



Municipal Planning Commission

March 10, 2022

Regular Meeting

Minutes

4:00 PM

CALL TO ORDER

Attendee Name	Title	Status
Matthew T. Starr	Chairman	Present
Austin Swallow	Member	Present
Robert Drews	Member	Excused
Richard Dzik	Member	Present
Eric Diehl	Alt. Member	Excused
Todd Hawkins	Alt. Member	Present
Julia Warga	Member	Present

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Aaron Cox; Mel Severns; Mike Hillier; Bob Yoakum; Corey Theuerkauf; Kenneth Young; Jeff Gottke; Benton Benalcazar; Cheryl Splain; Shannon Hundley

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Feb 10, 2022 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Austin Swallow, Member
SECONDER:	Julia Warga, Member
AYES:	Starr, Swallow, Dzik, Hawkins, Warga
EXCUSED:	Drews, Diehl

MPC ITEMS

- 2022-MPC-11 : Upper Gilchrist RD Parcel #:71-00001.000 Preliminary Plat Revision

Blankenhorn introduced the case. Schlabach Builders had the roadway design revised in the North Condos area to meet City Standards. This change will allow the streets to be dedicated to the City and not maintained by the owner's association.

Cox, of Diversified Engineering, representing Schlabach Builders (sworn in) - the preliminary plat for the North Condos was previously approved by MPC. The roads were presented as private access to be owned and maintained by the condo association. Further conversations with the development team and given the fact the utilities will be publicly owned, operated, and maintained by the City they determined that it would probably be in everyone's best interest to proceed with the roads being upgraded to City Standards and taken

over by the City. An updated preliminary plat has been submitted showing the roads have been designed with 24' wide pavement. There is a 60' right of way.

Starr asked if the sidewalks were affected by this. Cox said no, the sidewalks remain as well as the curb & gutter.

Hawkins verified this does not include the 3 condos that were also reviewed at the last meeting. These changes are only for the North Condos. The phase 1B condos will be accessed by a private drive maintained by the condo association.

Warga asked if this would be an additional burden for the City. Ball said the utilities and road will be built by the developer initially. Then the City will take over operation and maintenance after the project is accepted. The City will already be out there plowing the snow on Plymouth Drive. The condo area would likely be plowed at the same time the truck is there for Plymouth Drive. It is an additional burden, but not a significant add since we were already planning to take over Plymouth Drive.

Dzik added, from a public safety perspective, having City Standard width roads will make it easier for fire access into that area as necessary. He thinks it is worth it for the safety forces in terms of maintaining. It is a small area that the City wouldn't have been responsible for.

Ball added, from an HOA standpoint, we work with a lot of HOA's because asphalt is not in their knowledge base. The HOA's when needing to do an asphalt project tend to ask the City a lot of questions. The City will get better pricing when it needs to be repaved, which is a benefit to the constituents.

Swallow asked if the cul de sacs would be enlarged at all. Cox said the cul de sacs are designed to meet City Code.

Severns (sworn in) asked if the only way into this area is by Upper Gilchrist Road, which is not a City street. Starr said it is Monroe Township, depending on which side you are on. Severns asked if City crews would plow to get to this area or do we assume it will be plowed by the time our crews get there.

Dzik explained the City has a number of agreements with surrounding townships about how the split roads are maintained. Currently the agreement is that Monroe Township handles Upper Gilchrist north of Coshocton. In exchange, the City handles Upper Gilchrist south of Coshocton and Monroe's portion of New Gambier Road. There has been some discussion about possibly switching that arrangement. Ball added those agreements are looked at periodically to make sure they are still relevant.

There were no communications through the Development Services Manager for this request.

Ball said there is currently a contracted inspection team on site for this development for the City. There haven't been any significant issues to date.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Richard Dzik, Member
SECONDER:	Julia Warga, Member
AYES:	Starr, Swallow, Dzik, Hawkins, Warga

- 2022-MPC-13 : 17795 Coshocton Road Parcel #71-00050.000 - Zoning Amendment to R-3

Blankenhorn introduced the case.

Bob Yoakum of Rockford Homes (sworn in) and Corey Theuerkauf of Rockford Homes (sworn in) provided a presentation about Rockford Homes and Rockford Construction.

Yoakum said today's request involves a 38 acres portion of the 83 acres parcel on Upper Gilchrist and Route 36. Casey's Way LLC is the current owner.

Theuerkauf detailed their request as rezoning a 34.5 acres swath of the subject parcel. The property currently has 3 zoning districts: GB; R-1 and PND. They propose R-3 zoning as a transition from the large commercial corridor to the rural area. The commercial frontage along US 36 will remain.

Their multifamily development plan has 3 access points; 2 on Upper Gilchrist and 1 on US 36. The access point on 36 is intended as a right in right out with a pork chop island. Both accesses on Upper Gilchrist are full access. The overall project contains 496 units with a 2 to 1 ratio of 2 bedrooms to 1 bedrooms. There are 26

buildings proposed. 20 are 2-story and 6 are 3-story. The gross density is 13 units and the net density, removing the pavement and the pond, is 14 units per acre. The green space including the pond is roughly 40.5% which will be fine mowed and maintained by the property manager. Project amenities include a sizeable clubhouse, a pool, a potential for volleyball & basketball courts and a dog park. The management team will determine the final selected activities.

The plan is to build this in 4 phases over 4 years, with continuous construction but not all at once.

Yoakum went through details of the clubhouse and on-site staff. He spoke of the architectural appeal of the buildings. Estimated project cost is \$62-million. 2 bedroom units will rent for \$1,000 per month. He added multifamily is taxed under commercial code, not residential.

Dzik clarified the entire development will be owned and maintained by Rockford, including the roadways and utilities. Yoakum confirmed that. Theuerkauf added after a discussion with the City Engineer earlier today, the utility mains will be owned and maintained by the City.

Dzik asked who the target market is for the renters. Yoakum said it is a younger, working millennial. There are some people in their 40's and 50's in the first-floor units.

Swallow asked if there has been research to show the community can sustain this development. Yoakum confirmed the existing stock of rental units are full with waiting lists. 40% of the working base commutes into the City. As of 2020 there has been a net 2 new residential units built per year. They believe there is a huge potential for residential growth in Mount Vernon.

Swallow asked if anyone knows how many rental units there are in Mount Vernon. The question went unanswered.

Hawkins asked how many units would be in phase 1. Theuerkauf said 152 are projected in phase 1; 112 in phase 2; 120 in phase 3; and 128 in phase 4.

Hillier (sworn in) shared his concerns about traffic. He is glad to hear the access on 36 is planned as right in right out. He is not certain whether or not TIF funds can be used to upgrade the road. Broeren said when the TIF district was created this property was not in City boundaries. The TIF district expires soon. Hillier does not want this to be a burden on the City of Mount Vernon and its people. He doesn't think the citizens should have to pay to widen the road and install turn lanes. Hillier asked about height limits in R-3 zoning and asked Blankenhorn if this plan is in compliance. Blankenhorn said right now we are just discussing a zoning change, not review of plans. The Board of Zoning Appeals would have to address any noncompliance.

Hillier also mentioned the cut across traffic on Upper Gilchrist Road to New Gambier Road, Eastern Star Road to 229. The City needs to do something about the traffic; it is not this developers' problem.

There was no communication through the Development Services Manager about this request.

Ball said the intersection of Coshocton and Upper Gilchrist is an intersection that has had TIF funds used to pay for upgrades. There was a significant rehab done to the traffic signal and paid for out of the TIF. ODOT paving and crosswalk changes were paid for out of the TIF fund. The Auditor and Legal Counsel will determine where the funds can be used. There have been plans developed to make significant improvements to the south of Upper Gilchrist Road and a better connection with Eastern Star Road.

Severns asked if the 35 MPH would need to be extended past the last property in City limits. Broeren said the changing of the speed limit is a process through ODOT.

Swallow asked if EMS & fire have been discussed. Broeren suggested a motion be put on the table for discussion to take place. Blankenhorn clarified the MPC will make a recommendation to City Council whether or not to approve the request.

Dzik made a motion to approve the zoning amendment to R-3 for the subject parcel.

Swallow repeated his discussion about fire & EMS. Dzik explained, as a multifamily community, the plans have to be reviewed by both the State Fire Marshal and the local inspector. Adequate access will be required. The Coshocton Road access is important for fire operations. Plans will be reviewed for the correct number of hydrants, road width for fire engines, etc. Commercial sprinklers may be required. That is all dictated by State Code. Swallow asked if the run time has been discussed. Dzik said fire and EMS needs on the east side have been being discussed for 2 years. Part of the planning is acquiring land for an east side fire station. The goal is to have that land purchased by the end of this year.

Swallow asked the Rockford representative if they were retaining the GB zoning. It was clarified the GB zoning will remain and ownership retained by the current owner. The requested R-3 zoning replaces a portion of the current R-1 and PND zoning. A small sliver of PND will remain in the parcel to be created to the north. Blankenhorn directed to the map provided in the agenda packet showing the proposed zoning overlay. She explained a request for lot split will come before this Commission next month to create 3 parcels out of the existing large single parcel. The current owner will retain ownership of the north and south parcels, while Rockford is in contract to purchase the center section seeking rezoning today.

Dzik explained prior discussions about the order of requests for this property.

Swallow questioned the maximum coverage in R-3 as 50% for structures and pavement. 40% free space was mentioned earlier. Blankenhorn interjected the plan is not being approved today, only zoning. The submission could have been submitted without any plans. Nonconformities are addressed by BZA.

Swallow said he recalls when this property was annexed and some of the concerns then have not been addressed in 8 years. Some of the concerns are the same: who owns Upper Gilchrist Road, who maintains Upper Gilchrist Road, the traffic patterns south.

Starr said there have been conversations with Mr. Severns, new chairman of the transportation committee, and Mr. Ball and they know connectivity is needed. Looking at the tax base that will probably be occupying these high end rentals, he thinks is going to be rather lucrative and help the City out a great deal, not to mention utility customers too.

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Ball said we are in the second phase of the optimization.

Dzik explained he has had more time to understand this project through his work with Blankenhorn and Mr. Gottke. A few reasons he supports the project is their target market. ADF research says there are many members of the community wondering how post college graduates can be attracted back to Mount Vernon. Part of that is having affordable decent housing. Secondly is the widespread concern of growth that is coming. He thinks if we can create more livable denser housing, the chances of the City sprawling into farmland is reduced. He understands there is City work that needs to be done to address traffic. This area will need to be targeted for improvements.

Kenneth Young (sworn in) lives across Coshocton RD from the subject property. It can be difficult to pull onto Coshocton Road at certain times of the day. His experience is that the traffic flow through town does work. He does like the idea of what is being proposed and sounds very nice.

RESULT:	RECOMMEND [4 TO 1]
MOVER:	Richard Dzik, Member
SECONDER:	Julia Warga, Member
AYES:	Starr, Dzik, Hawkins, Warga
NAYS:	Swallow
EXCUSED:	Drews, Diehl

ADJOURN

- Adjourn Motion

Warga made a motion to adjourn the meeting, Swallow seconded and the meeting was adjourned at 4:52 PM



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 03/10/22 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: N/A
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3511)

DOC ID: 3511

**2022-MPC-11 : UPPER GILCHRIST RD PARCEL #:71-00001.000 PRELIMINARY PLAT
 REVISION**

Per Codified Ordinance 1135.03 a Preliminary Plat (Revision) has been submitted for review by the Municipal Planning Commission.

Description of Request: Schlabach Builders had the roadway design revised in the North Condos area to meet City Standards. This change will allow the streets to be dedicated to the City and not maintained by the owners association.

COMMENTS - Current Meeting:

Blankenhorn introduced the case. Schlabach Builders had the roadway design revised in the North Condos area to meet City Standards. This change will allow the streets to be dedicated to the City and not maintained by the owner's association.

Cox, of Diversified Engineering, representing Schlabach Builders (sworn in) - the preliminary plat for the North Condos was previously approved by MPC. The roads were presented as private access to be owned and maintained by the condo association. Further conversations with the development team and given the fact the utilities will be publicly owned, operated, and maintained by the City they determined that it would probably be in everyone's best interest to proceed with the roads being upgraded to City Standards and taken over by the City. An updated preliminary plat has been submitted showing the roads have been designed with 24' wide pavement. There is a 60' right of way.

Starr asked if the sidewalks were affected by this. Cox said no, the sidewalks remain as well as the curb & gutter.

Hawkins verified this does not include the 3 condos that were also reviewed at the last meeting. These changes are only for the North Condos. The phase 1B condos will be accessed by a private drive maintained by the condo association.

Warga asked if this would be an additional burden for the City. Ball said the utilities and road will be built by the developer initially. Then the City will take over operation and maintenance after the project is accepted. The City will already be out there plowing the snow on Plymouth Drive. The condo area would likely be plowed at the same time the truck is there for Plymouth Drive. It is an additional burden, but not a significant add since we were already planning to take over Plymouth Drive.

Dzik added, from a public safety perspective, having City Standard width roads will make it easier for fire access into that area as necessary. He thinks it is worth it for the safety forces in

terms of maintaining. It is a small area that the City wouldn't have been responsible for.

Ball added, from an HOA standpoint, we work with a lot of HOA's because asphalt is not in their knowledge base. The HOA's when needing to do an asphalt project tend to ask the City a lot of questions. The City will get better pricing when it needs to be repaved, which is a benefit to the constituents.

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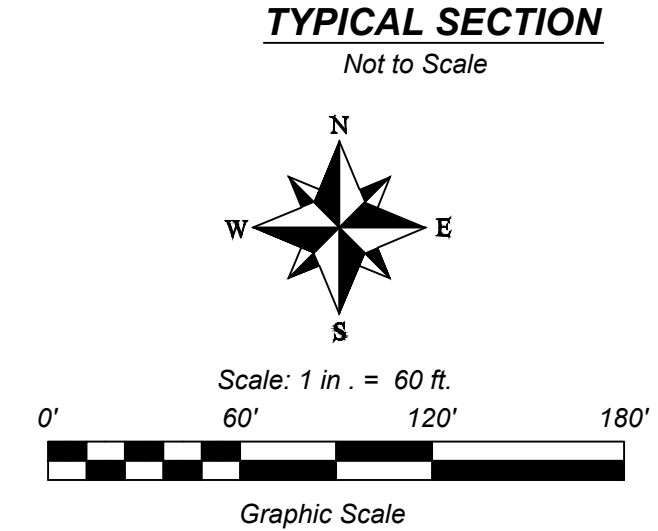
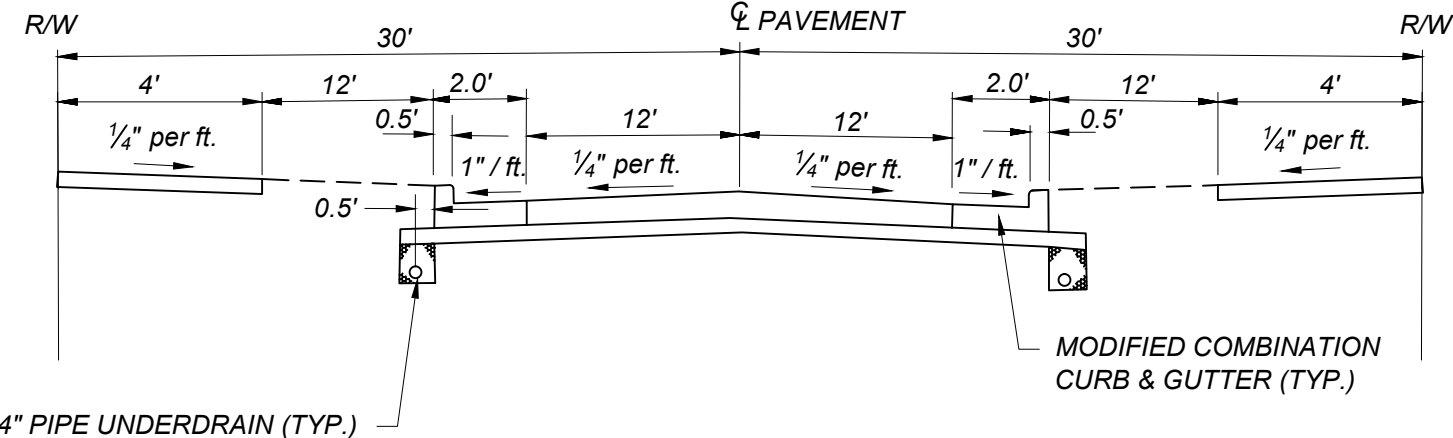
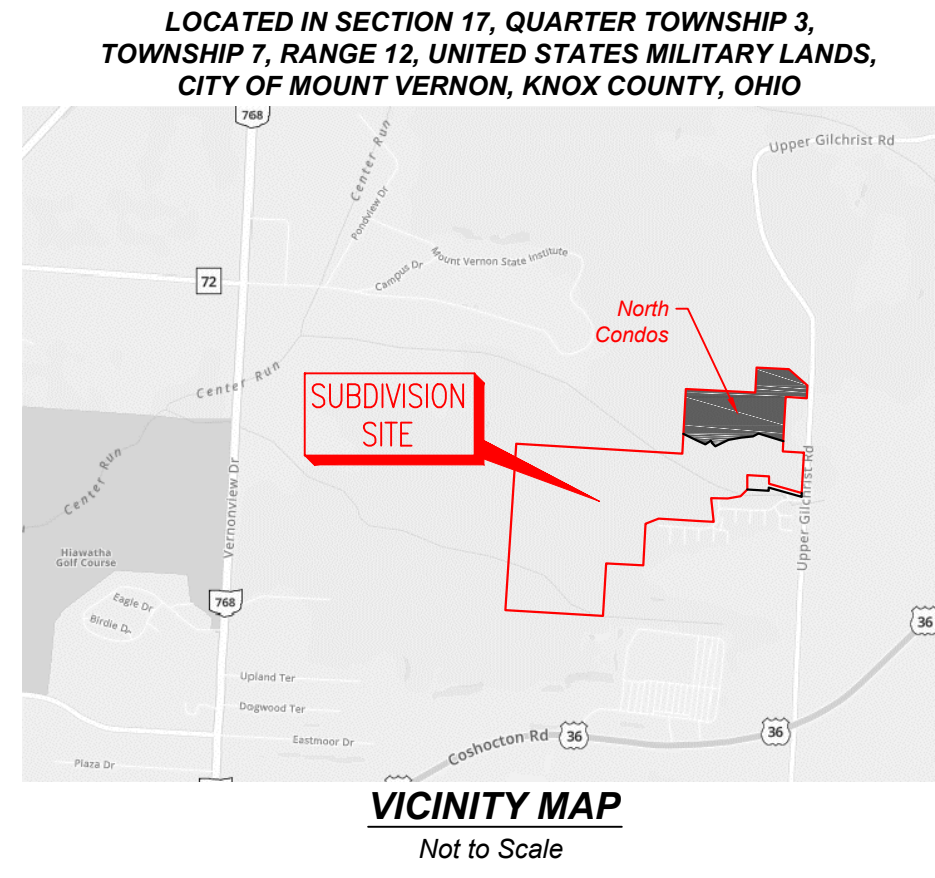
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There were no communications through the Development Services Manager for this request.

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MOVER:	Richard Dzik, Member
SECONDER:	Julia Warga, Member
AYES:	Starr, Swallow, Dzik, Hawkins, Warga



- LEGEND**
- PROP. PHASE 1 AREA - (RESIDENTIAL - 16.55 ACRES)
 - PROP. PHASE SOUTH CONDOS - (CONDOS - 1.33 ACRES)
 - PROP. PHASE NORTH CONDOS (CONDOS - 12.15 ACRES)
 - CONSERVATION AREA
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERLINE
 - PROPOSED STREET
 - PROPOSED CONDOMINIUM AREA
 - PROPOSED LANDSCAPED AREA
 - FUTURE PARK AREA
 - PROPOSED UTILITY EASEMENT

OWNER / DEVELOPER:
Schlabach Builders, Ltd.
6678 State Route 241
Millsburg, Ohio 44654

ENGINEER / SURVEYOR:
Diversified Engineering, Inc.
175 Ray Ave. NE
New Philadelphia, Ohio 44663

ACREAGE IN NORTH CONDOMINIUM DEVELOPMENT: 12.15 ACRES
MAXIMUM DENSITY = 5 UNITS PER ACRE
OF UNITS (NORTH CONDOMINIUM DEVELOPMENT) = 60 UNITS
ZONED = PND

NO UNDERGROUND MINING OPERATIONS.

NOT IN FLOOD ZONE.

TRASH COLLECTION SYSTEMS:
1) RESIDENTIAL SINGLE FAMILY HOMES / CONDOMINIUM DEVELOPMENT AREA
- INDIVIDUAL WASTE COLLECTION CONTAINERS
- HOMEOWNERS RESPONSIBILITY

ENGINEER:
THIS PLATTING AND THE REQUIRED IMPROVEMENTS COMPLETED AND/OR PROPOSED, ARE HEREBY APPROVED

MT. VERNON CITY _____ DATE _____

CITY PLANNING COMMISSION:
THE PLANNING COMMISSION OF THE CITY OF MOUNT VERNON, OHIO HEREBY APPROVES THIS PLATTING AS SHOWN HEREON

CHAIRMAN _____ DATE _____

REFERENCE:
PROPOSED DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS OF GILCHRIST ESTATE SUBDIVISION - CONDO'S PROVIDED BY SCHLABACH BUILDERS, LTD.

GILCHRIST ESTATES SUBDIVISION

PRELIMINARY PLAT FOR NORTH CONDOS

COMBINED SITE PLAN

SHEET NO: 1/4

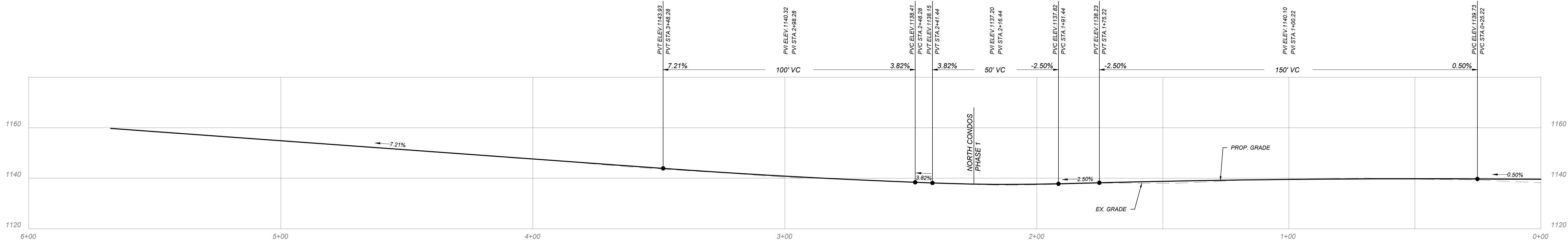
JOB NO: ENG-1715

ISSUE DATE: 1/29/2022
SCALE: 1" = 60'
CTR. INT.: 2'

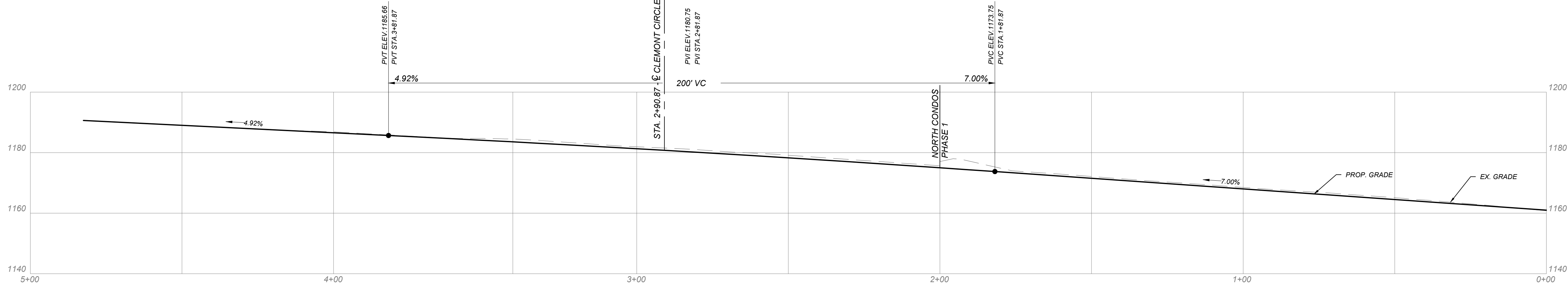
SURVEYED BY: DEI
CHECKED BY: CCV
APPROVED BY: CCV

DATE: 2/10/2022
DESCRIPTION: CITY APPROVAL
DWN BY DES BY: CHK BY APP BY

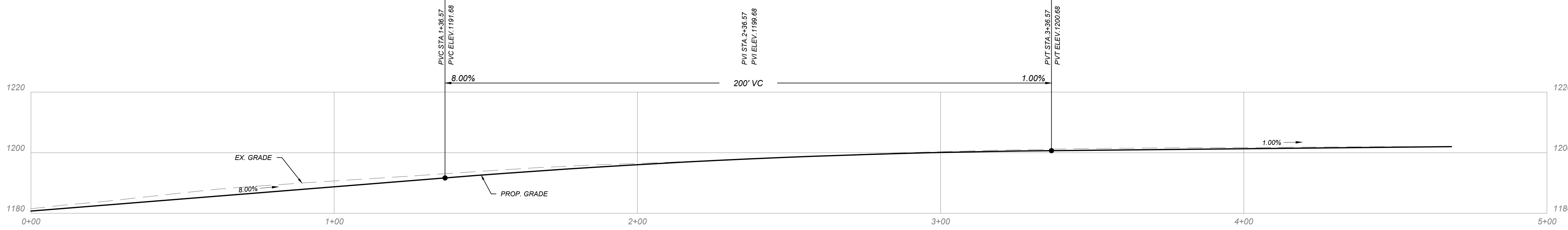
Diversified Engineering Inc.
CONSULTING ENGINEERS & SURVEYORS
175 RAY AVENUE, N.E.
NEW PHILADELPHIA, OH 44663
PHONE: (330) 364-5831
FAX: (330) 364-5832
EMAIL: info@div-eng.com
WWW: www.div-eng.com



ROANOKE STREET - ROAD PROFILE STA 0+00 - STA 6+00
SCALE: 1" = 20', H & V



CLERMONT STREET PROFILE - STA 0+00 : STA 5+00
SCALE: 1" = 20', H & V



CLERMONT CIRCLE - ROAD PROFILE - STA 0+00 : STA 5+00
SCALE: 1" = 20', H & V

SURVEYED BY _____		DEI _____	CHECKED BY _____	CCV _____		
DRAWN BY _____		ARC _____	APPROVED BY _____			
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

Diversified

Engineering Inc.

CONSULTING ENGINEERS & ARCHITECTS

175 RAY AVENUE, N.E.

NEW PHILADELPHIA, OH 44663

Phone: (330) 364-5831

email: info@div-eng.com

Web: www.div-eng.com

GILCHRIST ESTATES SUBDIVISION

PROJECT: PRELIMINARY PLAT FOR NORTH CONDOS

SHEET TITLE: ROAD PROFILES

SHEET NO:

2/4

JOB NO: ENG-1715



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 03/10/22 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3512)

DOC ID: 3512

2022-MPC-13 : 17795 COSHOCTON ROAD PARCEL #71-00050.000 - ZONING AMENDMENT TO R-3

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

Description of Request: Corey Theuerkauf of Rockford Homes, serving as the Agent for the property owner is requesting to apply R-3 Multiple Family zoning to 38.501 acres of the 84.285.

The property currently has 3 zoning designations: R-1 (59.285 acres); PND (13 acres) & GB (12 acres) as applied by Ordinance 2014-20

COMMENTS - Current Meeting:

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MOVER:	Richard Dzik, Member
SECONDER:	Julia Warga, Member
AYES:	Matthew T. Starr, Richard Dzik, Todd Hawkins, Julia Warga
NAYS:	Austin Swallow
EXCUSED:	Robert Drews, Eric Diehl



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone Casey's Way LLC, 1909 Roundwyck Ln. Powell, Ohio 43065			
Agent's Name, Address and Phone Corey Theuerkauf, 999 Polaris Parkway, Suite 200, Columbus, Ohio 43240, (614) 785-0015			
<i>Site Information</i>			
Site Address 17795 Coshocton Road	Legal Description Meets & Bounds		
Parcel Number 7100050000	Deed Volume and Page Number OR 1761, pg 159-160		
<i>Use of Property</i>			
Present Use Agriculture	Present Zoning District R-1 & PND		
Proposed Use Multi-Family Apartments	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: _____ By: _____			
<i>Filing Information</i>			
Filing Date	Fee deposit \$150.00	Date Paid	Receipt Number

This form revised 3-9-2006

Attachment: Rezoning application (3512 : 2022-Mpc-13)

Supplement to Application for Zoning Amendment

Owner: Casey's Way LLC
Agent: Rockford Homes Inc, Corey Theuerkauf VP land
Site Address: 17795 Coshocton Road, Mount Vernon, Ohio 43050

Statement of Reason for the Proposed Amendment

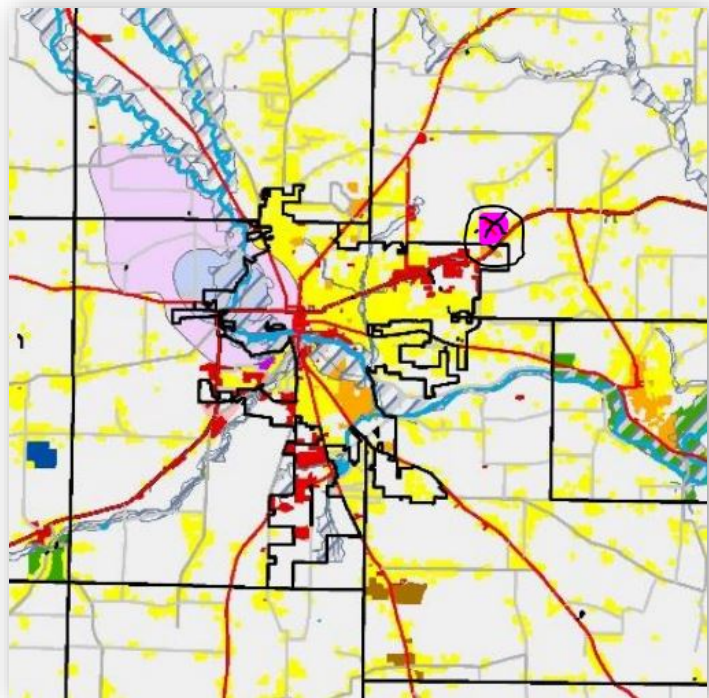
The subject property was annexed from Monroe Township to the City of Mount Vernon by Ordinance 2014-20. The parent parcel has three zoning classifications GB, R-1 & PND. It is our intent to rezone only a portion of the site per the meets and bounds description included in this packet. The zoning classification we request to rezone to is R-3 under the City Ordinances, to allow for market rate multi-family apartments.

Supplement to Application for Zoning Amendment

Owner: Casey's Way LLC
 Agent: Rockford Homes Inc, Corey Theuerkauf VP land
 Site Address: 17795 Coshocton Road, Mount Vernon, Ohio 43050

Statement of Proposed Amendment Relation to Comprehensive Plan

The subject property was annexed from Monroe Township to the City of Mount Vernon by Ordinance 2014-20. The parent parcel has three zoning classifications GB, R-1 & PND. It is our intent to rezone only a portion of the site per the meets and bounds description included in this packet. The zoning classification we request to rezone to is R-3 under the City Ordinances, to allow for market rate multi-family apartments. The land uses surrounding the site are A-2 single-family residential, PND multi-family condominium, GB General Business and P-1 Public and Semipublic District. Per the comprehensive land use plan (updated 2018) this area was contemplated as agriculture. As indicated above there are multiple zoning classifications that surround this parcel. The site is generally at the eastern terminus of the commercial corridor and will provide a transitional use from the General Business uses to an R-3 residential use.



SITUATED IN THE STATE OF OHIO, COUNTY OF KNOX, TOWNSHIP OF MONROE,
AND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17, THE
NORTHEAST QUARTER SECTION 24, TOWNSHIP 7, RANGE 12.
UNITED STATES MILITARY LANDS

LEGEND

- ① I.P.F. 5/8" REBAR WITH CAP "TRACEY MILLS" FOUND
- I.P.F. 5/8" REBAR FOUND
- ⊙ P.F. 5/8" IRON PIPE FOUND (UNLESS NOTED)
- M.N.F. MAG NAIL FOUND
- ⊙ CONCRETE MONUMENT FOUND

PROPERTY LINE - SUBJECT PROPERTY
PROPERTY LINE ADJOINERS - EXISTING
SECTION LINE OR VMS LINE - EXISTING



Jeremy L. Van Ostran
JEREMY L. VAN OSTRAN PS 8283

SURVEYOR NOTES:

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

DATE OF FIELD WORK: 12-28-21
EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM. NORTH SYSTEM, NSRS2011, GEOID12A.

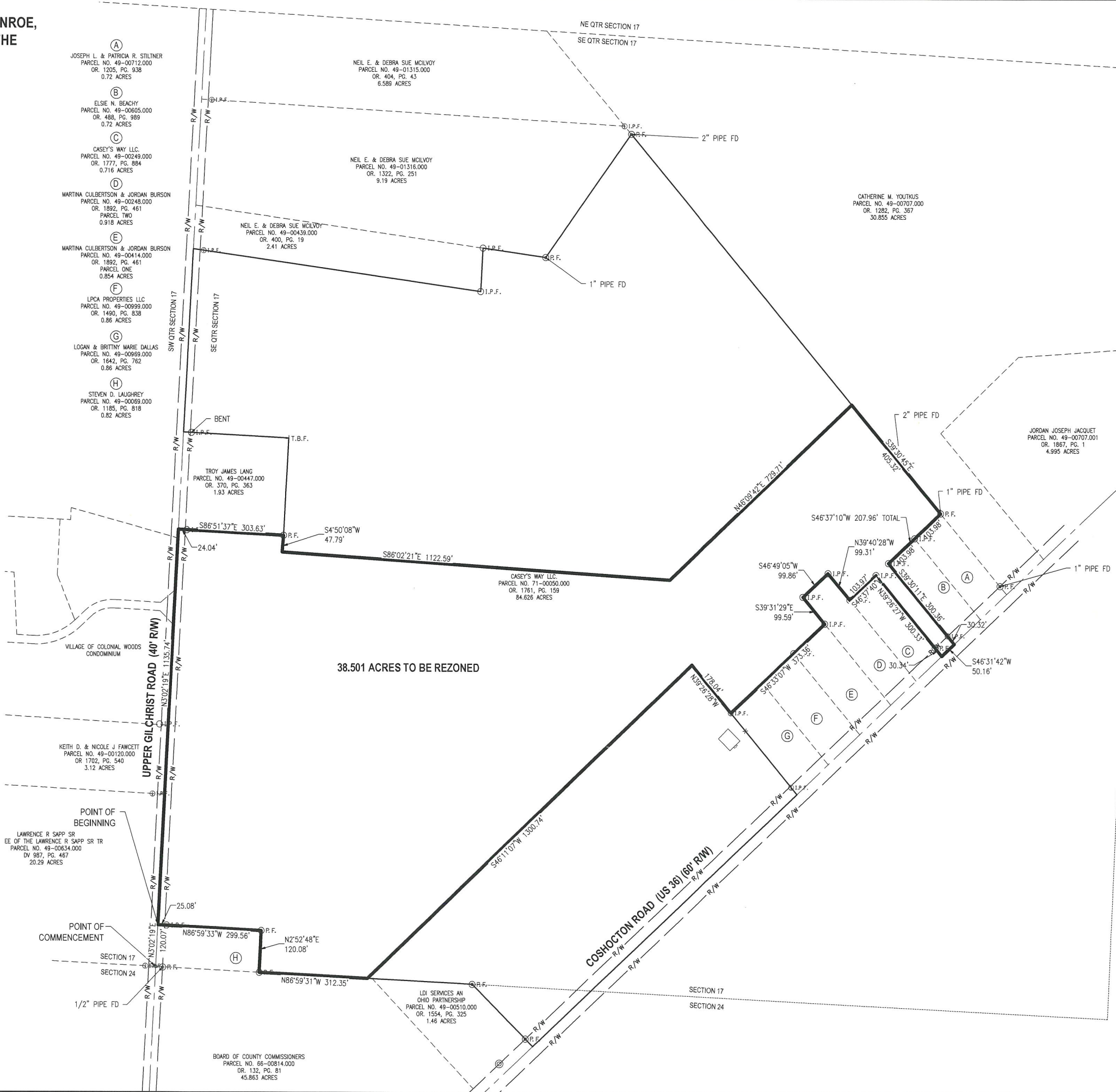
BENCHMARKS:

AS PER THE TOPOGRAPHIC SURVEY PREPARED BY HULL THE CONTRACTOR AND/OR HIS SURVEYOR SHALL BE RESPONSIBLE TO CROSS CHECK ALL CONTROL FOR DISTURBANCE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

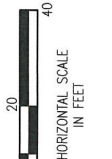
CONTROL POINTS

BASIS OF BEARING: TRUE NORTH, BASED ON OBSERVATIONS, GPS DATA COLLECTED WITH TRIMBLE R8 UNIT VRS CORRECTION ON OHIO STATE PLANE NORTH ZONE COORDINATE SYSTEM, NSRS 2011, NAVD 1988, GEOID 12A.

FIRM COMMUNITY PANEL No.: 39083C01950
FLOOD ZONE: X
EFFECTIVE DATE: 07/07/2009



3.2.d



NO.	PLAN	ISSUE/REVISION	REV. BY	DATE	DRAWN	CHECKED	DATE
					KTB	JLV	02/10/2022

HULL & ASSOCIATES, LLC
99 Grant Street
Cincinnati, OH 45202
Phone: (513) 344-5451
Fax: (513) 344-5452
www.hulland.com

HULL
Environment / Energy / Infrastructure

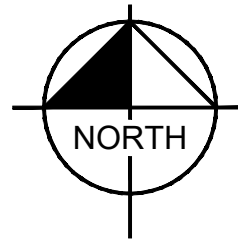
KIMLEY-HORN AND ASSOC., INC.
MONROE TOWNSHIP, KNOX COUNTY, OHIO
REZONING BOUNDARY

JOB NUMBER:
KMY002

10F1

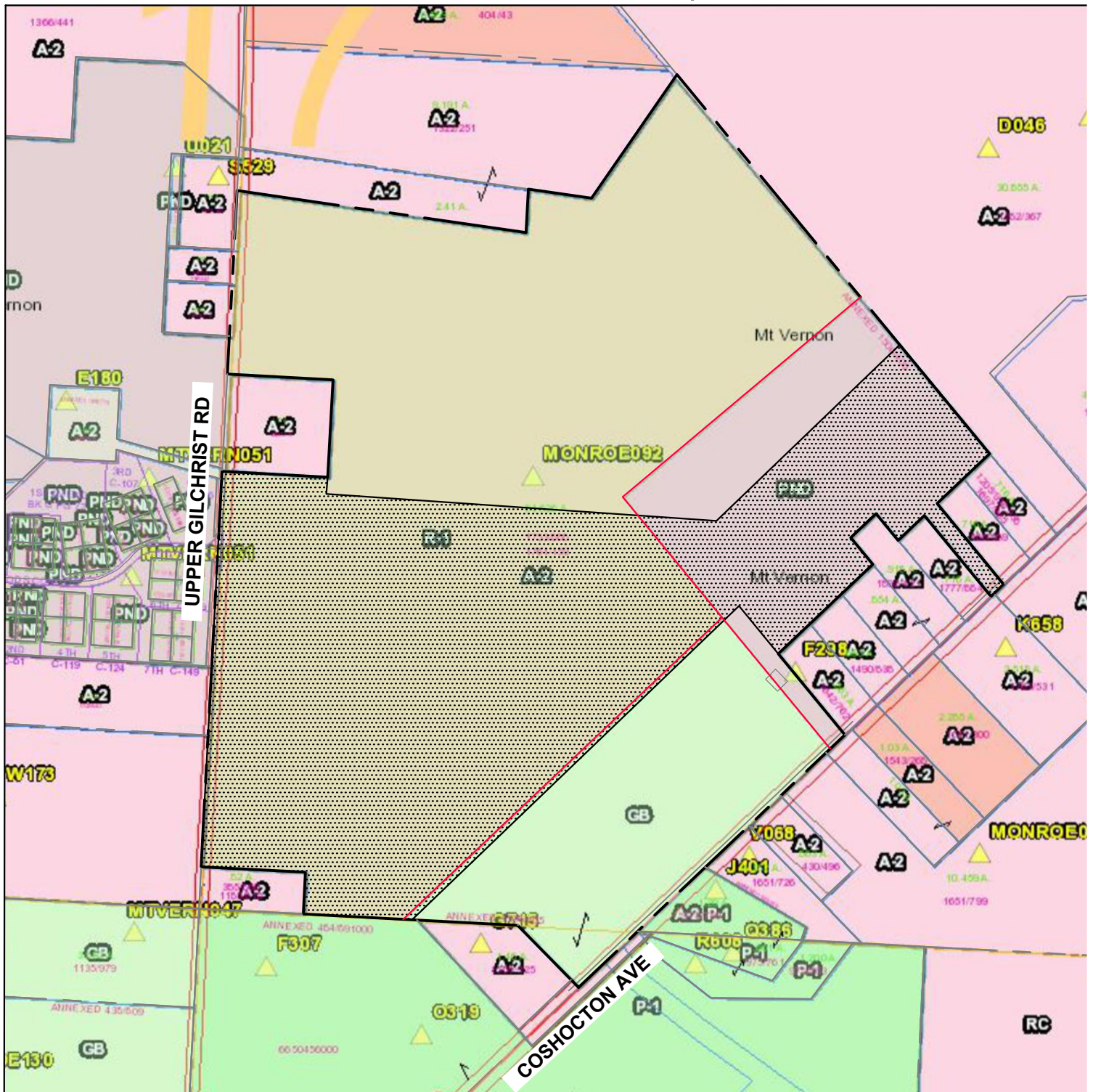
Packet Pg. 16

Attachment: 2022-02-10 KMY002 zoning exhibit (3512 : 2022-Mpc-13)



GRAPHIC SCALE IN FEET

A horizontal line with tick marks at 0, 200, 400, and 800 feet. Below the line, there are alternating black and white rectangular blocks. The first block is black and spans from 0 to 200 feet. The second block is white and spans from 200 to 400 feet. The third block is black and spans from 400 to 800 feet.



VICINITY MAP

SCALE: 1"=400'

SHEET
NUMBER

1

OF 1

EXISTING ZONING MAP

PARKVIEW APARTMENTS
COSHOCOTON AVENUE (US 36)
MT. VERNON, OH 43050

Kimley»Horn
Packet Pg. 17

Packet Pg. 17

Attachment: Existing Zoning Map (3512 : 2022-Mpc-13)



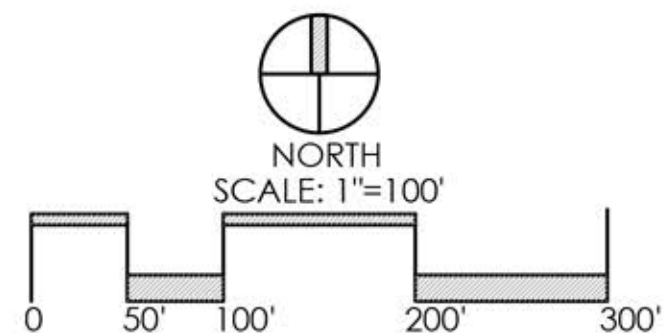
SITE DATA - TOTAL

TOTAL ACRES	± 38.5 ACRES
NET ACRES (LESS ±3.5AC ROW AND POND)	± 35 ACRES
TOTAL UNITS	496 UNITS
2 BED	332 (67%)
1 BED	164 (33%)
SURFACE PARKING	871
GARAGE PARKING	124
TOTAL PARKING	999
PARKING SPACES PER UNIT	± 2.02 S/U

ILLUSTRATIVE PLAN

PARKVIEW APARTMENTS

PREPARED FOR ROCKFORD HOMES
DATE: 2.17.2022



Faris Planning & Design

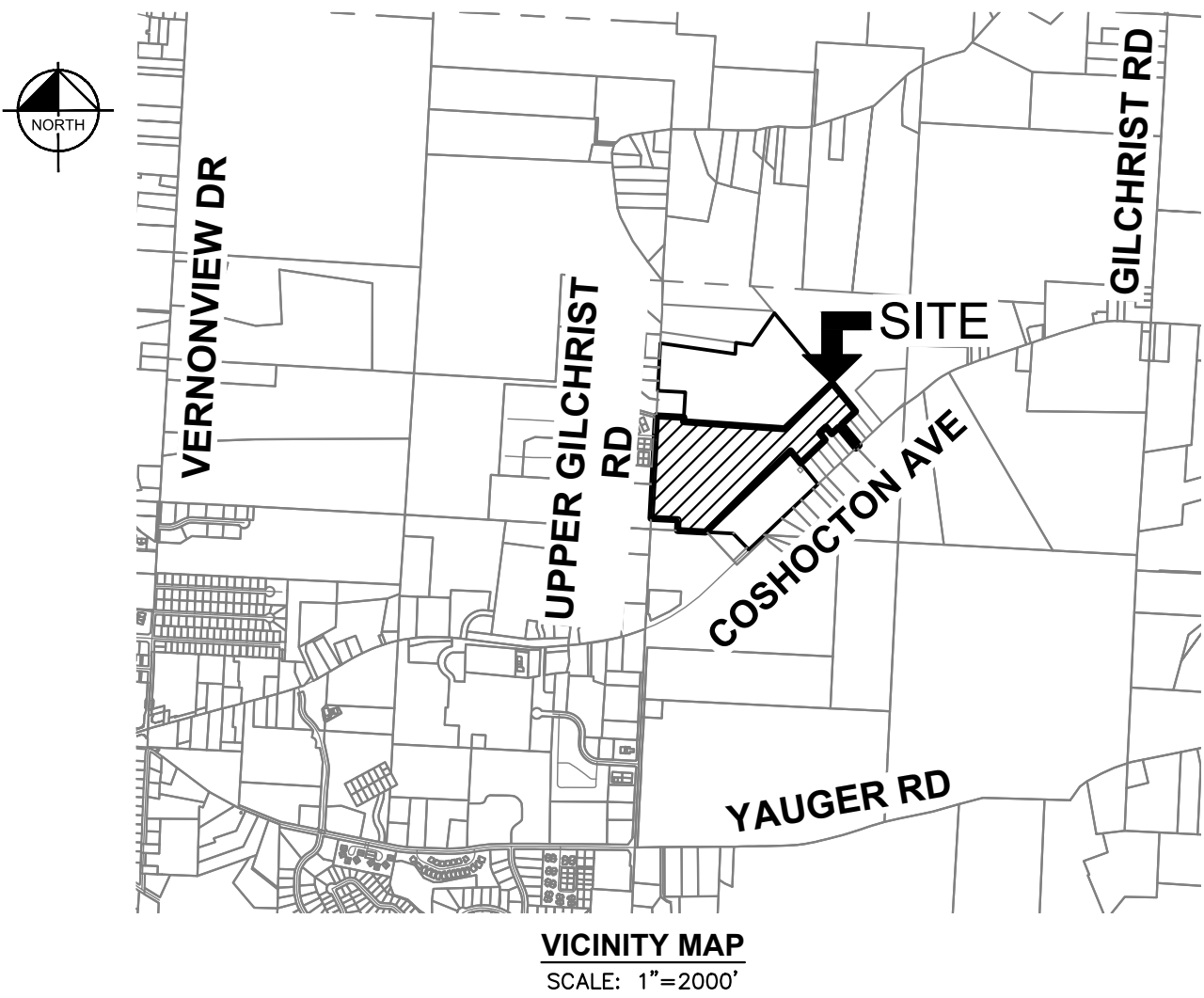
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery p. (614) 487-1964
www.farisplanninganddesign.com

Drawing name: K:\CIB_LDE\190066008_Rockford_McVernon_Civil\2 Design\CAD\PlanSheets\Zoning Exhibit\Cover_Sheet.dwg Layout1 Feb 11, 2022, 11:26am by: Anthony Wong
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN
4	UTILITY PLAN

PRELIMINARY PLAT FOR PARKVIEW APARTMENTS

SITUATED IN THE STATE OF OHIO, KNOX COUNTY, TOWNSHIP OF MONROE,
AND BEING A PART OF THE SE QUARTER OF SECTION 17 AND NE QUARTER OF
SECTION 24, TOWNSHIP 7, RANGE 12, UNITED STATES MILITARY LANDS



SITE STATISTICS

CURRENT ZONING: A-2, PND, R-1
TOTAL SITE AREA: ± 38.50 AC
NET SITE AREA: ± 35.00 AC
TOTAL NUMBER OF UNITS: 496
GROSS DENSITY: 12.88 UNITS/AC
SURFACE PARKING: 876
GARAGE PARKING: 124
TOTAL PARKING: 1000

EXISTING PARCEL INFORMATION

- A** JOSEPH L. & PATRICIA R. STILTNER
PID: 49-00712.000
OR. 1205, PG. 936, 938
0.716 AC
ZONING: A-2

B ELISIE N. BEACHY
PID: 49-00089.000
OR. 488, PG. 989
0.716 AC
ZONING: A-2

C CASEY'S WAY LLC
PID: 49-00249.000
OR. 1777, PH. 884
0.716 AC
ZONING: A-2

D MARTINA CULBERTSON & JORDAN BURSON
PID: 49-00248.000
OR. 1892, PG. 461
PARCEL TWO
0.918 AC
ZONING: A-2

E MARTINA CULBERTSON & JORDAN BURSON
PID: 49-00414.000
OR. 1892, PG. 461
PARCEL ONE
0.854 AC
ZONING: A-2

F LPCA PROPERTIES LLC
PID: 49-00999.000
OR. 1490, PG. 838
0.863 AC
ZONING: A-2

G LOGAN & BRITTNY MARIE DALLAS
PID: 49-00969.000
OR. 1672, PG. 762
0.863 AC
ZONING: A-2

H RONALD MCCALLISTER & KIMBERLY RUSSELL
PID: 49-00185.000
OR. 1543, PG. 268
1.03 AC
ZONING: A-2
- I** RONALD MCCALLISTER & KIMBERLY RUSSELL
PID: 49-00186.000
OR. 1543, PG. 268
1.03 AC
ZONING: A-2

J JAMES A. GATES
PID: 49-00069.000
OR. 430, PG. 496
0.863 AC
ZONING: A-2

K DEGE LLC
PID: 49-00050.001
OR. 1541, PG. 726
1.162 AC
ZONING: A-2

L HOSPICE OF KNOX COUNTY
PID: 71-00003.000
OR. 975, PG. 759
1.20 AC
ZONING: P-1

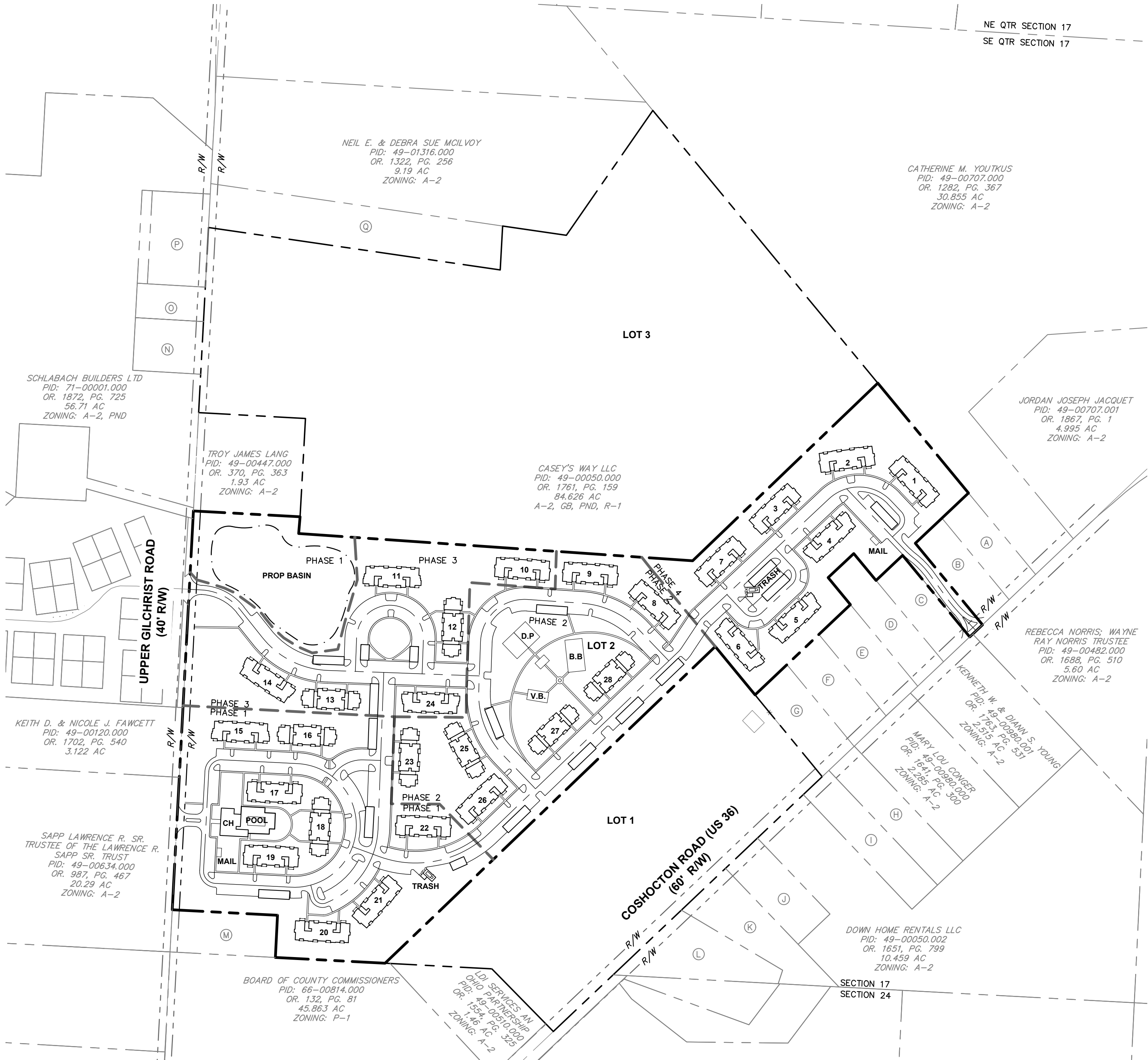
M STEVEN D. LAUGHREY
PID: 49-00069.000
OR. 1185, PG. 818
0.82 AC
ZONING: A-2

N CAYLA M. SLAUGHTER & JAMES K STULKA II
PID: 49-00270.000
OR. 1696, PG. 178
0.68 AC
ZONING: A-2

O KATHY L. LESTER
PID: 49-00269.000
OR. 387, PG. 341
0.46 AC
ZONING: A-2

P RONALD M. & BARBARA A. SHEETS
PID: 49-00216.000
OR. 1373, PG. 845
1.04 AC
ZONING: A-2

Q NEIL E. & DEBRA SUE MCILVOY
PID: 49-00439.000
OR. 400, PG. 19
2.41 AC
ZONING: A-2



INDEX MAP
SCALE: 1"=200'

FEMA FLOODPLAIN DATA

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X"
(OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD
INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39083C01950, WHICH
BEARS AN EFFECTIVE DATE OF 07/07/2009.

ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH ST, SUITE 200
COLUMBUS, OH 43235
(614) 472-8546
MIKE.REEVES@KIMLEY-HORN.COM
CONTACT: MIKE REEVES

SURVEYOR

VERDANTAS
59 GRANT STREET
NEWARK, OH 43055
(740) 344-5451
JVANOSTRAN@VERDANTAS.COM
CONTACT: JEREMY VAN OSTRAN

DEVELOPER

ROCKFORD HOMES
999 POLARIS PARKWAY SUITE 200
COLUMBUS, OH 43240
(614) 785-0015
CTHEUERKAUF@ROCKFORDHOMES.NET
CONTACT: COREY THEUERKAUF

CURRENT OWNER

CASEY'S WAY LLC
1909 ROUNDWYCK LN
POWELL, OH 43065

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED	DESIGNED BY: ACW
	DRAWN BY: ACW
	CHECKED BY: MCR

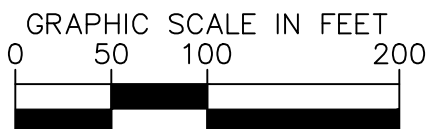
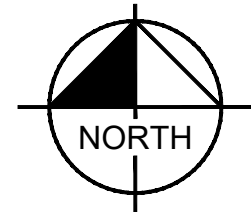
COVER SHEET

PARKVIEW APARTMENTS
COSHOCTON AVENUE (US 36)
MT. VERNON, OH 43060

ORIGINAL ISSUE: 02/10/2022
KHA PROJECT NO. 190066008
SHEET NUMBER

1

MATCHLINE - SEE SHEET 3



LEGEND

- PROPOSED BOUNDARY
- EXISTING PROPERTY LINE
- PROPOSED FACE-OF-CURB
- PROPOSED CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED SETBACK
- PROPOSED BUILDING
- PROPOSED PHASE LINE
- PROPOSED BASIN

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.74	S86°57'41.05"E
L2	99.52	S38°28'15.15"E
L3	352.59	S87°54'08.98"E
L4	96.73	S2°05'51.02"W
L5	96.73	N2°05'51.02"E
L6	447.22	N2°05'51.02"E
L7	48.51	N87°54'08.98"W
L8	10.12	S37°34'46.46"W
L9	215.75	N87°07'12.38"W
L10	282.00	S3°02'39.27"W
L11	216.56	S87°07'12.38"E
L12	35.53	S15°16'15.75"E
L13	80.82	N69°49'39.00"W
L14	140.41	S2°05'51.02"W

LINE TABLE		
LINE	LENGTH	BEARING
L15	154.93	N86°02'21.46"W
L16	121.34	N43°48'53.29"W
L17	745.48	S46°11'06.71"W
L18	132.60	S43°48'53.29"E
L19	492.25	S46°49'04.50"W
L20	69.81	S43°10'55.50"E
L21	119.78	N46°49'04.50"E
L22	70.50	N43°10'55.50"W
L23	235.73	N43°28'18.48"W
L24	33.00	N46°31'41.52"E
L25	42.71	S43°28'18.48"W
L26	80.81	S36°03'33.36"E
L27	67.03	S43°28'18.48"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	150.00'	126.95'	S62°42'58"E	123.19'	48°29'26"	67.56'
C2	250.00'	215.69'	S63°11'12"E	209.06'	49°25'54"	115.07'
C3	95.00'	298.45'	N87°54'09"W	190.00'	180°00'00"	INFINITY'
C4	100.00'	95.15'	S64°50'19"W	91.60'	54°31'05"	51.52'
C5	176.00'	552.92'	N2°52'48"E	352.00'	180°00'00"	INFINITY'
C6	35.00'	54.88'	S47°57'43"W	49.43'	89°50'08"	34.90'
C7	35.00'	55.08'	S42°02'17"E	49.57'	90°09'52"	35.10'
C8	25.00'	42.21'	S63°38'28"E	37.37'	96°44'25"	28.13'
C9	238.00'	198.62'	N44°04'50"E	192.91'	47°48'58"	105.51'
C10	237.96'	71.83'	N11°31'37"E	71.56'	17°17'44"	36.19'
C11	300.00'	335.04'	N78°10'44"E	317.90'	63°59'14"	187.41'
C12	250.00'	200.33'	S20°51'31"E	195.01'	45°54'44"	105.89'
C13	125.00'	200.41'	S48°01'45"W	179.63'	91°51'48"	129.13'
C14	250.00'	184.24'	N64°55'37"W	180.10'	42°13'28"	96.53'
C15	75.00'	16.49'	N39°53'16"E	16.45'	12°35'41"	8.28'
C16	75.00'	17.31'	S40°12'15"W	17.28'	13°13'38"	8.70'
C17	35.00'	54.98'	S88°10'55"E	49.50'	90°00'00"	35.00'
C18	35.00'	54.98'	N1°49'05"E	49.50'	90°00'00"	35.00'
C19	125.00'	195.72'	N88°19'37"W	176.33'	89°42'37"	124.37'
C20	35.00'	54.98'	N1°31'42"E	49.50'	90°00'00"	35.00'
C21	250.00'	36.78'	S47°41'10"E	36.74'	8°25'43"	18.42'
C22	250.00'	69.12'	S43°58'47"E	68.90'	15°50'28"	34.78'
C23	450.00'	58.22'	S39°45'56"E	58.18'	7°24'45"	29.15'

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
27965 CALHOUN STREET, SUITE 200
COLUMBUS, OH 43232
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

DESIGNED BY: ACW
DRAWN BY: ACW
CHECKED BY: MCR

SITE PLAN

PARKVIEW APARTMENTS
COSHOCTON AVENUE (US 36)
MT. VERNON, OH 43050

ORIGINAL ISSUE:
02/10/2022

KHA PROJECT NO.
190066008

SHEET NUMBER
2



SCHULBACH BUILDERS, LTD
PID: 71-00001.000
OR: 1872, PG. 725
66.71 AC
ZONING: A-2, PND

CAYLA M. SLAUGHTER &
JAMES K. STOLKA II
PID: 49-00270.000
OR: 1896, PG. 178
0.68 AC
ZONING: A-2

TROY JAMES LANG
PID: 49-00447.000
OR: 370, PG. 363
1.93 AC

CASEY'S WAY LLC
PID: 49-00050.000
OR: 1761, PG. 159
84.626 AC
A-2, CB, PND, R-1

CATHERINE M. YOUTKUS
PID: 49-00707.000
OR: 1282, PG. 367
30.855 AC
ZONING: A-2

JOSEPH L. & PATRICIA R.
PID: 49-00712.000
OR: 1204, PG. 939
ZONING: A-2

ELISE N. BELODY
PID: 49-00205.000
OR: 0.82 AC, 889
ZONING: A-2

CASEY'S WAY LLC
PID: 49-00446.000
OR: 0.772 AC, 884
ZONING: A-2

MARINA COLEBURN & JORDAN
PID: 49-00248.000
OR: 0.076 AC, 861
ZONING: A-2

LOGAN & BRITNY MARIE DALLAS
PID: 49-00600.000
OR: 0.88 AC, 848
ZONING: A-2

LOJAN PROPERTIES LLC
PID: 49-00600.000
OR: 0.88 AC, 848
ZONING: A-2

MARY LOU CONGER
PID: 49-00600.000
OR: 1.41 AC, 300
ZONING: A-2

RONALD MCCALLISTER & KIMBERLY RUSSELL
PID: 49-00600.000
OR: 1.41 AC, 300
ZONING: A-2

JAMES A. GATES
PID: 49-00600.000
OR: 0.88 AC, 848
ZONING: A-2

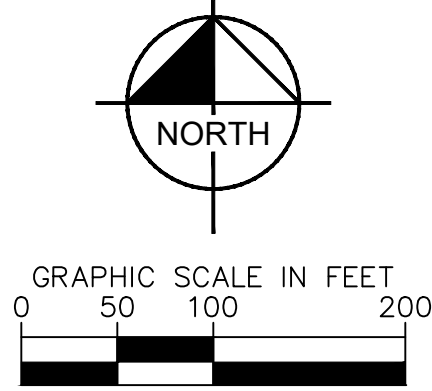
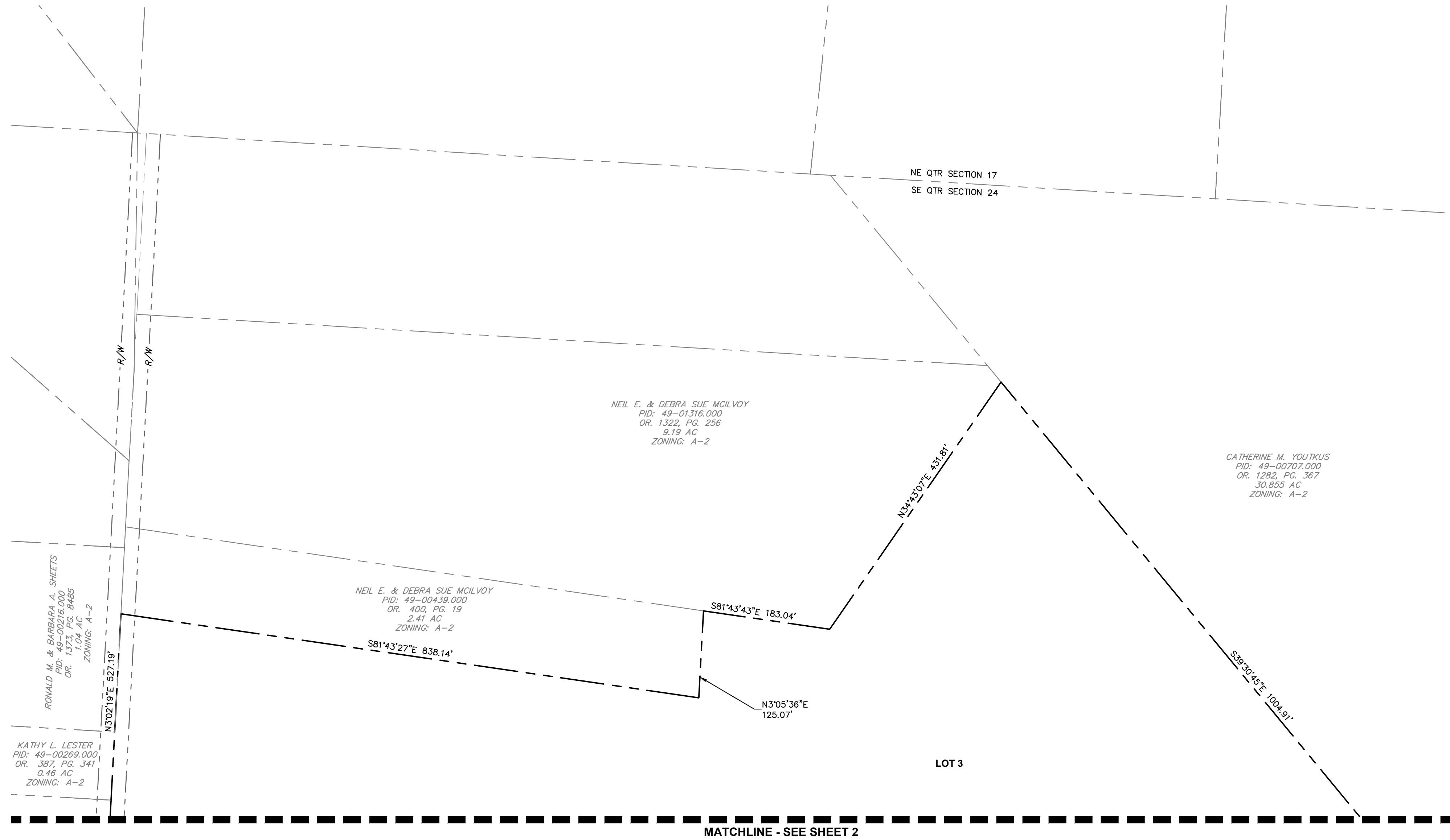
DECE LLC
PID: 49-00600.000
OR: 1.182 AC, 729
ZONING: A-2

HOSPICE OF KNOX COUNTY
PID: 71-00003.000
OR: 975, PG. 759
1.20 AC
ZONING: P-1

DOWN HOME RENTALS LLC
PID: 49-00050.002
OR: 1851, PG. 799
10.459 AC
ZONING: A-2

BOARD OF COUNTY COMMISSIONERS
PID: 66-00814.000
OR: 132, PG. 81
45.863 AC
ZONING: P-1

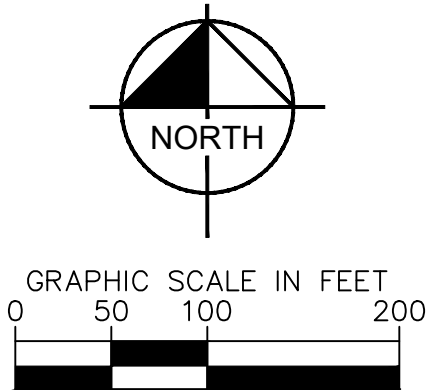
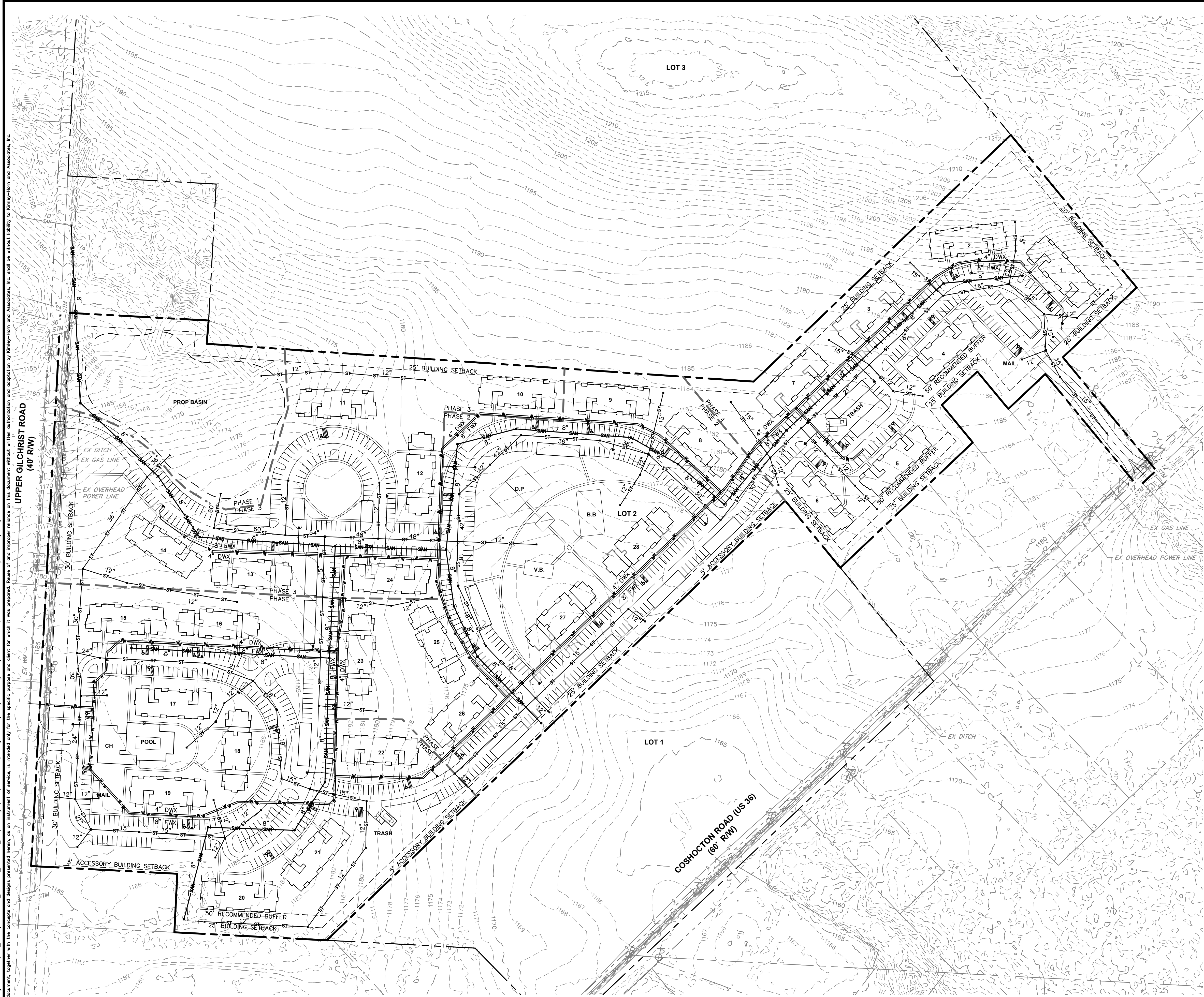
LDI SERVICES AN
OHIO PARTNERSHIP
PID: 49-00510.000
OR: 1554, PG. 325
1.46 AC
ZONING: A-2



LEGEND	
	PROPOSED BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED FACE-OF-CURB
	PROPOSED CENTERLINE
	PROPOSED SIDEWALK
	PROPOSED SETBACK
	PROPOSED BUILDING
	PROPOSED PHASE LINE
	PROPOSED BASIN

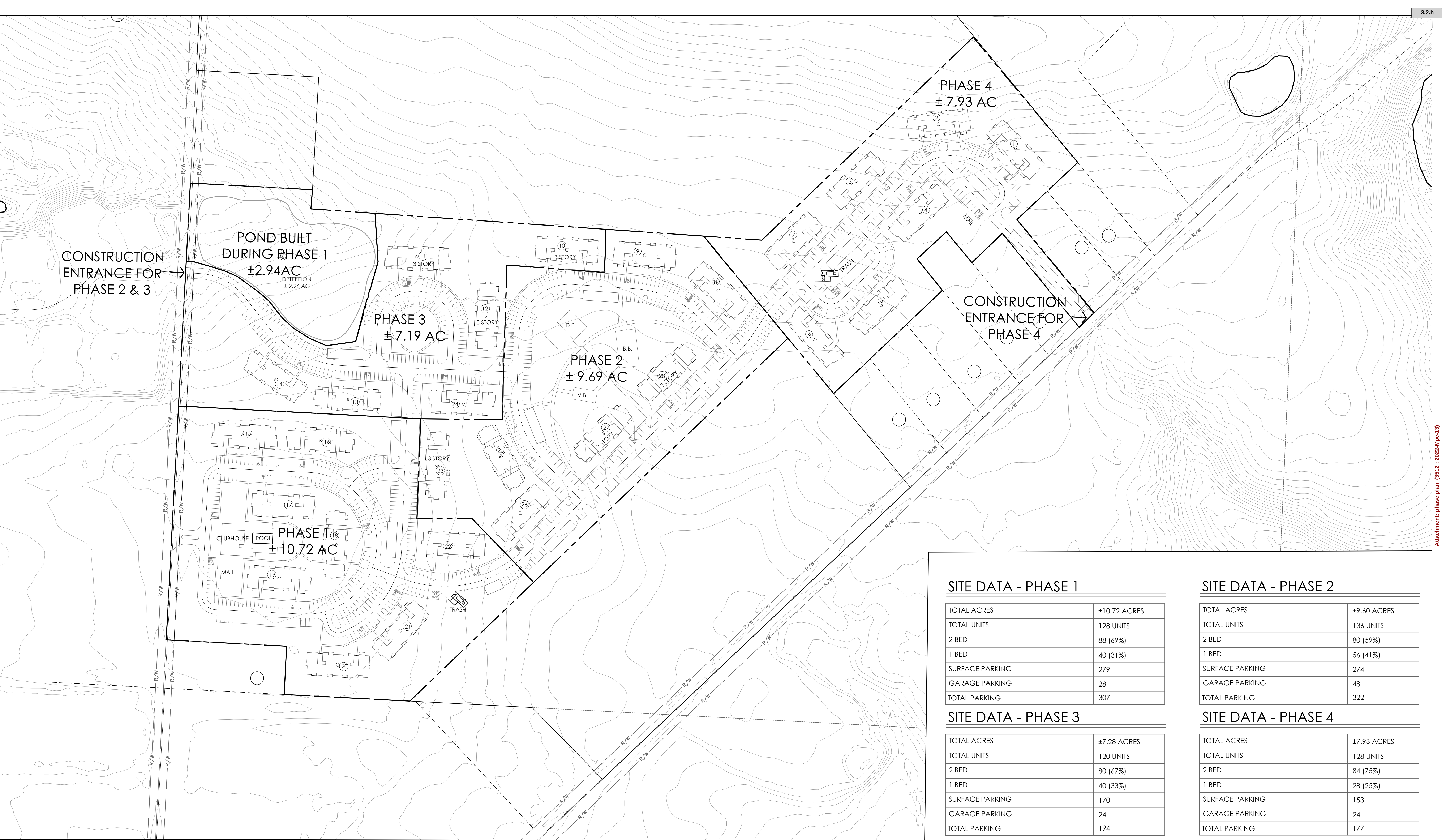
PARKVIEW APARTMENTS COSHOCTON AVENUE (US 36) MT. VERNON, OH 43050		SITE PLAN		SCALE: 1"=100' DESIGNED BY: ACW DRAWN BY: ACW CHECKED BY: MCR		 © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1100 STATE ROUTE 200 COLUMBUS, OH 43235 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM		No. _____ REVISIONS _____ DATE _____ BY _____ APR DATE _____ APR BY _____	
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Drawing name: K:\CIB_LDE\190066008_Rockford_MtVernon_Oh\2 Design\CAD PlanSheets\Zoning Exhibit\Utility Plan.dwg Layout11 Feb 11, 2022 11:26am by: AnthonyWong
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- LEGEND**
- PROPOSED BOUNDARY
 - EXISTING PROPERTY LINE
 - PROPOSED SETBACK
 - PROPOSED PHASE LINE
 - EXISTING DITCH
 - EXISTING GAS LINE
 - EXISTING OVERHEAD LINE
 - EXISTING POWER POLE
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATERMAIN
 - EXISTING FIRE HYDRANT
 - PROPOSED FACE-OF-CURB
 - PROPOSED CENTERLINE
 - PROPOSED SIDEWALK
 - PROPOSED BUILDING
 - PROPOSED BASIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATERLINE
 - PROPOSED MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED HEADWALL
 - PROPOSED FIRE HYDRANT

SCALE: 1"=100'		DESIGNED BY: ACW		DRAWN BY: ACW		CHECKED BY: MCR	
PARKVIEW APARTMENTS COSHOCTON AVENUE (US 36) MT. VERNON, OH 43050		UTILITY PLAN		KIMLEY-HORN © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 CALHOUN STREET, SUITE 200 COLUMBUS, OH 43228 PHONE: 614-454-6699 WWW.KIMLEY-HORN.COM		No. DATE BY APR DATE APR BY	
ORIGINAL ISSUE: 02/10/2022		KHA PROJECT NO. 190066008		SHEET NUMBER 4		Attachment: Preliminary Plat (3512 : 2022-Mpc-13)	



PRELIMINARY PHASING PLAN

MOUNT VERNON MF

PREPARED FOR ROCKFORD HOMES
DATE: 2.1.2022

SITE DATA - PHASE 1

TOTAL ACRES	±10.72 ACRES
TOTAL UNITS	128 UNITS
2 BED	88 (69%)
1 BED	40 (31%)
SURFACE PARKING	279
GARAGE PARKING	28
TOTAL PARKING	307

SITE DATA - PHASE 2

TOTAL ACRES	±7.28 ACRES
TOTAL UNITS	120 UNITS
2 BED	80 (67%)
1 BED	40 (33%)
SURFACE PARKING	170
GARAGE PARKING	24
TOTAL PARKING	194

SITE DATA - PHASE 3

TOTAL ACRES	±9.60 ACRES
TOTAL UNITS	136 UNITS
2 BED	80 (59%)
1 BED	56 (41%)
SURFACE PARKING	274
GARAGE PARKING	48
TOTAL PARKING	322

SITE DATA - PHASE 4

TOTAL ACRES	±7.93 ACRES
TOTAL UNITS	128 UNITS
2 BED	84 (75%)
1 BED	28 (25%)
SURFACE PARKING	153
GARAGE PARKING	24
TOTAL PARKING	177

