

A Snapshot of Mont Vernon

The following data is a projection of what Mont Vernon might expect at buildout. "Buildout" is a theoretical condition that exists when all available land suitable for residential and non-residential construction has been developed. Within the set parameters, buildout represents the carrying capacity of an area, community, or region. By examining development requirements, past development patterns, and an inventory of developable space, a community can produce an estimate of the type and amount of future growth it can expect.

Population ~ 2,034 people in year 2000

Year 2010 = 2,450 (OEP projection)

Year 2020 = 2,640 (OEP projection)



Housing ~ 133% increase

Additional 943 possible units

Single family = 943; Multi-family = 0

Students ~ 133% increase

Current = 502

Buildout = 1,168



Police Calls per Year ~ 120% increase

Current = 877

Buildout = 1,931



Mont Vernon continued...

Employees ~ 524% increase

Current = 116

Buildout = 724



Commercial (retail/service) ~ 475% increase

Current = 24,960ft²

Buildout = 143,520 ft²

The majority of developable land in Mont Vernon is in residential zoning districts. A small amount of developable land is available in the Limited Commercial Zoning District. Based on the zoning allowable uses and current development patterns, this land is projected to be developed as commercial. As a result, no buildout projections have been made for industrial or office space in Mont Vernon.

Region-wide Buildout Results

Population ~ 32% increase

202,877 in 2003; 267,735 at buildout

Public school students ~ additional 11,091

Police calls ~ 93,928/year increase

248,411 in 2003; 342,339 at buildout

Fire/emergency calls ~

5,806/year increase

17,585 in 2003; 23,291 at buildout

Road capacity ~ 12% of roads will be over capacity

Housing units ~ 30% increase

76,142 units in 2003; 98,995 at buildout

82% of growth will be in single family units

Solid waste ~ 23,462 tons/year increase

80,861 tons/year in 2003; 104,323 at buildout

Water demand ~

7.3 million gallons/day (mgpd) increase

28.3 mgpd in 2003; 35.6 mgpd at buildout

Automobiles ~ additional 43,421