

Municipal Planning Commission
Regular Meeting

Agenda

March 13, 2025
4:00 PM

VIDEO BROADCASTING/RECORDING

The meeting videos are broadcast live and published on YouTube.com
<https://www.youtube.com/@cityofmountvernon3369>

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Jan 9, 2025 4:00 PM

MPC ITEMS

- 2025-MPC-02 : S Main ST Between Parrott ST and Adamson ST - Amend Zoning District of Parcels #66-05624.000; 66-05627.000; 66-05628.000; and 66-05629.000 from R-1A to R-3

ADJOURN



Municipal Planning Commission Meeting: 03/13/25 4:00 PM
40 Public Square Dept: Municipal Planning Commission
Mount Vernon, OH 43050

SCHEDULED

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

MPC ITEM (ID # 4204)

DOC ID: 4204

2025-MPC-02 : S MAIN ST BETWEEN PARROTT ST AND ADAMSON ST - AMEND ZONING DISTRICT OF PARCELS #66-05624.000; 66-05627.000; 66-05628.000; AND 66-05629.000 FROM R-1A TO R-3

Per Codified Ordinance Chapter 1103 a request to amend the zoning of 4 parcels has been submitted for review by the Municipal Planning Commission for a yes or no recommendation to City Council.

Description of Request: Joseph Updike requests to amend the zoning district of 4 parcels on South Main Street between Parrott Street and Adamson Street, #66-05624.000; 66-05627.000; 66-05628.000; and 66-05629.000 from R-1A to R-3 to allow for multi-family residential units to be constructed.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address Joseph D. Updike 18254 New Gambier Rd.			
Agent's Name, Address, Phone, and Email Address			
<i>Site Information</i>			
Site Address South Main St.		Legal Description	
Parcel Number 66-05624.000 66-05627.000 66-05628.000 66-05629.000		Deed Volume and Page Number	
<i>Use of Property</i>			
Present Use Vacant		Present Zoning District R1A	
Proposed Use Apartments		Proposed Zoning District R3	
<i>Documents to be Submitted</i>			
<p>The following documents must also be submitted with this application:</p> <ol style="list-style-type: none"> 1. A statement of the reason(s) for the proposed amendment. 2. 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. 3. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 4. The \$200.00 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: 9/25/24		By: Joseph D Updike	
<i>Filing Information</i>			
Filing Date	Fee deposit \$200.00	Date Paid	Receipt Number

This form revised 06-03-2024

Attachment: Application - Updike - S Main ST (4204 : 2025-Mpc-02)

9/24/2004

Municipal Planning Commission
Mount Vernon, OH 43050

To the Municipal Planning Commission

I am submitting for your review a rezoning of 0 South Main St parcels 66-05624.000, 66-05627.000, 66-05628.000, 66-05629.000. This consists of roughly .75 acres at the southeast corner of the intersection of Parrot St. and South Main St.

The zoning change requested is from R1A to R3. This is to create a pathway for the construction of multi family apartment units on the above property. The total number of units is unclear currently until a site development plan is devised. Upon completion of the zoning change.

The reasons that we feel this would be a good fit are as follows.

- This is a transitional property, as it will act as a buffer between commercial property located to the north (Peppys Pizza) and to the west (Blubaugh's Body and Frame) and residential to the east and south.
- The city is deficient in affordable housing, and this can have a positive impact attracting citizens and new workers to the area.
- It is conveniently located on the south end of town close to the industrial park where most jobs are.

I can be at all meetings to address any questions you may have. Thank you in advance for your consideration.

Joe Updike

18254 New Gambier Rd.

740-501-3533

South Main Street

between Parrott ST and Adamson ST

Zoning Amendment from R-1A to R-3

- Buildable land area inside setbacks 70' x 180'
- 8 Maximum dwelling units, with 90' x 120' parking area



Attachment: South Main Street Building Options (4204 : 2025-Mpc-02)

Multi-Family in the Southend

- 107 Adamson ST
- 200 Fairmont AVE
- 217 Ames ST
- 211-213 Adamson ST
- 215 Riley ST
- 207 Martinsburg RD
- 228 Martinsburg RD
- 1010 S Main ST
- 20 Adamson ST
- 28 Adamson ST
- 237 Newark RD
- 247 Newark RD
- 200-202 Spruce ST



Attachment: South Main Street Building Options (4204 : 2025-Mpc-02)