

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 the plan's recommendations to life in a timely manner with responsibilities shared by all of the stakeholders in the process.

Implementation should: (1) conserve the qualities of the Township that are desirable to residents; (2) guide development in such a way to advance the local quality-of-life; and (3) recommend reuse or reinvestment in lands with such potential. This chapter provides a list of implementation strategies organized within these categories.

I. Conservation Strategies

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

Not all of Genoa Township is suitable for development. The 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, steeply sloping areas, wooded lots and flood prone sites. Such areas should not be developed (see also II.A).

B. Limit Density within the Hoover Watershed to Lower Densities

The Township established densities of .75 dwelling units per net developable acre in conservation subdivisions as the maximum density in Planning Area IV. This was done as part of the planning phases of the Delaware County 2004 Sewer Master Plan Preliminary Report to make sewers cost-effective for the County to construct, and also to preserve the rural character and surface water quality around Hoover Reservoir. This recommendation applies except for those properties in Planning Area V, as delineated on the Comprehensive Land Use Plan Map.

C. Encourage Further Protection of the Watersheds

The Township Board of Trustees should explore future measures with conservation groups, such as the Friends of Alum Creek, the Upper Big Walnut Creek Water Quality Partnership and other similar groups, to develop and implement watershed protection plans and policies. The Hoover Nature Preserve and the U.S. Army Corps. lands provide natural protection, but further regulation of the watersheds can help to further protect their natural qualities.

D. Emphasize More Creative Design through Conservation Development

Encourage the use of the "Conservation Development Standards" in the PD-1 district 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 on east of the Hoover Reservoir.

E. Promote Publicly-Owned and Networked Green Space

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

As privately-owned lands (homeowners association-owned lands, land trusts, etc.) are used for networking green space, the Township should explore liability issues that the owners may incur by the increased use.

F. 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 homeowners' associations are not in place, an 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 has recently established a conservation easement program that allows them to accept such easements that may also need to be maintained for drainage purposes. This program should be utilized if desirable. This 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.

G. Protect the 100-year Floodplains from Filling and Encroachment

The Delaware County Code Compliance Office acts as the Floodplain Coordinator for Delaware County. They limit certain construction within the floodplain, but the Township should work with their department 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 and 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 mentioned as community assets during the Visioning exercises related to this planning process.

H. Consider Establishing a Tree Preservation Advisory Board

The Township may explore the establishment of a Tree Preservation Advisory Board to study, investigate, plan, advise, report and recommend to the Township Administrator and the Board

of Trustees, any action, program, plan or regulations which the committee finds or determines to be necessary or advisable for the planting, maintenance or replacement of street trees in or on the tree lawn, in or on the Township's road right-of-ways, and in or on property owned by Genoa Township. This board may also offer evaluation of proposed tree maintenance or removal in existing No Disturb easements or similar protected areas.

I. Ensure Exterior Property Maintenance

During the Visioning exercises conducted as part of this planning effort, residents identified protecting property values as an important factor. The Township may ensure property values are preserved by encouraging regular property maintenance through existing laws and regulations.

J. Preserve Family-Friendly Environment

Permitted businesses in Genoa Township should reflect the family-friendly community standards that most residents have. The Board of Trustees should consider adoption of stricter adult entertainment restrictions.

K. 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 Department prior to acceptance to ensure that such lands are suitable for long-term agricultural use.

II. Development Strategies

A. Accommodate the Net Developable Acreage Concept of Density Calculation

The use of the Net Developable Acreage Concept has been contemplated in Genoa Township to protect lands from blanket development that contain considerable areas with critical resources that are not suitable for development. Inclusion of this concept will be consistent with other townships within Delaware County. Genoa Township should modify its Planned Residential Development standards to allow an overall development based upon the net developable acreage after environmentally sensitive areas are subtracted. Net developable acreage is defined in the Zoning Resolution, but should be re-examined in the future to ensure consistent easy to understand calculations and that the formula meets the intent of the Genoa Township Zoning Commission and Board of Trustees.

B. Ensure all Planned Districts Require a Two-Step Approval Process

The Genoa Township Zoning Resolution should require all applicants in planned districts to submit a Preliminary Development Plan at the time of rezoning application, including a conceptual drawing of the development. A second, more detailed Final Development Plan review will be required if the rezoning is approved. This separates the details of their development plan from the actual rezoning approval. This recommendation does not apply to

the Planned Rural Residential Conservation District (PRRCD) because the rezoning phase is not applicable.

C. Limit Scale of Nonresidential Uses to Neighborhood Level, Professional & Personal Service

Commercial and office uses within Genoa Township should meet the convenience needs of township residents and be neighborhood-oriented and pedestrian-friendly.

Included in the review process for non-residential uses should be criteria related to maximum square footage, building orientation, parking locations and maximum hours of operation.

The Township should adopt revised non-residential zoning districts that use the North American Industrial Classification System nomenclature for identifying specific permitted uses. This would allow for a more detailed listing of permitted, conditional and prohibited uses.

Large scale retailers, particularly those that generate a regional draw, should be strongly discouraged from locating in Genoa Township. Land-consumptive building footprints would consume the limited vacant commercial/industrial lands available in the Township. The Township may consider allowing buildings that exceed the current 35 foot building height in non-residential zoning districts provided that there are sufficiently increased setbacks from residential properties and the increased height is in character with the area. This could allow for more creative development patterns in these districts.

D. Consider a Mixed Use District

Current Township planned district zoning contains separate districts for each land use type. If an applicant wishes to create a mixed use district, it requires separate commercial, office/industrial and residential zoning categories. The original intent of planned unit development ordinances was to allow a mix of uses with certain limitations on the relationship of one use to another and the total amount of land area devoted to each use. Developers could then utilize one district to buffer another (e.g., buffering residential districts from commercial districts with attached housing) and still maintain the image of one development.

E. Involve Police, Fire, School and Other Service Providers in the Planning Process

Future development will increase the amount of roadways traveled, valuation of properties and overall development density. The Township should establish a formal technical review process assuring that all proposed developments are reviewed by police, fire, schools and other general government service providers. Such a review should be as early in the planning process as possible. The review process should include private service providers as well as the various offices of Delaware County and the State, when appropriate.

F. Add, Expand and Improve Park Land

Acquire park land where feasible, with emphasis on acquiring lands adjacent to existing community facilities. This must occur before build-out to ensure sufficient park lands are reserved for future use by Township residents. Improve existing park facilities to promote increased usage, accessibility and changing community needs. The Parks Advisory Board should

update the 2004 draft Park Plan in the near future to see if it is meeting the community needs and pursue formal adoption.

In conjunction, sidewalks should also be considered in established neighborhoods when traffic levels are increased on local roadways or the residents express a desire for such an amenity. It should be noted that new development will increase traffic on other surrounding roadways, and sidewalks will in turn be needed to ensure pedestrian safety for residents of adjacent developments.

As stated earlier, the provision of open space for parks and recreation is a key ingredient in the overall development plan for Genoa Township. Genoa Township can procure these open space areas either through the current planned development regulations, acquisition or dedication, common ownership or conservation easements.

Township officials may consider the creation of a Township Park District, in accordance with Chapter 5111 of the Ohio Revised Code or designation of a Community Improvement Corporation (CIC) with permanent funding for future operations (recreation programs) and maintenance. Authorization to form a park district and any subsequent levy of real property taxes would require voter approval. The Board of Trustees may designate a CIC in accordance with ORC 505.701 and offer financial assistance to the Corporation to defray its administrative expenses. In addition, the Board may purchase real property for the purpose of transferring that property to the CIC for recreational or other purposes. The CIC could also be used to improve dilapidated or poorly maintained properties in the Township and prepare them for private resale if in the best interest of the Township.

G. Establish Recreational Links between Neighborhoods and Community Facilities

As development continues, appropriate recreational pathways should be planned to provide an interlocking network of neighborhoods and community facilities to those traveling on foot or bike. As stated in this plan, the increased density of the Township and its surrounding area has congested local streets with more traffic. Having alternative methods of transportation will be important to the Township's future and can help meet the growing recreational needs of its residents. Sidewalks should also be required in all planned developments.

There is a large need for a pathway connection across State Route 3. As development occurs, it should be considered that such a crossing will take considerable land adjacent to the roadway to grade land away from either an overpass or underpass that would meet this need. It is also important to consider that developments on both sides of the connection will see a larger use of their local pathways. This should be planned in accordance with community facilities.

H. Consider a Community Center and Community Park

The residents of Genoa Township should be asked to clarify the amenities that they would like to have in a community center and park. These may change with time, so it is important that the Township pick a site that is expandable and amendable to such change. It could include an indoor recreational center, fitness center, public buildings for township government and

services, small retail businesses, a food court, or any other amenities that the township residents desire. In selecting a site, the Township should consider proximity to its residential population both current and future and pedestrian-friendly accessibility. A central site to residents would be most appropriate.

I. Adopt Access Management Guidelines

Access management standards will help to guide development within the road right-of-way. In the absence of county-wide access management guidelines, the Township should consider creating local standards that consider and use the recommendations of the current Delaware County Thoroughfare Plan.

J. Create Interactive, Pedestrian Friendly Neighborhoods

As residential developments are planned, certain communal design concepts, such as but not limited to common open space and walking paths, should be given consideration. These concepts can create a pedestrian friendly environment, promote healthy lifestyles, encourage community interaction and awareness and deter crime.

K. Develop Architectural/Landscaping Standards and Guidelines

Commercial and industrial uses or major pedestrian or vehicular corridors in the Township may be suitable areas to consider the application of architectural or landscaping standards. The Ohio Revised Code Section 519.171 enables the Township to establish a review board to enforce such standards and guidelines. The Township should involve its residents in a series of stakeholder meetings to explore the necessity for enacting such regulations.

L. Uphold Compliance with the Comprehensive Plan

When development occurs, an application review for consistency with the recommendations of the Comprehensive Plan should be a precursor to the review of the Genoa Township Zoning Resolution. If a proposed development is in conflict with the Comprehensive Plan, the applicant should be asked to address the conflict(s) by (1) identifying any changed circumstances since the Plan was adopted and (2) providing a rationale that the applicant believes will support the conflicting elements of the proposed development plan. This will provide the applicant an opportunity to propose a deviation from the Comprehensive Plan if the Plan is demonstrably outdated or unfairly restrictive.

III. Redevelopment Strategies

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, encourage development in the best interest of the Township and sustain residents or businesses that might otherwise get priced out of the area by increasing property values. This will also help ensure maintenance of areas with poor drainage.

B. Expand the Recreational Pathway Network with Vital Connections

The Board of Trustees should coordinate sidewalk projects that connect existing developments or provide sidewalks along major thoroughfares including county and township roads, in conjunction with the Genoa Township Parks Advisory Board. This could include adding downcast lighting, benches or other amenities to these pathways that will help facilitate their use and safety.

C. Encourage Revitalization of Historic Buildings and Sites

Before alteration to or destruction of officially designated historic buildings or properties, the feasibility of preservation should be considered.

D. Preserve and Improve Current Infrastructure

Some water lines in the Township are less than the 6-inch diameter required for installation of fire hydrants. Del-Co Water Company should be contacted and encouraged to replace these lines with not less than 6-inch diameter and install fire hydrants at least every 1,000 feet. Del-Co should be encouraged to correct this situation as soon as possible. The Township may want to consider partnering with Del-Co to resolve this issue in an efficient manner.

E. Investigate the Need for an Economic Market Analysis

Given the need for maximizing the use of the Township's limited existing commercial and industrial lands, it may be beneficial to develop a list of desired economic development or redevelopment strategies. This could include a list of desirable businesses to recruit or a strategy for effective re-use of this land. Through such planning efforts the Township can maximize its tax revenue while considering the needs and desires of the community.

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

After adoption of the Comprehensive Plan, the Zoning Commission should consider initiating appropriate revisions to the Zoning Resolution. See Appendix G for a detailed list of amendments. The Comprehensive Plan is expected to have at least a five (5) year life, but should be reviewed annually to determine if changes to local conditions merit update. 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.

