

Item 6: Statement of the Relationship of the Proposed Zoning Change and Need/Appropriateness within the Area. Application for Zoning Amendment – Violet Township, Fairfield County, Ohio

The Violet Township Zoning Map lists the two subject parcels as R-2, single-family residential and the site is surrounded by similar existing housing development or designated R-2 uses. The applicant proposes uses similar to those in straight R-2 zoning districts, but due to the unique natural features of the property, the desire to preserve greater open space than code requirements and changing consumer preferences, a Planned District rezoning is proposed. Notably, The Violet Township Land Use and Transportation Plan: Section 9 – Implementation Strategies lists the following recommendation:

“Revise the Townships’ Planned Residential Development (PD) to provide greater flexibility, encourage the development of pedestrian and bicycle facilities, and facilitate higher percentages of open space preservation.”

Similarly, the Violet Township Zoning Resolutions establishes specific policy objectives for a Planned Residential District:

3V1-01: *It shall be the policy of the Township of Violet to promote progressive and orderly development of land construction thereon by encouraging Planned Residential Districts to achieve:*

(a) a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and acre requirements;

(b) a more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience and neighborhood compatibility in the location of accessory commercial uses and services;

(c) a development pattern, which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns;

(d) a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.

The applicant intends to mirror the recommendation in the Land Use Plan and policy objectives in the zoning resolution with a land plan that largely places development away from the perimeter of the site to save greater areas of topographical interest, existing woods, as well as other natural features, and in order to buffer existing property lines and housing developments with perimeter buffers and building setbacks. Such open space preservation and perimeter buffering call for more clustering of development areas in the internal portions of the site. Under the inherent flexibility of planned districts, lot dimensions are altered from base R-2 standards to allow for this clustering and the saving of a greater

open space percentage, as well as to meet changing buyer preferences for smaller lots and greater common amenities. Providing more recreational and natural spaces on site improves the quality of life for residents and takes pressure off community park and recreational needs.

It is also worth emphasizing that by introducing alternative lot sizes, and significantly exceeding the code required open space preservation, the proposed rezoning and land plan meets all the criteria listed in code section 3V1-01 as the Objectives for a Planned Residential District, while producing competitive, market priced housing that protects and enhances adjacent and community wide housing values. The proposed development plan also matches the township's most recent PRD approvals.

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