

JANUARY >  
**REVISED**  
2019



# 2016 COMPREHENSIVE PLAN

## A GUIDE FOR LAND USE IN GENOA TOWNSHIP

"Residents of Genoa Township wish to preserve the Township's rural character through protection of open spaces and valuable environmental resources. Local infrastructure and community services should be maintained and improved to build on the community's strong identity as 'A Nice Place to Live' while promoting well-maintained, family-oriented neighborhoods, with linkages that connect public spaces, such as parks and trails." - *Genoa Township, 2008*



## **GENOA TOWNSHIP - 2019**

### **Trustees**

Karl Gebhardt, Chairman  
Frank Dantonio, Vice-Chairman  
Connie Goodman

### **Fiscal Office**

Pat Myers, Fiscal Officer  
Donna Batten, Fiscal Assistant

### **Zoning Commission**

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Delaware County Regional Sewer District  
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Genoa Township's Board of Trustees, Zoning Commission, and staff also wish to acknowledge and express their sincere appreciation to the many residents who attended one or more of the numerous public meetings that were held, participated in the Township's 2015 Community Survey, and/or provided their comments throughout the planning process.

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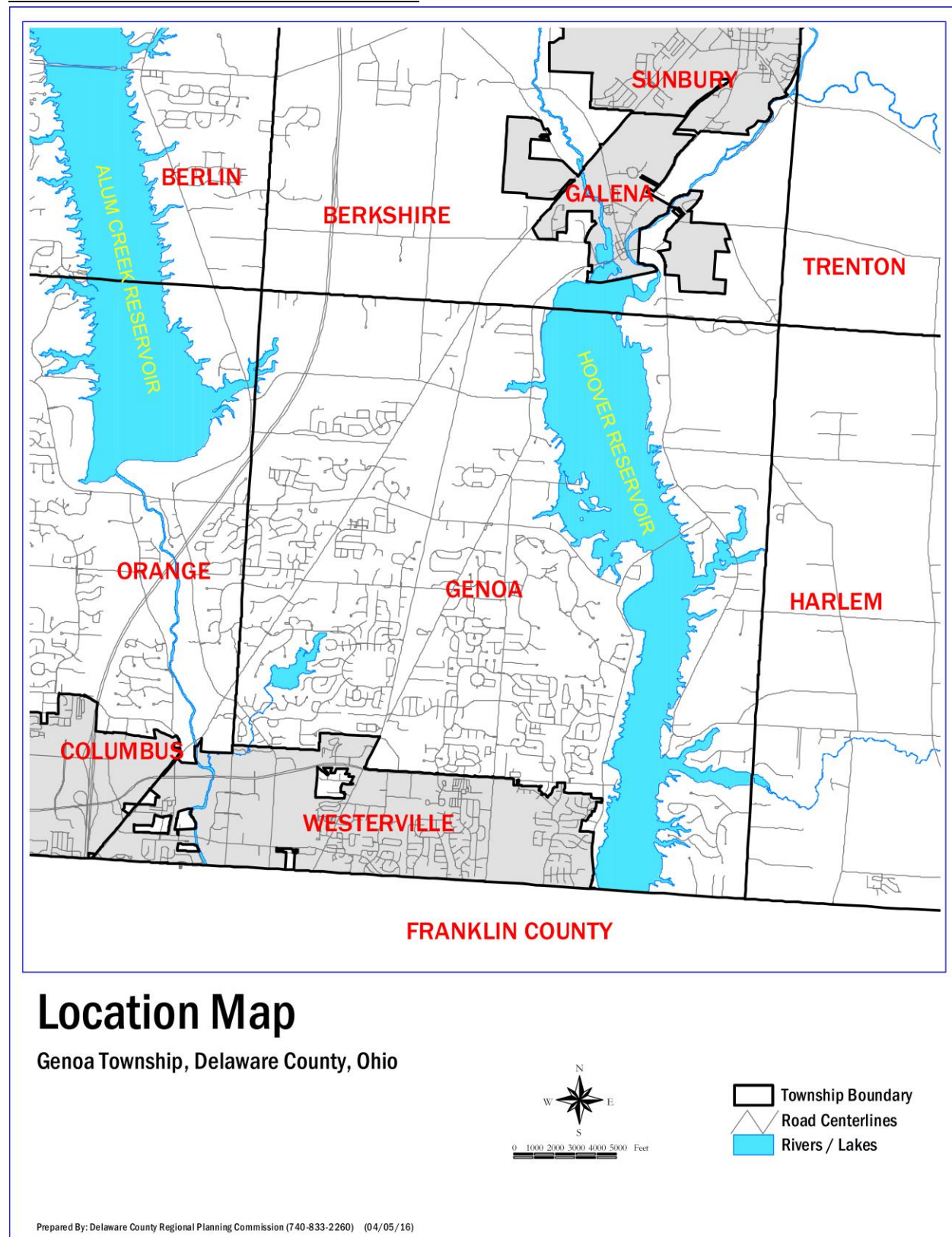
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**FIGURE 1.1 – GENOA TOWNSHIP LOCATION MAP**



(Source: DCRPC, November 2016)

## INTRODUCTION

In 1998 Genoa Township was no longer a sleepy farming community; it was a bustling suburb growing by 250 new homes per year, rapidly losing its beloved natural beauty and agricultural lands. In response to growth pressure, a group of Township residents came together to form a comprehensive plan steering committee and began to put together a land use plan for the Township. The committee presented their 1998 Comprehensive Plan to the Zoning Commission and Township Trustees who, in turn, adopted it in early 1999. Zoning amendments were subsequently made to implement the Plan.

From 1998-2003, 3,810 new residential dwelling units were permitted in Genoa Township, adding over 7,000 new residents and nearly tripling the population. The growth highpoint during this period occurred in 2002, with 716 new residential dwelling permits being issued that year.

In 2004, significant efforts were made to update the 1999 plan; however, no changes were ultimately adopted. Another attempt at updating the document was made in 2007 which resulted in a new plan being adopted in December 2008. The 2008 Comprehensive Plan was designed to shape development in Genoa Township over the next five years, or until such time as a new version was commissioned and approved. While some information and concepts from the 2004 update attempt were utilized, a majority of the revisions and additions to the plan were a result of the 2007 Visioning Process, a public outreach effort established by the Trustees at the request of the Comprehensive Planning Committee and coordinated by two consulting professors from Otterbein University.

Following a recession, development of all types effectively ended in Genoa Township. Housing sales and building were halted and the planning considerations from the 2008 Comprehensive Plan and its subsequent 2009 update were stalled. As the economy began to rebound and development slowly restarted, Genoa Township was again faced with reviewing its future and capturing the current vision in a revised Comprehensive Plan. Questions from zoning proposals made in 2012 and 2013 identified gaps in the 2009 Comprehensive Plan in need of further explanation, specifically in regards to future commercial development. In response to these findings, the Zoning Office started the process of updating the 2009 Comprehensive Plan. At that time, a consolidated document, encompassing all of the relevant information in the Township was undertaken. Numerous meetings were scheduled with stakeholders for the purpose of collecting information and points of view. In addition, residents representing many other important aspects of Genoa Township life, including parks, economic development, police, and fire protection, were engaged to provide content for a new plan titled, "Conserving Our Future, Genoa Township Plan for 2025".

Despite the time and effort expended on this document, it became apparent that it was too expansive to be maintained. The land use provisions were deemed inadequate to replace the Comprehensive Plan document by the Zoning Commission and the public. Because the draft document had been posted online, there was significant confusion about the purpose and future of the document. To clarify that the document would not be adopted, and effectively rescind the draft, the Zoning Commission clarified the repeal at a meeting held on June 29, 2015. This action

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clearly indicated that the 2009 Comprehensive Plan remained the official Comprehensive Plan of Genoa Township unless and until the Genoa Township Trustees adopted a new Comprehensive Plan in the form of this 2016 Comprehensive Plan.

Over the past several years higher density housing proposals aimed at providing age-restricted cluster housing options within the Township for those 55 years of age and older have been introduced. The 2009 Comprehensive Plan did not address this new form of residential development. These proposals, along with the aforementioned commercial zoning issue and the desire to periodically revisit the plan, clearly identified the need to once again review, analyze, and discuss Township development patterns and market trends with the ultimate goal of formulating a new comprehensive plan.

The 2016 Comprehensive Plan contains similar text to the 2009 Comprehensive Plan. This is not the result of “skipping” over sections of text in favor of a technical update. Each and every word of the document was contemplated in open, public meetings of the Zoning Commission and the Board of Trustees. Any language from the 2009 Comprehensive Plan that has not been changed in this 2016 Comprehensive Plan has been specifically and deliberately retained in the document.

### **I. Planning and Development Issues**

This 2016 Comprehensive Plan supersedes the 2009 Comprehensive Plan and provides guidance for continued development of Genoa Township. Unlike the 2008 Comprehensive Plan and its 2009 Update, this 2016 Comprehensive Plan is focused on a limited number of immediate issues for resolution or clarification. This document can stand as the guide for future development until circumstances warrant another review, update, and/or replacement of the Plan.

During the course of the preparation of this 2016 Comprehensive Plan, the Zoning Commission spent considerable time reviewing specific, recent zoning activities for age-restricted condominium developments. While the Township has zoned several Planned Residential District (PRD) developments as 100 percent cluster development, including three notable high density developments (The Courtyards on Tussic, The Courtyards at Maxtown, and The Villas at Tussic), the Commission found during their open houses and meetings that there was, generally, no expressed ongoing support by the public for higher density development based solely on age-restricted ownership.

It is the intent of Genoa Township to consider all PRD applications in accordance with the Zoning Resolution. The prior exceptional zoning densities permitted were conditioned on age-restriction. At this time, Genoa Township does not intend to permit future higher density allowances, bonuses, or divergences solely on the basis of age alone.

Other issues identified:

- Significant land area has been developed since 1999. The current population of Genoa Township, according to the Delaware County Regional Planning Commission, is estimated at 25,195. Less than 30 parcels of land in excess of 20 acres remain to be developed and these parcels appear primarily in the Olentangy and Big Walnut school districts.

- Open space and environmentally sensitive areas should continue to be conserved.
- Sewer availability and planning remain key considerations for the development of certain areas of the Township. In addition to density restrictions associated with sewer service, Genoa Township has recognized density restrictions to protect the general welfare (including by protecting environmentally-sensitive areas and imposing infrastructure requirements).
- The current Delaware County Thoroughfare Plan and Ohio Department of Transportation (ODOT) "Access Ohio 2040 Long-Range Transportation Plan" provide valuable information regarding the future of traffic patterns and volumes in and around Genoa Township. The continued growth on all sides of Genoa Township will impact this infrastructure and directly impact quality of life.

### **II. Objectives**

The 2016 Comprehensive Plan intends to:

- revisit and modify planning policies, as well as review and update the Township's planning areas, as needed;
- engage the public utilizing various forms of communications and hold numerous meetings and open houses to allow for an open dialogue with the community and to provide the opportunity for public input, feedback, and commentary;
- update the "situation analysis" last prepared in 2008, to show the changes in land use, population, population projections, utility services, and roads that have occurred from 2008 to 2016; and
- clarify the continuing commitment or change in assumptions collected in the substantial Appendices to the 2009 Comprehensive Plan.

### **III. Public Participation**

In addition to the thirteen meetings at which the 2009 Comprehensive Plan was read and reviewed among the Zoning Commission members, four open houses were held to allow for resident participation and input on a few selected topics. Specifically, the concepts of streetscape, neighborhood-scale commercial development, and high-density cluster housing development were shared through a room-sized display of questions, current zoning content, and illustrative photographs. A summary of these open houses and the comments received are included as Appendix C (Executive Summary of 2015 Comprehensive Plan Open House Meetings). A complete list of dates of public meetings held during the 2016 Comprehensive Plan process can be found in Appendix A (List of Public Meetings Held).

In order to ensure a broader sampling of Township residents was represented and provide an additional data point for consideration, the Genoa Township Trustees also commissioned a professional blind telephone survey of 301 residents in the Township. The survey was conducted over a four day period in November 2015. Analysis of the survey results is included in Appendix D (2015 Community Survey, Key Findings Recap & Results).

After considering all forms of public input, the Zoning Commission moved forward with final



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revisions to the 2016 Comprehensive Plan, held a public hearing on April 4, 2016, and subsequently recommended the Plan for approval upon conclusion of the hearing that same night. The Plan was reviewed by Delaware County Regional Planning Commission during their March 31, 2016, public meeting and received a recommendation of approval from the Commission on that date. Finally, the Genoa Township Board of Trustees held numerous public hearings to publically review the plan and solicit feedback from the community prior to adoption. Each Township meeting and open house was advertised in the Delaware Gazette, posted at the Township's Administration and Zoning Office, made known in multiple locations on the Township's website, posted on the Township's social media accounts, and communicated through the Township's News and Information e-mail subscription service. Township staff also relayed meeting information and updates to the Genoa Township Business Association and Genoa Township Citizen's Coalition.

## CHAPTER 1: POLICY

### **I. Planning Policy Statement**

The purpose of this planning policy statement is to:

- **Ensure Consistency.** Promote the legal requirement of reasonableness by avoiding arbitrary decisions and furthering the uniform application of all planning procedures. The Comprehensive Plan provides specific guidance on the appropriate use and development of property in Genoa Township based on the needs and desires of its residents so that they may reasonably rely on the land uses set forth in the Comprehensive Plan for planning and development purposes.
- **Establish a Public Record.** Provide a clear statement of policies upon which the community shall rely.
- **Maintain a Basis of Planning.** Assure the appropriate use of resources. Planning decisions, such as zoning actions, must be founded upon adopted principles and objectives serving the public interest. This Comprehensive Plan avoids an arbitrary and capricious action by the Genoa Township Trustees, Zoning Commission, or Board of Zoning Appeals.
- **Develop a Planning Method.** Promote the rational utilization of land and the economical provision of required infrastructure, facilities, and services both for the individual and the collective public interest. This is accomplished through the allocation of land for a variety of uses based upon desired community objectives.

### **II. Policies with General Applicability**

- **Total Community Interest.** Planning loses its vitality as well as its credibility if it:
  1. becomes a mere composite of neighborhood desires;
  2. is abused to advance the interest only of certain individuals or special interest groups;
  3. is implemented whimsically or arbitrarily; and/or
  4. becomes unreasonable or confiscatory in its application to private properties.

It is Genoa Township's policy that the general welfare of the Township in its entirety must be served by all planning measures. Therefore, general, as distinguished from individual, interests will be furthered. Specifically, benefit and/or impacts to individuals or groups shall be subordinate to the community considerations. Implementation of planning shall not be conducted solely for the purpose of increasing property value.

- **Reasons for Actions.** The Zoning Commission and Trustees shall undertake a review of the Comprehensive Plan and Zoning Resolution to ensure that all findings of fact and determinations regarding the appropriateness of development are consistent with these controlling documents. The Zoning Commission and Trustees will be guided by the terms of

## CHAPTER 1: POLICY

these documents and must state their reasons for recommendations and actions. During the hearing of variance or conditional use applications the Board of Zoning Appeals may refer to the recommendations and findings of the Comprehensive Plan in considering their decision.

- **Infill Development.** In order to prevent development inconsistent with the Comprehensive Plan or spot zoning, requests for development must demonstrate to the Zoning Commission and the Trustees that the public interest and adjacent property owners will not be negatively affected, and that the development is consistent with the context and character of the surrounding neighborhood. Infill land typically includes individual parcels of less than 25 acres in straight residential zoning districts which; are primarily undeveloped or utilized for single-family homes, are situated along arterial or collector roads, and are immediately adjacent to or surrounded by one or more planned developments. Such parcels, historically, were not considered developable for variety of reasons, however, changes in property ownership, development patterns and models, the economy, and/or local real estate market in the past several years has made such parcels more suitable for development or redevelopment.
- **Guidelines for Analysis.** A systematic review of applications or amendments that come before the Zoning Commission shall be conducted by evaluating the following items for consistency with the Comprehensive Plan.
  - Would the proposed change:
    - be contrary to established land use patterns?
    - create an isolated, incompatible use or zoning district?
    - be incompatible with the density pattern of the surrounding area?
    - adversely influence living conditions in the surrounding area?
    - be adequately serviced by essential services (water, sewer, gas, electricity, schools, etc.)?
    - adversely impact traffic flow?
    - provide sufficient and appropriately located traffic access points?
    - seriously affect the natural character of the land to the point of creating potential hazards?
    - interfere with protected species or environmentally sensitive resources (e.g. watershed, streams, ravines, or wetlands)?
    - be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
    - grant special privilege to a property owner that will not be granted to others at the expense of the general welfare?
    - seek divergences without clear expression of how such divergences from the Zoning Resolution serve the interest of Genoa Township residents at large?

### III. Specific Issues

- **Aesthetics or Appearance.** Genoa Township residents have identified the rural and natural character of the community as one of the most desirable aspects of living in Genoa Township. As such, retention of said character is a high priority concern. Proper care for these two amenities is of economic, as well as aesthetic, benefit to the citizens, present and future, because it creates an improved quality of life. The desire to preserve and protect the area in an attractive manner shall continue to be an important determinant for development approaches.
- **Buffering.** Physical separation of different land uses will be required through use of transitional areas, such as open space, fencing, planting areas, setbacks and/or mounding. Although buffering will allow adjacent uses that may vary in density, the buffering of parcels from each other does not, in and of itself, fully mitigate the development of inconsistent adjacent uses.
- **Pedestrian Orientation.** As the Township further develops, there is a continuing desire to promote a people-oriented, pedestrian-friendly environment. It is Genoa Township's intention to encourage bicycle and/or pedestrian linkages whenever and wherever possible. The Zoning Resolution requires sidewalks and encourages walking paths to connect neighborhoods. Safe passage of pedestrians from one side of State Route 3 to the other remains a significant concern. Traffic lights at Freeman Road and a pedestrian crossing at Big Walnut Road have improved the connection across State Route 3 but have not completely alleviated these concerns. Any significant development abutting State Route 3 or the Genoa Trail will be evaluated for the inclusion of a pedestrian crossing between the east and west sides of State Route 3. Development adjacent to these crossing sites and any future passages must be consistent with use by pedestrians and bicyclists of all skill levels and abilities (i.e., families, children, seniors, disabled individuals, etc.).
- **Traffic (Arteries and Access).** The tremendous public investment in traffic-carrying facilities including streets, highways, and expressways must be protected by preventing indiscriminate access, strip development, and the creation of large scale non-residential developments designed as regional draws. Development requests must be supported by existing infrastructure. If development cannot be supported by existing infrastructure per standards determined by the Ohio Department of Transportation and/or Delaware County, the development plan must include planning and coordination with the appropriate roadway authority for the simultaneous improvement of the affected roadways. In no event may a development plan be approved that is contrary to the current Delaware County Thoroughfare Plan and/or Ohio Department of Transportation (ODOT) "Access Ohio 2040 Long-Range Transportation Plan". See Chapter 3, Section VIII (page 54), for definitions of the terms discussed above.
- **Site Analysis Requirement.** All proposed developments shall require the submission of a Site Analysis. The Site Analysis shall include, but not be limited to, the following: location and access, topography and drainage, adjacent land use, site land use, vegetation, tree surveys,

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soils, provisions for sanitary sewers and storm drainage, natural drainageways and flood plains, potential site related pollution (air, noise, light, and water), provisions for utilities, impact on park and recreation lands and activities, impact on existing fire/EMS and police services, roads, trip generation rates, and traffic control(s).

The Site Analysis must include an analysis of the ability of police, fire/EMS, maintenance, roads, and utilities to be provided to the new development at existing or improved levels while maintaining current service levels to existing development. The analyses provided by these entities do not necessarily provide a determination that the current or desirable level of service will be created or maintained.

- **Development and Natural Drainageways.** Among the most striking attributes of the Township are its many natural drainageways to Alum Creek, Hoover, and Westerville Reservoirs. It is the Township's intention to continue to preserve and protect natural drainageways.

### **IV. Community Objectives and Supporting Principles**

The continuing objective of this 2016 Comprehensive Plan is the development of Genoa Township land uses and related services and the preservation and enhancement of existing residential and non-residential standards. All community objectives and supporting principles are based on this premise. For each of the current or anticipated land uses within Genoa Township, this Section provides standards for development consistent with this primary objective. Each section states its objective and principles, which are further divided into the following subsections:

1. Location
2. Access
3. Impact
4. Public Services and Utilities
5. Desirability

#### **A. Residential**

1. **Objectives:** The primary use of land in Genoa Township is for homes for its residents. Homes for the residents of the Township shall be set within an appropriate physical environment when considering adjacent or other Township land uses.

2. **Principles:**

- a. **Location.** Residential development may be located in any of the development areas of Genoa Township (as set forth in Chapter 4) but is not appropriate within designated commercial, industrial, or community facility areas. Undeveloped property and most residential property have the Rural Residential (RR) zoning designation. Planned development under the Planned Residential District (PRD) or the Planned Rural Residential Conservation District (PRRCD) require a location in an area of



sufficient acreage and with appropriate surrounding infrastructure to support higher densities than permitted in the RR or Suburban Residential (SR) zoning districts.

- b. Access.** Residential development in Rural Residential (RR) and Suburban Residential (SR) zoning districts must have access to public roadways. Planned developments must have public road access with interior roads designed to minimize traffic congestion (within the development and at points of ingress and egress to and from the development). Planned development must also provide adequate police, fire/EMS, and maintenance access, including sizing to permit the safe passage and effective operation of equipment and additional emergency access if a single main access should become blocked or impassable. Residential roads within developments shall be designed to minimize through traffic and provide pedestrian and bikeway connectivity to surrounding neighborhoods and Township bikeways and trails.

Ingress and egress shall provide clear lines of sight for traffic appropriate to speed limits and topography. Traffic signs, stop signs, traffic lights, crosswalks, and turn lanes shall be incorporated to satisfy traffic requirements of Genoa Township, Delaware County, and/or the State of Ohio, as applicable, erring in favor of resident safety in the event of uncertainty as to whether such measures are necessary.

- c. Impact.** All residential development must be created and maintained in accordance with the standards set forth in the Zoning Resolution. Residential development must:
  - 1) preserve the quiet rural environment;
  - 2) provide safety, security, and connectivity through appropriate lighting and sidewalks for pedestrian access;
  - 3) address environmental pollution (air, noise, light, and water);
  - 4) offer consistent architecture and material standards with surrounding residential areas; and
  - 5) contribute to the quality of life by supporting property values and the expectations of existing residents.

Residential development must be carefully located and evaluated to ensure:

- 1) the rate of growth is sustainable by essential services;
  - 2) infrastructure impacts, including traffic flow, are properly controlled; and
  - 3) traffic access points are sufficient in number and located appropriately to support the proposed density.
- d. Public Services and Utilities.** Residential development shall be accessible to public services and utilities. Density and design will be reviewed by police, fire/EMS, and maintenance services to ensure the safety and security of future and existing residents.

## CHAPTER 1: POLICY

- e. **Desirability.** Residential land use continues to be the most prevalent form of development within Genoa Township.

### B. Industrial

- 1. **Objectives:** Industrial areas are designated to provide safe, secure, and limited impact environments for industrial activities within Genoa Township. Limited industrial development areas of Genoa Township have been identified in the southern end of the Township. No other industrial development sites are anticipated in Genoa Township.

- 2. **Principles:**

- a. **Location.** All industrial activity is to be conducted in the areas designated within Chapter 4. Industrial activity must be separated from residential neighborhood development by significant buffering and by preventing the intrusion of industrial uses into residential areas. It is generally not appropriate to permit industrial uses as infill development.
- b. **Access.** Industrial development shall be restricted to sites with appropriate street access. Related traffic and heavy equipment congestion shall be mitigated by locating industrial uses adjacent only to Major and/or Minor Arterial roads approved for the transportation of related industrial products and by-products.
- c. **Impact.** All industrial applications shall comply with State and Federal requirements in regards to environmental impacts on Genoa Township land, water, and surrounding areas. Such development shall be entirely consistent with the principles set forth in this Plan to avoid the disruption of surrounding land uses.

Due to the special concerns regarding environmental pollutions (air, noise, light, and water) in addition to opportunities for environmental disruption in the event of an accident or emergency, industrial zoned parcels shall be limited in number within Genoa Township. In general, no industrial use will be permitted in a location that would, upon an environmental accident, directly impact the Alum Creek or Big Walnut Creek watershed (including Hoover Reservoir). In the event that the Zoning Commission or the Genoa Township Trustees deem it necessary, an environmental impact study (publicly or privately conducted and funded) may be required regardless of any determination by a governmental entity that such environmental impact study is not required by Federal or State law.

- d. **Public Services and Utilities.** Police, fire/EMS, and maintenance resources must be satisfied that infrastructure currently supports resident safety prior to the acceptance of a new or modified industrial use within Genoa Township. New or substantially modified industrial developments are strongly encouraged to utilize public water and sewer facilities.

- e. **Desirability.** Industrial developments that contribute to the stabilization and diversification of the economic base are most desirable. In general, light industrial as opposed to heavy industrial is preferred. Additional or modified industrial applications for development of properties outside of areas currently zoned or planned for such development shall not be considered a preferred land use in Genoa Township.

## C. Commercial/Office

- 1. **Objectives.** Commercial/office areas are designated to provide a safe, secure, and limited impact environment for commercial and office activities within Genoa Township. Commercial/office development areas have been identified primarily in the southern end of the Township, with limited existing exceptions. No other commercial/office development areas are planned in Genoa Township.

### 2. Principles:

- a. **Location.** Access to goods and services in planned commercial/office areas must be compatible with surrounding uses. Such areas shall also be situated in appropriate locations to serve residents. Commercial/office development areas of Genoa Township have been identified in the southern end of the Township consistent with prior Comprehensive Plan documents.
- b. **Access.** Commercial/office development shall be limited to sites with appropriate street access and shall provide for pedestrian and bike friendly connections to surrounding neighborhoods. As such access is a key priority of Genoa Township, commercial/office development that is not appropriate or safe for users of pedestrian and bicycle connections is not appropriate for locations abutting residential development.
- c. **Impact.** Commercial/office uses shall use architectural design and materials that are consistent with adjacent uses. Parking, delivery, trash and utility areas, and required access points shall be mitigated through the use of significant landscaping and screening. Commercial/office development shall preserve the quiet and privacy for abutting and nearby properties, with minimal environmental impact, by:
  - 1) requiring appropriate setbacks from streets and internal property lines in keeping with adjacent development;
  - 2) limiting hours of operation, deliveries and access; and
  - 3) limiting environmental pollutions (air, noise, light, and water).
- d. **Public Services and Utilities.** The Township Trustees and Zoning Commission, in conjunction with police, fire/EMS, and maintenance resources must be satisfied that infrastructure currently supports resident safety prior to the acceptance of a new or

modified commercial/office use within Genoa Township. New or substantially modified commercial/office developments are encouraged to utilize public water and sewer facilities.

- e. **Desirability.** Any additional commercial/office development shall be primarily for the purpose of serving the residents of Genoa Township. Such developments should consist of smaller footprint buildings with a preference for businesses that are unique to the area in the form of neighborhood-scale commercial/office development, with special consideration given to: hours of operation, noise generation, use, lighting, and pedestrian/bike access. Because the only direct positive fiscal impact of commercial/office development is limited to the property taxes generated by the land and related building(s), such development is encouraged to ensure flexibility in use.

### D. Open Space

1. **Objectives.** To provide and protect open space within the Township. Open space consists of land within a development, or set aside in conjunction with a development, that is reserved for the enjoyment of residents but may or may not be improved. Improvement of such land is typically; pre-approved by the Township, limited to uses and structures which are recreational or environmental in nature, and intended to benefit the users of said space. Open spaces may take numerous forms, configurations, and designs, some of which may overlap one another. These include:
  - a. **Active Recreational Open Space.** Usable open space land intended to accommodate recreational facilities and parks in order to provide opportunities for formal leisure time activities such as athletics, exercising, and general play.
  - b. **Agricultural Open Space.** Open space land utilized for the raising and harvesting of crops, nursery stock, timber, and/or livestock and their associated products.
  - c. **Common Open Space.** Open space land that is owned shared by the owners and/or occupants of a development or building but is not necessarily open to the general public.
  - d. **Greenspace.** Open space land that is partly or completely covered with grass, trees, shrubs, or other vegetation. Such vegetation may be either naturally occurring or planted.
  - e. **Greenbelt/Perimeter Buffer.** Open space land which completely wraps around the boundaries of a neighborhood or development.
  - f. **Greenways.** Strips of open space land along trails, bikeways, waterways, and other such man-made or natural features reserved for recreational use and/or environmental protection.

- g. **Improved Common Open Space.** Open space land intended to be utilized for active or passive recreational activities or greenspace.
- h. **Natural Open Space.** Open space land intended to remain in its natural, undisturbed condition to the greatest extent possible.
- i. **Passive Recreational Open Space.** Usable open space land intended to provide opportunities for informal leisure time activities such as; picnicking, nature study, and wildlife observation. Such space may be natural, landscaped, and/or improved.
- j. **Private Open Space.** Open space land that is intended to be utilized only by a select group of individuals within a neighborhood or development.
- k. **Public Open Space.** Open space land that is intended to be open to all members of the general public.

## 2. Principles:

- a. **Location.** Open spaces are located throughout Genoa Township. The inclusion of expanded green space in developments and as dedicated parkland is a primary tenet of development in Genoa Township. The creation and preservation of these areas is central to the quality of life afforded to Genoa Township residents.
- b. **Access.** Whenever practical and possible, access to green space shall be afforded to residents with connectivity to the Genoa Trail also being a priority. Maintenance and usage rules for green spaces inside residential developments shall be provided. To foster connected and contiguous green space, all development shall, if feasible and practical, include planning for:
  - 1) safe pedestrian and, if applicable, bicycle connections between developments;
  - 2) open access to sidewalks or maintained trails bordering roadways; and
  - 3) open access to green space located between developments.
- c. **Impact.** Park and recreation areas as green and open space are an enjoyed and desired amenity in Genoa Township with trails, in particular, being a highly supported amenity.
- d. **Public Services and Utilities.** Except as necessary to provide safe and sanitary conditions in open and green spaces or by law, utilities shall be limited in these venues to minimize environmental impact.
- e. **Desirability.** As previously indicated, open and green space is the most desirable complement to residential development. Limitations on impervious surfaces within the said spaces should also be applied while acting to preserve the greatest amount of green space, natural wetlands, woodlands, and other similar elements.



## CHAPTER 1: POLICY

### E. Township Services, Facilities, and Amenities

1. **Objectives.** Genoa Township's rural, pastoral atmosphere, scenic beauty, unique features, local heritage, and developments shall be protected and enhanced through the planning and implementation of Township services, facilities, and amenities.
2. **Principles:**
  - a. **Location.** Genoa Township provides numerous public services including fire/EMS protection, police protection, road maintenance, public facilities maintenance, and zoning enforcement. Facilities necessary to support these functions are located centrally in the Township and should remain in these locations as long as it is feasible and appropriate to do so.
  - b. **Access.** Township services shall be located to provide quick and efficient access to all portions of Genoa Township.
  - c. **Impact.** Residents have indicated they are highly satisfied with the quality of Township services. Such services benefit all residents and typically impact few in close proximity to Township facility locations. In consideration of surrounding residents, expansion of said facilities shall be carefully evaluated to ensure that the burden on surrounding residents is necessary to provide appropriate levels of service and safety. The Township shall continue to provide facilities with meeting space for activities.
  - d. **Public Services and Utilities.** Township facilities are public services and will be granted access to appropriate utilities.
  - e. **Desirability.** The Township continues to evaluate services and facilities, both current and future, to determine the on-going needs of residents. In order to offset any burden of additional taxes, any new services and/or facilities must be of true need, fiscally prudent, and well balanced with current services and facilities. If such a responsible program can be developed, the addition of a public safety substation on the east side of Hoover Reservoir, which has been under consideration for some time by the Genoa Township Trustees, could potentially be a desirable amenity.

### F. Roadways

1. **Objectives.** The thoroughfare system within the Township shall be planned, located, designed, constructed, and upgraded as growth occurs and in conjunction with County and State thoroughfare plans. The aim is to provide for the logical development of the Township's road system and to ensure the safe and efficient movement of people and goods.

## 2. Principles:

- a. **Location.** Public roadways throughout Genoa Township are maintained and classified by four entities:
  - 1) Ohio Department of Transportation (ODOT)
  - 2) Delaware County
  - 3) Genoa Township
  - 4) City of Westerville
- b. **Access.** Roadways must provide adequate and safe access to Genoa Township residents and visitors. Developments that increase road demand shall be accompanied by roadway improvements. Any development plan that seeks to reduce the level of service on a roadway within Genoa Township must bear the cost of mandated improvement(s) contemporaneously with the construction of the development, over and above any pending improvements scheduled by governmental entities.
- c. **Impact.** Roadway development, maintenance, and appearance is often determined by the governmental body with jurisdiction over the roadway (See Figure 3.19). While the federal government officially owns the portion of Interstate 71 that traverses through the northwestern portion of the Township, it is maintained by ODOT. ODOT also maintains and retains control over all aspects of the use of State Route 3, a limited access highway, designed to move traffic from one point in the state to another with minimal interference. Several roadways intersect with State Route 3 in the Township. The ODOT “Access Ohio 2040 Long-Range Transportation Plan” does not contemplate widening State Route 3 before 2040. Delaware County retains control over the use and maintenance of; Africa Road, Rome Corners Road, Worthington Road, South Old 3C Highway, Tussic Street Road, Sunbury Road, Red Bank Road, Lewis Center Road, and Harlem Road. Genoa Township owns and maintains all other public roads, except for the western portion of Maxtown Road, which is owned and maintained by the City of Westerville.
- d. **Public Services and Utilities.** Utilities are often located within road right-of-ways. Creation and maintenance of roadways must be consistent with public service and utility needs.
- e. **Desirability.** Roadways that permit appropriate access and are maintained are extremely important in Genoa Township. The ability to move traffic through and to Genoa Township will be an important issue as development continues. All future development planning in Genoa Township must anticipate these needs and provide for improvement opportunities without reducing the level of service on existing roadways.

## **CHAPTER 1: POLICY**

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## **CHAPTER 2: PLANNING VISION**

### **I. Keeping the Vision**

Genoa Township no longer contains significant agricultural uses. Over the past 30 years, most farmland has been converted to single family lots and planned residential neighborhoods in response to the demand for more housing in desirable locations surrounding the Columbus metropolitan area. The vision of Genoa Township set forth in this 2016 Comprehensive Plan seeks to retain those attributes of Genoa Township that support the motto “A Nice Place to Live”. Just as important are the attributes that are not desired to be a part of Genoa Township’s future, as expressed by the residents who; participated directly in the Comprehensive Plan review meetings, attended one or more Comprehensive Plan open houses, volunteered their opinion in the 2015 Community Survey, submitted comments to the Development and Zoning office, and/or participated indirectly by attending and speaking at meetings of the Genoa Township Trustees.

### **II. Livability and Desirability of Genoa Township**

The 1999 Plan focused on the preservation of a “rural” look and feel of Genoa Township by emphasizing long, open or uninterrupted vistas and cultivated land with mature forests. What remains of that 1999 vision are the uninterrupted vistas, but most other visual images have changed to reflect the unprecedented growth of residential development. The guidance of the 1999 Plan suggested that structures be screened with natural landscaping from the adjacent street system or be located behind existing wooded areas with the objective of maintaining the native landscape as a dominant feature significantly contributing to the Township's overall rural image. Mature hedge or tree lined roads, woodlands, and ravine areas are all valuable reminders of what was once a prevailing feature throughout the Township. The Zoning Resolution implemented this guidance in the form of standards (for Planned Residential District [PRD] developments) using deep road setbacks and screening. Aggressive retention of old growth trees, overall tree retention in developments, light pollution standards, and grouping of homes set into large park-like preserves of open space have protected the rural image of Genoa Township.

When compared to the results of the 2007 “Visioning” process, the 2015 Community Survey (See Appendix D), revealed that the primary reasons that people have chosen to move to Genoa Township have changed over time. The most cited reason for moving to the Township by residents who have lived in the community 20 years or more was the rural atmosphere followed by housing stock or the fact that this is the community where they grew up. Residents who have lived in the Township less than 20 years, which comprised the bulk of respondents to the Survey, most often cited the school system as the primary reason for living within the community. Housing stock along with proximity to family or jobs also were cited relatively more frequently by the latter group. The changing attitudes of residents in regards to why they have chosen to live here, as indicated in the Community Survey, speaks to the need for future plans and policies to acknowledge and address evolving preferences and desires. A land use planning strategy for Genoa Township which seeks to responsibly balance preservation and protection of the natural environment and rural lands with future development shall be pursued.

### **III. Public and Private Park and Recreation Areas**

Since 1999, Genoa Township has aggressively created public and private parkland, recreational facilities, and other preserved areas to remain attractive to existing and new residents. In order to supplement the already established recreational areas and public parklands, the Zoning Resolution requires that a minimum of 40 percent of every Planned Residential District (PRD) neighborhood be retained as open space (with both active and passive uses). PRD neighborhoods with Conservation Development Standards and the Planned Rural Residential Conservation District (PRRCD) increase the minimum required open space to 50 percent.

The completion of the Genoa Trail connecting Berkshire Township through Genoa Township into the developed multi-use trail system of Westerville was a substantial fiscal investment and provides a major benefit to residents for recreation and transportation. Since its construction, the trail has been incorporated as part of the Ohio-to-Erie Trail. Commonly known as State Bike Route 1 (SBR 1), the Ohio-to-Erie Trail is an intrastate trail connecting Cincinnati to Cleveland via Columbus.

In addition to connecting Genoa Township to key locations within Ohio, the Genoa Trail, via SBR 1, provides the Township access to a cross-country network of bicycle routes being designated by the American Association of State Highway and Transportation Officials (AASHTO) in their United States Bicycle Route System National Corridor Plan. SBR 1 currently intersects with the already established US Bike Route 50 (USBR 50) in Westerville. Presently, USBR 50 connects western Indiana to Steubenville, Ohio; however, long-term plans call for a coast-to-coast route connecting San Francisco to Washington DC. SBR 1 is also currently co-designated as US Bike Route 50A (USBR 50A) which functions as an alternative scenic route to USBR 50 between Westerville and Alexandria, Ohio. From the City of Westerville limits, USBR 50A follows the Genoa Trail north through the Village of Galena and then proceeds south back into the Township via Sunbury Road and Red Bank Road, before turning east onto Center Village Road and proceeding into Harlem Township. AASHTO's National Corridor Plan indicates that SBR 1 will eventually be co-designated as US Bike Route 21 (USBR 21) and will serve as the northernmost leg of said route which will ultimately connect Atlanta to Cleveland.

Access to the Genoa Trail remains a concern of residents, particularly those residents on the west side of State Route 3. Despite the fact that access via crossings are available at the traffic lights at Big Walnut Road, Freeman Road, and Mount Royal Avenue, limited trails and sidewalks provide safe passage to these intersections for residents. Although the most significant park in Genoa Township, McNamara Park, and some other parks embedded in developments on the east side of State Route 3 are accessible from the Genoa Township Bike Trail, most parks within developments or along the east side of State Route 3 are not accessible by safe pedestrian routes. Many partially developed sidewalk routes have been identified for connection, and any new development is required to include sidewalks on both sides of its streets and multi-use paths in its open spaces in anticipation of future opportunities for connection.

#### **IV. Roads – Creating an Identity and Providing Connectivity**

Genoa Township is situated between two major bodies of water, Hoover Reservoir to the east and Alum Creek Reservoir to the west. As a result, a limited number of roadways serve the community and provide opportunities and challenges to residents, visitors, and thru traffic. The current Delaware County Thoroughfare Plan sets forth the future of each of the major county roadways in Genoa Township, including the major east-west arterial, Big Walnut Road. The Ohio Department of Transportation's (ODOT) "2040 Access Ohio Long-Range Transportation Plan" sets forth the future for the most prominent roadway in Genoa Township, State Route 3. The nearly unbroken expanse of tree-lined State Route 3 (from Mount Royal Avenue to Plumb Road) is the scenic gateway of Genoa Township.

The growth of areas to the north (State Route 36/37 corridor), south (Polaris Parkway and Westerville), east (New Albany and Harlem Township), and west (Orange Township, a potential future exit for I-71, and the US 23 corridor) magnify the need for the roads of Genoa Township to serve not only local residents but a growing surrounding population seeking highway access and commercial services. The ability of current roadways to function under current traffic demands was questioned in many meetings. Infrastructure support and overload will be key factors for Genoa Township in the years ahead.

#### **V. A Sense of Neighborhoods and Community**

Unlike 1999, when the population of Genoa Township was generally spread widely on large lots with limited residential subdivisions, Genoa Township, today, is dominated by suburban planned residential neighborhoods. This clustering of pedestrian-friendly neighborhoods with good schools, integrated park space, and low crime has created an influx of families (including families with small and school-age children).

Three school districts serve Genoa Township: Big Walnut, Olentangy and Westerville. These school districts have experienced significant growth since 1999 and are consistently identified as one of the primary reasons residents have chosen to move to or stay in the Township. While these districts enhance the appeal of the Township, the fact that there are three separate districts serving residents focuses a sense of community within neighborhoods rather than at the Township level.

Residents continue to indicate an overall sense of safety and a high degree of satisfaction with police and fire/EMS protection, including; citizen block watches, citizen police and fire/EMS academies, and road services. This sense of safety, coupled with low crime rates, enhances the character of Genoa Township neighborhoods. In turn, satisfaction with annual family-oriented Township events like the Easter Egg Hunt, Trick or Treat Village, Movie Nights, Fishing Derby, Center Green Festival, and the Fire Prevention Open House fosters a sense of community. Residents have also expressed a high degree of satisfaction with the Township's Maintenance Department. Bringing together physical and social communities creates a sense of belonging that is vital to a healthy community. The Township shall continue to build and strengthen those elements over which it has control.

### **VI. Community and/or Nonresidential Uses**

The character of Genoa Township is essentially residential outside of the limited commercial and industrial zones in the southern end of the Township. The numerous public meetings and four open houses that were held, as well as the Township Survey that was conducted in 2015, identified a strong preference for retaining this residential character. In all circumstances, any nonresidential use shall be designed to reflect the rural and residential character of the community. Nonresidential uses shall; be compatible with adjacent uses, consistent with the requirements set forth in this Comprehensive Plan and the Zoning Resolution, and remain in areas already zoned for such uses.

### **VII. Sustainability**

Genoa Township has a proud history of promoting both sustainability and a clean environment and shall strive to continue such initiatives. On multiple occasions, the Ohio Department of Health has recognized Genoa Township with its “Healthy Community” Award, recognizing outstanding achievements in developing and implementing health-related policies and providing healthy community environments. In 2014, the Mid-Ohio Regional Planning Commission (MORPC) awarded Genoa Township the “Green Collaborative Achievement Award” for its collaborative efforts with Orange and Liberty Townships to create a unique waste hauler contract that greatly increased curbside recycling and waste pickup while saving residents millions of dollars. There are a variety of additional measures the Township could explore in the coming years, including, but not limited to:

- Continued transitioning towards electronic documents and online records to curb paper use, including the development of apps for residents and e-newsletters;
- Continued promotion and support of the existing Township Community Gardens, as well as the exploration of additional garden space sites throughout the Township as warranted;
- Working with the Parks Advisory Committee and other Township departments to develop community activities that encourage wellness, including 5K races, bicycle tours, yoga/fitness classes, and other physical activities utilizing Township parks and trail systems;
- Continue the assessment and development of pedestrian trails, identifying opportunities for increased connectivity and expansion;
- Promoting or requiring the planting of native trees within public and private developments;
- Working with the Genoa Township Business Association (GTBA), Genoa Township Citizens Coalition (GTCC), and assorted homeowner associations to promote, encourage, and incentivize clean energy through the use of photovoltaic cells, solar panels, thermal heating, small wind energy, and other green energy measures to produce net metering off investor-owned utilities;
- Evaluating the possibility selecting green energy provider options in any future township utility aggregation programs, if economically practical; and

- In any future facility renovations, or construction of Township buildings or amenities, strive to use sustainable building materials, energy-efficient fixtures, and other environmentally friendly measures, when economically practical to do so.



## **CHAPTER 2: PLANNING VISION**

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## CHAPTER 3: SITUATION ANALYSIS

### **I. Population and Development**

Genoa Township experienced rapid growth in the 1990s, evolving from a primarily rural community into a suburban, bedroom community. Significant growth occurred particularly in the southern half of the Township as urbanization of Metropolitan Columbus pushed northward, past Westerville, and into Delaware County. Issuance of new residential building permits peaked around the turn of the 21st century and began to decline to more modest growth rates soon thereafter.

In 2008 and 2009, the United States experienced one of the worst, if not the worst, economic downturns since the Great Depression. This economic decline was primarily driven by crises in the financial and sub-prime mortgage markets and affected virtually every segment of the economy, particularly housing and commercial real estate. Despite the fact that the recession technically ended in 2009, it took several years for an economic recovery to take hold at a national level. While the Township did experience a slowdown in housing starts during this time (See Figure 3.1), this trend had actually begun before the recession and was somewhat expected given the amount of developable lands remaining in the Township (See Figure 3.5).

Since the recession, growth within the Township has remained modest. Development north of Big Walnut Road has occurred but is limited by the lack of sewer infrastructure. Infill development, as defined in Chapter 1, south of Big Walnut Road has also begun to occur. Despite the decline in growth rate within the Township, Delaware County overall has consistently been one of the fastest developing counties in the State of Ohio since 2010. This trend is expected to continue due to the following:

- Large amounts of developable acreage available near major transportation corridors such as; I-71, US-23, OH-315, Sawmill Parkway, and US-36/OH-37;
- The potential for two new highway interchanges on I-71;
- High demand for housing in the Westerville, Olentangy, Big Walnut School Districts;
- Improvement and expansion of Delaware County road and sewer infrastructure; and
- Proximity to major retail and employment centers such as the Polaris Parkway corridor, US-23 corridor, Sawmill Parkway corridor, and the Tanger Outlets in Sunbury.

**FIGURE 3.1 – GENOA TOWNSHIP NEW RESIDENTIAL BUILDING PERMITS 2000-2016**

Year	2000	2001	2002	2003	2004	2005	2006	2007	2016
Number of Permits	651	667	716	647	442	305	183	148	98 (thru October 2016)
	2008	2009	2010	2011	2012	2013	2014	2015	
	72	69	82	83	116	110	39	66	

*(Source: Delaware County Regional Planning Commission: County Residential Building Permits)*

## CHAPTER 3: SITUATION ANALYSIS

The Delaware County Regional Planning Commission (DCRPC) makes population projections based on a “Housing Unit Method” formula. In 2007, DCRPC had projected that Genoa Township would be completely built-out by 2015 with a population of 28,454. Genoa Township’s year-end 2015 population is estimated at 25,195 residents, according to DCRPC. Furthermore, complete build-out of all vacant lands within the Township has yet to occur. As such, DCRPC has since revised their projections. While the aforementioned population at build-out estimate remains the same, this population is not expected to be reached until 2030. County projections also indicate that Genoa Township may become one of the first Townships within the County to be completely built-out.

**FIGURE 3.2 – SURROUNDING JURISDICTIONAL GROWTH RATE COMPARISONS 2000-2015**

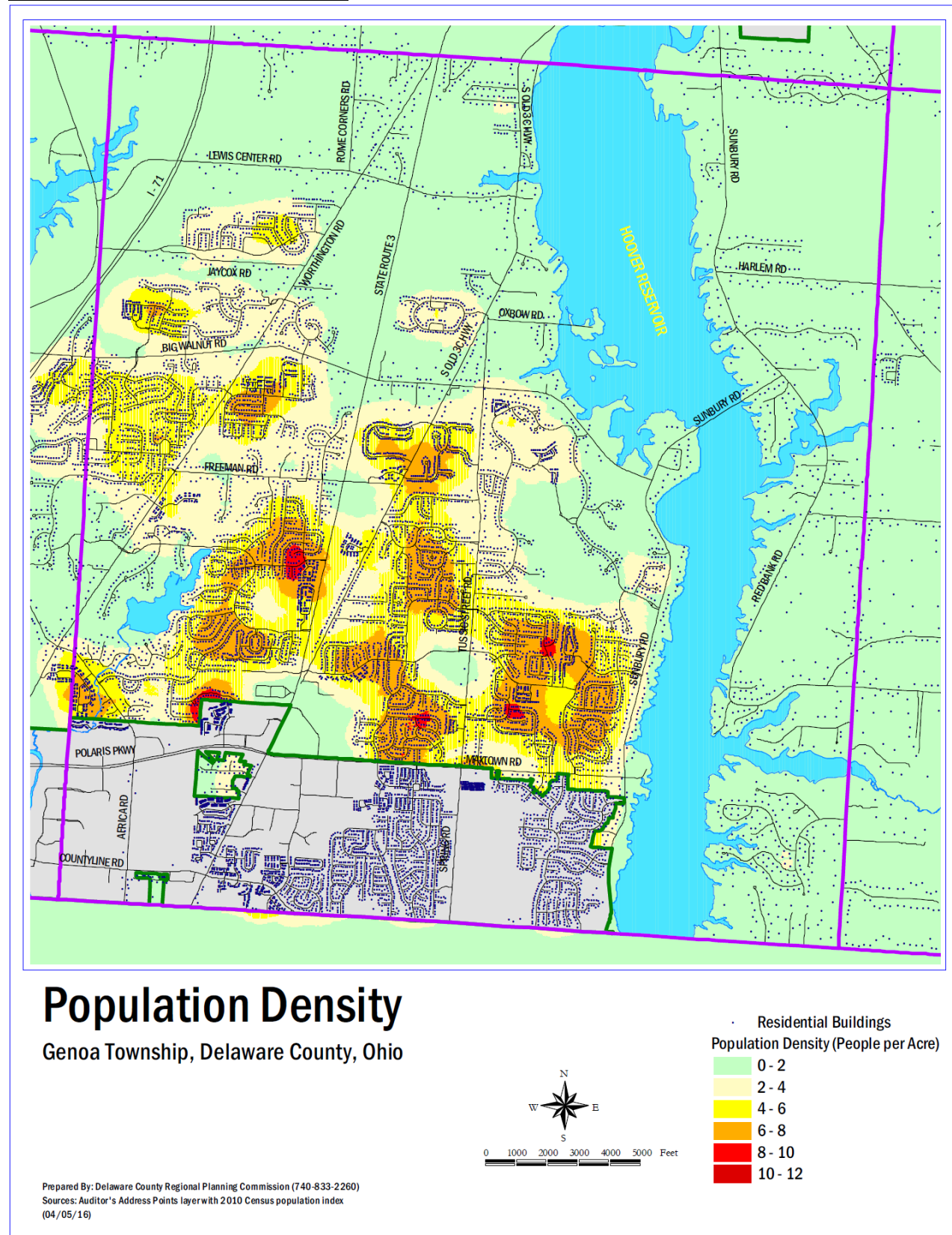
Area	2000 Population	2010 Population	2015 Population	Growth Rate 2000-2015	2016 Projection
Galena, Village	305	653	764	150%	781
Genoa Twp.	11,293	23,090	25,195	123%	25,437
Orange Twp.	12,464	23,762	27,084	117%	27,743
Berlin Twp.	3,313	6,496	7,140	116%	7,234
Delaware Co.	109,989	174,214	195,165	77%	199,302
Liberty Twp.	9,182	14,581	16,246	77%	16,525
Berkshire Twp.	1,946	2,428	2,923	50%	3,124
Harlem Twp.	3,762	3,953	4,134	10%	4,186
Westerville, City	35,318	36,120	38,384*	9%	n/a
Trenton Twp.	2,137	2,190	2,241	5%	2,254

(Sources: DCRPC Population Projection (II) to 2030 – August 2016; \*US Census Bureau July 1, 2015 Estimate)

Surrounding jurisdictional growth rates (See Figure 3.2) reflect the fast growth of townships in southern Delaware County. According to this information, Genoa Township experienced the second fastest population growth rate between 2000 and 2015, despite the aforementioned decline to a more modest growth rate in new residential building permits, with Orange and Berlin Townships close behind. The 2010 Census listed Delaware County as one of the top 100 fastest growing counties in the United States of America (ranked 22<sup>nd</sup>). While the County’s national growth ranking fell to 92<sup>nd</sup> in the nation in 2015, it still retains its claim as the fastest growing County in the State of Ohio. The majority of this growth has occurred, and is expected to continue to occur, outside of Genoa Township as sewer service expands in the southwestern, northeastern, and central portions of the County along primary transportation corridors in Liberty, Orange, Berlin, and Berkshire Townships, as well as within the City of Sunbury.

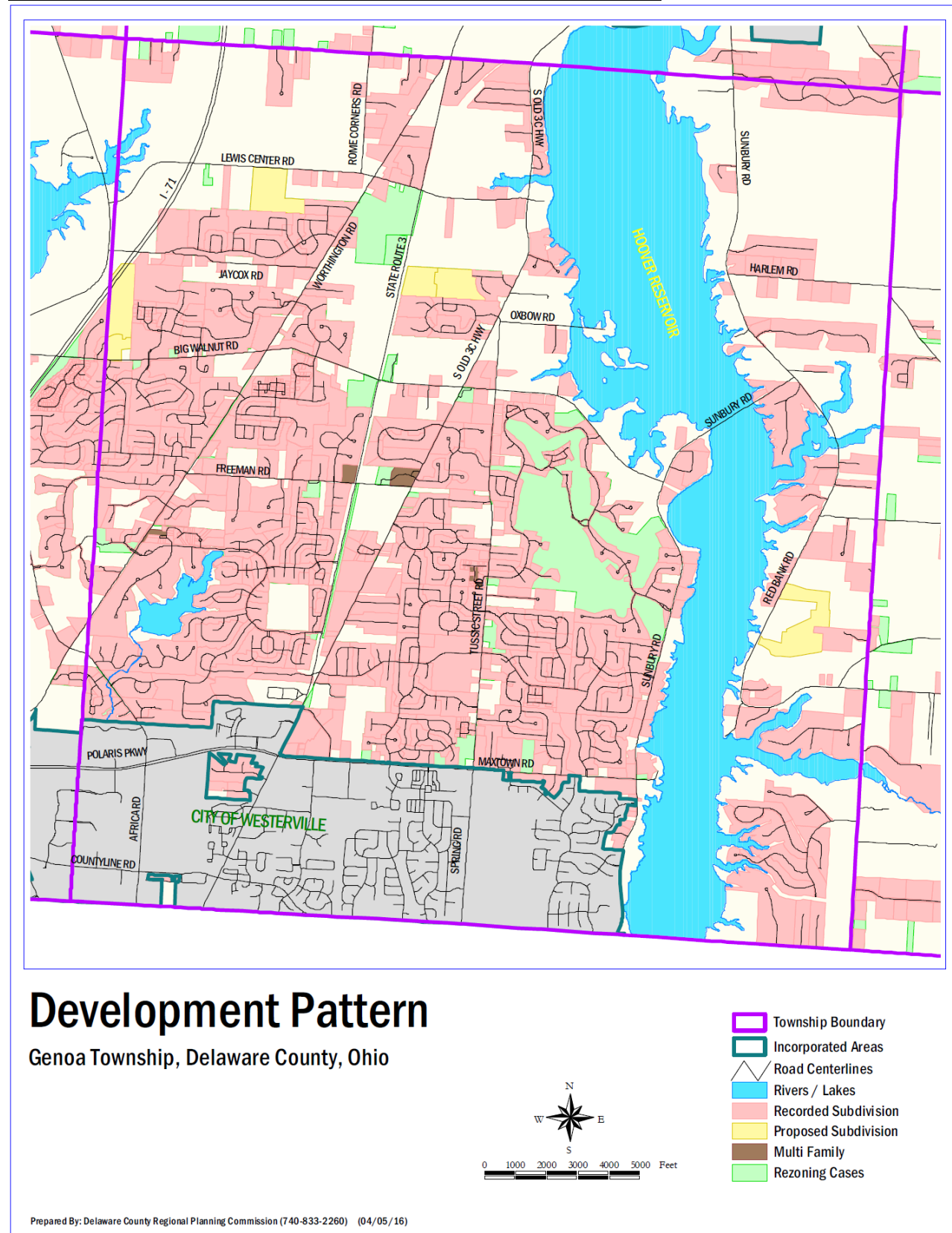
Population density is greater in the southern portion of Genoa Township as the majority of undeveloped land is currently located north of Big Walnut Road (See Figure 3.3). Genoa Township’s growth can be seen on the DCRPC Development Pattern Map (See Figure 3.4), which portrays rezoned lands that have yet to be platted or do not require platting in green, subdivisions with Final Development Plan approval from the Township in yellow, and platted, recorded subdivisions in red. The aforementioned map indicates the majority of the Township is developed. Remaining lands with the greatest potential for development have been identified on the ‘Undeveloped Parcels’ map (See Figure 3.5).

FIGURE 3.3 – POPULATION DENSITY MAP



(Source: DCRPC, October 2016)

FIGURE 3.4 – DEVELOPMENT PATTERN MAP, INDICATING PROJECTS BY STATUS

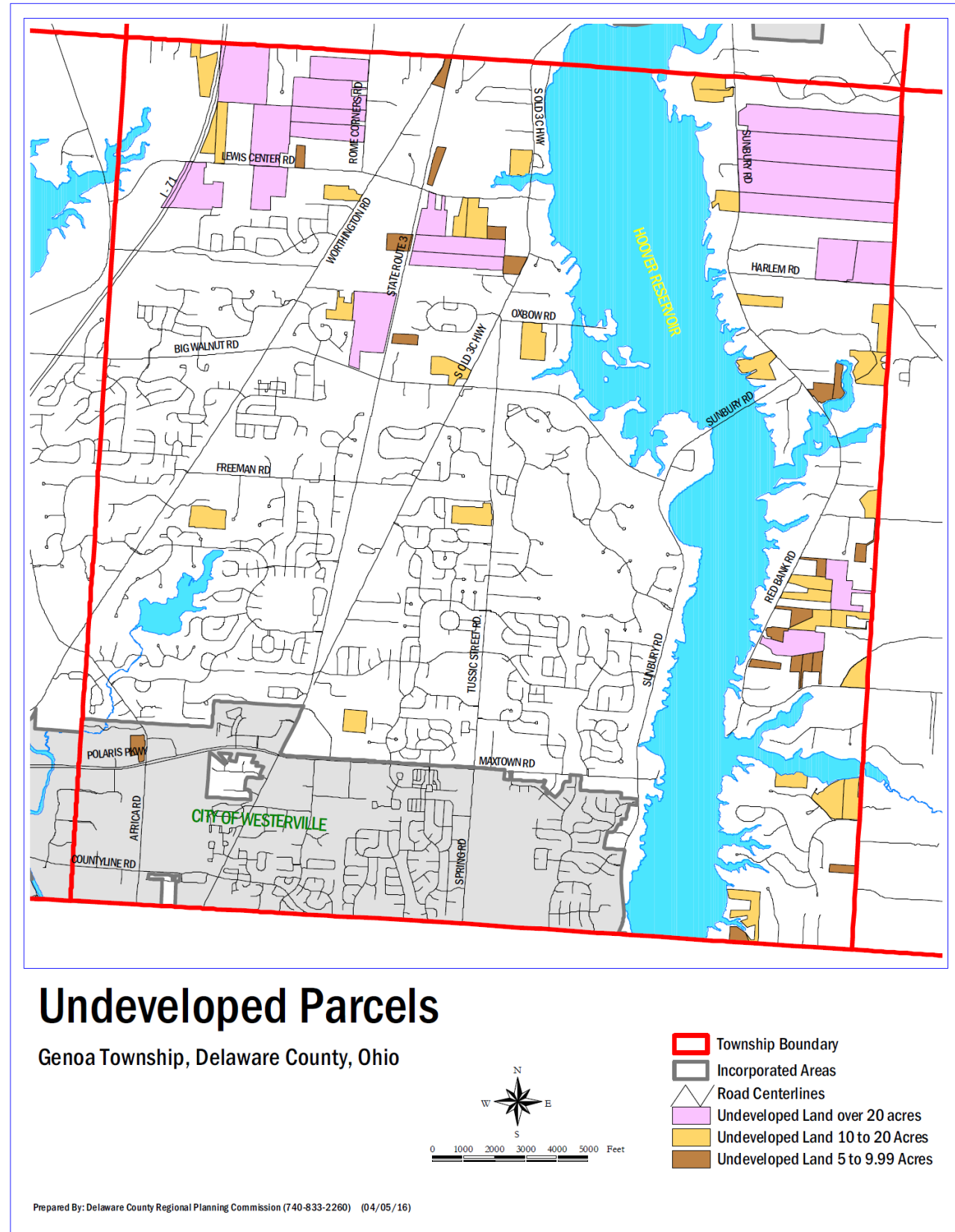


(Source: DCRPC, October 2016)

NOTE: Includes applications that were approved but not yet platted. See page 30 for further details.



FIGURE 3.5 – UNDEVELOPED PARCELS



(Source: DCRPC, October 2016)

## **CHAPTER 3: SITUATION ANALYSIS**

### **II. Utilities**

Development is largely dependent on good utility service (See Figure 3.6), most notably, public water and sewer. The following pages include a brief overview of utility service in the Township, including a look at capacity, future service areas, and restrictions on land use.

#### **A. Water**

Genoa Township's potable water and fire protection (hydrants) are supplied by Del-Co Water Company. Future growth, especially that occurring outside of the Township, has the potential to affect overall water service quality in the Township and elsewhere. In order to accommodate high peak demands and provide capacity for future growth, Del-Co has purchased a significant interest in a newly built City of Columbus reservoir located in northwestern Delaware County and is actively working on plans to expand capacity of their largest plant located off Olentangy River Road. Given that source water for the next 20 to 30 years has been secured and improvements to the existing system are actively under way, the supply and service of water to Genoa Township residents and businesses is expected to remain adequate. Water availability and service is also not anticipated to be a restraining factor in regards to future growth within the Township or the region.

#### **B. Sewer**

The 2004 Delaware County Sewer Master Plan divided Genoa Township into seven sewer service areas as seen in Figure 3.7. The majority of development within the Township has been within the Alum Creek sewer service areas, west of Hoover Reservoir. Lands on the east side of Hoover have previously been identified as candidates for sewer service as part of the County's Big Walnut service area. Sewer in this area would be conveyed to the City of Columbus for treatment per an agreement between the City and the County. At this time, no recent activity in regards to construction of sewer infrastructure in the Township on the east side of Hoover Reservoir has taken place. Presently, the closest treatment plant is located on Walker Wood Boulevard, south of the Alum Creek Dam in Orange Township.

Delaware County is currently in the process of updating its Sewer Master Plan. Early discussions have indicated that no changes in plans or service areas are expected for Genoa Township. Capacity recommendations of the updated Sewer Master Plan will be determined as part of a comprehensive planning process for Delaware County that includes density projections provided by each township. Genoa Township provided its proposed density projections to the County in August 2015 following an exhaustive review of growth trends (See Appendix B, 2015 Sewer Forecast Recommendation). Sewer has been proven to be a catalyst for increased development. As such, when sewer service is made available, it can be expected that higher growth rates will likely follow.

#### **C. Electric**

American Electric Power (AEP) provides electric service to Genoa Township and maintains two major electric transmission lines that cross Genoa Township. Electric service has not been a restraining factor in development. In November 2015, Genoa Township residents voted in favor of an opt-out utility aggregation program for electric services within the Township, allowing the Township Trustees to negotiate with an energy broker to approach suppliers and solicit a

beneficial rate or discount for Township residents and businesses who are eligible for the program.

**D. Gas**

Columbia Gas and Suburban Natural Gas both serve Genoa Township where natural gas service is available. Columbia Gas maintains three major natural gas transmission lines that cross through the Township. Natural gas service has not been a restraining factor in the development of the Township. In November 2015, Genoa Township residents voted in favor of an opt-out utility aggregation program for natural gas services within the Township, allowing the Township Trustees to negotiate with an energy broker to approach suppliers and solicit a beneficial rate or discount for Township residents and businesses who are eligible for the program.

**E. Technology/Connectivity**

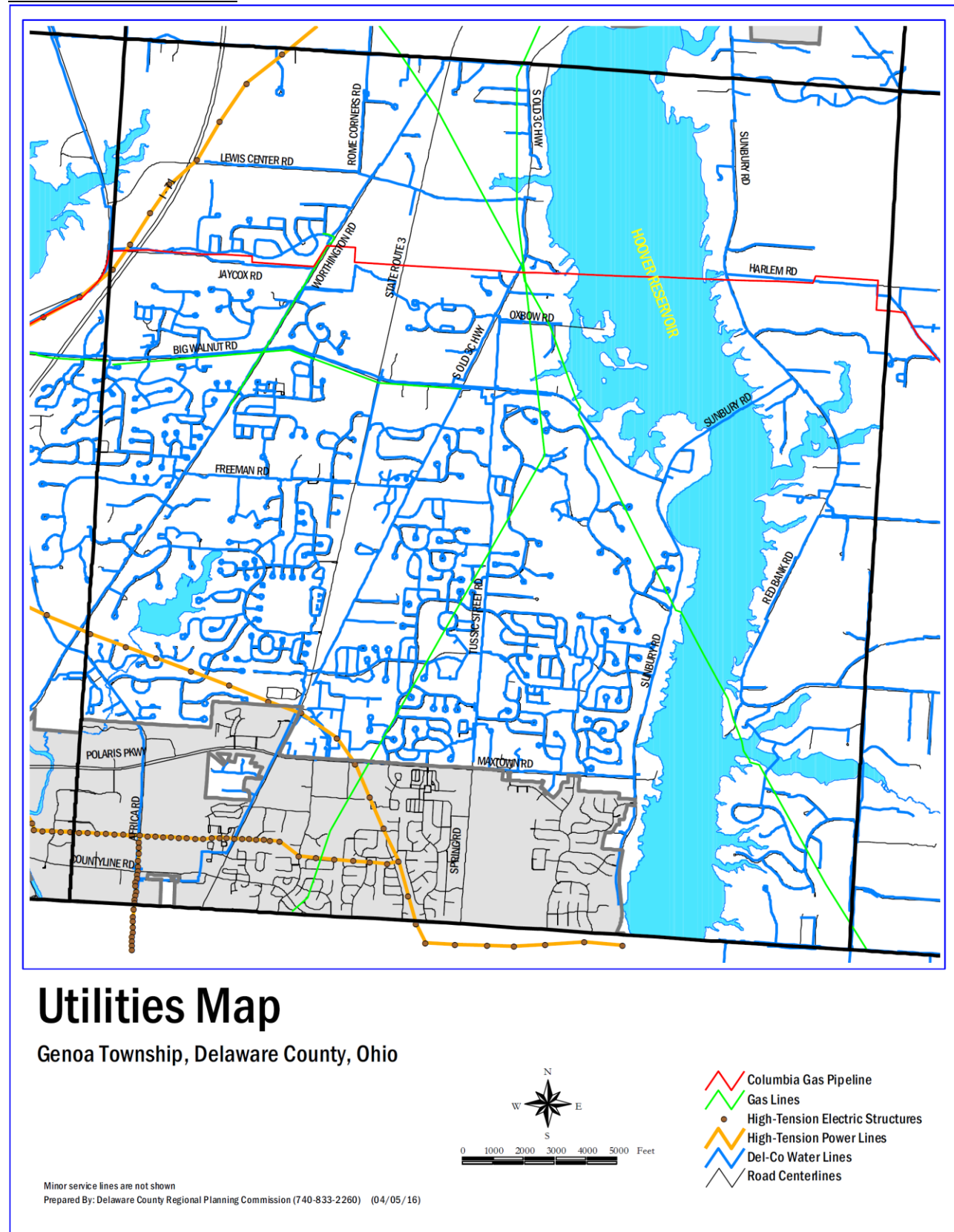
Genoa Township is located within the 614 and 740 telephone exchanges. In late January 2016, a new 380-telephone exchange overlay was added to the area covered by the 614-telephone exchange. Cellular service is available throughout Genoa Township. A few cellular towers exist today, and expansion may be necessary in the future to meet development needs, especially given the rise in popularity of wireless devices such as tablets and smart phones which can consume significant amounts of data over communication networks. Section 519.211 of the Ohio Revised Code (ORC) limits the zoning power of townships in regards to Telecommunication Towers. Cable and fiber optic networks will also play a vital role in serving the technological and communication needs of the Township in the coming years.

**F. Stormwater Management**

Stormwater management within Genoa Township is reviewed and controlled by the Delaware County Engineer's Office. The Delaware County Soil and Water District maintains ditches as well as stormwater detention and retention ponds by agreement with the County Engineer. This program is funded by an assessment charged to affected residents for maintenance of such aforementioned features. Stormwater management within the Township has not been a restraining factor in regards to future growth within the Township nor is it anticipated to be one in the future.

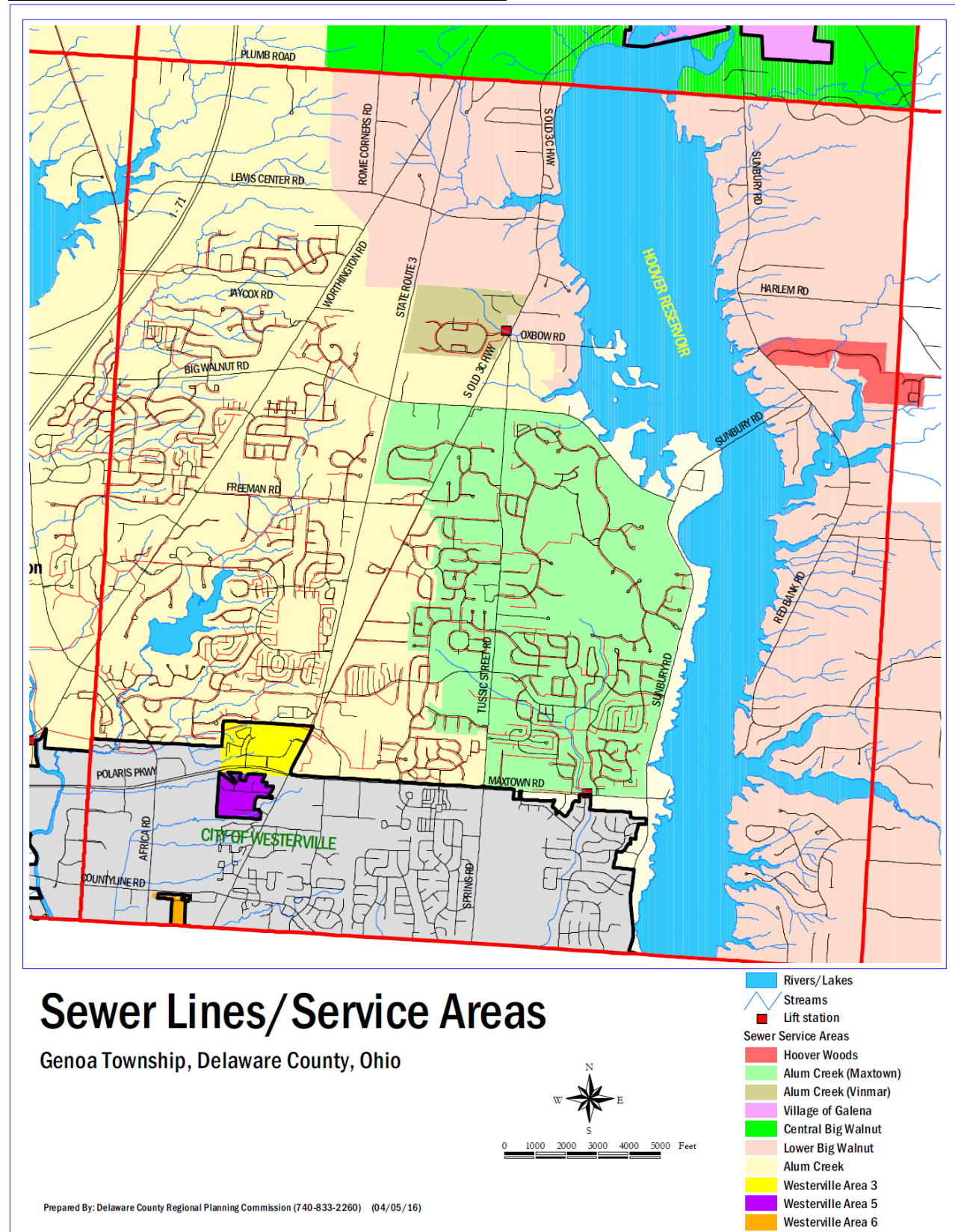


FIGURE 3.6 – UTILITIES MAP



(Source: DCRPC, November 2016)

FIGURE 3.7 – SEWER LINE MAP WITH SEWER SERVICE AREAS



(Sources: DCRPC and Delaware County Regional Sewer District, October 2016)

### **III. Community Facilities (See Figure 3.8)**

#### **A. Emergency Services (Police/Fire/EMS)**

Genoa Township provides its own police, fire, and emergency medical services (EMS). Both police and fire/EMS stations are located on Big Walnut Road, adjacent to State Route 3. EMS is also provided by Delaware County via a station located on Northgate Way. Though planning for emergency services involves a need for response times and other information not directly relevant to land use, it should be considered as development proposals are reviewed. There has been an expressed need for further fire/EMS availability on the east side of Hoover Reservoir. In 2015, the Township acquired a parcel of land on the east side of Hoover Reservoir for a potential emergency services facility; however, no plans or timetable currently exists for this parcel. A facilities assessment of all of the Township's emergency service facilities is currently being considered in order to determine what, if any, repairs, improvements, and/or expansions may be needed.

Though not located within Genoa Township, Ohio Health operates a medical campus on Polaris Parkway at Africa Road that provides everyday and outpatient medical services within a relatively short distance to a majority of Township residents.

#### **B. Maintenance, Building & Grounds**

Genoa Township's Maintenance, Building & Grounds department is located off of Big Walnut Road between the Genoa Township police station and McNamara Park. Space for the storage of construction materials and debris at this location is limited and has resulted in the Township having to, periodically; use alternate locations for temporary storage during peak construction periods. A facilities assessment of the Township's maintenance facilities is currently being considered in order to determine what, if any, repairs, improvements, and/or expansions may be needed.

#### **C. Administration and Zoning Offices**

Genoa Township's Administration and Zoning Office, as well as the Township's community hall, are located at the southeast corner of Big Walnut Road and South Old 3C Highway. A facilities assessment of the Township's Administration and Zoning Office is currently being considered in order to determine what, if any, repairs, improvements, and/or expansions may be needed.

#### **D. Cemeteries**

Genoa Township owns and maintains four, historic cemeteries:

- 1) Burnside Cemetery, located at the southeast corner of South Old 3C Highway and Lewis Center Road;
- 2) Copeland Cemetery, located on the southern side of Yankee Street, west of Sunbury Road;
- 3) Red Bank Cemetery, located on the southern side of Red Bank Road, east of Lake of the Woods Point; and
- 4) Tussic Street Cemetery, located on the western side of Tussic Street Road, immediately north of the Courtyards on Tussic development.

The Genoa Township Maintenance, Building & Grounds Department operates and maintains each cemetery including all appropriate records. As of the writing of this plan, only one plot remains available for purchase in the entire Township. Additional cemetery space may need to be considered in the near future, though providing additional space is not legally required.

Northlawn Memory Gardens, a privately-owned cemetery covering approximately 30 acres, is located on the western side of State Route 3, just south of Chandler Court. The cemetery contains several acres which have not yet been utilized and, as such, provides residents an alternative option should they wish to be buried within the Township.

#### **E. Schools**

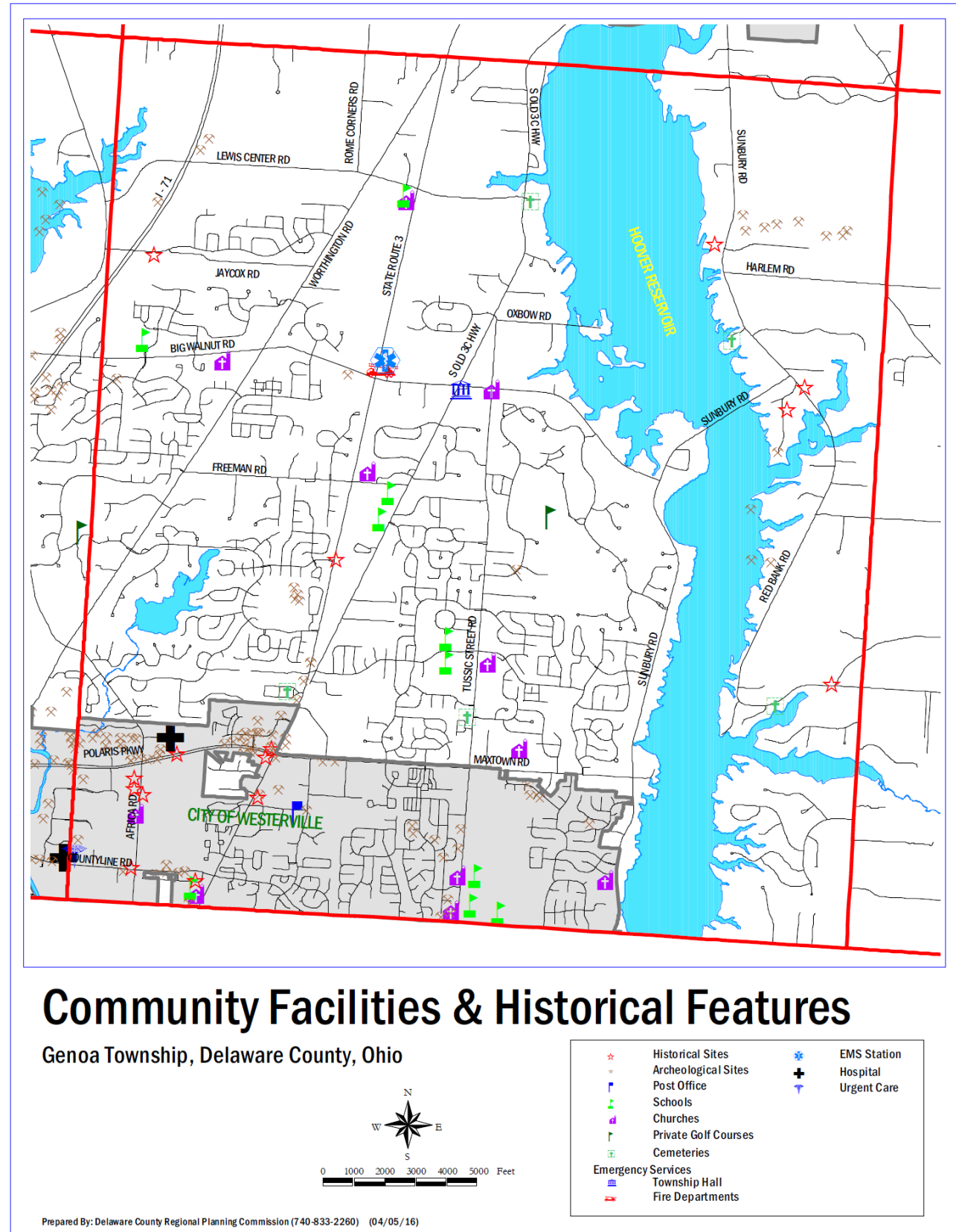
Genoa Township is serviced by three school districts; Westerville City School District in the southern portion of the Township, Olentangy Local School District in the northwestern portion of the Township, and Big Walnut Local School District in the northeastern portion of the Township.

- Westerville City School District has four schools located within the Township. Westerville Central High School and Alcott Elementary are located adjacent to one another along Mount Royal Avenue, immediately west of Tussic Street Road. Genoa Middle School and Fouse Elementary School are located adjacent to one another immediately south and west of Freeman Road and South Old 3C Highway.
- Olentangy Local School District operates one school within the Township, Walnut Creek Elementary located on the northern side of Big Walnut Road near the Township's border with Orange Township.
- Big Walnut Local School District does not have any schools located within the Township.

While both Olentangy and Big Walnut Local School Districts have grown in size, and continue to do so, at the time of this plan, neither school district was currently planning on building any additional schools within Genoa Township. Olentangy Local School District is currently constructing a fourth high school in Berlin Township, west of Alum Creek Reservoir. Construction of this new school is expected to have little to no direct impact on Genoa Township.

Columbus State Community College operates a regional learning center on Northgate Way. This campus has limited course offerings.

FIGURE 3.8 – COMMUNITY FACILITIES & HISTORICAL FEATURES



#### IV. Existing Land Use

With an understanding of the Township's development history and its current utility service, an existing land use survey provides a snapshot of what Genoa Township looks like today. Genoa Township's existing land uses can be displayed by type according to the County Auditor's Geographic Information System's tax code. Figures 3.9 and 3.10 give a depiction of the composition of Genoa Township in November 2016. Figure 3.11 compares land use within the Township to adjacent communities within the region. The County Auditor's land use classifications do not reflect the approved zoning of parcels within the Township. Current zoning of parcels in the Township is reflected in Figure 3.12 and is compared to the existing zoning of adjacent communities in Figure 3.13.

**FIGURE 3.9 – GENOA TOWNSHIP EXISTING LAND USE TABLE**

TYPE	ACREAGE (APPROX.)	PERCENTAGE
Single Family	5,544	40.4%
Rivers / Lakes/Ponds	2,536	18.5%
Golf Courses / Parks/Open Space	2,081	15.1%
Road Right-of-Way	1,094	8.0%
Residential Vacant Land	1,030	7.5%
Agricultural	661	4.8%
Multi Family	309	2.2%
Institution	243	1.8%
Commercial	149	1.1%
Industrial	49	0.4%
Commercial Vacant Land	26	0.2%
<b>TOTAL</b>	<b>13,722</b>	<b>100%*</b>

(Source: Delaware County Regional Planning Commission, November 2016)

\*Percentages have been rounded and do not add up to exactly 100%

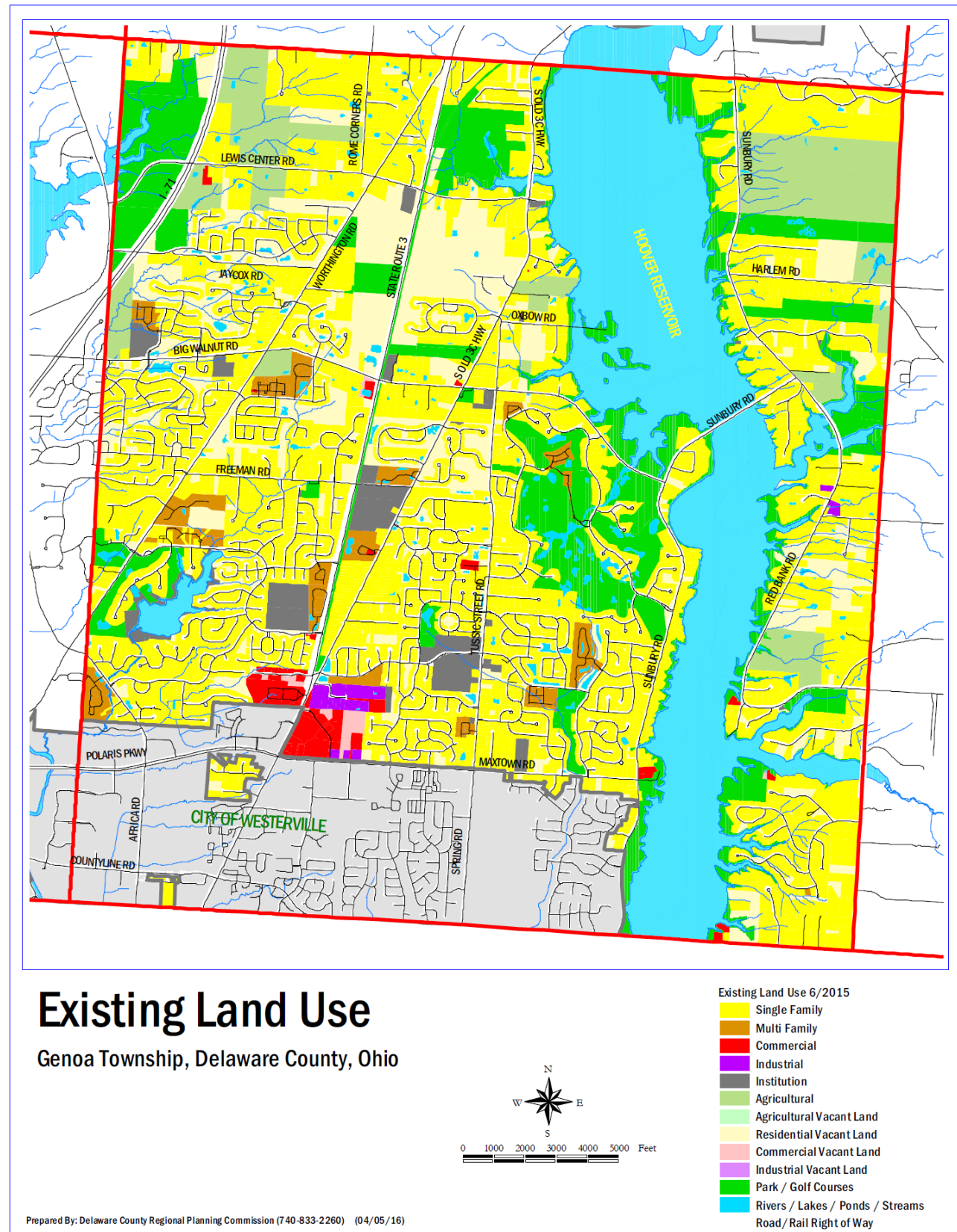
#### Notes on Genoa Township's Existing Land Uses in 2016:

- Single Family housing is the largest single land use.
- Commercial and Industrial acreage together total only 1.5% of existing land uses (1.1% Commercial and 0.4% Industrial).
- 12.5% of the Township is undeveloped (4.8% Agriculture, 7.5% Residential Vacant Land, and 0.2% Commercial Vacant Land).
- Road right-of-ways typically represent 15% of fully built out communities.
- 33.6% of the Township is currently preserved in the form of waterways (18.5% Rivers/Lakes/Ponds) and various types of recreational green spaces (15.1% Golf Courses/Parks/Open Space).
- Multi Family includes single-family attached condominiums, single-family detached condominiums, and any other residential dwellings that are not placed on a platted or described fee-simple parcel that can be separately owned or transferred.
- Agricultural Vacant Land, as illustrated in Figures 3.10 and 3.11, includes land that was agricultural at one time but has been determined by the County Auditor's office to be inactive and no longer eligible for Current Agricultural Use Value (CAUV) property valuation.



## CHAPTER 3: SITUATION ANALYSIS

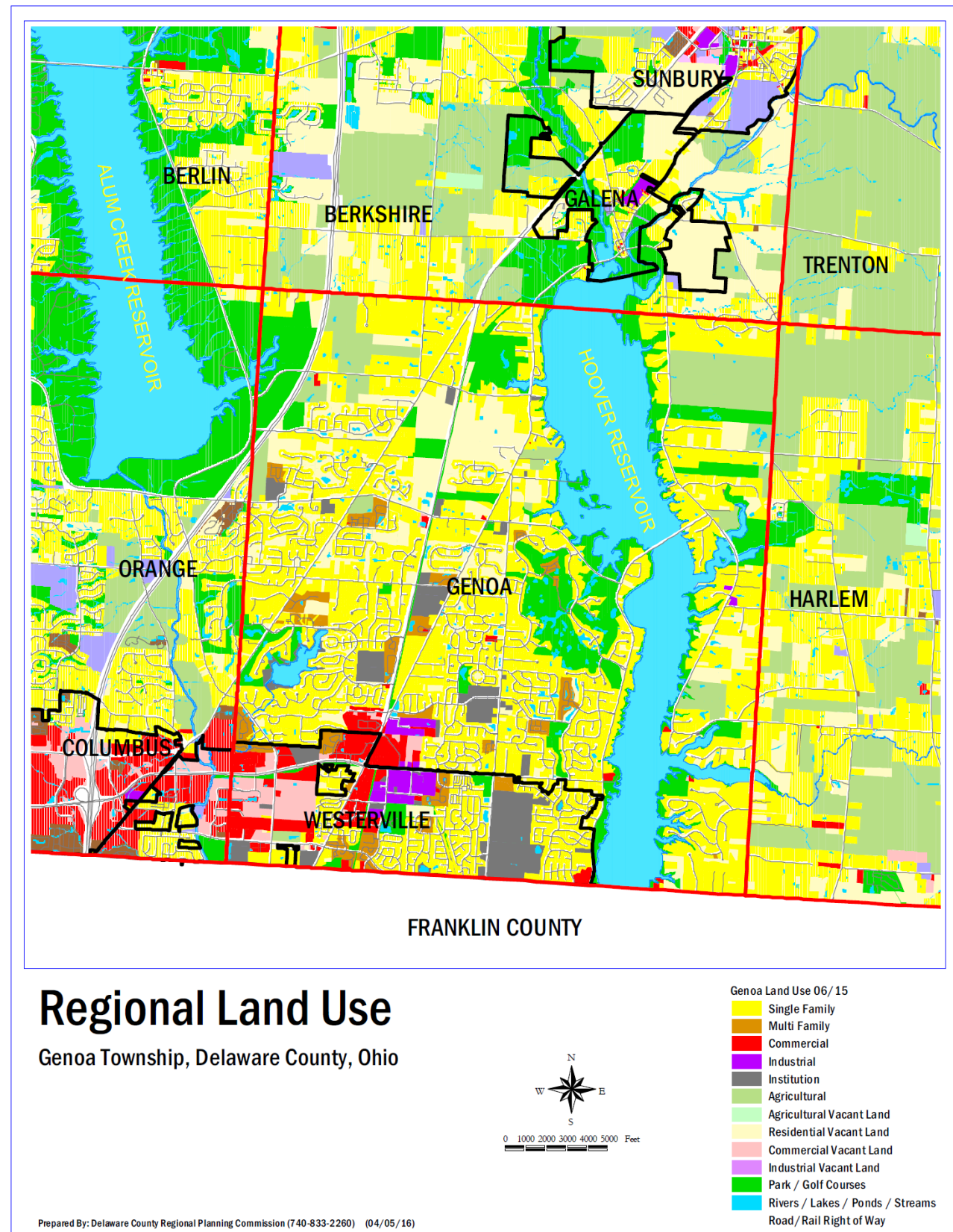
**FIGURE 3.10 - EXISTING LAND USE MAP**



(Source: DCRPC, October 2016 via Delaware County Auditor tax records)

NOTE: Data illustrated does not necessarily represent permitted land uses or approved zoning.

FIGURE 3.11 – REGIONAL LAND USE MAP

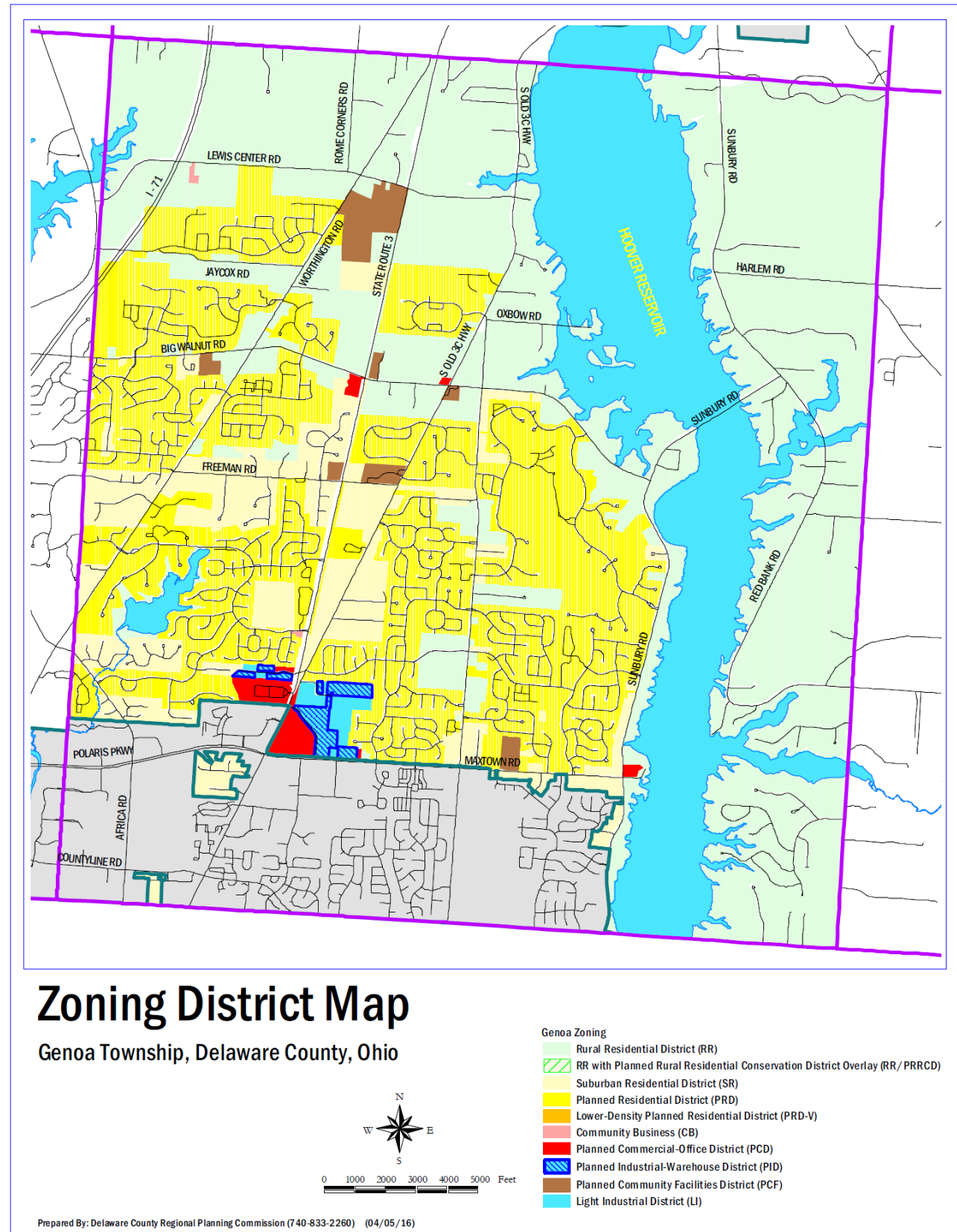


(Source: DCRPC, October 2016 via Delaware County Auditor tax records)

NOTE: Data illustrated does not necessarily represent permitted land uses or approved zoning.

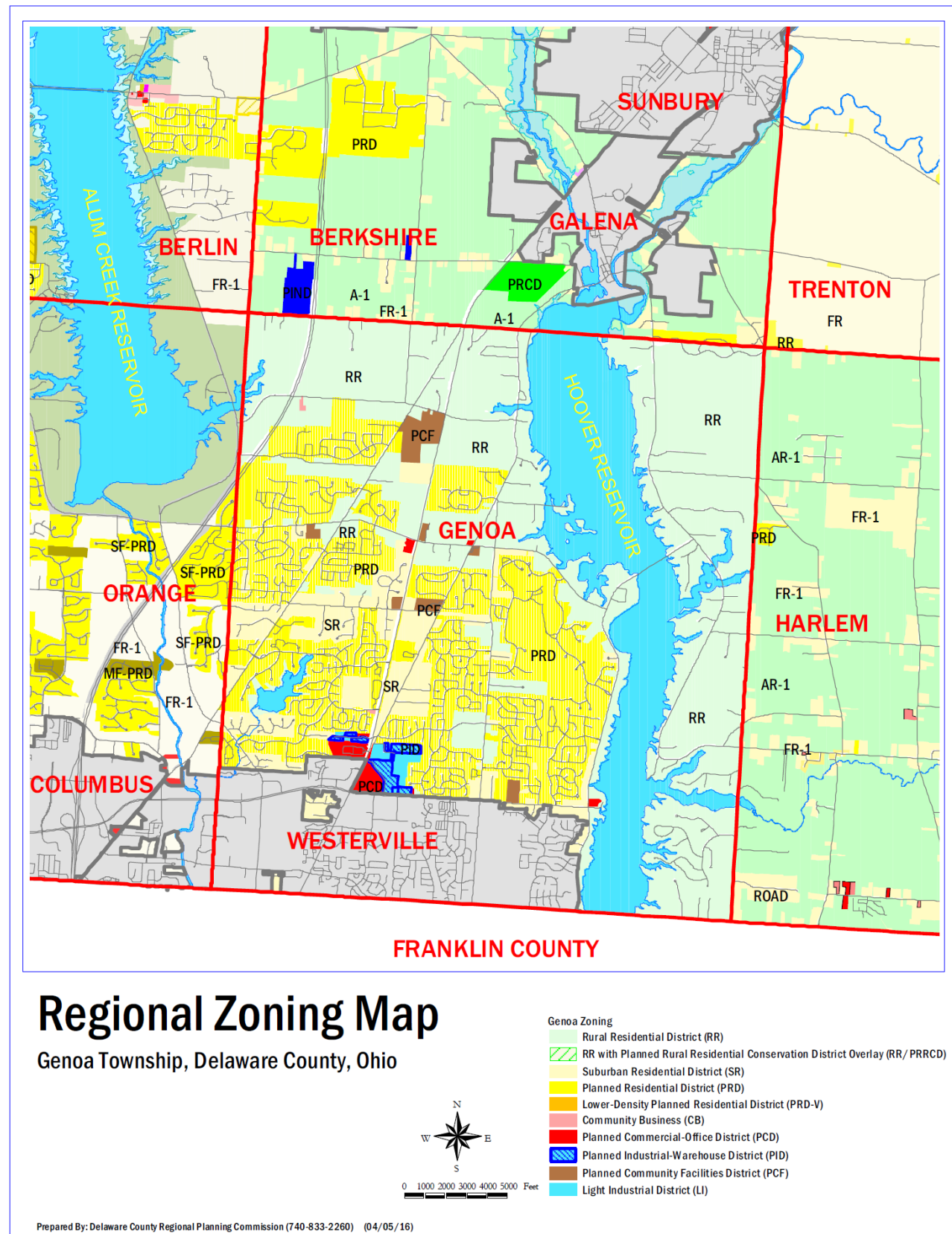


FIGURE 3.12 – ZONING DISTRICT MAP



(Source: DCRPC, October 2016)

FIGURE 3.13 – REGIONAL ZONING MAP



(Source: DCRPC, October 2016)

### **V. Natural Resources Conservation**

As development occurs, it is imperative to understand and conserve the function and beauty of Genoa Township's existing natural resources. Figure 3.14 depicts critical resources that have been identified in Genoa Township. The following text provides an overview of their current status and how these resources should be preserved and maintained.

#### **A. Topography**

Genoa Township has many ravines that provide for natural drainage and wildlife corridors. Most development occurs on flatter lands, so slopes above twenty-percent are reasonable to consider for preservation. Slopes over twenty-percent (See Figure 3.12) are typically found along creeks and rivers, so their preservation is important to ensure clean surface water, retain the natural landscape, prevent erosion and sedimentation, and retain rural character.

#### **B. Floodplains**

Genoa Township has floodplains along Hoover and Alum Creek Reservoirs as well as their tributary streams. Floodplains provide critical functions, such as flood storage and conveyance and reduction of flood velocities, peak flows, and sedimentation. Floodplains also moderate stream temperature fluctuations, provide groundwater recharge, and provide breeding and feeding grounds for fish and wildlife. Floodplains are (partially) protected by the National Flood Insurance Program (NFIP). A 100-year floodplain, also referred to as the one percent annual chance base floodplain, is defined as an area that has a one in one-hundred chance of being equaled or exceeded in any one year and has an average recurrence interval of 100 years. In order to maintain eligibility for low cost flood insurance, floodways cannot be filled or blocked, and 100-year floodplains shall be protected from inappropriate filling, damming, or obstruction.

#### **C. Wetlands**

Genoa Township contains numerous pockets of wetland soils, some of which may be jurisdictional wetlands regulated by the Clean Water Act of 1972. Wetlands serve many of the same functions as floodplains and may provide vital habitats for numerous types of plants and wildlife. Wetlands also often function as natural storm water detention systems by trapping, filtering, and breaking down surface runoff. Some former wetlands are now agriculturally drained (tiled) fields or low-lying areas by, or adjacent to, existing ponds and waterways. It is not uncommon to find wetlands in wooded lands or along old fence lines. If a location is suspected to be a wetland, a developer must contact an environmental engineer and request further study. Identifying such lands can help preserve their natural character and function, while discouraging developmental impacts.

The Critical Resource Map (See Figure 3.14) indicates general locations of potential jurisdictional wetlands. Areas may be larger or smaller than identified on the map, so it shall be used only as a general guide to where wetlands have been previously identified. Wetlands are a community asset and shall be considered the same when being developed. Careful consideration shall be given to making sure that they are not degraded or destroyed; however, if mitigation is proposed and permitted, the Township strongly prefers that compensatory, mitigated wetland(s) be located within the Township, if possible.

**D. Soils**

There are three primary soil types in Genoa Township (See Figure 3.15): Bennington (BeA, BeB), Pewamo (PwA), and Cardington (CaB, CaC2). These soils make up approximately 68 percent of the Township's total land area, are rated as having limitations for septic absorption, and are classified as wet with slow permeability, having shallow depths to bedrock and steep slopes. On-site septic systems are dependent upon proper soil types. Development on such soils can occur, despite these limitations, with provision of centralized sewer and water, or by the subdivision of land into large lots.

FIGURE 3.14 – CRITICAL RESOURCES MAP

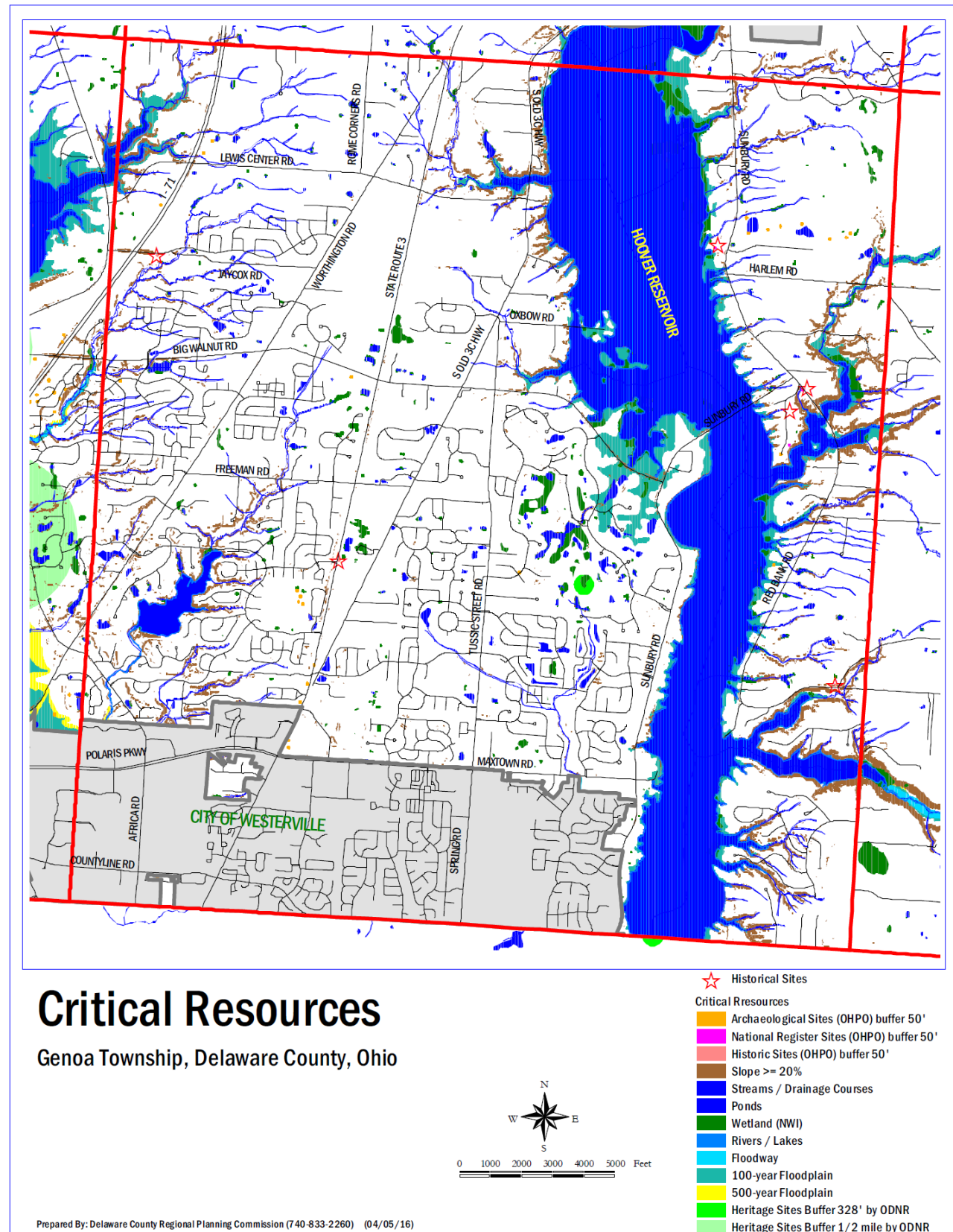
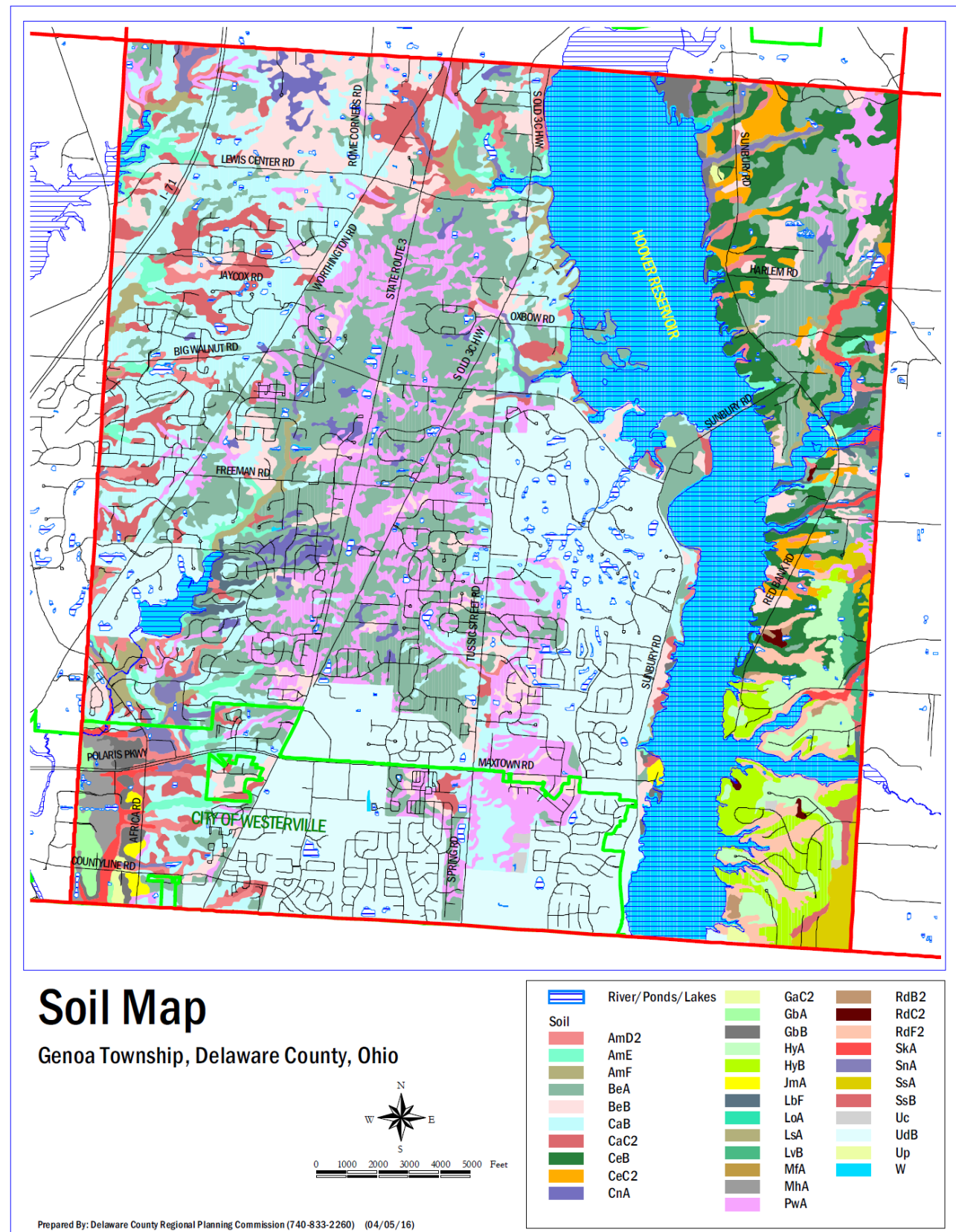




FIGURE 3.15 - SOILS MAP



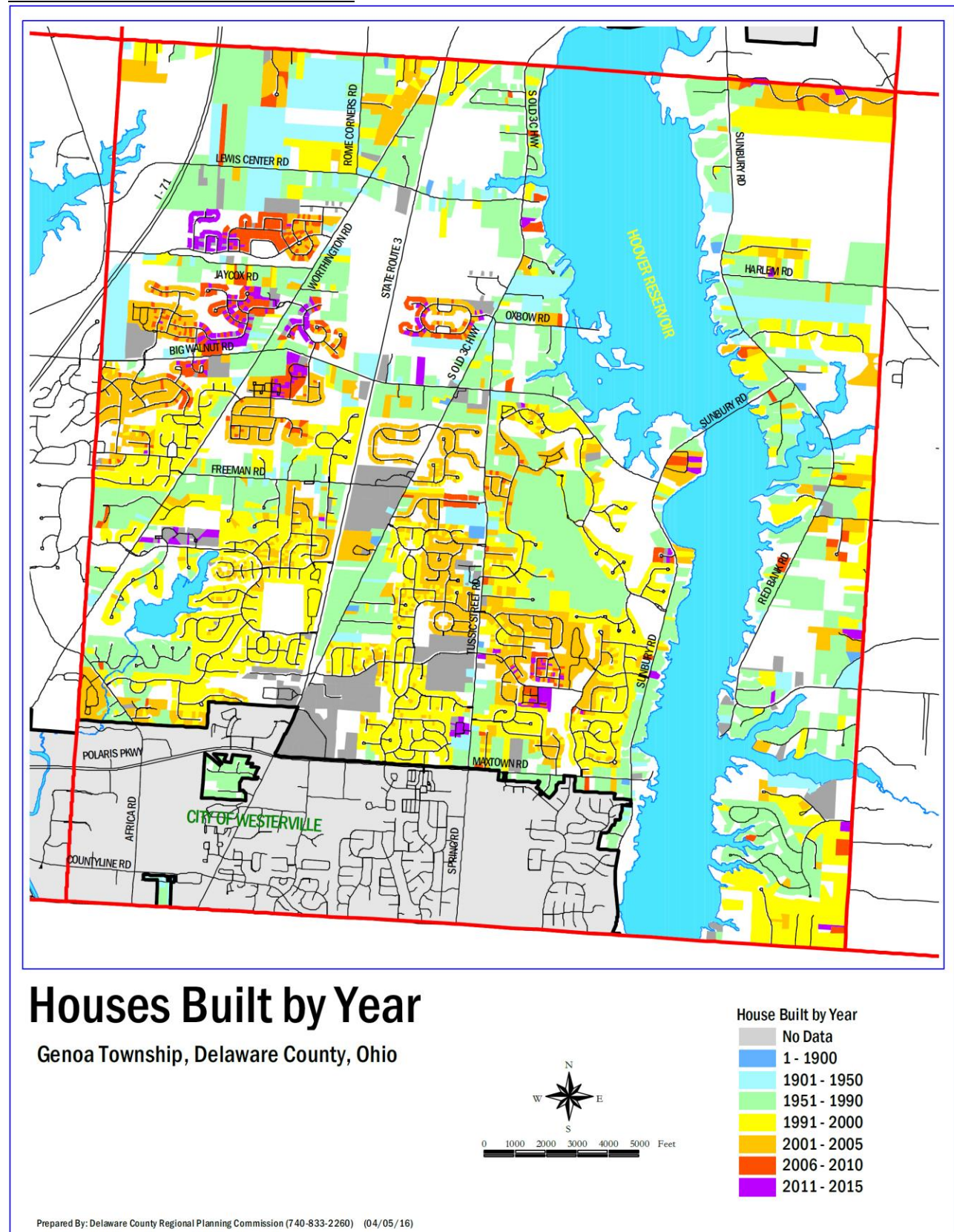
(Source: DCRPC, October 2016)

### VI. Housing

Residential neighborhoods in Genoa Township primarily consist of planned developments. Some neighborhoods contain “conservation” subdivisions and/or low density multi-family housing (as previously defined on page 41). Non-planned properties continue to house a substantial population as well. According to the 2010-2014 American Community Survey 5-Year Estimate conducted by the United States Census Bureau, released in April 12, 2016, Genoa Township’s housing vacancy rate was approximately 3.0 percent, indicating a tight housing supply for the current demand.

Figure 3.16 illustrates the various ages of the Township’s housing stock and provides a visualization of how the Township has developed over time. From 1951 to 1990, residential development was scattered throughout the Township and primarily consisted of large lot rural subdivisions. Despite the large amount of land seemingly developed during this period, most of the Township’s current housing stock was built after 1990 on smaller lots in planned neighborhoods. From 1990 to 2005, residential development was primarily concentrated in the southern and eastern portions of the Township. Since 2005; however, a majority of large planned residential developments in the Township have occurred north of Big Walnut Road while development south of Big Walnut Road has mostly been of the infill variety.

FIGURE 3.16 - HOUSES BUILT BY YEAR MAP



(Source: DCRPC, November 2016)



### **VII. Parks, Open Space, and Recreation**

Past development approvals have emphasized the creation and preservation of open space within the Township. The Genoa Township Parks Advisory Committee was formed in 2006 to provide a community vision to the Trustees for continued development of the Township's parks and recreation areas and to implement the Parks and Open Space Master Plan adopted on December 2, 2010. The 2010 plan was a concerted effort by citizens, business owners, and Township employees to improve the quality of life for residents with a focus on park and open space accessibility, community outreach, environmental sustainability, events and programming, funding and partnerships, preservation of natural resource areas, improving passive recreational opportunities, and developing and enhancing a system of trails throughout the community. Genoa Township owns numerous parks and open space areas, totaling approximately 194.3 acres, and an extensive network of sidewalks and trails totaling 107.9 miles in length (See Figure 3.17):

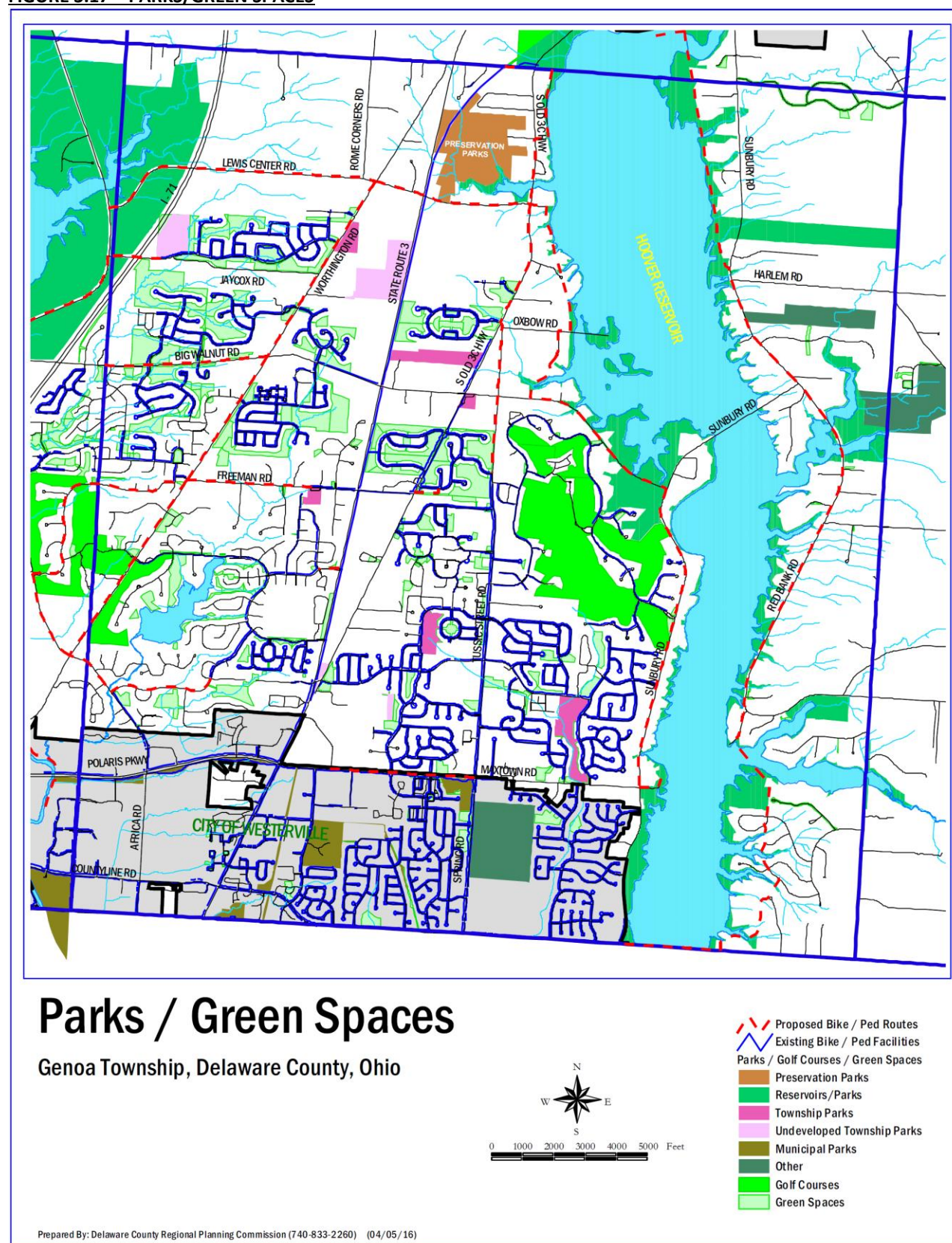
- Alberta Park (3.8 acres)
- Center Green Park (29.2 acres)
- Freeman Road Park (6.3 acres)
- Grand Oak Park (11.5 acres)
- Hilmar Park (15.3 acres)
- McNamara Park (29.8 acres)
- Mount Royal Park (1.0 acres)
- Jaycox Park (26.1 acres)
- Township Hall Park (5.3 acres)
- Worthington Road/Fleur Park & Community Gardens (62 acres)
- Trails (19.7 miles, including the 4-mile-long Genoa Trail)
- Sidewalks (88.2 miles)

Genoa Township residents also have access to other parks, open space, and recreation areas not owned by Genoa Township including; Char-Mar Ridge Preserve, Alum Creek State Park, Millstone Creek Park in Westerville, and Hoover Reservoir Park which includes; Hoover Nature Preserve, Hoover Meadows, Mud Hen Marsh, Red Bank Marina, and several boat ramps. Spruce Run Nature Study Center, on Sunbury Road, is owned and utilized by Columbus City Schools for field trips and environmental studies. It contains classroom and observation buildings, a greenhouse, a picnic area, and a trail system providing access to meadows, woodlands, and Spruce Run.

Genoa Township has prioritized making critical pathway connections between developments and its community parks. Most paths are tied into sidewalks when possible and provide an off-street transportation alternative to most lands south of Big Walnut Road and west of the reservoir. Few paths exist along major collector roads like Big Walnut Road, Worthington Road, South Old 3C Highway, and others that would help complete the network of paths; however, the Township has been aggressive in constructing paths over the past several years to remedy this situation. The Genoa Township Land Trust Conservation Association (GTLCA) is a nonprofit volunteer entity that works with homeowners/condominium associations, landowners, and concerned residents to preserve and protect open spaces and natural and scenic resources found in Genoa Township. The GTLCA currently holds lands in Covington Meadows, Grand Oak, and Willow Bend.

There are two private golf course communities in Genoa Township, Medallion Estates and The Lakes Golf and Country Club. Both courses offer private club amenities that are available to residents with participating membership fees. Some homeowners' associations also offer club-like facilities to their residents.

**FIGURE 3.17 – PARKS/GREEN SPACES**



(Source: DCRPC, November 2016)

### **VIII. Roads and Highways**

Federal and State roads are maintained by the Ohio Department of Transportation (ODOT), District 6. Approximately 4.4 miles of State Route 3 passes through Genoa Township. A 2013 traffic count obtained from Mid-Ohio Regional Planning Commission (MORPC) counted 28,900 vehicles per day on State Route 3 at its intersection with Maxtown Road. Approximately one mile of Interstate 71 (I-71) is located within Genoa Township, but there is currently no direct access or exits point to or from the highway within the Township. The closest access/exit points are located a little over one mile to the west at Gemini Place and Polaris Parkway.

According to ODOT, Genoa Township contains approximately 89 miles of roadway spanning over 340 roads, ten of which are classified by the County as either Major or Minor Arterials and seven of which are classified as Major or Minor Collector Roads (See Figure 3.18). Figure 3.19 illustrates the owners of each road within the Township.

Delaware County adopted its first County-wide Thoroughfare Plan in 2001. In so doing, the County Commissioners functionally classified every road in the County and created a list of proposed road improvements to be implemented over the next several years. The plan also included various statistics regarding Genoa Township roadways including traffic counts. Traffic counts in the Thoroughfare Plan projected significant traffic increases on Genoa Township roads from 2000 to 2010, especially on those roads classified as arterials or major collectors. Significant increases in traffic are further anticipated on roads within the Township as growth continues within and outside of the Township's borders. In order to offset road improvement costs incurred by the Township when upgrading roads, developers of new plans are typically required to pay their fair share towards improvements of roads adjacent to their developments.

#### **A. Level of Service (LOS)**

Per Delaware County Engineering, the quality of road service on a specific road is evaluated by a standard engineering measure known as Level of Service (LOS). Roads are graded on an academic scale from level A (excellent flow) to F (failure, serious delays and congestion) by analyzing numerous performance measures. Level of Service C is considered acceptable. The ability of a specific road to handle a specific number of trips per day is rated by its LOS. As land development increases traffic, its LOS decreases. Population density also has a direct relationship to traffic. When densities remain less than one dwelling unit per acre, two-lane arterial roads with 40-feet of pavement (two 12-foot lanes and two 8-foot paved shoulders) can typically handle traffic at LOS C or better. When average densities reach three dwelling units per acre, four-lane arterial roads are typically needed to maintain LOS C. LOS classifications may not be available for all township roads; however, they can be determined by an independent traffic study. Such studies can be required as part of the rezoning process.

#### **B. Functional Classifications (See Figure 3.18)**

- **Arterial roads** have the primary purpose of carrying through traffic to and from residential, commercial, and industrial areas and the secondary purpose of providing access to abutting property. They are usually a continuous route carrying heavy loads and Average Daily Traffic (ADT) in excess of 3,500 vehicles. Major Arterial roads currently in Genoa Township are State Route 3 and Big Walnut Road. Minor Arterial roads in Genoa Township are: Africa Road,

Center Village Road, Harlem Road, Maxtown Road (Polaris Parkway), Rome Corners Road, Smothers Road, Sunbury Road, and Worthington Road.

- **Collector roads** have the primary purpose of intercepting traffic from intersecting local streets and handling this movement to the nearest major collector or Arterial Street. Typical ADT counts range from 1,500 to 3,500 vehicles. Major Collector roads currently in Genoa Township are: Lewis Center Road, Red Bank Road, South Old 3C Highway, and Tussic Street Road. Minor Collector roads currently in Genoa Township are: Freeman Road, Highland Lakes Avenue, Mount Royal Avenue, and Plumb Road.
- **Local Streets** represent the lowest road classification category. Their primary function is to serve abutting land use. Typical ADTs range from 100 to 1,500 vehicles. Local streets are further classified as Loop, Through, and Cul-de-sac. All streets other than Arterials and Collectors are considered Local Streets.

### C. Road Improvements

Traffic improvement projects completed since 2009 include:

- Rehabilitation of the Red Bank Road bridge over the Hoover Reservoir (2009);
- Replacement of the Oxbow Road bridge (2011);
- Installation of a traffic signal at State Route 3 and Freeman Road (2011);
- Replacement of the Plumb Road bridge (2012);
- Crosswalk improvements in the vicinity of Walnut Creek Elementary (2014);
- Maxtown Road widening and re-paving (2015);
- Reconfiguring the geometry of the Worthington Road/Plumb Road intersection (2016);
- Installation of a traffic signal at State Route 3 and Plumb Road (2016);
- Resurfacing of State Route 3 from the City of Westerville to US-36/OH-37 (2016);
- Lowering the elevation of Big Walnut Road between Willow Bend Lane and Whispering Trail and adding a left turn lane (2016);
- Re-routing and widening Worthington Road between Powell and Africa Roads (2016); and
- South Old 3C Highway pavement widening, resurfacing, and sign upgrades from Olivero Drive to the Village of Galena (2016).

Delaware County and/or the Ohio Department of Transportation (ODOT) currently have plans for numerous road improvements that would affect Genoa Township. All projects and dates should be considered tentative and subject to change:

- Potential interchange on I-71 at Big Walnut Road in Orange Township and widening of Big Walnut Road (County feasibility study results are expected by the end of 2016);
- Widening of South Old 3C Highway from Mount Royal Avenue to Freeman Road, including a teardrop configuration at the Mount Royal/South Old 3C Highway intersection and a new traffic signal at the Hawksbeard Drive/South Old 3C Highway intersection (2017);
- Signal, intersection, and road improvements at the intersection of Big Walnut Road and Worthington Road (2017);

## CHAPTER 3: SITUATION ANALYSIS

- Widening, turn lane additions, and installation of a multi-use trail along, Sunbury Road, between County Line Road/Smothers Road and Maxtown Road (2017);
- Installation of a traffic signal at Worthington Road and Highland Lakes Avenue (2017);
- South Old 3C Highway resurfacing and improvements from Freeman Road to Tussic Street Road (2017+);
- Extension of Sunbury Road to Harlem Road, west of Woodtown (2017+);
- Cleveland Avenue-to-Worthington Road connector (2017+);
- Traffic signal addition and minor realignment of at the Worthington Road/Freeman Road intersection (2019);
- Widening and improving Harlem Road in the vicinity of the Woodtown Road intersection and replacement of the Woodtown Road bridge east of Harlem Road (2019);
- Worthington Road/Africa Road intersection improvements along with Worthington Road widening and sight distance improvements from Africa Road to Highland Lakes Avenue (2020);
- Aligning the offset intersection at Rome Corners Road and Plumb Road (2020+);
- Minor widening of Sunbury Road from Maxtown Road to Big Walnut Road (2021+);
- Worthington Road/Lewis Center Road intersection improvements (2021+);
- Improvements to the Big Walnut Road/South Old 3C Highway intersection (2021+); and
- Widening of Africa Road from Polaris Parkway in the City of Westerville, thru Genoa Township, to Sanctuary Drive in Orange Township (2023+).

In Fall 2016, the Township completed the construction of additional trail and sidewalk along Maxtown Road to Sunbury Road to connect to the aforementioned Sunbury Road multi-use trail project. Meanwhile, commercial development at the US-36/OH-37/I-71 interchange, along Polaris Parkway between Columbus and Westerville, and along the extension of Gemini Parkway between Orion Place and Worthington Road, is expected to result in even heavier traffic volumes on roadways within the Township.

### **D. Access Management**

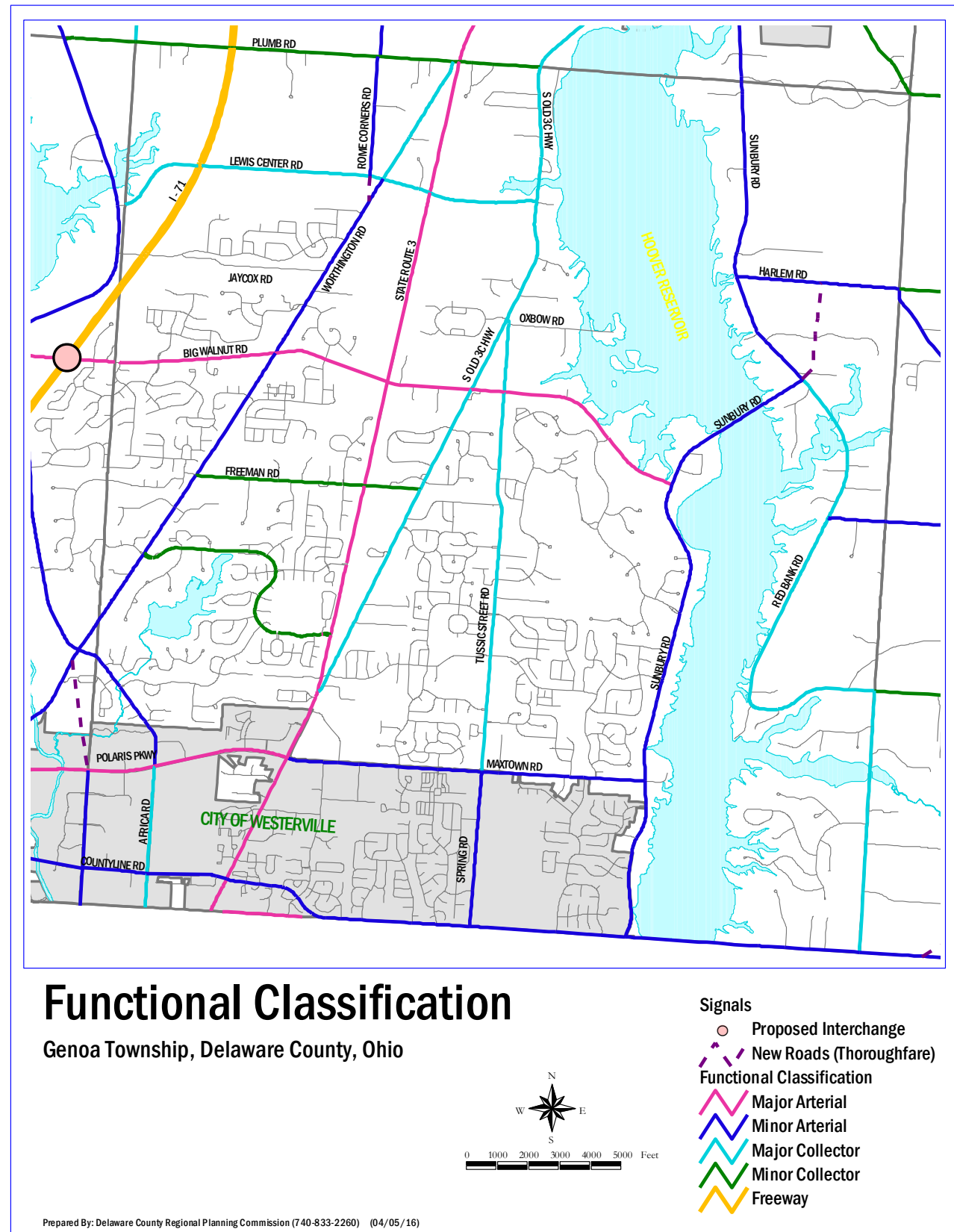
State law empowers Counties and Townships to regulate driveway access points. The practice of limiting curb cuts to major roads prevents conflicting turning movements and maintains safe traffic flow. Either Genoa Township or the County Engineer may create access management standards.

### **E. Traffic Impact**

New development proposals shall continue to mitigate their trip generation impact. As a general rule, if the trip generation is more than 1,000 vehicles per day for a residential development, a traffic study shall be performed to determine the impact and mitigation needed. Other types of development, such as commercial or industrial, are required to perform a traffic study per current Delaware County Engineer's Design Construction and Surveying Standards. Current Level of Service (LOS) and post development LOS should be compared. In general, if LOS is predicted to drop below level C, mitigation shall be part of the development project.

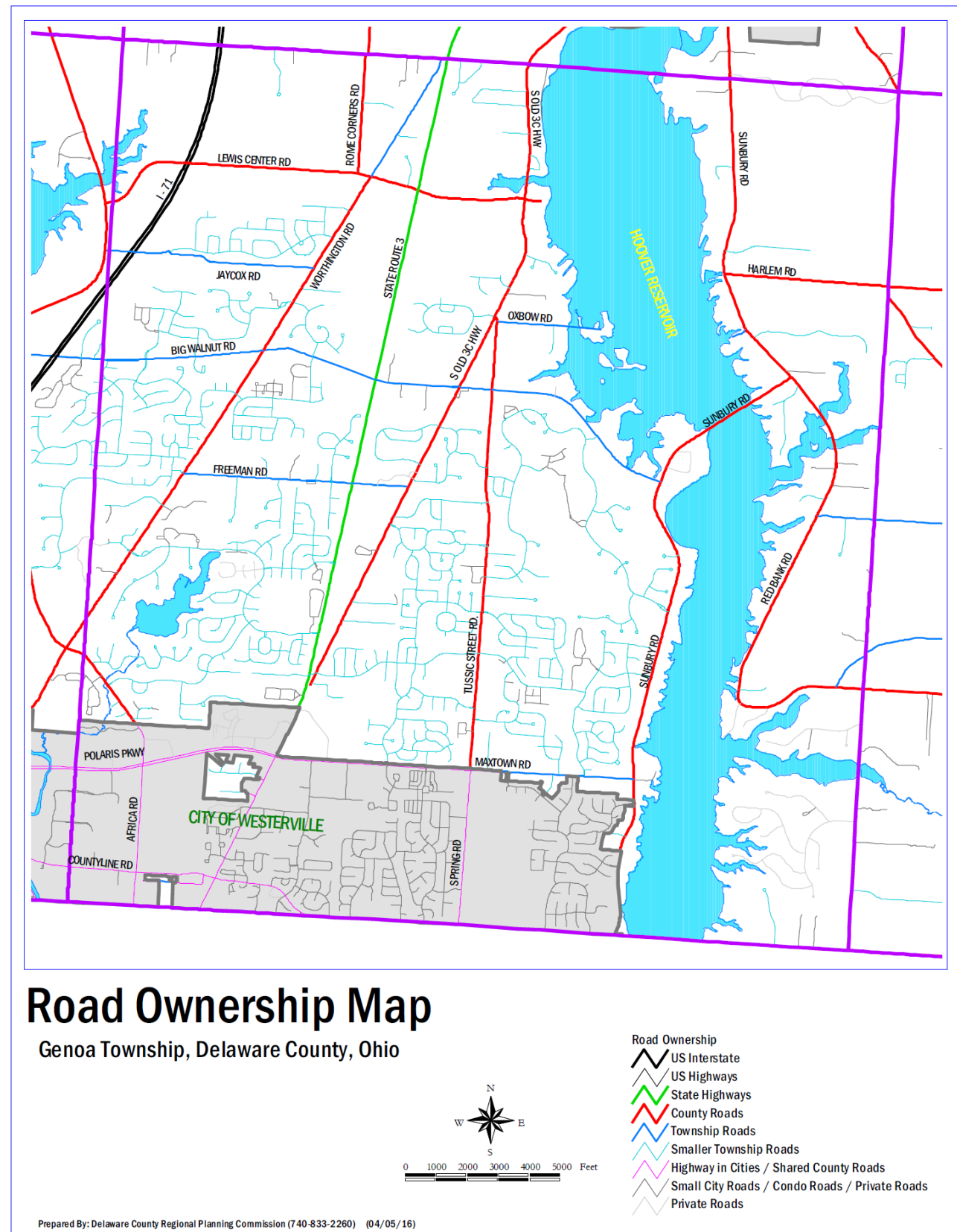


FIGURE 3.18 – FUNCTIONAL CLASSIFICATION OF ROADWAYS AND PROPOSED ROADS



(Source: 2001 Delaware County Thoroughfare Plan and DCRPC, February 2016)

FIGURE 3.19 – ROAD OWNERSHIP MAP



(Source: DCRPC, October 2016)

**IX. Economic Development**

Genoa Township is nearly built-out. Approximately 15 percent of remaining land in the Township is considered to be undeveloped. There are likely no undeveloped parcels left that are suitable for new commercial or industrial districts without meeting opposition from adjacent residents.

**X. Annexation**

It has been acknowledged through previous planning processes that jurisdictions may have a further interest in annexing portions of Genoa Township. Annexation would have direct impacts on the Township's tax base by lowering the amounts collected from residents and businesses. A lower tax base negatively impacts funds available to provide safety and other services. Additionally, there could be lifestyle and environmental impacts as the Township would no longer have any jurisdiction over these lands and would be unable to control housing density, orderly development, permitted uses for businesses, preservation of natural resources and amenities, etc. Such annexation should be discouraged to protect the Township's existing character and interests.



### **CHAPTER 3: SITUATION ANALYSIS**

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## **CHAPTER 4: PLANNING AREA RECOMMENDATIONS**

The 2016 Genoa Township Comprehensive Plan is the sum of all its chapters and maps. The Plan divides the Township into six planning areas. Boundaries for these planning areas were previously established in the 2008 Comprehensive Plan and took into consideration existing community character, sewer availability, infrastructure, topography, soils, and watersheds, the latter being an area in which all water within naturally flows and drains into one, larger common body of water. Watershed boundaries are typically divided by naturally occurring topographic features such as ridge lines. Specific land use recommendations for each of the sub-planning areas are detailed in the text below and further illustrated on the Comprehensive Land Use Plan map (page 69). These recommendations are not made to necessarily encourage existing land uses to change but, instead, to recommend potential alternative land uses.

### **I. Planning Area 1**

This planning area is generally bounded by Orange Township to the west, Westerville City Limits to the south, Sunbury Road to the east, and Big Walnut Road to the north. Additionally, there are two small, separate areas consisting of several parcels that are part of Genoa Township and within this planning area but are surrounded by the City of Westerville. These “islands” are a result of annexations which have occurred over the past few decades. One of these areas is located south of Polaris Parkway, west of North State Street (State Route 3) and includes parcels on Ruckmoor Drive, Gerwig Court, Garrett Court, and Spruce Lane, while the other is located south of County Line Road, west of North State Street (State Route 3), and includes several parcels along Moss Road. All of Planning Area 1 lies within the Delaware County Regional Sewer District Service Area and is served by Del-Co Water Company. This area is mostly built out.

There are two unique uses in Planning Area 1 that are worth noting:

1. The WOSU radio communications tower, which is owned and operated by The Ohio State University, is located on the northern side of Highland Lakes Avenue near State Route 3. The tower covers two parcels totaling 45 acres.
2. A retired landfill located on an 18-acre property on the east side of Worthington Road, just south of Meadowood Condos. This land is not suitable for buildings but may be appropriate for passive open space or recreational fields.

### **The Plan recommends:**

- Without sanitary sewer (e.g. septic system or an equivalent), single-family residential uses on lots of 20,000 square feet (approximately 0.46 acres) or greater.
- With sanitary sewer, residential development in an approved Planned Residential Development (PRD) in accordance with the Zoning Resolution.
- Neighborhood-scale commercial/office uses on parcels already zoned commercial.

## **CHAPTER 4: PLANNING AREA RECOMMENDATIONS**

### **II. Planning Area 2**

This planning area is generally bounded by Smothers Road and Blendon Township (Franklin County) to the south, Harlem Township and Red Bank Road to the east, Red Bank Road to the north, and Sunbury Road to the west. The boundary of this planning area also extends west from Red Bank Road across Hoover Reservoir to divide it from Planning Area 3. Planning Area 2 may eventually be provided sewer service by Delaware County as part of the Lower Big Walnut Sewer Area via an agreement with the City of Columbus, as described previously in Chapter 3. Centralized water is provided by Del-Co Water Company. This planning area lies in the watershed to Hoover Reservoir, which is the water supply for the City of Columbus. The Hoover Reservoir watershed should continue to be protected from excessive development by retaining low densities to help protect surface water quality.

#### **The Plan recommends:**

- Without sanitary sewer (e.g. septic system or an equivalent), single-family residential uses on lots of two (2) acres (0.5 dwelling units per gross acre) or greater.
- With sanitary sewer, residential development in an approved Planned Residential Development (PRD) in accordance with the Zoning Resolution.
- Neighborhood-scale commercial/office uses on parcels already zoned commercial.

### **III. Planning Area 3**

This planning area is generally bounded by Red Bank Road to the south, Sunbury Road to the west, Berkshire Township to the north, and Harlem Township to the east. The boundaries of this planning area also extend west from Red Bank Road across Hoover Reservoir to divide it from Planning Areas 2, and north from Sunbury Road to the Township's border, approximately at the center of Hoover Reservoir, to divide it from Planning Area 4. Planning Area 3 may eventually be provided sewer service by Delaware County as part of the Lower Big Walnut Sewer Area via an agreement with the City of Columbus, as described previously in Chapter 3. Centralized water is provided by Del-Co Water Company. This planning area lies in the watershed to Hoover Reservoir, which is the water supply for the City of Columbus. The Hoover Reservoir watershed should continue to be protected from excessive development by retaining low densities to help protect surface water quality.

#### **The Plan recommends:**

- Without sanitary sewer (e.g. septic system or an equivalent), single-family residential uses on lots of two acres (0.5 dwelling units per gross acre) or greater.
- With sanitary sewer, residential development in an approved Planned Residential Development (PRD) in accordance with the Zoning Resolution.
- Neighborhood-scale commercial/office uses on parcels already zoned commercial.

### **IV. Planning Area 4**

This planning area is generally bounded by Big Walnut Road and Sunbury Road to the south, Hoover Reservoir to the east, Berkshire Township and Plumb Road to the north, and the Hoover Watershed boundary to the west. The ridge line which forms the eastern boundary of the Hoover Reservoir watershed in Planning Area 5 approximately follows State Route 3 from its

intersection with Big Walnut Road north/northwest to the intersection of Worthington/Lewis Center roads and then continues northward along the Rome Corners Road corridor into Berkshire Township. The boundaries of Planning Area 4 also extend north from Sunbury Road to the Township's border approximately at the center of Hoover Reservoir to divide it from Planning Area 3.

This area is served by Del-Co Water and the Delaware County Regional Sewer District. Portions of Planning Area 4 are served by sanitary sewer. Future sewer capacity will be determined by the Delaware County Sewer District. The environmentally sensitive nature of Planning Area 4, due to its proximity to Hoover Reservoir, makes development in this area particularly dependent on the availability of centralized sanitary service.

### **The Plan recommends:**

- Without sanitary sewer service (e.g. septic system or an equivalent), single-family residential uses on lots of two acres (0.5 dwelling units per gross acre) or greater.
- With sanitary sewer, residential development in an approved Planned Residential Development (PRD) in accordance with the Zoning Resolution.
- Neighborhood-scale commercial/office uses on parcels already zoned commercial.

### **V. Planning Area 5**

This planning area is generally bounded by Big Walnut Road to the south, Orange Township to the west, Berkshire Township to the north, and the Hoover Reservoir watershed boundary to the east. This area is served by Delaware County Regional Sewer District and Del-Co Water. The southern part of Planning Area 5 is now largely developed (or slated for development) as Planned Residential Developments (PRDs), some utilizing Conservation Development Standards preserving 50 percent of open space. Remaining northern areas retain large old-growth woodlands serving as a backdrop to large, single-family parcels. Unique topography and ravines shall be preserved as open space in future developments whenever possible.

### **The Plan recommends:**

- Without sanitary sewer service (e.g. septic system or an equivalent), single-family residential uses on lots of two acres (0.5 dwelling units per gross acre) or greater.
- With sanitary sewer, residential development in an approved Planned Residential Development (PRD) in accordance with the Zoning Resolution.
- Neighborhood-scale commercial/office uses on parcels already zoned commercial.

### **VI. Planning Area 6**

This planning area is generally bounded by the City of Westerville limits to the south, the Northern Lakes development to the east, the Orchard Lakes and Highland Lakes East developments to the north, and the Highland Lakes East development and City of Westerville limits to the west. This area is served by Delaware County Regional Sewer District and Del-Co Water. Planning Area 6 is currently zoned Planned Commercial and Office District (PCD), Light Industrial (LI), or Planned Industrial-Warehouse (PID). No changes are proposed to existing zoning, with the exception of two residential lots along Maxtown Road.

## CHAPTER 4: PLANNING AREA RECOMMENDATIONS

### **The Plan recommends:**

- Commercial-Office (planned), Neighborhood-Scale Commercial (planned), and/or Industrial (planned) land uses.

Two residential lots along Maxtown Road (6463 Maxtown Road and the adjacent lot to the east) may be considered for Commercial-Office (planned) or Neighborhood-Scale Commercial (planned) use provided they include significant visual screening and noise barriers for the single-family homes to the north. The City of Westerville maintains and controls this portion of Maxtown Road and, consequently, has jurisdiction over driveway locations for these properties.

## **CHAPTER 5: IMPLEMENTATION**

A number of approaches have been chosen to make Genoa Township's vision a reality. Taking a strategic approach helps focus the Township's efforts in the right direction early in the implementation process and incorporates what is truly unique about the Township. When followed, these strategies are designed to bring this Plan's recommendations to life in a timely manner. This chapter provides a list of implementation strategies organized within specific categories.

### **I. Retain the Qualities of Genoa Township that are Desirable to Residents**

#### **A. Inventory and Protect Critical Resources by Utilizing Geographic Information System**

Not all of Genoa Township is suitable for development. Delaware County's Geographic Information System (GIS) provides assistance in identifying those areas that may not be suitable for development regardless of whether the area is inside or outside the present sewer service area. GIS can also identify those areas that are critical in preserving the Township's overall rural image. This includes, but is not limited to; bodies of water, wetlands, ravines, archeological resources, steep slope areas, wooded lots, and flood-prone sites.

#### **B. Encourage Further Protection of the Watersheds**

The Genoa Township Board of Trustees should consider exploring future measures with conservation groups to develop and implement watershed protection plans and policies. While Hoover Nature Preserve and U.S. Army Corps lands provide natural protection, additional actions in watersheds can help to further protect their natural qualities.

#### **C. Emphasize More Creative Design through Conservation Development**

Encourage the use of the "Conservation Development Standards" in the Planned Residential District (PRD) and the Planned Rural Residential Conservation District (PRRCD). Such a creative approach will allow development of more building lots while retaining protected natural areas in keeping with the Township's vision. This approach is not recommended east of the Hoover Reservoir.

#### **D. Promote Publicly-Owned and Networked Green Space**

As developments are planned, consideration by Genoa Township should be given to the ownership of green space. Developers may donate lands to Genoa Township or grant them to homeowner associations, or other entities approved by the Board of Trustees, that would ensure public use and protection of such lands. As development occurs, consideration should be given to how green space areas can be publicly linked with bike paths and/or pedestrian pathways.

#### **E. Utilize Conservation Easements to Preserve Native Landscape**

The cost of acquiring property for natural or cultural resource conservation is often possible only at a considerable expense. Other alternatives contain inherent legal risks such as the taking of property for public purpose. In the case where a homeowners' association is not in place, an

## CHAPTER 5: IMPLEMENTATION

open space set aside or conservation easement may be more appropriate than fee simple acquisition. As an agreement between property owners and the holder of the easement (governing treatment of the property by current and future owners), the conservation easement allows the property owner to continue owning and using in perpetuity a property while assuring its protection from development and the preservation of critical resources.

The Delaware Soil and Water Conservation District established a conservation easement program that allows them to accept such easements that may also need to be maintained for drainage purposes. This program is encouraged to be utilized, if desirable. This program allows for ownership of the easement by a party that not just ensures its protection through the Delaware County Prosecutor's Office, but also has staff to address the maintenance of such easements.

### **F. Protect 100-year Floodplains from Filling and Encroachment**

Delaware County's Code Compliance Office acts as the Floodplain Coordinator for the County. While they already limit certain construction within the floodplain, the Township should consider working with them to strengthen these restrictions. In accordance with the previous recommendation, conservation easements can be placed over such lands and used to preserve both the floodplain, adjacent wooded areas, or areas in need of preservation that protect the vitality of the floodplain and its purpose as a flood control area. Additional easements may also help to preserve wildlife and critical resources.

### **G. Utilize Farmland Preservation Easements**

Landowners who want to protect their land in agricultural use should consider donating an easement over their land to the Ohio Department of Agriculture. There are many federal tax advantages associated with the donation of an easement and the easement assures the land is not developed in the future. These donations are evaluated by the Ohio Department of Agriculture prior to acceptance to ensure that such lands are suitable for long-term agricultural use.

## **II. Guide Development in Such a Way to Maintain and Advance the Local Quality-of-Life**

**A. Limit Type of Commercial/Office and Industrial Uses to Neighborhood-Scale, Professional & Personal Service.** Commercial and office uses within Genoa Township should meet the convenience needs of Township residents, be neighborhood-oriented and pedestrian-friendly, and be limited to areas currently zoned or grandfathered for such use. Included in the review process for neighborhood-scale uses should be criteria related to building footprint as well as special consideration given to: hours of operation, noise generation, use, lighting, and pedestrian/bike access.

### **B. Uphold Compliance with the Comprehensive Plan**

When an application proposes an amendment to the Zoning Map, a review for consistency with the recommendations of the Comprehensive Plan shall be performed. If the proposed amendment is in conflict with the Comprehensive Plan, the applicant shall address the conflict(s) by:

1. Identifying any changed circumstances since the Plan was adopted; and
2. Providing a rationale that supports the conflicting elements of the proposed amendment.

When an application proposes amendment of the Zoning Resolution, a review for consistency with the recommendations of the Comprehensive Plan shall be performed and the results of such recommendation shall be included in any action by the Zoning Commission and set forth in its recommendation to the Genoa Township Board of Trustees. The Board of Trustees shall also conduct a similar review in the aforementioned situations. In the event of a conflict between the Comprehensive Plan and the Zoning Resolution, in accordance with Ohio case law, the Zoning Resolution shall control.

### **III. Recommend Reuse or Reinvestment in Lands with Such Potential**

#### **A. Develop Incentives for Residents and Businesses to Maintain their Property**

The Board of Trustees may work with the Delaware County Commissioners to form a Community Revitalization Area (CRA) by application to the Ohio Department of Development that could help older qualified neighborhoods by offering property owners tax abatements for making certain improvements to their property. This will help justify regular maintenance and encourage development.

### **IV. Future Revisions to the Zoning Resolution and Updates to the Comprehensive Plan**

#### **A. Zoning Resolution**

After adoption of the Comprehensive Plan, the Zoning Commission or the Trustees will begin review of appropriate revisions to the Zoning Resolution within three months. Actions recommended by this Plan are as follows:

1. Perform a comprehensive legal review of the Zoning Resolution and address any inconsistencies or unnecessary redundancies found within the document.
2. Evaluate whether or not all straight zoned commercial properties and/or industrial properties, which are properties located within zoning districts that do not require final development plans be approved by the Zoning Commission and Board of Trustees, can and should be re-zoned into planned districts, which would require final development plan approval, instead.
3. Perform a general review of the definitions in Article 4, especially use classification and use-related definitions (such as, but not limited to, industrial and light industrial), and add, revise, and/or reclassify definitions as needed.
4. Incorporate tables which clearly indicate which uses are; permitted, conditional, or prohibited in each zoning district.



## CHAPTER 5: IMPLEMENTATION

5. Update agricultural regulations to ensure consistency with the Ohio Revised Code and case law, especially in regards to agritourism.
6. Establish standards for Neighborhood-Scale Commercial developments, such as; hours of operation, tenant size, maximum permitted square footage, permitted uses, and drive-thru regulations.
7. Review open space requirements and/or add perimeter buffering requirements for developments.
8. Delete on-street parking restrictions and any other currently regulated items that cannot be enforced under the Zoning Resolution.
9. Review the Planned Rural Residential Conservation District (PRRCD) and the Lower-Density Planned Residential District (PRD-V).
10. Review Article 17, Special and Miscellaneous Uses, to clearly distinguish Conditional Uses and their standards from uses not requiring Conditional Use approval.
11. Review Article 18, Sign Standards, to ensure it is content neutral and complies with the United States' Supreme Court decision in *Reed v. Town of Gilbert, Arizona* (Completed February 2018).
12. Evaluate minimum parking space requirements in Article 19 to ensure developments are not being required to provide more parking spaces than are really needed.
13. Distinguish between, and provide separate processes for, legislative zoning acts, such as map and text amendments, and administrative zoning acts, such as approval of final development plans and final development plan amendments.
14. Resolve the dual zoning situation of certain properties located along Freeman Road.
15. Review, and update as needed, the intents and purpose sections of each article to ensure that they adequately describe and legally justify why regulations within said article exist.
16. Standardize the formatting of each zoning district article so that they are consistent with one another.

### **B. Comprehensive Plan**

The Comprehensive Plan shall be reviewed, at a minimum, once every five years to determine if changes are warranted. If issues are specific to one Planning Area, it may be desirable to initiate a planning process that would create an addendum to this document outlining changed or additional recommendations for a specific area.



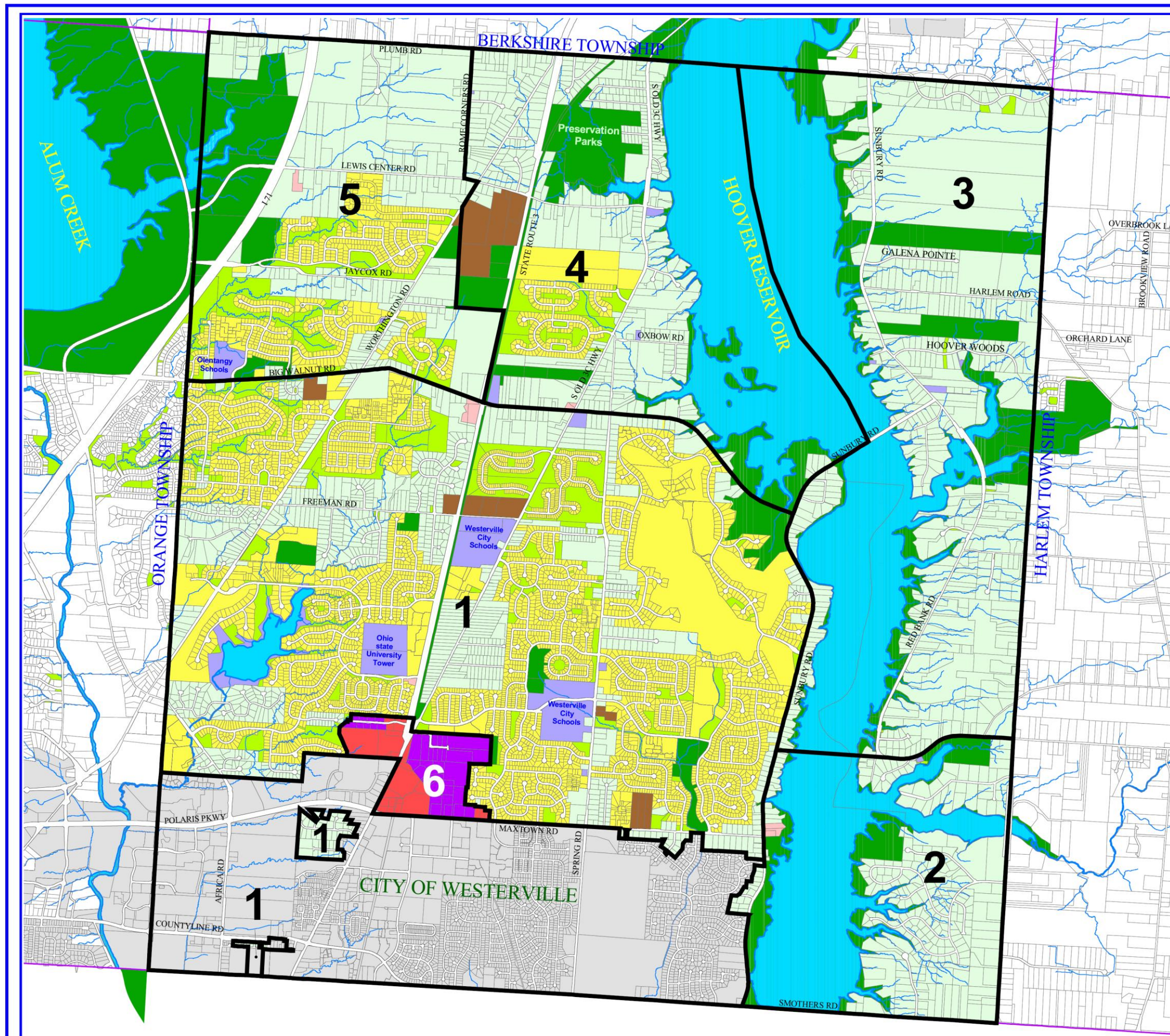
# Genoa Township

## Comprehensive Land Use Plan 2016

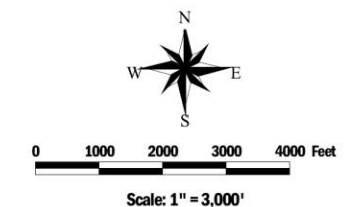
Delaware County, Ohio

Adopted December 1, 2016

Revised January 7, 2019



- Development Plan Sub-Areas
- Township Boundary
- Road Right of Way
- Property Lines
- Rivers/Lakes
- Streams
- Recommended Future Land Use**
  - Neighborhood-Scale Commercial (Planned)
  - Commercial-Office (Planned)
  - Industrial (Planned)
  - Community Facility (Planned)
  - Public-Institutional
  - Parks and Recreation
  - Open Space
  - Residential or Planned Residential
  - Planned Residential



Prepared By: Delaware County Regional Planning Commission (740) 833-2260  
[www.dcrpc.org](http://www.dcrpc.org)  
 Original Data Provided by The Delaware County Auditor's GIS Office  
 (Parcels, Hydrology, Township Boundary, Incorp. Areas, Topo)  
 (Printed 1/8/2019)



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## **APPENDIX A: LIST OF PUBLIC MEETINGS HELD**

The following is a list of dates on which public meetings were held to review the 2009 Comprehensive Plan, draft the 2016 Comprehensive Plan, receive public comment on the drafted update, and vote on the final Plan.

- August 3, 2015 (Zoning Commission, Regular Meeting)
- August 10, 2015 (Zoning Commission, Special Meeting)
- September 14, 2015 (Zoning Commission, Regular Meeting)
- September 16, 2015 (Zoning Commission, Open House)
- September 30, 2015 (Zoning Commission, Open House and Special Meeting)
- October 5, 2015 (Zoning Commission, Regular Meeting)
- October 11, 2015 (Zoning Commission, Open House)
- October 14, 2015 (Zoning Commission, Open House)
- October 19, 2015 (Zoning Commission, Special Meeting)
- November 9, 2015 (Zoning Commission, Regular Meeting)
- January 11, 2016 (Zoning Commission, Regular Meeting)
- January 18, 2016 (Zoning Commission, Special Meeting)
- February 1, 2016 (Zoning Commission, Regular Meeting)
- February 8, 2016 (Zoning Commission, Special Meeting)
- March 7, 2016 (Zoning Commission, Regular Meeting)
- March 31, 2016 (Delaware County Regional Planning Commission, Regular Meeting)
- April 4, 2016 (Zoning Commission, Regular Meeting – Public Hearing)
- May 16, 2016 (Board of Trustees, Special Meeting – Public Hearing)
- June 13, 2016 (Board of Trustees, Special Meeting – Public Hearing)
- July 11, 2016 (Zoning Commission, Regular Meeting)
- July 13, 2016 (Board of Trustees, Special Meeting – Public Hearing)
- August 15, 2016 (Zoning Commission – Special Meeting)
- August 22, 2016 (Board of Trustees, Special Meeting – Public Hearing)
- September 12, 2016 (Zoning Commission – Regular Meeting)
- October 12, 2016 (Board of Trustees, Special Meeting – Public Hearing)
- October 26, 2016 (Board of Trustees, Special Meeting – Public Hearing)
- November 28, 2016 (Board of Trustees, Special Meeting – Public Hearing)
- December 1, 2016 (Board of Trustees, Regular Meeting – Public Hearing)

## **APPENDIX A: LIST OF PUBLIC MEETINGS HELD**

The following is a list of dates on which public meetings were held to review the 2016 Comprehensive Plan, draft amendments to said plan, receive public comment on the drafted amendments, and vote on the final revisions.

- May 29, 2018 (Zoning Commission, Regular Meeting)
- June 11, 2018 (Zoning Commission, Regular Meeting)
- July 9, 2018 (Zoning Commission, Regular Meeting)
- August 13, 2018 (Zoning Commission, Regular Meeting)
- August 20, 2018 (Zoning Commission, Special Meeting)
- August 30, 2018 (Delaware County Regional Planning Commission, Regular Meeting)
- September 10, 2018 (Zoning Commission, Regular Meeting – Public Hearing)
- October 30, 2018 (Board of Trustees, Special Meeting – Public Hearing)
- January 7, 2019 (Board of Trustees, Special Meeting – Public Hearing)

**Note:** Audio and minutes of all the above meetings are on file with the Township and have been made available on the Township's website, [www.genoatwp.com](http://www.genoatwp.com). Written public comments received throughout the 2016 Comprehensive Plan process are also on file with the Township and may be obtained via a public records request.

**APPENDIX B:**  
**2015 SEWER FORECAST RESOLUTION**

DATE: August 26, 2015

RESOLUTION NO.: 15-0827001

**SEWER FORECAST RECOMMENDATION FOR DELAWARE COUNTY**

**WHEREAS,** Delaware County has retained a consultant to undertake a review of the existing Delaware County Master Sewer Plan and, as part of this review, requested that Genoa Township provide any additional information related to growth and development within the community which may not be currently reflected in the Township's current comprehensive plan, in order to better plan for future capacity and infrastructure needs within the County;

**WHEREAS,** at the direction of the Genoa Township Board of Trustees, the Genoa Township Zoning Commission reviewed growth and development trends and developed potential build-out scenarios within the Township, with assistance from Stantec Consulting, and drafted a formal recommendation for the Trustees which was presented to and reviewed by the Commission at public meetings with public comments held Monday, August 3, 2015 and Monday, August 10, 2015, both advertised in accordance with State law;

**WHEREAS,** on August 10, 2015 the Zoning Commission unanimously voted to provide a final draft of their findings as well as their recommendations to the Board of Trustees;

**WHEREAS,** the Chair of the Zoning Commission and Stantec Consulting presented the Commission's recommendations to the Board of Trustees for their consideration at a public meeting with public comment held on Wednesday, August 26, 2015 and advertised in accordance with State law;

**WHEREAS,** the Genoa Township Board of Trustees acknowledges that their recommendation does not guarantee the timing or provision of sewer service by Delaware County; does not immediately commit any Township funds or efforts toward the expansion or improvement to sewer capacity or infrastructure within the community; does not change the zoning of any parcel(s) which may have been reviewed and referenced in the recommendation, as all illustrations included within any presented or discussed material were intended for illustrative purposes only; does not automatically commit the Zoning Commission or Trustees to any future zoning changes, as any and all future zoning changes will be made following the State mandated zoning change process including involvement of the Zoning Commission and requiring final action by the Trustees; does not reflect any current zoning proposals that have not already been reviewed or considered by the Zoning Commission or Board of Trustees as of August 26, 2015; does not automatically commit the Zoning Commission or Trustees to any future development densities or specific future development beyond what the current or future Comprehensive Land Use Plan recommends; and does not automatically establish a future land use in any future Comprehensive Plan though data gathered through this process may serve as a source of

## **APPENDIX B: 2015 SEWER FORECAST RESOLUTION**

information on which future recommendations in the Comprehensive Plan can be based;

**WHEREAS**, the Genoa Township Board of Trustees recognizes that the addition of sewer service within areas that are not currently sewered or in areas that are currently underserved within the Township may be influenced by factors and/or developments outside of the Township and thus beyond the control of the Genoa Township Zoning Commission and/or Board of Trustees;

**WHEREAS**, the Genoa Township Board of Trustees' recommendation has been based on the best available information and recognizes that potential development scenarios for Genoa Township are subject to change.

**NOW THEREFORE BE IT RESOLVED** that the following motion was made by the Genoa Township Trustees on August 26, 2015 in reference to the Sewer Forecast Recommendation for Delaware County and thus serves as the official recommendation by Genoa Township:

Motion by Mr. Gebhardt to submit to the County Commissioners a recommendation with qualifiers as indicated in the recommendation of the Zoning Commission and those read at the beginning of the (August 26<sup>th</sup>, 2015) meeting (included in the Whereas portion of this document) that the number of 710 units or 109% above current zoning density be submitted as a best estimate to the Delaware County Sewer District.

Mr. Wilhelm seconded the motion.

Mr. Carfagna - Aye  
Mr. Wilhelm - Aye  
Mr. Gebhardt - Aye

The motion carried 3-0.

**NOW THEREFORE BE IT ALSO RESOLVED** that pages 12, 13, and 14 of the Genoa Township Zoning Commission's August 26<sup>th</sup>, 2015 presentation to the Board of Trustees be attached to this resolution with note that the aforementioned recommendation has been based upon Scenario 2 as reflected and detailed on page 14 of said presentation.

**APPROVED BY THE GENOA TOWNSHIP BOARD OF TRUSTEES AT THE PUBLIC MEETING HELD ON THE 26<sup>th</sup> DAY OF AUGUST, 2015.**

## Total Build-Out Scenarios

- Combining the work that has been prepared by Genoa Township and Stantec and updating for recent zoning decisions, the Zoning Commission has modeled 6 options for consideration by the Genoa Township Trustees. The Zoning Commission recommendation is indicated.
- The options share assumptions about development levels for large, undeveloped parcels and in-fill development in Planning Areas III, IV and V and updated zoning assumptions for in-fill development in Planning Area I (Maxtown Lift).
- The methodology for calculating build-out scenarios is described on the following slide.

August 26, 2015

Presentation to the Genoa Township Trustees

( 12 )

## Total Build-Out Modeling

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
	VL - 1.35 lots/nda 5% InFill - 3.75 lots/nda	VL - 1.35 lots/nda 10% InFill - 3.75 lots/nda	VL - 1.35 lots/nda 15% InFill - 3.75 lots/nda	VL - 1.35 lots/nda 20% InFill - 3.75 lots/nda
Current Zoning Density	620.8	653.1	685.4	717.8
Additional Planning Area I In-Fill Lots	13.8	27.6	41.4	55.2
Additional Planning Area III Vacant Land Lots	305.3	305.3	305.3	305.3
Additional Planning Area IV and V Vacant Land Lots	275.4	275.4	275.4	275.4
Additional Planning Area IV and V In-Fill Lots	51.0	102.0	153.0	204
Updated Total Lots	1266.2	1363.4	1460.5	1557.6
Additional potential lots	645.4	710.2	775.0	839.8
% increase above current zoning density	104%	109%	113%	117%

Vacant Land Total =  
1,019 gross acres

In-Fill Land Total =  
610 gross acres

5% In-Fill = 31 gross acres  
10% In-Fill = 61 gross acres  
15% In-Fill = 92 gross acres  
20% In-Fill = 122 gross acres

Range of additional  
lots to report to  
Delaware County

August 26, 2015

Presentation to the Genoa Township Trustees

( 14 )



## APPENDIX B: 2015 SEWER FORECAST RESOLUTION

	Current Zoning Standard	Scenario 1 (100% Vacant Land Build-Out; 5% In-Fill Build-Out)
Potential In-Fill development acres in Planning Area I for Maxtown Lift Station	<b>Gross acreage</b> = ~ 210 acres <b>Net acreage</b> = ~ 178 acres	
<b>Estimate Assumption</b> that 5% of these acres will be developed (Other assumptions are provided in additional scenarios)	Current Comp Plan with sewer of 2.2 lots/nda; 5% of 178 acres (8.9 acres)*2.2= <b>20 lots</b>	5% development at new in-fill cluster condo density of 3.75 lots/nda; 5% of 178 acres (8.9 acres) *3.75 = <b>33 lots</b>
Remaining large parcels in Planning Area III	<b>Gross acreage</b> = ~479 acres <b>Net acreage</b> = ~407 acres	
<b>Estimate Assumption</b> that 100% of these acres will be developed	Current Comp Plan without sewer of 0.60 lots/nda; 407*0.60 lots/nda = <b>244 lots</b>	Current sewer standard of 1.35 lots/nda; 407*1.35 lots/nda = <b>549 lots</b>
Remaining large parcels in Planning Areas IV and V	<b>Gross acreage</b> = ~ 540 acres <b>Net acreage</b> = ~ 459 acres	
<b>Estimate Assumption</b> that 100% of these acres will be developed	Current Comp Plan without sewer of 0.75 lots/nda; 459*0.75 lots/nda = <b>344 lots</b>	Current sewer standard of 1.35 ndu/acre; 459*1.35 lots/nda = <b>620 lots</b>
Potential In-Fill development acres in Planning Areas IV and V	<b>Gross acreage</b> = ~ 400 acres <b>Net acreage</b> = ~ 340 acres	
<b>Estimate Assumption</b> that 5% of these acres will be developed (Other assumptions are provided in additional scenarios)	Current Comp Plan without sewer of 0.75 ndu/acre; 5% of 340 acres (17 acres)*0.75 ndu/acre= <b>13 lots</b>	5% development at new in-fill cluster condo density of 3.75 ndu/acre; 5% of 340 acres (17 acres) *3.75= <b>64 lots</b>
Total Units in the Estimate	<b>621 lots</b>	<b>1266 lots</b> (104% increase)

August 26, 2015

Presentation to the Genoa Township Trustees

( 13 )

## **APPENDIX C: EXECUTIVE SUMMARY OF 2015 COMPREHENSIVE PLAN OPEN HOUSE MEETINGS**

In order to solicit feedback from the public in regards to the current Comprehensive Plan as well as the topics of Neighborhood-Scale Commercial, Streetscape, and Cluster Residential Development, the Township's Zoning Commission hosted a total of four open house style meetings in addition to their regularly scheduled meetings. Each meeting was approximately two hours in length.

Information was displayed on posters attached to walls. The public was free to come and go at their discretion, review the material, place color coded stickers indicating their opinions on certain matters and questions, and ask the numerous Zoning Commission members in attendance and/or the Director of Development and Zoning, questions. At least one Township Trustee was also available at each open house to answer questions as well. Public comment forms that could be filled-out and submitted to the Township were made available to residents at these meetings as well as in the Zoning Office throughout this process. The dates of these open houses were as follows:

- **September 14, 2015**
  - 16 residents attended this meeting.
- **September 30, 2015**
  - 33 total residents attended this meeting.
  - 27 of the 33 residents attending had not attended the previous meeting.
- **October 11, 2015**
  - 7 total residents attended.
  - 5 of the 7 residents attending had not attended either of the previous meetings.
- **October 14, 2015**
  - 4 total residents officially attended, however several residents were observed not signing the sign-in sheet thus the actual attendance was slightly higher.
  - 3 of the 4 officially attending residents had not attended any of the previous meetings.

## APPENDIX C: EXECUTIVE SUMMARY OF 2015 COMPREHENSIVE PLAN OPEN HOUSE MEETINGS

While the majority of open houses occurred on weekdays in the evening, the October 11<sup>th</sup> meeting was purposely held on a Sunday afternoon as the Commission recognized that not all residents are able to make weekday meetings. The approximated total number of attendees to all four meetings, excluding duplicate attendees, was 51 residents:

- 13 from Planning Area 1
- 1 from Planning Area 2
- 24 from Planning Area 4
- 13 from Planning Area 5
- 0 from Planning Areas 3 or 6

A presentation of results from the open house meetings was presented by staff at the Zoning Commission's November 9, 2015, meeting. A copy of this presentation has been retained by the Zoning Office. Meeting audio and minutes from this meeting are also available. The following is a brief overview of results from the open house meetings:

- **Streetscape:**
  - A majority of votes collected agreed with the idea of the Township pursuing a streetscape plan with preferred design standards.
  - A majority of votes collected agreed with the idea of considering streetscape enhancements along the Township's arterial roads (State Route 3, Big Walnut Road, Sunbury Road, and Maxtown Road).
  - A majority of votes collected agreed with the idea of considering streetscape enhancements along the Township's collector roads (Lewis Center Road, South Old 3C Highway, Tussic Street Road, Freeman Road, and Plumb Road).
  - A majority of the votes collected agreed with the idea that streetscape treatments (colors, materials, plantings) should be consistent throughout the community.
  - A majority of the votes collected agreed with the idea that streetscape components along a given corridor should vary depending on the character of the corridor in order to avoid creating corridors that all look alike.
  - A majority of the votes collected agreed with the idea that developers should be required to install streetscape enhancements along the frontages of their developments.
  - A majority of the votes collected agreed with the idea that the Township should install streetscape enhancements within its parks and other Township controlled land where development unlikely to occur.

## APPENDIX C: EXECUTIVE SUMMARY OF 2015 COMPREHENSIVE PLAN OPEN HOUSE MEETINGS

- A majority of the votes collected agreed with the idea of the Township seeking out public-private partnership opportunities to fund and maintain streetscape enhancements in the community.

- **Neighborhood-Scale Commercial:**

- A majority of the votes collected disagreed with the idea that the Township should consider allowing retail and commercial services outside the southern portion of the Township.
- A majority of the votes collected agreed with the idea of being clear about the limitations (size restrictions, use restrictions, hour restricts, drive-thru restrictions, location restrictions) for Neighborhood-Scale commercial developments.
- A majority of the votes collected agreed with the idea that Neighborhood-Scale Commercial development should be restricted to less than 65,000 square feet.
- A majority of the votes collected agreed with the idea of limiting Neighborhood-Scale development to no more than 25,000 square feet.
- A majority of the votes collected agreed with the idea of limiting tenant size in Neighborhood-Scale Commercial developments.
- The idea of providing the opportunity for a larger anchor tenant with smaller storefronts in between yielded mixed-results with no clear majority, however, the votes collected indicated that opinions leaned towards not being in favor of this idea.
- A majority of the votes collected disagreed with the idea that drive-thru uses were appropriate for Neighborhood-Scale developments.

- **Cluster Residential Development:**

- The idea of allowing cluster developments on parcels ranging from five to fifteen acres in size yielded mixed results with no clear majority, due to a relatively small amount of votes being cast.
- A majority of votes collected agreed with the idea that Cluster Residential Developments should reserve 50 percent of its land as open space.
- A majority of votes collected agreed with the idea that Cluster Residential Developments should be limited to infill locations.
- The idea of requiring Cluster Residential Developments to not have age-restrictions yielded mixed results with no clear majority due to a relatively small amount of votes

## **APPENDIX C: EXECUTIVE SUMMARY OF 2015 COMPREHENSIVE PLAN OPEN HOUSE MEETINGS**

being cast.

- A majority of votes collected agreed with the idea of restricting Cluster Residential Developments to Planning Area 1 only.
- A majority of votes collected agreed with the idea that no divergences should be given for Cluster Residential Development.
- A majority of votes collected disagreed with the idea of allowing Cluster Residential Development in the community.

## APPENDIX D: 2015 COMMUNITY SURVEY, KEY FINDINGS RECAP & RESULTS

The following is page 39 of a presentation given by Fallon Research & Communications, Inc. to the Genoa Township Board of Trustees on December 3, 2015, and to the Genoa Township Zoning Commission on January 11, 2016, as well as the results to the 25 survey questions:

- Residents appeared to be highly satisfied living in Genoa Township and, quite frankly, were exuberant about the services it provides to the community and its citizens
- The Township's leaders and administration got high marks for the work done to manage the development that has occurred over the past years, but there was palpable apprehensiveness about the rate of future growth; notably, few residents seemed to want to either stop growth or, conversely, allow it to continue unabated, as most preferred to continue to allow development with safeguards to avoid unintended consequences... especially those affecting traffic flow and road capacity
- Philosophically, residents indicated that they were supportive of growth, in concept, but also appeared to be very wary of it; paradoxical views about the beneficial impact commercial development can have on the quality of life and seemingly-incongruent preference to not have further commercial growth may be very instructive of the undercurrent of ambivalence that seemed to exist
- There was little disenchantment with traffic *within* the township boundaries, and most indicated that they were satisfied with both the availability and proximity of existing services, shopping and entertainment; however, they seemed to robustly oppose any future additional commercial development within Genoa Township; tellingly, regardless of where they lived, residents preferred that any future commercial development be located in other parts of the community, away from them
- Viewed differently, most residents appeared to be willing to accept additional residential development, and were most inclined to prefer single family homes located north of Big Walnut Road, which would be similar in style to the existing character of the community; although age-restricted condominiums garnered a narrow majority of support, the prospect of condominiums north of Big Walnut Road was quite polarizing, which is another indication of the complex and tentative views residents had about future development
- Although it should not be construed as disenchantment with current offerings, the prospect of expanding the trail system for running, walking and biking to connect some of the parks and neighborhoods in the township was met with nearly-universal approval and, presumably, will likely be viewed as enhancing the high quality of life that residents have come to expect from Genoa Township

### *Key Findings Recap*

**www.FallonResearch.com**

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@FallonResearch

39

**PLANNING & ZONING SURVEY**

**Genoa Township, Ohio**

**11/17/2015 – 11/20/2015**

**N=301, +/- 5.64%**

**Adult Township Residents 18 or Older**

*(Percentages may not add up to 100% due to rounding)*



www.FallonResearch.com

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*Q. 1. Generally speaking, would you say that Ohio is going in the right direction, or has it gotten off onto the wrong track?*

73.2% Right direction  
14.2 Wrong track  
2.9 Mixed/both (volunteered)  
9.7 Unsure/no answer

---

*Q. 2. Would you say that Delaware County is going in the right direction, or has it gotten off onto the wrong track?*

77.6% Right direction  
5.6 Wrong track  
1 Mixed/both (volunteered)  
15.8 Unsure/no answer

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*Q. 3. Would you say that Genoa Township is moving in the right direction or has it gotten off onto the wrong track?*

81.8% Right direction  
6.6 Wrong track  
1.3 Mixed/both (volunteered)  
10.2 Unsure/no answer

---

*Q. 4. How long have you lived in Genoa Township? Is it less than 5 years, 5 to 20 years or more than 20 years?*

16.8% Less than 5 years  
66.7 5 to 20 years  
16.2 More than 20 years  
.3 Unsure/no answer

---

*Q. 5. What is the biggest reason that you moved to, or have stayed in, Genoa Township?*

20.4% The school system  
14.6 Like the housing/Housing stock  
11 To be near employment/Job opportunity  
11 To be near family/Marriage  
9.5 The rural atmosphere/To be in the country



6.3	Like the area/neighborhood/community
5.6	Convenient access to services, shops, recreation and activities
4.4	Grew up here
2.4	A family-oriented community
2	A safe place to live
2	Wanted open space/Large lot
2	To be in the Westerville area
1.7	Lower housing costs
1.6	No city tax
4.6	Other
1	Unsure/no answer

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*Q. 6. Generally speaking, how would you rate the quality of most services provided to your neighborhood by Genoa Township? Would you generally say that they are excellent, good, fair, poor or very poor?*

**96.7% TOTAL POSITIVE RATING**

57.1	Excellent
39.6	Good

2%	Fair
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**.3% TOTAL NEGATIVE RATING**

.3	Poor
0	Very poor

1%	Unsure/no answer
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*Q. 7. How would you rate the job that Genoa Township leaders have done managing and planning for growth? Would you generally say excellent, good, fair, poor or very poor?*

**81.4% TOTAL POSITIVE RATING**

26.7	Excellent
54.7	Good

9.1%	Fair
------	------

**2.1% TOTAL NEGATIVE RATING**

1.7	Poor
.4	Very poor

7.5%	Unsure/no answer
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*Q. 8. Which of the following would you say is the most important aspect that Genoa Township leaders should consider when new housing and commercial growth is planned? Is it...*

(randomly rotated)

39% Road and traffic capacity  
 13.5 School capacity  
 13.1 Matching the character of the community  
 3.9 The cost of the homes and whether they will be affordable  
 9.3 Maximizing open space...or...  
 5.4 Convenience for local residents  
 11.9 All/combination (volunteered)  
 2 Other (volunteered)  
 1.9 Unsure/no answer

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*Q. 9. Would you say that traffic congestion in Genoa Township is a very big problem, somewhat of a problem, not much of a problem or not a problem at all?*

11.5% Very  
 41.3 Somewhat  
 35 Not much  
 11.2 Not at all  
 1 Unsure/no answer

---

**Turning to a related topic...**

*Q. 10. At this time, how convenient would you say that it is to drive to commercial services, such as grocery stores, retail shops, banks, restaurants, doctor's offices? Would you say very convenient, somewhat convenient, not very convenient or not at all convenient?*

59.7% Very  
 34.7 Somewhat  
 2.3 Not very  
 1.7 Not at all  
 1.6 Unsure/no answer

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*Q. 11. If future commercial development was located closely enough to your home that you could walk or ride a bike to it, would you be more or less likely to support such growth, or would it make no difference in your opinion?*

22% More likely  
 37.7 Less likely  
 35.8 No difference  
 4.5 Unsure/no answer

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*Q. 12. Generally speaking, do you agree or disagree that well-planned commercial growth is a good way for the Township to improve the quality of life?*

72.2% Agree  
22.6 Disagree  
5.3 Unsure/no answer

---

**Thinking more about future planning and growth options...**

*Q. 13. Which of the following would you say is the way that you feel that township leaders should manage growth? Should they...(randomly rotated) ...pass policies to stop any further growth...develop stricter policies to slow the rate of growth...encourage growth where it should occur, but manage it more carefully through more controls...or...leave growth alone because adequate controls exist?*

4.7% Pass policies to stop any further growth  
19.2 Develop stricter regulations to slow the rate of growth  
55.7 Encourage growth where it should occur, but manage it more carefully through more controls...or...  
15.3 Leave growth alone because adequate controls exist  
5.2 Unsure/no answer

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*Q. 14. Generally speaking, which of the following residential uses would you prefer for the undeveloped land in Genoa Township? Is it...*

(randomly rotated)

46.2% Single family homes with large yards  
3.3 Condominiums  
4.8 Age-restricted condominiums  
7.8 Single family homes with small yards...or...  
27.8 Or, would you prefer to not have any more homes built in Genoa Township  
5.2 All/combination (volunteered)  
1.7 Other (volunteered)  
3.3 Unsure/no answer

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*Q. 15. If homes are built in Genoa Township in the future, would you prefer that they be...(rotated) ...similar to the existing single family houses in the township, so they fit with the character of the community...or...a wider variety, including smaller homes and condominiums, to meet a greater range of housing needs for seniors, singles and empty-nesters?*

61.3% Similar to the existing single family houses  
33.5 Wider variety, including smaller homes and condominiums  
.3 Mixed/some of both (volunteered)  
1 No more houses (volunteered)  
3.9 Unsure/no answer

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*Q. 16. Generally speaking, which of the following commercial uses would you prefer for the undeveloped land in Genoa Township? Is it...*

(randomly rotated)

- 6.6% Shops and boutiques
- 3.6 Grocery and retail stores
- 7.2 Professional offices
- 21.7 Restaurants and entertainment...or...
- 51.3 Or, would you prefer to not have any more businesses built in Genoa Township
- 3.7 All/combination (volunteered)
- 2.3 Other (volunteered)
- 3.5 Unsure/no answer

---

*Q. 17. If future stores and businesses are built in Genoa Township, would you prefer that they be...(rotated)...located south of Big Walnut Road, where most of the commercial development exists...or...located north of Big Walnut Road, where it is still largely undeveloped?*

- 48.2% Located south of Big Walnut Road
- 44.3 Located north of Big Walnut Road
- .7 Mixed/some of both (volunteered)
- 2.6 No more businesses (volunteered)
- 4.3 Unsure/no answer

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*Q. 18. If new housing developments in Genoa Township are built with houses located close to one another, in order to have more common open spaces in the neighborhoods, would you prefer that they be...(rotated)...located south of Big Walnut Road...or...located north of Big Walnut Road?*

- 26.7% Located south of Big Walnut Road
- 59.2 Located north of Big Walnut Road
- 1.9 Mixed/some of both (volunteered)
- 3 No more houses (volunteered)
- 9.2 Unsure/no answer

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**Looking at some specific ideas...**

(RANDOMLY ROTATED NEXT 5 QUESTIONS)

*Q. 19. Do you favor or oppose having neighborhoods with single family detached homes on quarter to half-acre lots north of Big Walnut Road, which would be similar to those in the southern part of the township?*

- 73.5% Favor
  - 20.4 Oppose
  - 6.2 Unsure/no answer
-

*Q. 20. Do you favor or oppose allowing condominiums to be built on some of the unused land north of Big Walnut Road?*

43.5% Favor  
52.6 Oppose  
3.9 Unsure/no answer

*Q. 21. Do you favor or oppose expanding the trail system for running, walking and biking that connects some of the parks and neighborhoods in the township?*

89.6% Favor  
7.8 Oppose  
2.6 Unsure/no answer

*Q. 22. Do you favor or oppose allowing future homes to be built close together, with less space between them, in order to provide larger common open spaces within or between neighborhoods?*

31.4% Favor  
64.3 Oppose  
4.2 Unsure/no answer

*Q. 23. Do you favor or oppose allowing more age-restricted condominiums to be built in the township for residents over 55 years of age?*

52.8% Favor  
39.6 Oppose  
7.6 Unsure/no answer

**Finally, I have a few short questions for statistical purposes...**

*Q. 24. I would like to read you a list of age groups. Please stop me when I get to the one you are in.*

35.8% 18 to 44  
42 45 to 64  
21.9 65 and older  
.3 Unsure/no answer

*Q. 25. Which of the following do you consider to be your ethnicity or main race? Is it...*

88.7% White  
4 African-American  
1.1 Hispanic/Latino  
1 Asian/Indian...or...  
2 Something else

## APPENDIX D: 2015 COMMUNITY SURVEY, KEY FINDINGS & RESULTS

1 Mixed race (volunteered)  
2.3 Unsure/no answer

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*Gender:*

48.1% Men  
51.9 Women

**Note:** The entire Community Survey presentation as well as all cross-tabulations and verbatim responses were posted on the Township's website, [www.genoatwp.com](http://www.genoatwp.com), and made available for review at the Zoning Office. All of this material will remain on file with the Township and may be obtained via a public records request.

-END-



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