



Municipal Planning Commission

February 9, 2023

Regular Meeting

Agenda

4:00 PM

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Jan 12, 2023 4:00 PM

MPC ITEMS

- 2023-MPC-05 : 0 Vernonview DR, Parcel #66-07961.000 - Zoning Amendment

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 02/09/23 4:00 PM

Dept: **Municipal Planning Commission**

SCHEDULED

Category: Lands
Prepared By: Lacie Blankenhorn
Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3742)

DOC ID: 3742

2023-MPC-05 : 0 VERNONVIEW DR, PARCEL #66-07961.000 - ZONING AMENDMENT

Per Codified Ordinance Chapter 1156 an Application for Zoning Amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: Joshua Williams, Managing Principal of Brookes Group LLC, acting as an agent for MCR Drake - Mount Vernon, LLC requests a zoning amendment from R-1 Single Family District to R-3 Multiple Family District be made to the 40.151-acres parcel #66-07961.000.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone MCR Drake-Mount Vernon, LLC, Lenor R. Cochran, 1 Woodside Dr., Mount Vernon			
Agent's Name, Address and Phone Brookes Group LLC, 763 County Line Rd., Lot 1, Crestline (419-419-5040) Joshua Williams, Managing Principal			
<i>Site Information</i>			
Site Address 0 Vernonview Dr. Mount Vernon, OH 43050		Legal Description NW PT NE OF 25 40.151AC	
Parcel Number 66-07961.000		Deed Volume and Page Number	
<i>Use of Property</i>			
Present Use Vacant		Present Zoning District R-1	
Proposed Use Market Rate, Townhome Rental Community		Proposed Zoning District R-3	
<i>Documents to be Submitted</i>			
The following documents must also be submitted with this application: 1. The proposed amending ordinance, approved as to form by the City Law Director. 2. A statement of the reason(s) for the proposed amendment. 3. A vicinity map at a scale approved by the Zoning Enforcement Officer showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Enforcement Officer may require. 4. A list of all property owners and their mailing addresses who are within, contiguous to, or directly across the street from the parcel(s) proposed to be rezoned and others that may have a substantial interest in the case. 5. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 6. The \$150.00 filing fee as established by ordinance.			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact. Date: <u>1-27-23</u> By: <u>John Williams</u>			
<i>Filing Information</i>			
Filing Date	Fee deposit	Date Paid	Receipt Number
	\$150.00		

This form revised 3-9-2006

Attachment: Final_Mount Vernon Rezoning Application Submission_1.27.23 (3742 : 2012-Mpc-05)



City of Mount Vernon, Ohio

Application for Zoning Amendment Additional Petitioners

<i>Applicant's Information</i>
Owner's Name, Address and Phone Joshua Williams, 763 County Line Road, Lot 1, Crestline OH 44827
Owner's Name, Address and Phone
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This form revised 3-9-2006

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Proposed Amending Ordinance approved as to form by the City Law Director

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED PROPERTY WITHIN THE CITY OF MOUNT VERNON FROM R-1 VACANT LAND TO R-3 UNDER THE MOUNT VERNON ZONING CODE.

WHEREAS, the council for the city of Mount Vernon has received application for rezoning certain property within the city of Mount Vernon;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Knox County, Ohio, that:

SECTION 1: That the city of Mount Vernon hereby amend the zoning classification of Parcel Number 66-07961.000 from R-1 to R-3 under the city of Mount Vernon Zoning Code. (See attached map.)

SECTION 2: That the zoning classification be recorded in the Title XI of the Planning and Zoning Codes of the Codified Ordinances of the City of Mount Vernon.

Bruce E. Hawkins, President of Council

PASSED: _____, 20_____.

ATTESTED:

Todd Hill, Clerk of Council

APPROVED: _____, 20_____

Matthew T. Starr, Mayor

Brookes Group, LLC

January 27, 2023

Statement of Reasons for the Proposed Amendment

Brookes Group, a developer of active adult communities, single-family home subdivisions, and build-to-rent townhome communities, is under contract to acquire and build upon the site known as 0 Vernonview Dr. Mount Vernon, OH 43050. This is an approximate 40-acre parcel splitting Woodside Drive and Upland Terrace along Vernonview Drive. Our Company is submitting to the Clerk of Council of Mount Vernon and City Council its application on rezoning for consideration to change the property zoning from its current state as R-1 to a new proposed zone as R-3.

The proposed change is required in order to realize the vision of Arista Villas, a 226-unit townhome rental community with a community clubhouse, pool, volleyball court, and three miles of walking trails. The proposed community is not a direct competitor to the other new projects approved by the City Council, instead we are filling a different market rate need for larger, more private rental residences. Each townhome unit is designed with a one or two-car garage option, has three bedrooms across three stories, an open kitchen, living room, and dining area floorplan, as well as space on the first floor dedicated to office or working space for our target market (25- to 45-year-old professionals and younger families). Both floorplan styles are situated between 1,500 to 1,600 square feet, thus placing this type of product in another category than market-rate apartment or condo living.

The elements of the design takes into consideration all proposed changes of the Mount Vernon engineering and safety director offices. Most importantly, (1) the rezoning would provide 6.75 acres to the Mount Vernon Fire Department for building of a three-bay firehouse on the east side of the community and (2) create a parallel artery road to Coshocton Avenue for travel from Vernonview Road to Upper Gilchrist Roads, and south to Coshocton Avenue. Travelers wishing to avoid Coshocton Avenue all together from Upper Gilchrist could potentially travel along the Arista Villas artery road to Beech Street. Further, the addition of a roundabout approximate to the center of the community will slow down traffic from the east and west and all travelers more immediate access to the Know Community Hospital to the south.

The immediate ability of the City of Mount Vernon to cure traffic problems between multiple destinations and to provide quicker Fire Department response times to all parts of the community were paramount considerations we attempted to solve with the design of the Arista Villas subdivision plan. This plan contemplates providing 6.75 acres, along the east side of the community adjacent to Vernonview, to the Fire Department for the construction of a new firehouse. Further, the City Council should consider our request for rezoning due to the following:

- i. A residential R-3 use is appropriate as it is located adjacent to existing residential zones including PND and R-1.
- ii. The zoning change will allow for providing mid-density housing in a townhouse-style, which will complement and provide an alternative to nearby existing housing types of single-family and apartments.
- iii. The proposed site is located within a mile of amenities needed to support a residential community: groceries, restaurants, shopping, parks, golf course, a school, and various other businesses.
- iv. The proposed site is currently a wooded, hilly undeveloped parcel and may not be ideal for R-1. It is further proved by national studies that townhome communities have a less impact on City infrastructure and school systems than single-family residences (only 1 out of every 5 units typically have a school-aged child).

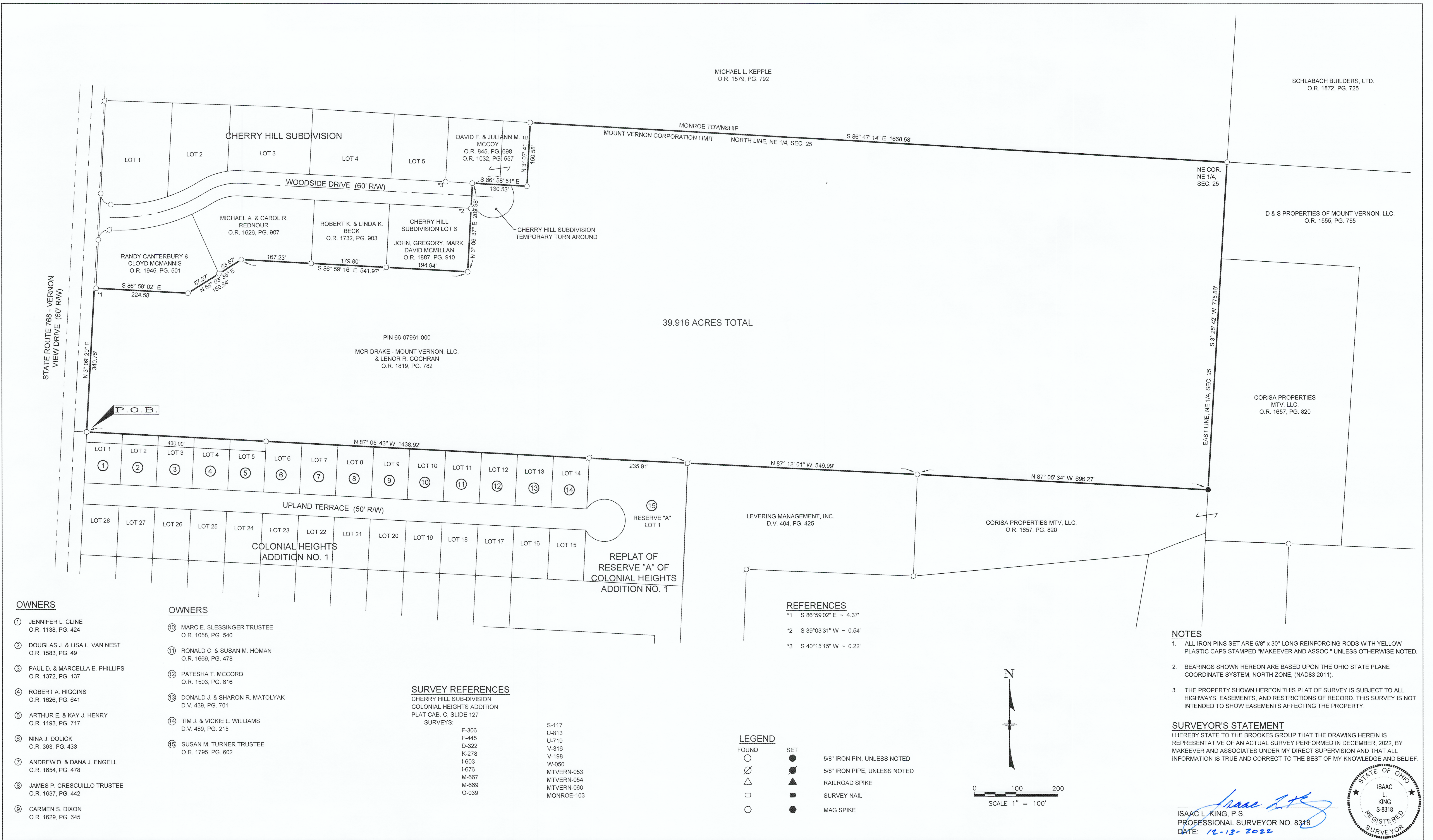
Statement of the Proposed Amendment Application to Related Comprehensive Plan

The proposed townhome rental community is ideal for the population of Mount Vernon whose constituents have a median age of 36.6 years old and average household income at or above \$54,128 per year. Due to rising interest rates and real property taxes in Ohio, the market has pushed out many first-time homebuyers from the pool of housing buyers. Accordingly, a \$230,000 home purchase today means a buyer can expect to spend between \$1,800 and \$1,900 per month in principal, interest, mortgage insurance, and homeowner's insurance with a 10% down payment at today's interest rates. These figures imply a homeowner household needs to make at least \$76,000 per year if housing expense allocation per a family's budget remains at or below 30% of gross income.

The Arista Villas community proposal would provide housing below the average cost of homeownership with market rates at or below \$1.00 per rental square foot. For the potential market of 25- to 45-year-old renters, flexibility in market rate housing without the higher monthly costs and large down payment is crucial. Not only for the financial considerations, but Arista Villas would also allow this demographic what they truly desire: relaxed and accommodative housing that allows them to travel. The proposed site amendment would alleviate an immediate need for more housing options to young professionals and help to build the market rate housing supply base in Mount Vernon. While housing options and supply are important parts of the strategic plan of the community, we believe this community of market rate townhomes will also provide a more direct path to first-time homeownership rather than the traditional path of moving up from apartments.

While many developers focus on the immediate impacts housing has on an area, Brookes Group focuses on retainage in a community. The housing option proposed through the zoning amendment will allow the City of Mount Vernon to retain more families and first-time homebuyers when those products because available in other approved projects.

The proposed zoning amendment is perfectly aligned to the strategic plan of the City of Mount Vernon and Brookes Group wishes for nothing less than to respectfully serve the community and its citizens.



EASEMENT REFERENCE				REVISIONS				Plats Prepared By :  P.O. BOX 325, 1810 E. MANSFIELD ST. BUCYRUS, OHIO 44820 Phone: (419) 562-7757 Fax: (419) 562-4717	DESCRIPTION BEING PART OF THE NORTHEAST QUARTER, SECTION 25, QUARTER 3, TOWNSHIP 7 NORTH, RANGE 12 WEST, OF THE US MILITARY LANDS, CITY OF MOUNT VERNON, KNOX COUNTY, OHIO.	ENG. FILE NO. _____ IMP. ACCT. NO. _____ CONTRACT NO. _____ COMPLETION DATE _____ CONTRACTOR _____	PLAT OF SURVEY FOR: THE BROOKES GROUP MT. VERNON, KNOX COUNTY, OHIO	
City's No.	County	Recorder	Grantor	No.	Description	Approval	Date				Scale : Horiz. = 1" = 100' Vert. = NONE	Sheet No. : 1 OF 1
	Volume	Page									Original Sheet Size = 24"x36"	S:\2022\226
											Date : 12-12-2022	Dwg. No. : 2022-226 Ground
				AS BUILT								



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR THE BROOKES GROUP
39.916 ACRE TRACT
MOUNT VERNON, KNOX COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF KNOX, CITY OF MOUNT VERNON, BEING PART OF THE NORTHEAST QUARTER, SECTION 25, QUARTER 3, TOWNSHIP 7 NORTH, RANGE 12 WEST, OF THE US MILITARY LANDS, BEING A 39.916 ACRE TRACT CONVEYED TO MCR DRAKE – MOUNT VERNON, LLC & LENOR R. COCHRAN OF RECORD IN OFFICIAL RECORD 1819, PAGE 782, ALSO KNOWN AS PARCEL NUMBER 66-07961.000, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, KNOX COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN FOUND ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE 768 – VERNON VIEW DRIVE (60 FEET IN WIDTH), A NORTHWEST CORNER OF COLONIAL HEIGHTS ADDITIONS NO. 1, A NORTHWEST CORNER OF LOT 1 OF SAID COLONIAL HEIGHTS ADDITIONS, AND A SOUTHWEST CORNER OF SAID MCR DRAKE TRACT;

THENCE NORTH 03°09'20" EAST, A DISTANCE OF 340.75 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROUTE 768 AND A WEST LINE OF SAID MCR DRAKE TRACT, TO A POINT REFERENCED BY AN IRON PIN FOUND SOUTH 86°59'02" EAST, A DISTANCE OF 4.37 FEET;

THENCE SOUTH 86°59'02" EAST, A DISTANCE OF 224.58 FEET WITH A NORTH LINE OF SAID MCR DRAKE TRACT AND A SOUTH LINE OF A TRACT CONVEYED TO RANDY CANTERBURY AND CLOYD MCMANNIS OF RECORD IN OFFICIAL RECORD 1945, PAGE 501, TO AN IRON PIN FOUND AT A CORNER OF SAID MCR DRAKE TRACT AND A SOUTHEAST CORNER OF SAID CANTERBURY AND MCMANNIS TRACT;

THENCE NORTH 58°03'35" EAST, A DISTANCE OF 150.84 FEET WITH A NORTHWEST LINE OF SAID MCR DRAKE TRACT, A SOUTHEAST LINE OF SAID CANTERBURY AND MCMANNIS TRACT, AND ALSO A SOUTHEAST LINE OF A TRACT CONVEYED TO MICHAEL A. AND CAROL R. REDNOUR OF RECORD IN OFFICIAL RECORD 1626, PAGE 907, PASSING AN IRON PIN FOUND AT 87.27 FEET, TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID MCR DRAKE TRACT AND A CORNER OF SAID REDNOUR TRACT;

THENCE SOUTH 86°59'16" EAST, A DISTANCE OF 541.97 FEET WITH A NORTH LINE OF SAID MCR DRAKE TRACT, A SOUTH LINE OF SAID REDNOUR TRACT, A SOUTH LINE OF A TRACT CONVEYED TO ROBERT K. AND LINDA K. BECK OF RECORD IN OFFICIAL RECORD 1732, PAGE 903, AND A SOUTH LINE OF CHERRY HILL SUBDIVISION LOT 6 CONVEYED TO

Attachment: Final_Mount Vernon Rezoning Application Submission_1.27.23 (3742 : 2012-Mpc-05)

JOHN, GREGORY, MARK, AND DAVID MCMILLAN OF RECORD IN OFFICIAL RECORD 1887, PAGE 910, PASSING AN IRON PIN FOUND AT 167.23 FEET AND PASSING AN IRON PIPE FOUND AT 347.03 FEET, TO AN IRON PIN FOUND AT A CORNER OF SAID MCR DRAKE TRACT AND A SOUTHEAST CORNER OF SAID CHERRY HILL SUBDIVISION LOT 6;

THENCE NORTH 03°06'37" EAST, A DISTANCE OF 209.98 FEET WITH A WEST LINE OF SAID MCR DRAKE TRACT, AN EAST LINE OF SAID CHERRY HILL SUBDIVISION LOT 6, AND THE EAST TERMINUS OF WOODSIDE DRIVE (60 FEET IN WIDTH), TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID MCR DRAKE TRACT, THE NORTHEAST TERMINUS OF SAID WOODSIDE DRIVE, AND A SOUTH LINE OF A TRACT CONVEYED TO DAVID F. AND JULIANN M. MCCOY OF RECORD IN OFFICIAL RECORD 845, PAGE 698, AND ALSO OFFICIAL RECORD 1032, PAGE 557;

THENCE SOUTH 86°58'51" EAST, A DISTANCE OF 130.53 FEET WITH A NORTH LINE OF SAID MCR DRAKE TRACT AND A SOUTH LINE OF SAID MCCOY TRACT, TO AN IRON PIN FOUND AT A CORNER OF SAID MCR DRAKE TRACT AND A SOUTHEAST CORNER OF SAID MCCOY TRACT;

THENCE NORTH 03°07'41" EAST, A DISTANCE OF 150.58 FEET WITH A WEST LINE OF SAID MCR DRAKE TRACT AND AN EAST LINE OF SAID MCCOY TRACT, TO AN IRON PIN FOUND ON THE NORTH LINE OF THE CORPORATION LIMIT, A SOUTH LINE OF MONROE TOWNSHIP, THE NORTH LINE OF SAID NORTHEAST QUARTER, A NORTHWEST CORNER OF SAID MCR DRAKE TRACT, A NORTHEAST CORNER OF SAID MCCOY TRACT, AND A SOUTH LINE OF A TRACT CONVEYED TO MICHAEL L. KEPPEL OF RECORD IN OFFICIAL RECORD 1579, PAGE 792;

THENCE SOUTH 86°47'14" EAST, A DISTANCE OF 1668.58 FEET WITH THE NORTH LINE OF SAID CORPORATION LIMIT, A SOUTH LINE OF SAID MONROE TOWNSHIP, A NORTH LINE OF SAID NORTHEAST QUARTER, AND A NORTH LINE OF SAID MCR DRAKE TRACT, TO AN IRON PIN FOUND AT A NORTHEAST CORNER OF SAID NORTHEAST QUARTER, A NORTHEAST CORNER OF SAID MCR DRAKE TRACT, A SOUTHWEST CORNER OF A TRACT CONVEYED TO SCHLABACH BUILDERS, LTD. OF RECORD IN OFFICIAL RECORD 1872, PAGE 725, AND A NORTHWEST CORNER OF A TRACT CONVEYED TO D AND S PROPERTIES OF MOUNT VERNON, LLC. OF RECORD IN OFFICIAL RECORD 1617, PAGE 135;

THENCE SOUTH 03°25'42" WEST, A DISTANCE OF 775.86 FEET WITH THE EAST LINE OF SAID NORTHEAST QUARTER AND AN EAST LINE OF SAID MCR DRAKE TRACT, TO AN IRON PIN SET AT A SOUTHEAST CORNER OF SAID MCR DRAKE TRACT OF RECORD IN OFFICIAL RECORD 1579, PAGE 792 AND A CORNER OF A TRACT CONVEYED TO CORISA PROPERTIES MTV, LLC. OF RECORD IN OFFICIAL RECORD 1657, PAGE 820;

THENCE NORTH 87°05'34" WEST, A DISTANCE 696.27 FEET WITH A SOUTH LINE OF SAID MCR DRAKE TRACT AND A NORTH LINE OF SAID CORISSA PROPERTIES TRACT, TO AN IRON PIN FOUND AT A NORTHWEST CORNER OF SAID CORISSA PROPERTIES TRACT AND A NORTHEAST CORNER OF A TRACT CONVEYED TO LEVERING MANAGEMENT, INC. OF RECORD IN DEED VOLUME 404, PAGE 425;

THENCE NORTH 87°12'01" WEST, A DISTANCE OF 549.99 FEET WITH A SOUTH LINE OF SAID MCR DRAKE TRACT AND A NORTH LINE OF SAID LEVERING MANAGEMENT TRACT, TO AN IRON PIPE FOUND AT A NORTHWEST CORNER OF SAID LEVERING MANAGEMENT TRACT AND A NORTHEAST CORNER OF REPLAT OF RESERVE "A" COLONIAL HEIGHTS ADDITION NO. 1;

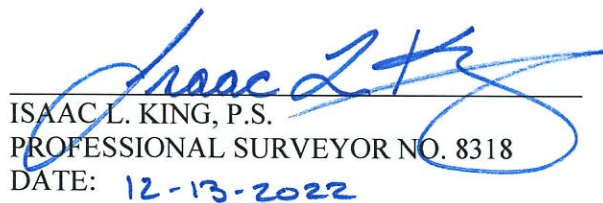
THENCE NORTH 87°05'43" WEST, A DISTANCE OF 1438.92 FEET WITH A SOUTH LINE OF SAID MCR DRAKE TRACT, A NORTH LINE OF SAID REPLAT OF RESERVE "A" COLONIAL HEIGHTS ADDITION, AND ALSO A NORTH LINE OF SAID COLONIAL HEIGHTS ADDITION, PASSING AN IRON PIPE FOUND AT 235.91 FEET AND AN IRON PIN FOUND AT 1008.92 FEET, TO THE IRON PIN FOUND AT THE POINT OF BEGINNING, CONTAINING 39.916 ACRES OF LAND, MORE OR LESS.

THE ABOVE DESCRIPTION WAS BASED ON A SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED DECEMBER 2022, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

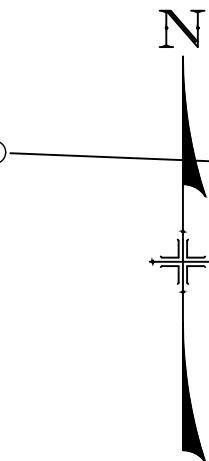
ALL BEARINGS SHOWN HEREIN ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).

ALL IRON PINS SET ARE 5/8" O.D. X 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.

PRIOR DEED REFERENCES: OFFICIAL RECORD 1579, PAGE 792.


 ISAAC L. KING, P.S.
 PROFESSIONAL SURVEYOR NO. 8318
 DATE: 12-13-2022





ADDRESS
VERNONVIEW DRIVE,
MOUNT VERNON, OH 43050

- ① JENNIFER L. CLINE
O.R. 1138, PG. 424
- ② DOUGLAS J. & LISA L. VAN NEST
O.R. 1583, PG. 49
- ③ PAUL D. & MARCELLA E. PHILLIPS
O.R. 1372, PG. 137
- ④ ROBERT A. HIGGINS
O.R. 1626, PG. 641
- ⑤ ARTHUR E. & KAY J. HENRY
O.R. 1193, PG. 717
- ⑥ NINA J. DOLICK
O.R. 363, PG. 433
- ⑦ ANDREW D. & DANA J. ENGELL
O.R. 1654, PG. 478
- ⑧ JAMES P. CRESCUILLO TRUSTEE
O.R. 1637, PG. 442
- ⑨ CARMEN S. DIXON
O.R. 1297, PG. 23

- ⑩ MARC E. SLEESSINGER TRUSTEE
O.R. 1058, PG. 540
- ⑪ RONALD C. & SUSAN M. HOMAN
O.R. 1669, PG. 478
- ⑫ PATESHA T. MCCORD
O.R. 1503, PG. 616
- ⑬ DONALD J. & SHARON R. MATOLYAK
D.V. 439, PG. 701
- ⑭ TIM J. & VICKIE L. WILLIAMS
D.V. 489, PG. 215
- ⑮ SUSAN M. TURNER TRUSTEE
O.R. 1795, PG. 602

*1 S 86°59'02" E ~ 4.37'

*2 S 39°03'31" W ~ 0.54'

*3 S 40°15'15" W ~ 0.22'

NO ZONING REPORT PROVIDED. ZONING MAP FOUND ONLINE AT KNOX COUNTY AUDITOR WEBSITE
ZONING PROVISIONS FOUND IN CODIFIED ORDINANCES OF MOUNT VERNON.

R-1 - SINGLE FAMILY DISTRICT

MIN. LOT AREA - 8,500 SQ FT.

MIN. LOT WIDTH - 75' (80' FOR CORNER LOTS)

MAX. LOT COVERAGE - 35%

FRONT - 30' (40' FOR STRUCTURES ON LOTS FRONTING ON MAJOR ARTERIALS AND MAJOR COLLECTORS AS DESIGNATED BY THE OFFICIAL THOROUGHFARE PLAN)

REAR - 30' (25' FOR LOTS AFFECTED BY RADIUS OF CUL-DE-SAC TURNAROUNDS, 5' FOR DETACHED ACCESSORY BUILDINGS)

SIDE - 10' FOR PRINCIPAL BUILDINGS, 5' FOR DETACHED ACCESSORY BUILDINGS

PARKING - AT LEAST 2 SPACES, ONE OF WHICH MUST BE ENCLOSED

R-3 - MULTIPLE FAMILY DISTRICT

MIN. LOT AREA - 10,000 SQ.FT.

MIN. LOT AREA PER UNIT - 3,600 SQ.FT.

MIN. LOT WIDTH - 100'

MAX. LOT COVERAGE 50%

FRONT - 30' (40' FOR STRUCTURES ON LOTS FRONTING ON MAJOR ARTERIALS & MAJOR COLLECTORS AS DESIGNATED BY THE OFFICIAL THOROUGHFARE PLAN)

REAR - 20' (FOR GARAGES, ADDITIONAL 2' REQUIRED FOR EACH PARKING SPACE IN THE GARAGE IN EXCESS OF 2 SPACES)

SIDE - HEIGHT OF THE BUILDING, OR A MINIMUM OF 25', WHICHEVER IS GREATER FOR PRINCIPAL BUILDING WALLS WITH DOORS AND WINDOWS, 10' FOR PRINCIPAL BUILDING WALLS WITH NO DOORS OR WINDOWS, 5' FOR ONE-STORY ACCESSORY BUILDINGS AND ANY PAVEMENT.

MIN. DISTANCE BETWEEN BUILDINGS ON SAME LOT - 20' (HEIGHT OF THE HIGHER BUILDING IF ANY 1' OR BOTH WALLS FACING EACH OTHER HAVE WALL OPENINGS)

PARKING - NO PARKING SHALL BE PERMITTED IN A FRONT YARD

PER ORD. 1158.06 (R-3 ZONE) - MAX DENSITY 10 DU/ACRE
PER ORD. 1162.02 (R-3 ZONE) LOT SIZE 10000SF(3600SF/UNIT)
FRONT S.B. 30', SIDE S.B.10' REAR S.B.20'
REQ'D OPEN SPACE (20%) = 8.02 AC

RAW YIELD CALCULATIONS:
R-3 ZONE MAXIMUM DENSITY = 10 DU/ACRE
NO ROADS OR BASINS 40.1AC x 10/AC = 401 UNITS

DESIGN YIELD CALCULATIONS:
R.O.W.AREA = 352,455 SF = 8.09 AC (20.2%)
BASIN AND GREEN 551,670 SF = 12.66 AC (31.6%)
BASIN 130859 SF = 3.0 AC (7.48%)
GREEN ONLY 420,811 SF = 9.66 AC (24.1%)
TOTAL BUILDABLE AREA (40.1-3.0) = 32.01 AC

FOUND	SET	
		5/8" IRON PIN, UNLESS NOTED
		5/8" IRON PIPE, UNLESS NOTED
		RAILROAD SPIKE
		SURVEY NAIL
		MAG SPIKE



1. ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83 2011).
3. THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

I HEREBY STATE TO THE BROOKES GROUPE THAT THE DRAWING HEREIN IS
 REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN DECEMBER, 2022, BY
 MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL
 INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

The seal is circular with a dotted border. The outer ring contains the text "STATE OF OHIO" at the top and "REGISTERED SURVEYOR" at the bottom, separated by two stars. The center of the seal contains the text "ISAAC L. KING" and "S-8318".

Packet Pg. 12

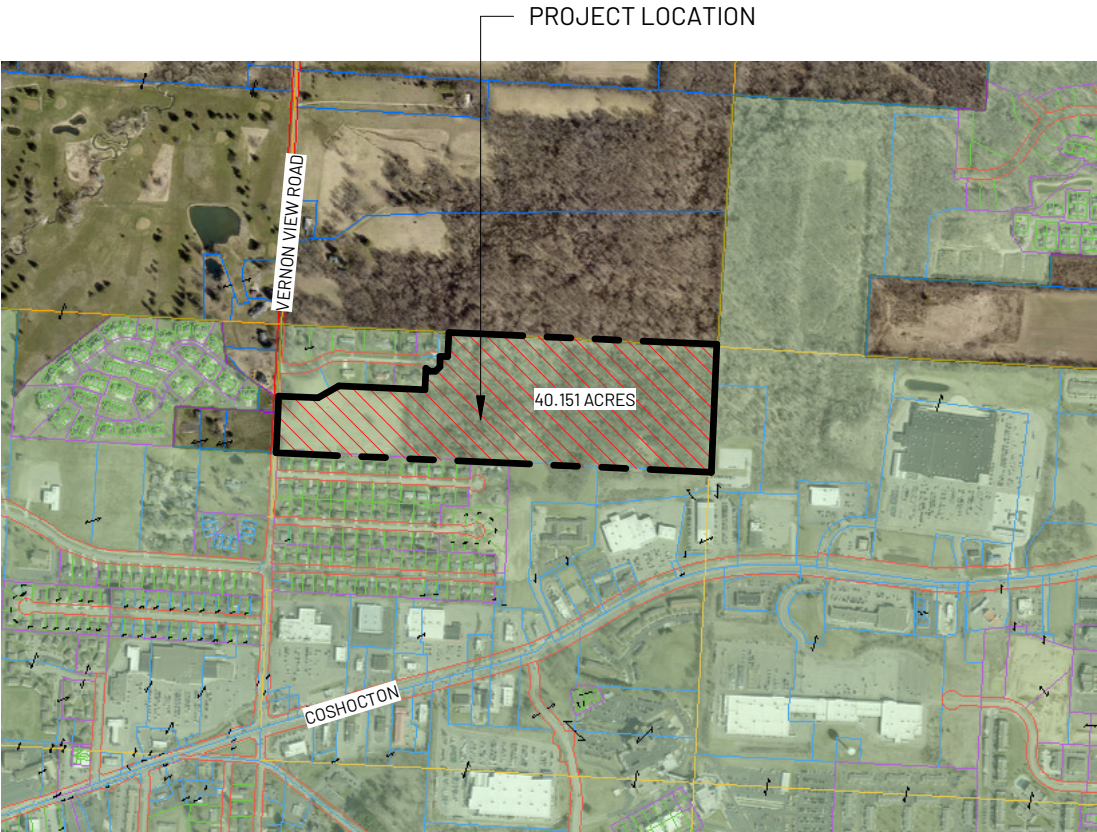
Mailing Addresses of Contiguous Property Owners

Parcel: 66-07961

Parcels #:	Owner	Property Address	Owner Address
4900406001	KEPPE MICHAEL L	1000 VERNONVIEW DR	1130 VERNONVIEW DR MOUNT VERNON OH 43050
6607961001	MCCOY DAVID F & JULIANN M	VERNONVIEW DR	11 WOODSIDE DR MOUNT VERNON OH 43050
6604473000	MCMILLAN JOHN; GREGORY; MARK; DAVID	12 WOODSIDE DR MOUNT VERNON OH 43050	9335 LAYMON RD GAMBIER OH 43022
6600214000	BECK ROBERT K & LINDA K	10 WOODSIDE DR MOUNT VERNON OH 43050	10 WOODSIDE DR MOUNT VERNON OH 43050
6607950000	REDNOUR MICHAEL A & CAROL R	6 WOODSIDE DR MOUNT VERNON OH 43050	6 WOODSIDE DR MOUNT VERNON OH 43050
6607960000	CANTERBURY RANDY & MCMANNIS CLOYD	VERNONVIEW DR	3001 UNIVERSITY RD WINSTON SALEM NC 27104
4901160000	FRAZIER JEFFREY LEE & TAMI J	551 VERNONVIEW DR MOUNT VERNON OH 43050	551 VERNONVIEW DR MOUNT VERNON OH 43050
4900032000	SANT KEITH L & VICKIE A	VERNONVIEW DR	545 VERNONVIEW DR MOUNT VERNON OH 43050
6602242000	CLINE JENNIFER L	1 UPLAND TERRACE	1 UPLAND TERRACE MOUNT VERNON OH 43050
6602243000	VAN NEST DOUGLAS J & LISA L	3 UPLAND TERRACE MT. VERNON, OH	3 UPLAND TERRACE MOUNT VERNON OH 43050
6607632000	PHILLIPS PAUL D & MARCELLA E	5 UPLAND TERRACE MT VERNON OH	5 UPLAND TERRACE MOUNT VERNON OH 43050
6604603000	HIGGINS ROBERT A	7 UPLAND TERRACE	7 UPLAND TERRACE MOUNT VERNON OH 43050
6602817000	HENRY ARTHUR E & KAY J	9 UPLAND TERRACE MT. VERNON, OH	9 UPLAND TERRACE MOUNT VERNON OH 43050
6602623000	DOLICK NINA J	11 UPLAND TERRACE MT. VERNON, OH	11 UPLAND TERRACE MOUNT VERNON OH 43050
6602624000	ENGELL ANDREW D & DANA J	13 UPLAND TERRACE	13 UPLAND TERRACE MOUNT VERNON OH 43050
6602625000	CRESCUILLO JAMES P TRUSTEE	15 UPLAND TERRACE MOUNT VERNON OH 43050	15 UPLAND TERRACE MOUNT VERNON OH 43050
6602626000	DIXON CARMEN S	17 UPLAND TERRACE MT. VERNON, OH	17 UPLAND TERRACE MOUNT VERNON OH 43050
6602627000	SLESSINGER MARC E TRUSTEE	19 UPLAND TERRACE MOUNT VERNON OH 43050	19 UPLAND TERRACE MOUNT VERNON OH 43050
6602628000	HOMAN RONALD C & SUSAN M	21 UPLAND TERRACE	21 UPLAND TERRACE MOUNT VERNON OH 43050
6606179000	MCCORD PATESHA T	23 UPLAND TERRACE VERNON-N,OH	23 UPLAND TERRACE MOUNT VERNON OH 43050
6602629000	MATOLYAK DONALD J & SHARON R	25 UPLAND TERRACE MT. VERNON, OH	25 UPLAND TERRACE MOUNT VERNON OH 43050
6605337000	WILLIAMS TIM J & VICKIE L	27 UPLAND TERRACE	27 UPLAND TERRACE MOUNT VERNON OH 43050
6603418000	TURNER SUSAN M TRUSTEE	29 UPLAND TERRACE	29 UPLAND TERRACE MOUNT VERNON OH 43050
6609426000	LEVERING MANAGEMENT INC	COSHOCTON AVE MT. VERNON, OH	201 N MAIN ST MOUNT VERNON OH 43050
6609428000	CORISA PROPERTIES MTV LLC	1455 COSHOCTON AVE	1455 COSHOCTON AVE PO BOX 1065 MOUNT VERNON OH 43050
6609832010	CORISA PROPERTIES MTV LLC	1455 COSHOCTON AVE	1455 COSHOCTON AVE PO BOX 1065 MOUNT VERNON OH 43050
6609832009	D & S PROPERTIES OF MOUNT VERNON LLC	COSHOCTON AVE	1455 COSHOCTON RD PO BOX 1065 MOUNT VERNON OH 43050
7100001000	SCHLABACH BUILDERS LTD	UPPER GILCHRIST RD	6678 SR 241 MILLERSBURG OH 44654

PROJECT DATA	
PROJECT NARRATIVE	PROPOSED NEW CONSTRUCTION OF 3-STORY TOWNHOUSE-STYLE DWELLING UNITS IN 4-UNIT AND 6-UNIT STRUCTURES WITH ON-SITE CLUBHOUSE WITH A DEDICATED PUBLIC RIGHT-OF-WAY ON AN UNDEVELOPED SITE
PROJECT ADDRESS	0 VERNONVIEW DR, MT. VERNON, OH 43050
PARCEL NO.	6607961000
LOT AREA	40.151 ACRES
DWELLING UNIT COUNT	226
DWELLING UNIT DENSITY	5.6 DU / ACRE
PARKING COUNT (PRIVATE)	452 (226 GARAGE + 226 STACKED DRIVEWAY)
PARKING COUNT (SHARED)	97
GREEN SPACE AREA	8.9 ACRES (PRELIMINARY ESTIMATE)
STORMWATER BASIN AREA	1.5 ACRES (PRELIMINARY ESTIMATE)
DEDICATED AREA FOR FIRE DEPT	6.75 AC / 293.760 SF
PAVED ROAD AREA	6.3 AC / 276451 SF
BUILDING FOOTPRINT AREA	3.6 AC / 155,000 SF
PRIVATE DRIVEWAY AREA	1.5 AC / 65,400 SF
TOTAL LOT COVERAGE	18.2 ACRES

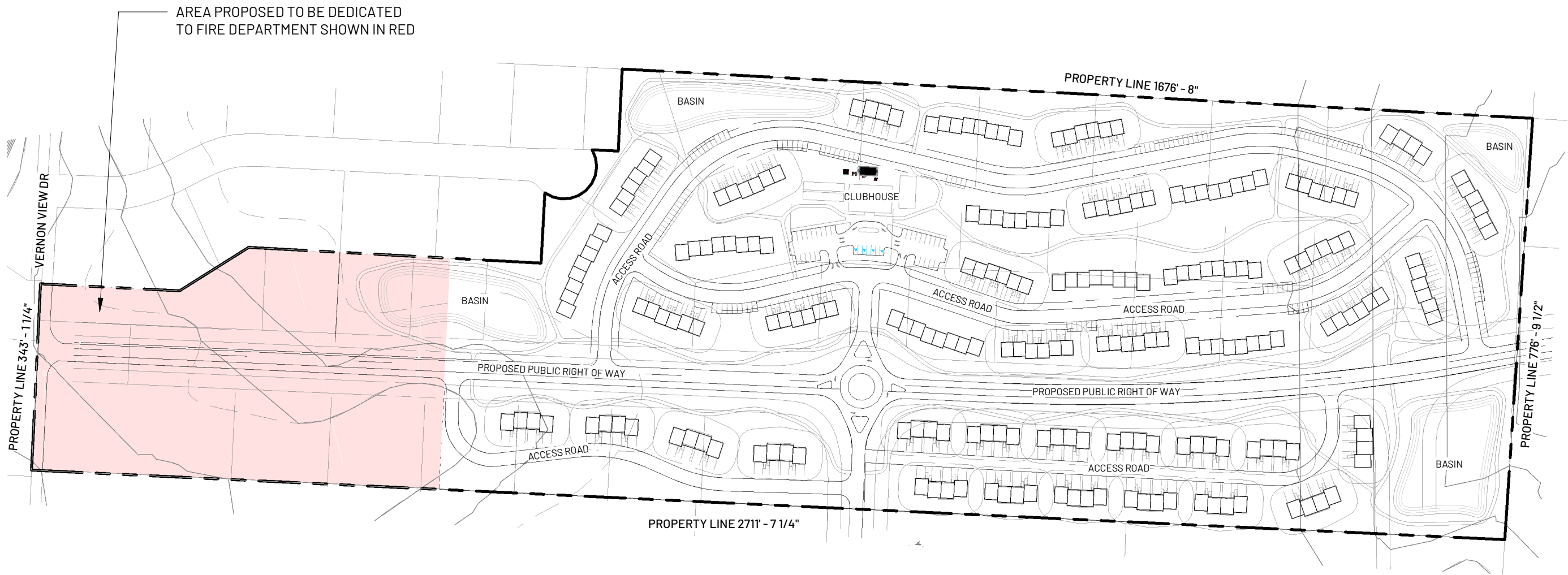
ZONING ANALYSIS		
ZONING DESIGNATION	R-3 PROPOSED	
	REQUIRED	PROPOSED
MIN. LOT AREA	10,000 SF	
MIN. LOT AREA / UNIT	3,600 SF NET	
MIN. LOT WIDTH	100' AT FRONT BUILDING LINE	
MIN. FRONT YARD	30'; OR 40' AT MAJOR ARTERIALS & MAJOR COLLECTORS	
MIN. SIDE YARD (NO WINDOWS & DOORS)	10'	
MIN. SIDE YARD (W/ WINDOWS OR DOORS)	GREATER OF 25' OR BUILDING HEIGHT	
MIN. REAR YARD	20'	
MAX LOT COVERAGE	50% STRUCTURES & PAVEMENT	45%
MAX BUILDING HT	35'	35'
MIN. FLOOR AREA	700 SF / DWELLING UNIT	



VICINITY MAP

01 PRELIM SITE PLAN

1" = 200'-0"



SOLSTICE DESIGN BUILD

801.558.7705
PO BOX 712385
SLC, UT 84171

ARISTA VILLAS

0 Vernon View Dr, Mt.

TITLE
SITE PLAN

DATE
12.14.2022

ISSUE
SCHEMATIC
DESIGN

SD 1.1

3.1.a

TITLE
3D VIEW

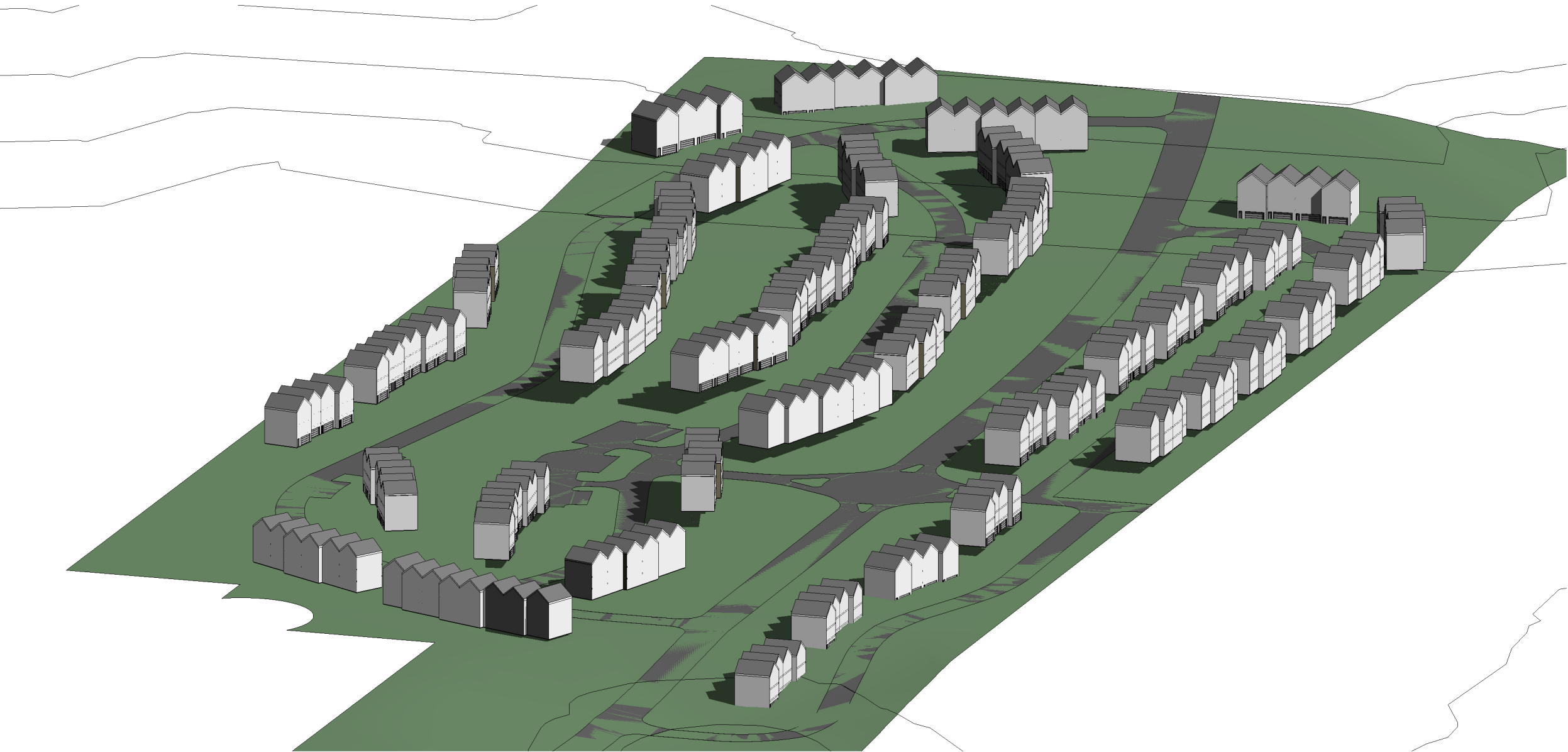
DATE
12.14.2022

ARISTA VILLAS

0 Vernon View Dr, Mt.

SOLSTICE DESIGN BUILD

801.558.7705
PO BOX 712385
SLC, UT 84171



1 3D SITE CONCEPT - VIEW FROM THE SOUTHWEST



01 PRELIM SITE PLAN

1" = 200'-0"

1" = 200'-0"