



## Special Joint Meeting

Concord Township-City of Painesville JEDD  
with the Concord Township Trustees, Concord Township Zoning  
Commission, & Concord Township Board of Zoning Appeals



MARCH 28, 2017  
6:00 PM

### I. Call to Order:

The Special Joint Meeting of the Concord Township-City of Painesville Joint Economic Development District (JEDD) with the Concord Township Trustees, Concord Township Zoning Commission, and Concord Township Board of Zoning Appeals was held on Tuesday, March 28, 2017, at the Concord Township Community Center located at 7671 Auburn Rd., Concord Township, Ohio.

### II. Overview – Mr. Eric Risinger (Risinger + Associates):

- ❖ Reviewed the concept of the new Concord Town Center Model.
- ❖ Overview of what led to the recommendations that have been made in the Plan
- ❖ Tie the Town Center Plan to the 2006 Corridor Study and 2015 Comprehensive Plan Update
- ❖ Overview of zoning recommendations
- ❖ Seven-acre site purchased by the Township
- ❖ Master Plan of mixed use development:
  - Townhomes
  - Multi-Family
  - Mixed Use
  - Commercial
  - Office
  - Civic

### III. Graphic Overview – Ms. Barb Dickson (Risinger + Associates):

- ❖ **Ms. Barb Dickson** compared the Town Center Master Plan with the 2015 Comprehensive Plan Update recommendations
  - Cohesive structural layout
  - Parking at rear or side of the buildings, based on accessibility
  - Buildings close to the streets
  - Central green space
  - Primarily one-story structure with multiple stories encouraged in the Town Center core
  - Walkability also encouraged

### IV. New Features in the Town Center Model:

- ❖ Roundabout and Right-of-Way improvements
- ❖ Character design features/entries
- ❖ Movement + access parking - vehicular and pedestrian/bicycle
- ❖ Township facilities

### V. Zoning Recommendations (Updates):

- ❖ Zoning Districts - Overlay District proposal
- ❖ Use Regulations - change from current C.U.P. process
- ❖ Bulk Regulations – height, setback and parking standard updates
- ❖ Streamline the proposals – finding the right balance by allowing us to have the appropriate level of review, while also being somewhat developer friendly in terms of process
- ❖ No drive-thru option in Overlay District area
  - Want to encourage people to get out of their cars
  - A drive-thru changes the dynamic of traffic circulation
- ❖ Residential rooftops critical to the success of Town Center concept
- ❖ Recommended density responds to specific age groups, millennials and empty nesters (but could cater to other age groups as well)
- ❖ Estimated 170-230 units, but could change depending on the developer (approximately 500 residents)
- ❖ Density in response to the cost of land
- ❖ Design Regulations – place-making components (e.g. Auburn Road roundabout, pitched rooflines, streetscape design)
- ❖ Parking Regulations – underground parking, on-street parking and parking deck option
- ❖ Outdoor seating and events (seasonal)
- ❖ Comprehensive signage and wayfinding package recommended
- ❖ Greenspace components
  - Stormwater design features
  - Asset to the community



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### VI. Q & A / Comments:

- ❖ Traffic impacts? *Balanced with proper layout and circulation*
- ❖ Review of multi-family unit size? *Average 1,500 square feet*
- ❖ What about industrial traffic and truck traffic? Are there alternatives proposed? *Some alternative options are available on the outskirts of development area.*
- ❖ Developers may come forward with an alternative design or use proposal
- ❖ Need to allow market conditions to influence the plan (recognize other design options)
- ❖ Any consideration given to economic impact of this proposal to existing commercial area along Crile Road? *We believe they can complement each other and co-exist.*
- ❖ Traffic volume on SR 44 is increasing steadily
- ❖ The Zoning Boards' role is to understand and be ready for the process and proposals coming down the pipe
- ❖ Do we need to increase the police force to better accommodate future development? *We have a Sherriff contract, and we will continue with such collaborative efforts from a safety services standpoint.*
- ❖ *Overall Goal:* We desire to have cohesive, attractive, and high-quality development within the corridor. Therefore, the Township has chosen to guide the development through this strategic planning and design process. We want to remain viable and competitive well into the future.

### VII. Next Steps:

- ❖ RFP process – to be released in May and advertised to developers
- ❖ Continue talking to adjacent land owners to get their buy-in to the concept

  
James O'Leary, Chairman

  
Kathy Mitchell  
JEDD Administrator