

Concord Township Lake County, Ohio

2004 COMPREHENSIVE PLAN

Prepared by:
Concord Township Citizens' Advisory Committee
With the assistance of:
D.B. Hartt, Inc., Planning and Development Consultants

The 2004 Concord Township Comprehensive Plan has been developed for the express purpose of preserving Concord Township's rich heritage and enhancing key assets, including historic areas such as the Town Hall area, the Grand River corridor and its tributaries, the Township's riparian corridors and its steep slopes. The Plan will also help the Township to capitalize on economic opportunities that can enhance the overall quality of life for its citizens.

The Comprehensive Plan and its concepts should be used as a flexible, dynamic, working tool that enables Concord Township to grow in a controlled, orderly, environmentally-responsible manner.

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The 2004 Concord Township Comprehensive Plan was adopted by the Board of Trustees on Nov. 17, 2004 and effective on Dec. 17, 2004.

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Concord Township 2004 Comprehensive Plan

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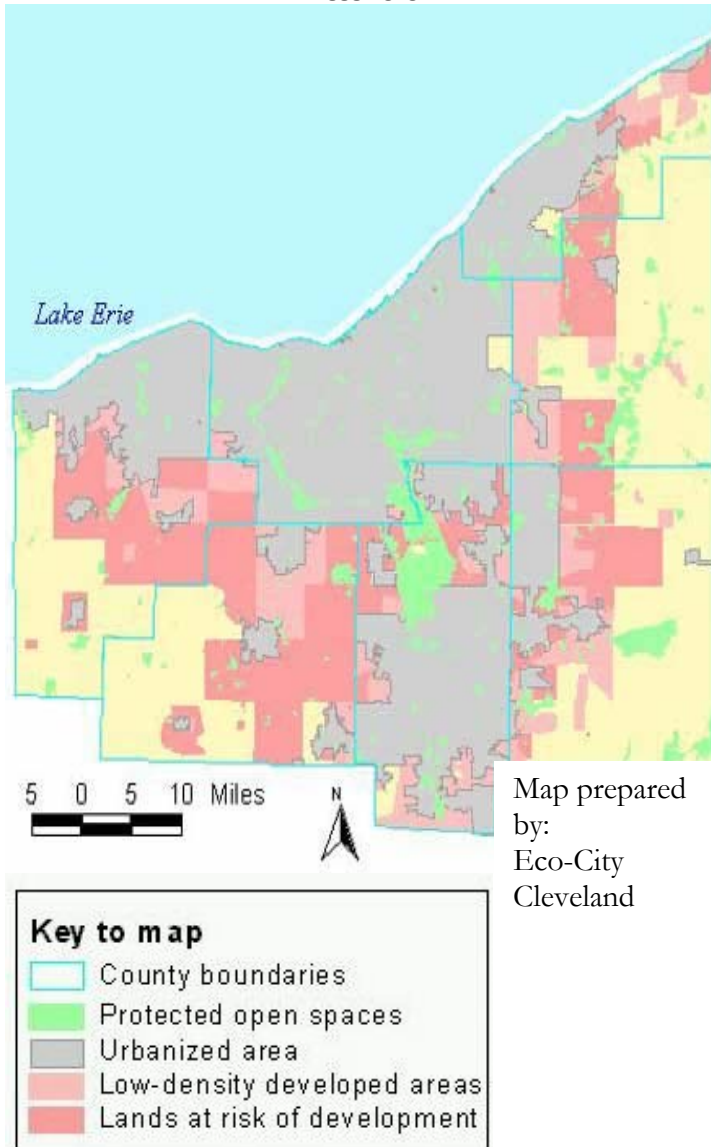
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CHAPTER 1: INTRODUCTION

BACKGROUND

The Cleveland metropolitan region continues to decentralize as total regional population and employment have grown minimally, yet more people and jobs are moving away from Cuyahoga County to neighboring Lake, Geauga, Summit, Medina and Lorain Counties. Between 1980 and 2000, Cuyahoga County lost 7 percent of its population while the counties of Geauga and Lake experienced 22 and 7 percent increases, respectively. As population and jobs move further out, the amount of developed land in the region increases at a greater rate.

Map 1
Urbanized Areas in the Cleveland Region
1999-2020



Between 1960 and 1990, population in the Cleveland “urbanized area” (defined as places where there are 1,000 residents per square mile) *declined* by 5.9 percent, yet the amount of land considered “urbanized” *increased* by 9.4 percent¹. As Cuyahoga County approaches full “build-out” and communities in northern Lake County and western Geauga County fill in, Concord Township can expect an increased demand for development as residents and businesses continue to pursue “greenfield” sites for homes and businesses. Map 1 identifies the areas of the region that are expected to experience demand for development by the year 2020.

The limited access to public sanitary sewer and water services—currently concentrated largely in the western half of Concord Township—is a critical factor

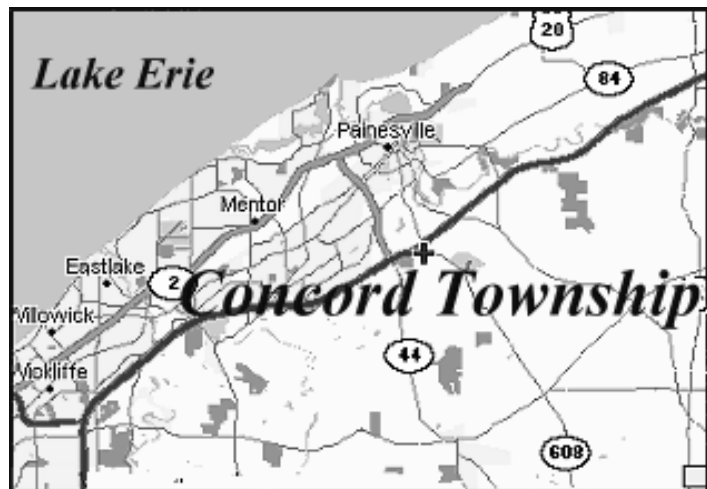
¹ “Ohio Smart Growth Agenda,” American Planning Association and Eco-City Cleveland, 1998.

affecting the ability to develop large-scale housing or commercial facilities in the Township. The ability to use on-site sewage disposal on residential sites (septic tank and related systems) in other areas of the Township will affect the demand for houses in the less developed areas, as well. The inability to fully control the location of public utilities puts the burden on Township government to *negotiate* with utility providers and private developers on a future consensus development strategy that reserves certain areas of the Township in its current state and directs new development to areas capable of supporting that development.

This current effort to update the Township's 2004 Comprehensive Plan provides the opportunity to recommend a future development plan for the Township so that the amount, type, and pattern of development can be guided thus protecting the character of the Township and its considerable natural beauty so valued by its residents.

PURPOSE OF THE 2004 COMPREHENSIVE PLAN

The *2004 Concord Township Comprehensive Plan* provides an overall strategy for guiding future development in Concord Township and for taking collective action to enhance the community's quality of life. Specifically, the Plan assesses current development trends for the Township, projects future development impacts, recommends future development goals, and then outlines a comprehensive set of policies and implementation strategies for guiding future actions that will shape development patterns.



The policies and implementation measures recommended in the 2004 Concord Comprehensive Plan attempt to balance the inevitable demand for future development with the desire to conserve natural and cultural resources for the benefit and enjoyment of all Township residents. While the 2004 Concord Comprehensive Plan does not change any of the Township's laws or resolutions, it does provide a policy framework to use in determining future Township regulatory actions (including zoning map and text amendments), administrative strategies and financial priorities. Guidelines contained in this document can provide guidance to the Township's leaders on land use development matters, preservation/conservation efforts and priority capital investments.

A Comprehensive Plan necessarily focuses on the longer-term, and several of the recommendations of the Plan will be implemented over time. As with any document

that establishes guidelines for the future, the policies contained in this Comprehensive Plan should be periodically re-evaluated since they are based on conditions that existed at the time the policies were formulated. Development in the Township and surrounding communities, advances in technology, and changes in the availability of utility services are all significant factors that would warrant a reevaluation of the Comprehensive Plan's assumptions and recommended strategies.

THE PLANNING PROCESS

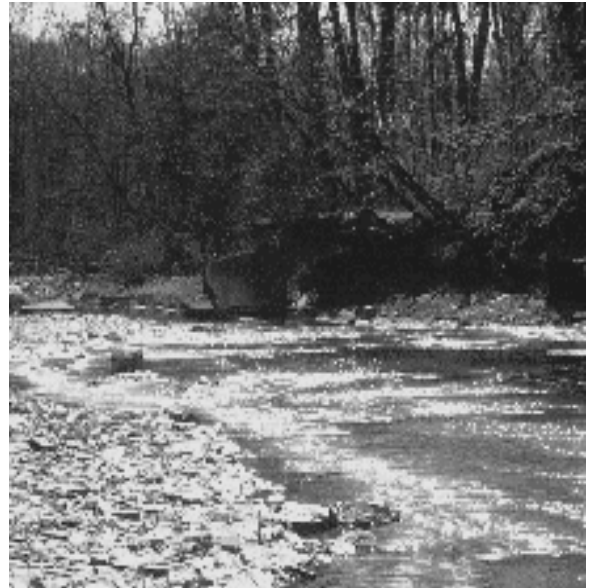
In 2002, the Concord Township Trustees approved a project to produce a new master plan to guide future land development in the Township, hired D.B. Hartt, Inc. to serve as the planning consultant on the project, and appointed the Citizens' Advisory Committee (CAC) to work with the consultant to produce the plan report. The CAC was comprised of one Township Trustee, members of the Zoning Commission, and citizens representing various perspectives and geographic areas of the Township.



Each Committee member was individually interviewed by the planning consultant early in the process to gain an understanding of the Committee member's perspective on Township development issues and potential strategies for achieving the Township's goals. D.B. Hartt, Inc. met with the CAC members over the course of a year in a series of meetings to: 1) provide background information on factors affecting future land use; 2) solicit agreement on a set of development goals/objectives for future development; and 3) generate policies and strategies for achieving the desired future development pattern.

To further inform the planning effort, the CAC undertook a survey of Township residents to gauge resident sentiment on issues relating to development and quality of life. Using survey questions developed by D.B. Hartt, Inc., the CAC further refined the survey with qualitative questions and hired Kent State University to administer and tabulate the results of the surveys. Members of the CAC were provided with the statistical results of the survey and used this information as additional input to the process of adopting policies and strategies for the master plan.

In August, 2003 the CAC presented a preliminary outline of the policy directions and strategies to be included in the 2004 Concord Comprehensive Plan to Township residents at a public forum. In November 2003, the CAC hosted a public hearing to solicit further community input. Based on the input from these two public meetings, the CAC then prepared this final version of the 2004 Concord Comprehensive Plan for presentation to the Township Board of Trustees as the recommended plan.



Summary of Previous Planning Efforts

The Township has previously adopted master plans to guide land development in 1969, 1975, 1986 and 1995. The 1995 effort was undertaken by a citizen's Comprehensive Plan Review Committee that was organized into eight subcommittees addressing the following issues: Administrative; Community Center; Government; Land Use/Zoning; Recreation; Roads; Safety; and Utilities. The 1995 *Concord Township Comprehensive Plan* represented a compilation of the various Committee reports, and technical assistance for the planning effort was provided by the Lake County Planning Commission staff.

The following summary is provided from the 1995 Concord Township Comprehensive Plan as background:

“Some common threads are evident throughout the last 25 years, during which the township population has more than doubled. Most of the growth, as predicted, has been residential. In 1969, Concord Township was seen as essentially a “residential community” and described as “semi-rural” and “uncrowded.” In 1969, 85 percent of the land was undeveloped and a recommendation was made for zoning to encourage village green and cluster housing.

By 1975, an increase in multi-family housing was evident and predicted to continue in the future. It was recommended that new zoning classifications be considered for residential districts of differing densities. The 1986 plan updated various data and adopted verbatim the goals outline in 1975. A continued recommendation has been to strengthen the “economic base” in the township, as well as expanding and preserving “open space.”

The 1995 plan outlined a number of issues for consideration, but declined to recommend specific planning and land use strategies. Specifically, the Land Use/Zoning Subcommittee wrote “our committee concluded that we do not have the professional and technical expertise to recommend specific land use and zoning changes.” As a

result, **the current planning effort has had a strong focus on planning and land use development issues and strategies** as this remains a pressing community issue.

Because of this strong focus on land use, a separate group was assigned by the Board of Trustees in August of 2003 to evaluate the four operating services of the Township as they currently exist and to what their needs may be in the next two, five and seven years. A volunteer committee separate from the CAC was put together and they looked at four Township operating groups: Fire, Police, Service department(roads), and Administration.

The methods used by this Facility and Service group were interviews, extensive evaluation, analysis and report preparation. In depth interviews were conducted with the Trustees, Department Managers, Administrator, Township Clerk, other Township employees, and outside individuals with experience in related fields. The Facilities and Services report was completed in November of 2003 and is included in the Appendix D. Its findings and recommendations have been integrated where appropriate into the D.B. Hartt/ CAC Comprehensive Plan.

Relationship of Township/County Planning and Zoning

Lake County has a master plan for development that provides an overview of county trends and articulates policies and strategies to guide future development in the County. The County is currently in the process of updating its comprehensive plan with no set date for its finalization. Where possible, the Concord Township planning effort relied on data/information provided in draft versions of the Lake County Comprehensive Plan and from other Lake County sources where available. Ideally, the County and Township should support similar policies and strategies for development and work collaboratively to achieve those development goals.



Under provisions of the Ohio Revised Code (ORC), the legal authority to oversee new development in the Township is shared by the Township with the counties in which they are located. Concord Township has taken advantage of provisions of the ORC that permit it to adopt and administer a Township Zoning Resolution.

While the Township officials may enact a comprehensive plan and administer zoning regulations governing Township property, the authority to administer regulations relating to the subdivision of land remains with Lake County. By law, subdivision approvals of the Lake County Planning Commission are required to observe and comply with both adopted County Subdivision Regulations as well as to observe local Township zoning regulations.

Because of this division of duties relating to development in townships, good working relationship between Counties and their townships are needed to assure that development priorities and procedures are consistent and mutually-supportive.

CHAPTER 2: BACKGROUND

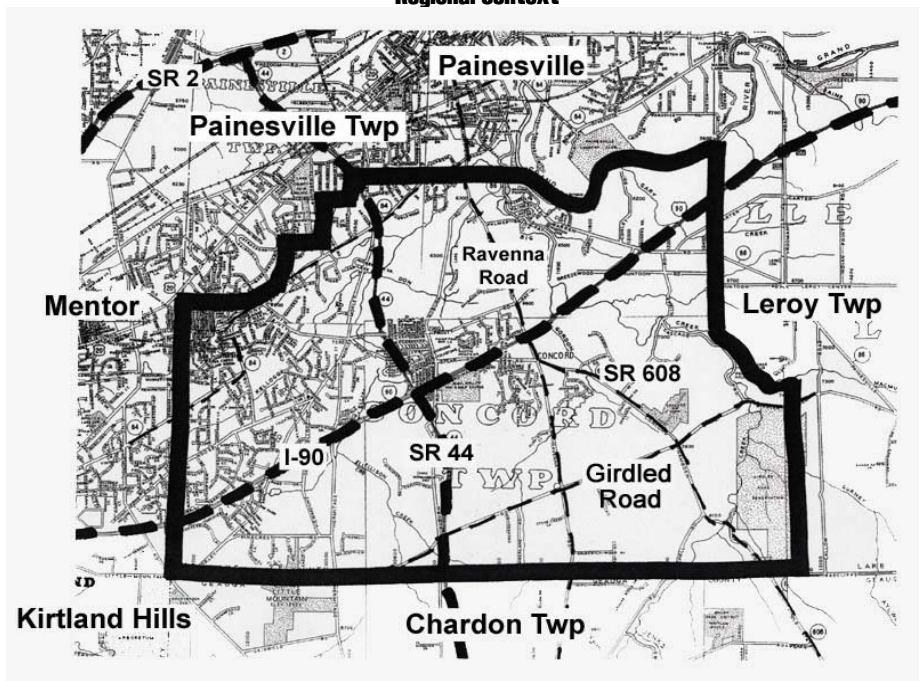
REGIONAL CONTEXT

Organized as a Township in 1822, Concord Township encompasses 23.1 square miles and is a semi-rural community situated in central Lake County at the Geauga County border. Located on I-90, 30 miles east of downtown Cleveland and adjacent to the cities of Mentor to the northwest and Painesville to the north, Concord Township provides convenient and quick access to many major employment centers in downtown Cleveland and the eastern suburbs. Adjacent townships and cities include Leroy Township to the east, Painesville Township to the north, Kirtland Hills Village to the west, and the Chardon Township to the south. Concord Township and its adjacent communities are identified in Map 2.

Proximity to Interstate 90, regional employment opportunities, and the historical extension of sanitary sewer and public water services have facilitated suburban type development of the northwest quadrant of the Township. However, the remainder of the Township is less developed with areas in the southeastern quadrant of the Township, where sanitary sewer and public water services have not been provided, serving as the location of several homes on larger acreage.

The intersection of I-90 and State Route 44 in the center of the Township provides a division into four uneven quadrants. The western quadrants are characterized by more suburban style development with single-family homes generally on ½ acre lots, if sewered, which is common. The far eastern areas of the Township are characterized by more rural homesites, with 2-acre lots more common, as most of the area is not served by public sewer systems.

**Map 2
Regional Context**



The Township has designated a 440-acre office/research/light industrial park at the intersection of I-90 and State Route 44 (to the southwest of the intersection, just off of Auburn Rd.).

NATURAL FEATURES

The Township's 23.1 square miles are gently rolling with concentrations of steep slopes in the eastern and central areas of the Township adjacent to several river/stream corridors. In addition, there are vast wooded areas and several river and stream corridors in the Township that, in some cases, are bordered by significant areas of floodplain. Map 3 illustrates the significant natural features found in the Township which include floodplains, areas of steep slopes, wooded areas and wetlands.²

Rivers and Other Waterways

As shown in Map 3, major waterways in the Township include the Grand River, located at the northeastern border of the Township, and the Big Creek, flowing from the Grand River. The Township is situated in four different watersheds, with the Grand River watershed in the northeast corner, the Big Creek watershed in most of the eastern half, the Kellogg Creek watershed in the western half, and the Lake Erie drainage watershed in the northwest corner. A watershed is the area of land that catches rain and snow and drains or seeps into a marsh, stream, river, lake, or groundwater.

The portion of the Grand River from Painesville to eastern Lake County at the Township's northeast border has been designated by the Ohio Legislature as a "wild and scenic river,"³ one of only eleven Ohio rivers designated and protected by this legislation, and the longest scenic river in Ohio at 98 miles in length.⁴ Big Creek flows from the Grand River into the central area of the Township, and Kellogg and Ellison Creeks are situated in the center of the Township and extend east and south, respectively, through the Township.

"Riparian corridors" are the linear stretches of vegetation lining waterways. Healthy riparian corridors, which include wetlands, native vegetation, and tree cover, help to improve and protect the quality of water in rivers and streams. Vegetated riparian areas filter pollutants, such as nutrients, metals and other toxic substances, from surface runoff before they enter the waterways. Vegetation along streams also prevents erosion of stream banks, thus reducing sediment levels in streams and providing an important habitat for many plants and animals. Finally, a healthy riparian corridor also

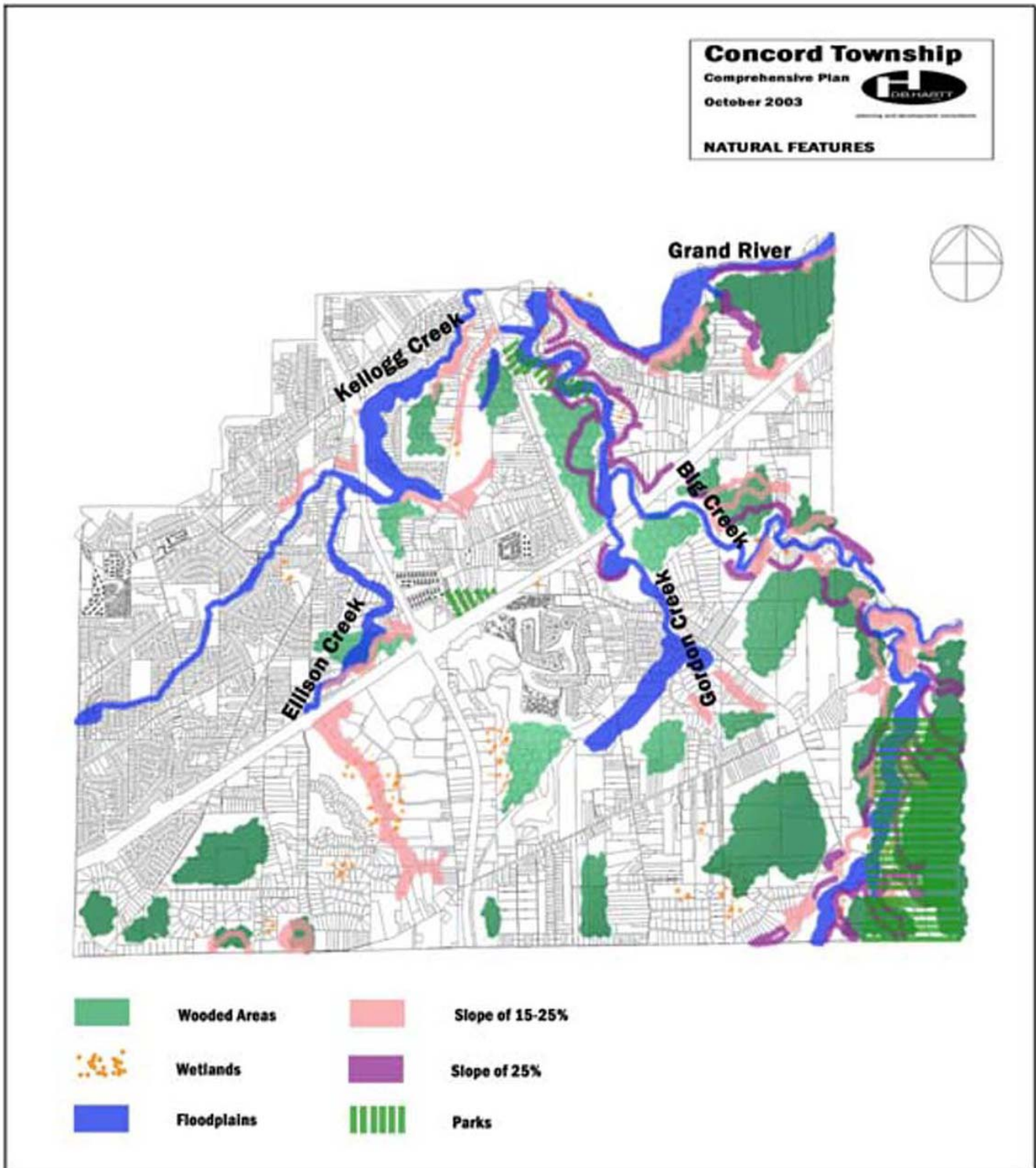
² Some members of the Citizens' Advisory Committee expressed support for the completion of a more detailed inventory of historic, cultural and natural resources to inform development decision-making. A detailed survey could be sponsored by Lake County or the Lake County Soil and Water Conservation District or could be funded by the Township.

³ Lake County Comprehensive Plan 2000 (draft, not adopted).

⁴ Grand River Partners, website information. (www.ncweb.com/org/grandriver)

provides natural beauty and recreational opportunities for hiking, canoeing, photography, and bird watching--settings that are difficult to re-create.

Map 3: **Natural Areas of the Township**



Note to Map 3: Gordon Creek was renamed Jordan Creek after historical records revealed that was the creek's original designation. The Township received authorization to officially change the creek name back to Jordan from the U.S. Board on Geographic Names in November 2004.

Flood prone areas are concentrated around existing waterways and drainage courses and affect the development potential of the land. The 100-year flood plain as designated by the Federal Emergency Management Agency (FEMA) is also illustrated on Map 3. The Township should seek to retain floodplain areas in natural states as much as possible to permit natural flooding and pooling when water levels reach high limits. In general, construction and development projects within FEMA flood zones require additional costly construction features such as raising the foundation above flood levels and the purchasing of flood insurance before any loans are made.

Wetland areas are generally found in areas of the Township near creeks and woodlands as shown in Map 3. Wetland areas bordering the Grand River and other waterways in the Township are also important to the overall hydrology and flood control of the area.

Steep Slopes and Wooded Areas

Steep slopes that line the Grand River, Big Creek and other waterways in the Township are prominent natural features that create a unique character and environment for the Township. As shown in Map 3, many of these areas, particularly along the Big Creek, are characterized by slopes in excess of 25 percent. Areas along the Grand River and Ellison Creek are characterized by slopes in the range of 15-25 percent.

Yet the hilly terrain that gives the land its character also makes development difficult or impossible in some areas. Areas of steep slopes are generally difficult to develop and are not conducive to being served by central sewer and water services. Steep slopes can become unstable following heavy rain, causing erosion, slumping and sedimentation as soil moves down the slope to waterways or storm sewers. Steep slopes also add to the cost of construction since extra structural measures must be taken to stabilize buildings.

Much of the Township still has significant amounts of tree cover, especially where the steep slopes have limited development in river and stream corridors. The higher elevations in the area of “Little Mountain,” an area in southwest Concord Township where several vacation homes for wealthy Clevelanders were located during the 1930’s, provides an unobstructed view of Lake Erie on clear weather days.

HISTORIC AND CULTURAL FEATURES

Concord Township, named for a Revolutionary War battlefield site, was organized in 1822 after breaking off from Painesville Township. Many of the community’s early settlers had migrated to Concord, which was initially referred to as “Wilson’s Corners,” from the area of Massachusetts where the battlefield site is located. Many of Concord’s early industries were built along the Big Creek and its tributaries and included grist mills, foundries, woolen and saw mills, tanneries and other factories. By

the early 1900s, many of these industrial operations had ceased operating in the Township.

POPULATION/RESIDENTIAL CHARACTERISTICS

In 2000, the Township's population was 15,282 persons, representing an increase of 22 percent since 1990, and exceeded the population growth rates for the County and nearby townships. Recent U.S. Census estimates established the Township's population at 15,596 persons in 2002, a 2.1 percent increase from 2000. The Township's

population growth is compared with neighboring communities in Table 1. Appendix A contains detailed demographic and economic data tables.

**Table 1
Population of Area Communities
1990 & 2000**

	1990	2000	% Change
Lake County	215,499	227,511	5%
Kirtland	5,881	6,670	13%
Kirtland Hills Village	628	597	-4%
Leroy Township	2,581	3,122	21%
Madison Township	15,477	15,507	.2%
Mentor	47,358	50,278	6%
Painesville	15,699	17,503	11%
Painesville Township	16,493	18,562	12%
Perry Township	6,780	8,240	21%
Concord Township	12,432	15,282	22%
Geauga County	81,129	90,895	12%
Chardon Township	4,037	4,763	18%
Hambden Township	3,311	4,024	21%

Source: U.S. Census

declined from representing 35 percent of the total population in 1980 to representing 26 percent of the total population in 2000. Similarly, the proportion of residents aged 55 and older increased from representing 13 percent of the Township's total population in 1980 to representing 24 percent of the total population in 2000.

The average household in the Township contained 2.6 persons in 2000, down from 3.4 persons in 1980. Similar to many northeastern Ohio communities, the Township's median household size has been decreasing as demonstrated in Table 2.

Also similar to other communities in northeastern Ohio, the average age of the Township's population has been increasing in recent decades. The proportion of residents aged 19 and younger

**Table 2
Median Household Size
1980, 1990, 2000**

	1980	1990	2000
Concord Township	3.4	2.9	2.63
Lake County	2.93	2.65	2.5
NE Ohio Region	2.9	2.69	2.57

Source: U.S. Census

Lake County, Concord Township and nearby communities have all experienced positive growth in the total number of dwelling units as shown in Table 3. The number of housing units in Concord Township increased to 5,911 units in 2000, a 33 percent increase from the number of units in 1990. This represents a faster rate than the increase in the growth of the population—generally reflecting the decline in the average household size during that time period. Between 2000 and 2002, the Township issued an average of 144 building permits annually.

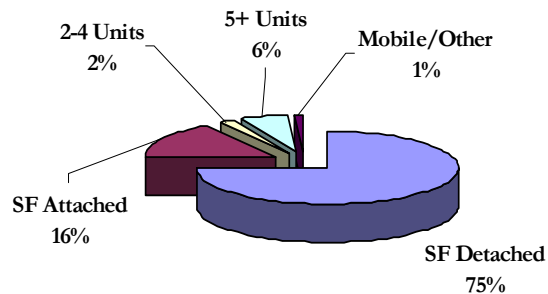
Township housing is somewhat diverse with 75 percent of total units represented by traditional *detached* single-family units. The Township has pursued the construction of *attached* single-family units, with 16 percent of its housing stock now represented by attached housing. Table 4 shows the Township’s housing by type of units.

Table 3
Housing Units of Area Communities
1990 & 2000

	1990	2000	% Change
Lake County	83,194	93,487	12%
Kirtland	2,138	2,558	19%
Kirtland Hills Village	188	242	28%
Leroy Township	883	1,105	25%
Madison Township	5,673	6,213	10%
Mentor	17,172	19,301	12%
Painesville	6,404	6,933	8%
Painesville Township	6,451	7,756	20%
Perry Township	2,326	2,943	26%
Concord Township	4,444	5,911	33%
Geauga County			
Chardon Township	1,441	1,745	21%
Hambden Township	1,214	1,450	19%

Source: U.S. Census

Table 4
Type of Housing Units in the Township
2000



Source: U.S. Census

ECONOMIC & COMMERCIAL CHARACTERISTICS

Concord Township continues to retain and attract residents with household incomes that are above the median incomes for all of Lake County. Table 5

Table 5
Median Household Income and
Median Value of Housing Units

Median Household Income	1989	1999	% Increase
Lake County	\$35,605	\$48,763	37%
Concord Township	\$49,788	\$69,256	39%
Median Value - Owner Occupied Units	1989	1999	% Increase
Lake County	\$74,200	\$127,900	72%
Concord Township	\$112,200	\$179,600	60%

Source: U.S. Census

demonstrates that the median housing value in Concord Township was \$179,600 in 1999 while the median housing value in Lake County was \$127,900. In 1999, 1.5 percent of the Township's households had income that was considered below the poverty level, compared to 3.5 percent of the households in Lake County.

As of 2001, 92 percent of the Township's real estate tax base, \$361 million, was derived from residential and agricultural properties, while 8 percent, or \$33 million, was derived from commercial, industrial, mineral and public utility properties. By comparison, in Lake County, 24 percent of the total tax base is represented by commercial/industrial

Table 6
Comparison of Assessed Tax Valuations 2001 Tax Year
Concord Township and Adjacent Communities

COMMUNITY	REAL PROPERTY				TOTAL
	Agricultural/ Residential		Commercial/Industrial Public Utility		
Kirtland	\$169,521,090	94%	\$11,257,230	6%	\$180,778,320
Kirtland Hills Village	\$33,547,560	99%	\$192,720	1%	\$33,740,280
Leroy Township	\$64,769,320	98%	\$1,176,580	2%	\$65,945,900
Madison Township	\$181,665,300	86%	\$30,350,010	14%	\$212,015,310
Mentor	\$845,534,380	72%	\$324,019,310	28%	\$1,169,553,690
Painesville	\$117,431,090	65%	\$62,868,080	35%	\$180,299,170
Painesville Township	\$214,719,970	81%	\$49,894,950	19%	\$264,614,920
Perry Township	\$101,780,030	88%	\$14,509,000	12%	\$116,289,030
Concord Township	\$361,132,820	92%	\$33,309,950	8%	\$394,442,770
Lake County	\$3,414,371,440	76%	\$1,078,445,000	24%	\$4,492,816,440

Source: Lake County Auditor and Geauga County Auditor

development, while 76 percent is represented by residential/agricultural development. Of the Townships in Lake County, only Leroy Township has a higher proportion of residential development in the total tax base, while other Townships have lower proportions of residential development in the total tax base. A comparison of the Township's tax base with adjacent communities and Lake County is provided in Table 6.

Lake County's economic base is fairly diverse with manufacturing, trade and services providing the primary source of employment and economic activity in the County. In 2001, Lake County had 6,417 businesses, employing 97,000 persons. Agricultural land in the County has been declining as a result of the continued demand for residential and commercial development. Most of the remaining agricultural land in the County is located to the east of Painesville.

Concord Township's residential property tax rates, which are summarized in Table 7, are comparable to neighboring communities and townships. There are three different tax rates in the Township depending on which school district the residence is located in.

The residential property tax rate for the Concord/Mentor District was \$47.52 per \$1,000 of assessed valuation while the commercial property tax rate in that same taxing district is \$58.89 per \$1,000 of assessed valuation. This means that the owner of residential property with a market valuation of \$100,000 in this School District paid \$1,663 in taxes in tax year 2001 while the owner of commercial property with a market valuation of \$100,000 in this

Table 7
Comparison of Tax Rates 2001
Concord Township and Adjacent Communities
Per \$1,000 of Assessed Valuation

Taxing Jurisdiction	Full Tax Rate	Effective Rate	
		Residential/ Agricultural	Commercial/ Industrial
Kirtland	95.85	49.50	54.77
Kirtland Hills Village/Mentor	106.12	62.76	74.01
Kirtland Hills Village/Kirtland	107.80	65.85	70.68
Leroy Township	87.44	50.64	58.96
Madison Township	99.25	53.51	62.00
Mentor	87.62	43.52	55.07
Painesville	104.88	55.93	74.49
Painesville Township	87.14	48.88	57.41
Painesville Township/Fairport	103.13	55.87	73.33
Perry Township	74.50	40.67	48.41
Concord Township/Painesville	85.84	49.76	56.69
Concord Township/Chardon	93.48	51.82	60.54
Concord Township/Mentor	92.52	47.52	58.89

Source: Lake County Auditor and Geauga County Auditor

same district paid \$2,061 in taxes in tax year 2001. For the typical homeowner, some 50% of the effective residential tax rate is represented by the school district, while the Township represents 16% of the total tax rate, and the County and other governmental units represent 34%.

Concord Township has designated 440 acres adjacent to the Interstate 90 and State Route 44 intersection as its primary area for non-residential development, currently zoned RD-2. The RD-2 area is zoned for office/research/light industrial use. To date, about one-third of the land in this area has been developed with the remaining two-thirds considered vacant and still available for development. The complete analysis of land use by Zoning District is contained in Appendix A, Table 6.

INFRASTRUCTURE AND UTILITIES

The availability or lack of availability of public utility services is an important factor in determining where development can occur and at what intensity. The lack of public water and sewer services in the eastern and southern areas of the Township is a key reason that this area of the Township has remained undeveloped and has been able to preserve its “semi-rural” character.

Sanitary and Storm Sewer Systems

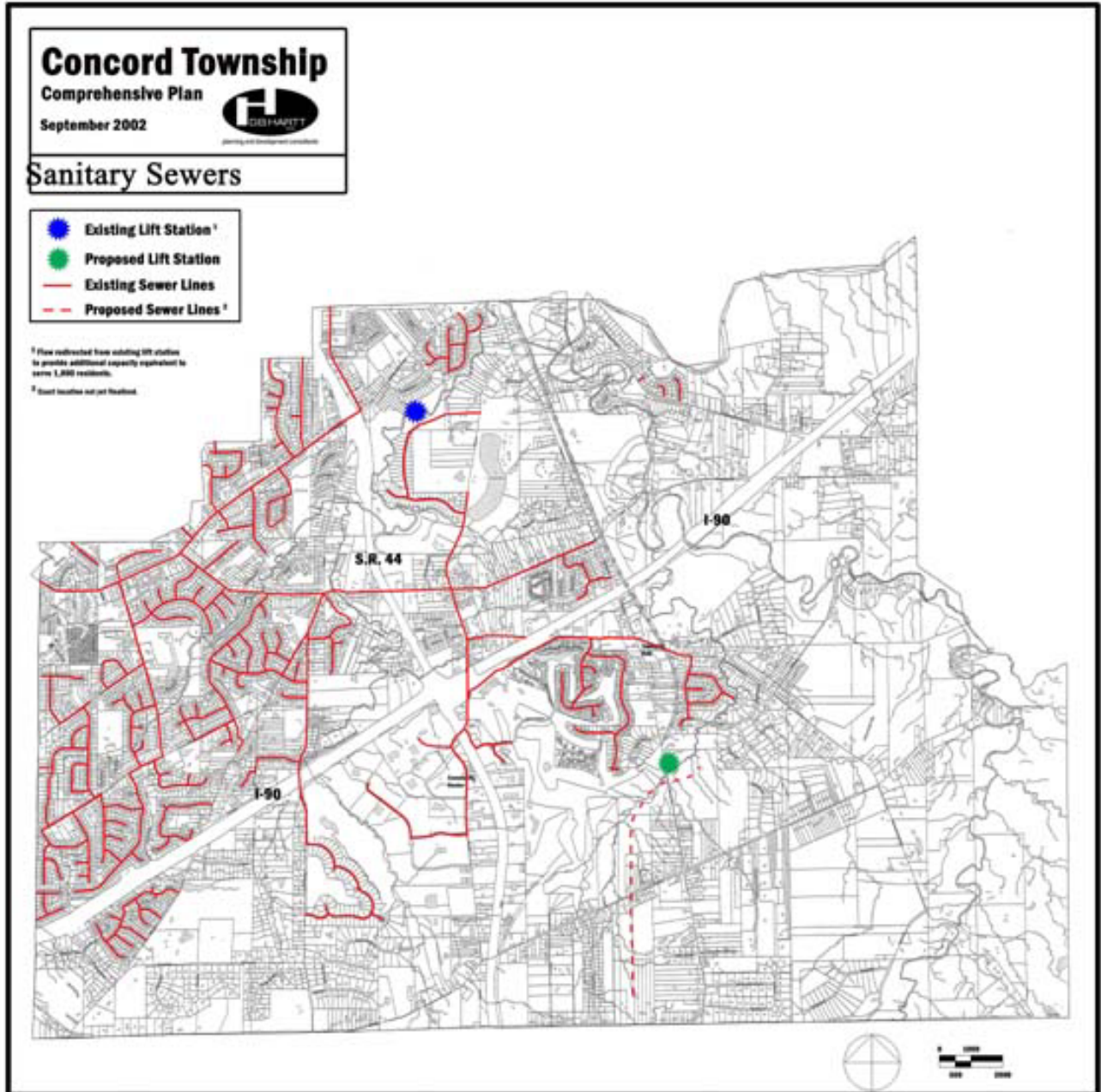
Map 4 indicates the location of the existing sanitary sewer lines in Concord Township. Sanitary sewer services are currently provided to Concord Township residential and commercial users by Lake County via the Greater Mentor Wastewater Treatment Plant. In 2001, Lake County added six million gallons per day additional capacity to the Mentor Treatment Plan opening up further development opportunities to the areas served by that plant. The rest of the personal residences in the Township are served by septic, mac and mound systems.

Current regional plans adopted by NOACA indicate that the *entire* Township is likely to have sewer services by 2020. As discussed in Chapter 3 “Water Quality and Planning Issues,” NOACA is the regional agency charged with planning for preservation of water quality, in consultation with the local wastewater treatment agency serving Concord Township.⁵ However, the Lake County Planning Commission’s draft plan indicates that the steep-sloped topography in the eastern half of the Township is not conducive to the introduction of central sewers as centralized water and sewer systems that depend on gravity are difficult to develop in areas of hilly topography.⁶

⁵ Northeast Ohio Areawide Coordinating Agency (NOACA), Northeast Ohio 208 Water Quality Management Plan (2000).

⁶ 2000 Lake County Comprehensive Plan 2000 (draft; not adopted)

Map 4: Public Sewer Lines in the Township



Until recently, public sewer services were largely confined to the northern half of the Township. A private developer recently paid for the construction of a new pump station, with the capacity to serve 700 homes, in the southeast quadrant of the Township at Ravenna Rd. between Concord/Hambden and Girdled Roads to service a new residential subdivision. Additional capacity remains at this pump station for other developments willing to tie in to, and pay for, these sewer services.

Water

In the Township, drinking water services are provided by both the City of Painesville, a public agency, and Aqua Ohio, a large, privately-owned corporation (under the oversight of the Public Utilities Commission of Ohio). These combined services provide more than 3,500 Township customers (residential and commercial) with access to public water. The remainder of households in the Township are served by private wells.

Current indications are that the City of Painesville water service is likely to remain confined to the current areas of service in the Township and will not likely be extended further. As a private company, Aqua Ohio will likely to continue to extend its water infrastructure where profitable. Aqua Ohio is currently expanding services to an area that runs from Ravenna Rd. to Winchell Rd. to SR 608⁷.

Transportation

As stated in the Introduction, during 2003, the Concord Township Board of Trustees appointed a 10-member committee to assess the Township's existing facilities and services and to recommend strategies for addressing future needs. The main findings of this report are integrated into the next several sections where applicable. The full final report of the Concord Township Facilities and Services Committee is included in this 2004 Comprehensive Plan report as Appendix D.

The Township's Facilities and Services Committee reports that the Township currently owns and maintains 63 road miles, up from 47 road miles in 1993, a 32% increase over the ten year period. Over the last five years the miles of township roads has increased an average of 4% per year. Township roads are maintained by the Township Service Department. The Service Department's main area of activity is maintaining Concord Township roads. However, there are many other responsibilities that fall into this department's responsibility such as Township mowing, cemetery burials and maintenance, the brush disposal program, maintenance of the sports field, set-up/tear down for community days and other projects such as the recent landfill and grading at old school and the 608 property.

Overall, the performance of this department is rated as very good. The recent township community survey showed that 80% of the respondents rated the road maintenance "good to excellent". As a result, the focus of the Services and Facilities Report was on how to maintain, and potentially improve where needed, the quality of service that the Service Department currently provides as Concord Township continues to grow.

Over the past several years the Department has been moving from a "repair" mentality to operating in a more structured "preventive maintenance" mode. As a result,

⁷ 2000 Lake County Comprehensive Plan 2000 (draft; not adopted)

there have been many large expenditures over the last years to “catch up” and bring many roads that had been somewhat neglected up to the required State standard. There are still several large rebuild projects to be done but most of the funds for these projects have already been encumbered in the current budget.

The Service Department has a strong customer service philosophy. It has a practice of responding to all Concord resident calls within a 24 hour time period. Last year they responded to 792 residents’ concerns.

Facility needs for the next five years have been defined. In the 2004 plan there is an addition to the current maintenance building of two bays to accommodate two dump trucks that other wise would have to be stored outside. This is estimated at \$85-\$110K.

Assuming that Barns B and C are torn down to create more space for use by the Fire Department, children’s play area, or parking lot, this storage space must be replaced for the Service Department. This would require the building of a 5,000 sq. ft. storage barn down below at the Service Department location. The cost of this is estimated at \$120K.

There is enough room at the present Service Department site for these two building projects without encroaching upon the playing fields. But this would fill the current Service Department site and any additional building in the future would require land acquisition (neighboring property?) or using a satellite location.

The Service department’s equipment seems to be very well maintained. Again, this is part of their “maintenance” philosophy. The major pieces of equipment that will be needed over the next 5 years are mainly replacement trucks. There are currently 14 dump trucks in use and the plan is to replace two each year. The practical life of these trucks is about 7 years because of all the salt exposure. An additional truck may be needed in the 2005-2006 time period depending upon the actual increase in township road miles. The only other major piece of equipment that may be needed is a small excavator that would be needed to maintain drainage easements as a result of the new Phase II Stormwater regulations. This purchase would be handled within the existing budget projections.

Based on the projected revenue from known sources and projected expenses, current levels of service should be able to be maintained over the next five years. This should also allow for the currently identified capital expenditures for buildings (Add a two bay addition to the maintenance garage and replace barns B & C) and equipment to meet the forecasted 5-year growth requirements. A detailed discussion of finances and financial projections is contained in the Facilities and Services Report found in Appendix D.

Traffic count data for major roads in Concord Township is presented in Table 8. This data indicates that the average daily traffic (ADT) volume on State Route 44 at Interstate 90, the Township’s main intersection with the highway, increased by 56

percent between 1992 and 2002. During the same time period, ADT volume on Interstate 90 at the intersection with State Route 44 increased by 32 percent. This is a very busy intersection during rush hours which must be taken into consideration when planning any new developments that may have an impact on this area.

Table 8
Traffic Counts on Major Roads
Concord Township

Location	1992	1999	% Chg.	2002	% Chg.
SR 44 at GC line	8,190	11,640	42%	11,640	NA
SR 44 at Auburn Rd.	19,620	20,280	3%	23,860	18%
SR 44 at I-90	18,970	23,770	25%	29,540	24%
SR 44 at 84	12,490	20,170	61%	22,080	9%
SR 608 at GC line	3,330	2,610	-21%	2,770	6%
Interstate 90 at SR 44	30,840	32,960	7%	40,660	23%

Source: ODOT Traffic Survey, online version, dated 1992, 1999 and 2002 (data includes both passenger and commercial vehicles)

GOVERNMENT FACILITIES

Township Hall and Community Center

The Concord Township Campus is situated on 13.2 acres at the intersection of Concord-Hambden and Ravenna Roads. The campus contains the Township Hall, 5 Service Department buildings, Fire Station #1 and a Fire Department annex building. The Township owns an additional 9.3 acres adjacent to the campus that includes the “Old Stone School” building, a barn and a private residence (currently rented).

The Township purchased a building for use as a Community Center on Auburn Rd. just south of the Intersection of Interstate 90 and State Route 44. The Community Center building is situated on 4 acres and provides meeting rooms and a small recreation/picnic facility for the Township. The current Community Center facility is approximately 5,000 square feet.

The report of the Township’s Facilities and Services Committee indicates that the Township Administrative offices appear adequate with some enhancements to serve the community’s needs for the next five years. Some minor remodeling should be done

to improve the utility of the building. This would include perhaps removing one of the three restrooms to allow for a larger and more private administrator office and installing a sprinkler system, and/or fireproofing the storage area under the meeting hall. This would provide much needed storage space for zoning and other valuable records.

The Community Center facilities on Auburn Road are highly utilized but are estimated to be adequate to meet the community needs for the next two years. However, there is a concern that the township lacks the facilities now to hold large public meetings. This concern should be addressed when planning an upgrade of the Community Center. The report does recommend constructing a new larger Community Center facility at the Town Center campus location over the longer term which would replace the existing Auburn Road Center. Further discussion of this and a potential layout of the Town Center Campus are included in the detailed report (Appendix D).

Public Safety Facilities

The Township is served by its own full-time Fire Department for fire protection services. The Township currently has two fire stations, with Station #1, constructed in 1965, located at the Town Hall campus and Station #2, also constructed in 1965, located on .4 acres at 10154 Prouty Rd., in the northwest corner of the Township. The current ISO rating for the Concord Township Fire Department is “4.” which is comparable to our neighboring communities (0 being the best possible rating, with 10 being a community without any form of fire protection). The recent survey of Township residents indicated that of all the respondents, 90 % rated Concord’s fire and emergency services good to excellent.

However, the Facilities and Services Committee did point out some areas needing improvement which have significant capital ramifications in the future. For example, the response time to people located in the Southwest quadrant of the township can exceed 7 minutes where the rest of Concord’s average is 4 minutes. This certainly begs the question of adding a third fire station somewhere in this Southwest quadrant.

Current equipment needs have been identified as a new first line fire engine(this will replace an older tanker), a new Chief’s vehicle and several radios. All these capital purchases will be covered by encumbered funds by the end of 2004.

The report also identifies approximately \$250,000 worth of new equipment needed in the next two years and an additional \$250,000 worth of equipment needed by year five.

The question of a third fire house is more complex. An immediate facility need is to replace building A which Fire Station #1 uses for storage. This building has deteriorated to the point that it may not be economical to put it back into good condition. One approach would be to replace this with a building tied into station #1 which would serve as an expansion of Station #1 as well as storage. On the other hand,

perhaps the Red Barn across the street from Station #1 could replace Building A storage and then township resources could be focused on building a new Station #3. These options along with a few others are discussed in the detailed Facilities and Services report. In any case, this whole subject of Fire Station facilities needs a lot more study especially as Concord Township continues to grow.

Concerning Police protection, the Township currently contracts with the Lake County Sheriff for policy/security services and is provided with one patrol unit assigned to Concord Township 24 hours per day. In the event of emergency, additional Lake County Sheriff officers are available to serve Concord Township. The recent survey of Township residents indicated that 85% of the respondents considered present law enforcement services to be good or excellent.

The Facilities and Services report discusses several alternatives to our current arrangement. Having our own police department does not look to be economical at all. As our population continues to grow perhaps the best approach is to supplement with the County Sheriff our “one patrol unit” as the Trustees believe is needed.

Parks and Recreation

Concord Township is characterized by a significant amount of acreage in park/recreational use. Regional park and recreation facilities located in Concord Township include the Lake Metroparks’ Girdled Road Reservation at South-Radcliffe Rd. and SR 608, encompassing 643 acres, and its 20-acre Concord Woods picnic area located 11211 Spear Rd. (which also houses the Lake Metroparks’ administrative offices). The Lake Metroparks Greenway Corridor is a 4.4 mile path running north/south in a former railroad corridor that connects Jackson Street in Painesville with Concord Township at Ravenna Rd. south of the Township Hall.

Current local park and recreation facilities in the Township are located throughout the Township with some concentration to the east of SR 44. The Township currently owns 8.4 additional acres of land that is designated as “open space” and could be considered for future recreational use. Existing acreage in park/recreation facilities is summarized in Table 9.

**Table 9
Comparison of Concord Parks/Recreation
with National Standards**

Type of Park	Acres Available
Community Parks	137
Regional Recreation	643
Public School Land	111
2000 Population	15,282
Acres of Community Parks per 1,000 Residents	9 acres per 1,000 residents

Source: Lake County Comprehensive Plan 2000, Draft.

Concord Township

currently has about 9 acres of parks available per 1,000 residents. General guidelines that have historically been used by the National Recreation and Parks Association (NRPA) to guide recreation planning are referenced in the NRPA's 1983 Recreation, Park and Open Space Guidelines. Under these guidelines, the Township's current supply of parkland is considered adequate.

However, the Facilities and Service report has identified a need for an additional baseball field and one or two new soccer fields. The land across from Fire Station #1 could be utilized for this purpose. Concord needs to explore ways to support all types of team sports for Concord residents by working with surrounding communities. For example, ten baseball fields located at the LaMuth Middle school that serve the Concord Leroy Painesville Township (CLP) Baseball Organization will be lost when the school is enlarged.

Note that other Township parks located around the township are adequately improved with the exception of Coleridge Park. This park will need new equipment and parking in the near future. The Recreation Director has evaluated all other vacant Township land and has determined that these various small plots do not have any recreational value and should be sold or otherwise disposed of. Any proceeds could be used to improve or expand recreational facilities.

The newest approach to open space and recreation planning encourages communities to utilize systems planning and to plan for the desired "Level of Service" for their community and not to rely on acreage standards.⁸ It's clear that the amount of community parks in the Township, combined with the substantial acreage in regional parks, provide Concord residents with considerable public recreation space and has also served to preserve several of the Township's natural areas.

⁸ Mertes, James and Hall, James, Parks, Recreation, Open Space and Greenway Guidelines, National Recreation and Parks Association and the American Academy for Park and Recreation Administration, 1996.

CHAPTER 3: LAND USE AND ZONING ANALYSIS

CURRENT LAND USE PATTERNS

An analysis of land use in the Township indicates that about 60 percent of the Township's land, some 8,700 acres, has been developed, with 40 percent, or 5,900 acres, remaining in a natural state or undeveloped. Existing land use patterns for the Township are depicted on Map 5 and summarized in Table 10 with a break-out of development by

its character as either suburban or semi-rural. A detailed analysis of land use in the Township by Zoning District is provided in Appendix A.

Table 10
Summary of Analysis of Current Land Uses

	Estimated Acres	% of Total
Developed Areas:		
Suburban Type Development		
Residential (average one house per 1/2-3/4 acre)	7,823	54
Commercial	289	2
Industrial	195	1
<i>Subtotal</i>	8,307	57%
Semi-Rural Development		
Semi-Rural Residential (average one house for every 1-2 acres)	373	3
<i>Subtotal</i>	373	3%
Total Acres Developed	8,680	60%
Un/ and Under/ Developed Areas:		
Vacant zoned for nonresidential development	342	2
Vacant zoned for residential development	5,586	38
Total Acres Un or Under Developed	5,928	40%
Total Acres	14,608	100%

Source: D.B Hartt, Inc. calculations based on Lake County aerial photos and base map.

where public sewers have been provided. Suburban-style residential development represents 7,823 acres, or 95 percent, of the Township's 8,196 acres of residential land that has been developed. More rural style housing, on lots of 1-2 acres, is found in the

Land zoned for residential use represents 94 percent or 13,782 acres of the Township's total land area. Of that land zoned for residential, about 60 percent (or 8,196 acres) has been developed while 40 percent (or 5,586 acres) remains undeveloped and available for residential development.

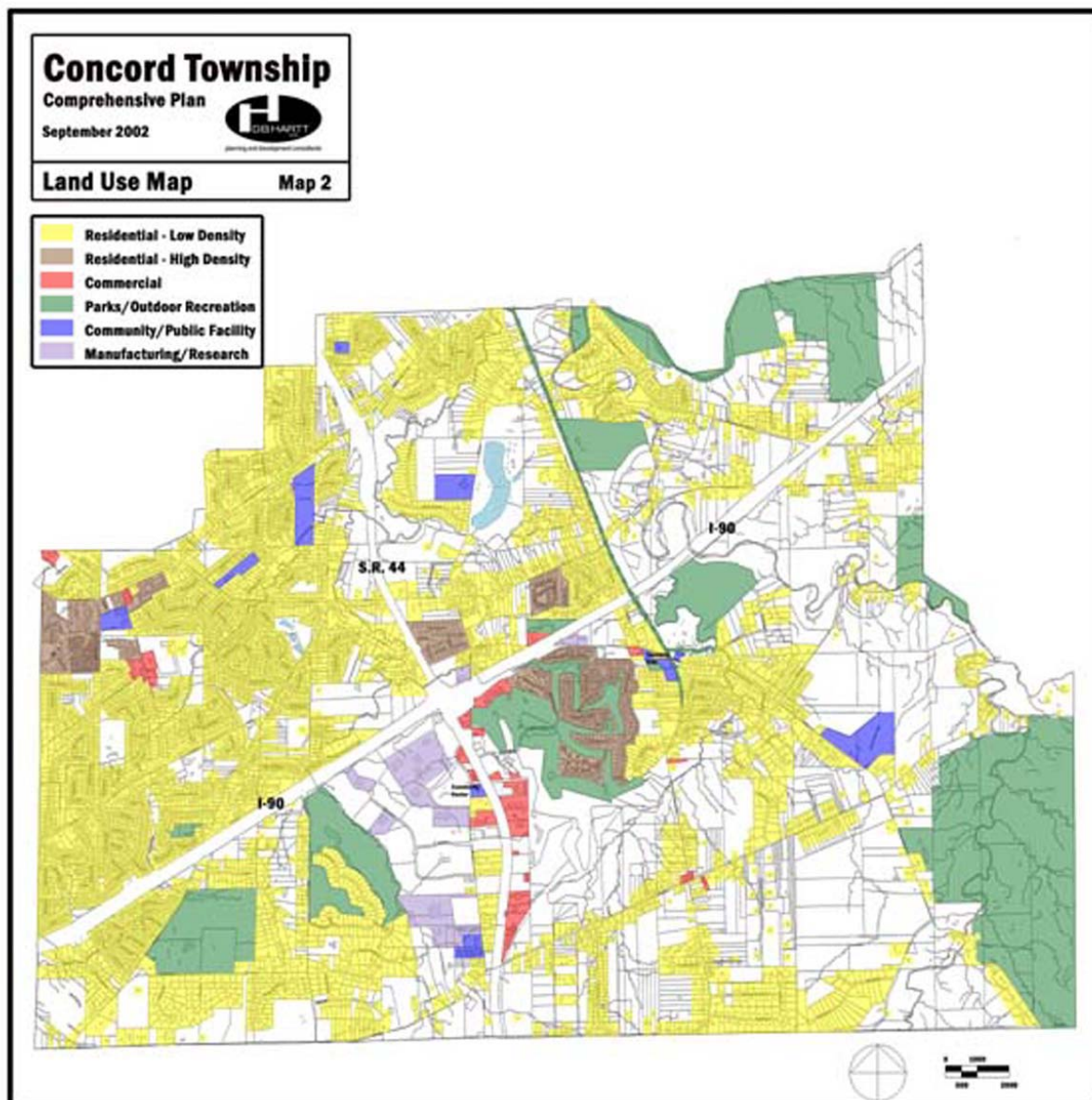
Suburban style residential development is generally concentrated on lots of 1/2 to 3/4 acres in the northwest quadrant and in central Concord Township, with some residential pockets found in the areas of the Township

eastern area of the Township, which remains largely undeveloped, with several homesites containing 2 acres or more.

Land zoned for commercial and industrial uses represents 6 percent or 826 acres of the Township's total land area. Of that total 826 acres, commercially-zoned land represents 339 acres and is located primarily in the in the northwest corner of the Township and in the area north and south of the Renaissance Quail Hollow Resort along State Route 44. Currently, about 85 percent, or 289 acres has been developed for commercial purposes, while 15 percent, or 50 acres, remains undeveloped.

Land zoned for office, industrial and manufacturing use represents 487 acres of the Township's total land. Most of the Township's industrial and office development has occurred in the center of the Township in the area currently zoned RD-2, containing 440 acres, which is southwest of the I-90 intersection at State Route 44. Of this 440 acres, approximately 37 percent, or 162 acres, has been developed leaving 278 acres, 63 percent, still unutilized. The Township has zoned 47 acres for manufacturing use in an area along Concord-Hambden Rd., near the intersection of Ravenna Rd. Approximately 70 percent, or 33 acres, of this land zoned for manufacturing is currently in development, while 30 percent, or 14 acres, remains undeveloped.

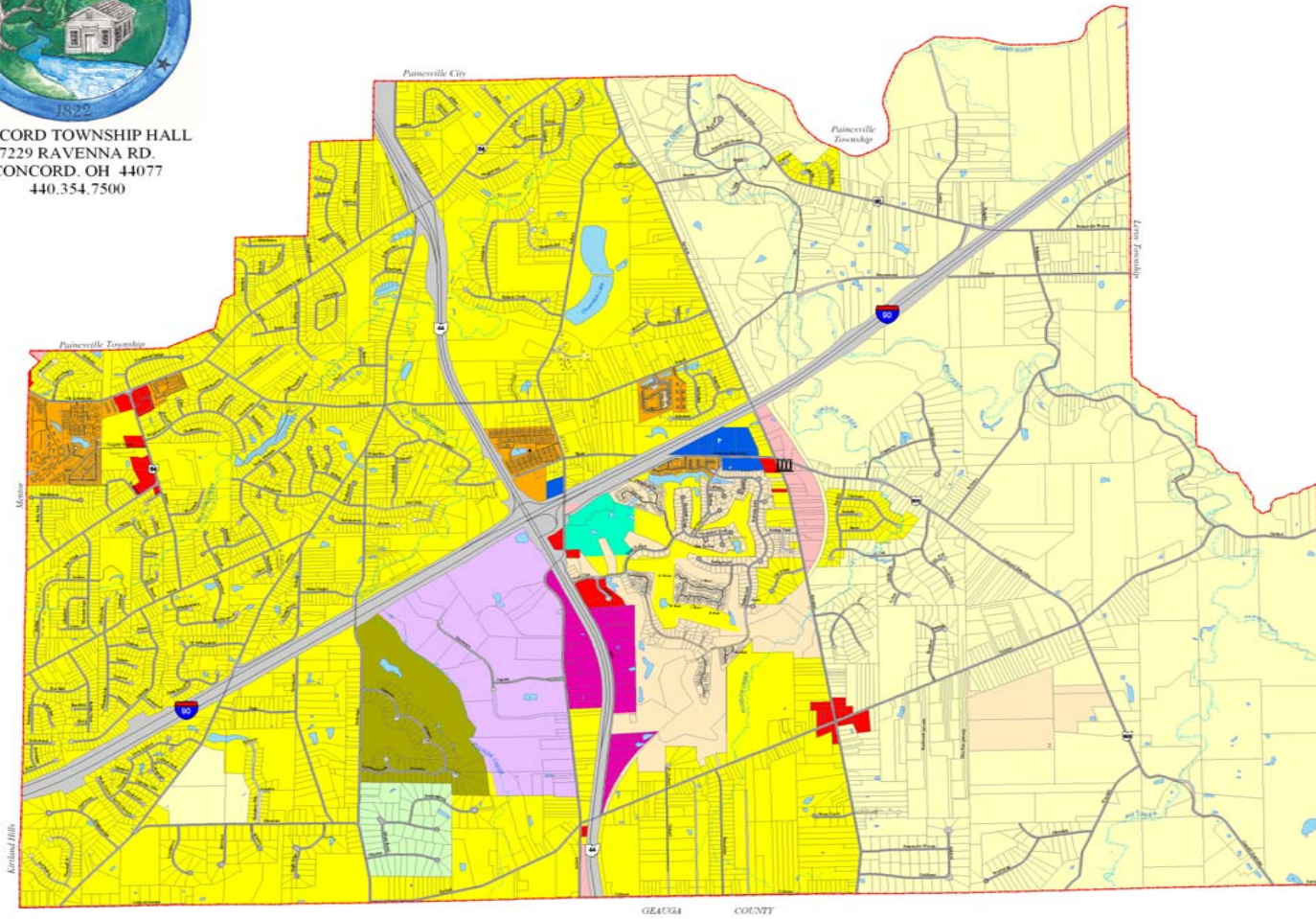
Map 5: Land Use Map





CONCORD TOWNSHIP HALL
7229 RAVENNA RD.
CONCORD, OH 44077
440.354.7500

CONCORD TOWNSHIP ZONING MAP



LEGEND

R-1, Residential	R-6, Residential	M, Manufacturing
R-2, Planned Unit Development	R-8, Rural Residential and Recreation	RD-1, Research and Comprehensive Office (Former)
R-3, Residential	B-1, Restricted Retail	RD-2, Research and Limited Industrial
R-4, Residential	B-2, General Retail	S, Special
R-5, Senior Residential Community (Former)	BX, Business Interchange	

1 INCH EQUALS 1,000 FEET

0 0.25 0.5 1 1.000

TOWNSHIP BORDER
 RIGHT-OF-WAY
 CENTERLINES
 STREAM
 POND
 PARCEL LINE

CONCORD TOWNSHIP HALL

PREPARED BY: LAKE COUNTY PLANNING COMMISSION, 2004
 1. LAKE COUNTY PLANNING COMMISSION
 2. LAKE COUNTY PLANNING COMMISSION
 3. LAKE COUNTY PLANNING COMMISSION

Concord Township Zoning Map Revision Log

#	Date	Zoning Change Description	Edited by
1	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
2	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
3	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
4	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
5	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
6	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
7	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
8	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
9	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
10	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
11	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
12	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
13	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
14	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
15	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
16	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
17	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
18	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
19	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith
20	11/11/03	Adopted the Comprehensive Zoning Ordinance	David Smith

Map provided courtesy of: Lake County Planning Commission

CURRENT ZONING

Portions of the current Concord Township Zoning Resolution date back to as early as 1955. Although the Township has amended its zoning regulations periodically to reflect policy changes relating to land use and development, the Township should undertake a thorough review of its zoning regulations to assure their adequacy for addressing current development issues and consistency with the recommendations of this Comprehensive Plan. A summary of recommended zoning changes relating to the recommendations of this 2004 Comprehensive Plan is provided in Chapter 6—Implementation Strategies.

Table 11 provides a summary of the zoning districts that are currently designated by the Concord Township Zoning Resolution, and Map 6 indicates the existing boundaries for the various zoning districts. Currently, there are fourteen zoning districts in the Township's zoning regulations, with seven of these residential, four business/commercial, and three industrial or research uses. A detailed summary of the permitted uses and development standards for each of the zoning districts is provided in Appendix B.

**Table 11
Summary of Current Zoning District Regulations**

Zoning District	Total Acres in District	Classification	Minimum Lot Size (sq. ft.)	Density
R-1	6,666	Residential	Single-family: 22,000 sewers 32,690 if no sewers --- Two-family: 1 acre	2 units per acre (SF--sewered) 1 unit per 3/4 acre (SF--unsewered)
R-2	537	Planned Unit Development	Min. project area 100 acres	3 units per acre
R-3	205	Multi-Family	45,000 for first 3 units; add 5,000 for each unit after that	8 units per acre
R-4	5,985	Residential	Single-family: 1 acre Two-family: 2 acre	1 unit per acre
R-5	0	Senior Residential	Minimum project area = 50 acres	10.25 units per acre
R-6	132	Residential	Single-family: 1 acre sewers --- 2 acres if no sewers	1 unit per acre (sewered) -- 1 unit per 2 acres (unsewered)
R-8	257	Rural Residential/Recreation	Minimum project area = 75 acres	1 unit per 3 acres
B-1	73	Restricted Retail	None	Not Applicable
B-2	83	General Business	None	Not Applicable
B-X	140	Business Interchange	None	Not Applicable
S	43	Special Interchange	None	Not Applicable
M	42	Manufacturing	None	Not Applicable
RD-1	0	Research & Office	None	Not Applicable
RD-2	440	Research & Limited Industrial	None	Not Applicable

Background on Residential Zoning⁹

Nearly 94 percent of land in the Township is currently zoned for residential use. **The R-1 District**, with a 1/2 to 3/4 acre minimum lot requirement for single-family dwellings (based on whether or not sewers are present), is the most common zoning classification in the Township; 45 percent of Township land is in this District. Two-family dwellings are also permitted in the R-1 with a one-acre minimum lot size (with or without sewer). The R-1 District zoning is concentrated largely in the western area of the Township, west of Ravenna Rd. where public sanitary sewer services have been provided.

The R-4 District, with a one-acre minimum lot requirement for single-family dwellings, is the second most common zoning classification, representing 41 percent of the Township's total land area. Two-family dwellings are permitted in the R-4 with a two-acre minimum lot size requirement. The R-4 district land is located in the eastern half of the Township, generally to the east of Ravenna Rd. The minimum lot size in this District was increased to 1 acre, from 3/4 acre, in 1999.

Non-residential uses permitted in both the R-1 and R-4 districts include public facilities, golf courses, and adult family homes (as required by Ohio law), while a number of community facilities and other uses are permitted on a conditional basis. Home offices, storage space and swimming pools are permitted accessory uses in these districts.

The R-2 District, Planned Unit Development or PUD area, permits the development of a 100-minimum acre planned development that could include detached and attached single-family housing units with a permitted density of up to 3 units per acre. The existing Quail Hollow PUD represents nearly 4 percent (548 acres) of the Township's land area and is generally situated in the center of the Township between SR 44 and Ravenna Rd., between Girdled Rd. and I-90. Nearly 70 percent of land in the Quail Hollow PUD has been developed, leaving only about 170 acres available for further development. Another PUD was approved in 2003 for development in the southeast quadrant of the Township, located south of Girdled Road and west of St. Rt. 608. Known as the Summerwood PUD, this 128-acre development will consist of 125 lots to be used exclusively for single-family dwellings. Residential conservation development regulations were added by the Board of Trustees as another option within the R-2 PUD District, in September, 2004.

The remaining four residential districts combined, R-3, R-5, R-6 and R-8, represent approximately 4 percent of total land in the Township. **The R-3 District** regulations were amended in 1986 and now apply to both apartment and condominium

⁹ The historical background on residential and commercial zoning was extracted from the Concord Township Comprehensive Plan, 1995, and based on input from the Citizens' Advisory Committee. Analysis of current land use by zoning district was prepared by D.B. Hartt, Inc.

buildings. The R-3 district encompasses less than 2 percent of Township land and practically all of the land in the current R-3 designation has been committed to development. **R-5, the Senior Housing District**, was adopted in 1995 but has never been applied to any land in the Township.

The R-6 District, created in 1987, evolved in response to the desire of many Concord residents to preserve the semi-rural character of the Township (according to the 1995 Township plan report). The 1995 Concord Comprehensive Plan documents numerous comments in previous plans and in 1993 Township survey advocating for 2-acre lots and the preservation of farmland and other natural resources. The R-6 District currently applies to less than 1 percent of land in the Township—132 acres on the east side of Hermitage Rd. just north of Girdled Rd--and is virtually all committed to development.

Finally, **the R-8 District** was created in 1997 as a way of allowing residential development to occur while retaining natural features (according to the purpose statement in the zoning regulations). The R-8 applies to 257 acres in the center of the Township (less than 2 percent of land in the Township) all of which have been developed—and leaving no vacant land in the R-8 district designation.

Background on Economic/Commercial Zoning

Commercial and industrial zoned land represents only 7 percent of total land in the Township. Many of the business and industrial district zoning regulations date back to the 1960-70's, with the exception of the B-X, Business Interchange district, that was created in 2001. The RD-1 and RD-2 district regulations were also modified in 1998.

The RD-1 Research and Office District has not yet been applied to any land in the Township and might require modification to accomplish Township objectives. **The RD-2 Research and Limited Industrial District**, is the largest of the non-residential districts, representing 3 percent of total land (440 acres) in the Township, and 37 percent of land in this District has been developed. Land zoned in this district is located on the west side of Auburn Rd. and south of I-90, adjacent to the Auburn/I-90 Interchange.

Commercial/business districts represent 2 percent total land in the Township, with the **B-1 Restricted Retail District** zoned at major intersections to provide services and retail for area residents. Conditional uses permitted in the B-1 district might warrant changes if this is to be a local services type district. **The B-2 General Business District** is found on Ravenna Rd. adjacent to the Township's Town Hall area and on SR 44 at the Geauga County border. This zoning district permits a wide variety of general business uses.

The B-X District is located generally south of the State Route 44 intersection with I-90 and permits commercial and industrial uses. The **S District** has only one permitted use, hotel/motel, and one conditional use, sand/gravel pit, and appears to have been created to accommodate special circumstances. This zoning district encompasses the Renaissance Quail Hollow Resort complex. **The Manufacturing District** is designated for an area just west of the Ravenna/Concord-Hambden Rd. intersection, and 38 percent of the land in this district is being used (26 acres remain available for development).

LAND USE CAPACITY ANALYSIS

The Township’s growth in population and housing units continues to be strong, exceeding the growth rates experienced by Lake and Geauga Counties. Currently, 60 percent of the total land within the Township is developed, and 40 percent of the land is undeveloped or underdeveloped. Of the 8,700 acres currently in development, 94 percent of land is devoted to residential use, while 6 percent of land is in commercial, retail or office uses.

How land in the remaining undeveloped areas of the Township is developed (or not developed) will be decided by the zoning regulations and the standards that guide the subdivision and development of vacant land and underdeveloped property. To provide Township officials and Committee members with a sense of what the future land impacts in the Township would be given the expected demand for new housing in the coming years, D.B. Hartt, Inc., conducted a *land capacity analysis* for residential uses. This analysis provides a sound basis for decision-making as to how much new residential uses the Township should plan for during the planning horizon—*unless the Township changes current zoning*.

The methodology for the analysis applies *maximum* permitted densities (using the current zoning regulations) to available undeveloped land in the Township to calculate the number of residential units expected to be built. Portions of existing large lots not currently in use, and with the potential for future subdivision (based on a review of aerial photographs), have been included in the analysis as vacant/underdeveloped land.

The analysis conducted by D.B. Hartt, Inc. for Concord Township did not subtract out “undevelopable land” that would be unavailable for development because of steep slopes, floodplains, and similar factors that make land development more difficult. Further, maximum permitted densities were used to calculate the number of homes that could be built. As a result, the analysis represents the *highest potential number of residential units* that could be built under the current Township zoning.

The results of the land capacity analysis indicate that the Township would expect 6,548 new housing units to be added when full build-out is

Table 12
Potential Units and Population at Build-Out
Based on Existing Zoning

	Units	Population
Existing (2000)	5,911	15,282
Estimated New Since 2000	288	749
Existing Units and Population	6,199	16,031
Estimated New at Build-Out	6,548	17,024
Estimate Total at Build-Out	12,747	33,055
Estimated New by 2010	1,950	5,070

Sources: 2000 U.S. Census and D.B. Hartt, Inc. analysis.

reached--in about 30 years--if there are no changes in the current zoning (for a total of 12,747 housing units). The Township's population is forecasted to increase by 17,027 residents at the time full build-out is reached (for a total population of 33,055). The residential forecast is calculated by multiplying the projected number of future housing units by the 2000 median household size of 2.63 person per households. This represents a 116 percent increase in the population and the number of housing units from 2000. The results of the analysis are summarized in Table 12.

Another way to look at the results of the land capacity analysis is to focus on what the implications are for a near-term year such as 2010. Using the historical growth rate in the number of housing units constructed in Concord Township (about 33% every ten years), the analysis concludes that, under current zoning, 1,950 new housing units could be constructed and 5,070 new residents could be residing in Concord Township by 2010 given the current zoning regulations.

The R-4 Residential District has the greatest development potential with approximately 3,251 acres of vacant or underdeveloped land, representing 54 percent of the Township's total vacant land currently available for development. The area with the second largest development potential is the R-1 Residential District where 2,153 acres of vacant or underdeveloped land remains available, representing 32 percent of the Township's total vacant land.

Demand and Capacity Implications

There are a number of policy implications from the land capacity analysis that should guide future land development decisions in the Township. First, **available land should be viewed as a limited resource, and the Township should commit to a strategy for land preservation** that sets aside priority historic, cultural and natural areas of the Township. By setting aside these land areas through zoning strategies and financial incentives, the Township will assure preservation of the key natural areas that provide the Township with its character.

Second, it is important to **consider the fiscal impacts of the expected development scenario**. The land capacity analysis for the commercial area indicates that if land areas in the Township were to be developed based on the existing zoning regulations, the ratio of residential/agricultural to commercial tax value would remain constant with a distribution of 92 percent in residential tax base and 8 percent in commercial tax base. The implications of future build-out on the Township's tax base are summarized in Table 13.

Table 13
2001 Real Property Tax Value vs. Tax Value at Build-Out

Use	2001 Tax Valuation	% Of Total	Tax Value at Build-out	% Of Total
Residential	\$361,132,820	92	\$1,026,955,320	92
Commercial, Industrial, Public Utility	33,309,950	8	88,189,950	8
TOTAL	\$394,442,770	100	\$1,115,145,270	100

Studies show that residential uses tend to generate less tax revenues than they cost to service due largely to the demand for education services that are generated by residents, but not from commercial uses. Tax revenues received from commercial and industrial uses, on the other hand, tend to outweigh the costs of providing community services to those uses. As a result, many communities will actively try to lure commercial development as a means of supporting residential services and facilities.

A recent review of the research on the “Cost of Community Services” reports that for every \$1 of revenue generated by a residential use, it costs, on average, a \$1.15 to \$1.50 to provide school and local government services to that residential use. For every \$1 of revenue generated by a commercial/industrial use, it costs, on average, \$.35 to \$.65 to provide services to that commercial/industrial use (as commercial uses do not require school services). Finally, for every \$1 generated by agricultural and open space uses, it costs, on average, \$.30 to \$.50 to provide services to that use.¹⁰

A simplified Cost of Community Services analysis conducted by D.B. Hartt, Inc. for Concord Township indicates that the Township’s experience differs somewhat from the experience of the *typical* community covered in the previous studies. The primary difference is that the value of most of the new housing being constructed in the Township is in the range of \$350,000 to \$450,000 per unit, considerably higher than the average housing value in many communities. The analysis estimates that, on average, the typical new home in Concord Township generates between \$4,017 (for the \$350,000 house) and \$5,164 (for the \$450,000 house) in property tax revenues for the Township and local school district, while generating an estimated \$4,486 in school and local government costs. That translates into \$.90 (for the \$350,000 unit) to \$1.15 (for the \$450,000 unit) in revenues, on average, for every \$1.00 of costs generated by each home.¹¹ (See Table 7B in Appendix A.)

¹⁰ “Cost of Community Services,” Ohio State University Fact Sheet, CDFS-1260-98 (<http://ohioline.osu.edu/cd-fact/1260.html>). The studies referenced in the report included both school and local government revenues and services, with the schools representing, on average, 60-70% of the total costs cited.

¹¹ The analysis assumes that the median number of school children per household in the R-1 or R-4 District is .62. The tax rate used to generate the revenue estimate was 32.79 mills (representing 25.04 mills for the School District and 7.75 mills for the Township).

The decision to pursue commercial development for tax base support is a key policy decision to be made by each community based on the community's unique characteristics. However, once land is committed to residential uses, it is no longer available for commercial development purposes. **To preserve its options to generate property tax revenues from commercial tax base, the Township must be strategic about designating land areas for commercial uses that is sufficient to meet its goals.**

WATER QUALITY PLANNING ISSUES

Despite the considerable successes in water quality management since the adoption of the Clean Water Act in the 1970s, there are continuing threats to the quality of our streams, rivers, lakes and groundwater supplies. As a result, there are new federal requirements to assure the continued preservation of water quality. In our region, the Northeast Ohio Areawide Coordinating Agency (NOACA), in 2000, adopted the Northeast Ohio 208 Water Quality Management Plan (the "Clean Water 2000 Plan") that sets policy and strategy direction for the seven-county Cleveland region for preserving water quality.

The Clean Water 2000 Plan shifts focus away from the construction of wastewater treatment facilities to the adoption of better land management practices designed to prevent the creation of new wastewater, thus reducing the need for new and better wastewater facilities. The Plan states:

"...the most widespread threat to water quality in 1999 is occurring in the rapidly developing areas of the region on the periphery of the existing urban areas. This threat comes from a variety of potential sources, including new point source discharge from residential and commercial development, but most significantly from the combined effects of land disturbances to construct these new developments. This has caused a wholesale transportation of the landscape from rural, sparsely populated, vegetated open spaces to large areas of denser populations with corresponding increases in impervious surfaces (pavements, parking lots and buildings). This transformation is threatening critical water resources one thought relatively secure from water pollution threats (upland drinking water reservoirs, headwaters areas, and high quality streams once far removed from urbanization)."

Excerpt from the NOACA Clean Water 2000 Plan

The Clean Water 2000 Plan forecasts that much of the future population growth in our region will occur in areas of relatively high water quality, such as the lower Grand River area and the Aurora Branch of the Chagrin River in the eastern suburbs of Cleveland. Other watershed areas in the Cleveland region that are expected to experience growth include the middle Cuyahoga River, and the upper portion of the lower Cuyahoga River, as well as the east and west branches of the Rocky River—especially in the Medina area.

The Clean Water 2000 Plan recommends the following strategies for water quality preservation that are relevant to local governments with zoning and land use authority:¹²

- ▶ **Inspection and maintenance of home sewage systems.** Failing home systems create pollution, and EPA will often require a public sewer system to be installed (thus opening up more areas for development);
- ▶ **Tightening of local government regulations relating to construction activity.** This includes imposing more requirements on construction that disturbs an acre or more of land including requiring that construction does not alter runoff patterns through the adoption of stormwater management ordinances. Also, consider adopting programs to prevent soil erosion and control sediment from construction sites.
- ▶ **Minimizing the use of road salt.**
- ▶ **Designing and maintaining roads to minimize runoff.**
- ▶ **Promoting voluntary watershed stewardship programs that involve local citizens.** Many of these programs exist in the Cleveland region, and the Grand River Partners, Inc. is an example of such a watershed management group operating in the Lake County area.
- ▶ **Educating the public about the importance of preserving water quality.**
- ▶ **Encouraging voluntary land conservation programs.** Land trusts for acquiring easements from private property owners thus removing the property from potential development.
- ▶ **Educating local officials about the significance of community development decisions on downstream communities.**
- ▶ **Protecting stream and river corridors through zoning regulations.** Through the adoption of “Riparian Corridor” regulations, communities can establish 75 to 300 foot wide buffer zones to preserve vegetation (depending on stream size) and to discourage building activity.
- ▶ **Adopting “conservation development” subdivision regulations.**

The Clean Water 2000 Plan relies largely on voluntary, intergovernmental cooperation to achieve the land use related recommendations due to the vesting of land planning authority with local governments. In March 2003, Concord Township filed a Stormwater Management Program jointly with Lake County and the other Townships in

¹² Summary was prepared by reviewing Clean Water 2000: 208 Water Quality Management Plan for Northeast Ohio, prepared by the Northeast Ohio Areawide Coordinating Agency and “Water Under Pressure,” prepared by Eco-City Cleveland.

Lake County in compliance with the Clean Water Act requirements, committing to a series of actions to address stormwater and related water quality issues. In Lake County, the Lake County Soil and Water Conservation District provides assistance to communities working to reduce or contain stormwater runoff and improve water quality generally. The Lake County Engineer has established a countywide Stormwater Management Agency to provide a coordinating mechanism on water quality preservation for a majority of the County's communities.

CHAPTER 4: RESIDENT SURVEY RESULTS

The Township representatives and D.B.Hartt, Inc. developed a survey that was sent to every household in the Township in January 2003, as part of the project to develop a new comprehensive plan. The aim of the survey was to gauge resident opinion regarding quality of life, land use and Township service provisions. Concord Township leaders have historically distributed similar surveys to residents, with the last survey completed in 1993 during the development of the 1995 Comprehensive Plan. The tabulation and an analysis of the survey results was prepared by Dr. Shawn Banasick of Kent State University.

The survey was comprised of 22 multiple-choice questions and 13 open-ended questions, which gave residents the opportunity to clarify their responses to the multiple choice questions as well as raise issues not covered by the survey. The survey was divided into six sections. The first section (questions 1-4) was a general assessment of residents' opinions of their quality of life, as well as their level of satisfaction with the quantity and quality of development in the Township. The second section (questions 5 and 6) explored residents' opinions on business land uses. The third section (questions 7-9) investigated opinions regarding residential land uses. The fourth section (questions 10-12) examined opinions related to natural resource preservation. The fifth section (questions 13-15) assessed residents' opinions of Township services and taxes. The final section (questions 16-22) looked at the demographic characteristics of the survey respondents.

Of the 6,055 surveys distributed (one to each household), 30.3 percent of the surveys were returned.

The major findings of the survey are highlighted below:

1. Most were longer term residents and/or living on lots less than 1 acre.
2. Nearly all expressed satisfaction with the overall quality of life in Concord.
3. Only for the "other residential" category (cluster homes, townhouses, and apartments) did a large share indicate already too much development. In fact, for retail, offices, and R&D, more felt there was not enough now and more were needed versus already too much.
4. The "other residential" and "offices" categories had the greatest dissatisfaction rating among the different types of development with regard to current quality, but each category still had a large percentage of respondents who were satisfied overall with the quality of development.

5. Respondents were nearly equally divided on the importance of developing land for commercial/industrial use.
6. Most felt the lot sizes in R-1 and R-4 were adequate.
7. There was a strong feeling against developing more townhouses and apartments.
8. The preservation of natural resources received a high level of support.
9. However, opinion was divided as to how to encourage and promote preservation. The highest rankings were given to donation & easements and to Metroparks purchases.
10. Most township services were rated high.
11. However, only for fire and emergency medical would a plurality be willing to pay more taxes.

This Chapter 4 summary of the results is derived from the full report, which is available at Concord Township Hall. The raw survey results are included in Appendix C of this comprehensive plan.

CHAPTER 5: PLAN RECOMMENDATIONS

CHALLENGES/ISSUES FACING THE TOWNSHIP

Through personal interviews and the discussions of the Citizens' Advisory Committee, the following key issues were identified as needing to be addressed as part of the effort to update the 2004 Comprehensive Plan:

Issue #1: Preservation of Semi-Rural Character

How to characterize the Township? To what extent should the Township strive to preserve its 'semi-rural' character? What natural resources or features characterize the Township, how to prioritize them, and what strategies are needed to preserve them?

1. What specific natural features or characteristics should be protected? What features or resources should be given high priority for conservation efforts? Such features are unique to every community, and the potential list of natural resources/features would include any or all of the following:
 - Fields, meadows and hedgerows
 - Woodlands
 - Farmland
 - Wetlands and floodplains
 - Riparian zones (land adjacent to rivers and streams)
 - Steep slopes
 - Wildlife habitat areas
 - Rural structures (barns, stone walls, fences, etc.)
 - Scenic views, rural roads

2. Does the Township have available sufficient tools to protect priority natural resources and features? What additional tools should be considered? Some of the tools that could be considered include:
 - Wetland Buffer Zones; Floodplain Regulations
 - Riparian Buffer Regulations
 - Tree Preservation Regulations
 - Conservation Development Regulations
 - Scenic Corridor Management
 - Land Trusts
 - Conservation Easements

3. Do Planned Unit Developments (PUDs), as they are currently permitted, help to achieve the desired character for the Township or should there be changes to these regulations?
4. Where are sewers not likely to be developed in the Township due to unique topography and soil conditions (e.g., land adjacent to Big Creek)?
5. Is increasing minimum lot size a reasonable alternative? Would it provide an adequate means for protecting natural features or for protecting the semi-rural environment?

Issue #2: Residential Development

Given the projections for residential “build out,” what are the implications of the Township absorbing 6,500 more housing units and 17,000 more residents? Does the Township have too much land zoned for residential? Is it reasonable for the zoning to be changed to reduce the projected new growth? What other strategies are needed to meet the housing needs of the Township population?

1. What is the appropriate density for the remaining undeveloped land areas of the Township currently zoned residential? The minimum lot size requirement in the R-4 District is 1 acre--should an alternative lot size be permitted in locations where sewer facilities may become available or should this minimum lot size be increased?
2. Should the Townships’ proposed residential “conservation development” regulations be adopted? What standards are needed for these regulations to entice potential developers to propose this type of residential subdivision?
3. Should alternative single-family housing opportunities, such as attached and cluster housing, be expanded in the Township to accommodate the changing demographics of the community?
4. Should locations for senior housing be considered? If so, where should quality senior housing be provided?
5. Are adequate tools/standards in place to protect residential uses from adjacent non-residential development?

Issue #3: Economic Development

Should the Township pursue additional commercial and industrial development to generate tax revenues to support residential/education services? What

**changes are necessary to increase the non-residential tax base in the Township?
How to integrate economic development with minimal impacts on the community?**

1. Should the Township actively pursue economic development as a means of stabilizing the residential tax burden? What types of commercial development can provide quality jobs for residents while minimizing impacts on the Township's residents and infrastructure?
2. Are the existing non-residential zoning districts adequate for achieving the level and type of economic development desired?
3. Should the locations currently zoned for commercial and industrial uses be modified or expanded?
 - Should the Township seek to increase the proportion of non-residential tax base--currently at 8 percent of the total tax base?
 - What are the appropriate locations to target as a future commercial corridor area or center?

Issue #4: Community Identity

Are there ways to enhance Concord Township by creating a central place or "Town Center" that would create a meeting place for residents? What strategies are needed to enhance the Township's identity?

1. Should the area around Town Hall be the focus for a community center and what uses or facilities should it include?
2. Should personal service/retail uses be more aggressively pursued in this location (Concord-Hambden/Ravenna Road intersection) or targeted for an existing commercial corridor or entranceway?

Issue #5: Township Facilities and Government

Are the Township's facilities and services adequate to serve existing needs and future growth needs of the Township? Is the Township form of government sufficient for meeting the future needs of the population and can other forms of government provide access to new revenue sources?

1. Where in the Township is traffic circulation of greatest concern? Should the Township consider installing traffic signals at key intersections? Has a

pavement management system been implemented (as recommended in the 1995 Comprehensive Plan)?

2. Should the Township consider incorporation in the future?
3. Given growth projections for the Township, to what extent should police/fire services be expanded in the future, and what are the cost implications? What are the government facility needs of the Township?
 - When should additional fire stations be added or existing staff levels increased?
 - Should additional police personnel be provided through the Lake County Sheriff or other approaches?
 - Will the Township's revenue increase sufficiently to cover any additional service and facility needs that are supported by the residents? If not what level of revenues should be provided, and from what sources?
4. Are additional recreational facilities or activities needed for residents and, if so, where should they be located? Are there financial resources available to construct new facilities?

GOALS OF THE PLAN

The Citizens' Advisory Committee recommended the following general goal framework from which the policies and implementation strategies were developed.

- A. Preserve Semi-Rural Character:** Conserve the semi-rural character of the Township by preserving and protecting key natural resources in the Township.
- B. Establish Urban Services Boundaries:** Work with utility companies and Lake County to determine future boundaries for ten and twenty year service delivery.
- C. Support Targeted Economic Development:** The Township should at least maintain the current 8 percent/92 percent split between commercial and residential tax base by directing commercial development to areas designated by the Township.
- D. Manage Traffic:** Recommend that traffic studies be conducted utilizing ODOT/County access management strategies, and use developer funded mitigation strategies where new development is likely to have major traffic impacts.
- E. Establish a Town Center at the Intersection of Concord/Hambden and Ravenna Roads:** To provide a clear identity and to preserve historic qualities, the Township should develop a Town Center at this location that would accommodate existing and new government facilities, as needed, and provide for a limited amount of supportive commercial activity.
- F. Development Quality:** Assure that new development of all types supports the Township's goals of preserving natural resources and providing for quality design.
- G. Provide Recreational Opportunities as Supported by Residents:** Provide the level and type of recreational facilities and programs based on a periodic survey of support and willingness to pay for programs that meet the child and adult recreational needs of residents.
- H. Assure that Township Services and Township Government Meet the Needs of Planned Growth:** Monitor needs and update Township's plan, as needed, providing for public safety, general services and facility needs to address the expected levels of residential and commercial growth. Consider the costs/benefits of alternative forms of government at the time new services are considered.

- I. **Collaborate to Achieve the Plan's Objectives:** Work with public and private sector partners to achieve the natural resource preservation and private development goals articulated in the Plan.

PLANNING AND DEVELOPMENT POLICIES AND STRATEGIES

Situated in rapidly developing central Lake County, Concord Township is on the “front line” of communities experiencing an increased demand for home sites. There is a diversity of opinion about the character of the Township that provides a key challenge in adopting a development strategy to guide the Township’s future development patterns. As a result, the planning effort worked to find a middle ground around which the various perspectives in the Township could agree to focus the plan—*the need to be good stewards of the natural beauty of the Township by preserving natural areas as they are and encouraging any future development to embrace conservation principles.*



Overall, the Plan stresses preserving the low-density residential character of the Township while conserving open space, yet it also recommends economic development initiatives designed to preserve the Township’s fiscal stability. The plan recommends aggressive actions to preserve open space and natural features in the community so as to set aside these resources and to prevent overdevelopment. The intent is to preserve natural and open space areas in the residentially-zoned areas to assure that

residential development in the Township does not come at the expense of the natural features.

In terms of economic development, the Committee recommends that there be *no major shift* in land use patterns in the community in terms of the amount of land zoned for non-residential economic development as there are very few areas of the Township that would be appropriate for industrial or commercial expansion due to locational constraints or potential negative impacts on adjacent residential or natural areas. Further, there remains considerable unused land in the Township’s RD-2 Zoning District—its primary industrial/office zoned land area—that should be targeted for more aggressive marketing and development initiatives to assure that the economic activity is maximized for the Township.

In terms of residential development, the Plan recognizes the need to map out a strategy to provide for some level of future residential growth and to direct that growth to areas of the Township that are most able to accommodate it in terms of available infrastructure and services. To do this, the plan advocates the adoption of

“infrastructure adequacy” and “conservation development” strategies as the primary strategies of achieving the level and type of growth desired for the Township.

This Chapter outlines the Comprehensive Plan’s specific policies and strategies -- focusing on the “common ground” that is supported by the Citizens’ Advisory Committee.

A. Preservation of the Natural Environment

A key issue that unifies Township residents is the desire to preserve the natural features that characterize Concord Township—with 93 percent of those responding to the resident survey indicating support for environmental preservation. To preserve and protect the diversity of natural features found in the Township, the Plan recommends the adoption of a set of strategies designed to preserve existing open space and to provide for future needs. Recognizing that not every natural resource, feature or area of open space can be protected, this plan advocates the following priorities:



To reduce its overall development potential, the Township should seek to preserve significant natural features and large areas of open space. An inventory of the Township’s natural resources was presented in Chapter 2, the Background section of this report.¹³ Based on a review of the inventory, input from the Citizens’ Advisory Committee, and the results of the residents’ survey, the following recommendations provide some guidance as to natural areas of the Township that could be considered as priority preservation targets. Alternative strategies for their preservation are also discussed.

Areas of High Priority for Preservation/Protection

The extensive natural areas that *significantly* contribute to the natural beauty of the Township and should be considered as a high priority for preservation/conservation include:

¹³ The Lake County Soil and Water Conservation District (SWCD), Grand River Partners, Inc. and the Lake County Planning Commission are all sources of additional specific data about the Township’s existing natural resources. Specifically, the SWCD has recently compiled an inventory of biological criteria for primary headwater streams feeding the Arcolo, Chagrin and Grand River watersheds that could further affect land preservation priorities in Concord Township.

- Grand River and Big Creek Natural Corridors:** The extensive natural areas and steep slopes that characterize these two river corridors should be targeted for protection from development as these two corridors provide a large, contiguous open space area for the Township. These natural buffers provide air filtration, erosion control, and improved water quality. Further, the corridors provide important habitats for land and aquatic plants and animals.
- Other Waterways:** Other key stream corridors that are important to protect include the Kellogg Creek, Ellison Creek and Jordan Creek corridors.
- Areas of Steep Slopes:** Building on steep slopes disturbs land and could lead to slope erosion, causing increased sediment in the Township's rivers and creeks. To prevent degradation of water quality and animal/plant habitat from the effects of soil erosion, the waterways in the Township should be protected with storm water management strategies and further supported by the strengthening of zoning regulations to implement the adopted strategies.
- Wetland Areas:** Wetland areas are important to protecting water quality and can absorb and retain floodwaters in the Township and should be monitored and protected through the state regulations protecting these areas; supplementary local zoning regulations could also be adopted to enhance wetland protection.
- Wooded Areas:** The Township is characterized by dense, wooded areas—many of which are located in the river/creek corridors referenced above. Other areas of concentrated woodlands are found largely in the southern areas of the Township.

Next Level of Priority for Preservation

Other natural areas of the Township that enhance the community and should be considered for preservation include:

- Scenic Vista Areas:** Views that contribute to the Township's character and overall image need to be protected. The most impressive views and view sheds should be added to the natural resources map and utilized by the Zoning Commission in its review of proposed developments. For examples, areas along Cascade Rd. and Fay Rd. could be considered scenic.
- Greenway Corridors:** Greenways are corridors of undeveloped land that are set aside or used for recreation and/or conservation—like the Lake Metroparks Greenway Corridor that currently exists in the Township. The

Township should identify any additional greenway corridors and work collaboratively with the County, Lake Metroparks, and adjacent communities to secure land for greenways where desired. Flood plain areas, and river corridors are key areas to consider for greenway locations as they provide opportunities to link public and private open space areas.

- D **Other Areas Contributing to the Semi-Rural Character:** These include areas with scenic views, historic structures, groves of mature trees, and other landscape elements.

1. Enhance Township Zoning to discourage development in natural areas

Specifically, the Township should consider strengthening zoning provisions or targeting these areas for strategic public acquisition. In terms of zoning strategies, **the Township should consider adopting zoning regulations to protect riparian corridors areas and wetlands**, similar to those in the Lake County Subdivision Regulations, as a way of preserving vegetation and stream banks in the river and stream corridors (see Table 14). Other communities in northern Ohio that have adopted Riparian Setback Regulations include Bath Township, the City of Kirtland, and the Village of Chagrin Falls among others.¹⁴

**Table 14
Lake County Subdivision Regulations
Riparian Setback Standards**

Square Mileage of the Watershed	Buffer Size or Setback Distance (each side of stream)
0-2.5	25 feet
2.5-5	40 feet
5-10	50 feet
10-20	75 feet
20-50	100 feet
50 and above	120 feet

Similarly, **the Township should consider adopting zoning regulations to prevent development along steep slopes**, generally defined as ground slopes averaging 15 percent or more. The goal of these regulations is to assure that neighboring properties are not negatively affected by construction in an area of steep slopes. While the Lake County Subdivision Regulations do not yet incorporate this provision, the Lake County Planning Commission has model regulations available, as developed by the County Commissioners Association and the County Engineers Association, to assist communities seeking to protect steep slopes through zoning regulations.

In March 2003, Concord Township filed a Stormwater Management Program jointly with Lake County and the other Townships in Lake County in compliance with the Clean Water Act requirements, committing to a series of actions to address stormwater and related water quality issues. To achieve its goals, the Township should further adopt **site design requirements in its zoning regulations that require the control of surface water runoff and off-site discharge associated with developments of one acre or more**. General strategies would include: 1) storm water

¹⁴ Information provided by the Chagrin River Watershed Partners, Inc.

storage practices (e.g. retention basins); 2) infiltration practices to enhance percolation (e.g. shared parking and other strategies to reduce pavement); and 3) enhanced landscaping provisions. In Lake County, the Lake County Soil and Water Conservation District (SWCD) has developed a model municipal “erosion and sediment control ordinance” that could be useful to the Township as it considers new zoning regulations. Similarly, the Grand River Partners, Inc. is a non-profit organization providing information about strategies for containing stormwater flows to the communities in the Grand River watershed.



Further, when development is proposed for these areas, the Township should work to assure that design/layout of the proposed development incorporates the natural and cultural features that are present on the development site in a thoughtful manner. “Conservation development” zoning regulations can provide the flexibility and incentives needed to encourage land development that is more harmonious with the natural features than a standard residential subdivision or standard commercial site plan. Conservation development is

described in Section C, Residential Development and Impacts, and more fully described in Appendix B—Strategies for Preserving Natural Areas.

2. Secure additional open space for public use and for set-aside in developments

To support the goal of preserving the semi-rural character of the Township, it will be important for the Township to implement strategies designed to set aside land for the general use and enjoyment of the public as open space or for recreational use. The Committee recommends that Township leaders form a Citizens’ Committee to consider and pursue the following key strategies for securing open space:

- ▶ **Work with Land Trusts:** Encourage conservancy organizations to pursue acquisition and/or management of open space areas.
- ▶ **Promote the Conservation Easement Approach:** Encourage property owners to dedicate or donate land to a conservancy for preservation, and work with land conservancies and others to promote the land trust and easement options. Groups that currently hold conservation easements in Lake County include:
 - Lake Soil and Water Conservation District;
 - The Holden Arboretum;
 - Lake Metroparks;
 - Grand River Partners, Inc.;

- The Nature Conservancy;
 - Ohio Department of Natural Resources;
 - U.S. Department of Agriculture;
 - Chagrin River Land Trust; and
 - Natural Resource Conservation Service.
- ▶ **Outright Purchase of Lands:** Township to pursue non-Township (e.g. federal, state, Lake Metroparks, foundation) funding for the purchase of land for recreational and open space preservation purposes—especially those that are at risk of being developed inconsistently with Township priorities.

Some of the key strategies discussed in this section are described in greater detail in Appendix B—Strategies for Preserving Natural Areas.

3. Encourage private stewardship of the natural environment on privately owned land

The Township should work with the Lake County Soil and Water Conservation District to encourage property owners to voluntarily protect wooded areas and other natural landscapes and discourage the creation of large suburban-type lawn areas that require non-organic maintenance. The Township could sponsor educational seminars that explain the benefits of maintaining natural landscapes.

B. Infrastructure/Community Facilities

In addition to concerns about the loss of natural areas, the Citizens Advisory Committee desires to minimize the fiscal impacts of development on the Township’s infrastructure and its available resources.

The Ohio Revised Code does not provide the same level of regulatory tools to Townships as it does to municipalities and counties for their use in managing rapid growth and its negative impacts on sewer and water services, roads, and the community’s existing residential areas. Therefore, the policies and strategies recommended in this section rely on a voluntary “concurrency” approach and negotiation with private developers and utility providers to achieve the compact, environmentally sensitive development patterns that the community desires for Concord Township.



The Committee proposes that the Township maximize its efforts to assure that the costs of water, sewer, and road development are entirely borne by the development

that is being proposed.¹⁵ To assure that the Township's infrastructure is not overly-burdened and to reduce the financial impacts on its residential tax base, the Committee strongly supports increasing the required studies and funding contributions expected from those developing in the Township, and those moving into the Township, so that existing residents and businesses are not burdened with the costs associated with this new development.

1. Improve Township roads, better manage traffic, and provide for walking/biking where possible:

- Work with the County to recommend that residential development of 50 or more sites and commercial developments expected to generate 500 trips per day or more (new or changes to existing development) conduct a traffic study.
- Recommend that new development pay for needed transportation improvements to accommodate the traffic generated by the new developments as referenced above.
- Work with the County Engineer to study traffic patterns and develop strategies to address the traffic at the SR44/I-90 intersection and support the economic development desired in this area; consider undertaking a corridor study for SR 44 to strengthen land use, access management and related strategies for managing traffic.
- Assure that site planning for new commercial and residential developments is pedestrian-friendly where feasible to discourage vehicle trips.
- Work with the County to adopt access management standards, as recommended by ODOT, in the Township Zoning Resolution for areas of major commercial development. Townships were granted enabling authority to enact access management regulations on Township roads in unincorporated areas with the adoption of H.B. 366 in late 2002.

2. Assure that the level of the Township's public safety and other services are sufficient to meet the needs of the expected population and commercial development growth by:

- Continuing to have a public safety strategic plan that projects the new capital and operating improvements needed to safely accommodate the expected new development.
- Formalizing the Township's capital planning and programming procedures to provide the Township with data and management tools to assure that new development pays for its own infrastructure and service needs.

¹⁵ The Committee acknowledges that new development has significant impacts on the school districts that also need to be addressed through the development review process.

- Periodically reviewing the adequacy of police services provided by the County Sheriff (and costs/benefits of those services) and survey Township residents to determine if the Township should continue its reliance on County Sheriff services.

The report of the Township’s Facilities and Services Committee (appointed by the Concord Board of Trustees) was developed separately and is provided as Appendix C as a supplement to the 2004 Concord Comprehensive Plan.

C. Residential Development and Impacts

Single-family residential development is the primary land use in Concord Township, and the majority of remaining vacant land, when developed, will likely be developed for homes. Therefore, the Citizens’ Advisory Committee encourages the adoption of strategies that preserve Concord’s semi-rural character while also protecting the Township’s significant natural resources and features.

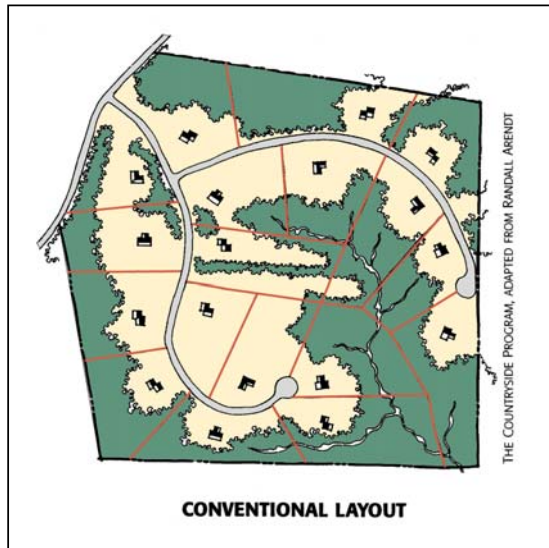
To achieve this goal, the Township supports maintaining the existing residential densities as permitted in the Zoning Resolution—with some exceptions as described below. See Map 7: Residential Policies Map for a description of these policies.

1. Promote and encourage residential conservation development zoning

Encourage the use of “conservation development” zoning regulations for the residential districts of the Township, as adopted by the Township in September, 2004, to allow the flexible arrangement of dwelling units in ways that enable the preservation of large areas of open space and minimizes the construction of additional street pavement.

The conservation development option is considered a planned unit development according to ORC §519.021. The flexibility offered by these regulations is intended to promote creative design solutions that enhance and conserve a project area’s natural and scenic resources.

Comparison of Conventional Development and Conservation Development



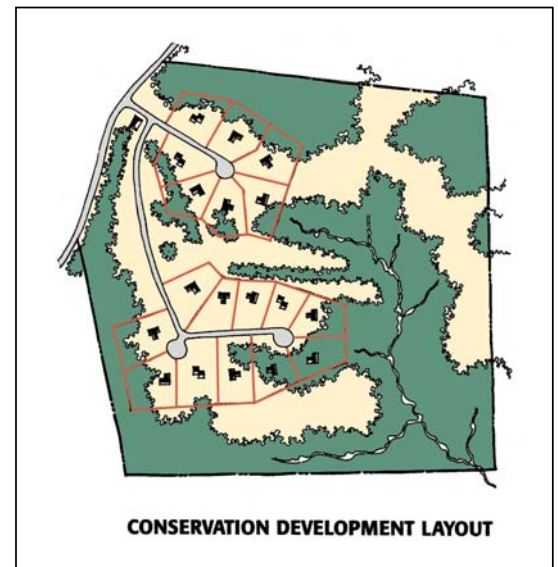
CONVENTIONAL LARGE LOT DEVELOPMENT

Area	36 Acres
Lots	18 Lots
Open Space	None
Road Length	3,808 Feet



CONSERVATION DEVELOPMENT LAYOUT

Area	36 Acres
Lots	18 Lots
Open Space	53%
Road Length	2,072 Feet



2. Provide for a limited amount of smaller-scale cluster, attached, and senior housing in areas served by sewer/water services and that are conveniently located to retail, transportation and other support services

Concord Township currently offers a modest amount of alternatives to the traditional detached single, family housing style. Township housing is somewhat diverse with 16 percent of total housing units represented by single-family, attached housing units and 6 percent represented by buildings with 2-5 dwelling units.

As the overall population ages, more and more older adults seek alternatives to the traditional detached, single-family housing and pursue housing options that feature low maintenance, quality construction, and, in some cases, supportive amenities such as



recreation, dining facilities or even on-site personal and health care services. Concord Township's demographic trends indicate a continuing decline of the average household size as well as a slight aging of its population. Both of these trends should be monitored and adjustments made to the Township's housing development and zoning strategies to assure that housing options that are provided meet the market needs.

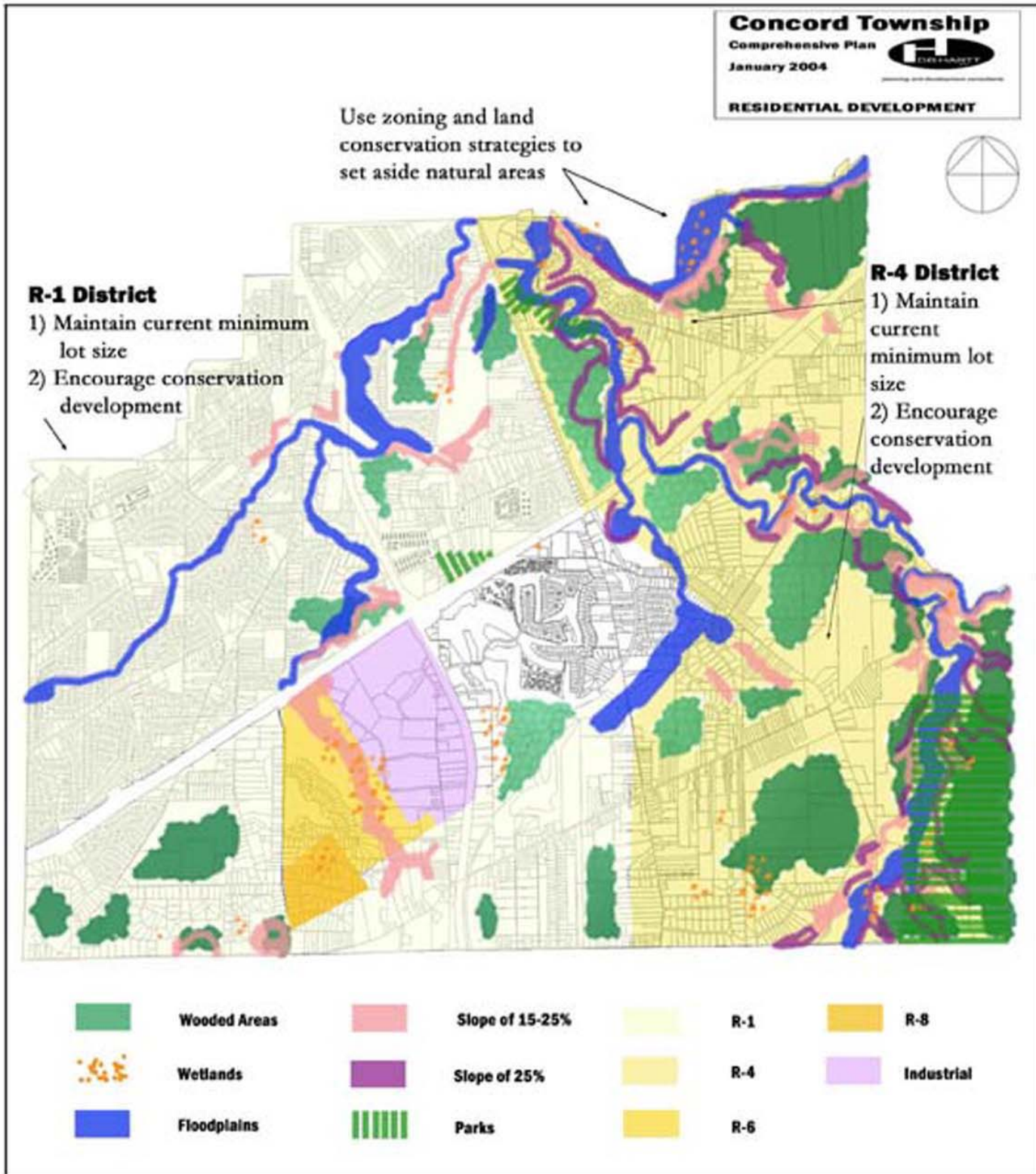
In addition to serving the potential future housing needs of Township residents, it is important to consider the economic development impacts of providing for this type of housing as well. Alternative housing, especially developments that are marketed as senior citizen housing or as "high-end" luxury units, generate property tax revenues and typically do not increase the financial burden on the local school districts.

Should the Township desire to provide additional attached or cluster housing unit or similar single-family housing types to accommodate single households and "empty nesters", certain areas of the Township could be considered for the location of this alternative single-family housing. Generally, these alternative single-family housing types are appropriate in locations that meet these criteria:

- ▶ Transitional Use: As a transitional land use between lower-density single family residential areas and non-residential areas;
- ▶ Major Highways: In areas adjacent to major highways such as Interstate 90; and
- ▶ Constrained Sites: In locations that are currently zoned for single-family residential where low-density residential is not likely to develop because of locational or site conditions.

- ▶ Mixed Use Centers: Areas where the Township would like to provide housing options that support the goal of providing a community town center or other mixed use area.

Map 7: Recommended Residential Policies



D. Economic Development

The land use analysis concluded that if all of the remaining vacant land currently zoned for commercial or industrial use were to be developed, and the remainder of the Township was developed consistent with current residential zoning, the Township's nonresidential tax base would remain at 8 percent of the total tax base at "build out"—the level at which it is currently.

The Committee recognizes that economic development can generate additional revenues and that residents desire the convenience of basic goods and services. However, there remains concern about the potential traffic and other impacts of economic development. This is consistent with previous Concord planning efforts. The 1995 plan stated that "...commercial development in Concord is apparently not eagerly anticipated by many of our residents, in spite of the fact that as the Township continues to grow, it is reasonable to assume that there will be similar need to provide areas for increased service."



The Citizens' Advisory Committee believes that limited economic development is necessary to increase the tax base and minimize the future tax burden on residential property owners. The plan supports providing for quality, low-impact economic development to serve the needs of residents and businesses in the Township and to build the non-residential tax base. Economic development activities should focus on attracting new high-quality businesses to the Township and facilitating the more intense use of existing industrial/office zoned areas. There are considerable vacant areas in the Township's existing RD-2 zoned industrial/office area.

If new areas are to be zoned to commercial development use, it should be encouraged to locate in areas where public sewer and water services are available and where the development will have the least impacts on residential areas and areas of natural beauty. See Map 8, the Economic Development Policies Map. To balance the desire for additional commercial tax base with the goal of preserving the existing semi-rural character of Concord, the Township should:

- 1. Pursue additional commercial investment for targeted corridors to maintain the 8/92 percent split between commercial and residential representation of the total tax base**

The most logical locations for future nonresidential development are along major streets or in locations where there is easy interstate access and where sewer and water

service is available. The Committee has determined that the specific areas of the Township that should be used for non-residential development should be confined to the areas that are currently zoned for non-residential uses, with some modifications:

- ▶ **Modify the B-X Zoning at SR 44/Auburn Rd.:** Target the SR 44/Auburn Rd. corridor for an increase in compatible retail services to serve the day-to-day needs of residents and businesses by expanding the B-X zoning south along the east side of Auburn Rd. to Girdled Rd.;
- ▶ **Modify the B-2 Zoning on Ravenna Rd. at Concord/Hambden or Consider a Mixed-Use District for this Area:** Encourage retail uses that are supportive of the goal of providing retail services for residents and are compatible with the historic Township Center at this intersection. Strategies to achieve this objective include, limiting the types of retail permitted in a subarea of this District or the creation of a new Town Center/Mixed-Use District to provide the framework for a lower-density government, retail, professional office campus area.

Should the Township desire to create a new Town Center/Mixed-Use District at this location over the longer term, some of key elements would include:

- A mix of government, office, retail and even residential uses would be permitted in the district *at a density and scale comparable to existing adjacent uses*;
 - A community gathering spot or focal point for events held by the Township; and
 - Design elements that would integrate the signage, landscaping, traffic circulation and perhaps even building design in this area.
- ▶ **Consider Rezoning the M District to a zoning classification that supports the Town Center/Mixed Use concept:** The M District, a manufacturing designation, is a 47-acre parcel that permits a variety of industrial uses including heavy manufacturing. This location adjacent to the Township's center could provide additional land to further the goals of creating a Town Center/Mixed Use District at the Township's "crossroads."
 - ▶ **Merge the RD-1 and RD-2 Zoning Classifications:** Merge these districts and their permitted uses into one office/industrial district so as to provide a broad set of office, laboratory and any other desired light industrial and office uses.

2. Work with Lake County agencies and private business groups to promote the existing RD-2 area

The Township must work aggressively to promote its strategically located industrial/office area adjacent to the I-90/SR 44 intersection to potential industrial and office users and to attract the type of development desired. Key economic development strategies needed to expand the Township's economic development base would include:

- ▶ Research to determine the types of industry to pursue given the locational qualities of Lake County and the site characteristics associated with the land in the Township's RD-2 District;
- ▶ Working with the Lake County Planning staff to further evaluate underutilized parcels in the District and considering new development standards;
- ▶ Marketing the site through the Lake County Economic Development Center and other industrial location/retention agents;
- ▶ Helping businesses to secure the funding or financial support needed to encourage location in the Township; and
- ▶ Grant and other funding to provide locational advantages and amenities to potential businesses.

3. Utilize site planning standards for larger commercial development projects

Township zoning currently does not provide any organized set of development criteria for use in reviewing commercial and other major development projects proposed for the Township (other than for Planned Unit Developments). Site design/development criteria are important to assure that non-residential development is consistent with both the Township's desire to preserve its "semi-rural" character and to attract the type and quality of development desired.

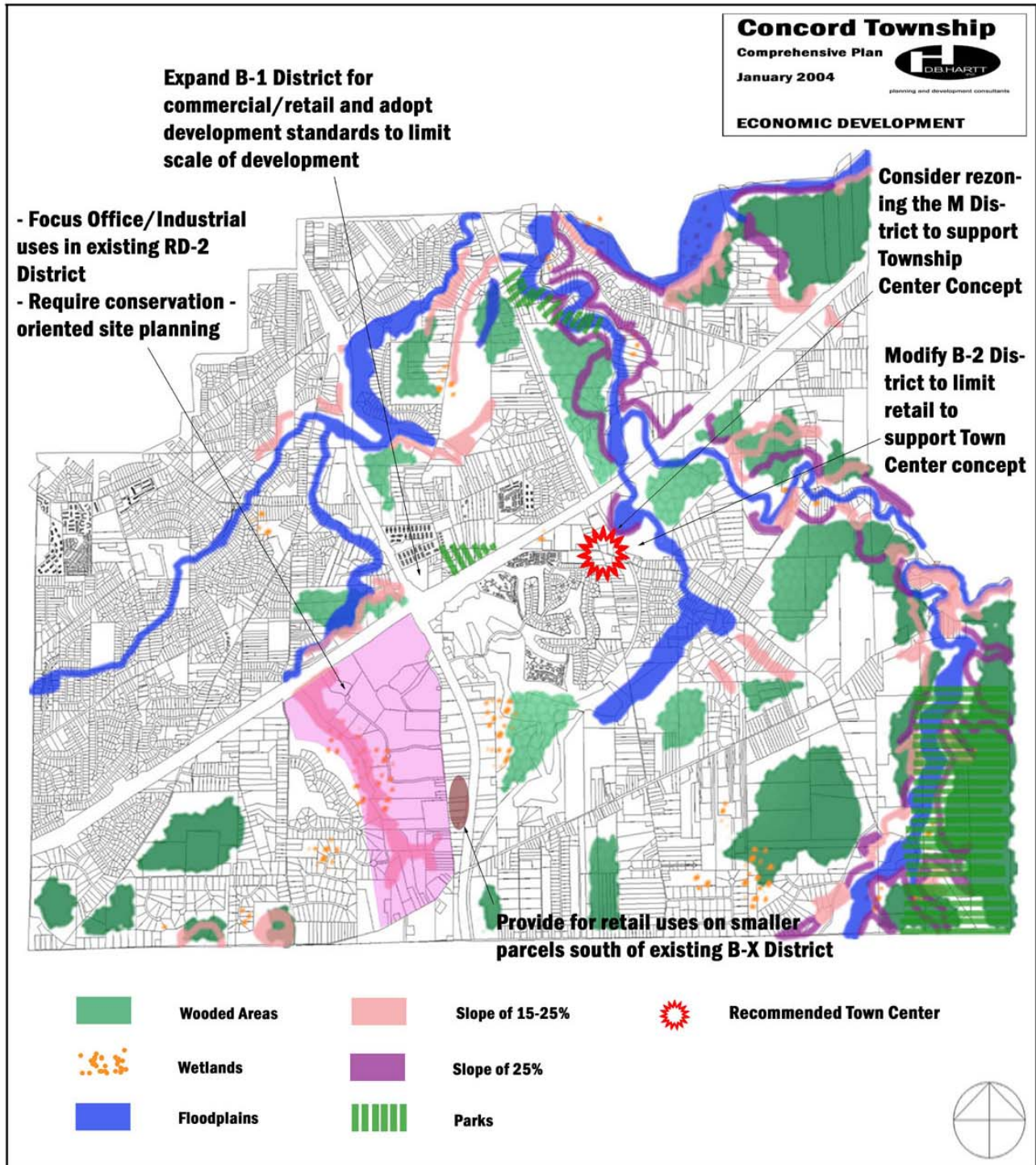
Key site planning standards that should be adopted in the Township Zoning would include:

- ▶ **Promote "conservation development" type layout** of commercial developments consistent with the Township's goals of preserving green space and minimizing parking and other hard surfaces (through shared parking and other strategies);
- ▶ **Promote adequate landscaping and buffering** requirements between residential and non-residential uses;

- ▶ **Minimize paved and other impervious surface** coverages through shared parking arrangements and other strategies designed to provide more greenspace;
- ▶ **Recommend large-scale¹⁶ development pay for traffic impact studies** and to fund the improvements needed on the development site and off-site (to assure that “levels of service” or LOS on the Township’s roads remain at uncongested levels of LOS “C” or better);
- ▶ **Promote enhanced on-site landscaping and tree preservation/provision** requirements; and
- ▶ **Promote a pedestrian-oriented environment** that includes sidewalks, crosswalks, and “traffic-calming” motor vehicle circulation strategies to reduce vehicle usage and travel speeds where possible.

¹⁶ A common approach used by communities is to require the developer of a proposed project to undertake a study of traffic impacts if the project is expected to generate an average of at least 500 daily vehicle trips.

Map 8: **Recommended Economic Development Policies**



E. Community Identity

The Citizens Advisory Committee encourages leaders to develop a central location such as a Town Center and to pursue other means for assuring that visitors will know they have arrived in the Township. Basic strategies to consider include providing enhanced signage at key entry locations, using the Township logo in signage, and the pursuit of a unique zip code for Township residents and businesses.

- ▶ **Enhance gateway signs/landscaping at key entry locations** to the Township (need to define);
- ▶ **Foster an overall quality of development** so that non-residential uses are planned for in a unified design with respect to:
 - Historic character/preservation;
 - Arrangement of buildings;
 - Building design;
 - Landscaping and site development;
 - Pedestrian circulation; and
 - Signage.
- ▶ **Establish an identifiable Town Center at the Concord-Hambden Rd./Ravenna Rd. corridor**—the area adjacent to the Town Hall—that focuses on serving the personal/service needs of residents, provides for community gathering and service needs, and provides a walkable, pedestrian-safe environment. The concept of pursuing the development of Concord Mixed Use Town Center at this location was discussed earlier in the Economic Development recommendations section.

The next step for the Township in achieving the Concord Town Center is to develop a concept for this area that would provide more details and guidance as to how this area should be developed.

CHAPTER 6: IMPLEMENTATION STRATEGIES

This portion of the 2004 Comprehensive Plan identifies specific actions needed to implement the policy and strategy recommendations of the Plan. Implementation strategies are grouped in the following general categories:

- ▶ Adoption of the *2004 Concord Township Comprehensive Plan*;
- ▶ Zoning Code Amendments; and
- ▶ Administrative Strategies.

ADOPTION OF COMPREHENSIVE PLAN

The 2004 Comprehensive Plan should serve as the Township's guidebook to development decision-making and should be consulted when development plans are proposed, when considering amendments to the Township's zoning resolution, and to guide priority capital improvement investments.

Formal adoption of the Plan by the Zoning Commission and the Township Board is a necessary first step for assuring the implementation of the recommended policies and strategies. Township leaders should work to assure that the Plan is adopted as soon as possible. The Comprehensive Plan can be amended as needed, and it is recommended that the Comprehensive Plan be updated every 5-10 years depending on the nature of economic conditions in the community and other unanticipated events that would warrant a reworking of the Plan's policy directions and strategies.

Land use and development decisions are made by private property owners and the public agencies that oversee the publicly-owned infrastructure and facilities. To that end, the Committee recommends producing sufficient copies of the full Plan report to distribute at key locations around the Township—such as the Town Hall, the library, senior centers, and schools—for review by residents as needed. Further, sufficient copies of the full report should be maintained to share with private developers looking to develop or public agencies planning infrastructure or facility investments that will affect the character of the Township.

The *2004 Concord Township Comprehensive Plan* represents a collective vision for the future of the community and should be shared in a summary form with all residents and businesses of the community. The Committee recommends the posting of the full Plan report on the Township's internet site, as well as adding the Township's Zoning Resolution to its website. At the time of the Plan's adoption, the Committee recommends that Township officials work with the media to get the story out that

Township officials have adopted a new Comprehensive Plan to guide future development and infrastructure decision making in the community.

ZONING CODE TEXT AND MAP REVIEW

The strongest tool that the Township has to implement many of the land use policies outlined within this Plan is to consider altering its current Zoning Resolution. Within six months of adoption of the Plan, Township leaders should review the current zoning regulations and consider whether a complete rewrite of the zoning regulations would achieve the goals of the 2004 Comprehensive Plan or if amending the current regulations will be sufficient. The following suggested amendments to the Concord Township Zoning Resolution are organized into two sections: 1) recommendations for enhancing the Township's current zoning regulations; and 2) suggested strategies for achieving the policies and recommendations of this Comprehensive Plan.

General Zoning Recommendations:

As observed earlier in this report, the Township's Zoning Resolution has evolved over time to meet the changing needs of the community. While several zoning recommendations are suggested here, the Township would benefit from a comprehensive review and update of its zoning regulations to assure that its regulations are meeting the needs of the Township and are current with updated Ohio Revised Code requirements. Some of the key provisions to review would include the following:

1. **Incorporate "Purpose" statements for each Zoning District** classification to be clear about the primary objective of each District.
2. **Review the permitted uses in the Residential Districts** to assure that they still meet the needs of the Township and are current with Ohio Revised Code requirements.
3. **Review the permitted uses in the Commercial and Industrial Districts** to assure that there is a distinction between the districts. Some issues that have come up in the review of the zoning include:
 - a. The current reliance on Standard Industrial Classification (SIC) categories to define use is obsolete, given the changes in the SIC; consider using general use categories (e.g. personal services, office uses, manufacturing, distribution, etc.);
 - b. Certain uses not currently permitted could be integrated as "conditional uses" giving the Township control over how these uses are accommodated.
4. **Review the development standards in all Commercial Districts** to facilitate cohesive and small-scale design characteristics for commercial structures regardless of the overall size of the building(s).

- a. Require adequate landscaping, screening and buffers from adjacent residential uses and between the street and buildings/parking areas.
 - b. Work with the County to establish driveway standards for non-residential development and to integrate access management strategies at key intersections and on main roads.
 - c. Review Township sign regulations to assure that signs standards are up to date and reduce roadside clutter.
 - d. The 1995 Concord Plan recommended establishing minimum lot area requirements for office/industrial developments (there are none currently) that reflect commercial development standards in the Lake County area.
 - e. Provide specific standards for the Commercial Districts that support the type of retail desired and discourage the type of retail uses that are not supported.
5. **Review the current height limitations in the Commercial and Industrial Districts** where higher buildings may be desirable (and could make properties more marketable) without negatively affecting the Township.
 6. **Adopt site development planning criteria and review procedures** to assure that all large-scale development projects have consistent review requirements (and assure compatibility with Lake County Subdivision Regulations).
 7. **Review parking standards to assure that they are meeting the needs of the Township.** Certain parking space requirements could be reduced for some of the land uses, and shared parking might be supported.
 8. **Expand the existing R-2 PUD regulations to include an option for residential conservation development.** The existing PUD regulations are currently applicable to the existing Quail Hollow PUD (generally north of Girdled Rd. between Ravenna and State Route 44) and to the newly created Summerwood PUD (south of Girdled Road and west of St. Rt. 608). While this form of planned unit development remains an option for future large-scale development, the incorporation of a “residential only” conservation development option into the existing R-2 PUD regulations is recommended with similar flexible development standards but the allowance for smaller project sizes in available residential zoned areas of the Township (see recommendations below to implement the comprehensive plan).

Zoning Recommendations to Implement the Comprehensive Plan:

Zoning is the primary strategy available to the Township to implement the recommendations of this Comprehensive Plan. The following is a summary of the various recommendations contained in this report and is provided as a reference resource.

1. **Adopt riparian and wetland setback and hillside protection regulations.**
2. **Continue to adopt and update residential conservation development regulations** that are consistent with the regulations provided in the Lake County Subdivision Regulations and enhanced with applicable provisions that are currently available in several model zoning regulations. The Township Zoning Commission recommended conservation development regulations to the Board of Trustees in May 2004 for adoption.
3. **Modify the RD-2 District regulations** to support the preservation of natural features in this District by:
 - a. Merging the RD-1 District into the RD-2 District and broaden the list of industrial and office uses that are permitted.
 - b. Revising development standards to encourage the layout of buildings that support environmental conservation objectives:
 - i) Establish a minimum lot area
 - ii) Establish a minimum lot width
 - iii) Increase minimum building frontage
 - iv) Reduce front yard depth requirements
 - v) Increase landscaping requirements to encourage a campus like look and to soften the expanses of pavement for parking
 - vi) Add interior parking lot landscaping requirements (e.g. islands)
 - vii) Increase the maximum permitted building height in exchange for increased building setbacks and larger landscaped areas
 - viii) Require sidewalks, landscaping and other streetscape improvements between buildings and along street edges to support the pedestrian-friendly qualities desired.
4. Consider **creating a new Town Center/Mixed-Use District** in the area of the Town Hall to achieve the Town Center concept. The new district would support existing community facilities at this location and create a more pedestrian-oriented area that would be developed at a scale comparable to the adjacent area. Specific recommendations for this area include:
 - Permitted uses in the Mixed-Use District might include:
 - i. governmental facilities
 - ii. professional offices
 - iii. small-scale, enclosed retail shops
 - iv. bed and breakfast inns
 - v. home-based businesses
 - vi. residential uses, including attached single-family, townhouses, and apartments above retail uses.
 - Development standards should:

- i. Provide for a “traditional neighborhood development” approach that arranges buildings around the community facilities or a “focal point”, provides streetscaping and reduces on-site vehicle traffic.
 - ii. Require safe pedestrian connections between uses and to adjacent recreation areas by:
 - 1. Slowing traffic at the intersection and improving pedestrian crossings;
 - 2. Adding traffic signalization where needed; and
 - 3. Providing for sidewalks.
 - The Committee encourages consideration of rezoning of the Manufacturing District along Concord-Hambden Rd. to an office or residential use that would be supportive of the Town Center concept if that land is needed to expand the Town Center concept (the manufacturing area is small and not well located for industry).
5. **Extend B-X zoning on the east side of Auburn Rd., south to Girdled Rd.,** should additional areas be desired to provide supportive retail services to the RD-2 District.

ADMINISTRATIVE MEASURES

Natural Resource and Open Space Funding Sources and Strategies

Several of the recommendations relating to preserving natural resources and features are described in Chapter 5—Plan Recommendations, with additional supporting material provided in Appendix B. The Committee and the results of the citizen survey (described in Chapter 4) strongly support a proactive role for the Township in assuring that key natural features of the Township are preserved and that new development does not come at the expense of the key qualities that provide Concord Township with its semi-rural character. The Committee recommends considering the creation of a standing Citizens’ Committee to work with Township leaders to identify preservation priorities and securing needed resources on an ongoing basis.

Key strategies recommended in the 2004 Comprehensive Plan include:

- Consider Working with Land Trusts and Metroparks to Purchase Priority Natural Areas:** Encourage conservancy organizations and Lake Metroparks to pursue acquisition and management of limited open space areas.
- Consider Promoting the Conservation Easement Approach:** Encourage private property owners to dedicate or donate land to a conservancy for preservation, and work with land conservancies and others to promote the land trust and easement options.

- Consider Outright Purchase of Lands:** Township to pursue non-Township (e.g. federal, state, Lake Metroparks, foundation) funding for the purchase of land for recreational and open space preservation purposes—especially those that are at risk of being developed inconsistently with Township priorities.
- Adoption of Conservation Development Standards:** Referenced earlier as a zoning tool, the adoption of conservation development approaches for both residential and commercial developed areas can protect streams, hillsides, wetlands and other key features that will be part of private developments.

Development Funding Sources and Strategies

To achieve its economic development objectives, the Township must work proactively with County agencies, private employers and community representatives to attract the type and quality of economic development desired. The Township’s RD-2 District is strategically located at a major Interstate 90 intersection and should be promoted as a strategic location. Some of the key funding sources and economic development strategies include:

- Marketing and Industrial Location Efforts:** Formation of a Township Economic Development Committee could tap expertise of residents on a volunteer basis and provide a mechanism for implementing the Township’s economic development initiatives. At minimum, to attract office and light industrial uses to the existing RD-2 District, the Township should work with Lake County Economic Development agents to assure that available Township industrial/office properties are included in county data bases and should participate in joint marketing/advertising activities.
- Infrastructure Investment:** Public strategies to provide traditional infrastructure, such as sewer and water, and even non-traditional systems, such as fiber optic networks, are designed to enhance the quality of the community’s “investment climate” and can enhance the area’s attractive a location for businesses. The Township should work with the County to assure that needed public infrastructure investments that are supportive of business and residential development goals are funded.

Numerous federal, state and County program funds are available to fund street improvements, bike routes, tree planting, and other activities for communities that are willing to compete. Today’s grant funding environment is competitive and requires a dedication of expert staff resources if communities hope to secure new outside sources of funds.

- Economic Development Grants and Loans:** The Township should work to link businesses with available funding (grants, loans and other economic development

programs), or to raise capital for, the public facilities associated with new development that could be critical to making a private development project feasible.

- ▶ **Chamber of Commerce or Other Business Group Networks:** Encourage the formation of a local business group such as a Concord Chamber of Commerce as a means of communicating with local businesses and establishing a networking vehicle for those businesses.

Capital Improvement Program and Budget

The annual capital improvement program and budget is another important tool that can be used to encourage development according to the Plan. Public expenditures and improvements should be programmed strategically to promote compact development and phased development such that adequate public facilities, services and staffing are available to support expected and desired development patterns. The Township should consider strengthening its capital improvement planning and budgeting and routinely refer to the 2004 Comprehensive Plan to determine priority capital investments and strategies for the future.

APPENDICES

APPENDIX A DATA TABLES

► Population and Housing Trends

- **Table 1:** Total Persons 1980, 1990 & 2000
- **Table 2:** Total Dwelling Units 1980, 1990 & 2000
- **Table 3:** Characteristics of Housing 1990
- **Table 3A:** Characteristics of Housing 2000
- **Table 4:** Housing Unit Construction Rates 1997 – 2002

► Land Use and Development Capacity

- **Table 5:** Housing & Occupancy Characteristics 1990 & 2000
- **Table 6:** Land Area by Zoning District
- **Table 7:** Projected Increase in Dwelling Units & Population
- **Table 7A:** Residential Development Potential at Build-Out
- **Table 7B:** Cost/Revenue Analysis for Residential
- **Table 8:** Projected Increase in Commercial & Industrial Development

► Tax Comparisons

- **Table 9:** Comparison of Assessed Tax Valuations Tax Year 2001
- **Table 10:** Comparison of Tax Rates Tax Year 2001
- **Table 11:** Effective Property Tax Rates (2001)
- **Table 12:** Land Valuation Potential

► Summary of Zoning District Regulations

- **Table 13:** Permitted Uses in Residential Districts
- **Table 14:** Summary of Development Standards in Residential Districts
- **Table 15:** Permitted Uses in Commercial and Industrial Districts
- **Table 16:** Summary of Development Standards in Commercial and Industrial Districts

APPENDIX B RESOURCES

APPENDIX C COMMUNITY SURVEY – RAW RESULTS

APPENDIX D CONCORD TOWNSHIP FACILITY AND SERVICE REPORT

TABLE 1
TOTAL PERSONS: 1980, 1990 & 2000
Concord Township and Adjacent Jurisdictions

	1980	1990	Change 1980 - 1990		2000	Change 1990 - 2000	
			#	%		#	%
Lake County							
Kirtland	5,969	5,881	-88	-2%	6,670	789	13%
Kirtland Hills Village	506	628	122	24%	597	-31	-4%
Leroy Township	2,505	2,581	76	3%	3,122	541	21%
Madison Township	15,378	15,477	99	1%	15,507	30	.2%
Mentor	42,065	47,358	5,293	12%	50,278	2,920	6%
Painesville	16,391	15,699	-692	-4%	17,503	1,804	11%
Painesville Township	16,117	16,493	376	2%	18,562	2,069	12%
Perry Township	6,984	6,780	-204	-2%	8,240	1,460	21%
Concord Township	10,335	12,432	2,097	20%	15,282	2,850	22%
Geauga County							
Chardon Township	7,907	4,037	-3,870	-48%	4,763	726	18%
Hambden Township	2,934	3,311	377	12%	4,024	713	21%
COUNTY SUMMARY							
Lake County	212,801	215,499	2,698	1%	227,511	12,012	5%
Geauga County	74,474	81,129	6,655	8%	90,895	9,766	12%

SOURCE: U.S. Census Bureau – 1980, 1990 and 2000 Census Reports.

TABLE 2
TOTAL HOUSING UNITS: 1980, 1990 & 2000
Concord Township and Adjacent Jurisdictions

	1980	1990	Change 1980 - 1990		2000	Change 1990 - 2000	
			#	%		#	%
Lake County							
Kirtland	1,988	2,138	150	7%	2,558	420	19%
Kirtland Hills Village	167	188	21	12%	242	54	28%
Leroy Township	816	883	67	8%	1,105	222	25%
Madison Township	5,214	5,673	459	9%	6,213	540	10%
Mentor	14,147	17,172	3,025	21%	19,301	2,129	12%
Painesville	6,509	6,404	-105	-1%	6,933	529	8%
Painesville Township	6,070	6,451	381	6%	7,756	1,305	20%
Perry Township	2,242	2,326	84	3%	2,943	617	26%
Concord Township	3,341	4,444	1,103	33%	5,911	1,467	33%
Geauga County							
Chardon Township	2,838	1,441	-1397	-49%	1,745	304	21%
Hambden Township	998	1,214	216	21%	1,450	236	19%
COUNTY SUMMARY							
Lake County	75,166	83,194	8,028	11%	93,487	10,293	12%
Geauga County	24,049	27,922	3,873	16%	32,805	4,883	17%

SOURCE: U.S. Census Bureau – 1980, 1990 and 2000 Census Reports.

TABLE 3
CHARACTERISTICS OF HOUSING: 1990
Concord Township and Adjacent Jurisdictions

	1-unit detached		1-unit attached (a)		2-4 units per building		5 or more units per building		mobile home, other	
	#	%	#	%	#	%	#	%	#	%
Lake County										
Kirtland	1,829	85%	3	0%	46	2%	117	6%	133	6%
Kirtland Hills Village	196	100%	0	0%	0	0%	0	0	0	0%
Leroy Township	862	97%	6	1%	9	1%	0	0	9	1%
Madison Township	4,503	79%	98	2%	135	2%	177	3%	760	13%
Mentor	13,169	76%	1,568	9%	384	2%	1,484	8%	567	3%
Painesville	3,724	58%	356	5%	815	12%	1,568	24%	66	1%
Painesville Township	4,613	71%	391	6%	536	8%	938	14%	232	4%
Perry Township	2,103	90%	6	0%	96	4%	34	1%	87	4%
Concord Township	3,372	75%	570	12%	192	4%	284	6%	23	1%
Geauga County										
Chardon Township	1,103	60%	60	3%	168	9%	471	25%	15	1%
Hambden Township	798	65%	12	1%	11	1%	3	0%	390	32%
COUNTY SUMMARY										
Lake County	60,699	73%	4,254	5%	3,240	4%	12,404	15%	2,597	3%
Geauga County	23,513	84%	869	3%	1,038	4%	1,010	4%	1,492	5%

(a) A unit where the walls separating the unit from another unit extend from the ground to the roof.

SOURCE: 1990 U.S. Census

TABLE 3A
CHARACTERISTICS OF HOUSING: 2000
Concord Township and Adjacent Jurisdictions

	1-unit detached		1-unit attached (a)		2-4 units per building		5 or more units per building		mobile home, other	
	#	%	#	%	#	%	#	%	#	%
Kirtland	2,216	87%	35	1%	54	2%	122	5%	131	5%
Kirtland Hills Village	237	98%	1	0%	5	2%	0	0%	0	0%
Leroy Township	1,083	98%	18	2%	4	0%	0	0%	0	0%
Madison Township	5,669	77%	195	3%	291	4%	275	4%	954	13%
Mentor	15,278	79%	1,505	8%	625	3%	1,538	8%	355	2%
Painesville	3,962	57%	399	6%	799	12%	1,730	25%	35	1%
Painesville Township	5,342	69%	916	12%	574	7%	683	9%	261	3%
Perry Township	2,524	87%	157	5%	77	3%	22	1%	136	5%
Concord Township	4,450	75%	964	16%	143	2%	337	6%	2	0%
Lake County	68,094	73%	5,849	6%	3,767	4%	13,439	14%	2,338	3%

(a) A unit where the walls separating the unit from another unit extend from the ground to the roof.

SOURCE: 2000 U.S. Census

TABLE 4
HOUSING CONSTRUCTION RATES^(a): 1997-2002
Concord Township and Adjacent Jurisdictions

	1997	1998	1999	2000	2001	2002 ^(b)	Total 1997 – 2002 bldg	Annual Average # of bldg
Lake County	N/A	N/A	785	703	766	N/A	2,254	751
Kirtland	47	47	30	42	23	N/A	189	38
Kirtland Hills Village	10	10	8	4	4	N/A	36	7
Leroy Township	28	31	25	25	10	N/A	119	24
Madison Township	69	61	60	42	70	8	310	60 ^(c)
Mentor	166	139	117	82	86	N/A	590	118
Painesville	17	19	17	11	12	N/A	76	15
Painesville Township	84	101	108	84	70	N/A	447	89
Perry Township	36	45	49	27	28	N/A	185	37
Concord Township	110	101	145	97	135	N/A	588	118
Geauga County	500	537	562	499	462	92	2,560	512
Chardon Township	37	37	23	17	8	3	125	24 ^(c)
Hambden Township	43	42	53	48	45	7	238	46 ^(c)

N/A = Not available.

(a) Based on the number of residential building permits issued in each community.

(b) Reported through March 2002.

(c) Not including 2002.

SOURCES: Geauga County Building Department, Lake County Building Department,
Painesville City Building Department, Mentor City Building Department,
U.S. Census Bureau – Residential Building Permit Reports.

TABLE 5
HOUSING AND OCCUPANCY CHARACTERISTICS: 1990 & 2000
Concord Township

	UNITS		PERCENT OF TOTAL		Average PERSONS PER UNIT	
	1990	2000	1990	2000	1990	2000
Owner-occupied	3,848	5,229	86.6%	88.5%	2.90	2.67
Rental	396	501	8.9%	8.4%	2.70	2.32
TOTAL OCCUPIED UNITS	4,244	5,730	95.5%	96.9%	2.90 ^(a)	2.67 ^(a)
Vacant	200	181	4.5%	3.1%		
TOTAL	4,444	5,911	100%	100%	2.80^(b)	2.60^(b)

- (a) Persons per occupied unit is the same as persons per household; does not include persons living in group quarters.
- (b) Persons per unit is based on both occupied and vacant units. This figure therefore contains a realistic vacancy factor that is necessary when estimating future population based on projected housing units.

SOURCE: 1990 and 2000 U.S. Census

TABLE 6
LAND AREA BY ZONING DISTRICT
Concord Township

ZONING DISTRICT	Total Acres in District	% of Total Acres	Acres Vacant ¹⁷	% of Total Acres in District	Acres Developed	% of Total Acres in District
Residential						
R-1	6,666	45.4%	2,153	32.3%	4,513	67.7%
R-2	537	3.7%	156	29.1%	381	70.9%
R-3	205	1.4%	10	4.9%	195	95.1%
R-4	5,985	40.8%	3,251	54%	2,734 ¹⁸	46%
R-5	0	0%	0	0%	0	0%
R-6	132	0.9%	16	12.1%	116	87.9%
R-8	257	1.8%	0	0%	257	100%
Total Residential	13,782	94.3%	5,586	40.5%	8,196	59%
Commercial						
B-1	73	0.5%	22	30.1%	51	69.9%
B-2	83	0.6%	6	7.2%	77	92.8%
B-X	140	1.0%	22	15.7%	118	84.3%
S	43	0.3%	0	0%	43	100%
Total Commercial	339	2.3%	50	14.7%	289	85.3%
Industrial						
M	42	0.3%	26	62 %	16	38 %
RD-1	0	0%	0	0%	0	0%
RD-2	440	3.0%	278	63.2%	162	36.9%
Total Industrial	482	3.3%	304	63%	178	37 %
TOTAL ACRES	14,603	100%	5,940	40.6%	8,663	59.4%

¹⁷ Calculated by D.B. Hartt using 2000 aerial photos & base maps from Lake County.

¹⁸ Includes 190-acre Buschmann property awarded to Lake Metroparks.

TABLE 7
PROJECTED INCREASE IN DWELLING UNITS & POPULATION
Concord Township
(based on current zoning)

	Vacant or Underdeveloped Acres ^(a)	Effective Density (Units/Acre) ^(b)	Potential Units	Projected Population ^(c)
R-1	2,153	1.50	3,230	8,398
R-2	156	3	468	1,217
R-3	10	8	80	208
R-4	3,251	.85	2,763	7,184
R-6	16	.43	7	18
R-8	0	.33	0	0

Notes to Table 7:

- (a) Includes significant backlands of large parcels, acres devoted to farming or horse farms, and wooded areas.
- (b) Effective density includes area for street and inefficient lot layouts, assumes only single-family development.
- (c) Number of person per dwelling unit is 2.60 as reported by the 2000 U.S. Census.

TABLE 7A
RESIDENTIAL DEVELOPMENT POTENTIAL AT BUILD-OUT

	Potential Total Dwelling Units	Potential Total Population
2000 Census	5,911	15,282
Additional Units by the beginning of 2002 (estimated) ^(a)	288	749
Additional Development Potential (estimated in Table 7)	6,710	17,446
Total Residential Development Potential at Build-Out^(b)	12,909	33,477
% Growth at Build-Out	118%	

Notes to Table 7A:

- (a) Does not include 150 undeveloped platted lots, for which a permit may have already been obtained.
- (b) Based on current zoning.

**Table 7B
COST/REVENUE ANALYSIS FOR RESIDENTIAL^(a)**

Home Value (in 000s)	Total Revenue ^(b)	Costs ^(c)			Net	Ratio of Revenues to Costs
		School ^(c)	Twp. ^(d)	Total		
\$250	\$2,869	\$3,658	\$828	\$4,486	-\$1,617	\$.64
300	3,443	3,658	828	4,486	-1,043	.77
350	4,017	3,658	828	4,486	-469	.90
400	4,591	3,658	828	4,486	105	1.02
450	5,164	3,658	828	4,486	678	1.15

Notes to Table 7B:

- (a) The analysis assumes that the median number of school children per household in the R-1 or R-4 District is .62.
- (b) The tax rate used to generate the revenue estimate was 32.79 mills (representing 25.04 mills for the School District and 7.75 mills for the Township).
- (c) Using \$5,900 per pupil cost from Painesville Township School District (reflects local share of expenditure per pupil).
- (d) Estimated cost of existing roads per unit, administrative, recreational and fire costs and other existing Township costs per unit (using 2001 year data).
- (e) Assumes equal distribution of costs per unit.

**TABLE 8
PROJECTED INCREASE IN COMMERCIAL & INDUSTRIAL
DEVELOPMENT
Concord Township
(based on current zoning)**

	ZONING DISTRICT	
	Total Commercial	Total Industrial
Developed Acres	289	162
Vacant or Underdeveloped Acres	50	278
Total Acres	339	440
% Increase at Build- Out	17%	172%

TABLE 9
COMPARISON OF ASSESSED TAX VALUATIONS: TAX YEAR 2001
Concord Township and Adjacent Jurisdictions

COMMUNITY	REAL PROPERTY		TOTAL
	Agricultural/ Residential	Comm./Ind.	
Lake County			
Kirtland	\$169,521,090 <i>94%</i>	\$11,257,230 <i>6%</i>	\$180,778,320 <i>100%</i>
Kirtland Hills Village	\$33,547,560 <i>99%</i>	\$192,720 <i>1%</i>	\$33,740,280 <i>100%</i>
Leroy Township	\$64,769,320 <i>98%</i>	\$1,176,580 <i>2%</i>	\$65,945,900 <i>100%</i>
Madison Township	\$181,665,300 <i>86%</i>	\$30,350,010 <i>14%</i>	\$212,015,310 <i>100%</i>
Mentor	\$845,534,380 <i>72%</i>	\$324,019,310 <i>28%</i>	\$1,169,553,690 <i>100%</i>
Painesville	\$117,431,090 <i>65%</i>	\$62,868,080 <i>35%</i>	\$180,299,170 <i>100%</i>
Painesville Township	\$214,719,970 <i>81%</i>	\$49,894,950 <i>19%</i>	\$264,614,920 <i>100%</i>
Perry Township	\$101,780,030 <i>88%</i>	\$14,509,000 <i>12%</i>	\$116,289,030 <i>100%</i>
Concord Township	\$361,132,820 <i>92%</i>	\$33,309,950 <i>8%</i>	\$394,442,770 <i>100%</i>
Geauga County			
Chardon Township	\$113,258,840 <i>98%</i>	\$1,744,300 <i>2%</i>	\$115,003,140 <i>100%</i>
Hambden Township	\$65,817,760 <i>94%</i>	\$4,106,300 <i>6%</i>	\$69,924,060 <i>100%</i>
County Summary			
Lake County	\$3,414,371,440 <i>76%</i>	\$1,078,445,000 <i>24%</i>	\$4,492,816,440 <i>100%</i>
Geauga County	\$1,909,613,860 <i>90%</i>	\$222,592,400 <i>10%</i>	\$2,132,206,260 <i>100%</i>

SOURCE: Lake County Treasurer
Geauga County Auditors

TABLE 10
COMPARISON OF TAX RATES: TAX YEAR 2001
Concord Township and Adjacent Jurisdictions

Taxing Jurisdiction	Full Tax Rate	Effective Rate	
		Residential/ Agricultural	Comm./ Ind.
Lake County			
Kirtland	95.85	49.50	54.77
Kirtland Hills Village/Mentor	106.12	62.76	74.01
Kirtland Hills Village/Kirtland	107.80	65.85	70.68
Leroy Township	87.44	50.64	58.96
Madison Township	99.25	53.51	62.00
Mentor	87.62	43.52	55.07
Painesville	104.88	55.93	74.49
Painesville Township	87.14	48.88	57.41
Painesville Township/Fairport	103.13	55.87	73.33
Perry Township	74.50	40.67	48.41
Concord Township/Painesville	85.84	49.76	56.69
Concord Township/Chardon	93.48	51.82	60.54
Concord Township/Mentor	92.52	47.52	58.89
Geauga County			
Chardon Township/Chardon LSD	90.48	48.25	55.33
Chardon Township/Painesville LSD	82.84	46.19	51.91
Chardon Township/Kirtland LSD	92.20	48.16	51.23
Chardon Township/Mentor LSD	90.52	45.21	54.75
Hambden Township/Chardon LSD	93.58	51.48	58.56

LSD = Local School District

SOURCE: Lake County Auditor
Geauga County Auditor

TABLE 11
EFFECTIVE PROPERTY TAX RATES: TAX YEAR 2001 ¹⁹
Concord Township

	Value per Acre²⁰	Total Taxes	Township	Schools	Other
Residential Effective Rate ²¹		49.76 <i>100%</i>	7.75 <i>16%</i>	25.04 <i>50%</i>	16.95 <i>34%</i>
		Taxes collected on one acre of new residential construction ²²			
R-1 single-family (\$250,000/unit)	\$400,000	\$6,966.40	\$1,085.00	\$3,505.60	\$2,373.00
R-2 PUD (\$250,000/unit)	\$750,000	\$13,062.00	\$2,034.38	\$6,573.00	\$4,449.38
R-3 multi-family (\$100,000/unit)	\$800,000	\$13,932.80	\$2,170.00	\$7,011.20	\$4,746.00
R-4 single-family (\$350,000/unit)	\$350,000	\$6,095.60	\$949.38	\$3,067.40	\$2,076.38
R-6 single-family (\$400,000/unit)	\$200,000	\$3,483.20	\$542.50	\$1,752.80	\$1,186.50
R-8 single-family (\$500,000/unit)	\$167,000	\$2,908.47	\$452.99	\$1,463.59	\$990.73
		Taxes collected on one acre of new non-residential construction ²⁴			
Non-Residential Effective Rate ²³		56.69 <i>100%</i>	7.88 <i>14%</i>	27.63 <i>49%</i>	21.18 <i>37%</i>
Retail	\$800,000 ²⁵	\$15,873	\$2,206	\$7,736	\$5,930
Industrial	\$480,000 ²⁶	\$9,524	\$1,324	\$4,642	\$3,558

¹⁹ Calculation based on tax rates for the Concord Township/Painesville Taxing District.

²⁰ Typical value based on the permitted number of units per acre.

²¹ Source - Effective tax rates by Jurisdiction – Lake County Auditor’s Office

²² (Market value x 0.35)/1,000 x effective tax rate.

²³ Source - Effective tax rates by Jurisdiction – Lake County Auditor’s Office

²⁴ (Market value x 0.35)/1,000 x effective tax rate.

²⁵ Assumes \$80/sq. ft. building/land costs and 10,000 sq. ft. of building per acre.

²⁶ Assumes \$60/sq. ft. building/land costs and 8,000 sq. ft. of building per acre.

**TABLE 12
LAND VALUATION POTENTIAL**

	Existing Real Estate Tax Valuation		Development at Build-out (based on development of vacant land according to existing zoning)	
	\$\$	%		%
Residential/ Agricultural				
Acres to be developed			5,586 ac	
Units ^(a)			6,548 units	
Value added ^(b)			\$665,822,500	
Total Res./ Agri. Value	\$361,132,820	92%	\$1,026,955,320	92%
Commercial				
Acres			50	
Commercial Value added ^(c)			\$14,000,000	
Industrial				
Acres			292	
Industrial Value added ^(d)			\$40,880,000	
Total Commercial & Industrial Added			\$54,880,000	
Total Commercial & Industrial	\$33,309,950	8%	\$88,189,950	8%
GRAND TOTAL	\$394,442,770	100%	\$1,115,145,270	100%

Notes to Table 4:

- (a) See Table 7 for calculations used to determine potential residential units.
- (b) To calculate value added, multiply number of units x value per unit for each zoning district. Multiply total value x .35 (assessed value).
- (c) Total acres x \$800,000 (assumed value per acre based on 10,000 sq. ft. of building floor area per acre x \$80/sq. ft. including land value) x 0.35 (assessed value).
- (d) Total acres x \$400,000 (assumed value per acre based on 8,000 sq. ft. of building floor area per acre x \$50/sq. ft. including land value) x 0.35 (assessed value).

**TABLE 13
PERMITTED USES IN RESIDENTIAL DISTRICTS**

	R-1	R-2	R-3	R-4	R-5	R-6	R-8
	Residential	PUD	Multi-Family	Residential	Senior Res.	Residential	Rural Res./ Recreation
Residential							
Single-Family Dwelling	P	P	-	P	P	P	P
Two-Family Dwelling	P	-	-	P	P	-	-
Multi-Family Dwelling	-	P	P		-	-	-
Attached Single-Family Dwelling	-	P	-	-	P	-	-
Attached Congregate or Assisted Living Dwelling	-	-	-	-	P	-	-
Adult Family Home	P	-	-	P	-	-	-
Community Facilities, Other							
Church/Place of Worship	C	-	-	C	-	-	-
School, College, University	C	-	-	C	-	-	-
Library, Museum or Community Center	C	-	-	C	-	-	-
Fire Station, Township Hall, Cemetery	P	-	-	P	-	-	-
Residential Care Facility, Nursing Home and Home for the Aging	C	-	-	C	-	-	-
Nursing Home or Rest Home	-	-	-	-	P	-	-
Commercial Centers	-	C ^(b)	-	-	-	-	-
Surface extraction of sand, gravel, or other earth materials	C	C	C	C	C	C	C
Open Space, Recreation							
Arboretum or camp	C	-	-	C	-	-	-
Golf Course	P	P	-	P	-	-	P ^(a)
Park/Playground	C	-	-	C	-	-	P ^(a)
Equestrian Facility	-	-	-	-	-	-	P ^(a)
Health Spa/Club	-	-	-	-	-	-	P ^(a)
Ski Club/Tennis	-	-	-	-	-	-	P ^(a)

	R-1	R-2	R-3	R-4	R-5	R-6	R-8
	Residential	PUD	Multi-Family	Residential	Senior Res.	Residential	Rural Res./ Recreation
Garden or Botanical Center	-	-	-	-	-	-	P ^(a)
Accessory Uses							
Office or Studio in Association With a Residential Use	A	-	-	A	-	-	-
Real Estate Insurance Office in Association With a Residential Use	A	-	-	A	-	-	-
Home Occupation	A	-	-	A	-	-	-
Restaurant, Recreation Facilities, and other Services for use by the residents	-	-	-	-	A	-	A
Storage of Recreational Vehicles, Tools or Equipment	A	-	-	A	-	A	-
Swimming Pool	A	-	-	A	-	A	A
<p><i>Notes to Table 13:</i> <i>P = Principle use permitted by right</i> <i>A = Accessory Use</i> <i>C = Conditional Use</i> <i>- = Use not specified or not permitted in district</i> <i>(a) In conjunction with single-family development.</i> <i>(b) Refer to Section 16.07 of the Zoning Resolution for a detailed list of commercial uses permitted.</i></p>							

**TABLE 14
SUMMARY OF DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS**

	R-1	R-2	R-3	R-4	R-5	R-6	R-8
Lot Requirements							
Minimum lot size		100 acres ^(d)			50 acres		75 acres
Single-family dwelling	$\frac{3}{4}$ acre ^(a)	-	-	1 acre	-	2 acre ^(b)	-
Two-family dwelling	1 acre	-	-	2 acre	-	-	-
Multi-family dwelling	-	-	45,000 sq ft ^(e)	-	-	-	-
Density		3 units per acre	8 units per acre		10.25 units per acre		1 unit per 3 acres
Minimum lot width at the building line	100 ft ^(b)	-	200 ft.	100 ft ^(b)	500 ft.	150 ft.	125 ft.
Minimum lot frontage	50 ft.	-	200 ft.	50 ft.	100 ft.	50 ft.	50 ft.
Yard Requirements							
Minimum usable open space	-	40% ^(d)	-	-	-	-	50%
Minimum front yard	50 or 80 ft. ^(c)	35 ft.	50 ft	50 or 80 ft. ^(c)	100 or 130ft. ^(g)	50 or 80 ft. ^(c)	50 ft.
Minimum side yard (each side)	15 ft.	10 ft.	30 ft. ^(f)	15 ft.	100 ft.	30 ft.	10 ft.
Minimum rear yard	40 ft.	30 ft.	30 ft. ^(f)	40 ft.	100 ft.	40 ft.	30 ft.
Dwelling Unit Requirements							
Minimum living floor area							
Single-family dwelling	1,200-1,600 sq. ft.	1,000-1,200 sq. ft.	-	1,200-1,600 sq. ft.	-	1,200-1,600 sq. ft.	1,200-1,600 sq. ft.
Two-family dwelling	2,400-2,800 sq. ft.	800-1,200 sq. ft.	-	2,400-2,800 sq. ft.	-	-	-
Multi-family dwellings	-	750-1,200 sq. ft.	800-1,000 sq. ft.	-	-	-	-
Maximum Building Height							
Principal building	35 ft.	35 ft	35 ft	35 ft.	35 ft.	35 ft.	35 ft.
Accessory building	-	-	18 ft.	-	-	35 ft.	-

	R-1	R-2	R-3	R-4	R-5	R-6	R-8
<p><i>Notes to Table 14:</i> - = <i>Not applicable.</i></p> <p>(a) <i>May be reduced to 22,000 sf when served by public sewer and water</i></p> <p>(b) <i>For three or more contiguous two-family dwellings, refer to Section 15.04 or 18.04, as applicable</i></p> <p>(c) <i>80 feet from the street centerline or 50 ft from the sideline of the street R-O-W, whichever is greater</i></p> <p>(d) <i>25% of the gross acreage over 100 acres</i></p> <p>(e) <i>For the first 3 dwelling units, 5,000 sf for each additional dwelling unit</i></p> <p>(f) <i>50 ft when abutting R-1 or R-4 districts</i></p> <p>(g) <i>130 ft from street centerline or 100 ft from sideline of the street R-O-W, whichever is greater</i></p> <p>(h) <i>1 acre if served by public sewer</i></p> <p>(i) <i>Minimum development area needed, which shall be under single ownership</i></p>							

TABLE 15 ^(a)
PERMITTED USES IN COMMERCIAL AND INDUSTRIAL DISTRICTS

	B-1	B-2	B-X	S	M	RD-1	RD-2
	Restricted Retail	General Business	Business Interchange	Special Interchange	Manufacturing	Research & Office	Research & Limited Industrial
Office and Professional Services							
Insurance Related Services	P	-	-	-	-	-	-
Computer Related Services	-	P	P	-	-	-	P
Communication Services	-	P	P	-	-	-	-
Medical Office	P	-	-	-	-	-	-
General Office	P	P	-	-	P	-	P
Executive Office	-	-	-	-	-	P	-
Research and Development Labs	-	-	-	-	-	P	P
Retail and Personal Services							
Grocery, Food Markets	P	P	P	-	-	-	-
Liquor, Beverage	P	P	P	-	-	-	-
Eating and Drinking Places	P	P	P	-	-	-	-
Other Retail Stores	P	-	-	-	-	-	-
Misc. Shopping Goods Stores	P	-	-	-	-	-	-
Misc. Apparel and Accessory Stores	P	-	-	-	-	-	-
Furniture/ Housewares	P	-	-	-	-	-	-
Used Merchandise Stores	P	-	-	-	-	-	-
Fast Food	-	-	C	-	-	-	-
Beauty Shops/Barber	P	-	-	-	-	-	-
Bank, Financial Institutions	P	-	-	-	-	-	-
Department Stores	P	-	-	-	-	-	-

	B-1	B-2	B-X	S	M	RD-1	RD-2
	Restricted Retail	General Business	Business Interchange	Special Interchange	Manufacturing	Research & Office	Research & Limited Industrial
Misc. Personal Services	P	-	-	-	-	-	-
Veterinary Services	P	P	P	-	P	-	-
Funeral Services	P	P	P	-	-	-	-
Garden, Nursery Retail	P	-	-	-	-	-	-
Hardware	P	-	-	-	-	-	-
Hotels/Motels	-	-	P	P	-	-	-
Health Care Services	P	-	-	-	-	-	-
General Repair Shops	-	-	P	-	-	-	-
Child Day Care Ctr.	C	C	-	-	C	-	-
Automotive & Transportation							
Gas Stations	P	-	-	-	-	-	-
Auto, Equipment Rental/Leasing	-	-	P	-	-	-	-
Motor Vehicle Supply	P	P	P	-	P	-	-
Motor Vehicle, Rec. Vehicle Sales	-	-	P	-	-	-	-
Automotive Services	P	-	P	-	-	-	-
Automotive Repair	-	-	P	-	-	-	-
Manufacturing/ Distribution Processing/ Assembly							
Miscellaneous Goods (Wholesale)	-	P	P	-	P	-	-
Light Manufacturing	-	P	P	-	P	-	P
Heavy Manufacturing	-	-	P	-	P	-	-
Misc. Food Preparation	-	-	P	-	P		
Misc. Machinery and Equipment (Commercial and Electrical)	-	-	-	-	P	-	-
Trade Business Services							

	B-1	B-2	B-X	S	M	RD-1	RD-2
	Restricted Retail	General Business	Business Interchange	Special Interchange	Manufacturing	Research & Office	Research & Limited Industrial
Publishing/Printing	-	P	P	-	P	-	-
Landscaping Services	P	P	P	-	P	-	-
Lumber and Building Material Dealers	P	P	-	-	-	-	-
General Building Contractors	-	P	P	-	-	-	-
Plumbing, Heating and A/C	-	P	P	-	-	-	-
Construction (Light and Heavy)	-	P	P	-	P	-	-
Masonry, Carpentry, Roofing and Siding	-	P	P	-	-	-	-
Painting	-	P	P	-	-	-	-
Limited Industrial							
Aircraft and Parts	-	-	-	-	P	-	P
Electronic Components and Accessories	-	-	-	-	P	-	P
Aeronautical and Nautical Systems	-	-	-	-	-	-	P
Laboratory Apparatus, Surgical and Medical Instruments	-	-	-	-	-	-	P
Community Facilities/ Recreation/ Other							
Utility Services and Facilities	-	P	P	-	-	-	-
Recreational Facilities/Clubs	-	P	P	-	P	P	-
Civic, Social, and Religious Organizations	P	-	-	-	-	-	-
Motion Picture Theaters	P	-	-	-	-	-	-
U.S. Postal Service	-	P	P	-	-	-	-
Water Well Drilling	-	P	-	-	-	-	-
Libraries	C	C	-	-	-	P	-
Museums, Community	C	C	-	-	-	-	-

	B-1	B-2	B-X	S	M	RD-1	RD-2
	Restricted Retail	General Business	Business Interchange	Special Interchange	Manufacturing	Research & Office	Research & Limited Industrial
Centers							
Pilot Manufacturing Plants	-	-	-	-	-	P	-
Surface extraction of sand, gravel or other earth materials	C	C	C	C	C	C	C
Sexually Oriented Businesses	C	C	-	-	-	-	-
Residential Care Facility, Nursing Home and Home for the Aging	C	C	-	-	-	-	-
Accessory Uses							
Warehousing	-	-	-	-	A	-	A
Child and Adult Day Care	-	-	-	-	-	-	A
Police, Fire Departments	-	-	-	-	-	-	A
Restaurants, Bank ATM, Infirmaries, etc.	-	-	-	-	-	-	A
Residential Cabins	-	-	-	-	-	-	A

Notes to Table 15:

P = Principle use permitted by right

C = Conditional Use

A = Accessory Use

- = Use not specified or not permitted in district

(a) The following list is a summary of uses permitted within each district. Refer to the applicable District sections of the Zoning Resolution for a comprehensive list of the specific use categories permitted.

TABLE 16
SUMMARY OF DEVELOPMENT STANDARDS
COMMERCIAL AND INDUSTRIAL DISTRICTS

	B-1	B-2	B-X	S	M	RD-1	RD-2
Lot Requirements							
Minimum lot size	None	None	None	None	None	(c)	None
Minimum lot frontage	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	-	60 ft
Minimum lot width	None	None	None	None	400 ft.	-	None
Minimum Lot Requirements							
Minimum front yard depth	50-80 ft. ^(a)	50-80 ft. ^(a)	50-80 ft. ^(a)	50-80 ft. ^(a)	75-150 ft. ^(b)	200 ft.	150 – 200 ft. ^(d)
Minimum side yard (each side)							
Abutting residential district	50 ft.	50 ft.	50 ft. ^(e)	75 ft.	200 ft.	200 ft.	50 ft.
Abutting nonresidential district	20 ft.	20 ft.	20 ft.	75 ft.	50 ft.	200 ft.	50 ft.
Minimum rear yard							
Abutting residential use	50 ft.	50 ft.	50 ft. ^(e)	75 ft.	200 ft.	200 ft.	50 ft.
Abutting nonresidential use	20 ft.	20 ft.	20 ft.	75 ft.	50 ft.	200 ft.	50 ft.
Maximum Building Height							
Primary building	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.

Notes to Table 16:

- (a) 80 feet from the street centerline or 50 ft from the sideline of the street R-O-W, whichever is greater.*
- (b) 150 feet from the sideline of the street R-O-W, except on limited access highways where the distance from the sideline of R-O-W shall be 75 ft.*
- (c) In conformance with the intent of this Resolution.*
- (d) 200 ft. when across from a residential district.*
- (e) This buffer shall be in addition to the 20 ft. side and rear yard clearance required*

APPENDIX B RESOURCES

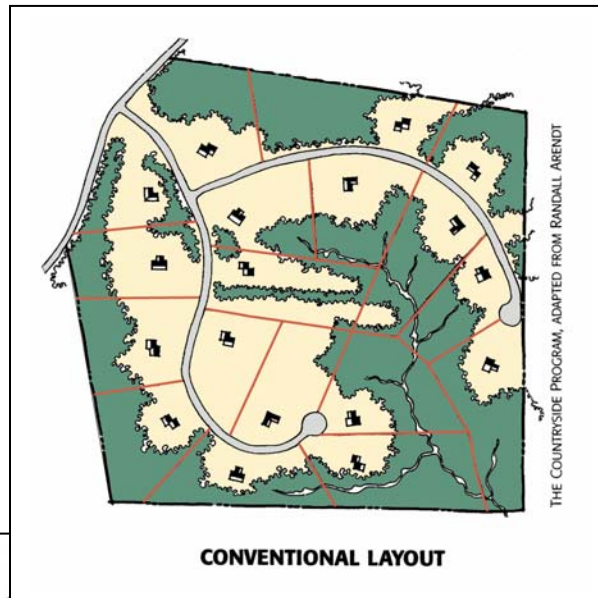
- **Strategies for Preserving Natural Areas**
 - Conservation Development
 - Conservation Easements
 - Land Trusts

- **Funding Sources for Preserving Open Space/Natural Resources**

Conservation Development

Conservation development is based on a simple concept: start with the same number of homes that would be allowed in a traditional subdivision on a particular parcel of land, and allow the developer more flexibility in locating them on the property, while requiring that a substantial (over 40%) of the land be set aside as permanent open space. That flexibility and open space protection provide room for many practices that will serve to buffer the impacts of the development on the countryside: reduced stormwater flow through retention and detention, less impervious surface, increased filtering of stormwater, reduced heat reflectance, retention of original vegetation and historic structures, continuation of agriculture are just a few of the environmental benefits achieved through conservation development practices.

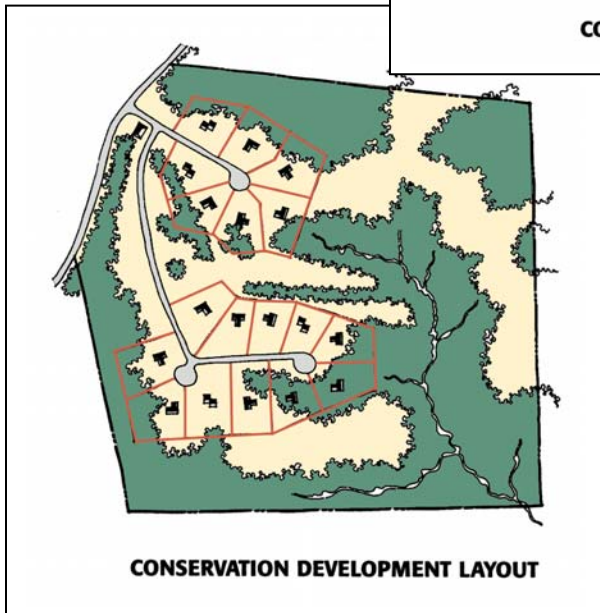
An illustration of the concept of conservation development is provided below:



CONVENTIONAL LARGE LOT DEVELOPMENT

Area	36 Acres
Lots	18 Lots
Open Space	None
Road Length	3,808 Feet

Source:
 The Countryside Program
 Workbook Section I,
 Planning and Design
 Handbook; P.O. Box 24825,
 Lyndhurst, Ohio 44124, 216-
 295-0511.



CONSERVATION DEVELOPMENT LAYOUT

Area	36 Acres
Lots	18 Lots
Open Space	53%
Road Length	2,072 Feet

Conservation Easements

What are conservation easements?

A conservation easement is a deed restriction landowners voluntarily place on their property to protect resources such as productive agricultural land, ground and surface water, wildlife habitat, historic sites or scenic views. The easement is either voluntarily sold or donated by the landowner, and constitutes a legally binding agreement that prohibits certain types of development (residential or commercial) from taking place on the land.

An agricultural conservation easement is a specific type of conservation easement, designed to protect land from development and ensure that the use of the land will remain conducive to agriculture in the future. Agricultural easements are tailored to each property and the needs of the individual landowners and may include provisions for construction of barns and/or homes for children and grandchildren who wish to stay on the farm. The easements may exclude certain sections of the farm from the easement entirely.

Who grants and holds conservation easements?

The landowner is the only one who can decide to place a conservation easement on his or her property. When more than one individual owns a property, all owners must agree to place the easement on the property. If the property is mortgaged, the mortgage holder must also be in agreement for the easement to be placed.

A conservation easement is designed to protect a property according to the owner's wishes. Since the easement is generally granted in perpetuity, it is necessary for an outside party to be responsible for the monitoring and maintenance of the easement. The outside party "holds" the easement and is required to monitor and enforce the adherence of current and future property owners to the terms of the easement.

Typically, easements are held by local government agencies, land trusts or other nonprofit organizations designed for this purpose. Designating both a government agency and a nonprofit or land trust as co-holders of the easement is an alternative selected in many easements and may be required in certain public programs wherein the easements are purchased by a government preservation program or organization.

Why use a conservation easement to protect open space or farmland?

The easement is a legally binding covenant that is publicly recorded and runs with the property deed in perpetuity or for a specified time. It gives the holder the responsibility to monitor and enforce the property restrictions imposed by the easement for as long as it is designed to run. An easement does not grant ownership nor does it absolve the property owner from traditional owner responsibilities such as payment of property tax, though it may transfer maintenance responsibilities to the easement holder.

Conservation Easements²⁷ *continued*

If done according to IRS requirements, donated easements can also be treated as charitable gifts and can be deducted from one's federal income tax. The amount of the gift is the difference between the appraised value of the land before the easement and the appraised value of the land after the easement is in place.

Additionally, a permanently donated agricultural easement reduces the appraised value of a farm and can result in lower or zero estate taxes. There is also an added benefit of a second estate tax reduction of up to 40%, or a maximum of \$500,000.

Benefits

- ▶ Permanently protect important farmland and open spaces while keeping the land in private ownership and on local tax rolls (though at a reduced value). Property owner retains the right to use land.
- ▶ Provide landowners with several tax benefits including income, estate and property tax reductions.
- ▶ Flexible tool that can be tailored to meet the needs of individual property owners and unique properties.

Drawbacks

- ▶ Participation is voluntary.
- ▶ Monitoring and enforcing conservation easements requires a serious commitment on the part of the easement holder.
- ▶ Conservation easements do not offer protection from eminent domain, but if land under easement is taken through eminent domain, both the landowner and the easement holder must be compensated.

²⁷ OSU Extension FactSheet CDFS-1261-98; Ohio Department of Agriculture

Land Trusts²⁸

What are land trusts?

Land trusts are local, regional, statewide or national organizations that are established to conserve land and its resources. Land trusts are not “trusts” in the legal sense, and may also be referred to as conservancies, foundations, or associations. Land trusts are distinguished by their direct involvement in land transactions with the goal of protecting land that has natural, recreational, scenic, historic, or productive value. Land trusts initiate, implement, and monitor land protection devices for individual pieces of property or for larger land areas, depending on the trust's specific goals. Sometimes their land protection efforts are combined with other conservation organizations, but their major objective is the preservation of the land itself so that it may continue to be a resource for future generations.

How do land trusts protect open space?

While land trusts use a variety of methods to protect land, two of the most commonly used are the purchase or acceptance of donations of land and the purchase or acceptance of donations of conservation easements. Some land trusts acquire land and then convey it to another nonprofit organization or a government agency for permanent protection and stewardship.

Land trusts also protect land by other means, including:

- ▶ Providing funding to other groups for land acquisition;
- ▶ Negotiating with conservation-minded individuals who are willing to invest in property in anticipation of its ultimate and permanent protection as open space; and
- ▶ Facilitating negotiations for land to be acquired by another nonprofit organization or a public agency.

Why use a land trust to preserve open space and farmland?

Land trusts have many advantages as vehicles for protecting such areas. Typically, a land trust is organized as a private, nonprofit, incorporated organization. This enables the land trust to hold titles to real estate and to accept charitable donations. The private, nonprofit land trust offers prompt response time and professional stewardship services. As private organizations, land trusts are not as restrained by politics and procedures as a governmental agency and they are able to negotiate with property owners confidentially and quickly. Their nonprofit status provides a variety of tax benefits and enables the organization to take advantage of a wider variety of funding sources such as grants.

There are currently nearly 40 land trusts operating in Ohio. Technical help for establishing a trust(s) in Lake County is available from several national land conservation organizations including: the Land Trust Alliance, the Nature Conservancy, American Farmland Trust, and the Trust for Public Land.

²⁸ OSU Extension FactSheet CDFS-1262-98; Land Trust Alliance.

Funding Sources For Green Space/Open Space Preservation²⁹

The following summary of key funding state and local government funding programs is provided to assist Township officials as they seek funding resources for the preservation of open space. Links to internet resources that provide more comprehensive lists of resources are also provided below.

[Ohio Greenways](#) publishes a hardcopy summary of various state and federal sources of funding for greenway projects. The U.S. EPA maintains a [Catalog of Funding Sources for Watershed Protection](#). In addition, there are a number of organizations such as the [Rails-to-Trails Conservancy](#), [The Trust for Public Land](#), and [The Nature Conservancy](#) that work with communities to assist in finding funding for open space, trail and recreation projects.

Program	Acquisition / Easement Planning	Watershed / Habitat Protection	Pollution Reduction / Cleanup	Capital Improvements	Trails	Labor/Consult.	Maintenance	Administration	Research	Educ. / Community Participation	Technical Assistance
STATE GOVERNMENT											
Ohio Department of Natural Resources											
Greenworks										X	
Ohio Bicentennial Legacy Tree Planting Program				X							
Clean Ohio Trails Fund	X	X		X	X						
Coastal Management Assistance Grants	X		X	X							
Land & Water Conservation Funds		X		X	X						
Natureworks		X	X	X	X		X				
Recreational Trails Program	X	X		X	X		X			X	
Watershed Coordinators	X							X			X
Boating Infrastructure Grant Program				X							
Boating Safety Education										X	
Clean Vessel Act				X							
Cooperative Public Boating Facility Projects				X							
Grassland Restoration: Pastures-to-Prairies			X								
Wetland Restoration			X	X	X						
Ohio Wildlife Diversity Projects	X	X	X	X				X	X	X	
Ohio Department of Transportation											
Bicycle/Pedestrian Program (STP Funds)		X		X	X						
Transportation Enhancements (STP Funds)				X	X					X	

²⁹ Reproduced from Cuyahoga County Planning Commission’s website on the County Green Space Plan: <http://planning.co.cuyahoga.oh.us/green/funding.html>.

Program	Planning	Aquisition / Easement	Watershed / Habitat Protection	Pollution Reduction / Cleanup	Capital Improvements	Trails	Labor / Consult.	Maintenance	Administration	Research	Educ. / Community Participation	Technical Assistance
National Scenic Byways Program	X		X		X	X					X	
Public Lands Highways Discretionary Program	X	X			X	X						
Ohio Department of Development												
Brownfields/Clean Ohio Fund				X	X							
Urban and Rural Initiative Program		X		X								
Ohio EPA												
Section 319 - Nonpoint Source Pollution	X		X							X	X	X
Water Pollution Control Loan Fund		X	X	X	X							X
Water Resource Restoration Sponsor Program	X	X	X	X								
Voluntary Action Program (Brownfields Cleanup)				X								
Pollution Prevention Loan Program				X	X							
Ohio Environmental Education Fund											X	X
List of Other Grant, Loan and Tax Incentive Progs.												
Ohio Lake Erie Commission												
Lake Erie Protection Fund	X		X	X						X	X	
LOCAL AREA GOVERNMENTS												
NOACA												
Transportation Enhancements (STP Funds)					X	X					X	
Metroparks												
Agency budget	X	X	X		X	X		X	X		X	X

APPENDIX C COMMUNITY SURVEY – RAW RESULTS

As part of the development of the comprehensive plan, a community survey was prepared and distributed to every household in the Township to gauge resident opinion on quality of life issues, land use and Township services. The results of the survey were compiled into a report by Dr. Shawn Banasick of Kent State University in June 2003. The raw survey results, as outlined in the full report, are provided in this Appendix.

RAW SURVEY RESULTS (as taken from the Community Survey – Analysis of Results report prepared in June 2003 by Kent State University).

Concord Township - Comprehensive Plan - Community Survey

Section I General Assessment

Question 1. How would you rate your satisfaction with the overall quality of life in Concord Township?

satisfied	67%
somewhat satisfied	25%
somewhat dissatisfied	6%
dissatisfied	2%
no opinion	0%

Question 2. What word best describes the character of the Township?

rural	6%
semi-rural	62%
semi-suburban	28%
suburban	4%

Question 3. Please indicate your level of satisfaction with the amount of development in the Township over the past 10 years.

A.) standard single-family home

too much	25%
enough	58%
not enough	8%
need more	5%
no opinion	4%

B.) other types of residential living (i.e. cluster homes, townhouses, condominiums)

too much	44%
enough	44%
not enough	5%
need more	3%
no opinion	4%

C.) retail

too much	12%
enough	51%
not enough	20%
need more	12%
no opinion	5%

D.) offices

too much	11%
enough	56%
not enough	15%
need more	9%
no opinion	9%

E.) light industrial/research

too much	11%
enough	50%
not enough	15%
need more	14%
no opinion	10%

Question 4. Please indicate your level of satisfaction with the quality of development in the Township.

A.) standard single-family homes

satisfied	57%
somewhat satisfied	28%
somewhat dissatisfied	7%
dissatisfied	5%
no opinion	3%

B.) other types of residential living (i.e. cluster homes, townhouses, condominiums)

satisfied	33%
somewhat satisfied	31%
somewhat dissatisfied	16%
dissatisfied	13%
no opinion	7%

C.) retail

satisfied	28%
somewhat satisfied	33%
somewhat dissatisfied	16%
dissatisfied	10%
no opinion	13%

D.) offices

satisfied	31%
somewhat satisfied	34%
somewhat dissatisfied	11%
dissatisfied	7%
no opinion	17%

E.) light industrial/research

satisfied	29%
somewhat satisfied	32%
somewhat dissatisfied	11%
dissatisfied	8%
no opinion	20%

Section II Business Land Uses.

Question 5. How important is it that an effort be made to develop the limited amount of land left available for commercial/industrial development?

very important	23%
somewhat important	30%
not important	42%
no opinion	4%

Question 6. What types of businesses/industrial uses should be encouraged to locate in the Township?

offices	54%
retail	37%
light industrial	35%
research	49%

Section III Residential Land Uses

Question 7. How would you rate the current minimum lot size requirements for the R-1 single-family (1/2 acre) district?

too big	1%
appropriate	54%
too small	43%
no opinion	2%

Question 8. How would you rate the current minimum lot size requirements for the R-4 single-family (1 acre) district?

too big	7%
appropriate	72%
too small	18%
no opinion	3%

Question 9. Should more of the following types of residential development be encouraged in the Township?

A.) to single-family cluster homes (detached)

yes	42%
no	51%
no opinion	7%

B.) townhouses or attached single-family homes

yes	20%
no	72%
no opinion	8%

C.) apartments

yes	4%
no	91%
no opinion	5%

Section IV Natural Resource Preservation

Question 10. How important is it for the Township to:

A.) preserve undeveloped open space areas in the Township

important	72%
somewhat important	22%
not important	6%
no opinion	0%

B.) protect the natural environment and wildlife habitat

important	76%
somewhat important	20%
not important	4%
no opinion	0%

C.) protect and preserve groundwater resources

important	81%
somewhat important	15%
not important	3%
no opinion	1%

Question 10a. In the space to the right please rank choices a, b., and c from 1 to 3 with 1 being most important and 3 being least important.

Option	Average Score
A.) preserve undeveloped open space areas in Township	2.06
B.) protect the natural environment and wildlife habitat	1.87
C.) protect and preserve groundwater resources	1.97

Question 11. How important is it for the Township to preserve each of the following:

A.) woodlands

important	76%
somewhat important	21%
not important	3%
no opinion	0%

B.) rivers, streams and their adjacent land

important	82%
somewhat important	16%
not important	2%
no opinion	0%

C.) steep slopes and hillside areas

important	54%
somewhat important	32%
not important	12%
no opinion	2%

D.) fields, meadows and hedgerows

important	55%
somewhat important	32%
not important	12%
no opinion	2%

E.) the open character along existing roads

important	55%
somewhat important	33%
not important	10%
no opinion	2%

F.) scenic views or corridors

important	68%
somewhat important	25%
not important	6%
no opinion	1%

G.) historical structures (i.e. barns, fences, stone walls)

important	52%
somewhat important	32%
not important	14%
no opinion	2%

Question 11a. In the space to the right please indicate your three highest preservation priorities by ranking them from 1 to 3 with 1 being most important and 3 being least important.

Option	Average Score
A.) woodlands	1.62
B.) rivers, streams and their adjacent land	1.63
C.) steep slopes and hillside areas	2.40
D.) fields, meadows and hedgerows	2.59
E.) the open character along existing roads	2.13
F.) scenic views or corridors	2.33
G.) historical structures (i.e. barns, fences, stone walls)	2.24

Question 12. Should the Township consider the following options as ways of preserving open space and natural features?

A.) increasing the minimum lot sizes in the single-family R-1 (1/2 acre) district?

yes	57%
no	30%
unsure	9%
no opinion	4%

B.) increasing the minimum lot sizes in the single-family R-4 (1 acre) district?

yes	41%
no	42%
unsure	13%
no opinion	4%

C.) encouraging property owners to donate land or place it in an easement for preservation?

yes	54%
no	19%
unsure	18%
no opinion	9%

D.) encouraging public entities such as Lake Metroparks to purchase land in the Township for public parkland?

yes	68%
no	21%
unsure	9%
no opinion	2%

E.) using Township funds to purchase land and/or development rights?

yes	46%
no	30%
unsure	21%
no opinion	3%

Section V Township Services and Taxes

Question 13. Please rate the following services or facilities, as they now exist:

A.) sheriffs department

excellent	40%
good	45%
fair	7%
poor	1%
no opinion	7%

B.) fire and emergency medical services

excellent	54%
good	36%
fair	2%
poor	0%
no opinion	8%

C.) Township road maintenance

excellent	31%
good	49%
fair	15%
poor	4%
no opinion	1%

D.) Township parks

excellent	21%
good	52%
fair	13%
poor	2%
no opinion	12%

E.) Township recreation programs

excellent	13%
good	39%
fair	17%
poor	4%
no opinion	27%

F.) school district

excellent	23%
good	44%
fair	13%
poor	3%
no opinion	17%

F-2.) school township

Painesville Township	69%
Chardon	1%
Mentor	30%

G.) Township hall

excellent	15%
good	49%
fair	14%
poor	2%
no opinion	20%

H.) zoning office

excellent	9%
good	34%
fair	16%
poor	6%
no opinion	35%

I.) community center

excellent	23%
good	43%
fair	8%
poor	2%
no opinion	24%

Question 14. Would you be willing to pay more taxes in order to increase to level of services for the following:

A.) law-enforcement

yes	36%
no	56%
no opinion	8%

B.) fire and emergency medical services

yes	47%
no	46%
no opinion	7%

C.) maintenance of Township roads

yes	38%
no	53%
no opinion	9%

D.) Township parks

yes	28%
no	61%
no opinion	11%

E.) Township recreation

yes	18%
no	69%
no opinion	13%

F.) school district

yes	31%
no	58%
no opinion	11%

F-2.) school township

Painesville Township	68%
Chardon	2%
Mentor	30%

G.) town hall

yes	7%
no	79%
no opinion	14%

H.) zoning office

yes	6%
no	79%
no opinion	15%

I.) community center

yes	15%
no	72%
no opinion	13%

J.) baseball fields and sports facilities

yes	27%
no	62%
no opinion	11%

K.) network of trails and paths

yes	39%
no	52%
no opinion	9%

Question 14a. In the space to the right, please indicate your three highest priorities by ranking them from 1 to 3, with 1 being most important and 3 being least important.

Option	Average Score
A.) law-enforcement	1.82
B.) fire and emergency medical services	1.65
C.) maintenance of Township roads	2.39
D.) Township parks	2.12
E.) Township recreation	2.23
F.) school district	1.67
G.) town hall	2.46
H.) zoning office	2.39
I.) community center	2.48
J.) baseball fields and sports facilities	2.33
J.) network of trails and paths	2.07

Question 15. Residents pay \$271 per \$100,000 of home market value to the Township-approximately 16 percent of total property taxes. Given the current level of Township facilities and services, you think the Township's portion of the real estate tax is...

too high	19%
about right	61%
too little	11%
no opinion	9%

Question 16. How long have you lived at your current residence?

Less than 1 year	2%
1 – 3 years	15%
4 – 6 years	17%
7 – 10 years	18%
11 – 15 years	16%
> 15 years	32%

Question 17. How long have you lived in Concord Township?

Less than 1 year	1%
1 – 5 years	21%
6 – 10 years	20%
11 – 20 years	27%
21 – 30 years	17%
> 30 years	14%

Question 18. How large is the lot on which your house is located?

less than 1 acre	60%
between 1 and 2 acres	22%
between 2 and 5 acres	10%
larger than 5 acres	5%
don't know	3%

Question 19. Why did you move to Concord Township?

Always lived here	5%
character of Township	47%
close to family	14%
proximity to I-90	22%
schools	16%
close to work	18%
quality of housing stock	36%
overall quality of life	55%

Question 20. If you moved to the Township within the last five years, where did you live before?

Question 21. Do you expect to stay in Concord for at least the next two years?

yes	91%
no	3%
unsure	6%

Question 22. Please circle your age category

18-24	1%
25-44	26%
45-64	53%
65 +	20%

APPENDIX D CONCORD TOWNSHIP FACILITY AND SERVICE REPORT

During 2003, the Concord Township Board of Trustees appointed a committee to assess the Township's existing facilities and services and to recommend strategies for addressing future needs. The full report of the Facilities and Services Committee is provided in this Appendix.