



Municipal Planning Commission

April 11, 2024

Regular Meeting

Agenda

4:00 PM

SPECIAL LOCATION

This meeting will be held at The Station Break - 160 Howard ST, Mount Vernon

CALL TO ORDER

PUBLIC HEARING

- 2024-MPC-06 : Vernonview DR, 0 Parcel #66-07961.000 - Zoning Amendment

COMMUNICATIONS

General

- Public Comment - Letter Received - Delozier
- Public Comment - Letter Received - Doup, Jeff
- Public Comment - Letter Received - Doup, Jennifer
- Public Comment - Letter Received - Gardner
- Public Comment - Letter Received - Henderson
- Public Comment - Letter Received - Merrilees
- Public Comment - Letter Received - Ballenger
- Public Comment - Letter Received - Dunlap
- Public Comment - Letter Received - McMahon
- Public Comment - Letter Received - Crim

- Public Comment - Letter Received - Koester
- Public Comment - Letter Received - Gannon

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 04/11/24 4:00 PM

Dept: Municipal Planning Commission

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

SCHEDULED

MPC ITEM (ID # 4000)

DOC ID: 4000

2024-MPC-06 : VERNONVIEW DR, 0 PARCEL #66-07961.000 - ZONING AMENDMENT

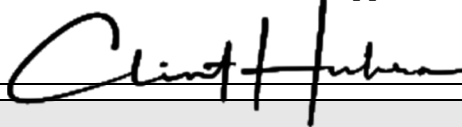
Per Codified Ordinance Chapter 1156 an application for a Zoning Amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: Arista Villas Mount Vernon LLC requests a zoning amendment from R-1 Single Family District to PND Planned Neighborhood District for Parcel 66-07961.000. This 39.916-acres parcel is located on the east side of Vernonview DR north of US Route 36.



City of Mount Vernon, Ohio

Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address			
ARISTA VILLAS MOUNT VERNON LLC		office@knequity.com	
100 INTERNATIONAL DR		888.299.2403	
23RD FLOOR			
BALTIMORE MD 21202			
Agent's Name, Address, Phone, and Email Address			
Clint M Huhra		clint@knequity.com	
2344 York Road		410.322.1501	
Timonium, MD 21093			
<i>Site Information</i>			
Site Address		Legal Description	
0 VERNONVIEW DR MOUNT VERNON OH 43050		NW PT NE OF 25 39.916AC	
Parcel Number		Deed Volume and Page Number	
66-07961.000		1974/559	
<i>Use of Property</i>			
Present Use		Present Zoning District	
Vacant Land		R1	
Proposed Use		Proposed Zoning District	
Mixed Use Neighborhood - SFD/Towns/Multifamily		Planned Neighborhood District (PND)	
<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: Clint M Huhra			
<i>Filing Information</i>			
Filing Date	Fee deposit	Date Paid	Receipt Number
3/22/2024	\$150.00		

This form revised 04-11-2023

Attachment: ARISTA VILLAS_PND-Submittal_v2_Final (4000 : 2024-Mpc-06)

Arista Villas Mount Vernon, LLC Application for Zoning Amendment

Arista Villas Mount Vernon LLC has submitted a proposal for a zoning amendment to permit the existing property to host a blend of housing options for the community. Under this proposed amendment, we, as the developer, would have the opportunity to propose a combination of single-family dwellings, townhomes, and multifamily units. This approach aligns with the existing character of the surrounding areas, which already feature a mix of single-family homes, senior living facilities, and other multifamily housing options.

The proposed amendment is intricately tied to the comprehensive plan, integrating housing needs within the market while remaining consistent with its framework. Recognizing the influx of residents from Columbus and other influencing factors, it's imperative to address the area's housing demands while preserving its rich history and allure. Additionally, our plan integrates existing traffic patterns and desired roundabouts outlined in the town's master plan, which will be gradually implemented in the coming years. We believe our proposal aligns seamlessly with Mount Vernon's comprehensive planning, ensuring a cohesive extension of the present landscape and future vision.

TRANSFERRED
SEE SEC. 319.54.....H.....
SEC. 319.202 R.C. COMPLIED WITH

MAY 23 2023

SARAH THORNE
KNOX COUNTY, OHIO
NO 989 BY mt

Tanner Salyers,
Knox County, OH
Instrument: 202300003236
DEED Pages: 5
05/23/2023 @ 12:34:10 PM
Recording: 58.00

BK 1974 PG 559 - 563

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT **Brookes Group, LLC**, an Ohio Limited Liability Company, for valuable consideration paid, grants with general warranty covenants, to **Arista Villas Mount Vernon, LLC**, whose tax mailing address is 100 International Drive, 23rd Floor, Baltimore, Maryland 21202, the following REAL PROPERTY:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Parcel Number: 66-07961.000

Prior Deed Reference: Book 1974, Page 223, Knox County, Ohio, Official Records.

Subject to all reservations, building restrictions, zoning restrictions, leases and easements of record, taxes and assessments which are a lien, and determinations by the Tax Map Department of the Knox County Engineer’s Office and the Knox County Regional Planning Commission.

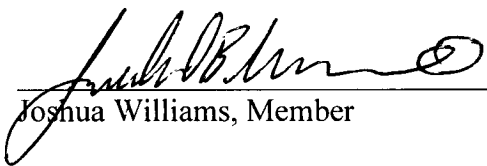
Real Estate Taxes and Assessments shall be assumed by Grantees.

A TITLE SEARCH WAS NOT PERFORMED RELATING TO THIS TRANSFER.

K&C

Executed this 18th day of May, 2023.

Brookes Group, LLC



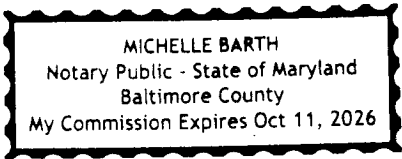
Joshua Williams, Member

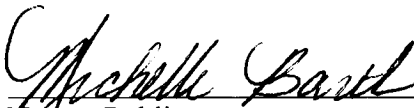
STATE OF MARYLAND

SS:

COUNTY OF Baltimore

The foregoing instrument was acknowledged before me this 18th day of May, 2023, by Joshua Williams, Member of Brookes Group, LLC.





Notary Public

This instrument prepared by:
Kidwell & Cunningham, Ltd.
112 North Main Street
Mount Vernon, Ohio 43050
Telephone: 740-397-7474
OC05265/nlr

EXHIBIT A

Situated in the State of Ohio, County of Knox, City of Mount Vernon, being part of the Northeast Quarter, Section 25, Quarter 3, Township 7 North, Range 12 West, of the US Military Lands, being a 39.916 acre tract conveyed to MCR Drake – Mount Vernon, LLC & Lenor R. Cochran of record in Official Record 1819, Page 782, also known as Parcel Number 66-07961.000, records refer to the County Recorder's Office, Knox County, Ohio and being more particularly described as follows:

Beginning at an iron pin found on the East right-of-way line of State Route 768 – Vernon View Drive (60 feet in width), a Northwest corner of Colonial Heights Additions NO. 1, a Northwest corner of Lot 1 of said Colonial Heights Additions, and a Southwest corner of said MCR Drake Tract;

Thence North 03° 09' 20" East, a distance of 340.75 feet with the East right-of-way line of said State Route 768 and a West line of said MRC Drake tract, to a point referenced by an iron pin found South 86° 59' 02" East, a distance of 4.37 feet;

Thence South 86° 59' 02" East, a distance of 224.58 feet with a North line of said MCR Drake tract and a South line of a tract conveyed to Randy Canterbury and Cloyd McMannis of record in Official Record 1945, Page 501, to an iron pin found at a corner of said MCR Drake tract and a Southeast corner of said Canterbury and McMannis tract;

Thence North 58° 03' 35" East, a distance of 150.84 feet with a Northwest line of said MCR Drake tract, a Southeast line of said Caterbury and McMannis tract, and also a Southeast line of a tract conveyed to Michael A. and Carol R. Rednour of record in Official Record 1626, Page 907, passing an iron pin found at 87.27 feet, to an iron pin found at a Northwest corner of said MCR Drake tract and a corner of said Rednour tract;

Thence South 86° 59' 16" East, a distance of 541.97 feet with a North line of said MCR Drake tract, a South line of said Rednour Tract, a South line of a tract conveyed to Robert K. and Linda K. Beck of record in Official Record 1732, Page 903, and a South line of Cherry Hill Subdivision Lot 6 conveyed to John, Gregory, Mark, and David McMillan of record in Official Record 1887, Page 910, passing an iron pin found at 167.23 feet and passing an iron pipe found at 347.03 feet, to an iron in found at a corner of said MCR Drake tract and a Southeast corner of said Cherry Hill Subdivision Lot 6;

Thence North 03° 06' 37" East, a distance of 209.98 feet with a West line of said MCR Drake tract, and East line of said Cherry Hill Subdivision Lot 6, and the East Terminus of Woodside Drive (60 feet in width), to an iron pin found at a Northwest corner of said MCR Drake tract, the Northeast Terminus of said Woodside Drive, and a South line of a tract conveyed to David F. and Juliann M. McCoy of record in Official Record 845, Page 698, and also Official Record 1032, Page 557;

Thence South 86° 58' 51" East, a distance of 130.53 feet with a north line of said MCR Drake tract and a South line of said McCoy tract, to an iron pin found at a corner of said MCR Drake tract and a Southeast corner of said McCoy tract;

Thence North 03° 07' 41" East, a distance of 150.58 feet with a West line of said MCR Drake tract and an East line of said McCoy tract, to an iron pin found on the North line of the corporation limit, a South line of Monroe Township, the North line of said Northeast Quarter, a Northwest

corner of said MCR Drake tract, a Northeast corner of said McCoy tract, and a South line of a tract conveyed to Michael L. Kepple of record in Official Record 1579, Page 792;

Thence South 86° 47' 14" East, a distance of 1668.58 feet with the north line of said corporation limit, a South line of said Monroe Township, a North line of said Northeast Quarter, and a North line of said MCR Drake tract, to an iron pin found at a Northeast corner of said Northeast Quarter, a Northeast corner of said MCR Drake tract, a Southwest corner of a tract conveyed to Schlabach Builders, Ltd. of record in Official Record 1872, Page 725, and a Northwest corner of a tract conveyed to D and S Properties of Mount Vernon, LLC. of record in Official Record 1617, Page 135;

Thence South 03° 25' 42" West, a distance of 775.86 feet with the East line of said Northeast Quarter and an East line of said MCR Drake tract, to an iron pin set at a Southeast corner of said MCR Drake tract of record in Official Record 1579, Page 792 and a corner of a tract conveyed to Corisa Properties MTV, LLC. of record in Official Record 1657, Page 820;

Thence North 87° 05' 34" West, a distance of 696.27 feet with a South line of said MCR Drake tract and a North line of said Corissa Properties tract, to an iron pin found at a Northwest corner of said Corissa Properties tract and a Northeast corner of a tract conveyed to Levering Management, Inc. of record in Deed Volume 404, Page 425;

Thence North 87° 12' 01" West, a distance of 549.99 feet with a South line of said MCR Drake tract and a North line of said Levering Management tract, to an iron pipe found at a Northwest corner of said Levering Management tract and a Northeast corner of replat of Reserve "A" Colonial Heights Addition No. 1;

Thence North 87° 05' 43" West, a distance of 1438.92 feet with a South line of said MCR Drake tract, a North line of said replat of Reserve "A" Colonial Heights Addition, and also a North line of said Colonial Heights Addition, passing an iron pipe found at 235.91 feet and an iron pin found at 1008.92 feet, to the iron pin found at the point of beginning, containing 39.916 acres of land, more or less.

The above description was based on a survey prepared by Makeever and Associates, Inc. under the direct supervision of Isaac L. King, P.S. Professional Surveyor Number 8318, Dated December 2022, and is subject to all highways, easements, and restrictions of record.

All bearings shown herein are based upon the Ohio State Plane Coordinate System, North Zone, (NAD83 2011).

All iron pins set are 5/8" O.D. x 30" Long reinforcing rods with yellow plastic caps stamped "Makeever and Assoc." unless otherwise noted.

Prior Deed References: Official Record 1579, Page 792.

Parcel Number: 66-07961.000

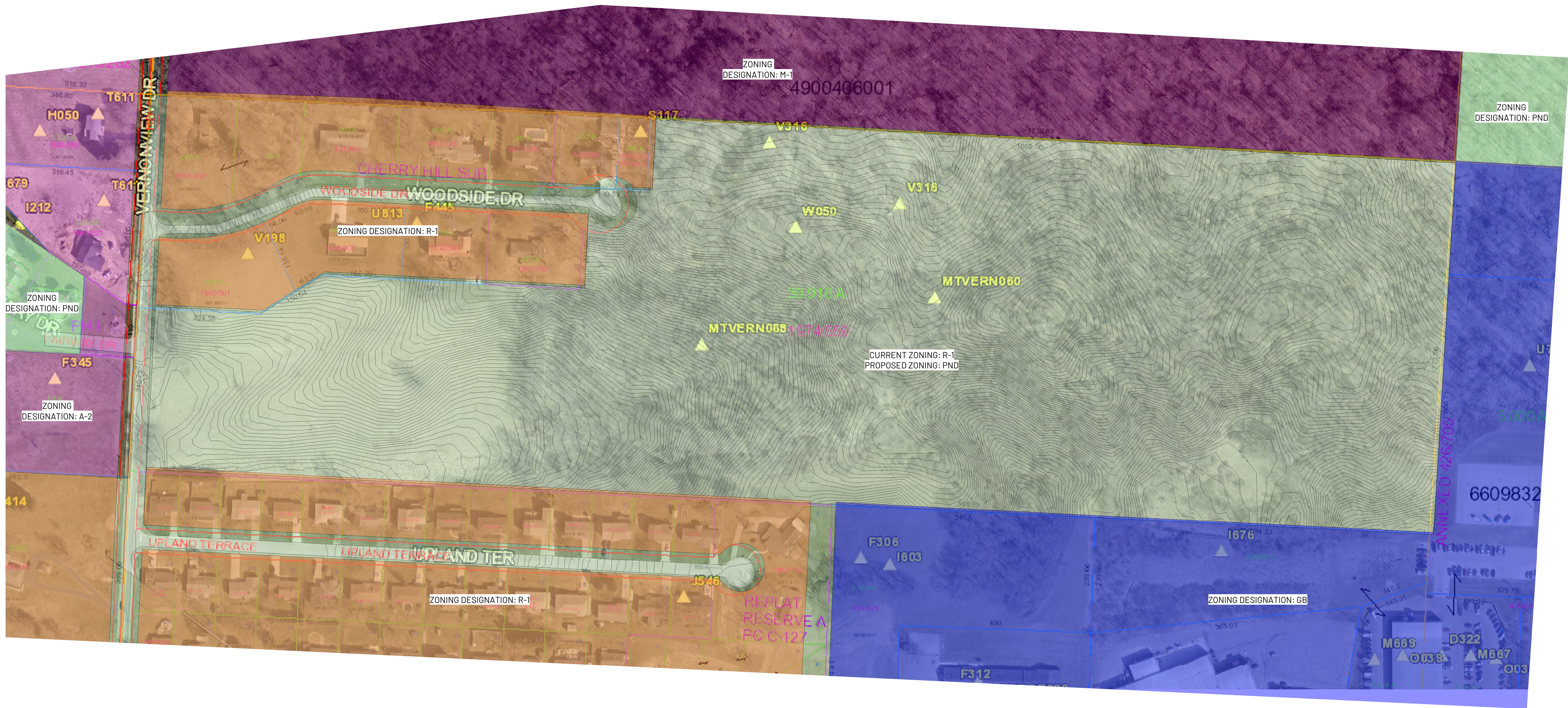
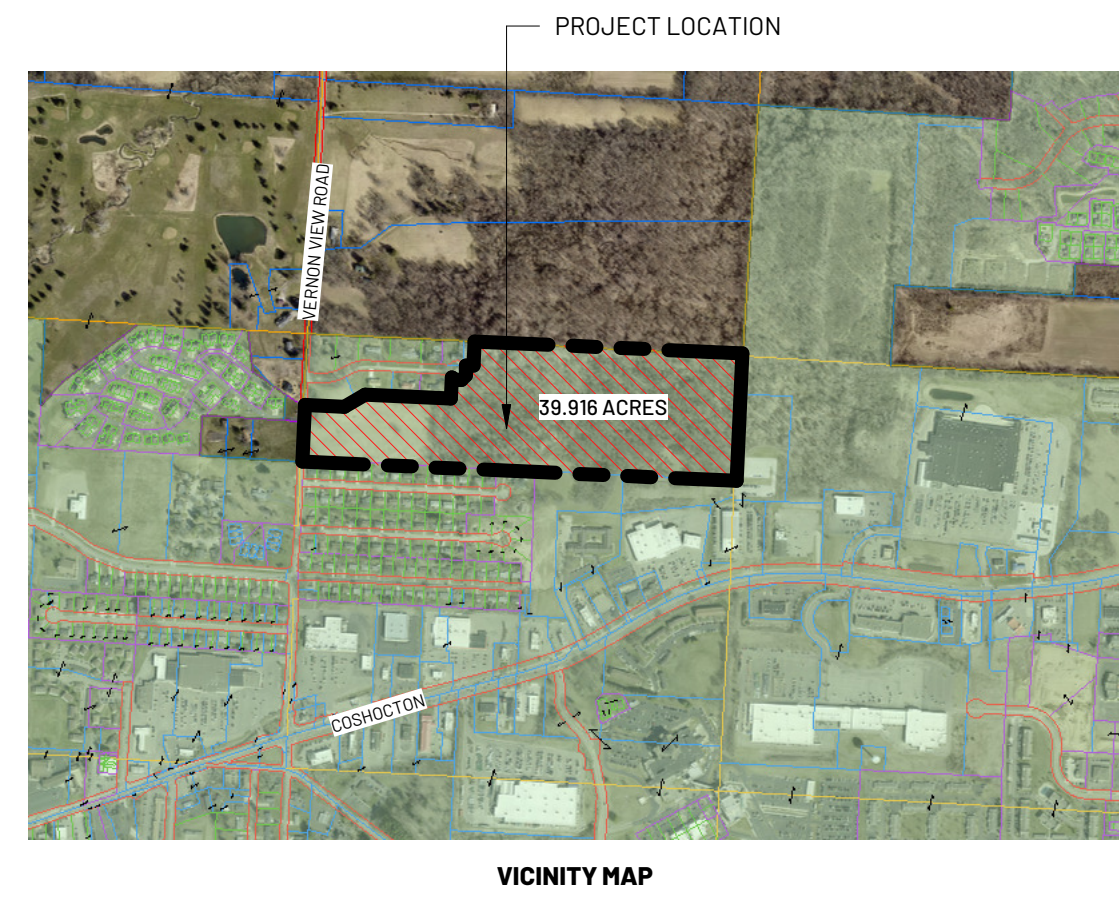
DESCRIPTION
APPROVED
CAMERON KEATON
KNOX COUNTY ENGINEER

JDS

ARISTA
VILLAS

VERNONVIEW DR
MOUNT VERNON, OH 43050

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION
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Project
ARISTA VILLAS
VERNONVIEW DR
MOUNT VERNON, OH 43050

Issue 2.22.202

PND
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Revisions

Notes

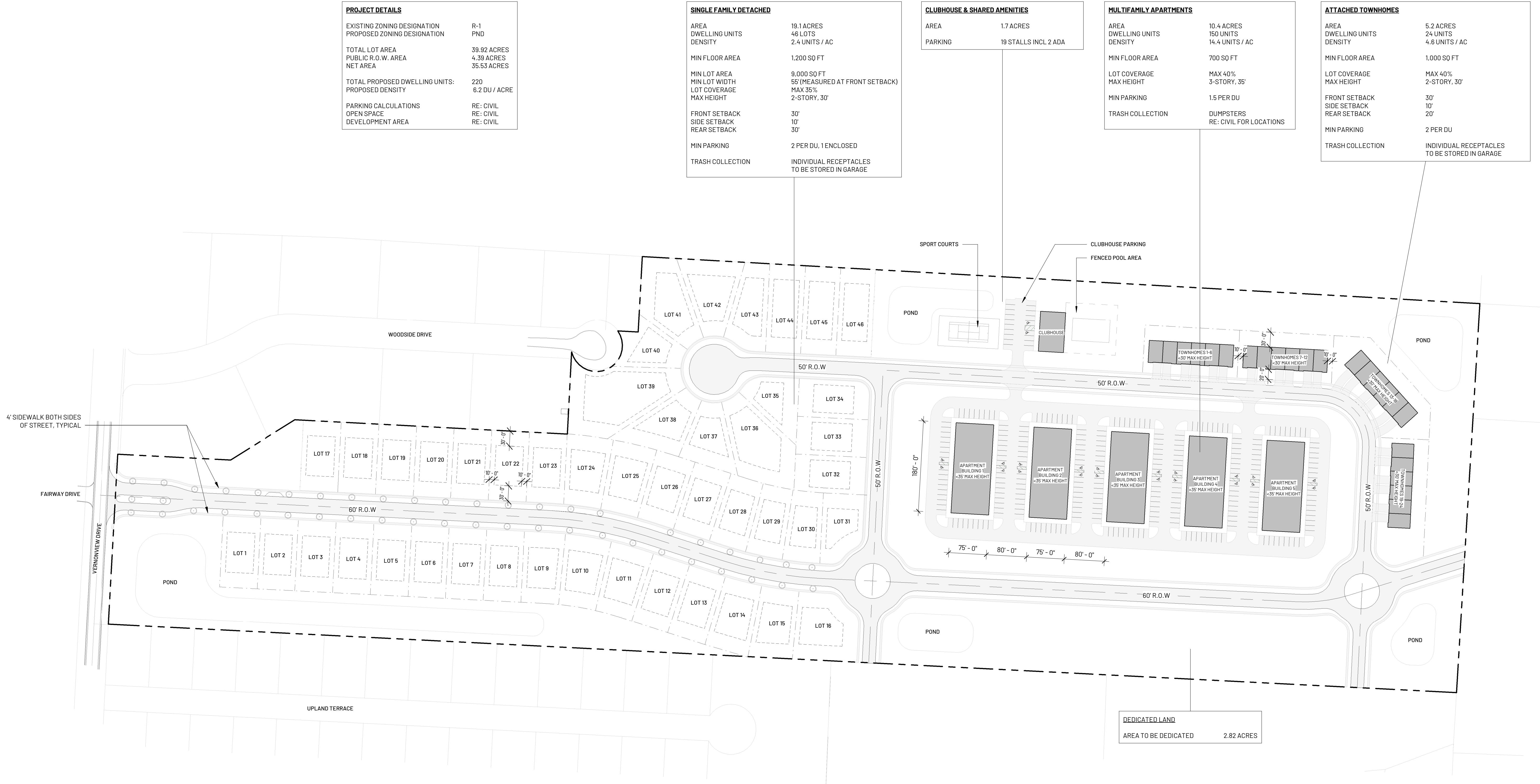
No. 1" = 100'-0"

SITE PLAN

No.

A100.1

Attachment: ARISTA VILLAS_PND-Submittal_v2_Final (4000 - 2024-Mpc-06)



PROJECT DETAILS	
EXISTING ZONING DESIGNATION	R-1
PROPOSED ZONING DESIGNATION	PND
TOTAL LOT AREA	39.92 ACRES
PUBLIC R.O.W. AREA	4.39 ACRES
NET AREA	35.53 ACRES
TOTAL PROPOSED DWELLING UNITS:	220
PROPOSED DENSITY	6.2 DU / ACRE
PARKING CALCULATIONS	RE: CIVIL
OPEN SPACE	RE: CIVIL
DEVELOPMENT AREA	RE: CIVIL

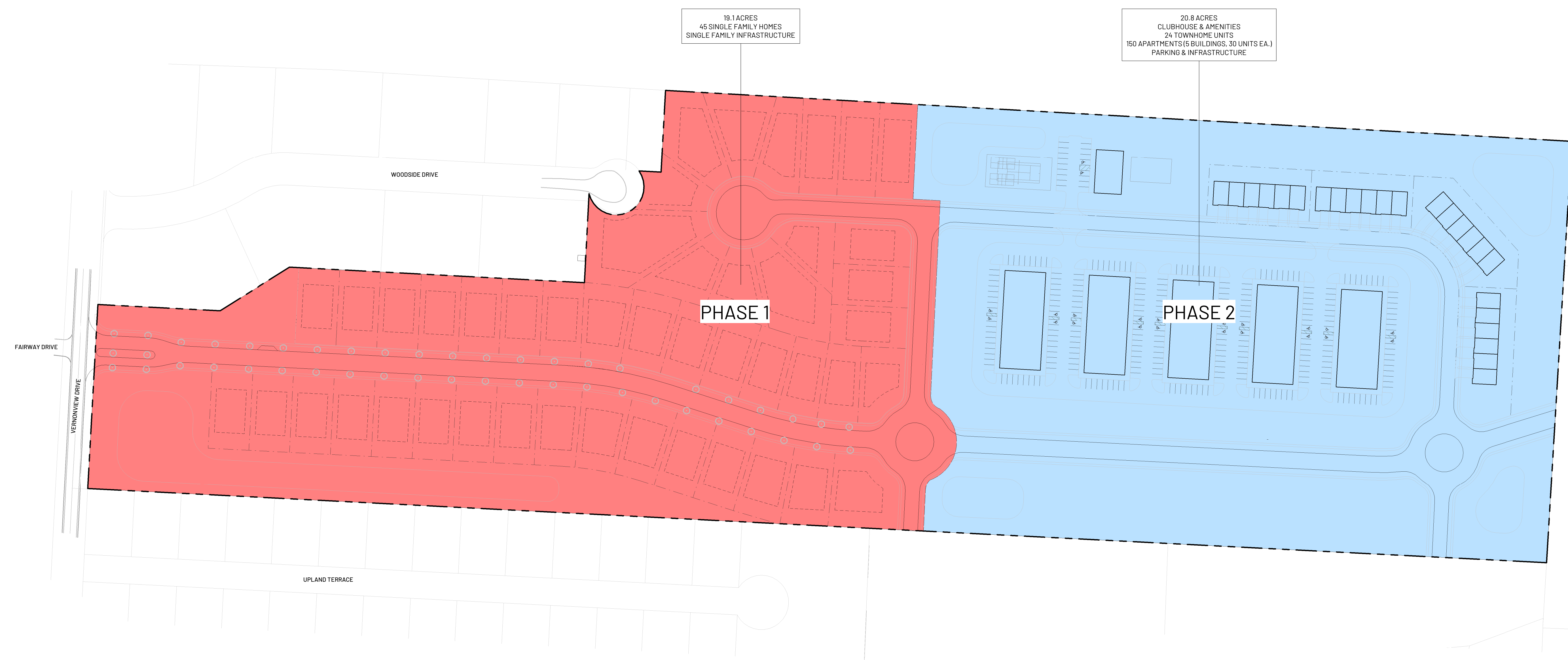
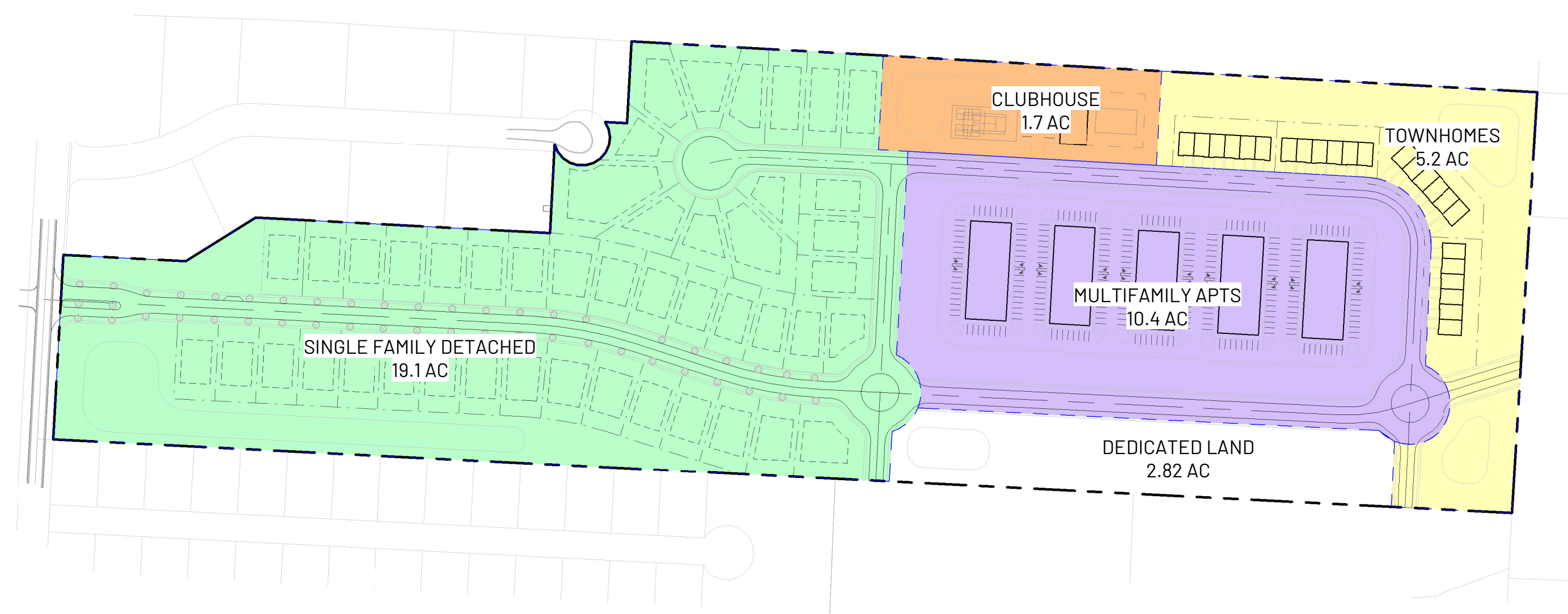
SINGLE FAMILY DETACHED	
AREA	19.1 ACRES
DWELLING UNITS	46 LOTS
DENSITY	2.4 UNITS / AC
MIN FLOOR AREA	1,200 SQ FT
MIN LOT AREA	9,000 SQ FT
MIN LOT WIDTH	55' (MEASURED AT FRONT SETBACK)
LOT COVERAGE	MAX 35%
MAX HEIGHT	2-STORY, 30'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	30'
MIN PARKING	2 PER DU, 1 ENCLOSED
TRASH COLLECTION	INDIVIDUAL RECEPTACLES TO BE STORED IN GARAGE

CLUBHOUSE & SHARED AMENITIES	
AREA	1.7 ACRES
PARKING	19 STALLS INCL 2 ADA

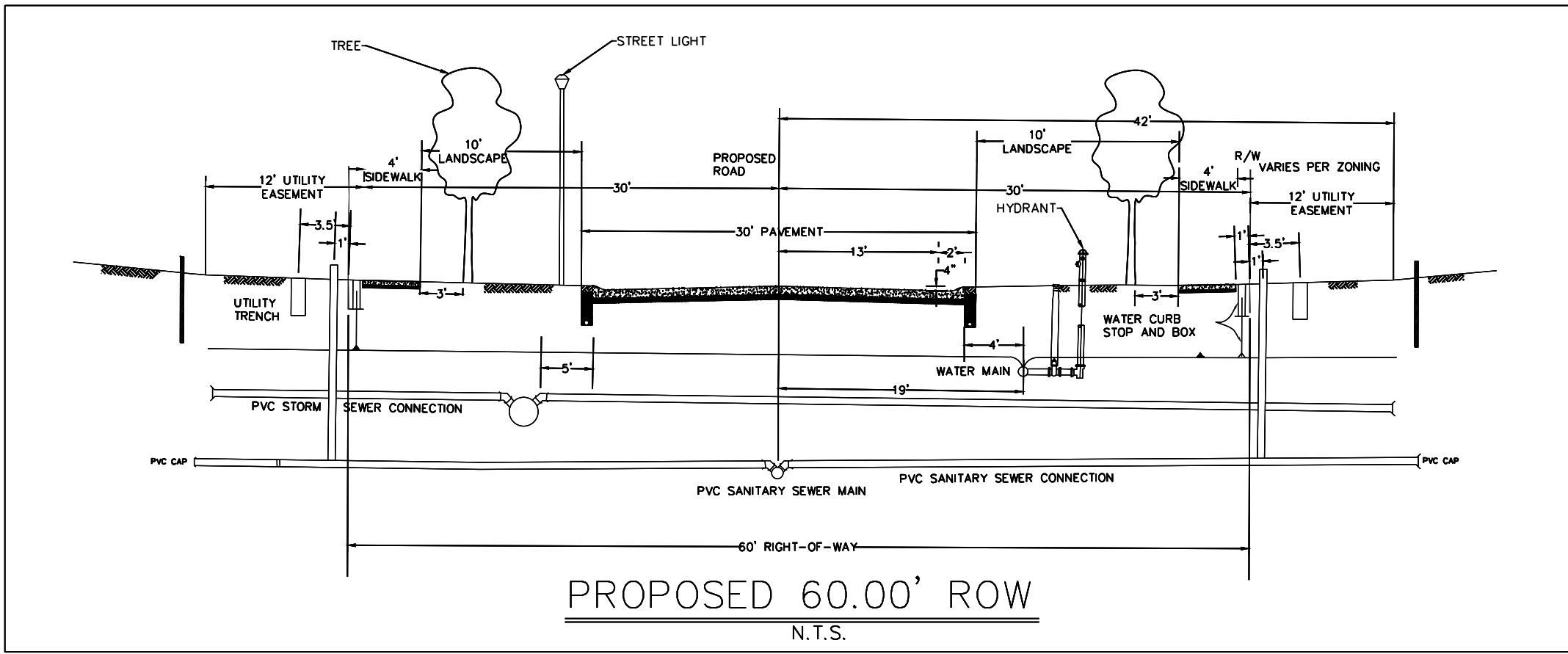
MULTIFAMILY APARTMENTS	
AREA	10.4 ACRES
DWELLING UNITS	150 UNITS
DENSITY	14.4 UNITS / AC
MIN FLOOR AREA	700 SQ FT
LOT COVERAGE	MAX 40%
MAX HEIGHT	3-STORY, 35'
MIN PARKING	1.5 PER DU
TRASH COLLECTION	DUMPSTERS RE: CIVIL FOR LOCATIONS

ATTACHED TOWNHOMES	
AREA	5.2 ACRES
DWELLING UNITS	24 UNITS
DENSITY	4.6 UNITS / AC
MIN FLOOR AREA	1,000 SQ FT
LOT COVERAGE	MAX 40%
MAX HEIGHT	2-STORY, 30'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	20'
MIN PARKING	2 PER DU
TRASH COLLECTION	INDIVIDUAL RECEPTACLES TO BE STORED IN GARAGE

1 PROPOSED SITE PLAN
1" = 100'-0"



LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE		
R.O.W LINE		
EASEMENT LINE		
BUILDING SETBACK LINE		
BUILDING LINE		
CURB LINE		
FENCE		
PARKING SPACE COUNT		
EXISTING TREE		
HEAVY DUTY ASPHALT PAVEMENT		
STANDARD DUTY ASPHALT PAVEMENT		
CONCRETE SIDEWALK/PAD		



36225 DETROIT ROAD - UNIT 475
AVON, OH 44011
T: 440.799.7291 WWW.CDG-ENG.COM
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DRAWING SCALE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER PREPARING THESE PLANS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

XX/XX/XXXX
SIGNATURE DATE SIGNED
PROFESSIONAL ENGINEER
STATE LIC. No. 81840

REVISIONS		
Date	Description	No.

CLIENT

PROJECT

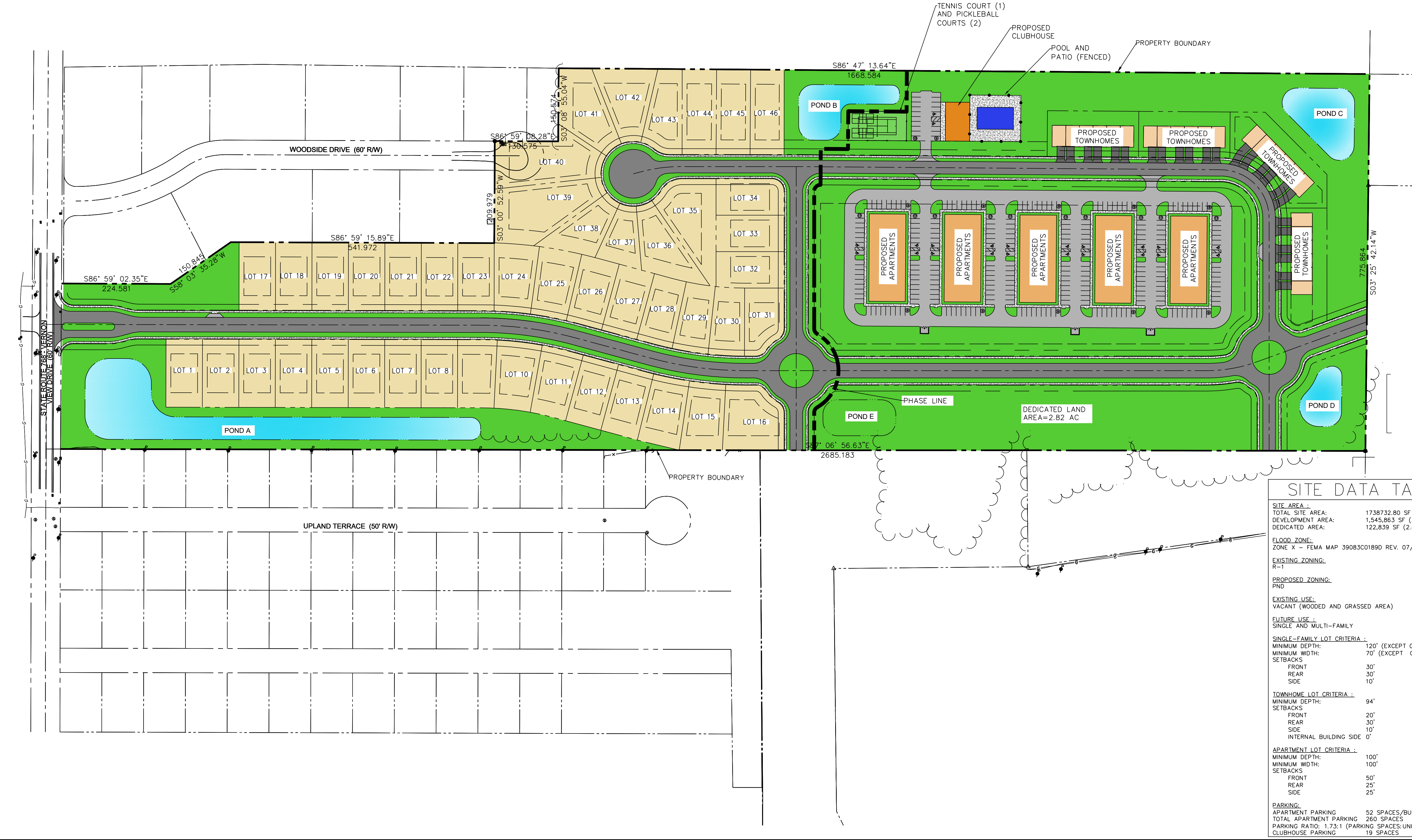
ARISTA VILLAS

MOUNT VERNON VERNONVIEW DRIVE OHIO

SHEET TITLE

PRELIMINARY PLAT - OVERALL SITE PLAN

PROJECT NO.	230031	SHEET NO. C200
DATE	2024-02-28	
Drawn By	JBO	
Checked By	JBO	



SITE DATA TABLE	
SITE AREA :	
TOTAL SITE AREA:	1738732.80 SF (39.92 AC)
DEVELOPMENT AREA:	1,545,863 SF (35.49 AC)
DEDICATED AREA:	122,839 SF (2.82 AC)
FLOOD ZONE:	
ZONE X - FEMA MAP 39083C0189D REV. 07/07/2009	
EXISTING ZONING:	
R-1	
PROPOSED ZONING:	
PND	
EXISTING USE:	
VACANT (WOODED AND GRASSED AREA)	
FUTURE USE :	
SINGLE AND MULTI-FAMILY	
SINGLE-FAMILY LOT CRITERIA :	
MINIMUM DEPTH:	120' (EXCEPT CUL-DE-SAC)
MINIMUM WIDTH:	70' (EXCEPT CUL-DE-SAC)
SETBACKS	
FRONT	30'
REAR	30'
SIDE	10'
TOWNHOME LOT CRITERIA :	
MINIMUM DEPTH:	94'
SETBACKS	
FRONT	20'
REAR	30'
SIDE	10'
INTERNAL BUILDING SIDE	0'
APARTMENT LOT CRITERIA :	
MINIMUM DEPTH:	100'
MINIMUM WIDTH:	100'
SETBACKS	
FRONT	50'
REAR	25'
SIDE	25'
PARKING:	
APARTMENT PARKING	52 SPACES/BUILDING
TOTAL APARTMENT PARKING	260 SPACES
PARKING RATIO:	1.73:1 (PARKING SPACES/UNITS)
CLUBHOUSE PARKING	19 SPACES

I write to urge the Municipal Planning Committee to deny the request to rezone the property on Vernonview Dr. to PND.

At the meeting last year the plan to change the zoning from R1 to R3 was proposed and denied. In my opinion the situation is worse now. If the PND zoning is approved, there are even fewer restrictions. Why would we approve a plan

The neighbors are vehemently opposed to Rentals, density of the project and Traffic. This has all been discussed at length, so I will summarize.

RENTALS

PND will allow for rental properties and this development is for 250 rental units! We don't want that in our neighborhood. It would forever change the nature and integrity of the mature neighborhood of Upland Terrace and Woodside Dr, as well as The Fairways. These neighborhoods have stood the test of time with homes maintaining their market values and homeowners taking pride in their homes and properties. Our property values will decrease substantially with the addition of 250 rental units. In the last plan, the homes were to be Prefab, cheap, and unattractive. They are designed to be a stream of income for investors without regard to the people who have lived here for years.

TRAFFIC

250 units might be approximately 500 cars all entering and exiting on Vernonview Dr. (Right now, there is only one entrance/exit) It is already impossible to turn left from Beech St. to Vernonview, and impossible to turn left from Kroger. Consider putting all of this additional traffic on Coshocton Rd. twice a day.

DENSITY

The City seems to be caught up in the density housing movement. Density housing has a place in larger cities but not in Mount Vernon.

Thank you for considering my thoughts.

Respectfully,

Susan Delozier
10 Fairway Dr.
740-507-3203

Municipal Planning Commission 2024-MPC-06

To
The Municipal Planning Commission

April 9, 2024

From
Jeff Doup
1 Upland Terrace

I am writing this letter to voice my opposition to the above proposed zoning change from R1 to PND.

If this proposal moves forward and is approved it will greatly impact not only me but everyone in the neighboring community. It will negatively impact our property values. The trailer park they are proposing is similar to the current housing in the neighborhood only because it is single family housing. It would detract from and negatively affect our property values.

The whole premise of needing more housing is built on a false pretense. Money! If we have more development in Mount Vernon we have more revenue from selling water and from income tax charges. There have been over 1300 housing units approved in the city in the last year and a half and others in the pipeline. To think we need more is wrong thinking. Enough is enough

The proposal talks about housing for people coming from Columbus. If this is a real need why don't we encourage the development in the area of town that is closest to Columbus? It would make sense to develop on the south west corridor since we seem to think we need to develop and provide housing for people that aren't here. Since everyone thinks they will be commuting to Johnstown why not have them live on that side of town? That would at least alleviate some of the congestion on the east side of town.

One way to encourage development on the southwest side would to discourage development on the east side. By not approving this proposal you would begin the process of dispersing the traffic out of the Coshocton Road area and onto the state routes that lead out of the city.

Communication: Public Comment - Letter Received - Doup, Jeff (General)

To: Mount Vernon Municipal Planning Commission
 From: Jennifer L. (Cline) Doup, 1 Upland Terrace
 Date: April 9, 2024
 Re: Case 2024-MPC-06
 Subject: **No Need for more housing in Mount Vernon**

Again, we are faced with the ridiculous notion that Mount Vernon needs more housing and again I must ask the simple question “More housing for what?” The notion that we need to come up with more housing in Mount Vernon is based on mis-information and bad suppositions. There was a one-sided study done that has driven this narrative and a mindset that we need to “grow” as a city. I would like us to sit back and take a common sense look at this study and the mindset - for this project and even as a city as a whole.

Do we really need Mount Vernon to grow? For what purpose? Do the benefits outweigh the negative impacts? Building more multi-family housing comes at a great cost to the local community. Especially a project such as the one we are discussing here, a PND where the city has no say in what is built or how it is maintained. Current roads are barely adequate now (no matter if we have been told that the traffic will disperse at a certain point) and the cost of road improvements is staggering and a huge burden to the city tax payer. Our city schools are impacted, our water and waste water facilities, our storm water, and our emergency services, and so many more needs that will come up if we continue to grow. Have we as tax payers ever been given a “Plan for the Future” for the growth of Mount Vernon which encompasses changes done at a cost-effective measure to the afore mentioned problems that arise when growth to a city is done incorrectly? I don’t believe I have heard of such a plan, all we usually get is “Yeah, we knew it was going to be a problem, but we decided to go ahead anyway.

On April 1, 2023 the Knox Pages had an article written by Grant Pepper titled “Knox County has a housing shortage: How might Pine Hill Independent Senior Living help?” In it was listed all of the recent developments that have been built or approved in Mount Vernon and their units of capacity. They totaled almost 1400 units; I am sure that number has grown with the development of Upper Gilchrist Road. The study by Brian Sellers was referenced that said we build 133 new homes in Knox County every year but we need twice that many. According to the figures, we have more than enough for almost 11 years of growth without building any new ones. Yet we keep building apartments, condos, townhomes, and senior living facilities. Has our infrastructure grown at this alarming rate too? That answer is a resounding NO! The City Officials just keep rubber stamping projects and traffic on Coshocton Avenue and points all around keeps growing. Just exactly where is this traffic suppose to disperse? I haven’t seen that happen yet.

The author of the study also stated that we need housing so people won't have to commute to Mount Vernon. People, as a rule, commute from Mount Vernon not to Mount Vernon. One only has to travel US 36, State Route 661 or State Route 229 in the early morning hours or during the evening commute to see which direction the vast majority of the traffic is flowing. What industry or entertainment has Mount Vernon to offer the younger age group you officials seem to be looking for to grow this town? Mount Vernon has always been referred to as a "bedroom town", meaning people love the simple, quiet lifestyle this town offers so they choose to live here, but work elsewhere. The peace and tranquility of Mount Vernon is disappearing at an alarming rate, all in the name of progress or is it in the name of feeding the out-of-control bureaucratic tax money eating machine (nickels and noses).

Grant Pepper reported on the natural migration of people from their single family homes to assisted living, then to skilled nursing and finally to Snyder Funeral Homes. As people age and move, this frees up more housing. This natural progression should be taken into account as we look at the 2020 census for Knox County. There are over 7000 people in Knox County over the age of 70 and with a life expectancy of 76.5, we can see a lot of homes becoming available. There are another 9000 of us between 60 and 69. I am not alone in stating this as Goettke was quoted in the Knox Pages referring to this very topic. "This would simultaneously open up more affordable housing options in the community, meeting a need the ADF identified in the 2021 study." The need has been met so no need for this concentrated housing exists.

Is it the agenda of the city officials to move away from single family homes to multi-family homes? Has the American Dream of owning a home really also left rural America? May The God have mercy on us if it has because as the family goes so goes the nation, starting at the local government.



Lacie Blankenhorn <dsm@mountvernonohio.org>

Zoning Amendment from R-1 Single Family to PND by Arista

1 message

Tom Gardner <twgprivate1@gmail.com>

Tue, Apr 9, 2024 at 8:13 PM

To: dsm@mountvernonohio.org

Cc: deloziers@kenyon.edu

My name is Tom Gardner and I live across the street from the proposed property under consideration for rezoning. I'm sending this email in the event I'm unable to attend the meeting because of conflicts at work.

Seems to me we settled this less than a year ago when the same parcel was up for rezoning consideration and it met with a resounding no by the surrounding residents, was not approved by the MPC, and was not reconsidered by City Council.

I'm against the rezoning now for the same reasons I was then. High density housing may be appropriate in some sectors of Mount Vernon, but not this one. The last thing we need are a large number of multi-story apartment and townhome rentals in the midst of a preponderance of single-family homes situated to the immediate North and South of Coshocton Avenue at the Vernonview Drive intersection. I could provide a list of the likely disadvantages to the neighborhood and the City, but they're the same as they were before when an almost identical request was made by another developer. Indeed, I presume this isn't a disguised attempt by the same developer hiding under the camouflage of a different LLC ... ?

I would venture to say virtually none of the MPC or City Council members would be in favor of development like this across the street from where they live. Nor should they if it's dramatically inconsistent with the quality and character of neighborhoods they live in.

Thank you in advance for making the right decision on this matter,

Tom Gardner
53 Fairway Drive
Mount Vernon, Ohio 43050-5400

Communication: Public Comment - Letter Received - Gardner (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Rezoning

1 message

Pat Henderson <hpat75@hotmail.com>

Wed, Apr 10, 2024 at 9:55 AM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>

Rezoning would be detrimental to the existing neighborhood. Severe congestion would result. Maybe rental property is needed but this is the wrong location!

Patricia Henderson

82 Fairway Drive

Get [Outlook for iOS](#)

Communication: Public Comment - Letter Received - Henderson (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

HELP!

1 message

De Merrilees <merrilees2@gmail.com>
To: dsm@mountvernonohio.org

Tue, Apr 9, 2024 at 11:28 AM

Ms. Blankenhorn, please add this email to the record of the Municipal Planning Commission communications:

TO: EVERY MEMBER OF THE MOUNT VERNON CITY PLANNING COMMISSION

RE: REZONING OF PARCEL 66-07961.000 FROM R-1 TO PND

We have read all the documents available to us regarding this request. We are certain that each of you have heard about the many negative consequences that would most likely occur if this zoning is approved. We will not repeat ourselves or others, but simply give you a common conclusion.

THIS MARYLAND GROUP, MADE UP OF UNNAMED INVESTORS, WITH ONLY ONE PURPOSE--MAKE THE MOST MONEY POSSIBLE FROM ANYONE WHO WILL GIVE THEM AN "IN." THE FIRST REPRESENTATIVE ENTICED 2 ELDERLY WOMEN TO SIGN A DOCUMENT, WHERE THEIR BEST INTERESTS WERE CLEARLY NOT REPRESENTED. THEN, AFTER ACQUAINTING THEMSELVES WITH CITY OFFICIALS AND WORKING TOWARDS REZONING, THIS PERSON BEGAN BULLYING THE SELLERS UNTIL THEY SOLD. WE ALL REALIZE THE CITY HAS INCENTIVES TO GIVE THEM WHAT THEY WANT. PLEASE DO NOT PERMIT THESE INVESTORS TO BULLY YOU. THE AREA ALREADY HAS PLENTY OF NEW RENTAL UNITS PLANNED. VOTE "NO" TO RETAIN THE INTEGRITY OF THIS BEAUTIFUL CITY.
04-09-2024

Chuck and De Merrilees.
7 Fairway Court
merrilees2@gmail.com



Virus-free.www.avg.com

Communication: Public Comment - Letter Received - Merrilees (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Municipal Planning Commission 4:00 meeting

1 message

Mark Ballenger <maballenger2@yahoo.com>
To: dsm@mountvernonohio.org

Wed, Apr 10, 2024 at 6:35 PM

Mark and Audrey Ballenger, tax payers and residents of 1120 Beech Street, Mount Vernon, Ohio, request that our opposition to any zoning changes to [0 Vernonview Dr](#) be placed on the permanent record, please.

[Sent from Yahoo Mail for iPhone](#)

Communication: Public Comment - Letter Received - Ballenger (General)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Re: Rezoning of property on Vernonview Dr

1 message

jdraintree@aol.com <jdraintree@aol.com>

Wed, Apr 10, 2024 at 7:49 PM

To: "dsm@mountvernonohio.org" <dsm@mountvernonohio.org>

Lacie, I am a resident in the Fairways Condos. Having lived in this area for some time I see clearly the problems with the attempt to rezone the area from its present R-1 status. The traffic congestion at the intersection of Vernonview Dr and Coshocton Rd is already a big problem. Also there are many businesses that have driveways on and off of Vernonview Dr which add greatly to the congestion. It is just not reasonable to think the area can safely handle the proposed additional housing structures.

In addition to the traffic problems, the current area is one of Mount Vernon's most beautiful and pristine areas. It adds greatly to the overall attraction and ambiance of our city. The zoning should stay as it was intended for only single family homes. That was the original plan, and why many of us live here. It seems to me that integrity is at stake here.

Thank you,
Jean Dunlap

Communication: Public Comment - Letter Received - Dunlap (General)

April 10, 2024

To: Municipal Planning Commission Members
From: The McMahon Family (Mike, Pam & Anna)
7 Woodside Drive, Mount Vernon, OH

Here we are again, meeting together to decide what may be in the best interest of our community. What may be decided concerning the property at Zero Vernon View Drive. The zoning change requested would severely impact our neighborhood. We would expect a development of single family homes to be built on the west end of this property, similar in size and value to what already exists there, on the streets directly to the south and to the north of the empty field. Anything dramatically less in lot size, home size and value would obviously negatively affect our home values in the area. I would hope the city would not even entertain what is being presented by the developer.

It is quite another thing to consider the wooded acreage on this property to be decimated, along with all the wildlife, to venture yet again into another PND Development request. This Wooded acreage is abundant with wildlife and natural beauty that should be protected and preserved. We have observed so much wildlife in these woods such as BobCat, Deer, Coyote, Mink (some protected), Pileated Woodpecker, Northern Flicker, Wild Turkey, many different owls, Wood Duck, Eagles, Bats, (including the protected Brown Bat) Salamanders, snakes, amphibians galore, and so much more. It is an existing, rich biome full of wildlife they seek to completely destroy.

Communication: Public Comment - Letter Received - McMahon (General)

The woods also act as a sponge and absorb much of the snow melt and rainfall that would otherwise negatively affect Coshocton Road and all the properties inbetween. It is not so easy to accept this destruction. It is heartbreaking.

Wouldn't it be awesome to preserve this forested land for future generations? Maybe add a park, a nature center, Hiking trails open to our community. A place where residents could learn about nature and natural resources right in our own city? That would be of more value to our community and would be for generations. Something our town could be proud of. Mount Vernon sought to earn the title, "Tree City USA", "Bee City USA". It seems we would also be a community that would want to maintain this wooded acreage to celebrate and embody these qualities we value. If our city officials approve the devastation of this forest for yet another out of town developer, what will our community get in return?

Take a drive through some of the many apartment complexes in town. There are many. No matter what they tell you about housing shortages. Mount Vernon already boasts many such complexes. Some of which have already declined and are in need of updates and improvements to structures and streets. Be cautious of the potholes as you drive through. Talk with local authorities about crime rates in some of these complexes. Arista Villas seek to develop dense, multi-family housing, all rented properties so profits are funneled directly out of our paychecks to their bank accounts, out of state. With names like 'Arista Villas' meant to quell you into believing they are beautiful, serene, and sought after.

I ask, "Are they seeking this Because they are concerned for our local housing needs?" I don't believe so. What we will get is 40 acres of hard space located north and uphill from Coshocton Avenue. Where will all the heavy rainfall be directed to? It pours unbelievably down our street now in heavy rains. Will it be effectively contained? Can they even promise that? What about all the added traffic to Coshocton Ave and Vernon View Drive? Consider The impact of the Schlabaugh Condo Community already being developed on Gilchrist Road, The expansion of the other existing Condo Community on Gilchrist Road and then the additional 500+ units going in on the East side Of Gilchrist Road. We are already going to see a huge impact from these current and ongoing developments.

Then we will have the new Development going in on Route 13 just south of town, hundreds more units and more are slated to be developed south of town on Martinsburg Rd. Where are all these residents going to shop? Go for medical care? Go out to eat? Of Course, Coshocton Road. What Mount Vernon really needs is more single family homes owned by residents. Residents that work, live, and shop in Mount Vernon. Not rental income benefiting out of town shareholders.

How do you picture Mount Vernon in the future? How do you want to see our city grow and progress and prosper? I hope and pray our city leaders take a pause on any new developments and truly seek what is best for everyone and not what they may feel is beneficial at the moment. Seek what is best for generations to come. Last year's development plan for 0 Vernon View allowed for 7 acres for a city fire department building to be placed right

between homes and clear the wooded acreage for more housing. If they were willing to allow 7 acres for the fire department then, would they be willing to allow 7 acres of forest to stand and be un-developed now? They say they want to 'Blend' in with our community. I believe they really want to take what they can, where they can, when they can. We pray our city leaders do not allow this zone change to happen. We pray they are not permitted to destroy a beautiful part of our town. We request our city leaders to pause any new development and decline any further zoning changes until all other PND developments are completed and occupancies filled. Only then will we know what our housing needs really are and how to best meet those future needs if any. If our city officials allow the 33 acres of woods in the Cherry Hill Subdivision, on the hill above Coshocton Road, to be decimated, that will be a sad day for our community. I implore you all to support your residents that this will impact and decline any zoning change. Please do not give in to this out of state developer. It is as plain as the paper it is written on...This is bad, really bad for our community.

Thank you.

Members of the Municipal Planning Commission

April 11, 2024

We are writing to you about the proposed zoning change of the property known as 0 Vernonview Drive, Mount Vernon, Ohio (parcel #66-07961.000) from R-1 to PND.

Our oppositions to the zoning change have remained the same as it was in 2023 when the previous zoning change was denied. Our two major concerns then and still are –Vernonview Drive and Coshocton Ave traffic and storm water runoff. Both of these issues will still affect the surrounding neighborhood and all of Mount Vernon and Knox County.

Traffic – currently Vernonview Drive experiences high traffic volume at the intersections of Coshocton Ave, the entrances/exits to the plazas for Kroger's and Buffalo Wild Wings, Plaza Drive and Beech Street. Frequently we see or experience near collisions at these intersections as we travel to and from our home on Upland Terrace. These traffic issues will increase significantly with the additional vehicles entering and exiting the propose community on a road not designed to handle that volume of traffic.

Storm water runoff – The proposed community is planned to be built on a site that is now a hilly, undeveloped grassland and wooded area. The destruction of and replacement of this natural habitat with multiple roofs, pavement and concrete will cause significant runoff. This runoff will flow into Center Run. Mount Vernon experienced major flooding in the mid 1990's when Center Run overflowed its banks causing damage to nearby homes. Since that flood more businesses and homes have been built that adds additional storm runoff into the Center Run corridor. Luckily, there has been no major flooding along Center Run since the mid 1990's but if the proposed rezoning and building plans are approved the city may see major flooding again.

To our knowledge the city has no plans to address the traffic or storm water run-off problems but has approved more housing projects that will only increase the already existing problems.

We strongly oppose the rezoning and ask that you vote no to the approval of the proposal.

Sincerely,

Arthur G. and Marcia A. Crim
22 Upland Terrace
Mount Vernon, Ohio

Communication: Public Comment - Letter Received - Crim (General)

NOTE: PLEASE READ THIS LETTER INTO THE MINUTES OF THE MUNICIPAL PLANNING COMMITTEE

To: Mount Vernon Municipal Planning Commission

From: Gary Koester

Re: 2024-MPC-06 Zoning Amendment, 0 Vernonview Dr. Parcel #66-07961.000

I am opposed to changing the zoning of parcel #66-07961.000 from R-1 to PND.

I live in the neighborhood of this proposed Vernonview Dr zoning change. I invested in the purchase of my home in this neighborhood 15 years ago because it was zoned in R-1 area, a nice quiet area with primarily single-family homes. I thought I had a contract with the city to protect my investment and my desire to share in this community. I was not, and am not, looking to reside near a **dense** housing development with 250 apartments units nor to have Mt Vernon take on the character of a Columbus suburb. This proposed development is completely inconsistent with the small-town character of Mount Vernon and the reasons we came to reside here. The development of New Housing Developments in the city of Mt Vernon is getting out of control. In addition, I have not seen a proper CITY document that speaks to how it will manage all these new developments and preserve the character of our community as we know it. So far, there does not appear to be adequate and overall proper planning here.

Gary Koester

24 Eastgate Drive

Mount Vernon, Ohio 43050

April 10, 2023

Communication: Public Comment - Letter Received - Koester (General)

NOTE: PLEASE SUBMIT THIS LETTER INTO THE MINUTES OF THE MUNICIPAL PLANNING COMMITTEE

To: Mount Vernon Municipal Planning Commission

From: Rebecca Gannon

Re: 2024-MPC-06 Zoning Amendment, 0 Vernonview Dr. Parcel #66-07961.000

I am opposed to changing the zoning of parcel #66-07961.000 from R-1 to PND.

I live in the neighborhood of this proposed Vernonview Dr zoning change. I invested in the purchase of my home in this neighborhood 5 years ago because it was zoned in R-1 area, a nice quiet area with primarily single-family homes. I thought I had a contract with the city to protect my investment and my desire to share in this community. I was not, and am not, looking to reside near a **dense** housing development with 250 apartments units nor to have Mt Vernon take on the character of a Columbus suburb. This proposed development is completely inconsistent with the small-town character of Mount Vernon and the reasons we came to reside here. The development of New Housing Developments in the city of Mt Vernon is getting out of control. In addition, I have not seen a proper CITY document that speaks to how it will manage all these new developments and preserve the character of our community as we know it. So far, there does not appear to be adequate and overall proper planning here.

Rebecca Gannon

207 N Edgewood Rd

Mount Vernon, Ohio 43050

April 11, 2023

Communication: Public Comment - Letter Received - Gannon (General)