Co-Applicants: Rockford Homes, Inc. and Palmieri Enterprise, LLC

Developers: Rockford Homes, Inc. 990 Polaris Parkway, Ste. 200 Columbus, OH 43240 and Palmieri Enterprise LLC, 5201 Richmond Road, Suite #1, Bedford Heights, Ohio 44146

Engineer/Planner: Todd Faris, Landscape Architect, Faris Planning and Design Michael Reeves, PE, Kimley-Horn Engineering

Property: 100.65 acres, 12648 Tollgate Road NW, Pickerington, Ohio Mason Family Ltd.

36.81 acres, 12330 Tollgate Road NW, Pickerington, Ohio Tollgate Road, Ltd.

Tax Parcel Nos.: 0360088700 (100.65 ac); 0360090010 (36.81 ac)

Note: In the event a standard, use, provision or requirement is not provided under this planned district text, the standards, use, provisions and requirements set forth in the Violet Township Zoning Resolution as applicable shall apply.

Project Narrative:
The Sycamore Grove Planned Residential District consists of approximately 137.46 +/- acres located east of Tollgate Road NW, south of Mamie Drive and west of Saylor Road to be developed under this uniform zoning text and the accompanying development plans. The northern most parcel (PN 0360088700) consists of 100.65 acres is to be developed by Rockford Homes (herein also referred to as Subarea A). The southern-most parcel consists of 36.81 acres (PN 0360090010) and is to be developed under separate ownership by Palmieri Builders, and is subject to this zoning application and the development standards specified herein and on the attached plans (herein also referred to as Subarea B). Both parcels are currently zoned R-2, Single Family Residential and are currently farmed, with existing residences and accessory buildings.

Currently located adjacent to the proposed development are the following:
• To the West – Tollgate Road borders the property, along with existing large lot single-family homes.
• To the North – Large lot single-homes developed with Mamie Road.
• To the South – Undeveloped, wooded acreage, agricultural lands, along with large lot, single-family homes.
• To the East – Subdivision style development across the Liberty Township line.

Applicant Rockford Homes is requesting to rezone the property to Planned District-Residential, with a uniform and consistent development plan, text and standards that shall apply to the entire 137.46+/- acre tract and both subareas. The proposed development will consist of 269 detached single-family homes on fee simple lots. The lots will be 65' x 130'. The development will have a gross density of +/-1.96 du/ ac and a net density of +/- 2.31 du/ac. All homes shall have a minimum two-car garage. The homes and lot sizes are designed to meet changing demands in the housing market for updated and amenitized homes on more manageable lot sizes with greater common open space. Such lot sizes and quality homes equate to value in the market, while allowing the community to structure open spaces in larger configurations for more common enjoyment, to preserve natural areas and buffer neighboring properties. With such lot sizes and development pattern, the percentage of open space that is preserved significantly exceeds more traditional large lot development and typical single-family code standards.

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acreage</td>
<td>137.46</td>
</tr>
<tr>
<td>Number of Lots</td>
<td>269</td>
</tr>
<tr>
<td>Open Space Areas/Percentage</td>
<td>57.37+/- acres (41.73%)</td>
</tr>
<tr>
<td>Right of Way Acres</td>
<td>21.24+/- acres</td>
</tr>
<tr>
<td>Net Density</td>
<td>2.31+/- du/ac</td>
</tr>
<tr>
<td>Gross Density</td>
<td>1.96+/- du/ac</td>
</tr>
</tbody>
</table>

To the extent possible the developer intends to maintain the existing tree rows and woods located along the perimeter of the entire development and property, within the stream corridor, and other areas, subject to final engineering and private utility locations, grading and storm and sanitary sewers placement and maintenance. Exact tree stands, trees and natural locations to be preserved as no build/disturb zones are to be delineated on final development plans as they are subject to such utility placement at the time of final engineering. In Subarea A, woods and trees are also to be maintained along the eastern, and portions of the southern and northern property lines as buffers to neighboring owners and subject to “no build zone” provisions as identified in development plans, on final plats and within deed restrictions. Cluster mailbox locations, open space, buffering and playground details are provided on plans exhibits.

After the completion of the development infrastructure, and subject to ongoing utility maintenance needs, the existing trees in common areas shall be maintained by the
applicable homeowners’ association and shall not be disturbed or removed except for dead or decayed trees that pose a danger to the health, safety and welfare to the public and homeowners. Site perimeter setbacks are established with a 50-foot building setback on the southern and western property lines of the northern parcel (Subarea A) and with a 75 foot buffer along the northern property line and with a 100 foot eastern property line of the same northern parcel (Subarea A) where existing tree buffers are to be maintained as “no build” areas. A building setback of at least 50 feet is established along the southern and eastern perimeters of the southern parcel, Subarea B, in compliance with section 3V3-02 (D)(2). A 100-foot buffer, which includes mounding and plantings as depicted on detail plan exhibits, is established along the western property perimeter. Perimeter buffers are to be platted as “no build zones” and restricted as such on recorded deed restrictions.

Along Tollgate road, several commitments are made to increase interest, screen the homes from the road and maintain a rural character. An asphalt path shall be installed in a meandering pattern between undulating serpentine mounds averaging two to three feet in height. A three-rail fence is added with lengths as depicted on plan exhibits. The fence run is broken every 100 feet with stone columns installed with real stone and not pre-cast concrete elements. The mounds are to be planted with ornamental flowering shrubs and trees to provide a mix of colors for both fall and spring seasonal interest. Buffering techniques and drifts of evergreen and deciduous tree placement shall incorporate massing and spacing to screen the rears and sides of homes facing Tollgate Road. Flowering ornamental trees and shrubs frame an opening in the rail fence to provide view access of the featured pond along the road.

The development shall consist of multiple phases with the first phase located along Tollgate Road. The developers anticipate moving forward with the first phase in 2020 and the subsequent phases will be developed based on market conditions. Any existing structures, including houses or barns and their associated improvements, such as walkways and driveways, shall be removed in their entirety. All existing septic and wells will be abandoned per the Fairfield County Department of Health regulations.

Utilities/Public Service

- **Utilities:**
  - All utilities shall be underground except for telephone and cable pedestal and electric transformers. All utilities shall be constructed in accordance with the engineering drawings approved by Fairfield County Engineer. Stormwater facilities, retention ponds, shall be constructed by the developer and maintained by the homeowners’ association. All storm water retention ponds shall be designed with a safety ledge and graded to meet the design standards set forth by the Fairfield County Engineer. All storm water sewer structures and storm water retention ponds shall be a part of the drainage maintenance district per the Fairfield County Subdivision Regulations.
Waterline:
- An existing water line is in place on the east side of Tollgate Road maintained by Fairfield County Utilities that will provide service to the site.

Sanitary Sewer:
- The proposed sanitary sewer to serve the Tollgate planned district is located adjacent to Sycamore Creek on Fairfield County Parcel 0360090033 owned by Ignacio Castellanos adjacent to Refugee Road. An existing 18 feet sewer was extended to the north side of Refugee Road. A proposed 15 feet sewer will connect to the existing manhole and route through an easement to the southwest corner of Subarea B. The sewer will extend through the development to serve Subareas A and B.

Drainage:
- Existing drainage generally flows from northeast to southwest on the northern parcel (Subarea A) and from the north to the southeast and southwest on the southern parcel (Subarea B). Four retention ponds are proposed in the western portion of Subarea A, with two ponds located at the southern portion of Subarea B.

Note: The no build zone designations in this text and on development plans are subject to the allowance for the placement of utilities, utility crossings and tree plantings, along with ongoing maintenance as necessary but no build areas shall be restored after such placement and otherwise be kept in a natural state.

Public Service:
- Fire and EMS service shall be provided by Violet Township Fire Department and law enforcement shall be provided by the Fairfield County Sheriff.

Permitted Uses:
All of the lots in the development and both Subareas A and B shall be used for single-family residential purposes and related features and amenities depicted on development plans and meeting the requirements set forth in this text. No building shall be erected, altered, placed or permitted to remain in any lot that would exceed two and one-half (2-1/2) stories in height or thirty-eight (38) feet from the finish grade of the building. Permitted improvements on lots shall consist of room additions and structures which include an attached garage, an uncovered and covered and/or enclosed patio, pergolas, fences and an in-ground swimming pool as further described herein and in the Declaration of Covenants, Conditions, Easements and Restrictions (the “Homeowners’ Association Documents”).

No building shall be located on any lot outside the established front building setback line under this text or nearer to a side yard line than the minimum building setback lines shown on the recorded plat; provided however, if the appropriate governmental
authority shall grant a variance to such setback lines, then the requirements hereof may be modified. No portion of any lot nearer to any street than the building setback lines shown on the recorded plat shall be used for any purposes other than that of a lawn. Nothing herein contained, however, shall be construed as preventing the use of such portion of the lots for walks, drives, planting of trees or shrubbery, growing of flowers or other ornamental plants, or for small statuary, entrance ways, fountains or similar ornamentations for the purpose of beautifying said lots.

The development will consist of development areas, open spaces, wooded reserves/no build zones, buffers, entrance way and features screening the development from the public roadway, paths, mounding and screening, a playground, a community gathering area, and stormwater facilities (ponds) to be owned and maintained by the homeowners’ association. The open spaces shall be improved as depicted on plans to promote active and passive uses and the enjoyment of natural areas.

Home occupation uses may be permitted in accordance with the provisions of the Violet Township Zoning Resolution.

**Model Homes:**

The applicant reserves the right to construct model homes within the development. The model homes shall terminate when the zoning certificates of compliance have been issued for ninety percent (90%) of the lots within the development. In addition to the construction of model homes within the development, the applicant will limit the associated signage for the model homes to one sign per model home not to exceed twelve (12) square feet. The sign shall not be located with ten (10) feet from the edge of right-of-way and shall be landscaped at the base.

**Prohibited Uses:**

No other structure including detached accessory buildings with the exception of pergolas (a pergola is a garden feature detached from the house forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice), shall be constructed, erected, placed or permitted to remain upon any lot. The word “structure” as used herein includes anything on a lot which may affect the appearance of such lot, including but not limited to, above-ground fences, with the exception of fences specifically defined herein or associated with in-ground swimming pools, an above-ground swimming pool, barn, greenhouse, coop, cage, animal run, storage shed, outbuilding, house trailer, or any other temporary or permanent improvement on such lot. (Note: Active playground area to accommodate children ranging from 4-12 years old, the depicted community gathering area or any other amenity as depicted on the development plans shall be permitted uses.)

No trade or commercial activity shall be conducted upon any lot except for permitted Home Occupations with a Conditional Use Permit, nor shall anything be done thereon
which may become an annoyance or nuisance to any of the owners to any of said lots in the Subdivision. Notwithstanding the foregoing, the developer, its successors and assigns, may perform its development activities within the subdivision and the developer may maintain a home sale model within the subdivision and may conduct sales activities from such model in accordance with the requirements and provisions of the Violet Township Zoning Resolution Section 3AA8(E)(1).

**Design Standards for the Development:**

- **Subarea A**
  - 100.65 ac; 195 Total Lots
  - 65’ x 130’

- **Subarea B**
  - 36.81 ac; 74 Total Lots
  - 65’ x 130’

- **Lot Size**
  - Minimum Lot Width (at the Building Line)  Sixty-Five (65)
  - Minimum Lot Area  8,450 square feet

- **Building Setback**
  - Front (Building Line)  25 feet
  - Minimum Side Yard  7.5 feet each side for 15 feet total between Homes
  - Minimum Rear Yard  25 feet

- **Minimum Home Size**
  - One-story  1,550 square feet (excluding garage)
  - Two-story  1,800 square feet (excluding garage)

- **Maximum Lot Coverage**  45% (All buildings)

- **Maximum Building Height**  38 feet

- **Driveway Setback**  3’ minimum
Architectural Standards:

- **Exterior Finishes for all Homes:** All homes shall have exterior finishes consisting of brick, stone, cultured stone, wood, stucco cementitious fiber siding, Hardie Plank and vinyl siding with a nominal thickness of 0.42 gauge or foam backed “Crane Board” or similar.

- **Exterior Paint Colors:** Exterior paint colors for the siding, doors, shutters, facias, cornices, soffits and miscellaneous trim shall be complementary colors.

- **Porches:** Front porches shall be encouraged, but not required on the homes based on their architecture style.

- **Chimneys:** Direct vent and cantilevered chimneys are permitted as well as wood burning fireplaces with a foundation. All chimneys shall be constructed of exterior finishes allowed by the home.

- **Windows:** Windows located on all four sides of the house must be treated in same manner as the windows at the front of the house. All windows shall be traditional single, fixed, double hung or casement style.

- ** Shutters:** Shutters shall be used judiciously and not on every window. Exterior shutters shall be painted and may be solid paneled (raised panel) or louvered.

- ** Garages:** All homes shall have a minimum of two (2) car attached garage. All homes will have a minimum of four (4) parking spaces on each lot, two (2) within the garage and two (2) in front of the garage.

- ** Shingles:** All homes shall have dimensional type shingles.

- ** Skylights and Roof-top Solar Panels:** Skylights in the roof and roof-top solar panels are permitted provided they are not located at the front façade of the home and are not visible from the street.

- **Gutters and Downspouts:** Gutters and downspouts may be constructed of extruded aluminum. All drainage from the gutters and downspouts shall be underground and either taken to the street or other drainage facilities subject to the approval of Fairfield County. Walkouts may have rear downspouts which drain to the rear yard swales.
• Mailboxes: Central mailbox locations shall be incorporated into the development plan in available open space.

• House Numbers: House numbers shall be located consistently throughout the development on the front of the house.

Miscellaneous Standards:

• Utility Meters/HVAC: All utility meters shall not be located in the front of the lot, but shall be located at the side or rear of the structure.

• Trash Containers: Trash containers shall be stored within the garage or outside in an area that is screened. In no case shall they be stored or located within the front of the house.

• Fencing on Lots: No above ground fencing shall be constructed on any lot, except any fencing, which is required by law to surround an in-ground swimming pool (“Pool Fencing”) and/or as specified for back yard spaces on lots as follows; fencing not to exceed four feet in height and designed as equestrian style smooth board with three rails, with optional wire mesh back, left natural or stained black. Pools shall have code compliant fencing and shall further be in accordance with the requirements and provisions of the Violet Township Zoning Resolution. Any pool fencing shall be constructed of one style in accordance with the homeowners’ association documents and shall enclose an area not in excess of two (2) times the water surface of the swimming pool. Pool fences shall be constructed of metal or aluminum with a black finish. No chain link fences are permitted. Pool fencing shall not obstruct or impede the drainage and/or flood routing on the lot. All other on lot fences including privacy fences are prohibited except as provided under this paragraph.

• Swimming Pools and Spas/Hot Tubs: Above ground swimming pools shall be prohibited. All swimming pools must be in-ground construction and fenced in accordance with the requirements and provisions of the Violet Township Zoning Resolution. No spa/hot tub measuring more than fifty (50) square feet shall be constructed or maintained above the finished grade of the Subdivision. Spas/hot tubs maybe permitted as long as they are fenced and screened from the adjoining property owners. All swimming pools and spas/hot tubs shall be located in the rear yard and no closer than fifteen (15) feet from the rear and side yard property lines in accordance with the requirements and provisions of the Violet Township Zoning Resolution. Swimming pools and spas shall be drained, refilled and maintained in accordance with the requirements and provisions of the Violet Township Zoning Resolution.
• Pergolas on individual lots: Pergolas maybe constructed in the rear of the lot, but not within the applicable side and rear yard setbacks. Pergolas are prohibited in the front or side of the house. Pergolas maybe constructed within six (6) inches of the house.

• Antennas: Television and radio antennas including dish-type satellite signal receiving earth station over twenty-four (24") inches in diameter shall be prohibited on the exterior of any house or building. No towers of any kind, including, but not limited to, television, radio and/or microwave towers, shall be erected, placed or maintained on any lot in the Subdivision. Any antennas not prohibited above shall none the less be placed in such a manner so as to hidden from sight from ground level.

• Recreational Equipment: Recreation equipment, including but not limited to swing sets, slides, jungle gyms and other similar equipment shall be permitted on lots only if such equipment is not located within the front, side or rear yard setbacks.

• Vehicles Not in Use: Inoperable vehicles shall be stored within an enclosed structure and not outside.

• Pleasure and Utility Vehicle and Equipment Parking and Storage: No truck, trailer, boat, camper, or other recreational vehicles, commercial vehicles (including commercial vehicles used for daily commuting) or utility vehicles and equipment, including mowers, tractors, and other lawn or garden equipment, shall be parked or stored on any lot unless it is in a garage; provided, however, that nothing herein shall prohibit the occasional nonrecurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises for a period not to exceed seventy-two (72) hours in any period of thirty (30) days. The word “truck” shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as an automobile vehicle by an owner of a lot and his/her family.

• Waste Disposal: No lot shall be used or maintained as dumping ground for rubbish, trash, scrap or used materials, debris and similar items. Trash, garbage or other waste shall not be kept except for composting of organic material/waste or in a sanitary container. All composting areas or equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and screened from view from the street ad abutting properties. Composting of organic material/waste shall be limited to an area of no larger than one hundred (100) square feet.

9
• **Outside Storage:** No open storage of trash, debris, scrap or used materials, equipment, building materials or similar materials shall be stored or maintained on any lot in the Subdivision.

• **Tree Lawns:** Tree lawns located within the street right-of-way between the edge of pavement of the street and the street right-of-way shall be maintained by the contiguous lot owner. Tree lawns will be planted with grass and street trees.

• **Street Trees:** Street trees will be a minimum of two (2.0) caliper inches planted fifty (50) feet on center within the tree lawn of the public right-of-way. See landscaping exhibit for street tree details.

Street trees which are planted within the right-of-way of the road shall be the sole responsibility of the contiguous lot owner. Any liability associated with such tree shall be borne solely by the responsible lot owner. Such responsibility shall include, but shall not be limited to, being solely responsible for all maintenance and clean up associated with such tree, which maintenance and clean up shall be completed within a reasonable time. In the event a tree is removed, dies or is damaged by calamity, the lot owner shall replace such tree with a tree of similar type and with a minimum 2” caliper size within the next planting season.

• **Multi-Purpose Asphalt Paths:** All asphalt paths within the open spaces shall be maintained by the homeowners’ association.

• **Sidewalks:** All sidewalks in the front or the side of the homes shall be maintained by the individual lot owners. Sidewalks that are adjacent to open spaces shall be maintained by the homeowners’ association.Sidewalks within rights-of-way shall meet county development standards.

A private sidewalk will be connected from the front door or porch of the home to either the driveway or public sidewalk within the road right-of-way. These sidewalk connections from the front door or porch to the driveway or public sidewalk are to be maintained by the lot owner.

• **Stormwater Facilities:** All storm water retention ponds shall be constructed by the developer including the installation of a safety ledge within the ponds as approved by the Fairfield County Engineer’s Office. Every stormwater retention pond shall have a minimum of one (1) fountain located within each pond for aeration. The stormwater retention ponds and fountains shall be maintained by the homeowners’ association.

• **Wetland Buffer:** A 25’ wetland buffer will be provided around all wetlands that are not permitted to be disturbed by the USACE.
• Stream Buffer: A 50' stream buffer will be provided on both sides of the top of bank of streams that are not permitted to be disturbed by the USACE.

• Lighting:

  - Street Lights: The developer shall install street lights within the development that complies with the requirements of the Fairfield County Subdivision Regulations. The cost of the electricity shall be paid for and the street lights shall be maintained by the Homeowners Association.
  - Entry lighting: Low-voltage shielded up-lighting may be located within entry reserves as accent lighting for the entry sign and landscaping.
  - Exterior Home Lighting: Low-voltage shielded up-lighting may be used on the exterior of the home and landscaping as accent lighting. Outdoor lighting for safety, security and walkways to and from the home shall be cut-off shielded down-lighting.

• HOA documents and deed restrictions: The sample deed restrictions attached hereto shall be reviewed by the Violet Township Trustees when finalized upon zoning approval and prior to their recording at the Fairfield County Recorder’s Office.

• Vacant Lots: All vacant lots that have been platted shall be mowed and maintained and no construction materials shall be stored on the vacant lots, provided however, these construction materials may be staged within proximity to the construction trailer provided such area is not visible from public view.

• Easements: Structures including fences and pergolas are not permitted within platted easements.

Circulation/Vehicular and Pedestrian:

• Vehicular Access: The development will have two (2) full access vehicular street connections, both to the west from Tollgate Road. Internal street connections connect the northern and southern development subareas and future stub streets are provided to the south and east.

Pedestrian: The development consists of sidewalks on both sides of the street installed per county development standards where placed in rights of way or unless otherwise noted on the development plan. A five (5) foot wide multi-purpose asphalt paths is depicted on development plans along Tollgate Road for future connection. A path connects the playground to the sidewalk system in
Subarea A. A concrete path connects the community gathering area in Subarea B to the sidewalk system. A wood bollard or bollards shall be constructed at multi-purpose asphalt path locations where the path crosses the public street and where the path connects to sidewalks. All sidewalks in the front or side of the homes shall be maintained by the individual lot owners. Sidewalks and paths that are adjacent to or located within open spaces shall be maintained by the homeowners’ association.

Open Spaces:

The development includes open spaces consisting of 57.37 acres and 41.73% percent of the site. The open spaces are intended for passive and active recreation and enjoyment of preserved natural features.

Every owner of a lot shall be required to become a member in a forced funded homeowners’ association. The homeowners’ association responsibilities are set forth herein and shall be further detailed within the Declaration of Covenants and Restriction which will be duly recorded with the Fairfield County Recorder. The open space will be conveyed to the homeowners’ association at such time when ninety percent (90%) of the homes are transferred to lot owners. Prior to the open space being transferred to the homeowners’ association it will be maintained by the developer. The open spaces will remain as open space in perpetuity with effective protections and enforcement rights as reflected in deed restrictions and/or included on plat commitments.

The improvements/amenities located within the open spaces shall be constructed at such time as the open space is developed and platted. These shall include the playground area depicted in Subarea A and the community gathering patio and green space designed to incorporate a view of the large pond in Subarea B.

Open Space Descriptions:

Subarea A:

Reserves A through G amounting to +/-41.88 acres open space as depicted on development plan exhibits that includes passive open space to be fine mowed yard areas to be enjoyed by the residents and playground.

Subarea B:

Reserves H through K amounting to +/-15.49 acres open space as depicted on development plan exhibits that includes passive open space to be fine mowed yard area to be enjoyed by the residents and a community gathering area as depicted on plans.

Note: The no build zone designations in this text and on development plans are subject to the allowance for the placement of utilities, utility crossings and tree plantings, along
with ongoing maintenance as necessary but no build areas shall be restored after such placement and otherwise be kept in a natural state.

**Divergences from District Standards:**

**Lot Dimensions:**

Divergences are requested from the provisions of the Zoning Resolution standards from the current underlying R-2 lot dimensions as follows:

- Minimum front setback of fifty (50) feet diverged to minimum of twenty-five (25) feet
- Minimum rear setback of fifty (50) feet diverged to a minimum of twenty-five (25) feet
- Minimum side yard setback of fifteen (15) feet for all lots is diverged to seven and a half (7-1/2) feet each side yard for a total of fifteen (15) feet between homes.
- Minimum lot width of one hundred twenty (120) feet is diverged to a minimum of sixty-five (65) feet as depicted.
- Minimum lot size of 30,000 square feet is diverged to a minimum of 8,450 square feet.
- Maximum lot coverage is permitted up to 45% for buildings to allow deeper ranch footprints for morning rooms and garage bump-out options.

**Density:**

Divergence is requested from section 3V3-02(A) to allow maximum density to exceed 2.0 net dwelling units to the acre under this plan and achieve 2.31+/- net dwelling units per acre and 1.96+/- dwelling units per acre on gross density basis.

**Rationale for Lot Dimensions and Density Divergences:** The lot width standards, setbacks, yard requirements, lot coverage and density under this development plan and text are written consistent with the inherent flexibility of planned district law to enable this community to concentrate development in specific areas in order to allow the maximization of perimeter open space, natural and common areas on this unique site. This approach is contemplated under section 3V3-02(E) Yards, which states, “Unless otherwise provided on Development Plan and the Subdivision Plat…”, meaning planned district plans and texts may specify other than typical code district standards. This approach to lot and yard dimensions meets the goals of creating appropriate buffers for neighboring properties, conserving and protecting existing natural areas and providing a passive and active recreation system for the common enjoyment of residents. With smaller lots, the code required building setbacks for contiguous property standard of 50 feet [3V3-02(D)(2)] are achieved and exceeded in a large portion of the development. The preserving of perimeter and common open space in this manner benefits neighbors and community residents alike. This approach also benefits the community in providing a unique site plan that far exceeds the code required 15% open space by providing 41.73% open space and a total of 57.37 open space acres. This can only be achieved
with smaller lot sizes that are also consistent with changing market demands and the needs of today’s homebuyers whose most precious commodity is time. These buyers seek to trade large yard spaces and required maintenance cost and effort for other endeavors and the enjoyment of common and natural areas.

3V3-02 (D)(1) and (4) Arrangement of Areas:

These sections call for perimeter lots within the planned district to conform to the dimensions of lots previously developed in a neighboring, existing subdivision [3V3-02 (D)(1)], but also provides for exceptions to this regulation under section 3V3-02(D)(4). Where a 100-foot landscape buffer is provided, along with a no build zone restriction in this perimeter buffer and this is noted on the recorded plat, the requirements of section 3V3-02(D)(1) are relieved. The applicant is requesting divergences from the requirements of 3V3-02 (D)(1) and (4), by providing a 75-foot buffer, rather than the 100-foot requirement under 3V3-02(D)(4). Under this request, lot dimensions would remain uniform throughout Sycamore Grove but a substantial perimeter buffer on the northern property border would be maintained.

Rationale for Divergence from 3V3-02 (D)(1) and (4): On the northern perimeter border of subarea A, the development plan calls for a 75-foot landscape buffer and no build zone. The 75-foot buffer is justified because of the substantial distance between the proposed homes and the existing Mamie Drive homes. The closest home is approximately 240 feet from the Sycamore Grove rear lot lines, with most homes being more than 350 feet or more in distance. In addition, the committed open space buffer is restricted as a no build zone within Sycamore Grove, so the distance and natural areas between the Sycamore lot lines and the perimeter property line are to be maintained. Finally, the 75-foot buffer also facilitates the increasing of various common open space areas within Sycamore Grove, especially those behind houses and between backs of lots, creating a more livable and aesthetic environment.