



Municipal Planning Commission

February 8, 2024

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 11, 2024 4:00 PM

MPC ITEMS

- 2024-MPC-03 : Upper Gilchrist RD Parcel #71-0005.0000 - Comprehensive Development Plan

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 02/08/24 4:00 PM

Dept: **Municipal Planning Commission**

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 3952)

DOC ID: 3952

**2024-MPC-03 : UPPER GILCHRIST RD PARCEL #71-0005.0000 - COMPREHENSIVE
 DEVELOPMENT PLAN**

Per Codified Ordinance 1163.03 a Comprehensive Development Plan has been submitted for Municipal Planning Commission review and recommendation to City Council.

Description of Request: Lemmon Development proposes to develop Parcel #71-00050.000, a 33.89-acre parcel located on Upper Gilchrist RD. The plan consists of a variety of 2-unit, 4-unit and 6-unit villas and 8-unit apartment buildings, along with open area, a club house, pool and walking trails. The total proposed density is 4.6 units per acre.



January 17, 2024

Subject: **Mt Vernon – Upper Gilchrist – Statement of Development Standards**
GBC Project No.: 56066

1163.02 DEVELOPMENT STANDARDS.

(a) Lot Requirements in the Planned Neighborhood District are:

- (1) **Lot area:** No minimum lot area is required, but an area can be considered a Planned Neighborhood District only if a variety of different types of dwelling units are used.

Response: The project will consist of a variety of 2-unit, 4 unit, and 6-unit villas and 8 unit apartment buildings

- (2) **Yards:** No yard requirements or distances between buildings are established in order to enable creativity in design. The applicant shall arrange the buildings in such a way that adequate provision is guaranteed for all units to open space, air, light and exposure to sunshine. Zero lot line clusters and variations in building setbacks are encouraged.

Response: The buildings have been arranged to provide an open area behind the buildings. The plan establishes the building separations.

- (3) The maximum density shall not exceed five dwelling units per net acre. Densities can be increased as provided for in Section 1163.02 (3)C. hereof. Public right-of-way shall not be included in the computation of new area.

Response: The density of the development is 4.6 units/ac. which is less than the 5 units/ac. maximum density.

- (4) Single family developments which do not utilize zero lot line clusters or equally creative site design must conform to the R-1 single family development standards.

Response: N/A as this project is a multi-family project.

(b) Building Requirements in the Planned Neighborhood District are:

- (1) **Maximum height:** Except as provided in subsection 1163.02 (c)(3) hereof, no multiple family structure shall exceed thirty-five feet in height and single family and two-family structures shall not exceed thirty feet in height.

Response: All proposed structures are single story. The apartment buildings will not exceed 24 feet in height, and the villa units will not exceed 21 feet in height.

A. Minimum floor areas:

1. Single family: 1,200 square feet.
2. Two family: 900 square feet each unit.
3. Multifamily: 700 square feet each unit.

Response: All villa units will exceed 1,200 square feet and all apartment units will exceed 700 square feet.

(c) Site Development Requirements in the Planned Neighborhood District are:

- (1) All applicable subdivision regulations and parking, sign and landscaping regulations of this Zoning Ordinance must be satisfied.

Response: Per Section 1174.05 two parking spaces per unit are required or 312 spaces. The plan provides for a total of 528 spaces as indicated on the plan. Landscaping will be as shown on the preliminary landscape plan.

- (2) A comprehensive development plan must be approved by the Planning Commission which includes all of the following elements:

- A. Location and size of residential uses indicating the location of any types of dwellings, the density for each separate area of land to be developed, the overall number of units to be constructed, and the overall density of the proposed development.

Response: The development includes 108 villa units and 48 apartment units. The total density of the proposed development is 4.6 units/acre.

- B. Location, size and type of nonresidential uses such as open space, parks, playgrounds, community facilities and schools to be located in the land to be developed.

Response: Non-residential uses are shown on the plan. This includes open area, a club house, pool and walking trails.

- C. Proposed phases of development of the land in terms of units, land area, streets, access and uses.

Response: Phasing TBD based on market conditions.

- D. Traffic patterns, streets, bikeways, access, parking areas and pedestrian walkways. Conflict between the movement of pedestrians, bicycles and vehicles shall be minimized.

Response: The traffic patterns, parking areas and pedestrian walkways are as shown on the plan.

- E. Trash collection systems to be used, the location and type of trash containers, and the types of enclosures to be used to screen trash containers from view.

Response: Individual Unit Pickup will be utilized for trash collection.

- F. A preliminary plat conforming to the subdivision regulations and including at least twenty percent (20%) of the total acreage included in the comprehensive development plan.

Response: The preliminary plan includes applicable information from Section 1135.02.

- (3) Development incentives: Development incentives of increased densities and increased building heights may be recommended by the Planning Commission based on the following criteria:

- A. The development is directly adjacent to major thoroughfares as delineated in the Thoroughfare Plan and community services.

Response: N/A as no development incentives are being requested

- B. Building design and site design is of high quality and includes the integration of buildings and structures with natural materials or well defined, and good design.

Response: N/A as no development incentives are being requested

- C. A well-designed open space system is utilized that provides pedestrian and bicycle access to neighborhood facilities, parks, play areas and scenic areas, and the system includes provision for landscaping and outdoor furniture.

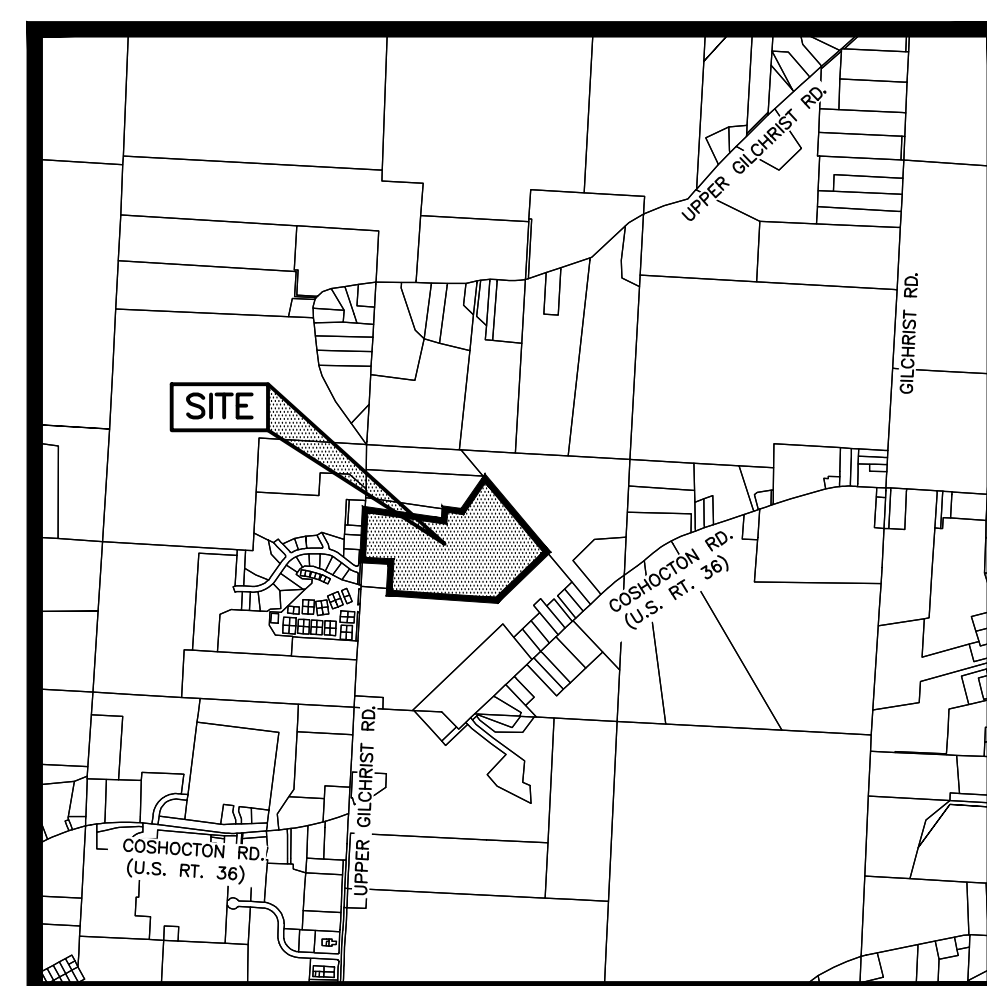
Response: N/A as no development incentives are being requested

- D. Land is provided for major community facilities and schools.

Response: N/A as no development incentives are being requested

- E. Total density shall not exceed eight dwelling units per acre. (Ord. 2005-34. Passed 12-12-05.)

Response: N/A as no development incentives are being requested



LOCATION MAP

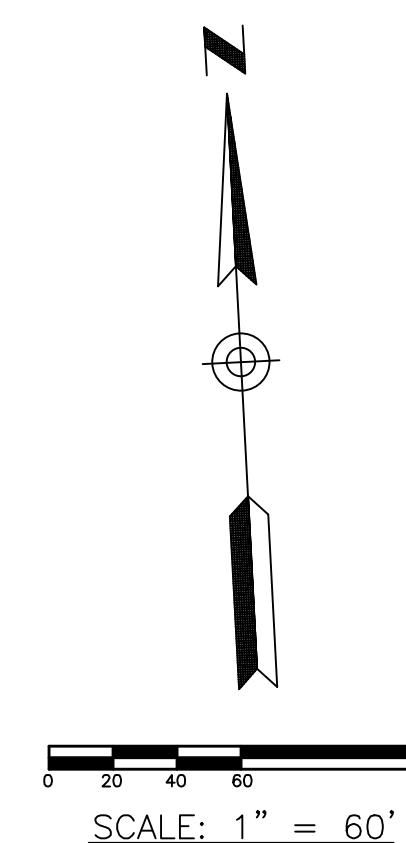
0 1000' 2000' 4000'

SCALE: 1" = 2000'

ZONING DATA		
ZONING (PROPOSED)		
PND PLANNED NEIGHBORHOOD DISTRICT		
CODIFIED ORDINANCE	CODIFIED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
BUILDING		
1163.02.a.1	MINIMUM LOT AREA	N/A
	MINIMUM FRONT YARD DEPTH	N/A
1163.02.a.2	MINIMUM SIDE YARD DEPTH	N/A
	MINIMUM REAR YARD DEPTH	N/A
1163.02.a.3	MAXIMUM DENSITY	5 UNITS/AC.
1163.02.b.1	MINIMUM BUILDING HEIGHT	35 FT.

SITE DATA	
TOTAL DEVELOPMENT AREA	33.89 AC.
NET AREA	33.65 AC.
(TOTAL DEVELOPMENT AREA LESS PUBLIC RIGHT-OF-WAY)	
8 UNIT APARTMENT BUILDING	48
2, 4, & 6 UNIT VILLAS	108
TOTAL NUMBER OF UNITS	156
TOTAL DENSITY	4.6 UNITS/AC.
TOTAL LENGTH OF STREET	4,540 LF.
PARKING PROVIDED	
VILLA GARAGE SPACES	216
VILLA DRIVEWAY SPACES	216
APARTMENT GARAGE SPACES	48
APARTMENT DRIVEWAY SPACES	48
TOTAL PARKING SPACES	528

SITUATED IN THE CITY OF MT. VERNON,
COUNTY OF KNOX, STATE OF OHIO, AND
BEING PART OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 7
NORTH, RANGE 12 WEST



OWNER:
CASEY'S WAY LLC
P.O. BOX 45
MOUNT VERNON, OH 43050

DEVELOPER:
LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

ENGINEER:
GBC DESIGN, INC.
565 WHITE POND DR.
AKRON, OHIO 44320



GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330.584.0238
www.gbcdesign.com

LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

UPPER GILCHRIST
MT. VERNON, OHIO
PRELIMINARY PLAT

DRAWN BY:
T.G.W.

DATE:
JAN. 18, 2024

PROJECT NO.
56066

DRAWING NO.
1 OF 1

1/16/2024 1:33:40 PM R:\AUGUST2024\56066\AUGUST2024\UPPER GILCHRIST\56066 RIDGE DUPLEX ELEVATIONS HOLDING FILE_R03.rvt



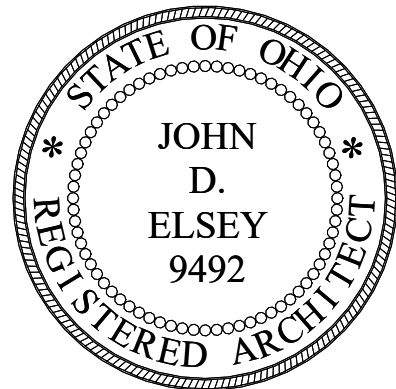
RIDGE DUPLEX ELEVATION A



RIDGE DUPLEX ELEVATION B



RIDGE DUPLEX ELEVATION C



JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE 12/31/2025

PLANNING SUBMISSION 01/18/24

UPPER GILCHRIST MT. VERNON, OHIO		PPN: -
RIDGE DUPLEX VILLA		
COPYRIGHT © 2024 GBC DESIGN, INC.		
ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM GBC DESIGN, INC.		
DRAWN BY:	GBC	
DATE:	01/18/24	
PROJECT NO.	56066	
DRAWING NO.	A801	

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330-836-0228
www.gbcdesign.com

REVISIONS

1/16/2024 1:33:46 PM R:\AUGUST2024\56066\AUGUST2024\UPPER GILCHRIST\56066_AUGUST2024_RENDERINGS_RENDERING_FILE_R03.W



RIDGE QUADPLEX ELEVATION A



RIDGE QUADPLEX ELEVATION B



RIDGE QUADPLEX ELEVATION C



JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE 12/31/2025

PLANNING SUBMISSION 01/18/24

UPPER GILCHRIST MT. VERNON, OHIO		PPN: -
RIDGE QUADPLEX VILLA		
COPYRIGHT © 2024 GBC DESIGN, INC.		
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GBC Design, Inc.		
DRAWN BY: GBC		
DATE: 01/18/24		
PROJECT NO. 56066		
DRAWING NO. A802		

GBC DESIGN, INC.
565 White Pond Dr.
Phone 330-836-0228
Akron, OH 44320
www.gbcdesign.com

REVISIONS

1/16/2024 1:33:33 PM R:\AUGUST2024\50066\A804\50066 Revit\50066 Renderings\ROSE DUPLEX ELEVATION A.dwg



ROSE DUPLEX ELEVATION A



ROSE DUPLEX ELEVATION B



ROSE DUPLEX ELEVATION C



JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE 12/31/2025

PLANNING SUBMISSION 01/18/24

UPPER GILCHRIST MT. VERNON, OHIO	PPN: -
ROSE DUPLEX	
COPYRIGHT © 2024 GBC DESIGN, INC. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from GBC Design, Inc.	
DRAWN BY: GBC	
DATE: 01/18/24	
PROJECT NO. 50066	
DRAWING NO. A804	

GBC DESIGN, INC.
565 White Pond Dr.
Phone 330-836-0228
Akron, OH 44320
www.gbcdesign.com

REVISIONS



PLANNING SUBMISSION 01/18/24

GBC DESIGN, INC.

565 White Pond Dr.
Akron, OH 44320
Tel.: 220.926.0988
Fax: 220.926.0989

Attachment: 56066 renderings (3952 : 2024-Mpc-03)

1/16/2024 1:34:16 PM R:\AUGUST2024\50066\AUGUST2024\UPPER GILCHRIST\UPPER GILCHRIST\RENDERINGS\ROSE (6) UNIT ELEVATION.RVT



ROSE (6) UNIT ELEVATION



JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE 12/31/2025

PLANNING SUBMISSION 01/18/24

UPPER GILCHRIST MT. VERNON, OHIO	PPN: -
ROSE (6) UNIT	
COPYRIGHT © 2024 GBC DESIGN, INC.	
ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM GBC DESIGN, INC.	
DRAWN BY:	GBC
DATE:	01/18/24
PROJECT NO.	50066
DRAWING NO.	A806

GBC DESIGN, INC.
565 White Pond Dr.
Phone 330-836-0228
Akron, OH 44320
www.gbcdesign.com

REVISIONS



A wide, single-story ranch-style house with a brown roof, grey siding, and white trim. The house features multiple gabled sections and large windows. It is set on a large green lawn under a blue sky with scattered clouds.

APARTMENTS - (8) UNIT SIDE VIEW



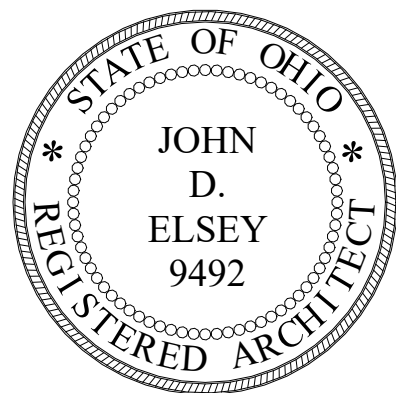
JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE 12/31/2025

GBC DESIGN, INC.

565 White Pond Dr.
Akron, OH 44320
Phone 330-836-9228
www.gbcdesign.com



CLUBHOUSE FRONT



JOHN D. ELSEY LICENSE #9492
EXPIRATION DATE 12/31/2025

PLANNING SUBMISSION 01/18/24

UPPER GILCHRIST
MT. VERNON, OHIO

CLUBHOUSE

DRAWN BY:
GBC

DATE:
01/18/24

PROJECT NO.
56066

DRAWING NO.

A808

PPN: -

COPYRIGHT © 2024 GBC DESIGN, INC.

DRAWN BY:
GBC

DATE:
01/18/24

PROJECT NO.
56066

DRAWING NO.
A808

GBC DESIGN, INC.

565 White Pond Dr.
Akron, OH 44320
Tel.: 220.926.0988
Fax: 220.926.0989

REVISIONS

REVISIONS

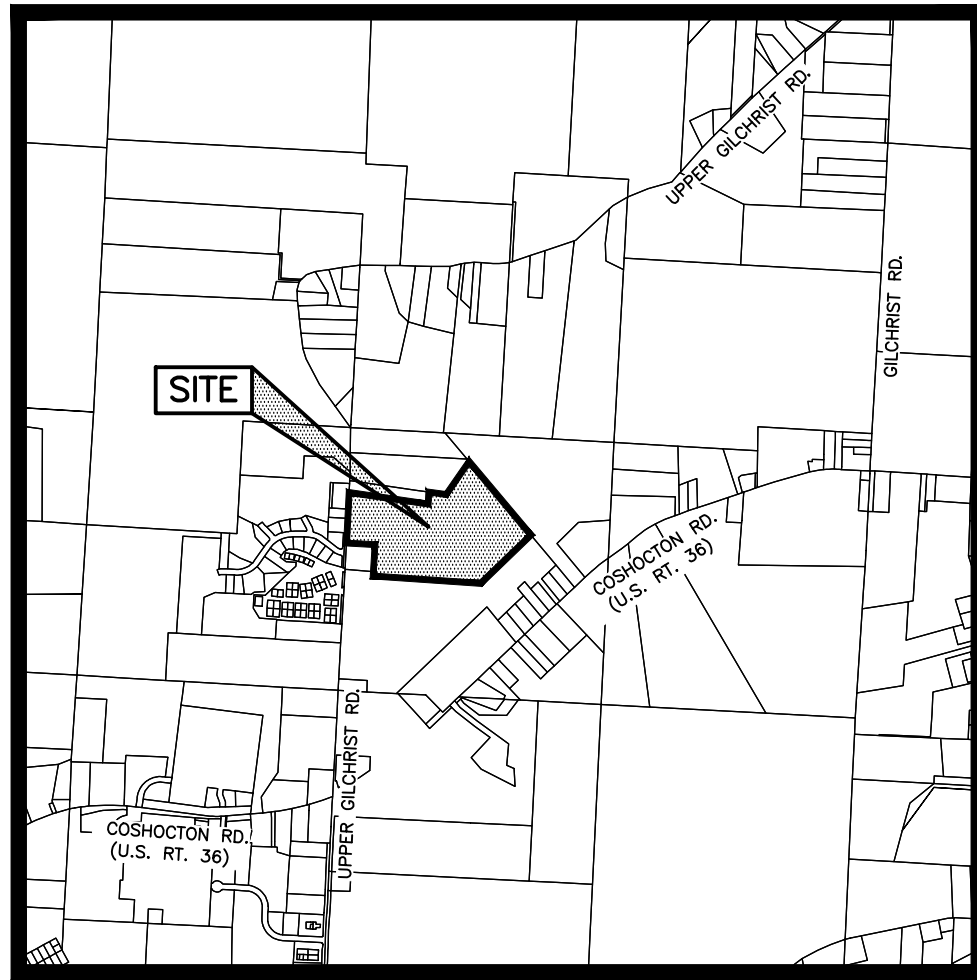
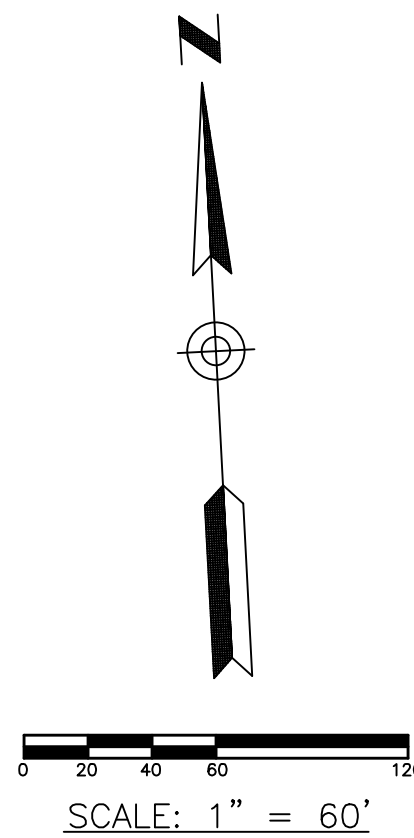
GBC DESIGN, INC.
565 White Road Dr.
Akron, OH 44320
Phone 330.594.0238
www.gbcdesign.com

LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

UPPER GILCHRIST
MT. VERNON, OHIO

EXISTING CONDITIONS

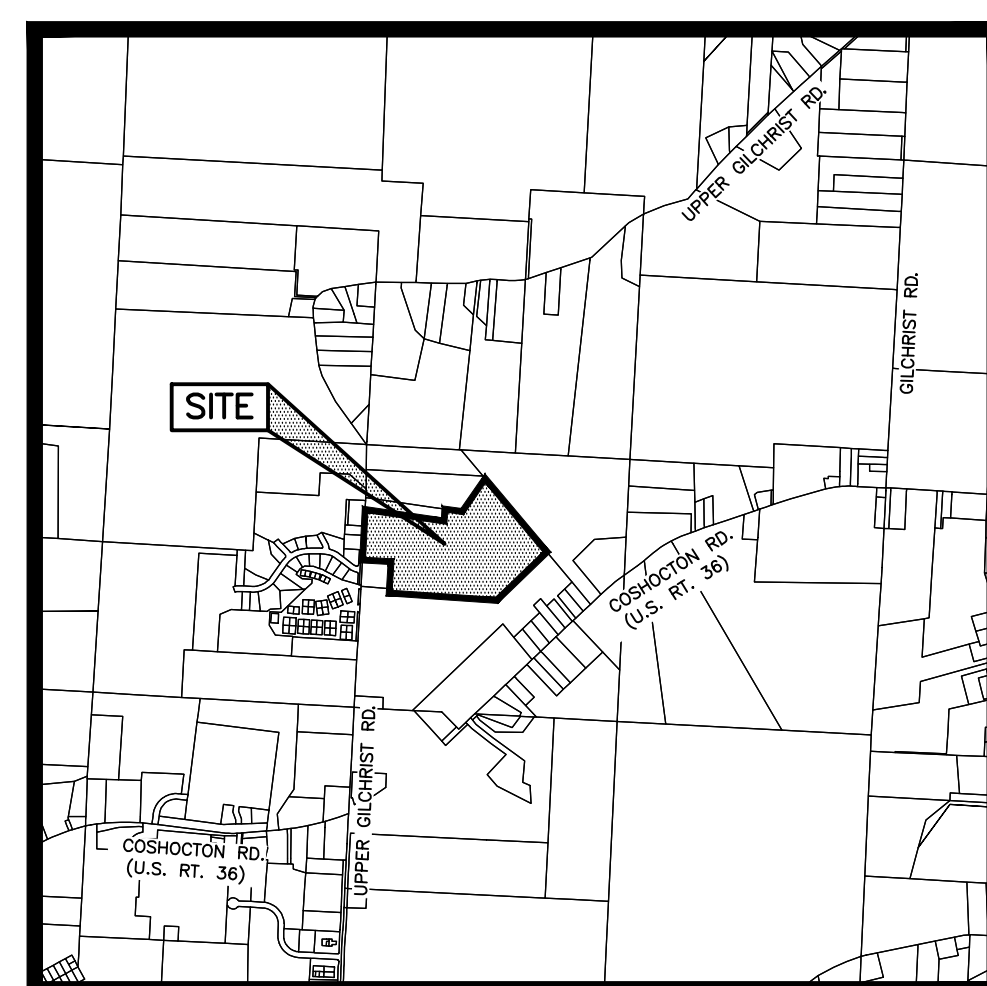
DRAWN BY:
T.G.W.
DATE:
JAN. 18, 2024
PROJECT NO.
56066
DRAWING NO.
1 OF 1



LOCATION MAP

0 1000' 2000' 4000'
SCALE: 1" = 2000'





LOCATION MAP

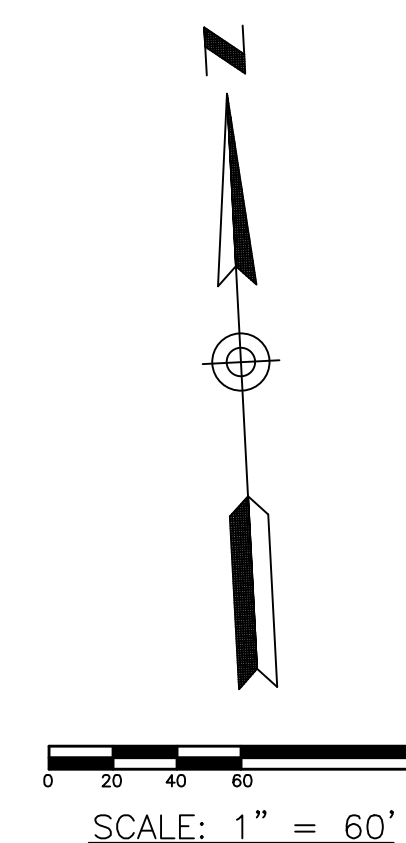
0 1000' 2000' 4000'

SCALE: 1" = 2000'

ZONING DATA		
ZONING (PROPOSED)		
PND PLANNED NEIGHBORHOOD DISTRICT		
CODIFIED ORDINANCE	CODIFIED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
BUILDING		
1163.02.a.1	MINIMUM LOT AREA	N/A
	MINIMUM FRONT YARD DEPTH	N/A
1163.02.a.2	MINIMUM SIDE YARD DEPTH	N/A
	MINIMUM REAR YARD DEPTH	N/A
1163.02.a.3	MAXIMUM DENSITY	5 UNITS/AC.
1163.02.b.1	MINIMUM BUILDING HEIGHT	35 FT.

SITE DATA	
TOTAL DEVELOPMENT AREA	33.89 AC.
NET AREA	33.65 AC.
(TOTAL DEVELOPMENT AREA LESS PUBLIC RIGHT-OF-WAY)	
8 UNIT APARTMENT BUILDING	48
2, 4, & 6 UNIT VILLAS	108
TOTAL NUMBER OF UNITS	156
TOTAL DENSITY	4.6 UNITS/AC.
TOTAL LENGTH OF STREET	4,540 LF.
PARKING PROVIDED	
VILLA GARAGE SPACES	216
VILLA DRIVEWAY SPACES	216
APARTMENT GARAGE SPACES	48
APARTMENT DRIVEWAY SPACES	48
TOTAL PARKING SPACES	528

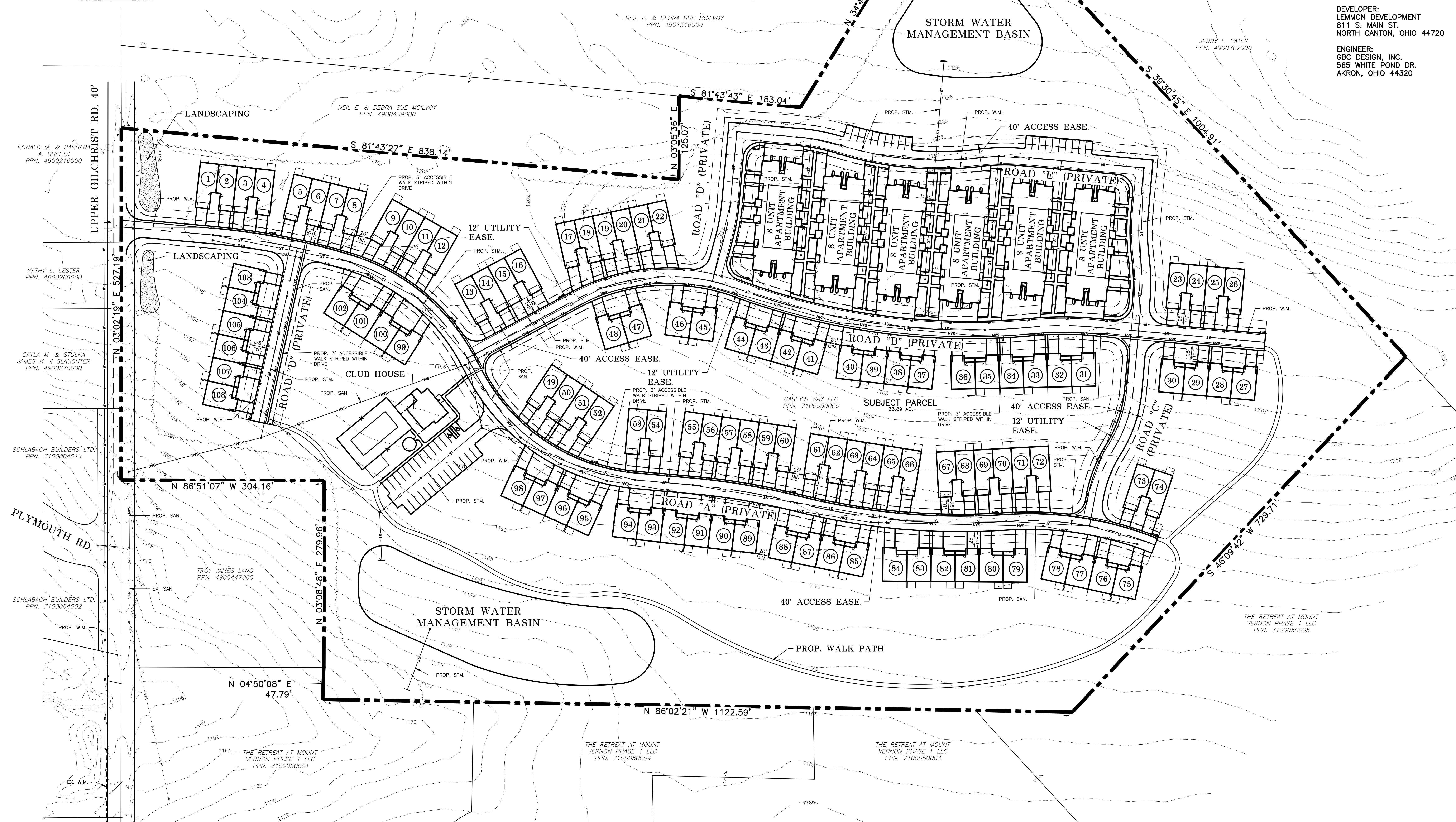
SITUATED IN THE CITY OF MT. VERNON,
COUNTY OF KNOX, STATE OF OHIO, AND
BEING PART OF THE SOUTHEAST
QUARTER OF SECTION 17, TOWNSHIP 7
NORTH, RANGE 12 WEST



OWNER:
CASEY'S WAY LLC
P.O. BOX 45
MOUNT VERNON, OH 43050

DEVELOPER:
LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

ENGINEER:
GBC DESIGN, INC.
565 WHITE POND DR.
AKRON, OHIO 44320



GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330.584-0238
www.gbcdesign.com

LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

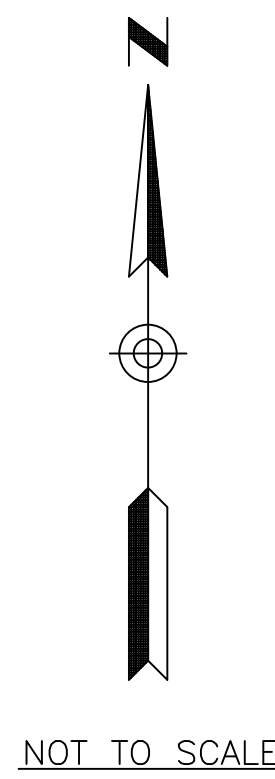
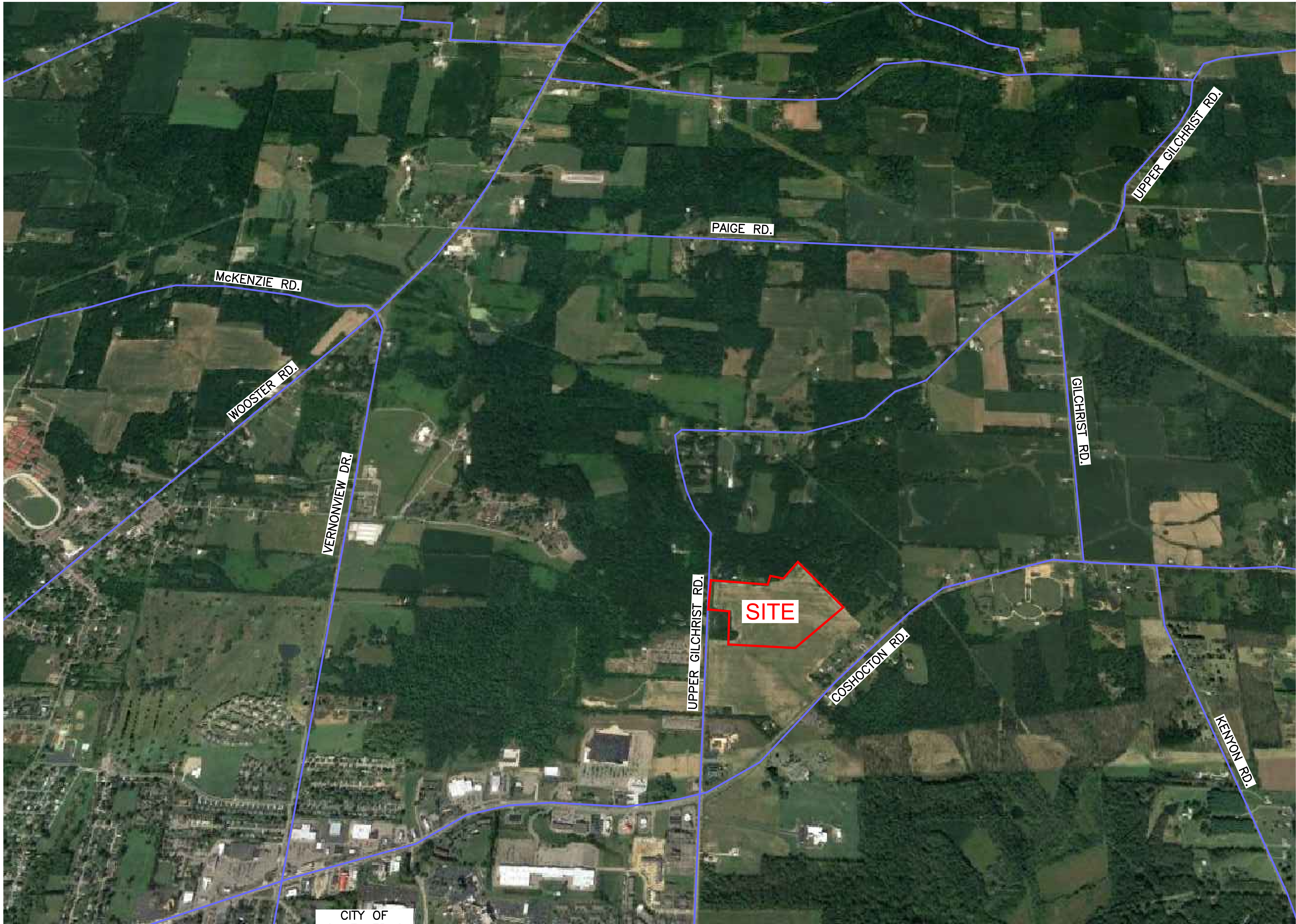
UPPER GILCHRIST
MT. VERNON, OHIO
PRELIMINARY PLAT

DRAWN BY:
T.G.W.

DATE:
JAN. 18, 2024

PROJECT NO.
56066

DRAWING NO.
1 OF 1



DRAWN BY:
T.G.W.
DATE:
JAN. 18, 2024
PROJECT NO.
56066
DRAWING NO.
1 OF 1

UPPER GILCHRIST
MT. VERNON, OHIO
REGIONAL MAP

LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

GBC DESIGN, INC.
Akron, OH 44320
565 White Road Dr.
Phone 330-594-0238
www.gbcdesign.com

REVISIONS

Plant Schedule				
Key	Botanical / Common Name	Size	Cond.	Spacing
Shade Trees				
ARR	Acer rubrum 'Red Sunset' / Red Maple	2 1/2" Cal.	B&B	30' O.C.
BN	Betula nigra / River Birch	12" Clump	B&B	12' O.C.
GT	Gleditsia triacanthos inermis 'Skyline' / Skyline Honeylocust	2 1/2" Cal.	B&B	
GD	Gymnocladus dioica / Kentucky Coffeetree	2" Cal.	B&B	
NS	Nyssa sylvatica / Blackgum	2" Cal.	B&B	
PO	Platanus occidentalis / American Sycamore	2 1/2" Cal.	B&B	
QB	Quercus bicolor / Swamp Oak	2 1/2" Cal.	B&B	
QP	Quercus palustris / Pin Oak	2 1/2" Cal.	B&B	
TD	Taxodium distichum / Baldcypress	3 1/2" Cal.	B&B	
TCC	Tilia cordata "Corimbiana" / Littleleaf Linden	3" Cal.	B&B	
Flowering Trees				
AC	Amelanchier canadensis / Serviceberry	7" Clump	B&B	
CC	Cercis canadensis / Redbud	2" Cal.	B&B	
CP	Craetogeomys phaeogryum / Washington Hawthorn	8"	B&B	
MHG	Malus 'Harvest Gold' / Crabapple	2" Cal.	B&B	

Evergreen Trees				
PA	Picea abies / Norway Spruce	6' Ht.	B&B	12' O.C.
PG	Picea glauca / White Spruce	7' Ht.	B&B	12' O.C.
PS	Pinus strobus / White Pine	6' Ht.	B&B	12' O.C.
TP	Thuja plicata / Western Cedar	7' Ht.	B&B	12' O.C.
Shrubs				
BVV	Buxus 'Vardar Valley' / Boxwood	12"	No. 3	3' O.C.
CA	Clethra alnifolia 'Hummingbird' / Summersweet Clethra	15"	No. 2	3' O.C.
CA	Cornus alba siberica 'Cardinal' / Red Stem Dogwood	24"	B&B	5' O.C.
EAC	Euonymus alata 'Compacta' / Dwarf Winged Euonymus	24"	No. 3	3' O.C.
HA	Hydrangea 'Annabelle' / Annabelle Hydrangea	24"	No.3	3' O.C.
HQ	Hydrangia quercifolia / Oakleaf Hydrangea	18"	No. 3	4' O.C.
JVG	Juniperus virginiana 'Grey Owl' / Medium Juniper	18"	No. 3	3' O.C.
MP	Myrica pennsylvanica / Northern Bayberry	24"	No. 3	3' O.C.
RAGL	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	18"	No. 3	3' O.C.
Grasses				
CA	Calamagrostis acutifolia 'Karl Foerster' / Feather Reed Grass	Clump	No. 2	See Plan
HS	Helictotrichon sempervirens / Blue Oat Grass		No. 2	24" O.C.

PV	Panicum virgatum 'Shenandoah' / Red Switch Grass		No. 2	24" O.C.	
PENH	Pennisetum alopecuroides 'Hameln' / Fountain Grass		No. 2	24" O.C.	
	Perennials				
CM	Coreopsis grandiflora 'Early Sunrise' / Early Sunrise Coreopsis	Clump	No. 2	24" O.C.	
ECH	Echinacea purpurea 'Magnus' / Purple Coneflower		No. 2	24" O.C.	
GRA	Geranium x 'Rozanne' / Rozanne Geranium		No. 2	24" O.C.	
NEP	Nepeta faassenii 'Dropmore' / Catmint		No. 2	18" O.C.	
RF	Rudbeckia f. speciosa 'Goldsturm' / Black-Eyed Susan		No. 2	24" O.C.	
	Seed all disturbed areas for Lawn				

James S. McKnight
LANDSCAPE
ARCHITECTURE
P.O. Box 14158
Cleveland, Ohio 44114
(216) 952 2408
jsm@mcknightla.com

KEY

○

EXISTING TREES TO REMAIN

○

PROPOSED SHRUBS

○

PROPOSED GRASSES/PERENNIALS

+

PROPOSED SHADE TREE

+

PROPOSED EVERGREEN TREE

+

PROPOSED FLOWERING TREE

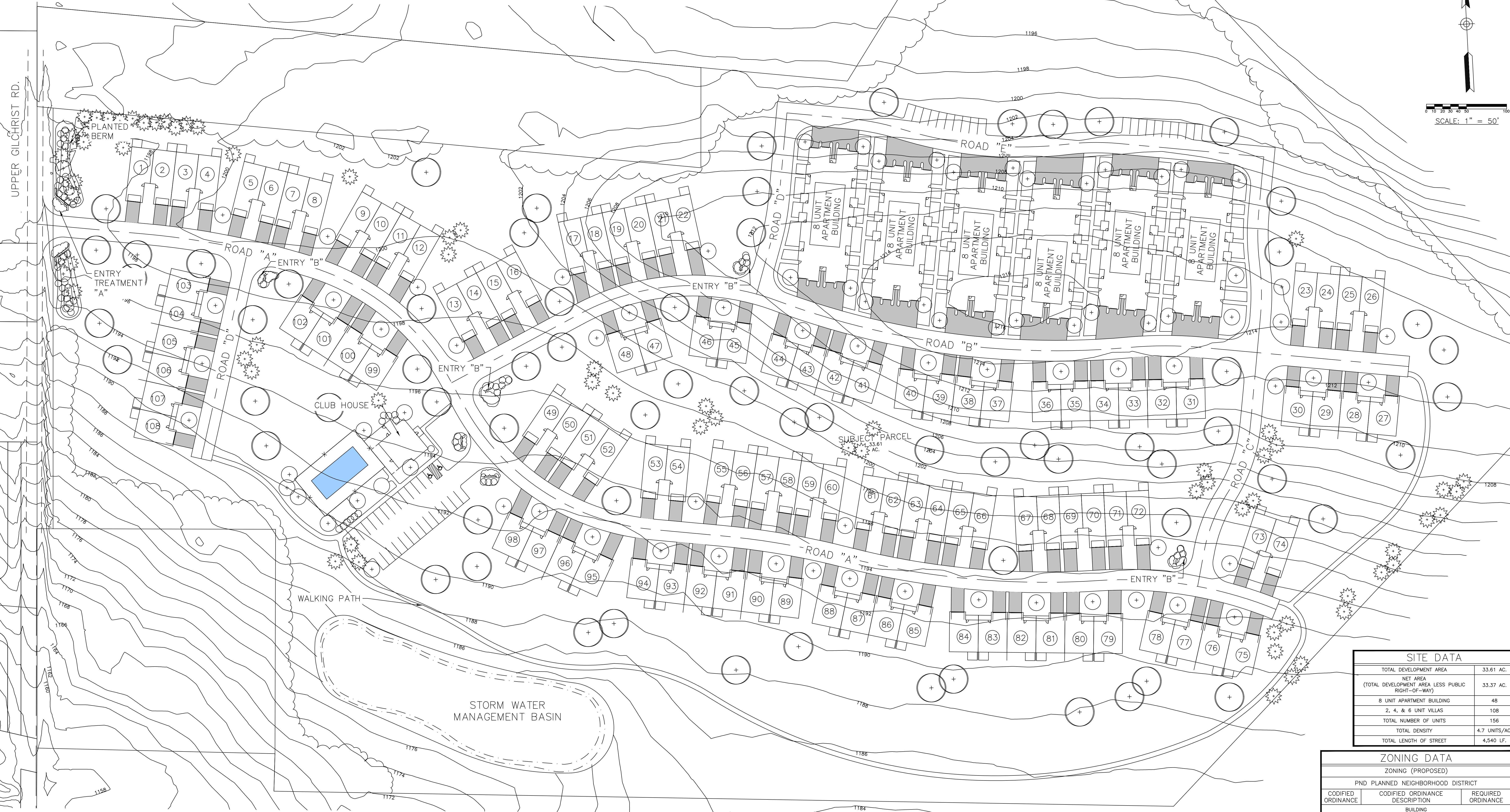
LAWN AREAS

0 10 20 30 40 50 60 70 80 90 100

SCALE: 1" = 50'

↑

N



SITE DATA	
TOTAL DEVELOPMENT AREA	33.61 AC.
NET AREA (TOTAL DEVELOPMENT AREA LESS PUBLIC RIGHT-OF-WAY)	33.37 AC.
8 UNIT APARTMENT BUILDING	48
2, 4, & 6 UNIT VILLAS	108
TOTAL NUMBER OF UNITS	156
TOTAL DENSITY	4.7 UNITS/AC.
TOTAL LENGTH OF STREET	4,540 LF.

ZONING DATA		
ZONING (PROPOSED)		
PND PLANNED NEIGHBORHOOD DISTRICT		
CODIFIED ORDINANCE	CODIFIED ORDINANCE DESCRIPTION	REQUIRED ORDINANCE
BUILDING		
1163.02.a.1	MINIMUM LOT AREA	N/A
	MINIMUM FRONT YARD DEPTH	N/A
1163.02.a.2	MINIMUM SIDE YARD DEPTH	N/A
	MINIMUM REAR YARD DEPTH	N/A
1163.02.a.3	MAXIMUM DENSITY	5 UNITS/AC.
1163.02.b.1	MINIMUM BUILDING HEIGHT	35 FT.

REVISIONS

GBC DESIGN, INC.
565 White Pond Dr.
Akron, OH 44320
Phone 330-836-0228
www.gbcdesign.com

LEMMON DEVELOPMENT
811 S. MAIN ST.
NORTH CANTON, OHIO 44720

MT. VERNON
KNOX COUNTY, OHIO
PRELIMINARY LANDSCAPE PLAN

DRAWN BY:
J.S.M.
DATE:
JAN. 16, 2024
PROJECT NO.
56066
DRAWING NO.
L 1.0