

Project Statement, Current Zoning District and Use and Proposed Zoning District and Use, and Relationship to Violet Township Comprehensive Plan for The Courtyards at Violet Meadows by EC New Vision Ohio, LLC.

This **Project Statement** is attached, incorporated into and made a part of the Zoning Amendment application made by EC New Vision Ohio, LLC (Epcon Communities) for the property located at 6725 Blacklick-Eastern Road NW, Violet Township, Ohio. (+/- 60.62 Acres - Parcel Number 360086101 - Violet Township, Fairfield County, Ohio.)

Current and Proposed Zoning and Uses

The site is presently zoned R-1 - Single Family Residential (less than 25%) with the balance of the property presently zoned R-2 - Single Family Residential. The current use is mainly agricultural. Consistent with the Violet Township Comprehensive Plan, the site is proposed to be rezoned to Planned Development District (PD) for residential development. The proposed PD conceptual site plan provides for conservation and “cluster” design elements as follows:

- Clustered single-family residential with a limited development “footprint” and the lower impact of empty nester living. The single-family housing units are located in more limited development areas, with small home and yard area footprints, in order to maximize common open space and save trees and natural areas.
- The site is designed with +/- 28.6 acres or nearly 50% open space (47.2%), and on-site amenities such as a clubhouse, pool, pickleball courts and outdoor activity areas that are consistent with the Township’s high expectations and meet the needs of residents as identified within the Comprehensive Plan.
- Proposed density is +/- 2.39 du/ac and is less than other area empty nester sites in the Township, such as the Enclave at Meadowmoore. Epcon Communities’ density is less impactful than conventional single-family development based on the lower occupancy per unit, less traffic, less school impact and the quieter living of empty nester communities, while providing a net positive fiscal impact to the township and school district. It is estimated that the school would realize an approximate \$840,00 surplus in the 1st year after full build out.
- In addition to the significant open space, Epcon’s Plan provides for on-site connectivity of multi-use paths and sidewalks and to the planned future regional multi-use path system along Blacklick-Eastern Road NW.
- Rural character is maintained along perimeter boundaries with a significant setback from the roadway as well as maintaining and enhancing existing perimeter tree stands as buffer areas along neighboring properties.
- Proposed plan saves many of the site’s natural features including topography, wetlands, riparian stream corridors and drainage areas under Epcon’s plan.

The proposed courtyard homes will appeal to empty-nester and active adult residents who prefer single-story living with included lawn care, snow removal and private on-site

amenities. As they age, many existing Violet Township residents desire to remain in the community of their defining years, where they have formed lifelong relationships and deep local roots. Many of these residents choose to “downsize” from conventional single-family homes but also seek different home designs and housing options to suit changing lifestyles and needs within their own communities. Many empty nester residents are also ‘trailing’ children and grandchildren who’ve settled in Violet Township for the excellent schools.

The intentional design of Epcon Communities’ developments and the age demographic and lifestyles of its residents mean The Courtyards at Violet Meadows will result in fewer occupants per home (1.6 average occupancy), less intense in daily living and less impact on traffic, schools, parks and infrastructure than conventional single-family housing. The nature of Epcon’s development, the proven lower occupancy and intensity of use, the preservation of nearly 50% open space, justify higher unit density on this site than base code as is more fully explained herein.

Density and Intensity of Living

Epcon developments have a demonstrably lesser impact on the local communities in which they are located compared to other housing types, and especially conventional single-family homes, based on the nature of Epcon designs and resident demographics. Consider the following demographic data and its application to Violet Township:

2025 Total Violet Township Population 48,654

28% of Violet Township Population are 55 and older

Average household size 2.9 (US Census Data for Violet Township)

Density Comparison and Impacts

142 Traditional homes x 2.9 residents/du = 412 residents

121 Traditional homes (at code density) x 2.9 residents/du = 351.5 residents

142 Epcon dwellings x 1.6 Epcon residents/du = 228 residents

Simply stated, Epcon’s reduced occupancy compared with conventional single-family housing means less impact on schools, traffic, infrastructure, and services.

Limited Student Generation and Positive School Financial Impacts

The applicant has developed and constructed over 50 empty nester and active adult communities throughout Central Ohio over a period spanning four decades. Epcon has continuously documented the limited impacts of its communities on local government services and school districts. The suburban school districts of Dublin, Olentangy and Hilliard were chosen for comparison of the impact of Epcon’s courtyard homes as multiple Epcon courtyard communities have been developed in these school districts. These districts also separately track and publish the impact of various types of housing on their finances, student yield and operations and they have similar suburban demographics as this portion of Violet Township.

Epcon Communities’ Positive Impact on School Districts

School District	Number of Courtyard Homes	School Age Children Enrolled in School District	Average Number of Children per Home
Olentangy	434	9	0.020
Dublin	417	14	0.033
Hilliard	207	5	0.024
Total	1,058	28	0.026

All numbers have been confirmed by school districts’ EMIS coordinators (Olentangy and Dublin) and Office of Deputy Superintendent (Hilliard).

Based on comparisons of the student generation of Epcon’s courtyard communities in these comparable suburban school districts, the Courtyards at Violet Meadows community is expected to generate 4 school students to the Pickerington Local Schools.

With the high value Epcon homes command in the market, the property tax generated and low student yield, the Courtyards at Violet Meadows community is expected to have a positive impact on school district finances compared with conventional single-family

homes. With an estimated average home value of \$675,000, the Courtyards at Violet Meadows is expected to fund the property tax portion of 71 Pickerington Local Schools students and produce an annual surplus in school funding of \$840,963 in property tax revenue.

The Epcon home designs, with smaller yards and the design of community amenities targeted for over 55+ market, are not conducive to raising school age children—buyers with children self-select other housing options and home designs that are available in the market.

Less Traffic and More Off-Peak Commuting

Traffic comparisons between Epcon homes and other housing are significant and beneficial in terms of traffic impact as well. In its traffic measurement standards, The Institute of Traffic Engineers (ITE) recognizes that senior housing community traffic averages significantly less than conventional single-family homes. While conventional single-family homes typically produce 10 vehicle trips per day, empty nester housing produces only 60% of this traffic (6 trips per day average). Empty nester commuters also tend to commute more during off-peak traffic hours – between 10:00 am and 3:00 pm – lessening the impact on AM and PM peak rush hour traffic.

Impact Summary

From this documentation, it is clear that not all housing density is created equal, nor operates the same, nor has the same impact. With less occupancy per home and very limited school aged children, an Epcon community “lives quieter” and amounts to less intense land use compared to a conventional single family home development at lower density. **An Epcon community at 2.39 dwelling units per acre is less intense land use, less occupancy per unit and people on site and less traffic than a conventional single-family community at 2.0 dwelling units per acre.** Although more overall units are proposed than recommended in the base zoning code for this property, developing an empty nester community holds significant advantages that meets the spirit and intent of the code and justifies the higher density allowance as described herein based on lower overall impact.

Site Amenities and Open Space

Epcon designs and provides social, recreational and open space amenities on site for its residents in the form of clubhouse, pool facilities, outdoor pickleball courts, and

walking paths. Such on-site amenities take pressure off the use of existing public recreation and park amenities in the area compared with conventional single-family housing, which drives a much greater demand and different needs for parks and open space.

Epcon's open space plan on this site approaches "conservation style" development at nearly 50% (47.2% open space) and is significantly above the minimum required density under the Township code of 30%. The Epcon plan preserves and buffers site wetlands, large areas of existing woods, and topography, as well as creating protected perimeter buffer areas.

Private Streets and Public Maintenance Costs Savings

Private streets maintained by condo association dues mean less stress on township resources and operating funds, and positive fiscal impact on the township budget.

Relationship to "Vision for Violet" 2022 Comprehensive Plan:

Page 33 The Blacklick-Eastern Corridor is designated as residential on the Future Land Use Map and is targeted for "infill" development.

Epcon's site plan meets this criteria and is considered infill housing designed to meet the growing needs of empty-nester and senior housing in the market as this demographic segment approaches one-third of the Township population.

Page 28 and Figure 24 - Cluster Development Example - Future Land Use Plan

"Any new residential development should incorporate large open spaces, as well as active transportation connectivity in the form of sidewalks and multi-use paths. Other amenities, such as playgrounds and shelter-houses, are also to be encouraged whenever feasible. Preservation of open space and incorporation of natural features is often referred to as cluster development. New subdivisions are recommended to use Planned Unit Development incorporating cluster development to concentrate housing around large open spaces or agriculture and endeavor to incorporate the natural features of the site into the design whenever possible. Rather than subdividing the land into large individual parcels, residential lots are smaller and clustered in one area in order to maintain shared open space. Figure 24 shows an example of cluster

development. Residential clusters can be strategically placed near existing infrastructure and active transportation routes.”

Page 37 HOUSING - “Cluster development and good subdivision design allow for more natural space to be preserved than traditional subdivision design.”

Epcon’s site plan is on target with the concept of cluster development and saving large portions of site open space and natural areas, while supplying the on-site amenities designed for senior lifestyles to improve quality of life and daily living for residents. The limiting of the development footprint allows Epcon’s site plan to approach 50% open space and save key wooded areas, perimeter buffers, wetlands and natural topography. Conventional R-1 or R-2 development on this site would not guarantee the saving and protection over time of such natural features. The call for connectivity is also addressed with sidewalks and multi-use paths to connect residents to amenities and the future development of the regional path system.

Page 37 HOUSING - Goal 1: Provide a range of housing options for Township residents.

- *1A: Enhance residential opportunities for aging adults.*

In general, development in Violet Township has been driven and defined by the predominant development pattern of traditional, larger lot single-family housing for “nuclear families” with school aged children. Page 6 of the Comprehensive Plan documents that traditional, single-family detached housing made up 81.6% of the entire Township. Page 5 documents that 35% of Township households include one of more residents over 60 years of age or older. Along with the aging demographics in the Township, approaching one-third of residents being over 55 years of age, these contrasting data points – low alternative and senior housing options and growing senior population – qualify the demand for new empty nester housing in Violet Township.

Because the Township is made up mostly of traditional single-family residences in conventional subdivisions, an empty nester housing development with a smaller “clustered” development footprint and nearly 50% open space as proposed on Epcon’s site will help balance and diversify the existing housing stock, provide an alternative living environment designed for seniors and lower the intensity of overall development in the area, meeting multiple Comprehensive Plan goals and points of emphasis.

General Health, Safety and Welfare of the Township and Community

Epcon's proposed Courtyards at Violet Meadows meets the following aspects of the general health, safety and welfare of Violet Township by meeting the Comprehensive and Future Land Use Plan goals and objectives described above and based on the following:

1. The Epcon plan provides alternative housing options for seniors and allows them to relocate and "downsize" within their own community with a lower impact on local schools, lower impact on traffic and daily commuting, less intense use of community recreation facilities and less burden on Township operating and maintenance budgets. All these aspects of the Epcon plan support the community's general welfare.
2. Epcon's proposed density is more than off-set by the benefits of lower occupancy of homes and less intensity of use of the site overall.
3. Epcon's high home values and property tax generation for schools and lower student generation is a net positive to the school district of an approximate and estimated \$840,963 annually. The Courtyards at Violet Meadows would cover the cost to educate 71 Pickerington students while generating only an estimated 4 students - supporting the general welfare of the community.
4. Epcon's utility plan will make long-term improvements in the area's sanitary sewer system that will allow area residents to gain centralized sewer services and avoid future issues with aging septic systems – improving overall water quality of local waterways and ground water and community health and safety.