

Board of Trustees
Rick Carfagna
Karl R. Gebhardt
Leo M. Wilhelm



Fiscal Officer
Patrick Myers

www.genoatwp.com

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 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 26th, 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 26th, 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 26th DAY OF AUGUST, 2015.

Administrative Offices

5111 S. Old 3C Hwy., Westerville, OH 43082
Administration & Trustees – (614) 895-1126
Development & Zoning – (614) 899-0725
Fiscal Office – (614) 568-2023

Safety Services Complex

7049 Big Walnut Rd., Galena, OH 43021
Fire – (614) 568-2040
Maintenance – (614) 568-2080
Police – (614) 568-2060

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.

	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	Gross acreage = ~ 210 acres Net acreage = ~ 178 acres	
Estimate Assumption 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= 20 lots	5% development at new in-fill cluster condo density of 3.75 lots/nda; 5% of 178 acres (8.9 acres) *3.75 = 33 lots
Remaining large parcels in Planning Area III	Gross acreage = ~479 acres Net acreage = ~407 acres	
Estimate Assumption that 100% of these acres will be developed	Current Comp Plan without sewer of 0.60 lots/nda; 407*0.60 lots/nda = 244 lots	Current sewer standard of 1.35 lots/nda; 407*1.35 lots/nda = 549 lots
Remaining large parcels in Planning Areas IV and V	Gross acreage = ~ 540 acres Net acreage = ~ 459 acres	
Estimate Assumption that 100% of these acres will be developed	Current Comp Plan without sewer of 0.75 lots/nda; 459*0.75 lots/nda = 344 lots	Current sewer standard of 1.35 ndu/acre; 459*1.35 lots/nda = 620 lots
Potential In-Fill development acres in Planning Areas IV and V	Gross acreage = ~ 400 acres Net acreage = ~ 340 acres	
Estimate Assumption 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= 13 lots	5% development at new in-fill cluster condo density of 3.75 ndu/acre; 5% of 340 acres (17 acres) *3.75= 64 lots
Total Units in the Estimate	621 lots	1266 lots (104% increase)

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