

# GAMBIER VILLAGE STRATEGIC PLAN

KNOX COUNTY AREA DEVELOPMENT FOUNDATION  
STEERING COMMITTEE MEETING #3 | AUGUST 21, 2019

# AGENDA

STEERING COMMITTEE MEETING #3

AUG 21, 2019

1. STEERING COMMITTEE 2 REVIEW
2. PUBLIC ENGAGEMENT RESULTS
3. ZONING
4. DEVELOPMENT OPPORTUNITIES
5. NEXT STEPS





STEERING COMMITTEE #2  
REVIEW

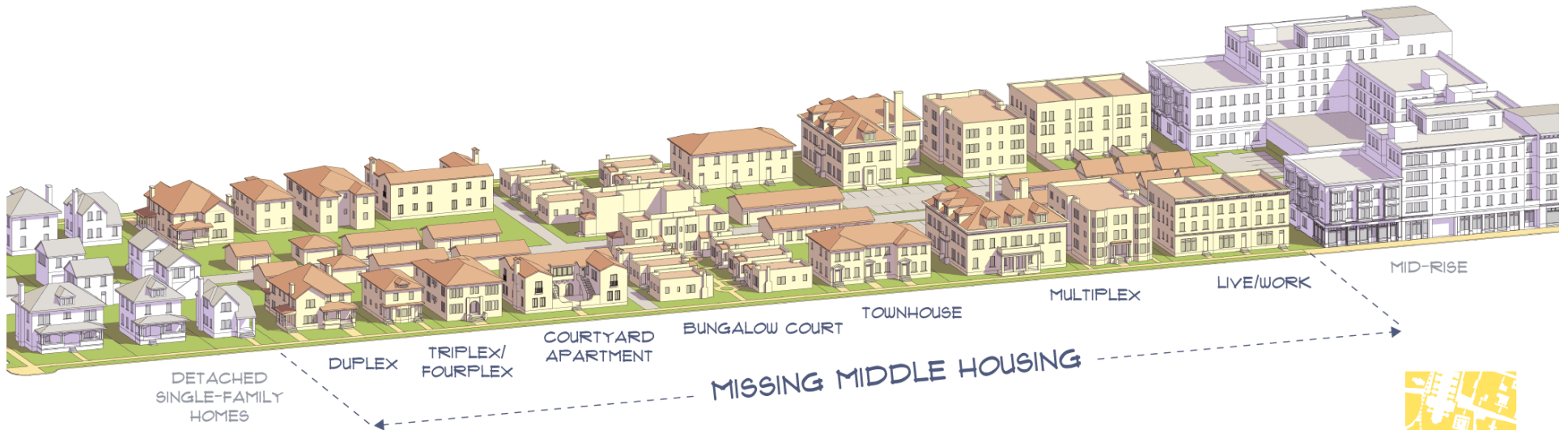


# THE MISSING MIDDLE

- Walkable
- Diverse
- Affordable

Meets needs of:

- » Empty nesters
- » Young families
- » Millennials



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# THE MISSING MIDDLE





# SIGNAGE & CONNECTIVITY

## Functional

- Wayfinding
- Informational
- Marketing

## Aesthetic

- Image & Branding
- Beautification



# SIGNAGE & CONNECTIVITY

## EXISTING GATEWAYS



## SAMPLE GATEWAYS





# ANNEXATION\*

Extension of municipality boundary to include neighboring unincorporated *property*

5  
TYPES:

- **Regular:** Petition by  $\geq 51\%$  of property owners
- **Expedited Type 1:** Petition by all property owners with consent of the municipality & township(s)
- **Expedited Type 2:** Petition by all property owners with or without consent
- **Expedited Type 3:** Petition by all property owners for purpose of a significant economic development project
- Annexation by Petition of a Municipality for **Municipal, County, or State Owned Land**

\* This information is solely for educational purposes and not a reflection of recommendations for the Gambier Village Strategic Plan.

# MERGERS\*

Annexation of the unincorporated area of a township with one or more municipal corporations

- » Details of both annexations and mergers are determined by a certified agreement between the City & Twp

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# ANNEXATIONS / MERGERS\*

## PROS

- Clarity for business and home owners
- Economies of scale
  - » Streamlining of public services & utilities
- Tax equity
- Shared vision and planning
- Development opportunity

## CONS

- Increased administrative & labor costs to Village
- Requires cooperation among jurisdictions
- Difficult to undo

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# FUNDING STRATEGIES

- State & Federal Grants
- Joint Economic Development District (JEDD)
- Special Improvement District (SID)
- Historic Preservation Tax Credit
- Tax Increment Financing (TIF)
- Main Street Program





PUBLIC ENGAGEMENT  
RESULTS



# PUBLIC ENGAGEMENT

July Fourth Festival &  
Party on the Patio  
Saturday, August 17th



- ≈ 100 people engaged
- Activities:
  - » Project Prioritization
  - » Retain & Re-imagine
  - » Picture This! cards

# PUBLIC ENGAGEMENT RESULTS

## PROJECT PRIORITIZATION - GENERAL PRIORITIES

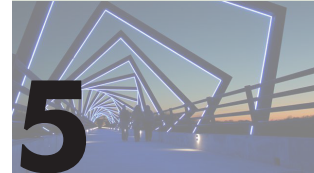
### COMMUNITY EVENTS



Votes:

31

### PUBLIC ART & BRANDING



Votes:

13

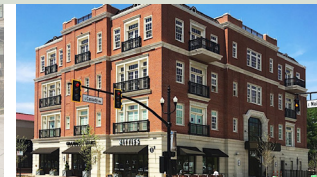
### RETAIL & RESTAURANTS



Votes:

24

### DENSER HOUSING



Votes:

9

### TRAIL CONNECTIVITY



Votes:

22

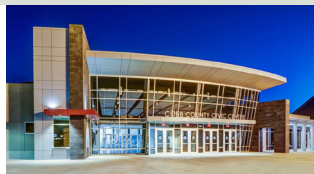
### OUTWARD GROWTH



Votes:

7

### NEW PUBLIC FACILITIES



Votes:

15

### GATEWAY SIGNAGE & WAYFINDING



Votes:

5



# PUBLIC ENGAGEMENT RESULTS

## PROJECT PRIORITIZATION - BUDGETING PROJECTS

### Small Business Grants / Loans



\$\$-\$\$\$

Votes:

**29**

### Trail Connections

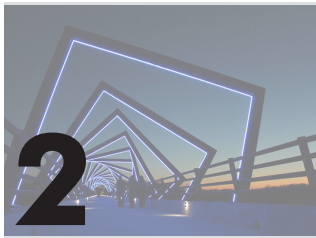


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Votes:

**15**

### Gateway Placemaking

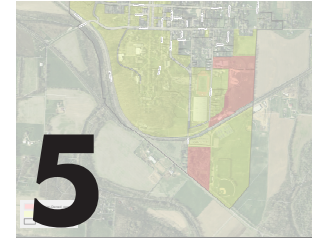


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Votes:

**18\***

### Update Village Facilities



\$\$-\$\$\$

Votes:

**11**

### Community Events



\$\$-\$\$\$

Votes:

**15**

### Property Acquisition & Redevelopment



\$\$-\$\$\$

Votes:

**5**

# PUBLIC ENGAGEMENT RESULTS

## RETAIN & RE-IMAGINE MAP

### Themes:

- Retain
  - » Natural, conservation areas
- Re-Imagine:
  - » Outlying land to the north / east
  - » Certain undeveloped residential sites
  - » College Twp Fire Dept.





# PUBLIC ENGAGEMENT RESULTS

## PICTURE THIS! CARDS & GENERAL COMMENTS

### Themes:

- More events
- Retail & dining
- Attractions for Mt. Vernon & other nearby residents
- More housing options



# PUBLIC ENGAGEMENT

## COMMUNITY WORKSHOPS

- 7/4 JULY 4TH FESTIVAL
- 8/17 PARTY OF THE PATIO



STAKEHOLDER INTERVIEWS - ONGOING

COMMUNITY SURVEY - ONGOING\*

ONLINE ACTIVITIES - ONGOING

OPEN HOUSE - PENDING

\* 500 responses  
(as of 8/20)

[www.KNOXCoPLANS.COM](http://www.KNOXCoPLANS.COM)

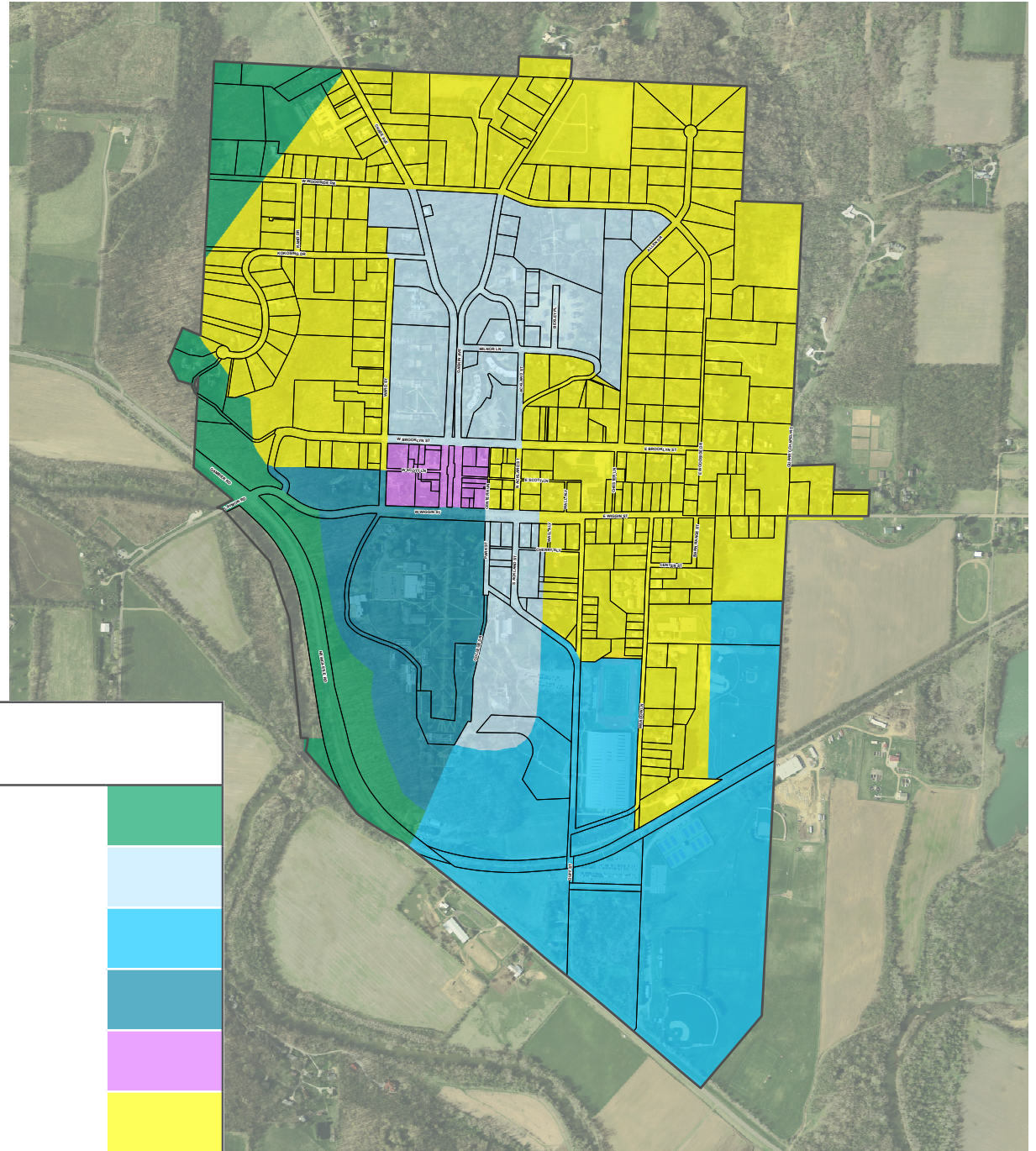


A photograph of a stone archway entrance to a park or campus. The archway is made of light-colored stone and has two pillars on either side. The path leads through a lush green area with many trees. The word "ZONING" is overlaid in white text in the center of the image.

# ZONING



# ZONING



## LEGEND

- Conservation
- Institutional
- Recreational Institutional
- Historic Institutional
- Mixed Use
- Residential



Zone	Description	Permitted Uses	Min lot area	Min lot width	Min front yard	Min side yard	Min rear yard	Max height
R	Residential	<ul style="list-style-type: none"> <li>SF Dwellings</li> <li>Churches, schools, libraries, parks, cemeteries, playgrounds</li> <li>Home Occupations</li> <li>Accessory Uses</li> </ul>	7,000 sf (SF) 10,000 sf (MF)	--	10 ft	20 ft (total)	35 ft	30 ft
I-1	Institutional	<ul style="list-style-type: none"> <li>College Buildings</li> <li>Churches, schools, day-care, libraries, parks, cemeteries, playgrounds</li> <li>Student Residences</li> <li>Other Institutional Uses determined as "similar" by the Commission</li> <li>Accessory Uses</li> </ul>	10,000 sf	60 ft	35 ft	10 ft	35 ft	50 ft
I-2	Recreational Institutional	<ul style="list-style-type: none"> <li>Facilities not included above but associated with recreational inst. use</li> </ul>	--	--	--	--	--	--
I-3	Historic Institutional	<ul style="list-style-type: none"> <li>College Buildings</li> <li>Sorority and fraternity houses</li> <li>Passive recreational Uses</li> </ul>	--	--	--	--	--	50 ft
M	Mixed Use	<ul style="list-style-type: none"> <li>Any Use permitted in R</li> <li>General retail establishments</li> <li>Business and professionals offices</li> <li>Any other office, retail establishment or personal service determined by the Commission to be similar</li> <li>Accessory Uses</li> </ul>	COM = 2,000 sf R = same as above	COM = 50 ft R = same as above	5 ft	5 ft	20 ft	30 ft
C	Conservation	<ul style="list-style-type: none"> <li>Forestry</li> <li>Lakes, parks, athletic fields, water works, flood control / watershed protection, and fish &amp; game preserves</li> <li>Accessory Uses</li> </ul>	7,000 sf	--	200 ft	15 ft	15 ft	15 ft

# PARKING

USE	MAX. PARKING SPACES
RESIDENTIAL (SF) DUPLEX MULTI-FAMILY	3 4 2 per unit
CHURCHES / AUDITORIUMS	1 per 10 seats
ELEMENTARY SCHOOLS	1 per classroom
HOTELS, MOTELS, INNS, AND BED & BREAKFASTS	0.75 per sleeping unit
RESTAURANTS, BARS AND TAVERNS (>1,000 SF)	1 per 250 sf of seating area
RETAIL STORES (>1,000 SF)	1 per 500 sf of floor area
PROFESSIONAL, MEDICAL OR DENTAL OFFICES	3 per professional
KENYON COLLEGE	Case-by-case basis

# ZONING

## Gambier Zoning Code:

### Key Take Aways:

- Housing restrictions:
  - SF is the only permitted residential use (duplex & multi-family are conditional in R, I, M)
  - SF conversion is limited to duplex
- Does not account for annexation procedures
- Access to the code (online pdf)



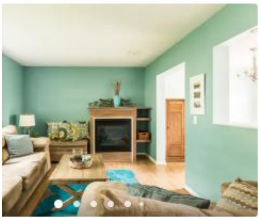
# SHORT-TERM RENTALS

## Less than 30 consecutive days

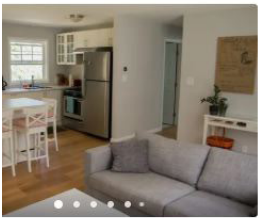
- Air BnB
- Vrbo
- HomeAway

Q Gambier · Stays Become a host Help Sign up Log in

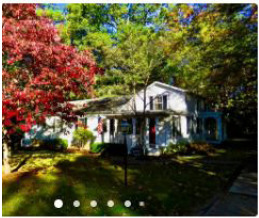
Guests Work trip Type of place Price Instant Book More filters Show Map



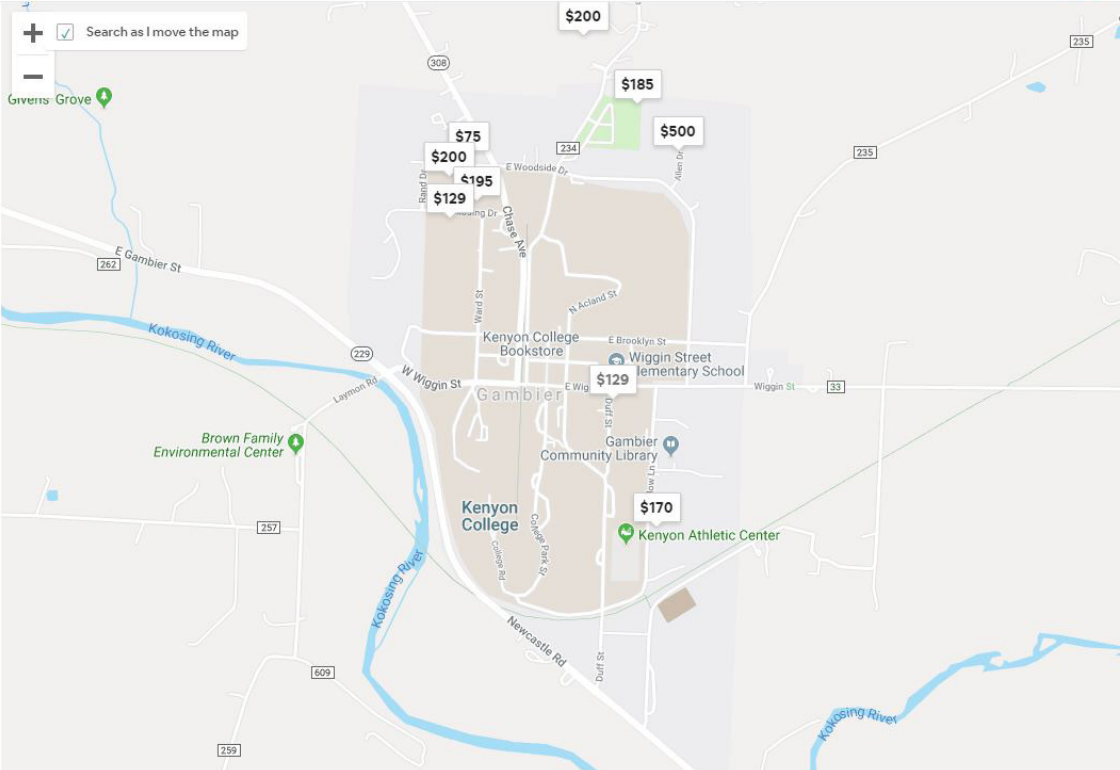
ENTIRE HOUSE  
**Comfortable Gambier Kenyon College**  
7 guests · 4 bedrooms · 5 beds · 2 baths  
Wifi · Kitchen · Free parking  
★4.93 (97) · Superhost \$170/night



ENTIRE HOUSE  
**Cozy house just a short walk from Kenyon College**  
4 guests · 2 bedrooms · 3 beds · 1 bath  
Wifi · Kitchen · Free parking  
★4.97 (74) · Superhost \$129/night



ENTIRE HOUSE  
**Kokosing Dream - Steps from Kenyon College**  
6 guests · 3 bedrooms · 5 beds · 2.5 baths  
Wifi · Kitchen · Free parking  
★4.96 (46) · Superhost \$195/night



# SHORT-TERM RENTALS

- Purpose of Regulation:
  - » Consumer safety
  - » Collection of lodging tax and fees
  - » Greater oversight / more accurate data on housing stock & land use
- Types:
  - » Complete prohibition
  - » Limited # of permits by location
  - » Limit days or periods the property may be rented per year
  - » Safety & legal requirements (with no limitations on number)
  - » Classification as hotel





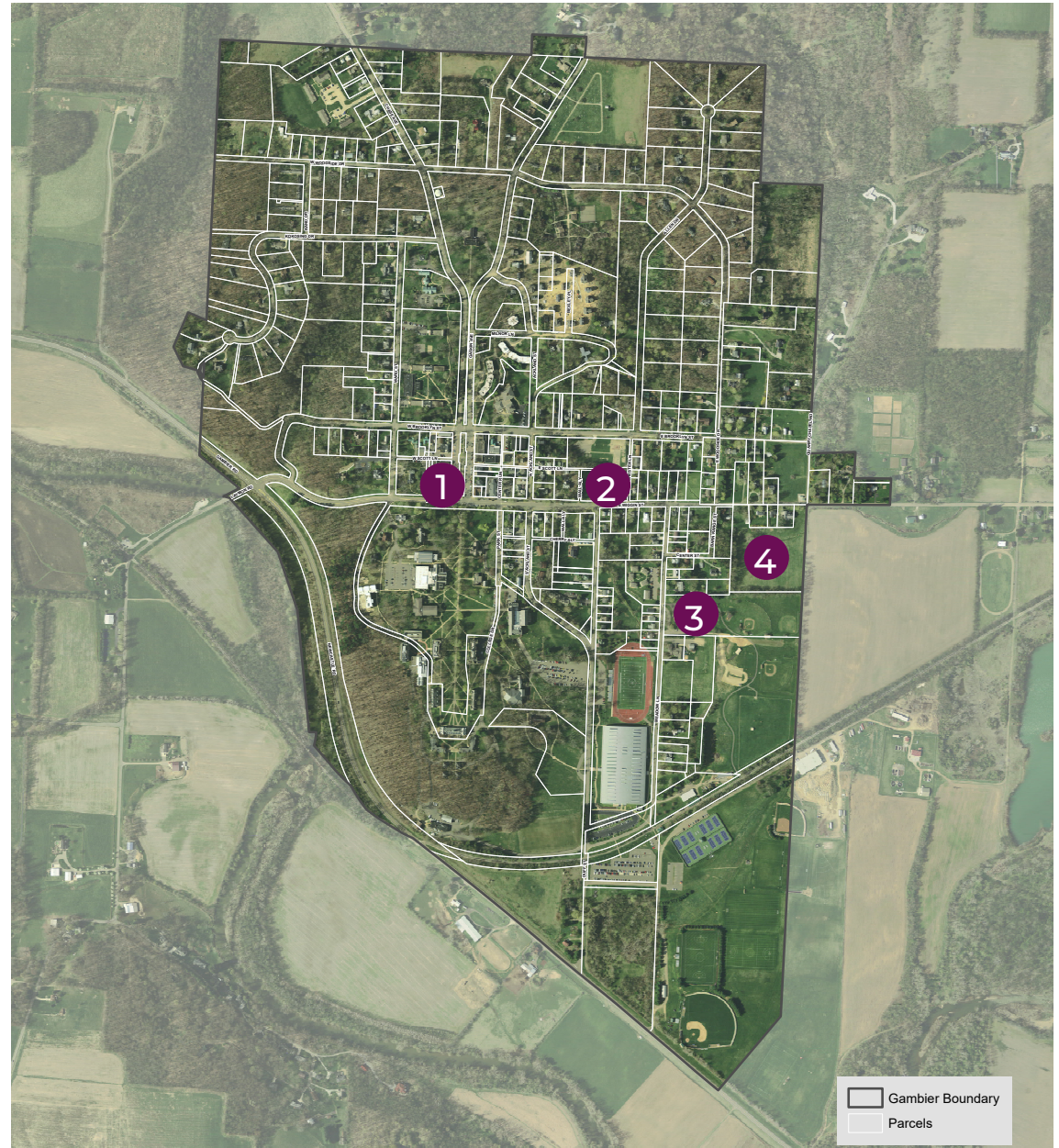


# DEVELOPMENT OPPORTUNITIES



# DEVELOPMENT OPPORTUNITIES

- 1 Kenyon offices
- 2 Wiggin Street Elementary
- 3 Community Library
- 4 Vacant / Agriculture





# DEVELOPMENT OPPORTUNITIES\*

## INFILL & REDEVELOPMENT

### SITE DATA

SIZE	0.32 acres
OWNER	Kenyon College
CURRENT LAND USE	Institutional
CURRENT ZONING	Mixed Use
POTENTIAL FUTURE USE	Mixed Civic, Institutional, Professional Office



\*Potential of the site discussed as part of the long-term planning process and does not reflect current acquisition, sale, or development plans.

# Clark Hall- Gahanna OH





# DEVELOPMENT OPPORTUNITIES\*

## INFILL & REDEVELOPMENT

### SITE DATA

SIZE	2 acres
OWNER	Mt Vernon City Schools
CURRENT LAND USE	Institutional
CURRENT ZONING	Residential
POTENTIAL FUTURE USE	Multi-family Residential, Professional Office



\*Potential of the site discussed as part of the long-term planning process and does not reflect current acquisition, sale, or development plans.



# The Barrett Apartments- Columbus OH



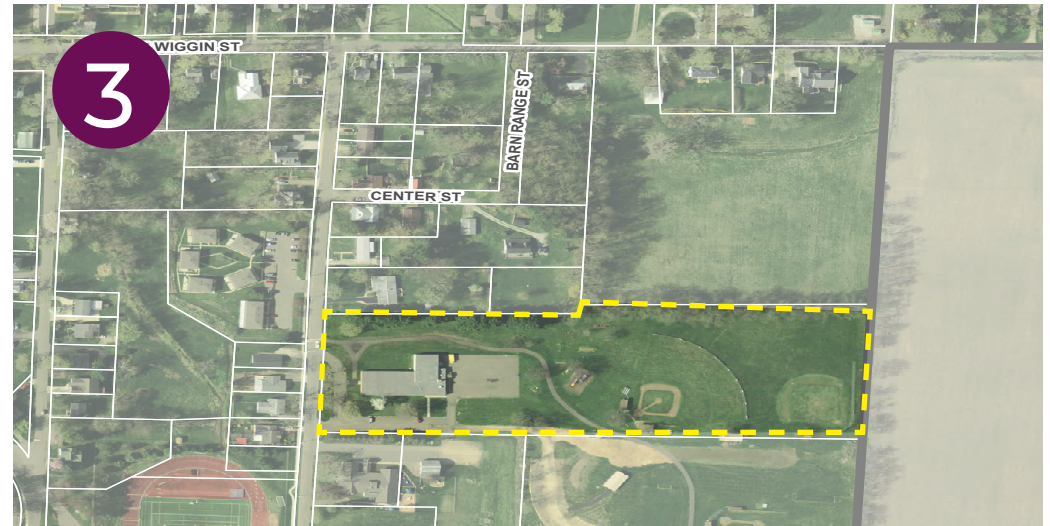


# DEVELOPMENT OPPORTUNITIES\*

## INFILL & REDEVELOPMENT

### SITE DATA

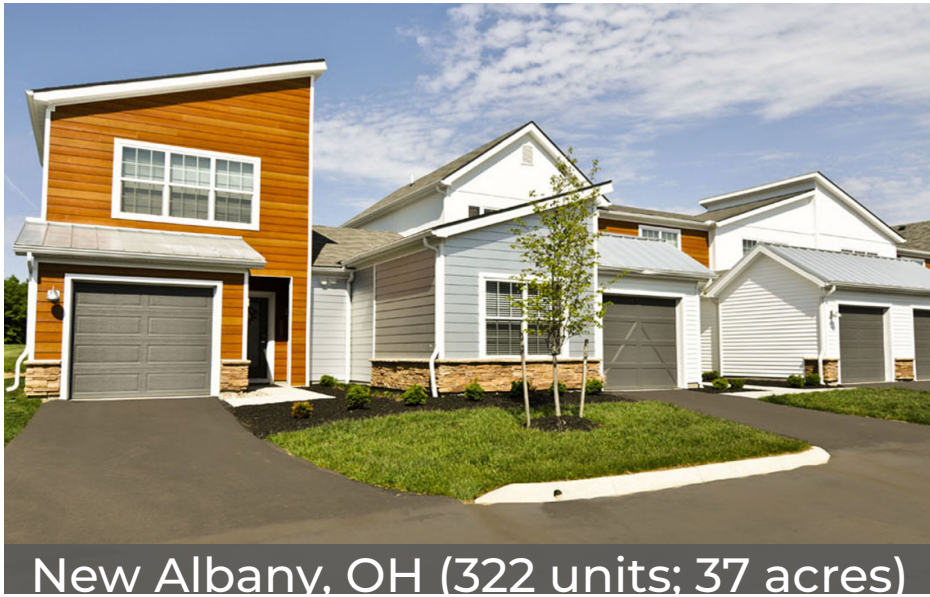
SIZE	7.1 acres
OWNER	Village of Gambier
CURRENT LAND USE	Civic <sup>1</sup>
CURRENT ZONING	Residential Recreational Institutional
POTENTIAL FUTURE USE	Elementary School / Townhomes



\*Potential of the site discussed as part of the long-term planning process and does not reflect current acquisition, sale, or development plans.

<sup>1</sup>Listed as commercial use with Knox County Auditor





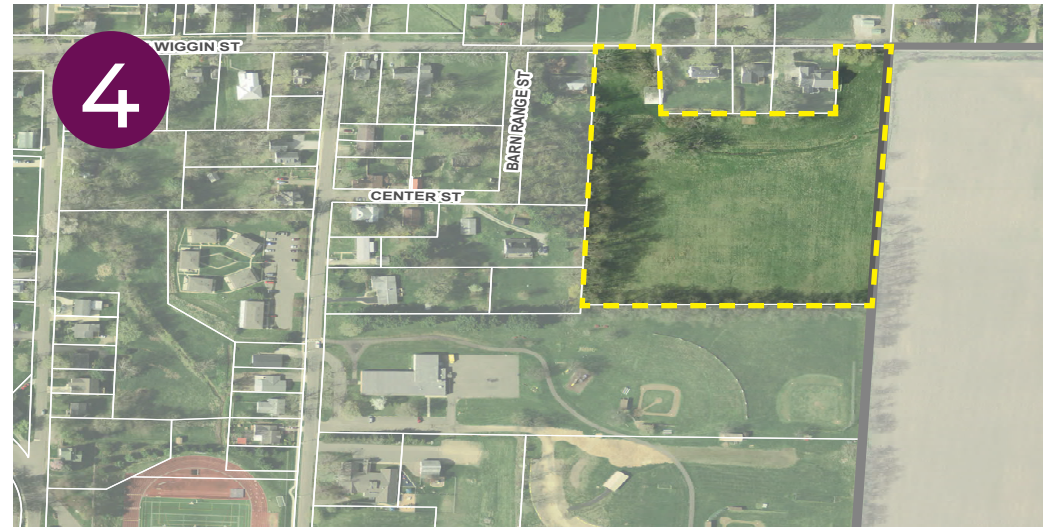


# DEVELOPMENT OPPORTUNITIES\*

## GREENFIELD DEVELOPMENT

### SITE DATA

SIZE	6.6 acres
OWNER	Kenyon College
CURRENT LAND USE	Residential (Vacant)
CURRENT ZONING	Residential
POTENTIAL FUTURE USE	Elementary School / Children's Library / Community Center



\*Potential of the site discussed as part of the long-term planning process and does not reflect current acquisition, sale, or development plans.







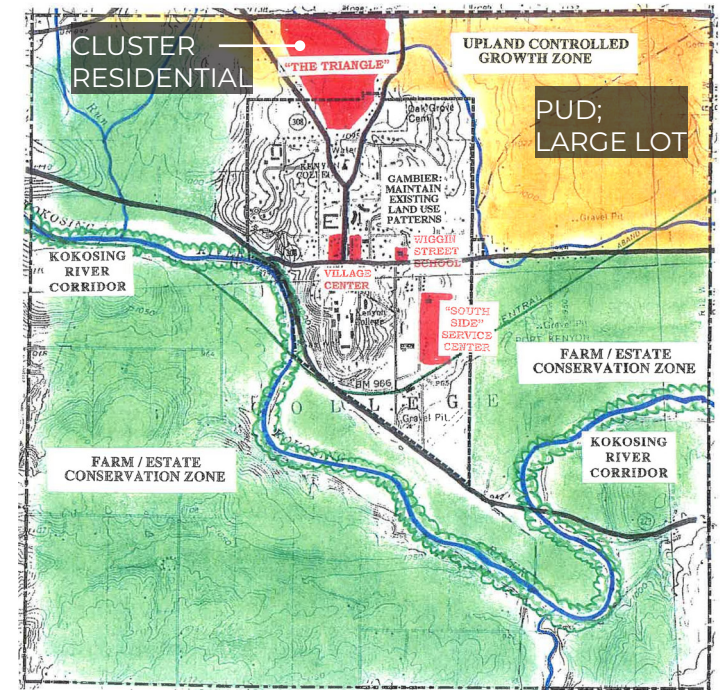
# DEVELOPMENT OPPORTUNITIES

## FUTURE GROWTH

### Long-term Strategy & Annexation



College Twp Future Land Use Map (2004)

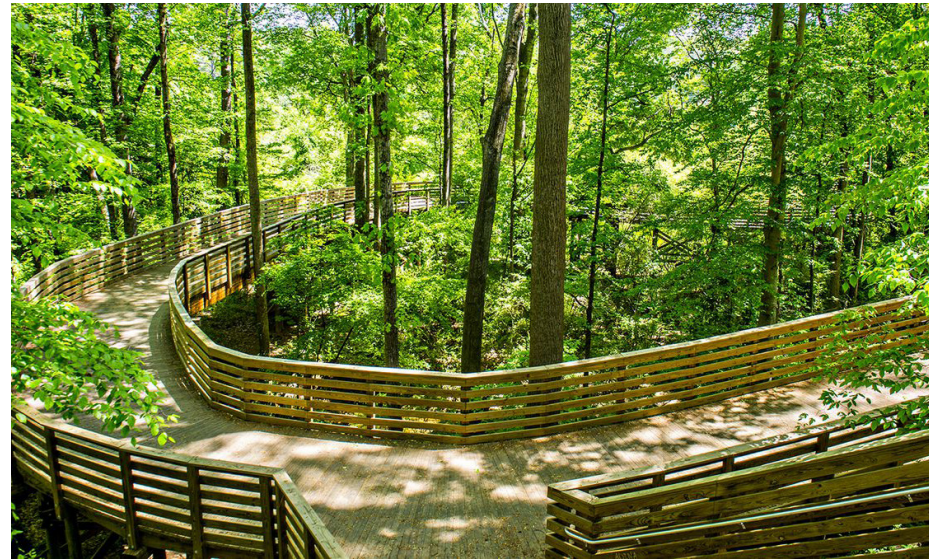




# DEVELOPMENT OPPORTUNITIES

## FUTURE GROWTH

### Trail Connections







# Q & A



# NEXT STEPS

- » Draft Plan Goals & Preliminary Plan Designs
- » Housing & Retail Analysis
- » Community Survey: Closing soon!
- » Steering Committee Meeting #4