



REFUGEE –  
PICKERINGTON  
ROAD OVERLAY  
ZONING DISTRICT



December 17, 2024

# Agenda

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Introductions

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Purpose of Project

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Differences - Comprehensive Plan v.  
Zoning

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What is an Overlay Zoning District?

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Visioning

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Process

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Next Steps

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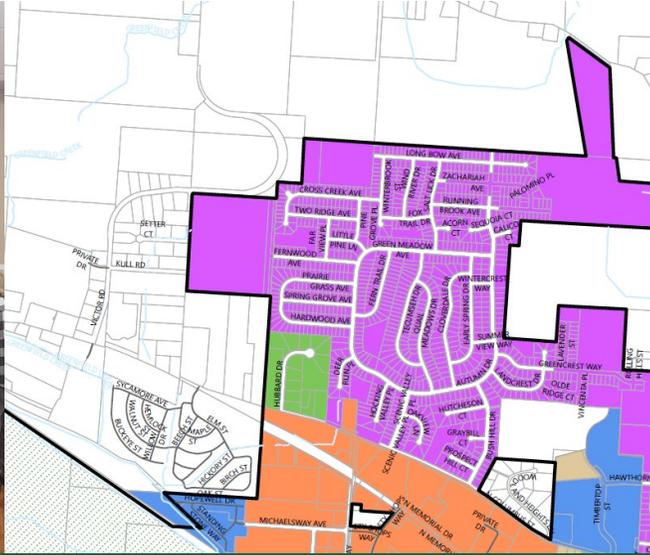
Questions

# INTRODUCTIONS





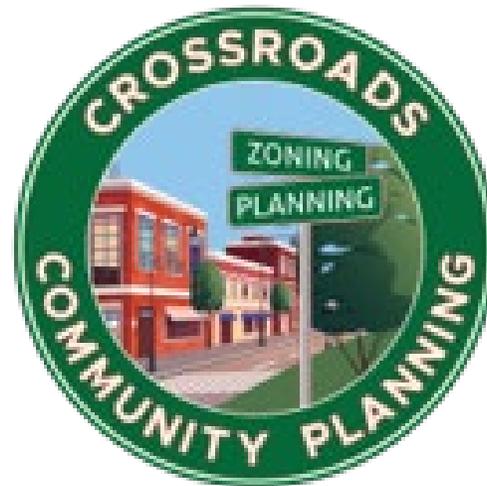
Comprehensive Plans



Zoning



Technical Assistance



# PURPOSE



## **Project Purpose:**

To translate the recommendations of the Violet Township Comprehensive Plan for the Refugee and Pickerington Road Corridor into zoning to implement the future vision of this area.

# What is a Comprehensive Plan?



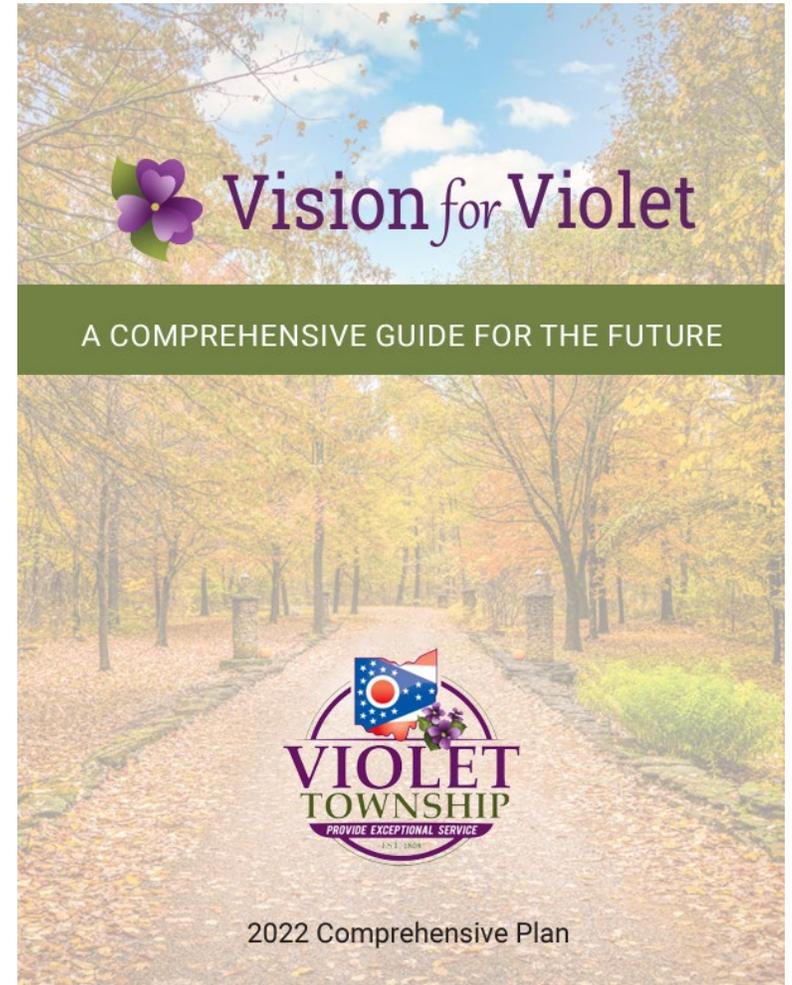
## A Comprehensive Plan:

**Guides the development and growth** of a community. The planning process gathers input from residents, businesses and public officials to form **a vision for the community**.

**Goals and action steps** are identified to implement the established vision.

**Serves as a blueprint** for public officials to use when **making decisions regarding growth**.

**A tool** for residents to help shape their neighborhood and a way for the community to unite around **shared values**.



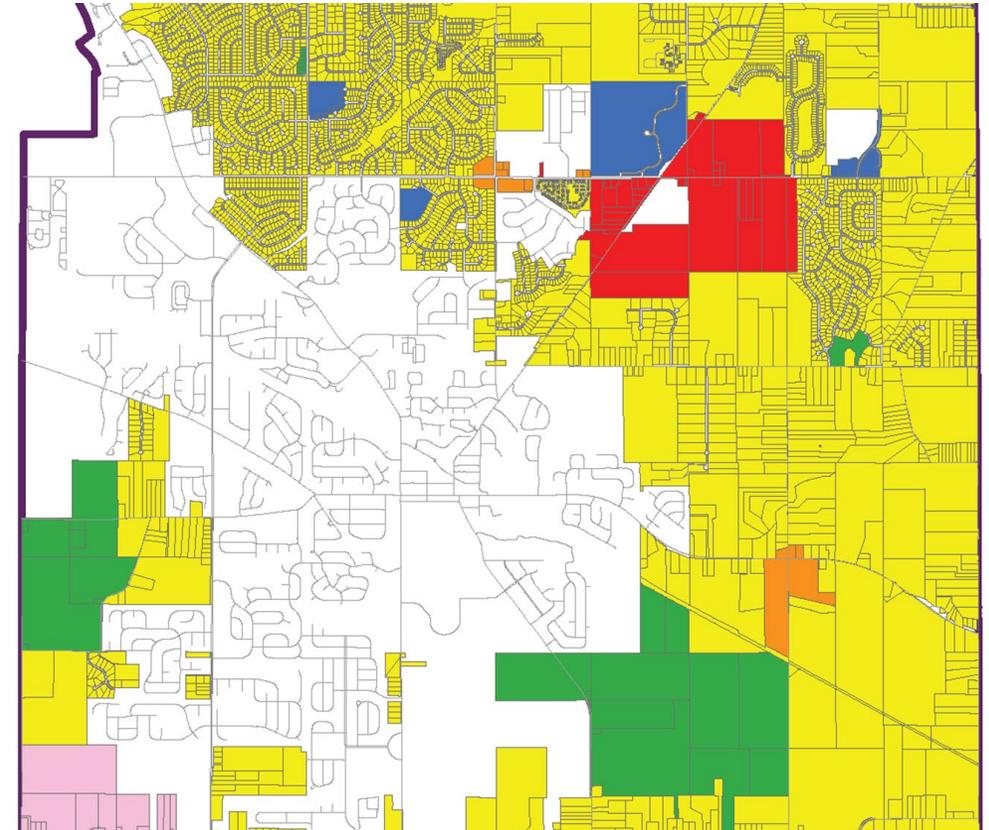
# Vision for Violet

## Goals for Refugee – Refugee - Pickerington Roads Area

- Increase neighborhood commercial and retail development where appropriate
- Enhance opportunities for aging adults
- Provide designated opportunities for mixed use development
- Support public transportation options in and around the township
- Provide greater active transportation connectivity
- Enhance and improve the local road network, specifically Refugee Road east of the City

### Land Use Classification

	Institutional
	Mixed Use
	Preserved Land
	Residential
	Suburban Office



# THE ZONING OVERLAY



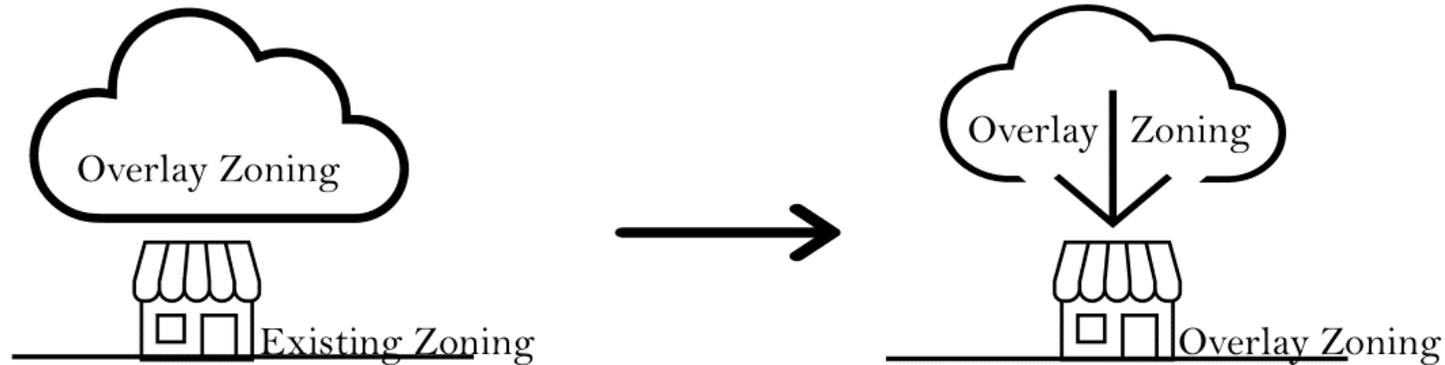
## *Overlay Zoning Districts*

### How they work:

- A type of Planned Unit Development (PUD) established under the township zoning enabling legislation in the Ohio Revised Code 519.021(C).
- Often referred to as “cloud” zoning.
- Applies to a specifically defined area of the township and hovers over the property like a “cloud”.
- The regulations in the overlay are not enacted until a property owner pulls down the “cloud.”

### The benefits:

- Provides densities more comparable to adjacent municipalities to help reduce the likelihood of annexation.
- Allows the Township to retain control of development standards: setbacks; open space; landscaping; architectural requirements.
- Provides predictability to landowners, developers and the township



# VISIONING



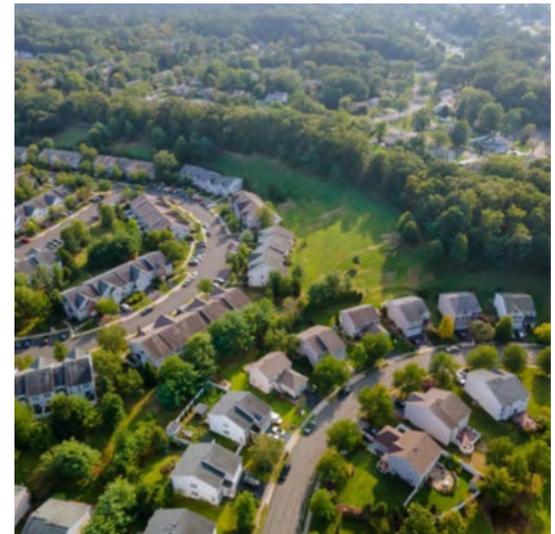


# CHARACTER





# MIXED USE



# HOUSING



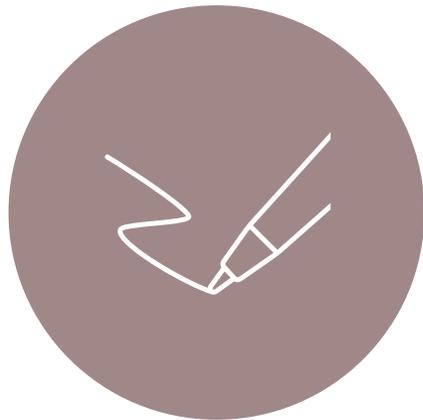
# AMENITIES



# PROCESS



## Next Steps



DRAFT ZONING  
OVERLAY  
REGULATIONS



2<sup>ND</sup> PUBLIC MEETING

# Questions?



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