



Municipal Planning Commission  
Regular Meeting

Minutes

October 10, 2024  
4:00 PM

**VIDEO BROADCASTING/RECORDING**

The meeting videos are now being broadcast live and published on YouTube.com  
<https://www.youtube.com/@cityofmountvernon3369>

**CALL TO ORDER**

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

Others in attendance: City Engineer, Brian Ball; City Development Services Director, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; David & Stephenie Maggert; Jennifer Hardwick; Wayne Gottke; Roger Tickle; Rick Kettell; Samantha Scoles; James Mahan; Joe Updike; Matt Skinner; Scott Mallory; Daniel Neace SR; Daniel Neace JR; Mark Ramser; Galenda Maloney; John & Pamela Sperry; Charles Mowery; Gail Funsten; Janet Mohe; Dave & Karen Biggerstaff; Mike Szymczak; Leanne Burton; Tim Burton; Donna Hochstetler; John Staggers; Jeff Gottke

**MINUTES APPROVAL**

- Municipal Planning Commission - Regular Meeting - Jul 11, 2024 4:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Austin Swallow, Member
<b>SECONDER:</b>	Todd Hawkins, Member
<b>AYES:</b>	Starr, Salyers, Hawkins, Swallow
<b>EXCUSED:</b>	Ellsworth, Diehl, West

**MPC PUBLIC HEARINGS**

- 2024-MPC-15 : Compromise ST, 306 Parcel #66-03731.000 - Home Occupation for Massage Therapy

Blankenhorn introduced the case and made a procedural note that the Home Occupation and Conditional Use requests used to be heard by the Board of Zoning Appeals. With the adoption of the new Zoning Code, they

are now heard by the Municipal Planning Commission.

Hardwick (sworn in) explained she would like to run a small massage therapy business out of her house at 306 Compromise Street. She wants to do this as her retirement project. She said it is nothing big and that she doesn't plan on having a big following.

Salyers noted the LMT behind Hardwick' name on the application packet. Hardwick said she is licensed.

There was no further testimony and no communications were received through the Development Services Manager.

Broeren noted the proceeding is covered in the new code under section 1108.01(g)(7) laying out the general standards for a Home Occupation. After reviewing the application, he does not believe it violates any of the sections within the provision.

Swallow made a motion to approve the request.

Swallow questioned the applicability of the Table 1105-1 in section 1105 Base Zoning Districts and Principal Uses.

Broeren said that table is the general permitted uses, further explaining there are certain exceptions to that in 1108.

Swallow asked if the permitted and conditional uses on Table 1105-1 were applicable to this specific case.

Broeren said the table is for uses that utilize the entire space. The request is for a Home Occupation that is adjacent or in addition to the owner living there.

Blankenhorn explained a Home Occupation is a subset of a Conditional Use, which requires the hearing. A Home Occupation is considered an Accessory Use to the Primary Use of a Home.

Hawkins said, so if she wanted to use the entire house as a business, she could not do that in R-1.

Broeren said in his opinion the proposal does not violate any of the restrictions for this type of home-based business.

Blankenhorn added, through her knowledge of serving with the Board of Zoning Appeals for several years, there are other approved Home Occupations of Massage Therapy.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Austin Swallow, Member
<b>SECONDER:</b>	Tanner Salyers, Safety Service Director
<b>AYES:</b>	Starr, Salyers, Hawkins, Swallow
<b>EXCUSED:</b>	Ellsworth, Diehl, West

- 2024-MPC-16 : Gambier ST, 114 E Parcel #66-50199.000 - Conditional Use for Charitable Club

Blankenhorn introduced the case.

S. Maggert (sworn in) explained they started a ministry in February 2020 called Afterglow Life Services and Recovery Network. It was initially a meeting at their church. They hold a family-style dinner every Sunday. Throughout the week David has opportunities to minister. They are both certified Chaplains. The American Association of Christian Counseling works with an educational institution called Light University which David went through their Masters Track for Biblical Counseling. They want to love on people and come along side people who are dealing with broken issues in their life. They have limited space and availability at their church. They also want to reach people who may not feel comfortable walking into a church. They have been dreaming to have their own location to practice hospitality with people in a home-like setting. Dave teaches some classes including Redeemed Walk, an 8-week course on decision making. Additionally, it is about building community. This real estate is zoned commercially so they feel it is a good fit for what they want to do. They want to be in the downtown area because they think a lot of the people that they will be reaching out to may not have vehicle accessibility. They expect many to walk to their location. They want to be close to some of the other ministries and resources that are downtown. They plan to collaborate. The first level of 114 E Gambier Street would be used for their ministry. They plan to purchase the property.

D. Maggert (sworn in) spoke to the issues he has dealt with and how he overcame them. Now he wants to find people that have or are experiencing similar issues and give them hope for recovery.

Salyers reviewed the proposed operations, and asked if they intend on billing for any services. S. Maggert said no, they don't.

D. Maggert explained the intend to collaborate with local professionals, provide referrals to those services, and provide mentorship.

S. Maggert emphasized this is not a money-making endeavor.

Swallow asked which code number this is covered by. Broeren said this is in Table 1105-1: Fraternal, Charitable, or Service Oriented Club is a Conditional Use in OB.

Blankenhorn said she narrow it down to that categorization after speaking with Mrs. Maggert and her presenting a Mission. A Mission was not in the Code so reading through definitions, this categorization was the closest.

W. Gottke (sworn in) owns the property next door. He asked when the services will be available, days and hours. He asked about impacts on the neighboring properties with regard to parking.

S. Maggert explained this is a work in progress for them. They plan on being open mornings, afternoon, and early evening hours, ideally. She said being a good neighbor is really important to them. She doesn't anticipate many of the people coming to them will be driving so parking shouldn't be an issue. There are 4 spaces on their property. 1 will be designated for the upstairs residential tenant. There are also public lots along Gay Street. She suggested exchanging contact information in order to communicate any issues that may arise.

D. Maggert said they also plan to get a bus to transport people. His idea of a Mission is to have it open all day, possibly from 7 or 8 in the morning until 6 or 7 at night.

Swallow asked if there is a limit or maximum number of people. S. Maggert said they will need to speak with the Fire Department to determine that.

Broeren noted for the Commission that a Conditional Use can be revoke if necessary.

W. Gottke asked about an expiration of a Conditional Use, if vacated. Blankenhorn said there is a vacancy period, if the use ceases to operate or exist, then the Conditional Use expires.

W. Gottke asked about the anticipated number of people transitioning in and out of the property and whether they would be gathering outside. Will there be smoking outside?

D. Maggert said there will probably be a spot out back with picnic tables where people can congregate and fellowship. There may be a smoking section.

S. Maggert said there will be people that smoke, not in the house, so they will be thoughtful and designate an area.

W. Gottke said he would like the gatherings to be minimal.

S. Maggert said she can't imagine there being huge numbers there in general. They will be open during reasonable hours. They have made contact with Law Enforcement.

There were no communications received by the Development Services Manager. There were no Engineering or Legal concerns.

Salyers made a motion to accept the proposal.

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

- 2024-MPC-17 : S Main ST Parcels #66-05624.000; 66-05627.000; 66-05628.000; and 66-05629.000 - Zoning Amendment from R-1A to R-4

Blankenhorn introduced the case. She noted, in the recent Code update, these properties went from R-1 to R-1A because of the narrowness of the individual parcels and R-4 is a new district that separates from an R-3 that is now solely 3 dwelling units in one structure. R-4 allows anywhere from single, double, triple, and 4-units and above in a single structure.

Urdike (sworn in) said he has owned the property for about 8 years and hasn't done anything with it. Initially

he thought mini-storage units but through discussions, thought it would be a difficult proposal to get approved next to residential. He is now considering apartments on the property. He doesn't have a plan. He wanted to see if the zoning would be approved before he continues down the engineering path.

Swallow asked about the properties being brought before the Commission before. Updike said he and Mark Ramser applied for rezoning for mini-storage. Partway through the meeting they discovered their request of neighborhood commercial would not allow for mini-storage as a use so they opted to withdraw their application.

Swallow then asked about the new code options and if that is why the request has been submitted now, to which Updike said yes.

Swallow asked Updike if he had an idea of how many apartments could go on the property.

Updike said 6 to 9 at the most because it is only  $\frac{3}{4}$  of an acre. Through discussions with Lacie, 2 parking spaces are required per unit, so the parking lot will likely dictate how many units could be built, more so than the units themselves.

Swallow asked if it would be 1 or 2 stories. Updike did not know, further stating square footage could be saved by going up, so that is a possibility.

Salyers asked about the application stating R-1A to R-3 versus the agenda stating R-4. Blankenhorn said that was a correction that was made after the application was submitted. After she explained to Mr. Updike that the new code differentiates R-3 from R-4 by R-4 allowing 4 or more units in a single structure, where before R-3 allowed 3 or more units in a single structure. Example apartments were discussed, such as the fourplexes on Division Street next to the Mount Vernon Stadium.

Mowry (sworn in) asked if access would be restricted from South Main Street for these properties. He asked if the housing would be low income, stating he doesn't want a slumlord in there. He states that he thinks it's too many units on that property.

Updike said he planning to not access the property from South Main Street. He said the access will either be from Parrott or Adamson. He said being too near the intersection could be unsafe.

Broeren said there is an alley behind about half of the parcels. Updike said the southern half of the property has an alley behind them, though it is not developed, which could be an option.

Updike said the plan would be for market rate rentals, not government subsidized.

Scoles (sworn in) lives in the vicinity and voices her concern about the number of units. She did speak with Updike prior to the hearing. She is concerned that there is not a plan. She said there are over 100 R-1 properties in the vicinity and she thinks the request is to spot zone 6 of them. She spoke about the elevation of the property compared to the intersection and potential sight line issues. She urged the Commission to consider whether or not this is the right place for this request.

Updike understands the desire for a plan. From his perspective, the thought he should get the zoning in place before putting money into an engineered plan. The plans would need to be approved. He understands the concerns. Physically, a 30-unit apartment complex would not fit.

Mayor Starr said this is an area that was explained as a transition area by the zoning consultant and asked Blankenhorn or Broeren to explain transition areas. Blankenhorn said her interpretation of it is that it is a gradual change from more intense uses to less intense uses. The least intense would be single-family home to the most intense is probably an M-1 designation for manufacturing. Looking at the zoning map, in 1 block there are 5 different zoning districts ranging from R-1 to M-1. There is general business directly across the street, home to Blubaugh Body and Frame and next door to that is an M-1 as is across the street where Breneman Lumber is. On the north side of Parrott Street there is 1 R-1, Mr. Mowry's place, then directly north of the subject property is NC which has been Leonard's Meat Market and is now a drive thru and pizza place. North of that is O/I. There is definitely a conglomerate of zoning district in the direct vicinity. Generally, in planning, jumping from an R-1 to a GB shouldn't happen. Generally, there is a multi-family component in between, in standard zoning design.

Mayor Starr said most of the R-1 properties shown on the map in the agenda packet have been redesignated to R-1A under the recently adopted zoning code. He also appreciates not wanting to spend money on an engineered design if the zoning isn't in place.

Blankenhorn added, Mr. Updike owns 4 separate parcels. At one time it was 6. The northern 3 were combined. By looking at the properties as a whole property and developing it as one development, you could limit the access to one entrance and exit, which could be the platted alley entering and exiting onto Adamson

Street, for safety.

Staggers (sworn in) lives in the first house on Adamson Street. He bought it to get away from apartment complexes. He doesn't want an apartment complex next door with crazy people and drug addicts. He has kids and doesn't want those issues. He questioned whether this development would affect his property value. He said his alley comes right off of the alley that was mentioned.

Updike appreciates hearing the concerns. He said the plan is to not have the property degrade into an unsightly and dangerous property. He doesn't know how property taxes would be affected.

There were not communications submitted through the Development Services Manager.

Ball said City utilities are available and in good condition for this site. He said the biggest issue with R-1 zoning, the City has to provide 1 access per lot. That means if this is developed as single family, you would potentially have multiple drives onto South Main Street which should not go there. The best scenario is what Ms. Blankenhorn explained, where it's one property with one access point. He thinks the lot on the north side were combined to prevent some of that when the intersection was reworked. Ideally, the alley could be developed and it become a shared driveway. He does not want any driveways entering South Main Street. If it is individually developed, that may need to be done. Ideally, a masterplan is developed, and the land is developed as one unit and kept that way.

Starr said any plan that is developed would have to return to MPC. Blankenhorn said no, though not certain under the new code, but generally, in the past, an R-3 property could be developed without approval from the MPC. The plan would have to pass stormwater regulations and zoning review. If anyone wants to build a structure with 4 or more units in it that would have to go through the State of Ohio to get State approved plans.

Broeren said under R-1A if the lots are developed individually the City would potentially have to provide curb cuts for the 4 separate lots. Broeren said the R-4 district is something we've never dealt with before. Under 1105.01(a)(7)F reads: The Mixed Residential District (R-4) is intended to provide for and encourage orderly higher-density residential development in the form of multiple family housing or as a mixture of different housing types. It is specifically the purpose of this district to encourage higher density development around downtown and the general business areas where they can provide support for local businesses and also serve as transitional areas to lower-intensity uses. The stipulated density is intended to provide for areas of suburban character in the community that may also include limited public and institutional uses that serve the neighborhoods.

He thinks the working assumption when it was approved was that it would be a significantly larger area than ¾ of an acre.

Ball said it is transitional.

Broeren looked at the development standards for R-4. Setbacks: 30' front; 20' rear, plus a minimum of 10' on the sides. The lots are around 120' deep. Approximately half of the space would be reserved for setbacks.

Swallow made a motion to table until the next meeting. He is concerned about making a decision without a plan. He would like Updike to come back with a plan.

Hawkins would like to see a clarification of traffic flow, setbacks. The Mayor suggesting drawing a picture with consideration of the neighbors' concerns.

Salyers said he doesn't think this is an appropriate place for R-4, looking at the logistics of egress.

The vote was 3-1 to table, with Salyers voting no.

**RESULT: TABLE** **Next: 11/21/2024 4:00 PM**

- 2024-MPC-18 : Newark RD Parcel #66-00501.000 - Comprehensive Development Plan Amendment

Blankenhorn introduced the case.

Mallory (sworn in) explained that they (Highland Real Estate) have been in the process of finalizing their plan and basically that's required a significant amount of final engineering as we work through our plan. When the plan was approved and the ordinance was adopted by Council a few months back, we had done preliminary engineering. Now that we've gone through more expensive final engineering, we're coming before the board

to disclose or request for some divergences that are primarily related to some typography and some structural changes to the layout that we originally had.

Starr stated comments should be with regard to the site.

Broeren said we are specifically here regarding these specific changes to the plan. We are not here to discuss whether the plan is good or bad. We are here to discuss these specific changes.

Starr asked Highland Real Estate to review the bullet points.

Cummings (sworn in) - The majority of it is just minor adjustments to the overall plan that was previously approved. The two more significant changes to the development plan were the shared use path that was running along the development. More specifically, the shared use path that goes through the environmental features on the southern portion of the property. In order to protect those features we came to a realignment of the shared use path to kind of go up through the development and then add a path along of state Route 13 which is Newark Road - exhibit F.

Mallory – When we design and put comprehensive plans together, we want our projects to be walkable and connected from a pedestrian standpoint. This property has a significant amount of green space, nearly 50%. This created a terrific opportunity for a walking path and connections. Since we went through the approval, roughly year ago, a couple things have happened. One is, the Owl Creek Conservancy has begun to expand a vision for connectivity and effectively creating a path that’s going to go through that to connect further to the west. That wasn’t on the table when we came through before, but because they did that it was realized as a terrific opportunity to create a regional connection as well. Our plan and that path didn’t create the opportunity for that connectivity. Now we have done that. We don’t know exactly where that connectivity will be, but it runs basically along the western boundary. The property will connect with wherever the Conservancy comes out. The second thing is environmental, particularly wetlands concerns, although we had done an initial study on our Phase I, we didn’t realize that the depth and breadth of the wetlands that we had, particularly to the south. Originally, we thought that we could bring a path around to the south, but because of the way the wetlands is laid out and also the jurisdictional stream in the area, a path going through that would require a significant amount of disturbance. That defeats the purpose of protecting the wetland. We’ve modified the plan and the pathway as is comes around and connects back up to the main artery road going back up to 13. We realigned or expanded the sidewalks all the way through. Now we have connectivity all the way through the plan and connects into existing sidewalks. An addition that we did make is a multiuse path along State Route 13. This allows a couple things, connectivity through the entire site. Eventually, he believes the City will probably work its way up to this property as it is a progresses to the south and this now creates a connection for that strategically going forward.

Cummings - to add to that, there’s a couple other minor adjustments that have been made. The townhomes were adjusted. The layout has been adjusted to align with the developers means and methods for townhomes development and allow for public roads with platted lots. Outside of that the remaining adjustments to the entire development are minor in nature, making adjustments here and there to alignments and all of that to account for grade changes, constructability, things like that.

Mallory - no modification to zoning, densities, or types of uses.

Broeren - the number of units has stayed the same? Mallory confirmed that they have.

Blankenhorn read correspondence that was emailed to her about the proposed changes: RE: Liberty Crossing subdivision proposal - Please enter this letter and comment in to the official record of the commission for the Liberty Crossing Subdivision proposal. Commissioners, engineers and officials, The Mt Vernon wastewater treatment plant has a history of unlawful conduct/discharges and an apparent historical hostile relationship with the Ohio EPA. With the recent felony convictions at the wastewater plant for records alterations, it must be questioned whether an approval of the additional (and significant) wastewater volumes caused by the Liberty Crossing subdivision proposal could be advanced in good faith. Questions and doubts about the wastewater treatment plant are compounded by the other new and significant wastewater flows from other new developments on the north side and historical stormwater connections apparently still in existence that add volumes to be treated. Accordingly, a pause in further advances or approvals for Liberty Crossing are necessary until there are written assurances that the wastewater treatment

plant can be operated within compliance of all laws and environmental regulations. It is therefore necessary to complete an independent engineering analysis, preferably with the assistance of the OEPA, to ensure adequate capacity and operational capabilities. Additionally, an audit, preferably in partnership with the OEPA, of operational, supervisory, management and leadership personnel must be conducted to ensure adequate training that is driven by a culture of compliance. Until these are completed, it would be irresponsible to move forward with or approve the Liberty Crossing proposal. Bob Everett

Broeren noted that is beyond the scope of what is being dealt with today.

Starr asked Ball to comment on the City’s work with the EPA, compliance, and capacity at the wastewater treatment plant.

Ball - The wastewater treatment plant and the water treatment plant are regularly inspected by the EPA. We have an assigned inspector that we have a good relationship with. The plant does have additional capacity. We are working constantly with EPA because we have required upgrades that have been handed down. These required upgrades are not capacity related, but they are for phosphorus discharge. Anyone that has more than one-million gallons of wastewater a day has the same requirements in Ohio. The City has been working continuously with the EPA for the last five years. We have a project that is in design that will improve the plant, and incidentally will add additional capacity. We are planning to, by changing some of the treatment processes, to increase our capacity above what we have now. There are infiltration issues in the system. Everyone has those. We are fixing infiltration issues in the north end of town and City crews are working to address infiltration issues. You will never to fix all of them; they will always exist, but we have a manageable amount of flow and infiltration. The City is in compliance with the EPA. There are no active violations.

Starr - after talking with the assistant Director of Utilities with the wastewater treatment plant, Charles Brown, we are in compliance and have been regularly communicating with the EPA. All of the testing is current and we’re in good standing with the EPA. Once the problem was found, we addressed it swiftly.

Broeren noted that the person has only just been indicted; there been no convictions.

There were no other communications submitted to the Development Services Manager.

Starr asked Ball if he has any concerns.

Ball said, when looking at the proposed changes, it seems to make less impact and easier to build. There is less disturbance to the wetlands. He thinks it’s a logical place for the bike trail. He does not have any concerns.

Starr asked if there are any Shade Tree concerns. Ball said no, there aren’t any changes to the planting plan and there is a significant amount of greenspace.

Starr asked Broeren about legal concerns. Broeren said no. The issue before the MPC is to determine whether the proposed changes are minor or major. A major change is a change in density or a change in the scope, which is required to go before Council. Minor changes don’t affect the basic design of the approval and can be approved by the MPC. In his opinion, the proposed are minor changes.

Salyers made a motion to approve the proposed changes as minor.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tanner Salyers, Safety Service Director
<b>SECONDER:</b>	Austin Swallow, Member
<b>AYES:</b>	Starr, Salyers, Hawkins, Swallow
<b>EXCUSED:</b>	Ellsworth, Diehl, West

**ADJOURN**

- Adjourn Motion

Blankenhorn noted, the regularly scheduled November meeting that would be on the second Thursday of the month is being pushed out to Thursday, November 21, 2024.

Salyers made a motion to adjourn the meeting, Hawkins seconded and the meeting was adjourned at 5:25 PM

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tanner Salyers, Safety Service Director
<b>SECONDER:</b>	Todd Hawkins, Member
<b>AYES:</b>	Starr, Salyers, Hawkins, Swallow
<b>EXCUSED:</b>	Ellsworth, Diehl, West



**Municipal Planning Commission** Meeting: 10/10/24 4:00 PM  
**40 Public Square Dept: Municipal Planning Commission**  
**Mount Vernon, OH 43050**

**SCHEDULED**

Category: N/A  
 Prepared By: Lacie Blankenhorn  
 Initiator: Lacie Blankenhorn

**MPC ITEM (ID # 4112)**

**DOC ID: 4112**

**2024-MPC-15 : COMPROMISE ST, 306 PARCEL #66-03731.000 - HOME OCCUPATION FOR MASSAGE THERAPY**

Per Codified Ordinance 1108.01(g)(7)Di a request for a Conditional Use for a Home Occupation has been submitted for review by the Municipal Planning Commission.

Description of Request: Jennifer Hardwick, LMT requests a Conditional Use approval for a massage therapy business in her R-1A zoned home at 306 Compromise ST.

**COMMENTS - Current Meeting:**

Blankenhorn introduced the case and made a procedural note that the Home Occupation and Conditional Use requests used to be heard by the Board of Zoning Appeals. With the adoption of the new Zoning Code, they are now heard by the Municipal Planning Commission.

Hardwick (sworn in) explained she would like to run a small massage therapy business out of her house at 306 Compromise Street. She wants to do this as her retirement project. She said it is nothing big and that she doesn't plan on having a big following.

Salyers noted the LMT behind Hardwick' name on the application packet. Hardwick said she is licensed.

There was no further testimony and no communications were received through the Development Services Manager.

Broeren noted the proceeding is covered in the new code under section 1108.01(g)(7) laying out the general standards for a Home Occupation. After reviewing the application, he does not believe it violates any of the sections within the provision.

Swallow made a motion to approve the request.

Swallow questioned the applicability of the Table 1105-1 in section 1105 Base Zoning Districts and Principal Uses.

Broeren said that table is the general permitted uses, further explaining there are certain exceptions to that in 1108.

Swallow asked if the permitted and conditional uses on Table 1105-1 were applicable to this specific case.

Broeren said the table if for uses that utilize the entire space. The request is for a Home Occupation that is adjacent or in addition to the owner living there.

Blankenhorn explained a Home Occupation is a subset of a Conditional Use, which requires the

hearing. A Home Occupation is considered an Accessory Use to the Primary Use of a Home.

Hawkins said, so if she wanted to use the entire house as a business, she could not do that in R-1.

Broeren said in his opinion the proposal does not violate any of the restrictions for this type of home-based business.

Blankenhorn added, through her knowledge of serving with the Board of Zoning Appeals for several years, there are other approved Home Occupations of Massage Therapy.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Austin Swallow, Member
<b>SECONDER:</b>	Tanner Salyers, Safety Service Director
<b>AYES:</b>	Matthew T. Starr, Tanner Salyers, Todd Hawkins, Austin Swallow
<b>EXCUSED:</b>	Anne Ellsworth, Eric Diehl, Jason West



City of Mount Vernon, Ohio  
Board of Zoning Appeals

Request for Hearing

**Applicant's Information**

Owner's Name, Address and Phone

Jennifer Lynne Hardwick 306 Compromise ST, MTV  
740-627-6350

Agent's Name, Address and Phone

**Site Information**

Site Address

306 Compromise St

Legal Description

TAFT S 1/2 W SIDE OF 19-22-23 EX 61 X 127 1/2

Parcel Number

66-03731.000

Deed Volume and Page Number

814/627 & 1500/270

Zoning District

R-1

Existing use of property

Single Family Dwelling

Proposed use of property

Massage Therapy

**Hearing Request**

**Type of Hearing Requested**

Variance     Conditional Use     Appeal of Decision     Map Interpretation     Substantially Similar Use

In the following section, please list a brief description of the request. Narrative statements and any additional documents or information required by the Zoning Code and Chapter 1155 should be attached to this application as separate sheets.

Request:

would like to run massage therapy business out of my home. I've been in restaurant business for almost 30 years would like this to be my retirement job!

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:

July 1, 2024

By:

Jennifer L Hardwick

**Status of Application**

Filing Date

7/1/2024 - Incomplete

Case Number

2024-BZA-20

Hearing Date

August 7, 2024

Fee deposit

\$100.00

Date Paid

7/1/2024

Receipt Number

2172

Status of Board's Action

Approved     Denied

Attachment: BZA Application (4112 : 2024-Mpc-15)

## DESCRIPTION OF HOME OCCUPATION

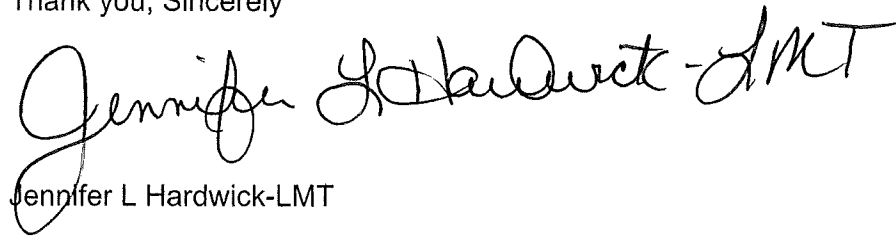
My home will be used for my massage therapy practice. I am currently an empty nester living in my finished basement and would like to have this as a retirement business as I have been in the restaurant business for nearly 30 years and I'm ready to start a new journey.

I do not believe this will cause an adverse effect on the residential character of the zoning district or interfere with reasonable enjoyment of adjoining properties as I live right by a park that already has some traffic.

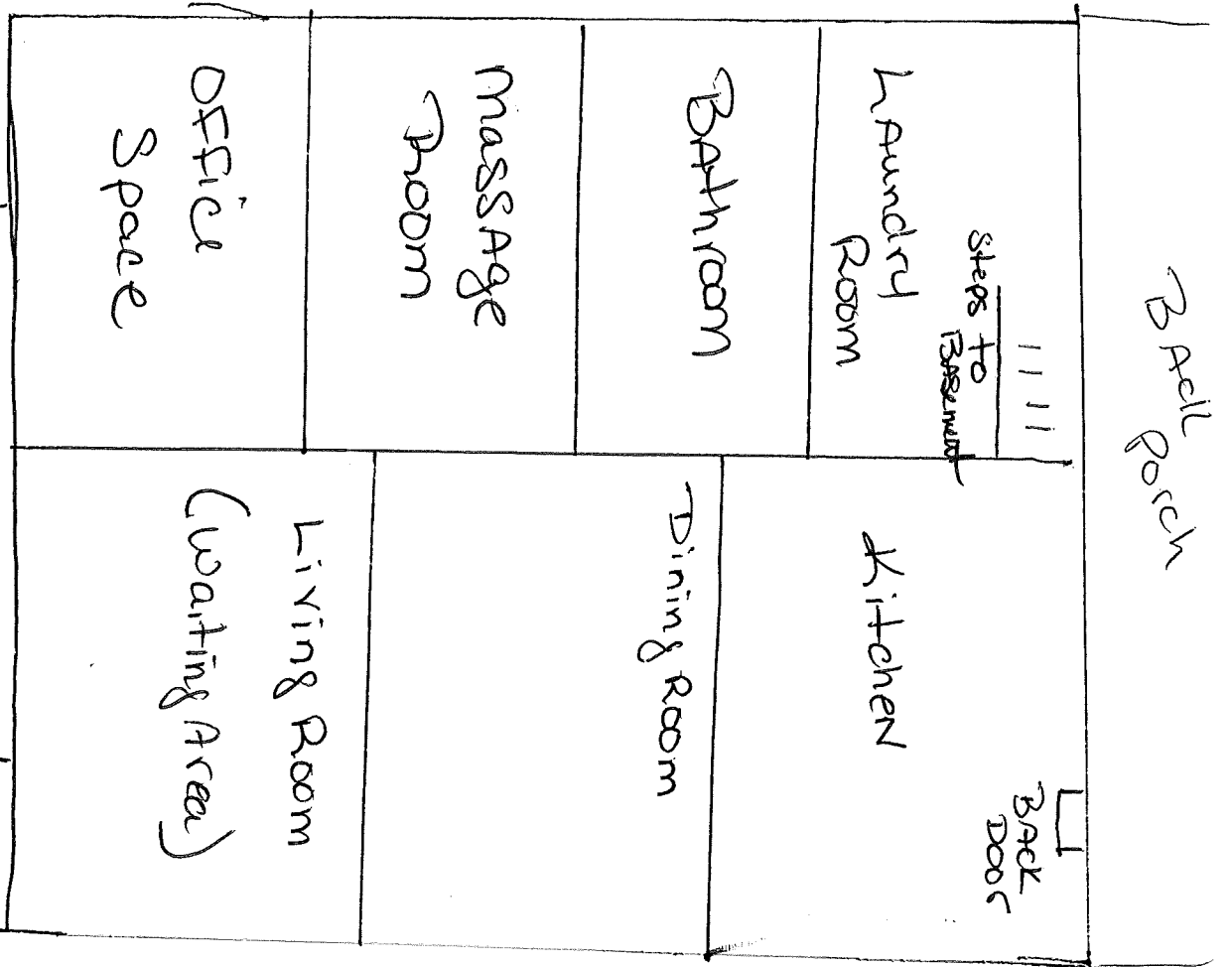
The home will not be altered in any way to accommodate the home occupation. I agree that no signage is permitted and I anticipate that I will have no more than 3 clients per day and there will be no other employees. I will be working completely by myself.

There will be no equipment used to create dust, noise, odors, glare, vibrations or electrical disturbances and there will not be anything to change the fire safety or occupancy classifications of the premises.

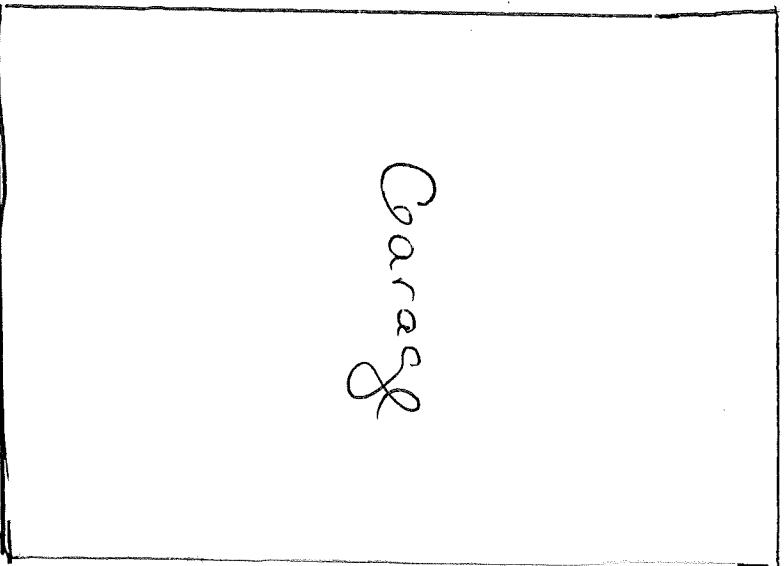
Thank you, Sincerely

A handwritten signature in black ink that reads "Jennifer L. Hardwick-LMT". The signature is written in a cursive style with a large initial "J".

Jennifer L Hardwick-LMT



Drive way  
for  
Client  
Parking



Back  
yard



**Municipal Planning Commission** Meeting: 10/10/24 4:00 PM  
**40 Public Square Dept: Municipal Planning Commission**  
**Mount Vernon, OH 43050**

**SCHEDULED**

Category: N/A  
 Prepared By: Lacie Blankenhorn  
 Initiator: Lacie Blankenhorn

**MPC ITEM (ID # 4113)**

**DOC ID: 4113**

**2024-MPC-16 : GAMBIER ST, 114 E PARCEL #66-50199.000 - CONDITIONAL USE FOR CHARITABLE CLUB**

Per Codified Ordinance 1103.06 a request for a Conditional Use has been submitted for review by the Municipal Planning Commission.

Description of Request: Stephenie Maggert requests a Conditional Use approval to operate a charitable organization in an OB zoned property at 114 E Gambier ST.

**COMMENTS - Current Meeting:**

Blankenhorn introduced the case.

S. Maggert (sworn in) explained they started a ministry in February 2020 called Afterglow Life Services and Recovery Network. It was initially a meeting at their church. They hold a family-style dinner every Sunday. Throughout the week David has opportunities to minister. They are both certified Chaplains. The American Association of Christian Counseling works with an educational institution called Light University which David went through their Masters Track for Biblical Counseling. They want to love on people and come along side people who are dealing with broken issues in their life. They have limited space and availability at their church. They also want to reach people who may not feel comfortable walking into a church. They have been dreaming to have their own location to practice hospitality with people in a home-like setting. Dave teaches some classes including Redeemed Walk, an 8-week course on decision making. Additionally, it is about building community. This real estate is zoned commercially so they feel it is a good fit for what they want to do. They want to be in the downtown area because they think a lot of the people that they will be reaching out to may not have vehicle accessibility. They expect many to walk to their location. They want to be close to some of the other ministries and resources that are downtown. They plan to collaborate. The first level of 114 E Gambier Street would be used for their ministry. They plan to purchase the property.

D. Maggert (sworn in) spoke to the issues he has dealt with and how he overcame them. Now he wants to find people that have or are experiencing similar issues and give them hope for recovery.

Salyers reviewed the proposed operations, and asked if they intend on billing for any services. S. Maggert said no, they don't.

D. Maggert explained the intend to collaborate with local professionals, provide referrals to those services, and provide mentorship.

S. Maggert emphasized this is not a money-making endeavor.

Swallow asked which code number this is covered by. Broeren said this is in Table 1105-1: Fraternal, Charitable, or Service Oriented Club is a Conditional Use in OB.

Blankenhorn said she narrow it down to that categorization after speaking with Mrs. Maggert and her presenting a Mission. A Mission was not in the Code so reading through definitions, this categorization was the closest.

W. Gottke (sworn in) owns the property next door. He asked when the services will be available, days and hours. He asked about impacts on the neighboring properties with regard to parking.

S. Maggert explained this is a work in progress for them. They plan on being open mornings, afternoon, and early evening hours, ideally. She said being a good neighbor is really important to them. She doesn't anticipate many of the people coming to them will be driving so parking shouldn't be an issue. There are 4 spaces on their property. 1 will be designated for the upstairs residential tenant. There are also public lots along Gay Street. She suggested exchanging contact information in order to communicate any issues that may arise.

D. Maggert said they also plan to get a bus to transport people. His idea of a Mission is to have it open all day, possibly from 7 or 8 in the morning until 6 or 7 at night.

Swallow asked if there is a limit or maximum number of people. S. Maggert said they will need to speak with the Fire Department to determine that.

Broeren noted for the Commission that a Conditional Use can be revoke if necessary.

W. Gottke asked about an expiration of a Conditional Use, if vacated. Blankenhorn said there is a vacancy period, if the use ceases to operate or exist, then the Conditional Use expires.

W. Gottke asked about the anticipated number of people transitioning in and out of the property and whether they would be gathering outside. Will there be smoking outside?

D. Maggert said there will probably be a spot out back with picnic tables where people can congregate and fellowship. There may be a smoking section.

S. Maggert said there will be people that smoke, not in the house, so they will be thoughtful and designate an area.

W. Gottke said he would like the gatherings to be minimal.

S. Maggert said she can't imagine there being huge numbers there in general. They will be open during reasonable hours. They have made contact with Law Enforcement.

There were no communications received by the Development Services Manager. There were no Engineering or Legal concerns.

Salyers made a motion to accept the proposal.

**RESULT:**        **ACCEPTED [UNANIMOUS]**  
**MOVER:**        Tanner Salyers, Safety Service Director  
**SECONDER:**    Todd Hawkins, Member  
**AYES:**         Matthew T. Starr, Tanner Salyers, Todd Hawkins, Austin Swallow  
**EXCUSED:**     Anne Ellsworth, Eric Diehl, Jason West

# Presenting the “Afterglow House”

## A Christian Mission for Knox County

By: Afterglow Life Services and Recovery Network



*“God inspires change. What happens next is like an afterglow. We want to walk with you in the Afterglow!”*

~ Dave Maggert

**“For I know the plans I have for you,” declares the Lord, “plans to prosper you and not to harm you, plans to give you hope and a future.”**

**Jeremiah 29:11**

“And the prayer offered in faith will make the sick person well; the Lord will raise them up. If they have sinned, they will be forgiven. Therefore confess your sins to each other and pray for each other so that you may be healed. The prayer of a righteous person is powerful and effective”

James 5:15-16

Attachment: presenting\_the\_afterglow\_house\_10\_ (4113 : 2024-Mpc-16)

## What is Afterglow Life Services and Recovery Network?

Afterglow Life Services and Recovery Network (Afterglow) is a nonprofit 501(c)(3) corporation that was formed in the state of Ohio in June 2020. It was created by Dave and Stephenie Maggert as an outreach ministry for the purpose of coming alongside hurting people by building positive relationships and community which provide the needed support and encouragement through difficult times, including, but not limited to addiction recovery. At its very core, it is a Christian ministry that promotes the belief that Jesus Christ is the source of our healing and that the Bible is sufficient to provide the wisdom and guidance we need for living successful and productive lives.

Note: You do not have to be a Christian to come and benefit from Afterglow, all are welcome and encouraged to come!

## How does Afterglow Accomplish this?

Both Dave and Stephenie are certified Christian Chaplains and are able to provide pastoral counseling, however this is only a small part of what Afterglow does. The main focus of this ministry is to build relationships and community. Currently they do this by meeting every Sunday at 1pm to have “Sunday Dinner” together, followed by a facilitated Bible study/teaching led by Dave that brings Scripture into the topics of real life struggles such as depression, anxiety, addictions, loneliness and grief. In addition to these meetings they do social things throughout the week together. Below is a list of activities they have done, some- once or twice, others- frequently:

**~ Play Disc Golf ~ Bonfires at Dave and Stephenie’s seasonal campsite ~ Attend a Columbus Clippers Game ~ Tour the Dayton Air Force Museum ~ Game Nights ~ Movie Nights hosted at Covenant Church ~ Go to the movies at the theater ~ Hobby Saturdays during the winter months ~ Breakfasts at McDonalds ~ Attend high school football games together ~ Meet and eat at Hot Meals together ~ Christmas caroling ~**

In addition to the fun social activities listed above, they are a support system in times of need. When someone is sick or dealing with a medical situation, they make sure they have meals. When someone loses a loved one or is grieving a loss, they will attend funerals and provide emotional and spiritual support. No one should have to go through life struggles alone, and with Afterglow, they don’t have to. God created man to be in relationship with Himself, and others, and it’s these essential and very important relationships that Afterglow is dedicated to nurturing.

## Who does Afterglow serve?

While they have a special place in their heart for those who are struggling with addictions and mental health issues ANYONE can come to the Afterglow House!

The classes will be geared to those 17 years old and older, however anyone can come and enjoy their hospitality as long as they are willing to follow their simple rules of being respectful of others. There will be a daily sign-in book to track the number of guests served, but that will only be for the purpose of tracking numbers for accurate information reporting for the grants that will be applied for. There is not a prerequisite required to enter, you simply must walk through the door.

## Proposed Corporate Office and Afterglow House Location

Dave and Stephenie would like to purchase 114 E Gambier Street, Mount Vernon, OH 43050 (parcel: 66-50199.000) to serve as the location for the corporate headquarters of Afterglow Life Services and Recovery Network, as well as the “Afterglow House”. This home will be purchased by Maggert Enterprises, LLC, an Ohio LLC.

Currently this home is owned by Knox County Properties LLC and is being used as residential investment real estate as a duplex with one apartment on the first floor level and one apartment on the second floor level. If purchased by Maggert Enterprises, LLC the second floor will continue to be rented as residential investment real estate while the first floor will be leased to Afterglow Life Services and Recovery Network as commercial investment real estate. The business activities as the corporate headquarters are straight-forward, however the business activities for the property use as the Afterglow House is listed on the following page.



Attachment: presenting\_the\_afterglow\_house\_10\_ (4113 : 2024-Mpc-16)

The Afterglow House Hours of Operation: Specific times are still to be determined, however we strive to be open morning through evening seven days/week.

## Once opened, the Afterglow House would like to provide the following resources to the community:

**A hobby room/library** where you can enjoy a cozy environment to work on hobbies (puzzles, model cars, art work, etc) as well as offering a library of books for reading. Complimentary water, coffee and tea will be served all day with a coffee house vibe.

**Food-** if it's morning and you are hungry, help yourself to a bagel or bowl of cereal. If it's lunch time and you are hungry, feel free to get a bowl of soup or make a peanut butter and jelly sandwich. If it's dinner time, we encourage you to go to one of the local Hot Meals that is served Monday-Friday. We will have dinner on Saturdays and on Sunday we will continue to have our "Sunday Dinner" together at 1pm followed by Dave's teaching.

**Information Board** where we will have a list of local resources and how they can help, as well as other important resources such as local doctors, dentists, and other service providers.

### Classes throughout the week

- Redeemed Walk: Biblical Decision Making- This is an 8 week course that Dave will teach regularly. Dave spent a month at Honey Lake Clinic in Florida, where Dr. Karl Benzio is the Medical Director. Dr. Benzio created the S.P.E.A.R.S model which breaks down the steps in the decision making process, and he uses this model to help his patients struggling with addictions and mental health problems. With Dr. Benzio's blessing, Dave created a curriculum around this teaching.
- Living Prime in Every Season- This is a class that Stephenie will teach periodically that is geared towards women who are healing from or experiencing a season of brokenness in their lives.
- Financial Budgeting Classes- will be offered periodically by Stephenie.

**Pastoral counseling opportunities-** for both groups and individuals

**Special Events-** We will have movie nights as well as Coffee House nights where we have live music and our barista friend will come and make you a complimentary coffee drink to go along with your complimentary baked good!

**Field Trip Opportunities** to go to sporting events, museums or other attraction destinations. Transportation provided by local church partners.

**A conference room** that will be used for our classes however, when available, is open for other organizations we partner with to use for their purposes. If a church is wanting to have a Bible Study outside their church walls, they can use our room. If another organization is wanting to have a meeting and needs a location, they are welcome to come here!

Afterglow strives not to duplicate services that others are doing, but to fill gaps that exist. They strongly believe in working with other local organizations to maximize their total impact. They have already started the conversation of collaboration with the following local ministries: Winter Sanctuary, Lazarus Life Ministries, Starting Point, Touch Pointe, Father’s Table (First Church of the Nazarene), Celebrate Recovery

In addition to working with other local ministries, Dave and Stephenie would like to build networking relationships with local agencies such as the Health Department, Opportunity Knox, Job and Family Services and law enforcement to help provide connections to these resources for those who come to the Afterglow House.

## About Dave and Stephenie

On December 20, 2024 Dave and Stephenie will be celebrating their nine-year wedding anniversary. They met on the “broken road” in Marion, Ohio on December 4, 2013 when Stephenie went to have a remote start installed in her car at David’s place of employment. He was asked to give her a ride to the local Chase branch while her car was being worked on. They had a 2 mile/ 5 minute opportunity for their paths to cross and it was love at first sight! The next few years were a bumpy ride as they were both in need of a lot of healing, but their love was strong, and God’s love was even stronger! They both had failed first marriages and Dave has a history of depression, anxiety, PTSD from sexual abuse he experienced as a child, and alcoholism. Today they both feel like walking miracles for the great work that God has done and continues to do in them individually, together, as well as in their family that consists of: Haleigh (age 25) her husband Seth and five children, David Jr (23) Jamison (17) and Faith (15). Dave now lives a life no longer crippled by depression and anxiety. He celebrates six years of sobriety on September 7, 2024 and five years nicotine free as of July 2024.

Serving the Lord together has been incredible for their marriage and there is nothing they enjoy more than loving and serving Jesus as they love and serve each other and those around them- including their Afterglow family!

Together they became certified Chaplains and are members of the International Alliance of Community Chaplains. In February 2020 Dave completed the Master’s Diploma education program for Biblical Counseling through Light University, which is affiliated with the American Association of Christian Counselors. Stephenie is a Vice President, Sr. Business Relationship Manager with JPMorgan Chase and she manages a book of business clients as their business banker. She celebrated twenty years at Chase in July 2024. She received her Bachelors in Business Administration from MVNU and is a graduate of Mount Vernon High School class of 1995.

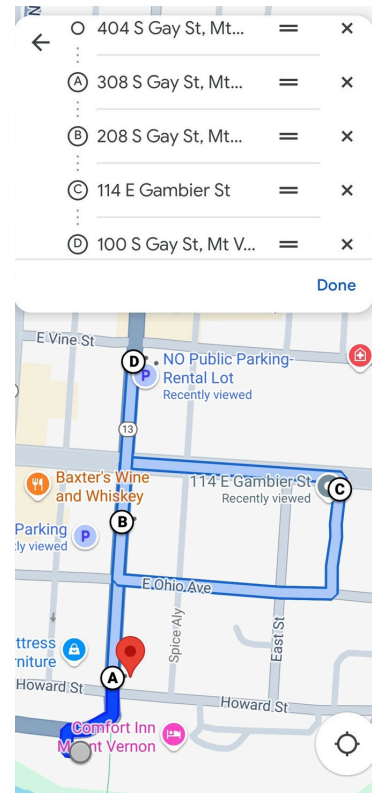


Attachment: presenting\_the\_afterglow\_house\_10\_ (4113 : 2024-Mpc-16)

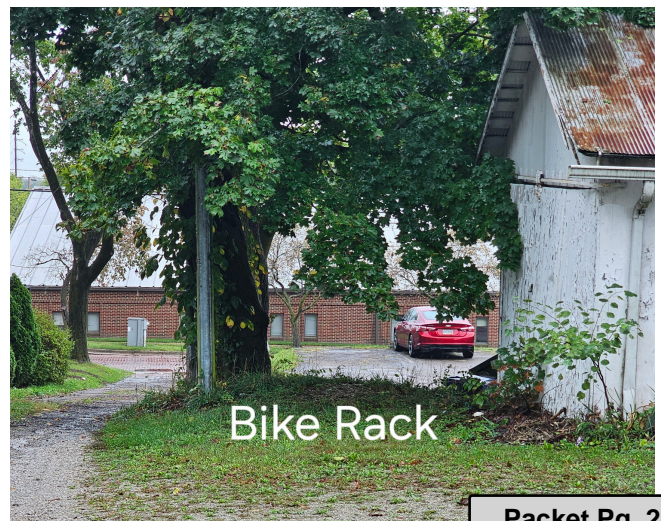
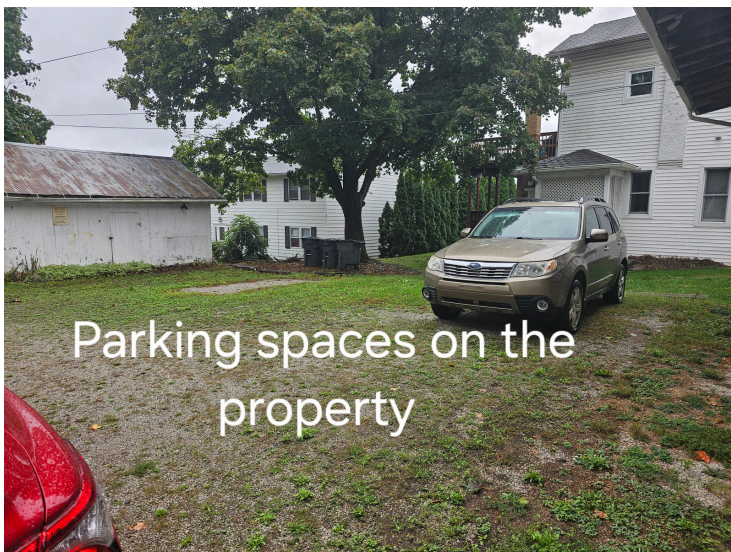
# Parking

We anticipate that many of the people who will come to the Afterglow House will not have a vehicle and will not need parking spaces provided. One of the top priorities in our search for property was to find a location close to downtown so that it can be within walking distance to the surrounding neighborhoods as well as the Winter Sanctuary Homeless Shelter. However for those who will need parking we have the following options available:

- There are four parking spots on the property behind the house.
  - One will be reserved for our upstairs tenant.
  - One will be a handicap parking spot.
  - Two will be available for anyone else.
- In the back there is a space by the shed where we will be installing a bike rack for those who come on bicycles.
- In addition to the above there is limited parking on Gambier Street as well as four public lots that are all within walking distance of 114 E Gambier St.
  - 404 S Gay St- Riverview Public Parking
    - .3 miles/7 minute walk
    - 6am-11pm with a three hour limit
  - 308 S Gay St- Public Parking
    - .2 miles/ 5 minute walk
    - 6am-1am, no posted maximum parking limit
  - 208 S Gay St- COTC Parking Lot
    - .2 miles/ 4 minute walk
    - Public Parking Hours Mon-Fri 5pm-1am & Sat-Sun 6am-1am
  - 100 S Gay St- MVNU Parking
    - .2 miles/ 4 minute walk
    - Public Parking Hours Mon-Fri 5pm-1am & Sat-Sun 6am-1am



Attachment: PARKING INFO (4113 : 2024-Mpc-16)





**Municipal Planning Commission** Meeting: 10/10/24 4:00 PM  
**40 Public Square** Dept: **Municipal Planning Commission**  
**Mount Vernon, OH 43050**

**SCHEDULED**

Category: Planning and Zoning  
 Prepared By: Lacie Blankenhorn  
 Initiator: Lacie Blankenhorn

**MPC ITEM (ID # 4114)**

**DOC ID: 4114**

**2024-MPC-17 : S MAIN ST PARCELS #66-05624.000; 66-05627.000; 66-05628.000; AND 66-05629.000 - ZONING AMENDMENT FROM R-1A TO R-4**

Per Codified Ordinance 1103.03 a request for a Zoning Map Amendment has been submitted for review by the Municipal Planning Commission.

Description of Request: Joseph Updike, owner of parcels 66-05624.000; 66-05627.000; 66-05628.000; and 66-05629.000 located on S Main ST between Parrott ST and Adamson ST requests to amend the assigned Zoning District from R-1A to R-4.

**COMMENTS - Current Meeting:**

Blankenhorn introduced the case. She noted, in the recent Code update, these properties went from R-1 to R-1A because of the narrowness of the individual parcels and R-4 is a new district that separates from an R-3 that is now solely 3 dwelling units in one structure. R-4 allows anywhere from single, double, triple, and 4-units and above in a single structure.

Updike (sworn in) said he has owned the property for about 8 years and hasn't done anything with it. Initially he thought mini-storage units but through discussions, thought it would be a difficult proposal to get approved next to residential. He is now considering apartments on the property. He doesn't have a plan. He wanted to see if the zoning would be approved before he continues down the engineering path.

Swallow asked about the properties being brought before the Commission before. Updike said he and Mark Ramser applied for rezoning for mini-storage. Partway through the meeting the discovered their request of neighborhood commercial would not allow for mini-storage as a use so they opted to withdraw their application.

Swallow then asked about the new code options and if that is why the request has been submitted now, to which Updike said yes.

Swallow asked Updike if he had an idea of how many apartments could go on the property.

Updike said 6 to 9 at the most because it is only  $\frac{3}{4}$  of an acre. Through discussions with Lacie, 2 parking spaces are required per unit, so the parking lot will likely dictate how many units could be built, more so than the units themselves.

Swallow asked if it would be 1 or 2 stories. Updike did not know, further stating square footage could be saved by going up, so that is a possibility.

Salyers asked about the application stating R-1A to R-3 versus the agenda stating R-4. Blankenhorn said that was a correction that was made after the application was submitted.

After she explained to Mr. Updike that the new code differentiates R-3 from R-4 by R-4 allowing 4 or more units in a single structure, where before R-3 allowed 3 or more units in a single structure. Example apartments were discussed, such as the fourplexes on Division Street next to the Mount Vernon Stadium.

Mowry (sworn in) asked if access would be restricted from South Main Street for these properties. He asked if the housing would be low income, stating he doesn't want a slumlord in there. He states that he thinks it's too many units on that property.

Updike said he planning to not access the property from South Main Street. He said the access will either be from Parrott or Adamson. He said being too near the intersection could be unsafe.

Broeren said there is an alley behind about half of the parcels. Updike said the southern half of the property has an alley behind them, though it is not developed, which could be an option.

Updike said the plan would be for market rate rentals, not government subsidized.

Scoles (sworn in) lives in the vicinity and voices her concern about the number of units. She did speak with Updike prior to the hearing. She is concerned that there is not a plan. She said there are over 100 R-1 properties in the vicinity and she thinks the request is to spot zone 6 of them. She spoke about the elevation of the property compared to the intersection and potential sight line issues. She urged the Commission to consider whether or not this is the right place for this request.

Updike understands the desire for a plan. From his perspective, the thought he should get the zoning in place before putting money into an engineered plan. The plans would need to be approved. He understands the concerns. Physically, a 30-unit apartment complex would not fit.

Mayor Starr said this is an area that was explained as a transition area by the zoning consultant and asked Blankenhorn or Broeren to explain transition areas. Blankenhorn said her interpretation of it is that it is a gradual change from more intense uses to less intense uses. The least intense would be single-family home to the most intense is probably an M-1 designation for manufacturing. Looking at the zoning map, in 1 block there are 5 different zoning districts ranging from R-1 to M-1. There is general business directly across the street, home to Blubaugh Body and Frame and next door to that is an M-1 as is across the street where Breneman Lumber is. On the north side of Parrott Street there is 1 R-1, Mr. Mowry's place, then directly north of the subject property is NC which has been Leonard's Meat Market and is now a drive thru and pizza place. North of that is O/I. There is definitely a conglomerate of zoning district in the direct vicinity. Generally, in planning, jumping from an R-1 to a GB shouldn't happen. Generally, there is a multi-family component in between, in standard zoning design.

Mayor Starr said most of the R-1 properties shown on the map in the agenda packet have been redesignated to R-1A under the recently adopted zoning code. He also appreciates not wanting to spend money on an engineered design if the zoning isn't in place.

Blankenhorn added, Mr. Updike owns 4 separate parcels. At one time it was 6. The northern 3 were combined. By looking at the properties as a whole property and developing it as one

development, you could limit the access to one entrance and exit, which could be the platted alley entering and exiting onto Adamson Street, for safety.

Staggers (sworn in) lives in the first house on Adamson Street. He bought it to get away from apartment complexes. He doesn't want an apartment complex next door with crazy people and drug addicts. He has kids and doesn't want those issues. He questioned whether this development would affect his property value. He said his alley comes right off of the alley that was mentioned.

Urdike appreciates hearing the concerns. He said the plan is to not have the property degrade into an unsightly and dangerous property. He doesn't know how property taxes would be affected.

There were not communications submitted through the Development Services Manager.

Ball said City utilities are available and in good condition for this site. He said the biggest issue with R-1 zoning, the City has to provide 1 access per lot. That means if this is developed as single family, you would potentially have multiple drives onto South Main Street which should not go there. The best scenario is what Ms. Blankenhorn explained, where it's one property with one access point. He thinks the lot on the north side were combined to prevent some of that when the intersection was reworked. Ideally, the alley could be developed and it become a shared driveway. He does not want any driveways entering South Main Street. If it is individually developed, that may need to be done. Ideally, a masterplan is developed, and the land is developed as one unit and kept that way.

Starr said any plan that is developed would have to return to MPC. Blankenhorn said no, though not certain under the new code, but generally, in the past, an R-3 property could be developed without approval from the MPC. The plan would have to pass stormwater regulations and zoning review. If anyone wants to build a structure with 4 or more units in it that would have to go through the State of Ohio to get State approved plans.

Broeren said under R-1A if the lots are developed individually the City would potentially have to provide curb cuts for the 4 separate lots. Broeren said the R-4 district is something we've never dealt with before. Under 1105.01(a)(7)F reads: The Mixed Residential District (R-4) is intended to provide for and encourage orderly higher-density residential development in the form of multiple family housing or as a mixture of different housing types. It is specifically the purpose of this district to encourage higher density development around downtown and the general business areas where they can provide support for local businesses and also serve as transitional areas to lower-intensity uses. The stipulated density is intended to provide for areas of suburban character in the community that may also include limited public and institutional uses that serve the neighborhoods.

He thinks the working assumption when it was approved was that it would be a significantly larger area than  $\frac{3}{4}$  of an acre.

Ball said it is transitional.

Broeren looked at the development standards for R-4. Setbacks: 30' front; 20' rear, plus a minimum of 10' on the sides. The lots are around 120' deep. Approximately half of the space

would be reserved for setbacks.

Swallow made a motion to table until the next meeting. He is concerned about making a decision without a plan. He would like Updike to come back with a plan.

Hawkins would like to see a clarification of traffic flow, setbacks. The Mayor suggesting drawing a picture with consideration of the neighbors' concerns.

Salyers said he doesn't think this is an appropriate place for R-4, looking at the logistics of egress.

The vote was 3-1 to table, with Salyers voting no.

**RESULT: TABLE**

**Next: 11/21/2024 4:00 PM**



## City of Mount Vernon, Ohio

## Application for Zoning Amendment

<i>Applicant's Information</i>			
Owner's Name, Address, Phone, and Email Address Joseph D. Updike 18254 New Gambier Rd.			
Agent's Name, Address, Phone, and Email Address			
<i>Site Information</i>			
Site Address South Main St.		Legal Description	
Parcel Number 66-05624.000    66-05627.000 66-05628.000    66-05629.000		Deed Volume and Page Number	
<i>Use of Property</i>			
Present Use Vacant		Present Zoning District R1A	
Proposed Use Apartments		Proposed Zoning District R3	
<i>Documents to be Submitted</i>			
<p><b>The following documents must also be submitted with this application:</b></p> <ol style="list-style-type: none"> <li>1. A statement of the reason(s) for the proposed amendment.</li> <li>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.</li> <li>3. A statement on the ways in which the proposed amendment relates to the comprehensive plan.</li> <li>4. The \$200.00 filing fee as established by ordinance.</li> </ol>			
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: 9/25/24		By: Joseph D Updike	
<i>Filing Information</i>			
Filing Date	Fee deposit \$200.00	Date Paid	Receipt Number

This form revised 06-03-2024

Attachment: Application - Updike - S Main ST (4114 : 2024-Mpc-17)

9/24/2004

**Municipal Planning Commission**  
**Mount Vernon, OH 43050**

To the Municipal Planning Commission

I am submitting for your review a rezoning of 0 South Main St parcels 66-05624.000, 66-05627.000, 66-05628.000, 66-05629.000. This consists of roughly .75 acres at the southeast corner of the intersection of Parrot St. and South Main St.

The zoning change requested is from R1A to R3. This is to create a pathway for the construction of multi family apartment units on the above property. The total number of units is unclear currently until a site development plan is devised. Upon completion of the zoning change.

The reasons that we feel this would be a good fit are as follows.

- This is a transitional property, as it will act as a buffer between commercial property located to the north (Peppys Pizza) and to the west (Blubaugh's Body and Frame) and residential to the east and south.
- The city is deficient in affordable housing, and this can have a positive impact attracting citizens and new workers to the area.
- It is conveniently located on the south end of town close to the industrial park where most jobs are.

I can be at all meetings to address any questions you may have. Thank you in advance for your consideration.

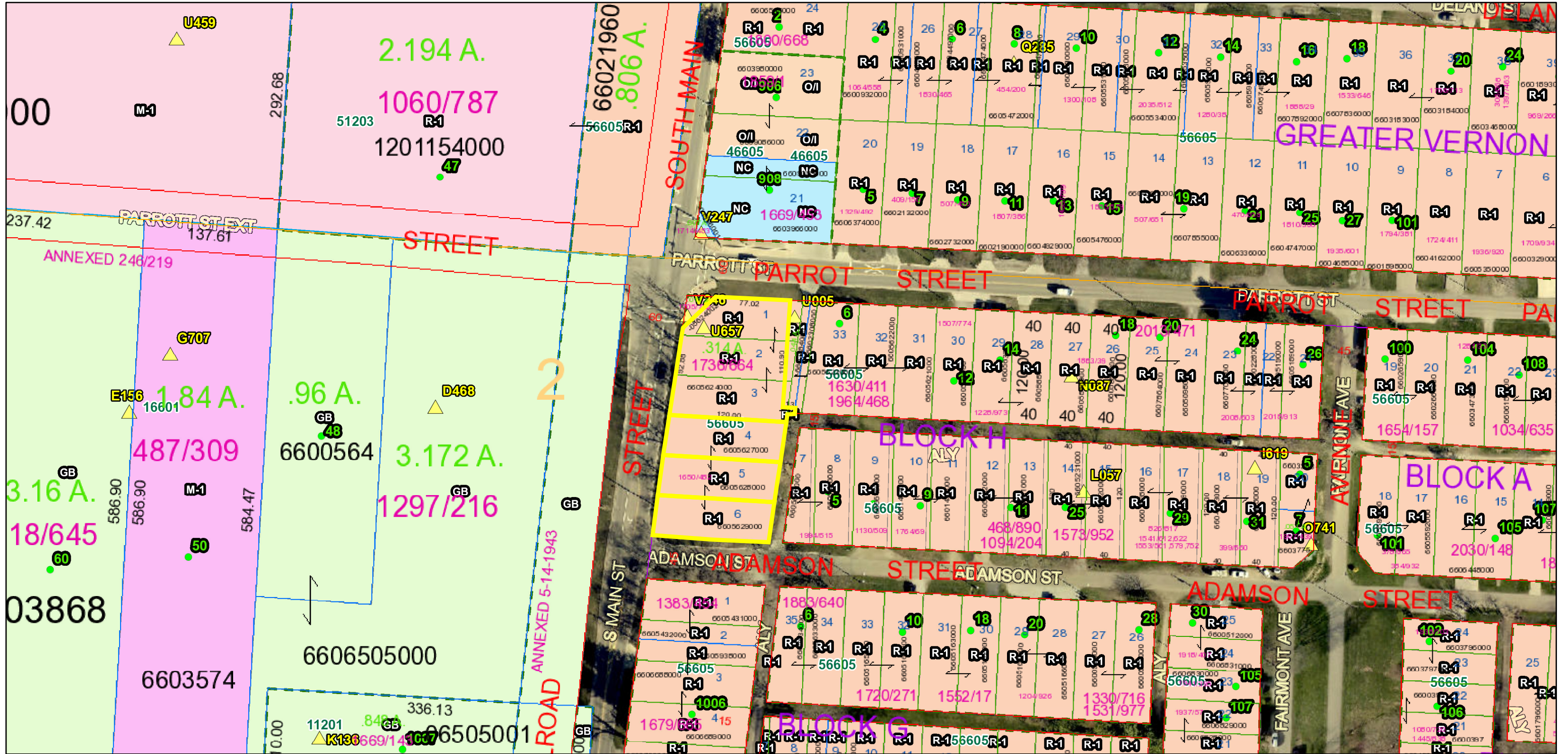
Joe Updike

18254 New Gambier Rd.

740-501-3533

Attachment: Application - Updike - S Main ST (4114 : 2024-Mpc-17)

# Updike - S Main ST



September 27, 2024

- 1 inch - 100 feet  
 Scale - 1:1,200 1 inch = 0.019 miles

Knox County, OH; Bruce Harris & Associates

Attachment: Area Zoning (4114 : 2024-Mpc-17)



**Municipal Planning Commission** Meeting: 10/10/24 4:00 PM  
**40 Public Square Dept: Municipal Planning Commission**  
**Mount Vernon, OH 43050**

**SCHEDULED**

Category: N/A  
 Prepared By: Lacie Blankenhorn  
 Initiator: Lacie Blankenhorn

**MPC ITEM (ID # 4115)**

**DOC ID: 4115**

**2024-MPC-18 : NEWARK RD PARCEL #66-00501.000 - COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT**

Per Codified Ordinance 1107.03 a request for changes to a Comprehensive Development Plan has been submitted for review by the Municipal Planning Commission.

Description of Request: Highland Real Estate requests changes to the Comprehensive Development Plan for Liberty Crossing to be developed on parcel 66-00501.000 located on Newark RD between Winney DR and Range Line RD.

**COMMENTS - Current Meeting:**

Blankenhorn introduced the case.

Mallory (sworn in) explained that they (Highland Real Estate) have been in the process of finalizing their plan and basically that's required a significant amount of final engineering as we work through our plan. When the plan was approved and the ordinance was adopted by Council a few months back, we had done preliminary engineering. Now that we've gone through more expensive final engineering, we're coming before the board to disclose or request for some divergences that are primarily related to some typography and some structural changes to the layout that we originally had.

Starr stated comments should be with regard to the site.

Broeren said we are specifically here regarding these specific changes to the plan. We are not here to discuss whether the plan is good or bad. We are here to discuss these specific changes.

Starr asked Highland Real Estate to review the bullet points.

Cummings (sworn in) - The majority of it is just minor adjustments to the overall plan that was previously approved. The two more significant changes to the development plan were the shared use path that was running along the development. More specifically, the shared use path that goes through the environmental features on the southern portion of the property. In order to protect those features we came to a realignment of the shared use path to kind of go up through the development and then add a path along of state Route 13 which is Newark Road - exhibit F.

Mallory – When we design and put comprehensive plans together, we want our projects to be walkable and connected from a pedestrian standpoint. This property has a significant amount

of green space, nearly 50%. This created a terrific opportunity for a walking path and connections. Since we went through the approval, roughly year ago, a couple things have happened. One is, the Owl Creek Conservancy has begun to expand a vision for connectivity and effectively creating a path that's going to go through that to connect further to the west. That wasn't on the table when we came through before, but because they did that it was realized as a terrific opportunity to create a regional connection as well. Our plan and that path didn't create the opportunity for that connectivity. Now we have done that. We don't know exactly where that connectivity will be, but it runs basically along the western boundary. The property will connect with wherever the Conservancy comes out. The second thing is environmental, particularly wetlands concerns, although we had done an initial study on our Phase I, we didn't realize that the depth and breadth of the wetlands that we had, particularly to the south. Originally, we thought that we could bring a path around to the south, but because of the way the wetlands is laid out and also the jurisdictional stream in the area, a path going through that would require a significant amount of disturbance. That defeats the purpose of protecting the wetland. We've modified the plan and the pathway as is comes around and connects back up to the main artery road going back up to 13. We realigned or expanded the sidewalks all the way through. Now we have connectivity all the way through the plan and connects into existing sidewalks. An addition that we did make is a multiuse path along State Route 13. This allows a couple things, connectivity through the entire site. Eventually, he believes the City will probably work its way up to this property as it is a progresses to the south and this now creates a connection for that strategically going forward.

Cummings - to add to that, there's a couple other minor adjustments that have been made. The townhomes were adjusted. The layout has been adjusted to align with the developers means and methods for townhomes development and allow for public roads with platted lots. Outside of that the remaining adjustments to the entire development are minor in nature, making adjustments here and there to alignments and all of that to account for grade changes, constructability, things like that.

Mallory - no modification to zoning, densities, or types of uses.

Broeren - the number of units has stayed the same? Mallory confirmed that they have.

Blankenhorn read correspondence that was emailed to her about the proposed changes: RE: Liberty Crossing subdivision proposal - Please enter this letter and comment in to the official record of the commission for the Liberty Crossing Subdivision proposal. Commissioners, engineers and officials, The Mt Vernon wastewater treatment plant has a history of unlawful conduct/discharges and an apparent historical hostile relationship with the Ohio EPA. With the recent felony convictions at the wastewater plant for records alterations, it must be questioned whether an approval of the additional (and significant) wastewater volumes caused by the Liberty Crossing subdivision proposal could be advanced in good faith. Questions and doubts about the wastewater treatment plant are compounded by the other new and significant wastewater flows from other new developments on the north side and historical stormwater

connections apparently still in existence that add volumes to be treated. Accordingly, a pause in further advances or approvals for Liberty Crossing are necessary until there are written assurances that the wastewater treatment plant can be operated within compliance of all laws and environmental regulations. It is therefore necessary to complete an independent engineering analysis, preferably with the assistance of the OEPA, to ensure adequate capacity and operational capabilities. Additionally, an audit, preferably in partnership with the OEPA, of operational, supervisory, management and leadership personnel must be conducted to ensure adequate training that is driven by a culture of compliance. Until these are completed, it would be irresponsible to move forward with or approve the Liberty Crossing proposal. Bob Everett

Broeren noted that is beyond the scope of what is being dealt with today.

Starr asked Ball to comment on the City's work with the EPA, compliance, and capacity at the wastewater treatment plant.

Ball - The wastewater treatment plant and the water treatment plant are regularly inspected by the EPA. We have an assigned inspector that we have a good relationship with. The plant does have additional capacity. We are working constantly with EPA because we have required upgrades that have been handed down. These required upgrades are not capacity related, but they are for phosphorus discharge. Anyone that has more than one-million gallons of wastewater a day has the same requirements in Ohio. The City has been working continuously with the EPA for the last five years. We have a project that is in design that will improve the plant, and incidentally will add additional capacity. We are planning to, by changing some of the treatment processes, to increase our capacity above what we have now. There are infiltration issues in the system. Everyone has those. We are fixing infiltration issues in the north end of town and City crews are working to address infiltration issues. You will never to fix all of them; they will always exist, but we have a manageable amount of flow and infiltration. The City is in compliance with the EPA. There are no active violations.

Starr - after talking with the assistant Director of Utilities with the wastewater treatment plant, Charles Brown, we are in compliance and have been regularly communicating with the EPA. All of the testing is current and we're in good standing with the EPA. Once the problem was found, we addressed it swiftly.

Broeren noted that the person has only just been indicted; there been no convictions.

There were no other communications submitted to the Development Services Manager.

Starr asked Ball if he has any concerns.

Ball said, when looking at the proposed changes, it seems to make less impact and easier to build. There is less disturbance to the wetlands. He thinks it's a logical place for the bike trail. He does not have any concerns.

Starr asked if there are any Shade Tree concerns. Ball said no, there aren't any changes to the planting plan and there is a significant amount of greenspace.

Starr asked Broeren about legal concerns. Broeren said no. The issue before the MPC is to determine whether the proposed changes are minor or major. A major change is a change in density or a change in the scope, which is required to go before Council. Minor changes don't affect the basic design of the approval and can be approved by the MPC. In his opinion, the proposed are minor changes.

Salyers made a motion to approve the proposed changes as minor.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Tanner Salyers, Safety Service Director
<b>SECONDER:</b>	Austin Swallow, Member
<b>AYES:</b>	Matthew T. Starr, Tanner Salyers, Todd Hawkins, Austin Swallow
<b>EXCUSED:</b>	Anne Ellsworth, Eric Diehl, Jason West



Creating  
Successful and  
Sustainable Places

September 26, 2024

City of Mount Vernon  
Department of Development Services  
40 Public Square  
Mount Vernon, Ohio 43050

Attn.: Lacie Blankenhorn

RE.: Amendments to Liberty Crossing Final Development Plans

Dear Lacie,

As requested, please find below a bullet point list of the major changes to the site plans and documents that we are submitting today for the Liberty Crossing Final Development Plan. For your convenience, with our changes we have submitted an overlay drawing showing the revised site plan, over top of the original site plan, so that you can more easily see the changes requested. The significant changes being requested with this revised application are as follows:

- Removed shared use path within the wetland area on the southern side of the property.
- Adjusted shared use path along Delano Run
- Added shared use path along west side of SR 13 (Newark Road)
- Adjusted Patio Homes layout to obtain perpendicular lot lines to right of way
- Adjusted Single-Family lot lines
- Adjusted roadway alignment no northern end of single-family lots
- Adjusted layout of townhome development
- Modified townhome roadway network to be public roads and platted lots
- Adjusted apartment layout

Please feel free to reach out to us, or to Highland for any questions or comment you may have.

Sincerely,

Gary Smith, Principal

Attachment: 24 0926 Description of Changes (4115 : 2024-Mpc-18)

Mount Vernon, Ohio  
**FINAL DEVELOPMENT PLAN**

Application For:



**Submitted On:** December 16th, 2022

**Re-Submitted On:** September 26th, 2024

**Submitted For:**



Contact: **Chris Kelley**  
720 E. Broad Street, Suite 200  
Columbus, Ohio 43215  
614.915.4684

**Submitted By:**



Contact: **Gary Smith, RLA|CLARB**  
720 E. Broad Street, Suite 200  
Columbus, Ohio 43215  
614.583.9230



Contact: **Josh Cummings**  
5500 New Albany Road  
New Albany, Ohio 43054  
614.775.4443

Attachment: 24\_0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-18)



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TAB 1  
DEVELOPMENT TEXT



**GDS - General Development Standards for Liberty Crossing PND**

The codified ordinances of the City of Mt. Vernon shall apply, except as otherwise provided herein. All references to the City of Mt. Vernon ordinances refer to the version of the ordinance in force at the time of adoption of this zoning. Whenever there is a conflict or difference between the provisions of this Liberty Crossing Development Plan text and exhibits, and the codified ordinances of the City, including zoning and subdivision ordinances, the provisions of this Development Plans text and exhibits shall prevail. Where this Development Plan text and exhibits are silent, the provisions of the City of Mt. Vernon Zoning Code shall prevail.

**GDS 1.01      General Intent**

- A) It is the intent of the Applicant/Developer to create a unified, high quality mixed-residential development that will serve the needs for a variety of housing types and lifestyles within the City of Mt. Vernon. The proposed development shall be designed using smart-growth principles to foster a human scale, pedestrian friendly community, with a mixture of housing types serving multi-generational needs, and multiple access points from adjacent roadways to the internal roadway system.
- B) Liberty Crossing has been designed to encourage walkability. The road network is designed around gently curving roads that connect to the main collector of Newark Road. All roads will have sidewalks or trails to encourage pedestrian mobility and recreation.
- C) It is anticipated that Liberty Crossing will be developed in phases over time. To achieve a visual unity for the overall development, landscape elements within view of public right-of-ways shall be controlled and coordinated by this development text. The following site landscape elements are controlled by the Development Plan and this development text:
  - 1) Entry features and project identity signage
  - 2) Street and parking lot lighting
  - 3) Street trees, and landscaping
  - 4) Trails and pedestrian connectivity
- D) This development is being proposed as a PND to permit a mix of residential types, including single-family detached homes, attached patio homes, townhouses, and multi-family apartments. A diversity of housing types is desirable for communities because it accommodates people at different stages in their lives, and Liberty Crossing is designed to cater to the housing and lifestyle needs of a wide cross section of Mt. Vernon residents.
- E) The total **gross** site acreage is ± 102.61 acres. The acreage for all Subareas is measured to the perimeter property lines, centerlines of proposed roads, and residential property lines hence they are gross acreages. These subarea acreages may adjust, if necessary, with the centerline of the proposed roads during final engineering.

Attachment: 24 0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-18)

- F) Street plan alignments shown on the Development Plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be final. While the functional system shall be produced, its precise alignment will be determined at final engineering and construction and may vary from that shown so long as the functional objectives, and the standards established herein, are attained. Based upon final roadway designs, adjustments may need to be made to individual sub-area configurations to accommodate actual road locations.

GDS 1.02 **Landscaping and Storm Water Management**

A) Landscaping:

- 1) Any portion of a developed lot upon which a building or parking area is not planned shall be landscaped with turfgrass as a minimum.
- 2) Street trees on each side of any entry drive shall be set back from the right of way of the main street to accentuate the entry/exit points and to accommodate the visibility triangle, as approved by the City Engineer.
- 3) Street trees shall be located at a maximum of 50 feet on center within the tree lawns of all public and private streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and streetlights.
- 4) All landscape buffers, tree lawns, entry features and other landscape features located in common areas shall be maintained by a master association.
- 5) All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
- 6) All plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.

B) Storm Water Management:

- 1) Where feasible, storm water management shall be provided by wet retention ponds aesthetically integrated into the surrounding development.
- 2) Storm water management shall meet the City of Mt. Vernon requirements and be approved by the City Engineer

GDS 1.03 **Access, Traffic, and Pedestrian Circulation**

- A) All access points shown on the plans are conceptual in nature. Final location of access points shall be determined at the time of final engineering using data supported by a traffic study and roadway engineering. All access points shall be submitted to the Mt. Vernon City Engineer for review and approval.

- B) All access points to public streets shall be designed to meet City Standards.
- C) A minimum four (4) foot wide concrete sidewalk shall be provided along both sides of all public streets constructed within the development. The sidewalks shall be installed within the right-of-way with roadway improvements.

#### GDS 1.04 General Development Identification Signage

This provision contains the standards for the common signs within the development. Each sub-area may contain additional sign standards, which shall also apply in that sub-area. If there is a conflict between the sub-area standards and general development standards, these general development standards shall take precedence.

- A) This development text and Development Plans incorporates signage standards and details to be considered as part of a comprehensive subdivision sign package tailored toward this development. Internal / directional signage within Subareas C and D shall meet the requirements of the City of Mt. Vernon and shall be submitted with the Final Plans for each Subarea.
- B) Primary Development signs shall be as designed and designated in the Landscape enlargements, Exhibit G4, and subject to minor changes in the final design / construction detailing phase as approved by the City of Mt. Vernon.
- C) Development Identification Signs.

There shall be Two (2) Development Identification Signs which shall identify the overall development (Liberty Crossing). They will be located at the major entrance intersections as follows (see plan):

  - 1) Development Identification sign at the intersection of Street E and Newark Road.
  - 2) Development identification sign at the intersection of Street A and Newark Road.
  - 3) For each of the Development Identification signs the following standards shall apply:
    - (a). Signs shall be located at least eight (8) feet behind the edge of the right-of-way. Signs and associated landscaping shall not interfere with the clear sight triangle of vehicles entering and exiting the property.
    - (b). The Development Identification signs shall be a free-standing monument style sign, whose base shall be constructed of natural or manufactured stone or brick, with the sign panel having a maximum height of 5 feet above the grade at the base of the sign. The graphic area shall be a maximum of 20 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G4).
    - (c). The development identification signs shall be landscaped with trees, shrubs, and seasonal color in mulched plant beds (see Exhibit G3).

D) Subarea Identification Signs.

In addition to the Development signs described above, each Subarea shall be permitted smaller free-standing signs at each internal entry point within the project. The following standards shall apply to the subarea identification signs:

- 1) The signs shall be a free-standing monument, or yard arm style sign to be constructed of wood and/or natural or manufactured stone or brick, with the sign panel having a maximum height of 5'-0" above the grade at the base of the sign, and the sign column or post (for yard arm type signs) having a maximum height of 7 feet above grade at the base of the sign. The graphic area shall be a maximum of 16 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G4).
- 2) Freestanding signs shall be located at least five (5) feet behind the right-of-way line and must not block sight visibility for ingress/egress.
- 3) All identification signs within the same sub-area shall be built of similar materials and be of a similar height, size, and setback to allow for consistent urban design and visual harmony.

GDS 1.05 Cluster Mailboxes

- A) Cluster Mailbox Units shall be provided for all residential unit types throughout the Liberty Crossing development in accordance with the current requirements of the US postal service. Final locations for Cluster Mailbox units shall be determined with approval of the US postal service.
- B) Cluster mailbox units shall be located in easily accessible areas on the site.
- C) Cluster mailbox units shall be a decorative unit, painted black, with a sloped cap, and will be located and detailed on the Final Plans subject to the approval of the US postmaster in charge of this region.

GDS 1.06 Trash Enclosure Standards

- A) Trash enclosures- including dumpsters and compactors- shall be screened on 3 sides using materials consistent with the design of the primary structure. The 4<sup>th</sup> (operational) side must be screened by a metal or wood gate. Final locations of dumpsters and compactors shall be determined at time of final engineering.
- B) Screening for dumpsters shall use material(s) compatible with the principal building. Stone, brick, stucco, synthetic stone, and wood are acceptable for dumpster screen walls. Gates may be made of metal, but siding, lattice must be opaque and kept closed (except on trash pickup day).
- C) All dumpsters shall be screened at a height of at least six (6) feet, or to the height of the dumpster, whichever is greater.

GDS 1.07 **Lighting**

- A) All parking lighting within multi-family subareas shall be cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.
- B) No colored lights shall be used to light the exterior of buildings. Low-emitting lighting is permitted to up light the exterior of a building without having a 'spotlight' effect.

GDS 1.08 **Common Open Space, Landscape Easements, and land dedication**

- A) Not less than 30% of the total gross area of the proposed development shall be dedicated to permanent open space, parks, common space, and/or public spaces including the preserve areas, and landscape buffers / pathways. Such open space shall be granted to a homeowner's association.
- B) Common open space areas and landscape easements can be categorized as follows:
  - 1) Entry features & identification signs located within common setback areas
  - 2) Landscape buffers located within common setback areas
  - 3) Storm water management areas including ponds, stream buffers and drainage areas
  - 4) Community parks
  - 5) Community Walks and Trails
  - 6) Community Amenities
- C) Installation and maintenance of storm water ponds shall comply with all state, County and City of Mt. Vernon standards.
- D) Common areas throughout the development shall be privately owned and maintained and may be established by easement or fee ownership. Legal devices shall be used requiring each property owner to participate in the maintenance of the common areas, based upon their proportionate interests in the area and development.

GDS 1.09 **Divergences**

The applicant requests the following divergences from the city subdivision regulations to support the unique development features of this Liberty Crossing PND.

- A) The applicant requests a divergence from Section 1139.03(n) to allow the proposed cul-de-sac in Sub-Area B to exceed the maximum length of 1,000 feet, by a total of 85 feet to accommodate the unique features of the site.
- B) The applicant requests a divergence from Section 1139.04(a) to allow the block length within Sub-Area A to exceed the maximum length of 1,200 feet, by ±465 feet, to accommodate the unique slope conditions and minimize site grading issues.



**SUB AREA A - SINGLE FAMILY DETACHED HOUSING**

Sub Area A is (mostly) located in the southwestern portion of the Liberty Crossing site and represents the largest subarea. Total size of this sub area is ± ~~33.75~~58.01 net acres, and this includes common open space areas that will be used for parks, and for stormwater management. Uses allowed for this subarea are single family detached housing and accessory uses as outlined herein.

**SUB A 1.01 Permitted Uses**

- A) Single- family detached homes, one principal structure per lot, and accessory uses listed herein.

**SUB A 1.02 Density**

- A) Sub Area A shall have a maximum of 93 single-family lots.

**SUB A 1.03 Accessory Uses**

- A) Private garages whether attached or detached from a dwelling.
- B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- C) Small Garden sheds of 200 square feet or less.
- D) Private decks and patios
- E) Private swimming pools for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the State of Ohio and of the City of Mt. Vernon Codified Ordinances.
- F) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
- G) Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

**SUB A 1.04 Development Standards**

The following standards apply to all homes within Subarea A of the Liberty Crossing Development:

- A) Minimum lot area: 7,150 square feet
- B) Minimum lot width: 55 feet measured at the front ~~setback~~yard line
- C) Lot coverage: No more than 45% of any lot may be covered by the footprint of the house.
- D) The maximum height of buildings:  
Principal buildings: two (2) stories not to exceed 35 feet.  
Accessory buildings: 15 feet.



E) The minimum yard dimensions and setbacks:

Minimum Setbacks for buildings

Front yard: 25 feet from ROW of internal streets<sup>\*\*\*</sup>

Side yard: 5 feet from lot line\*

Rear yard: 25 feet from lot line\*\*

\* Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.

\*\* Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

\*\*\* In the case of corner lots, a front yard setback shall be established for each portion of the lot adjacent to each street Right-of-Way, equal to the distance established above.

SUB A 1.05 Special Landscape Requirements:

A) Fencing:

- 1) No fencing is permitted in front of the main elevation of the homes.
- 2) Chain Link fencing is not a permitted fence type anywhere within the Liberty Crossing development.
- 3) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools to meet code requirements for perimeter fencing and gates surrounding a pool.
- 4) Fences not exceeding 72" in height are permitted along side and rear yard lines behind the rear elevation of the home and may be made of wood, PVC, vinyl, wrought iron or aluminum with the appearance of wrought iron. Black vinyl coated wire mesh may be attached to the lot owner's side of open fences for pet containment purposes.

SUB A 1.06 Off-Street Parking Requirements:

Except as otherwise provided, the City of Mt. Vernon's parking regulations outlined in Section 1174 shall apply in Sub Area A.

- A) The developer is required to provide a minimum of one (1) enclosed garage parking spaces per unit.
- B) Garage parking spaces may be counted towards required off-street parking requirements.
- C) On Street Parking: Parking on one side of the public street shall be permitted only opposite of the side of the street having fire hydrants.

SUB A 1.07 **Architectural Standards**A) **Exterior Appearance Standards**

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones.

B) **Roof**

- 1) Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- 2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) **Lighting Exterior:** Lighting may be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the style of home.D) **Elevation Examples:** representative architecture is shown on Exhibits I. Arrangement, configuration, and changes to the architectural or landscape requirements and addition of other design elements may be approved administratively by the zoning department.



**SUB AREA B -PATIO HOMES**

Sub Area B is located in the southeastern portion of the Liberty Crossing project and total size of this sub area is ± ~~19.00~~16.77 net acres, and this includes parks, and common open space areas that will be used as setbacks and for stormwater management. Uses allowed for this subarea are single family patio homes and accessory uses as outlined herein.

**SUB B 1.01 Permitted Uses**

- A) Single- family detached homes, one principal structure per lot, and accessory uses listed herein.

**SUB B 1.02 Density**

- A) Sub-Area B shall have a maximum 42 dwelling units.

**SUB B 1.03 Accessory Uses**

- A) Attached Garages
- B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- C) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
- D) Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

**SUB B 1.04 Development Standards**

The following standards apply to all homes within Sub Area B of the Liberty Crossing Development:

- A) Minimum lot area: 6,500 square feet
- B) Minimum lot width: 52 feet measured at the front ~~setback~~yard line
- C) Lot coverage: No more than 50% of any lot may be covered by the footprint of the house.
- D) The maximum height of buildings:  
Principal buildings: Two (2) stories not to exceed 24 feet.
- E) The minimum yard dimensions and setbacks:  
Minimum Setbacks for buildings  
Interior:  
Front yard: 20 feet from ROW of internal streets \*\*\*  
Side yard: 5 feet from lot line\*

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Rear yard: 25 feet from lot line\*\*

\* Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.

\*\* Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

\*\*\* In the case of corner lots, a front yard setback shall be established for each portion of the lot adjacent to each street Right-of-Way, equal to the distance established above.

SUB B 1.05 **Special Landscape Requirements:**

A) **Fencing:**

- 1) No fencing is permitted in front of the main elevation of the homes.
- 2) Chain Link fencing is not a permitted fence type anywhere within the Liberty Crossing development.
- 3) Decorative fencing for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around patios located immediately adjacent to dwellings.

SUB B 1.06 **Off-Street Parking Requirements:**

Except as otherwise provided, the City of Mt. Vernon's parking regulations outlined in Section 1174 shall apply in Sub Area B.

- A) The developer is required to provide a minimum of one (1) enclosed garage parking spaces per dwelling unit, and one driveway space per dwelling unit.

SUB B 1.07 **Architectural Standards**

A) **Exterior Appearance Standards**

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones.

B) **Roof**

- 1) Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- 2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum.

Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

- C) Lighting Exterior: Lighting may be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the style of home.
- D) Elevations Examples: representative architecture is shown on Exhibits I. Final Architecture shall be submitted for approval by the city at the time of Final Development Plan.

### SUB AREA C - ATTACHED TOWNHOMES

Sub Area C is located in the northwestern portion of the project. The total size of this sub area is approximately ~~± 13.13~~12.74 net acres, and this includes common open space areas that will be used as setbacks and for stormwater management. Uses anticipated for this subarea are attached townhomes.

#### SUB C 1.01 Permitted Uses

- A) Attached townhomes having two or more attached units per building

#### SUB C 1.02 Density

- A) A maximum of 112 dwelling units will be permitted in Sub Area C

#### SUB C 1.03 Accessory Uses

- A) Private garages or carports, whether attached to or detached from a primary building.
- B) Maintenance building, attached to a garage or free-standing.
- C) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- D) Private Clubhouses and exercise facilities for the use of the residents of the development.
- E) Private swimming pools, pool changing facilities, and tennis courts for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the City of Mt. Vernon Codified Ordinances and the State of Ohio.
- F) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

#### SUB C 1.04 Development Standards

- A) Minimum Lot Size: The minimum lot size for individual townhome units shall be 20' x 85'.

- A) ~~Lot coverage: No more than 40% of the site may be covered by the footprint of townhome buildings and accessory structures.~~
- B) Minimum Floor Area - Minimum floor area for townhome dwellings shall be:
- 1) 2 & 3 Bedroom - 1100 square feet
- C) The maximum height of buildings:
- 1) Principal buildings: Two (2) stories not to exceed 35 feet
  - 2) Accessory buildings: 15 feet.
- D) The minimum yard dimensions and setbacks:
- 1) Minimum Setbacks for buildings
    - Front yard: 20 feet from ROW of internal streets
    - Side yard: 0 feet between attached units / 10 feet from end unit to side lot line\*
    - Rear yard: 20 feet from lot line\*\*
  - 1) ~~Perimeter Setbacks for buildings and parking:~~
    - ~~North Boundary Line 30 feet for buildings and parking \*\*~~
    - ~~East Boundary Line 30 feet for buildings and parking \*\*~~
    - ~~Southern Boundary Line 20 feet for buildings and parking \*\*~~
    - ~~Interior Roadway: 20' from face of garage to back of curb or to back of sidewalk if sidewalk exists.~~
  - 2) ~~Minimum building separation~~
    - ~~Building side to building side: 20 feet~~
    - ~~Building side to building rear: 20 feet~~
    - ~~Building rear to building rear: 40 feet~~
- \* Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.
- \*\* Decks and patios shall be permitted to encroach into the setback a maximum of 10'. ~~Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.~~

SUB C 1.05 **Street Requirements:**

- A) Sidewalks: New streets and parking areas interior to the subarea shall have a 4-foot minimum sidewalk installed on at least one side of the road to provide for residential

connectivity to the parking areas and the overall pedestrian network of the Liberty Crossing Development

- B) Street Trees: Deciduous shade trees shall be required along all streets, ~~whether private or public~~, within the Sub Area. Deciduous trees shall be located an average of 50 feet on center. Trees shall be evenly spaced with exceptions as necessary to accommodate driveways, parking areas, fire hydrants, and streetlights.
- C) Streetlights: Any street lighting within the Townhome Sub Area C shall meet the requirements of the City of Mt. Vernon codified ordinances to control glare and light spillover. Lighting along streets shall not exceed 14 feet in height and shall include cut off style fixtures to prevent light pollution.

#### SUB C 1.06 Special Landscape Requirements:

- A) Fencing:
  - 1) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools.
  - 2) Decorative screening for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around or in-between patios located immediately adjacent to dwellings.
- B) Perimeter Landscaping: A landscape buffer shall be provided along the northern boundary line of Sub Area C to help screen the rear of the townhomes from the existing residents to the north.

#### SUB C 1.07 Off-Street Parking Requirements:

Except as otherwise provided below, the City of Mt. Vernon's parking regulations outlined in Chapter 1174 shall apply in Sub Area C.

- A) 2.0 parking spaces per dwelling unit (2 bedroom or 3 bedroom)
- B) Parking spaces shall be a minimum of 10'x19' in size.
- C) Parking may be provided in driveways, garages, dedicated parking lots, or any combination thereof.

#### SUB C 1.08 Signs Permitted

In addition to the secondary project identification signs permitted in the General Development Standards outlined above, the following signage shall be permitted in Subarea C. Except as otherwise provided, the City of Mt. Vernon's signage regulations outlined in Chapter 1175 of the City of Mt. Vernon Code shall apply in Sub Area C.

- A) Project Directional Signs. Developer may also provide appropriate directional signage at ingress/egress access points for street names. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material,

and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be three (3) square feet. Street signs, and other regulatory signs such as stop signs, shall meet all City of Mt. Vernon requirements.

- B) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs are limited to one (1) square foot and should be made of a permanent material that gets mounted appropriately on the façade of buildings.

#### SUB C 1.09 Architectural Standards

A) Exterior Appearance Standards

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones.

B) Roof

- 1) Pitch: the main architectural roof of a townhome shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- 2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) Special Elements

- 1) Dormers: Gables shall be 4/12 to 12/12 pitch.

- D) Lighting Exterior: Lighting may be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the architectural style. Site lighting shall be complimentary to the style of the architecture, shall not exceed 14 feet in height, and shall include cut off type fixtures to prevent light spillover onto adjacent subareas.

- E) Elevations Examples: representative architecture is shown on Exhibits I. Final Architectural Design shall be submitted for approval by the city with the Final Development Plan approval.

### SUB AREA D - MULTI FAMILY ATTACHED HOUSING

Sub Area D is located in the northeast corner of the project and has frontage on Newark Road. Total size of Sub Area D is approximately  $\pm 13.75$  ~~12.2~~ net acres, and this includes common open space areas that will be used as setbacks and areas used for stormwater management. Uses anticipated for this subarea are multi-family attached housing.

#### SUB D 1.01 Permitted Uses

- A) Multi-family structures having four or more attached units per building
- B) Attached townhomes having three or more attached units per building

#### SUB D 1.02 Density

- A) A maximum of 230 dwelling units will be permitted in Sub Area D

#### SUB D 1.03 Accessory Uses

- A) Private garages or carports, whether attached to or detached from a primary building.
- B) Mail kiosks or Mail buildings.
- C) Maintenance building, attached to a garage or free-standing.
- D) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- E) Private Clubhouses and exercise facilities for the use of the residents of the development.
- F) Coworking space for meetings and office work is to be designated for the use of the residents of the development.
- G) Private swimming pools and tennis courts, for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the City of Mt. Vernon Codified Ordinances and the State of Ohio.
- H) Private trash compactors, or trash dumpsters for use of the residents of the community, to be serviced by a private company in contract with the sub area developer. Private compactors or trash dumpsters installed for the use of the residents shall be screened from view from adjacent roadways by landscaping or by enclosure made of brick, stone, wood, or some combination of the above.
- I) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

#### SUB D 1.04 Development Standards

- A) Lot coverage: No more than 40% of the site may be covered by the footprint of multi-family buildings and accessory structures.
- B) Minimum Floor Area - Minimum floor area for multi-family dwellings shall be:
- 1) 1 Bedroom – 650 square feet
  - 2) 2 Bedroom – 850 square feet
  - 3) 3 Bedroom – 1000 square feet
- C) The maximum height of buildings:
- 1) Principal buildings: Three (3) stories not to exceed 45 feet
  - 2) Accessory buildings: 20 feet.
- D) The minimum yard dimensions and setbacks:
- 1) Perimeter Setbacks for buildings and parking:  
Newark Road: 30 feet from ROW for parking, 40 feet for buildings  
Street E: 25 feet from ROW for parking, 30 feet for buildings  
Northern Boundary: 30 feet for buildings and parking\*\*  
Western Boundary Line: 20 feet for buildings and parking\*\*
  - 2) Minimum building separation:  
Building end to building end: 25 feet  
Building end to building sidefront/rear: 35 feet  
Building side-front/rear to building sidefront/rear: 50 feet
- \*\* Decks and patios shall be permitted to encroach into the setback a maximum of 10'. Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

SUB D 1.05 **Private Street Requirements:**

- A) Sidewalks: New private streets and parking areas interior to the subarea shall have 4-foot minimum sidewalks installed on at least one side to provide connectivity between entries to residential buildings and internal parking areas.
- B) Street Trees: Deciduous shade trees shall be required along all private streets and within the parking areas. Deciduous trees shall be located an average of 50 feet on center on private streets and shall be located on internal islands and peninsulas within parking areas as described below.
- C) Parking Lot Lights: All site and parking lot lighting within the Multi-Family Sub Area D shall meet the requirements established within City of Mt. Vernon codified ordinances to control glare and light spillover. Lighting within parking lots and along

private streets shall not exceed 14 feet in height and shall include cut-off style fixtures to prevent light pollution.

SUB D 1.06 **Special Landscape Buffers & Development Requirements:**

- A) **Fencing:** Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. All pool fencing shall meet the requirements of the City of Mt. Vernon codified ordinances and the State of Ohio regulations for the same.
- B) **Parking Lot Landscape:** Developer shall provide a minimum of one tree per 25 parking spaces within private parking lots. These trees can be grouped into larger islands as described below:
  - 1) A peninsula shall be no less than 144 square feet (8' X 18'), whereas an island shall be no less than 288 square feet (8' X 36'). Both shall have a minimum width of 8 feet.
  - 2) Tree canopies shall be maintained at 6 feet above the ground plane, and the remaining landscape area shall be landscaped with turf, hardwood mulch, shrubs, or groundcover not to exceed 2 feet in height.

SUB D 1.07 **Off-Street Parking Requirements:**

Except as otherwise provided below, the City of Mt. Vernon's parking regulations outlined in Chapter 1174 shall apply in Sub Area D.

- A) 1.5 parking spaces per unit for 1-bedroom units, 2 parking spaces per unit for 2-3 bedroom units.
- B) Parking spaces shall be a minimum of 10'x19' in size with a minimum of 22' wide drive aisle.
- C) Parking requirements may be met using surface parking lots, garages, or a combination thereof.

SUB D 1.08 **Signs Permitted**

In addition to the secondary project identification signs permitted in the General Development Standards outlined above the following signage shall be permitted in Subarea C. Except as otherwise provided, the City of Mt. Vernon's signage regulations outlined in Chapter 1175 of the City of Mt. Vernon Code shall apply in Sub Area C.

- A) **Project Directional Signs.** Developer may also provide appropriate directional signage at ingress/egress access points for street names. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material, and size. The maximum height of directional signage shall be four (4) feet and the

maximum copy area type face shall be three (3) square feet. Street signs, and other regulatory signs such as stop signs, shall meet all City of Mt. Vernon requirements.

SUB D 1.09 **Architectural Standards**

A) **Exterior Appearance Standards**

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Colors may be mixed within the same building elevation with the intent to vary the architecture and break down the scale of the building.

B) **Roof**

- 1) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) **Special Elements**

- 1) Dormers: Gables shall be 3/12 to 12/12 pitch.

- D) **Lighting Exterior:** Lighting may be attached to the unit near the front entrance, or to either side of a garage, or both. The style of lighting shall be selected to complement the architectural style. Site lighting shall be complimentary to the style of the architecture, shall not exceed 14 feet in height, and shall include cut off type fixtures to prevent light spillover onto adjacent subareas.

- E) **Elevations Examples:** representative architecture is shown on Exhibits I. Final Architectural Design shall be submitted for approval by the city with the Final Development Plan approval.

TAB 2  
ADJACENT PROPERTY OWNERS

PIN	Address	Owner	Owner Address
1200448000	8200 NEWARK RD	CONKLE RONALD L & LINDA S	8200 NEWARK RD MOUNT VERNON OH 43050
1200515000	19 MEADOWBROOK DR	NEACE DANIEL A SR & SHEILA L	1 HOME CAMPUS DES MOINES IA 50328
1200516000	25 MEADOWBROOK DR	KETTELL RICHARD J	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1200637001	8068 NEWARK RD	SHAFFER PATRICK KYLE	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1200638000	23 MEADOWBROOK DR	LEIBOLD MICHAEL J & DEBORAH S	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1200653000	4 WINNEY DR	PICCIRILLO MARK A	4 WINNEY DR MOUNT VERNON OH 43050
1200662000	27 MEADOWBROOK DR	HOLLAND JOHN A III	27 MEADOWBROOK DR MOUNT VERNON OH 43050
1200905000	NEWARK RD	DRISCOLL JACQUELINE D	1595 NEWARK RD MOUNT VERNON OH 43050
1201092000	8280 NEWARK RD	RETFERFORD JAMES P & JEAN A	8280 NEWARK RD MOUNT VERNON OH 43050
1201117000	2 WINNEY DR	PRATT JEFFREY A & GLORIA	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201137000	8 WINNEY DR	MOHN JANET M	8 WINNEY DR MOUNT VERNON OH 43050
1201138000	WINNEY DR	MOHN JANET M	8 WINNEY DR MOUNT VERNON OH 43050
1201149000	8040 NEWARK RD	SUBURBAN PROPANE L.P.	240 ROUTE 10 W PO BOX 206 WHIPPANY NJ 07981
1201165000	8260 NEWARK RD	SZILAGYI DOUGLAS M	1123 S PARKVIEW DR COVINA CA 91724
1201263000	10 WINNEY DR MOUNT VERNON OH 43050	BARRAU ALAIN & GOIRE SOLMARI	10 WINNEY DR MOUNT VERNON OH 43050
1201703000	NEWARK RD	P3T LTD AN OHIO LIMITED LIABILITY CO	3396 SHARON VALLEY RD NEWARK OH 43055
1201789000	8028 NEWARK RD	GHERMAN RHONDA & CHARLES	70 FAIRWAY DR MOUNT VERNON OH 43050
1201825000	8104 NEWARK RD MT. VERNON; OH	HUEHNER MARTIN K	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201826000	NEWARK RD MT. VERNON; OH	HUEHNER MARTIN K	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201831000	29 MEADOWBROOK DR	SCHOELLKOPF DEVIN L & HAFLIGER STEPHANIE PL	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201900000	7864 NEWARK RD	CHANEY FREDA M	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201900001	7950 NEWARK RD	DIGUILIO NICHOLE D TRUSTEE	7950 NEWARK RD MOUNT VERNON OH 43050
1201900002	NEWARK RD	MILLER CHRISTOPHER C & HEIDI J	1123 S PARKVIEW DR COVINA CA 91724
1202210000	7980 NEWARK RD MT VERNON OH	WILLIAMS PATRICIA A & GARY L	1123 S PARKVIEW DR COVINA CA 91724
1202557000	8238 NEWARK RD	EVERETT ROBERT W	12 WOODLAND CIR MOUNT VERNON OH 43050
1202574000	RANGE LINE RD	SPERRY FARMS INC	6712 RANGELINE RD MOUNT VERNON OH 43050
12ROW			
6600501000	NEWARK RD	RJM LAND DEVELOPMENT LTD	PO BOX 230 MOUNT VERNON OH 43050
6600501001	NEWARK RD	CITY OF MOUNT VERNON	40 PUBLIC SQ MOUNT VERNON OH 43050
6600501004	NEWARK RD	CONCORD ROAD PROPERTIES LLC	5662 SPORTSMAN CLUB RD JOHNSTOWN OH 43031
6600533000	8550 BLACKJACK RD	CLAYBORNE WAYNE & MARSHA	8550 BLACKJACK RD MOUNT VERNON OH 43050
6650388000	8402 BLACKJACK RD	BEHAVIORAL HEALTHCARE PARTNERS OF CENTRAL OHIO INC	8402 BLACKJACK RD MOUNT VERNON OH 43050

Attachment: 24 0923\_Final Development Plan Submission\_LR (41115 : 2024-Mpc-18)

## ADJACENT PROPERTY OWNERS

TAB 3  
SURVEY

05-28-02 1st Reading ✓  
06-24-02 2nd Reading ✓  
07-23-02 3rd Reading passed

4.4.b

**ORDINANCE NO. 2002-17**

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PORTIONS OF THE RJM ANNEXATION CURRENTLY HOLDING CLINTON TOWNSHIP ZONING CLASSIFICATIONS TO O/I (OFFICE-INSTITUTIONAL), P-1 (PUBLIC, SEMIPUBLIC), PND (PLANNED NEIGHBORHOOD DISTRICT), NC (NEIGHBORHOOD COMMERCIAL), AND M-1A (LIGHT INDUSTRIAL DISTRICT) UNDER THE MOUNT VERNON ZONING CODE; AND DECLARING AN EMERGENCY.**

*Plan/  
zoning  
Hanson  
Hawkins*

WHEREAS, THE Council for the City of Mount Vernon has determined the necessity of rezoning certain property within the City of Mount Vernon;

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the City of Mount Vernon hereby amend the zoning classification of the following tracts as indicated on the attached map and as described herein.

Tract 1: O/I Office-Institutional District. Being a part of Parcel 66-00501 and beginning at the southwest corner of the Mohaven Estates Subdivision, also being the southwest corner of Lot 11 of said subdivision; thence, north along the west line of the subdivision to the point of intersection with a 5.688 acre tract of land the southern boundary of which is the boundary of the existing O/I Office Institutional District; thence, west along the southern boundary of the existing O/I district 300 feet to a point, said point being the place of beginning of this description; thence, continuing west along the existing O/I district line to the centerline of Blackjack Road; thence south along the centerline of Blackjack Road to the point of intersection with the existing M-1A zoning district; thence, east along the M-1A zoning district line to a point 300 feet west of the southwest corner of the Mohaven Estates Subdivision; thence, north to the place of beginning. Property is owned by RJM Land Development, Ltd.

*Vol. L  
Pg. 059*

Attachment: 24 0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-18)

Tract 2: P-1 Public, Semipublic District. Being a part of Parcel 66-00501 and beginning at the southwest corner of the Mohaven Estates Subdivision, also being the southwest corner of Lot 11 of said subdivision; thence, north along the west line of the subdivision to the point of intersection with a 5.688 acre tract of land the southern boundary of which is the boundary of the existing O/I Office Institutional District; thence, west along the southern boundary of the existing O/I district 300 feet to a point; thence, south to the point of intersection with the line marking the existing M-1A zoning district; thence, east 300 feet from said point and along the existing M-1A district line to the place of beginning. Property is owned by RJM Land Development, Ltd.

Tract 3: PND Planned Neighborhood District. Being part of Parcel 66-00501 and beginning at the southwest corner of the Mohaven Estates Subdivision, also being the southwest corner of Lot 11 of the said subdivision; thence, east along the south line of the said subdivision and the existing corporation line as described in the RJM Annexation to a point on the centerline of Newark Road; thence southeast along the corporation line to a point in the center of Newark Road; thence west along said corporation line to the point of intersection with the boundary of the existing M-1A district; thence, north along the boundary of the existing M-1A district to the point of beginning. Save and except the property described herein as Tract 4. Property is owned by RJM Land Development, Ltd.

Tract 4: NC Neighborhood Commercial District. Being a part of Parcel 66-00501 and consisting of approximately 13 acres. Beginning at the northwest corner of a 1.938 acre tract known as Clinton Township Parcel 12-00637.001 as recorded in Survey File J-268 with said point also being on the existing corporation line; thence, west 854.56 feet to a point; thence, south 574.40 feet to a point; thence, east 1,140.49 feet to the existing corporate boundary; thence, northwest along the existing corporate boundary to the point of beginning. Property is owned by RJM Land Development, Ltd.

Tract 5: M-1A Light Industrial District. Being Parcel 66-00469 and consisting of a 1.20 acre tract currently owned by Richard L. and Brenda F. Keylor.

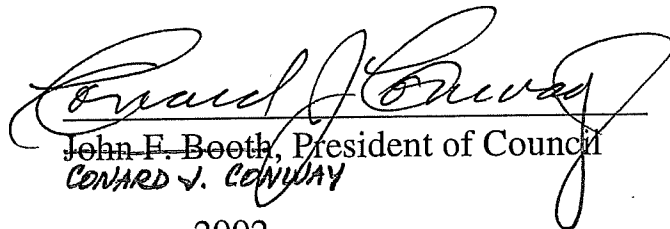
Tract 6: M-1A Light Industrial District. Being Parcel 66-00375 and consisting of a 0.863 acre tract currently owned by Thomas J. and Tanya J. Levering

Tract 7: M-1A Light Industrial District. Being Parcel 66-00452 and consisting of a 12.08 acre tract currently owned by Donel Properties. Also included in this tract is the abutting railroad right of way the east line of which is the boundary of the existing M-1A zoning district.

Tract 8: PND Planned Neighborhood District. Being Parcel 66-00503 and consisting of a 130.604 acre tract currently owned by RJM Land Development, Ltd.

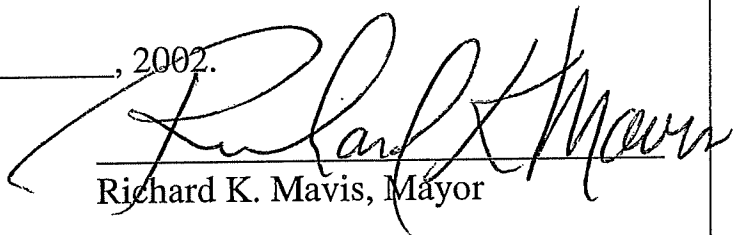
SECTION 2: That the zoning classifications be recorded in Title XI of the Planning and Zoning Codes of the Codified Ordinances of the City of Mount Vernon.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be force from and after the earliest period allowed by law.

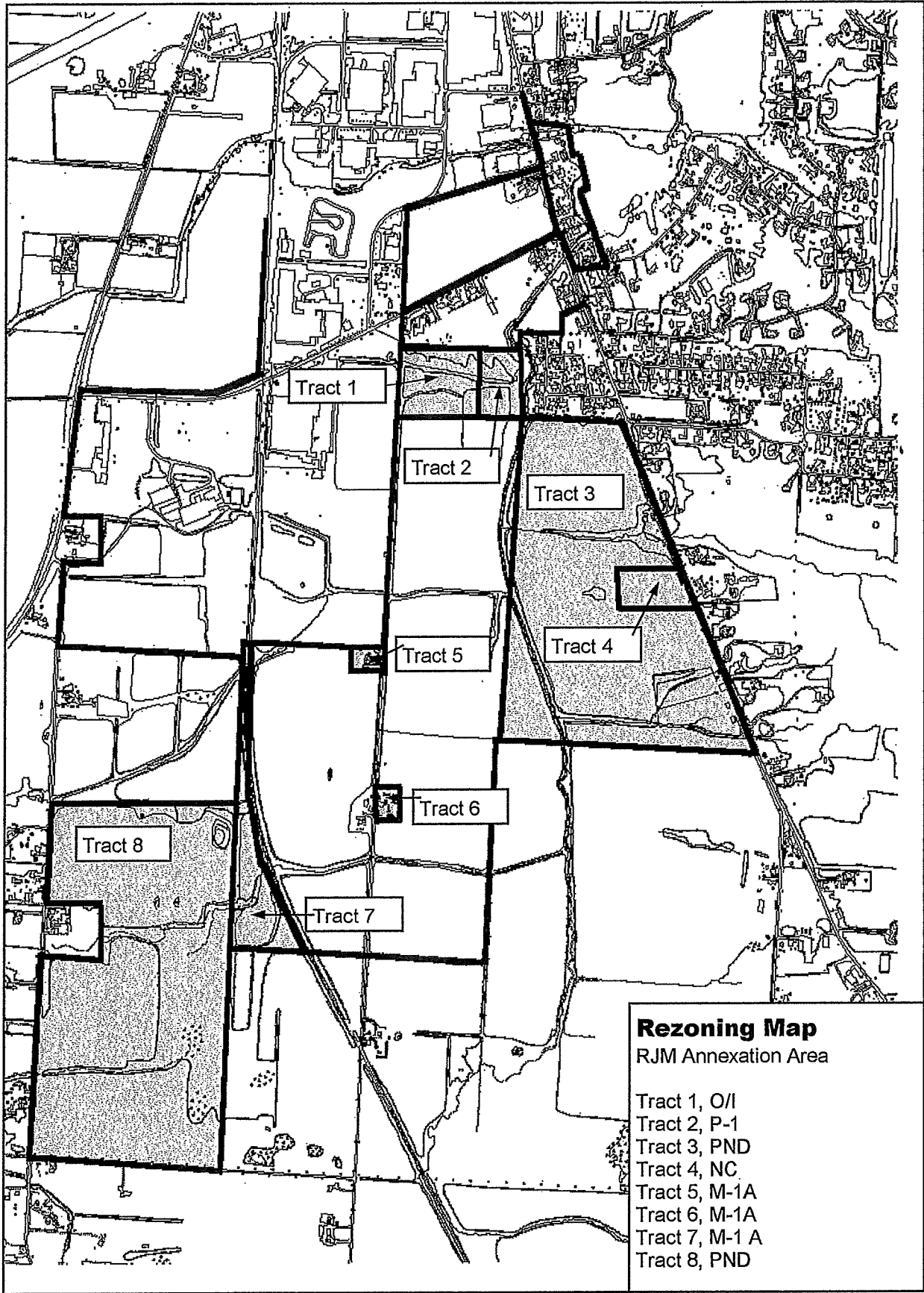
  
John F. Booth, President of Council  
CONARD J. CONWAY

PASSED: July 22, 2002.

ATTEST: Janet Brown  
Janet Brown, Clerk of Council

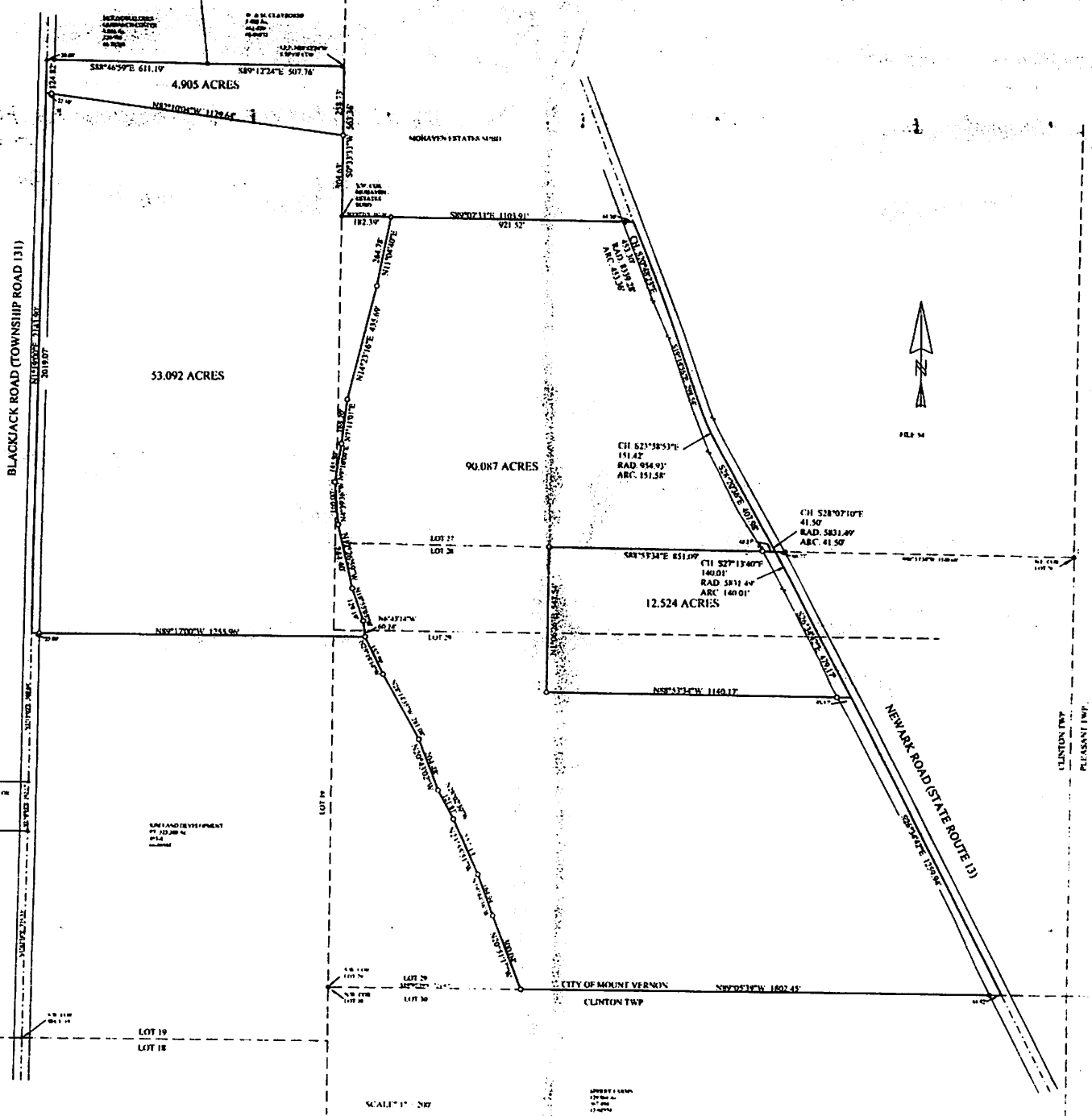
APPROVED: July 22, 2002.  
  
Richard K. Mavis, Mayor

Attachment: 24 0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-18)



Attachment: 24 0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-18)

PART OF LOTS 19, 27, 28 AND 29, QTR. 4, T6, R13, CITY OF MOUNT VERNON, KNOX COUNTY, OHIO.



SCALE: 1" = 200'

PARCEL #06-00501

- - IRPM PIN SET
- - IRPM PIN FOUND
- ▲ - N.R. SPIKE FOUND
- ▲ - CONC. MONUMENT



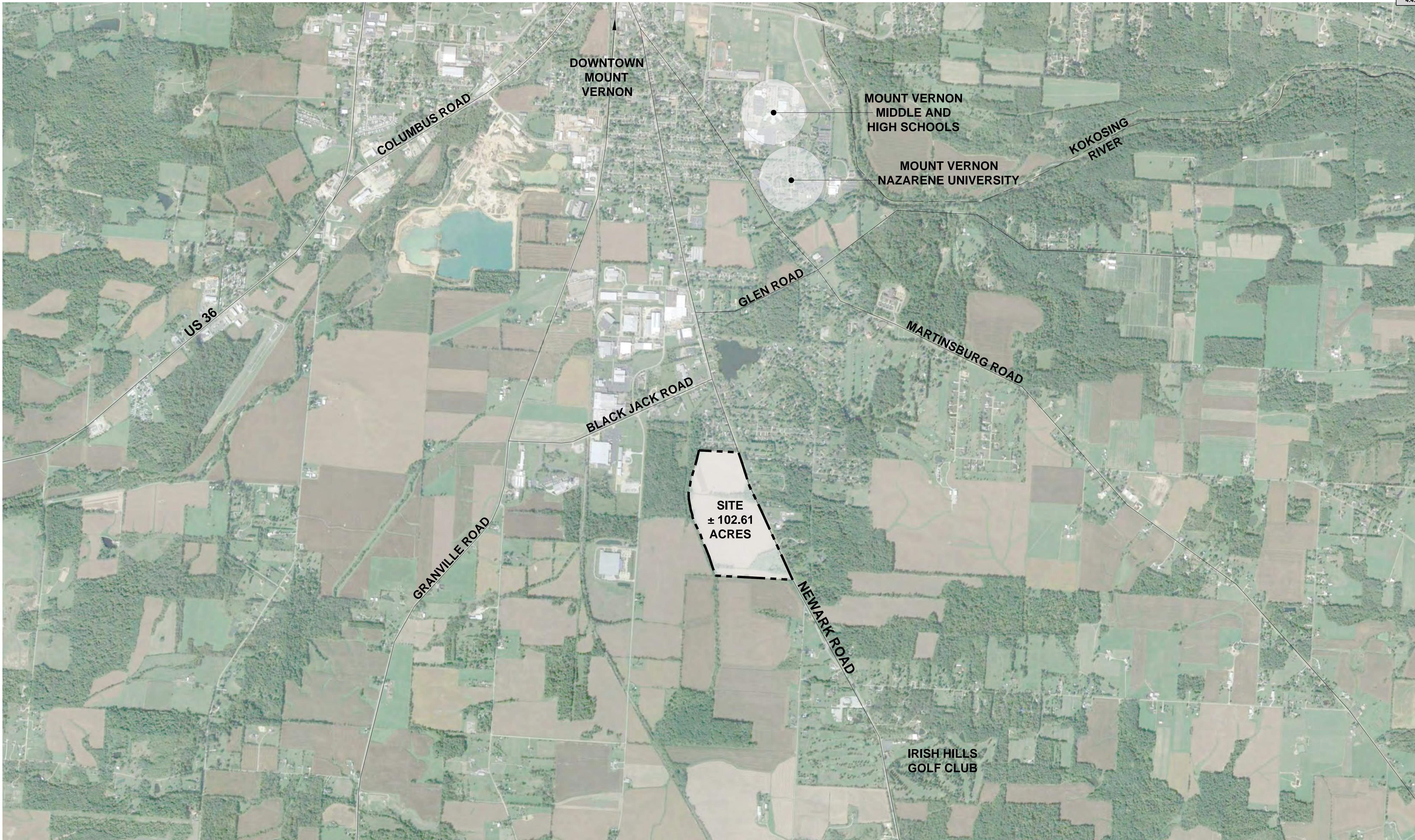
I CERTIFY THIS PLAT TO BE A TRUE COPY OF A SURVEY MADE FOR LAND DEVELOPMENT.

*David R. Mills*

DAVID R. MILLS, SURVEYOR #7157  
 TRACY & MILLS SURVEYORS  
 10 E. VINE STREET, MT. VERNON, OHIO  
 JULY 2004 C.S.S.

Attachment: 24 0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-18)

TAB 4  
DEVELOPMENT PLAN EXHIBITS



Attachment: 24 0923 - Final Development Plan Submission - LR (4115 - 2024-Mpc-19)



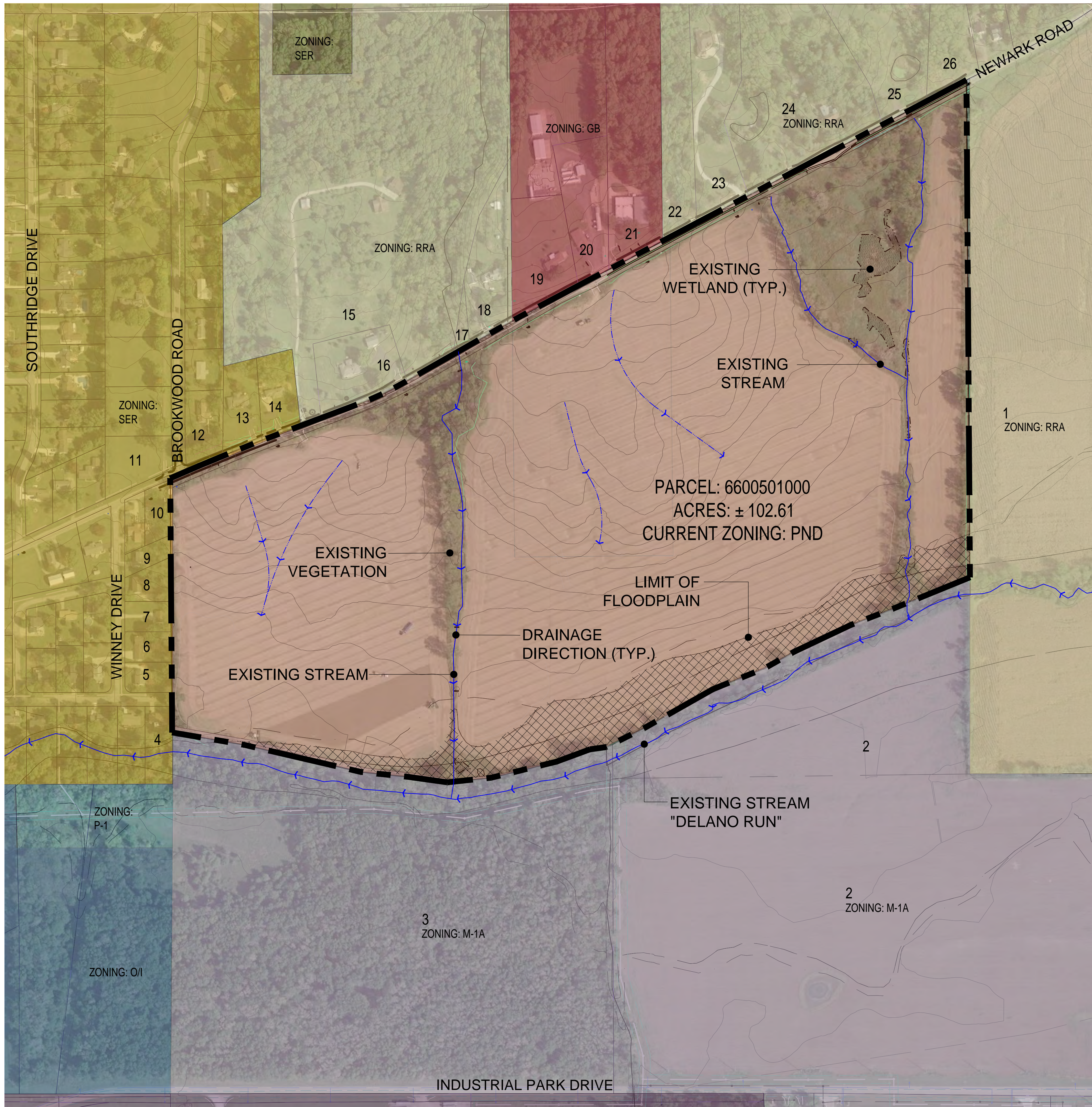
### Mt. Vernon Newark Road- Regional Context

City of Mt. Vernon, Knox County, Ohio September 26, 2024

### Exhibit C

0 1000 2000 3000





**ADJACENT OWNERS:**

LOT #	OWNER NAME	ADDRESS
1	SPERRY FARMS INC	6712 RANGELINE RD. MOUNT VERNON, OH 43050
2	GARRABRANT THOMAS N	5662 SPORTSMAN CLUB RD. JOHNSTOWN, OH 43031
3	CITY OF MOUNT VERNON	40 PUBLIC SQ. MOUNT VERNON OH, 43050
4	NEACE DANIEL A SR & SHEILA L	19 MEADOWBROOK DR. MT VERNON, OH 43050
5	BARRAU ALAIN & GOIRE SOLMARI	10 WINNEY DR. MOUNT VERNON, OH 43050
6	MOHN JANET M	8 WINNEY DR. MOUNT VERNON, OH 43050
7	MOHN JANET M	8 WINNEY DR. MOUNT VERNON, OH 43050
8	PICCIRILLO MARK A	4 WINNEY DR. MOUNT VERNON, OH 43050
9	PRATT JEFFREY A & GLORIA	2 WINNEY DR. MOUNT VERNON, OH 43050
10	DRISCOLL JACQUELINE D	1595 NEWARK RD. MOUNT VERNON, OH 43050
11	MAYHEW FRED E & CAROL S	745 BROOKWOOD DR. MOUNT VERNON, OH 43050
12	BURTON TIMOTHY J & LEANNE D	730 BROOKWOOD RD. MOUNT VERNON, OH 43050
13	RETFERFORD JAMES P & JEAN A	8280 NEWARK RD. MOUNT VERNON, OH 43050
14	SZILAGYI DOUGLAS M	8260 NEWARK RD. MOUNT VERNON, OH 43050
15	EVERETT ROBERT W	12 WOODLAND CIR. MOUNT VERNON, OH 43050
16	CONKLE RONALD L & LINDA S	8200 NEWARK RD. MOUNT VERNON, OH 43050
17	HUEHNER MARTIN K	8104 NEWARK RD. MOUNT VERNON, OH 43050
18	HUEHNER MARTIN K	8104 NEWARK RD. MOUNT VERNON, OH 43050
19	SHAFFER PATRICK KYLE	8068 NEWARK RD. MOUNT VERNON, OH 43050
20	SUBURBAN PROPANE L.P.	240 ROUTE 10 W PO BOX 206 WHIPPANY, NJ 07981
21	GHERMAN RHONDA & CHARLES	70 FAIRWAY DR. MOUNT VERNON, OH 43050
22	WILLIAMS PATRICIA A & GARY L	7980 NEWARK RD. MT VERNON, OH 43050
23	DIGUILIO NICHOLE D TRUSTEE	7950 NEWARK RD. MOUNT VERNON, OH 43050
24	CHANEY FRED A M	7864 NEWARK RD. MOUNT VERNON, OH 43050
25	MILLER CHRISTOPHER C & HEIDI J	7820 NEWARK RD. MOUNT VERNON, OH 43050
26	P3T LTD AN OHIO LIMITED LIABILITY CO	3396 SHARON VALLEY RD. NEWARK, OH 43055

**EXISTING ZONING:**

- PLANNED NEIGHBORHOOD DISTRICT (PND) CITY OF MOUNT VERNON
- NEIGHBORHOOD COMMERCIAL (NC) CITY OF MOUNT VERNON
- PUBLIC, SEMIPUBLIC (P-1) CITY OF MOUNT VERNON
- OFFICE-INSTITUTIONAL (O/I) CITY OF MOUNT VERNON
- LIGHT INDUSTRIAL (M-1A) CITY OF MOUNT VERNON
- SUBURBAN ESTATE RESIDENTIAL (SER) CLINTON TOWNSHIP
- RURAL RESIDENTIAL AND AGRICULTURAL (RRA) CLINTON TOWNSHIP
- GENERAL BUSINESS (GB) CLINTON TOWNSHIP

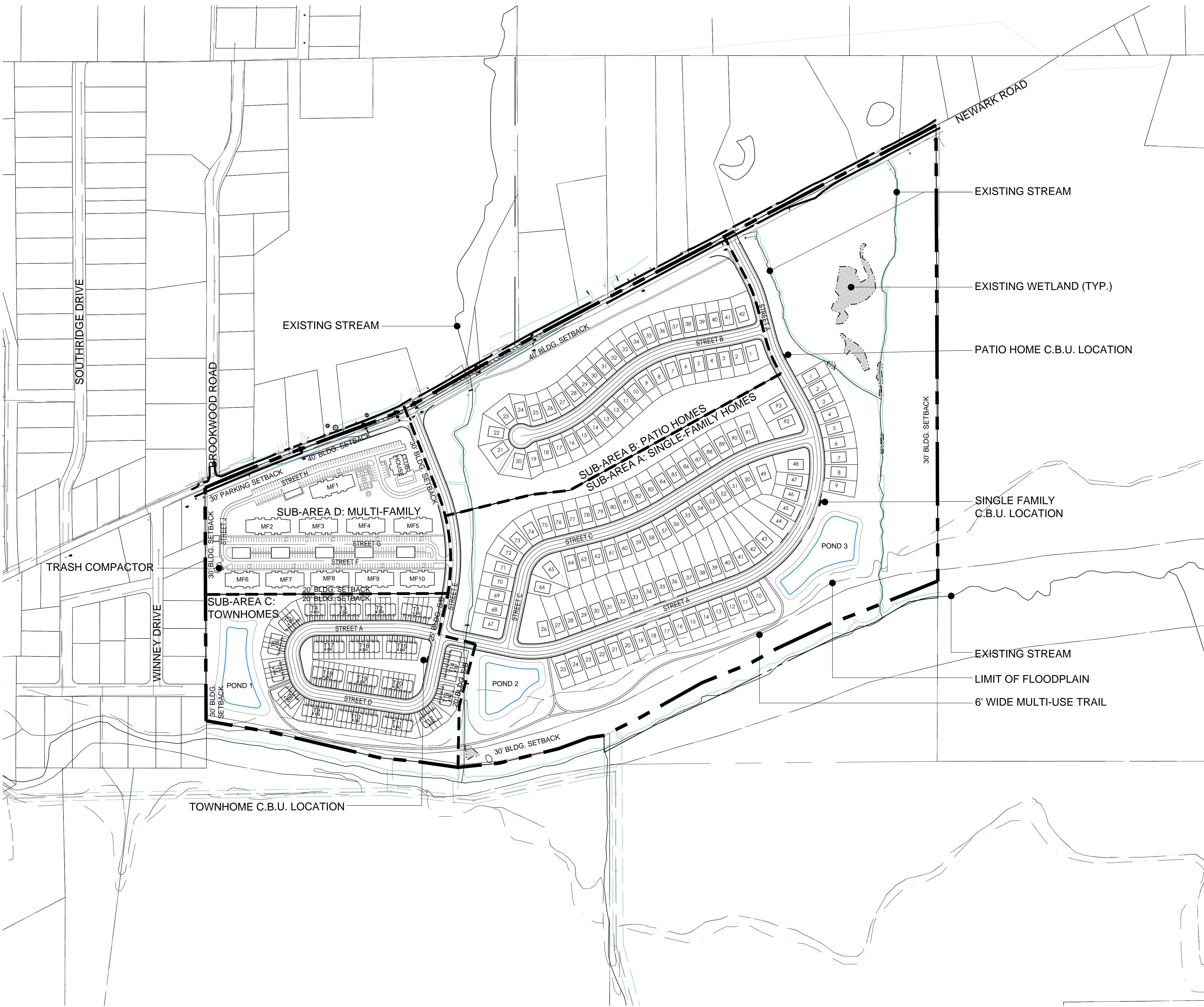
Attachment: 24 0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-16)





**Site Data:**

Total Site:	± 102.61 Gross Acres
Ex. R.O.W.	± 2.89 Acres
Site Net Acreage	± 99.72 Net Acres
Floodplain	± 7.90 Acres
Sub-Area A: Single-Family	± 59.06 Acres
Sub-Area B: Patio Homes	± 16.96 Acres
Sub-Area C: Townhomes	± 13.85 Acres
Sub-Area D: Multi-Family	± 12.74 Acres



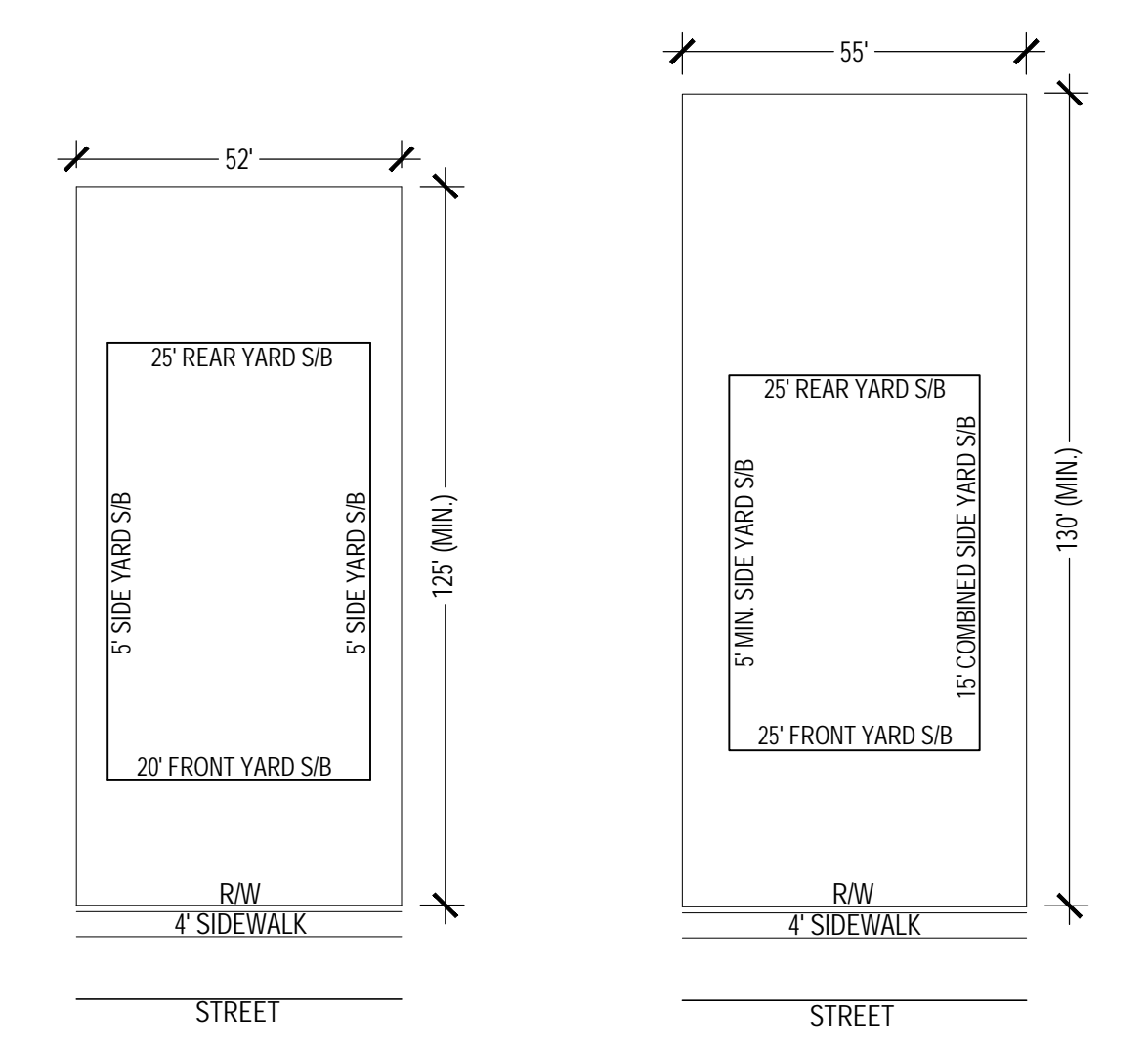
### Site Data:

Total Site:	± 102.61 Gross Acres
Ex. R.O.W.	± 2.89 Acres
Site Net Acreage	± 99.72 Net Acres
<b>Sub-Area A: Single-Family</b>	
Max. Dwelling Units	93
Sub-Area Density	± 1.57 du/gross acre
Min. Lot Size	55' x 130'
<b>Sub-Area B: Patio Homes</b>	
Max. Dwelling Units	42
Sub-Area Density	± 2.48 du/gross acre
Min Lot Size	52' x 125'
<b>Sub-Area C: Townhomes</b>	
Max. Dwelling Units	112 (As shown - 108)
Sub-Area Density	± 8.09 du/gross acre
Min Lot Size	20' x 85'
<b>Sub-Area D: Multi-Family</b>	
Max. Dwelling Units	230 (As shown - 216)
Sub-Area Density	± 18.05 du/gross acre
<b>Site Totals</b>	
Total Units	477 (As shown - 459)
Site Density	± 4.64 du/gross acre
<b>Total Open Space</b>	
Total Open Space	± 53.14 Acres (51.79%)



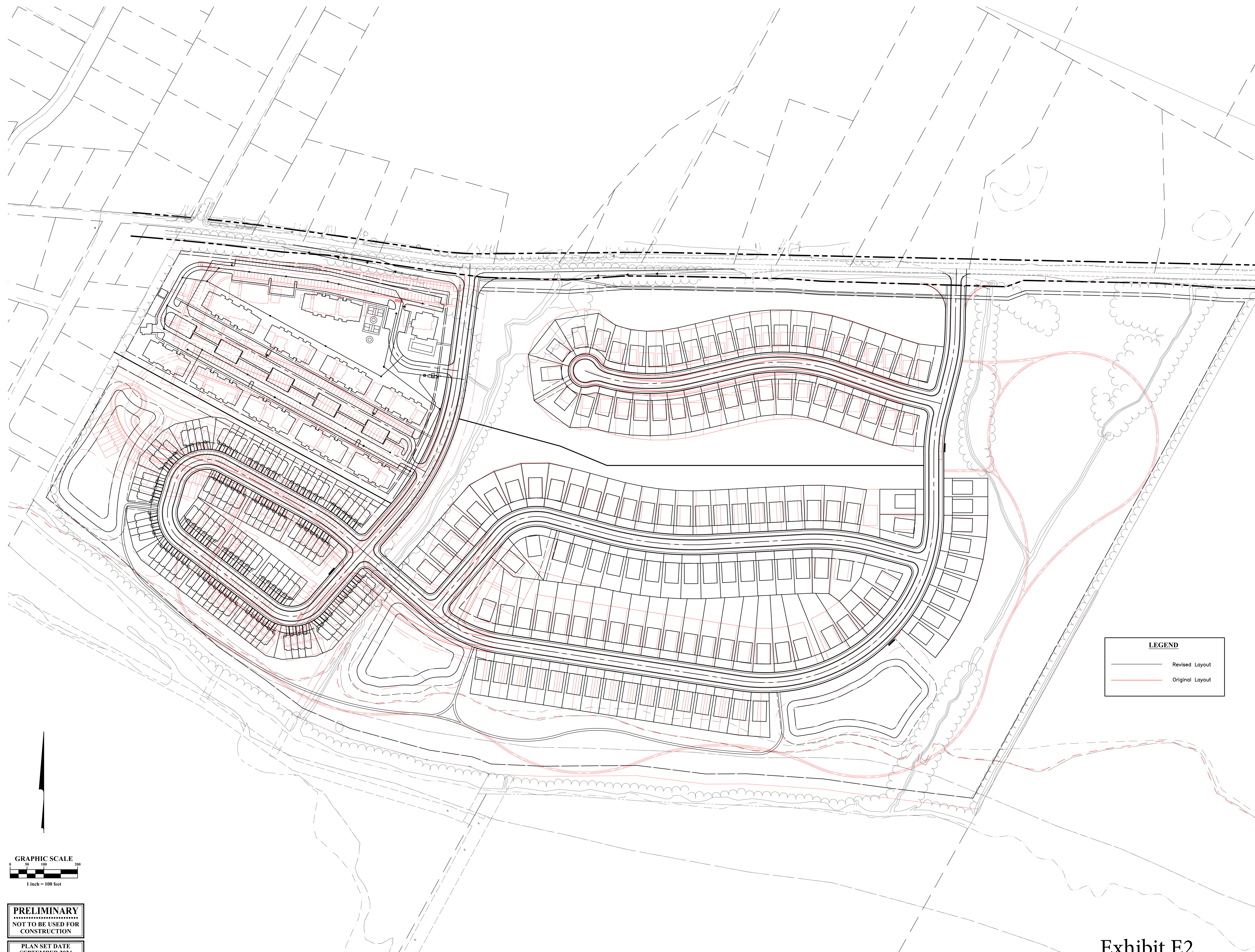
**A MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT**  
 BLACK CLUSTER BOX UNIT WITH FINIAL CAP AND TRADITIONAL PEDESTAL ACCESSORIES. MODEL #WL-1570-16V2BKM (OR OWNER APPROVED EQUAL) AVAILABLE FROM BUDGETMAILBOXES.COM

NOTE: CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER



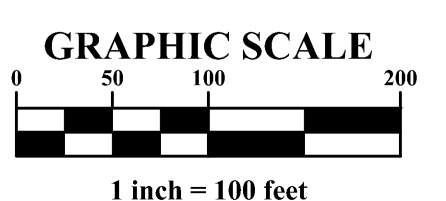
**Typical Patio Home Lot**  
SCALE: 1" = 30'

**Typical Single Family Lot**  
SCALE: 1" = 30'



**LEGEND**

- Revised Layout
- Original Layout



**PRELIMINARY**  
 NOT TO BE USED FOR  
 CONSTRUCTION

PLAN SET DATE  
 SEPTEMBER 2024

MARK	DATE	DESCRIPTION

MOUNT VERNON, OHIO  
 EXHIBIT  
**LIBERTY CROSSING**  
 OVERALL SITE OVERLAY EXHIBIT

Attachment: 24.0923 Final Development Plan Submission\_LR (4115 - 2024-Mpc-18)

**EMHT**  
 Evans, Mackintosh, Heathington & Tibbo, Inc.  
 500 New Albany Road, Columbus, OH 43204  
 Phone: 614.776.6200 Fax: 614.776.3458  
 emht.com

DATE  
 SEPTEMBER 2024

SCALE  
 1" = 100'

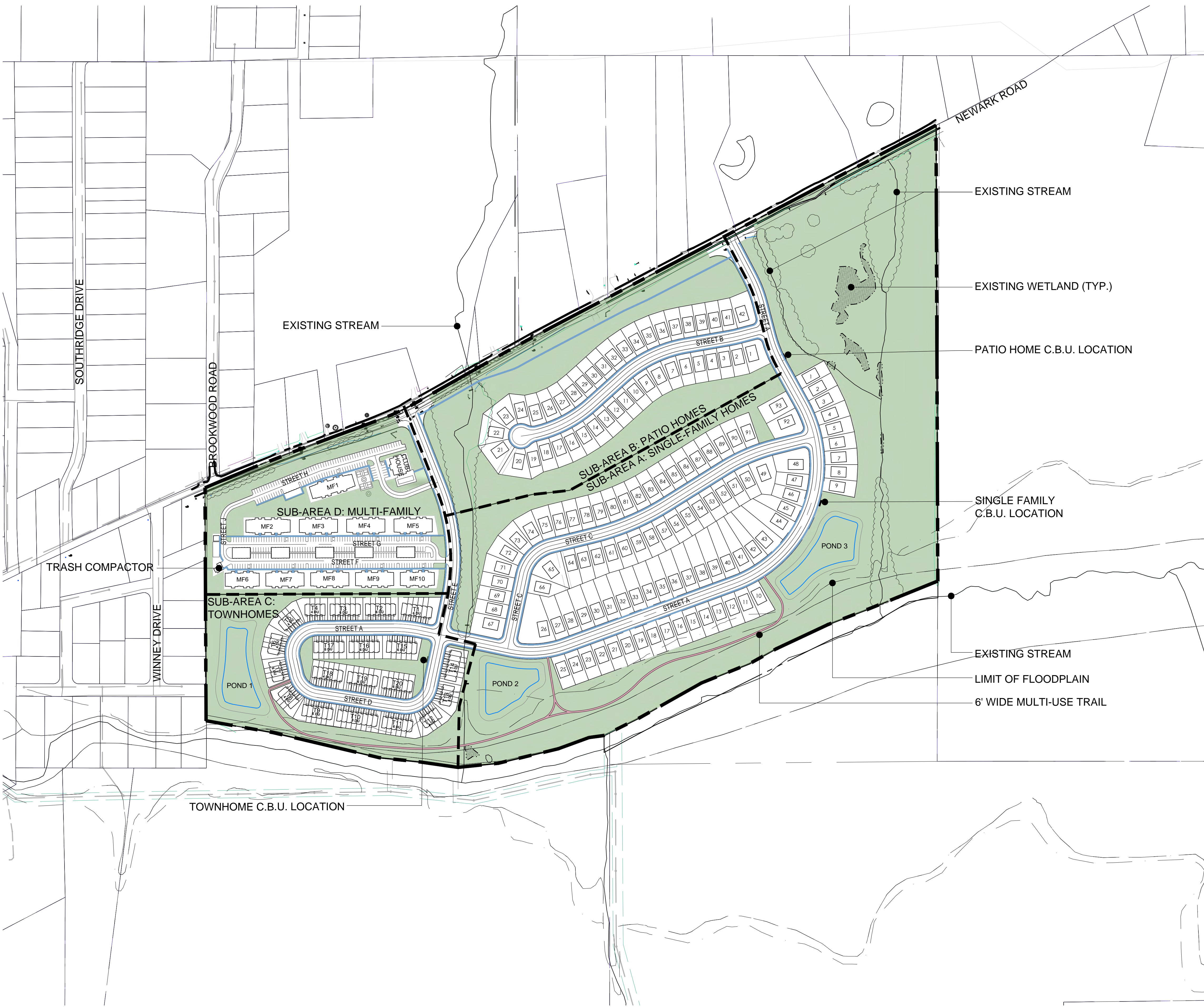
JOB NO.  
 20230732

SHEET  
 1/1

Exhibit E2

### Site Data:

Total Site:	± 102.61 Gross Acres
Floodplain:	± 7.90 Acres
Total Open Space:	± 53.14 Acres (51.79%)
6' Wide Multi-Use Trail:	± 2,882 Linear Feet
Sidewalk:	



Attachment: 24 0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-16)

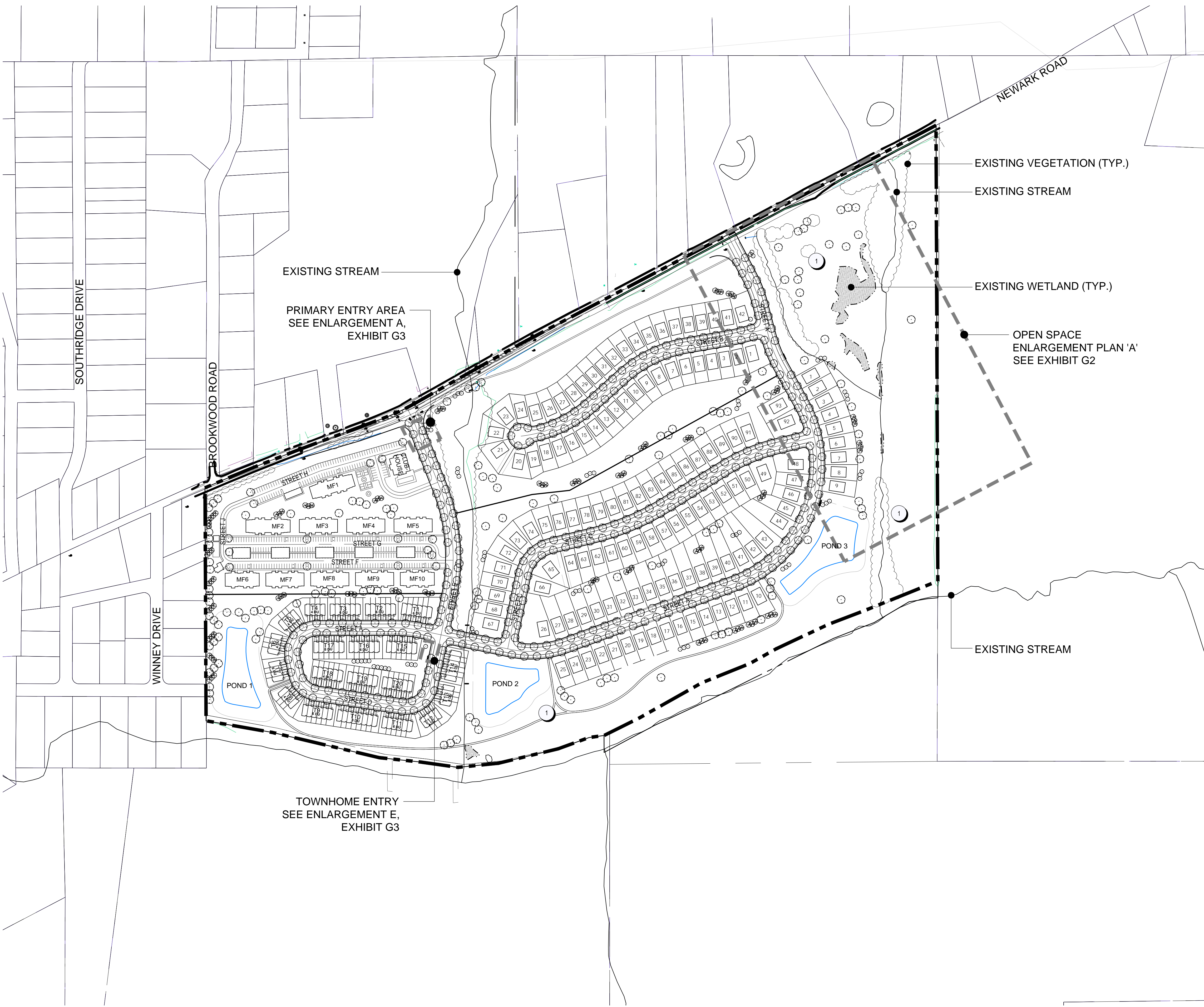


## Mt. Vernon Newark Road - Open Space and Pedestrian Circulation Plan

City of Mt. Vernon, Knox County, Ohio | September 26, 2024

## Exhibit F

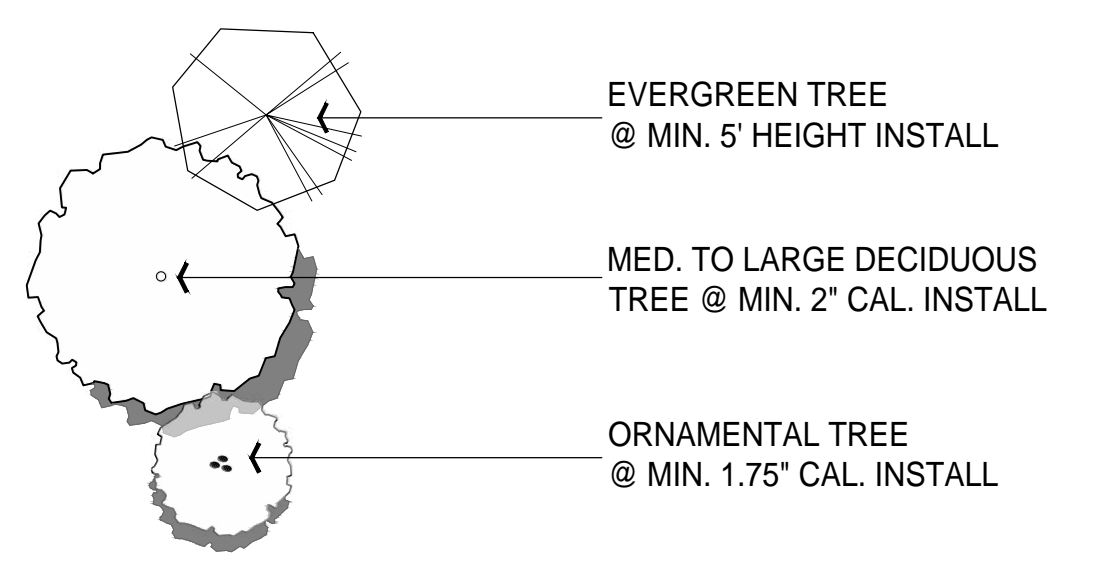




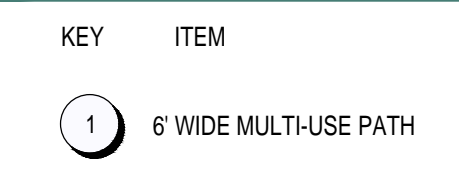
CONCEPTUAL PLANT LIST

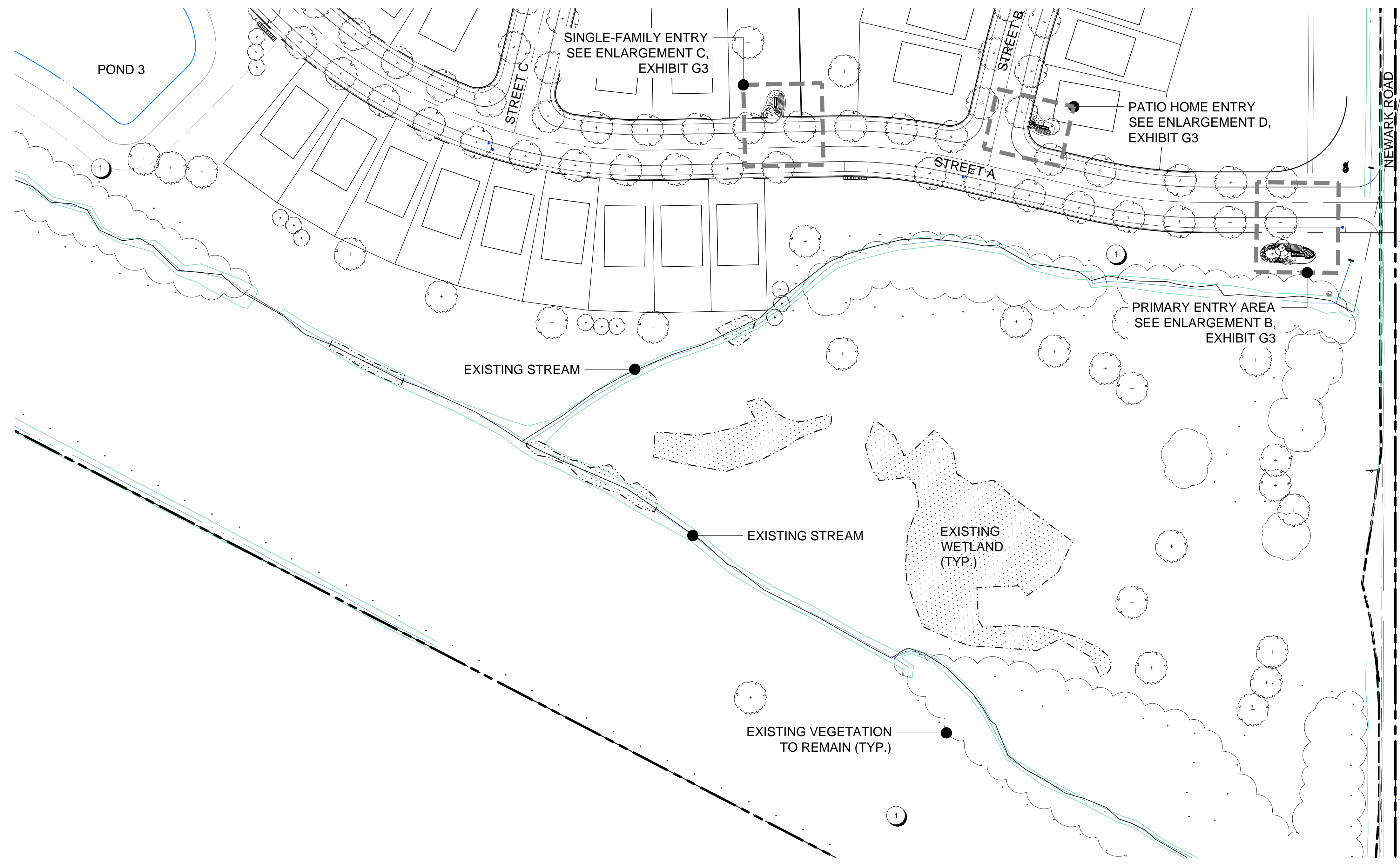
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
<b>DECIDUOUS SHADE TREES / STREET TREES</b>				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
<b>SMALL / ORNAMENTAL TREES</b>				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia x loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridis 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
<b>EVERGREEN TREES</b>				
Abies Concolor White Fir	5' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
Picea glauca White Spruce	5' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	5' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	5' HT.	B&B	PER PLAN	
Pinus strobus White Pine	5' HT.	B&B	PER PLAN	

LANDSCAPE KEY PLAN



CODED LAYOUT AND MATERIALS NOTES

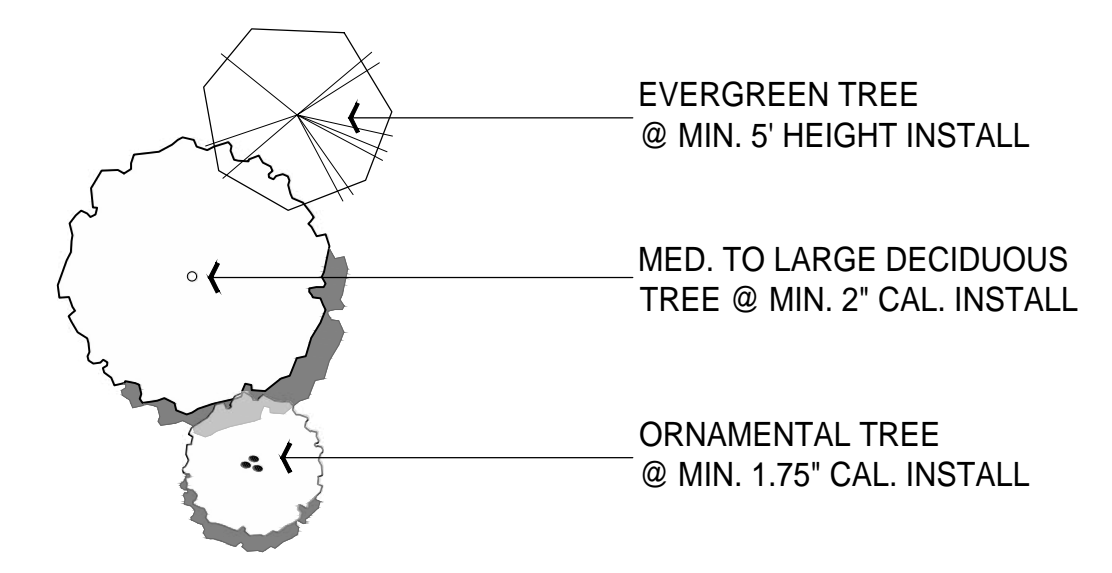




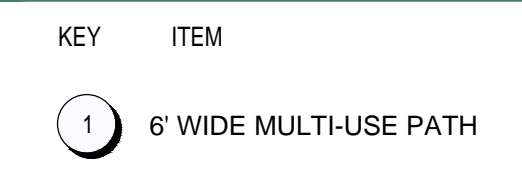
CONCEPTUAL PLANT LIST

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Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
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<b>EVERGREEN TREES</b>				
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Picea omorika Serbian Spruce	5' HT.	B&B	PER PLAN	
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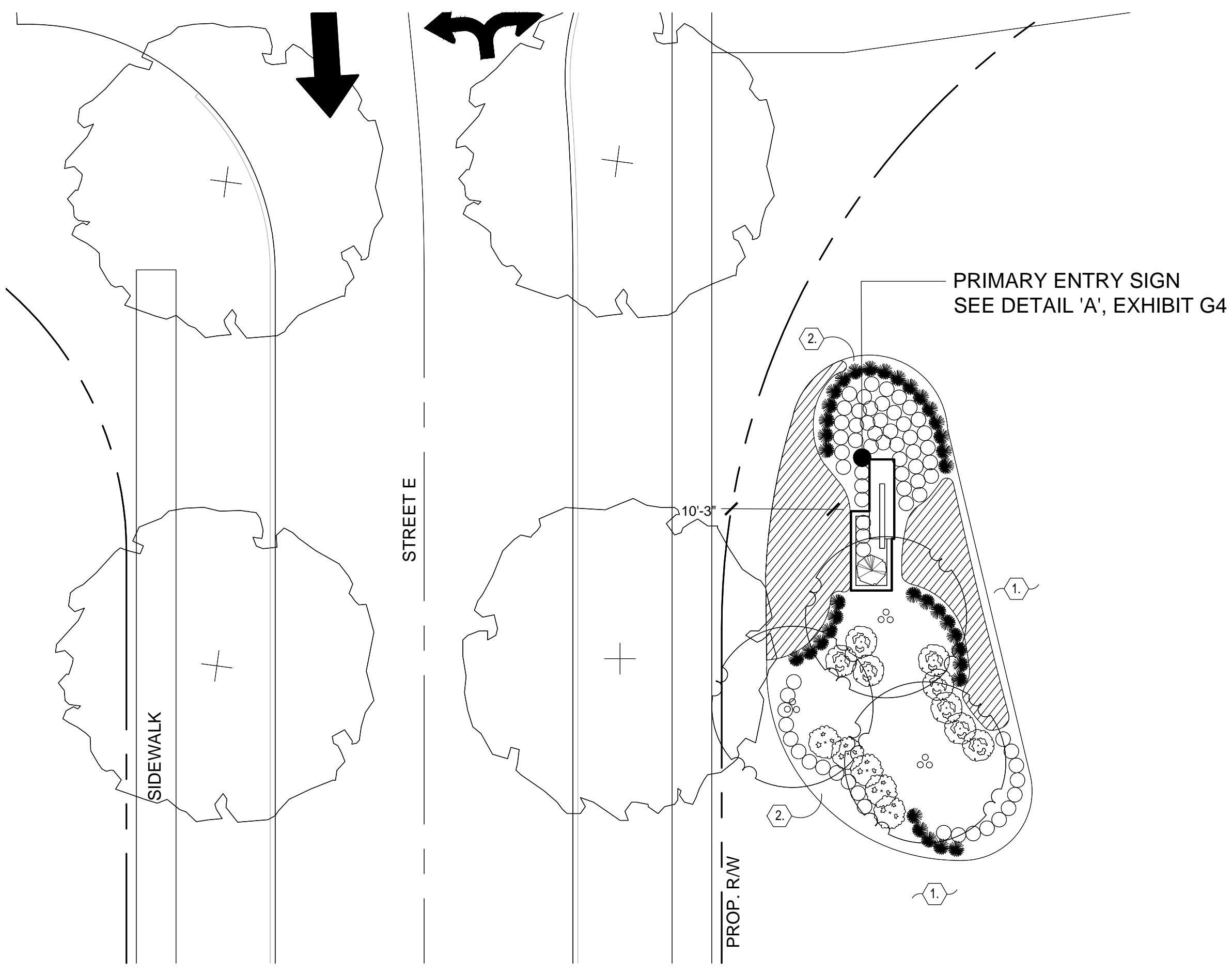
LANDSCAPE KEY PLAN



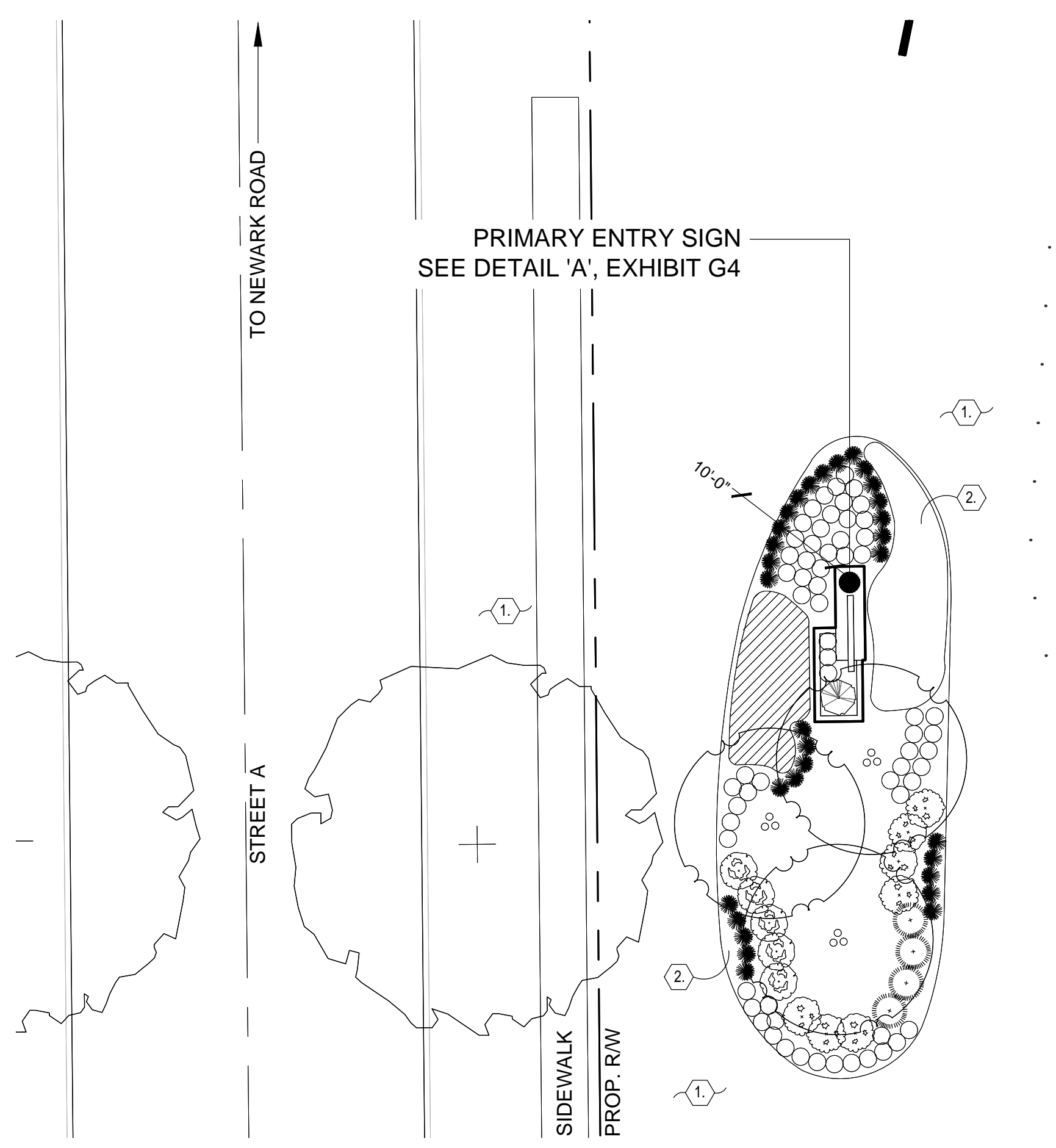
CODED LAYOUT AND MATERIALS NOTES



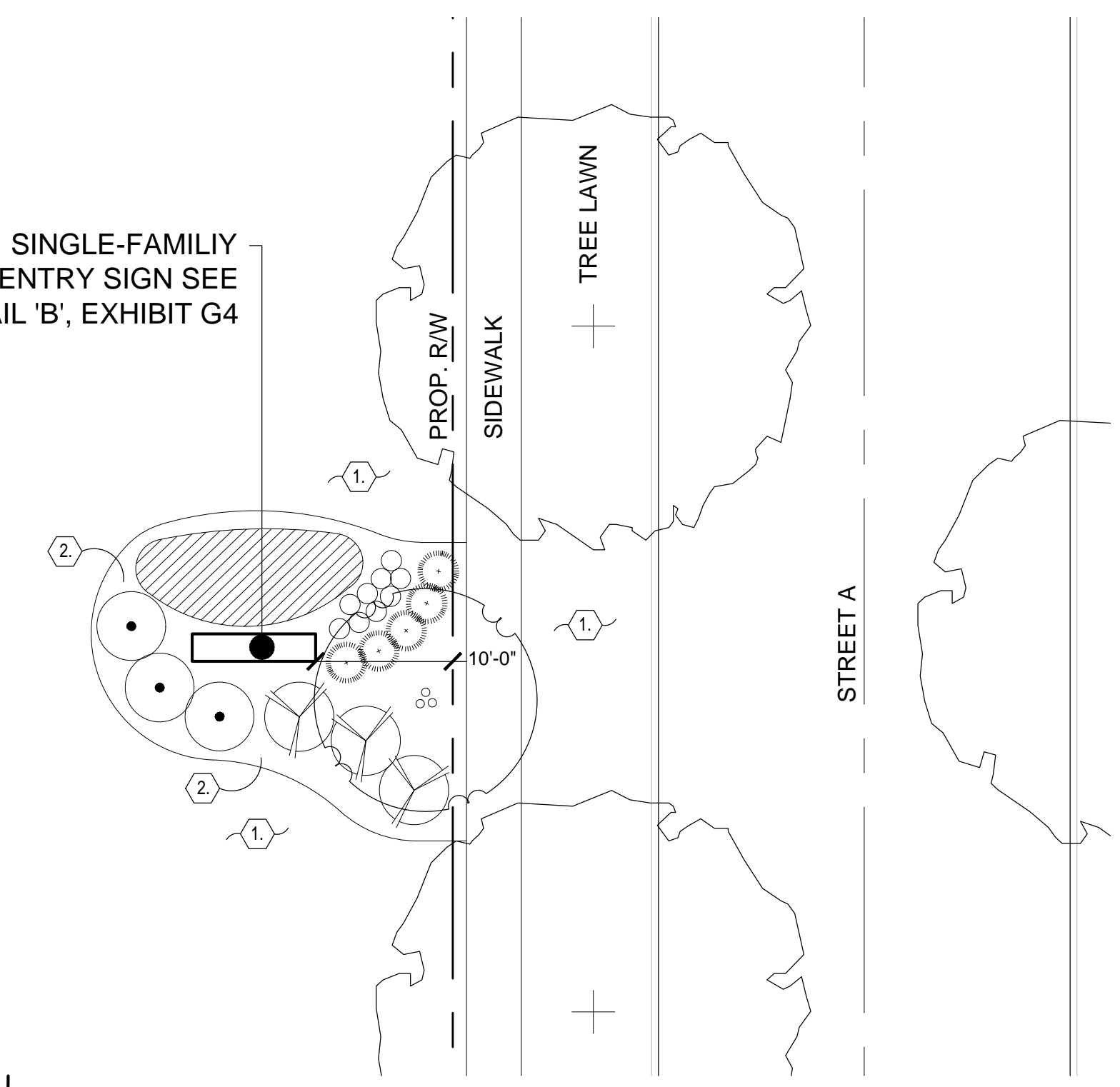
A OPEN SPACE ENLARGEMENT PLAN 'A'  
1"=60'



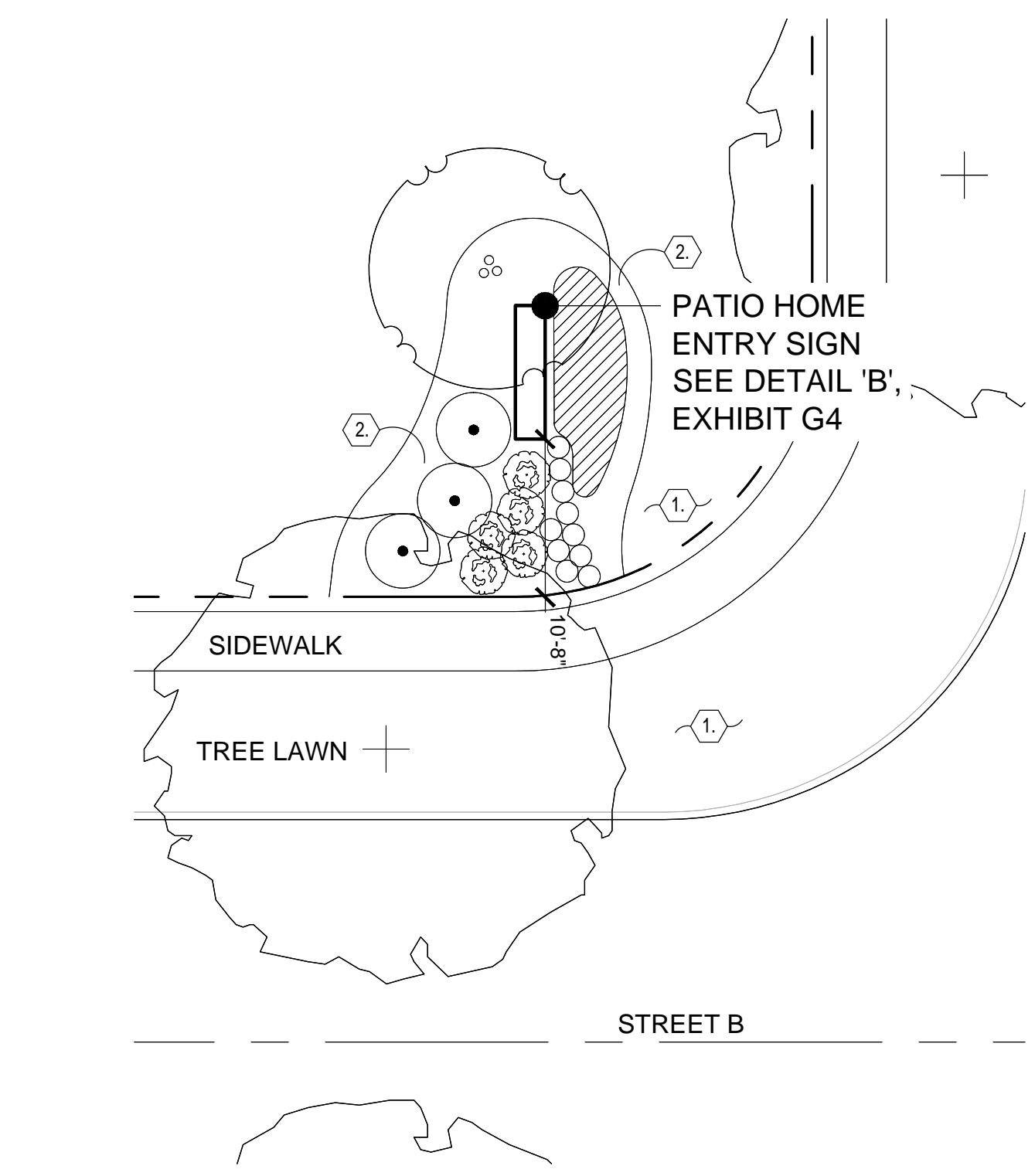
**A** PRIMARY ENTRY (NORTH) ENLARGEMENT PLAN  
1"=10'



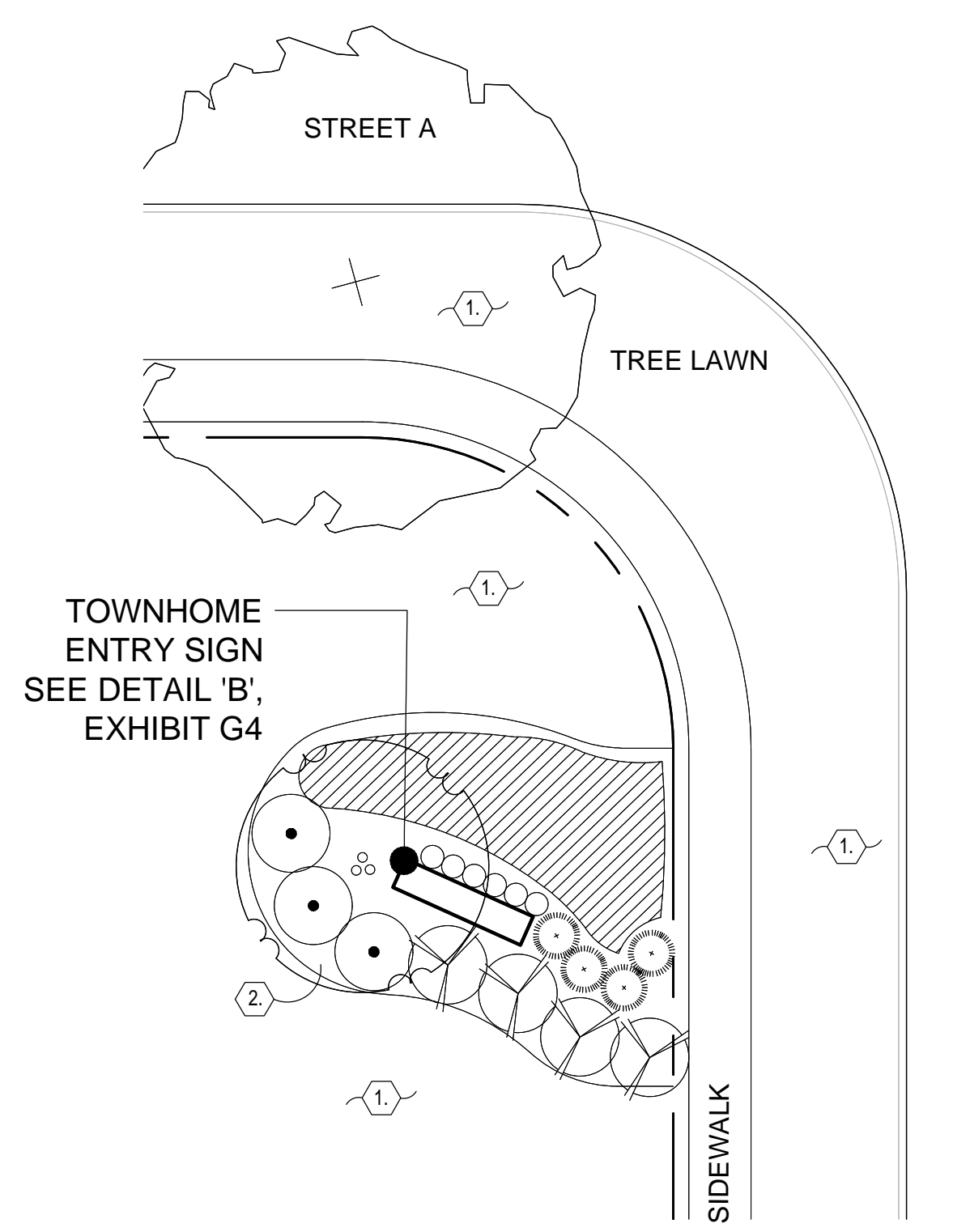
**B** PRIMARY ENTRY (SOUTH) ENLARGEMENT PLAN  
1"=10'



**C** SINGLE-FAMILY HOME ENTRY ENLARGEMENT PLAN  
1"=10'



**D** PATIO HOME ENTRY ENLARGEMENT PLAN  
1"=10'



**E** TOWNHOME ENTRY ENLARGEMENT PLAN  
1"=10'

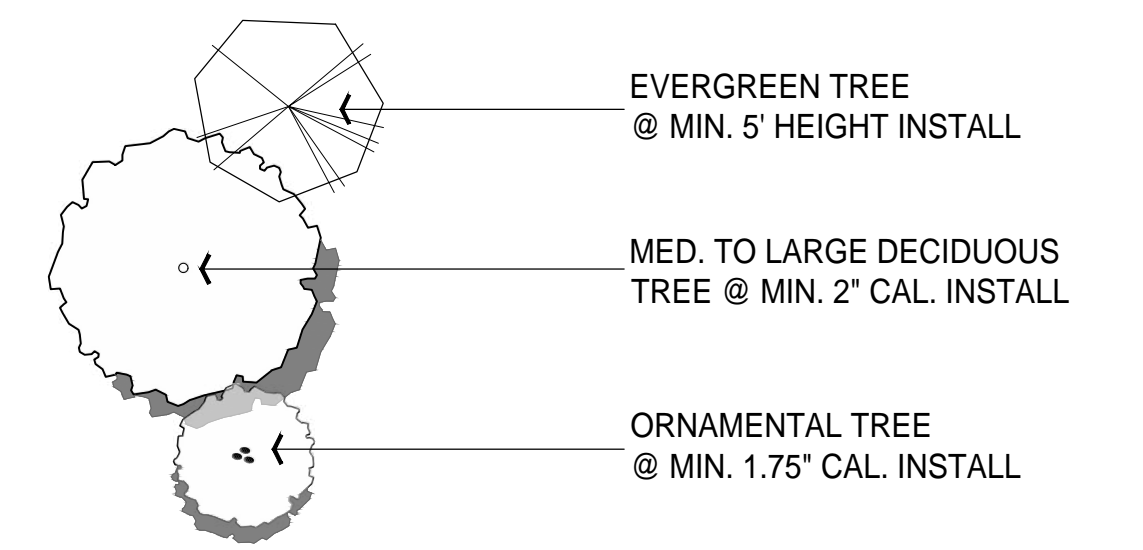
CONCEPTUAL PLANT LIST

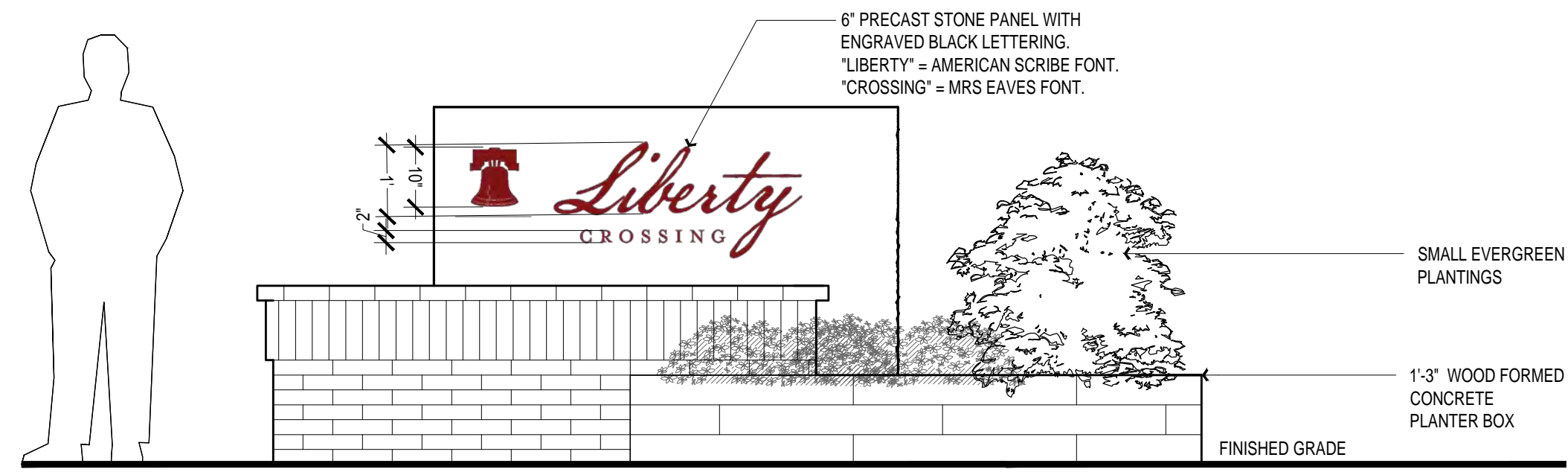
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
<b>DECIDUOUS SHADE TREES / STREET TREES</b>				
<i>Nyssa sylvatica</i> 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
<i>Platanus x acerifolia</i> 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
<i>Taxodium distichum</i> Baldcypress	2" CAL.	B&B	AS SHOWN	
<i>Ulmus x 'Morton'</i> Accolade Elm	2" CAL.	B&B	AS SHOWN	
<i>Betula nigra</i> 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
<b>SMALL / ORNAMENTAL TREES</b>				
<i>Magnolia virginiana</i> Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
<i>Magnolia x loebneri</i> 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
<i>Amelanchier canadensis</i> 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
<i>Amelanchier x 'Autumn Brilliance'</i> Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
<i>Carpinus caroliniana</i> 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
<i>Cercis canadensis</i> Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
<b>EVERGREEN TREES</b>				
<i>Abies Concolor</i> White Fir	5' HT.	B&B	PER PLAN	
<i>Picea abies</i> Norway Spruce	5' HT.	B&B	PER PLAN	
<i>Picea glauca</i> White Spruce	5' HT.	B&B	PER PLAN	
<b>LARGE DECIDUOUS SHRUBS</b>				
<i>Hydrangea paniculata</i> 'Limelight' Limelight Hydrangea	36" HT.	#5 CONT.	AS SHOWN	
<b>SMALL ORNAMENTAL SHRUBS</b>				
<i>Callicarpa dichotoma</i> 'Issai' Issai Beauty Berry	16-18" HT.	#5 CONT.	AS SHOWN	
<i>Diervilla splendens</i> 'Nightglow' Firefly Nightglow Diervilla	14-16" HT.	#3 CONT.	AS SHOWN	
<i>Hydrangea paniculata</i> 'Bobo' Bobo Hydrangea	16-18" HT.	#3 CONT.	AS SHOWN	
<b>EVERGREEN SHRUBS</b>				
<i>Buxus microphylla</i> 'Faulkner' Faulkner Boxwood	24" HT.	#5 CONT.	AS SHOWN	
<i>Buxus x 'Green Velvet'</i> Green Velvet Boxwood	16-18" HT.	#5 CONT.	AS SHOWN	
<b>LARGE GRASSES</b>				
<i>Andropogon gerardi</i> Big Bluestem	#3 CONT.	AS SHOWN		
<b>SMALL PERENNIALS AND GRASSES</b>				
<i>Asclepias tuberosa</i> Butterfly Weed	#1 CONT.	AS SHOWN		
<i>Kniphofia</i> 'Redhot popside PP24036' Redhot Popsicle Tritoma	#1 CONT.	AS SHOWN		
<i>Rudbeckia hirta</i> 'Indian Summer' Indian Summer Black-eyed Susan	#1 CONT.	AS SHOWN		
<i>Carex pennsylvanica</i> Pennsylvania Sedge	#1 CONT.	AS SHOWN		
<i>Perovskia atriplicifolia</i> 'Lisslitt' Lacey Blue Russian Sage	#2 CONT.	AS SHOWN		
<i>Delosperma cooperi</i> 'Fuchsia' Fuchsia Hardy Ice Plant	#1 CONT.	AS SHOWN		

CODED LANDSCAPE NOTES

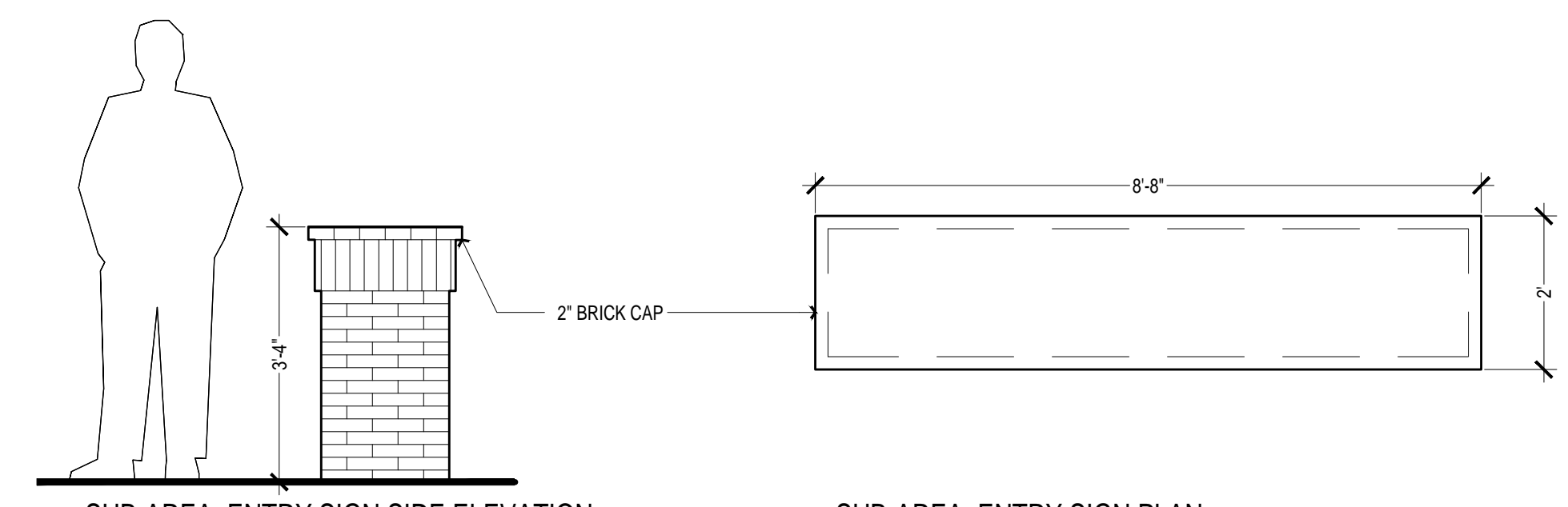
- 1. TURF
- 2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

LANDSCAPE KEY PLAN





PRIMARY ENTRY SIGN FRONT ELEVATION



SUB-AREA ENTRY SIGN SIDE ELEVATION SUB-AREA ENTRY SIGN PLAN

**HLF105 and HLF107 Linear Flood**

**HIGHLIGHTS**

- Made with a durable extruded aluminum housing
- Section length offered in 1ft through 4ft lengths (in 6in increments)
- Over 300DEG of rotation with adjustable mounting option
- 0-10 volt dimmable using Hydrel transformer TQDX
- End to end mounting options for quick and easy installation
- Wet listed

**5 Year Warranty**

**Specifications**

Weight:	12" - 31 lbs	24" - 66 lbs
18" - 44 lbs	42" - 99 lbs	
24" - 58 lbs	48" - 113 lbs	
30" - 71 lbs		

**DIMENSIONS**

**Fixed Mount (100FMC)**

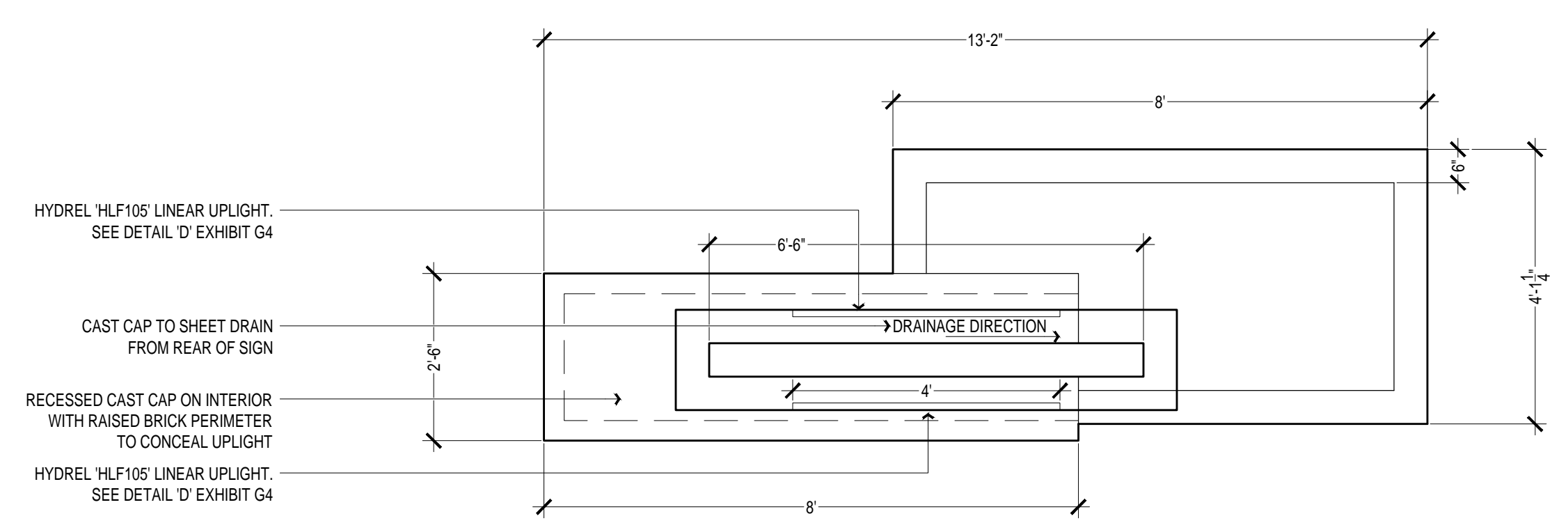
Color	Temp	Temp	Temp	Temp	Temp
ANSI-700K White	183	1.9	317	3.8	
ANSI-3000K White	189	1.9	373	3.8	
ANSI-3500K White	195	1.9	384	3.8	
ANSI-4000K White	208	1.9	400	3.8	

**Adjustable Mount (100ADJ)**

Color	Temp	Temp	Temp	Temp	Temp
ANSI-700K White	183	1.9	317	3.8	
ANSI-3000K White	189	1.9	373	3.8	
ANSI-3500K White	195	1.9	384	3.8	
ANSI-4000K White	208	1.9	400	3.8	

**LUMEN PACKAGES**

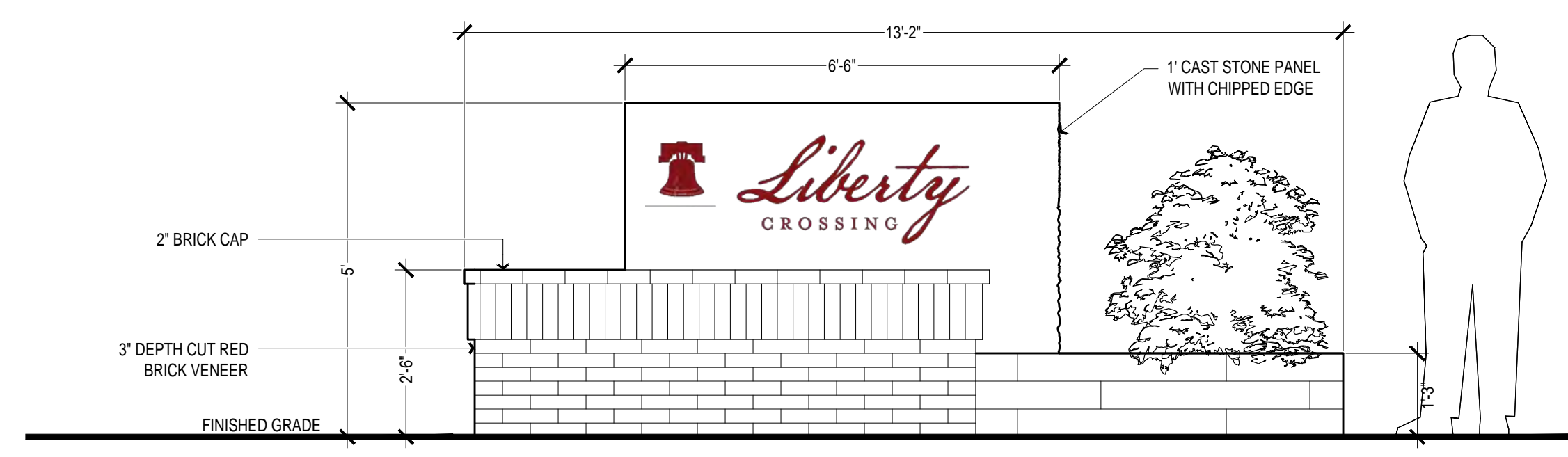
HLF105 Series	Model HLF105	Model HLF107
Color	Temp	Temp
ANSI-700K White	183	1.9
ANSI-3000K White	189	1.9
ANSI-3500K White	195	1.9
ANSI-4000K White	208	1.9



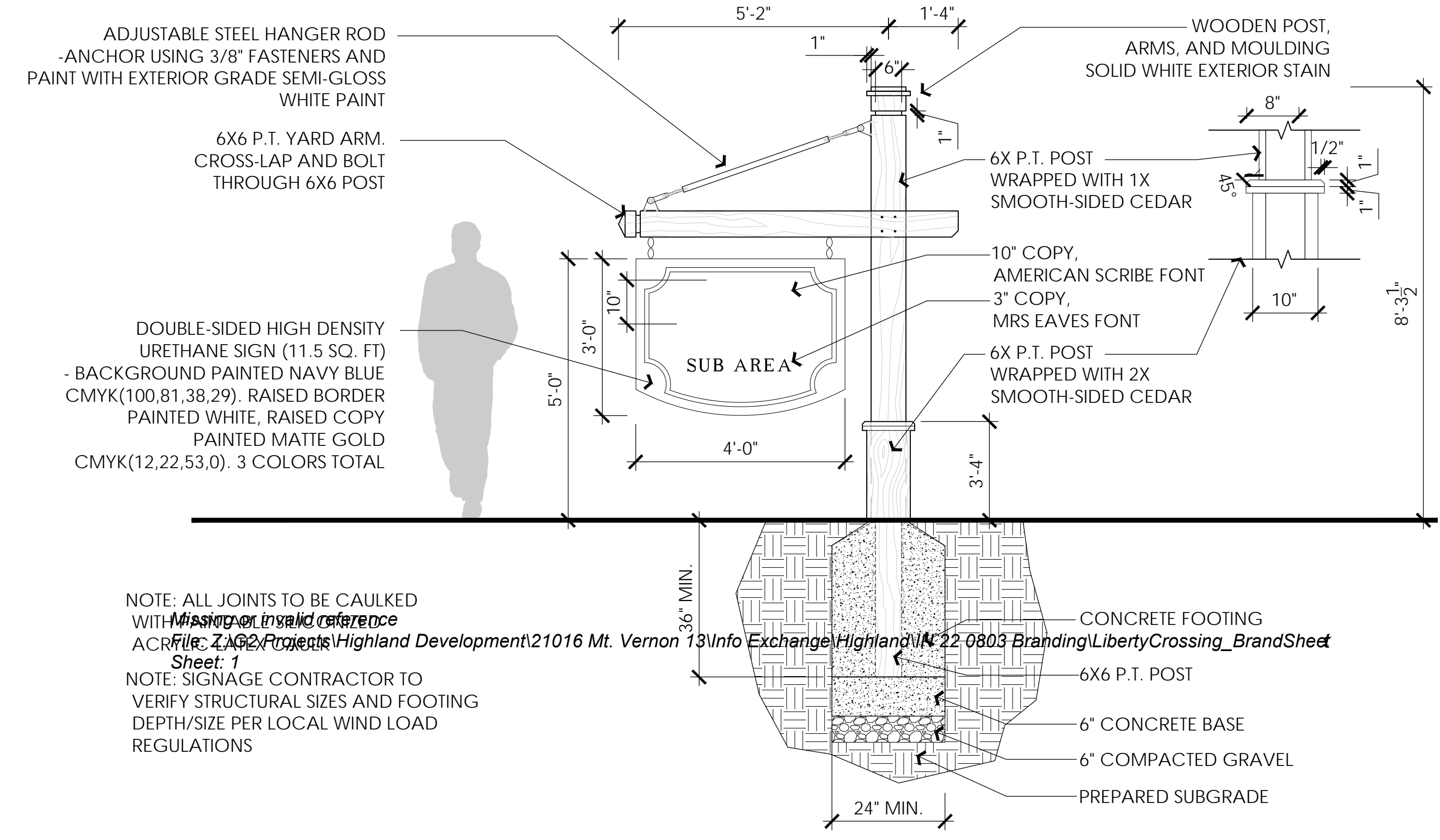
PRIMARY ENTRY SIGN PLAN VIEW

B SUB-AREA ENTRY SIGN 'OPTION 1' SCALE: 1/2" = 1'-0"

D HYDREL 'HLF 105' LINEAR UPLIGHT SCALE: NTS



PRIMARY ENTRY SIGN REAR ELEVATION



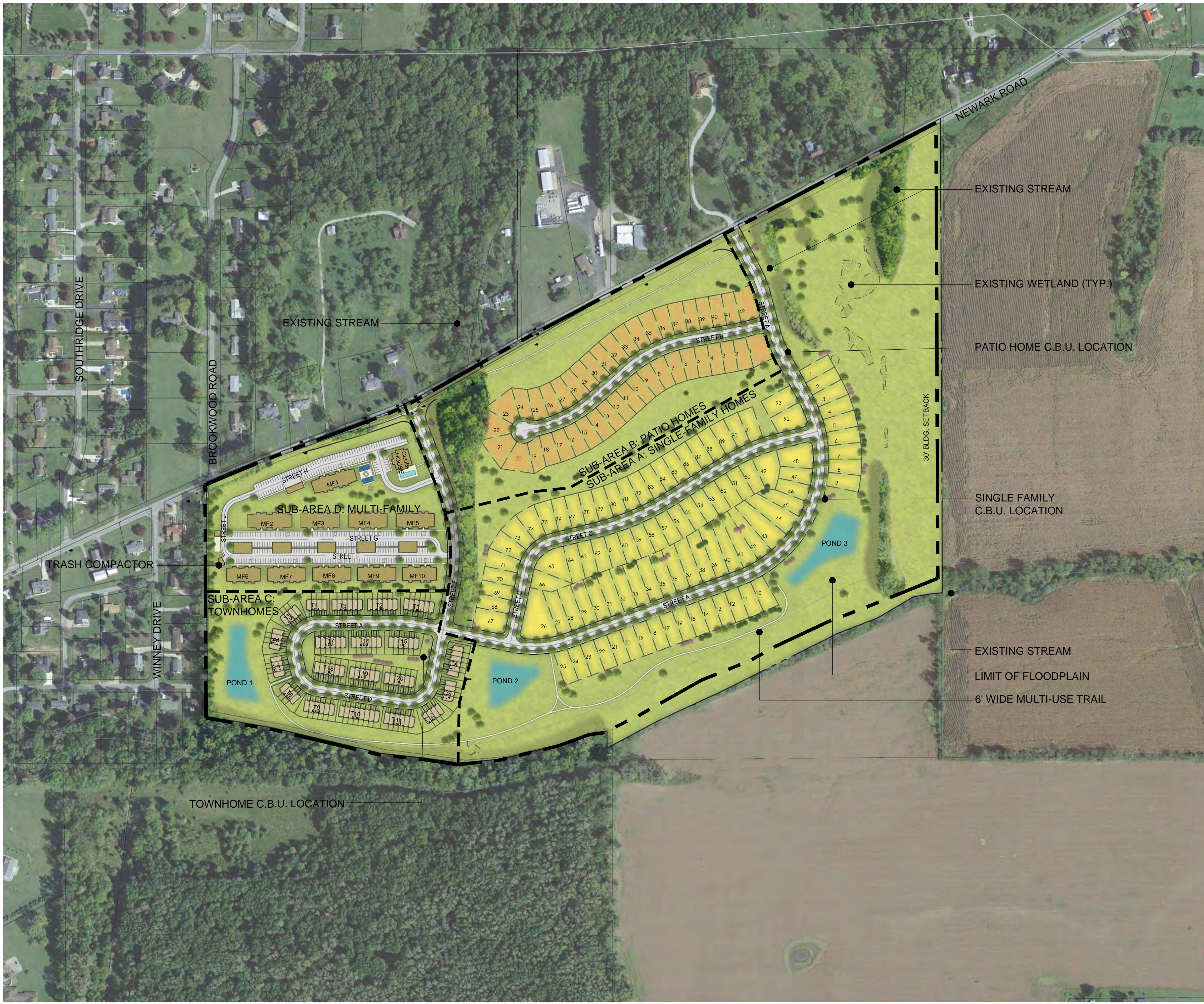
C SUB-AREA ENTRY SIGN 'OPTION 2' SCALE: 1/2" = 1'-0"

A PRIMARY ENTRY SIGN SCALE: 1/2" = 1'-0"



A NORTHERN LANDSCAPE BUFFER ENLARGEMENT  
1"=30'

Attachment: 24 0923\_Final Development Plan Submission\_LF (4115 - 2024-Mpc-16)



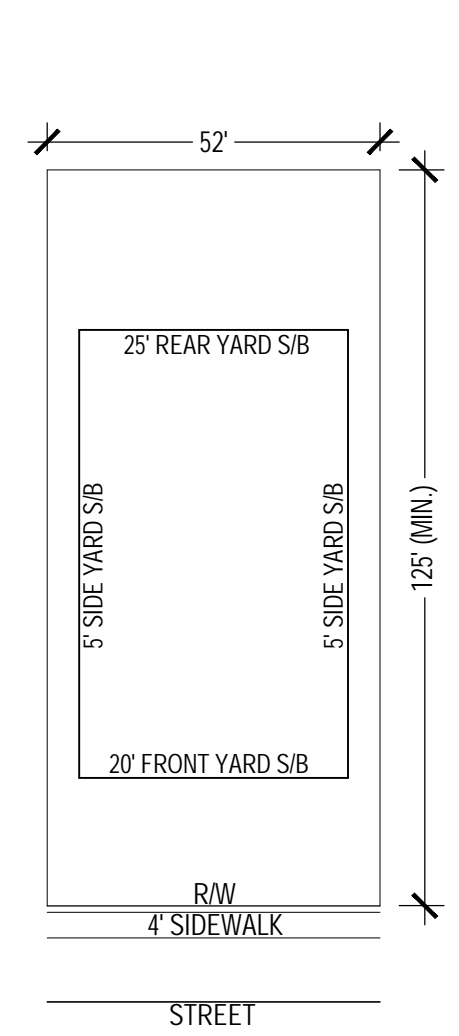
**Site Data:**

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Ex. R.O.W.	± 2.89 Acres
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<b>Sub-Area A: Single-Family</b>	
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Max. Dwelling Units	42
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Max. Dwelling Units	112 (As shown - 108)
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<b>Total Open Space</b>	
Total Open Space	± 53.14 Acres (51.79%)

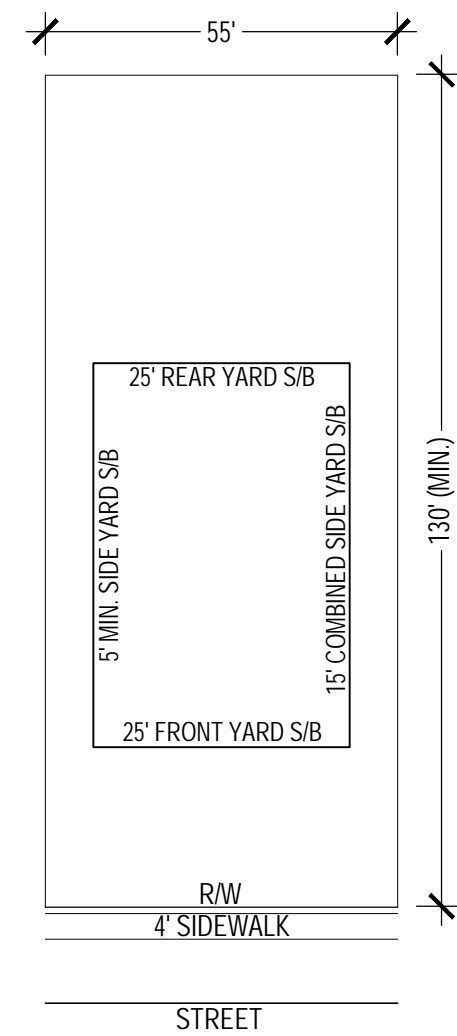


**A MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT**  
 BLACK CLUSTER BOX UNIT WITH FINIAL CAP AND TRADITIONAL PEDESTAL ACCESSORIES. MODEL #WL-1570-16V2BKM (OR OWNER APPROVED EQUAL) AVAILABLE FROM BUDGETMAILBOXES.COM

NOTE: CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER



**Typical Patio Home Lot**  
 SCALE: 1" = 30'



**Typical Single Family Lot**  
 SCALE: 1" = 30'

TAB 5  
ARCHITECTURAL CHARACTER EXHIBITS



Example 1



Example 2



Example 3



Example 4



Example 1



Example 2



Example 3



Example 4



Example 5



Example 6



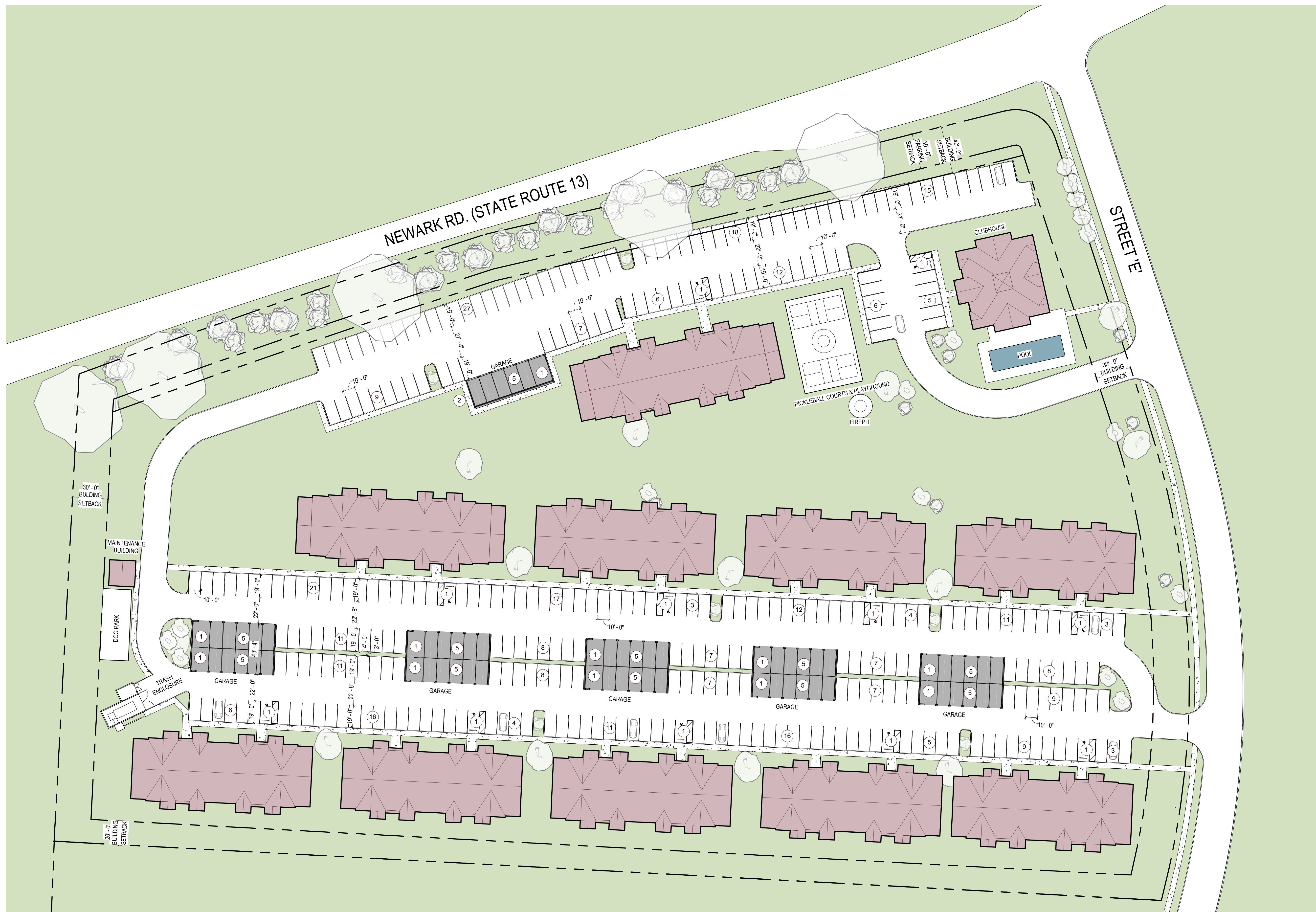
Example 7



Example 8

Attachment: 24 0923\_Final Development Plan Submission\_LF (4115 - 2024-Mpc-16)

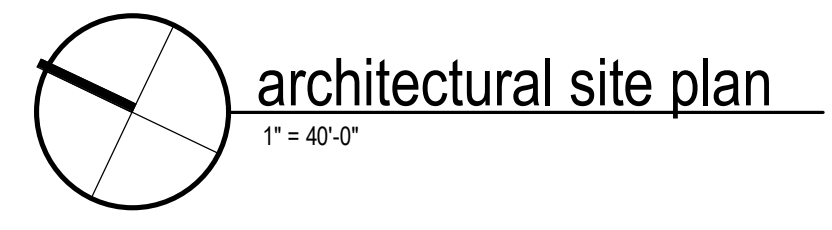
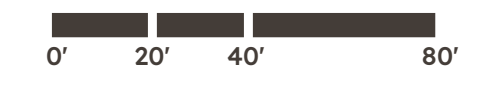




PARKING SCHEDULE	
Comments	QUANTITY
Total Provided	408

PARKING SPACES	QUANTITY	REQUIRED
1.5 PER 1BR	96	144
2 PER 2BR	108	216
2 PER 3BR	24	48
TOTAL	408	

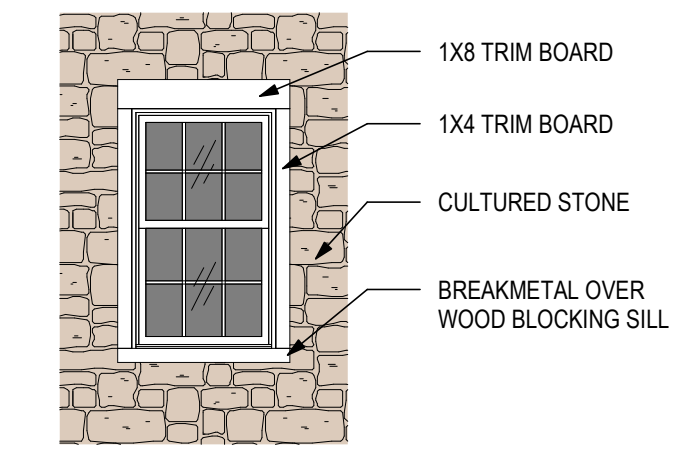
HC PARKING SPACES	REQUIRED	PROVIDED
6 EA. & 1 PER 75 OVER 200 UNITS	9	11



Attachment: 24.0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-18)


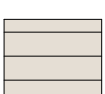
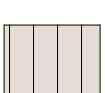




4 south elevation  
E-1  
1/8" = 1'-0"



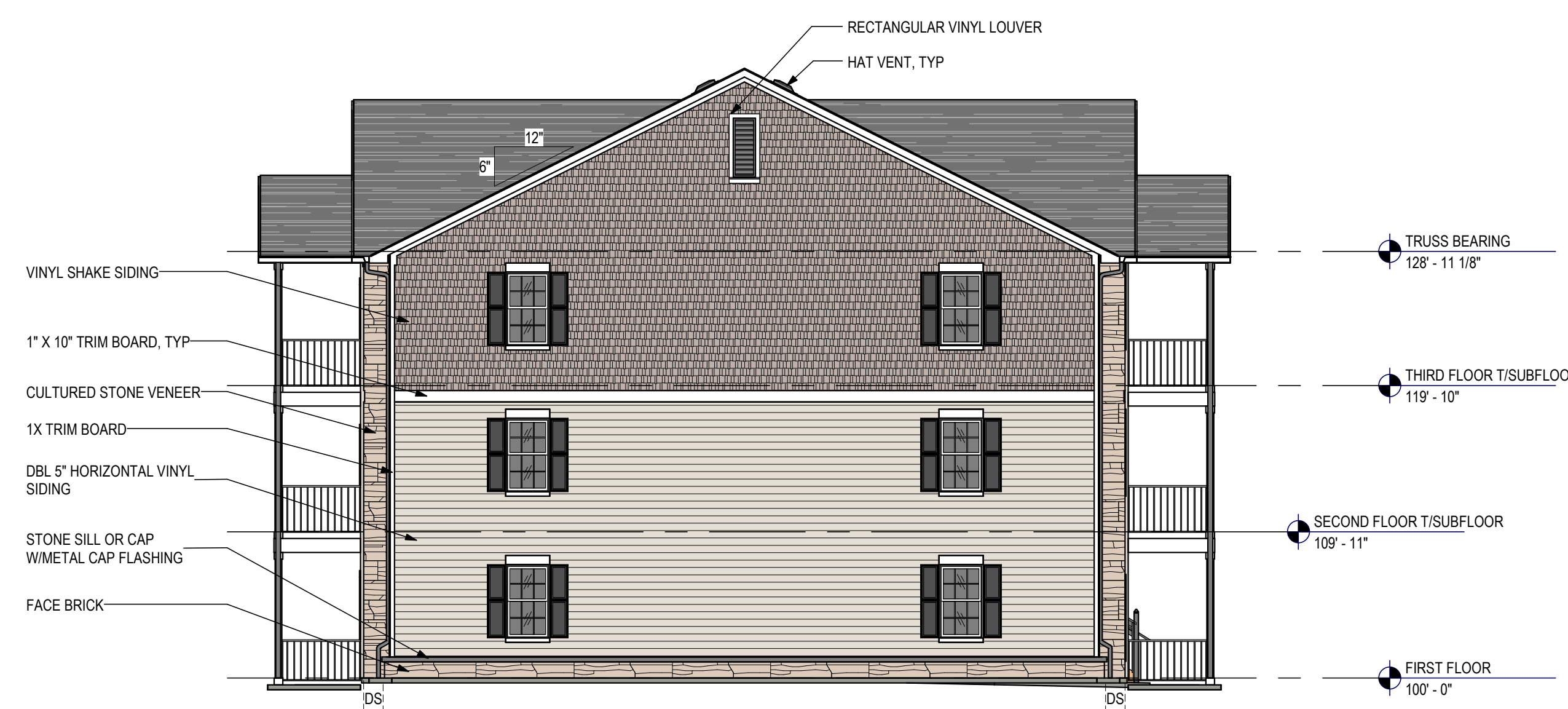
typical window elevation  
1/4" = 1'-0"

MATERIAL LEGEND

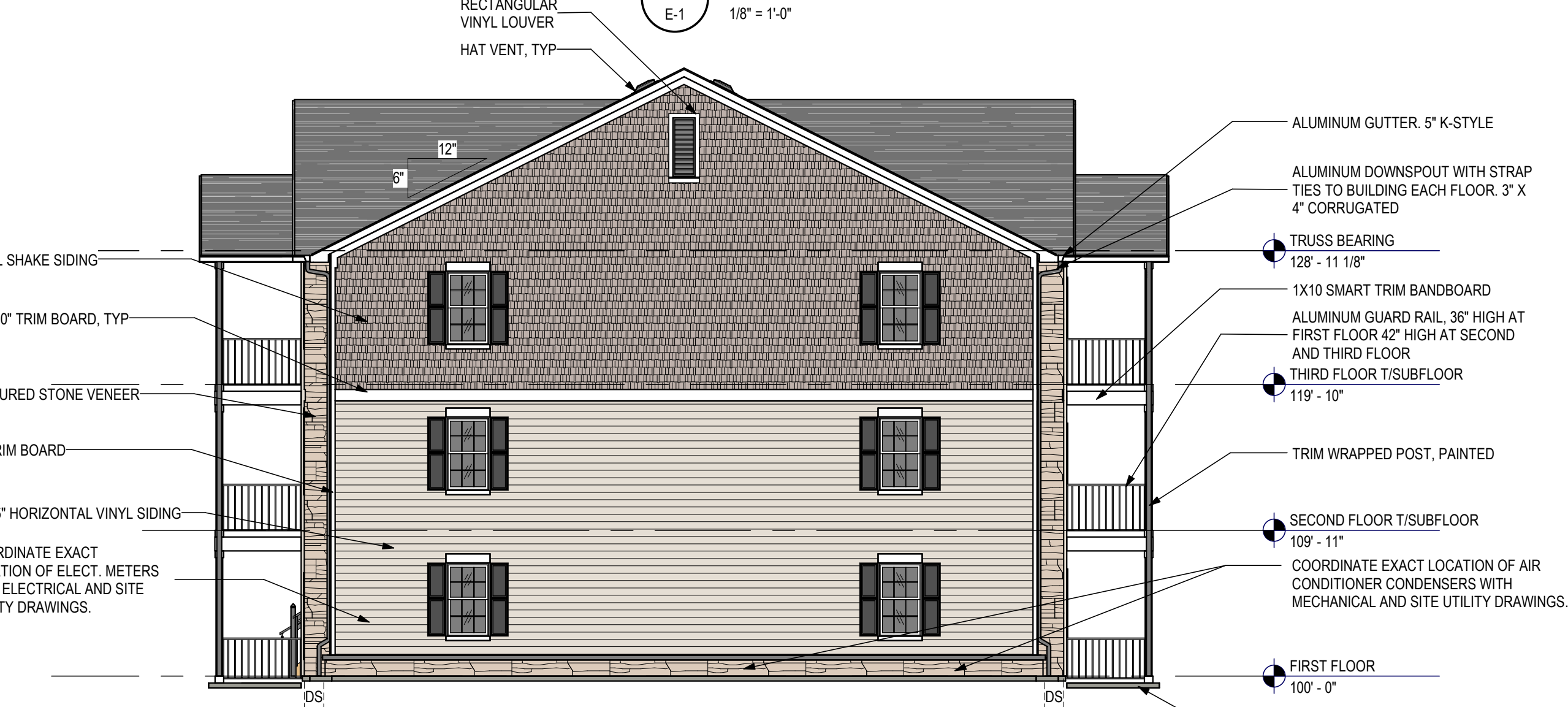
-  CULTURED STONE
-  DBL 5\" VINYL LAP SIDING
-  8\" VERTICAL SIDING
-  VINYL SHAKE SIDING
-  ASPHALT SHINGLES



3 north elevation  
E-1  
1/8" = 1'-0"



2 west elevation  
E-1  
1/8" = 1'-0"



1 east elevation  
E-1  
1/8" = 1'-0"



Attachment: 24 0923\_Final Development Plan Submission\_LF (4115 : 2024-Mpc-16)



Attachment: 24 0923\_Final Development Plan Submission\_LR (4115 : 2024-Mpc-16)