



Municipal Planning Commission

October 12, 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 - Jul 13, 2023 4:00 PM

MPC ITEMS

- 2023-MPC-21 : 0 Upper Gilchrist RD Parcel #71-00050.000 - Zoning Amendment to PND

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 10/12/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

MPC ITEM (ID # 3885)

DOC ID: 3885

**2023-MPC-21 : 0 UPPER GILCHRIST RD PARCEL #71-00050.000 - ZONING AMENDMENT
 TO PND**

Per Codified Ordinance 1156.02 a request for Zoning Amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: Lemmon Acquisition & Holding Co. LLC (limited POA for Casey's Way LLC) requests a Zoning Amendment for Parcel #71-00050.000. The request is for PND - Planned Neighborhood District zoning for the entire parcel.

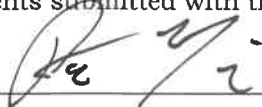
Currently, a small portion of the east side is zoned PND, while the larger portion of the parcel is zoned R-1.

For clarification - the Knox County Auditor's website showed an address for this property as 17795 Coshocton RD, but there is no road frontage along Coshocton Road, after a lot split. A request to update the property address to 0 Upper Gilchrist RD was submitted by the County's Tax Map Office 9/25/2023. The property is solely accessed from Upper Gilchrist Road.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address Casey's Way LLC PO Box 45, Mount Vernon, OH 43050 Phone: 614.206.5861 Email: logosrealty@gmail.com			
Agent's Name, Address, Phone, and Email Address Lemmon Acquisition & Holding Co. LLC 811 S. Main Street, North Canton, OH 44720 Phone: 330.497.8686 Email: tperez@lemmondev.com			
<i>Site Information</i>			
Site Address 17795 Coshocton Road Mount Vernon, OH 43050		Legal Description Please see attached	
Parcel Number 71-00050.000		Deed Volume and Page Number 1944/320	
<i>Use of Property</i>			
Present Use Agriculture		Present Zoning District R-1 Single Family District PND Planned Neighborhood District	
Proposed Use Residential		Proposed Zoning District PND Planned Neighborhood District	
<i>Documents to be Submitted</i>			
The following documents must also be submitted with this application: 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 \$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: 8/27/2023			
<i>Filing Information</i>			
Filing Date	Fee deposit \$200.00	Date Paid	Receipt Number

This form revised 04-11-2023

Attachment: Mt Vernon - Application for Amendment 8.27.2023 (3885 : 2023-Mpc-21)



DATE: August 25, 2023
TO: Lacie Blankenhorn, Development Services Manager
FROM: Patrick Mackie, Director of Operations
RE: Application for Zoning Amendment – Additional Information

USE OF PROPERTY: PROPOSED USE

The proposed community will consist of age-targeted, single-story villa units. Each unit will feature a universal design and amenities catered toward the active adult market. Multiple unit floorplans will include modern open floor plans, wide hallways, zero entry garage, and doors. Additionally, residents will be afforded maintenance-free living. The goal is to create an environment where residents can enjoy the benefits of living at home without all the maintenance responsibilities, permitting them to lead an active and engaged lifestyle.

A STATEMENT OF THE REASON(S) FOR THE PROPOSED AMENDMENT

Currently, parcel 71-00050.000 is broken up into two zoning districts, with the majority of the parcel being zoned as a Single-Family District (R-1). The remainder of the parcel is zoned as a Planned Neighborhood District (PND). The R-1 designation is specific to single-family dwellings, and its development standards do not meet our criteria. If granted the PND designation, we will complete our comprehensive development plan for the community. A PND district provides the Municipal Planning Commission and City Council a control and oversight level for what they approve.

A STATEMENT ON THE WAYS IN WHICH THE PROPOSED AMENDMENT RELATES TO THE COMPREHENSIVE PLAN

The amendment to rezone aligns with several considerations included in the Knox County Comprehensive Plan – 2018 Update.

- Key Plan Considerations
 - *With single-family homes the predominant housing type in Knox County, we should consider diversifying our community's housing stock in the face of changing population demographics or financial burdens.*
- Chapter 3: Ensure Responsible Growth
 - *As we can expect development to occur in Knox County in the future, it makes sense to direct such development into areas of Knox County already served by existing utility and roadwork infrastructure.*
 - *A better, more sustainable development approach is to encourage those growth opportunities that do not require extensive – and expensive - roadwork and utility extensions.*
 - *Encouraging development in the built environment (i.e., already-served by existing infrastructure) coincides with residential development patterns observed since the Great Recession. Market forces now are demanding that housing be located in closer proximity to restaurant, grocery, entertainment, and cultural amenities. Traditional housing developments built during the mid to late- 20th Century may not satisfy changing housing demands. Rising energy costs, changing household size and composition,*



emerging technologies and design concepts, and a growing desire for mixed-use, higher-density locations, are all contributing to major shifts in the Columbus Region's housing market (Urban Land Institute Columbus, 2012). It is reasonable to expect similar housing pressures in Knox County, albeit at much smaller scale.

- *Knox County's residents are aging and will face challenges in the future as Baby Boomers leave the workforce and enter retirement. This is true for all of Ohio. Data clearly show the 55+ age cohort in Knox County is increasing.*
- *the Columbus Region's development patterns are likely to be dramatically different from the past, with a spike in the number of single-person households and a drop in the number of nuclear families with children*
- Chapter 5: Strengthening Quality of Life
 - *For residents of Knox County and beyond, a high quality of life requires the ability to afford a quality home with easy access to all of a family's basic needs*
 - *A number of trends at the national and regional levels are shaping changes in residential development patterns. As first discussed in Chapter 3, principal shifts include a growing number of households without children, an increasing proportion of senior households, and a growing preference for living in denser, walkable communities*
 - *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.*
 - *Assisted living facilities integrated into mixed-use neighborhoods can provide an elevated quality of life for residents. Development projects that feature these types of characteristics should be encouraged moving forward.*