



Municipal Planning Commission

June 9, 2022

Regular Meeting

Agenda

4:00 PM

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - May 12, 2022 4:00 PM

MPC ITEMS

- 2022-MPC-19 : 1451 Gambier RD Parcel #66-09656.000 - Development Plan

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 06/09/22 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

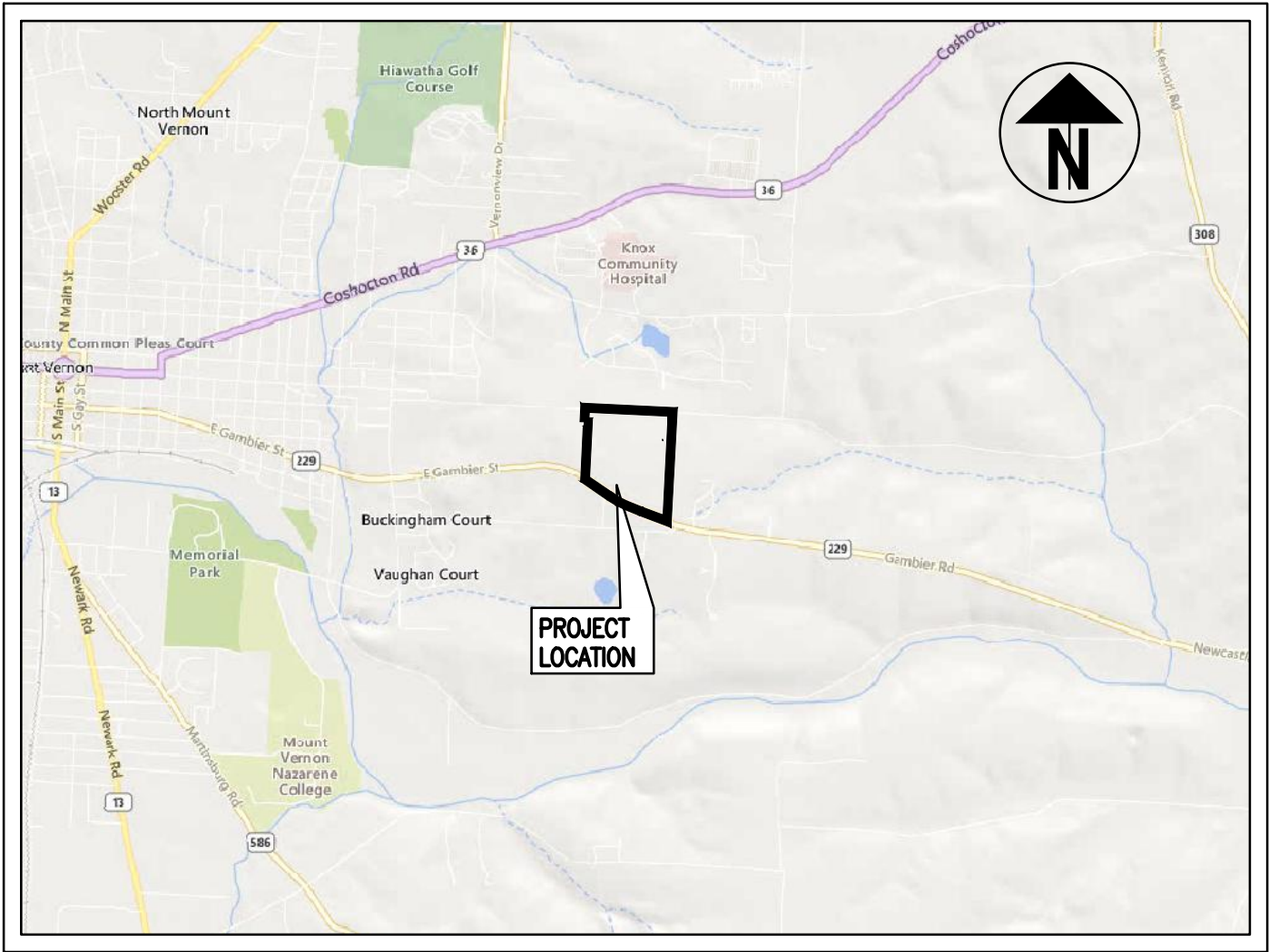
MPC ITEM (ID # 3579)

DOC ID: 3579

2022-MPC-19 : 1451 GAMBIER RD PARCEL #66-09656.000 - DEVELOPMENT PLAN

Per Codified Ordinance 1163.03 a Development Plan has been submitted for review by the Municipal Planning Commission.

5/19/2022 11:28 AM F:\clients\active\proj\eqi001\design\drawing\sheets\development design\eqi001_title sheet.dwg ospencer



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

TITLE SHEET	D0.00
EXISTING CONDITIONS	D0.01
SITE LAYOUT PLAN	D1.00-D1.01

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS LOCATED ON THE EXISTING PROPERTY OF OHIO EASTERN STAR AND PROPOSES TO EXPAND ONSITE LIVING FACILITIES AT THE NORTH END OF THE PROPERTY. THIS INCLUDES THE CONSTRUCTION OF SEVERAL INDEPENDENT LIVING COTTAGES, A MULTI-UNIT BUILDING WITH COMMON AREAS FOR RESIDENTS, A LOOP ROAD, AND PARKING AREAS.

SITE DATA

TOTAL ACREAGE	29.999 AC.
ZONING	PND - PLANNED NEIGHBORHOOD DISTRICT
STRUCTURE SETBACK	NO YARD REQUIREMENTS OR DISTANCES BETWEEN BUILDINGS ARE ESTABLISHED IN ORDER TO ENABLE CREATIVITY IN DESIGN.
PARKING REQUIRED	1 PARKING SPACE PER UNIT AND REGULAR SHIFT EMPLOYEE
PROPOSED PARKING PROVIDED	135
SURFACE	115 (4 ADA SPACES)
GARAGE	24
PROPOSED STRUCTURES	102,863 SF 7.87%
MINIMUM FLOOR AREA	700 SF PER UNIT
MAXIMUM FLOOR AREA	NOT LISTED
MAXIMUM BUILDING HEIGHT PERMITTED	35'
BUILDING HEIGHT PROPOSED	39'
EXISTING BUILDING COVERAGE	159,752SF / 12.2%
PROPOSED BUILDING COVERAGE	219,886SF / 16.8%

BUILDING UNIT SUMMARY

COTTAGE A - SIX (6) 4-UNIT (2BR)	1BR	2BR	UNITS
ATTACHED GARAGES	0	24	24
COTTAGE B - TWO (2) 4-UNIT (1BR + 2BR)	6	2	8
COTTAGE C - EIGHT (8) 3-UNIT (1BR + 2BR)	16	8	24
TWO STORY MULTI PURPOSE BUILDING, 40 UNITS	30	10	40
* FITNESS W/OUTDOOR EXERCISE AREA			
* WET BAR AND THREE SEASON ROOM			
* OPTIONAL DINING/BISTRO AREA W/PATIO			

DINING/LOUNGE BUILDING W/PRIVATE DINING ROOM			
TOTALS	52	44	96

PLANS PREPARED BY:



PROJECT OWNER

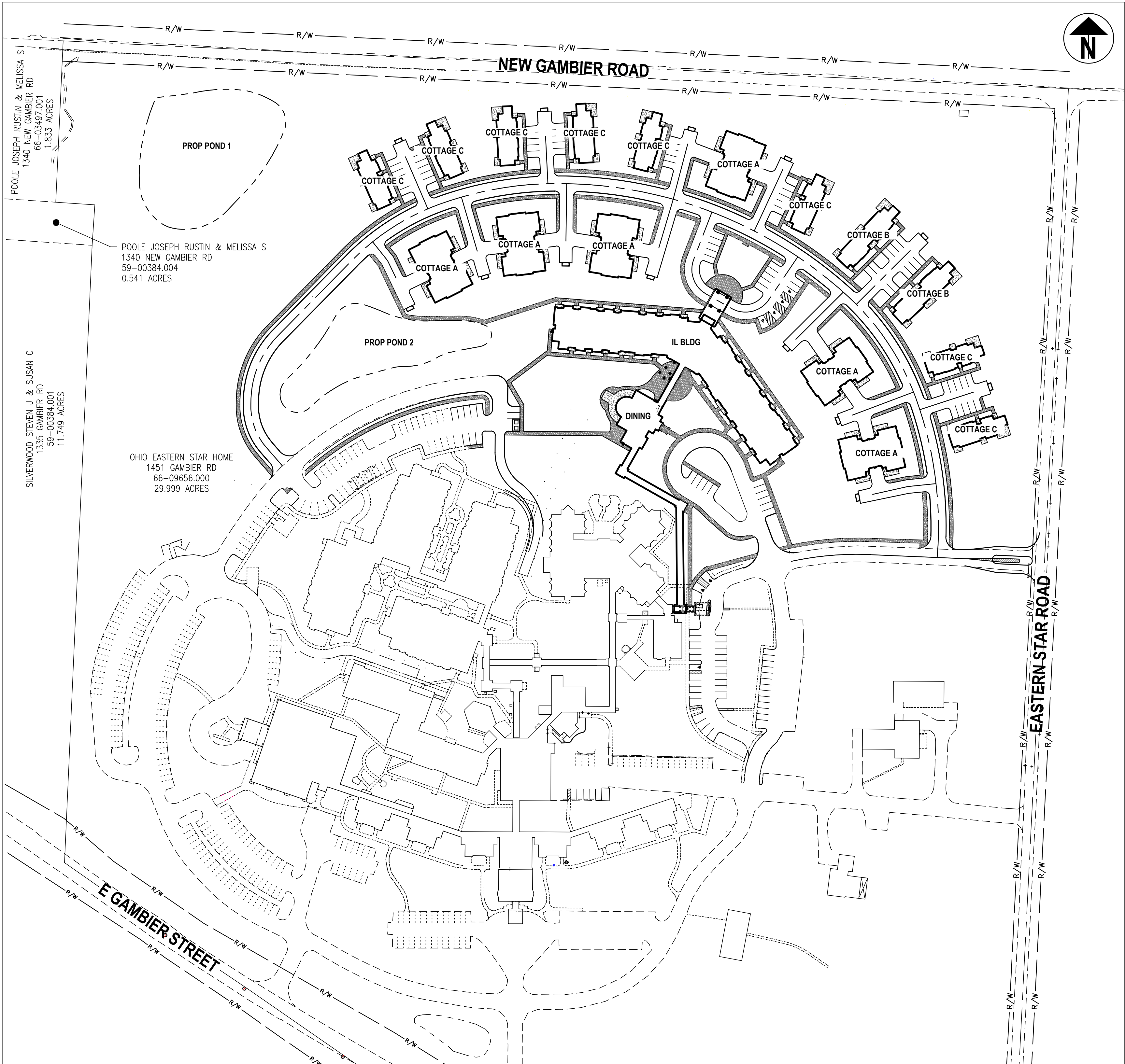
THE OHIO EASTERN STAR HOME
1451 GAMBIER ROAD
MOUNT VERNON, OH 43050
P: (740) 397-1706
F: (740) 392-1662



JAMES ROBERTS, PE 52927

DATE

DEVELOPMENT DESIGN PLAN FOR:
THE OHIO EASTERN STAR HOME
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO



LOCATION MAP
1"=100'

3.1.1a

PLAN ISSUE/REVISION		NO.	REV. BY	DATE	DRAWN
Comprehensive Development Plan Submittal				05.19.22	VRM
					CHECKED
					AES
					DATE
					05/19/2022

THE OHIO EASTERN STAR HOME
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO

TITLE SHEET

HULL
Environment / Energy / Infrastructure

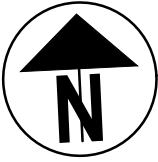
HULL & ASSOCIATES, LLC
58 Grant Street
Mount Vernon, OH 43050
Phone: (740) 344-4451
Fax: (614) 360-0023
www.hullinc.com

JOB NUMBER:
EQI001

D0.00

Attachment: 01_OES_Development Plan Submittal_05.19.22 (3579 : 2022-Mpc-19)

Packet Pg. 3



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.

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.

THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE
COORDINATE SYSTEM, NORTH ZONE, NAD83, GEOID09.

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

BENCHMARK #2 - JHA CONTROL POINTIP # 5010 ELEVATION = 1200.12

NO.	PLAN ISSUE/REVISION	REV. BY	DATE	DRAWN VRM
	Comprehensive Development Plan Submittal		05.19.22	
				CHECKED AES
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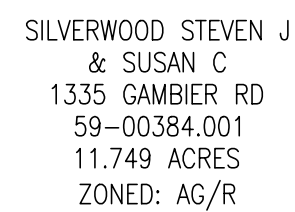
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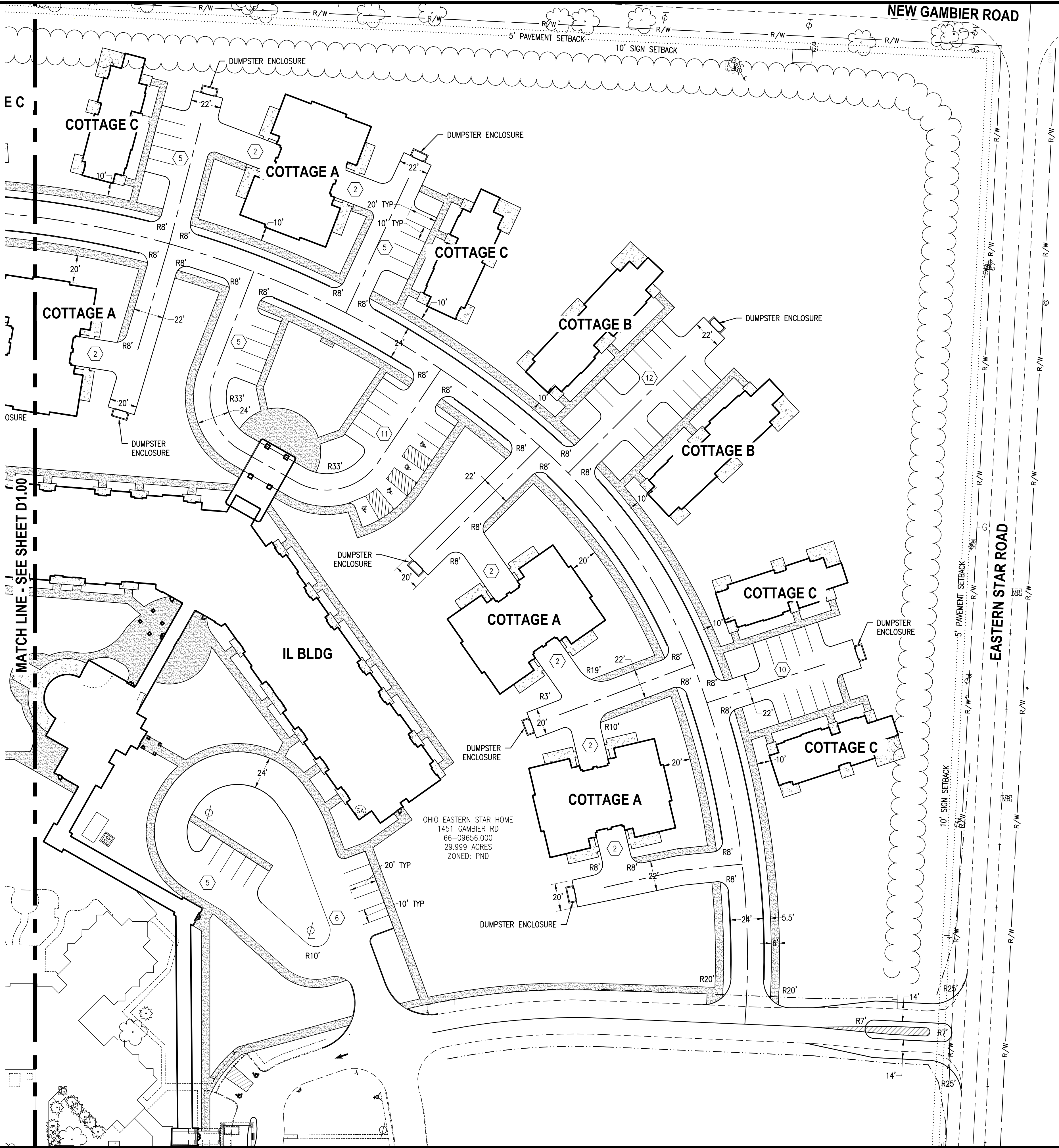
**THE OHIO EASTERN STAR HOME
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO
EXISTING CONDITIONS**

JOB NUMBER:
EQI001

D0.01

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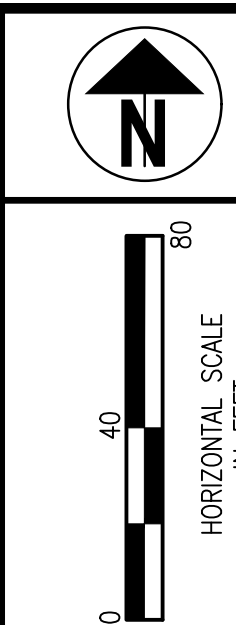


JOB NUMBER:
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D1.01

THE OHIO EASTERN STAR HOME
CITY OF MOUNT VERNON, KNOX COUNTY, OHIO
SITE LAYOUT PLAN

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Environment / Energy / Infrastructure
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	Comprehensive Development Plan Submittal		05.19.22			



ILLUSTRATIVE SITE PLAN





overall east building elevation 1/16" = 1'-0"



overall north building elevation 1/16" = 1'-0"



overall west building elevation 1/16" = 1'-0"



overall west building elevation 1/16" = 1'-0"

OHIO EASTERN STAR HOME

1451 Gambier Road
Mt. Vernon, Ohio 43050

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SCHEMATIC DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

#	Description	Date
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INDEPENDENT LIVING BUILDING COLOR ELEVATION

A

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north building elevation - east wing 1/8" = 1'-0"



north building elevation - west wing 1/8" = 1'-0"

OHIO
EASTERN
STAR HOME

1451 Gambier Road
Mt. Vernon, Ohio 43050

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SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

#	Description	Date
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INDEPENDENT
LIVING
BUILDING
EXTERIOR
ELEVATIONS

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south building elevation - west wing 1/8" = 1'-0"



south building elevation - east wing 1/8" = 1'-0"



east building elevation

1/8" = 1'-0"



west building elevation

1/8" = 1'-0"

OHIO
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STAR HOME

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SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20193

#	Description	Date
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INDEPENDENT
LIVING
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SCHEMATIC
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EXTERIOR
ELEVATIONS -
DINING HALL

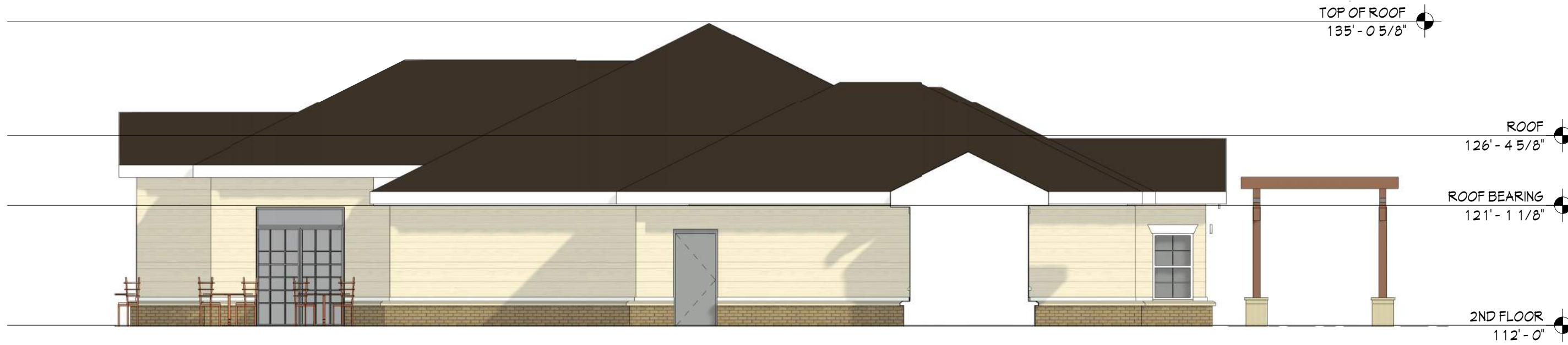
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building elevation - dining hall north 1/8" = 1'-0"



building elevation - dining hall south 1/8" = 1'-0"



building elevation - dining hall east 3/16" = 1'-0"



building elevation - dining hall west 3/16" = 1'-0"



east elevation

1/4" = 1'-0"



west elevation

1/4" = 1'-0"



west elevation

1/4" = 1'-0"



south elevation

1/4" = 1'-0"

EASTERN STAR - COTTAGE C

MT. VERNON, OH

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DESIGN DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20194

#	Description	Date
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COLOR ELEVATION

E

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north elevation

3/16" = 1'-0"



south elevation

3/16" = 1'-0"



west elevation

3/16" = 1'-0"



east elevation

3/16" = 1'-0"

EASTERN STAR - COTTAGE B

MT. VERNON, OH

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SCHEMATIC DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20194

#	Description	Date
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COLOR ELEVATION

F

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EASTERN
STAR
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east/west elevation

1/4" = 1'-0"



north/south elevation

1/4" = 1'-0"

SCHEMATIC
DEVELOPMENT

DATE: 05/19/2022
PROJECT #: 20194

Description Date

EXTERIOR
ELEVATIONS

G

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