

2015 Comprehensive Plan Update

Concord Township

Lake County,
Ohio



Concord Township Lake County, Ohio

2015 Comprehensive Plan Update

Prepared by:
Concord Township Plan Update Committee

With the assistance of:
Northstar Planning & Design LLC
Behnke Landscape Architects

The 2015 Concord Township Comprehensive Plan Update
was adopted by the Concord Township Board of Trustees on 6 May, 2015.

For information contact:
Concord Township Hall
7229 Ravenna Road
Concord, Ohio 44077
440-354-7500

Concord Township Plan Update Committee

Frank Schindler

Larry Wentz

Rich Peterson

Andy Lingenfelter

Jim Rowe

Christine Jarrell

Ivan Valentic

Francis Sweeney; replaced by Rick Gorjup, July 2014

Gerry Reis

Dave Radachy, Director, Lake County Planning and Community Development

Caroline N. Luhta

Concord Township Trustees

Christopher A. Galloway

Caroline N. Luhta

Paul R. Malchesky

Concord Township Zoning Staff

Kathy Mitchell, Township Administrator

Bruce Bullard, Zoning Director/Zoning Inspector

Heather Freeman, AICP, Planner

Northstar Planning & Design LLC

Mark A. Majewski, AICP

Behnke Landscape Architecture

Thomas Zarfoss, FASLA

| Table of Contents | Page |
|---|-------------|
| Introduction | 1 |
| Summary of Committee Recommendations | 2 |
| Relation to Previous Plans | 6 |
| Background and Current Issues Update | 8 |
| Plan Update Topics: | 19 |
| Auburn-Crile Corridor Updates: | |
| Focus on the New Town Center | 20 |
| BX Zoning Issues | 32 |
| Strategies for Small Business Districts | 35 |
| Residential District Updates: | |
| R-5 Senior Residential Community District | 41 |
| RCD Residential Conservation Development District | 44 |
| Residential Districts Text Reorganization | 47 |
| Residential District Purpose Statements | 51 |
| Township Facilities Updates: | |
| Future Community Center Location | 52 |
| Recreation Facility Assessment | 53 |
| Bike Facilities Concept | 58 |
| Land Clearing and Storm Water | 61 |
| General Traffic Management Policy | 62 |
| Suggested Implementation Strategies | 63 |

Introduction

The results of Concord Township's decades-long planning efforts are evident throughout the community in its successful rural, residential, commercial, and industrial neighborhoods.

The purpose of this Plan Update, undertaken in 2014-2015, is to continue and improve upon the Township's planning and implementation activities with the intent of preserving and enhancing the quality of life of its residents and strengthening the Township's economic base.

As in past planning efforts, this Plan Update assesses existing conditions so that the Township's efforts are conducted with awareness of the current physical, social, and economic environment. With this information, planning and implementation efforts will be realistic and effective.

For the most part, this Plan Update confirms and recommends continuing the Township development patterns as set forth in the 2004 Concord Township Comprehensive Plan and in the 2006 Auburn-Crile Business Corridor Study. This Plan Update supports and builds upon several recommendations from the previous plans for improvements in key areas of the Township, notably in the Auburn-Crile Corridor. Additional recommendations address the smaller commercial areas and some adjustments in residential zoning standards as well as opportunities for new or improved recreation facilities.

Plan Update Process

In 2013, the Township Trustees determined that the two plans should be reviewed and that certain updates should be prepared, particularly with regard to plan implementation tools such as zoning. The Trustees authorized the Township Staff to engage a planning consultant and appointed a committee of township residents to oversee the work.

The Plan Update Committee met with the consultant and Township Staff monthly from January 2014 through February 2015, working with the planners to review information and make recommendations.

Summary of Committee Recommendations

The Concord Township Comprehensive Plan Update Committee has met monthly through 2014 and early 2015 to prepare recommendations for updating the Township Plan. This Plan Update is the result of those meetings and of work by Township Staff and planning consultants.

This Plan Update document summarizes information addressed during the plan update process and the Committee's recommendations.

Adopt the 2015 Concord Township Comprehensive Plan Update

The Concord Township Comprehensive Plan Update Committee recommends that Concord Township adopt this 2015 Concord Township Comprehensive Plan Update as the official plan for the development of the Township.

It is further recommended that the 2004 Comprehensive Plan and the 2006 Auburn-Crile Road Business Corridor Study (in their original adopted document forms) continue to serve as supporting and supplemental resources in support of this 2015 Plan Update. Their recommendations should remain in effect except as modified by the recommendations of this Plan Update as adopted by the Township.

Specific recommendations are outlined below and in the subsequent pages of this text.

Auburn-Crile Corridor Updates

The Auburn-Crile Corridor should remain a priority in the Township's economic development efforts given its central location and potential for generating benefits for the entire community. The planned roadway improvements (on SR 44, Auburn Road, and Crile Road and the extension of Capital Parkway) are expected to make significant contributions to the function and value of this area including making it possible to create the Town Center envisioned in the 2006 Corridor Plan.

Focus on the New Town Center

It is recommended that the Township continue to promote the development of a new Town Center in the core area of the Auburn-Crile Corridor, oriented to the extension of Capital Parkway and new intersections which are now in design in partnership with the State of Ohio Department of Transportation and the Lake County Engineer. The concept of a Town Center was recommended in the 2006 Corridor Plan and should be more fully developed as recommended herein.

- **New Town Center Models Update and Enhanced Center Identity/Character**

The Committee reviewed the earlier Town Center concept sketches and discussed the preferred potential uses and general character of the concept. It is recommended that the Town Center be developed with predominantly commercial and office uses together with complementary residential uses. More detailed design attention (which is beyond the scope of this project) will be required as specific properties and developers are identified who may propose to design, finance, and implement the Town Center. The numerous concepts discussed in this document are recommended as guidelines.

- **Zoning District relating to the Town Center**

The Committee reviewed the zoning regulations which are applicable to all or most of the area which has potential to be developed as a Town Center and recognized that amended zoning regulations are necessary in support of both a Town Center development and in some of the areas surrounding the extension of Capital Parkway in order to promote a high quality and more intensive form of development.

During the course of preparing this Plan Update, the Township's planners, consulting planner, and the Zoning Commission moved forward with zoning amendments anticipating the imminent implementation of the Auburn-Crile Corridor project. The Committee's discussions and draft recommendations provided important guidance in this work.

The Committee supports the work of the planners and Zoning Commission in preparing regulations for a new zoning district as an appropriate tool for implementing recommendations for this area. The Zoning Commission and Township Trustees, who are responsible for preparing and adopting the detailed amendments, are encouraged to continue to consider the Committee's recommendations for the preferred form and character of the Town Center and its surrounds and to incorporate them into the appropriate zoning amendments.

BX Zoning Issues

The planned roadway improvements in the corridor as well as continuing business development make it timely to consider amendments to the BX Business Exchange District along the east side of Crile Road. The development history of this area and the zoning amendment issues are complex. The Committee recommends that the Township consider retaining the BX District with some amendments to the purpose statement, list of uses, and impact mitigation regulations in order to improve the District's function, value, and fit with the abutting areas.

Strategies for Small Business Districts

The Committee recommends that the Township begin to develop and implement strategies for the Township's three smaller commercial districts: the Johnnycake Ridge Road Area, the Ravenna/Girdled Intersection Area, and the Ravenna Road B-2 Area. Strategies should consider the likely future uses and shape of each district at future buildout, giving attention to potential impacts on abutting areas (especially residential), and involving the property owners and other stakeholders in planning.

The Committee expressed special concern for traffic movement and safety issues in the Johnnycake Ridge Road Area. The Township should pursue assistance from the County Engineer and the local ODOT District Office to evaluate conditions and implement improvements.

Residential District Updates

R-5 Senior Residential Community District

The Committee reviewed the R-5 District regulations, reviewed data and trends regarding “senior housing”, and also considered potential alternative courses of action. The Committee determined that the R-5 regulations may not be an effective zoning district. It was also concluded that the questions of the actual senior housing need/demand in the township and possible actions are more complex than can be addressed in this project. The Township may determine to further explore these questions in the future.

RCD Residential Conservation Development District

The Committee reviewed the RCD text and recommends that the Township continue to update the regulations in order to improve the appearance and impact of RCD developments, to increase benefits to and protection of the environment, and to encourage residential developers to use this zoning tool.

This document includes several alternatives for RCD update consideration. A high priority recommendation is to pursue adoption of riparian setback regulations to be effective in not only the RCD District, but in all zoning districts.

Committee discussion regarding riparian setbacks and gas/oil well protections in the RCD District expanded to suggestions that similar protections may be appropriate in other zoning districts, including other residential districts, but possible also any locations where habitable structures are permitted. The Committee recommends that the Zoning Commission and Township Trustees evaluate the potential for applying these protections throughout the Township.

Residential Districts Text Reorganization

The Committee recommends that the zoning regulations for residential districts be reorganized to consolidate and reduce text, create tables, and generally improve the readability of these regulations.

Residential District Purpose Statements

The Committee recommends that purpose statements be adopted for the R-1 and R-4 Residential Districts, consistent with good zoning practice and with the purpose statements provided for other districts. The Committee reviewed the general characteristics of the areas of the Township in which these districts exist and listed those which may be appropriate to recognize in purpose statements.

Township Facilities Update

Future Community Center Location

The Committee discussed the question of a future location for the Township Community Center. It was recognized that the existing facility is limited in its capacity and function and should be replaced at some future time. Important considerations include the potential benefits of locating the Community Center in the proposed new Town Center and the opportunity to sell the existing site for private redevelopment.

Recreation Facility Assessment

The Committee reviewed the status of Township recreation facilities and the reported demand for facilities. A concept sketch was reviewed illustrating the potential for full development of the properties owned by the Township at Township Hall, if and when funding is available. The concept sketch was accepted as an informative evaluation but is not a recommendation for development at this time.

The Committee encourages increased use of the Township website to inform residents about available facilities and programs, including those available from non-township organizations.

Bike Facilities Concept

The Committee briefly reviewed information regarding existing bike facilities and area bike planning. It is recognized that bike facilities are an expected transportation alternative in many communities and that expansion of the bike network in the Township should occur in the next few years.

While not all areas of the Township are easy targets for bike improvements, the Committee encourages attention to potential improvements. The Bike Facility Concept text outlines several ideas and opportunities which may inform future planning. Particular attention should be given to filling the gap between the existing south end of the Lake Metroparks Greenway and the north end of the Maple Highlands Trail in Geauga County. A bike facility connection to the proposed Town Center may also be a high priority.

Land Clearing and Storm Water

The Township Trustees and the Plan Update Committee have expressed concern regarding the impacts of land clearing practices prior to construction and the impacts on storm water quantity and quality. This issue is of particular concern due to the storm water events which impacted areas of the Township during 2014. The Committee recommends that the issue of land clearing, including review of existing and potential regulations and their effectiveness and enforceability, be scheduled for study and action.

General Traffic Management Policy

Traffic management, volumes and safety concerns were raised during the Plan Update process. The Committee recommends that the Township continue to monitor traffic conditions in critical intersections and road segments and take action to ensure their continued effective functioning and safety.

Relation to Previous Plans

Two major plans are currently in effect in Concord Township, giving guidance to its planning, economic development and zoning activities. These plans shall support the 2015 Comprehensive Plan Update.

The first of these is the 2004 Comprehensive Plan. This plan evaluated and made recommendations for the entire township, including many specific implementation strategies which have been completed.

The second plan is the 2006 Auburn-Crile Road Business Corridor Study which focused on the business and industrial areas flanking both sides of SR 44. The Corridor Study envisions a vibrant and growing business community generating employment opportunities and tax revenues which benefit the entire township. A key feature of the Corridor Study was a set of preliminary concepts for a new mixed use Town Center.

The 2015 Plan Update recommendations build on the implementation activities derived from the 2004 Township Comprehensive Plan and the 2006 Auburn-Crile Corridor Study. The status of the implementation strategies from the 2004 and 2006 Plans is outlined below, together with relevant additional recommendations from the 2015 Plan Update.

| 2004 Comprehensive Plan: Chapter 6 Implementation Strategies | |
|--|--|
| Zoning Code Text and Map Review | |
| STRATEGIES | STATUS |
| General Zoning Recommendations | |
| Incorporate Purpose Statements for each Zoning District. | Partial Completion – R1 and R4 purpose statements recommended in Plan Update |
| Review the permitted uses in the Residential Districts. | In process |
| Review the permitted uses in the Commercial and Industrial Districts. | Completed – continue review of BX as recommended in Plan Update |
| Review the development standards in all Commercial Districts | Completed |
| Review the current height limitations in the Commercial and Industrial Districts. | Completed |
| Adopt site development planning criteria and review procedures. | Completed |
| Review parking standards to assure that they are meeting the needs of the Township. | Completed |
| Expand the existing R-2 PUD regulations to include an option for residential conservation development. | Completed – additional updates recommended in Plan Update |
| Zoning Recommendations to Implement the Comprehensive Plan | |
| Adopt riparian and wetland setback and hillside protection regulations. | Plan Update recommends adopting riparian and wetland setback regulations. |
| Continue to adopt and update residential conservation development regulations consistent with County Subdivision Regulations and using model provisions. | Completed – additional updates recommended in Plan Update |
| Modify the RD-2 District regulations to support the preservation of natural features. | Completed |

Concord Township Comprehensive Plan Update 2015

| | |
|--|---|
| Consider creating a New Town Center/Mixed Use District in the area of the Town Hall. | Completed - Town Hall Commons and Town Center Neighborhood districts created |
| Extend BX zoning on the east side of Auburn Road south to Girdled Road. | Completed – rezoned to GB |
| | |
| Administrative Measures | |
| STRATEGIES | STATUS |
| Natural Resource and Open Space Funding Sources and Strategies | |
| Consider working with land trusts and Metroparks to purchase priority natural areas. | These strategies continue to be available for consideration and use as specific natural resource situations arise. |
| Consider promoting the conservation easement approach. | |
| Consider outright purchase of lands. | |
| Adoption of conservation development standards. | |
| | |
| Development Funding Sources and Strategies | |
| Marketing and Industrial Location Efforts | The Township Administration continues to implement these activities. |
| Infrastructure Investment | |
| Economic development grants and loans | |
| Chamber of Commerce or other business group networks | |
| Capital Improvement Program and Budget | The Township makes annual capital improvement investments and continues to seek upgrades to programming and budgeting activities. |
| 2006 Auburn-Crile Business Corridor Study: Chapter 7 - Recommended Strategies | |
| | |
| STRATEGIES | STATUS |
| Incorporate Purpose Statements for each RD-2, BX, GB | Completed – additional amendment for BX recommended in Plan Update |
| Create the GB Gateway Business zoning district (including GBPVD Overlay) | Completed |
| Revise permitted uses of existing zones (table format) | Completed |
| Create/update development standards | Completed |
| Create site plan review text | Completed |
| Landscaping and screening | Completed |
| Access management | Requires coordination with County Engineer for County roads |
| Rezoning (per conceptual map) | Completed |

Background and Current Issues Update

The process of updating the Township Comprehensive Plan began with a review of the changes which have occurred in the Township since the original plan was written in 2004. Topics addressed, and summarized in the following pages, include Population, Housing, Sanitary Sewers, Roads, Zoning Map Amendments, New Subdivisions, New Commercial and Industrial Development, and an assessment of Available and Proposed Lots.

Population

Data reported in the 2010 US Census has been compared to data from the 2000 Census to assess changes in the population of the Township.

It is apparent from updated Table 1 below that the Township's population increased by 19%, or nearly one fifth, in the past decade. It is believed that this population growth is largely a result of in-migration associated with new housing construction. This growth may have implications for public service demands.

Table 1 (updated from 2004 Plan)

Population of Area Communities

1990 & 2000

| | 1990 | 2000 | % Change | 2010 | # Change | % Change |
|-------------------------|---------------|---------------|-------------|---------------|--------------|-------------|
| Lake County | 215,499 | 227,511 | 5 | 230,041 | 2,530 | 1% |
| Kirtland | 5,881 | 6,670 | 13 | 6,866 | 196 | 3% |
| Kirtland Hills Village | 628 | 597 | -4 | 646 | 49 | 8% |
| Leroy Township | 2,581 | 3,122 | 21 | 3,253 | 131 | 4% |
| Madison Township | 15,477 | 15,507 | 0.2 | 15,699 | 192 | 1% |
| Mentor | 47,358 | 50,278 | 6 | 47,159 | -3,119 | -6% |
| Painesville | 15,699 | 17,503 | 11 | 19,563 | 2,060 | 12% |
| Painesville Township | 16,493 | 18,562 | 12 | 20,399 | 1,837 | 9.9% |
| Perry Township | 6,780 | 8,240 | 21 | 8,999 | 757 | 8.4% |
| Concord Township | 12,432 | 15,282 | 22 | 18,201 | 2,919 | 19% |
| Geauga County | 81,129 | 90,895 | 12 | 93,389 | 2,494 | 3% |
| Chardon Township | 4,037 | 4,763 | 18 | 4,585 | -178 | -4% |
| Hambden Township | 3,311 | 4,024 | 21 | 4,661 | 637 | 16% |

Source: US Census

The table below documents a shift in proportions of the population aged under 18 years, 18-64 years, and 65 & over.

Table 2
Population by Age: Concord Township

| | 2000 % of total population | | 2010 % of total population | |
|------------|----------------------------|-------|----------------------------|-------|
| Under 5 | | | 941 | |
| 5-17 | | | 3269 | |
| 18-20 | | | 432 | |
| 65 & over | 1837 | 12.0% | 2967 | 16.6% |
| | 15282 | 100% | 17894 | 100% |
| Median Age | 41.4 | | 45.6 | |

Note discrepancy between total population reported for 2010 in this table and previous.

Source: US Census

Housing

Housing data from the US Censuses of 1990, 2000, and 2010 are presented below for Concord Township, abutting communities, and for Lake County.

The high volume of pre-recession construction in Concord and several abutting townships is apparent in the data. New housing in Concord, Madison, and Painesville Townships was 60% of the entire County increase. Concord itself provided 20% of the total housing increase in the County.

Table 3 (updated from the 2004 Plan)

Housing Units of Area Communities

1990 & 2000

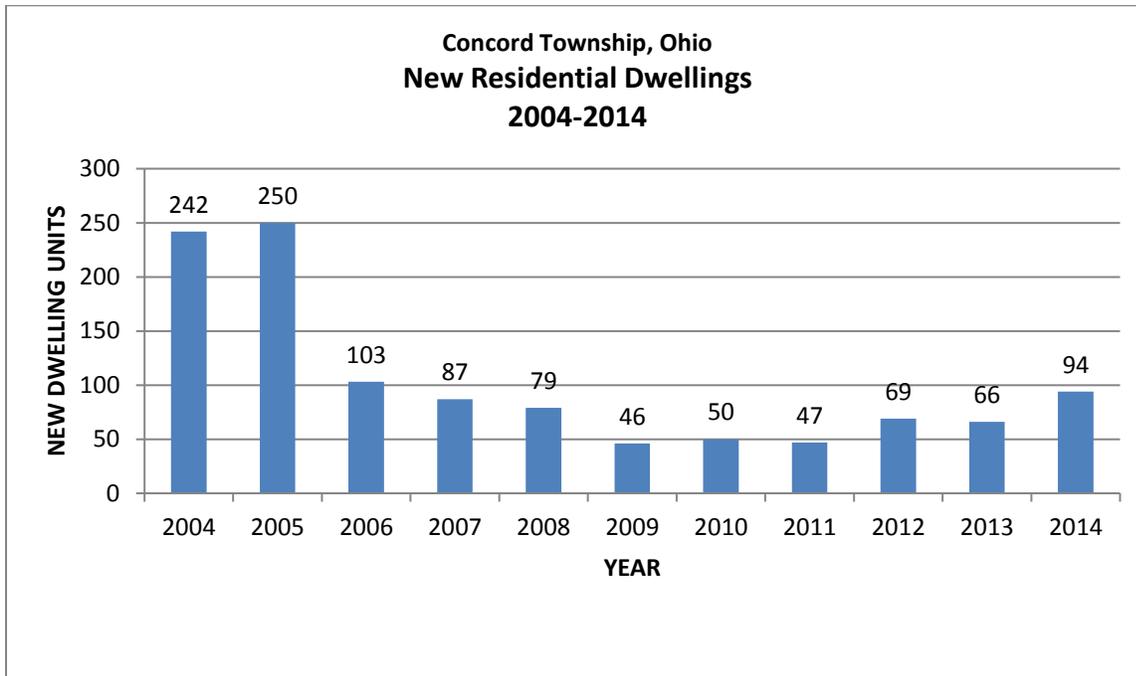
| | 1990 | 2000 | % Change | 2010 | #Change | % Change |
|-------------------------|--------------|--------------|-----------|--------------|--------------|------------|
| Lake County | 83,194 | 93,487 | 12 | 101,202 | 7,715 | 8% |
| Kirtland | 2,138 | 2,558 | 19 | 2,716 | 158 | 6% |
| Kirtland Hills Village | 188 | 242 | 28 | 272 | 30 | 12% |
| Leroy Township | 883 | 1,105 | 25 | 1,263 | 158 | 14% |
| Madison Township | 5,673 | 6,213 | 10 | 8,068 | 1,855 | 30% |
| Mentor | 17,172 | 19,301 | 12 | 20,218 | 917 | 5% |
| Painesville | 6,404 | 6,933 | 8 | 7,867 | 934 | 13% |
| Painesville Township | 6,451 | 7,756 | 20 | 8,962 | 1,206 | 16% |
| Perry Township | 2,326 | 2,943 | 26 | 3,452 | 509 | 17% |
| Concord Township | 4,444 | 5,911 | 33 | 7,453 | 1,542 | 26% |
| Geauga County | | | | | | |
| Chardon Township | 1,441 | 1,745 | 21 | 1,856 | 111 | 6% |
| Hambden Township | 1,214 | 1,450 | 19 | 1,805 | 355 | 24% |

Source: US Census

The numbers of zoning permits for new dwelling units issued in each year from 2004 to 2014 are reported in the table below. A total of 1,133 new dwellings were permitted during the period, with nearly half of those permits occurring in the first three of the eleven years.

The impacts of the housing recession are clearly evident in the decline in permits in 2006 and subsequent years.

The average value for each year is the average of values reported by contractors for each dwelling.



| Zoning Permits for New Dwellings (Cumulative Total) | | Average Value |
|---|--------------|---------------|
| Dwelling Units - 2004 | 242 | \$340,750 |
| Dwelling Units - 2005 | 250 | \$354,257 |
| Dwelling Units - 2006 | 103 | \$361,750 |
| Dwelling Units - 2007 | 87 | \$361,287 |
| Dwelling Units - 2008 | 79 | \$355,568 |
| Dwelling Units - 2009 | 46 | \$400,910 |
| Dwelling Units - 2010 | 50 | \$355,100 |
| Dwelling Units - 2011 | 47 | \$347,412 |
| Dwelling Units - 2012 | 69 | \$357,504 |
| Dwelling Units - 2013 | 66 | \$308,999 |
| Dwelling Units - 2014 | 94 | \$338,000 |
| Total Dwelling Units | 1,133 | |

Source: Concord Township Zoning Department

The 94 permits taken for new dwellings in 2014 indicate a stronger housing market compared to prior years. Sources familiar with development trends in the Township have also noticed an increase in the number of homes being constructed “on spec” (speculative construction financed by builders or developers anticipating ability to sell a finished product) and an increase in the number of lot splits (outside of subdivisions).

The household size data reported in Table 2 indicates that the trend of smaller household size (average persons per household) continues in Concord Township as it does in most areas of the region, state, and nation.

Table 2 (updated from the 2004 Plan)

Median Household Size

1980, 1990, 2000, 2010

| | 1980 | 1990 | 2000 | 2010* | 2012** |
|-------------------------|------------|------------|-------------|-------|-------------|
| Concord Township | 3.4 | 2.9 | 2.63 | | 2.59 |
| Lake County | 2.93 | 2.65 | 2.5 | 2.41 | |
| NE Ohio Region | 2.9 | 2.69 | 2.57 | | |

* Average Household Size, 2010 Census

** Average household size, ACS 2008-2012 5-Year Estimates

The table below indicates that single family detached homes have become a greater proportion of the housing stock during the past decade.

Table 4 (updated from the 2004 Plan)

Types of Housing Units in Concord Township

2000 & 2010

| | 1990 | | 2000 | | 2010* | |
|------------------------|-------------|------------|-------------|------------|-------------|------------|
| | Total Units | % of Total | Total Units | % of Total | Total Units | % of Total |
| Single Family Attached | 570 | 13% | 964 | 16% | 958 | 13% |
| Single Family Detached | 3,372 | 76% | 4,450 | 75% | 5,838 | 81% |
| 2-4 Units | 192 | 4% | 143 | 2% | 132 | 2% |
| 5+ Units | 284 | 6% | 337 | 6% | 317 | 4% |
| Mobile/Other | 23 | 1% | 2 | 1% | 0 | 0 |
| | 4,441 | | 5,896 | | 7,245 | |

* 2008-2012 American Community Survey 5-Year Estimates

The data provided in Table 5 below indicates that median household incomes and median value of owner-occupied units in Concord Township are higher than the average for the County.

Table 5 (updated from the 2004 Plan)

Median Household Income and Median Value of Housing Units

2000 & 2010

| Median Household Income | 1989 | 1999 | Change | 2009 | Change |
|-------------------------|-----------------|-----------------|------------|-----------------|------------|
| Lake County | \$35,605 | \$48,763 | 37% | \$54,616 | 12% |
| Concord Township | \$49,788 | \$69,256 | 39% | \$81,508 | 18% |

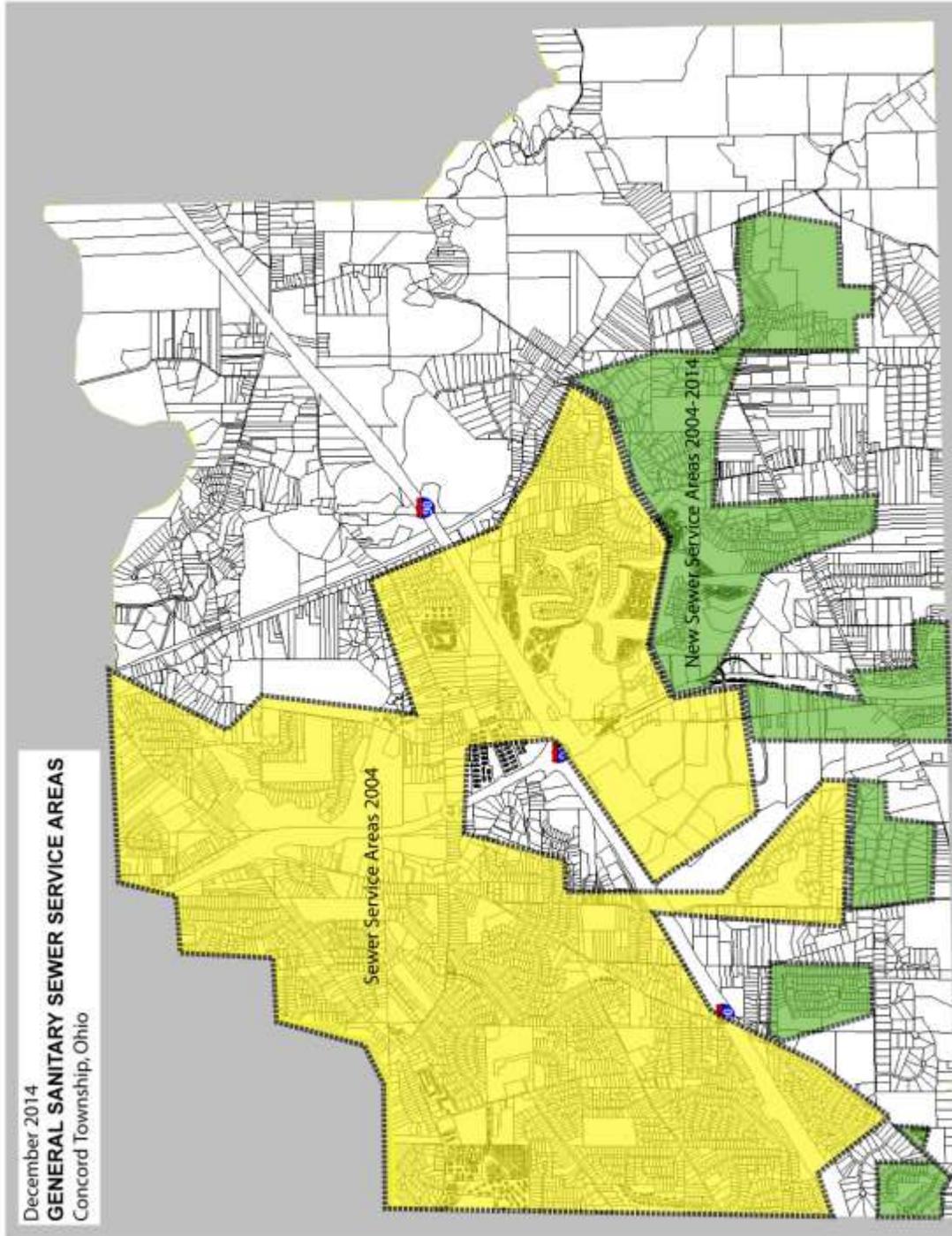
| Median Value Owner Occupied Units | 1989 | 1999 | Change | 2009* | Change |
|-----------------------------------|------------------|------------------|------------|------------------|------------|
| Lake County | \$74,200 | \$127,900 | 72% | \$154,500 | 21% |
| Concord Township | \$112,200 | \$179,600 | 60% | \$231,200 | 29% |

* 2008-2012 American Community Survey 5-Year Estimates

New Sanitary Sewers

Since 2004, new sanitary sewers have been extended to the south of previously served areas, primarily to serve new residential developments, but also in parts of Crile and Auburn Roads zoned for commercial development. The approximate areas of expansion are illustrated on the map below.

Generally, sanitary sewer extensions are made at the request of and cost to the developer of a new subdivision. Sanitary sewers are owned and operated by the Lake County Department of Utilities.



Roads

New Roads. New township roads were constructed in several locations in new residential developments. These new roads added approximately seven (7) new lane miles, or an 11% increase in total lane miles for which the Township has maintenance responsibility.

There were no major roads added to the network serving the Township. Major reconstruction is underway on I-90.

Traffic Volumes. ODOT reports of Average 24-Hour Traffic Volumes have been reviewed for the years 2002, 2005, 2008, and 2011. Data is presented in the table below.

Table 6: Average 24-Hour Traffic Volume

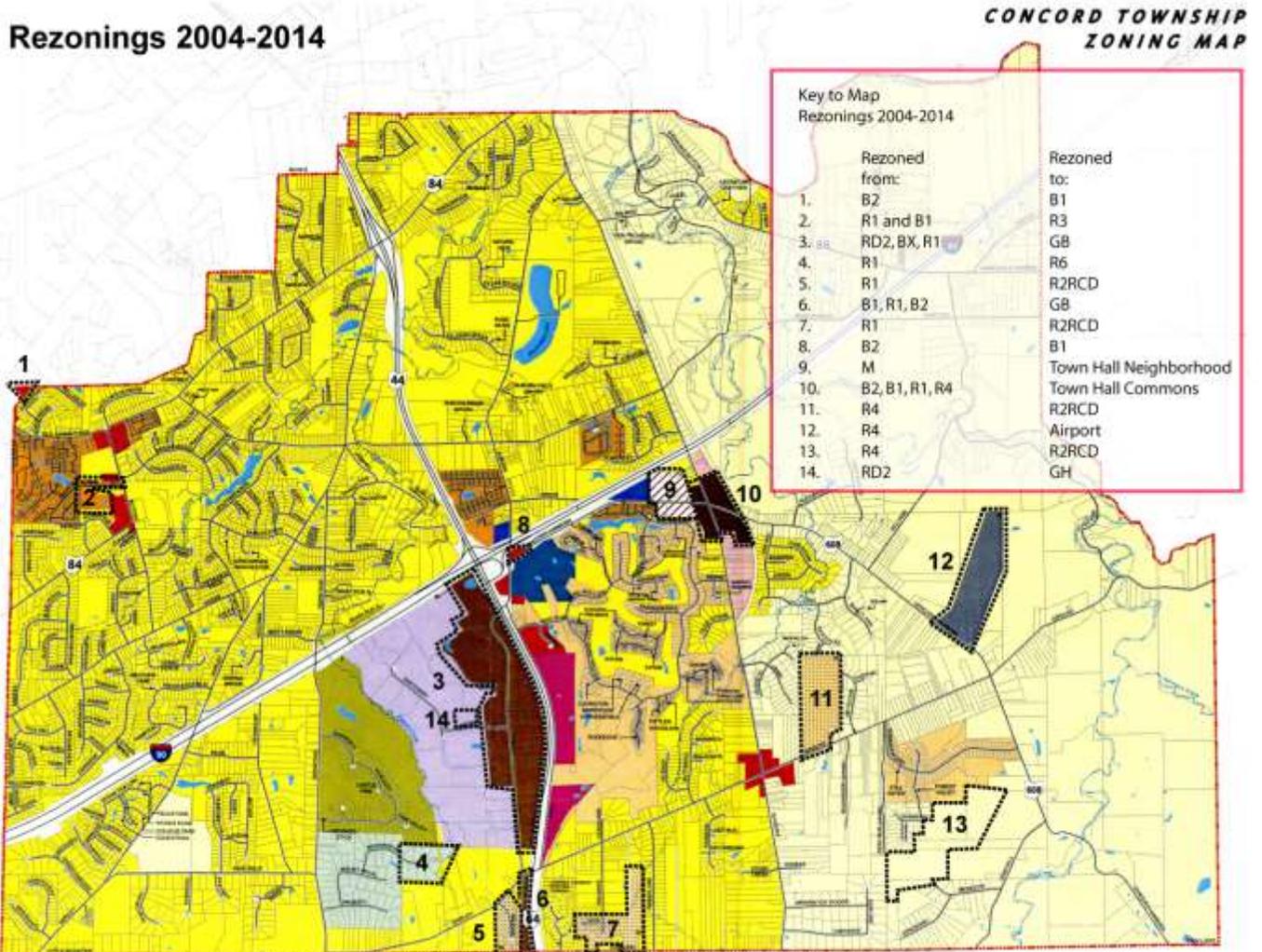
| Total Vehicles | 2002 | 2005 | 2008 | 2011 | Change 02-11 |
|-------------------------------|-------------|--------------|--------------|--------------|-----------------|
| SR 44 Segments | | | | | |
| Geauga Line to Auburn Road | 11,640 | 13,170 | 12,870 | 15,130 | 30% |
| Auburn to I-90 | 23,860 | 24,410 | 22,630 | 14,940 | -37% |
| I-90 to SR 84 | 29,540 | 27,860 | 27,080 | 28,620 | -3% |
| SR 84 Segments | | | | | |
| Mentor Corp to Fairgrounds Rd | 11,600 | 13,440 | 13,310 | na | |
| Fairgrounds Rd to SR 44 | 14,730 | 13,130 | 12,000 | 15,080 | 2% |
| I 90 Segments | | | | | |
| SR 615 to SR 44 | 48,410 | 52,890 | 49,620 | 52,760 | 9% |
| SR 44 to Vrooman Road | 40,660 | 45,940 | 42,820 | 44,310 | 9% |
| SR 608 | 2770 | 2,670 | 3,150 | 2,660 | -4% |

Source: ODOT reports, Average 24-Hour Traffic Volume, Lake County, 2002, 2005, 2008, 2011

Zoning Map Amendments

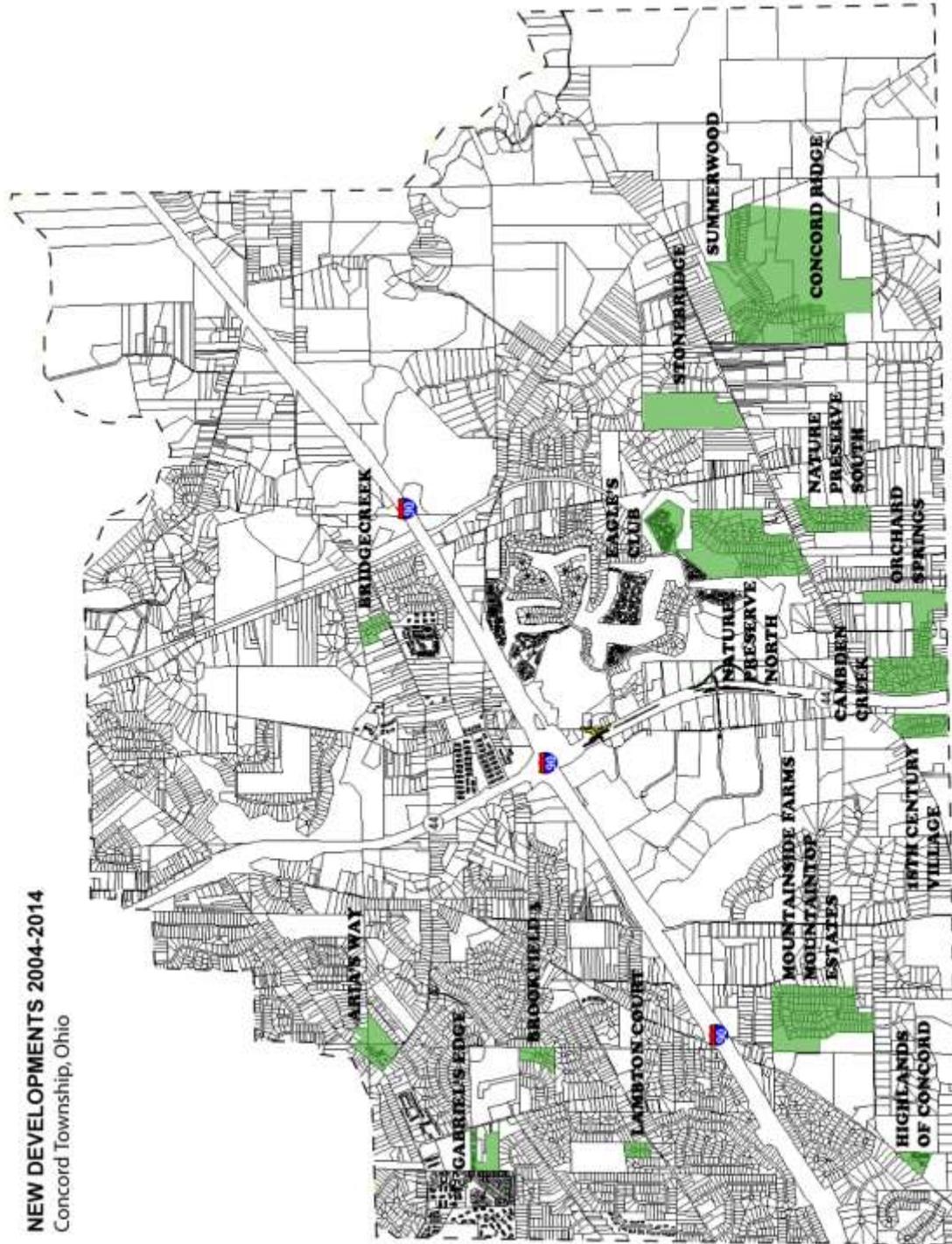
Comparison of the Zoning Map in effect in 2004 with the current Zoning Map reveals the following:

- There have been fourteen (14) map amendments (zoning district changes) during this period.
- Two (2) of these amendments are located in the Auburn/Crile Corridor. The most significant of these was the rezoning of numerous properties comprising 205 acres on both sides of Auburn Road to a cohesive GB District.
- Two (2) amendments are located in the Town Hall area. These created two new districts, The Town Hall Neighborhood and Town Hall Commons.
- Six (6) amendments changed residential properties from one residential district to another residential district. Of these, four (4) became R2RCD districts.
- One (1) amendment changed R-4 Residential zoning to a new Airport zoning for an existing use.
- Two (2) amendments changed B2 zoning to B1.
- One (1) amendment changed RD2 to GH on Capital Parkway.



New Subdivisions

New subdivisions constructed since 2004 are highlighted on the map below. All are residential developments. The residential subdivisions north of I-90 were generally smaller infill projects. The largest residential subdivisions were constructed in the areas south of I-90, primarily east of SR 44.



Concord Township Comprehensive Plan Update 2015

Commercial and Industrial Developments: New Construction and Major Additions

Tabulated below are the significant commercial and industrial construction projects which have occurred since 2003. The majority are located in the Auburn-Crile area, with several notable projects in the Johnnycake Ridge area.

| Contractor | Occupant | Address | Sq Ft | Zoning | Date |
|---------------------------------------|--------------------------------|--------------------------|---------|--------|-------|
| Olympic Building Company | St. Gabriel Learning Loft | 9921 Johnnycake | 4,600 | B-1 | 2004 |
| David Knott | Retail | 9950 Johnnycake Ridge Rd | 6780 | B-1 | 2005 |
| David Knott | Retail | 9952 Johnnycake Ridge Rd | 5775 | B-1 | 2005 |
| Madison Route 20 LLC | First Federal of Lakewood | 7595 Crile Rd. | 2950 | B-1 | 2005 |
| Quail Hollow Management | Quail Hollow Country Club | 11295 Quail Hollow Dr. | 21,452 | R-2 | 2006 |
| RB Construction | Panini's Grill | 7580 Fredle Dr. | 4650 | B-1 | 2006 |
| CRM Construction | Goddard School | 7600 Fredle Dr. | 7224 | B-1 | 2007 |
| Lake Hospital Systems Inc. | TriPoint Hospital | 7590 Auburn Rd. | 295,895 | GB | 2007 |
| Cayman Properties | Medical Offices | 7555 Fredle Dr. | 21,000 | B-1 | 2007 |
| 44 Partnership | Concord Motor Sports | 8109 Crile Rd. | 5,600 | BX | 2007 |
| CEI | Service Center | 7755 Auburn Rd. | 39,433 | GB | 2007 |
| Lake Metro Parks | Learning Center | 7520 Alexander | 18,000 | R-4 | 2007 |
| Ricerca Biosciences LLC | Ricerca Biosciences LLC | 7528 Auburn Rd. | 15,395 | RD-2 | 2008 |
| University Hospital Systems | Urgent Care Medical Offices | 7500 Auburn Rd. | 61,325 | GB | 2008 |
| Perspectus Architecture | Physician's Pavilion | 7580 Auburn Rd. | 96,000 | GB | 2008 |
| Big Creek Veterinary Hospital | Big Creek Vet Hospital | 11743 Girdled Rd. | 7,960 | B-1 | 2009 |
| Pressure Technology | Pressure Technology | 7996 Auburn Rd. | 3,360 | RD-2 | 2009 |
| Bernard Ferdinando | EC & M Contractors | 7525 Ravenna Rd. | 1,472 | B-2 | 2009 |
| Stewart & Company | Stewart & Company | 7861 Crile Rd. | 2,160 | BX | 2009 |
| Key Bank | Key Bank | 7525 Crile Rd. | 3,900 | R-2 | 2010 |
| Fifth Third Bank | Fifth Third Bank | 9881 Johnnycake Rd. | 4,227 | B-1 | 2011 |
| CEI | CEI | 7751 Auburn Rd. | 11,592 | GB | 2011 |
| Capannoni USA LLC | DeNora Tech | 7590 Discovery Ln. | 56,800 | RD-2 | 2011 |
| Cinetic Landis Corp | Fives Cinetic | 7605 Discovery Ln. | 48,312 | RD-2 | 2011 |
| Pine Hill Country Care | Pine Hill Country Care | 7301 Ravenna | 2,508 | B-2 | 2011 |
| Corrigan Capital | Medical Offices | 8007 Auburn Rd. | 4,442 | GB | 2012 |
| Cometic Gasket | Cometic Gasket | 8090 Auburn Rd. | 26,825 | RD-2 | 2012 |
| Wentworth Group | Sunnystreet Café | 7531 Crile Rd. | 1,100 | B-1 | 2012 |
| Auburn Vocational Board of Education | Career Training Center | 8140 Auburn Rd. | 15,000 | R-1 | 2013 |
| Saga Realty Concord LLC | DAVITA | 7611 Auburn Rd. | 6,510 | GB | 2013 |
| Grafer & Warmington | Hospital Pharmacy | 7580 Auburn Rd. | 2,532 | GB | 2014 |
| 20 th Century Construction | Henry Fioritto Dental | 8245 Auburn Rd. | 8,030 | GB | 2014* |
| Lake SNF Realty LLC | Concord Continuing Care Campus | 10955 Capital Parkway | 81,000 | GH | 2014* |

Source: Concord Township Zoning Office

* Construction in progress

Available and Proposed Sublots

The table at right documents the status of residential sublots in active subdivisions within the Township.

The farthest right column, "Available Platted Lots/Units" reports the number of lots which are fully approved, platted, and ready for home construction (pending zoning and other permits required prior to construction).

The center column, "Proposed Lots/Units", reports lots which have been proposed for platting but which are not recorded and are not ready for construction.

These tabulations are one indicator of "market-readiness", that is, the availability of lots in the Township to meet future market demand.

If the rate of construction for the past three years continued at approximately 70-80 homes per year, available and proposed lots would be consumed in about 5 years.

Note that these tabulations do not include existing or potential lots which are not located in major subdivisions and which may now be available or which may in the future become available for new home construction. New lots may be created from existing lots in minor subdivisions conforming to zoning requirements.

| Subdivision | Recorded Lots/Units | Proposed Lots/Units | Available Platted Lots/Units |
|------------------------------|---------------------|---------------------|------------------------------|
| 18th Century Village | 25 | | 4 |
| Aria's Way | 29 | | 4 |
| Bridgecreek Estates | 13 | | 3 |
| Brookfield | 34 | | 3 |
| Cambden Creek | 61 | | 4 |
| Concord Farms | 10 | | 7 |
| Concord Ridge | 33 | | 29 |
| Concord Ridge (Future) | | 41 | |
| Crossroads at Summerwood | 25 | | 1 |
| Ellison Creek | 121 | | 3 |
| Gabriel's Edge | 59 | | 37 |
| Hermitage Bluffs | 76 | | 6 |
| Ledgewood Crossing | 29 | | 1 |
| Little Mountain Country Club | 83 | | 10 |
| Mountainside Farms | 91 | | 8 |
| Mountaintop Estates | 14 | | 0 |
| Nature Preserve North | 97 | | 22 |
| Nature Preserve South | 42 | | 3 |
| Noble Ridge | 48 | | 4 |
| Orchard Springs | 23 | | 1 |
| Orchard Springs (Future) | | 25 | |
| Quail Hollow Ph 10 (Future) | | 51 | |
| Quail Hollow Ph 11 (Future) | | 4 | |
| Quail Hollow Ph 5 | 12 | | 4 |
| Quail Hollow Ph 9 | 47 | | 1 |
| Stone Ridge (Future) | | 52 | |
| Summerwood | 109 | | 7 |
| Summerwood (Future) | | 16 | |
| Vie'en Provence | 5 | | 2 |
| Woodcrest | 22 | | 1 |
| Sub Total | 1,108 | 189 | 165 |

Total Proposed and Available Lots/Units

354

Plan Update Topics

Several specific topics of investigation were identified by the Township as essential to this Plan Update. In the process of coordinating the Update, these topics were organized by subject and area as listed below and as reported in the following pages:

Auburn-Crile Corridor Updates

Focus on the New Town Center

- **New Town Center Models Update and Enhanced Center Identity/Character**
- **Zoning District relating to the Town Center**

BX Zoning Issues

Business Strategies for Small Districts

Residential District Updates

R-5 Senior Residential Community District

RCD Residential Conservation Development District

Residential Districts Text Reorganization

Residential District Purpose Statements

Township Facilities Update

Future Community Center Location

Recreation Facility Assessment

Bike Facilities Concept

Land Clearing and Storm Water

General Traffic Management Policy

It should be noted that most of the issues addressed in this Plan Update involve implementation planning in support of the features of the 2004 Plan. The Township sought updated thinking with regard to the Town Center proposed in the 2006 Auburn-Crile Road Business Corridor Study as well as more focus on the zoning issues affecting this important business area. A preliminary focus on potential strategies to assist the other existing commercial districts was requested.

Some residential zoning regulations also required attention, including seeking potential amendments to the unused and sometimes contentious R-5 Senior Residential Community District, considering improvements to the RCD Residential Conservation District, and some important adjustments to the other residential texts.

Finally, evaluating and considering future alternatives for the Township Community Center and for the Township's recreation facilities was requested.

Focus on the New Town Center

The 2004 Comprehensive Plan included recommendations for the development of a new Town Center in proximity to and in coordination with an extended Capital Parkway through a new intersection connecting SR 44, Auburn Road, and Crile Road. Given that this road project is in design and anticipated for construction in 2015, the Committee directed a great deal of attention to updating this part of the Comprehensive Plan.

This section presents an updated Town Center Model and summarizes general recommendations for its development.

Introduction and Background

Two Town Center Models were developed as part of the Auburn-Crile Road Business Corridor Study in 2006. Their purpose was to develop concepts for a new and unique “town center” of retail and associated uses near a new intersection on SR 44 (roughly halfway between the Auburn Road and Girdled Road intersections).

The Models reflected the increasing importance of creating places with unique and cohesive character, mixed uses, pedestrian amenities, and other features which contribute to active and economically sustainable new developments. It was anticipated that Township efforts to promote the development of such a place in this location would result in an attractive, high quality, highly valued, functional, and lasting development which would be of benefit to Township residents as a community core.

Since 2006, the Township has actively and successfully pursued authorization and financing for the new connection from the existing Capital Parkway/Auburn Road intersection eastward to a new intersection on SR 44 and thence to a new intersection at Crile Road.

As a result, there is now a preliminary alignment for the extension of Capital Parkway; detailed design, contracting, and construction is scheduled; the impacts on existing properties can be more accurately assessed; and potential future development in and around the new roadway and intersections can be more accurately conceptualized. Affected property owners, potential developers, and the Township can now more clearly visualize the roadway improvements and respond with development activity.

Update of the Town Center Model is timely.

Compatibility with Township Goals and Objectives

The 2006 Corridor Study expressed the Township’s intent to promote development in the corridor which contributes to high quality economic growth and benefit to the community. The Study also expressed the intent to encourage development of one or more well-designed retail/office nodes with a character which reflects unified design and creates a place or places which differ from the typical unstructured suburban strip. It was believed that development with a special character would have greater value for both the property owners and for the Township.

The area proposed for a new SR 44/Capital Parkway intersection was recognized as an excellent opportunity to create such a retail/office node. The greater visibility and accessibility of this area would give it greater potential than other parts of the corridor which do not benefit from similar road connections.

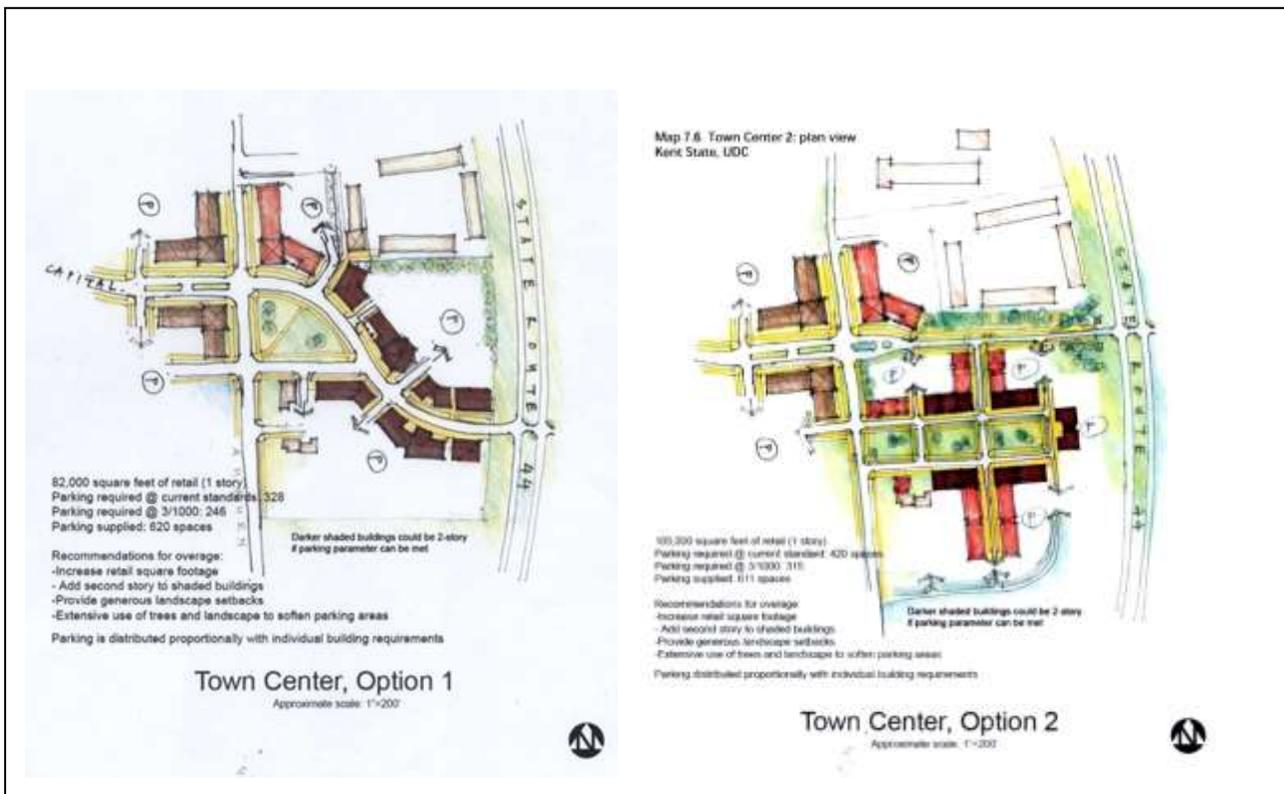
The conditions and site potential anticipated in 2006 remain the same, except that the corridor has continued to experience growth indicating that there is, in fact, a growing market in this area which is likely to support investment in a new Town Center development.

Evaluation of the 2006 Town Center Models

The two Town Center Models prepared for the 2006 Plan (see pages 53-58 of the Auburn-Crile Road Business Corridor Study 2006 and illustrations copied below) are instructive in updating the Town Center element of this Township Comprehensive Plan. As stated in the Corridor Study, the Models were intended to provide concepts expressing the desired character of the Town Center and not as detailed site plans. The Models served their purpose well in communicating Town Center concepts which may now be updated and used in shaping the actual development.

Both Models reflected extension of Capital Parkway from Auburn Road to a new intersection at SR 44 and connection to Crile Road. Both focused Town Center development between Auburn and SR 44, with a strong emphasis on development of land southeast of the Auburn/Capital intersection. Both also reflected the intent to create a unique form of development with a cohesive, structured layout; buildings located close to the street; parking provided at the rear of the buildings; and coordination of streetscaping and other landscape and architectural elements.

The 2006 Models are reprinted here followed by a table summarizing their features.



Concord Township Comprehensive Plan Update 2015

| | Town Center Option 1 | Town Center Option 2 |
|------------------------------------|---|--|
| General Development Pattern | <i>Both Models:</i> - intent to create a unique form of development with a cohesive, structured layout - parking at the rear of the buildings - recommends coordination of streetscaping and other landscape and architectural elements. | |
| | buildings close to the street on all frontages | - buildings close to street at Auburn/Capital intersection - buildings close to streets at southeast green area |
| Capital Parkway Treatment | <i>Both Models:</i> Capital Parkway extended from Auburn Road, through new SR 44 intersection, and to Crile Road | |
| | Capital/SR 44 intersection located south of 2014 proposed location | Capital/SR 44 intersection located at 2014 proposed location |
| | Curvilinear Extension | Straight Extension |
| | Development intensity focused on Extension | Development focused away from Extension right-of-way, except at Auburn/Capital intersection |
| | Extension right-of-way is impacted by three parking lot drives and one street intersection | Extension right-of-way is impacted by two parking lot drives and one minor street intersection |
| | No parking on Capital frontages | Parking on south side Capital frontages |
| Green Spaces | Green space central to the entire design, directly abutting and visible from the major streets (Auburn and Capital) | Green space offset into the southeast quadrant of the development area, surrounded by new buildings, with one major road frontage (Auburn) |
| Retail Development | <i>Both Models:</i> - primarily one-floor structures - potential for additional floor area in second floors - potential for more parking than required by local zoning regulations | |
| | approximately 82,000 square feet | approximately 105,000 square feet |

Town Center Identity and Character

In creating a new Town Center, attention must be given to numerous elements which contribute to its identity and character. These include, but are not limited to, the following:

- Sense of place. Establishing a Town Center with a unique **sense of place and its own identity and character**, is a challenging task in a low density, highly dispersed, semi-rural community. Creating it in this environment, however, will contribute to its prominence and importance in the community. The Auburn-Crile corridor presents a unique opportunity to create such a place. The Town Center concept focusing on the Capital Parkway round-about area offers an even greater opportunity to create a distinct and memorable image

- Community Values. An important goal related to **identity and character** is the expression of community values. The Township is very green from many perspectives, as expressed in the open lawns, landscaping, and wooded areas in the residential areas and the natural areas prominent in the rural and semi-rural neighborhoods. There is a sense that the community values that characteristic. Encouraging and, where possible, mandating **“green” development** in the Town Center area would reflect Concord Township values. An obvious additional community value is **quality**. All of the following observations and recommendations are consistent with those values.

- Landscaping. A key potential “green” feature is **landscaping** on both public and private properties in the Town Center. Landscaping, particularly in the right-of-way, is within Township control and can be used effectively to provide a sense of place, to become a unifying element

for otherwise disparate elements, and to visually link them together. A specific recommendation in this regard is to create a Forestry District for the purpose of adopting and implementing a forestry plan in the Town Center area.



Landscaping requirements for development projects can also be effective in providing the district with consistent, high quality character.

More plantings in parking lots, appropriate screening requirements, and creative, sustainable storm water management are key elements. Some specific considerations include requirements for trees in parking lots (e.g., 1 tree for every 10 spaces and that each tree has a minimum of 100 square feet of porous, unpaved area surrounding it) and parking lots with sufficient set back from the right-of-way to allow screening.



- Architectural Features. **Architectural style and quality** is a critical factor in the cohesiveness of a district. It can be very difficult to effectively control, especially when a number of developers are involved at various stages. The best way for the Township to affect architectural design is to be a stakeholder in a key development project, or projects, and to set a high standard. This opportunity may present itself on the southwest



corner of Auburn/Capital Parkway intersection where the Township should set a very high standard.

Some specific examples of architectural standards to consider for the Town Center area include: incorporating Western Reserve architectural design features; requiring pitched roofs; and requiring meaningful township level review of developments.



- Gateways, Focal Points, Landmarks. **Gateway treatments, focal points and landmarks** are additional tools that can be used to identify the Concord Town Center. Because they can be effectively implemented on public property, like public rights-of-way, the Township has control (although the Township may also bear the cost.) An ideal location for a focal point/landmark is in the island at the center of the new roundabout. An example is a clock tower which could relate to the history of the area in architectural style, and brand the area with a graphic – “Concord Circle” perhaps. It is important that the **design of the island** be carefully considered. (It should have electricity, irrigation and curbing to protect from salt contamination. Grading and drainage should be carefully considered.)



The possible Township/developer joint venture on the southwest corner of Concord Circle could also present opportunities for focal points/landmarks, especially if the Township has a presence.

In the early history of the Western Reserve it was very easy to identify the seat of government and the houses of worship in small communities because they were the most prominent structures – i.e., landmarks.

The identification and design of **gateways** is hampered by what is now a fragmented pattern of land use and development. They should be coordinated to identify where Concord Town Center begins and ends. Gateways need to be prominent, very well designed, and logically located. The gateway issue needs further thought and discussion especially with regard to the design of elements and budgets.

- Signs. While local governments can have considerable say in wayfaring and other informational signs on public property, **on-premise signs** are more difficult to control beyond size and height. At the least, **township signage** should be well designed and have a common thematic approach. Township sign regulations should be amended to ensure that **private signs** for business activities in the Town Center are appropriately identified with as much coordination as possible.
- Site Developments. The features of individual site developments within the Town Center area can be coordinated to contribute to the image and functioning of the whole. Existing **site development standards** should be reviewed and updated to be appropriate for the Town Center. **Building setbacks** could vary from zero to seventy-five feet to avoid endless parking lots in front of each structure. **Parking**, and certainly service functions, should be encouraged to occur behind structures to the extent possible. Curb cuts should be kept to minimum. The Township should do everything it can to avoid the look of the typical suburban “strip” development with excessive curb cuts and a sea of parking in front of each place of business.
- Movement Systems. The availability and character of the vehicular and pedestrian movement facilities in the Town Center will contribute to its sense of place.

Traffic calming is a very important and useful tool in helping to identify a district. Among the tools are roundabouts (as planned) and reduced speed limits. Other design elements, such as consistent rows of street trees, sidewalks and other amenities provide motorists with a subliminal signal that slower speeds are appropriate. Lots of activity in the district, both motorized and non-motorized is also important.



While communities like Concord are not typically known for their **walkability**, districts like the Town Center should have this capability. Providing **linkages between components** of the district is important and should be a requirement for all development proposals.

In conclusion, thoughtful implementation of an array of strategies, as discussed above, will brand the Town Center as a unique and identifiable district with a memorable sense of place. With attention to quality design and construction, including prominent and extensive green features throughout, the proposed Concord Town Center will be a positive and valued reflection of the community.

Updated Town Center Model 2015

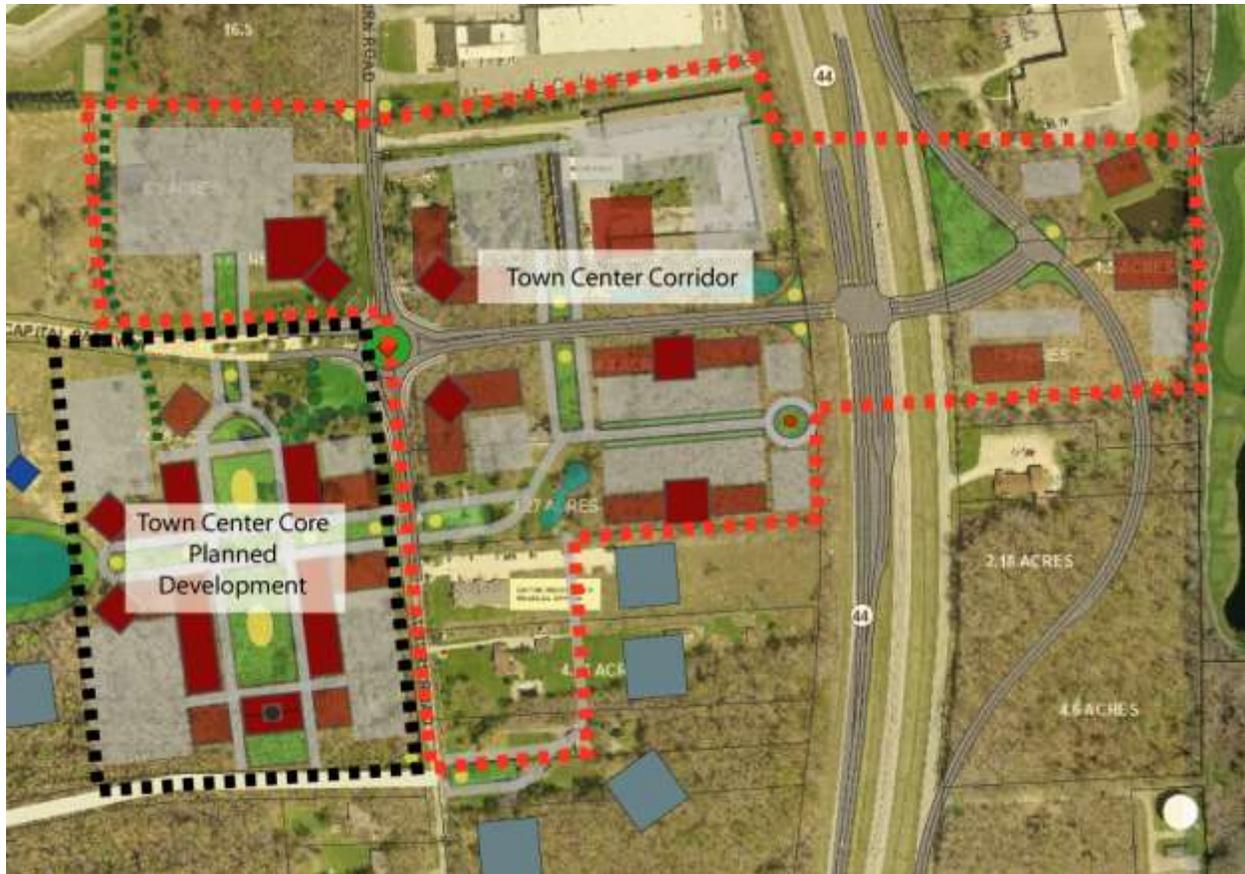
After review of the original Models and recognizing the specific parameters of the roadway improvements design, an updated Model has been developed to guide the imminent activities of road construction, land acquisition, zoning amendment, and implementation. As with the previous Models, the intent of the 2015 Model is to present concepts which will guide the actual development but not serve as an actual site development plan.

The 2015 Model adopts many of the concepts of the 2006 Models, notably the following:

- intent to create a unique form of development with a cohesive, structured layout
- parking at the rear or side the buildings where feasible based on lot configuration and accessibility
- coordination of streetscaping and other landscape and architectural elements
- buildings close to main or internal streets
- a central green space focus in the Town Center core
- primarily one-story structures with multiple stories encouraged in the Town Center core
- walkability encouraged in core and other areas where feasible

The 2015 Model also reflects several new features:

- Roundabout. A roundabout is planned in the intersection of Auburn Road and Capital Parkway. The roundabout presents not only a significant traffic management feature, but also a very important visual design opportunity which must be emphasized as a highlight of the Town Center area. The roundabout may also affect pedestrian movement and the relationships among structures in the quadrants of that intersection.
- Town Center Core Location. In collaboration with land owners, the Township is pursuing a core location located on the west side of Auburn Road opposite the location sketched in the earlier Models. The 2015 Model is focused on this new location.
- Town Center “Corridor” Areas. Relocation of the proposed Town Center core suggests that an even greater area will be affected by and has potential to benefit from the attractiveness of the new activity center. It is also recognized that the Township, Lake County, and ODOT are making a significant investment in these roadway improvements and new intersections which are likely to have significant development impacts. The 2015 Model suggests that attention given to coordinating land uses, traffic management, public right-of-way features, and site designs throughout the area surrounding the Town Center core will contribute to even greater economic value for all properties and for the Township tax base. Cohesive zoning and development standards should extend along the entire route of the extension of Capital Parkway, including the new intersection with Crile Road.
- Relocated Township Community Center. The existing Concord Community Center is located a short distance to the north of the proposed Town Center. It is recognized that a new community center could better serve the needs of the township and that the existing site might then be of value for private redevelopment. A new community center in the Town Center core would be an appropriate addition to its mix of uses.



Town Center Features

The following lists specific features suggested for inclusion in the proposed Concord Town Center.

Character Design Features

- Roundabout Character and Features
 - The roundabout is a highly visible location, a focus from street centerlines from north, south and east. It is very important that the treatment of this location be significant and well done
 - The structural features of the roundabout should be included in the roadway design which is now underway, including but not limited to provisions for water, drainage and electricity and for curbing and rough grading.
 - Structures on lots abutting the roundabout should be coordinated in terms of setback, height, and architectural features to complement the roundabout and to contribute to the image and experience of that location.
 - If possible, a visual and/or spatial relationship between the roundabout and the Town Center core area should be created.
 - Pedestrian facilities should be created around the roundabout, but significant pedestrian activity may not be anticipated or encouraged due to the traffic volumes.

- Rights-of-Way: Auburn Road and Capital Parkway
 - Within the Town Center area, the public rights-of-way should be improved with a consistent plan of street trees, sidewalks, and entries

- The north side of the extended Capital Parkway will include a significant amount of additional right-of-way which may be used for storm water management. Attention should be given to designing this area as an attractive and sustainable landscape feature rather than a conventional detention pond. Some or all of this area, especially at the northeast corner of the roundabout intersection, may be more valuable if incorporated into private development. Future curb cut location through this area should also be considered.
- A plan for access management should be established to determine the optimal locations for curb cuts. This may require cooperation from the County for enforcement.

- **Entries**
 - Several locations on Auburn Road and on Capital should be treated with features such as special signs and landscaping which announce entry into the Town Center area.
 - An entry treatment at the new Crile/Capital intersection is recommended.
 - Future landscaping in the SR 44 right-of-way would increase awareness of the Town Center on this major highway.
 - The costs of initial installation and ongoing maintenance should be anticipated. Funding sources to be considered include the JEDD and/or a smaller Town Center District organization.

- **Town Center Character and Features**
 - The Town Center should be a concentration of mixed uses - primarily retail, restaurant, and offices – supported by a carefully designed and maintained public realm, that is, walkable streets, pedestrian amenities, landscaping. The area should be economically active and physically attractive for both Concord Township residents and many visitors from the surrounding business areas and surrounding communities.
 - The Town Center core area should be created under a single plan of development which ensures a complete street and sidewalk system, common areas, parking, signs and architectural and landscape controls
 - The development plan should ensure that sufficient development of roads, common areas, and buildings will be constructed in the first phase to create a functioning place.
 - The floor areas anticipated in a Town Center will of necessity result in sizeable parking areas. These parking lots should be heavily landscaped inside and out, with special attention given to any locations where the lots abut public rights-of-way.
 - The economic complexity of designing, developing and marketing the Town Center require a creative and skilled developer and operator. The Township should make its expectations clear through performance standards and guidelines, but avoid imposing undue specific zoning restrictions. Control through approval of a planned development will allow for creativity and negotiation to arrive at a suitable design.

Movement/Access/Parking

- **Vehicular**
 - As noted above, an access management plan is recommended throughout the Town Center area to limit and effectively locate vehicle access drives.
 - Parking lot interconnection and shared parking should be encouraged.
 - Parking landscapes and storm water management are essential features.

- Requirements for parking spaces should be negotiated with the developer instead of mandated by the zoning resolution.
- Truck access and service areas should be carefully located and screened.

- Pedestrian/Bicycle
 - Pedestrian access to the Town Center should be encouraged from off-site employment locations such as the hospitals and industrial park
 - Sidewalks should be installed throughout the Town Center area to promote walking and ensure pedestrian safety

Township Facilities

- The Township Community Center would be an appropriate activity in the Town Center. It could be located in a one floor segment of the Center or in a 2nd floor (with elevator) over retail. An interesting location could be near the existing storm water pond if that water feature can be improved for recreational use.
- The storm water pond in the center of the Auburn/Capital/Discovery block should be evaluated for its potential for recreational use. At the least, it may be a visual amenity, a site for walking and a picnic shelter. This could be attractive to visitors to the Town Center as well as an amenity for workers in nearby offices and industries.

Land Use and Zoning

Implementation of the Town Center plan elements will require, among other actions, amendments to the Zoning Resolution which will allow, encourage, and require that certain land uses and forms of development be established.

Constructing the extension of Capital Parkway with new intersections at SR 44, Auburn and Crile extends the new development potential over a significant area of land, including but not limited to the future Town Center site. The Town Center core development is expected to reflect a unique development form which will require its own specially-tailored zoning standards. Outside of the Town Center core, the additional impacted areas should also be subject to some additional special zoning standards in order to ensure that their development is supportive of and compatible with the Town Center, promote value and high quality, and take full advantage of the investment in the public right-of-way improvements.

The Town Center core area and the additional corridor area influenced by the new public right-of-way are outlined in the sketch on page 27. These are generally the areas of property which should be considered for zoning amendments.

While it is not within the purview of this Plan Update project to recommend specific zoning amendments, the following suggestions should be considered in the Township's formal zoning amendment process.

- Zoning Amendments: Town Center Core

The core development of the Town Center, as envisioned in the 2006 and 2015 Models, will require amended zoning regulations to allow for a development form which is not permitted by the current zoning regulations in the GB Gateway Business District. Among the topics which should be addressed are the following:

- Planned Development. While creation of a new zoning district may be an option if more than one “town center” development is anticipated, an addition to the GB District text such as provision for a planned development (or an overlay district) may be more suitable for the anticipated single site. This would allow creation of a district-within-a-district, leaving most of the current GB use regulations in place while amending the area standards (e.g., lots, yards, heights) as appropriate for the anticipated building forms.
- Setbacks and Yards. In particular, building setbacks and yard requirements must be amended to permit buildings with footprints similar to those shown in the Models. They may be closer to the rights-of-way and to each other than now permitted in GB.
- Parking. The coordination of parking in the Town Center Core will be a key feature of the development and must be specially designed to support the proposed uses and development form. Location at the rear of buildings should be encouraged but, where located close to public rights-of-way, must be carefully landscaped.
- Uses. The majority of uses listed in the GB District are likely to be suitable in the Town Center Core, but the list should be reviewed to allow additional uses which fit the development concept, to prohibit those which do not, and to ensure that the external impacts of all permitted uses in the Town Center are appropriate for the development (e.g., matters such as external display or storage, storage of business vehicles and equipment, suitability of drive-through uses, etc.). It may also be appropriate to create a simple procedure for reviewing and approving unanticipated uses proposed by the Town Center developer/operator.
- Architectural Standards. The exterior design of the buildings and other structures in the Town Center will be essential features. Matters such as roof forms, maximum unit floor areas, and façade features should be addressed. It will be appropriate for the Township to establish basic architectural standards while allowing and encouraging the Center developer to design and propose additional standards which can be adopted by plan approval in the project review process.
- Landscaping Standards. As important as the architectural features will be the design and implementation of a creative, high quality, and consistent plan for landscape treatments of private and public areas, including but not limited to the rights-of-way, lot entries, parking lots, and pedestrian areas. As suggested above, it will be appropriate for the Township to establish basic landscape standards while allowing and encouraging the Center developer to design and propose additional standards which can be reviewed and adopted in the project review process.
- Signs. A comprehensive sign program which ensures quality and coordination among the various types of signs in the Town Center should be encouraged. Again, basic sign standards can be set forth in the Zoning Resolution while encouraging the developer to propose a sign program coordinated with other features of the development.

- Zoning Amendments: Town Center Corridor Areas
The nearby areas impacting and impacted by the extension of Capital Parkway and Town Center should be considered for limited additional zoning standards which help to promote the function and appearance of all new development in the area. The following are suggested for consideration:
 - New District. The Township should consider either the creation of a new district or creation of an overlay district-within-the-(GB and BX) district to make it possible to implement the concepts discussed in this text for the Town Center and its surrounds. This new district could leave most of the current GB and BX use regulations in place while amending some area standards (e.g., lots, yards, heights) as appropriate to encourage coordination.
 - Parking. Coordination of parking and joint use should be encouraged as should location at the rear of buildings. Most important may be standards where located close to public rights-of-way and quality landscaping.
 - Uses. The majority of uses listed in the GB District are likely to be suitable, but the list should be reviewed to ensure that the external impacts of all permitted uses are appropriate for this high-visibility area (e.g., matters such as external display or storage, storage of business vehicles and equipment, etc.).
 - Standards for Architectural, Landscaping, and Sign Features. Consideration should be given to establishing standards which require modest coordination of architectural, landscape, and sign features. The intent is to promote coordination among individual developments in this corridor so that they complement each other and the Town Center and contribute to the function, appearance, and value of the entire new area.

BX Zoning Issues

Addressing the future of the BX Business Interchange District is one of the tasks assigned in this Plan Update project. The many development changes occurring around the BX District suggest that change in the BX District is appropriate. Amendments should address longstanding concerns about the potential impacts of future light manufacturing, distribution/wholesale, or trade business service uses established in these locations, especially in proximity to the nearby Quail Hollow neighborhood.

Current Situation/Evaluation

The BX District is located in two sections along the east side of Crile Road. The east side of the BX District abuts developed and undeveloped sections of Quail Hollow. The properties within the BX District present significant opportunities for new development and redevelopment, in addition to expansion of existing businesses.

Uses in the BX District are mixed, including a limited amount of retail. This appears to be due to the linear and one-sided shape of the District as well as the necessity of accessing the properties from the long Crile Road right-of-way with no intersecting roads. The lack of sanitary sewer service in the south end of Crile Road has also limited development. While the BX District has reasonable access and visibility, more visible and accessible commercial properties to the north and northwest of this area (nearer to Auburn Road) have developed with commercial uses more quickly.

The permitted and conditional uses provided for the BX District include common retail and restaurant uses as well as a wide range of business services, auto-service uses, industrial uses, and others. A notable exclusion is the personal services category.

The following are considerations relevant to possible amendments in the BX District:

- It is apparent that the BX zoning regulations are the product of zoning decisions made over a long period of time and in changing circumstances. The current Plan Update – and the planned Capital Extension - is an ideal opportunity to evaluate its potential in the Township's land use pattern and to promote its economic value for property owners and the community.
- The planned Capital Parkway Extension will create a new intersection in the northerly part of the BX District and will thus impact traffic patterns, accessibility, and the shapes and visibility of at least some properties.
- The purpose statement for the BX District is at Subsection 22.01J:
"To provide a Business Interchange (BX) District that offers a variety of general commercial, service, and light manufacturing uses. This district is intended to accommodate businesses in the community that cannot be practically provided for in a neighborhood business district development."

The meaning of "...to accommodate businesses ... which cannot be practically provided for in a neighborhood business district development" is not clear. Many, if not most of the businesses types listed for the BX District are, in fact, also listed for other business districts in the Township. It is therefore difficult to distinguish the BX District's purpose from those of other districts.

- The new Town Center and much of the surrounding area are anticipated to create a new commercial/service concentration which is expected to attract investment as a result of location, accessibility, features, and amenities. Interest in the new development potential is increasing, but it is not known how much or how quickly new investment and construction will occur.
- A new zoning district could extend across Crile and rezone several BX properties. Appropriate uses would be predominantly retail, service, and office and would not include some of the BX categories, notably several auto-related uses, light manufacturing, distribution/wholesale, and trade business services.
- Several important, long-standing industrial businesses exist in the BX District. While there is no guarantee of their continued tenure, it is important that the Township encourage their continuation and not create conditions which negatively impact their operations. They are, of course, “grandfathered” while they remain in compliance with the current zoning regulations and may remain in place despite any zoning changes.
- The section of the Quail Hollow planned unit development which has frontage on Crile Road is planned for commercial development under the original zoning. There is thus the possibility of a new commercial development on that part of Crile in the middle of the two existing BX Districts.

Alternatives

Several alternative land use/zoning approaches were considered for the future of the BX Districts in discussion by the Plan Committee. These included alternatives such as rezoning all of the BX District to GB Gateway Business or to B1 Restricted Retail, rezoning parts of the BX District to other district categories, amending the BX regulations (to permit or exclude certain listed uses), or taking no action at this time.

Committee Recommendation

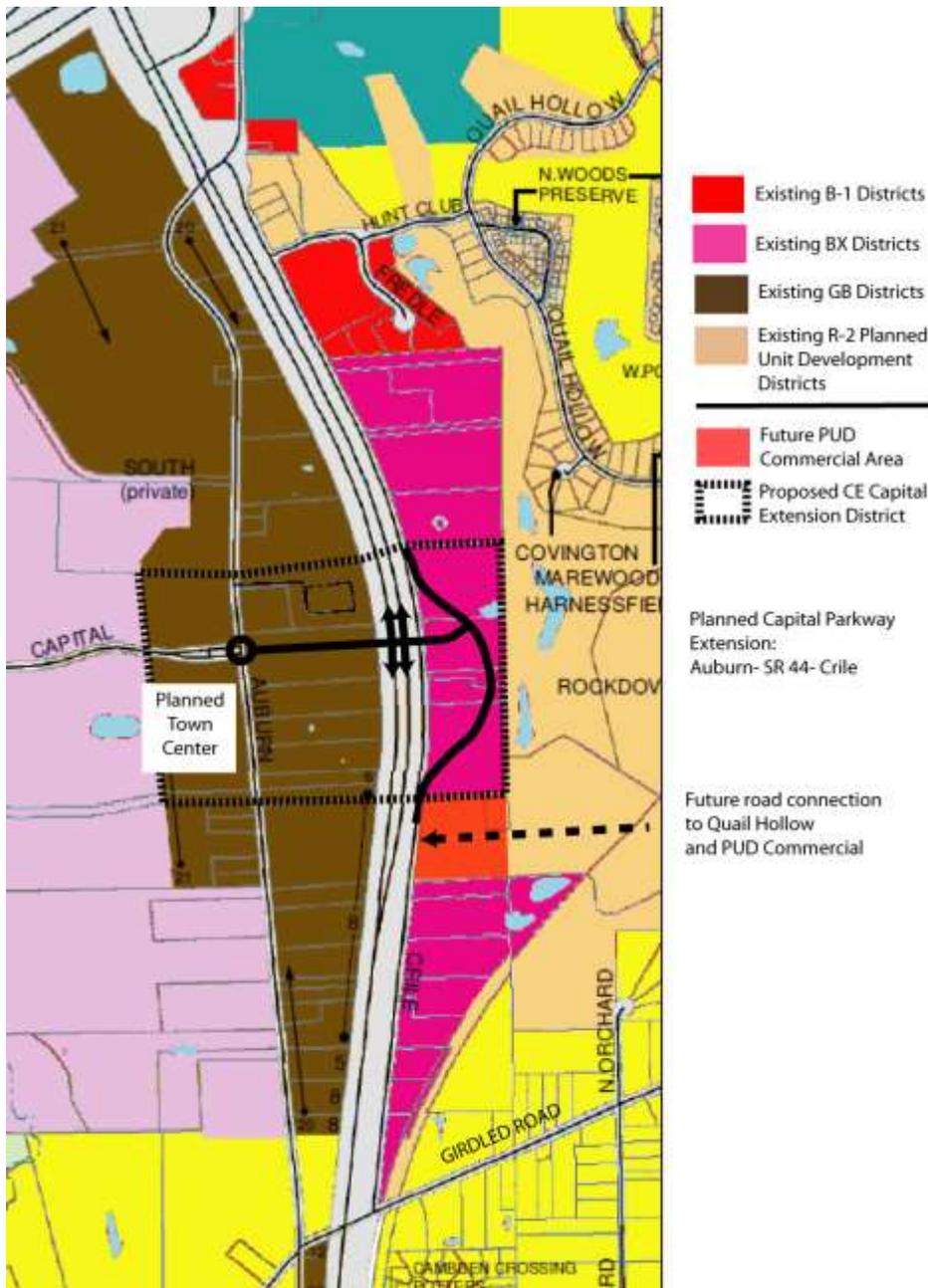
After review of the District and alternatives, the Committee recommended the following for consideration by the Zoning Commission:

1. Retain the BX District. Retain the existing BX District in all or most of its current boundary. This approach reduces the potential disruption which may result from a rezoning to a new district and may retain a district which provides locations for some uses which have limited suitability in other parts of the Township.

It was noted that the current lack of sanitary sewers in the southern end of the BX District should be considered in making decisions about the District.

2. Amend BX Zoning Regulations to Manage Impacts. Amend the BX Zoning regulations to eliminate potential negative impacts upon abutting residential districts. Potential negative impacts can be eliminated by removing uses which may create those impacts and, where impact-generating uses may still be appropriate for the district, establishing additional standards to mitigate the impacts. These standards may include additional setbacks, walls/fences/landscaping, or limitations on the permitted locations where certain activities may be located on BX sites.

3. Amend BX Zoning Regulations to Add Uses. Amend the BX Zoning regulations to add uses which may be acceptable and appropriate given the accessibility and high visibility of the District and which will provide alternatives for property owners.
4. Creating Nonconformities. While attention should be given to existing uses which may be made non-conforming by text amendments, greater focus should be given to the long-term future of the District and its place in the development pattern of the Township.
5. Purpose Statement. Consider amending the BX District purpose statement to reflect the District's history and anticipated continuing evolution.



Strategies for Small Business Districts

The Township conducts several activities focused on retaining and expanding business. These include the following:

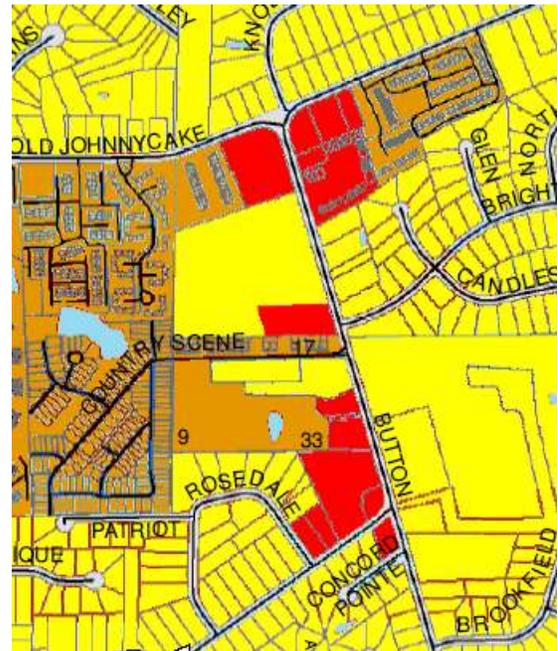
- A focus on business on the township home page, including a business welcome, a focus on featured businesses, and links to the business directory and JEDD program
- A dropdown window for “Economic Development” on the township webpage
- A listing of available properties and contacts, also on the township website
- Concord Township – City of Painesville Joint Economic Development District JEDD. This partnership promotes economic development within the Auburn-Crile Road Business Corridor and creates revenue opportunities for both the Township and the City of Painesville.

At this time, most of the business development practices are focused on the Auburn-Crile Corridor which is the largest business area with the most potential for expansion of the township’s tax base of commercial, service, and industrial activity. This Corridor is an appropriate priority due to its location, transportation infrastructure, and existing concentration of businesses.

It is recommended that the Township begin to develop strategies for three other existing commercial areas. These areas are the B-1 Restricted Retail areas located on Johnnycake Ridge and at the B-1 corners of the intersection of Ravenna and Girdled Roads, and the B-2 area on Ravenna Road south of Township Hall.

Johnnycake Ridge Road Area

This area is in fact a series of three disconnected B-1 Districts located along approximately one half mile of SR 84 along with complementary zoning districts and uses including churches, schools, and multi-family neighborhoods. The relatively high density of housing creates a close-in market for the commercial/service uses. The development pattern has over time, however, resulted in a fractured pattern of unrelated and uncoordinated frontages, drives, street intersections, and street improvements. There are no sidewalks despite the presence of schools and higher density housing which may benefit from increased walkability in the area. The distance between the two larger commercial zonings also limits the potential benefit of joint marketing.



It is likely that all of the area uses and property owners could benefit from participating in joint evaluation and planning to identify common interests and to strategize for cooperative programs and some targeted physical improvements. Given the diversity of uses and ownerships, it is difficult to foresee the specific outcomes of such an effort. The outcomes should be generated by the stakeholders from the dynamics of their discussions.

It is recommended that the Township encourage a planning discussion by initiating contacts with key property owners in the Johnnycake Ridge area. The Township could facilitate the initial meeting(s). One

or more of the churches or schools could be ideal venues for the planning meetings. Likely stakeholders will include:

- Commercial property owners
- Business owners
- Churches and schools
- Residents of multifamily and single family neighborhoods

A traditional problem-solving process may be most effective, including:

1. An evaluation of existing physical conditions, rights-of-way and infrastructure, ownership patterns, vacant sites, etc., shared with all stakeholders to create a common understanding of the area.
2. Identification of common interests and concerns.
3. Discussion of alternative actions and improvements.
4. Decisions about actionable tasks.

Appropriate actions will be determined from the neighborhood discussions. Several possible actions to be considered include:

- **Choosing and Strengthening Neighborhood Identification.** Much can be gained from selecting and using a name for the area which creates a sense of identity and belonging, can be used to mark the boundaries with signs, and can assist in marketing or promoting area events and projects.
- **Communication Network.** Through the planning process, stakeholders will have opportunity to meet and become acquainted and should establish a network for future communications. This may be as simple as a list of street or email addresses or could be formalized in a website (such as available on Nextdoor.com) which provides a social network for the neighborhood. The benefits include opportunities to advertise neighborhood events (street parties, yard sales, cleanups, local benefits, etc), to market directly from the local businesses to local residents, to share neighborhood news, and to efficiently share important information such as school registrations, road projects, and emergency news.
- **Neighborhood Events and Marketing.** Connected stakeholders have greater opportunity to hold successful neighborhood events. These may build upon annual events already conducted by the larger stakeholders (i.e., church/school festivals) and include new events such as seasonal sales, neighborhood picnics, etc. Welcoming new businesses, featuring existing businesses, and distributing coupons (“for our neighbors”) can help to connect and improve relationships between local businesses and their residential neighbors.
- **Public Improvements.** Alternatives which could be considered to improve the function and appearance of this area include sidewalks, street trees, coordinated street lighting, traffic sign coordination, and access management. A coordinated neighborhood – with planned priorities - has greater influence when seeking public improvements.

- Private Improvements. Additional alternatives which could be considered by private owners include coordinated/themed landscaping, trees, security lighting, and interconnected parking lots and sidewalks.



Ravenna/Girdled Intersection Area

The location, visibility and accessibility of this business district make it an important feature in the southeast quadrant of the township. In the short term, the lack of sanitary sewers limits development although sanitary sewers are now present in residential areas to the north, east and west.



It is recommended that planning attention be given to this district to ensure its future development as a viable and attractive element of this quadrant of the Township. Attention should be given to several issues:

- **Uses.** Evaluate the suitability of B-1 listed uses in this relatively isolated neighborhood intersection in terms of potential impacts on abutting uses and potential trip generation (especially truck trips).
- **Dimensional Standards.** Evaluate the suitability of undeveloped, underdeveloped, or non-conforming lots in the district. Consider the feasibility and likely pattern of development on those lots.
- **Buffers.** Consider the potential impacts of B-1 development on abutting residential lots and the likelihood of effective buffering given lot dimensions.
- **District Concept.** Prepare a sketch concept for the district to visualize its potential form and character. This exercise will be helpful in evaluating the zoning as well as encouraging property owners in appropriate development.



Ravenna Road B-2 Area

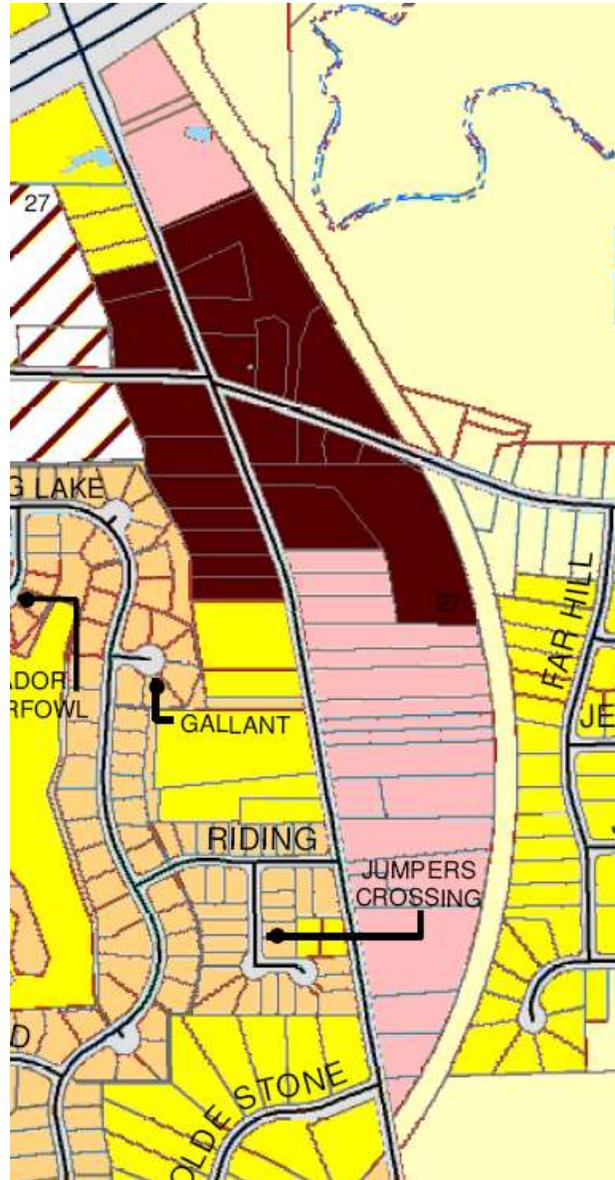
The B-2 General Business District is located in two segments with frontages on the east side of Ravenna Road, north and south of the Town Hall Commons District. Both segments face residential districts (with frontages on the west side of Ravenna Road) and back up to the Lake Metroparks Greenway. The location and extent of these district designations clearly reflect past development history when many commercial or industrial districts were oriented to railroad rights-of-way and preceding the major highway changes which have occurred in the past decades.

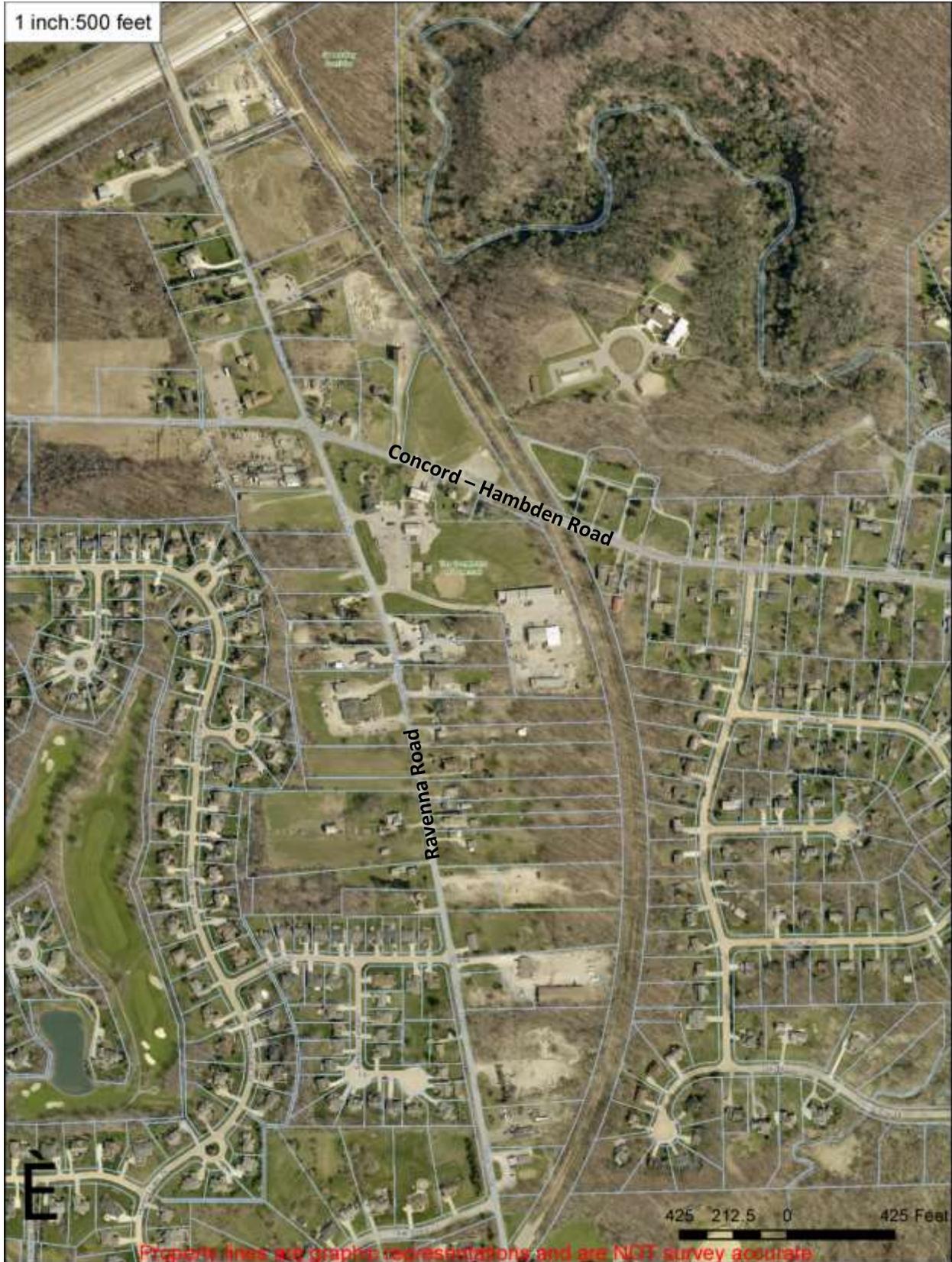
The area has experienced limited development, with most of the land remaining vacant or occupied by open air storage uses or dwellings. The B-2 zonings abut the Town Hall Commons District on the north and south ends and are otherwise surrounded by residential zoning districts.

It is recommended that planning attention be given to this district to evaluate its development potential and fit with this area of the township.

Attention should be given to several issues:

- **Uses.** Evaluate the B-2 listed uses in terms of potential impacts on abutting districts, potential trip generation (especially truck trips), and marketability. Consider if additional uses – or rezonings in some areas – may be more appropriate.
- **Buffers.** Consider the potential impacts of B-2 development on abutting residential areas and consider upgrades to buffer requirements if necessary for specific uses or for the district generally.
- **District Concept.** Prepare a sketch concept for the district to visualize its potential form and character at buildout. Consider alternatives to encourage use/development of the rear areas of the deep lots. Preparation of a concept will be helpful in evaluating the zoning as well as encouraging property owners in appropriate development.





R-5 Senior Residential Community District

The R5 Senior Residential Community District provides regulations for a senior-oriented residential community with a variety of housing types and services. Although this section of the Zoning Resolution has been in effect since 1999, it has not been successfully applied to any site.

The Plan Committee was asked to review this text and consider alternatives.

The planning consultant reviewed the text and provided the following comments for discussion by the Committee.

- The text appears to have been drafted with a very specific type of senior residential community in mind, that is, a large campus comprised of several types of dwelling units, several levels of service, and nursing/rest home facilities. While some senior developments of this diversity have been constructed, they are less common than facilities providing one kind of housing or service. The text may be too limiting to attract the market.
- The text also requires a specific mix of housing types (minimum and maximum percentages of single units, nursing home beds, etc.). This limits a developer's ability to design a project which meets market demand.
- The minimum development size of 50 acres is prohibitive.
- The large minimum side and rear yards may limit design and function of a senior housing development and make it difficult to integrate it into the community.
- It would be helpful to reassess the objectives of this district. Is the intent to provide alternative forms of housing for senior township residents? To provide senior living services?

Committee discussion reflected on past community debate over the needs and appropriate provisions for senior housing. Comments included both awareness of the special needs of some senior residents and concern about how various types of senior housing may or may not fit in the Township. It became clear that the issue is more complex than debate about possible zoning amendments.

Additional Information

In a subsequent meeting, the planning consultant provided additional information and comments.

1. Senior Population in Concord Township. At the outset of this project, we noted that senior population in the Township is increasing as it is throughout the region and nation. The number of Concord Township residents aged 65 years and older increased from 1,837 persons in 2000 to 2,967 persons in 2010. As a proportion of the Township population, this age group increased from 12% to 16.6%.

Additional breakout for the 65+ age group (2010 Census):

65-74 years = 1,742 persons

75-84 years = 833

85 and over = 392

Households with one or more people 65 years and over =

2,081 households

(30.2% of total households)*

Householders living alone, aged 65 years and over =
630 households
(9.1% of total households)*

Non-institutionalized Population, 65 years and over, with a disability** =
643 persons*

* Source: 2008-2012 American Community Survey (ACS) 5-Year Estimates

** For the ACS, "disability" includes hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self care difficulty, and independent living difficulty.

2. Available "Senior Housing". While "senior housing" means different things to different people and communities, it is clear that there are housing choices available to Concord Township seniors. How well these choices meet their needs and those of the community is another question. Among the available choices are:
 - "Aging in place", that is, continuing to live in a resident's own home in a manner which satisfactorily meets the resident's needs. Depending on a resident's health, financial situation, and other personal factors - and depending on the characteristics of the home and its maintenance requirements - and depending on the availability of services which may address personal or property needs - the family home may be a suitable place to live for a senior resident.
 - Moving to a less burdensome property. There is a variety of housing types in Concord Township and in the surrounding communities, including single family homes on larger and smaller lots, apartments, and condominiums. Price, availability, and fit with the senior resident's needs vary.
 - Moving to a "senior community" or a senior development with special services. In addition to housing opportunities which are available to all segments of the housing market including seniors), there are senior-oriented housing and care facilities located in Concord and in surrounding communities. These include senior-only (usually 55 years and over) developments, group homes, assisted living facilities, nursing homes, and convalescent care facilities. At this time, there are no "active adult developments" or "continuum of care campuses" in the Township itself.
3. Senior Housing Needs in Concord Township. The Census provides a limited list of statistics relating to seniors and their housing in the Township. There are many things we do not know, such as:
 - How many senior residents are successfully "aging in place", that is, continuing to live in their own family homes in a manner which satisfactorily meets their needs.
 - How many residents, if any, have moved from their homes and/or from the Township due to age-related needs.
 - What services are available to Concord Township seniors which can enable them to remain in the Township (e.g., transportation, personal and medical care, property maintenance and housekeeping, recreation).
 - Can or should the Township community address all the possible needs of senior residents? How important is the location (within the Township or elsewhere) of a facility with particular services or characteristics? (e.g., cost, specific services, proximity to family/friends/place of worship, etc.)
4. Suggestions for Consideration. We suggest several strategies for consideration in addressing issues of senior housing in the Township:
 - R-5 Senior Residential Community District. The size and complexity of the senior community envisioned in the existing R-5 Resolution suggests that such a development might have

significant impacts and service/access/utility demands which could realistically fit and be supported in only a very limited number of areas or sites in the Township. If the R-5 Resolution is to remain in effect, consideration should be given to identifying those potential areas or sites in the Township Plan.

- R-3 Multi-Family District. The R-3 Multi-Family District permits multi-family buildings and single detached cluster dwellings which could be senior-oriented developments. Consideration should be given to evaluating – and perhaps amending – the R-3 District to provide for senior housing.
- Senior Services. While providing senior services at the Township level may be impractical, the Township could use resources such as the Township website to inform senior residents and their caretakers about services and facilities available to them.

Conclusions

After further discussion, the Committee concurred in the following statements.

1. As assigned in the Update work program, the Update Committee has discussed the R-5 Senior Residential Community District and the fact that it has not been utilized on any site in the Township – despite its availability in the Zoning Resolution for several years. There is consensus that the existing R-5 District may not be a suitable response to senior needs and may not be easily placed in the Township due to its required minimum size, potential character, and specific requirements for housing/service mix.
2. Discussion was broadened to consider statistical information about senior residents in the Township and about various residential alternatives currently available in the Township or in nearby communities, as well as senior services available in support of “aging in place”. There is consensus that not enough is known at this time to fully assess the housing and service needs of seniors in the Township. A listing of the existing senior-related facilities and services is also necessary for such an evaluation. Assembling such information is beyond the scope of the current assignment.
3. Several considerations were raised in these discussions including, but not limited to: the extent to which senior-specific housing developments and care facilities may impact or displace other uses in the community; the character of intensive care uses such as nursing facilities and higher density housing relative to the character of the Township; and potential tax base impacts of such uses. It is recommended that any future zoning amendments in this regard take these issues into account.
4. The Committee recommends removal of the R-5 District at this time. Some alternatives were suggested for future consideration including:
 - Determine if some areas of the Township, or certain site conditions, may be more suitable for promoting and supporting senior housing.
 - Consider amendment of the R-3 District to provide for such senior housing developments.
 - Consider a small scale development, such as “pocket neighborhoods” with a limited acreage and number of units, as an alternative for providing senior housing compatible with some existing neighborhoods of the Township.
 - Use existing Township resources, such as the website, to inform residents and connect them with existing county-wide programs which support aging in place.

RCD Residential Conservation Development District

Four rezonings/subdivisions have been implemented in the Township in the RCD Residential Conservation Development District. These developments have been accompanied by debate regarding the outcomes in terms of unit density, impacts on abutting properties, impacts on preservation targets (wetlands, watercourses, and other open space), and subdivision appearance.

The Committee was asked to suggest alternatives for consideration by the Zoning Commission for updating the RCD process and standards. The following are the alternative ideas generated for consideration.

1. **Riparian Setbacks.** Consider adoption of local Riparian Setback maps and standards which would be applicable to all developments, including RCDs. This action would provide specific standards for the existing resource protection regulations in the Zoning Resolution at 16.25G2.

The Committee learned from a presentation by Dan Donaldson, Director of the Lake Soil and Water Conservation District, about the District's ability to assist the Township to prepare and administer Riparian Setback maps. It is recommended that the Township work with the LSWCD to prepare maps and standards with the intent of minimizing the impacts of development on water resources, including water quality and the intensity of storm water flows. This is an especially important step in light of the storm water impacts experienced in several neighborhoods of the Township in 2014. It will also be a useful additional tool for evaluating and regulating future RCD subdivisions.

A draft riparian setback guidance map is printed on page 46 which may be considered for adoption by the Township.

2. **Yield Plan Standards.** Consider expanded standards for evaluating Yield Plans, clarifying the phrases "...number of lots that could be placed on the site..." and "...must be reasonable and marketable..." language in 16.24A. Expanded standards may include matters such as the rough financial feasibility of constructing long rights-of-way, culverts/bridges, and utility extensions serving few lots and the number of oddly-shaped (non-rectangular) lots. Consider reducing "unit credit" for yield plan lots which would damage high-priority environmental features such as wetlands and riparian buffers.
3. **Construction in Proximity to Gas/Oil Wells.** Consider prohibiting the construction of new homes within a specified distance of gas/oil wells. (The State has pre-empted the location of new wells relative to existing homes, but not the location of new homes relative to wells).
4. **RCD Design Features.** Consider requiring or permitting as options several subdivision design tools which may improve the appearance and function of RCD subdivisions and their open spaces. This may be a tool box of creative approaches which a developer may propose to make a better neighborhood design and/or to mitigate certain impacts or conditions of the development.

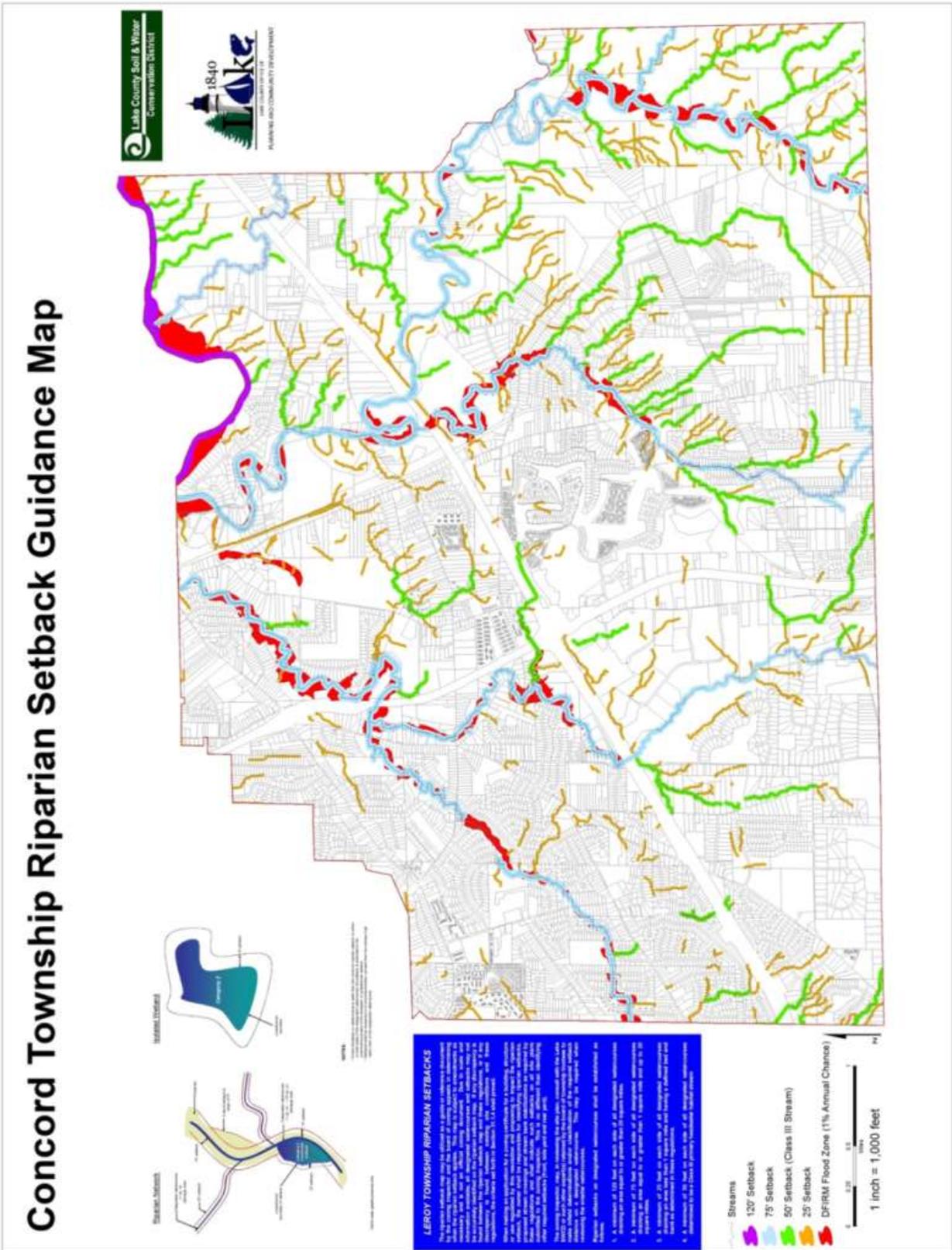
The following is a "brainstorming list" of the types of additional standards which could be considered.

- a. Limit the number of lots in a row, i.e., require an open space break between every 8 to 10 sublots.

- b. Alternatively, require that some front setbacks be deeper (perhaps 50 to 60 feet), breaking the uniform setback line of houses.
- c. Consider larger lots or setbacks at the intersection of a new street with an existing street and/or where the new homes are in view of existing development of a different character.
- d. Consider an averaged or blended setback and/or lot size where an RCD abuts existing developed lots or create abutting new lots with larger areas and setbacks before blending into the RCD minimums.
- e. Require blocks of native plant landscaping in easements across several subplot frontages, breaking the uniform setback. Create "foreground woodlands" or "foreground meadows".
- f. Break up the long straight rights-of-way which contribute to high density appearance – "you can see too many houses from one spot in the road" - require bends in the street – or require/permit islands in mid street split into two one-way lanes – these would be unique design features and add character/value to the neighborhood
- g. Require that some amount of the required open space abut the right-of-way so it is more visible and accessible and reduces the dense appearance, makes it more obvious that there is open space preserved in the subdivision – i.e., not just open space backlands – in some cases, this increases length/cost of street improvements, but not always – i.e., put some open space where it has a visual impact as a subdivision design feature so it looks like an open space subdivision
- h. Specify building envelopes or buildable area footprints (building and construction limits) on some or all sublots where they increase environmental protection or improve subdivision design and appearance
- i. Require environmental restoration and seasonal maintenance plans for open space which is disturbed land (such as old farm fields)... (especially field areas with wildflowers which should only be cut at optimal times)
- j. Require some native plant landscaping in some or all front yards
- k. Where the environment benefits, consider allowing a limited number of non-frontage lots or consider limited common driveways.....for example, these design features may be acceptable if it pushed open space beyond 40%
- l. Require at least one "out front, meaningful open space feature" for every ten (or so) sublots.
- m. Consider encouraging more dwellings oriented toward the preserved features (i.e., views of a wetland, stream, valley, meadow) rather than always the "public street-to-Scott's lawn-to-front door of the house" pattern. They could be very unique and very valuable.
- n. Require plantings in centers of cul-de-sacs
- o. Consider requiring that 4-way street intersections must be roundabouts with interior planting
- p. Require natural woodland plantings on corner side lots

Additional Recommendations re: Riparian Setbacks and Gas/Oil Wells

Committee discussion regarding riparian setbacks and gas/oil well protections in the RCD District expanded to suggestions that similar protections may be appropriate in other zoning districts, including other residential districts, but possible also any locations where habitable structures are permitted. The Committee recommends that the Zoning Commission and Township Trustees evaluate the potential for applying these protections throughout the Township.



Residential Districts Text Reorganization

The Zoning Resolution currently contains eight (8) residential districts. They are distributed among seven (7) text sections totaling 51 (fifty-one) pages.

The lengthy text devoted to residential districts is the aggregate result of many years of amendments and additions. Much of the content in the individual sections is redundant, repeating regulations applicable to all or most of the residential districts. Attempts to understand the Township's residential zoning program is encumbered by the volume of words and pages.

While it is a significant technical challenge, it is recommended that the Township undertake an update and reorganization of the residential sections of the Zoning Resolution. The goal will be to make the text more user-friendly and comprehensible. Text can be significantly reduced by eliminating redundancies and placing numerical standards for yards, heights, and setbacks in easy-to-read tables. One or more use tables (permitted, conditional, and accessory uses) will also reduce text.

As a first step, text reorganization should not amend content or standards. The process of reorganization may, however, identify some needed content changes. It may also highlight unintended errors, omissions, and inconsistencies which should be addressed.

Attached on the following pages is a draft of a consolidated use table for the Residential Districts. It is an example of the improvements which can be anticipated from text reorganization.

| TABLE 15.02A: PERMITTED USE TABLE | | | | | | |
|--|------------|------------|------------|------------|----------------|--|
| PERMITTED USES P = Permitted Use C = Conditional Use A = Accessory Use Blank Cell = Prohibited | R-1 | R-3 | R-4 | R-6 | R-8 | Use-Specific Standards See Section: |
| RESIDENTIAL USES | | | | | | |
| Adult Family Home, when licensed as an Adult Care Facility by the Ohio Dept. of Health | P | | P | | | |
| Dwelling, detached single family | P | | P | P | P | |
| Dwelling, single detached cluster | | P | | | | Section 15.03(A) |
| Dwelling, two-family | P | | P | | | |
| Multi-family building(s) | | P | | | | Section 15.03(A) |
| Residential Care Facility | C | | C | | | Section 13.07 |
| PUBLIC AND INSTITUTIONAL USES | | | | | | |
| Arboretum | C | | C | | | Section 13.13 |
| Camp | C | | C | | | Section 13.13 |
| Church/place of worship | C | | C | | | Section 13.09 |
| Community center | C | | C | | | Section 13.12 |
| Community Park, playground | C | | C | | | Section 13.14 |
| Fire Station | P | | P | | | |
| Golf course | P | | P | | | |
| Golf courses/country clubs | | | | | P ^a | Section 15.03(B) |
| Home for the Aging | C | | C | | | |
| Hospice Care Facility | C | | C | | | |
| Museum | C | | C | | | Section 13.12 |
| Neighborhood park | C | | C | | | Section 13.15 |
| Nursing Home | C | | C | | | |
| School, college, university | C | | C | | | Section 13.10 and 13.11 |

| TABLE 15.02A: PERMITTED USE TABLE | | | | | | |
|--|------------|------------|------------|------------|----------------|--|
| PERMITTED USES P = Permitted Use C = Conditional Use A = Accessory Use Blank Cell = Prohibited | R-1 | R-3 | R-4 | R-6 | R-8 | Use-Specific Standards See Section: |
| Township cemetery | P | | P | | | |
| Township hall | P | | P | | | |
| ACTIVE AND PASSIVE RECREATIONAL USES | | | | | | |
| Equestrian facilities | | | | | P ^a | Section 15.03(B) |
| Garden or botanical center | | | | | P ^a | Section 15.03(B) |
| Health spa/club | | | | | P ^a | Section 15.03(B) |
| Parks and recreation | | | | | P ^a | Section 15.03(B) |
| Ski club | | | | | P ^a | Section 15.03(B) |
| Tennis Clubs | | | | | P ^a | Section 15.03(B) |
| ACCESSORY USES | | | | | | |
| An office or studio in the residence of a physician or surgeon, dentist, artist, lawyer, architect, engineer, teacher, real estate or insurance agent, or other member of a recognized profession | A | | A | | | Section 15.03(C) |
| Customary home occupations such as handicrafts, dressmaking, laundering, home cooking, beauty parlor, barbershop; such home occupations shall not include mechanical or electrical repair shops, or manufacturing of any kind. | A | | A | | | Section 15.03(C) |
| Family Day Care Home, Type "B" | A | A | A | A | A | Section 15.03(E) |
| Swimming pools | A | | A | A | A | Section 15.03(F) |
| Private garages | A | | A | A | | Section 15.03(D) |
| Storage barn or shed | A | | A | A | A ^c | Section 15.03(D) |
| Fences | A | | A | | | Section 15.03(G) |
| Gazebos or pavilions | A | | A | | | Section 15.03(H) |

| TABLE 15.02A: PERMITTED USE TABLE | | | | | | |
|---|------------|------------|------------|------------|----------------|--|
| PERMITTED USES P = Permitted Use C = Conditional Use A = Accessory Use Blank Cell = Prohibited | R-1 | R-3 | R-4 | R-6 | R-8 | Use-Specific Standards See Section: |
| Decks | A | | A | | | Section 15.03(I) |
| Signs | A | | A | A | A | Section 15.03(J) |
| Satellite Receiving Antennas-Dish Type | A | | A | | | Section 15.03(K) |
| Other accessory structures not requiring a zoning permit | A | | A | | | Section 15.03(N) |
| Restaurants, lounges and snack bars | | | | | A ^b | |
| Fitness centers and locker rooms | | | | | A ^b | |
| Storage and maintenance buildings | | | | | A ^b | |
| Equipment and maintenance buildings | | | | | A ^b | |
| Driving ranges | | | | | A ^b | |
| Tennis courts | | | | | A ^b | |
| Greenhouses | | | | | A ^b | |
| OTHER USES | | | | | | |
| Surface extraction of sand, gravel, or other earth materials | C | | C | | | Section 13.06 |
| ^a In conjunction with single family detached dwelling units as set forth in this table. ^b Accessory uses which may only be used as accessory to the principal uses set forth in this table for the R-8 District. | | | | | | |

Residential District Purpose Statements

Review of the Zoning Resolution disclosed that two districts, the R-1 Residential District and the R-4 Residential District, do not have purpose statements while other districts in the Resolution do have them. The purpose statements can be significant in support of the specific regulations applicable in each district.

The Committee noted that except for the minimum lot size standards the regulations for these two districts are exactly the same. The differences between the two districts are primarily their locations in the Township, with R-1 Districts generally west of Ravenna Road and R-4 Districts generally east of Ravenna Road.

The Committee concurred that adding purpose statements for these two districts should be considered by the Zoning Commission. After discussion about each area, the following lists of characteristics were developed as possible content for those statements.

The following are general characteristics of these two areas with meaningful impacts upon their functions. It is recommended that purpose statements for these districts reflect the differing characteristics listed below as the basis for the varying minimum lot size requirements.

| R-1 Residential District | R-4 Residential District |
|--|--|
| <ul style="list-style-type: none"> • Greater proximity to and accessibility to major state highways and interchanges of limited access highways, notably SR 44 and I-90 | <ul style="list-style-type: none"> • Greater distance from major state highways and interchanges |
| <ul style="list-style-type: none"> • Generally higher volumes of traffic on major roads, higher volumes of pass-through or regional traffic | <ul style="list-style-type: none"> • Lower volumes of traffic on major roads |
| <ul style="list-style-type: none"> • Proximity to commercial concentrations and service areas both within the township and abutting communities, such as Mentor | <ul style="list-style-type: none"> • Generally greater distance from commercial concentrations |
| <ul style="list-style-type: none"> • Slopes generally less than 15%, segmented areas of woodland and floodplain | <ul style="list-style-type: none"> • Significant cohesive areas of woodland, floodplain, and steep slopes |
| <ul style="list-style-type: none"> • Predominance of suburban residential character | <ul style="list-style-type: none"> • Predominance of rural residential and agricultural character |
| <ul style="list-style-type: none"> • Significant areas served by the regional sanitary sewer system | <ul style="list-style-type: none"> • Extensions of the regional sanitary sewer system limited; private on-site septic systems predominate |
| | <ul style="list-style-type: none"> • Several of the Township's larger water courses, i.e., the Grand River, Ellison Creek, and Big Creek, are located in this District. |

Future Community Center Location

The Township Community Center is located on Auburn Road in a structure originally built and occupied as a Boy Scout District office and later acquired by the Township. The building provides three meeting rooms which are available for use by a wide variety of public and private organizations and can also be rented for private events. Daytime and evening use is frequent. The Center is located on 3.99 acres of land and also provides parking and picnic facilities.

The Plan Update Committee was asked to consider how the future of the Community Center may be impacted by development in the area and the potential for relocating the Center to the new Town Center.

The Committee included that a much more extensive evaluation of use of the Center, of its operating costs, and costs for a new Center would be required before making specific recommendations for its future. A more extensive discussion of current and possible future programming, space analysis, and alternative locations will also be necessary. Assistance of a professional architect will be needed, as will community discussion regarding uses and financing.

The Committee reached several general conclusions which should be taken into account when and if relocation of the Center is considered.

- The multi-function character of the Community Center makes location important. While a location at the Town Commons (near Township Hall) might be more suitable for official public meeting activity, use of the facility for non-governmental activities, including rental events, makes a location near SR 44 more appropriate.
- The proposed Town Center may provide an ideal location for a new, larger facility and may also make the current site available for sale and redevelopment as a new business use. There is potential for a symbiotic relationship with the uses and activities likely to be located in the Town Center. Having restaurants within walking distance could be a plus. Town Center businesses might use the meeting rooms.
- There was general agreement that the current facility has limitations in terms of capacity and parking.
- The Committee questioned whether the current site could be redeveloped for a new Community Center. More space, with greater flexibility, and more parking would be required.
- A site in the Town Commons/Town Hall area is a realistic possibility given that the land is already owned by the Township.

Recreation Facility Assessment

In the 2004 Concord Township Comprehensive Plan, (pages 22-23), the amounts and locations of parks and recreation land were tabulated. The text briefly outlined the state of recreation facilities in the Township and included some modest recommendations for improvements.

The following notable recreation-related changes have occurred since 2004:

- Construction of the Lake Metroparks Environmental Learning Center.
- Adoption of the Community Days festival as a publicly-managed event
- Update of the Township web site including update of the Recreation page and links

Current Recreation Needs. Discussion with the Township Administration points to several recreation needs which have become apparent through resident requests and through the level of usage of some facilities.

- **Softball Field.** As noted in the 2004 Plan, softball activity continues to be strong and at least one additional field could be used in support of the Concord Girls Softball program. It was noted that there is also significant demand for field time from other non-local and travel leagues throughout the region.
- **Concord Community Days.** The level of interest and participation in this annual event, together with the Township's adoption of the event as a publicly-sponsored festival, suggests that investment in supportive site improvements at the Town Hall Commons could be worthwhile investments. Locations and coordination for additional temporary parking and temporary shelters (tents, portable toilets, etc.) are essential in support of this event.
- **Picnic Shelter.** Use of the existing picnic shelter at Town Hall Commons is frequent and it is believed that a larger shelter (perhaps with amenities such as a fireplace and restrooms) would be well used. It would also be a useful structure in support of Community Days.
- **Community Center.** The existing Community Center was addressed in the 2004 Plan (*pages 20 and 21*). A new, larger facility was recommended to be located at the Town Hall Commons. Continued increase in use of the existing Community Center indicates that its ultimate reconstruction or replacement will have to occur at some time in the next few years.
- **Concord Hills Park.** There is potential for extended walkways and trails in Concord Hills Park as well as a need for repairs and improvement of the existing paths.

Recommended General Strategy. It is recommended that the Township pursue the following general strategies regarding recreation facilities:

- Be attentive to specific recreation needs expressed by residents and supported by significant local demand.
- To the extent possible and appropriate for the facilities, make best use of properties already within Township control for the location of any new facilities.
- Encourage development and use of other public, semi-public, and private recreation properties to meet elements of local recreation demand.
- Operate and maintain Township recreation facilities at a high level of quality.

- Recognize both the short term capital costs and the long term operating/maintenance costs of recreation facilities and encourage significant resident input before making major recreation investments.
- When considering the costs and benefits of any major investments in recreation facilities, determine the actual benefit to and use by township residents versus benefit to and use by groups such as non-local leagues which may or may not be comprised of township residents.

Best Use of Township Properties. The properties owned by the Township surrounding Township Hall are already the primary focus of township recreation facilities and contain sufficient unused land to support additional facilities. The site has the added advantage of abutting the Lake Metroparks Greenway Corridor and Environmental Education Center.

In future years, removal of the remnant rental dwellings on this site will increase flexibility and the amount of space available for improving the recreational function of the areas surrounding Township Hall.

The Township Hall Recreation Concept Plan (Behnke Landscape Architecture, July 2014) illustrates how some areas of the Town Hall Commons properties can be used in the future, if and when need and funding make them possible. Key features include potential sites for an additional softball field, expanded paved parking and overflow event parking, a meadow with native wild flowers and grasses, walking paths with links to the Metroparks Greenway, a new shelter and play area.

Township Cemeteries. During presentations and discussion about recreation facilities, the Committee heard a brief report from the Township Fiscal Officer (who also serves as the Township Sexton) regarding the status of the Township Cemeteries and the need for additional land.

The Township maintains two cemeteries. The Concord Cemetery is located adjacent to Town Hall Commons. It has four sections, three of which are sold out. The second cemetery is the Stickney Cemetery located on State Route 86. (Burials date from the 1800's and early 1900's. This cemetery is closed to additional burials.)

The Fiscal Officer indicated that demand for gravesites would likely exceed availability at some point in the next few years.

There was discussion about potential land acquisition and expansion in the area east of the existing Township Cemetery in the Township Hall area. Undeveloped land owned by Lake Metroparks abuts the Cemetery. The Committee indicated support for expanding the existing Concord Cemetery site.

During this Plan Update project, the Township was successful in acquiring additional land from Lake Metroparks on the site abutting the existing Cemetery land near Township Hall.

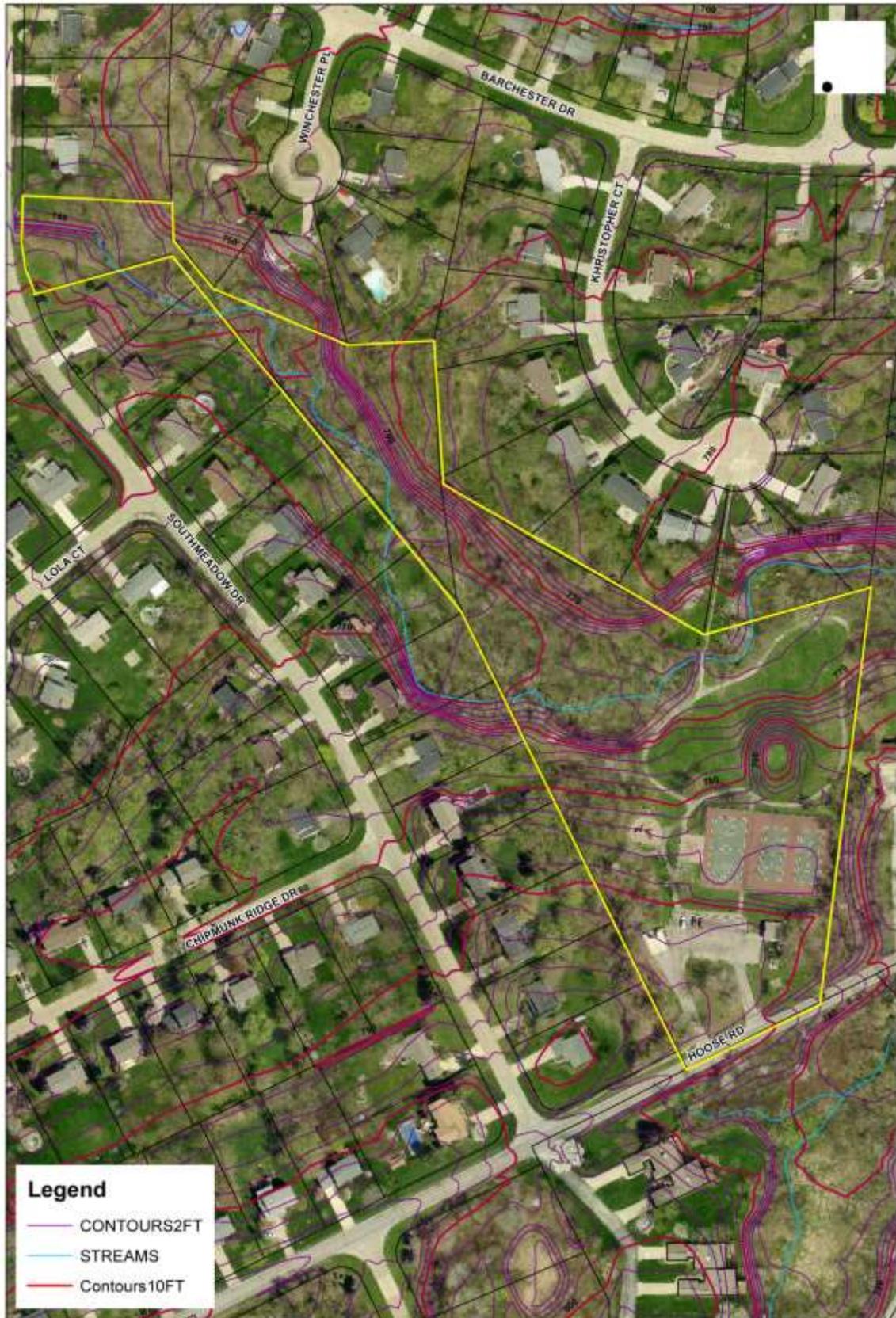
Use of Other Recreation Properties. Concord Township hosts two major Lake Metroparks facilities (the Administration Center and the Environmental Learning Center) and many acres of additional Metroparks parkland. These properties are open to Concord Township residents as well as to other users from around Lake County and the region.

Hosting regional parks makes significant recreation resources available to local residents while sharing their costs with the county-wide tax base. Depending on Metropark policies, they may also provide opportunities for some township-specific and shared activities.

Semi-public sites (such as private schools and churches) and private sites (e.g., private golf courses) may also provide limited opportunities for shared or collaborative recreation use, even if only for specific annual or seasonal activities or events.

Township Website Recreation Pages. The Recreation pages on the Township website provide information about township facilities, programs, and events as well as links to other local recreation programs. The website is an invaluable resource for connecting residents to non-township recreation programs and facilities which are available to them.

CONCORD HILLS PARK





TOWNHALL COMMON
CONCEPT PLAN



benke
LANDSCAPE ARCHITECTS
JULY 2014

Bike Facility Concept

Bike facilities are an increasingly common and expected transportation alternative in many communities. The Township hosts a segment of one of the major bikeways in the County. There are also bikeway planning projects underway in the region which may affect Concord Township.

For these reasons, the Committee to address the basic questions precedent to actual bike route planning. These included brainstorming/identifying the locations which may be priorities for future bike access if and when resources become available for more detailed planning, route analysis, and funding for construction. (Some road reconstruction funds now provide opportunities for adding bike lanes to existing roads).

While it was clearly outside of the scope of this Plan Update project to pursue any detailed analysis of specific routes, construction feasibility, or funding, it is anticipated that the Committee's early thinking on these matters will be helpful to the Township Trustees, Staff, and future planning committees.

Bike Facility Concept

The attached draft Bike Facility Concept Map addresses three basic bike facility planning questions:

- Existing and Planned Facilities:
Where are bike facilities already in place or planned?

Existing Roads: Suitability for Cycling:

The NOACA Bicycle Transportation Maps rank existing bike facilities and existing roads according to suitability for use by four cyclist skill levels: children and novice adults, basic, intermediate, and experienced. Almost all roads in Concord Township are categorized as "suitable for bicyclists with intermediate or experienced skills" and few as "suitable for bicyclists having basic skills".

Existing Facilities:

LMP Greenway Corridor

Maple Highlands Trail (Geauga County) – ends at south county line, Colburn Road

Girdled Road Reservation LMP – Surveyor's Woods Loop Trail

Planned Facilities:

LMP Greenway Corridor Connection to Maple Highlands Trail – NOACA 2013 Regional Bicycle Plan indicates this connection as an "existing priority"

- Nodes:
What locations may be priorities for future bike access? Where would cyclists want to go for purposes of work/school commuting, shopping, or recreation?

Possible High Priority Nodes:

Auburn-Crile Corridor/New Town Center

Johnnycake Ridge Commercial Area

Township Hall Area

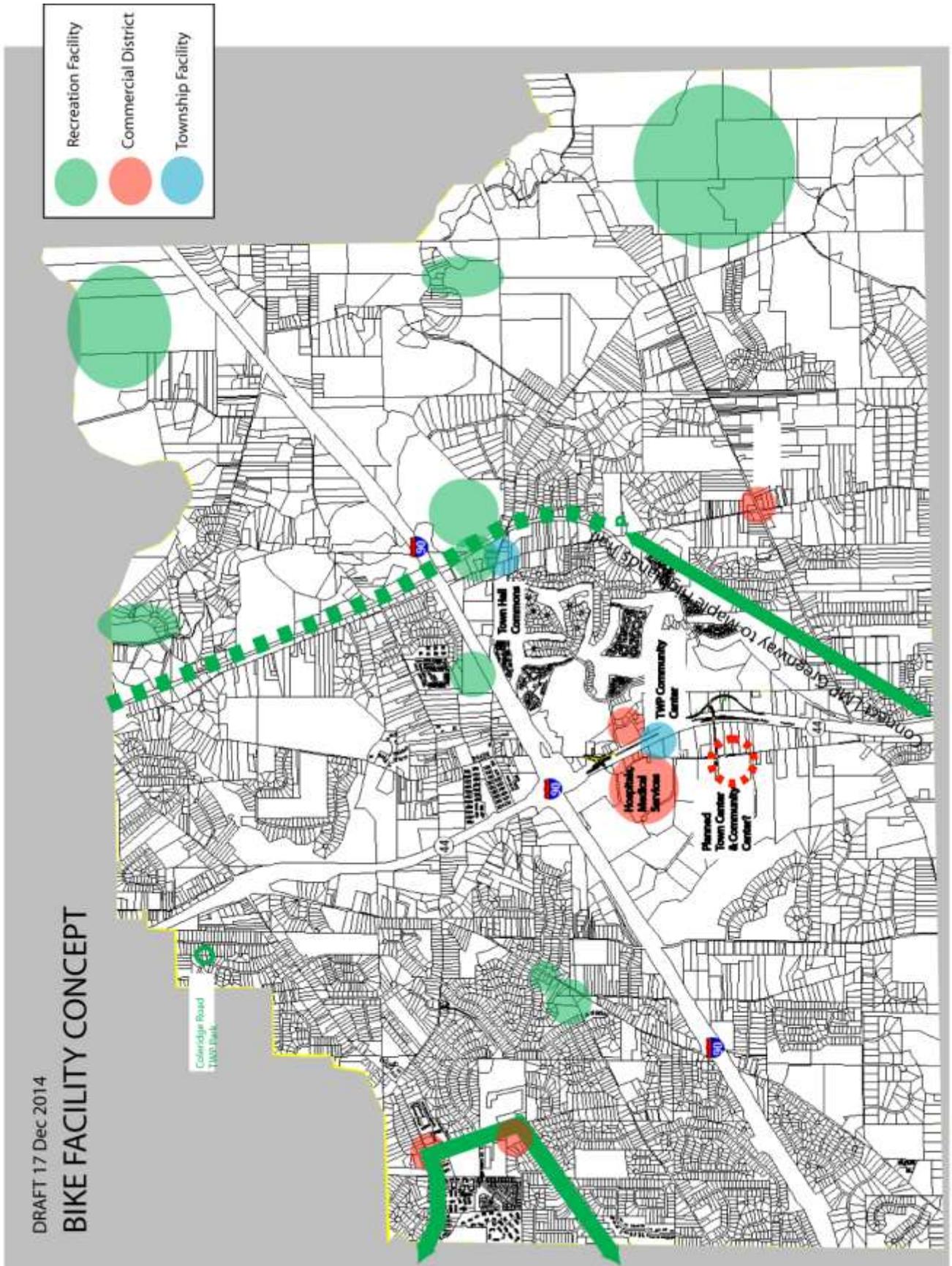
Possible Medium-Low Priority Nodes: Township Parks
LMP Parks
Schools
Ravenna/Girdled intersection commercial area

- Potential Preferred Connections:
Which general routes might be preferred/priority connections, i.e., from one priority node to another or from the end of one existing bike facility to another?

LMP Greenway to Maple Highlands Trail
Johnnycake Loop: Connect planned Mentor bike lane/path on SR 84 to/through
Johnnycake Commercial Area and north along Old Johnnycake to planned Mentor bike
route on US 20

Three points were highlighted in Committee discussion:

1. The foregoing text and the attached Bike Facility Concept sketch should be recognized as an outline of ideas and opportunities, but not a formal plan or endorsement of any particular element. More detailed study and planning will be required in the future to effectively plan bike facilities in the Township and region.
2. The gap between the existing south end of the Lake Metroparks Greenway and the north end of the Maple Highlands Trail in Geauga County does and will continue to cause cyclists to seek connecting routes over local roads. While the ultimate connection location and design may be difficult, there is clearly a need/demand which should be resolved.
3. The proposed Town Center in the Capital Parkway area should be a preferred target for connection with a bike facility.



DRAFT 17 Dec 2014
BIKE FACILITY CONCEPT

Land Clearing and Storm Water

The Township Trustees and the Plan Update Committee have expressed concern regarding the impacts of land clearing practices prior to construction and the impacts on storm water quantity and quality. This issue is of particular concern due to the storm water events which impacted areas of the Township during 2014.

The Committee discussed the land clearing which sometimes occurs on large areas/multiple lots in residential subdivisions as well as the clearing which occurs prior to construction of a house. It was recognized that clearing is necessary to accommodate construction, but there are questions about the amount of land which is disturbed, the storm water impacts, the effectiveness of existing regulations, and the potential for improved regulations. It was also recognized that regulating clearing activities during original development and house construction differs from regulating clearing once lots have transferred to individual homeowners (who may, for example, find it preferable or necessary to remove more trees or to re-grade areas of their lots). The feasibility of enforcing land clearing regulations was also briefly discussed.

Several potential approaches to the issue were mentioned for evaluation with input from land management and water quality professionals:

- Review the existing regulations and enforcement procedures relating to land clearing and storm water protection during the construction period
- Consider limiting the area of land clearing surrounding a house foundation
- Consider limiting the area of land which may be “mass cleared” in a proposed subdivision
- Consider requiring some amount of “re-forestation” with native vegetation before construction is concluded

The Committee recommends that the issue of land clearing, including review of existing and potential regulations and their effectiveness and enforceability, be scheduled for study and action. This may require information and assistance from land management and water quality professionals such as the Lake Soil and Water Conservation Service.

General Traffic Management Policy

Traffic management, volumes and safety concerns were raised during several discussions over the course of this Plan Update process. The Township Trustees have identified the importance of continued attention to traffic issues and improvements as necessary to maintain the function of public roads and to protect the public safety.

The Plan Update Committee discussed this priority and concurs that it should be added as a general policy supported by this Plan Update. While detailed study of traffic conditions on specific road segments and intersections is not possible within the time and resources allocated for the Plan Update, traffic conditions in the following intersections highlighted by the Trustees and by the Township Fire Department are clearly of high priority based on the personal experience of Committee members who frequently drive these areas.

Intersections listed by the Township Trustees:

1. SR 84 and Old Johnnycake Rd
2. Prouty Rd and SR 84
3. Concord-Hambden and Ravenna Rds
4. Girdled and Ravenna Rds
5. Girdled & SR 44 & Crile Rds

Additional intersections listed by the Fire Department:

1. Auburn and Girdled
2. Girdled and SR 608
3. Girdled and SR 44
4. SR 86 and Rio Vista
5. Concord-Hambden and Auburn Rd
6. Prouty and Morley Rds
7. Prouty and Ravenna Rds
8. Button Rd and SR 84
9. Village Dr. and Old Johnnycake Rd
10. SR 84 and SR 44

The Committee recommends that the Township continue to monitor traffic conditions in these locations and to take action as appropriate to ensure their effective functioning and safety. Recognizing that the State and County, rather than the Township, control the rights-of-way in many of these priority locations, it will be necessary for the Township to seek the assistance of the State and County for traffic studies and engineering, and for financial support for improvements.

The Township should also seek the support of the County Engineer in establishing improved access management and design standards applicable to driveway and intersection locations.

Suggested Implementation Strategies

Auburn-Crile Corridor Updates

Focus on the New Town Center

- **New Town Center Models Update and Enhanced Center Identity/Character**
Action: Promotion of new Town Center development using Plan Update recommendations as guidelines for character and features
Action by: Township Trustees, Staff, landowners
Time: 2015 through buildout (date undetermined)
- **Zoning District Issues relating to the Town Center**
Action: Prepare and adopt zoning text and map amendments which facilitate Town Center and Capital Parkway area development consistent with recommendations of this Plan Update
Action by: Township Trustees, Zoning Commission, Staff
Time: 2014-2015 (amendments are underway at time of this writing)

BX Zoning Issues

Action: Prepare and adopt zoning text and map amendments which amend BX District consistent with recommendations of this Plan Update
Action by: Township Trustees, Zoning Commission, Staff
Time: Spring-Summer 2015

Strategies for Small Business Districts

Action: Evaluate and plan for future development patterns of the Johnnycake Ridge Road Area, Ravenna/Girdled Intersection Area, and Ravenna Road B-2 Area.
Action by: Township Trustees, Zoning Commission, Staff, property owners
Time: No time specified

Residential District Updates

R-5 Senior Residential Community District

Action: Removal of R-5 District.
Action by: Township Trustees, Zoning Commission, Staff.
Time: 2015.

RCD Residential Conservation Development District

Action: Prepare and adopt zoning text which amend RCD District consistent with recommendations of this Plan Update
Action by: Township Trustees, Zoning Commission, Staff
Time: 2016

Residential Districts Text Reorganization

Action: Prepare and adopt zoning text which amend Residential District regulations consistent with recommendations of this Plan Update
Action by: Township Trustees, Zoning Commission, Staff
Time: 2015

Residential District Purpose Statements

Action: Prepare and adopt zoning text which amend Residential District purpose statements consistent with recommendations of this Plan Update – likely concurrent with text reorganization above

Action by: Township Trustees, Zoning Commission, Staff

Time: 2015

Township Facilities Update

Future Community Center Location

Action: Plan and construct future new Community Center

Action by: Township Trustees, Staff

Time: No time specified

Recreation Facility Assessment

Action: No specific actions recommended at this time. Continue to monitor resident recreation interest and needs.

Action by: Township Trustees, Staff

Time: No time specified

Bike Facility Concept

Action: No specific actions recommended at this time.

Action by: Township Trustees, Staff

Time: No time specified

Land Clearing and Storm Water Update

Action: Undertake a study of current land clearing practices, procedures, and regulations and their impacts on storm water; consider updated regulations

Action by: Township Trustees and Staff

Time: 2015

General Traffic Management Policy

Action: Continuously monitor changing traffic conditions, especially safety, of key intersections and road segments; seek coordination and assistance from Lake County Traffic Engineer and ODOT

Action by: Township Trustees and Staff

Time: Continuous