



Municipal Planning Commission

July 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 - May 11, 2023 4:00 PM

MPC ITEMS

- 2023-MPC-17 : 301-302 N Norton ST Parcels #66-05329.000 & 66-02335.000 - Comprehensive Development Plan

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 07/13/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

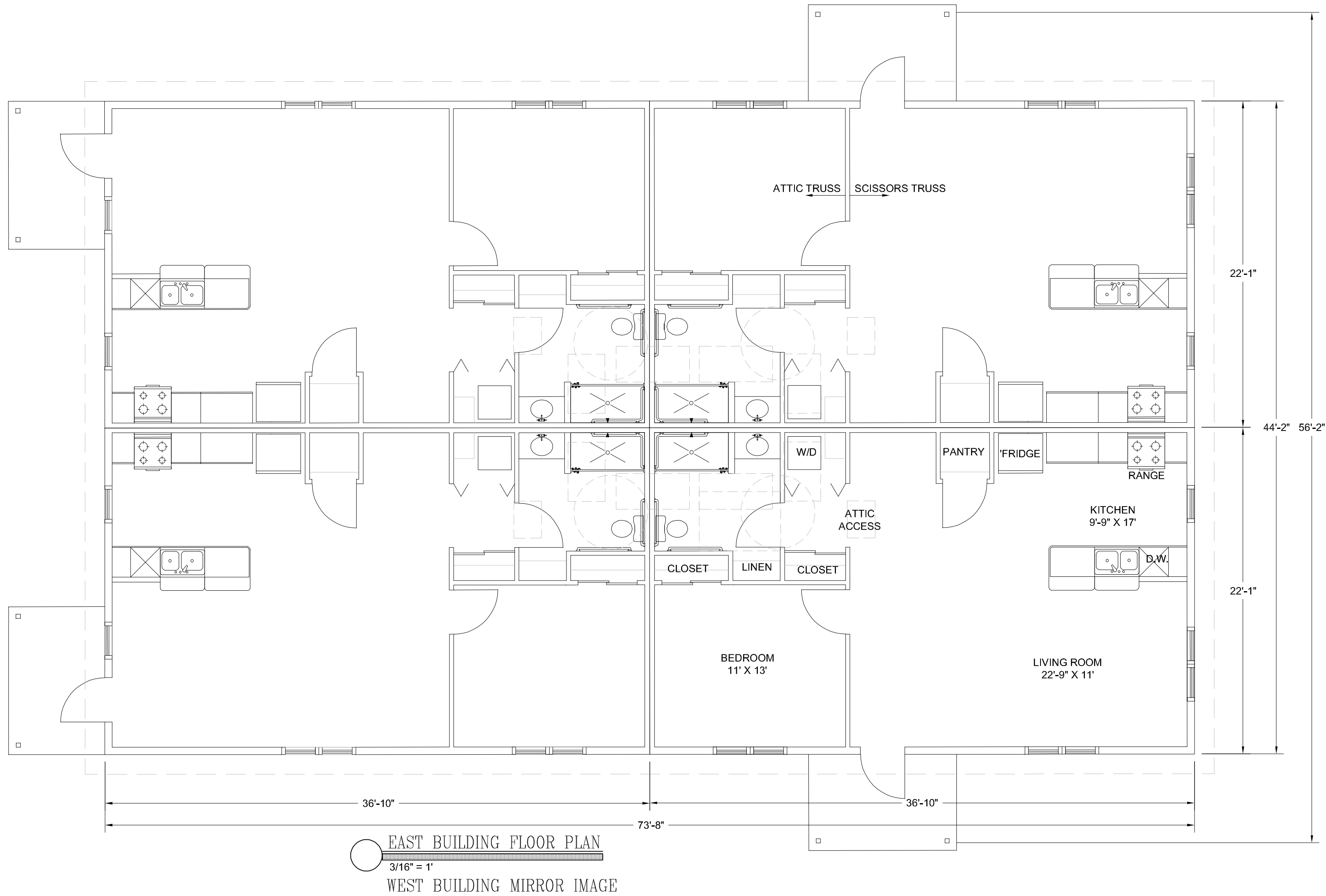
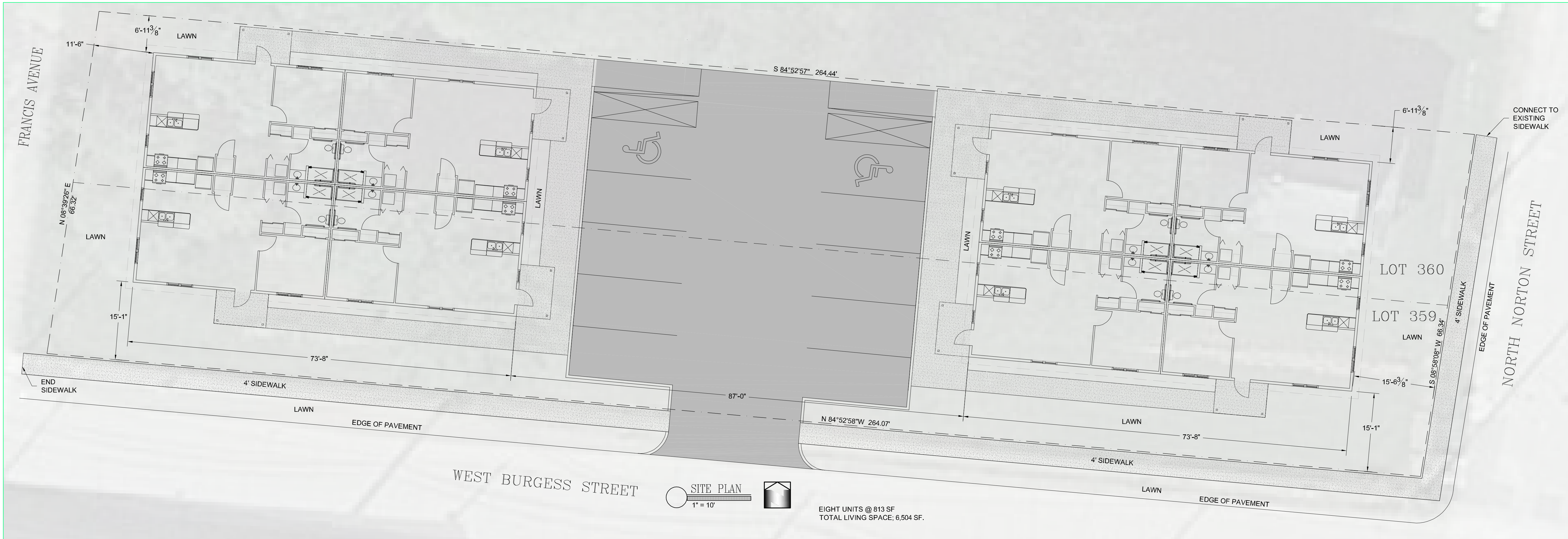
MPC ITEM (ID # 3846)

DOC ID: 3846

**2023-MPC-17 : 301-302 N NORTON ST PARCELS #66-05329.000 & 66-02335.000 -
COMPREHENSIVE DEVELOPMENT PLAN**

Per Codified Ordinance §1185.04 a Comprehensive Development Plan has been submitted for review by the Municipal Planning Commission.

Description of Request: Recommendation of Approval of the Comprehensive Development Plan to City Council



CITY OF MOUNT VERNON ZONING

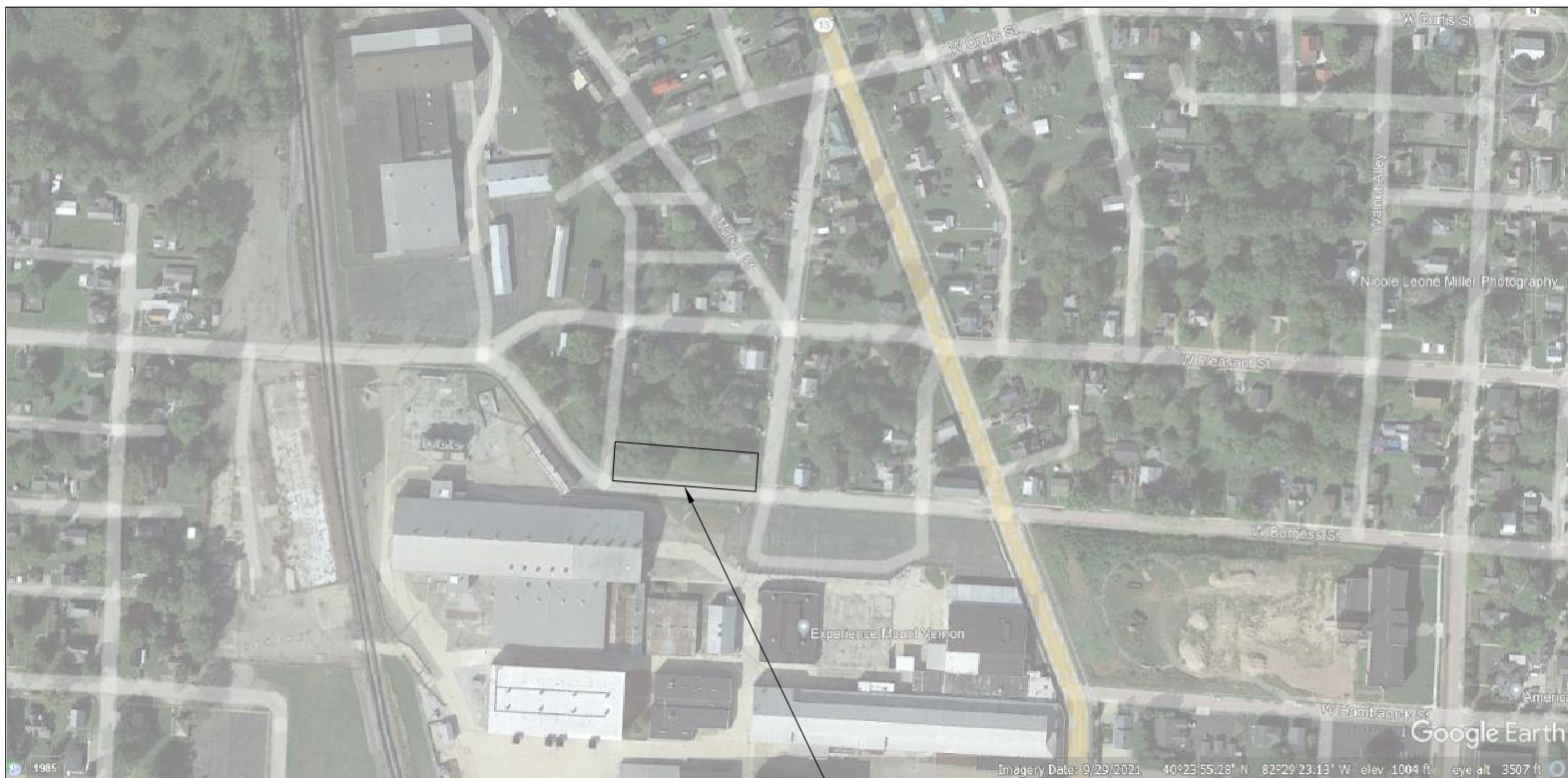
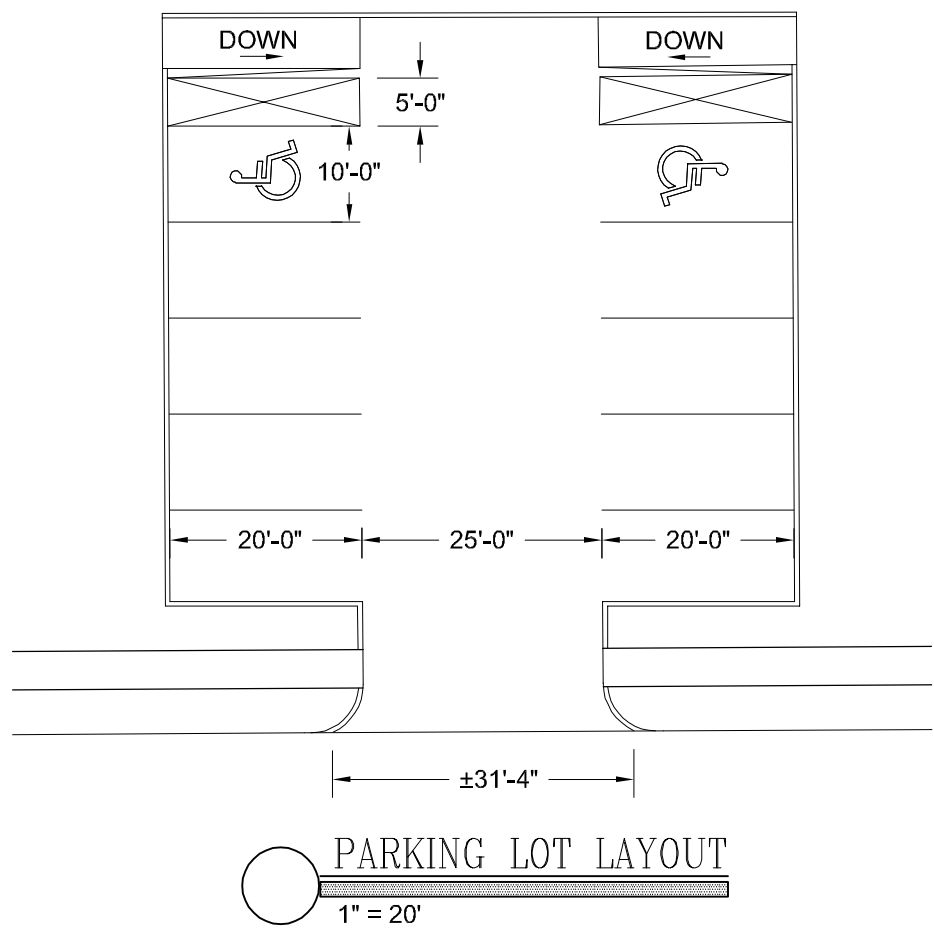
SITE ADDRESS: FORMERLY 301 AND 303 NORTH NORTON STREET
ZONING DISTRICT: PCDD, PLANNED COMMERCIAL DEVELOPMENT DISTRICT
MINIMUM REQUIRED LOT AREA: NONE
ACTUAL LOT AREA: 17,511 SQUARE FEET (0.402 ACRES)
MINIMUM REQUIRED LOT WIDTH: NONE
ACTUAL LOT WIDTH: 66.34' NORTH NORTON STREET
264.07' WEST BURGESS STREET
66.32' FRANCIS AVENUE

FRONT YARD: NORTON BURGESS FRANCIS
MINIMUM REQ. >20' >10' NONE
*NOTE: AVERAGE OF THOSE STRUCTURES ALONG THE SAME BLOCK FACE.
ACTUAL MIN. ±15' ±15' ±11'-6"

SIDE YARD: NO SIDE YARDS
MINIMUM REAR YARD: NONE
ACTUAL REAR YARD: ±7'
MAXIMUM BUILDING HEIGHT ALLOWED: 60'
ACTUAL BUILDING HEIGHT ±12'-7"
ALLOWABLE GROUND COVER: UP TO 95%
ACTUAL COVERAGE: 37%

PARKING REQUIREMENT:
SECTION 1174.11 ELDERLY HOUSING PARKING
10' X 20' SPACES WITH 22' WIDE AISLE:
1 SPACE PER DWELLING PLUS ONE PER STAFF PER SHIFT.
NO FULL TIME ON SITE STAFF WILL BE PRESENT.

RESIDENCE SPACES: 8 REQUIRED, 10 PROVIDED (2 ADA STALLS)



LOCATION MAP
NTS

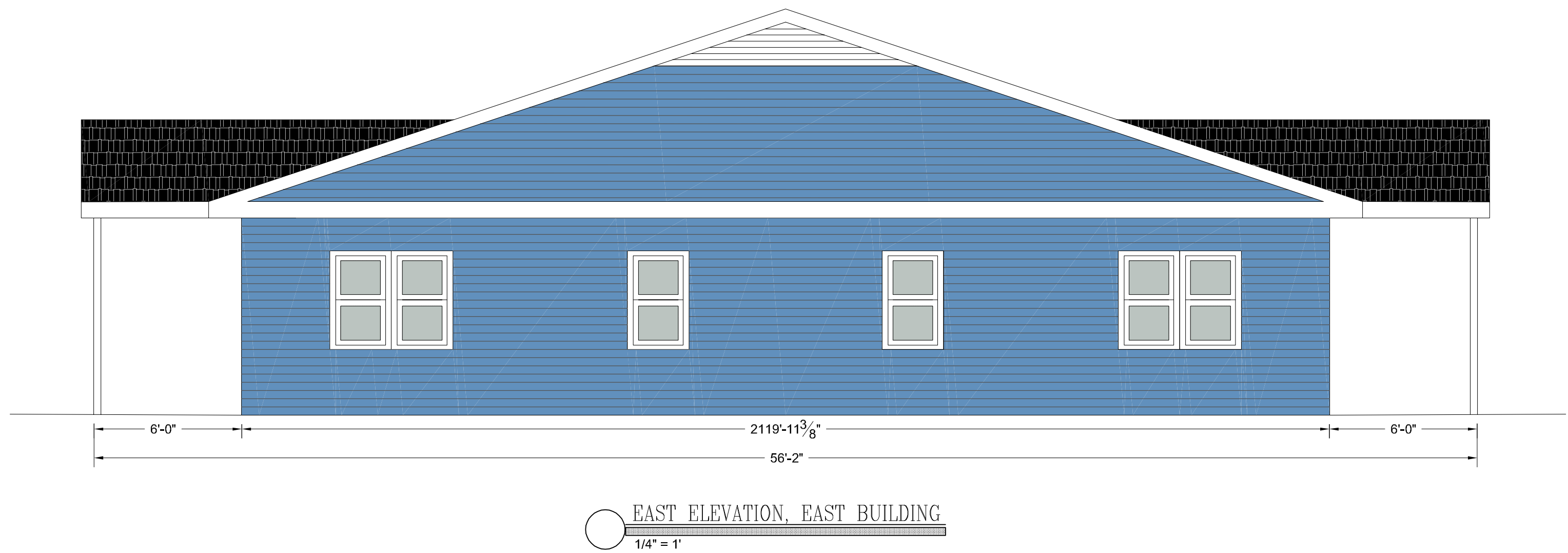
APPLESEED BUILDING COMPANY
362 LENOX AVENUE, MANSFIELD, OHIO 44906
PHONE/FAX 419-756-4410

AREA AGENCY ON
AGING – DISTRICT 5

SENIOR HOUSING – PRELIMINARY

DATE	REVISIONS	SCALE	DR. BY	DRW
09-06-22	06-22-23	AS NOTED	APP. BY	

1/2



09-06-22

06-20-23

SEAL

APPLESEED BUILDING COMPANY

362 LENOX AVENUE, MANSFIELD, OHIO 44906 PHONE/FAX 419-756-4410

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