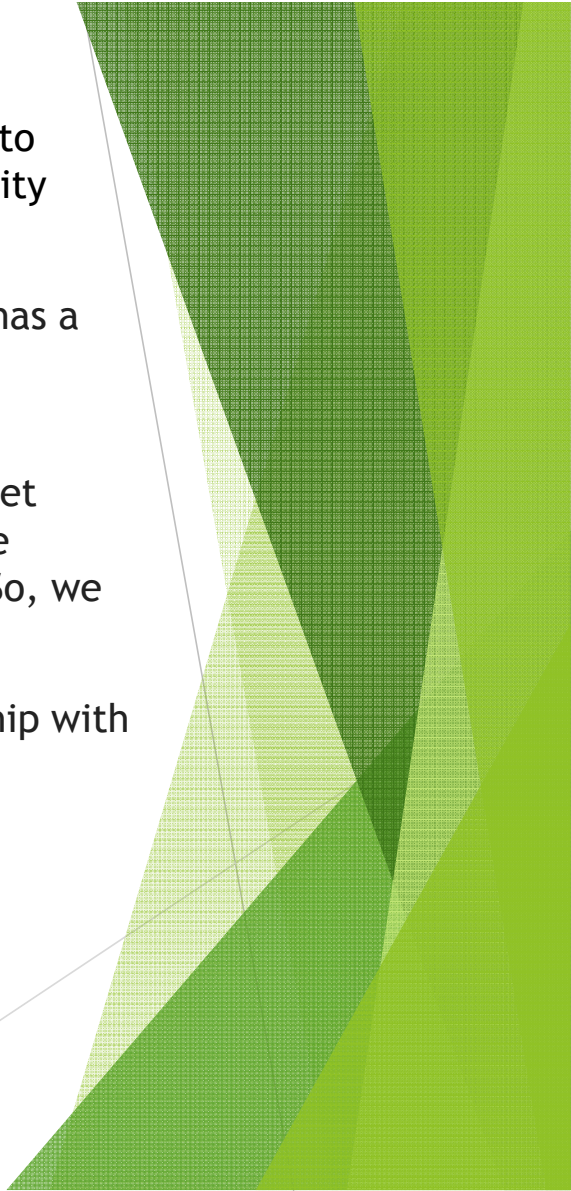


1. We filed our application on December 11th
2. In the December 4, 2017 Special Zoning Commission Meeting to discuss the conflict between the Comprehensive Plan and the Zoning Ordinance, Sandra Faulkner, a long time Zoning Commission member, stated “ **A good [rezoning] proposal has always found its way to completion, but usually what happens is a sand bagging game. You start with your crappiest proposal and then over the course of several zoning commission meetings and several trustee meetings, you work your way back to the number where you are economically viable and we didn’t set that standard in the township. That’s the standard we get when people come through the door.**”
3. We whole heartedly agree with Sandra Faulkner. We are coming through the door with a very good Planned Residential District proposal using the Conservation Development Standards under Article 9 of the Zoning Ordinance on a beautiful property that preserves its natural integrity, while maximizing protection of the Hoover Watershed and buffering the adjacent neighbors’ homes.
4. We did not file for the highest density and then plan on negotiating down through the process. We did not ask for a net density of 4.8 du/net like Courtyards on Tussic (162 units), or 4.53 du/net like Villas on Tussic (153 units), or even 3.1 like Courtyards on Maxtown (105 units). Parenthetical units based on Ravines at Hoover
Net Developable Acres

PLAN INFO	PLAN		
	Courtyards on Maxtown	Courtyards on Tussic	Villas at Tussic
Total Acreage	14.72 ac	7.675 ac	12.715 ac
Net Developable Acreage	12.242 ac	6.45 ac	10.808 ac
Total Number of Units	39	31	49, 48 and 1 existing home incorporated into plan
Density (Gross)	2.65 du/ac	4.04 du/ac	3.85 du/ac
Density (Net)	3.1 ndu/ac	4.8 ndu/ac	4.53 ndu/ac
Building Setback from Center of RoW	165'	182'	104'
Front Building Setback	20'	12' or 18' depending on lot	20'
Setback Between Buildings	11'	11', 12' on certain lots	12'
Rear & Side Building Setbacks	East = 25', West = 75' North = 200'	25', 50' for western property boundary	50' or 25' depending on the section of the plan
Common Open Space %	15.10%	12%	16.67%
Total Open Space %	48.90%	50%	39.95%

- 
5. If there was ever a beautiful property that had the topography and contour to support a much higher density, it is the Ravines at Hoover. Many higher density projects have succeeded on flat uninteresting lots.
 6. We are not seeking a density divergence from the Zoning Ordinance, which has a maximum density with sewer and conservation district at 2.2 units per net developable acre under the Planned Residential District.
 7. Instead, we selected a density of 1.5 on the gross acreage and 1.89 on the net developable. We lose 2.6 acres from our net developable acreage due to the preservation of the steep slopes in our ravines, wetlands, and flood zones. So, we believe Gross Density comparisons are most comparable to other projects.
 8. There are 76 subdivisions encompassing 6,457 units located in Genoa Township with a gross density higher than our proposed density of 1.5 units per gross acre.

22. We anticipate very few students to enroll into the Big Walnut Local School District from this project. The target purchaser is a successful, active empty nester who wants to use the Oxbow boat ramp for kayaking and boating, walk on the property, walk the Genoa Multi-Use Trail and walk at Char Mar.
23. We conducted a survey of 212 units located in newer higher density projects within the Westerville and Olentangy school districts. Big Walnut does not have any higher density projects located in Genoa Township. Out of these 212 units, there are currently only 4 total students enrolled in the Westerville and Olentangy school districts. To be conservative, we are projecting 5 students to enroll in Big Walnut from the Ravines at Hoover with its 67 units. Additionally, our price point is higher than the 212 units surveyed, which serves to further dampen student enrollment.



From: carrie_ahmed [mailto:carrie_ahmed@olsd.us]

Sent: Thursday, November 02, 2017 2:03 PM

To: Benton Benalcazar

Subject: RE: Student Statistics

Hello Benton,

Here is the data you requested:

Villas at Walnut Grove

1 elementary student

1 high school student

Thanks!

Carrie Ahmed

Administrative Assistant, Communications Department

Olentangy Local Schools

7840 Graphics Way

Lewis Center, OH 43035

740.657.4060

www.olentangy.k12.oh.us

Download the district's new mobile app! Search for "Olentangy Local SD" on your app store.

From: Benton Benalcazar [mailto:logosrealty@gmail.com]

Sent: Monday, October 23, 2017 1:35 PM

To: carrie_ahmed <carrie_ahmed@olsd.us>

Cc: 'Benton Benalcazar' <logosrealty@gmail.com>

Subject: Student Statistics

Carrie:

In 2016, you were kind enough to provide us these student statistics. Could you please update for this year?

We are looking for the number students that attend Olentangy Schools broken down by elementary, middle and high school students in these streets:

1. Villas at Walnut Grove. Off of Big Walnut Road. Streets: Slater Ridge and Wesley Way.

Thank you. If you have any questions, please contact me on my cell phone at 614-206-5861 or this email. Benton



Benton Benalcazar

From: Gabay, Karen <gabayk@westerville.k12.oh.us>

Sent: Monday, November 06, 2017 9:33 AM

To: Benton Benalcazar

Cc: Rick Vilardo; Karen Gabay

Subject: Re: Student Statistics

Good morning,

I apologize for the delay, but listed below is the information we have pulled for the projects you requested. I hope this is what you needed.

The number each of elementary, middle and high school students from the following projects:

1. Sorrento (next to Highland Lakes off of Worthington Road). Streets: VIA Alvito Dr., Sorrento Blvd., and Sorrento Ct.

1 - high school student

2. Villas on Tussic. (on Tussic Street). Streets: Peachland Dr. and Ellison Dr.

1 - high school student

3. Courtyards on Tussic. (on Tussic Street). Streets: Fishpond Dr., Pavilion Landing Place, and Garden View Dr.

0 - students

4. Courtyards on Maxtown. Streets: Morningstar Loop and Merom Landing

0- students

Please let us know if you should need any additional information.

Take care,

Karen

Karen Gabay, Enrollment Specialist

Westerville City Schools

Enrollment Center

300 Polaris Parkway, Suite 3200

Westerville, OH 43082

614-797-7700

614-797-7701 fax

Thank you!

On Thu, Nov 2, 2017 at 4:21 PM, Benton Benalcazar <logosrealty@gmail.com> wrote:

Rick and Karen

I am checking in to see if we could get an update on this request. Thanks, Benton



School District Summary of Students and Homes Student Projection for Benalcazar Development

Community	# Homes	# Students
Sorrento (Westerville)	41	1
Courtyards on Maxtown (Westerville)	39	0
Courtyards on Tussic (Westerville)	31	0
Villas on Tussic (Westerville)	49	1
Villas at Walnut Grove (Olentangy)	52	2
Totals	212	4
Student Projection for Ravines at Hoover	67	5

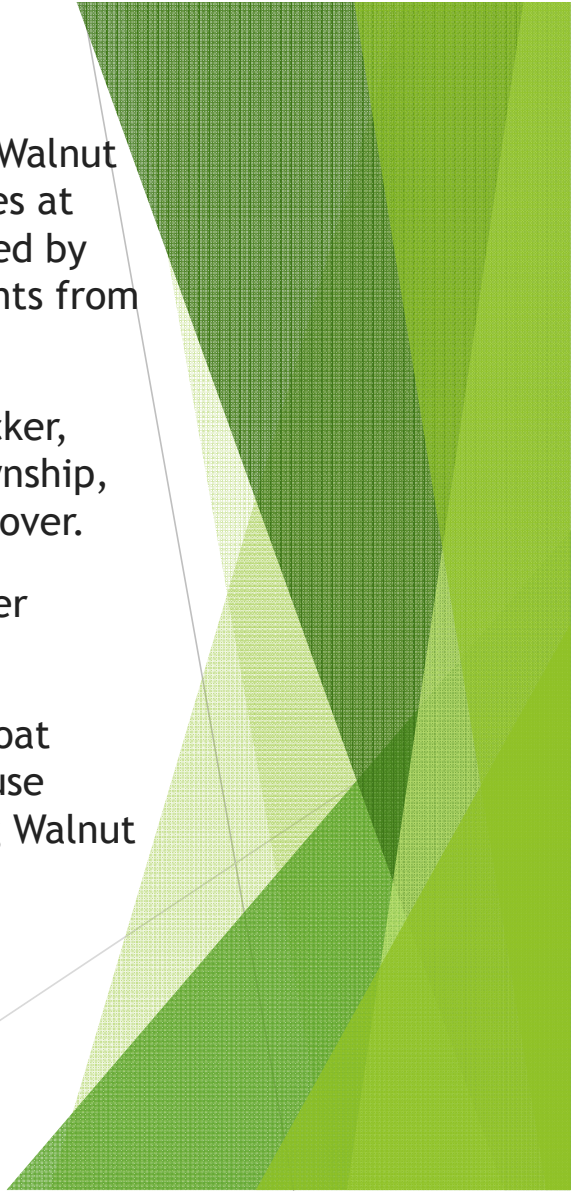
24. I received the 2016 Genoa Township Cash Summary by Fund from the Township which summarizes all the revenues and expenditures of the township (See 2016 Township Cash Summary By Fund). If you take ALL township expenditures of \$12,492,010 and divide by the Genoa Township 2016 Census population of 26,481, that yields a per person cost of \$472 to provide all services. If you multiply our 67 units by \$472 and times 2 people per household, our development only represents an annual burden of \$63,212 as compared to the stabilized tax revenues payable to the Township of \$199,744 from 2021 upon sell out of all units. Even if you assume an improbable scenario of 3 people per household, the annual burden is only \$94,819 as compared to \$199,744 in direct annual revenues generated by the Ravines at Hoover.

Genoa Township Cash Summary by Fund

GENOA TOWNSHIP, DELAWARE COUNTY
Cash Summary by Fund
Year 2016

12/4/2017 10:16:40 AM
UAN v2017.2

Fund #	Fund Name	Fund Balance 1/1/2016	Fund Balance Adjustments	Revenue (excluding transfers and advances in)	Transfers In	Advances In	Total Fund & Adjustments & Revenue	Expenditures (excluding transfers and advances out)	Transfers Out	Advances Out	Fund Balance 12/31/2016	Non-Pooled Balance	Pooled Balance
1000	General	\$2,551,017.94	\$21,244.00	\$1,723,437.62	\$0.00	\$0.00	\$4,295,699.56	\$2,269,609.03	\$0.00	\$0.00	\$2,026,090.53	\$0.00	\$2,026,090.53
2011	Motor Vehicle License Tax	\$24,313.32	\$0.00	\$34,017.04	\$0.00	\$0.00	\$58,330.36	\$25,000.00	\$0.00	\$0.00	\$33,330.36	\$0.00	\$33,330.36
2021	Gasoline Tax	\$32,850.22	\$0.00	\$216,890.01	\$0.00	\$0.00	\$249,740.23	\$121,963.10	\$0.00	\$0.00	\$127,777.13	\$0.00	\$127,777.13
2031	Road and Bridge	\$286,097.01	\$0.00	\$1,719,307.76	\$0.00	\$0.00	\$2,005,404.77	\$1,564,075.42	\$0.00	\$0.00	\$441,329.35	\$0.00	\$441,329.35
2041	Cemetery	\$41,982.89	\$0.00	\$3,357.50	\$0.00	\$0.00	\$45,340.39	\$7,071.40	\$0.00	\$0.00	\$38,268.99	\$0.00	\$38,268.99
2081	Police - Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2191	Police	\$2,539,502.72	\$0.00	\$4,446,183.35	\$0.00	\$0.00	\$6,985,686.07	\$3,500,649.79	\$0.00	\$0.00	\$3,485,036.28	\$0.00	\$3,485,036.28
2192	Fire	\$3,454,458.38	\$0.00	\$5,205,115.02	\$0.00	\$0.00	\$8,660,573.40	\$4,570,084.05	\$223,000.00	\$0.00	\$3,867,489.35	\$0.00	\$3,867,489.35
2231	Permissive Motor Vehicle License Tax	\$140,361.32	\$0.00	\$209,086.91	\$0.00	\$0.00	\$349,448.23	\$180,000.00	\$0.00	\$0.00	\$169,448.23	\$0.00	\$169,448.23
2261	Law Enforcement Trust	\$61,598.63	\$0.00	\$22.28	\$0.00	\$0.00	\$61,620.91	\$2,249.99	\$0.00	\$0.00	\$59,370.92	\$0.00	\$59,370.92
2271	Enforcement and Education	\$3,909.70	\$0.00	\$1,015.00	\$0.00	\$0.00	\$4,924.70	\$0.00	\$0.00	\$0.00	\$4,924.70	\$0.00	\$4,924.70
2901	Parks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2902	TIF Fund	\$1,119,860.16	\$0.00	\$594,557.45	\$0.00	\$0.00	\$1,714,417.61	\$185,916.59	\$0.00	\$0.00	\$1,528,501.02	\$0.00	\$1,528,501.02
2903	FEMA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3101	General (bond) (note) Retirement	\$1,386.69	\$0.00	\$0.00	\$0.00	\$0.00	\$1,386.69	\$0.00	\$0.00	\$0.00	\$1,386.69	\$0.00	\$1,386.69
4901	Police Capital Projects	\$811,869.22	\$0.00	\$0.00	\$0.00	\$0.00	\$811,869.22	\$65,390.40	\$0.00	\$0.00	\$746,478.82	\$0.00	\$746,478.82
4902	Fire Capital Projects	\$1,825,166.73	\$0.00	\$0.00	\$223,000.00	\$0.00	\$2,048,166.73	\$0.00	\$0.00	\$0.00	\$2,048,166.73	\$0.00	\$2,048,166.73
4903	Big Walnut/Worth Rd Improvements	\$105,763.96	\$0.00	\$798.66	\$0.00	\$0.00	\$106,562.62	\$0.00	\$0.00	\$0.00	\$106,562.62	\$0.00	\$106,562.62
Report Total:		\$13,000,138.89	\$21,244.00	\$14,154,788.60	\$223,000.00	\$0.00	\$27,399,171.49	\$12,492,009.77	\$223,000.00	\$0.00	\$14,684,161.72	\$0.00	\$14,684,161.72

- 
25. We performed an analysis of the potential tax revenues payable to the Big Walnut Local School District and to Genoa Township. In the first 3 years, the Ravines at Hoover generate \$962,034 overall toward the allocated funds to be collected by the school board combined with a projected student enrollment of 5 students from the Ravines at Hoover into the system.
 26. We met with Big Walnut Local School District Board President, Andrew Wecker, and Nicci Hess, the then school board member who represented Genoa Township, to discuss the projected student enrollment coming from the Ravines at Hoover.
 27. Entry sales point at \$500,000 with 1,700 square feet. Some units will go over \$700,000 with upgrades.
 28. The target buyer is the active empty nester who wants to use the Oxbow boat ramp for kayaking, paddle boarding, fishing and boating, the Genoa multi-use trail, Char Mar, etc. in the 50 to 74 age range. Even with passage of the Big Walnut levy, the school taxes are still lower than Westerville and Olentangy school districts, which is a decided advantage for empty nesters.

Ravines at Hoover Real Estate Tax Projections

			Tax collection year	Estimated Value	Appreciation	Estimated assessed value increase	total R/E tax	school real estate tax payment (\$ to BW Schools)	Total Real estate tax proceeds to Genoa Township	R/E tax to Genoa for General fund	R/E tax to Genoa for road/bridge	R/E tax to Genoa for fire/EMS	R/E tax to Genoa for police	R/E tax to Genoa road improvements
County: Delaware			2019	\$ 12,283,333	0%	\$ 4,299,167	\$ 271,761	\$ 160,339	\$ 66,581	\$ 7,636	\$ 3,044	\$ 27,448	\$ 22,964	\$ 5,462
Township: Genoa			2020	\$ 24,566,667	0%	\$ 8,598,333	\$ 543,522	\$ 320,678	\$ 133,163	\$ 15,273	6,087	\$ 54,896	\$ 45,928	\$ 10,925
Schools: Big Walnut			2021	\$ 36,850,000	0%	\$ 12,897,500	\$ 815,283	\$ 481,017	\$ 199,744	\$ 22,909	9,131	\$ 82,344	\$ 68,891	\$ 16,387
			Totals		0%		\$ 1,630,566	\$ 962,034	\$ 399,489	\$ 45,819	\$ 18,262	\$ 164,687	\$ 137,783	\$ 32,774
Project Costs	\$ 36,850,000			\$ -										
67 units @\$550,000@22.6/year														
Full real property tax rate WITH LEVY	63.21247	mills												
Growth Rate/yr	0%													
BW School % of total R/E property tax	59%													
real property tax rate to Genoa t-ship	15.48055	mills												
Township % of total R/E property tax	24.5%													
Three year Term	3													
township % of R/E tax for Gen Fund	2.81%													
township % of R/E tax for road/bridge	1.12%													
township % of R/E tax for fire/EMA	10.10%													
township % of R/E tax for Police	8.45%													
township % of R/E tax for Road imp	2.01%													
(AV*tax rate) / 1000														
AV = .35 project costs														

Assumptions

1. No appreciation built into model
2. Assumes a 3 year sell out. Similar project on Tussic sold out in just over one year
3. Assumes a \$550,000 average when probable average will exceed \$600,000.



January 2, 2018

Mr. Benton Benalcazar
4741 Tussic Street Rd.
Westerville, OH 43082

Re: **Benalcazar Property**
Genoa Township, Delaware County, Ohio

Dear Mr. Benalcazar:

Per your request, please consider this letter a summary of the trip generation that considers an age target for the subject site.

BACKGROUND/EXISTING CONDITIONS

The subject site is proposed to be developed with 70 units that are marketed to “empty nesters”. The site is located in the southeast quadrant of the intersection of Tussic Street Road & Oxbow Road. One full access is proposed on Oxbow Road. The permitting agency for the access on Oxbow Road is the Delaware County Engineer’s Office (DCEO).

For access to the roadway, the DCEO’s TIS Standards require a traffic impact study if the site generates 100 or more peak hour trips. The 70 proposed units will not exceed 100 peak hour trips. However, the DCEO required that a traffic analysis be performed. The analysis was submitted to the DCEO on December 4, 2017 and approved by the DCEO on December 27, 2017. Since the proposed zoning text does not have an age restriction, the DCEO required that a non-age related residential land use be used to represent the site. This provides a conservative estimate of trips in order to evaluate off-site improvements. For this site, using the conservative trip generation did not affect the results of the traffic analysis.

It is our understanding that traffic studies for age-targeted projects such as the one being proposed are typically represented with a senior housing land use, which in this case would be “Senior Housing – Detached” (ITE Code #251). Therefore, supplemental trip generation information is being provided that would likely be a closer representation of the actual trips that will be generated by the site.

SENIOR HOUSING TRIP GENERATION

The trip generation was calculated using the *Trip Generation Manual, 10th Edition* published by the Institute of Transportation Engineers (ITE). The land use considered was “Senior Housing – Detached” (ITE Code #251). Table 1 attached shows the resulting trip generation calculations.

Benalcazar Property
Genoa Township, Delaware County, Ohio

Smart Services, Inc.
01/02/2018

CONCLUSIONS


The following is a comparison of the results of the trip generation for total trips:

Description	Adj. Street AM Peak Hour	Adj. Street PM Peak Hour	Daily
Age Targeted (70 Senior Housing Units)	31	36	299
DCEO Traffic Analysis (70 Single Family Units)	55	72	749

Based on the analysis, consideration of an age-targeted development will generate 24 fewer trips in the AM Peak hour of the adjacent street and 36 fewer new trips in the PM Peak hour of the adjacent street than the single-family units considered in the approved traffic analysis. Though daily traffic is not typically used to evaluate roadway improvements, it does provide a general representation of trips generated and in this case shows that consideration of an age-targeted development will generate 450 fewer trips.

Please let me know if you have any questions. Thank you.

Sincerely,
SMART SERVICES, INC.


Registered Engineer No. E-64507, Ohio
Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering



Submitted: One electronic copy (PDF format) via e-mail

