

# BASIS OF APPROVAL

Sycamore Grove – Tollgate Road  
Rockford Homes

## 3V3 PROCEDURE FOR AMENDING TO PD DISTRICT

- (C) Basis of Approval: A Planned Residential District application for amendment may be approved if the proposed development advances general health, safety and welfare of the Township in that the benefits, improved arrangements and the design of the proposed development justify the deviation from standard residential development requirements included in this Zoning Resolution as provided in Section 3VI-01 and :

## CODE STANDARDS

- (1) If the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Code and whether any divergence is warranted by the design and amenities incorporated in the Development Plan.
  - Code Standards for Density (2.0 du/ac) met. No divergence.
  - Smaller lot dimensions allow for site designs that cluster development in limited areas to create greater perimeter buffers, common open spaces and save natural areas.
  - A base R-2 plan and large lots on this site would gobble up more open space, impact natural areas and buffers, generate more pavement, and not cover development costs.

## CODE STANDARDS (CONTINUED)

- Limiting development to certain areas allows more than three times over-compliance with code open space requirements (15%), with 51% open space.
- The extra open space, perimeter buffers and path connections justify the lot dimension divergences.
- Lot sizes are also justified as provided under the Zoning Resolutions' Objectives for PRDs, Section 3VI-01(a) which encourages a maximum choice of living environments, a variety of housing and building types, and allows "... a reduction in lot dimensions, yards, building setbacks and acre requirements" to achieve such purposes and "a more useful pattern of open space."

## CODE STANDARDS AND PRECEDENT

- Precedent: Previous PRD approvals at Heron Crossing and Heron Crossing West granted similar lot dimension divergences to support greater open space and market demand. (See chart comparisons)
- Where this Zoning Commission has approved significant open space plans, large perimeter buffers and high-quality houses, it has also granted lot dimension divergences to support high values.

# DESIGN FEATURES

- (2) If the proposed plan meets all the design features required in this Code.
  - Meets density standards.
  - Far exceeds open space requirements.
  - The plan meets requirements for no build buffering at 100' for the entire northern subarea perimeter bordering existing neighborhoods.
  - Limited buffer divergences along the southern subarea. But significant distances maintained between the property border and neighboring dwellings.
  - Lot standards are similar to nearby Heron Crossing (see chart and precedents).
  - Greater open space, paths, perimeter buffers and values justify smaller building and development footprints.



CHARACTER  
AND DEV.  
POTENTIAL

- (3) If the proposed development is in keeping with the existing land use character and physical development potential of the area.
  - The prevalent development pattern in the vicinity and Township already balances large lot properties with high value subdivision developments.
  - The Heron Crossing site is within 1,500' and includes similar lot standards, open space and density.
  - The plan is sensitive to existing natural features and physical character. Significant perimeter buffers, saving the stream corridor, existing tree stands and wetlands, and featuring a rural aesthetic along the Tollgate Road all maintain the existing land character.



USE  
APPEARANCE  
CHARACTER  
AND  
COMPATIBILITY

- (4) If the proposed development will be compatible in use and appearance with surrounding land uses.
  - Same use – single-family with more common open space.
  - Higher value, design and price also define appearance, character and compatibility. The value of homes at Sycamore Grove, projected at \$375,000 and \$425,000, compare favorably with:
    - The average value of 57 homes adjacent to the site (valued at \$269,500 as of late 2019)
    - As well as comparable homes sold within a 2-mile radius of the site as of late 2019. (MLS date: 52 home sales with 4 bedrooms, 2.5 baths, averaging 2,366 SF and priced at an average of \$300,390)
  - New home communities with higher than average price points, significant perimeter buffering, appropriate amenities and open space, have co-existed with large acreage property and large lot zoning without a negative impact on community values.



# VALUE AND LAND PATTERN COMPATIBLE



The trajectory of township property values – that are generally increasing – will be supported by Sycamore Grove.



This is because the development standards the Township expects/demands for new housing projects, in fact enhances, property value. Been true with the recent PRD approvals near this site and will continue with the nearly \$100 million investment at Sycamore Grove.



Large lot properties of 5 to 10 acres or more, in proximity to higher value subdivision development is the prevalent land development pattern in several other high-end central Ohio communities, like Dublin, New Albany, Powell, Liberty Township and Jefferson Township.



Like Violet Township, these areas historically mixed large lot properties and high value subdivision development to support positive property values.

## LAND USE, UTILITY EFFICIENCY AND INNOVATION

- (5) If the proposed development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
  - Clustering homes in limited developed areas means shorter, more efficient public street and utility runs, which in turn saves future maintenance costs.
  - This development produces less pavement and impervious areas than large lot development. Larger lots stretch street and utility installations, storm water pond sizes and increase maintenance costs.
  - Smaller lot sizes mean more areas can be preserved as natural, resulting in less private maintenance costs and benefiting neighbors with natural buffers.
  - Smaller lots are easier and less costly to maintain for homeowners, who want less yard work and more time and money for other priorities.

## BASIS OF APPROVAL (CONTINUED)

(6) If the proposed development contains a nonresidential component (i.e. commercial institutional or public service facilities), the nonresidential component shall be compatible with any adjacent residential areas and is designed in such a way as to minimize any unreasonable adverse impact on existing and proposed residential uses in the development area.

N/A

(7) Such other considerations which may be deemed relevant by the Board of Trustees. In approving the Application and Development Plan, the Board of Trustees may impose such conditions, safeguards and restrictions deemed necessary in order to carry out the purpose and intent of the PRD.

Board of Trustees discretion.

## BENEFITS OF SYCAMORE GROVE TO VIOLET TOWNSHIP

1. At \$375,000 to \$425,000 home values will match or exceed surrounding property values.

- This meets a main purpose of zoning law: Protection of Property Value.

2. The development plan is market relevant, meeting surging demand for greater common open space, multi-use path connections, and protection of natural areas.

- Buyers want less lot maintenance but high-value homes with paths and more open space.



BENEFITS  
(CONTINUED)

- 3. Younger family buyers are the future “farm system” for more expensive existing homes in the township.
  - They will establish roots in the community, succeed economically and support the progression of housing values.
  - Answers question for existing residents: “Who will buy my house for value when I am ready to sell?”
- 4. A Positive Precedent: Density compliant plan with 50% open space, natural area protection, higher than existing home values, and greater than average property tax revenue sets a good precedent for the Township and justifies lot standards. (Much like it did for Heron Crossing and other updated sites.)

## COMPARISONS WITH RECENT APPROVALS

- Comparing Heron Crossing, Heron Crossing West, and New Updated Plan for Sycamore Grove June 12
  - Heron Crossing and Sycamore Grove same net density (+/-1.9) meets code
  - Heron Crossing West above code net density (+/-2.66) with approved divergence
  - All three plans diverge lot standards – widths, depths, side-yards, size, etc. based on buyer preferences and to maximize common open space
  - All three plans significantly exceed code open space requirements – but Sycamore Grove provides the most @ +/- 51 % and 70+/- total open space acres
  - All three plan diverge perimeter buffers – but Sycamore Grove is code compliant on the northern boundary and provides the most buffering

# RECENT PRD APPROVALS IN VIOLET TOWNSHIP

	Sycamore Grove New Updated Plan June 12, 2020	Heron Crossing	Heron Crossing West	Sycamore Grove March 10, 2020	Estates at Lake Forest	Meadowmoore Reserve
<b>Development Standard</b>						
<b>Minimum Lot Area</b>	8,450 / 7,800 SF	9,100 SF	7,150 SF	8,450 / 7,800	9,100 SF	
<b>Lot Width</b>	65 ft	70 ft Average	55 ft and 60 ft minimum	65 ft	70 ft	
<b>Lot Depth</b>	130 and 120 ft	130 ft	Mostly 130 ft	130 and 120 ft	130 ft	
<b>Minimum Front Yard Setback</b>	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft Approximately half lots
<b>Minimum Side yard Setback</b>	7.5 ft	10 ft each side	5 ft each side	7.5 ft	8 ft each side	7.5 ft Approximately half lots
<b>Minimum Rear Yard Setback</b>	25 ft	35 ft	35 ft	25 ft	30 ft	
<b>Perimeter Buffers</b>	North = 100 ft South = 100, 75 and 50 ft East = 100 and 50 ft West = 75 ft	North = 65 ft + Woods South = Road East = 65 to 101 ft West = 65 to 87 ft	North = 50 ft South = 35 ft East = 30 ft West = Road/Variable	North = 75 ft South = 100, 75 and 50 ft East = 100 and 50 ft West = 75 ft	Limited to 20 ft tree preservation zone	
<b>Open Space</b>	70 +/- total acres (all open spaces) 51% overall site	49% or 52.2 acres * ponds counted as open space	40% or 24.5 acres & with pond areas counting as open space as diverged	58.6 +/- total acres (all open spaces) 43% overall site	11% as diverged, 20.6% as combined w/adjacent dev.	20% Overall
<b>Net Density / Gross Density</b>	1.99 / 1.74 du/acre	1.97 / 1.7 du/acre	2.66 / 2.25 du/acre	2.27 / 1.96 du/acre	2.3 / 1.98 du/acre	
<b>Divergences</b>	1. Lot dimensions 2. South Subarea buffers	1. Perimeter buffers less than 100 ft 2. Lot dimensions 3. Ponds as open space	1. Density 2. Ponds as open space 3. Perimeter buffers less than 100 ft 4. Lot dimensions	1. Density 2. Lot dimensions 3. North buffer 4. South buffer	1. Density 2. Lot dimensions 3. Open Space 4. Limited perimeter buffers	1. Lot dimensions 2. Front building set back 3. Side yard set back 4. Rear yard set back 5. Some lot widths