

Sub Area 1—Dublin and Shawnee Hills area, southern portion of the township

Boundaries: Territory inside of the city of Dublin and the Village of Shawnee Hills, pockets of Concord Township along the Scioto River.

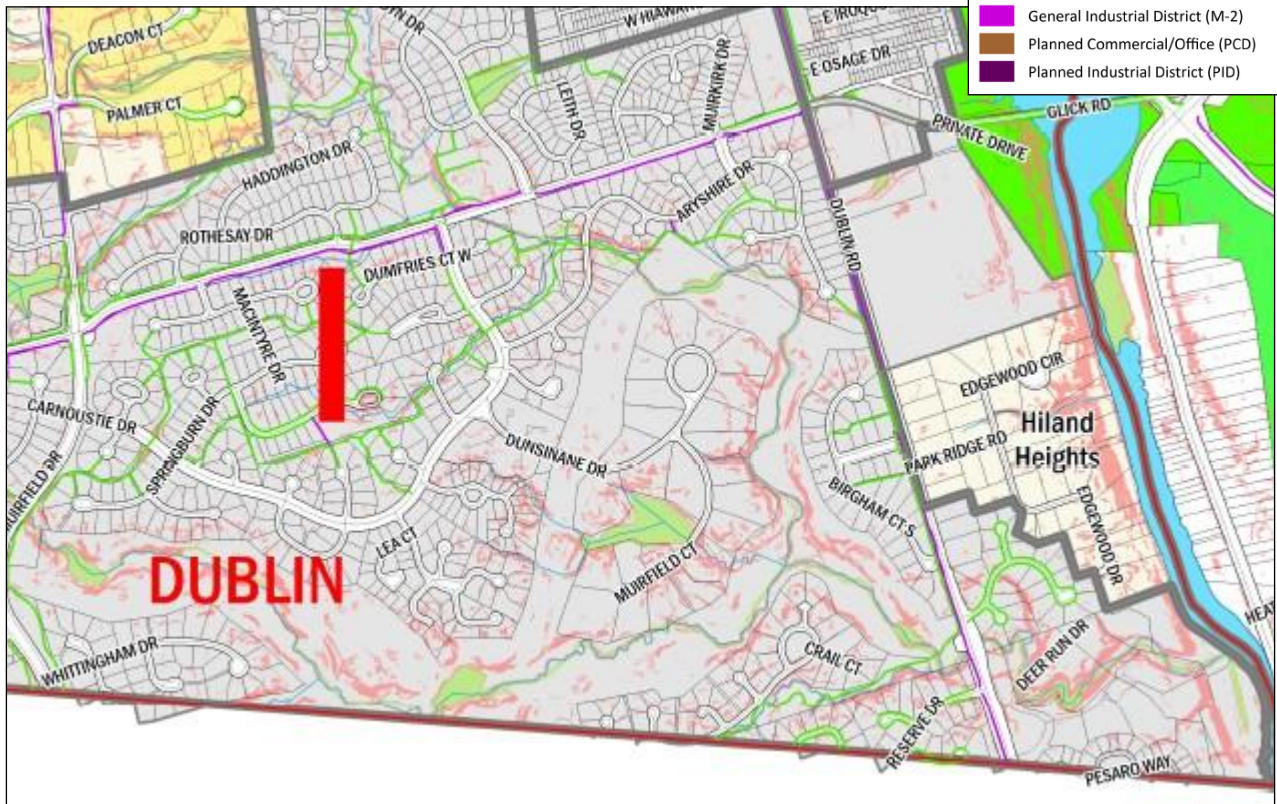
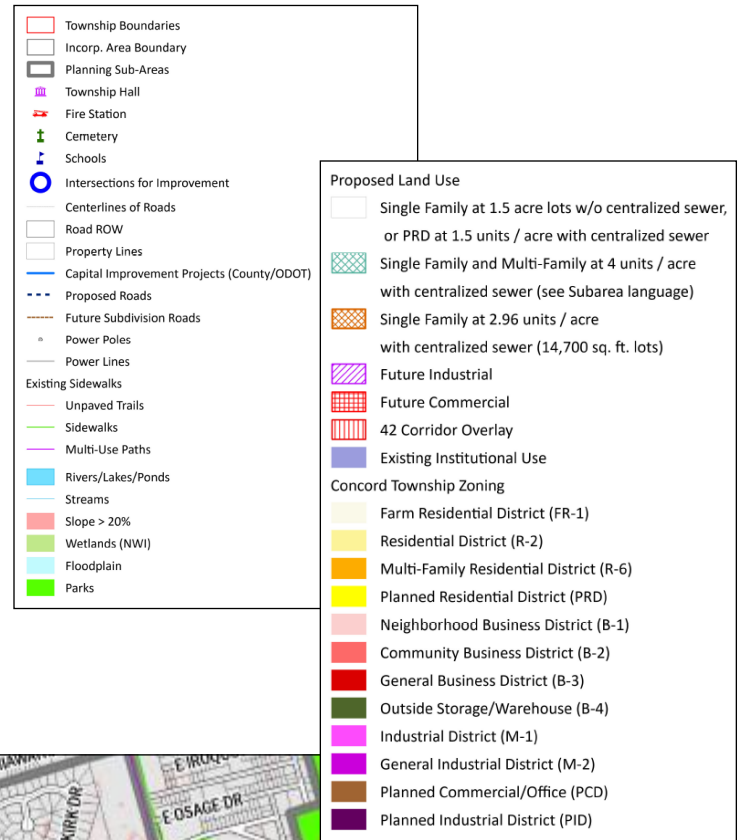
Land Area: 1,458 acres

General Facts and Findings

Concord Township has no planning or zoning authority over municipal areas. Nonetheless, Township land use plans should relate to the adjacent existing land uses within Dublin or Shawnee Hills.

The Shawnee Hills Comprehensive Plan resolved the issue of building rights on hundreds of non-conforming lots of record by a policy and zoning amendment that distributes sewer taps to all land owners, but not every lot of record. Concord Township may need a similar approach, should that area gain access to sewer.

The isolated subdivisions of Stan-Gene No. 3 and Hiland Heights are pockets of the Township that are surrounded by Dublin. They are recommended for continued Farm Residential district usage, as they are developed in accordance with standards for single family homes on acreage lots.



Sub Area 2—Shawnee Heights

Boundaries: Territory outside the city of Dublin and the Village of Shawnee Hills, west of the Scioto River, south of Merchant Road.

Land Area: 2,941 acres

General Facts and Findings

This area has access to Dublin Road (S.R. 745). It is closest to existing services. The highest elevations in the township are found in the southwest, sloping towards the river, with rolling land and seasonal creeks. A two-pronged confluence of Eversole Run divides the eastern portion of the Subarea. There are few large blocks of undeveloped land remaining.

Most soils are suitable for development, but with limitations for on-site sewage systems due to slow permeability in heavy soils, or shallow depth to bedrock. Most soils do not produce high agricultural yields, and the value for housing is rapidly changing

agriculture to country lots in the desirable Dublin school system. Most development is single family homes on acreage lots in FR-1 zoning, which requires a minimum of 1.5 acre lots. The exception is Tartan Fields, a 302-acre golf course and upscale housing development in the southwest corner of the township. Tartan Fields uses a developer-built and county-maintained sewage treatment plant with land application system. The County's Lower Scioto Water Reclamation facility is located north of this sub-area. Del-Co water is available.

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

Action Steps

Lucy Depp: Lands in the Lucy Depp area north of Shawnee Hills have been platted since the 1920s with small lots (35'x70'). It currently lacks sewer service. This area is part of the Shawnee Hills sewer contract area. If county sewer service were made available, the Township should create a zoning district that requires the same lot size as Shawnee Hills (14,700 square feet) per building lot, while recognizing certain smaller non-conforming lots of record.

The comprehensive plan recommends continued use of the **Dublin Storage** property for commercial use, with expansion of commercial into the 21-acre property to the north and the 7-acre site at the corner of Merchant and Dublin Road as **commercial** or **residential** at a maximum of **4 units per acre** if sewer can be extended. Such uses should include significant landscaping and buffering from adjacent uses.

Most of Subarea II is recommended for residential use maintaining the current minimum lot size of one and a half acres with septic systems, or single family residential PRDs at **1.5 units per acre** with centralized sewer.

