space:** Ensure open space is properly maintained 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.

**Conservation:** Encourage the conservation of natural resources (steep slopes, existing woodlands, wooded ravines, floodplains, etc.) as part of a subdivision’s open space while utilizing the current PRD language.

**Stormwater:** Support the County Engineer by encouraging best practices for stormwater management and by encouraging development that preserves surface and groundwater quality.

## General Recommendations

The following implementation items are general in nature and are not specific to any Subarea.

### **Development Standards and Compliance**

**Noise:** Consider the development of a noise resolution to allow enforcement.

**Junk Vehicles:** 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.

**Recreational Marijuana:** Prohibiting the growth and sale of marijuana as allowed to unincorporated areas by current law.

**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.

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

**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.

**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. 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.

### **Other issues**

**Financial Tools:** 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. Other financial tools should be pursued.

**Township Image:** township should brand itself with entry signage and other opportunities by stating that it is "Concord Township, a Greenspace Community."

**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.