



BUSEY RD

BUSEY RD

BUSEY RD

BUSEY RD

0360026000

BUSEY RD

BUSEY RD

209530

RIVERSIDE ST

RIVERSIDE PL

0360024500

CREEK VIEW ST

CREEKWOOD DR

0411259500

09520

SHADY MAPLE DR

WOODSTREAM DR

0368651900

22

WHITE OAK DR

0368591200

SHADY MAPLE DR

WOODSTREAM DR

0411266100

WOODSIDE ST

0368615100

SHADY WOODS ST

SHADY MAPLE DR

AMANDA NORTHERN RD

0360024600

0360031550

0360024200

PICKERINGTON RD

0360169900

0360031550



OPEN SPACE &
MISCELLANEOUS
R.O.W
±56.4 AC

EXISTING POND
±6.1 AC

SINGLE FAMILY
±75.6 AC

CONDOS
±19.8 AC

MIXED USE
COMMERCIAL
±54.3 AC

EXISTING GAS EASEMENT

EXISTING GAS EASEMENT

PICKERINGTOWN RD

0360024500

0411259500

0368651900

0368591200

0411266100

0368615100

0360024600

0360031550

0360169900

0360024200

209530

209520

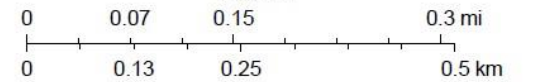
22



4/3/2023, 7:59:09 AM

- | | | | |
|------------------------|-------------------|-----------------|--------------------------------|
| Corporation Boundaries | Municipal Roads | County Boundary | FEMA Flood Hazard Areas |
| Roads | Private | Waterbody | Floodway |
| County Roads | Parcel Boundaries | River Polygons | 100yr Floodplain |
| Township Roads | Tract Lines | Streams | |

1:9,028



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EXISTING GAS EASEMENT

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RIVERSIDE ST

STREAMWOOD AVE

BUSSEY RD

PICKERINGTON RD

SHADY MAPLE DR

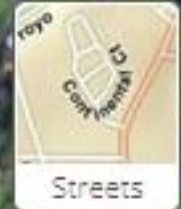
WHITE OAK DR

HICKORY VIEW ST

WOODSIDE ST

SHADY WOODS ST

WOODSTREAM DR



Fairfield County
Unincorporated Areas
390158

39045C0110G
eff. 6/2012

39045C0130H
eff. 7/19/2018

SYCAMORE CREEK

Zone AE

Zone AE

Zone AE

Zone AE

Zone AE

Zone AE

Single Family Home Density (2 units / acre)

2 homes per acres is calculated as the # of homes based on the **Gross** acres of a project/subdivision, not “buildable” acres

Longview Highlands off of Long Road as an example

160 homes on 80 acres

New builds occurring with many homes in the \$450+K range with ~2500 – 3200+ sq foot

Phase 5 – 30 homes on 21 acres (green/open space), other phases will have more to get the 160 homes on 80 acres

Building Setbacks

- The following building setbacks and density requirements were established for Longview Highlands subdivision:
 - Density not to exceed 2 dwelling units per acre.
 - A 35-ft maximum building height.
 - Minimum lot area 9,100 sq. ft.
 - Minimum lot width (at building line) 70-ft.
 - Minimum lot depth 130-ft.
 - Maximum lot coverage 45 percent. Typical maximum lot coverage is 40% the developer is asking for a 5% variance.
 - Minimum building size 1,800-sq-ft for two story and 1,400-sq-ft for one story (ranch) building.
 - A minimum of 30-ft front yard building setback.
 - A minimum of 8-ft side yard building setback (each side).
 - A minimum of 30-ft rear yard building setback.

Proposed Use

Longview Highlands phase five (5) consists of 30 single-family lots on approximately 21.118 acres.

The overall project consists of 160 single-family lots on approximately 80.241 acres. The development text established a density of 2 units per acre per code and is broken-down into five (5) phases. Thus-far Phases one (1), two (2), Phase three (3), and phase four (4) have been approved by City Council for a total of 129 single-family lots. The established density is consistent with the city initiated ordinance that was passed by the city council in 2002 restricting development to 2 units dwelling per acre.

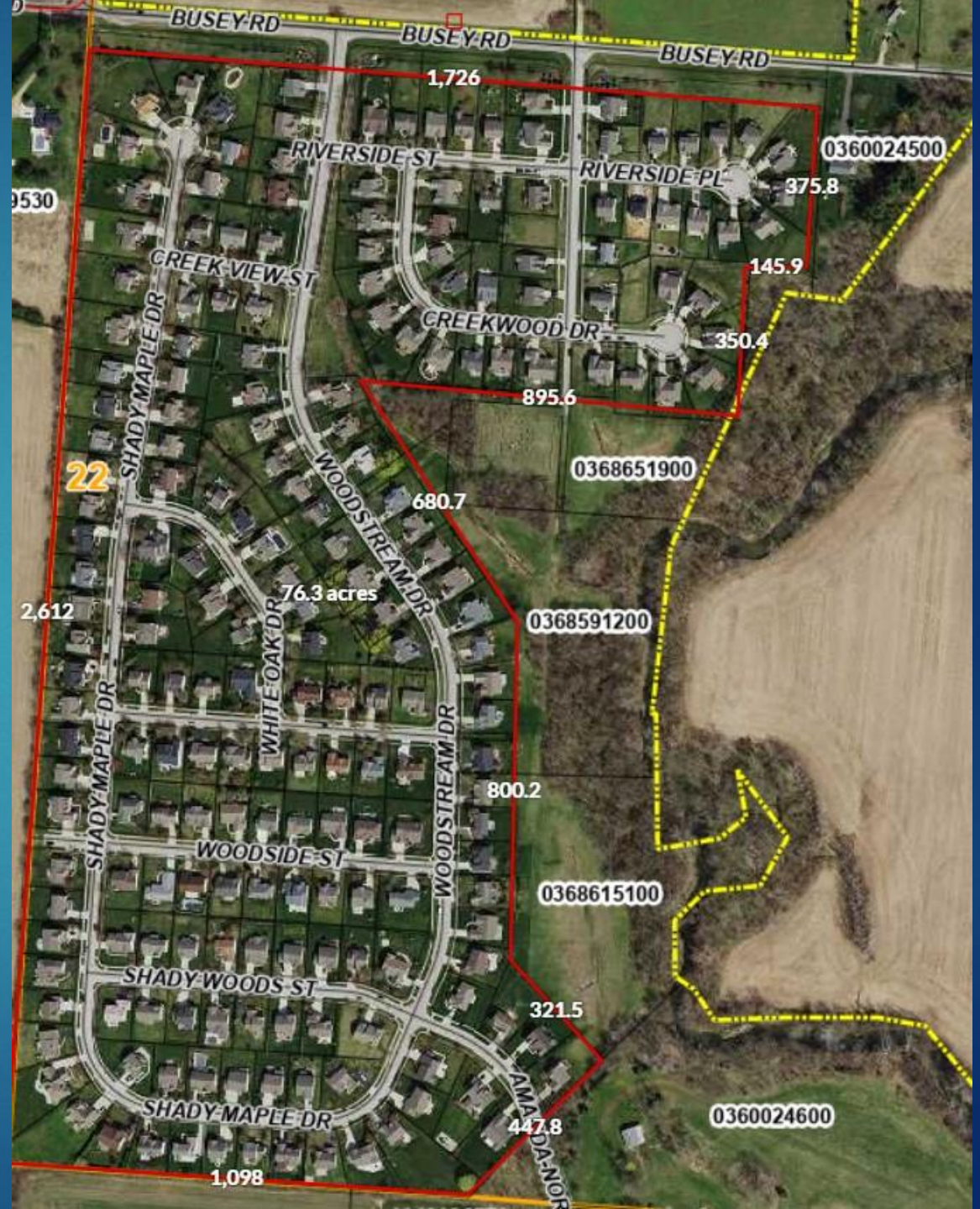


212+/- acres currently zoned 100% residential

- Under a legally binding 2018 contract to rezone
- 2 homes/acre is based off the gross density of the area (212 acres = 424 homes)
- - 54 acres commercial (-108 homes) = 316 homes
- - ~20 acres Condos (Age 55+) (- 40 SF homes) = 276 homes
- - 62.5 acres of open space* (open + pond) (- 125 homes) = 151 SF homes
- Total Fees less Water/Sewer (county) - \$~7600 + \$8k/lot
- $424 * \$15,600 = \sim \$6.6M$
- $151 * \$15,600 = \sim \$2.4M$
- \$4.2M less by reducing the SF home count by 274 (*\$2M less on 125 subtracted from open space)
- Also reducing annual income tax potential by a minimum \$150k/yr by not building more homes



Woodstream Subdivision
Violet Township subdivision
Directly abuts 8185 to the West
~215 homes
~77 acres (+ ~16 acres open space)
Majority of homes are on 70'~80' foot lots
8185 plan is ~150 home on ~76 acres
65 less homes on 8185 with roughly the same acreage



Enclave at Meadowmoore

Violet Township subdivision

Condo subdivision on ~32 acres
in front of Hickory Lakes



Spring Creek and Chesapeake

Chesapeake is a Violet Township subdivision

Spring Creek is partial City/partial township subdivision



Heron Crossing

Violet Township Subdivision

> 300 homes

~170 acres

1805 Sq foot – 2892 Sq Foot houses

Some lots as small as 55'

New Subdivision to the South on 036009100



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	9,100 square feet	6,600 square feet
Lot width	70 feet	55 feet
Lot depth	130 feet	120'
Minimum front yard setback	30 feet	30 feet
Minimum side yard setback	10 feet each side	5 feet each side
Minimum rear yard setback	35 feet	10 feet

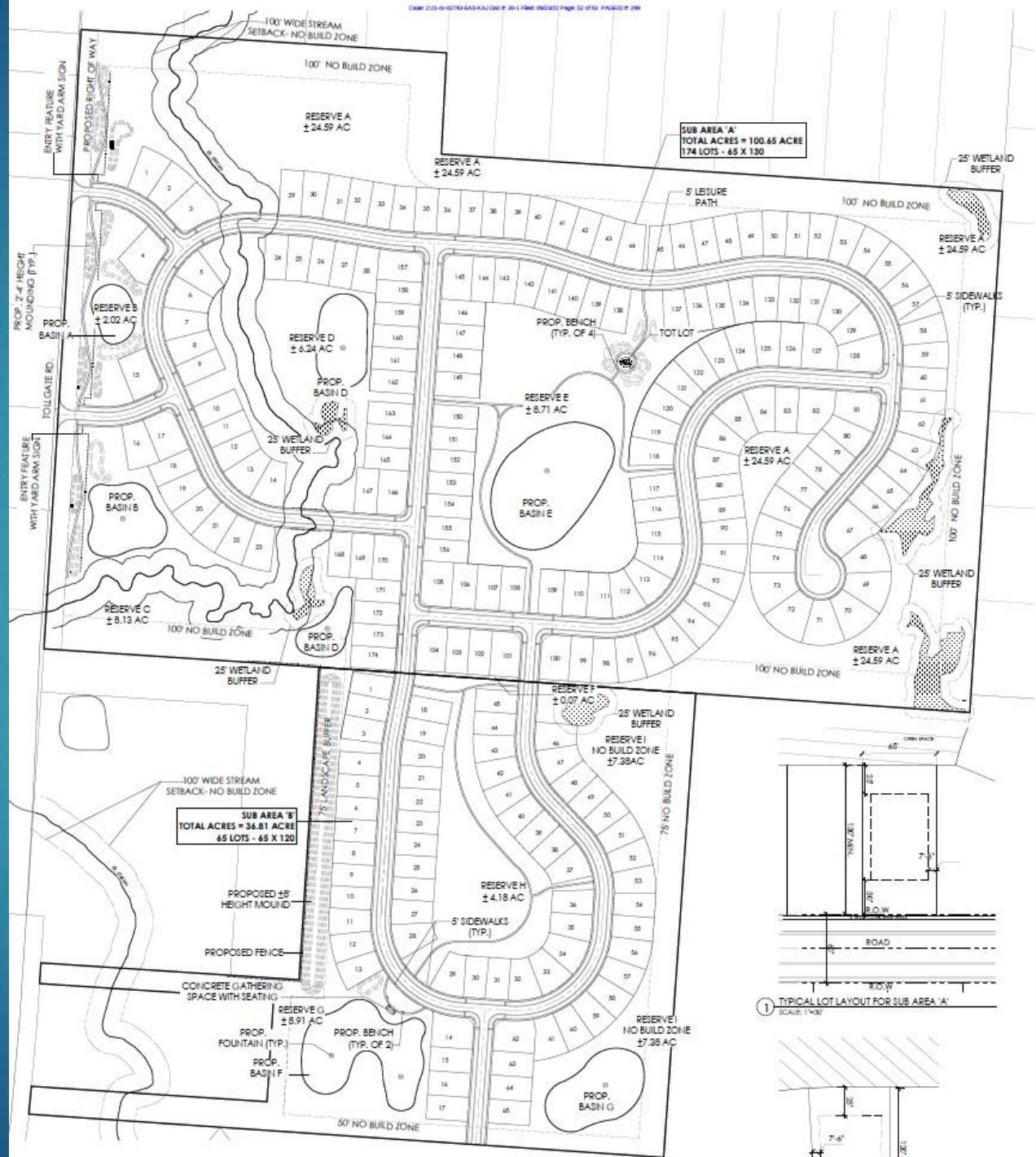
Sycamore Grove

Violet Township Subdivision

65' x 130' lot sizes

239 lots planned on 138 acres (79 acres of open space, wetlands, flood plains and ROW)

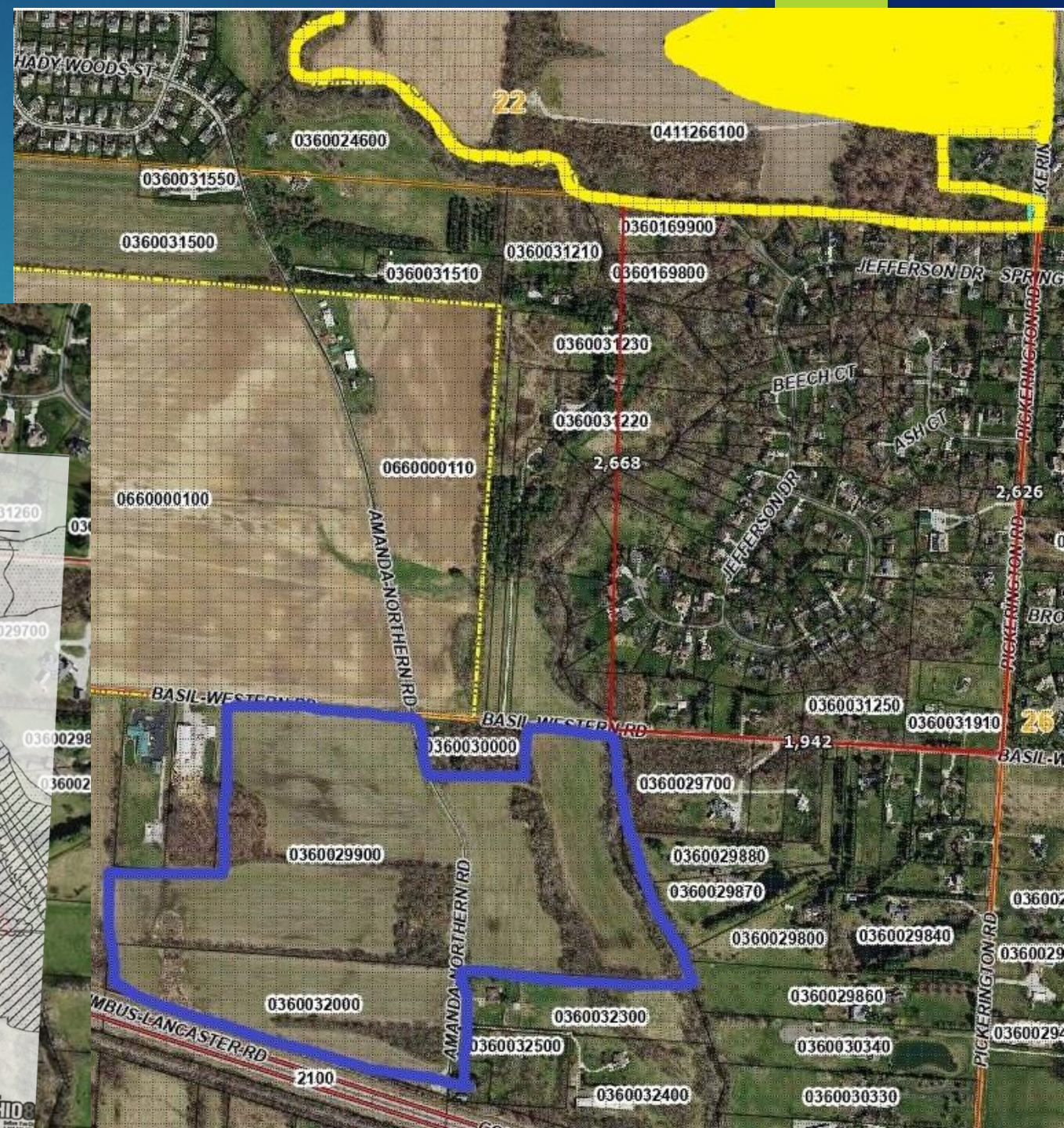
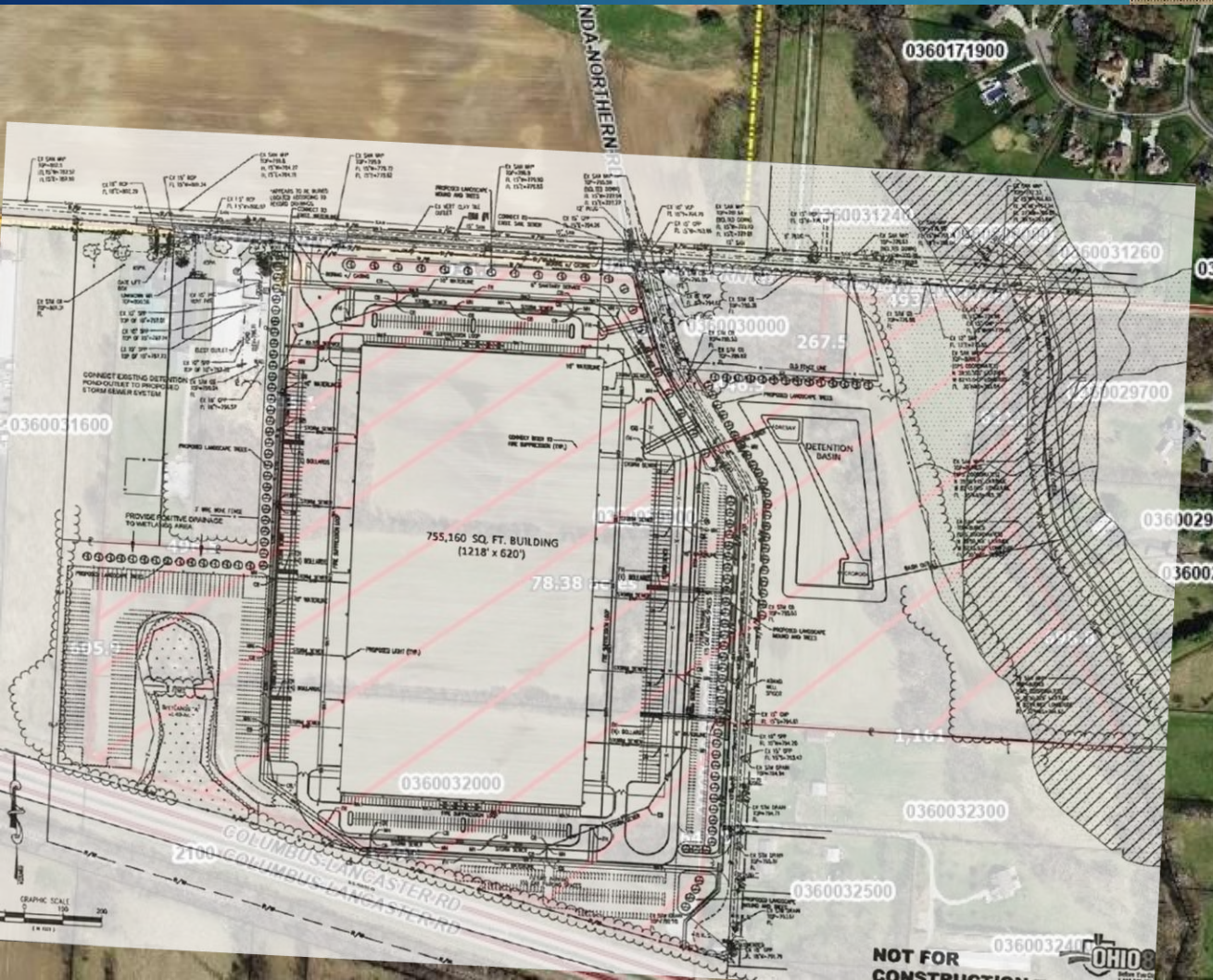
PD zoning was initially denied but was followed by a lawsuit which was settled out of court



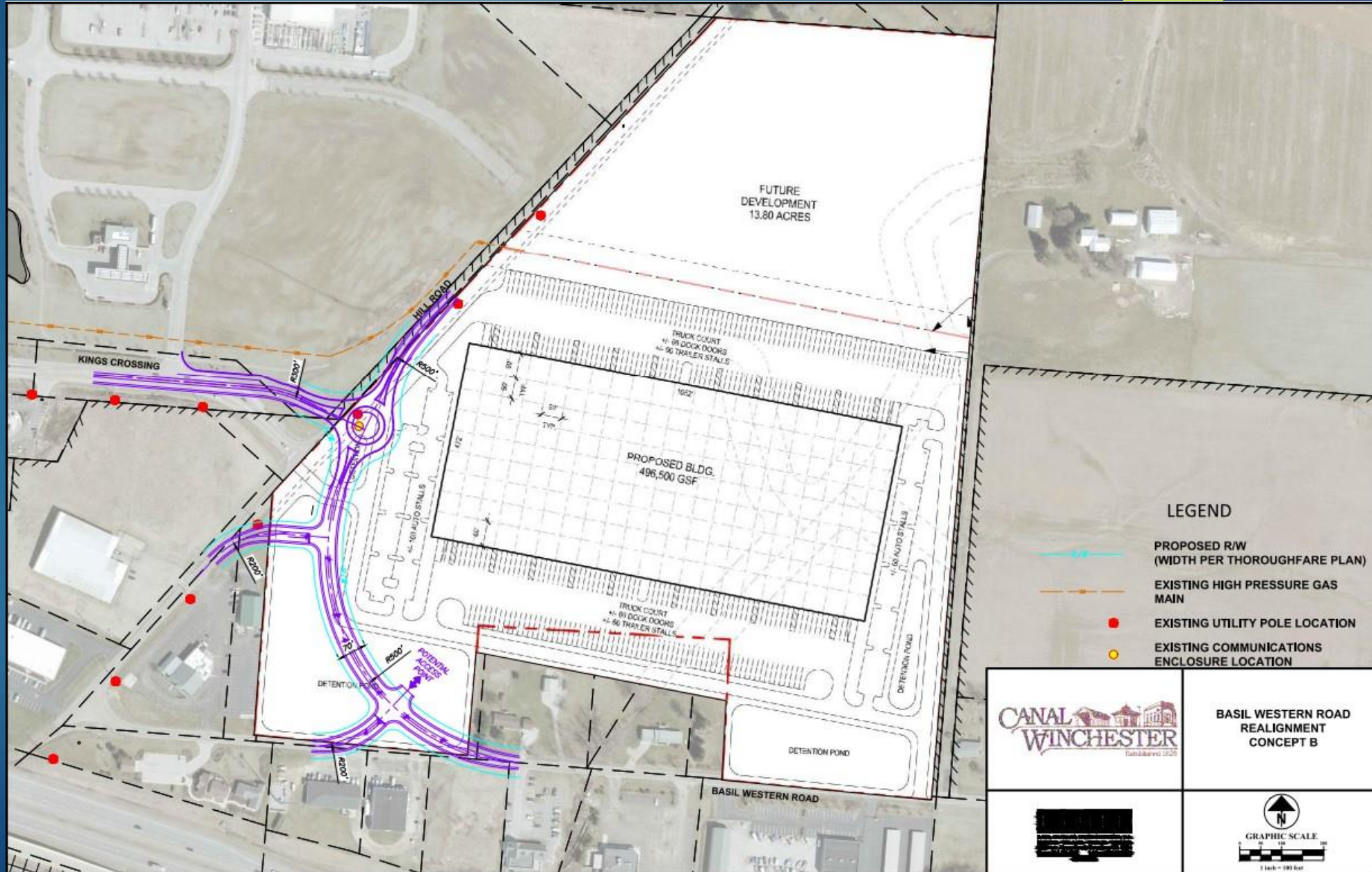
7. Rockford alleges that the R-2 zoning restrictions as-applied to the Property were unreasonable, unsafe, and uneconomic and that development of the Property under the PRD zoning would mitigate these issues.

8. Alleging that continued imposition of the R-2 zoning restrictions on the Property and denial of the rezoning the Property to PRD is unlawful, Rockford filed suit in the Fairfield County, Ohio Court of Common Pleas (the “Litigation”). Rockford alleges that the Township, through its unlawful actions, deprived Rockford of its vested rights under the United States and Ohio Constitutions to use the Property for a PRD free from arbitrary, capricious, and unreasonable restrictions. Additionally, Rockford alleges that the Township routinely rezones similar properties from single-family residential zoning classification to PRD and therefore has treated Rockford unequally without any rational basis.

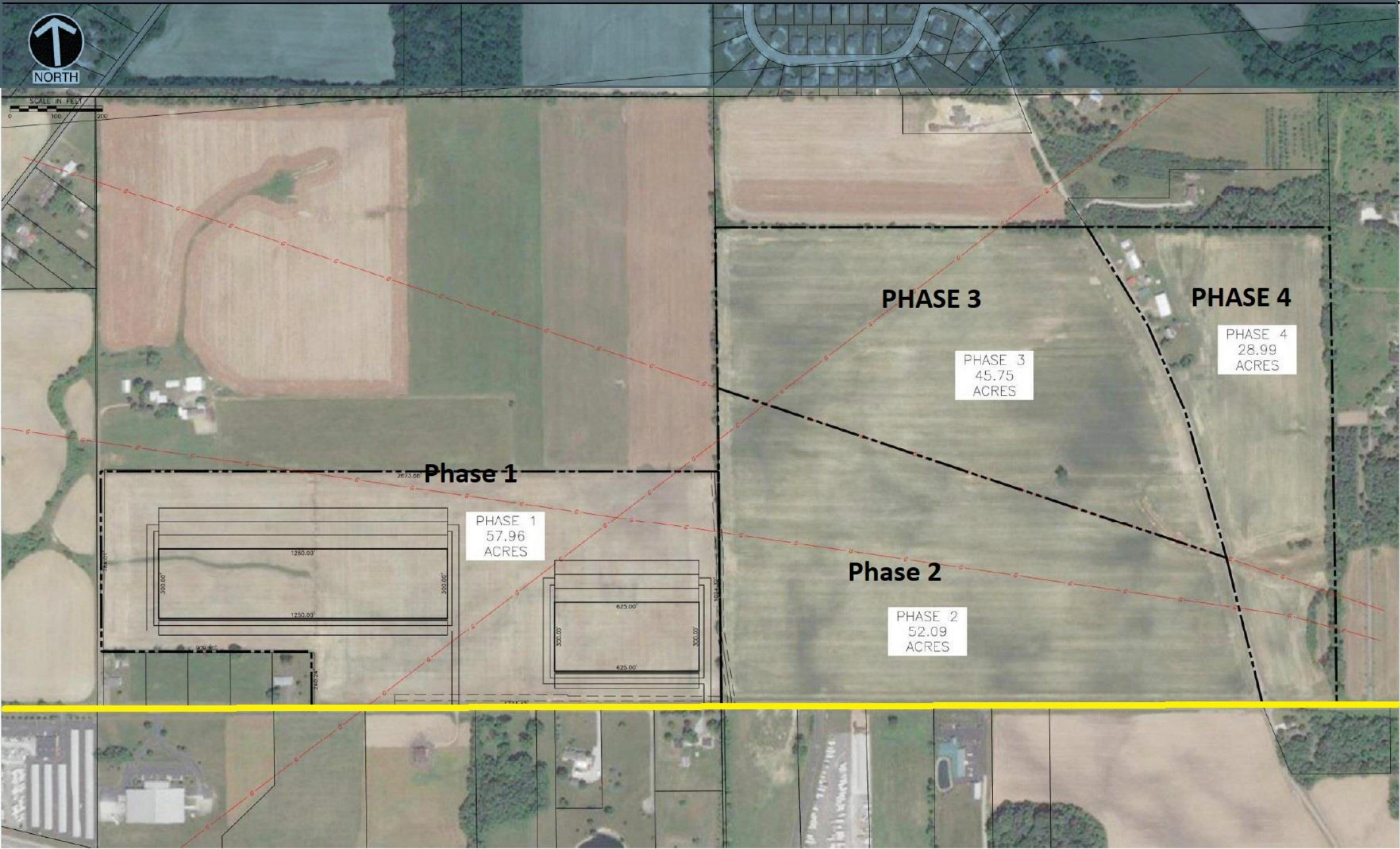
Commercial Development that
"doesn't fit"



Phased plans for Warehouses on Basil Western



Phased plans for Warehouses on Basil Western



Conclusion

- ❑ Reduced Single Family Homes by 274
- ❑ ~125 less that I personally worked on with the Mayor and City Manager by restricting the 2 homes/acre zoning to the 75 acres designated for Single family homes
- ❑ 62+ acres of open space/greenspace
- ❑ 50+ acres of commercial that won't be developed residentially
- ❑ 20 acres of condos, owner-occupied and 55+ to not impact the school system negatively
- ❑ The zoning and lot sizes will be consistent, or exceed, Woodstream and other PD's/PUD's in the City or Township
- ❑ Residential construction standards were improved for 8185 (100% natural front)
- ❑ Confident the commercial development will be far superior to what will be built to the immediate south and west of Jefferson Woods
- ❑ City does NOT abate taxes and outside of 1 exception in the last 15+ years the City of Pickerington has only done non-school Tax Incremental Financing, meaning PLSD still gets all property tax revenue due to them.

Primary Sources

Fairfield County Regional Planning Commission

<https://www.co.fairfield.oh.us/rpc/pdf/October-2022-RPC-Agenda.pdf>

<https://www.co.fairfield.oh.us/rpc/pdf/03.20.23-RPC-Meeting-Notice.pdf>

<https://www.co.fairfield.oh.us/rpc/pdf/rpc-meeting-10.04.2022.pdf>

<https://www.co.fairfield.oh.us/rpc/pdf/November-2022-RPC-Agenda.pdf>

Violet Township Meeting Agenda

<https://violet.civicweb.net/filepro/documents/19310/?preview=20462>

Fairfield County Auditor

<https://realestate.co.fairfield.oh.us/>

Canal Winchester Meeting Agendas

<https://www.canalwinchesterohio.gov/AgendaCenter/ViewFile/Agenda/03202023-465>

<https://www.canalwinchesterohio.gov/AgendaCenter/ViewFile/Agenda/01032022-364>

Rockford Homes Settlement and Sycamore Grove Plan

Case: 2:21-cv-02743-EAS-KAJ Doc #: 30 Filed: 09/23/22

<https://www.co.fairfield.oh.us/rpc/pdf/04.04.23-RPC-Meeting-Notice.pdf>

FEMA

<https://msc.fema.gov/portal/search#searchresultsanchor>