



Municipal Planning Commission

April 13, 2023

Regular Meeting

Agenda

4:00 PM

VIDEO BROADCASTING/RECORDING

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

CALL TO ORDER

MINUTES APPROVAL

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

MPC ITEMS

- 2023-MPC-07 : 301 & 303 N Norton ST Parcels #66-05329.000 & 66-02335.000 - Zoning Amendment

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 04/13/23 4:00 PM

Dept: Municipal Planning Commission

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 3786)

DOC ID: 3786

2023-MPC-07 : 301 & 303 N NORTON ST PARCELS #66-05329.000 & 66-02335.000 - ZONING AMENDMENT

Per Codified Ordinance Chapter 1156 Amendments an application for a zoning amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: The Knox County Land Revitalization Corporation requests the zoning district classification of 301 and 303 North Norton ST, parcels #66-05329.000 and 66-02335.000 be amended from R-1 Single Family District to PCDD Planned Commercial Development District.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address and Phone <i>Knox County Land Revitalization Corporation</i> <i>P.O. Box 29, Mt. Vernon, Ohio 43050</i>			
Agent's Name, Address and Phone <i>Sam Filkins</i> <i>P.O. Box 29, Mt. Vernon, Ohio 43050</i>			
<i>Site Information</i>			
Site Address <i>301 & 303 North Norton Street</i>		Legal Description <i>Norton Island 359 & 360</i>	
Parcel Number <i>66-05329.000</i> <i>66-02335.000</i>		Deed Volume and Page Number <i>1871/765 & 1891/596</i>	
<i>Use of Property</i>			
Present Use <i>vacant land & single family home</i>		Present Zoning District <i>R-1 Abutting M-1</i>	
Proposed Use <i>multi-family senior housing</i>		Proposed Zoning District <i>PC DD</i>	
<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: <i>March 27, 2023</i> By:  <i>Sam Filkins</i>			
<i>Filing Information</i>			
Filing Date	Fee deposit	Date Paid	Receipt Number
	<i>\$150.00</i>		

This form revised 3-9-2006

Attachment: AAA5 Land Bank Project (3786 : 2023-Mpc-07)

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN DESCRIBED PROPERTY WITHIN THE CITY OF MOUNT VERNON FROM R-1 SINGLE FAMILY DISTRICT TO PLANNED COMMERCIAL DEVELOPMENT DISTRICT 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 Lots Numbered 359 and 360 in the Norton Island Subdivision from R-1 Single Family District to Planned Commercial Development District 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.

PASSED: _____, 20____.

Bruce E. Hawkins, President of Council

ATTEST:

Todd Hill, Clerk of Council

APPROVED: _____, 20____

Matthew T. Starr, Mayor

301 and 303 N Norton Rezoning Application

AAA5 Project

A statement of the reason for the proposed amendment:

The requested amendment of the zoning map to change the parcels located at 301 & 303 N. Norton Street from R1 to PCDD (Chapter 1185) is to allow the parcel to be redeveloped to allow affordable senior housing. These parcels are owned by the Knox County Land Bank for the express purpose of redevelopment particularly due to their current condition and proximity to Heartland Commerce Park (former Siemens manufacturing facility). Per the code there are four considerations with regard to this change.

(1) Compatibility of the amendment sought with the use of adjacent land, adjacent zoning and with land use plans for the general area.

The land immediately adjacent to these parcels is zoned PCDD, so this request is not spot zoning but an expansion of a zoning district to a contiguous parcel. Also, the plan for redevelopment is to add affordable senior housing. This residential use would align with the other adjacent properties becoming a bridge between the manufacturing and residential uses. This can help preserve the residential neighborhood feel.

(2) Impact of the adoption of an amendment sought on motor vehicle access and traffic flow in the general area.

The zoning change will not significantly impact motor vehicle access or traffic flow. The driveway and parking area will be connected to Burgess Street to the south and not add additional car traffic on neighboring properties along Norton Street.

(3) Impact of the adoption of the proposed amendment upon the public health, safety and general welfare of the residents of the city.

Local and regional housing studies have shown a significant demand for housing in Knox County and the region. This demand impacts residents of all income and age levels. Up till now, the housing development in Mount Vernon has mostly focused on market-rate housing that is attractive to young professionals and families. As the population of Knox County and Mount Vernon gets older, we need safe, age-in-place style housing. This type of housing will allow the seniors to be appropriately housed and allow them to live independently for longer. Additionally, the housing that those seniors live in now will become available for others and will most likely be more affordable than the new builds. Most importantly, this is not a housing project but a

living project. These units will be rent controlled, so they remain affordable for seniors on a fixed income, and the Area Agency on Aging (AAA5) will offer services to these seniors allowing them to stay in their homes. The yard and property maintenance will be handled by AAA5, meaning these homes will be cared for and be a value add to surrounding homeowners.

(4) Impact of the adoption of the proposed amendment on available public facilities, general expansion plans of the City, and the City's schedule for improvement of capital facilities.

This development will not impact the expansion of city services or facilities. In fact, creating homes of greater density will slow the need for urban sprawl. And with the residents being routinely checked in on by AAA5 and in units with age-in-place considerations such as grab bars, wider doorways, zero-point entryways, and cleared sidewalks, this will hopefully reduce the risk of falls and health concerns that are a strain on EMS services in the city.

A statement on the ways in which the proposed amendment relates to the comprehensive plan:

This zoning change and future development support the Knox County Comprehensive Plan (2018) in the following ways.

Chapter 3: Ensure responsible growth

Goal 3.3.3: Control scale and scope of development

"Encourage development in areas already on the grid." We are not extending the grid further by building affordable senior multi-unit housing on these parcels. This means the development cost for taxpayers is less because there will be more users paying into the system without the need for new infrastructure. Projects like this are outlined as a target outcome of the Knox County Land Bank (3.3.3A Outcome D).

Chapter 5: Strengthening quality of life

5.2 - This chapter highlights housing as a community issue and priority for the county to be successful.

Goal 5.3.1: Diversify the county's housing stock

"Affordability, changes in household size, an aging population, and a growing preference for walkability, will all continue to reshape Knox County's residential development patterns moving forward. An attractive, high-quality, and safe housing stock is important for retaining and attracting residents." This project aligns with this

goal because it provides safe, attractive, high-quality, and affordable housing for the aging population.

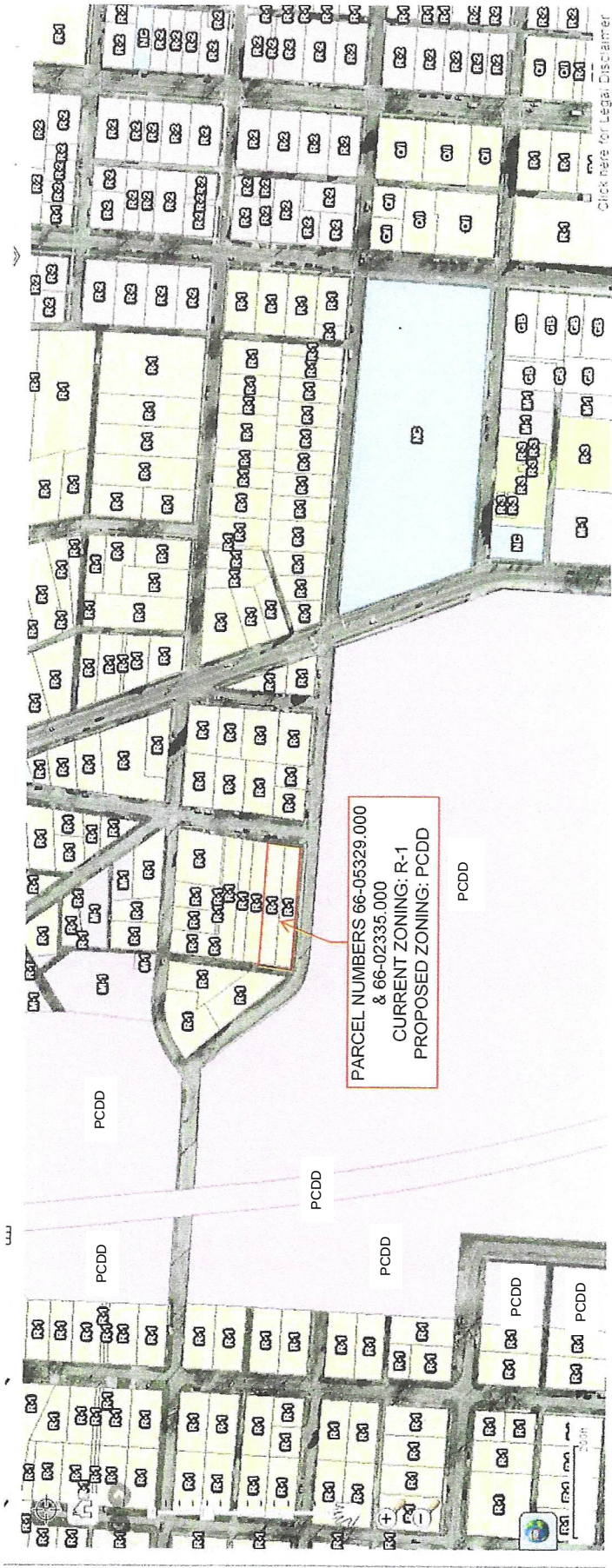
This zoning change is also supported through the Mount Vernon Strategic Plan (Phase 1, 2021) guiding principles.

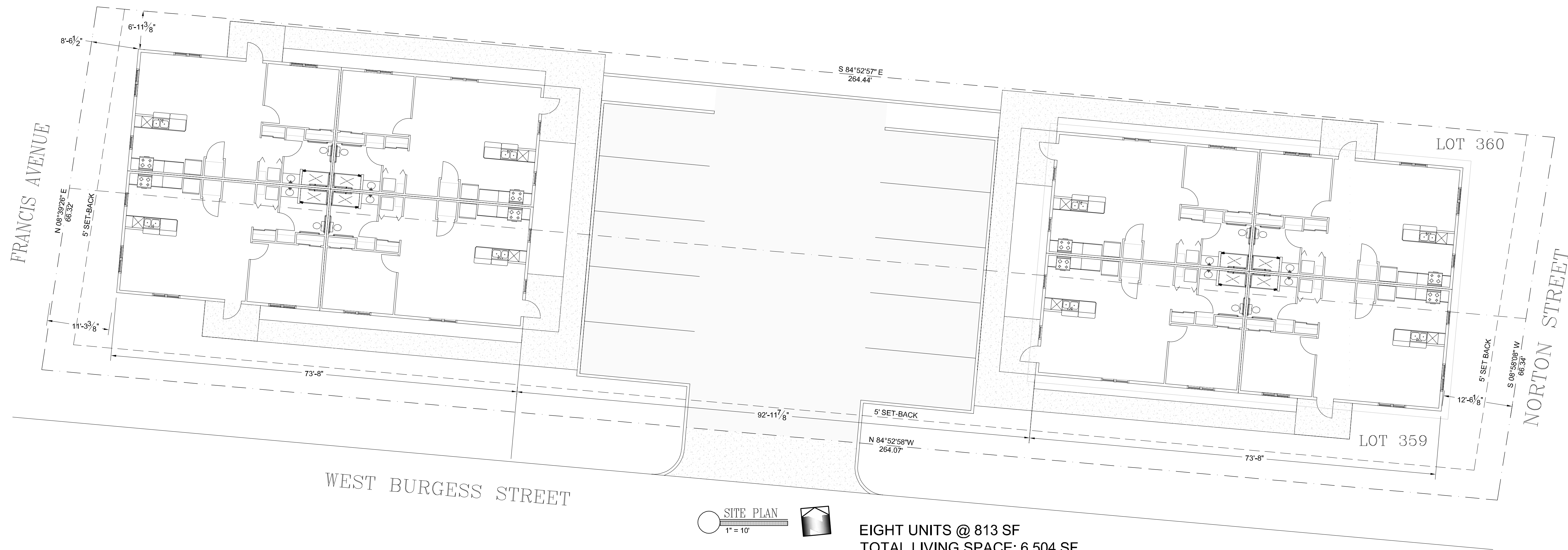
Principle #1: *Foster a collaborative environment that is supportive of business and economic growth through fair, efficient, and transparent regulatory processes.*

This project is a collaboration between the Land Bank, AAA5, and the County Commissioners. By supporting this project through this zoning change and the following processes the City of Mount Vernon can join on as a collaborator for affordable senior housing.

Principle #6: *Through initiatives such as streamlined development processes, innovative zoning, and strategic incentives the City will support policies to ensure safe, abundant and attainable quality housing.*

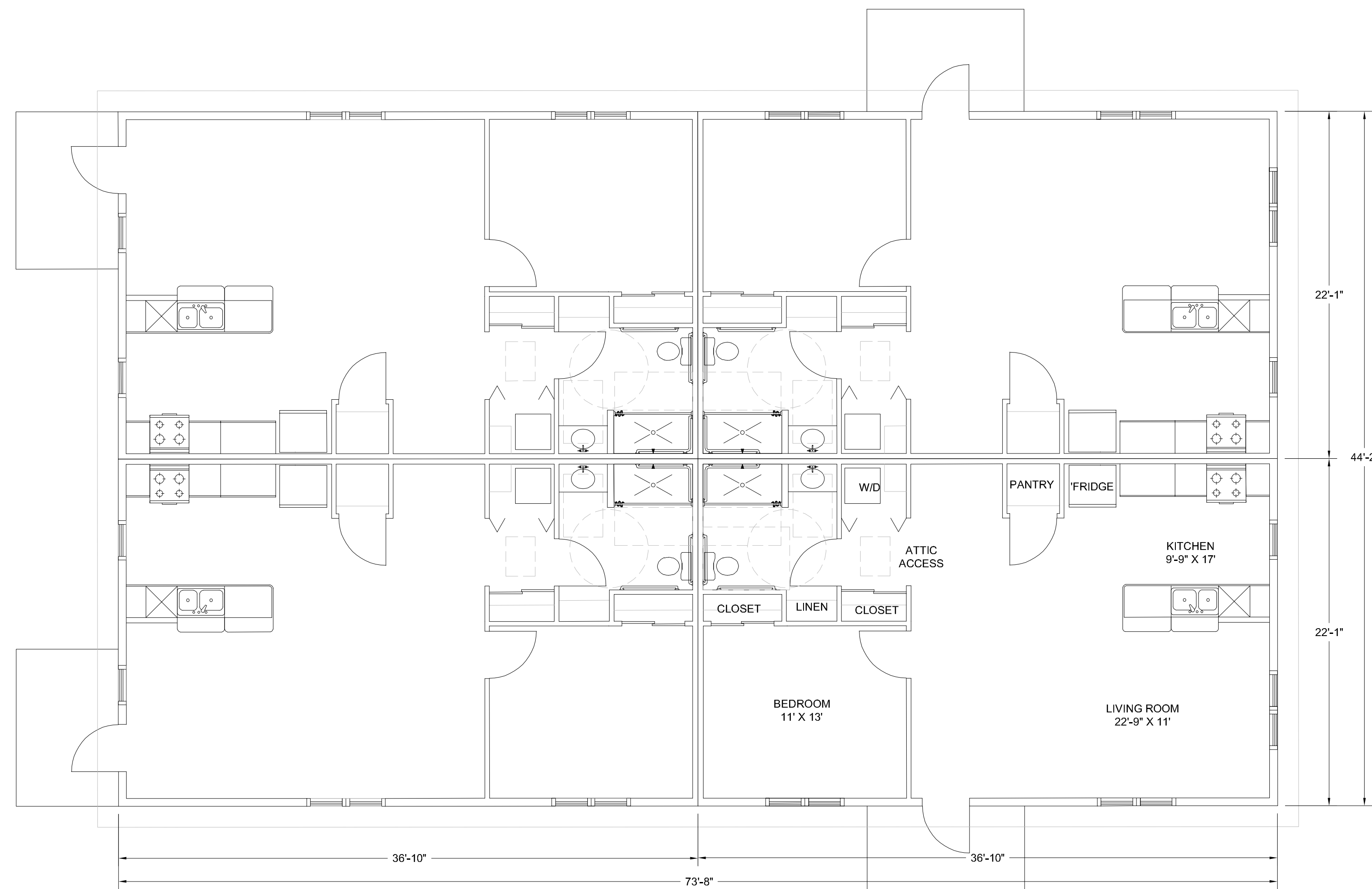
This project speaks directly to this project and the processes we are currently undertaking to make it a reality. Our hope is that the City will use this principle when evaluating the project for zoning, conditional use, and final development plans.





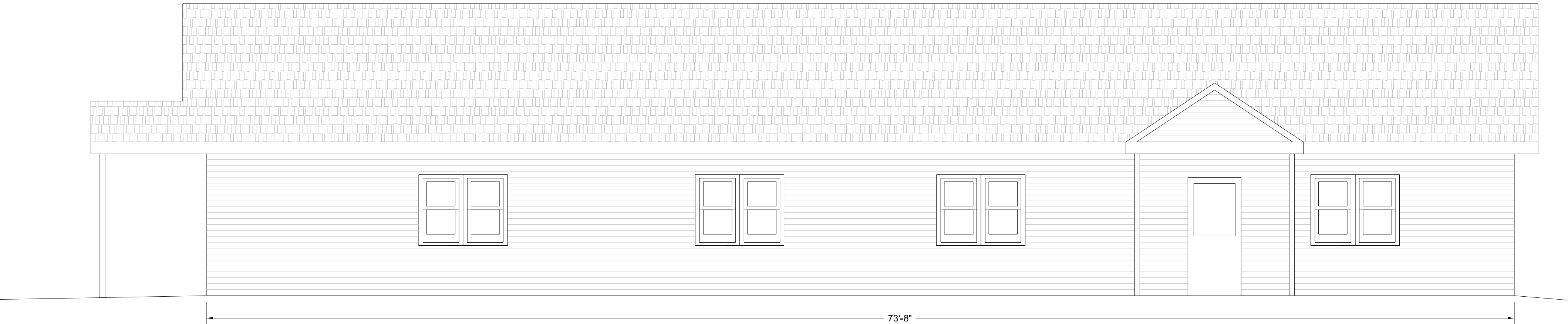
SITE PLAN
1" = 10'

EIGHT UNITS @ 813 SF
TOTAL LIVING SPACE; 6,504 SF.

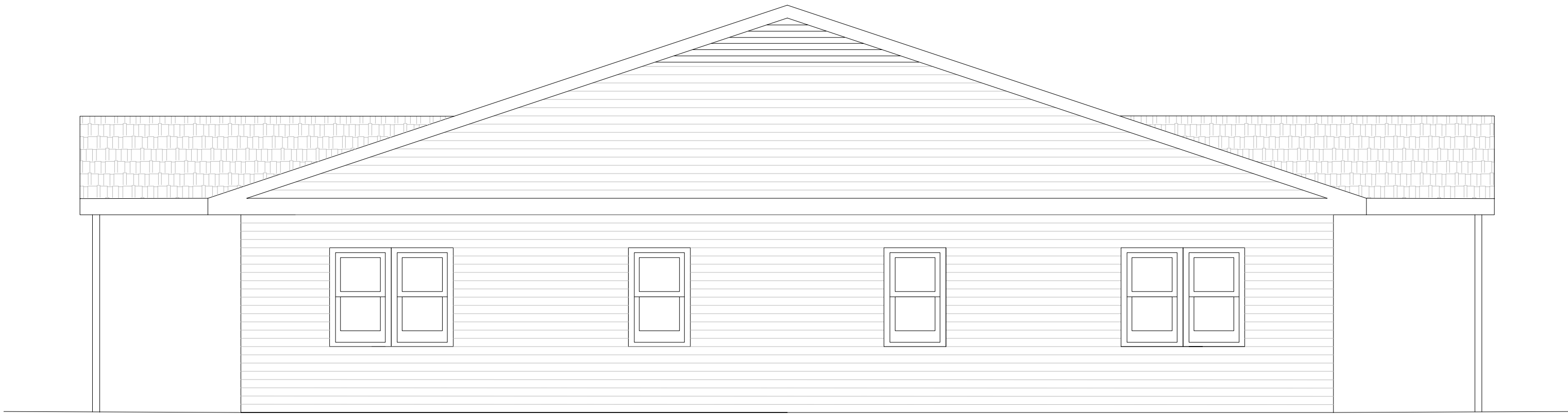


EAST BUILDING FLOOR PLAN
1/4" = 1'
WEST BUILDING MIRROR IMAGE

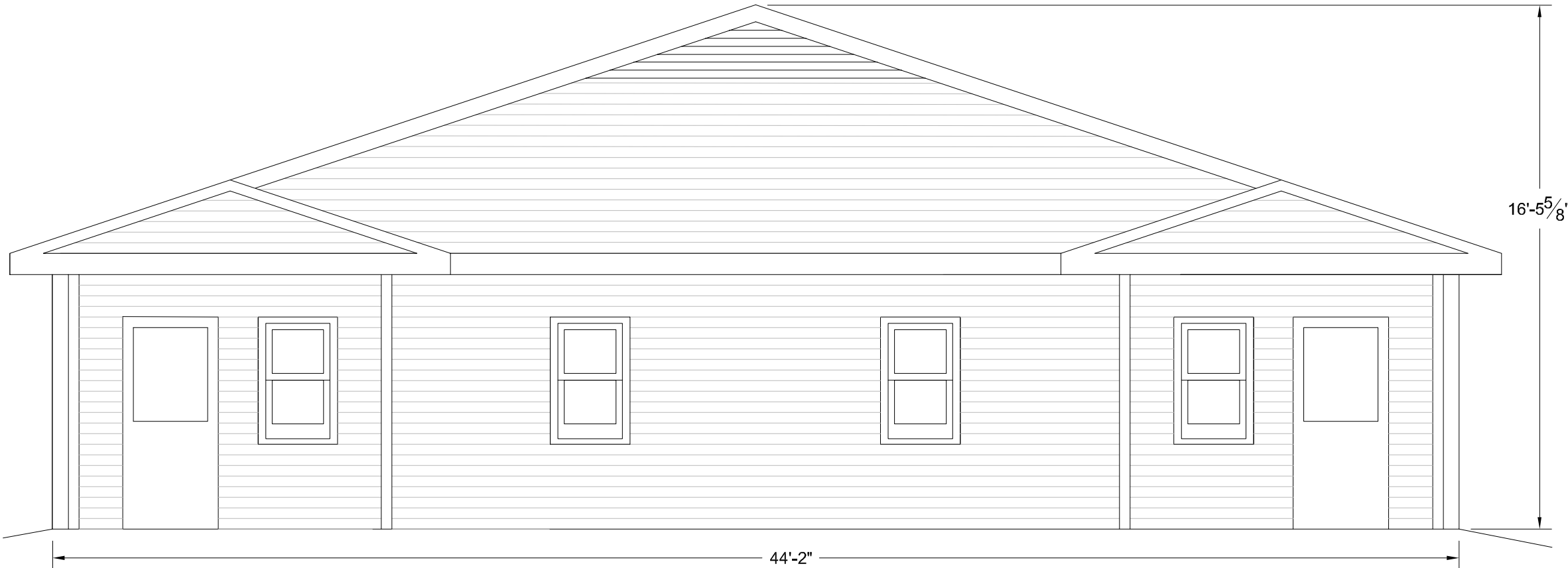
APPLESEED BUILDING COMPANY			
362 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-756-4410			
AAA 5			
SENIOR HOUSING – PRELIMINARY			
DATE	REVISIONS	SCALE	DR. BY
09-06-22	03-28-23	AS NOTED	DRW
SEAL	APP. BY	1/2	



SOUTH ELEVATION, EAST BUILDING
1/4" = 1'



EAST ELEVATION, EAST BUILDING
1/4" = 1'



WEST ELEVATION, EAST BUILDING
1/4" = 1'

APPLESEED BUILDING COMPANY				
362 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-756-4410				
AAA 5				
SENIOR HOUSING – PRELIMINARY				
DATE	REVISIONS	SCALE	DR. BY	DRW
09-06-22	03-28-23	AS NOTED	APP. BY	2/2
SEAL				