

March 2, 2022

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Held

The Concord Township Board of Trustees met in special session on Wednesday, March 2, 2022 at 6:00 p.m. at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio.

Chairman Bart Johnson called the meeting to order and the roll was called; attending were Trustees Bart Johnson, Joe Garrett, and Jason Haney.

The purpose of the special meeting was to consider an application submitted by motion of the Concord Township Zoning Commission, designated as #ZC012022, initiated by the Concord Township Zoning Commission Board. The application contains proposed amendments to the Concord Township Zoning Resolution (Code).

The Board of Trustees will vote by majority on the application to either approve, deny, or approve with modification. Mr. Johnson made a matter of record that the following requirements had been satisfied: the application, the legal notice, the sign-in sheet, the notice of conditional approval from Delaware County Regional Planning Commission with two condition, and the recommendation of approval from the Zoning Commission with no conditions.

The swearing in was bypassed due to no meeting guests in attendance.

Motion was made by Mr. Garrett and seconded by Mr. Haney to adopt the proposed amendments (as attached) to the Concord Township Zoning Resolution. Discussion was held on adopting fees for the services required for landscaping reviews. The Trustees agreed the landscaping standards included in the amendments will serve the current and new township residents well. Upon roll call Vote: Haney-yes, Garrett-yes, Johnson-yes. Motion passed.

With no further business, Mr. Garrett moved and Mr. Haney seconded to adjourn. Vote: Haney-yes, Garrett-yes, Johnson-yes. Meeting adjourned.

ATTEST

  
Fiscal Officer, Jill Davis

**BOARD OF TRUSTEES**  
  
Bart Johnson

  
Joe Garrett

  
Jason Haney

Concord Township Trustee Special Meeting

March 2, 2022

Re-zoning Hearing – 6:00 p.m.

Call to Order

Roll Call

Swearing In

Purpose of Meeting

:to consider an application, submitted by motion of the Concord Township Zoning Commission, designated as ZC012022, initiated by Concord Township's Board of Zoning Commission. The application contains proposed amendments to the Concord Township Zoning Resolution.

**The Board of Trustees will vote by majority on the application to either approve, deny, or approve with modification.**

**I would like to make a matter of record that the following requirements have been satisfied: the application, the legal notice, the sign-in sheet, the notice of conditional approval from Delaware County Regional Planning with four conditions, and the recommendation of approval from the Zoning Commission with no conditions.**

two.

Testimony

Public Comments

Comments from the Board

Vote by Board of Trustees

Motion to Adjourn



**Decision on Rezoning Application  
Delaware County, Ohio**

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

<b>RPC Meeting Date:</b> 01/27/22	<b>RPC#</b> 01-22 ZON
<b>Township:</b> Concord	
<b>Request by:</b> Concord Twp. Zoning Commission	
<b>To allow:</b> zoning code amendments (Landscape plan)	

**Zoning Commission Decision Date:** Jan. 28, 2022

**Board of Trustees Decision Date:** Mar. 2, 2022

**Effective Date:** Apr. 1, 2022  
*After the period of referendum has passed*

**Decision:** (circle one) **APPROVED** **DISAPPROVED**

**Please Note:** If changes were made during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

**Township Trustee Signatures:**

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**FOR OFFICE USE ONLY**



BART  
JILL

CONCORD TOWNSHIP  
ZONING DEPARTMENT  
6385 Home Road · Delaware · Ohio-43015  
Phone 740-881-5338 · www.concordtpw.org

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February 09, 2022

CONCORD TOWNSHIP TRUSTEES  
6385 HOME ROAD  
DELAWARE OH 43015

RE: Application ZC012022

Dear CONCORD TOWNSHIP TRUSTEES,

On January 28, 2022 the Concord Township Board of Zoning Commission (BZC) held a Public Hearing to consider an Application designated as ZC012022, Concord Township Board of Zoning Commission's initiated proposed amendments to the Concord Township Zoning Resolution.

After hearing all of the evidence and testimony regarding Application ZC012022 during the hearing, the Concord Township Zoning Commission moved to recommend approval of Application ZC012022. This is to certify that the motion was made and seconded and there was a unanimous vote to recommend Approval to the Trustees. Per R.C. 519.12, please note that the Trustees shall hold their final public hearing within thirty (30) days of receipt of this recommendation.

Respectfully,

Connie Resanovich, Chair  
Board of Zoning Commission

CR/ae



**Delaware County  
Regional Planning Commission**

109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 www.dcrpc.org  
Scott B. Sanders, AICP Executive Director



February 1, 2022

Jill Davis, Fiscal Officer  
Concord Township  
6385 Home Rd.  
Delaware, Ohio 43015

Dear Mrs. Davis,

The Regional Planning Commission, at its January 27, 2022 regular meeting, recommended **Conditional Approval** of the following rezoning request:

**RPC File number 01-22 ZON**

**Request by:** Concord Twp. Zoning Commission  
**To allow:** zoning code amendments (Landscape plan)

Please remind your trustees and zoning commission that our office needs written notification of the results of the vote by each body, following each of their respective rezoning hearings. *If the application is a planned residential zoning, please include the total number of units approved.*

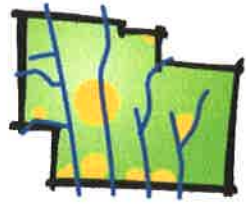
If you have any questions, please contact our office.

Respectfully,

*Stephanie Matlack*

Stephanie Matlack  
Executive Administrative Assistant

encl.: 01/27/22 RPC minutes excerpt  
copy: applicant  
Zoning Clerk  
Zoning Inspector  
file



# Delaware County Regional Planning Commission

109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 www.dcrpc.org  
Scott B. Sanders, AICP Executive Director



## *\*MINUTES\**

Thursday, January 27, 2022 at 6:30 PM

Frank B. Willis Building, 2079 US 23 North, Conference Room,  
Delaware, Ohio 43015

### ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of December 16, 2021 RPC Minutes
- Executive Committee Minutes of January 19, 2022
- Statement of Policy

CONSENT AGENDA (Final Plats)		Township	Lots/Acres
30-21	Northstar, Sec. 1, Ph. A, Lot 645, Div. #1	Berkshire	2 lots / 127.779 acres
24-20	7300 Concord Road CAD	Concord	4 lots / 9.25 acres
16-20.2&3 T	Evans Farm Marketplace West, Sec. 2 & 3	Orange	6 lots / 4.056 acres

### VARIANCES / EXTENSIONS

- 33-19 Longhill Ltd. - Longhill Farms at Berlin - Berlin Twp. - requesting 1-year extension
- 05-14 Pulte Homes - Liberty Trace - Liberty Twp. - requesting variance and 2-year extension

### ZONING MAP/TEXT AMENDMENTS

- 01-22 ZON Concord Twp. Zoning Commission - Concord Twp. - Text amendments (Landscape Plans)
- 02-22 ZON JLP Orange LLC. - Orange Twp. - 31.131 acres from FR-1 and PI to PCD
- 03-22 ZON OPTEK Inc. - Berlin Twp. - 11 acres from PCD to TPUD
- 04-22 ZON Harlem Twp. Zoning Commission - text amendment - Article IV

### SUBDIVISION PROJECTS

<u>Preliminary</u>		Township	Lots/Acres
01-22	T The Ravines at Hoover	Genoa	56 lots / 42.846 acres
02-22	Rabbit Run Subdivision	Liberty	13 lots / 16.635 acres

T- Table

### OTHER BUSINESS

- Consideration for Approval: Liability Insurance \$8,765.00

and development of this section. As such, Pulte requests a two (2) year extension of this Preliminary Plat.”

**Staff comments:** Staff believes the cited reasons for requesting the extension by variance (environmental issues resulting in longer than anticipated engineering and permitting) is a legitimate request. The extension would not only not be detrimental to be public health, but would actually result in a more environmentally sound project. The environmental issues are also unique to the property, as a drainage course and associated floodplain are located within the remaining section. It would seem unreasonable to require the applicant to resubmit the preliminary due to the ongoing navigation of the environmental concerns. Finally, permitting the variance would in no way vary any of the applicable local regulations.

**Staff Recommendation**

DCRPC staff recommends that based on the Findings of Fact under Criteria for a Variance above, the variance request from Sec. 102.03 & 204.04 and a two-year extension for **Liberty Trace, Section 4** be *Approved*.

**Commission / Public Comments**

Mr. Joe Looby was present from EMH & T to answer questions from the Commission.

***Mr. Weade made a motion to Approve the Variance request by Pulte Homes based on the Findings of Fact, and a 2-year Extension for Liberty Trace, Section 4. Mr. Irvine seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Liberty Twp.). Motion carried.***

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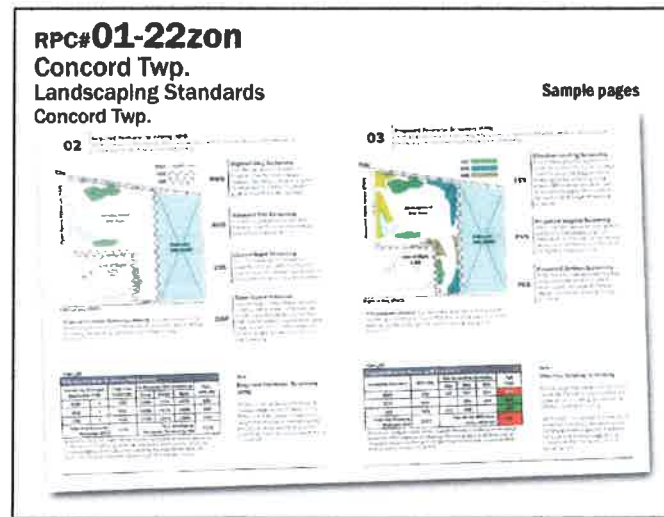
**ZONING MAP/TEXT AMENDMENTS**

01-22 ZON Concord Twp. Zoning Commission – Concord Twp. – Text amendments (Landscaping)

**Request**

Concord Township has forwarded proposed changes for the RPC to consider and provide recommendations. The proposed changes primarily include the addition of landscaping standards to the Concord Township Zoning Resolution’s Planned Residential District section: Article XI. The changes are applicable only to that Article. In addition to requiring additional copies of Development Plans during the application phase, the language appropriately removes the existing general landscape requirement and references this new section to be added as Section 11.09.





**Staff Comments**

The proposed landscaping standards are an insert with 18 pages of landscape detail created by IMPLEMENT LLC of Columbus. The standards include an Introduction, a General Summary, then details on Required and Proposed Perimeter Screening, Plant Screening, and Earthen Screening. Then additional information regarding Tree Size and Variety Standards, Native Landscape Standards, Tree Layout Guidelines, Earthen Screen Standards, Measuring Berms, then several pages of color samples indicating various Guidelines and Measures.

The document does an excellent job of providing guidance for visual screening of Planned Residential District developments from surrounding areas. The Concord Township PRD language has always lacked a specific requirement for Open Space. Staff recommends this as a good time to consider adding language in Article XI that establishes a required percentage of open space. It is difficult to determine whether the following references are clear to a developer or applicant that they are requirements:

Landform Standard: Berm Type	Min. Ht.: 5', Max %: 15% - 60%
Public Open Space Design Standard	Min. % Prop. Area: 05%, Min. Width: 50 ft., Trees per lot/unit: 06
Protected Natural Areas Design Standard	Min. % Prop. Area: 05%, Min Width: 50 ft., Trees per lot/unit: 18

Related, there are references to “Public” open space and “township residents.” Is the intent to require open space that the HOA maintains and the general public is allowed to use? This should be clarified.

It may also be beneficial to eliminate arbitrary distance requirements for buffering, subject to compliance with the screening standards of the proposed landscaping requirements. Combined, these may increase the availability of common open space areas without sacrificing unneeded acreage for screening.

The new Section does a very effective job of conveying the ideals of each landscaping type with numerous detailed color photographs and summary text. If the questions above are considered, the standards may still be a challenge to administer. Given the complexity of the language, the township may need to be prepared to contract with appropriate professionals to ensure compliance of future projects.

### Staff Recommendations

Staff recommends **Conditional Approval** of the text amendments to the Concord Twp. Zoning Resolution to the DCRPC, Concord Twp. Zoning Commission and Concord Twp. Trustees, subject to:

1. Clarifying the open space requirements as noted above; and
2. Consultation with the County Prosecutor's office related to the proposed language.

### Commission / Public Comments

*Mr. Price made a motion for Conditional Approval of the text amendments to the Concord Twp. Zoning Resolution, subject to staff recommendations 1 & 2. Mr. Dowley seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Concord Twp.). Motion carried.*

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02-22 ZON      JLP Orange LLC. – Orange Twp. – 31.131 acres from FR-1 and PI to PCD

### Request

The applicant, JLP Orange LLC., is requesting a 31.131-acre rezoning from FR-1 and PI to PCD for a commercial and multi-family residential development.

### Conditions

**Location:** east side of U.S. 23, south of Hidden Ravines Dr.

**Present Zoning:** Farm Residential (FR-1) and Planned Industrial (PI) / **Proposed:** Planned Commercial (PCD)

**Present Use(s):** Vacant / **Proposed Use(s):** commercial bldg., outlots and apartments

**Existing Density:** 1.98 Acre Minimum Lot Size / **Proposed Density:** 5.14 du / acre

**School District:** Olentangy / **Utilities Available:** Del-Co Water and central sanitary sewer

**Critical Resources:** streams/drainage course / **Soils:** AmE, CaB, BeB

### Introduction

This rezoning request is for a 31-acre property on the east side of U.S. 23 North, just north of the Walmart commercial plaza. The site is the only significantly-sized undeveloped parcel remaining between Home Road and Powell Road. The proposal calls for a large, big-box, anchor tenant with three outlots and a gas station adjacent to U.S. 23. The northern end of the proposed development includes 160 multi-family units divided among eight 3-story structures, open space areas, and retention ponds.

The area of the proposal was formerly located as a potential mixed-use area within the Route 23 Commercial Overlay District, though the township trustees have temporarily paused the overlay to reassess the area and governing text.

**CONCORD TOWNSHIP PROPOSED ZONING RESOLUTION AMENDMENTS:**

**ARTICLE XI – PLANNED RESIDENTIAL DISTRICT (PRD)**

**Section 11.06 – PROCEDURE:**

- b) Development Plan – ~~Fifteen (15)~~<sup>9</sup>~~Fen (10)~~ copies of the development plan shall be submitted to the Zoning Commission with the application, which plan shall include in text and drawing form the following:
- 1) The proposed boundaries, size and location of the Planned Residential District drawn to scale.
  - 2) The general development character of the lot including the limitations or controls to be placed on residential and related uses, with probable lot sizes, minimum setback requirements, structure location, and other development features ~~including~~ **landscape**.
  - 3) Architectural design criteria for all structures and criteria for proposed signs with proposed control procedures.
  - 4) The proposed provisions for water, sanitary sewer and surface drainage with engineering feasibility studies or other evidence of reasonableness.
  - 5) The proposed traffic patterns showing public and private streets and other transportation facilities, including their relationship to existing conditions, topographically.
  - 6) The relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable. Include a list of owners and addresses whose property is contiguous to and directly across from the applicant's property according to the most recent County Auditor's tax list.
  - 7) The proposed size, location, and use of nonresidential portions of the lot including usable open areas, parks, paths, school sites, and other areas with their suggested ownership.
  - ~~8)~~ A landscape plan in compliance with Section 11.08 of Article XI. In addition to the landscape plan, the applicant shall also provide a written proposed timeframe for implementation of the landscape plan after approval of the development plan so as to provide township officials with definitive guidelines as to when the landscape plan shall be completed.
  - ~~9)8)~~ 9)8)
  - ~~10)9)~~ 10)9) The proposed time schedule for development of the site including, streets, buildings, utilities and other facilities.

~~11)~~10) If the proposed timetable for development includes developing the land in phases, all phases to be developed after the first, which in no event shall be less than five (5) years or the whole tract (whichever is smaller), shall be fully described in textual form in a manner calculated to give township officials definitive guidelines for approval of future phases.

~~12)~~11) The ability of the applicant to carry forth ~~the proposed development plan~~ the proposed development plan by control of the land and the engineering feasibility of the plan. If the applicant is not the owner, the applicant must have written authorization from the owner.

~~13)~~12) Specific statements of divergence from the development standards in Article XXI, Section 11.07 of Article XI or existing county regulations or standards and the justification therefor. Unless a ~~divergence~~ divergence variation from these development standards is specifically approved, the same shall apply to any approved development plan. ~~be complied with.~~

~~14)~~13) Evidence of the applicant's ability to post a bond if the plan is approved ensuring completion of public service facilities to be constructed within the project by the developer.

**Section 11.07 – DEVELOPMENT STANDARDS:** In addition to any other provision of this Resolution, the following standards for arrangement and development of lands and buildings are required in the Planned Residence District (PRD):

...

d) Landscape – All proposed developments within the Planned Residential District shall comply with the Concord Township Planned Residential District Landscape Standards incorporated in Section 11.09. All yards, front, side and rear, shall be landscaped, and all organized open spaces or nonresidential use areas, including but not limited to, road setbacks and subdivision entrances, shall be landscaped. The boundaries of the development shall reasonably incorporate screening to limit the view of the development from adjacent properties, with features such as mounding, fencing, low walls, trees, and shrubs. Such landscape plans shall be submitted with the zoning application and shall meet the requirements of Article XXIII.

**Section 11.09 – CONCORD TOWNSHIP PLANNED RESIDENTIAL DISTRICT  
LANDSCAPE STANDARDS**

**CONCORD TOWNSHIP  
PLANNED RESIDENTIAL DISTRICT  
LANDSCAPE STANDARDS**

2021



6385 Home Road  
Delaware, OH 43015

Trustees  
Jason Haney  
Joe Garrett  
Barry Johnson  
Fiscal Officer  
Jill M. Davis

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GIS Services Lead  
November 16, 2021

Project:  
Concord Township  
PRD Standards  
PRD Standards

**Project Summary:  
Planned Residential District (PRD)  
Landscape Standards**

**Introduction:** As Concord Township and Delaware County anticipate continued and rapid residential growth for the foreseeable future, these standards are developed to aid Township Trustees in the review and approval of Planned Residential District projects. The standards include specific Property Screening Standards as well as Design Review Criteria for vegetal and earthen screening developed to aid Township Trustees in design evaluation. The standards are intended as an expression of the values and priorities of the Township Trustees as elected stewards of the township's lands, character, and environment.



Stewardship: Landscape Standards put emphasis on open space as well as quality and nature of PRD landscapes

**Objective:** This project aims to establish clear and accountable landscape standards for Planned Residential District development projects within Concord Township. The standards place a premium on the preservation of open space and the quality of landscape associated with the public right-of-way as well as adjacent sites and line-of-sight relationships in order to minimize the visual impact of such developments on the rural and natural character of Concord Township as it grows into the future.

**Summary:** The PRD landscape standards include three models or standards: the Right-of-Way Standard (RWS), the Adjacent Site Standard (ASS), and the Line-of-Sight Standard (LSS). Each of the standards is based on the extent of property line that would apply to each. Initial development plans, Credits are based on percentage of property and provide real incentive for landscape planning. Finally, design guidelines and evaluation metrics assure attention is paid to the nature and character of landscape planting as well as earthworks (berms), pathways, and water features (basins).

Prepared by:  
Concord

**IMPLEMENT**

IMPLEMENTED  
11/16/2021  
Delaware County  
Delaware, OH 43027

John Adams  
Treasurer

Signature (Date)

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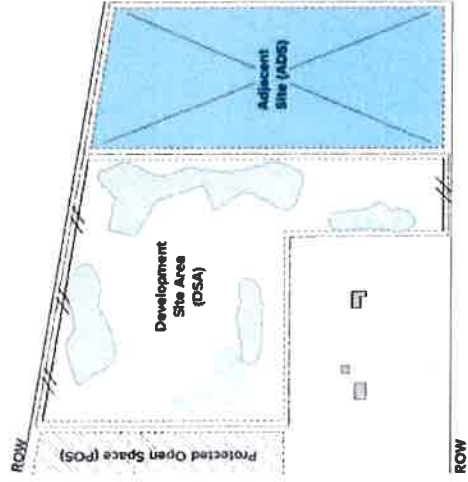
**SECTION 01**  
**LANDSCAPE DESIGN STANDARDS SUMMARY**

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# Intro

## PRD Site Planning Standards & Credits



ROW

**Existing Conditions Diagram (Above):** Illustrate extent and context of the development site including existing woodlands, rivers/streams, and/or wetlands. Aerial Photos of site with property line are acceptable.  
Diagram MT5

### Planned Residential District Landscape Standards:

The intention of the landscape standards is to limit the visual impact of residential developments within Concord Township. There are three (3) standards: the Right-of-Way (RWS); the Adjacent Site (ADS); and the Line-of-Sight (LSS). Application of the standards is based on the nature and extent of the development site property lines with respect to surrounding context and land use.

The standards each establish Required Perimeter Screening (PSR) for a percentage of the associated property line. The percentage is determined by an initial effort to determine overall Landscape Development Standard (LDS) that reduces screening requirements for developments that allow for high quality public opens space and/or generous amounts of protected natural areas.

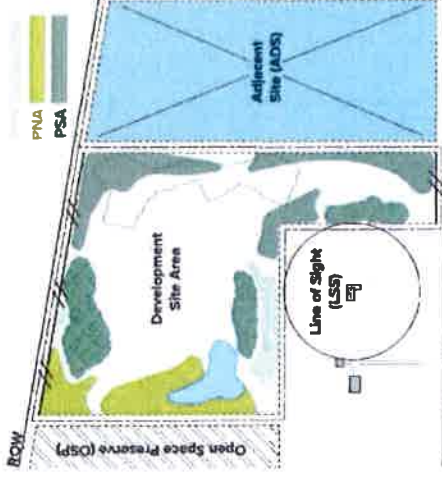
Screening requirements are met by preserving Effective Existing Screening (EES) and/or developing new Proposed Vegetal Screening (PVS) or Proposed Earthen Screening (PES) that meet stated design criteria for each.

Finally, design guidelines provide direction for evaluation of specific design proposals including but not limited to Public Open Space (POS) and Protected Natural Areas (PNA).

# 01

## Proposed Development Summary

First, summarize how project has allocated space and worked to maximize high-value public open and/or natural spaces.



ROW

**Development Site Diagram (Above):** Illustrate allocation of space accounting for housing sites, roadways, open space amenities as well as public open space, preserved natural area, and perimeter screening area. Aerial Photos with a simple bubble diagram is acceptable.  
Diagram MT5

**DSA**

**Development Site Area**  
DSA refers to the total area of the proposed development including housing sites and roadways

**AOS**

**Amenity Open Space**  
Total area of space dedicated to open space amenities in the form of sidewalks, medians, rec centers, gardens, ponds, etc.

**POS**

**Public Open Space**  
POS refers to high-value PUBLIC open space including recreational trails, micro-parks, gathering/picnic spaces, and nature overlooks that network to/from surrounding areas per design standards.

**PNA**

**Protected Natural Area**  
PNA refers to the total area (acres) of site that are to be protected/restored as limited access wildlife habitat, wetland area, etc. per design standards

**PSA**

**Perimeter Screening Area**  
PSA refers to the total area (acres) of site that is to be improved with vegetal and/or earthen screening per design standards

### Check List

PRD Landscape Standards Summary	Yes	No
<b>Table_01</b> Summarize allocation of space within the proposed development to satisfy LDS Good/Better/Best minimums.	X	
<b>Table_02</b> Calculate the Required Perimeter Screening for each screening standard.	X	
<b>Table_03</b> Account for extent of required perimeter screening using combination of screening types.		X
<b>Table_04</b> Calculate required number of plants for Proposed Vegetal Screening.	X	
<b>Table_05</b> Calculate required number of plants for Proposed Earthen Screening.	X	

Concord Township's Planned Residential District Landscape Standards

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Table\_01:

Proposed Development Summary		Landscape Development Standard (LDS)			
Total Site Area	24	Good	Better	Best	
DSA	12				
AOS	2.5				
POS	1.1	≥0%	≥10%	≥25%	
PNA	3.5	≥10%	≥20%	≥25%	
PSA	4.8	≥15%	≥20%	≥25%	X
LDS Earned		X	BETTER		X

**Directions:** Using the table above, summarize the proposed allocation of space for the given project site. For each of the LDSs evaluate how the allocated space measures. If/When two LDSs are met, including the PSA, in a given category, then that standard is earned and serves as standard for development standards.

### Note:

**Landscape Dev. Standard (LDS)**  
**Good/Better/Best**

As part of planning process, applicants are asked to illustrate the areas/features to be preserved and/or developed and qualify their merit (Good/Better/Best). Developing to a higher standard reduces requirements for screening and planting as the project develops

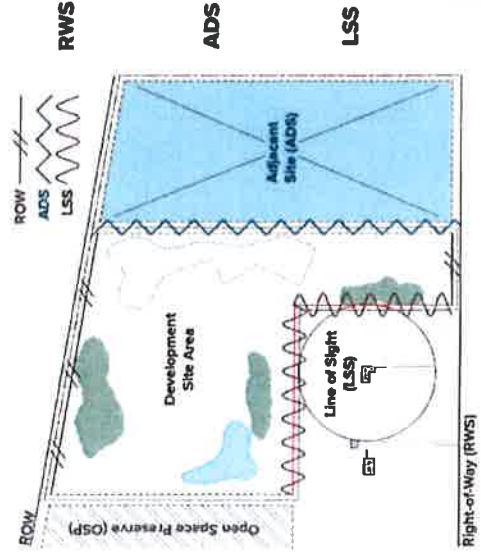
Concord Township's Planned Residential District Landscape Standards

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## 02

### Required Perimeter Screening (RPS)

Second, based on allocation of space, calculate the extent of property that is to be screened in compliance with perimeter screening standards.



Right-of-Way (RWS)

**Required Perimeter Screening (Above):** Illustrate context of the development site and highlight extent of applicable Required Site Screening standards to associated site property lines.

Table\_02:

Required Perimeter Screening (RPS) Summary						
Screening Standard Applicable (Y/N)	Prop. Line Extent (ft)	% Required	Good	Better	Best	Calc. RPS (ft)
RWS	Y	1235	≥90%	≥70%	≥50%	865
ADS	Y	1235	≥80%	≥60%	≥40%	800
LSS	Y	1270	≥70%	≥50%	≥30%	635
<b>Total Site Property Perimeter (ft)</b>	<b>3750</b>		<b>Req. Additional Perimeter Screening (ft)</b>			<b>2300</b>

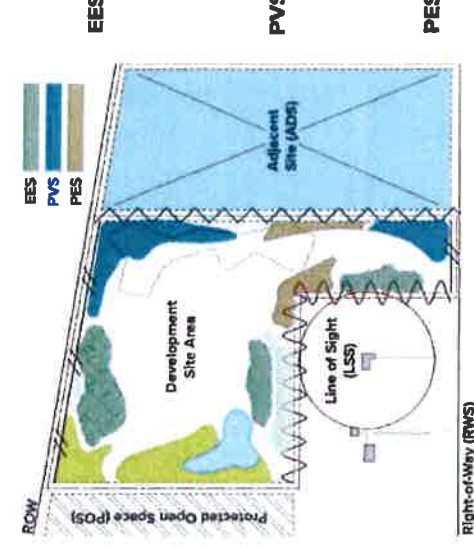
**Directions:** Using the table above, indicate applicable screening standards in the first column (Y/N), quantify the extent of property line for which the standard applies and multiply that extent by the Good/Better/Best site. Record the Required Perimeter Screening (RPS) in the last column.

General Township, Planning Department, Project and Site Information

## 03

### Proposed Perimeter Screening (PPS)

Third, account for extent of screening requirements by balancing between preserved and proposed vegetative and earthen screening at the perimeter of property.



Right-of-Way (RWS)

**PPS Diagram (Above):** Illustrate extent and nature of proposed screening including any POS or PNA that is being used to connect existing vegetative and/or earthen screening to property line.

Table\_03:

Proposed Perimeter Screening (RPS) Summary						
Screening Standard	RPS (ft)	EES	PVS	PES	PPS Total	PPS Total
RWS	865	125	500	225	850	850
ADS	800	-	600	200	800	800
LSS	635	235	400	-	635	635
<b>Total Site Property Perimeter (ft)</b>	<b>2300</b>	<b>Has all the RPS been accounted for?</b>				<b>NO</b>

**Directions:** Using the table above, allocate the extent of Required Perimeter Screening (RPS) between any Existing Effective Screening (EES) as well as Proposed Vegetal Screening (PVS) and Proposed Earthen Screening (PES) making sure to account for all RPS.

General Township, Planning Department, Project and Site Information

**Effective Existing Screening (EES)**  
Preserved/augmented vegetative and/or earthen screening may be included toward % screening required if/when meets landscape screening credit criteria. EES must be fronted by open space along property line in order to be counted as EES against required screening.

**Proposed Vegetal Screening (PVS)**  
Within the PSA, vegetative screening must satisfy Good/Better/Best criteria for plant count. Additionally, as well as size, density, and diversity and be maintained/managed to those standards.

**Proposed Earthen Screening (PES)**  
Within the PSA, earthen screening must satisfy Good/Better/Best criteria for height, slope, and vegetative character and be maintained/managed to those standards.

#### Note:

#### Effective Existing Screening

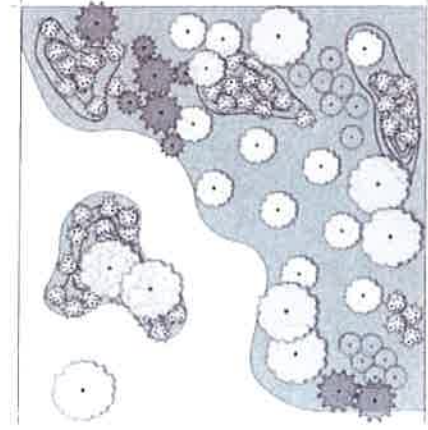
Existing vegetated areas must, as stated above, be fronted by open space to the property line in order to be counted as Effective Existing Screening.

Additionally, EES must be documented & protected throughout site development. Clearing of invasive species is allowed but in general existing vegetation is to be preserved, maintained, and/or supplemented.

## 04

### Vegetal Screening Requirements (VSR)

Fourth, now that screening is planned, calculate the number of plants required to satisfy the vegeta screening design standard. (See Landscape Design Standards for Plant List criteria.)



Planting Sample (100x100)

Screening Standard	Plant List Mix % Range		
	Espec.	Sec.	Under Screen
RWS	30-40	30-40	10-20
ADS	15-25	35-45	15-25
LSS	15-25	25-35	0-10

**Reference:**  
The adjacent table outlines the percent balance of tree varieties associated with each screening standard.

Table\_04:

Screening Standard	PVS	PVS Multiplier		Req. Plant Count
		Good	Better	
RWS	500	x1	x.75	375
ADS	600	x.75	x.5	300
LSS	400	x.5	x.25	100
<b>Total Vegetal Screening (ft)</b>	<b>1500</b>	<b>Total Required Plants</b>		<b>775</b>

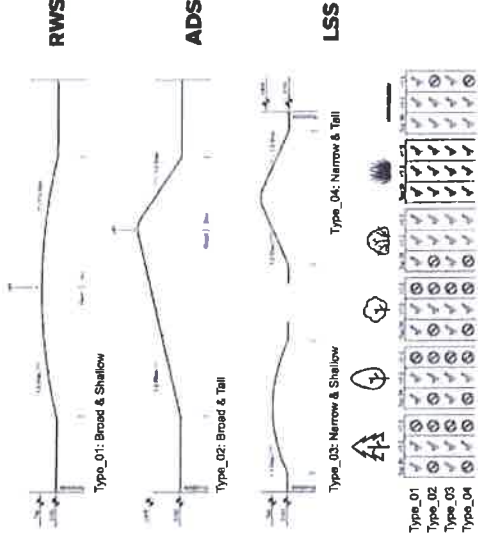
**Directions:** Using the table above, calculate the required number of plants for a given vegetal screen using the PVS Multiplier for the appropriate Landscape Development Standard from Table\_01.

Concord Township / Planned Residential District Landscaping Standards

## 05

### Earthen Screening Requirements (ESR)

Fifth, repeating a similar process, calculate the number of plants required to satisfy the earthen screening design standard. (See Landscape Design Standards for Landform criteria.)



Type\_01: Broad & Shallow  
Type\_02: Broad & Tall  
Type\_03: Narrow & Shallow

Ref: Earthen Screening Height

Screening Standard	Effective Height		Best
	Good	Better	
RWS	8	12	16
ADS	5	10	15
LSS	6	9	12

**Reference:**  
The adjacent table outlines effective heights for earthen screens in each standard. The effective height determines PES multiplier applied in Table\_05 below.

Table\_05:

Screening Standard	PES	PES Multiplier		Req. Plant Count
		Good	Better	
RWS	225	x.4	x.2	45
ADS	200	x.25	x.15	30
LSS	-	x.2	x.1	x.0
<b>Total Earthen Screening (ft)</b>	<b>425</b>	<b>Total Required Plants</b>		<b>75</b>

**Directions:** Using the table above, calculate the required number of plants for a given earthen screen using the PES Multiplier for the appropriate Landscape Development Standard from Table\_01.

Note:

### Landform Design Standards

Design standards outline details for the layout, size, height, slope, and planting for Proposed Earthen Screening (PES). The reference chart above, outlines height requirements for earthen screens.

See Design Standards that follow for additional criteria.

Concord Township / Planned Residential District Landscaping Standards

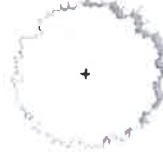
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**SECTION 02**  
**LANDSCAPE DESIGN STANDARDS, GUIDELINES & EVALUATION METRICS**

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### Tree Size & Variety Standards

These standards are intended to generate a mix of tree sizes and species to associate well with each of the three landscape standards



The table/chart at right outlines how tree sizes and varieties are to be varied within a given screening standard. This will ensure that even the newest of plantings has variety of sizes and that variety is maintained as plantings mature over time. Additionally, the standard requires a mix of plant types (specimen, secondary, understory, and screening) so as to prevent simplistic and/or monoculture plantings

Nursery Stock: The images below illustrate the common conditions for nursery stock trees and shrubs.



**Balled & Burlapped (B&B)**  
Suitable for specimen and secondary trees. Staking required.



**Container Trees**  
Suitable within height and caliper requirements. Trees < 1' cal. do not require staking.



**Clump Var. & Shrubs**  
Suitable within height and caliper requirements. Clump Var. do not require staking.



**Bare Root Trees & Shrubs**  
Suitable for steep slope and mass plantings. Bare Root require dormant planting.

### Native Landscape Standard

The list of invasive and illegal plants released by State or Ohio Dept. of Agriculture in 2017 along with lists of common and emerging invasive plants maintained by the Ohio Invasive Plants Council are good references and should be reviewed annually for updates.

Local ordinances restricting select trees from being used in street ROWs are well applied to those conditions but should not unduly restrict use of native species that are commonly restricted only for their debris (leaf size, fruit, etc.). Conservation & Parkland standards ensure adequate space & condition for these species.

Images: Overused and invasive plants such as *Euonymus alatus* (left), *Ligustrum japonicum* or *L. sinense* (center), and *Lonicera* spp. (right) are not permitted in new plantings and should be removed and managed from existing sites.



### Overused & Invasive Plants: Do Not Use and/or Target for Removal

<i>Allanthus altissima</i>	Tree-of-Heaven	Target Removal
<i>Berberis thunbergii</i>	Japanese Barberry	Invasive/Illegal
<i>Elaeagnus angustifolia</i>	Russia Olive	Target Removal
<i>Euonymus alatus</i>	Burning Bush	Invasive/Illegal
<i>Hemerocallis fulva</i>	Day-lily	Do Not Use
<i>Rosa multiflora</i>	Multiflora rose	Target Removal
<i>Lonicera</i> sp.	Honeysuckle	Target Removal
<i>Pyrus</i> sp.	Callery Pear	Target Removal
<i>Rhamnus</i> sp.	Buckthorn	Invasive/Illegal
<i>Ulmus parvifolia</i>	Lecebark Elm	Invasive

### Diversify Native Tree Planting: Use as secondary trees in areas designated

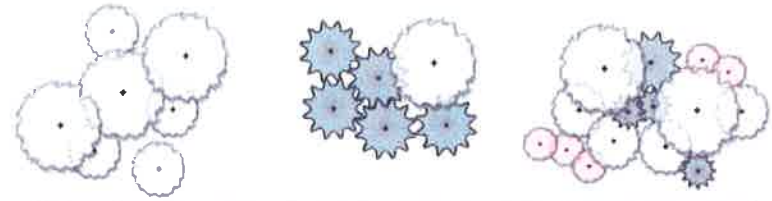
<i>Acer negundo</i>	Box Elder	All
<i>Catalpa speciosa</i>	Catalpa	All
<i>Liquidambar styraciflua</i>	Sweetgum	All
<i>Populus deltoides</i>	Cottonwood	ADS, PNA
<i>Populus</i> sp.	Poplar (Native Only)	ADS, PNA
<i>Robinia pseudoacacia</i>	Black Locust	ADS, PNA
<i>Salix</i> sp.	Willow (Native Only)	PNA

**Tree Layout Guidelines**

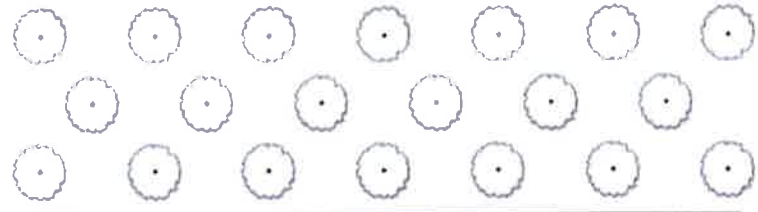
These guidelines illustrate a range of effective tree layouts from the most simple Single File/Layer Row to more developed Groves and Stands.

Layout guidelines aid design reviewers in consideration of how tree layouts can be varied and more provide effective screening than when trees are used/planted as stand-alone specimens. The suggested varieties help ensure appropriate associations. For example, Evergreen Conifers are rarely seen in grids.

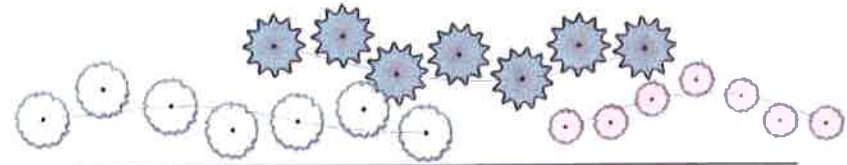
*Images: Use trees to create groves and/or to create layered plantings using the contour of site. Allées of trees have impact as edges or corridors for paths. Densely planted young tree stands create a naturalizing impact and are effective layered screening.*



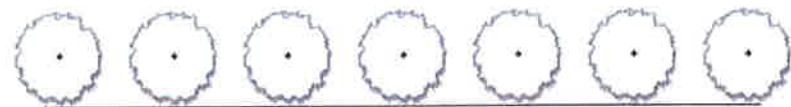
**Groves & Stands** (All Sizes All Varieties)



**Grids & Quincunx** (All Sizes & Deciduous Varieties)



**Multi-Layered Contoured Rows** (All Sizes & Varieties)



**Single File/Layer Rows** (Specimen Deciduous Trees Only)



### Earthen Screen Standards

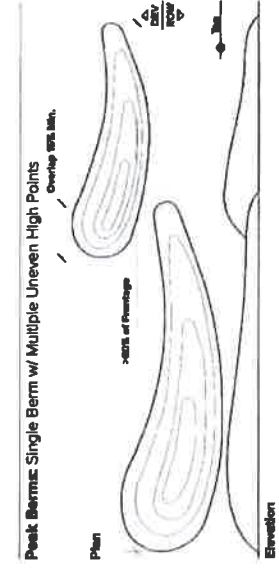
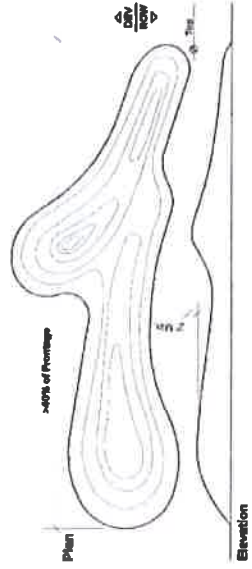
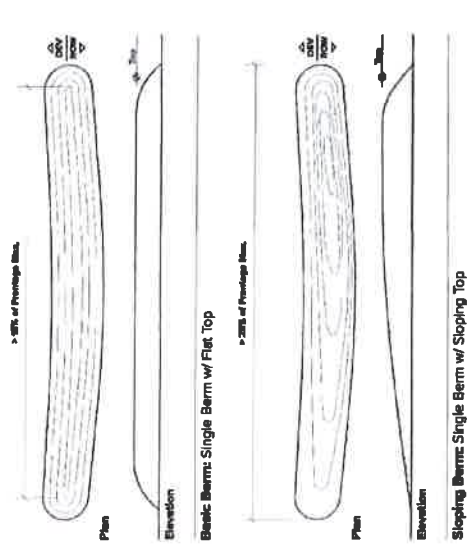
These standards are intended to illustrate the potential form of landforms and berms so as to maximize both their function and complement to natural form of site.

The diagrams at right illustrate some of the variations landforms can take. The variations are designed to encourage varied use so sites do not become monotonous or feel artificial.

#### Landform Standard

Berm Type	Min Ht.	Max %
Single w/ Flat Top	5'	15%
Single w/ Slope Top	5'	25%
Single w/ Multiple HP	5'	40%
Multiple Overlapped	5'	60%

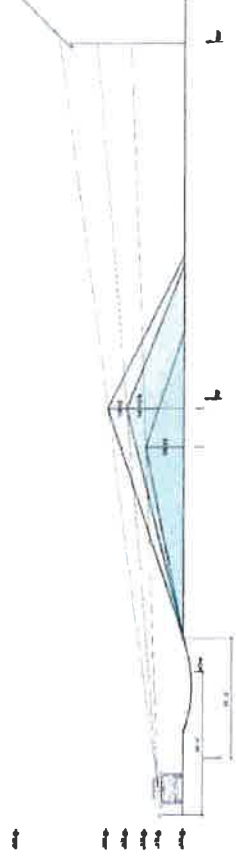
Landforms: Used in pairs/groups/ layers berms can effectively define paths, divide uses, and organize plant communities.



### Measuring Landforms & Berms

The height of landforms and berms is to be measured from the elevation of the center of the adjacent roadway or drive. The minimum allowable height is 5'-0", unless approved by Township Trustee review. If the landform is to be counted toward earthen screening, Landforms built on existing grade above or below existing roadway/drive should include a Low Point (LP) to help ensure proper drainage.

Additionally, when offset the form of berms is to be offset with High Point (HP) to the development side of the landform. The steeper sloped face should also be turned away from the roadway/drive so as to maximize "natural" fit with the site and context.



**Guideline #01:  
Vegetation & Screening**

The objective of guidelines for vegetation and screening is to minimize the visual impact of development on the overall character of the area.

In general, trees/vegetation within the landscape area should contribute first to the character of surroundings. This can be done by recalling rural character as shown in example image.



**Guideline #02:  
Landforms & Berms**

The objective of standards related to landforms/berms is to allow them to be effective as property screens while ensuring they are well-suited to the site conditions.

In general, landforms should blend with existing grades, be varied in their form and height along length, and be planted broadly so as not to objectify plant material. The example image illustrates this well.



**Guideline #03:  
Ponds & Basins**

The objective of standards related to ponds and basins is to maximize their visual impact, ecological value, and safe accessibility as public amenities.

In general, basins should be developed with broad vegetated floodplains rather than rely on deep "free-board" profiles which make them unsightly and dangerous.



**Guideline #04:  
Pathways & Trails**

The objective of this guideline is to maximize the impact and functionality of required pathways as both connector routes outside of and amenity trails within developments.

In general, pathways should be separated from roadway and when possible allow pedestrians access to landscape area frontage.



**Guideline #05:  
Shrubs & Thickets**

The objective of this guideline is for shrubs and thickets to be used in areas beyond entry drive zone.

In general, large shrubs can be used to develop drifts and thickets that provide screening, habitat, seasonal interest, and spatial definition.



**Guideline #06:  
Entry Features**

The objective of this guideline is to suggest that entry features such as walls, pillars, and fences be used to not only mark vehicular entries but also clarify line between public and private space.

The potential of these features to provide community/public amenity, including safety in the case of lighting, should not be overlooked while reviewing plans.





**Public Open Space:  
Character Images**

Requiring Public Open Space is intended to promote a landscape design that will supplement and or provide amenities for townshp residents.

Priority is placed on providing access to site features, such as ponds, and connecting paths/trails to surrounding contexts

**Character Conditions:**

- maximize preservation and planning of specimen-scale shade tree varieties;
- utilize landforms and planting to create separation between pedestrian and vehicular space;
- provide points of interest paired with seating and/or overlook features.



**Design Standard**

Min. % Prop. Area 05%  
Min. Width 50 ft  
Trees per Lot/Unit 06

**Public Open Space: Planting Requirements & Conditions**

Plant Totals%	Plant Variety	Plant Size/Cond.
Specimen Trees 40-50%	Deciduous Shade & Conifer Trees	2.5" Cal. Min.
Secondary Trees 30-40%	Deciduous Shade Trees & Clump Varieties	1.5" Cal. Min.
Understory Trees & Shrubs 20-30%	Deciduous Ornamental, Clump Varieties & Fruit Trees	6'-0" Ht. Min.
Screening Trees & Shrubs 10-20%	Evergreen Conifer Trees	8'-0" Ht. Min.



**Measure #1:  
Provide Connections**

Pathways and trails within the approach area should provide connections to the interior of the site as well as to the surrounding context.

Pathways should be easy/accessible and encourage slow rate of speed by meandering with the natural slope and topography of sites.



**Measure #2:  
Provide Access**

Site features such as ponds/basins should be made visually if not physically accessible.

Particular attention should be paid to the side-slope and depth of "free-board" on basins so they do not feel artificial or over-engineered



**Measure #3:  
Provide Amenity**

Along walking paths, trails, and in open spaces effort should be made to include spaces for people to gather and recreate

Spaces may be simple and modest but should be suggestive of use and communicate clear invitation for engagement.



**Protected Natural Areas:  
Character Images**

Requiring Protected Natural Areas (PNA) is intended to promote a landscape design that will complement and enhance the existing landscape of the site and/or surrounding context.

Priority is placed on native species and plant communities that are expected to evolve over time. Early character may be defined by broad meadows and young stands of trees that mimic natural process of Old Field Succession.



**Design Standard**

Min. % Prop. Area 05%  
Min. Width 50 ft  
Trees per Lot/Unit 18

**Protected Natural Areas: Planting Requirements & Conditions**

	Plant Total%	Plant Variety	Plant Size/Cond.
Specimen Trees	15-25%	Deciduous Shade & Conifer Trees	1.5" Cal. Min.
Secondary Trees	50-60%	Deciduous Shade Trees & Clump Varieties	No Cal. Min.
Understory Trees & Shrubs	30-40%	Deciduous Ornamental, Clump Varieties & Fruit Trees	4'-0" Ht. Min.
Screening Trees & Shrubs	05-15%	Evergreen Conifer Trees	3'-0" Ht. Min.

**Measure #1:  
Minimize Lawn Area**

Manicured and treated lawn is a significant contributor to non-point source pollution and negatively impacts the continuity of landscape systems that support native habitat and regulate water systems.

An acceptable aesthetic can be provided to "natural" areas by simply mowing edges of trails and ROW as demonstration of caret/ownership of a site



**Measure #2:  
Preserve Existing Trees**

Mature trees and woodlands provide much more than sense of character to a site. They reduce stormwater run-off, improve air quality, and help to regulate local climate by shielding winds.

Existing woodlands can serve as amenities but their interior should be preserved by not subdividing them thus reducing their health and ecological value.



**Measure #3:  
Privilege Wildlife Habitat & Native Plant Communities**

Using a diverse native plant palette to supplement existing site conditions and allow for natural succession of landscape will preserve needed wildlife resources such as nesting/shelter areas and winter food sources.

When possible habitat areas should be developed/monitored in cooperation with groups such as ODNR.



**ARTICLE XXIII – LANDSCAPE**

**Section 23.01 – PURPOSE:** The intent of this article is to improve the appearance of vehicular use areas and property abutting public right-of-ways; to require buffering between non-compatible land uses; to protect, preserve and promote the aesthetic appeal, character and value of the surrounding ~~residences and~~ neighborhoods; and to promote public health and safety through the reduction of noise pollution, visual pollution, ~~air temperature~~ and artificial glare.

It is further the purpose of this article to specifically promote the preservation and replacement of trees and significant vegetation removed in the course of land development, and to promote the proper utilization of landscape as a buffer between certain land uses to minimize the opportunities of nuisance.

**Section 23.02 – APPLICATION:**

1) **New Sites** – ~~Except for Planned Residential Districts approved pursuant to Article XI, n~~No certificate of zoning compliance shall be issued hereafter for any site development or the construction or improvement of any building, structure or vehicular use area except where landscape for such development, construction or improvements has been approved as required by the provisions of this ~~a~~Article.

2) **Existing Sites** – ~~Except for Planned Residential Districts approved pursuant to Article XI, n~~No building, structure, or vehicular use area shall be constructed or expanded unless the ~~minimum~~ landscape required by the provisions of this Article is provided to the property to the extent of its alteration or expansion and not for the entire property of which the alteration or expansion is a part unless the alteration or expansion is substantial. Farm Residential-single family uses shall be exempt from the requirements of Section 23.03(D)(2), but all other requirements of this Article shall apply unless Farm Residential-single family uses are clearly exempt. An alteration or expansion to an existing property is substantial when: