



Municipal Planning Commission

April 11, 2024

Regular Meeting

Minutes

4:00 PM

SPECIAL LOCATION

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

CALL TO ORDER

Attendee Name	Title	Status
Tanner Salyers	Safety Service Director	Present
Anne Ellsworth	Member	Present
Matthew T. Starr	Chairman	Present
Todd Hawkins	Member	Present
Austin Swallow	Member	Excused
Eric Diehl	Alt. Member	Excused
Jason West	Alt. Member	Present

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Mike Hillier; Sharon Perkins; Paula White; Jennifer Shoman; Linda Beck; Adelyn Steinmetz; John McMillan; James Mahan; Don Carr; Henry Underwood; Jeff Gottke; Joe Curry; Chris Wallace; Susan Delozier; Gregory Benson; Clint Huhra; Ronald C Homan; Susan M Homan; Barb Harris; Nancy Smith; Kim Lemley; Bev Brown; Bill Brown; Jeff Doup; Carol Rednour; Mike Rednour; David McCoy; Gerald Sheffer; Shirley Slaughter; Robert Beck; Norma Boucher; Jeff Boucher; Carol Harding; Larry Boron; JoAnn Boron; Craig A Slessinger; Fred Moore; Tom Van Voorhis; Dorothy Merrilees; Marcia A Crim; Cheryl Splain; Norman Landes; Mel Severns; Christine Miller; Richard Snow; Casey Ewers; Nikki Ewers; Christy Staton; Arthur Crim; Joanne Snow; Will Levering; Kelly Phillips; Josh Thompson; Amber Keener; Tom Gardner

MINUTES APPROVAL

- amend agenda to add approval off minutes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Todd Hawkins, Member
SECONDER:	Anne Ellsworth, Member
AYES:	Salyers, Ellsworth, Starr, Hawkins, West
EXCUSED:	Swallow, Diehl

- Municipal Planning Commission - Regular Meeting - Mar 14, 2024 4:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Todd Hawkins, Member
SECONDER:	Tanner Salyers, Safety Service Director
AYES:	Salyers, Ellsworth, Starr, Hawkins, West
EXCUSED:	Swallow, Diehl

PUBLIC HEARING

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

Blankenhorn introduced the case.

Huhra (sworn in) explained his request for a zoning amendment for the subject property to PND. He stated he is a different developer than requested rezoning for this property in the past. He has studied some of the previous plans and many of the comments that were provided through the previous hearings. His goal is to present a realistic plan that accounts for most if not all of those issues, making a comprehensive plan that fits into the development. As an infill lot for development, he believes their plan aligns with the City and County Comprehensive Plans. Unlike the previous plan of rental townhomes, they are seeking PND zoning to allow mixed use including single family dwellings that align with the existing single-family dwellings, then about some multi-family against the other zoning districts in the area. He reviewed the overall site plan C200 submitted with the application showing 46 single family lots immediately off of Vernonview DR on the main corridor as well as one circle toward the north side of the property. Planned roundabouts will go through the property and up to the top of the hills where the roadway will go through the multi-family. Townhomes are planned for the northeast area of the property as well as a clubhouse, community pool, and possibly from sports courts or playgrounds, depending on what is needed to meet the planning development rights. 150 multi-family are planned along with 24 townhomes. The single-family homes would be for sale, owner-occupied. Huhra said they have been in communications with local builder, Schlabach, to be the developer for the single-family homes.

R. Homan (sworn in) asked if the right questions are being asked. Will the project enhance or reduce the quality of life in this community? Once started, some consequences will be irreversible. He raised concerns about stormwater management, including responsibility if facilities are abandoned. He asked about plans and costs for improvements to State Route 768.

Delozier (sworn in) said she thought this was mostly settled last year, until someone asked Joshua Williams if he would consider a PND. She described the new plan as having 46 very small single-family homes and over 200 rentals. She thinks it is worse than the last plan. She is upset about rentals, the density of the rentals. Delozier thinks there will be damage to Upland Terrace, The Fairways, Woodland Drive and points north. She thinks property values will go down. She doesn't want the proposed development and she does not think it is good for Mount Vernon.

Benson (sworn in) spoke about living on Beech Street and a new Beech Street extension coming with a new police station, adding to the traffic flow. He thinks Beech Street will get a tremendous amount of traffic. He said 16 to 20 cars will backup on Beech Street and that it is hard to get out of his driveway. He thinks traffic from this development will make it nearly impossible to get onto Beech Street. He questioned what the roundabouts on the submitted plan go to. He asked what the planned retention ponds go to; are they a lake, a pond, a mosquito infestation; how are they controlled.

Doup (sworn in) asked if the developer or commission members have walked the property. The proposal meets the bare minimums. He spoke about mowing issues last year. He asked about the 9,000-sf lot size at 55' wide would make the lots 163' deep. That would make the density 4.8 dwelling units per acre instead of 2.4 stated in the application packet. This appears to be a discrepancy. Doup said the project that Brooks has in Crestline is a trailer park; they are pulled in on wheels. He wants to ensure there will not be a trailer park here.

He questioned the design including dimensions, elevation, materials, and style of the pond.

Ball interjected the stormwater features will be designed to handle and treat a 100-year storm, according to the current EPA rules. The development cannot cause flooding at any incremental storms. A dry pond has to drain. Steps have to be taken to prevent mosquitoes. A detailed study will be done. No exemptions from the EPA rules are allowed in this watershed. There would be inspectors on site.

Starr explained the purpose of the meeting and the process of rezoning. The materials submitted are a concept, not necessarily the design. The decision to be made is not about the design. Under a PND, the City retains a lot more control than an R-3 or R-1 zoning.

Broeren concurred, further stating, if the MPC chooses to recommend to City Council that this property be rezoned to PND, and then Council accepts that recommendation and changes the zoning to PND, before anything could be built the developer would have to come back to the MPC and have a full site plan approved. This requires all of the setbacks, ponds, engineering to be done on the roads, prior to being able to turn any dirt

Starr emphasized the purpose of the hearing is for the rezoning.

Doup asked if there would be a meeting like this when the plans are submitted. Starr and Broeren both said yes. Starr went on to explain, first MPC would have to recommend to Council approval of the rezoning, then Council has to vote on the requested rezoning.

Doup asked why would the first area of the property be rezoned if the plan is for single family homes. Starr explained, the entire parcel is zoned R-1. PND allows for mixed use. Doup said the PND has a lot let requirements than the R-1. Broeren said PND has more requirements. R-1 would not require a site plan; you only have to meet the minimum requirements. PND requires that a site plan (Comprehensive Development Plan) is approved. Salyers added that for the requests that the community members are making, a PND should be preferred in order for certain specifications to be required. As Broeren mentioned, R-1 as basic skeletal requirements. PND has more teeth to require more from a developer. This meeting is about rezoning to a PND. If approved, then the reviews move on to the nitty gritty of the development plan. There is a whole process. The sketch submitted with the rezoning application is a general idea.

Carr, before swearing in said there are murmurs that the PND concept gives more control to the City - that's absurd. (sworn in) He read from a handout that he passed out to the Commission members. Carr said they have the same or similar concerns from last year when there was a rezoning request for the same property; citing increased traffic flow on Vernonview, one way in and out of the development, water runoff, destruction of 30 acres of forestry, all rentals. They did not have information prior to the meeting that the homes would be purchased. Carr reminded the Commission that a 373-signature petition was submitted last year from residents that did not want to change away from the R-1 Single Family District. He feels the new application is less acceptable, with very little detail provided. He spoke about BTR - Build to Rent, flooding the market. Carr said this proposal to build high density rentals is not what Mount Vernon needs. The decision to rezone will change the look and character of the community forever. He wants affordable single-family homes that residents take pride in ownership. He asked the Commission to deny what he describes as an incomplete application for a zoning change.

Huhra addressed some of the concerns raised. He said the lots are the same size as those on Upland Terrace, mirroring to match. They are quarter acre lots, 75' wide. They look to build a 1,300 to 1,500 sf house, much like what you see off of Beech Street. Mount Vernon and Knox County has published information stating that there is entry level homes needed in the area. CRA's have been put in place. Most of the construction going on currently doesn't meet those requirements. He is aiming to meet those requirements of entry level homes in the 350-395 range. They will be increasing the value of the homes adjoining the properties based on a square foot to cost ratio. The roundabouts are part of the master plan of the area, given to them by the City. This is the City's plan to create better traffic flow that is having issues. The ultimate plan, to be talked about later, will go to a full development plan and will be worked on by civil engineers as well as the City Engineer and other departments to review things such as traffic study results. This could improve the traffic. Their idea addresses the Comprehensive Plan by keeping projects inside the grid and protecting agriculture and farm land. The submission is just for rezoning consideration. The ponds are just colors for indicating pond areas for

stormwater management. It is just a rendering to show a dedication of land for potential stormwater management facilities. Huhra intends to take care of the mowing in the coming year on a regular schedule. He is unsure about the trailer park comments. He has no plans for a trailer park. Huhra explained the extensive plan for a PND project is a huge document with significant detail, unlike R-1. There will be many rounds of approvals.

McCoy (sworn in) Thanked Joshua Brooks Williams for the effort. Starr said there is no Joshua, this is a new developer. McCoy asked where Josh Williams is in all of this. Starr said he is not a part of this project and confirmed that will Huhra who was sitting off mic/camera range. McCoy listed names Joshua Brooks Williams, Banksmore out of Baltimore Maryland, and spoke of several shell companies or subsidiaries, including Brooks LLC. Starr said he would have Huhra address that. McCoy said if Banksmore and that group is not affiliated, then that relieves some of his concerns. They are an investment real estate company, build to rent. McCoy said he appreciates the single-family concept. He asked if the City's zoning regulations apply. He read of zoning regulations from a printout from a Mount Vernon Citizens for responsive government website; listing stabilize and preserve property values, which he said is one of the current concerns that Huhra addressed. Congestion and traffic, ensure for adequate traffic capacity. He asked about the minimum lot width of 75'. Broeren explained the building footprint is shows as 55', then there are 10' setbacks on each side, totaling 75' wide. McCoy said the lot size proposed meet the regulations as far as he can tell. Starr emphasized the renderings in the application packet are a preliminary concept. When the process gets to a site plan, that is a whole other thing. Starr's understanding is that the drawn lots are the same as those on Upland Terrace. Huhra spoke to McCoy off mic. McCoy asked about discussing specifics of the plan. Starr explained the plan is not what is in question for the hearing, it is the zoning that is in question; that is what will be decided today. McCoy then said it gets a lot simpler for him, he is not familiar with PND. He asked what would prevent them (developer) from doing whatever they want. Salyers said this process will be done again when an actual site plan is created, with specifics. McCoy asked if local contractors and building material going to be used in the project. Huhra spoke to McCoy off mic. McCoy said without any more than he knows right now, he would vote against the zoning change. Maybe if he were better educated on what is being proposed, not a multi-family, not a single family, but a PND - he will stay opposed until he knows more.

Lemley (sworn in) said she spoke to the service director in Crestline today. She spoke about a trailer park in Crestline. Other concerns she raised were about the housing becoming low income and immigrants. She thinks it is a large development for a small area. She mentioned Dennis Snyder from the last public hearing on the property saying there are plenty of houses being built now to keep us on track for the number of houses we have. She asked if this development would be given abatement taxes. She asked how many homes would be built if the property were left as an R-1. She was surprised about the City's plans for the streets shown on the developers drawing. She said she knew about the roundabouts, but didn't know it came from the City. She asked the Commission to vote no.

M. Rednour (sworn in) spoke about rental developments proliferating in Ohio and their issues. He asked if the City has information on the true owners, names, addresses, phone numbers. Rednour said Mount Vernon is going hog-wild on PND. He said he has asked for hidden drive signs for Woodside Drive.

L. Beck (sworn in) opposes the rezoning. She asked when the City will stop passing these new housing developments. She asked when the focus will be switched to the impact the new housing has on the infrastructure, traffic, road conditions, school system, wildlife, and greenspace. She requests that these things are considered now. She said changing the zoning of another large parcel of land and allowing another high-density complex of small crackerjack box units to go up is not in the City's best interest. She said these are not the type of homes this City needs. She described them as a burden. She said keeping the property R-1 allows for better long-term housing options, allowing for bigger lots, nicer houses, and more manageable population density. She asked where the roads (from the roundabouts) are coming out at.

R. Beck (sworn in) handed out pictures of a housing complex in Crestline. He asked about the single-family lots in the concept drawing, if the property will be purchased. He mentioned the 2-story house, 1,200 sf having a small footprint. He spoke about the hearing last year about the same property. He said the property should stay R-1. He said changing the zoning is a breach of trust between family members (of neighboring properties)

and the City of Mount Vernon. Beck believes any zoning change will have a detrimental effect on his family's way of life and stability. The reasons he cited for not changing the zoning were: stability and preserve property values, protect against congested and unsafe traffic conditions, and maintain quality of life. He doesn't think anymore rentals are needed.

Shoman (sworn in) said she reviewed the draft of the Mount Vernon Planning and Zoning Code that the City has been working to update. She doesn't think this property should be rezoned. Shoman said it is clear that certain city members have a vested interest in seeing that this development passes, with their collaboration to integrate traffic patterns and roundabouts that fall into the City's master plans. She questioned what "in the coming years" means, as stated in the application, with regard to traffic. She spoke about the single proposed entrance and exit being in a problematic area. She described the Kroger and Buffalo Wild Wings complex as congested and dangerous. Shoman said turning left out of Beech Street is hazardous during busy hours. She said traffic will get worse when the police station opens on Sychar Road. She asked how the issues are being addressed, other than adding to the problem if the rezoning passes. Shoman doesn't think the concept development stabilizes or preserves property values. She spoke about the Brooks development in Crestline. She asked if the City is positioned to handle the projected and approved upon growth. She cited overburdened schools, homeowners struggling with tax increases, failing infrastructure - waterlines, gas lines, road surfaces. She asked the Commission to deny the rezoning request.

Hillier (sworn in) would like an explanation of the ownership of the property, Arista Villas, and how it is different from the original purchaser Brooks Group LLC. He spoke about the hearing on the property last year. He asked how many cars can Vernonview can handle. He asked if the plan has been completed with the adjoining property owners to the east to connect Upper Gilchrist Road with Vernonview Drive. He cited items mentioned by Mr. Williams at the previous meeting. Hillier asked if there would be a site manager for the rentals. He asked if the townhouses would be rented. He asked if this would be private or public. Hillier quoted Hawkins from the meeting requesting R-3 zoning "The goal for MPC is the greater good of the City. Anytime we are asked to rezone, the burden of proof is on the one making the request. Although studies show there is a housing need, to make a change so dramatic, I don't see the need for what they are proposing." Hillier asked what has changed. He described 46 1,200 sf cracker box houses, townhouses, rentals. Hillier urged the Commission to vote the request down for the best interest of the neighbors and those who travel to the east side of town. He said we don't need more of this.

Slessinger (sworn in) spoke about the view out his window and the wildlife he sees. He spoke about garbage trucks tearing up the streets. Slessinger said there would be water runoff without the trees and grass and asked where is it going to go. He hopes not in his backyard. He said if he had the money, he'd buy the property, fence it off and make it a wildlife preserve.

Van Voorhis (sworn in) told the Commission members that they represent him. He hasn't heard anyone besides the applicant say this is a great idea. He doesn't understand why development is being pushed down everyone's throat, it's not necessary.

S. Homan (sworn in) said she asked last year if there was an environmental impact study ever done on this property. She said it will take a major event to try to level the land off for individual homes and apartments and townhouses. She asked if the applicant has walked the land, and recommended he do so, saying it's not really easy to develop. Homan said she does not want a lot of water coming onto Center Run.

Brown (sworn in) said if a zone is changed so can a lot of the ideas and the way we do things. The change troubles him, with no control over it. He moved to Mount Vernon 2 years ago. He doesn't know the gentleman wanting to build this or where he lives, but he doesn't think he lives in the community. Brown said he would rather look at an empty piece of ground with trees around it and deer feeding on it, than to have to look at a bunch of homes that are going to be rented by people. He is against changing the zoning.

Harding (sworn in) asked that the zoning not be changed. She thinks the cars generated by this development would be another major hassle to be dealt with on Coshocton Avenue.

Gardner (sworn in) he said approval of the rezoning runs the risk of creating a long-term liability instead of an asset for the community. No change to the zoning would be a long-term door open for the prospect of residential single-family development and not run the risk of having a long-term liability.

Huhra addresses concerns raised. The 46 homes concept is for-sale homes, either sold as lots or already built on. He doesn't know where the trail park idea came from. He doesn't not own any trailer parks and he has never been associated with that. He is going on statistics from the area for why some things are put in place. A lot of the things not being discussed are costs; rental rates went up over 20%. The City is at a 3.7% vacancy rate. Columbus is at 5%. There are no rental places for people to move to. There are no options and it is creating some of the concerns where communities aren't fixing the properties up because there is no need to fix them up. 44 days is the average number for a home on the market. That is very fast. That means there is a huge demand a little supply. Statistic show housing is needed. He questioned where a development such as this should be located, here or in an area outside City limits where it really shouldn't go. He feels this is a good infill lot for the community.

Salyers asked Huhra about Josh Brooks Williams, Banksmore, Brooks LLC; does he know them, is he associated in any way. Is this property under any sort of partnership with them? Huhra said he knows Josh Williams. He said Josh is affiliated with some other entities that Huhra is affiliated with as well. Huhra is not Brooks company. Huhra was approached after the last request. He has been around real estate and development for 25 years. He has won multiple awards for developments, neighborhoods, communities. He and Josh are affiliated through Banksmore, a capital raising company that does the backend financing for some of the properties. It is not the development company. The two entities are completely separate. One raises capital to bring to a community to be able to get the project finished. The other is a developer, which is what Huhra is here for, to represent this as a PND and take it through the process.

Salyers asked about the two different phases presented in the application, an owner-occupied single-family phase and then something different that doesn't fit the neighborhood. He asked if this is a two-phase project, what are the phases, how will it operate.

Huhra said they are offering it up as a 2-phase project. One phase as the single-families and the second phase, his comment was cut off. Huhra said all of the development (infrastructure - only horizontal) would be done in about six-months. From there the lots could start to be built on by the builder. Phase two would be up in the air as to when it could get through the final approvals for permits. The single family would likely be a 3-year plus phases plan. Phase two would be dependent on how phase one progresses.

Salyers asked about traffic issues. He said the developer would be required to be involved with the City's NCA, an additional millage on the property. Huhra said 100%. Salyers asked what Huhra has done in other areas that has worked for traffic calming measures. Huhra clarified this is a concept plan. PND approval would require much more intensive studies. Studies would advise them on capacities. The unit count could be reduced base on the results of the studies.

Salyers said the concepts show many possibilities, then in the design phase the plan would be adjusted to the most sustainable, marketable options for the City. Huhra said the numbers could go down, not up. Salyers spoke about the stormwater concerns raised, further stating all Federal and State EPA mandates will have to be met. Salyers confirmed Huhra is not responsible for the Crestline property mentioned in several commentaries today. Huhra said he has not idea what that property is. He said you can look up his website KNGEquity.com for projects he is associated with. Salyers said Mount Vernon is a 20+ year member of the Tree City USA partner program. He said buffering has been required for other developments and asked Huhra if he is willing to do that for this development, to which Huhra said absolutely. Salyers said Mount Vernon is a Bee City and asked Huhra if he would work with them on that, to which Huhra said absolutely.

Salyers said Hillier asked about the east exit shown on the concept drawing. Huhra explained a master plan includes possible connections for future use. The concept doesn't say they will put the roundabout in because it has to go somewhere. It is drawn in for compliance with the master plan.

Ball asked if the developer is willing to post required bonds by the City. Huhra said that is standard practice anytime any kind of development work is done. Whether a letter of credit, cash, or a surety bond, it ensures to the City that if the developer starts, the City has the ability to complete the work without the developer. Huhra said they will do that (provide bond).

Gottke was asked by Starr to address comments about housing need. (sworn in) He provided local and regional information on demand and supply. The Columbus region, 11 counties around Franklin, is the only region of

the state that is growing. It has added about 600,000 people over the last decade to decade and a half. The rest of the state is either staying stable or losing population. Columbus is not building enough houses. They are around 11,000 housing units short. It can't be built fast enough. The Columbus region is building fewer houses today than it did in 2008, before the housing crisis, with about twice as many people in the region. There is an acute housing shortage across the Columbus region. It is very difficult to build houses in the region due to onerous zoning regulations of municipalities, market conditions such as interest rates, material costs, etc. It is very expensive now. Knox County has grown about 3% since 2010, putting us 18th out of 88 counties in that state as a growing county. Since the 2010 census the City of Mount Vernon has lost population and averaged -2 houses built since 2016. Knox County is short about 400 housing units a year, based on a study for 2020 - 2030. About 1,380 housing units have been approved in the last couple of years, including Rockford, Highland Real Estate, Schlabach, Eastern Star, Lemmon Development, and the former school property - all in various stages of development. About 1,000 of those are multi-family for-rent. 250 or so are age targeted or age restricted, leaving about 750 market rate rental units that will come on the market by 2028. Addressing demand, Gottke explained people like different types of houses than they used to. The post-war, mid-century subdivision is kind of falling out of favor. Those houses tend to be a little larger, require more money and work to maintain. People don't like that so much anymore. Younger and older people both like smaller houses with less maintenance. That's why you see a push for tiny houses or smaller houses. They also like a mix of uses. The Euclidian zoning concept is falling out of favor. People want to be in mixed areas with lots of things to do, walking distance between generationally different owners and a store in proximity. They like to be more mobile and have amenities closer than the last 60 years' designs. From a job demand standpoint, there are a number of workforce vacancies among global employers. Some of this is directly related to housing. Employers say housing is an economic problem because they can't attract workers to Mount Vernon. People are only willing to commute for so long, time and distance wise. There is nowhere for employers to house their workers.

Starr addressed Gottke about the comprehensive plan and the notion of infill versus sprawl, in his opinion this rezoning request checks a lot of boxes: is it inside City limits, how does it differ from going into the township and what would that mean economically.

Gottke said infill can have different meanings to different people. He said infill is defined as land that is within the existing City boundaries that has utilities on site. This saves cost. New infrastructure doesn't have to go as far because the property is already within the City's boundaries. This keeps the building cost down. The costs are astounding. Infill keeps costs down and protects farmland. Gottke said people want to come here and we should let them come here because we let others come here. Cities need more people to pay bills; employers need more people. Infill, density, putting houses and people where there is already houses and people is the cheapest way to build and the easiest way to preserve that stuff that we like the most about Knox County.

Ball asked, if this type of development were to be located in a township without utilities, what is the smallest lot that a township would allow for a single family. Gottke said if it is not sewer served, the health department requires a minimum of 2 acres in order to account for septic. With the addition of sanitary sewer, you can create density that doesn't gobble up farmland. Ball said if this type of development were not built in the City, to get the same number of units, we would be consuming a lot more cornfield. Gottke said 46 times 2.

Shoman said she looked up KNG Equity. Not one of their projects had residential housing development. It was apartments, shopping complexes, storage units. She asked for a relevant example, preferably in this area. She asked where the data came from that says downsizing of houses is what people want. Is that what they want or what they can afford? She is concerned with what this development would do to the infrastructure and the housing around it. She doesn't believe the cheapest way to build is what is best for this community. She doesn't think Mount Vernon needs to keep growing just because people can't live in Columbus; there are plenty of other cities they can go to, especially if we cannot support them.

Starr said the information that Gottke cited is available on KnoxADF.com.

Ball said there was a lot of noise at the beginning. He asked Huhra who the builder is of the single-family residential homes. Huhra said it hasn't been determined yet, for multiple reasons. This is still a concept plan. Depending if it gets reduced or not, they are talking to Schlabach right now about the residential part, the

single-family's, possibly the townhouses of this development.

Ball reiterated Schlachach Homes is the folks they are discussing building the single-family homes with.

Sheffer (sworn in) said his major concern is not the construction and everything else, its people flow, in and out of the condos and these new constructions. He said it will be a nightmare.

Starr asked if there were communications received through her office. Blankenhorn said the communications she received prior to Noon were included in the agenda packet published online, that included 12 letters. She did receive a couple voicemails: Carol Rednour, in attendance, called and left a voicemail that she is totally against the proposal before the MPC; Carol and Bruce Behner - Carol called and left a message that they live a 1092 Beech ST and she does not want any more traffic on her house and she does not want the new development. Sherry Breeding from 1076 Beech ST said she wants it to stay R-1 and some guy told her to call Lacie and tell her that.

Starr asked Broeren to explain any legal concerns he has and any advice he has for the commission. Broeren noted that a number of people present has raised the issue that they were here 11 months ago and they thought it had been decided. Broeren said there is a new owner and that new owner has the absolute right to ask the Commission to change the zoning, just like any other owner has the absolute right to come and ask the Commission to either change or allow you to do different things on your property. We cannot stop a new owner from coming before the Commission to ask for a change. The development standards for PND zoning were displayed for the audience from the City's website. When changing zoning there are a number of different things that the Commission needs to look at when they are deciding. It is consistent with other development in the area, specifically, this is asking for PND where last time the request was for R-3. There is no R-3 zoning around this property. There is PND zoning immediately adjacent to this property, specifically, The Fairways is PND zoned. There were issues raised about traffic and other things. Those are the main issues before the Commission when determining. He also noted this is only the very beginning of the process. Whether this Commission chooses to recommend the zoning change to PND or reject it, the decision will go in front of Council for their decision to agree or disagree. If this Commission recommends the change and Council does not disapprove of that choice, then the developer will have to return with a full site plan that requires all of what is proposed for the property. It cannot be approved until all of that is presented to MPC. Should we get that far there will be another meeting just like this one, very likely in the same room, and people will have the opportunity to speak about the specific site plan, rather than the concept drawing. If the Commission chooses to recommend approval of a full site plan, that decision will then be sent on to Council which will once again have to ratify or disapprove of the decision of the MPC.

Starr reiterated Mr. Salyers stating PND zoning is more restrictive of R-3 and R-1 zoning. There is more control.

Broeren disagrees with the more restrictive description. There are significantly more controls for the City over development in a Planned Neighborhood Development. Because the City has more controls, the developer can do many more different things. All of that comes with the ability of the City to control that much more.

Starr asked Ball about any engineering concerns he has. Ball said the site does have reasonable access to all City utilities. There is a way to get the stormwater away from the site. That is up to the developer to do that. There are adequately sized storm drains that would not involve going across private properties that have homes on them. People speak a lot about traffic on Coshocton Avenue. We are constantly maintaining the traffic signals. There are some problems with those and they are going to be doing upgrades over the next several years. The developer would enter into an agreement where they do a traffic study. At this point in time, there is no point for the developer to invest in a traffic study without some assurance that they can go to the next step. Some of the questions about traffic will be answered if there is a next step. The current proposal is not a design. If someone builds on this property, they will have to do a detailed design and meet the standards. Sometimes, because the EPA standards are so high, design is actually reducing downstream flooding. They will not be allowed to increase downstream flooding. It will either be the same or better than existing. For this stage, Shade Tree does not need to be involved. Their rules have been updated and are being enforced. In other subdivision, tree inventories and tree quality is being assessed. The tree replacement policy is being enforced.

Ellsworth asked Ball if there are discussions about traffic on Vernonview Drive, or just Coshocton Avenue and

Upper Gilchrist. Ball said in the next couple of days a grant is being applied for to do a city-wide study. The City has not specifically studied State Route 768 recently. The study he is working off of is from 2016. Potential upgrades to the traffic signal were discussed today at Coshocton AVE and 768. There have been several requests to think about traffic signals somewhere in this area. The new study would look at the Beech Street intersection for a traffic signal or some traffic update to that intersection, because of the backups that are being seen.

Starr called for a motion. Salyers made a motion to approve the rezone this parcel from R-1 to PND.

Discussion: Hawkins said he has a lot of concerns with the traffic patterns as a Mount Vernon resident, citing turning out of Kroger or Buffalo Wild Wings is a very dangerous intersection. The light on Vernonview and Coshocton Avenue, the traffic flow is congested. Hawkins seconded the motion to get to this discussion. He wanted to make it clear to the proposing group that he is vehemently opposed to anything that is below the standard of an R-1, in other words, if or when this gets approved and they come back with other developments he would not support apartments. Essentially, he believes it would need to be kept in a similar fashion as if it were an R-1. Hawkins were vote no as the current concept plan is laid out. He would not support apartments. He has a big problem with the phase two portion.

Salyers said he echoes those sentiments. He believes the surrounding community purchased homes where they could expect if there was any development in the area it would look similar. The traffic concerns are considerable. There are several efforts in the pipeline to fix traffic. Adding more to Vernonview may not necessarily help things, but that will depend on the site plan. Salyers said he would vote yes on the motion before him, to give the developer an opportunity, but he is not confident he can support the phase two concept.

Ellsworth said she agrees with Hawkins and Salyers. She thinks there is some really amazing growth going on in Mount Vernon. She is not certain this is the plot of land to do this type of growth on, based on traffic. She is a little concerned about the school system and what could happen with over density. She asked if the parcel is approved as PND are different types of housing required, or is it ok to stick with one versus another.

Broeren said while PND allows for multiple different development uses, it is not required. It is quite possible to do a series of single-family homes on a PND lot. Specifically, he has seen PND used to do single-family homes, but then to do some sort of community amenity such as a clubhouse and other things for the housing units there, which would not be allowed in an R-1 zoned area.

Starr added, there are two ways that he knows of that allows funds to be raised for a municipality; you can get more people contributing to the revenue stream, or you can raise taxes and fees. With all of the things that the city has going on, things that are breaking that need to be fixed, roads need to be fixed, new roads need to be provided; how do we pay for that. If the development were taken to a township, the City would still have the traffic, but not the revenue. The funding falls on the residents. The only other option is to reduce services and he doesn't think anyone wants to do that. From an economic standpoint and longevity and sustainability it checks many boxes, not to mention, we would insist on sidewalks and being able to walk to Kroger and the other retail area. Another question that comes up often is why can't you get us more restaurants. Starr said this (development) could bring more attention to the commercial and restaurant industry. Retail follows rooftops. Starr does not pick the restaurants that locate here or the car washes. As a member of the Commission and/or an elected official, they swore an oath to uphold the Constitution of the United States, the Constitution and law of the State of Ohio, and the ordinances of the City of Mount Vernon. There is a major fifth amendment right here that these gentlemen are asking for. In Starr's opinion the concept checks a lot of boxes, providing the City more control in terms of managing the growth so that we can contain it and harness the revenue streams. Starr said he spoke with Bill Sedar about this, from the Mount Vernon City School District. He is aware of the request for rezoning. Depending on the vote, there is a lot more work to do. He wants to ensure that the Commission and the City does not step on the requesters rights as a property owner. Salyers reiterated the vote is only for rezoning which will then go to Council and they will have a decision to make. Then a site plan will come back to the MPC. There could be several iterations before a vote is taken, which will then go on to Council. In no way does this end tonight.

Ball said if the developer chooses not to come back this could end. There is no guarantee they will apply for

the next step.

Ellsworth asked the developer if Schlabach is not interested or willing to do this, are you committed to working with another local builder. Huhra said he has already spoken to three other local builders.

RESULT:	RECOMMEND [4 TO 1]	Next: 4/22/2024 7:30 PM
MOVER:	Tanner Salyers, Safety Service Director	
SECONDER:	Todd Hawkins, Member	
AYES:	Salyers, Ellsworth, Starr, Hawkins	
NAYS:	West	
EXCUSED:	Swallow, Diehl	

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

- Adjourn Motion

Salyers made a motion to adjourn the meeting, Ellsworth seconded and the meeting was adjourned at 6:14 PM

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Tanner Salyers, Safety Service Director
SECONDER:	Anne Ellsworth, Member
AYES:	Salyers, Ellsworth, Starr, Hawkins, West
EXCUSED:	Swallow, Diehl



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 04/11/24 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

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

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.

COMMENTS - Current Meeting:

Blankenhorn introduced the case.

Huhra (sworn in) explained his request for a zoning amendment for the subject property to PND. He stated he is a different developer than requested rezoning for this property in the past. He has studied some of the previous plans and many of the comments that were provided through the previous hearings. His goal is to present a realistic plan that accounts for most if not all of those issues, making a comprehensive plan that fits into the development. As an infill lot for development, he believes their plan aligns with the City and County Comprehensive Plans. Unlike the previous plan of rental townhomes, they are seeking PND zoning to allow mixed use including single family dwellings that align with the existing single-family dwellings, then abut some multi-family against the other zoning districts in the area. He reviewed the overall site plan C200 submitted with the application showing 46 single family lots immediately off of Vernonview DR on the main corridor as well as one circle toward the north side of the property. Planned roundabouts will go through the property and up to the top of the hills where the roadway will go through the multi-family. Townhomes are planned for the northeast area of the property as well as a clubhouse, community pool, and possibly from sports courts or playgrounds, depending on what is needed to meet the planning development rights. 150 multi-family are planned along with 24 townhomes. The single-family homes would be for sale, owner-occupied. Huhra said they have been in communications with local builder, Schlabach, to be the developer for the single-family homes.

R. Homan (sworn in) asked if the right questions are being asked. Will the project enhance or reduce the quality of life in this community? Once started, some consequences will be irreversible. He raised concerns about stormwater management, including responsibility if facilities are abandoned. He asked about plans and costs for improvements to State Route 768.

Delozier (sworn in) said she thought this was mostly settled last year, until someone asked

Joshua Williams if he would consider a PND. She described the new plan as having 46 very small single-family homes and over 200 rentals. She thinks it is worse than the last plan. She is upset about rentals, the density of the rentals. Delozier thinks there will be damage to Upland Terrace, The Fairways, Woodland Drive and points north. She thinks property values will go down. She doesn't want the proposed development and she does not think it is good for Mount Vernon.

Benson (sworn in) spoke about living on Beech Street and a new Beech Street extension coming with a new police station, adding to the traffic flow. He thinks Beech Street will get a tremendous amount of traffic. He said 16 to 20 cars will backup on Beech Street and that it is hard to get out of his driveway. He thinks traffic from this development will make it nearly impossible to get onto Beech Street. He questioned what the roundabouts on the submitted plan go to. He asked what the planned retention ponds go to; are they a lake, a pond, a mosquito infestation; how are they controlled.

Doup (sworn in) asked if the developer or commission members have walked the property. The proposal meets the bare minimums. He spoke about mowing issues last year. He asked about the 9,000-sf lot size at 55' wide would make the lots 163' deep. That would make the density 4.8 dwelling units per acre instead of 2.4 stated in the application packet. This appears to be a discrepancy. Doup said the project that Brooks has in Crestline is a trailer park; they are pulled in on wheels. He wants to ensure there will not be a trailer park here. He questioned the design including dimensions, elevation, materials, and style of the pond.

Ball interjected the stormwater features will be designed to handle and treat a 100-year storm, according to the current EPA rules. The development cannot cause flooding at any incremental storms. A dry pond has to drain. Steps have to be taken to prevent mosquitoes. A detailed study will be done. No exemptions from the EPA rules are allowed in this watershed. There would be inspectors on site.

Starr explained the purpose of the meeting and the process of rezoning. The materials submitted are a concept, not necessarily the design. The decision to be made is not about the design. Under a PND, the City retains a lot more control than an R-3 or R-1 zoning.

Broeren concurred, further stating, if the MPC chooses to recommend to City Council that this property be rezoned to PND, and then Council accepts that recommendation and changes the zoning to PND, before anything could be built the developer would have to come back to the MPC and have a full site plan approved. This requires all of the setbacks, ponds, engineering to be done on the roads, prior to being able to turn any dirt

Starr emphasized the purpose of the hearing is for the rezoning.

Doup asked if there would be a meeting like this when the plans are submitted. Starr and Broeren both said yes. Starr went on to explain, first MPC would have to recommend to Council approval of the rezoning, then Council has to vote on the requested rezoning.

Doup asked why would the first area of the property be rezoned if the plan is for single family homes. Starr explained, the entire parcel is zoned R-1. PND allows for mixed use. Doup said the PND has a lot let requirements than the R-1. Broeren said PND has more requirements. R-1 would not require a site plan; you only have to meet the minimum requirements. PND requires that a site plan (Comprehensive Development Plan) is approved. Salyers added that for the requests that the community members are making, a PND should be preferred in order for certain specifications to be required. As Broeren mentioned, R-1 as basic skeletal requirements. PND has more teeth to require more from a developer. This meeting is about rezoning to a PND. If approved, then the reviews move on to the nitty gritty of the development plan. There is a whole process. The sketch submitted with the rezoning application is a general idea.

Carr, before swearing in said there are murmurs that the PND concept gives more control to the City - that's absurd. (sworn in) He read from a handout that he passed out to the Commission members. Carr said they have the same or similar concerns from last year when there was a rezoning request for the same property; citing increased traffic flow on Vernonview, one way in and out of the development, water runoff, destruction of 30 acres of forestry, all rentals. They did not have information prior to the meeting that the homes would be purchased. Carr reminded the Commission that a 373-signature petition was submitted last year from residents that did not want to change away from the R-1 Single Family District. He feels the new application is less acceptable, with very little detail provided. He spoke about BTR - Build to Rent, flooding the market. Carr said this proposal to build high density rentals is not what Mount Vernon needs. The decision to rezone will change the look and character of the community forever. He wants affordable single-family homes that residents take pride in ownership. He asked the Commission to deny what he describes as an incomplete application for a zoning change.

Huhra addressed some of the concerns raised. He said the lots are the same size as those on Upland Terrace, mirroring to match. They are quarter acre lots, 75' wide. They look to build a 1,300 to 1,500 sf house, much like what you see off of Beech Street. Mount Vernon and Knox County has published information stating that there is entry level homes needed in the area. CRA's have been put in place. Most of the construction going on currently doesn't meet those requirements. He is aiming to meet those requirements of entry level homes in the 350-395 range. They will be increasing the value of the homes adjoining the properties based on a square foot to cost ratio. The roundabouts are part of the master plan of the area, given to them by the City. This is the City's plan to create better traffic flow that is having issues. The ultimate plan, to be talked about later, will go to a full development plan and will be worked on by civil engineers as well as the City Engineer and other departments to review things such as traffic study results. This could improve the traffic. Their idea addresses the Comprehensive Plan by keeping projects inside the grid and protecting agriculture and farm land. The submission is just for rezoning consideration. The ponds are just colors for indicating pond areas for stormwater management. It is just a rendering to show a dedication of land for potential stormwater management facilities. Huhra intends to take care of the mowing in the

coming year on a regular schedule. He is unsure about the trailer park comments. He has no plans for a trailer park. Huhra explained the extensive plan for a PND project is a huge document with significant detail, unlike R-1. There will be many rounds of approvals.

McCoy (sworn in) Thanked Joshua Brooks Williams for the effort. Starr said there is no Joshua, this is a new developer. McCoy asked where Josh Williams is in all of this. Starr said he is not a part of this project and confirmed that will Huhra who was sitting off mic/camera range. McCoy listed names Joshua Brooks Williams, Banksmore out of Baltimore Maryland, and spoke of several shell companies or subsidiaries, including Brooks LLC. Starr said he would have Huhra address that. McCoy said if Banksmore and that group is not affiliated, then that relieves some of his concerns. They are an investment real estate company, build to rent. McCoy said he appreciates the single-family concept. He asked if the City's zoning regulations apply. He read of zoning regulations from a printout from a Mount Vernon Citizens for responsive government website; listing stabilize and preserve property values, which he said is one of the current concerns that Huhra addressed. Congestion and traffic, ensure for adequate traffic capacity. He asked about the minimum lot width of 75'. Broeren explained the building footprint is shows as 55', then there are 10' setbacks on each side, totaling 75' wide. McCoy said the lot size proposed meet the regulations as far as he can tell. Starr emphasized the renderings in the application packet are a preliminary concept. When the process gets to a site plan, that is a whole other thing. Starr's understanding is that the drawn lots are the same as those on Upland Terrace. Huhra spoke to McCoy off mic. McCoy asked about discussing specifics of the plan. Starr explained the plan is not what is in question for the hearing, it is the zoning that is in question; that is what will be decided today. McCoy then said it gets a lot simpler for him, he is not familiar with PND. He asked what would prevent them (developer) from doing whatever they want. Salyers said this process will be done again when an actual site plan is created, with specifics. McCoy asked if local contractors and building material going to be used in the project. Huhra spoke to McCoy off mic. McCoy said without any more than he knows right now, he would vote against the zoning change. Maybe if he were better educated on what is being proposed, not a multi-family, not a single family, but a PND - he will stay opposed until he knows more.

Lemley (sworn in) said she spoke to the service director in Crestline today. She spoke about a trailer park in Crestline. Other concerns she raised were about the housing becoming low income and immigrants. She thinks it is a large development for a small area. She mentioned Dennis Snyder from the last public hearing on the property saying there are plenty of houses being built now to keep us on track for the number of houses we have. She asked if this development would be given abatement taxes. She asked how many homes would be built if the property were left as an R-1. She was surprised about the City's plans for the streets shown on the developers drawing. She said she knew about the roundabouts, but didn't know it came from the City. She asked the Commission to vote no.

M. Rednour (sworn in) spoke about rental developments proliferating in Ohio and their issues. He asked if the City has information on the true owners, names, addresses, phone numbers.

Rednour said Mount Vernon is going hog-wild on PND. He said he has asked for hidden drive signs for Woodside Drive.

L. Beck (sworn in) opposes the rezoning. She asked when the City will stop passing these new housing developments. She asked when the focus will be switched to the impact the new housing has on the infrastructure, traffic, road conditions, school system, wildlife, and greenspace. She requests that these things are considered now. She said changing the zoning of another large parcel of land and allowing another high-density complex of small crackerjack box units to go up is not in the City's best interest. She said these are not the type of homes this City needs. She described them as a burden. She said keeping the property R-1 allows for better long-term housing options, allowing for bigger lots, nicer houses, and more manageable population density. She asked where the roads (from the roundabouts) are coming out at.

R. Beck (sworn in) handed out pictures of a housing complex in Crestline. He asked about the single-family lots in the concept drawing, if the property will be purchased. He mentioned the 2-story house, 1,200 sf having a small footprint. He spoke about the hearing last year about the same property. He said the property should stay R-1. He said changing the zoning is a breach of trust between family members (of neighboring properties) and the City of Mount Vernon. Beck believes any zoning change will have a detrimental effect on his family's way of life and stability. The reasons he cited for not changing the zoning were: stability and preserve property values, protect against congested and unsafe traffic conditions, and maintain quality of life. He doesn't think anymore rentals are needed.

Shoman (sworn in) said she reviewed the draft of the Mount Vernon Planning and Zoning Code that the City has been working to update. She doesn't think this property should be rezoned. Shoman said it is clear that certain city members have a vested interest in seeing that this development passes, with their collaboration to integrate traffic patterns and roundabouts that fall into the City's master plans. She questioned what "in the coming years" means, as stated in the application, with regard to traffic. She spoke about the single proposed entrance and exit being in a problematic area. She described the Kroger and Buffalo Wild Wings complex as congested and dangerous. Shoman said turning left out of Beech Street is hazardous during busy hours. She said traffic will get worse when the police station opens on Sychar Road. She asked how the issues are being addressed, other than adding to the problem if the rezoning passes. Shoman doesn't think the concept development stabilizes or preserves property values. She spoke about the Brooks development in Crestline. She asked if the City is positioned to handle the projected and approved upon growth. She cited overburdened schools, homeowners struggling with tax increases, failing infrastructure - waterlines, gas lines, road surfaces. She asked the Commission to deny the rezoning request.

Hillier (sworn in) would like an explanation of the ownership of the property, Arista Villas, and how it is different from the original purchaser Brooks Group LLC. He spoke about the hearing on the property last year. He asked how many cars can Vernonview can handle. He asked if the plan has been completed with the adjoining property owners to the east to connect Upper

Gilchrist Road with Vernonview Drive. He cited items mentioned by Mr. Williams at the previous meeting. Hillier asked if there would be a site manager for the rentals. He asked if the townhouses would be rented. He asked if this would be private or public. Hillier quoted Hawkins from the meeting requesting R-3 zoning "The goal for MPC is the greater good of the City. Anytime we are asked to rezone, the burden of proof is on the one making the request. Although studies show there is a housing need, to make a change so dramatic, I don't see the need for what they are proposing." Hillier asked what has changed. He described 46 1,200 sf cracker box houses, townhouses, rentals. Hillier urged the Commission to vote the request down for the best interest of the neighbors and those who travel to the east side of town. He said we don't need more of this.

Slessinger (sworn in) spoke about the view out his window and the wildlife he sees. He spoke about garbage trucks tearing up the streets. Slessinger said there would be water runoff without the trees and grass and asked where is it going to go. He hopes not in his backyard. He said if he had the money, he'd buy the property, fence it off and make it a wildlife preserve.

Van Voorhis (sworn in) told the Commission members that they represent him. He hasn't heard anyone besides the applicant say this is a great idea. He doesn't understand why development is being pushed down everyone's throat, it's not necessary.

S. Homan (sworn in) said she asked last year if there was an environmental impact study ever done on this property. She said it will take a major event to try to level the land off for individual homes and apartments and townhouses. She asked if the applicant has walked the land, and recommended he do so, saying it's not really easy to develop. Homan said she does not want a lot of water coming onto Center Run.

Brown (sworn in) said if a zone is changed so can a lot of the ideas and the way we do things. The change troubles him, with no control over it. He moved to Mount Vernon 2 years ago. He doesn't know the gentleman wanting to build this or where he lives, but he doesn't think he lives in the community. Brown said he would rather look at an empty piece of ground with trees around it and deer feeding on it, than to have to look at a bunch of homes that are going to be rented by people. He is against changing the zoning.

Harding (sworn in) asked that the zoning not be changed. She thinks the cars generated by this development would be another major hassle to be dealt with on Coshocton Avenue.

Gardner (sworn in) he said approval of the rezoning runs the risk of creating a long-term liability instead of an asset for the community. No change to the zoning would be a long-term door open for the prospect of residential single-family development and not run the risk of having a long-term liability.

Huhra addresses concerns raised. The 46 homes concept is for-sale homes, either sold as lots or already built on. He doesn't know where the trail park idea came from. He doesn't not own any trailer parks and he has never been associated with that. He is going on statistics from the area for why some things are put in place. A lot of the things not being discussed are costs;

rental rates went up over 20%. The City is at a 3.7% vacancy rate. Columbus is at 5%. There are no rental places for people to move to. There are no options and it is creating some of the concerns where communities aren't fixing the properties up because there is no need to fix them up. 44 days is the average number for a home on the market. That is very fast. That means there is a huge demand a little supply. Statistics show housing is needed. He questioned where a development such as this should be located, here or in an area outside City limits where it really shouldn't go. He feels this is a good infill lot for the community.

Salyers asked Huhra about Josh Brooks Williams, Banksmore, Brooks LLC; does he know them, is he associated in any way. Is this property under any sort of partnership with them? Huhra said he knows Josh Williams. He said Josh is affiliated with some other entities that Huhra is affiliated with as well. Huhra is not Brooks company. Huhra was approached after the last request. He has been around real estate and development for 25 years. He has won multiple awards for developments, neighborhoods, communities. He and Josh are affiliated through Banksmore, a capital raising company that does the backend financing for some of the properties. It is not the development company. The two entities are completely separate. One raises capital to bring to a community to be able to get the project finished. The other is a developer, which is what Huhra is here for, to represent this as a PND and take it through the process.

Salyers asked about the two different phases presented in the application, an owner-occupied single-family phase and then something different that doesn't fit the neighborhood. He asked if this is a two-phase project, what are the phases, how will it operate.

Huhra said they are offering it up as a 2-phase project. One phase as the single-families and the second phase, his comment was cut off. Huhra said all of the development (infrastructure - only horizontal) would be done in about six-months. From there the lots could start to be built on by the builder. Phase two would be up in the air as to when it could get through the final approvals for permits. The single family would likely be a 3-year plus phases plan. Phase two would be dependent on how phase one progresses.

Salyers asked about traffic issues. He said the developer would be required to be involved with the City's NCA, an additional millage on the property. Huhra said 100%. Salyers asked what Huhra has done in other areas that has worked for traffic calming measures. Huhra clarified this is a concept plan. PND approval would require much more intensive studies. Studies would advise them on capacities. The unit count could be reduced based on the results of the studies.

Salyers said the concepts show many possibilities, then in the design phase the plan would be adjusted to the most sustainable, marketable options for the City. Huhra said the numbers could go down, not up. Salyers spoke about the stormwater concerns raised, further stating all Federal and State EPA mandates will have to be met. Salyers confirmed Huhra is not responsible for the Crestline property mentioned in several commentaries today. Huhra said he has not idea what that property is. He said you can look up his website KNGEquity.com for projects he is associated with. Salyers said Mount Vernon is a 20+ year member of the Tree City USA

partner program. He said buffering has been required for other developments and asked Huhra if he is willing to do that for this development, to which Huhra said absolutely. Salyers said Mount Vernon is a Bee City and asked Huhra if he would work with them on that, to which Huhra said absolutely.

Salyers said Hillier asked about the east exit shown on the concept drawing. Huhra explained a master plan includes possible connections for future use. The concept doesn't say they will put the roundabout in because it has to go somewhere. It is drawn in for compliance with the master plan.

Ball asked if the developer is willing to post required bonds by the City. Huhra said that is standard practice anytime any kind of development work is done. Whether a letter of credit, cash, or a surety bond, it ensures to the City that if the developer starts, the City has the ability to complete the work without the developer. Huhra said they will do that (provide bond).

Gottke was asked by Starr to address comments about housing need. (sworn in) He provided local and regional information on demand and supply. The Columbus region, 11 counties around Franklin, is the only region of the state that is growing. It has added about 600,000 people over the last decade to decade and a half. The rest of the state is either staying stable or losing population. Columbus is not building enough houses. They are around 11,000 housing units short. It can't be built fast enough. The Columbus region is building fewer houses today than it did in 2008, before the housing crisis, with about twice as many people in the region. There is an acute housing shortage across the Columbus region. It is very difficult to build houses in the region due to onerous zoning regulations of municipalities, market conditions such as interest rates, material costs, etc. It is very expensive now. Knox County has grown about 3% since 2010, putting us 18th out of 88 counties in that state as a growing county. Since the 2010 census the City of Mount Vernon has lost population and averaged -2 houses built since 2016. Knox County is short about 400 housing units a year, based on a study for 2020 - 2030. About 1,380 housing units have been approved in the last couple of years, including Rockford, Highland Real Estate, Schlabach, Eastern Star, Lemmon Development, and the former school property - all in various stages of development. About 1,000 of those are multi-family for-rent. 250 or so are age targeted or age restricted, leaving about 750 market rate rental units that will come on the market by 2028. Addressing demand, Gottke explained people like different types of houses than they used to. The post-war, mid-century subdivision is kind of falling out of favor. Those houses tend to be a little larger, require more money and work to maintain. People don't like that so much anymore. Younger and older people both like smaller houses with less maintenance. That's why you see a push for tiny houses or smaller houses. They also like a mix of uses. The Euclidian zoning concept is falling out of favor. People want to be in mixed areas with lots of things to do, walking distance between generationally different owners and a store in proximity. They like to be more mobile and have amenities closer than the last 60 years' designs. From a job demand standpoint, there are a number of workforce vacancies among global employers. Some of this is directly related to housing. Employers say housing is an economic problem because they can't attract workers to Mount Vernon. People

are only willing to commute for so long, time and distance wise. There is nowhere for employers to house their workers.

Starr addressed Gottke about the comprehensive plan and the notion of infill versus sprawl, in his opinion this rezoning request checks a lot of boxes: is it inside City limits, how does it differ from going into the township and what would that mean economically.

Gottke said infill can have different meanings to different people. He said infill is defined as land that is within the existing City boundaries that has utilities on site. This saves cost. New infrastructure doesn't have to go as far because the property is already within the City's boundaries. This keeps the building cost down. The costs are astounding. Infill keeps costs down and protects farmland. Gottke said people want to come here and we should let them come here because we let others come here. Cities need more people to pay bills; employers need more people. Infill, density, putting houses and people where there is already houses and people is the cheapest way to build and the easiest way to preserve that stuff that we like the most about Knox County.

Ball asked, if this type of development were to be located in a township without utilities, what is the smallest lot that a township would allow for a single family. Gottke said if it is not sewer served, the health department requires a minimum of 2 acres in order to account for septic. With the addition of sanitary sewer, you can create density that doesn't gobble up farmland. Ball said if this type of development were not built in the City, to get the same number of units, we would be consuming a lot more cornfield. Gottke said 46 times 2.

Shoman said she looked up KNG Equity. Not one of their projects had residential housing development. It was apartments, shopping complexes, storage units. She asked for a relevant example, preferably in this area. She asked where the data came from that says downsizing of houses is what people want. Is that what they want or what they can afford? She is concerned with what this development would do to the infrastructure and the housing around it. She doesn't believe the cheapest way to build is what is best for this community. She doesn't think Mount Vernon needs to keep growing just because people can't live in Columbus; there are plenty of other cities they can go to, especially if we cannot support them.

Starr said the information that Gottke cited is available on KnoxADF.com.

Ball said there was a lot of noise at the beginning. He asked Huhra who the builder is of the single-family residential homes. Huhra said it hasn't been determined yet, for multiple reasons. This is still a concept plan. Depending if it gets reduced or not, they are talking to Schlabach right now about the residential part, the single-family's, possibly the townhouses of this development.

Ball reiterated Schlabach Homes is the folks they are discussing building the single-family homes with.

Sheffer (sworn in) said his major concern is not the construction and everything else, its people

flow, in and out of the condos and these new constructions. He said it will be a nightmare.

Starr asked if there were communications received through her office. Blankenhorn said the communications she received prior to Noon were included in the agenda packet published online, that included 12 letters. She did receive a couple voicemails: Carol Rednour, in attendance, called and left a voicemail that she is totally against the proposal before the MPC; Carol and Bruce Behner - Carol called and left a message that they live at 1092 Beech ST and she does not want any more traffic on her house and she does not want the new development. Sherry Breeding from 1076 Beech ST said she wants it to stay R-1 and some guy told her to call Lacie and tell her that.

Starr asked Broeren to explain any legal concerns he has and any advice he has for the commission. Broeren noted that a number of people present has raised the issue that they were here 11 months ago and they thought it had been decided. Broeren said there is a new owner and that new owner has the absolute right to ask the Commission to change the zoning, just like any other owner has the absolute right to come and ask the Commission to either change or allow you to do different things on your property. We cannot stop a new owner from coming before the Commission to ask for a change. The development standards for PND zoning were displayed for the audience from the City's website. When changing zoning there are a number of different things that the Commission needs to look at when they are deciding. It is consistent with other development in the area, specifically, this is asking for PND where last time the request was for R-3. There is no R-3 zoning around this property. There is PND zoning immediately adjacent to this property, specifically, The Fairways is PND zoned. There were issues raised about traffic and other things. Those are the main issues before the Commission when determining. He also noted this is only the very beginning of the process. Whether this Commission chooses to recommend the zoning change to PND or reject it, the decision will go in front of Council for their decision to agree or disagree. If this Commission recommends the change and Council does not disapprove of that choice, then the developer will have to return with a full site plan that requires all of what is proposed for the property. It cannot be approved until all of that is presented to MPC. Should we get that far there will be another meeting just like this one, very likely in the same room, and people will have the opportunity to speak about the specific site plan, rather than the concept drawing. If the Commission chooses to recommend approval of a full site plan, that decision will then be sent on to Council which will once again have to ratify or disapprove of the decision of the MPC.

Starr reiterated Mr. Salyers stating PND zoning is more restrictive of R-3 and R-1 zoning. There is more control.

Broeren disagrees with the more restrictive description. There are significantly more controls for the City over development in a Planned Neighborhood Development. Because the City has more controls, the developer can do many more different things. All of that comes with the ability of the City to control that much more.

Starr asked Ball about any engineering concerns he has. Ball said the site does have reasonable

access to all City utilities. There is a way to get the stormwater away from the site. That is up to the developer to do that. There are adequately sized storm drains that would not involve going across private properties that have homes on them. People speak a lot about traffic on Coshocton Avenue. We are constantly maintaining the traffic signals. There are some problems with those and they are going to be doing upgrades over the next several years. The developer would enter into an agreement where they do a traffic study. At this point in time, there is no point for the developer to invest in a traffic study without some assurance that they can go to the next step. Some of the questions about traffic will be answered if there is a next step. The current proposal is not a design. If someone builds on this property, they will have to do a detailed design and meet the standards. Sometimes, because the EPA standards are so high, design is actually reducing downstream flooding. They will not be allowed to increase downstream flooding. It will either be the same or better than existing. For this stage, Shade Tree does not need to be involved. Their rules have been updated and are being enforced. In other subdivision, tree inventories and tree quality is being assessed. The tree replacement policy is being enforced.

Ellsworth asked Ball if there are discussions about traffic on Vernonview Drive, or just Coshocton Avenue and Upper Gilchrist. Ball said in the next couple of days a grant is being applied for to do a city-wide study. The City has not specifically studied State Route 768 recently. The study he is working off of is from 2016. Potential upgrades to the traffic signal were discussed today at Coshocton AVE and 768. There have been several requests to think about traffic signals somewhere in this area. The new study would look at the Beech Street intersection for a traffic signal or some traffic update to that intersection, because of the backups that are being seen.

Starr called for a motion. Salyers made a motion to approve the rezone this parcel from R-1 to PND.

Discussion: Hawkins said he has a lot of concerns with the traffic patterns as a Mount Vernon resident, citing turning out of Kroger or Buffalo Wild Wings is a very dangerous intersection. The light on Vernonview and Coshocton Avenue, the traffic flow is congested. Hawkins seconded the motion to get to this discussion. He wanted to make it clear to the proposing group that he is vehemently opposed to anything that is below the standard of an R-1, in other words, if or when this gets approved and they come back with other developments he would not support apartments. Essentially, he believes it would need to be kept in a similar fashion as if it were an R-1. Hawkins were vote no as the current concept plan is laid out. He would not support apartments. He has a big problem with the phase two portion.

Salyers said he echoes those sentiments. He believes the surrounding community purchased homes where they could expect if there was any development in the area it would look similar. The traffic concerns are considerable. There are several efforts in the pipeline to fix traffic. Adding more to Vernonview may not necessarily help things, but that will depend on the site plan. Salyers said he would vote yes on the motion before him, to give the developer an

opportunity, but he is not confident he can support the phase two concept.

Ellsworth said she agrees with Hawkins and Salyers. She thinks there is some really amazing growth going on in Mount Vernon. She is not certain this is the plot of land to do this type of growth on, based on traffic. She is a little concerned about the school system and what could happen with over density. She asked if the parcel is approved as PND are different types of housing required, or is it ok to stick with one versus another.

Broeren said while PND allows for multiple different development uses, it is not required. It is quite possible to do a series of single-family homes on a PND lot. Specifically, he has seen PND used to do single-family homes, but then to do some sort of community amenity such as a clubhouse and other things for the housing units there, which would not be allowed in an R-1 zoned area.

Starr added, there are two ways that he knows of that allows funds to be raised for a municipality; you can get more people contributing to the revenue stream, or you can raise taxes and fees. With all of the things that the city has going on, things that are breaking that need to be fixed, roads need to be fixed, new roads need to be provided; how do we pay for that. If the development were taken to a township, the City would still have the traffic, but not the revenue. The funding falls on the residents. The only other option is to reduce services and he doesn't think anyone wants to do that. From an economic standpoint and longevity and sustainability it checks many boxes, not to mention, we would insist on sidewalks and being able to walk to Kroger and the other retail area. Another question that comes up often is why can't you get us more restaurants. Starr said this (development) could bring more attention to the commercial and restaurant industry. Retail follows rooftops. Starr does not pick the restaurants that locate here or the car washes. As a member of the Commission and/or an elected official, they swore an oath to uphold the Constitution of the United States, the Constitution and law of the State of Ohio, and the ordinances of the City of Mount Vernon. There is a major fifth amendment right here that these gentlemen are asking for. In Starr's opinion the concept checks a lot of boxes, providing the City more control in terms of managing the growth so that we can contain it and harness the revenue streams. Starr said he spoke with Bill Sedar about this, from the Mount Vernon City School District. He is aware of the request for rezoning. Depending on the vote, there is a lot more work to do. He wants to ensure that the Commission and the City does not step on the requesters rights as a property owner.

Salyers reiterated the vote is only for rezoning which will then go to Council and they will have a decision to make. Then a site plan will come back to the MPC. There could be several iterations before a vote is taken, which will then go on to Council. In no way does this end tonight.

Ball said if the developer chooses not to come back this could end. There is no guarantee they will apply for the next step.

Ellsworth asked the developer if Schlabach is not interested or willing to do this, are you committed to working with another local builder. Huhra said he has already spoken to three

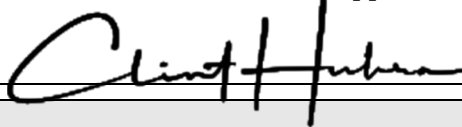
other local builders.

RESULT:	RECOMMEND [4 TO 1]	Next: 4/22/2024 7:30 PM
MOVER:	Tanner Salyers, Safety Service Director	
SECONDER:	Todd Hawkins, Member	
AYES:	Tanner Salyers, Anne Ellsworth, Matthew T. Starr, Todd Hawkins	
NAYS:	Jason West	
EXCUSED:	Austin Swallow, Eric Diehl	



City of Mount Vernon, Ohio

Application for Zoning Amendment

Applicant's Information			
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			
Site Information			
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	
Use of Property			
Present Use		Present Zoning District	
Vacant Land		R1	
Proposed Use		Proposed Zoning District	
Mixed Use Neighborhood - SFD/Towns/Multifamily		Planned Neighborhood District (PND)	
Documents to be Submitted			
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			
Filing Information			
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 mtb

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.

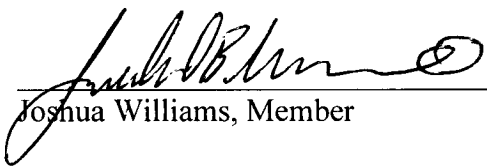
Real Estate Taxes and Assessments shall be assumed by Grantees.

A TITLE SEARCH WAS NOT PERFORMED RELATING TO THIS TRANSFER.

K&C

Executed this 18th day of May, 2023.

Brookes Group, LLC

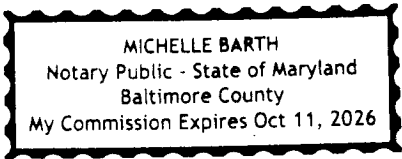

Joshua Williams, Member

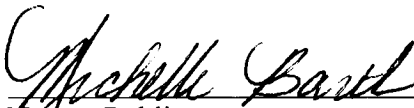
STATE OF MARYLAND

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).

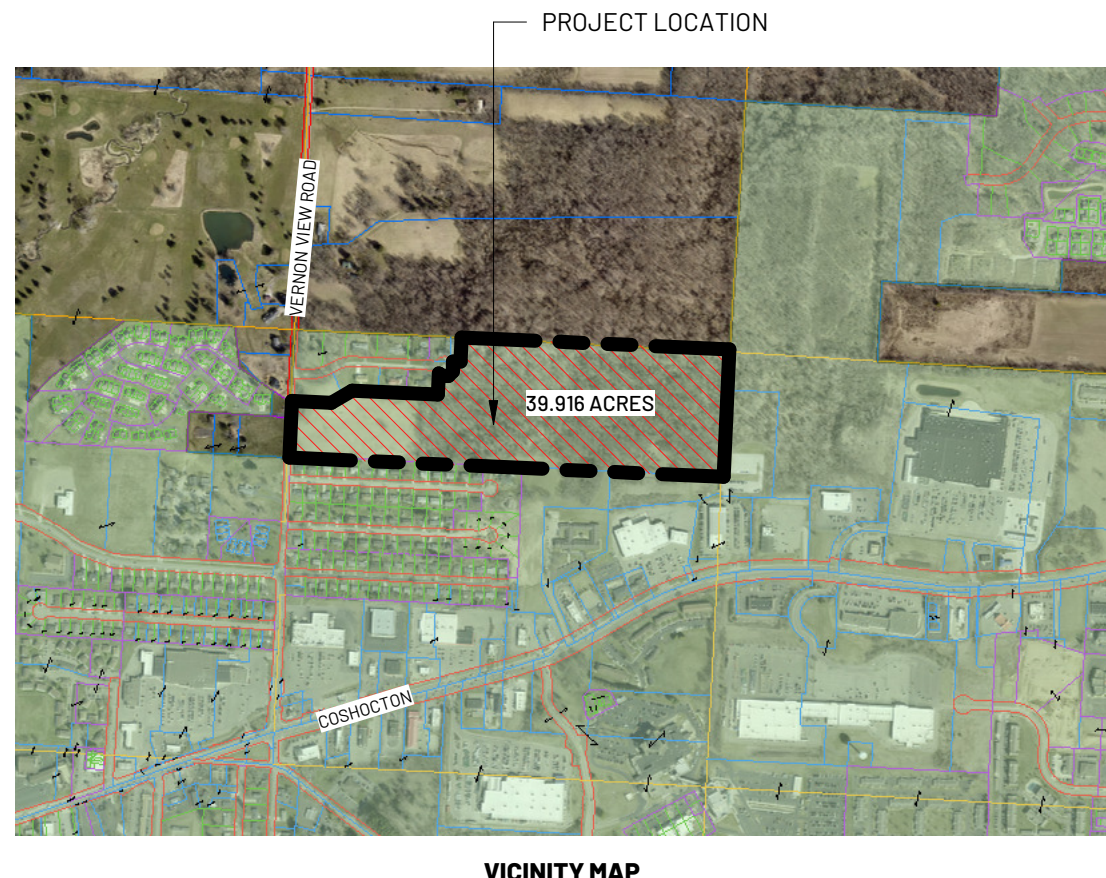
All iron pins set are 5/8" O.D. x 30" Long reinforcing rods with yellow plastic caps stamped "Makeever and Assoc." unless otherwise noted.

Prior Deed References: Official Record 1579, Page 792.

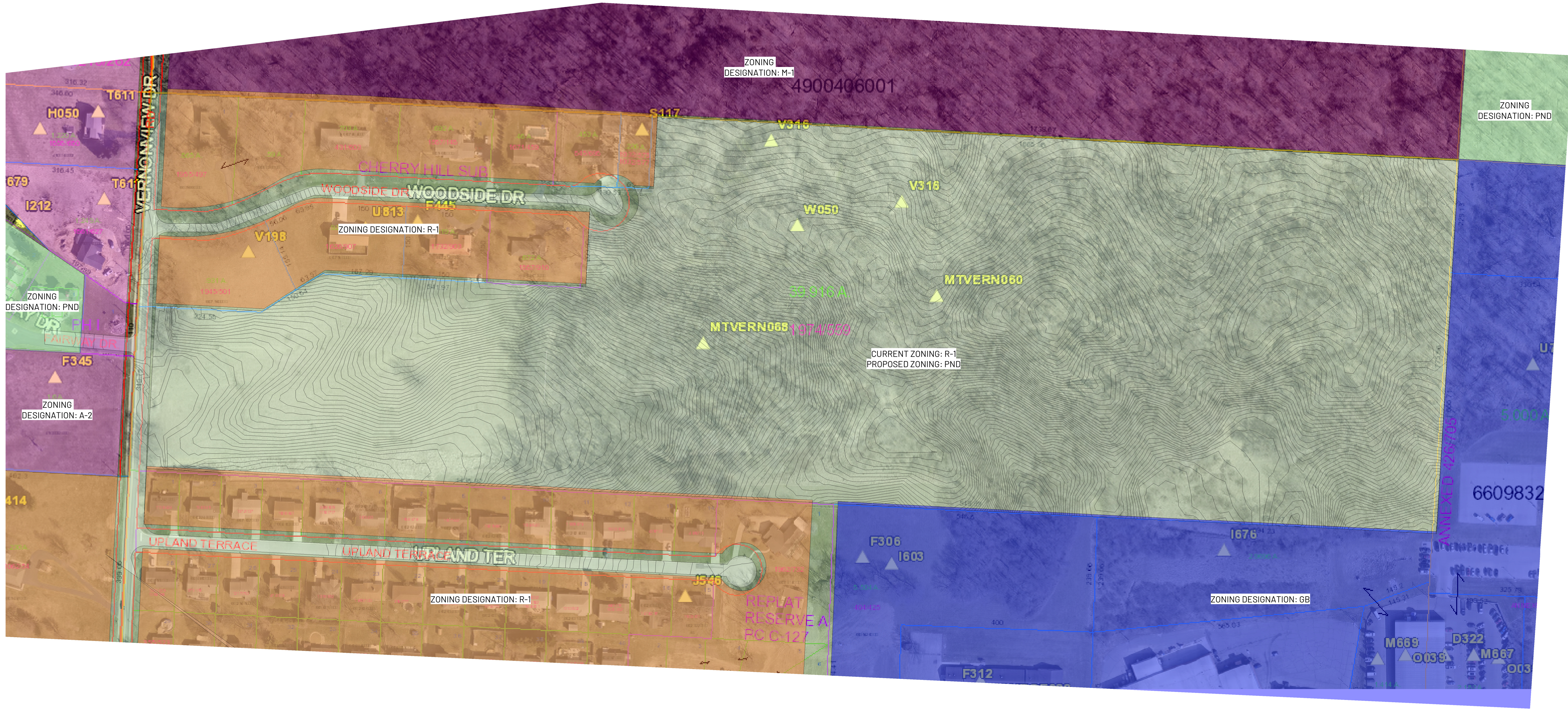
Parcel Number: 66-07961.000

DESCRIPTION
APPROVED
CAMERON KEATON
KNOX COUNTY ENGINEER

JDS



VICINITY MAP



1 EXISTING SITE PLAN + ZONING MAP
T=100'-0"

Project
ARISTA VILLAS
VERNONVIEW DR
MOUNT VERNON, OH 43050

Issue 2.22.202

PND
NOT FOR CONSTRUCTION
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Revisions

Notes

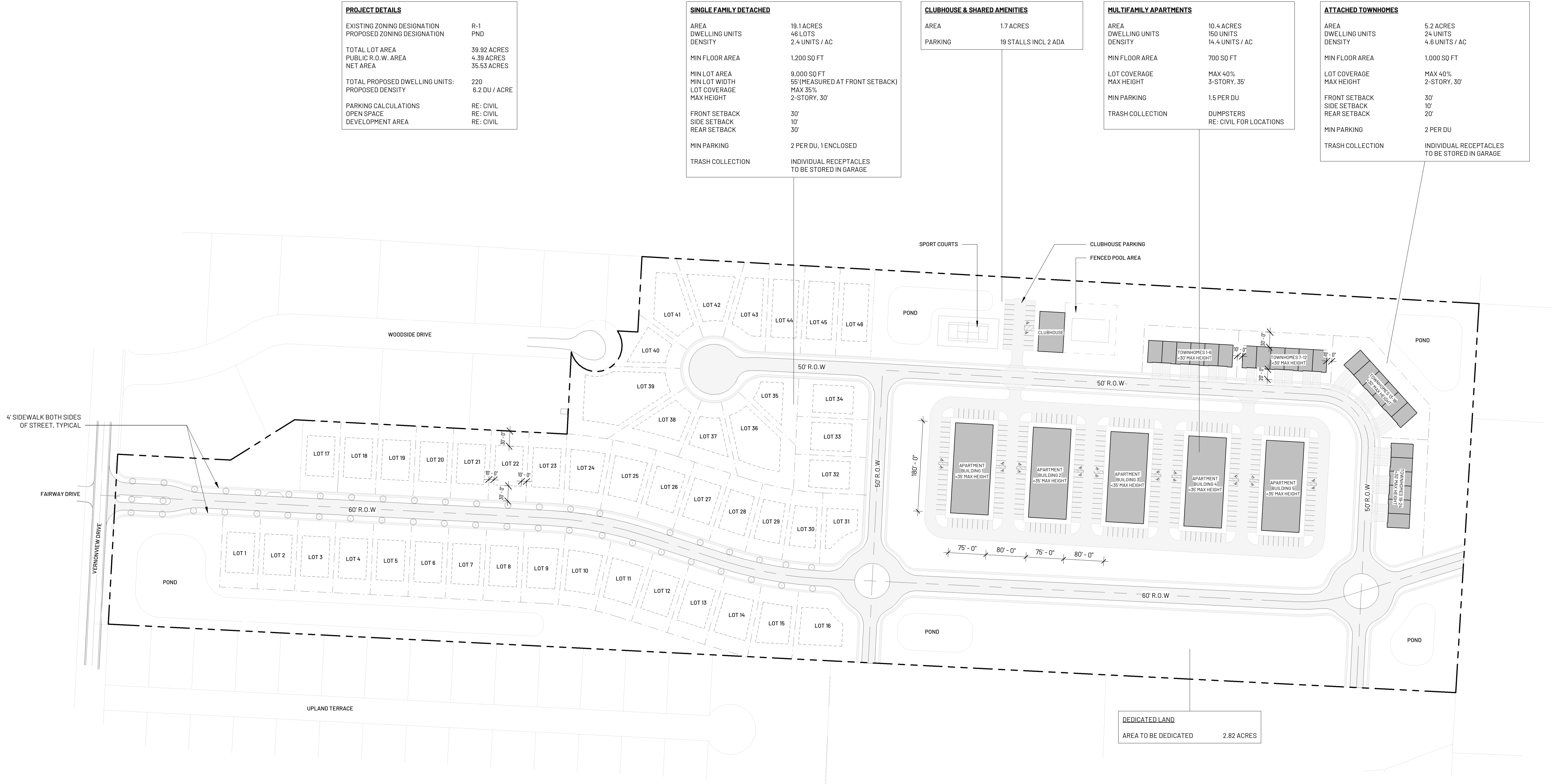
No. 1" = 100'-0"

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

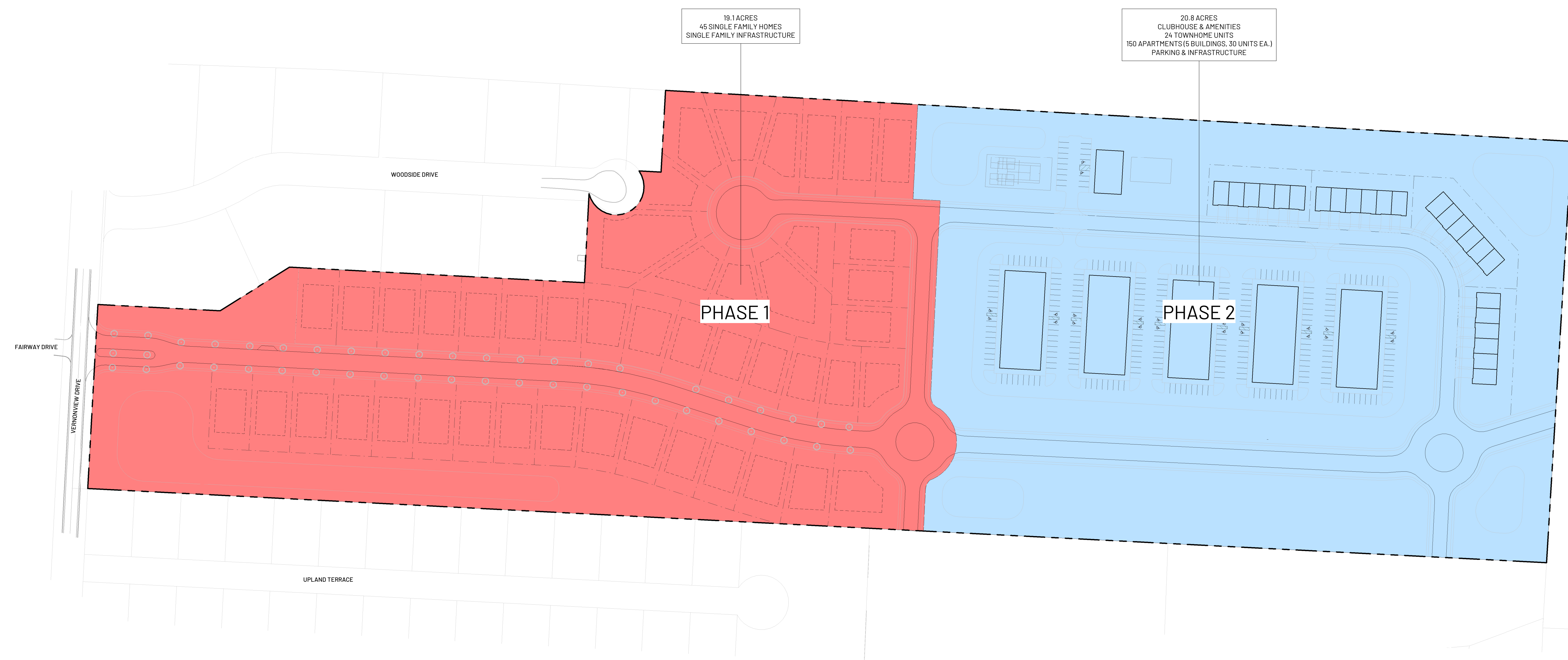
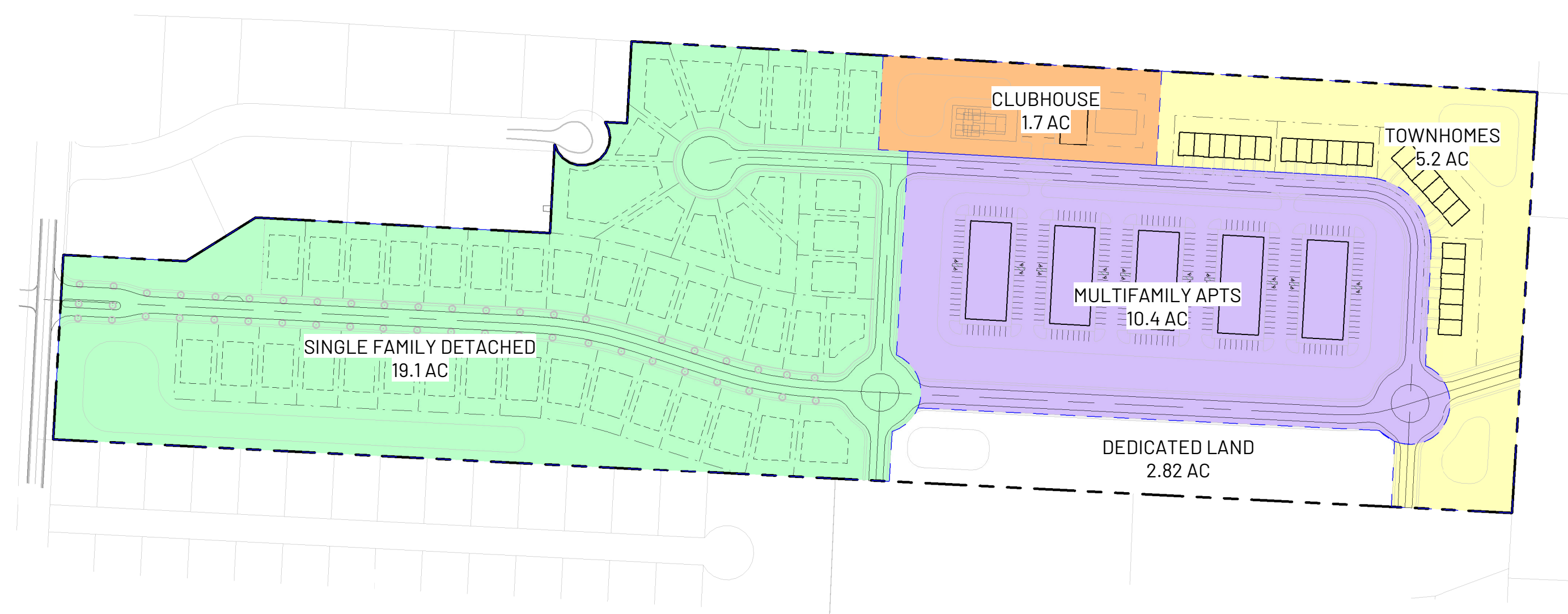
SINGLE FAMILY DETACHED	
AREA	19.1 ACRES
DWELLING UNITS	46 LOTS
DENSITY	2.4 UNITS / AC
MIN FLOOR AREA	1,200 SQ FT
MIN LOT AREA	9,000 SQ FT
MIN LOT WIDTH	55' (MEASURED AT FRONT SETBACK)
LOT COVERAGE	MAX 35%
MAX HEIGHT	2-STORY, 30'
FRONT SETBACK	30'
SIDE SETBACK	10'
REAR SETBACK	30'
MIN PARKING	2 PER DU,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

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

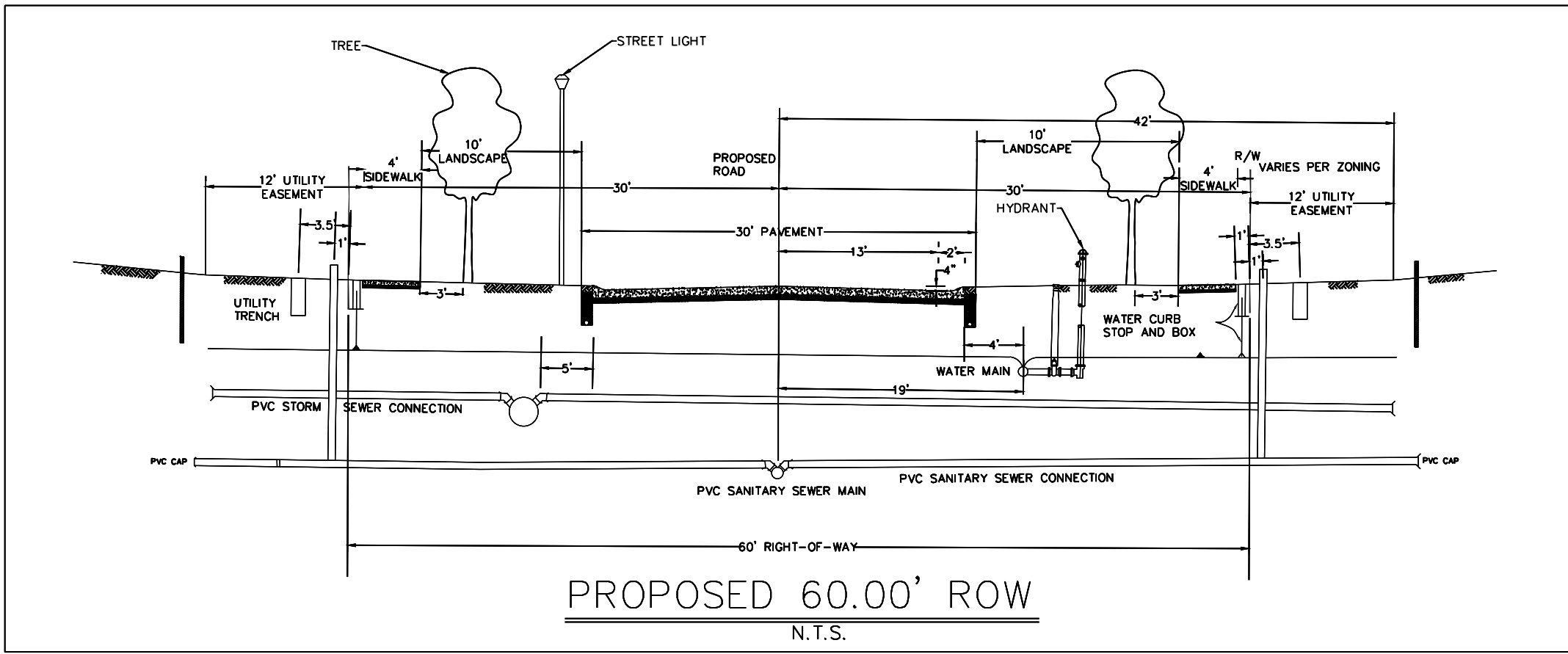
MULTIFAMILY APARTMENTS	
AREA	10.4 ACRES
DWELLING UNITS	150 UNITS
DENSITY	14.4 UNITS / AC
MIN FLOOR AREA	700 SQ FT
LOT COVERAGE	MAX 40%
MAX HEIGHT	3-STORY, 35'
MIN PARKING	1.5 PER DU
TRASH COLLECTION	DUMPSTERS RE: CIVIL FOR LOCATIONS

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		



CIVIL DESIGN GROUP

36225 DETROIT ROAD - UNIT 475
AVON, OH 44011

T: 440.799.7291 WWW.CDG-ENG.COM

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100 0 25 50 100
SCALE: 1 INCH = 100 FEET

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
DATE SIGNED

SIGNATURE

PROFESSIONAL ENGINEER
STATE LIC. No. 81840

REVISIONS		
Date	Description	No.

CLIENT

PROJECT

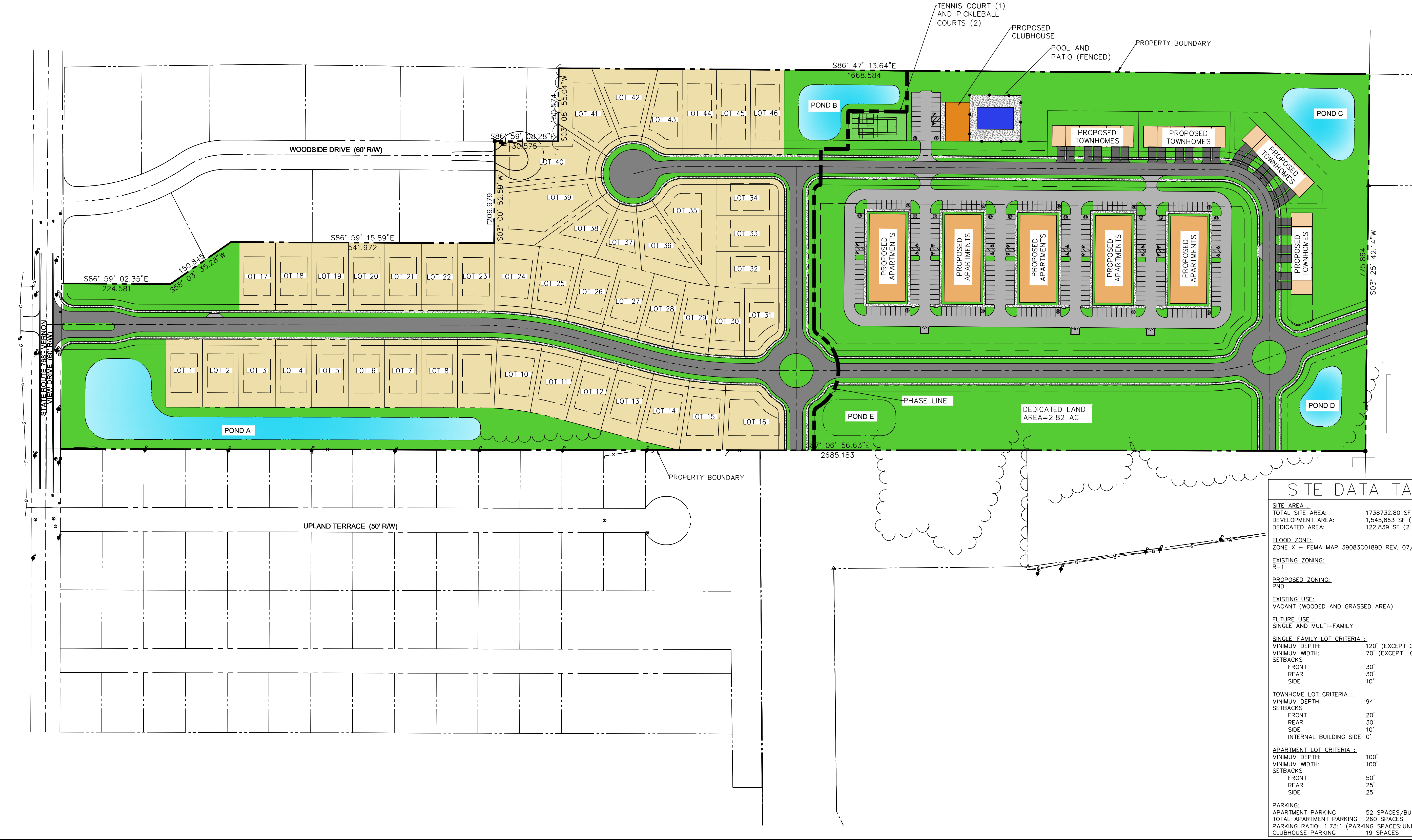
ARISTA VILLAS

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)