

Summary of Recommendations

Concord Township Comprehensive Plan Update

CONCORD TOWNSHIP COMPREHENSIVE PLAN

SUMMARY OF RECOMMENDATIONS

This Comprehensive Plan provides several key recommendations for the next 10 to 15 years in Concord Township:

- Provide a balance of developed areas and undeveloped/open space areas.
- Protect natural features in order to maintain a healthy environment, especially in the stream valleys and the woodlands.
- Acquire additional land for recreational and open space purposes for future generations through cluster and other forms of compact development, and through land acquisition involving Grants and the Recreational Fee-In-Lieu program.
- Maintain and create a viable and healthy business community that promotes well designed commercial development, especially along Routes 202 and 1, and along the northern portion of Route 322.
- Create compact residential neighborhoods offering opportunities for walking to community facilities and amenities through modified cluster development and PRD provisions.
- Create a Village Center in the Concordville Area.
- Continue to protect historic resources and historic neighborhoods in order to promote the cultural assets of the Township, especially at Concordville, Elam, Johnsons Corner and Ward.
- Minimize traffic congestion through a network system of through-streets versus cul-de-sacs.
- Serve the community with the needed utilities and infrastructure based on water supplies and capacities at the Central Sewage Treatment Plant.
- Coordinate planning and development initiatives with surrounding municipalities, the sub-region, the county, and the state.
- Amend Ordinances to enable new and creative patterns of land use and development involving historic neighborhoods, cluster development, Planned Residential Development (PRD), Traditional Neighborhood Development (TND), and Transfer of Development Rights (TDR) (see Appendix E, Implementation Tools).

These recommendations are described in detail in the chapters that follow.

During the preparation of this Plan, the Fall 1999 (Vol. 20, No. 3) issue of the Concord Township Newsletter featured an article entitled "Concord Township in 2010...A Work in Progress." This article summarizes the planning issues and processes relative to the Township's Comprehensive Plan. Important excerpts from this article include:

- "The rural and agricultural character of the Township in 1988 has gradually been converted to new residential developments. Commercial activity has intensified along Routes 202 and 1. Traffic congestion is becoming a major concern."
- "The overall challenge is how to gracefully accommodate approximately 2000 more people and 600 more homes by the year 2010. Another challenge is how to successfully expand the commercial and industrial tax base, without creating gridlock along Routes 202, 1 and 322."
- "We want to maintain the attractive character of the rural landscape, and improve the quality of life in Concord. We want to protect historic resources and special places in the community. We want to establish "smart growth" policies."
- "...we can manage our destiny (in part) through Amendments to our ordinances. Although the Comprehensive Plan will not involve rewriting Ordinances, it will identify how the Ordinances can be strengthened."
- "...we believe that we could improve the way cluster residential development takes form. We think that more open space could be designated and walkable communities could be designed. We see some new commercial and residential developments being more pedestrian friendly and charming. We think that certain areas of the Township could be protected (while others become intensified) through a Transfer of Development Rights program."

The full text of this article appears in Appendix D.