



AGENDA
PLANNING COMMISSION
TUESDAY, April 9, 2024
7:00 P.M.

MEMBERS

Corey Watt, Chair, HAPC Rep.	Ann Kaufman Webster, CASC Rep.
Shana Rosenberg, Vice Chair, HAC Rep.	Matt Arbuckle, OPTAB Rep.
Jason Bracken, Council & Environmental Commission Rep.	Jeffrey Kruth, CIC Rep.
David Prytherch, Council	

STAFF

Sam Perry, Director, Community Development
Zachary Moore, City Planner / GIS Coordinator
Christopher Conard, Law Director

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting:
(1) Comments on items not on the Agenda will be heard under Public Comments Related to Items not on the Agenda – and
(2) Comments for all public hearing items will be heard during Planning Commission consideration of said item. Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three minutes or less.

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of March 12, 2024 1
- IV. Public Comments Related to Items Not on the Agenda
- V. Reports from Commissions, Boards, Committees & Staff
- VI. New Business
 - PC-2024-01, 5728 College Corner Pike, CONDITIONAL USE, new Tractor Supply Co. store, MSP Properties of Ohio L.P., c/o Mitchol Pappan, Applicant/Agent **Voluntarily postponed by applicant to May meeting
 - PC-2024-02, 219 W Walnut Street, LOT CONSOLIDATION, Part of Lot #202, 0.125 acres, 4
Jim Clawson, Applicant
- VII. Adjournment



OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, March 12, 2024

[Link for website video here](#)

Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

Ann Kaufman Webster

David Prytherch

Jason Bracken

Jeffrey Kruth

Matt Arbuckle

Time: 4:52

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, March 12, 2024 at 7:00 p.m.

Members in attendance were Ann Kaufman Webster, David Prytherch, Shana Rosenberg, Matt Arbuckle, and Jeffrey Kruth

Members excused: Jason Bracken

Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Zachary Moore, City Planner/GIS Coordinator, Ms. Eunike Miller, Administrative Assistant

Staff Members Excused

None

Approval of the Agenda

Time: 5:00

Motion – To Approve the Agenda

(Voice Vote) 1st Mr. Prytherch

2nd Mx. Rosenberg

AYE: (6)

NAY: (0)

ABS: (0)

Approval of Minutes of February 13, 2024

Time: 5:17

Motion – To Approve the minutes as written

(Voice Vote) 1st Mx. Rosenberg

2nd Mr. Prytherch

AYE: (6)

NAY: (0)

ABS: (0)

Public Comments Related to Items Not on the Agenda

Time: 5:41

Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda will be heard under Public Comments Related to Items not on the Agenda - and (2) Comments for all public hearing items will be heard during Planning Commission consideration of said item. Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded and limit your remarks to a period of three minutes or less.

There were no comments from the public.

Reports from Commissions, Boards, Committees & Staff

Time: 5:48

After giving brief reports, the Commission Members along with staff had an extensive discussion on the upcoming Code rewrite and the RFP that was posted on the City's website. Mr. Perry shared a handout with the Commission containing a draft timeline on the Code update process. It was emphasized that this is a proposed timeline and changes will likely to occur as the process moves ahead.

Motion to Adjourn Meeting at 7:54 p.m.

Time: 57:04

(Voice Vote) 1st Mr. Prytherch

2nd Ms. Webster

AYE: (6)

NAY: (0)

ABS: (0)



MEMORANDUM
Community Development Department
513-524-5204

TO: Oxford Planning Commission
FROM: Sam Perry, AICP | Community Development Director
MEETING DATE: April 9, 2024
RE: Alley Development Moratorium

Regarding case PC-2024-02, the Commission needs to be aware that a new moratorium is now in place which places a temporary suspension on alley development. The signed moratorium that is now in effect is attached. However, this case is allowed to proceed for a decision by the Commission because it was submitted prior to the effective date of the moratorium. If the Commission finds differently than the Chair and Director, the consolidation plat could potentially be approved and recorded. However, a building permit for a new single-family dwelling could not be approved on an alley lot during the moratorium period.



MEMORANDUM
Community Development Department
513-524-5204

TO: Oxford Planning Commission

FROM: Corey Watt | Planning Commission Chair
Sam Perry, AICP | Community Development Director

DATE: April 2, 2024

RE: Case No. PC-2024-02 | 219 W Walnut Street – Lot Consolidation Request

PROCEDURE

Section 1101.6 of the Oxford Subdivision Regulations lays out the process by which lot splits or consolidations may be considered for approval. The regulations stipulate that the *Zoning Administrator and Chair of the Planning Commission shall, acting for the Planning Commission; mutually approve the minor resubdivision, lot split or consolidation if the proposed division or combination of land meets* all seven (7) “conditions” as listed in *Section 1101.6(600)(A)*. In other words, both the Chair and Director must find that all seven are satisfactorily met in order for an approval to be granted in an administrative fashion. In practice, the listed “conditions” have historically been treated as decision criteria, and the City of Oxford Community Development Director has assumed the role of the *Zoning Administrator* in carrying out the duties as set forth in the code.

In cases where there is disagreement between the Chair and Director, or where both mutually agree that one or more of the conditions is not satisfactorily met, the code stipulates in *Section 1101.6(600)(B)* that *the request shall be referred to the Planning Commission for decision*. Essentially this means that if there is any doubt over the ability to approve a particular request, it is automatically referred to the Planning Commission for consideration (this differs from Minor Amendment requests for Conditional Uses and Planned Developments, whereby the Chair and Director possess full authority to either grant or deny based on applicable review criteria). Should any applications reach this stage, the Commission – by majority vote – has the authority to grant or deny a lot split or consolidation after reviewing the seven conditions to determine whether all have been *substantially met and provided*.

ANALYSIS

In referring the subject request to the Planning Commission, an appropriate exercise is for the Chair and Director to offer a full evaluation of how closely the proposal meets the applicable conditions.

Listed in **bold print** on the following pages are the seven (7) applicable conditions as provided in *Section 1101.6(600)(A)*, along with analysis underneath each.

1. The proposed minor resubdivision, lot split or consolidation is located along an existing public street and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve the creation of any easement for access.

The Subdivision Regulations and Zoning Code provide several contrasting definitions for the term *street*, so it may be useful to instead consider the definition of *alley* so as to effectively differentiate from other thoroughfares that may be construed as streets. The Subdivision Regulations defines an *alley* as a *minor street used primarily for vehicular service access to the back or side of properties abutting on another street*. The Zoning Code defines *alley* as a *way or means of approach to provide vehicular or pedestrian physical entrance to a property from a public right-of-way*. In observing these varying definitions, the question of what exactly should be considered a “street or road” per the language of this condition remains somewhat elusive. It should be indisputable that the thoroughfares on the perimeter of the subject block – College, Collins, Elm, and Walnut – should all be construed as *streets*. If the notion of an existing public street is exclusive only to these named thoroughfares, then the subject proposal would not meet condition #1.

- **Historical Note:** For many years, the City was able to effectively prohibit any new residential alley development through the use of a restriction on principal entrance orientation – that being, a critical requirement that any new principal entrance had to be *upon a street bordering such lot*. In hindsight, a more effective means of enabling an appropriate pattern of a development might have been a minimum lot *frontage* requirement (prior to 2021, lot dimensions were only regulated by *size* and *width*). Nevertheless, the City administered this standard based on the notion that named streets with generally wider right-of-ways were construed as *streets*, and unnamed alleys with generally narrower right-of-ways were not. This all changed in 2017, when a text amendment package was brought forward for the apparent purpose of accommodating accessory dwelling units. The final language that seemingly “opened the flood gates” to alley development, perhaps inadvertently so, currently reads as follows:

*Every building hereafter erected, converted, enlarged, reconstructed or structurally altered shall be located on a lot of record, and shall have its principal entrance upon a street bordering such lot. For the purpose of this provision an alley is not considered as a street, except for the lots that are considered alley lots with only alley access that may have its principal public entrance on **either alley**.*

Inclusion of the phrase “either alley” may serve as a clue as to the thinking behind the imagined “reach” of the amendment to only address sites possessing frontage on two alleys. Indeed, all new single-family dwellings built in Mile Square neighborhoods post-2017 have been constructed on alley *corner* parcels. Despite the change in zoning policy to allow entrances to front upon alleys, it has never been implied to any property owner that an automatic right exists to custom-tailor property boundaries to generate a brand new alley building site, thereby producing a “vested” right to single-family construction out of thin air. Should such a policy ever be instituted, and if current Zoning Code standards are followed, then the impact on Oxford’s development fabric would be devastating.

2. The proposed minor resubdivision, lot split or consolidation meets the dimensional requirement of the underlying district or a minimum of 3,000 square feet of lot size if the underlying district does not have minimum lot size requirements.

The subject property is zoned R-1MS Single-Family Mile-Square Residential District. Within this zoning district, the minimum lot area in order to establish a new single-family dwelling is 6,000 square feet. The total lot area resulting from the proposed consolidation at 219 W Walnut Street is 5,465 square feet, which normally would not meet the 6,000 square foot threshold. This threshold can be “overridden” in situations where pre-existing lots are involved, per **Section 1137.05** of the Zoning Code; this section states that *a lot in a residential zoning district that does not satisfy the site development regulations for any permitted*

use in that District may have erected on it a single-family dwelling if the lot has a minimum area of 3,000 square feet and a minimum lot width of 33 feet. In the case of 219 W Walnut Street, one of the two parcels involved meets the 3,000 square foot & 33 foot thresholds, by having 3,310 square feet of lot area and approx. 50 feet of frontage along the east-west alley. The other parcel totals approx. 2,090 square feet and thus does not, on its own, meet the threshold for development potential on a non-conforming lot.

- **Historical Note:** It is true that a lot consolidation was permitted administratively in March 2021 at 216 W Church Street. This request involved two individual 8 foot wide slivers, one of which was added to a larger parcel fronting on W Church and the other to a rear parcel fronting on two alleys. Because the rear parcel met the 3,000/33 thresholds, a right to develop into a single-family dwelling already existed; the rear parcel also fronted on two alleys, allowing it to be construed as a corner lot and thus capable of supporting a much larger building envelope defined only by front and side setbacks. In this case, an exception to condition #2 was permitted such that the rear 8-foot sliver could be utilized toward a side yard setback for a future dwelling unit behind 216 W Church Street, later built and addressed as 218 W Church Street. The 8-foot wide sliver could not have otherwise been practically used in any way that was compliant with Zoning Code standards (e.g., in terms of setbacks for parking, structures, etc.).

3. The physical characteristics of the property are suitable for building sites.

The word “physical” could be perceived as somewhat vague under these circumstances. In one sense, it could be referring to the natural characteristics of the land involved, including such elements as slope, soil suitability, vegetation, or other natural obstructions; from this perspective, it seems plausible that the property at hand is *capable* of being developed. Examples of sites that might be found “unsuitable” from this standpoint could include areas within a regulatory floodplain, or those along a steep riverside bluff. On the other hand, “physical” could also refer to other man-made or tangible elements comprising the built environment within, or surrounding, the site. A one-story framed garage is currently situated on the subject property, straddling the boundary line between the two parcels proposed to be consolidated. If the consolidation was approved and recorded, the garage would likely be demolished to make way for a new house. Electric utility poles are present along the north-south alley, but are on the east (opposite) side of the alley. The main house to the north straddles a total of four parcels (inclusive of the two subject parcels), all of which are under the same ownership; the house is positioned such that it could obscure view of any future construction on this site from W Walnut Street, potentially complicating premises identification and emergency response. Properties at 113 S Elm Street and 110 S College Avenue also contribute visual obstructions in a similar fashion.

4. There is no division or allocation of land for parks and open spaces as required by these regulations.

Admittedly, it is somewhat difficult to understand what the original code authors meant when prescribing this as a condition for approving a minor lot split or consolidation. This condition may possibly be referring to open space standards contained within the Subdivision Regulations, should any exist that would apply to the given situation. It is quite possible for Subdivision Regulations in force in Ohio counties, townships, or municipalities to specify minimum open space (or “green space”) requirements for certain subdivisions, especially those that are considered “major” because they entail more substantial public infrastructure improvements, such as new streets, utilities, and drainage facilities. Regarding subdivisions in Oxford, open space would only be mandated in two situations: (1) for *Open Space Residential Developments* pursuant to **Section 1101.5** of the Subdivision Regulations, or (2) for *Planned Developments* pursuant to **Chapter 1145** of the Zoning Code. Neither (1) nor (2) apply to the request at hand, so this condition does not apply and can therefore be considered met.

5. **New lots to be created which are five acres or larger in size and located along an existing public road are exempt from this chapter.**

The Ohio Revised Code exempts any split totaling five (5) acres or larger from having to obtain approval from the applicable zoning authority before being recorded. With the proposal at hand, the end result would be a single consolidated parcel totaling 5,465 square feet, or 0.125 acres, in size. Therefore this condition does not apply and can be considered met.

6. **The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites are exempt from this chapter. The following statement shall be included on the Record Plat: "Not to be transferred as an independent parcel in the future without planning commission approval"**

This language refers to a type of process sometimes colloquially referred to as a "711 Transfer," as it stems from enabling language in Ohio Revised Code Section 711. Such splits are common in rural areas, where slices of properties are transferred from one owner to another, and a restriction to prohibit future construction does not jeopardize a future owner's intended purpose for the property (for example, a wooded area for hunting; agricultural field; extra yard space; etc.). Under the assumption the lot consolidation in question is for the purpose of prepping an eventual building site, this condition does not apply and can therefore be considered met.

7. **No more than two (2) new lots shall be created.**

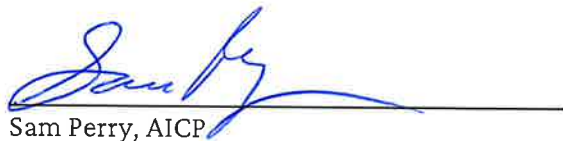
The proposal involves merging two parcels into one, so this condition is effectively met.

CONCLUSION

Based upon a careful, thorough analysis of the applicable conditions and available evidence, the Planning Commission Chair and Community Development Director concur that the requested lot consolidation should be **denied**, and **recommend** the same to the Planning Commission. A majority vote is required in order to approve or deny the request.



Corey Watt
Planning Commission Chair



Sam Perry, AICP
Community Development Director

RESOLUTION NO. 7587

A RESOLUTION PLACING A MORATORIUM, NOT TO EXCEED SIX (6) MONTHS, ON ALLEY DEVELOPMENT WITHIN THE CITY OF OXFORD, OHIO.

WHEREAS, pursuant to the Ohio Constitution and the Ohio Revised Code, municipalities have the power to enact planning and zoning laws that are for the health, safety, welfare, comfort, and peace of the citizens of the municipality; and

WHEREAS, Ohio Revised Code Section 713.09 enables a municipal legislative authority, in the interest of the promotion of the public health, safety, convenience, comfort, prosperity, or general welfare, to regulate the bulk and location of buildings and other structures including percentage of lot occupancy, set back building lines, and area of yards, courts, and other open spaces; and

WHEREAS, per Section 8.04 of the City of Oxford Charter, the Planning Commission may act as the Platting Commission of the municipality, and as such shall provide for planning and zoning regulations, carry out the comprehensive plan, and make such investigations, reports and recommendations relating to planning and the physical development of the city as it finds necessary and desirable; and

WHEREAS, the City of Oxford Planning and Zoning Code (constituting Part Eleven of the Codified Ordinances) currently permits development of single-family dwellings on nonconforming alley lots which are at least 3,000 square feet in size and also possessing at least 33 feet in overall lot width, provided there is conformance with height, lot coverage, vehicular access and yard or setback requirements per the underlying zoning district; and

WHEREAS, the City of Oxford Planning and Zoning Code was amended in September 2017, by Ord No. 3430, to exempt development on alley lots from the requirement that any principal public entrance be *upon a street* bordering such lot [emphasis added]; and

WHEREAS, the change to the Zoning Code in 2017 has provoked the development of several detached dwelling units on sites fronting exclusively on public alleys, which in contrast to standard developments fronting upon public or private streets, have shown to pose unique challenges in terms of obstructions to emergency access, public infrastructure improvements; proper drainage; and appropriate off-street parking arrangements; and

WHEREAS, the Oxford Tomorrow Comprehensive Plan lays out a number of objectives to promote quality development, enhanced character, and service excellence; and

WHEREAS, presently, it is estimated there are 49 parcels totaling at least 3,000 square feet in size and fronting exclusively on one or more alleys without direct frontage on a public street, inclusive of those that are already developed with commercial or residential uses; and

WHEREAS, the procurement of alley sites throughout the Oxford Mile Square for additional residential development is ongoing and will likely continue in an undesirable and unsustainable fashion if a permanent legislative fix is not instituted; and

WHEREAS, City of Oxford staff in cooperation with the Planning Commission will research and develop amendments to the Planning and Zoning Code to more explicitly define regulations applicable to alley sites and/or rear portions of properties – including, but not limited to: setbacks, lot coverage, and building/entrance orientation – in an effort to address the objectives of the Oxford Tomorrow Comprehensive Plan in a balanced manner which does not compromise or critically endanger the public health, safety and general welfare of the citizens of Oxford; and

WHEREAS, as part of an effort to amend relevant Planning and Zoning Code standards, other amendments may also be proposed to the local Building Code, Property Maintenance Code, public infrastructure specifications, and the like, for the purpose facilitating development on alley sites and/or rear portions of properties in a more cohesive, safe and sensible manner; and

WHEREAS, the City Staff may make periodic reports to Council regarding the status of amending regulations which influence alley development; and

WHEREAS, the Moratorium will expire automatically after six (6) months unless extended for good cause by Council.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OXFORD, BUTLER COUNTY, STATE OF OHIO, THAT:

SECTION 1: Oxford City Council hereby approves the moratorium, not to exceed six (6) months.

SECTION 2: For the purposes of applying the provisions contained in Sections 3 through 5 of this Resolution, the City of Oxford staff shall have the authority to reasonably determine which thoroughfares constitute “public alleys,” which may be inclusive of Heather Lane as well as any other unnamed and/or unimproved alley.

SECTION 3: No new single-family dwellings shall be authorized for construction on parcels that front exclusively on one or more public alleys or that have no frontage on a public right-of-way at all, and thus do not have frontage on a public or private street; for specificity, the map attached as Exhibit A identifies the exact areas of the city to which this restriction applies.

SECTION 4: No new minor resubdivisions, lot splits or consolidations shall be authorized by the Planning Commission, such that the final condition results in one or more parcels with frontage exclusively on a public alley.

SECTION 5: The restriction set forth in Section 4 does not apply in instances where one or more property owners voluntarily propose, or agree, to consolidate one or more pre-existing parcels such that the final condition results in none of the involved parcels having frontage

exclusively on a public alley, provided the proper approval process is followed pursuant to Chapter 1101 of the Planning and Zoning Code;

SECTION 6: It is hereby found and determined that all formal actions of this Council relating to the adoption of this Resolution have been taken at an open meeting of this Council; and that any and all deliberations of this Council and of any of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including requirements of Section 121.22 of the Ohio Revised Code.

SECTION 7: This Resolution is hereby declared to be a measure immediately necessary for the preservation of the public peace, health, safety, and welfare of the City of Oxford and shall be in full force and effect immediately upon adoption.



MAYOR

ADOPTED: APRIL 2, 2024

ATTEST:



CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: MAYOR WILLIAM SNAVELY

PREPARED BY: COMMUNITY DEVELOPMENT (STAFF)
CHECKED BY: LAW (STAFF)



LOT SPLIT/CONSOLIDATION APPLICATION

Please print legibly. To apply, email completed form and plans in PDF format to commdev@cityofoxford.org

BOX 1 | APPLICATION TYPE Select one

- ☐ Lot Split
☒ Lot Consolidation
☐ Lot Split & Consolidation

BOX 2 | APPLICATION DETAILS

Property Address/Location 219 West Walnut

Existing Number of Lots 2

Proposed Number of Lots 1

Total Site Acreage 0.125 Ac.

BOX 3 | APPLICANT INFORMATION

Is the applicant also the current property owner?

☒ Yes (You may skip Box 4) ☐ No (Do not skip Box 4, and include a [Letter of Agency](#) with your submittal)

Applicant Name Clawson Properties II, LLC - James Clawson

Applicant Company Name

Mailing Address 125 West Spring Street

Email Address jim@hoteldevelopment.net

Telephone Number 513-524-9500

BOX 4 | PROPERTY OWNER INFORMATION ☒ Check if same as Applicant

Property Owner Name

Property Owner Company Name

Mailing Address

Email Address

Telephone Number

BOX 5 | SURVEYOR INFORMATION ☐ Check if same as Applicant

Architect/Engineer Name Jeff Lambert

Company Name Bayer Becker

Mailing Address 110 South College Avenue, Suite 101

Email Address jefflambert@bayerbecker.com

Telephone Number 513-336-6600

BOX 5 | ATTACHMENT CHECKLIST Submit all contents in **PDF format**, together with **prints** as indicated:

If involving one (1) or more lot *splits*:

- ☐ **Legal Description***, in metes and bounds, of each new lot being created. Include **two (2) printed original copies** of each, signed and sealed by the Surveyor. The City will keep one original, and return the other original for recording.
- ☐ **Plat of Survey*** including all details and information required by [Attachment G](#) – more information on Page 3. Include **two (2) printed original copies**, signed and sealed by the Surveyor. The City will keep one original, and return the other original for recording.

If involving one (1) or more lot *consolidations*:

- ☒ **Consolidation Plat** including all details and information required by [Attachment G](#) – more information on Page 3. Include **two (2) printed original copies**, signed and sealed by the Surveyor. The City will keep one original, and return the other original for recording.

***Note:** Any new Plat of Survey or corresponding Legal Description is required to be reviewed for accuracy by the Butler County Engineer's Office Tax Map Division.

BOX 6 | APPLICANT SIGNATURE

As the owner or owner's agent, I hereby agree all information contained in this application is true, accurate, and complete to the best of my knowledge. I acknowledge the application will first be checked by City staff for completeness prior to determining a first meeting date with the Zoning Administrator & Planning Commission Chair, and/or Planning Commission.

Applicant Name (Print)

Applicant Signature James M. Clawson	Digitally signed by James M. Clawson Date: 2024.03.06 14:48:33 -05'00'	Date
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Processing Fee

The appropriate processing fee amount will be determined during a completeness check by Community Development staff. It may take 1-2 business days for a completeness check to be performed. The applicant will receive a digital copy of a processing fee invoice via email once it is ready. Fees may be paid in-person by check or credit card at the Finance Department window on the first floor of the Oxford Municipal Building, 15 S College Avenue, Oxford OH 45056. For credit card payments, the City accepts Visa, MasterCard, or Discover, and such payments may also be taken over the phone by calling our Finance Department Utilities line at 513-524-5221, Option 1.

Procedure For complete text see Oxford Subdivision Regulations [Section 1101.6](#)

The Planning Commission, acting as the Platting Commission, shall grant or deny, minor resubdivision(s), lot split(s) or lot consolidation(s) in the following manner:

- (A) The Zoning Administrator and Chair of the Planning shall, acting for the Planning Commission; mutually approve the minor resubdivision, lot split or consolidation if the proposed division or combination of land meets all conditions as provided in *Section 1101.6(600)(A)* – see “Decision Standards” section at the bottom of page.
- (B) If, in the opinion of the Zoning Administrator or the Chair of the Planning Commission, the proposed minor resubdivision, lot split or consolidation does not meet the above conditions, the request shall be referred to the Planning Commission for decision. The Planning Commission, by majority vote, shall grant a minor resubdivision, lot split or consolidation if they find all of the conditions of subsection (A) above have been substantially met and provided.
- (C) All lots occupied by portions of an existing main building may be administratively consolidated into one lot by the Zoning Administrator and the Chair of the Planning Commission acting together for the Planning Commission, provided the proposed request meets all applicable subdivision and zoning regulations.
- (D) The Planning Commission may require, as a condition for approval of a minor resubdivision, lot split or consolidation, the dedication of a street right-of-way in conformance with the requirements of these regulations or the Official Thoroughfare Plan.
- (E) All minor resubdivision(s), lot split(s) or lot consolidation(s) shall submit proof of recording to the Community Development Department and shall be recorded within six (6) months of the City's approval, or the approval will be null-in-void.

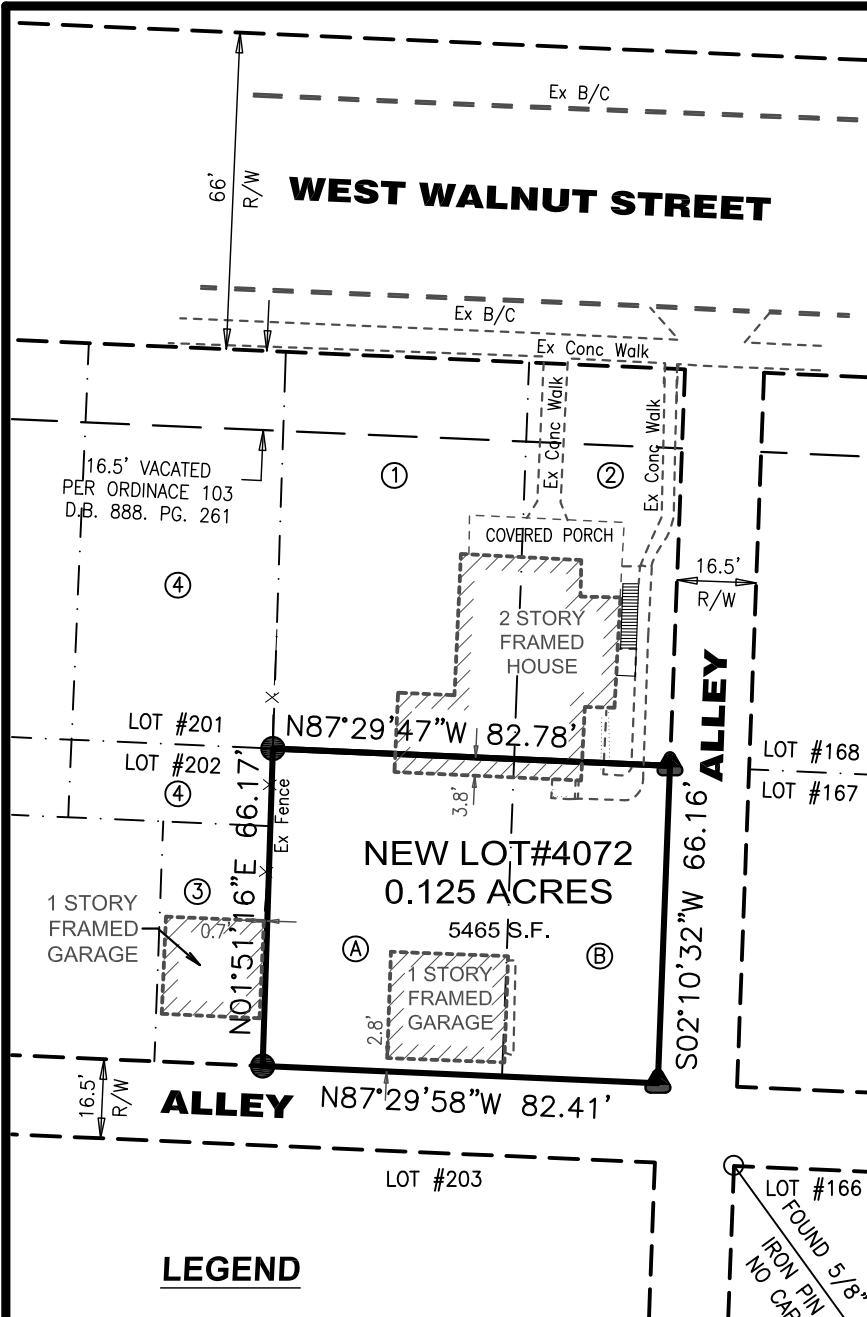
Plat Requirements For complete text see Oxford Subdivision Regulations [Attachment G](#)

- The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.
- The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses and drainage ways.
- Size of the tract in acres and square feet and the boundary lines along with the linear measurements.
- The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.
- North point, scale and date.
- Any portion of the floodplain as delineated by the Flood Insurance Rate Map (FIRM) must be clearly illustrated and labeled on the plat.
- Exact location shall be shown for all buildings, septic tanks, wells or similar features with respect to existing or proposed lot lines or right-of-way lines
- Other information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare
- Any existing building(s) to be remain or to be razed.

Decision Standards As provided in Oxford Subdivision Regulations [Section 1101.6\(600\)](#)

The Zoning Administrator and Chair of the Planning Commission shall, acting for the Planning Commission; mutually approve the minor resubdivision, lot split or consolidation if the proposed division or combination of land meets all of the following conditions:

- (1) The proposed minor resubdivision, lot split or consolidation is located along an existing public street and involves no opening, widening or extension of any street or road, and in the case of residential lots, does not involve the creation of any easement for access.
- (2) The proposed minor resubdivision, lot split or consolidation meets the dimensional requirement of the underlying district or a minimum of 3,000 square feet of lot size if the underlying district does not have minimum lot size requirements.
- (3) The physical characteristics of the property are suitable for building sites.
- (4) There is no division or allocation of land for parks and open spaces as required by these regulations.
- (5) New lots to be created which are five acres or larger in size and located along an existing public road are exempt from this chapter.
- (6) The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites are exempt from this chapter. The following statement shall be included on the Record Plat: “Not to be transferred as an independent parcel in the future without planning commission approval”
- (7) No more than two (2) new lots shall be created.



Basis of Bearing:
State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

ADJOINERS

①
PART OF INLOTS #201 & #202
CLAWSON PROPERTIES II, LLC
TRACT VII, PARCEL II
O.R. 7577, PG. 1345
H4000004000068

②
PART OF INLOTS #201 & #202
CLAWSON PROPERTIES II, LLC
TRACT VII, PARCEL I
O.R. 7577, PG. 1345
H4000004000069

③
PART OF INLOTS #202
ANDREW MACGEE, TRUSTEE
TRACT II
O.R. 8421, PG. 398
H4100004000061

④
PART OF INLOTS #201 & #202
ANDREW MACGEE, TRUSTEE
TRACT I
O.R. 8421, PG. 398
H4100004000064

OWNERS

Ⓐ
PART OF INLOTS #201 & #202
CLAWSON PROPERTIES II, LLC
TRACT VII, PARCEL II
O.R. 7577, PG. 1345
H4000004000062
0.076 AC. (SURVEYED)

Ⓑ
PART OF INLOTS #201 & #202
CLAWSON PROPERTIES II, LLC
TRACT VII, PARCEL I
O.R. 7577, PG. 1345
H4000004000063
0.048 AC. (SURVEYED)

LEGEND

- Set 5/8" Diameter x 30" Long Iron Pin Capped "Bayer Becker"
- ▲ Set MAG Nail
- Found 5/8" Iron Pin (cap as noted)
- R/W - Ex Right of Way
- X — X — X — X — Ex Farm Woven Fence

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A FIELD SURVEY MADE UNDER MY DIRECTION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO."

APPROVED BY THE OXFORD PLANNING COMMISSION THIS _____ DAY OF _____, 2024.

Jeffrey O. Lambert 3-5-24
JEFFREY O. LAMBERT DATE
PROFESSIONAL SURVEYOR #7568
IN THE STATE OF OHIO

PLANNING COMMISSION CHAIR

COMMUNITY DEVELOPMENT DIRECTOR



THIS PLAT MADE PURSUANT TO SECTION 5713.16 OF THE OHIO REVISED CODE.

Drawing: 21-0136 CP 2024	NEW LOT #4072 PART OF INLOT #202 CONGRESS LANDS WEST OF MIAMI RIVER SECTION 22, TOWN 5, RANGE 1 CITY OF OXFORD BUTLER COUNTY, OHIO	 www.bayerbecker.com 318 S. College Avenue Oxford, OH 45056 - 513.523.4270
Scale: 1"=40'		
Drawn by: DDS/j.o.l.		
Checked By: j.o.l.		
Issue Date: 2-27-24	LOT CONSOLIDATION	

Location Map

 Site Parcel(s)

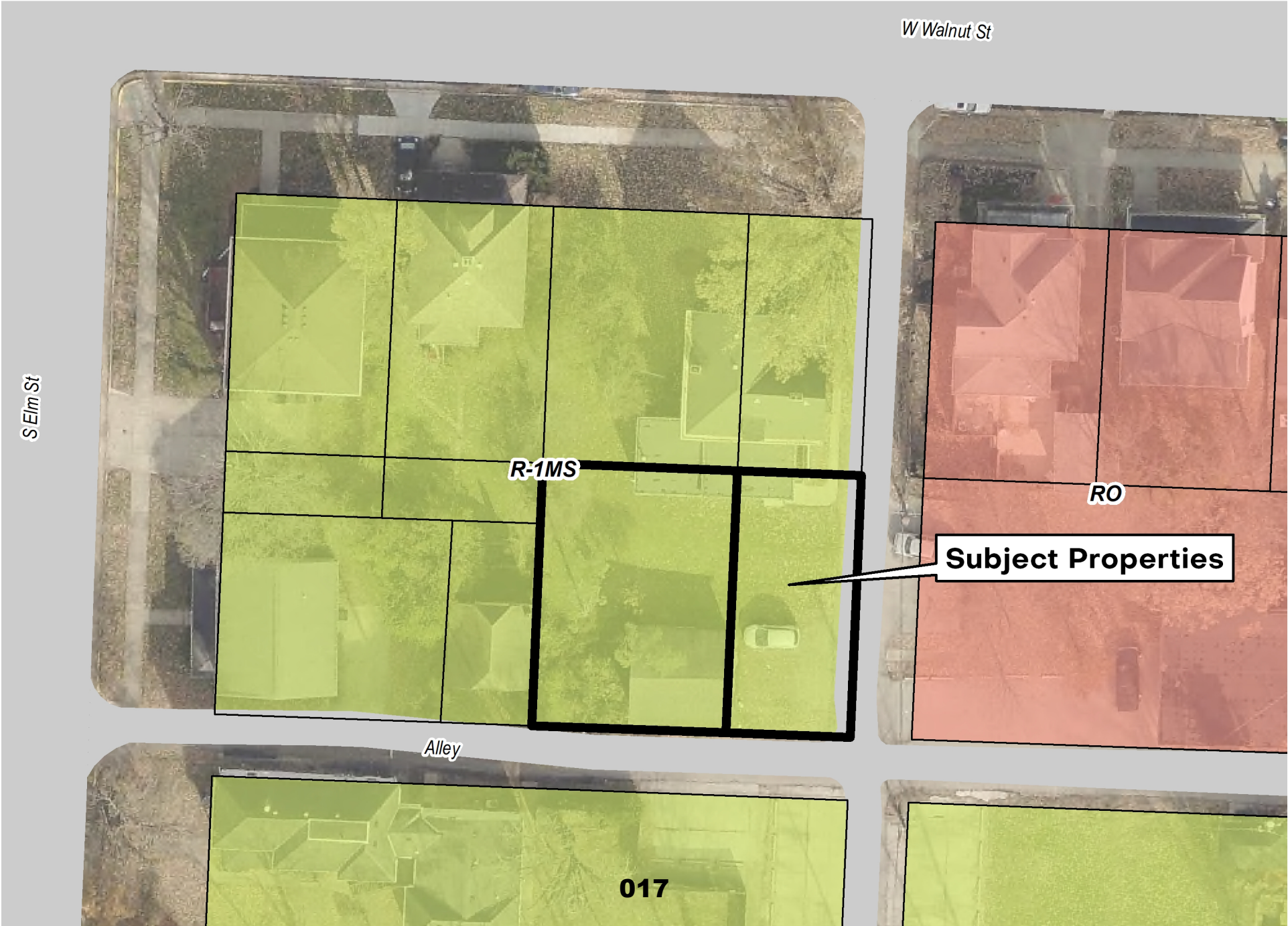
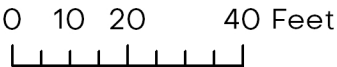
0 10 20 40 Feet




Location Map



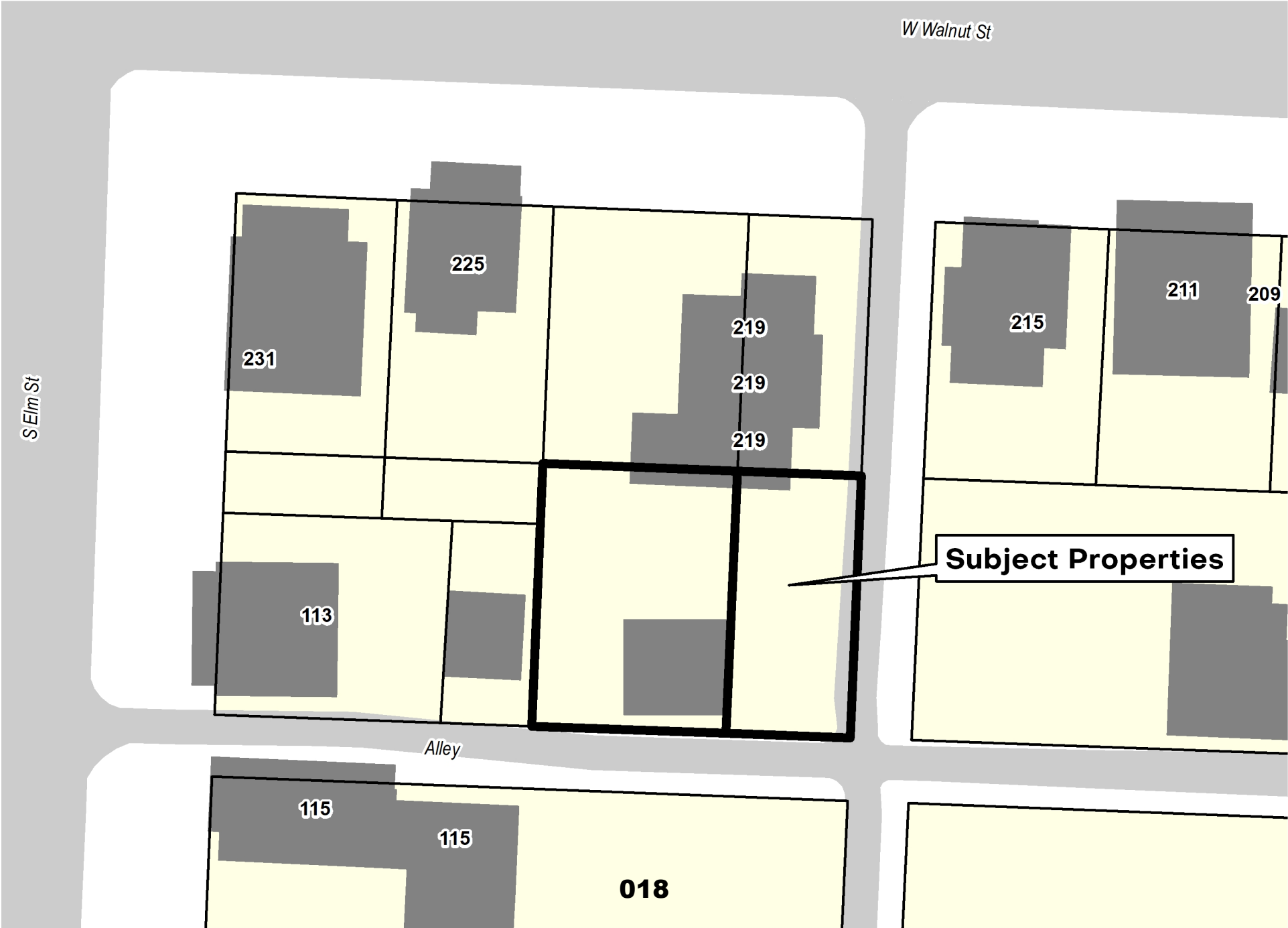
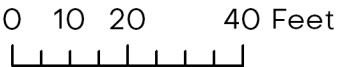
Site Parcel(s)



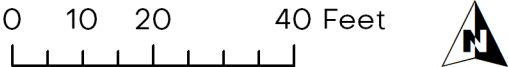
Location Map



Site Parcel(s)



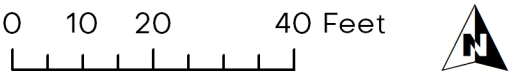
Setbacks Based on Existing Lot Lines



 Buildable Area



Setbacks Based on Proposed Consolidation



 Buildable Area



Setbacks if all 4 Parcels were Consolidated

