

CHAPTER 4: RECOMMENDATIONS

The 2008 Genoa Township Comprehensive Plan is the sum of all its chapters and maps. Recommendations are to be read in conjunction with the Comprehensive Land Use Plan map (see Page 53). The Plan divides the Township into six sub planning areas. Specific recommendations are made for each of the sub areas as depicted on the Comprehensive Land Use Plan map. Specific recommendations are made as “Proposed Land Use” for each of the sub areas on the Comprehensive Land Use Plan map. Existing zoning is also shown. If a proposed land use differs from existing zoning, the hatched pattern corresponds to the legend and the proposed use and density. It is not the intention of these recommendations to encourage existing land uses to change, but instead to recommend an alternative land use if development in the existing zoning district is not preferred by the property owner.

I. Planning Area One

This area is bounded by Orange Township on the west, Westerville City Limits on the south, Sunbury Road to the east and Big Walnut Road to the north. This area lies within the Delaware County Regional Sewer District Service Area and is served by Del-Co Water. State Route 3 is a limited access north/south state highway that bisects the planning area. Note: Planning Area One is mostly built out.

There are a few properties in Planning Area One that deserve special consideration when considering future land uses because of their unique history. The Ohio State University owns 45 acres on the north side of Highland Lakes Avenue. This is the site of the WOSU radio communications tower. If portions or the entire property are considered for alternative uses, it would be suitable land for a community park or recreational use that could serve the surrounding population. Any development on this property should be clustered to maximize open space.

The 18 acre property on the east side of Worthington Road, just south of the Meadowood Condos, contains a retired landfill and is not suitable for development. It would be appropriate for passive open space or recreational fields. Development on the southeast corner of Big Walnut and Worthington Roads would be most suited as clustered condominiums to mimic the surrounding development to the south and east.

Development of the 13 acre parcel at the western end of Somerset Avenue must include sidewalk connections on Somerset Avenue and Highland Hills Drive. This, along with other such sidewalk connections, is vital to creating pedestrian-friendly communities.

Three parcels, totaling over 6 acres, on the southwest corner of State Route 3 and Big Walnut Road are currently zoned Planned Commercial/Office (PD-2) and are recommended for such continued use or other neighborhood-scale commercial/office uses consistent with the existing zoning district.

All remaining land in Planning Area 1 is recommended for residential development in an approved Planned Residential District (PD-1) not to exceed 1.8 units per net developable acre when served by sanitary sewers. Approval of PD-1 with Conservation Development Standards zoning (PD-1/CS) could increase the density to 2.2 dwelling units per net developable acre with sanitary sewer service.

II. Planning Area Two

This area is bounded by Smothers Road and Franklin County on the south, Harlem Township and Red Bank Road on the east, Red Bank Road on the north and Sunbury Road to the west. This area is proposed to be served in the future by the City of Columbus through a sewer agreement with the Delaware County Regional Sewer District at a planned density of 0.75 dwelling units per net developable acre. Residents have expressed that such density is not desirable (see Appendix H). 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 and should continue to be protected from excessive development by retaining low densities to help protect surface water quality.

The plan recommends:

- Single family residential uses on lots of two (2) acres or greater.

III. Planning Area Three

This area is bounded by Red Bank Road on the south, Sunbury Road to the west, Berkshire Township to the north and Harlem Township to the east.

The area is served by Del-Co Water. This area lies in the watershed of Hoover Reservoir, which is the water supply for the City of Columbus and should continue to be protected from excessive development. This area is proposed to be served in the future by the City of Columbus through a sewer service agreement with the Delaware County Regional Sewer District at a planned density of 0.75 dwelling units per net developable acre. Residents have expressed that such density is not desirable (see Appendix H).

The plan recommends:

- Single family residential uses on lots of two (2) acres or greater.

IV. Planning Area Four

This area is 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 area is served by Del-Co Water. This area is proposed to be served in the future by the Delaware County Regional Sewer District at a planned density of 0.75 dwelling units per net developable acre.

Two parcels, totaling 1.67 acres, on the northwest corner of Old 3C Highway and Big Walnut Road are currently zoned Planned Commercial/Office (PD-2) and are recommended for such continued use or other neighborhood-scale commercial/office uses consistent with the existing zoning district.

The plan recommends:

- Single family residential uses on lots of two acres or greater for land not served by centralized sanitary sewer service or land served by sanitary sewer but not located within an approved Conservation Subdivision.
- Single family residential development in Planned Conservation Subdivisions in the Rural Residential District (PRRCD) at a density of three quarters of a dwelling unit (0.75 unit) per net developable acre with centralized sanitary sewer service.
- Single family residential development in Planned Conservation Subdivisions in the Rural Residential District (PRRCD) at a density of six tenths of a dwelling unit (0.6 units) per net developable acre with on-site sewage disposal systems.

V. Planning Area Five

This area is bounded by Big Walnut Road to the south, Orange Township to the west, the Berkshire Township line and Plumb Road to the north and the Hoover Watershed Boundary to the east.

This area is in the Delaware County Regional Sewer District and is served by Del-Co Water. This area has the most varied terrain. The southern part of the Planning Area is now largely developed (or slated for development) as residential planned developments, some with conservation, preserving a minimum of 40% and in some cases 50% of open space (per the applicable zoning district). Remaining northern areas retain large old growth woodlands serving as a backdrop to large, single-family parcels. Unique topography and ravines should be preserved by inclusion as open space and protected from inappropriate clearing and filling.

The plan recommends:

- Single family residential uses on lots of two acres or greater for land not served by centralized sanitary sewer service, or land served by sanitary sewer but not located within an approved Conservation Subdivision.
- Single family residential development in Planned Conservation Subdivisions in the Rural Residential District (PRRCD) at a density of three quarters of a dwelling unit (0.75 unit) per net developable acre with centralized sanitary sewer service.
- Single family residential development in Planned Conservation Subdivisions in the Rural Residential District (PRRCD) at a density of six tenths of a dwelling unit (0.6 units) per net developable acre with on-site sewage disposal systems.
- Residential development in an approved Planned Residential District (PD-1) at a density of 1.1 units per net developable acre, or a maximum of 1.35 units per net developable acre in an approved PD-1 with Conservation Development Standards.

VI. Planning Area Six

This area is bounded by the City of Westerville limits to the south, the Northern Lakes/North Pointe Subdivision to the east and the Orchard Lakes and Highland Lakes East Subdivisions to the north and Highland Lakes East Subdivision and City of Westerville limits to the west.

This area is in the Delaware County Regional Sewer District and is served by Del-Co Water.

This area is zoned Planned Commercial-Office (PD-2) or Planned Industrial-Warehouse (PD-3) and no changes are proposed to existing zoning, with the exception of two residential lots along Maxtown Road that can be considered for Planned Commercial-Office use provided they include significant visual screening and noise barriers for the single family homes to the north. These lots are 1.2 acres at 6463 Maxtown Road and 0.8 acres to the east of 6463 Maxtown Road. They face a large industrial building on the south side of Maxtown Road in Westerville, and front on a portion of Maxtown Road that was significantly improved and widened in 2006. Maxtown Road is currently considered a Minor Arterial road.

The plan recommends:

- Two residential lots along Maxtown Road (6463 Maxtown Road and the adjacent lot to the east) can be considered for Planned Commercial-Office use.