

ZONING APPLICATION/DEVELOPMENT TEXT
HERON CROSSING REVISION
Planned Residential District – PD
November 1, 2022

Deleted: September 12, 2022

I. GENERAL.

Applicant/

Project Developer: M/I Homes of Central Ohio, LLC
Attn: Josh Barkan, VP of Land
4131 Worth Ave, 3rd Floor
Columbus, Ohio 43219
jbarkan@mihomes.com

Property Owner: Ricketts Family Fairfield Farms LTD
401 Hill Road North, Apt. 235
Pickerington, Ohio 43147

Property: 15.0 acres located north of Refugee Road,
south of Heron Crossing West and east Heron Crossing.

Tax Parcel: 0360091000

Planner/

Project Engineer: EMH&T
Attn: Joe Looby
5500 New Albany Road
Columbus, Ohio 43054
(614) 775-4500
jooby@emht.com

Project Attorney: Underhill & Hodge LLC
Attn: David Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054
(614) 335-9320
david@uhlfirm.com

Proposed: Zoning to PD-Planned Residential District to approve development
plan and zoning text for a single-family subdivision.

Existing Zoning: R-2, Single-family residential

Current Use: Agricultural

II. PROJECT NARRATIVE.

A. Current Land Use:

The property that is the subject of this request (the "Property") consists of 15.0 acres located north of Refugee Road, south of Heron Crossing West and east Heron Crossing. The Property is currently zoned R-2, Single-family residential. The proposed rezoning and accompanying Development Plan will accommodate an extension of the existing Heron Crossing and Heron Crossing West subdivisions. The proposed use and development are consistent with the residential and rural character of the surrounding area and will be attractive to prospective residents due to its close proximity to Pickerington North High School and Lakeview Junior High School, both of which are located a short distance to the southwest of the Property. Additionally, the Toll Gate Elementary and Middle Schools are located in close proximity.

B. Surrounding Properties:

West: Property to the west is zoned R-1 and R-2 and is being used for agricultural and single-family residential purposes.

North: Property to the north, Heron Crossing West, is zoned PRD and developed by the applicant, M/I Homes.

East: Property to the east, Heron Crossing, is zoned PRD and developed by the applicant, M/I Homes.

South: Property to the south is zoned R-2 with R-1 on the south side of Refugee Road. These properties are being used for agricultural and single-family residential purposes.

C. Proposed Development:

The proposed development for the Property is intended to be called Heron Crossing South. The applicant reserves the right to change the name of the development based on its marketing strategy going forward.

The proposal is to develop an extension of the existing Heron Crossing neighborhood that will contain 40 residential lots on 15.0 acres for an overall gross density of 2.67 units/acre and a net density of 3.0 units/net acre. The design of the subdivision is dictated by the existing stub streets on the north and east sides of the property as well as a stream in the middle of the site.

4.5 acres of open space is located to buffer the future development to the south, preserve existing trees and creek as well as provide area two storm water management basins. The site's open space shall be owned and maintained by the HOA (as such term is later defined herein). The concept behind the site plan is to provide lot widths and home footprints that minimize side yards on individual lots, yielding more open space for the community as a whole to enjoy. Residents do not typically make any use of their side yards, so the concept to turn wasted yard into a broader community amenity in the form of increased open space.

The Property will have as its primary vehicle access points connections to existing Sanctuary Drive and Tybee Way. Internally the site circulation system will consist of an extension of existing public streets and a cul-d-sacs for the efficient use of pavement with lots on each side in most instances. Sidewalks shall be provided on both sides of internal public street including connections to the north that will provide access to the 10-acre park in Heron Crossing West.

D. Utilities/Public Services:

1. Sanitary Sewer: Sanitary sewer lines for the proposed community will connect to an existing 8" gravity sewer located just north of Sanctuary Drive. See Exhibit I-1.
2. Water: 8" Water lines for the proposed community will be extended from the Heron Crossing subdivision to the east and Heron Crossing West to the north into the Property. See Exhibit I-1.
3. Storm Sewer: Storm sewer design and construction shall be in accordance with the Fairfield County Regional Planning requirements. Two new ponds shown on the Development Plan shall provide storm water retention and water quality and shall be constructed in a manner that does not increase the flow of storm water off-site. The applicant agrees to continue cooperating with adjacent property owners regarding achieving adequate storm water drainage for those adjacent properties. See Exhibit I-1.
4. New Utility Construction: All new utilities shall be located underground and shall be constructed, installed and maintained pursuant to the engineering drawings approved by the Fairfield County Engineer.
5. Fire: Fire and EMS response for the new development will be provided by Violet Township Fire Department.
6. Law Enforcement: Law enforcement for the new development shall be provided by the Fairfield County Sheriff.

III. OBJECTIVES.

To develop a single-family subdivision on the Property that will be pedestrian friendly, create usable, generous, and inviting open spaces, and provide connections to existing adjacent developments. The layout of streets and lots will provide a visually appealing community that is attractive due to the amount of open space. Homes will have designs and architecture that complement the existing residences in the Heron Crossing community but shall be updated to reflect current established market trends.

IV. PERMITTED USES.

Permitted uses within the new subdivision are limited to single-family homes on individual lots (1 single-family home per lot) meeting the requirements set forth in this text and residential

accessory structures on lots as provided under the Violet Township Zoning Resolution. The maximum number of lots/homes in the new subdivision shall be 40. Home occupations shall be a permitted use on lots provided that they shall be operated in compliance with Zoning Resolution Section 3AA5. Commercial uses shall be prohibited in this zoning district.

V. DEVELOPMENT STANDARDS.

The following development standards shall apply to the new development, provided that, in the event that a standard, use, provision, or requirement is not provided, the standards, uses, provisions and requirements set forth in the Violet Township Zoning Resolution as applicable shall apply. Where a standard provided in this text or the Development Plan differs from a similar standard in the Violet Township Zoning Resolution, the standard in this text shall govern.

A. Building, Setback and Height Restrictions:

1. The maximum number of lots/homes in the new subdivision shall be 40. (See divergence request number 1.)
2. The minimum lot width shall be 55 feet at the front building line. There shall be a minimum area for each lot of 6,600 square feet.
3. The minimum front yard setback at the building line for each home shall be 30 feet. On corner lots, the side yard adjacent to the side road shall be not less than 30 feet in width.
4. The minimum side yard setback for each home shall be 5 feet on each side. Driveways may not encroach into side yards. Below-grade window wells, eaves, overhangs, and cantilevered fireplaces may encroach a maximum of 12 inches into the required minimum side yard.
5. The minimum rear yard setback for each home shall be 35 feet. No structure may be constructed within the rear yard setback area, provided, however, that any of the following may be placed no less than 25 feet from the rear property line; morning rooms constructed by the project developer or its duly authorized successor or assign, uncovered decks, fireplaces, stoops, steps, AC units, egress wells, and bay windows. Patios, fences, pools and any other non-structural (no foundation) assemblage may be erected in such area and shall comply with the requirements of the Violet Township Zoning Resolution.
6. All lots shall front on a public street right-of-way.
7. Maximum building height for each home shall be 35 feet as measured in accordance with the Violet Township Zoning Resolution.
8. House square footages (which shall be defined as habitable, heated, above ground living space) shall be not less than 1,500 square feet for a ranch home and not less than 1,800 square feet for a two-story home.

B. Access and Parking:

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1. Each home shall have an attached garage which can accommodate not less than two cars. All homes shall have a minimum of four (4) parking spaces on each lot, which includes two (2) enclosed by the garage and two (2) spaces located between the garage and the street.
2. Each home will have a driveway apron that will be constructed to accommodate a maximum 18-foot-wide driveway at the right-of-way line.
3. Streets shall be public and built to applicable Fairfield County standards for publicly dedicated roads.
4. It is expected that traffic distribution from the proposed 40-lot development will generally split evenly with 50% utilizing the eastern stub ~~street, Sanctuary Drive in Heron Crossing,~~ and 50% utilizing the northern stub, ~~Tybee Way in Heron Crossing West.~~ Due to the small volume of traffic generated by this development, and that substantial improvements have been installed at Refugee and Pickerington Roads for prior developments, a traffic study has not been prepared with this application.

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C. Design Standards:

1. Homes shall be one or two stories in height and home exteriors will be designed to be reminiscent of traditional architectural styles incorporating front porches with modest setbacks, emphasizing neighborhood interaction and walkability while de-emphasizing the garage as the prominent façade element. Examples of the architectural character of homes to be constructed in this new subdivision are provided in Exhibit K-1.
2. The architectural character of each home shall incorporate vocabulary from traditional details. Continuity of elements and scale and the commonality of building materials will reinforce the architectural cohesiveness while providing architectural diversity. Architecture shall be four-sided and conform to the minimums set forth in this text. Four-sided architecture shall mean:
 - a. Blank facades are prohibited.
 - b. All sides of the house will display a high level of quality and architectural interest.
 - c. All sides of the house shall be articulated with a minimum of at least one (1) design element from the list below.
 - d. The following elements and details shall be considered “design elements” for creating the standards for four-sided architecture:
 - i. Doors
 - ii. Porches
 - iii. A window or grouping of windows at least 6 square feet

- iv. Window mullions
 - v. Window trim wrap
 - vi. Bay window or bay elements
 - vii. Chimney
 - viii. Water table
 - ix. Masonry covered foundation
 - x. Decorative louvers of at least 3 square feet
3. The front of principal buildings shall face a public street and shall have a front door generally oriented toward the public street.
4. The developer shall not permit the placement of single-family houses substantially similar in design next to or directly across the street from each other.
5. Utility meters may not be located on the front of any lot but shall be located on the side or rear of the structure and shall be setback at least ten (10) feet behind the front façade of the structure. HVAC condensers or similar mechanical fixtures must be located at the rear of any structure.

D. Exterior Materials:

1. Wall finish materials: Wood, stone, cultured stone, brick, stucco, cementitious siding, 4-inch horizontal vinyl siding, 6-inch beaded horizontal vinyl siding, shake style vinyl siding, vinyl board, and/or vertical siding are permitted. Vinyl shall have a minimum gauge of .042 and a reveal minimum of 4 inches. The model home and any home started by the Developer without a purchase contract shall have at least a portion of masonry material on each front façade.
2. Roof: Pitched roofs shall be required to have a 5:12 or greater rise over run. Minor gables, dormers and porch pediments are permitted to have minimum pitches of 4:12 rise over run. When the primary pitched roof of a house is a gabled roof with the pedimented end oriented toward the street, a lesser roof pitch shall be permitted. Flat roofs shall be permitted only on porches, breezeways, three season type rooms and other accessory portions of a house but must integrate strong cornice lines. Roofs may be or natural or synthetic slate, wood shake or wood shingle, metal standing seam, fiberglass asphalt shingles, or dimensional shingles. Roof pitches shall be appropriate to the architecture of the house.
3. Windows: Traditional single or double hung and casement windows are allowed. Common window fenestration shall be used on all elevations.

4. Shutters: Exterior shutters shall be painted and may be solid paneled (raised panel) or louvered.

5. Chimneys: Direct vent and cantilevered chimneys shall be permitted and are permitted to be constructed with wood and vinyl exterior materials. Wood burning chimneys shall be constructed with stone, brick, or stucco exterior materials.

6. Roof-top Solar Panel Installations: Solar panels are permitted provided they are located on the rear roof of the house.

7. Garage Limitations: Garages shall not extend more than 3 feet forward of the front plane of the house or 3 feet forward of a full front porch when present.

E. Pedestrian Requirements:

1. A minimum 3 foot wide concrete sidewalk shall be constructed from the driveway of the house to the front door/stoop of each house.

2. A 5-foot concrete sidewalk shall be installed by the developer along both sides of each street, with curb ramps at all intersections. Additionally, a 4.5-foot wide lawn shall be installed between the back of curb and sidewalk.

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F. Swimming Pools/Spas:

1. All swimming pools shall be in-ground construction only. Above ground pools are specifically prohibited. Any swimming pool equipment shall be screened from view from adjoining properties.

2. Spas may be constructed as part of the house provided that they are completely screened from adjoining properties by fencing or landscaping.

3. Swimming Pools/spas shall be drained, refilled and maintained in accordance with the Violet Township Zoning Resolution. Storage of all maintenance equipment shall not be visible from streets, common open spaces, adjacent lots, or adjacent developments.

4. Swimming Pools/spas shall have code compliant fencing and shall further be in accordance with the requirements and provisions of the Violet Township Zoning Resolution.

G. Storage Standards:

1. Ancillary structures: Exterior storage structures shall not be permitted.

2. Vehicle Storage: All campers, recreational vehicles, off road vehicles (i.e., jet skis, snowmobiles, four wheelers, etc.), commercial vehicles (i.e., box trucks, etc.) and/or boats must be parked within an enclosed garage. No undrivable vehicles or parts of vehicles may be stored outside. All other vehicle parking and storage shall be in accordance with the Violet Township

Zoning Resolution.

3. Outside Storage: No open or outdoor storage of trash, debris, scrap or used materials, equipment, building materials or similar materials may be stored or maintained on any lot in the Subdivision.

4. Trash/Refuse: Trash containers shall be stored inside the garage or shall be stored outside of the garage only if completely screened from view. No trash or refuse containers shall be stored at the front of a home.

H. Mailboxes/Addresses:

1. The U.S. Postal Service (U.S.P.S.) is requiring Cluster Box Units (CBUs) for mail delivery to residential lots within the Heron Crossing subdivision. According to the U.S.P.S., mail delivery to individual houses using individual mailboxes will not be permitted.

2. There will be one box location within this subdivision located between lots 24 and 25.

3. The CBUs shall be placed in the specified locations identified on Exhibit G-1.

4. The CBUs shall be dark bronze in color and its design shall be in accordance with detail on Exhibit G-1.

5. The locations of these units are being approved through the zoning text for the Planned Residential District and said units shall be constructed by the developer in the approved locations.

6. The location of said units may be adjusted by Violet Township or developer upon approval of the Township Engineer, if necessary for any currently unforeseen traffic circulation or other similar issues, but in no case shall the number of units be altered without a modification to the development text being approved for the Heron Crossing South Planned Residential District.

7. Each home shall be required to install house numbers in a common location adjacent to the front door.

I. Buffering, Landscaping, Open Space and/or Screening Commitments:

1. Tree Preservation: The Property presently contains trees along the stream located in the center of the site. A majority of these trees shall be preserved. However, trees may be impacted as a result of the extension of Sanctuary Drive and its adjacent proposed lots and as necessary to develop the subdivision in accordance with sound engineering or development practices. The remaining trees shall be protected within the 50 buffer zone established on both sides of the stream.

2. Open Space:

a. There will be not less 4.5 acres of total open space areas within the new development, to be generally located and arranged as set forth on the Development Plan. Details concerning the

locations and plans for the open space are provided in Exhibit H-1 and the exhibit titled "Illustrative Open Space Enlargement." All open spaces shall be maintained by the HOA.

b. This Reserve consists of 4.5 acres of open space and is located to buffer from any future development to the south, preserve existing trees and stream as well as to accommodate two storm water management areas.

c. Open spaces shall be delineated where abutting rear or side lot lines by the installation of permanent black bollards not more than 36 inches in height, installed at the rear lot corner in order to delineate the boundary between the lot and the open space. For the purpose of notification during the period of development of the subdivision, the Developer shall install in a prominent location in its sales and marketing office a map or other visual display setting forth the location, use, and ownership of the open spaces in the subdivision, which map shall further be attached to the deed restrictions for the subdivision.

3. Landscaping:

a. Proposed landscaping shall consist of street trees and a few open space trees to create an open park-like feel around the pond areas. See Exhibit G-1.

b. Ponds shall be constructed as generally located on the Development Plan and subject to final engineering design and approval by the Fairfield County Engineering Department. These ponds shall be used as retention basins for the subdivision to provide both storm water retention, water quality requirements, as well as recreational amenities. The ponds may have aeration device (s) for the circulation of water in accordance with the Zoning Resolution and may be installed by the Developer and owned and maintained by the HOA.

4. Street Trees:

a. Street trees shall be required on both sides of internal streets spaced at the average rate of 1 tree per 35 feet. At least 1 tree shall be planted and maintained between the front façade of each home and the public sidewalk, uniformly located not less than 5 feet from the edge of right-of-way

b. All street trees shall be 2.5 inches in caliper measured six (6) inches above the grade at installation.

c. Street trees and front yard trees shall be maintained by the lot owner. In the event a tree is removed, dies or is damaged, the lot owner shall replace such tree during the current planting season or, if such removal or damage occurs during winter months, during the next planting season.

5. Fences:

a. Privacy fences (except as permitted to screen pools and/or spas under the Violet Township Zoning Resolution) will not be allowed on any of the lots. Fencing may be installed with a maximum height of 48 inches and shall be constructed of wood, vinyl pickets, or decorative metal.

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b. Fences may not extend closer to the street than the front yard building setback line, or the side yard building setback line for lots on corners.

c. Fences shall be white, off-white, or light natural wood in color and shall be maintained by the lot owner in the event such fence is located on private property, or the HOA in the event such fence is located within an area owned by the HOA.

d. Fences shall be constructed so as not to obstruct minor, intermittent drainage ways, which shall be located so as to permit the free flow of storm water during rain events and may be subject to the further regulations and requirements of the Fairfield County Engineer.

e. Privacy screens shall be allowed as permitted by the deed restrictions for the subdivision and the HOA's Declarations of Covenants and Restrictions.

J. Lighting:

1. Street lighting will comply with the requirements of the Fairfield County Subdivision Regulations.

2. Landscape lighting for homes, when used, shall be low-voltage. Outdoor lighting fixtures for safety, security and ingress and egress purposes and shall utilize fixtures with the light source shielded from off lot visibility (i.e., cutoff fixtures only).

K. Signage Commitments:

1. The new subdivision shall utilize standard street and regulatory signage that meet the requirements of the Violet Township Zoning Resolution and the Fairfield County Subdivision Regulations.

2. Other signage (except for entry feature signage, which shall comply with other relevant provisions of this text and accompanying exhibits) may be installed which is in compliance with the Violet Township Zoning Resolution and/or is subject to the approval of the Violet Township Trustees.

L. Miscellaneous Commitments:

1. Utilities: All proposed new utilities shall be placed underground.

2. Stormwater: All drainage from downspouts shall be underground and shall be taken to the street or other underground drainage facility, subject to the approval of the engineering staff of Fairfield County. Walk out lots or similarly graded lots may have rear down spouts that drain to rear yard swales.

3. Phasing: The Subdivision will generally be developed in one Phase.

4. Homeowners Association: All residential property owners located within the new

development shall be required to join and maintain membership in a forced and funded homeowners association (the "HOA"). The HOA that the residential property owners shall join has already been formed and governs the existing Heron Crossing sister developments. The HOA's responsibilities are as set forth herein and shall be further detailed within a Declaration of Covenants and Restrictions which are duly recorded with the Fairfield County Recorder. These Declarations of Covenants and Restrictions (the "Restrictions") shall run with the land and shall include, without limitation, the requirements imposed upon the HOA in this text. In the event the HOA ceases to exist, fails to remain qualified to do business in the State of Ohio, or otherwise defaults on its obligations in this text or as delegated to it in the Restrictions, the HOA's powers and authorities to assess individual lot owners within the Subdivision for the purpose of maintaining open spaces, ponds, retention basins, entrance features, multi-use paths, recreational structures and fixtures, and generally provide other subdivision maintenance obligations as created in this text or in the Restrictions, may, but are not obligated to be, assumed by the Violet Township Trustees.

6. Floodplain-Wetlands: A 50' wide riparian buffer shall be provided on both sides of the stream as required per Section 3D-05. There are two existing wetlands on the property, one in the center toward the north, and one on the east property line Both will be mitigated in compliance with regulatory permitting processes.

7. Vacant Lots: All lots in platted areas shall be mowed and maintained, and no concrete, aggregate or other construction materials shall be stored on vacant lots, provided however, these construction materials may be staged within proximity to the construction trailer provided such area is fenced from public view.

8. Deed Restrictions: A draft of the Restrictions is provided in Exhibit L-1. The final version of the Restrictions shall be submitted to the township for review and approval prior to the approval of each final plat for the new subdivision.

VI. SUMMARY OF REQUESTED DIVERGENCES.

1. Net Density: Violet Township Zoning Resolution Section 3V3-02(A) – Intensity of Use, calls for a maximum net density of 2 residential units per acre. This application seeks a divergence to allow a net density of 2.67 units per acre.

Justification: The development is designed to complement the character and aesthetic of its sister Heron Crossing developments and will align with the development pattern of the neighborhood. The increased density of .67 dwelling units per acre is not a substantial divergence from Zoning Resolution and does not cause any detriment to the development or its neighbors. For example, the increased density does not impact the provided open spaces because the applicant proposes an amount of open space which is almost double the requirement. While the MORPC Insight 2050 "Violet Township Community Center Project Report", dated March 18, 2019, may recommend mixed-use for this property, it is significant to note that mixed-use developments often provide residential densities at a much higher rate than proposed here and also the plan recommends higher residential densities for adjacent properties.

2. Open Space: This application seeks a divergence to allow Reserve Area A, to constitute Open Space under the Violet Township Zoning Resolution, even though it will not contain walking trails or bicycle paths. Violet Township Zoning Resolution Section 3V3-02(C)(1) provides as follows:

“A minimum of fifteen percent (15%) of the total gross acreage of the PD shall be provided as open space for public use, organized, arranged and restricted by easement, covenant, deed or dedication, and not included in the minimum yard space required for the dwelling unit or used to provide the required off-street parking.

“For purposes of this calculation, ‘public use’ shall be those areas devoted to open space designed to provide active or passive recreation, the preservation of natural site amenities, or any combination thereof. The buildings, structures or facilities, if any, built in the open space shall be appropriate for the designed uses of the open space and shall occupy no greater than five percent (5%) of the total gross acreage of the PD. Public utilities, public easements, rights-of-way or easements for watercourses, ditches or drainage shall not be included in the calculation of open space unless such land is improved with walking trails, bicycle paths or similar purposes for public enjoyment.”

Justification: The applicant has made a substantial investment in open space and open space amenities within the sister developments of Heron Crossing and Heron Crossing West. This proposed development is effectively an extension it is intended that the residents will enjoy the benefit of those existing open spaces and open space amenities within Heron Crossing and Heron Crossing West.

3. Contiguous Property Dimensions: This application seeks a divergence to allow the landscaped buffer area to be less than one hundred feet (100’) and to have different minimum lot are, yard, and setback standards than those of the contiguous developed or platted property. Violet Township Zoning Resolution Section 3V3-02(D)(1) provides as follows:

“If the contiguous property on any boundary of the PD has been previously developed, or if a final plat for development of that property has been approved and filed with the Fairfield County Recorder, the perimeter lots or living areas of the PD which are contiguous with such previously developed or platted property shall conform to the minimum lot area, yard and setback standards of the zoning district applicable to that contiguous property, subject to the exceptions contained in Sections 3V3-02(D)(2) through (4), below.”

Additionally, Violet Township Zoning Resolution Section 3V3-02(D)(4) provides as follows:

“If the PD provides for a landscaped buffer area of at least one hundred feet (100’) in depth along the perimeter of the areas which are contiguous to the previously developed or platted areas, the restrictions of Section 3V3-02(D)(1), above, shall not apply. The landscaped buffer areas referred to herein may be either an area dedicated to public use or a “no-build” area restricted by the recorded plat and/or appropriate covenants in the deeds of conveyance to the individual property owners of the residential units in those perimeter areas.”

The divergence requested is to provide for differing lot area, yard, and setback standards than those which apply to the north, and west, and the existing Heron Crossing subdivision to the east. Additionally, the standards for the existing Heron Crossing subdivision versus this new subdivision are compared in the following table:

Development Standard	Existing Subdivision to the North	Proposed Subdivision
Minimum lot area	<u>7,150</u> square feet	6,600 square feet
Lot width	<u>55 feet and 60 feet</u>	55 feet
Lot depth	<u>None, see minimum lot area</u>	120'
Minimum front yard setback	30 feet	30 feet
Minimum side yard setback	<u>5</u> feet each side	5 feet each side
Minimum rear yard setback	35 feet	10 feet

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Justification: The referenced exceptions in Sections 3V3-02(D)(2) through (4) do not apply here. The homebuyer of today seeks to live near large open spaces where green space can be enjoyed. Lots with smaller widths and smaller side yards eliminate unused spaces between homes and yield a better overall site plan as a result, allow significant and attractive open spaces that the entire development can enjoy. A generous buffer between lot lines on each side of the eastern boundary line of the Property, as proposed here and as exists in Heron Crossing, provide a reasonable transition. The differences in lot dimensions will have no impact on the existing neighborhood. The applicant added a physical buffer between the properties in the form of a wood 3-rail fence and trees every 100'.

4. Building Locations to Contiguous Property: This application seeks a divergence to allow homes to be situated closer than 50' to the property to the west which is zoned R-2. Violet Township Zoning Resolution Section 3V3-02(D)(2) provides as follows:

“In no event shall buildings in the PD District be situated closer than fifty feet (50’) to contiguous property which is zoned R-1, R-2, R-7, whether or not developed or platted. If the contiguous property is also zoned PD, the rear setback shall be no less than the rear setback in that previously zoned PD.

Justification: Based on the dimensions of the lots and the rear yard setback provided, which is consistent with the adjacent PD’s, the minimum distance between homes and the adjacent property is 25’. The applicant added physical buffer between the properties in the form of a wood 3-rail fence and trees every 100’.

VII. SUMMARY OF SITE DATA.

The following chart summarizes development and site data for this subdivision:

Standard:	Statistic:
Total acreage	15.0 acres

Total lots at size 55' x 120'+/-	40
Gross density	2.67 - units/acre
Net density	3.0 units/acre
Required open space	4.5 acres (30%)
Open space provided	4.5 acres (30%)
New right-of-way acreage	1.76 acres

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