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# PLANNING FOR OUR FUTURE

## ELLSWORTH TOWNSHIP LAND USE AND POLICY PLAN

The purpose of this Plan is to serve as a guide for the Township Trustees, Zoning Commission, Board of Zoning Appeals, developers, employers, and residents in decision making by providing them a framework against which day-to-day issues and problems can be evaluated. It is intended that this plan provide a vision of the Township's future to 2020 and beyond. Properly used it can help the Township use resources in the most effective and efficient manner. It can ensure that all the various players involved in building and shaping the community are working together toward common goals resulting in a stronger and more viable community. It is expected that this Land Use and Policy Plan will be continually used and periodically updated based on the changing dynamics and needs of the Township and its residents. The plan does not change any zoning. The only way zoning of property can be changed is by a request from the land owner and going through the proper channels.

### GOALS AND POLICIES

#### A. MAINTAIN AND PROTECT RURAL CHARACTER AND ATMOSPHERE

The beauty of Ellsworth Township's natural environment and the many acres of farmland and open spaces are key features of the community. The large open tracts of land associated with the agricultural industry create scenic vistas and a sense of openness. While it is recognized that development will continue to occur and that natural areas and resources will be affected by that development, the residents of the Township expect that high quality open spaces will be preserved in locations and quantities which promote public health and welfare and provide all residents the opportunity to experience and enjoy the natural environment.

It is intended that Ellsworth Township will continue to be a relatively low-density residential and agricultural community, with predominantly detached single-family dwellings.

#### B. CONTROL POPULATION DENSITY AND DIRECT AND MANAGE GROWTH

The majority of the housing units in Ellsworth Township are detached single-family dwellings located on lots of one acre or larger. The abundance of larger lots is reflective of the lack of public sanitary sewer service, which is necessary to support

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higher residential densities throughout most of the Township. The extent of low-density development combined with an abundance of open space and the large areas of remaining farmland provides the Township with its rural character. It is intended that the Township retain its rural and single-family character.

The proportion of multi-family and higher density single-family home developments within the Township should be carefully monitored and controlled, and such higher intensity developments should be channeled to those areas of the Township where utilities, transportation, and other services can be readily and economically provided, such as the Central Core Development Area (see Land Use Plan Map on page 7). This approach will provide an appropriate variety of housing options to meet the needs of present and future residents of the Township, while preserving and protecting the Township's rural single-family character and controlling the economic and service impacts associated with increased residential development.

C. PROVIDE FOR AVAILABILITY OF GOODS AND SERVICES LOCALLY

The availability of convenience goods and services within the Township will become particularly important as the population and the number of households increase. Neighborhood and community scale commercial developments will also contribute to the Township's economic and tax base. It is anticipated that major shopping goods will continue to be purchased at regional shopping centers located outside of the community.

D. ENCOURAGE BUSINESS AND INDUSTRY

Future commercial areas should be located within the central core development area for convenience to the community and to limit their impacts in more rural areas. The most appropriate area for commercial development is the U.S. Route 224 corridor centered around the intersection with State Route 45. The preferred format is to cluster convenience commercial developments within the Central Core Development Area using carefully designed site plans, which provide attractive building design, manage traffic impacts, and protect abutting residential properties.

Careful planning and design of new businesses can result in significant aesthetic and functional improvements that will help to revitalize and upgrade the existing central core area. Revitalization and enhancement of existing buildings within the Central Core Development Area should be encouraged and the Township should explore opportunities to promote such aesthetic improvements.

Maintaining a pro-active approach to promoting economic development within the Township will provide job opportunities for Township residents, insure an adequate tax base to support the provision of Township services and help maintain the quality of the local public school system.

Another means of growing business locally is to permit and regulate home-based businesses. Home-based businesses can be a significant source of growth for the local economy. Zoning regulations can effectively control and regulate the nature and type of home-based businesses to ensure that they do not create impacts on adjacent properties.

E. ENHANCE AND MAINTAIN THE TAX BASE

In order to maintain a strong economic base and provide a high-quality living environment, every community should have a combination of land uses including agricultural, residential, commercial, industrial, institutional, and recreational uses. Quality, neighborhood scale commercial developments consisting of convenience goods and service uses intended to serve primarily Ellsworth Township residents are appropriate along the U.S. Route 224 and State Route 45 corridors. It is intended that the Township provide opportunities for sufficient commercial development to maintain and enhance the economic and tax base and meet the needs of its residents without becoming a regional retail destination that attracts large volumes of shoppers from outside of the community and incurring the traffic and public safety impacts that are associated with larger scale commercial developments.

Industrial development in the Township is valuable for maintaining and increasing the economic base and a healthy local economy. The Township should promote and encourage industrial development in designated areas in order to broaden its tax base. The primary focus of future industrial development should continue to be where transportation and utility services are either already in place or where utility service can be reasonably extended to accommodate such uses. The Township will need to carefully assess industrial development proposals to insure that the economic opportunities presented do not adversely impact the community.

Along with balancing land uses, the need to protect these uses from one another is also increasingly important. Non-residential types of land uses should be focused within certain designated areas to provide for efficient provision of support services and to minimize their impacts on residences. The Township should continue to adhere to a strict policy of buffering between potentially incompatible uses.

F. MAJOR TRANSPORTATION ROUTES

Ellsworth Township has an excellent east/west roadway system. West Akron Canfield Road (U.S. Route 224) is the primary east/west arterial and is located in the center of the Township. North Palmyra Road and Ellsworth Road provide east/west movement north of U.S. Route 224. Leffingwell Road and West Western Reserve Road provide the primary east/west access in the southern portion of the Township.

Ellsworth Township has only one north/south arterial road, South Salem Warren Road (S.R. 45), which runs through the center of the Township. Bailey Road and Ellsworth Road are the only other principal routes that provide north south travel,

and they only serve the northwest quadrant of the Township. Traffic volumes on the Township’s primary roadways are shown in the following table.

ELLSWORTH TOWNSHIP		
TRAFFIC VOLUMES		
ROADWAY	SEGMENT	AVERAGE DAILY TRAFFIC
W. Akron Canfield Road (U.S. Route 224)	West of S.R. 45	3850
	East of S.R. 45	5580
S. Salem Warren Road (S.R. 45)	North of U.S. Route 224	4320
	South of U.S. Route 224	2690
N. Palmyra Road	West of S.R. 45	1580
	East of S.R. 45	1250
Leffingwell Road	West of S.R. 45	500
	East of S.R. 45	690
W. Western Reserve Road	West of S.R. 45	680
	East of S.R. 45	1660
Ellsworth Road	Bailey Road to U.S. Route 224	805
Bailey Road	N. Palmyra Road to Ellsworth Road	600

Those volumes reinforce the importance of West Akron Canfield Road (U.S. Route 224) as both the Township’s major arterial of handling traffic and the Township’s primary business corridor. Retail and service businesses are drawn to U.S. Route 224 because of the traffic volumes and the exposure it provides. The U.S. Route 224 and S.R. 45 intersection is clearly both the economic center of the Township and its primary transportation hub.

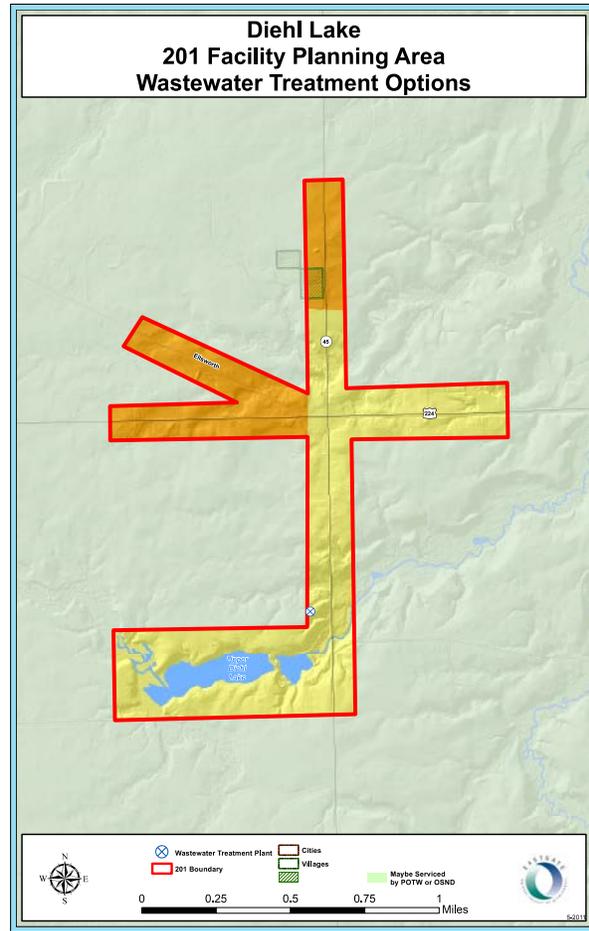
Should the Township explore use of its major intersections or crossroads for additional business opportunities, the most likely candidates would be the intersections of North Palmyra Road and South Salem Warren Road (S.R. 45) and West Western Reserve Road and South Salem Warren Road (S.R. 45).

**G. IMPORTANCE OF UTILITIES TO COMMERCIAL AND INDUSTRIAL DEVELOPMENT AND THE CENTRAL CORE DEVELOPMENT AREA**

Central water and sanitary sewer services are essential for the growth and development of the Township’s Central Core Development Area. Increasingly rigid environmental standards, the spiraling installation costs for approved on-site disposal systems, and the need for service flexibility by most businesses and industries, mean that expansion and infill of the central core development area will be dependent on the ready availability of these utilities with sufficient capacities to handle demand. Since the growth and expansion of the Central Core Development Area is crucial to the economic and tax base of the Township, utility service to this area is a priority.

The Central Core Development Area is served by the Diehl Lake wastewater treatment facility. The 201 facilities planning area for the Diehl Lake sanitary facility is shown in this excerpt from the regional 201/208 Water Quality Management Plan as prepared by the Eastgate Regional Development Agency and approved by Ohio EPA.

The Township will need to be pro-active to encourage and partner with utility providers to promote the extension of water and service within the Central Core Development Area and to ensure that the capacities provided can accommodate an appropriate level of economic growth. The location of utility lines will strongly influence the direction and speed of more intensive land uses and development.



H. PROVIDE ALTERNATIVE HOUSING OPPORTUNITIES

While it is intended that the predominant housing type in the Township remain detached single-family dwellings on individual building lots, it is recognized that there are opportunities to provide other housing options to meet the needs of the Township’s residents and a growing population. It is desirable for the Township to provide some cluster and attached housing options, as well as some multi-family housing. It is fully intended, however, that those housing options will represent only a small percentage of the Township’s total housing stock.

One under served segment of the housing market is the Township’s senior citizens. Given that seniors, those over 55 years of age, are the fastest growing population segment in both the region and the State, the Township’s Zoning Resolution will need to provide some opportunity to provide housing designed specifically to accommodate the needs and desires of a growing elderly population. The Township’s elderly should have housing options available within the community.

I. ENVIRONMENTAL PROTECTION / RIPARIAN CORRIDORS / RECREATIONAL AREAS

The Township desires to protect its sensitive environmental areas. Those include wetlands and stream corridors. Wetlands are already protected by State and Federal regulations. The Township has established riparian setbacks to protect sensitive stream corridors. Riparian setbacks control land use activities and new development within certain distances of streams. Setting development back from streams maintains the ability of riparian areas to control flooding, limit stream bank erosion, protect habitat, purify groundwater, and reduce water pollution. Riparian setbacks protect structures and reduce property damage and threats to watershed residents while contributing to the scenic beauty and rural character of the Township.

The Township currently has public parks that serve its residents, as well as some areas that have been reserved from development as preservation areas. The principal public park and natural preservation areas are highlighted on the Land Use Plan Map. The Township should continue to ensure that there are adequate recreational opportunities for its residents.

J. IMPLEMENTATION

This Land Use and Policy Plan is an expression of the Township's intent with regard to managing and encouraging the location of various land uses and controlling the nature and quality of future development. Implementation of the goals and policies outlined in this planning document will be dependent on the coordinated efforts of the Township's elected and appointed officials.

- The Township will need to work cooperatively with Mahoning County and the Ohio Department of Transportation with regard to maintaining and enhancing the function of its primary roadways.
- As the Township moves toward 2020, it will be necessary for the Township Trustees to proactively encourage the extension and/or expansion of water, sanitary sewers, and other utilities by the various service providers, particularly within the Central Core Development Area.
- The principal tool for directing and controlling future development within the Township will continue to be the Zoning Resolution and Zoning Map.
- The Zoning Commission and Trustees will need to ensure that the provisions of the Zoning Resolution are consistent with the goals and policies set forth in this Land Use and Policy Plan.
- The Zoning Inspector will need to apply and enforce the zoning regulations in a regular and consistent manner to achieve these goals.
- The Zoning Commission and Township Trustees should re-evaluate the policies and recommendations contained in this Plan at least every ten (10) years.

# ELLSWORTH TOWNSHIP LAND USE PLAN

