



Mount Vernon

MOUNT VERNON
MUNICIPAL PLANNING COMMISSION
AGENDA • NOVEMBER 21, 2024

Special Meeting

Council Chambers

4:00 PM

40 Public Square, Mount Vernon, OH 43050

I. CALL TO ORDER

II. MINUTES APPROVAL

1. Municipal Planning Commission - Regular Meeting - Oct 10, 2024 4:00 PM

III. MPC ITEMS

1. 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 (Revise to R-3)

IV. ADJOURNMENT



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 11/21/24 4:00 PM

Dept: Municipal Planning Commission

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 (REVISE TO R-3)

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~~ R-3.

UPDATE: Clarification was sought and received from the consultant that assisted in updating the Planning & Zoning Code concerning the R-3 vs R-4 District regulations. The R-3 district does still allow structures with 3 or more dwelling units, in addition to single-family and duplex units. Therefore, the Development Services Manager recommends amending this request to R-3, as originally filed for.

HISTORY:

10/10/24

Municipal Planning Commission TABLE

Next: 11/21/24

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 Brenneman 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 $\frac{3}{4}$ 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.



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>			
The following documents must also be submitted with this application:			
<ol style="list-style-type: none"> 1. A statement of the reason(s) for the proposed amendment. 2. A vicinity map at a scale approved by the Zoning Enforcement Officer showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Zoning Enforcement Officer may require. 3. A statement on the ways in which the proposed amendment relates to the comprehensive plan. 4. The \$200.00 filing fee as established by ordinance. 			
I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact.			
Date: 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.

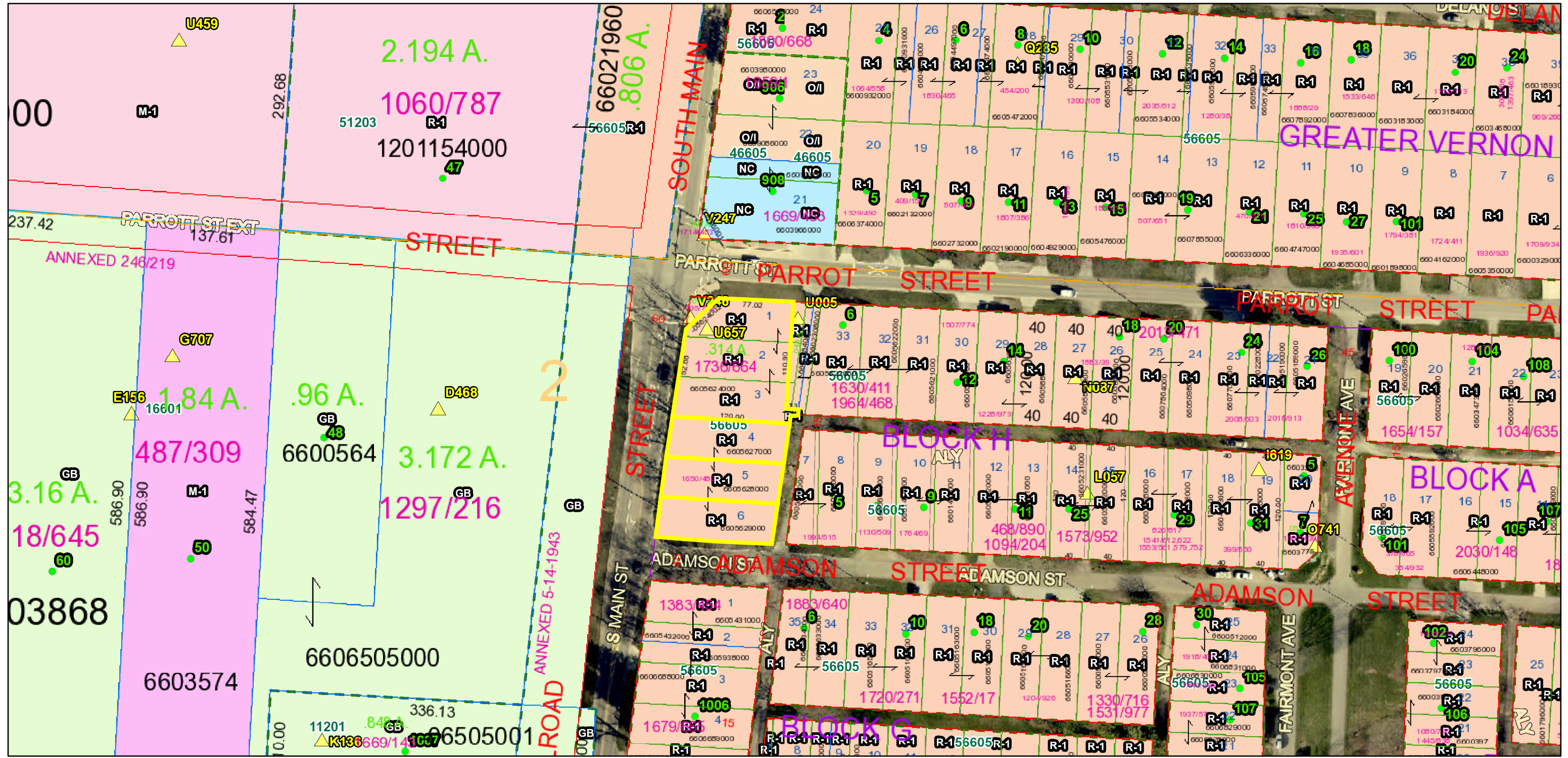
I can be at all meetings to address any questions you may have. Thank you in advance for your consideration.

Joe Updike

18254 New Gambier Rd.

740-501-3533

Updike - S Main ST



September 27, 2024

- 1 inch - 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)

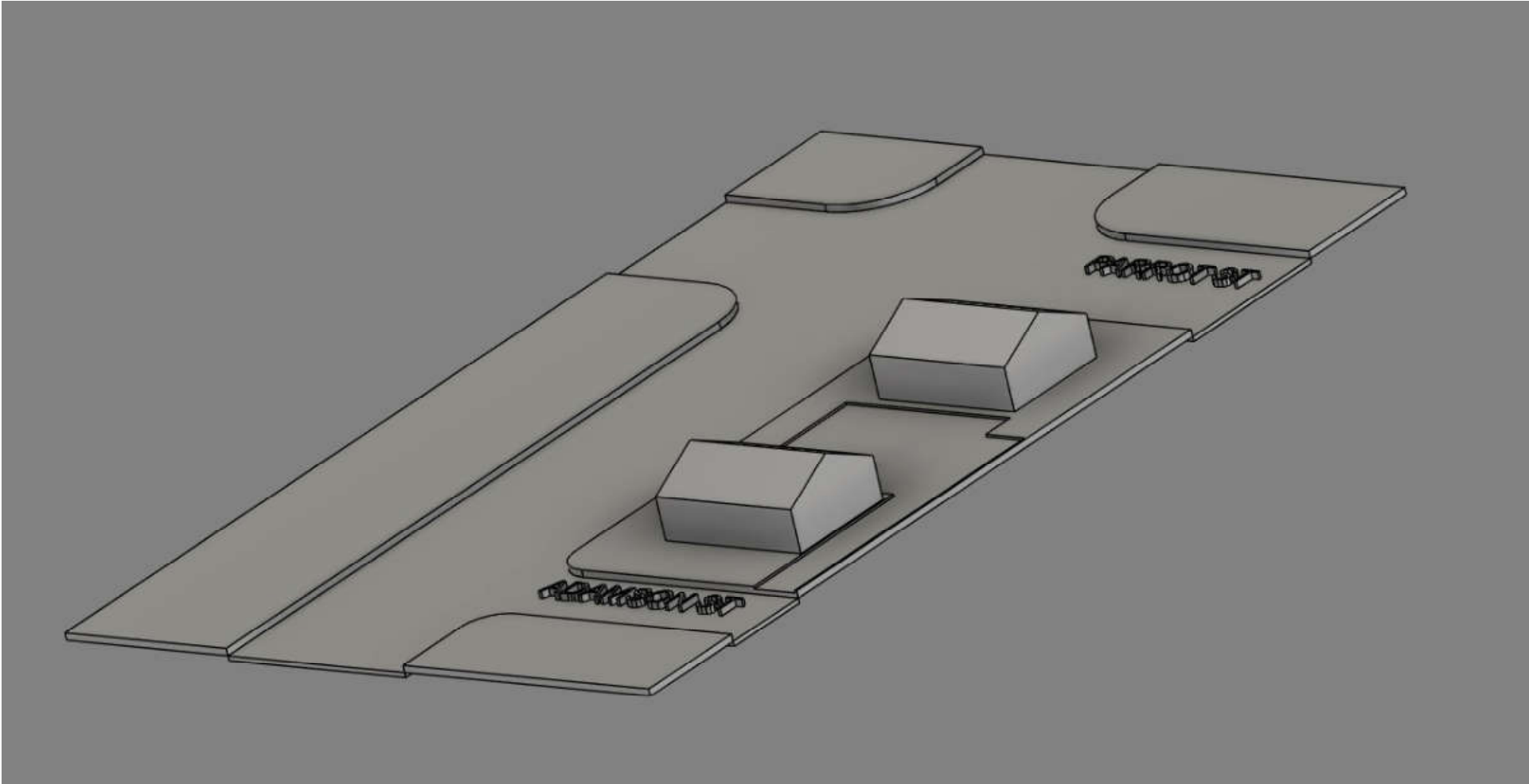
South Main R4 zoning

Option #1

- Useable Land including setbacks 70' x 180
- Tri plex 2 story
- Building footprint 65' x 50'
- 2 bedroom
- 1.5 bath
- 1 car garage
- Parking 120' x 90'
- 6 units total on property



Attachment: South Main R4 zoning options (4114 : 2024-Mpc-17)



Attachment: South Main R4 zoning options (4114 : 2024-Mpc-17)

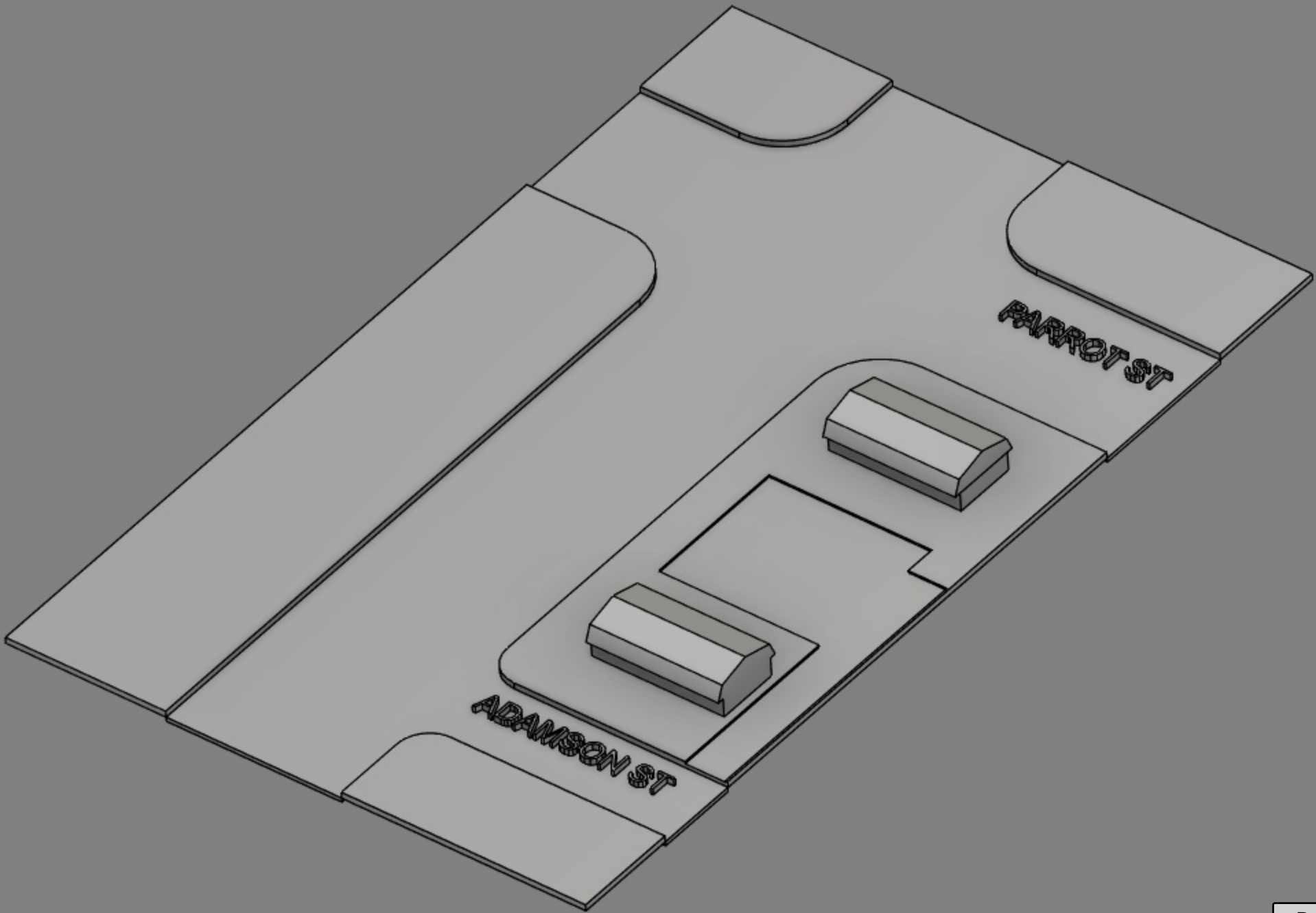
South Main R4 zoning

Option #2

- Useable Land including setbacks 70' x 180
- 4 plex 2 story
- Building footprint 65' x 30'
- 2 bedroom
- 1.5 bath
- Parking 120' x 90'
- 8 units total on property



Attachment: South Main R4 zoning options (4114 : 2024-Mpc-17)



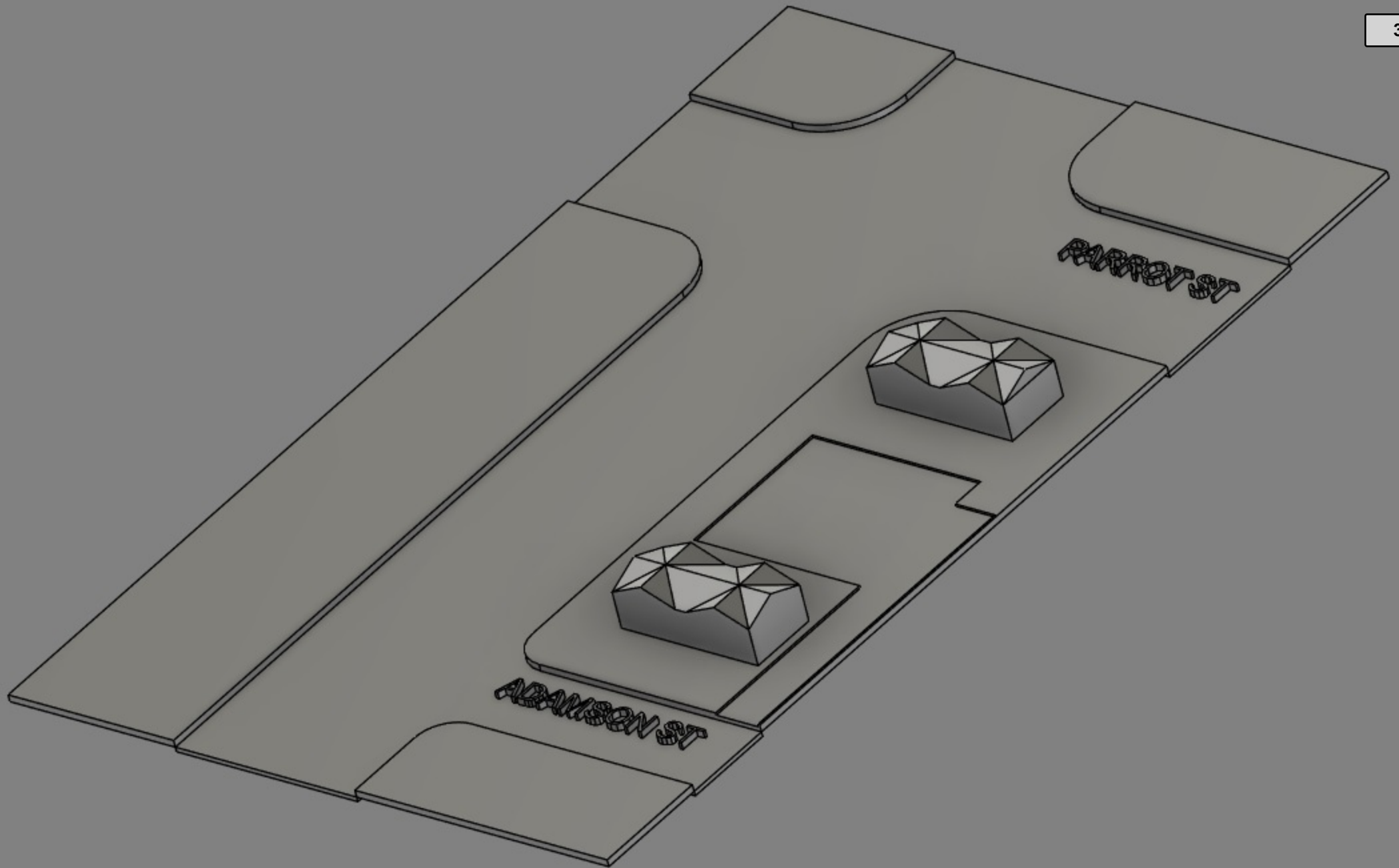
South Main R4 zoning

Option #3

- Useable Land including setbacks 70' x 180
- 4 plex 2 story
- Building footprint 70' x 30'
- 2 bedroom
- 1 bath
- Parking 120' x 90'
- 8 units total on property



Attachment: South Main R4 zoning options (4114 : 2024-Mpc-17)



South Main R4 zoning

Option #4

- Useable Land including setbacks 70' x 180
- Triplex 1 story
- Building footprint 67' x 38'
- 2 bedroom
- 1 bath
- Parking 120' x 90'
- 6 units total on property

3.1.c



Attachment: South Main R4 zoning

Packet Pg. 19

