

CHAPTER 4: PLANNING AREA RECOMMENDATIONS

The 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:

- A. Without sanitary sewer (i.e., lots with septic systems or an equivalent), single-family residential and/or other related, compatible uses on lots of two (2) acres (approximately 0.5 dwelling units per gross acre) or greater in the Rural Residential (RR) zoning district, or another similar type of zoning district, as may be amended and/or supplemented.
- B. With sanitary sewer:
 1. Single-family residential and/or other related, compatible uses on lots of 30,000 square feet (approximately 0.68 acres) or greater in the Suburban Residential (SR)

CHAPTER 4: PLANNING AREA RECOMMENDATIONS

zoning district, or another similar type of zoning district, as may be amended and/or supplemented.

2. Residential type development and/or related, compatible uses in an approved Planned Residential Development (PRD), as may be amended and/or supplemented, at a density not to exceed 1.8 units per net developable acre without conservation development standards or 2.2 units per net developable acre with conservation development standards.
 - a) Such developments on parcels/tracts wholly or partially located within the Hoover Reservoir watershed shall be further limited to 1.1 units per net developable acre without conservation development standards or 1.35 units per net developable acre with conservation development standards.
3. Residential type development and/or related compatible uses in an approved Planned Community Facilities (PCF) district, as may be amended and/or supplemented, or another similar type of zoning district, not to exceed 2.2 units per net developable acre.
 - a) Such developments on parcels/tracts wholly or partially located within the Hoover Reservoir watershed shall be further limited to no more than 1.35 units per net developable acre.
4. Neighborhood-scale commercial/office uses on parcels already zoned commercial and/or industrial.

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:

- A. Without sanitary sewer (i.e., lots with septic systems or an equivalent), single-family residential and/or other related, compatible uses on lots of two (2) acres (0.5 dwelling units per gross acre) or greater in the Rural Residential (RR) zoning district, or another similar zoning district, as may be amended and/or supplemented.
- B. With sanitary sewer:
 1. Single-family residential and/or other related, compatible uses on lots of two (2) acres (0.5 dwelling units per gross acre) or greater in the Rural Residential (RR) zoning district, or another similar zoning district, as may be amended and/or supplemented.
 2. Residential type development and/or other related, compatible uses in an approved Planned Residential Development (PRD), as may be amended and/or supplemented, at

a density not to exceed 1.0 units per net developable acre without conservation development standards or 1.25 units per net developable acre with conservation development standards.

- a) Such developments on parcels/tracts wholly or partially located within the Hoover Reservoir watershed shall not exceed 1.0 units per net developable acre without conservation development standards or 1.25 units per net developable acre with conservation development standards.
3. Residential type development and/or other related, compatible uses in an approved Planned Community Facilities (PCF) district, as may be amended and/or supplemented, or another similar type of zoning district, at a density not to exceed 1.25 units per net developable acre, regardless of location.
4. Neighborhood-scale commercial/office uses on parcels already zoned commercial and/or industrial.

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:

- A. Without sanitary sewer (i.e., lots with septic systems or an equivalent), single-family residential uses and/or other related, compatible uses on lots of two acres (0.5 dwelling units per gross acre) or greater in the Rural Residential (RR) zoning district, or another similar zoning district, as may be amended and/or supplemented.
- B. With sanitary sewer:
 1. Single-family residential and/or other related, compatible uses on lots of two acres (0.5 dwelling units per gross acre) or greater in the Rural Residential (RR) zoning district, or another similar zoning district, as may be amended and/or supplemented.
 2. Residential type development and/or other related, compatible uses in an approved Planned Residential Development (PRD), as may be amended and/or supplemented, at a density not to exceed 1.0 units per net developable acre without conservation development standards or 1.25 units per net developable acre with conservation development standards.
 - a) Such developments on parcels/tracts wholly or partially located within the Hoover Reservoir watershed shall be further limited to 1.0 units per net developable acre without conservation development standards or 1.25 units per net developable acre with conservation development standards.

CHAPTER 4: PLANNING AREA RECOMMENDATIONS

3. Residential type development and/or other related, compatible uses in an approved Planned Community Facilities (PCF) district, as may be amended and/or supplemented, or another similar type of zoning district, at a density not to exceed 1.25 units per net developable acre, regardless of location.
4. Neighborhood-scale commercial/office uses on parcels already zoned commercial and/or industrial.

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:

- A. Without sanitary sewer service (i.e., lots with septic systems or an equivalent), single-family residential uses and/or other related, compatible uses on lots of two acres (0.5 dwelling units per gross acre) or greater in the Rural Residential (RR) zoning district, or another similar zoning district, as may be amended and/or supplemented.
- B. With sanitary sewer:
 1. Single-family residential and/or other related, compatible uses on lots of two acres (0.5 dwelling units per gross acre) or greater in the Rural Residential (RR) zoning district, or another similar zoning district, as may be amended and/or supplemented.
 2. Residential type development and/or other related, compatible uses in an approved Planned Residential Development (PRD), as may be amended and/or supplemented, at a density not to exceed 1.1 units per net developable acre without conservation standards or 1.35 units per net developable acre with conservation development standards.
 - a) Such developments on parcels/tracts wholly or partially located within the Hoover Reservoir watershed shall be further limited to 1.1 units per net developable acre without conservation development standards or 1.35 units per net developable acre with conservation development standards.
 3. Residential type development and/or other related, compatible uses in an approved Planned Community Facilities (PCF) district, as may be amended and/or supplemented, or another similar type of zoning district, at a density not to exceed 1.35 units per net

developable acre.

4. Neighborhood-scale commercial/office uses on parcels already zoned commercial and/or industrial.

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:

- A. Without sanitary sewer service (i.e., lots with septic systems or an equivalent), single-family residential uses and/or other related, compatible uses on lots of two acres (0.5 dwelling units per gross acre) or greater in the Rural Residential (RR) zoning district, or another similar zoning district, as may be amended and/or supplemented.
- B. With sanitary sewer:
 1. Single-family residential and/or other related, compatible uses on lots of two acres (0.5 dwelling units per gross acre) or greater in the Rural Residential (RR) zoning district, or another similar zoning district, as may be amended and/or supplemented.
 2. Residential development and/or other related, compatible uses in an approved Planned Residential Development (PRD), as may be amended and/or supplemented, at a density not to exceed 1.1 units per net developable acre without conservation development standards or 1.35 units per net developable acre with conservation development standards.
 - a) Such developments on parcels/tracts wholly or partially located within the Hoover Reservoir watershed shall be further limited to 1.1 units per net developable acre without conservation development standards or 1.35 units per net developable acre with conservation development standards.
 3. Residential type development and/or other related, compatible uses in an approved Planned Community Facilities (PCF) district, as may be amended and/or supplemented, or another similar type of zoning district, at a density not to exceed 1.65 units per net developable acre.
 - a) Such developments on parcels/tracts wholly or partially located within the Hoover Reservoir watershed shall be further limited to no more than 1.35 units per net developable acre.
 4. Neighborhood-scale commercial/office uses on parcels already zoned commercial and/or industrial.

CHAPTER 4: PLANNING AREA RECOMMENDATIONS

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.

The Plan recommends:

- A. 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.