City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

AGENDA
PLANNING COMMISSION
TUESDAY, August 13, 2024
7:00 P.M.

MEMBERS

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

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 July 9, 2024 1

IV. Public Comments Related to Items Not on the Agenda

V. Reports from Commissions, Boards, Committees & Staff

VI. New Business

PC-2024-08, 5728 College Corner Pike, PRELIMINARY SUBDIVISION, Tractor Supply Co. Store, **MSP Properties of Ohio L. P., Applicant/Agent** 7

PC-2023-09, 5234 Hester Road, PRELIMINARY & FINAL DEVELOPMENT, 12 residential cottages, **Community Development Professionals, Applicant/Agent – EXTENSION REQUEST** 45

VII. Adjournment

OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, July 9, 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: 5:08

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, July 9, 2024 at 7:00 p.m.

Members in attendance were Ann Kaufman Webster, David Prytherch, Shana Rosenberg, and Jason Bracken

Members excused: Jeffrey Kruth, Matt Arbuckle

Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Christopher Conard, Law Director, Ms. Eunike Miller, Administrative Assistant

Staff Members Excused

Mr. Zachary Moore, City Planner/GIS Coordinator

Approval of the Agenda

Time: 5:15

Motion – To Amend the Agenda to discuss the New Business items first followed by Old Business item

(Voice Vote) 1st Mr. Prytherch 2nd Mx. Rosenberg

AYE: (5)

NAY: (0)

ABS: (0)

Approval of Minutes of May 14, 2024

Time: 5:34

Motion – To Approve the minutes as written

(Voice Vote) 1st Mr. Prytherch 2nd Ms. Webster

AYE: (5)

NAY: (0)

ABS: (0)

Public Comments Related to Items Not on the Agenda

Time: 5:57

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: 6:17

New Business

PC-2024-05

Time: 12:57

Page 18 of the Agenda Packet

1. 5500 College Corner Pike, CONDITIONAL USE, dog training facility, Scott Webb, Architect, Applicant/Agent

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Prytherch 2nd Mx. Rosenberg

AYE: (5)

NAY: (0)

ABS: (0)

Mr. Sam Perry, Community Development Director, presented the staff report and addressed the questions from the Commission members.

Mr. Scott Webb, Architect, spoke on behalf of the business owner and answered the questions the Commission members had. Mr. Jeff Silverman, owner of the proposed dog training business, also joined the conversation.

Comments from the Public

There were no comments from the public.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Prytherch 2nd Mr. Bracken

AYE: (5)

NAY: (0)

ABS: (0)

Motion – To Approve the Conditional Use with Staff recommendations #2 and #4

(Roll Call) 1st Mr. Prytherch 2nd Mx. Rosenberg

AYE: Ms. Webster, Mr. Prytherch, Mr. Bracken, Mx. Rosenberg, Mr. Watt (5)

NAY: None (0)

ABS: None (0)

PC-2024-06 / PC-2024-07

Time: 48:11

Page 46 of the Agenda Packet

2. South Farm Section IV, PRELIMINARY AND FINAL PLANNED DEVELOPMENT, 25 single-family lots, J.A. Development c/o Joe Cristo, Applicant/Agent

3. South Farm Section IV, PRELIMINARY SUBDIVISION, 25 single-family lots, J.A. Development c/o Joe Cristo, Applicant/Agent

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Prytherch 2nd Ms. Webster

AYE: (5)

NAY: (0)

ABS: (0)

Mr. Sam Perry, Community Development Director, presented the staff report and addressed the questions from the Commission members.

Mr. John Bayer, Engineer, spoke on behalf of the applicant. Mr. Bayer also presented two amendments to the Staff's conditions. Mr. Perry accepted the proposed amended conditions.

Comments from the Public

There were no comments from the public.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Prytherch 2nd Mr. Bracken

AYE: (5)

NAY: (0)

ABS: (0)

Motion – To Approve PC-2024-06 & PC-2024-07 with Staff recommendation and Mr. Bayer's amendments

(Roll Call) 1st Mr. Bracken 2nd Mr. Prytherch

AYE: Mr. Prytherch, Ms. Webster, Mr. Bracken, Mx. Rosenberg, Mr. Watt (5)

NAY: None (0)

ABS: None (0)

Old Business

PC-2024-03

Time: 1:56:50

Page 5 of the Agenda Packet

4. ZONING TEX AMENDMENT, to require primary residence for Transient Guest Lodging, Sam Perry, Applicant **Tabled from May meeting

Motion – To Remove the Case from the Table

(Voice Vote) 1st Mr. Prytherch 2nd Ms. Webster

AYE: (5)

NAY: (0)

ABS: (0)

Motion – To Enter into Public Hearing

(Voice Vote) 1st Mr. Prytherch 2nd Mx. Rosenberg

AYE: (5)

NAY: (0)

ABS: (0)

Mr. Sam Perry, Community Development Director, presented the staff report and addressed the questions from the Commission members.

Comments from the Public

Pete McCarthy, 6073 Contreras Rd
Mr. McCarthy emphasized the importance of having staff resources to implement the proposed amendment. Mr. McCarthy communicated that once a person obtains a rental permit, he would be able to use that to the full. Mr. McCarthy stated to solve the affordable housing issue we need a supply of housing. Mr. McCarthy pointed out regardless of how many days a person spends at the Airbnb at a given time, it is considered 1 stay.

Motion – To Close Public Hearing

(Voice Vote) 1st Mr. Prytherch 2nd Mx. Rosenberg

AYE: (5)

NAY: (0)

ABS: (0)

Motion – To Approve the Zoning Text Amendment as presented by Staff

(Roll Call) 1st Mr. Prytherch 2nd Mx. Rosenberg

AYE: Ms. Webster, Mx. Rosenberg, Mr. Bracken, Mr. Prytherch, Mr. Watt (5)

NAY: None (0)

ABS: None (0)

Motion to Adjourn Meeting at 9:47 p.m.

Time: 2:49:58

(Voice Vote) 1st Mx. Rosenberg 2nd Mr. Prytherch

AYE: (5)

NAY: (0)

ABS: (0)

Case No:
PC-2024-08

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Meeting Date:
August 13, 2024

STAFF REPORT

Community Development | Planning Commission

APPLICATION DETAILS

Applicant	MSP Properties of Ohio L.P., c/o Mitchol Pappan
Location	5728 College Corner Pike – Parcel ID H4100028000031
Action Request	Preliminary Subdivision
Engineer	Widmer Engineering Inc., c/o Sarah Ritsema, EIT
Surveyor	AES Surveying and Land Planning Inc., c/o Daniel Clipse
Property Owner	5278 College Corner Pike LLC, c/o Tim Macy
Current Use	Vacant / Undeveloped Land
Current Zoning	GB General Business District
Site Area	14.481 acres
Proposal	Subdivide site into 2 parcels, one roughly 9 acres in size, and the other reserved for a future Tractor Supply Co. store totaling approx. 4 acres
Surrounding Land Uses	Hardware store (Gillman's) to the west; Farm equipment sales to the north (Koenig); retail (Walmart) and agricultural to the east; place of worship (First Baptist Church) and manufacturing (Schneider Electric) to the south
Staff Recommendation	**Approval**, subject to recommended conditions

PROPOSAL SUMMARY

The subject property is situated along College Corner Pike (US 27) and Todd Road, west of Walmart and east of Koenig Equipment and Gillman Home Center. Developer MSP Properties of Ohio L.P. received Conditional Use approval from the Oxford City Council in June to construct a 21,930 sq ft Tractor Supply Company store at this location.

To enable the project, the developer now proposes subdividing the 14 acres so that the future TSC store will be situated on its own separate 4.2-acre parcel. The developer intends to purchase this parcel from the present owner (5278 College Corner Pike LLC). Carving out the 4.2 acres will result in approximately 9.05 acres of undeveloped land remaining on a residual parcel to the north, which could eventually support additional development of some kind in the future.

Given the relatively simple nature of this subdivision – which involves no new public roads, and effectively results in the splitting of one parcel into two accompanied by dedication of additional right-of-way and easements – the developer is requesting Preliminary Subdivision approval in tandem with a request for Final Plat approval. The Planning Commission is only responsible for rendering a recommendation on the Preliminary portion.

PUBLIC COMMENTS

Public notices were mailed to surrounding property owners and a sign was posted on the property. No written public comments have been received as of the writing of this report.

DEPARTMENT COMMENTS

Below are comments from City departments:

Department	Respondent	Response
Economic Development	Seth Cropenbaker, Assistant to the City Manager	Not Returned
Engineering	Scott Otto, City Engineer	Returned without Comments
[Note: The City Engineer did participate in discussions with the project's engineering team regarding the traffic study.]		
Fire	John Detherage, Fire Chief	Returned without Comments
Police	Geoff Robinson, Acting Police Chief	Returned with Comments
My only comment is that TSC be responsible for any needed movement or construction damages to the installed Flock Camera pole/system on Todd Rd. in the southbound lane ROW of Todd Rd., just north of the Walmart entrance.		

COMMENTARY

City Council approved a Conditional Use for this site on June 18, 2024, subject to 12 conditions. Due to this prior procedure which occurred relatively recently, many of the site-related development aspects have already been examined and ironed out in preparation for eventual submission of a Building Permit.

The developer needs to be able to secure control over a specific portion of the property (4.2 acres) in order to move forward with future steps; hence, the present Preliminary Subdivision request is the next logical step in the sequence toward bringing the project to fruition.

The table below lists the original 12 conditions from the Conditional Use together with commentary/updates on each:

Number	Condition	Commentary/Update
1	*The proposed plan associated with this Conditional Use necessitates submission of Preliminary Plat and Final Subdivision Plat applications for consideration by Planning Commission and Council as appropriate. Such applications shall be approved, and the corresponding record plat recorded, prior to approval of any Building Permit.*	**On track.** The applicant has submitted the necessary Preliminary & Final Subdivision applications for consideration. Staff is allowing both to be considered in tandem, due to the relatively simple nature of the request. The intent is for Council to review Preliminary & Final approvals concurrently.
2	*Oxford Zoning Code Section 1147.02(c)(2)(A) stipulates that an approved Conditional Use must be substantially operational within 2 years of its approval. Applications for any construction permits necessary for the operation of the Conditional Use must be filed within 1 year of approval. These timing provisions shall be automatically extended to begin on the date Council approves a Final Subdivision Plat pertaining to the site. If no Final Subdivision Plat has been approved within 1 year of Conditional Use approval by Council, the Conditional Use shall be considered expired.*	**On track.** The applicant is well within the guidelines stipulated in this condition. In theory, the soonest Council could approve the Final Plat is September 17, which would result in the deadline for filing a Building Permit being September 17, 2025 and the deadline for substantial operation being September 17, 2026.
3	*An additional 10-foot wide accessway shall be established between the proposed College Corner Pike multi-use path and the front entrance of the new store, to allow for a more direct connection for pedestrian & bicycle traffic emanating from the south.*	**On track.** The latest site plan provided by the developer's engineer shows the required bike connection. Construction plans will be forthcoming with an eventual Building Permit submittal.
4	*Public sidewalk shall either be provided along the west side of Todd Road, or payment provided to the City of Oxford in-lieu of constructing the improvement at the present time. If the second option is selected, funds shall be held by the City until a more appropriate moment when they can contribute toward pedestrian-related improvements within vicinity of the site.*	**Needs attention.** The most recent site plan does not include sidewalk along Todd Road. Per this condition, the developer has the option to forgo constructing at the present time. A similarly-worded condition is recommended with this Preliminary Subdivision approval.
5	*Building architecture and signage shall substantially conform to the submitted elevation drawings, inclusive of proposed exterior materials and glazing.*	**On track.** These details are not directly pertinent to the present Subdivision request.

Number	Condition	Commentary/Update
6	*A traffic impact study shall be completed and submitted as part of a future subdivision application for review by the City Engineer. Staff reserves the right to request additional improvements to public infrastructure to address impacts attributed to the development of the future retail use (Tractor Supply), as well as any additional future uses on the overall site.*	**Satisfied.** A study was submitted and is included in the meeting packet. At first, the study only accounted for future traffic projected for TSC alone. Per staff's request, the applicant later revised the study to account for potential future commercial usage on the remaining 9 acres. The study determined the Tractor Supply project itself did not necessitate turn lane improvements be added to US 27; however, additional future development on the remaining 9 acres could trigger the need for such improvements. The project engineer has provided an exhibit to illustrate how a turn lane could be implemented within the future right-of-way. Staff has further asked for an opportunity to review the private access easement language, should access management need to be altered in the future to better facilitate traffic flow.
7	*Stormwater management systems shall be addressed to the City Engineer's satisfaction in accordance with the City of Oxford Stormwater Management Design Manual.*	**On track.** Stormwater calculations and detailed construction plans will be forthcoming with an eventual Building Permit submission.
8	*Fire hydrants shall be installed as necessary per the request of the Oxford Fire Chief.*	**On track.** Such details will be forthcoming with an eventual Building Permit submission.
9	*Outdoor display/storage of merchandise shall be restricted only to areas shown in green, yellow, or purple on the submitted Preliminary Site Plan.*	**On track.** This condition primarily provides an enforcement mechanism to control where merchandise can be stored outside on site, once the business opens.
10	*As required by Section 1143.12(d)(7)(B), the dumpster enclosure shall be relocated to a location that is outside of any front yard.*	**On track.** The latest site plan demonstrates compliance with this condition by relocating the dumpster enclosure toward the northernmost corner of the site, outside of any front yard location. The enclosure had previously been located in the front yard along Todd Road.

Number	Condition	Commentary/Update
11	*A waiver to Section 1141.01(c)(4)(B)(2) is hereby granted to accept fence heights of sixteen (16) feet as presented in submitted plans, contingent on being composed of black vinyl-coated chain-link or another more aesthetically pleasing design as approved by the Zoning Administrator.*	**On track.** This level of detail is not being reviewed with the present Subdivision request. Fencing elements will eventually be reviewed during the Building Permit stage.
12	*A waiver to Section 1148.05 is hereby granted to accept the proposed landscaping plan and relieve the developer from the Tree Survey requirement. This waiver is contingent upon the landscaping plan being fulfilled as submitted.*	**On track.** The latest revisions to the site plan did result in some trees shifting locations, but overall the number of plantings has not decreased and overall the plan remains substantially aligned to the approved landscaping plan.

STAFF RECOMMENDATION

There are no decision criteria for a Preliminary Subdivision application, as the review is based on meeting the design standards in ***Section 1101.4*** of the Subdivision Regulations, inclusive of meeting the spirit of the "General Statement" provisions found in ***Subsection 400*** (see Appendix A).

Notwithstanding the conditions of the prior Conditional Use (which shall remain in full force and effect to the extent they may still be applicable), staff recommends approval of the Preliminary Subdivision subject to the following conditions:

1. City staff shall have an opportunity to review and require changes to the access easement drafted for the shared driveway, prior to its recording. In reviewing the easement, staff may consult the Law Director as needed.

2. Public sidewalk shall either be provided along the west side of Todd Road, or payment provided to the City of Oxford in-lieu of constructing the improvement at the present time. If the second option is selected, funds shall be held by the City until a more appropriate moment when they can contribute toward pedestrian-related improvements within vicinity of the site. The second option may be selected for all, or some, of the length along Todd Road inclusive of frontage along the remainder (undeveloped) parcel to the north.

SUBMITTED BY: Zachary W. Moore

_____

Zachary Moore, AICP
City Planner / GIS Coordinator

DATE: August 5, 2024

APPENDIX A
RELEVANT ZONING CODE PROVISIONS

Within the Oxford Zoning Code, ***Section 1143.12*** provides the base zoning standards for the GB General Business District. ***Section 1101.4*** in the Subdivision Regulations sets forth design and construction standards for subdivisions.

1143.12 – GB General Business District.

(a) Purpose.

This district is intended to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall community. This district is also intended to accommodate retail trade establishments in the community that cannot be practically provided for in a neighborhood commercial district development. This district is only appropriate within areas that are presently served, or will be served upon development, with both central water and sewer.

(b) Uses.

(1) Permitted uses.

A. Retail services. (Not to exceed 15,000 square feet of total gross floor area)

1. Apparel and jewelry.
2. Books, stationery, newspapers, magazines, office equipment and office supply stores.
3. Department stores.
4. Drug stores selling health and personal care aids.
5. Food products, including groceries, meat, fish, baked goods, confectionary, and beverages.
6. Flowers, potted plants, and garden supplies.
7. Hardware, paint, home furnishings, and other home improvement products.
8. Optical aids.
9. Photography, bicycles, gifts and toys, pets, music, sporting goods, and other hobby and craft supplies.
10. Restaurants, not including drive-in or fast food.
11. Sales of new and used motor vehicles by dealerships holding franchises authorized by manufacturers for the sale of new vehicles.

B. Personal and professional services. (Not to exceed 15,000 square feet of total gross floor area)

1. Accounting, advertising, architectural, auditing, bookkeeping, legal, and medical offices, and offices for other similar professional service providers.
2. Banks, credit agencies, investment firms, real estate, insurance offices, and other similar establishments engaged primarily in financial services.
3. Barber and beauty shops.
4. Cleaners, including dry cleaning and Laundromats.
5. Home improvement services, including carpentry, electrical, heating, plumbing, and decorating.
6. Offices for nonprofit, charitable, labor, and other service organizations.
7. Repair establishments for bicycles, household appliances, locksmiths, shoes, and motor vehicles (if no gasoline is sold and repair work is done inside).
8. Theaters, not including drive-ins.
9. Other similar personal and professional services, such as employment agencies, travel bureaus, and ticket offices.

C. Accessory buildings incidental to the principal use.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.

A. Retail services.
1. Automobile service stations selling gasoline.
2. Bars and establishments serving alcohol.
3. Banks with drive-through facilities.
4. Building supplies, garden supplies.
5. Drive-in and fast-food restaurants.
6. Sales of motorcycles and used motor vehicles, rental and service of motor vehicles, sales and rental of boats and marine equipment, and sales and rental of trailers.
7. Temporary or outdoor sales of plants and garden supplies.

B. Personal and public services.
1. Animal hospitals or kennels.
2. Bowling alleys.
3. Cultural institutions, including libraries, art galleries and museums.
4. Hotels and motels.
5. Places of worship.
6. Funeral homes.
7. Indoor skating rinks, arcades, and similar recreational uses.
8. Instructional studios.
9. Night clubs, discotheques, and other entertainment facilities.

C. Other uses.
1. Community-Oriented Residential Social-Service Facilities (CORSSF's).
2. Shared Housing and Congregate Housing for the elderly.
3. Government owned and/or operated parks and recreational facilities.
4. Bed & Breakfasts.
5. Publicly owned and operated neighborhood recreation centers.
6. Day care facilities, including Day Care for child, Day Care Center for child, Day Care Home Type A family, and Day Care Home Type B family.
7. Schools: primary, intermediate, and secondary, both public and private.
8. Mini-warehouse (Self-Storage Units)
9. Business Incubator
10. Any permitted or combination of any retail, personal or public services that exceed 15,000 square feet of gross floor area

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements)

(1) Lot requirements.

A. Minimum lot frontage and width: 100 feet

B. No minimum lot size is specified; however, the lot size shall be adequate to provide for parking, access drive spacing, yard space and screening requirements.

(2) Yard requirements.

A. Minimum setbacks.

Front yard	Rear yard	Side yard
35 feet	25 feet	0 feet

When a side or rear lot line abuts residential district lot lines, the minimum side or rear transitional setback distance shall be 25 feet in depth and shall be screened from the residential district by a dense evergreen hedge a minimum of 6 feet tall at planting and that will maintain at least 90 percent opacity over time. Existing vegetation may be considered as long as the anticipated overall opacity effect can be achieved. Alternatively, different types of screenings may be utilized subject to review and approval by the Zoning Administrator if the alternative material can achieve the overall 90% opacity effect.

B. Maximum front yard setback.

A maximum front yard setback of 150 feet; and at least 75% of the façade of the principal building must be setback no more than 150 feet from the front lot line.

(3) Structural requirements.

Maximum building height 45 feet

(d) Supplementary Regulations.

(1) All merchandise, new and used, with the exception of boat, automobile, truck or farm implements and plants and garden supplies, shall be stored within a completely enclosed building. Displays of boats, automobiles, tractors, recreational trailers and/or mobile homes shall conform to the requirements as defined in Section 1141.03 (e)

(2) Landscaping:
Landscaping of the site shall comply with the requirements of Chapter 1148.

(3) The building should be oriented so that the principal building entrance faces the principal street or the street providing main access to the site. The entrance must be connected to the street and adjacent parking with clearly marked sidewalks/walkways. The building façades facing the street must adhere to the façade treatment as outlined in the following sections. In no instance, shall the rear of the building face the public right-of-way.

(4) Building facades that are oriented toward a right-of-way shall be provided for visual relief as follows:

A. Windows and transparent doors must occupy a minimum of 60% of the entire building wall area measured between 2.5 and 7 feet in height above grade along the entire front façade. Glass block, opaque or darkly tinted glass is not considered to be transparent.

B. Building façades must have different articulation in height and setback. Different horizontal articulations with material, color and opening shall also be utilized when building elevation is higher than 14 feet. Preferred materials include brick, stone, glass or wood.

(5) Each development is required; where appropriate, to provide adequate space (including easements) for alternative modes of transportation such as bike paths, multi-use paths, bus stops and turnarounds. Each development is also required to provide bicycle rack space at a rate of 3 per 10,000 square feet of gross floor area.

(6) The front façade of the principal structure shall be finished, utilizing at least 50% natural materials including brick, stone, masonry, glass, or wood. No aluminum or vinyl siding shall be used in finishing or utilized on the front façade of the building.

(7)

A. All utility boxes must be screened with appropriate landscaping material such that they are not visible from a right-of-way or other publicly accessible area.

B. All refuse collection and recycling containers must be enclosed or screened so as not to be visible from a right-of-way or other publicly accessible area. The structure surrounding the container(s) must be enclosed on all sides, one of which includes a gate or door that can be secured. The enclosure may consist of wood or masonry walls. Containers shall not be located in any front yard. The exterior perimeter of the enclosure(s) must be landscaped, excluding the access point.

1101.4 – Design standards and construction standards.

400 – General Statement

(A) In laying out a subdivision, the subdivider shall comply with the following design standards and requirements. The regulations contained herein, the Zoning Ordinance, Comprehensive Plan, Stormwater Drainage Plan, Water System Master Plan, and the City of Oxford Thoroughfare Plan shall control the manner in which streets, lots, and other elements of a subdivision are arranged on the land. These design controls shall help ensure:

(1) Convenient and safe streets;
(2) Creation of useable lots;
(3) Provision of space for public utilities;
(4) Reservation of land for recreation uses;
(5) To minimize the impact on natural resources and the environment, and
(6) To ensure that planning of attractive, connected and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, unconnected, undirected, haphazard growth.

(B) The Planning Commission has the responsibility for reviewing the layout of each future subdivision early in its design development. The development shall be laid out

(1) To minimize

(a) The effect on ground water and aquifer recharge;
(b) Excavation and embankment;
(c) Unnecessary impervious cover; and
(d) The complete removal of mature trees.

(2) To provide adequate access to lots and sites; and

(3) To mitigate adverse effects of noise, odor, traffic, drainage, utilities and increased storm water runoff on neighboring properties.

401 – Suitability of Land

If the Planning Commission finds that land proposed to be subdivided is unsuitable for subdivision development due to poor drainage, flood hazard, topography, inadequate water or sewer supply, slippage potential, unstable subsurface conditions due to poor soils or other reasons and other such conditions which may endanger health, life, safety, or property and, if by any public agencies concerned it is determined that in the best interest of the public the land should not be developed for the purpose proposed, the Planning Commission shall not approve the subdivision unless adequate methods for solving the problems are advanced by the subdivider. For major subdivisions a written statement may be required by the Planning Commission describing characteristics of the development site, such as bedrock geology and soils, topography, flood prone areas, existing vegetation, structures and road networks, visual features, and past and present use of the site.

402 – Sensitive Development Areas

(A) A Sensitive Development Area is defined as any land(s) or soil(s) proposed to be subdivided that, if subjected to improper use or management, is otherwise determined to be incapable or unsuitable of urban use. Sensitive Development Areas can also be considered those lands that pose special hazards to development or the environment, consisting of lands or soils of such sensitive character that they may require special use, design and engineering restrictions.

(B) For the Preliminary Subdivision Plat, the applicant must create an inventory of sensitive areas identified in Section 402 (d) 1-8 from publicly available resources such as OEPA, ODNR, HAPC, FEMA, USFWS, OHPO, OKI, Butler County Soil and Water Conservation District, and other public entities. This information shall be provided with the preliminary application. Design of the subdivision shall be based on a site analysis provided by the applicant.

(C) After the approval of the Preliminary Subdivision Plat, the applicant must develop a detailed site analysis of sensitive environmental areas on the site, conducted by firm(s) specialized in the areas, at a minimum: Ecological Survey, and Environmental Site Assessment. Other documentation may be required based on the site and the discretion of the Planning Commission, including, but not limited to: Stream and Wetland Mitigation, Water Way Permits, Archaeological Inventory, Historic Architecture Inventory. The applicant must also provide report of the analyses following current professional norms for the discipline. It will be the Planning Commission's role to review information submitted by the applicant on each discipline to make the recommendations to City Council

(D) Design of the subdivision shall be based on the site analysis provided by the applicant. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features. The following specific areas shall be preserved as undeveloped open space, and in accordance with the U.S. and Ohio Constitutions and state or federal regulations:

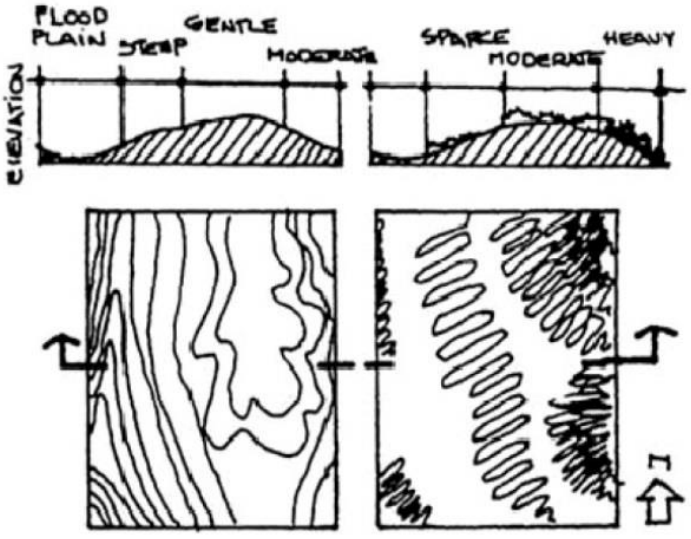
(1) Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Clean Water Act, as amended; and in Ohio Environmental Protection Agency standards.

(2) Land in the floodway as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps. Federal Emergency Management Agency in scientific and engineering reports entitled 'Flood Insurance Study for Butler County, Ohio and Incorporated Areas' effective 12/17/2010, with accompanying Flood Insurance Rate Maps for Butler County, Ohio and Incorporated Areas effective 12/17/2010 and any revisions thereto are hereby adopted by reference and declared to be part of this chapter.

(3) Steep slopes fifteen (15%) percent or more, unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account.
(4) Habitats of endangered wildlife, as identified on federal and state lists.
(5) Historically and culturally significant structures and sites, as listed on, but not limited to, the National Register of Historical Places or on the local inventory of historic places maintained by the City of Oxford's Historic Architectural Preservation Commission.
(6) Aquifers and tributary drainage systems.
(7) Tree growth areas or urban forested areas containing native mature trees.
(8) Any area as identified on Map 3.3 of the Comprehensive Plan.

(E) The development shall be laid out to avoid adversely affecting groundwater and aquifer recharge; to reduce excavation and embankment; to avoid unnecessary impervious cover; to prevent flooding; to provide adequate access to lots and sites; and, to mitigate adverse effects of noise, odor, traffic, drainage, and utilities on neighboring properties. The placement of buildings shall take into consideration topography, building height, orientation and drainage. Storm Water Best Management Practices and Low Impact Development Designs are desirable and encouraged. City guidelines for these practices and designs can be found in the City of Oxford Storm Water Management Design Manual.

(F) If the Planning Commission, or its designated representative, may require the applicant to submit a statement in order to demonstrate that satisfactory efforts have been made to mitigate any special hazards posed to the site if these sensitive lands are subjected to improper use or management. The statement, if required, shall be submitted in one or more of the following forms:
(1) The statement shall describe in detail the extent of encroachment on any Sensitive Development Area, the extent and nature of the proposed alteration, the environmental impacts resulting from the proposed alteration, and the proposed methods of mitigation.
(2) A Geotechnical Report and/or a Wetlands Assessment/Delineation, prepared by a professional engineer, licensed in the State of Ohio, or by a specialist in Streams and Wetland. This report can be in lieu of a development narrative.



403 – Typical Sections

Subdivisions shall be designed and constructed to conform to the Typical Sections incorporated by reference herein as Attachment H. The Typical Sections adopted as the standards for construction and design in the City are the following:

(A) Principal Arterial street typical section;

(B) Minor Arterial street typical section;
(C) Major Collector street typical section;
(D) Minor Collector street typical section;
(E) Local street typical section;
(F) Alley typical section;
(G) Typical cul-de-sac details;
(H) Temporary turn around;
(I) Dead End/ Stub Street typical section (Hammerheads);
(J) Multi-Use Path typical section;
(K) Utility typical section; Utility locations;
(L) Tree Protection Detail
(M) Tree Survey
(N) Typical Lot Consolidation/Split;
(O) Standard Plat of Survey;
(P) Record Plats
W.1: Standard Record Plat Title Sheet;
W.2: Standard Record Plat.

404 – Streets

The purpose of a street network is to connect spatially separated places and to enable movement from one place to another. More specifically, the street network provides continuous and direct routes; provides greater emergency vehicle access; provides convenience and safety to drivers and pedestrians and to provide access to residents for goods and services.

Although the Planning Commission has established general street guidelines, many of the specific technical standards governing the Public Streets are regulated by the City of Oxford's Engineering Division.

(A) Relation to Adjoining Street System

(1) The arrangement of streets in new subdivisions shall make provisions for the continuation of the principal existing streets in adjoining areas, or their proper projection where adjoining land is not subdivided, unless prevented by topography or other physical conditions, or unless, in the opinion of the Commission, such extension is not necessary or desirable for the coordination of the layout of the subdivision with the possible future development of adjacent tracts. The Planning Commission reserves the right to disapprove any street plan which does not represent good design or does not ensure continuity of the existing street system.

(2) Offset streets shall be avoided within a proposed subdivision and adjacent to an existing subdivision.

(3) The street and alley arrangement(s) shall be such, so as not to cause a hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it.

(4) Streets obviously in alignment with existing streets shall bear the names of the existing streets. All proposed street names shall be checked against duplication or near duplication of other street names.

(5) Wherever the tract to be subdivided abuts a dedicated or platted half-width street or alley, the other half-width of such street or alley falling within the proposed subdivision shall be platted.

(6) Any subdivision with its main entrance onto an Arterial or Collector street shall provide a 25% wider opening at the entrance to the subdivision than the rest of the subdivision street width, unless otherwise determined by the Planning Commission.

(B) Street Classifications

(1) The classification of all proposed streets shall be determined by the Planning Commission and shall conform to the Official City Thoroughfare Plan. The proposed use of the street, type of traffic and future traffic volume shall also be considered in determining the classification of a street.

Street Classifications:

(a) Principal Arterial

(b) Minor Arterial
(c) Major Collector
(d) Minor Collector
(e) Local streets
(f) Alleys

(C) Street Improvements

(1) All public streets in residential subdivisions shall be the minimum width necessary to safely and adequately accommodate the vehicular traffic needs specific to the proposed subdivision, while balancing the needs of safe alternative modes of transportation. In all instances, street widths shall be measured from back-to-back of the installed curb. Minimum street width requirements are contained in Attachment H.

(2) The City Engineer shall determine the need for a traffic impact study, based upon the level of impact of this development upon surrounding traffic flow and safety.

(3) All street and public ways shall be constructed to their full specified width and to the appropriate grade and shall be surfaced in accordance with applicable standard specifications of the City. Such construction shall be subject to inspection by the City Engineer prior to release of the performance bond by Council. It is the duty of the subdivider to give proper notification to the City Engineer:
(a) Before the commencement of the work;
(b) Twenty-four hours prior to seeking an inspection; and
(c) At the end of the one-year maintenance improvements.

(4) Proposed streets shall intersect one another and existing street(s) at right angles as topography and other limiting factors allow.

(5) Street grade shall be designed to the Ohio Department of Transportation Highway Design Manual and acceptable to the City Engineer.

(6) Where a tract of land is of such size, location or contour, preventing a lot arrangement directly related to a normal street design, there may be established one or more, dead-end/stub streets or other arrangements, provided that proper access shall be given to all lots from a dedicated street.

(7) A cul-de-sac, dead-end/stub street or loop street shall not exceed 500 feet in length unless otherwise approved by the Planning Commission due to topography or unusual circumstances. (See also Section 405(B)(4)

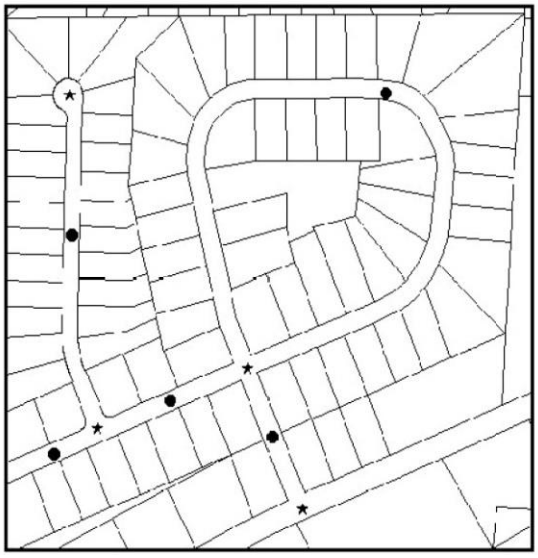
(8) All subdivisions shall have at least two (2) entrances to an existing street system unless otherwise determined by the Planning Commission. The spacing of the entrances shall be separated and in accordance with traffic engineering standards.

(D) Street Connectivity

The purpose of this section is to support the creation of a highly connected transportation system within the City in order to enhance traffic circulation efficiency for drivers, pedestrians, and bicyclists; promote various modes of transportation; connect neighborhoods to each other and to local destinations such as schools and parks; reduce emergency response times; reduce vehicle miles of travel and travel time; increase effectiveness of municipal services delivery.

(1) The following standard shall be met in all new residential development in order to increase connectivity.
(a) Any residential development shall be required to achieve a connectivity index of 1.2 or greater unless the Planning Commission determines that this requirement is impractical due to topography, existing development, and/or natural features. A connectivity index is a ratio of the number of street links (road sections between intersections and cul-de-sacs) divided by the number of street nodes (intersections and cul-de-sac heads).

The following illustration provides an example of how to calculate the index. Street links on existing adjacent streets that are not part of the proposed subdivision are not included in the connectivity index calculation. The measure of connectivity is the number of street links divided by the number of nodes. Nodes exist at street intersections as well as cul-de-sac heads. Links are the stretches of road that connect nodes. Stub outs shall also be considered as links. In this example, there are five (5) links (circles) and four (4) nodes (stars); therefore, the connectivity index is 1.25.



(E) Private Streets

(1) No primary access into a subdivision shall be a private road.

(2) Private streets shall conform to the minimum street standards, including construction materials, unless otherwise approved by the Planning Commission upon the City Engineer's recommendation.

(a) Sidewalks are required along a private street as required on public streets.

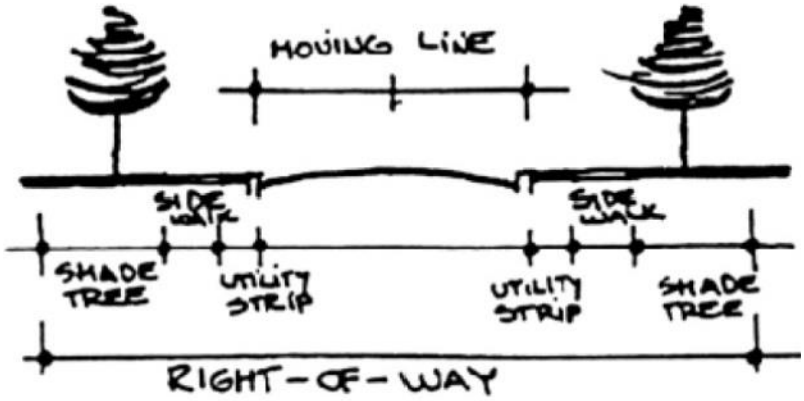
(3) Any proposed private street shall serve a minimum of six (6) lots in order to be platted and recorded as a private street.

(4) All lots utilizing a private street for access shall be provided with an access easement and maintenance agreement, to be noted on the Record Plat and to be outlined with the appropriate covenants and restrictions as to ensure that the private street is appropriately maintained. Such maintenance agreement shall be acceptable to the Planning Commission and Law Director.

(5) The Planning Commission may require passing lanes, turnarounds, and overhead and width clearances as necessary to accommodate, public utility and fire and emergency vehicles.

(F) Rights-of-Way

Defined as a general term identifying land or property, usually in the configuration of a strip, acquired for or devoted to transportation purposes. When used in this context, right-of-way shall include the roadway, shoulders or berm, ditch, and slopes extending to the right-of-way limits under the control of the state or local authority. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final Record Plat is to be separate and distinct from the lots or parcels adjoining such rights-of-way and not included within the dimensions or areas of such lots or parcels, provided the size of the lot for zoning purposes shall be determined by the applicable zoning resolution.



(1) The right-of-way width required shall reflect future development as indicated by the Thoroughfare Plan and the Typical Section Drawings in Attachment H herein.

(2) When a road is not referenced in the City of Oxford Thoroughfare Plan, or the Typical Section Drawings in Attachment H, the right-of-way width shall be established per the recommendation of the City of Oxford Engineer, and shall be approved by the Planning Commission.

(3) The right-of-way shall be measured from lot line to lot line and shall be sufficiently wide to contain the roadway, curbs, sidewalks, utilities, graded areas and shade trees.

(4) The right-of-way of a new street that is a continuation of an existing street shall in no case be continued at a width less than that of the existing street unless otherwise approved by the City Engineer and Planning Commission.

(G) Street Signage

Street signs, regulation signage, and warning signs shall be erected by the subdivider before building permits for homes are obtained. The subdivider shall maintain such signage until such time when the City accepts the streets for public use. All regulatory and warning signs shall meet the Ohio Manual of Uniform Traffic Control Devices. All signage shall be regulated by the City of Oxford Engineering Division.

(H) Parking

(1) Off-street parking lots shall follow the Vehicle Management Chapter 1149 of the Zoning Code including landscaping, screening and lighting.

405 – Pedestrian/Multi-Use Paths

(A) Sidewalks

(1) Concrete sidewalks, not less than five feet in width, shall be constructed along both sides of all streets, both private and public, and shall be in accordance with the City of Oxford's Curb, Gutter & Sidewalk Specifications Manual unless otherwise determined by the Planning Commission.

(2) Sidewalks shall be required as a continuation of any existing sidewalk adjoining the lands to be subdivided.

(3) It shall be the responsibility of the subdivider, prior to the release of the performance bond, to install any missing sidewalk segment on any undeveloped lots and in accordance with Section 106.

(B) Bike Paths/ Walking Trails

(1) All bike paths or walking trails shall be elevated and/or distinguished from driving surfaces through the use of durable, low maintenance, hard surface materials such as asphalt, concrete, or other material approved by the City Engineer, to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

(2) Bike paths shall be installed in accordance with these regulations, the City of Oxford Comprehensive Plan, Thoroughfare Plan and Typical Section Drawings in Attachment H.

(3) All proper easements, dedication and maintenance shall be recorded on the Record Plat.

(4) Cul-de-sacs that exceed 300 feet in length shall provide a multi-use path and easement at the end of such cul-de-sac. The purpose of this is to provide connectivity to neighboring subdivisions as well as emergency access.

406 – Infrastructure

(A) Water Lines

An approved public water supply shall be provided for each lot within the subdivision areas and shall be in accordance with the City of Oxford Water and Sanitary Sewer Improvement Specifications Manual. Fire hydrants shall be installed in all subdivisions wherever required by the City Engineer and the Fire Chief in accordance with Ohio Fire Code and NFPA standards.

(B) Sanitary Sewers

The subdivider shall install sanitary sewer lines to serve each lot. All such sewer lines shall be constructed in accordance with regulations and requirements the City of Oxford Water and Sanitary Sewer Improvement Specifications Manual, the Sanitary Sewer Pump Station Requirements and under the inspection of the City Engineer.

(C) Storm Drainage

All necessary facilities, either underground pipe or drainage ditches, shall be installed to provide adequate disposal of surface water, groundwater and the waters of any natural watercourse and shall be in accordance with the City of Oxford Storm Water Management Design Manual.

(D) Detention/Retention

All necessary detention or retention facilities shall be installed in accordance with the City of Oxford Storm Water Management Design Manual.

(E) Utilities

Items of work which pertain to underground utilities, such as gas mains, electric lines and telephone cables, shall be constructed according to the standards and specifications of the utility company involved. Every effort shall be made to have all utilities provided underground.

(F) Street Lights

(1) One street light shall be installed in conformance with the Ohio Department of Transportation specifications within 50 feet of every intersection created by the subdivision, at the end of a cul-de-sac or dead end/stub street, and at intervals not exceeding 400 feet. A street light shall have a fixture of at least 9,500 lumens. The City Engineer may vary from the spacing standards where the City Engineer determines that public safety or professional engineering design practice makes it necessary to vary the spacing standards.

(2) Streetlights shall be designed, with appropriate lamps and reflectors, to minimize light pollution.

(3) Light poles shall be consistent with the overall architectural theme and scale of the site.

(4) Streetlights along the sidewalks shall not exceed 16' in height in accordance with Chapter 1149 of the Planning and Zoning Code. Streetlights for the purpose of illuminating an intersection, parking facility or roadway for safety purposes shall not exceed 32' in height.

(G) Sedimentation and Erosion Control

The subdivider shall comply with all requirements of Ohio's Standards for Stormwater Management Land Development and Urban Stream Protection, City of Oxford Storm Water Management Design Manual and subsequent amendments or revisions, as hereby incorporated into these regulations. In the development of a subdivision, the subdivider shall not cause or allow earth-disturbing activities that can pollute a public or private surface ditch, subsurface drainage, stream, river or lake. The subdivider shall also, to the greatest extent possible, take steps so that sediment will not be deposited onto an adjoining property or public right-of-way. Adequate control of soil erosion and sedimentation, through the use of best management practices with both temporary and permanent measures, shall be used during all phases of clearing, grading, and construction to conserve soil resources and to maintain existing water quality. The Engineering Division will continuously monitor site development and efforts of sedimentation and erosion control.

407 – Driveways

(A) Minimizing driveway access points or curb cuts by using access roads, shared entrances and access management best practices shall be encouraged.

(B) All lots using common driveways shall provide a driveway easement and maintenance agreement noted on the Record Plat.

(C) Driveways shall have a maximum grade of eight (8%) percent.

(D) Residential driveway access shall not be permitted onto Principal and Minor Arterials or Major Collector streets. Subdivisions shall be designed to encourage residential driveway access by using, but not limited to, alleys, access roads or common driveways.

(E) Shared driveways shall serve a maximum of three (3) lots and shall not exceed three hundred (300') feet unless otherwise determined by the Planning Commission.

(F) Driveways shall be in accordance with Chapter 1149 of the Planning and Zoning Code and the Curb, Gutter, Sidewalk Manual.

408 – Blocks

Blocks shall be arranged to accommodate lots and building sites of the size and character required by these Regulations and the applicable zoning district, to provide for adequate community facilities, and with regard of the limitations and opportunities of topography. Irregularly shaped blocks, blocks intended for dead end/stub and loop streets, and blocks containing interior parks and playgrounds may be approved by the Planning Commission if properly designed and located.

(A) The maximum block length shall be 800 feet.

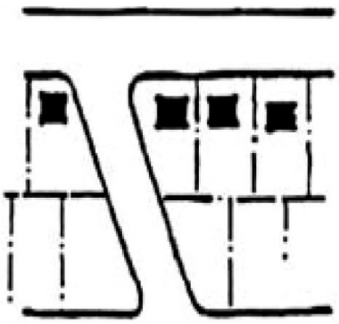
(B) Where blocks are over 600 feet in length, a public walkway which traverses the block may be required to be dedicated and installed by the subdivider.

(C) In platting residential lots, the depth of the block should not exceed 350 feet.

(D) Blocks in the traditional gridiron pattern should consist of two tiers of lots and an alley right-of-way easement may be required to separate them where appropriate to continue an existing alleyway.

409 – Lots

(A) The lot arrangement and design shall be such that all lots will provide satisfactory and desirable building sites, properly related to topography and the character of surrounding development. Consideration should be given to natural features and sites of historical significance.



(B) All side lines of lots shall be at right angles to straight street lines and radial to curved street lines except where a variation to this rule will provide a better street and lot layout.

(C) Through lots (extending from one parallel street to the other) are discouraged to avoid problems between adjoining owners, creating double frontage lots and to reduce the number of streets.

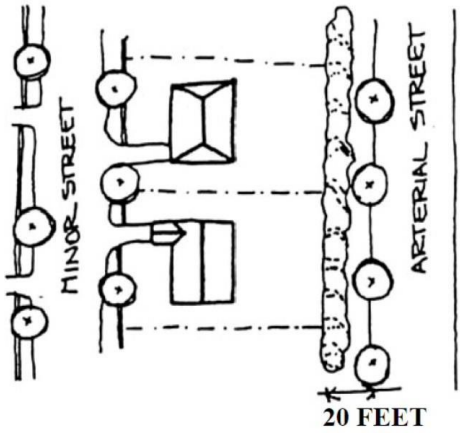
(D) No lot shall have an area or width less than that required by applicable sections of the Zoning Code except those pursuant to the Open Space Residential Development Regulations.

(E) Where corner lots back upon lots facing the side street, the corner lots shall have extra width sufficient to permit the establishment of front building lines on both the front and side of the lots adjoining the streets.

(F) All utility easements on individual lots shall be in accordance with the Record Plat and Street Standards of Attachment H herein.

(G) Each lot shall front (abut) on an approved street.

(H) Lots may not be created in a new, proposed subdivision, by dividing land at the end of stub streets in adjacent, existing subdivision(s), such stub streets being intended to promote continuity of street systems in adjoining subdivisions, unless otherwise determined by the Planning Commission.



(I) Twenty (20') feet minimum, of additional lot depth or a buffer strip, in accordance with the landscape standards of Chapter 1149 of the Zoning Code, Chapter 935 of the Codified Ordinance and Section 410 below, may be required where a residential lot in a subdivision backs up to a railroad right-of-way, a high pressure gasoline or natural gas line, open drainage ditch, an arterial street or highway, an industrial area or other existing land use which may have a detrimental effect on the residential use of the property.

(J) Lands abutting State or Federal highways, collector streets, or arterials should be platted with the view of making the lots, if for residential use, desirable for such use by cushioning the impact of heavy traffic on such trafficways; and with the view also to minimizing interference with traffic on such trafficways as well as the accident hazard.

(K) Panhandle or flag lots are specifically prohibited.

(L) All lot numbers shall be assigned by the Butler County Auditor's office and addresses will be provided by the City of Oxford Community Development Department.

410 – Landscape Plan

(A) A landscape plan shall be submitted with each plat application for proposed developments in accordance with Chapter 1149 of the Zoning Code and Chapter 935 of the City of Oxford Codified Ordinance, unless an exception is granted by the Planning Commission pursuant to these Regulations.

(1) The landscape plan shall identify existing and proposed trees, shrubs, and ground covers; natural features such as rock outcroppings; and other landscaping elements.

(2) Where existing plants are to be retained, the applicant shall include in the plans proposed methods of protecting them during construction such as but not limited to the Tree Protection Detail.

(3) The landscape plan shall demonstrate compliance with the requirements of Chapter 1148.

(B) Buffering

Buffering is the provision of an area between different land uses that attempts to minimize negative environmental impacts from one to the other. Buffers shall provide a year-round visual screen in order to minimize adverse impacts. They may consist of fencing, evergreens, berms, rocks, boulders, mounds, or combinations thereof to achieve the same objectives. Multi-use paths are permitted in the buffer area. Every subdivider shall provide sufficient buffering or additional lot depth when topographical or other barriers do not provide reasonable screening and when the Planning Commission determines that there is a need to shield;

(1) Neighboring properties from any adverse external effects of a development; or

(2) The development from negative impacts of adjacent uses such as streets or railroads.

(3) Requirements

(a) Plant materials shall be sufficiently large and planted in such a fashion that a year-round screen at least eight (8) feet in height shall be produced within three (3) growing seasons.

(b) All plantings shall be installed according to accepted horticultural standards.

(c) A five (5') foot minimum buffer width from parking lots, garbage collection, utility areas, and loading and unloading areas shall be provided.

(d) Twenty (20') foot width minimum from all other land uses.

(i) When adjoining undeveloped, vacant or agricultural land, such buffer width may be reduced to ten (10') feet.

In high-density developments, when building design and siting do not provide privacy, the Planning Commission may require landscaping, fences, or walls to screen dwelling units for privacy. Buffers shall be measured from the property line.

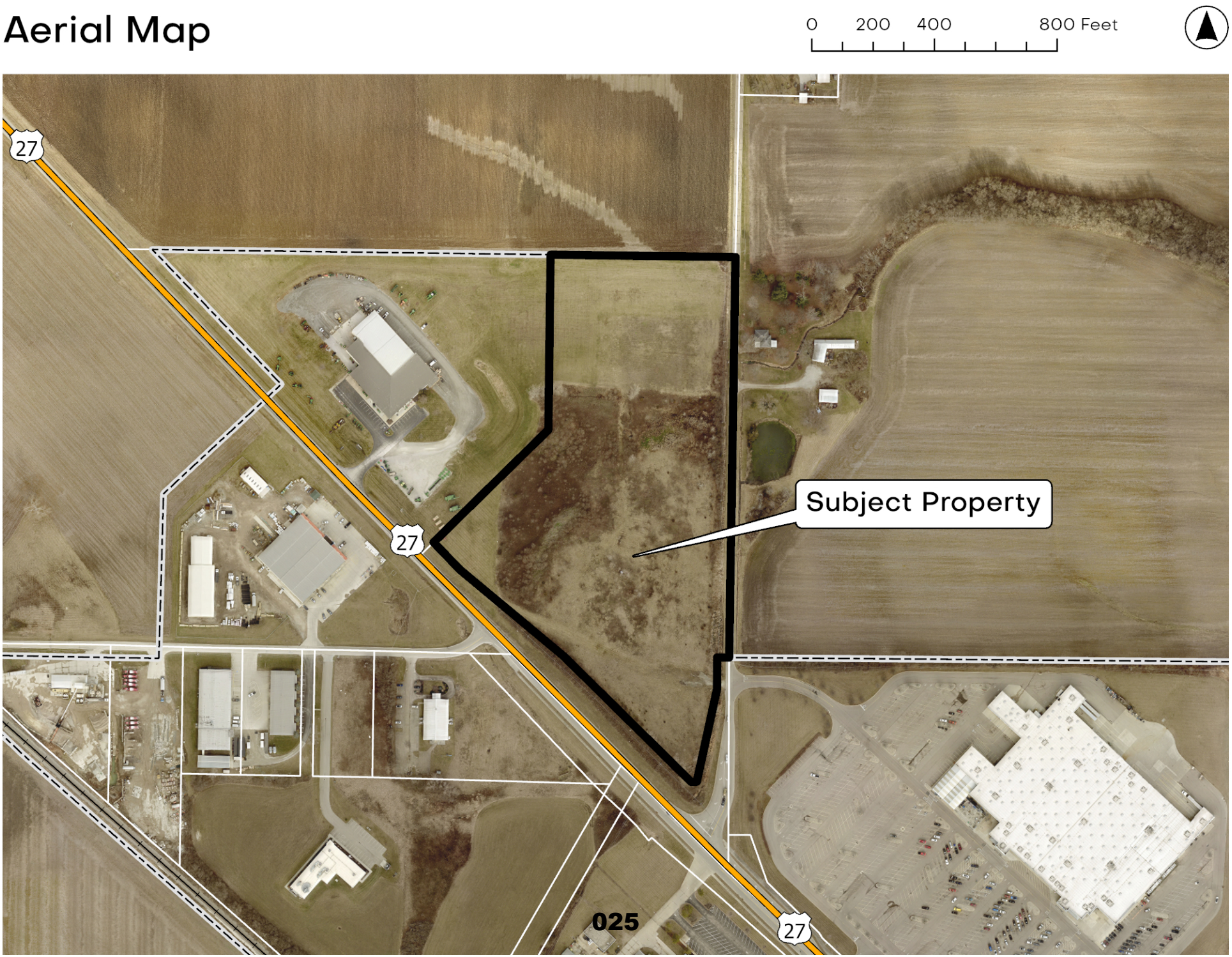
411 – Maintenance of Improvements

Whenever any subdivision contains park areas, sewage treatment plants, water systems, drainage facilities or any other improvements to be used in common by persons living in the subdivision and which improvements cannot be maintained or are not maintained by an existing public agency, the deed restrictions applicable to the subdivision shall contain provisions establishing trusteeships and assessment procedures that will enable adequate care and maintenance to be provided for such improvements at the cost of persons residing in the subdivision.

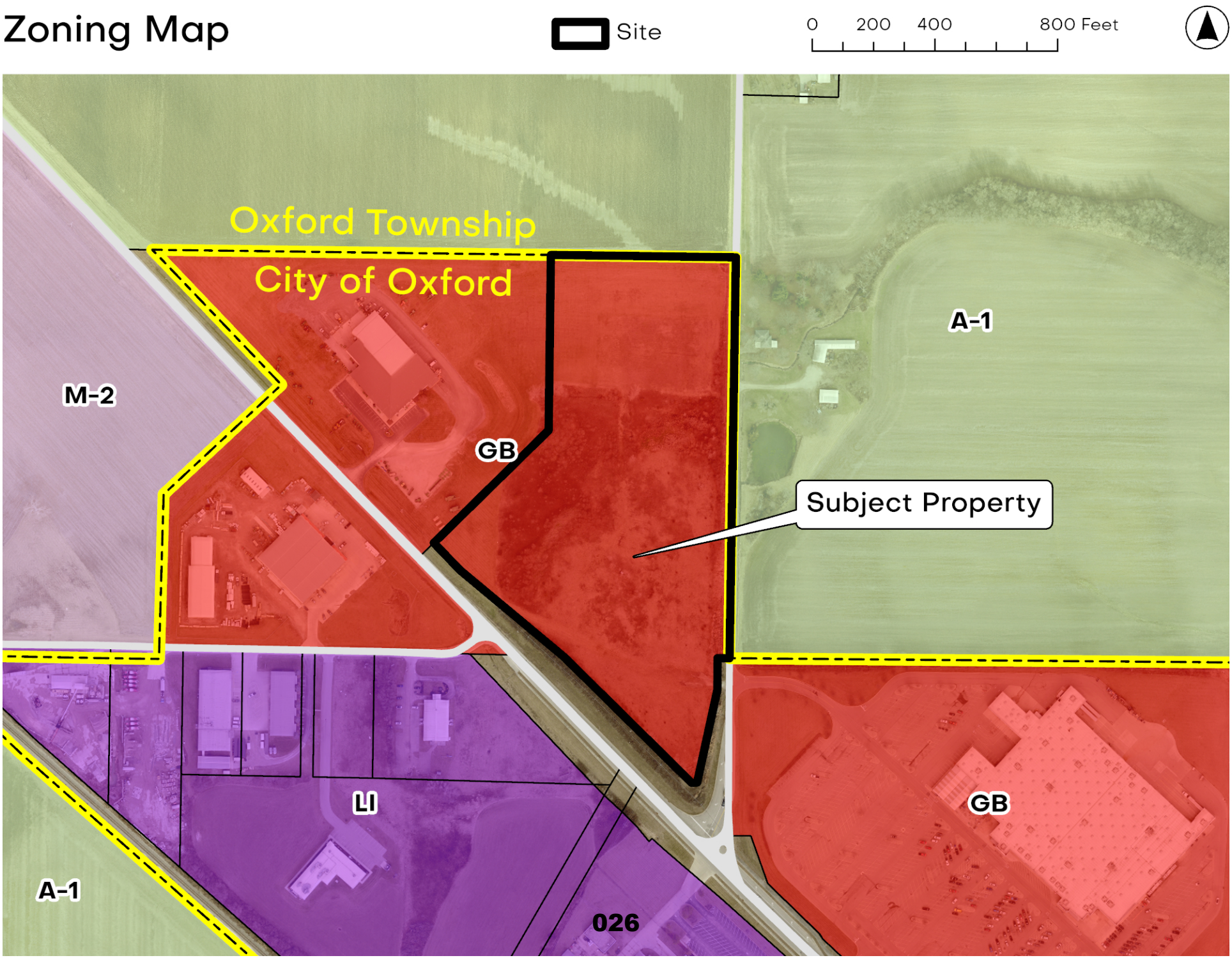
412 – Deed Restrictions and Covenants

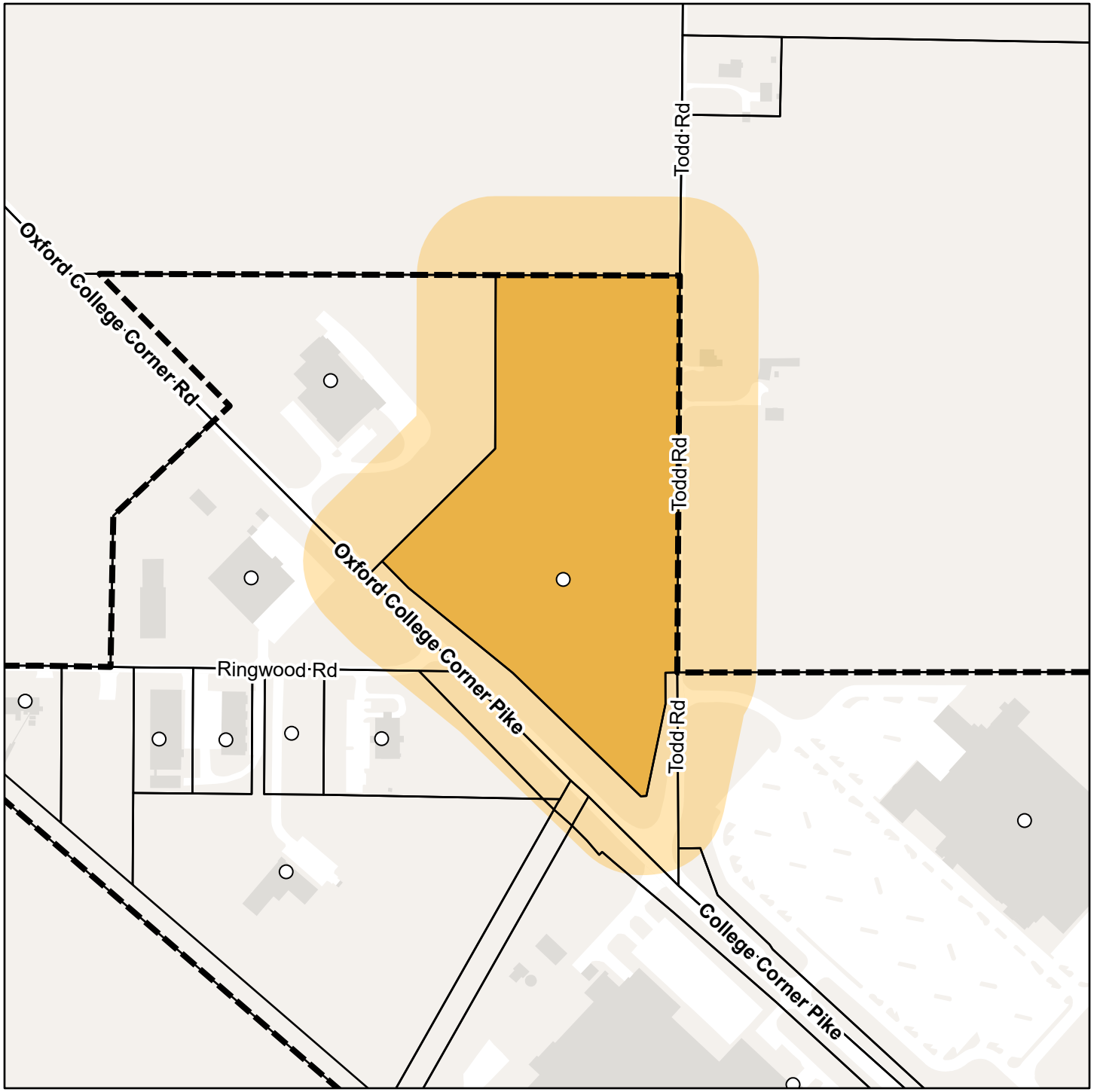
Deed restrictions or covenants running with the land may be included to provide for the creation of a Home Owner's Association, Condominium Association, or Board of Trustees in which individual owners share common responsibilities for the cost and upkeep of common open space, private driveways or streets, park areas, sewage treatment plants, water systems, drainage facilities or other facilities and the enforcement of the covenants and restrictions relating to the development. Any restrictions or easements; declaration of covenants, bylaws of a Home Owner's Association and its incorporation; Declaration of Condominium Ownership or other covenants, if any, shall be reviewed and approved by the City of Oxford Law Director and shall be recorded with the Record Plat. Enforcement of said Restrictions and Covenants is not the responsibility of the City.

Aerial Map



Zoning Map


Site
0
200
400
800 Feet
Oxford Township
City of Oxford
M-2
GB
A-1
Subject Property
LI
A-1
026
GB



City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

PC-2024-08

Surrounding Property Owners Map

- Oxford Corporate Boundary
- Parcels
- Case Boundary
- 200 Foot Buffer

400 Feet

Date: 7/19/2024
12:13 PM

The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats, or a professional survey.

027

PRELIMINARY SUBDIVISION APPLICATION

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

BOX 1 | APPLICATION DETAILS

Property Address/Location College Corner Pike (US 27) and Todd Road	
Subdivision Name Oxford Tractor Supply	
Total Site Acreage 14.4781	**Proposed Number of Lots/Parcels** 2

BOX 2 | APPLICANT INFORMATION

Is the applicant also the current property owner?

☐ **Yes** (You may skip Box 3) ☑ **No** (Do not skip Box 3, and include a Letter of Agency with your submittal)

Applicant Name Mitchol Pappan
Applicant Company Name MSP Properties of Ohio, L.P.
Mailing Address PO Box 2280, Cranberry Twp., PA 16066
Email Address mitcholpapan@gmail.com
Telephone Number 724-630-6448

BOX 3 | PROPERTY OWNER INFORMATION ☐ Check if same as Applicant

Property Owner Name 5278 College Corner Pike LLC
Property Owner Company Name 5278 College Corner Pike LLC
Mailing Address 3116 W. Montgomery Rd, Suite C-287, Maineville, OH 45039
Email Address tim@teamworkpg.com
Telephone Number

BOX 4 | ENGINEER/SURVEYOR INFORMATION ☐ Check if same as Applicant

Architect/Engineer Name Sarah Ritsema
Company Name Widmer Engineering
Mailing Address 806 Lincoln Place, Beaver Falls, PA 15010
Email Address sritsema@widmerengineering.com
Telephone Number 724-847-1696

BOX 5 | ATTACHMENT CHECKLIST Submit all contents in **PDF format.** No printed copies are necessary.

☑ **Narrative/Cover Letter** providing a written, detailed description of the request

☑ **Preliminary Plat** including all pertinent details as required by *Attachment B* of the Oxford Subdivision Regulations – more information on Page 3

☑ **Landscaping Plan** showing proposed location, size, and species of trees and other plantings, including street trees

Note: Upon checking an application for completeness, staff may require additional information and/or materials above and beyond the items listed above in order to perform a complete evaluation for compliance with relevant Code provisions. You are welcome to contact Community Development at 513-524-5204 ahead of submission to determine whether additional items may be required.

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 Planning Commission. I also acknowledge that one or more signs may be placed on the subject property advertising scheduled public hearings for this application, and assume responsibility for removing signs at the completion of the hearing(s).

Applicant Name (Print) Mitchol Pappon	
Applicant Signature	**Date** 6/27/24

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.

Preliminary Plat Requirements For source text, see Oxford Subdivision Regulations *Attachment B*

A. The location of present property and section lines, streets, buildings, lakes and watercourses
B. Boundary lines, size and tract of whole site and each individual lot in square feet and/or acres
C. Any existing water mains, culverts, sewer lines, railroads, easements, parks, permanent buildings, power poles, other underground structures and streets within the tract or immediately adjacent thereto, including the location, dimension and size of the nearest water main and sewer line
D. The proposed location and width of streets, alleys, lots, parking areas, pedestrian walks, ingress/egress, setback lines and easements
E. The title under which the proposed subdivision is to be recorded and the name of the subdivider and owner if other than the subdivider platting the tract
F. 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
G. North point, scale and date
H. Existing contours with intervals of five feet or less referred to U.S.G.S. datum and obtained from a field survey
I. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat
J. The plan should evaluate existing watercourses, channels, storm sewers, culverts and proposed improvements pertaining to drainage and flood control in regard to their ability to handle the anticipated greater volume of run-off and peak flows
K. Any existing building(s) to remain or be razed
L. Location of any wooded areas, topographic and natural features that are within and adjacent to the proposed project area to be preserved
M. If and how the proposed subdivision will be subdivided in Phases
N. Site Analysis as stipulated in Section 402(B)
O. Landscaping Plan
P. Building Concepts, as applicable
Q. Lighting Concepts, as applicable
R. Any other information that may be necessary as determined by Staff

Design Standards For source text, see Oxford Subdivision Regulations *Section 1101.4*

Design standards applicable to subdivisions include, but are not limited to, the following:

- Compliance with Typical Sections as provided in *Attachment H*
  - Any deviation from the standards contained in Attachment H shall be established per the recommendation of the City of Oxford Engineer and approved by the Planning Commission.
- Compliance with the City of Oxford Water and Sanitary Sewer Improvement Specifications Manual
- Compliance with the City of Oxford Storm Water Management Design Manual
- Compliance with the City of Oxford Curb, Gutter & Sidewalk Specifications Manual. Concrete sidewalks not less than 5 feet in width must be constructed on both sides of all streets.
- The City Engineer may require a traffic impact study, based upon the level of impact on surrounding traffic flow and safety.
- Proposed streets shall intersect one another at right angles as topography and other limiting factors allow.
- A cul-de-sac, dead-end/stub street or loop street shall not exceed 500 feet in length.
- Maximum block length is 800 feet; where blocks exceed 600 feet, a public walkway traversing the block may be required.
- Block depth should not exceed 350 feet.
- One street light must be installed within 50 feet of every intersection, at the end of a cul-de-sac or dead end/stub street, and at intervals not exceeding 400 feet.
- All subdivisions shall have at least two (2) entrances to an existing street system.
- Shared driveways shall serve a maximum of three (3) lots and shall not exceed three hundred (300') feet.
- Any residential development shall be required to achieve a connectivity index of 1.2 or greater, unless the Planning Commission determines this is impractical due to topography, existing development, and/or natural features.
  - A connectivity index is a ratio of the number of street links (road sections between intersections and cul-de-sacs) divided by the number of street nodes (intersections and cul-de-sac heads). Stub outs shall also be considered as links.
- Cul-de-sacs exceeding 300 feet in length shall provide a multi-use path and easement at the end of such cul-de-sac.
- No primary access into a subdivision shall be a private road. Any private street must serve a minimum of 6 lots, and must conform to the minimum street standards unless otherwise approved by the Planning Commission upon the City Engineer's recommendation.
- Panhandle or flag lots are specifically prohibited.
- Lots may not be created in a new, proposed subdivision, by dividing land at the end of stub streets in existing subdivision(s).
- Buffering may be required per the standards of *Section 1101.4(410)*.
- Deed restrictions or covenants running with the land may be included to provide for the creation of a Homeowners Association, Condominium Association, or Board of Trustees in which individual owners share common financial responsibilities.

Preliminary Plat Cover Letter

Description of Use and Site

Applicant Info:

MSP Development of Ohio, LP

P.O. Box 2280

Cranberry Twp., PA 16066

(724) 630-6448, mitchol@mspdevelopment.com

Property Owner Info:

5278 College Corner Pike, LLC

3116 W Montgomery Rd, STE C-287

Mainville, OH 45039

tim@teamworkpg.com

Subject Parcel:

The site at 5728 College Corner Pike (PIN H4100028000031, Land use 100A – vacant agricultural land) is currently vacant land with some small brush and a few periodically mown access paths. There is a small existing gravel access onto Todd Rd, but there is no other development on the site.

Proposed land development project:

This preliminary plat submission is one of the conditions placed on the Oxford Tractor Supply land development project conditional use approval that was given by the City Council on June 18, 2024. The project is to construct a 21, 930 SF Tractor Supply store on the above referenced parcel.

The proposed project will subdivide 4.652 Acres off of the original 13.713 acreage. Of these 4.652 acres, 0.045 acres along Todd Rd will be dedicated to widen the ROW to 40 ft as required by city redevelopment standards; an additional 0.397 acres at the intersection of the two roads will be dedicated to the city to allow for future improvements to the Todd Rd-US 27 intersection. The proposed parcel area will therefore be 4.210 AC, the residual lot will be 9.061 AC, and ROW to be dedicated to the City will total 0.442 AC.

In order to facilitate the further development of the residual parcel. An access easement will be granted to the remaining tract for the purpose of sharing the proposed driveway onto College Corner Pike. The cost of any future modifications to this shared access or its intersection with College Corner Pike will be borne by the development project that requires the modification.

5728 College Corner Pike Adjacent Properties:

Parcel #:	Owner(s):	Mailing Address:	Land Use:
H4100028000016	Wal Mart Real Estate Business Trust	P.O. Box 8050 Bentonville, AR. 72716	422 C – Discount Stores & Jr Dept Stores
H3610016000003	Zehler, Diane et al.	1376 Trenton Oxford Rd. Hamilton, OH 45013	111 – Cauv Cash Grain or General Farm
H3510016000001	Summe, Carl Andrew & Herbert J.	3477 Millville Shandon Rd Hamilton, OH 45013	110 A – Cauv agricultural vacant land
H4100028000030	Koenig Equipment Inc.	P.O. Box 549 Botkins, OH 45306	454 C – Auto Car Sales & Services
H4100028000029	GHCOL LLC.	271 State Route 129 Batesville, IN 47006	429 C – Other Retail Services
H4000028000006	First Baptist Church of Oxford	6701 Ringwood Rd. Oxford, OH 45056	685 E – Churches etc., public worship private
H4000028000015	Ringwood Property Group, LLC.	1867 Millville Oxford Rd. Hamilton, OH 45013	429 C – Other Retail Structures
H4100028000013	Square D CO	1111 Pasquinelli Dr #100 Westmont, IL 60559	330 I – Manufacturing & Assembly Medium
H4100028000031 (this property)	**5278 College Corner Pike LLC.**	**3116 W Montgomery Rd STE C-287 Mainville, OH 45039**	**100 A – Agricultural Vacant Land**

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

MSP Properties of Ohio, L.P.

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding

Tractor Supply Company Preliminary and Final Subdivision

(Application Description)

located at

5278 College Corner Pike, Oxford OH

(Property Address/Location)

Thank you,

Tim Macy

(Property Owner Printed Name – must be a person)

5278 College Corner Pike LLC

(Property Owner Company Name – if applicable)

(Property Owner Signature – must correspond to printed name above)

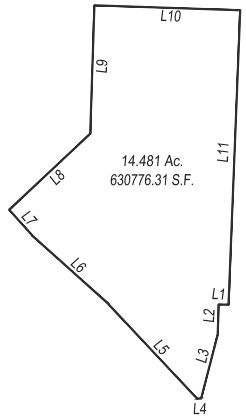
6/27/24

(Date)

RECORD PLAT
OF
OXFORD TRACTOR SUPPLY

PART OF ORIGINAL OXFORD TOWNSHIP LOT 5 & 6,
SECTION 16, TOWN 5 NORTH, RANGE 1 EAST,
LOT 3823, CITY OF OXFORD
BUTLER COUNTY, OHIO
JUNE, 2024

LINE	BEARING	DISTANCE
L1	N 87°18'18" W	33.00'
L2	S 02°16'58" W	104.67'
L3	S 14°37'51" W	223.22'
L4	S 88°41'50" W	14.00'
L5	N 43°06'01" W	440.06'
L6	N 47°59'58" W	351.28'
L7	N 41°39'26" W	117.04'
L8	N 46°52'42" E	377.69'
L9	N 01°55'58" E	438.40'
L10	S 88°04'02" E	496.86'
L11	S 02°16'53" W	1004.83'



EASEMENTS ON SAID PLAT. DESIGNATED AS (UTILITY EASEMENTS OR PUBLIC UTILITY EASEMENTS) ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC,TELEPHONE, AND OTHER PURPOSE FOR THE CONSTRUCTION AND MAINTENANCE OF, SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT AND OTHER PUBLIC OR QUASI CONNECTIONS, AND ALSO THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS AND TO CUT, TRIM OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATE ADJACENT THERETO, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES: 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES: 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY SERVICE PROVIDERS INCLUDING, BUT NOT LIMITED TO, TELEPHONE, GAS, ELECTRIC, AND CABLE SERVICES.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF, AND ARE PERPETUALLY DEDICATED TO THE CITY OF OXFORD.

ALL EASEMENTS SHALL BE KEPT CLEAR OF DECKS, POOLS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES. EAVES MAY ENCROACH NO MORE THAN 18 INCHES INTO ANY EASEMENT.

ALL STREETS IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS ON FILE IN THE OFFICE OF THE CITY ENGINEER. STREET NAME SIGNS ERECTED, AND DRAINAGE STRUCTURES CONSTRUCTED AS PER APPROVED PLANS ON FILE IN THE CITY ENGINEER'S OFFICE. ALL STREETS SHALL BE CONSTRUCTED, WITH THE EXCEPTION OF THE TOP PAVEMENT COURSE FROM THE DATE THE PLAT IS APPROVED BY CITY COUNCIL, AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE CONSTRUCTED STREETS ARE APPROVED BY THE CITY ENGINEER.

ALL BUILDINGS ARE TO BE SERVED BY THE PUBLIC SEWER SYSTEM AND SHALL BE CONSTRUCTED SO AS TO PROVIDE GRAVITY FLOW TO THE SANITARY SEWER MAIN.

ANY LOT TRANSFERRED SHALL HAVE A MINIMUM WIDTH AND AREA SUBSTANTIALLY THE SAME AS SHOWN ON THE ACCOMPANYING PLAT AND ONLY ONE PRINCIPAL BUILDING WILL BE PERMITTED ON ANY SUCH LOT. ANY SPLITS OR FURTHER SUBDIVIDING SHALL BE DONE BY REPLAT ONLY, IF AN ADDITIONAL BUILDING SITE(S) IS CREATED.

TYPICAL FIFTEEN FOOT PUBLIC UTILITY EASEMENT TO BE PROVIDED AND DEDICATED ON ALL EXTERIOR LOT LINES, TYPICAL SEVEN AND ONE HALF FOOT PUBLIC UTILITY EASEMENTS TO BE PROVIDED AND DEDICATED ALONG ALL INTERIOR LOT LINES AS DEEMED NECESSARY BY THE CITY ENGINEER.

PUBLIC DRAINAGE EASEMENTS

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE EXCLUSIVE USE OF THE CITY OF OXFORD FOR THE CONSTRUCTION, OPERATION, REPAIR OR REPLACEMENT OF STORM SEWER, MANHOLES, CATCH BASINS, CONCRETE CHANNELS, HEADWALLS, DITCHES OR OTHER STORM WATER FACILITIES UNLESS SPECIFIC PERMISSION IS GRANTED TO AN OUTSIDE AGENCY OR UTILITY. EASEMENTS ARE ALSO TO PROVIDE INGRESS/EGRESS FOR SAID PURPOSE.

THESE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, FENCES, DECKS, POOLS, PAVING, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE. EAVES MAY ENCROACH NO MORE THAN 18 INCHES INTO ANY EASEMENT.
THE CITY OF OXFORD DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THE ACCOMPANYING PLAT, AND THE CITY OF OXFORD IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. NO STRUCTURE MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT WHICH WILL CHANGE THE DIRECTION OF WATER FLOW.

THE CITY OF OXFORD ALSO WILL NOT BE RESPONSIBLE FOR ADJUSTING MANHOLES, VALVES, FIRE HYDRANTS, METERS PITS, ETC., AS A RESULT OF GRADE CHANGES. THE GRANTOR SHALL BE RESPONSIBLE FOR THE PROPER ADJUSTMENT OF MANHOLES, VALVES, FIRE HYDRANTS, METER PITS ETC., TO THE SATISFACTION OF THE CITY OF OXFORD, DUE TO GRADE CHANGES, PAVING, REPAVING, ETC., INITIATED BY THE GRANTOR.

*THE UNDERSIGNED, BEING THE OWNER OF **14.481** TOTAL ACRES OF LAND IN **LOT 3823 OF THE CITY OF OXFORD, BUTLER COUNTY, OHIO.** DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS **OXFORD TRACTOR SUPPLY**, AND DO HEREBY PERPETUALLY DEDICATE TO THE CITY OF OXFORD THE SHOWN **1.208 AC.** RIGHT-OF -WAY (WIDTH VARIES). STREETS FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF ROADWAY, PUBLIC UTILITIES POLES, WIRES, CONDUITS, AND NECESSARY ATTACHMENTS IN CONNECTION THEREWITH FOR THE TRANSMISSION OF ELECTRICITY, TELEPHONE, AND CABLE; AND FOR THE PURPOSES FOR THE CONSTRUCTION AND MAINTENANCE OF PIPE LINES FOR SUPPLYING GAS, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, IN STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARES THE SAME TO BE FREE AND UNENCUMBERED. THE TITLE ACQUIRED BY DEED BOOK **8998**, PAGE **878**.*

IN WITNESS WHEREOF, WE HAVE UNTO SET OUR HANDS ON THIS ___DAY OF _____A.D., 20___.

_____ _____
WITNESS *OWNER*

_____ _____
WITNESS *OWNER*

STATE OF OHIO S.S

*BE IT REMEMBERED THAT ON THIS _____DAY OF _____ , 20__, BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF OHIO, PERSONALLY CAME **5278 COLLEGE CORNER PIKE LLC** WHO ACKNOWLEDGED THE HE/SHE SIGN THE FOREGOING INSTRUMENT MENTIONED AND THAT THE SAME IS HIS/HER VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES IN SAID INSTRUMENT MENTIONED. IN TESTIMONY WHEREOF, I HEREUNTO SUBSCRIBE MY NAME AND AFFIX MY NOTORIAL SEAL THIS DAY AND YEAR AFORESAID.*

_____
NOTARY PUBLIC, STATE OF OHIO

_____
MY COMMISSION EXPIRES

APPROVED AND ACCEPTED BY THE CITY OF OXFORD COUNCIL BY ORDINANCE PASSED AT THE MEETING OF _____, 20_____.

ORDINANCE # _____

_____ _____
CLERK OF COUNCIL *DATE*

_____ _____
MAYOR *DATE*

_____ _____
COMMUNITY DEVELOPMENT DIRECTOR *DATE*

_____ _____
CITY ENGINEER *DATE*

ENTERED FOR TRANSFER _____A.D. 20___.
TRANSFERRED _____A.D. 20___.

_____BY _____
AUDITOR BUTLER COUNTY, OHIO *DEPUTY*

FILE FOR RECORD _____AT_____
RECORDED _____A.D. 2024
PLAT ENVELOPE _____PAGES _____

_____BY _____
RECORDER, BUTLER COUNTY, OHIO *DEPUTY*

FILE_____ FEE _____

AES Surveying and Land Planning Inc.
888 Boardman-Canfield Rd., Suite A, Boardman, Oh 44512
Phone: (330) 953-0227

MSP PROPERTIES
C/O MITCHOL PAPPAN
P.O. BOX 2280
CRANBERRY, PA 16066
724-630-6448
mitchol@mspdevelopment.com

5728 COLLEGE CORNER PIKE
OXFORD OHIO 45056

Revisions	
7-11-2024	
7-31-2024	

Date: June 2024
Drawn By: RJJ
Proj.# No.: 3431-24
Cad File: 3431-24
Scale: 1" = 100'
1 OF 2

RECORD PLAT

RECORD PLAT
OF
OXFORD TRACTOR SUPPLY

PART OF ORIGINAL OXFORD TOWNSHIP LOT 5 & 6,
SECTION 16, TOWN 5 NORTH, RANGE 1 EAST,
LOT 3823, CITY OF OXFORD
BUTLER COUNTY, OHIO
JUNE, 2024

0 100 150 200
1 INCH = 100 FT.

IRON PIN FOUND (AS SHOWN) ●
RAIL ROAD SPIKE FOUND
MAGNETIC SPIKE FOUND ▲
NAIL SHANK FOUND ⊠
IRON PIN SET ⊙
⅝" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP "D. CLIPSE PS 8836"

N/F = NOW OR FORMERLY
CL = CENTERLINE
R/W = RIGHT OF WAY
M. = MEASURED DISTANCE
C. = CALCULATED DISTANCE
R. = RECORD DISTANCE

ACREAGE CHART

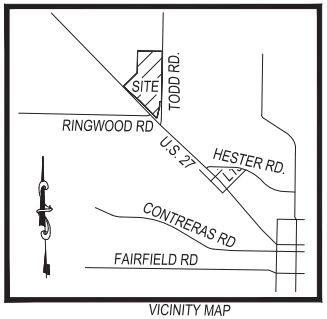
LOT ____	= 8.892 AC.
LOT ____	= 4.214 AC.
R/W	= 1.375 AC.
TOTAL	= 14.481 AC.

RIGHT OF WAY BREAKDOWN
EXISTING = 0.762 AC.
NEW = 0.613 AC.
TOTAL 1.375 AC.

BASIS OF BEARING
BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, OBSERVED JUNE 2024

LINE	BEARING	DISTANCE
L1	N 46°53'54" E	70.21'
L2	S 88°06'06" E	16.97'
L3	S 87°43'07" E	38.00'
L6	S 88°41'50" W	14.00'
L7	N 87°18'18" W	33.00'
L8	S 02°16'58" W	104.67'
L9	S 88°04'02" E	40.00'
L10	N 43°06'01" W	6.16'
L11	N 47°59'58" W	117.06'
L12	N 41°39'26" W	117.04'
L13	N 46°52'42" E	7.05'

DOCUMENT & SURVEY REFERENCES:
* DESCRIPTION BY DDS SURVEYING, INC., D.B. 6421, PAGE 6
* PLAT OF SURVEY VOL. 47, PAGE 79
* PLAT OF SURVEY VOL. 45, PAGE 95
* PLAT OF SURVEY VOL. 48, PAGE 162
* ODOT PLAN BUT-27-18.55



VICINITY MAP
NTS

SURVEYOR'S CERTIFICATION

THIS SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THAT TIME.

I DO HEREBY CERTIFY THAT THE SURVEY OF THE LAND SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF OHIO · DANIEL CLIPSE 8836 · REGISTERED PROFESSIONAL SURVEYOR

7-31-24
DANIEL CLIPSE, P.S. NO. 8836 DATE

MAG. SPIKE
SECTION 8
SECTION 16
S 02°19'36" W 1727.88' M. (1726.10' R.) - R/W
N: 566305.28
E: 1328158.81
NAIL SHANK
L9
OXFORD TOWNSHIP
CITY OF OXFORD
15' PUBLIC UTILITY EASEMENT
S 02°16'53" W 844.99'
R/W
S 02°16'53" W 1004.83'
TODD ROAD 66' R/W
1081.24'
35' SETBACK
25' SETBACK
S 88°04'02" E 496.86' M. (463.69' R.)
456.86'
LANDS N/F OF CARL ANDREW SUMME & HERBERT J. SUMME D.B. 8692, PG. 715 H3510016000001
⅝" IP
SECTION 16 OXFORD TOWNSHIP CITY OF OXFORD
N 01°55'59" E 438.40'
LANDS N/F OF DIANA & WILLIAM ZEHLER O.R. 8260, PG. 532 H3610016000003
LOT ____ 8.892 Ac. 387328.32 S.F.
⅝" IP 0.15' N
N: 565712.26
E: 1327814.73
46.00'
S 43°06'06" E 340.26'
L3
OXFORD TOWNSHIP
CITY OF OXFORD
0.415 Ac. 18072.94 S.F.
N 46°53'54" E 293.30'
S 46°53'54" W 370.88'
PRIVATE ACCESS EASEMENT
LOT ____ 4.214 Ac. 183545.98 S.F.
L7
L8
TOTAL R/W (TODD RD.) TO BE DEDICATED 1.339 Ac. 58322.31 S.F.
LANDS N/F OF WAL-MART REAL ESTATE BUSINESS TRUST D.B. 7739, PG. 1755 H4100028000016 PART OF LOT 1942 SURVEY VOL. 48, PAGE 162
LOT 6
LOT 5
CL S 02°16'58" W 528.08'
R/W
S 14°37'51" W 223.22'
214.04'
S 46°53'59" W
N: 565079.99
E: 1327919.51
N 46°52'42" E 370.64'
LANDS N/F OF KOENIG EQUIPMENT, INC. D.B. 6421, PG. 6 H4100028000030
TOTAL R/W (U.S. 27) TO BE DEDICATED 0.036 Ac. 1580.25 S.F.
⅝" IP @ 52.34'
35' SETBACK
ODOT R/W
L13
L1
L2
L10
52.03'
15' PUBLIC UTILITY EASEMENT
N 43°06'01" W 227.48'
L12
L11
N 47°59'58" W 234.22'
305.72'
134.34'
N 43°06'01" W
L6
52.95'
CL
COLLEGE CORNER PIKE (U.S. RTE. 27) R/W VARIES
N 43°06'01" W 978.37'
C1
R/W
⅝" IP 'DDS 7121'
LANDS N/F OF GHCOL LLC D.B. 7505, PG. 1174 H4100028000029 SURVEY VOL. 47, PAGE 79 LOT 3821
⅝" IP 'DDS 7121'
RINGWOOD ROAD
S 87°18'21" E 1330.58'
RR SPIKE
LOT 6
LOT 5

Ⓐ LANDS N/F OF FIRST BAPTIST CHURCH OF OXFORD D.B. 8113, PG. 2303 H4000028000006 LOT 1943

Ⓑ LANDS N/F OF RINGWOOD PROPERTY GROUP LLC D.B. 10053, PG. 296 H4000028000015 SURVEY VOL. 35, PG. 42 LOT 1943

Ⓒ LANDS N/F OF DUDLEY FARMS LLC H4000028000005 (UNABLE TO LOCATE DEED ONLINE)

Ⓓ LANDS N/F OF SQUARE D CO. H40000280000013 LOT 2972 (UNABLE TO LOCATE DEED ONLINE)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12277.70'	139.87'	139.87'	N 43°25'45" W	0°39'10"

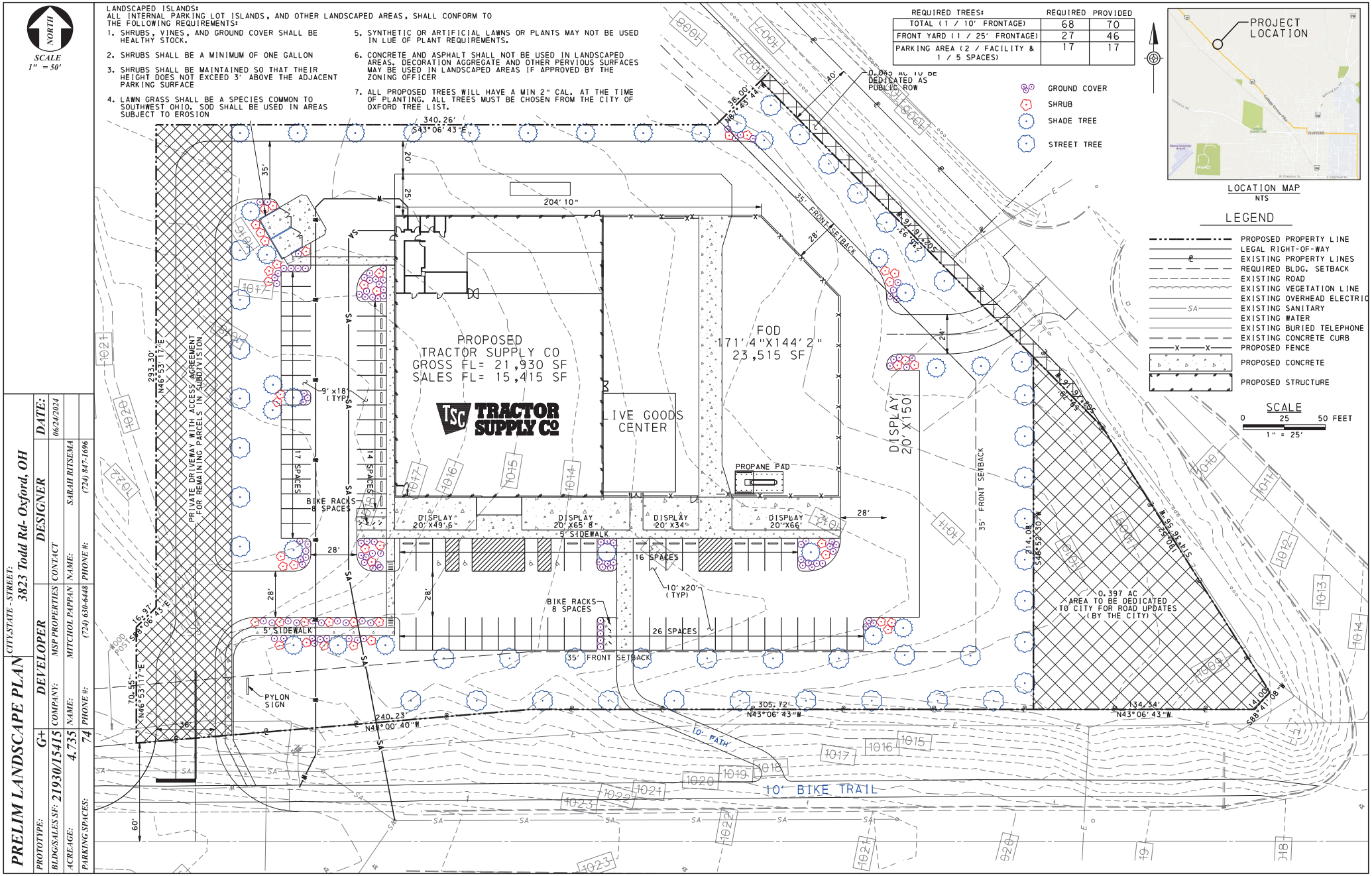
AES Surveying and Land Planning Inc.
888 Boardman-Canfield Rd., Suite A, Boardman, Oh 44512
Phone: (330) 953-0227

MSP PROPERTIES
C/O MITCHOL PAPPAN
P.O. BOX 2280
CRANBERRY, PA 16066
724-630-6448
mitchol@mspdevelopment.com

5728 COLLEGE CORNER PIKE
OXFORD OHIO 45056

Revisions	Date:	Drawn By:	Proj.# No.:	Cad File:	Scale:
7-11-2024	June 2024	RJJ	3431-24	3431-24	1" = 100'
7-31-2024					2 OF 2

RECORD PLAT


NORTH
SCALE
1" = 50'
LANDSCAPED ISLANDS:
ALL INTERNAL PARKING LOT ISLANDS, AND OTHER LANDSCAPED AREAS, SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
1. SHRUBS, VINES, AND GROUND COVER SHALL BE HEALTHY STOCK.
2. SHRUBS SHALL BE A MINIMUM OF ONE GALLON
3. SHRUBS SHALL BE MAINTAINED SO THAT THEIR HEIGHT DOES NOT EXCEED 3' ABOVE THE ADJACENT PARKING SURFACE
4. LAWN GRASS SHALL BE A SPECIES COMMON TO SOUTHWEST OHIO. SOD SHALL BE USED IN AREAS SUBJECT TO EROSION
5. SYNTHETIC OR ARTIFICIAL LAWNS OR PLANTS MAY NOT BE USED IN LUE OF PLANT REQUIREMENTS.
6. CONCRETE AND ASPHALT SHALL NOT BE USED IN LANDSCAPED AREAS. DECORATION AGGREGATE AND OTHER PERVIOUS SURFACES MAY BE USED IN LANDSCAPED AREAS IF APPROVED BY THE ZONING OFFICER
7. ALL PROPOSED TREES WILL HAVE A MIN 2" CAL. AT THE TIME OF PLANTING. ALL TREES MUST BE CHOSEN FROM THE CITY OF OXFORD TREE LIST.
REQUIRED TREES: | REQUIRED | PROVIDED
TOTAL (1 / 10' FRONTAGE) | 68 | 70
FRONT YARD (1 / 25' FRONTAGE) | 27 | 46
PARKING AREA (2 / FACILITY & 1 / 5 SPACES) | 17 | 17
GROUND COVER
SHRUB
SHADE TREE
STREET TREE
PROJECT LOCATION
OXFORD
LOCATION MAP
NTS
LEGEND
PROPOSED PROPERTY LINE
LEGAL RIGHT-OF-WAY
EXISTING PROPERTY LINES
REQUIRED BLDG. SETBACK
EXISTING ROAD
EXISTING VEGETATION LINE
EXISTING OVERHEAD ELECTRIC
EXISTING SANITARY
EXISTING WATER
EXISTING BURIED TELEPHONE
EXISTING CONCRETE CURB
PROPOSED FENCE
PROPOSED CONCRETE
PROPOSED STRUCTURE
SCALE
0 25 50 FEET
1" = 25'
PROPOSED TRACTOR SUPPLY CO
GROSS FL= 21,930 SF
SALES FL= 15,415 SF
TRACTOR SUPPLY CO
IVE GOODS CENTER
FOD
171'4"X144'2"
23,515 SF
DISPLAY 20'X150'
PROPANE PAD
PRIVATE DRIVEWAY WITH ACCESS AGREEMENT FOR REMAINING PARCELS IN SUBDIVISION
BIKE RACKS 8 SPACES
DISPLAY 20'X49'6"
DISPLAY 20'X65'8"
DISPLAY 20'X34'
DISPLAY 20'X66'
5' SIDEWALK
14 SPACES
17 SPACES
16 SPACES
26 SPACES
10'x20' (TYP)
9'x18' (TYP)
35' FRONT SETBACK
PYLON SIGN
0.397 AC AREA TO BE DEDICATED TO CITY FOR ROAD UPDATES (BY THE CITY)
0.043 AC TO BE DEDICATED AS PUBLIC ROW
10' PATH
10' BIKE TRAIL
340.26'
S43°06'43"E
204'10"
293.30'
N46°53'17"E
70.55'
N46°53'17"E
240.23'
N48°00'40"W
305.72'
N43°06'43"W
134.34'
N43°06'43"W
214.08'
S46°52'30"W
PRELIM LANDSCAPE PLAN
CITY,STATE - STREET: 3823 Todd Rd- Oxford, OH
PROTOTYPE: G+
BLDG/SALES SF: 21930/15415
ACREAGE: 4.735
PARKING SPACES: 74
DEVELOPER
COMPANY: MSP PROPERTIES
NAME: MITCHOL PAPPAN
PHONE #: (724) 630-6448
DESIGNER
CONTACT
NAME: SARAH RITSEMA
PHONE #: (724) 847-1696
DATE: 06/24/2024

July 12, 2024

To: **Scott Otto, PE, City of Oxford Engineering Division**

From: **Tony Sadaka, PE, Widmer Engineering**
Sarah Ritsema, EIT, Widmer Engineering

Subject: **Oxford OH Tractor Supply Company Traffic Analysis**

Date: Original –07-12-2024

1. BACKGROUND INFORMATION

The proposed development is a 21,930 SF tractor supply retail store located on the parcel just south east of 5736 College Corner Pike, Oxford, OH. The property is currently a large acreage of undeveloped field with frontage along both College Corner Pike (US 27) and Todd Rd (TR 46). The proposed development includes two driveway. The first will be onto College Corner Pike and will be aligned to be directly across from Ringwood Road; this driveway would be used as the delivery truck access to the site. The second driveway will be located where the existing site access is located on Todd Rd, directly across from the Walmart driveway; this access would be limited to small trucks and passenger vehicles only. A site plan is attached in the Appendix.

Store size:	21,930 SF
Current land use:	undeveloped
US 27 conditions:	
- ODOT TIMS functional class:	3
- Posted speed:	35 mph
- lanes:	2 (2-way traffic)

Opening Day year: 2025; Design year: 2035

2. EXISTING TRAFFIC VOLUMES

For this study, manual traffic counts were performed at both the Ringwood Rd/ College Corner Pk and Todd Rd/ College Corner Pk intersections from 4-6 PM on May 14, 2024 and 7-9 AM on May 15, 2024. Print outs of this data are included in the Appendix; existing peak hour traffic volumes are shown in figure 1.

Per SHAMM and the 2022 peak hour to design hour factor chart (obtained from ODOT website traffic forecasting page), traffic was increased by a 1.21 and 1.19 design

hour factor for PM and AM respectively. The resultant existing design hour volumes are shown in figure 2.

3. TRAFFIC VOLUME PROJECTIONS

a. Projected Background/No-build Traffic Volumes: a growth factor of 1.25% was used as a growth factor for traffic volumes at the site to be conservative, even though TMMS data shows a negative growth trend for this road. Because the traffic data was collected in 2024 and the design year will be 2035, a growth factor of 1.1375 (1+0.0125*11years) was used to grow design hour background traffic to 2035 estimated volumes. The projected design year 2035 background/no-build traffic volumes are presented in figure 3.

b. Estimated Site-Generated Trips: Site trips generated by the proposed development were calculated for weekday AM and PM peak hour of adjacent street traffic using the *ITE Trip Generation Manual, 10th Edition* (there is no data for AM peak hours). The land use used for the development was 810- tractor supply store for PM rates only; because this use has limited data, land use 812 was used to generate the AM peak hour of adjacent traffic. Per the *ITE Trip Generation Handbook, 3rd Ed.*, there is no pass-by data for either of these land uses. Table 1 Summarizes the trips generated by the proposed development on a weekday for both the AM and PM peak hour with inbound and outbound traffic.

Table 1: Site Generated Traffic

ITE Land Use	ITE Code	Independent Variable	Type of Trip	AM Peak			PM Peak		
				Entering	Exiting	Total	Entering	Exiting	Total
Tractor Supply Store	810	21,930 SF GFA	External vehicle trips				15	16	31
			Pass by vehicle trips				N/A	N/A	N/A
			New vehicle trips				15	16	31
	812	21,930 SF GFA	External vehicle trips	21	13	34			
			Pass by vehicle trips	N/A	N/A	N/A	N/A	N/A	N/A
			New vehicle trips	21	13	34			

c. Trip Distribution: A trip distribution was based on the existing count data and divided among the total adjacent traffic on both Todd Rd and College Corner Pike. The distribution for the AM & PM peak hour is shown in figure 4 and 5 respectively.

d. Site Generated Trips: New trips generated from the site for the new trips of the AM & PM peak hour (as shown in table 1) were distributed according to figure 4&5, and are shown in figure 6. Because there are no pass-by trips, this serves as the total site generated trips.

e. Projected Traffic Volumes: The 2035 no-build volumes (figure 3) were combined with the proposed site generated trips (figure 6) to show projected 2035 build conditions in figure 7.

4. TURN LANE WARRANT ANALYSES

Turn lane warrants were performed for the proposed driveway along US 27 in accordance with the ODOT Location and Design Manual Chapter figures 401-5b&6b. According to the results of the analysis, neither a left nor right turn lane is warranted for this site access. Turn lane warrant charts for this site are included in the Appendix.

5. SIGNAL WARRANT ANALYSIS

Per the scoping document given by the City engineer, signal warrant 3 (peak hour) was included as part of this analysis. Based on the data provided for the proposed development, the peak hour traffic will not warrant a signal in accordance with warrant 3. The warrant 3 analysis is included in the Appendix for reference.

6. SYNCHRO MODEL

As part of this analysis, existing and forecasted count data was entered into a Synchro model to assess Level of Service and queuing concerns. 6 Scenarios were compiled including both AM and PM data for the following three conditions: 2024 design hour count data, 2034 forecasted no-build, and 2034 forecasted full-build. It was determined that the estimated trips generated from the new driveway will not lessen the LOS on US27, Ringwood Rd, or Todd Rd. The intersection summaries of these 6 scenarios along with a summary of each simtraffic simulation is included at the end of the appendices.

Report Summary:

Widmer Engineering has performed a traffic analysis based on the scoping document provided by the City of Oxford Engineer and in accordance with ODOT's State Highway Access Management Manual (SHAMM) Section 7. It was determined that a manual count should be performed to provide accurate data of both the main road (College Corner Pk) and two side roads which will both have an effect on the proposed traffic distribution.

Turn lane warrant analyses indicated that neither a left nor right turn lane is warranted for the proposed Tractor Supply Development along the North side of College Corner Pike (US 27) according to the ODOT Location and Design Manual.

If questions arise, please do not hesitate to contact me at (724) 847-1696, extension 314.

Very Truly Yours,
WIDMER ENGINEERING INC.

Tony Sadaka, P.E.
Project Engineer
(tsadaka@widmerengineering.com)

APPENDIX

- Proposed development site plan
- Correspondence with City of Oxford engineer
- Manual traffic count data for Ringwood Rd/CC Pk and Todd Rd/CC Pk intersections
- ITE Trip Generation Manual, 10th Ed., Land use 812- AM, Land use 810-PM
- 2022 Peak Hour to Design Hour Factors (Rural Principal Arterial)
- Traffic distribution figures 1-7
- Right and Left Turn lane Warrants
- Signal Warrant #3
- Synchro intersection reports and Simtraffic Summaries

July 31, 2024

To: **Scott Otto, PE, City of Oxford Engineering Division**

From: **Sarah Ritsema, EIT, Widmer Engineering**

Subject: **Oxford TSC Future Development Evaluation**

Dear Mr. Otto,

The purpose of this evaluation is to provide supplemental information about projected traffic at the intersection of the proposed Tractor Supply shared driveway and College Corner Pike (US27). It should be clarified that the recently performed traffic analysis for the driveway with just the proposed tractor supply store traffic did not warrant any changes to College Corner Pike either in the form of a signal or turn lanes. Additionally, the developer has no current plans to develop the land situated between the proposed driveway and Koenig equipment, and therefore a generic business use, Land Use 820(as suggested by Mr. Moore of the City of Oxford), will be used.

Existing Conditions

As noted in the previously submitted traffic analysis dated July 12, 2024, the proposed development is a 21,930 SF tractor supply retail store located on the parcel just south east of 5736 College Corner Pike, Oxford, OH. The property is currently a large acreage of undeveloped field with frontage along both College Corner Pike (US 27) and Todd Rd (TR 46). The proposed development includes two driveways. The first will be onto College Corner Pike and will be aligned to be directly across from Ringwood Road; the second driveway will be located where the existing site access is located on Todd Rd, directly across from the Walmart driveway. The main driveway onto College Corner Pike will be under a shared access agreement with the remaining parcel to the northwest so that it is not landlocked without access to a road. The existing traffic was counted at the intersections of both Todd Rd and Ringwood road with College Corner Pike on May 14&15, 2024. These traffic counts were used for the aforementioned traffic analysis dated 7/12/24, and the project, full-build traffic data from 2035 will be used as the background traffic for this evaluation.

Proposed Site Development

As previously noted, there are no actual plans for development on the adjoining lot that will share the proposed driveway with tractor supply. For the sake of this evaluation, it will be an assumed land use of 820- General merchandise with a estimated floor area of 15,000 SF. There

will not be an access easement through the Tractor Supply site to the Todd Rd entrance, so it will be assumed that all traffic will use the shared driveway onto College Corner Pike.

Estimated Site-Generated Trips: Site trips generated by the proposed development were calculated for vehicle trip ends for a weekday AM and PM peak hour of adjacent street traffic using the *ITE Trip Generation Manual, 10th Edition.* The land use used for the development was 820- tractor supply store for PM and AM peak hour of adjacent traffic. Per the *ITE Trip Generation Handbook, 3rd Ed.*, table E.10, pass-by percentage for PM traffic is estimated as 26%. Table 1 Summarizes the trips generated by the proposed development on a weekday for both the AM and PM peak hour with inbound and outbound traffic.

Table 1: Site Generated Traffic

ITE Land Use	ITE Code	Independent Variable	Type of Trip	AM Peak			PM Peak		
				Entering	Exiting	Total	Entering	Exiting	Total
Shopping Center	820	15,000 SF GFA	External vehicle trips	17	19	36	26	29	55
			Pass by vehicle trips				9	10	19
			New vehicle trips	17	19	36	35	39	74

a. Trip Distribution: A trip distribution was based on the traffic count data. The distribution for the AM & PM peak hour is shown in figure 2.

b. Site Generated Trips: New trips generated from the site for the new trips of the AM & PM peak hour (as shown in table 1) were distributed according to figure 2, and are shown in figure 3.

c. Projected Traffic Volumes: The 2035 TSC-build volumes (figure 1) were combined with the proposed site generated trips (figure 3) to show projected future development full build 2035 conditions in figure 4.

TURN LANE WARRANT ANALYSES

Turn lane warrants were performed for the proposed driveway along US 27 in accordance with the ODOT Location and Design Manual Chapter figures 401-5b&6b. According to the results of the analysis, no right lane is warranted, but a left turning lane would be warranted for the new development. Turn lane warrant charts for this site are included in the Appendix.

SIGNAL WARRANT ANALYSIS

Per the scoping document given by the City engineer, signal warrant 3 (peak hour) was included as part of this analysis. Based on the data provided for both the proposed TSC store and

a future general merchandise development, the peak hour traffic will not warrant a signal in accordance with warrant 3. The warrant 3 analysis is included in the Appendix for reference.

Report Summary:

The purpose of this report is to determine the estimated effects of a general business future development on the proposed shared access driveway of the Tractor Supply land development. It has been determined that the additional trips generated would warrant a left turn lane on College Corner Pike but would not warrant either a right turn lane or a signalized intersection at this location.

Based on the existing pavement width, the Future development site plan shows that roughly 250 ft of College Corner Pike would need to be widened by 3.5' feet in order to provide enough room for a 10' wide turning lane. There is plenty of width in the ROW of College Corner Pike for these future modifications. Since the TSC development alone does not warrant these turn lanes, the conditions of the shared access agreement will note that any future development will also bear the costs of modifying the roadway width and existing paint lines for the turn lanes.

If questions arise, please do not hesitate to contact me at (724) 847-1696, extension 316.

Very Truly Yours,
WIDMER ENGINEERING INC.

Sarah Ritsema

Sarah Ritsema, E.I.T.
Project Designer
(smritsema@widmerengineering.com)

APPENDIX

- Proposed development site plan- for TSC development only
- Traffic count data for Ringwood Rd/CC Pk intersection
- ITE Trip Generation Manual, 10th Ed., Land use 820- AM& PM and pass-by
- Traffic distribution figures 1-4
- Right and Left Turn lane Warrants
- Signal Warrant #3
- L&D manual, Vol 1 Fig 4.7,9,&10
- Future development site plan- for inclusion of a left turn lane

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

MEMORANDUM

Community Development Department
513-524-5204

TO: Oxford Planning Commission

FROM: Zachary Moore, AICP
City Planner / GIS Coordinator

DATE: August 8, 2024

RE: PC-2023-09 | Cottage Community | Extension Request

BACKGROUND

On September 19, 2023, the Oxford City Council by Ord. No. 3739 approved a Preliminary & Final Planned Development (PD) application for a 12-unit cottage community at 5234 Hester Road. Pursuant to the Oxford Zoning Code, the Preliminary portion of this approval is valid for two (2) years and the Final portion is valid for one (1) year. Therefore, unless extended, the Final PD is set to expire September 19, 2024.

Since September 2023, the applicant (Community Development Professionals, hereafter "CDP") has engaged in additional steps to bring this affordable housing project to fruition. As of May 2, 2024, all City of Oxford departments have approved construction plans for the project's site-related infrastructure, inclusive of such features as utilities, parking, and drainage; this particular permit is currently awaiting payment and issuance. The 12 individual dwelling units would later require separate permits prior to construction.

Furthermore, additional funding has since been requested and obtained by the applicant/developer (in partnership with the City) to construct the project. However, this new funding source requires the property to be owned outright (i.e., fee simple) by the property manager. Up to this point, the project was predicated on the notion that the City of Oxford would retain ownership of the land and simply lease the grounds to CDP for development and management of the community. The total area of land to be transferred is approx. 2 acres.

Section 1145.09(b) of the Oxford Zoning Code provides that *if the scope of the approved final plan has not changed and the proposed use and site plan still satisfy the decision standards, the Planning Commission shall grant a one (1) year extension,* and such an extension request does not require a public hearing. Only one extension is expressly allowed. As previously touched upon, the main reasons the applicant needs additional time is to secure ownership of the property in order to qualify for the additional funding, as well as to finalize the overall financing. Copies of the Final PD approval, including Ordinance and plans, are included in the agenda packet.

RECOMMENDATION

Staff recommends the Commission **approve** the one-year extension request. Such action would revise the deadline for "substantial establishment" of the development to no later than September 19, 2025.

ORDINANCE NO. 3739

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION AND APPROVING A COMBINED PRELIMINARY & FINAL PLANNED DEVELOPMENT APPLICATION FOR THE OXFORD COTTAGE COMMUNITY ALONG HESTER ROAD IN THE CITY OF OXFORD WITH CONDITIONS.

WHEREAS, Council hereby finds the Planning Commission held a public hearing on August 8, 2023 in accordance with Chapter 1145 of the Codified Ordinances of the City of Oxford, on the application of Community Development Professionals for a combined Preliminary & Final Planned Development for the Oxford Cottage Community along Hester Road, consisting of 12 residential cottage units on 2.1 acres; and

WHEREAS, the Planning Commission, after due deliberation found the application satisfied the basic code requirements in Chapter 1145 of the Codified Ordinances of the City of Oxford, and recommended approval of the Preliminary & Final Planned Development application for the Oxford Cottage Community with 7 conditions; and

WHEREAS, following the August 8 public hearing, the applicant has addressed several of the Planning Commission's recommended conditions by submitting revised plans and details, necessitating various updates be made to the final list of conditions;

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY ORDAINS THAT:

SECTION 1: Council hereby accepts the Planning Commission's recommendation for approval and further approves the Preliminary & Final Planned Development application for the Oxford Cottage Community located along Hester Road in the City of Oxford subject to the following conditions:

1. All utility and infrastructure work, inclusive of construction activity & installation within the Hester Road public right-of-way as well as any storm water management devices as may be required, shall meet City specifications to the discretion of the Service Department.
2. A concrete pad and cover shall be provided for required bicycle parking.
3. A waiver shall be granted to Section 1145.12(e)(3)(A) to acknowledge a reduction in the 25-foot perimeter setback (as normally required for residential Planned Developments) along the southern side of the property, as presented in the submitted plans. The required setback shall be maintained along the northern boundary.
4. A waiver shall be granted to Section 1149.05 to allow for a reduction in the amount of required off-street parking spaces from 24 to 18.
5. Waivers shall be granted to Section 1151.03(e)(1) and 1151.05(d)(1) to allow a freestanding community identification sign in the R-1B District and with reduced setback from the right-of-way, provided the sign design conforms to submitted plans.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED: SEPTEMBER 19, 2023

ATTEST: Heather Barbour

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: JASON BRACKEN/DAVID PRYTHERCH

PREPARED BY: LAW (STAFF)

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	PC-2023-09
Date Filed	6/23/2023

Planned Development Application

Application Type

Choose One

○ Preliminary ○ Final ◉ Preliminary & Final

Applicant Information

Attach a Letter of Agency if the Applicant is not the property owner.

Name * Community Development Professionals

Mailing Address * 332 Dayton Street

City, State & Zip Code * Hamilton, Ohio 45011

Telephone Number * 513-858-1738 Email Address mindymuller@communitydevelopmentprof

Owner Information

Name * City of Oxford

Mailing Address * 15 South College Avenue

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number * 513-524-5204 Email Address Douglas Elliott <delliott@cityofoxford.org>

Engineer/Surveyor Information

Name * Jones Warner Consultants, Inc.

Mailing Address * 8401 Claude Thomas Road, Suite 51

City, State & Zip Code * Franklin, Ohio 45005

Telephone Number * 1-937-704-9868 Email Address JWCI@JonesWarner.com

Location and Lot Information

Name of Subdivision * 00002016

Location of Property * Parcel H4100020000010

Legal Description * 1307 ENT

Zoning District * R-1B Total Area * 2.1 Acres

Submission Requirements and Documentation

The application requirements (Section 1145.05[1]) for a preliminary and final planned development are different. The final planned development application requires a greater degree of accuracy and completeness than does the preliminary planned development application. This section describes the application content requirements for each step of the process.

Thirteen (13) complete sets of all information shall be submitted with each preliminary and final application. If any information is submitted in color or on non-standard paper, more copies may be required. The Zoning Administrator may modify this requirement based upon

the type of materials included. **The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement.**

(a) Preliminary Plan.
- (1) Application fee.
- (2) The name, mailing address, and telephone number of the applicant and all property owners.
- (3) If the applicant is not the owner, or if there are multiple owners within the proposed area, a statement from all owners that the applicant is entitled to apply on their behalf, and that they agree to be legally bound to any decision reached according to this Chapter.
- (4) The name, mailing address, and telephone number of any planner, engineer, surveyor, or other design professional who assisted with preparation of the plans.
- (5) Description of use and site. A written, detailed description shall include the following information. A separate response is required for each subsection.
  - A. A legal description of the site, including all separate lots.
  - B. A description of the existing uses of the site.
  - C. The zoning districts in which the site is located.
  - D. A description of the proposed planned development.
    1. The number of housing units by size and type proposed within each phase.
    2. A description of any nonresidential operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
    3. The hours of operation of any nonresidential use.
    4. A phased development schedule, if applicable, that indicates the location and timing of phases and demonstrates that each completed phase would form a reasonably independent unit if succeeding phases were abandoned.
  - E. A narrative statement that evaluates the compatibility of the proposed planned development with the general vicinity and adjacent properties.
    1. How the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites.
    2. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites.
    3. If the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
    4. How any potential negative effects on adjacent land will be mitigated.
  - F. A statement about why the location proposed is appropriate for the planned development.
  - G. A statement of the necessity or desirability of the proposed planned development to the neighborhood or community.
  - H. How the proposed mix of dwelling types and/or commercial uses advances community goals of diversity, affordability and market changes (e.g. adaptability of flats versus townhomes)
  - I. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.
  - J. A general analysis of expected traffic impact, including vehicular and pedestrian safety, resulting from the proposed development.
  - K. The substance of proposed covenants, easements, and other restrictions on the land and structures.
  - L. A list of the names and mailing addresses of all landowners within 200 feet of the site.
  - M. Such other information regarding the proposed uses, site design, or surrounding area as may be pertinent to the application or required by Planning Commission or Council.
- (6) Site plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
  - A. North arrow.
  - B. Scale.
  - C. Vicinity map.
  - D. All existing and proposed lot lines within the site.
  - E. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
  - F. The location and intended purpose of all open spaces
  - G. Approximate location, height, dimensions, and use of all proposed and existing structures.
  - H. Approximate location and number of different uses (i.e. dwelling types and/or commercial uses).
  - I. Approximate location and design of all proposed vehicle and pedestrian routes and nonresidential vehicle management areas.
  - J. Approximate location and size of all existing and proposed utilities that will serve the planned development.
  - K. Approximate location, size, and type of all proposed signs.
  - L. Approximate location, height, and type of all proposed screening and landscaping.

M. Distances to residential zoning districts if within 1,000 feet.
N. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
O. The location of any nearby schools and commercial facilities.
P. Other information as required by the Planning Commission or Council.

(7) Landscape plan.
A. The plan shall demonstrate compliance with the requirements of Chapter 1148.
(8) Elevations. Elevations of proposed structures or typical elevations if structures are not yet designed.
(9) Other. Photographs of the existing site and its surroundings.
(10) Digital Submittal. Adobe PDF version of all information submitted to also be submitted on a current digital format.

(b) Final Plan.
(1) The same items and information as required for the preliminary plan, except that the approximations shall be refined to specific locations, dimensions, and descriptions.
(2) A detailed traffic impact analysis, including all modes of transportation, prepared by a qualified professional engineer
(3) Any additional description or information requested by the Planning Commission or Council during the preliminary plan approval process.
(4) Detailed agreements, contracts, deed restrictions, and sureties that will be used to guarantee performance of the development during and after construction.

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The Butler County Auditor Real Estate Search[2] is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number.

Decision Process

A preliminary plan shall be approved prior to approval of a final plan, although the processes can be concurrent for small, single phase developments. Both preliminary and final plan approval require a Planning Commission recommendation and Council approval. The review is based on the General Decision Standards found in Section 1145.06[1].

Fees & Receipt

The fees for a Preliminary, Final, or combined Preliminary and Final Planned Development application are $595.00 plus $100.00 per acre, plus $10.00 postage charge.

Sign and Date

Applicant Signature * Melinda L Mueller

Date * 6/23/23

Submit Application, Submission Requirements and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required plans containing all required information as attachments and a check for fees and postage charge made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Dept. at 513-524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 45 days prior to the proposed Planning Commission meeting on which the action is requested. City Staff will place a public hearing sign on the subject property. **The Applicant is responsible for removing the signage at the completion of the hearing(s).**

---

[1] See City of Oxford Codified Ordinances: https://www.cityofoxford.org/fees-ordinances-and-charter

[2] Butler County Auditor Real Estate Search: https://www.butlercountyauditor.org/

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Community Development Professionals

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding

Planned Development Application

(Application Description)

located at

5234 Hester Road, Oxford OH 45056 (Parcel ID H4100020000010)

(Property Address/Location)

Thank you,

Doug Elliott, City Manager

(Property Owner Printed Name – must be a person)

City of Oxford

(Property Owner Company Name – if applicable)

Douglas K. Elliott, Jr.

(Property Owner Signature – must correspond to printed name above)

June 22, 2023

(Date)

Community Development Professionals
EDUCATE. SUPPORT. DEVELOP. CONNECT.

Helping Communities Thrive.

June 23, 2023

Mr. Zachary Moore, Planner
City of Oxford
15 South College Avenue
Oxford, OH 45056

Re: Planned Development Application - Oxford Cottage Community

Dear Zach:

Please find following a Final Application for consideration for the Oxford Cottage Community developed by Community Development Professionals.

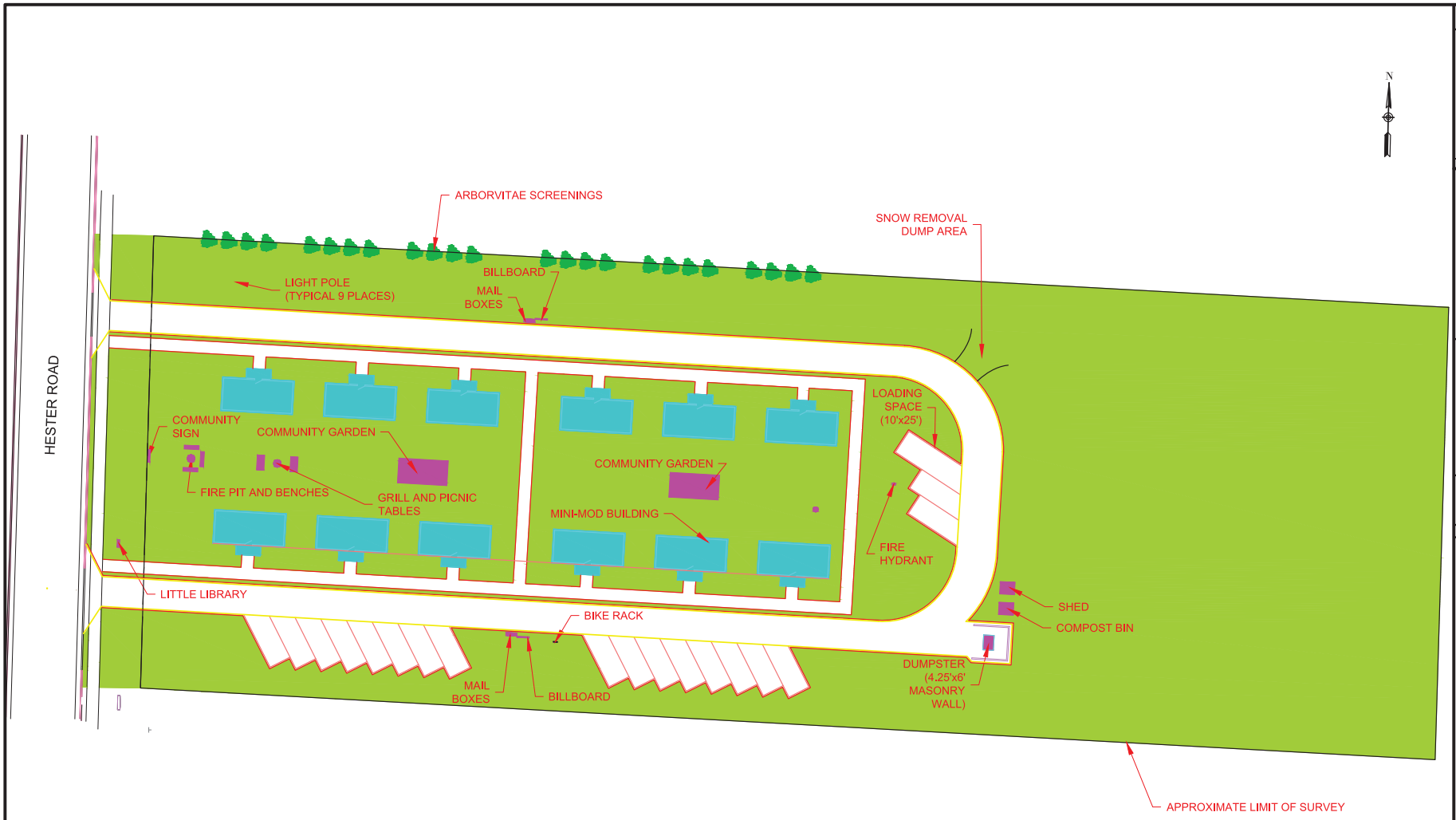
I want to thank you for the City's commitment to affordable housing and the commitment the City has displayed through its partnership on this project. We are excited to bring this unique development to the City of Oxford and welcome the opportunity to become an invested part of such a wonderful community.

I have included the signed application and the drawings of the proposed development for your review and approval. Please let me know if there are questions or the need for additional information. I can be reached at mindymuller@cdp.training or by phone at 513-858-1738.

Sincerely,

Melinda Muller

Melinda Muller
President/CEO



NOTES:
1. UNDERBRUSH TO BE CLEARED ON THE EAST END OF LOT.
2. PARKING AND SIDEWALKS WILL BE ADA COMPLIANT.
3.ALL UTILITIES SHALL BE UNDERGROUND.
4. ALL OF DRIVE WAY AND PARKING SHALL BE BORDERED BY A 6" CURB-EXCEPT WHERE TO FACILITATE DRAINAGE.
5. LIGHT POLES SHALL BE A MAXIMUM OF 14 FEET TALL.

JWCI
Jones Warner Consultants, Inc.
www.joneswarner.com
Voice: (855) 704-5924
Fax: (937) 704-9949
jwci@joneswarner.com
PROFESSIONAL ENGINEERS AND SURVEYORS

This print / electronic file has been released by Jones Warner Consultants, Inc. (JWCI) as an unstamped document and should be considered preliminary in nature unless accompanied by an original stamp or embossed seal and an original "wet" signature by the design professional.

As an unstamped document, JWCI cannot be held responsible for damages arising from the use or misapplication of this print / electronic file due to the risk of electronic modifications / alterations being made by other parties. If this file was not recently received direct from JWCI, then the information contained herein may no longer be current or approved.

Stamp:

Project Status:
PRELIMINARY

OXFORD VILLAGE COMMUNITY PROJECT

PREPARED FOR:
COMMUNITY DEVELOPMENT PROFESSIONALS
332 DAYTON STREET
HAMILTON OHIO
45011

PROJECT LOCATION:
5234 HESTER RD
OXFORD OHIO
45056-9745

Project ID:
22-030

Sheet Title:
SITE PLAN

Sheet Number:
1 OF 2

BILL BOARD

FIRE PIT AND BENCHES

FIRE PIT AND BENCHES

ARBORVITAS SCREENING

COMPOSTE BIN

COMMUNITY GARDEN

MINI MOD BUILDING

COMMUNITY SIGN

JWCI
Jones Warner Consultants, Inc.
www.joneswarner.com
Voice: (855) 704-5924
Fax: (937) 704-9949
jwci@joneswarner.com
PROFESSIONAL ENGINEERS AND SURVEYORS

This print / electronic file has been released by Jones Warner Consultants, Inc. (JWCI) as an unstamped document and should be considered preliminary in nature unless accompanied by an original stamp or embossed seal and an original "wet" signature by the design professional.

As an unstamped document, JWCI cannot be held responsible for damages arising from the use or misapplication of this print / electronic file due to the risk of electronic modifications / alterations being made by other parties. If this file was not recently received direct from JWCI, then the information contained herein may no longer be current or approved.

Stamp:

Project Status:

PRELIMINARY

OXFORD VILLAGE COMMUNITY PROJECT

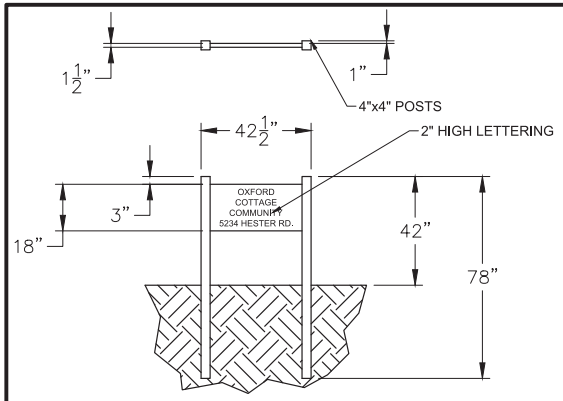
PREPARED FOR:
COMMUNITY DEVELOPMENT PROFESSIONALS
332 DAYTON STREET
HAMILTON OHIO
45011

PROJECT LOCATION:
5234 HESTER RD
OXFORD OHIO
45056-9745

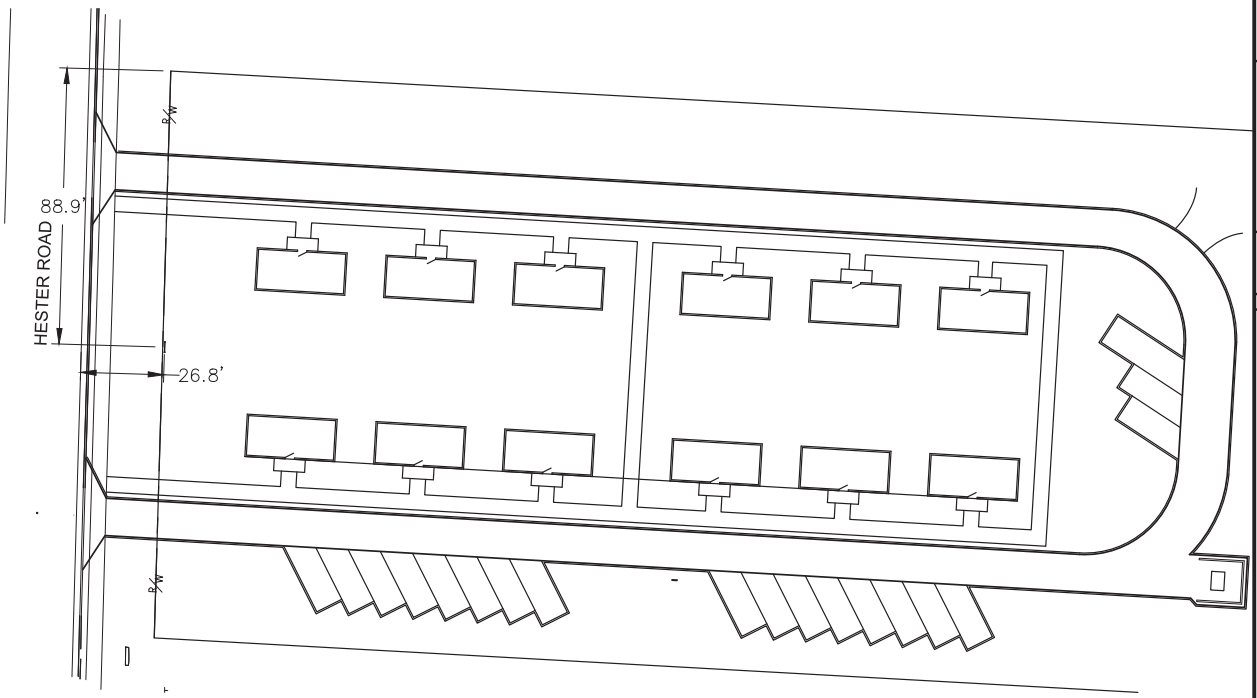
Project ID:
22-030

Sheet Title:
DETAILS

Sheet Number:
2 OF 2



SITE SIGN MADE FROM RECLAIMED WOOD
(EITHER CEDAR OR REDWOOD)
COLOR TO BE NATURAL WOOD COLOR (SEALED)
WITH SHERMAN WILLIAMS WEATHER SHIELD FLAT
INDIGO CLOTH 4009-7
NOT ILLUMINATED



0 40 80

JWCI
Jones Warner Consultants, Inc.
www.joneswarner.com
Voice: (855) 704-5924
Fax: (937) 704-9949
jwci@joneswarner.com
PROFESSIONAL ENGINEERS AND SURVEYORS

This print / electronic file has been released by Jones Warner Consultants, Inc. (JWCI) as an unstamped document and should be considered preliminary in nature unless accompanied by an original stamp or embossed seal and an original "wet" signature by the design professional.

As an unstamped document, JWCI cannot be held responsible for damages arising from the use or misapplication of this print / electronic file due to the risk of electronic modifications / alterations being made by other parties. If this file was not recently received direct from JWCI, then the information contained herein may no longer be current or approved.

Stamp:

Project Status:
PRELIMINARY

OXFORD VILLAGE COMMUNITY PROJECT

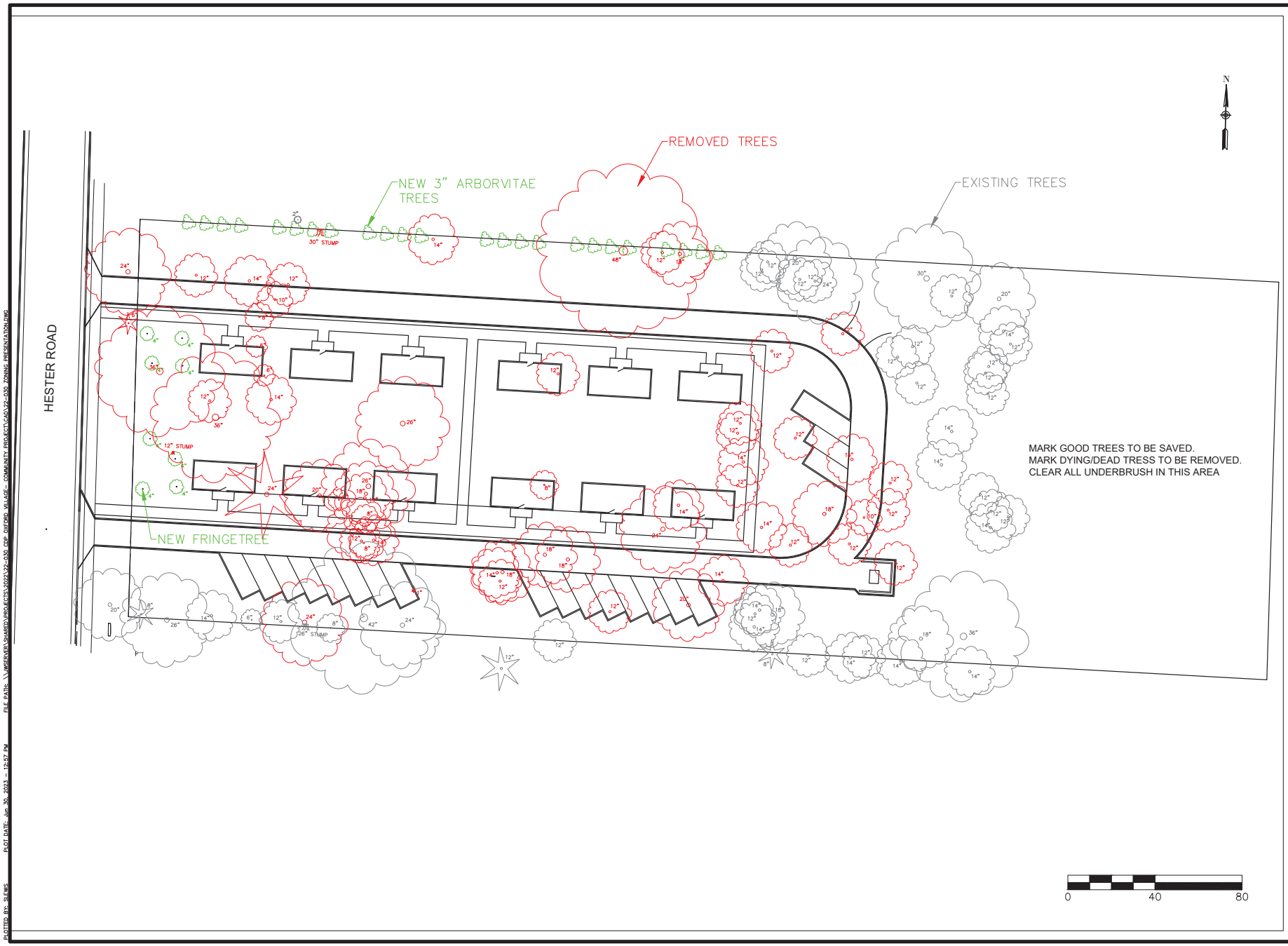
PREPARED FOR
COMMUNITY DEVELOPMENT PROFESSIONALS
332 DAYTON STREET
HAMILTON OHIO
45011

PROJECT LOCATION
5234 HESTER RD
OXFORD OHIO
45056-9745

Project ID:
22-030

Sheet Title:
SIGN DETAIL

Sheet Number:
X OF X



CIVIL ENGINEER

JWCI Jones Warner Consultants, Inc.

www.joneswarner.com
Voice: (855) 704-5924
Fax: (937) 704-9949
jwci@joneswarner.com

PROFESSIONAL ENGINEERS AND SURVEYORS

REVISIONS / CHANGES TO DRAWING SET

No.	Date	Description of revisions and/or changes to drawing set
1		
2		
3		
4		
5		
6		

Seal:

This print / electronic file has been released by Jones Warner Consultants, Inc. (JWCI) as an unstamped document and should be considered preliminary in nature unless accompanied by an original stamp or embossed seal and an original "wet" signature by the design professional.

As an unstamped document, JWCI cannot be held responsible for damages arising from the use or misapplication of this print / electronic file due to the risk of electronic modifications / alterations being made by other parties. If this file was not recently received direct from JWCI, then the information contained herein may no longer be current or approved.

PRELIMINARY

OXFORD VILLAGE COMMUNITY PROJECT

PREPARED FOR:
COMMUNITY DEVELOPMENT PROFESSIONALS
332 DAYTON STREET
HAMILTON, OH 45011

PROJECT LOCATION:
5234 HESTER ROAD
OXFORD OHIO
45056-9745

Project ID:
22-030 OXFORD VILLAGE

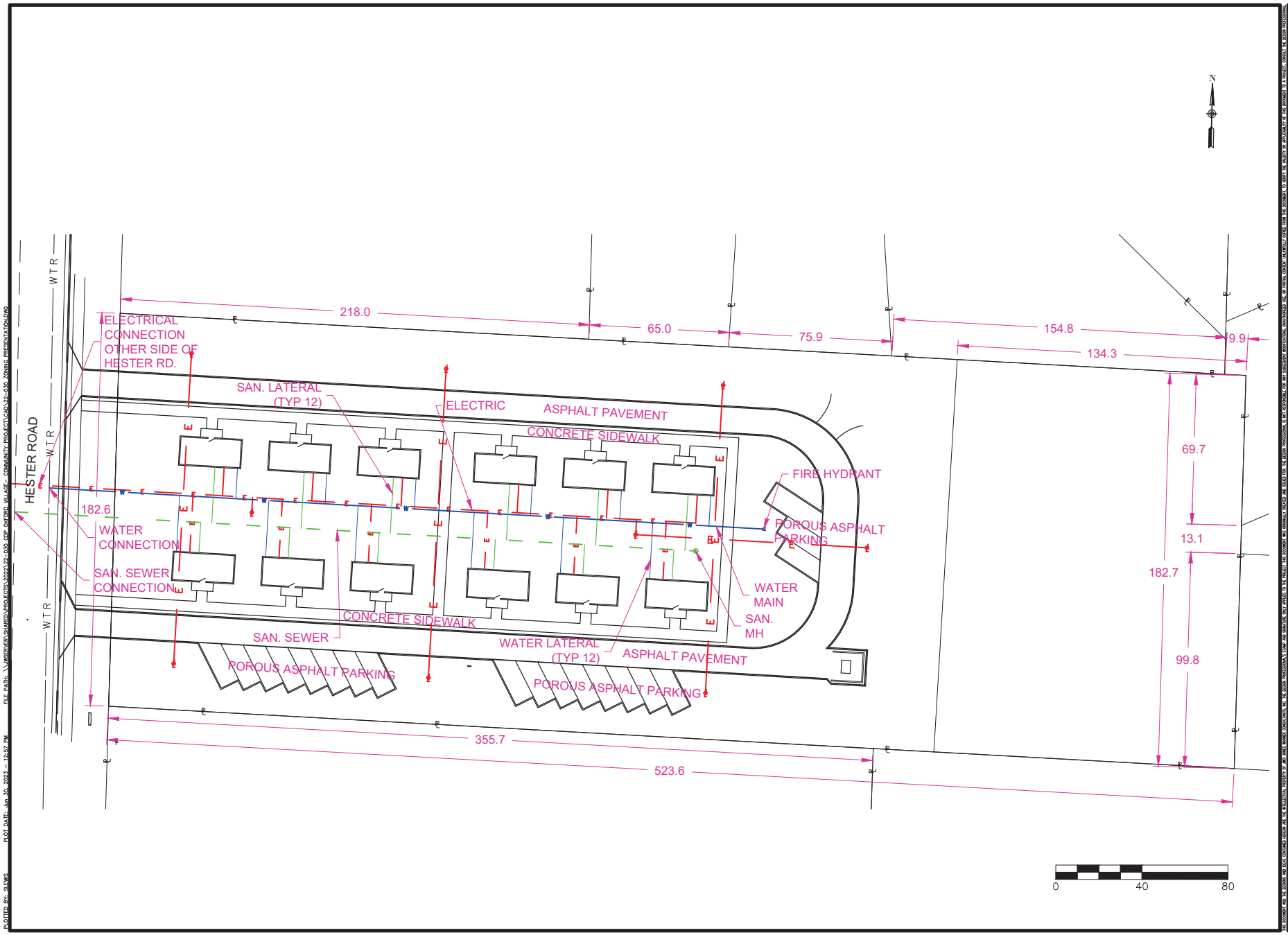
Drawing Scale(s):

Title:
OXFORD VILLAGE
TREE / LANDSCAPE PLAN

Sheet:
1 OF 2

PLOTTED BY: SUEWS PLOT DATE: Jun 30, 2023 - 12:57 PM FILE PATH: \\PRSERVER\SHARED\PROJECTS\2022\22-030_OXF OXFORD VILLAGE_ COMMUNITY PROJECT\CAD\22-030_ZONING PRESENTATION.DWG

IS ISSUED AS AN ESS DRAWING UNDER ORC 4733.14. ANY ADDITIONS, DELETIONS OR OTHER CHANGES MADE TO THIS PLAN BY OTHERS SHALL RENDER THE ESS PROFESSIONAL WHO SIGNED AND SEALED THE PLAN NO LONGER RESPONSIBLE FOR ITS CONTENTS. IF THE ESS PROFESSIONAL WHO SIGNED AND SEALED THE PLAN IS NO LONGER EMPLOYED BY THE FIRM, THE FIRM SHALL REMOVE THE ESS PROFESSIONAL'S NAME AND SEAL FROM THE PLAN. WHEN THE ESS PROFESSIONAL WHO SIGNED AND SEALED THE PLAN IS NO LONGER EMPLOYED BY THE FIRM, THE ESS PROFESSIONAL MAY REQUEST THAT THE FIRM REMOVE HIS OR HER NAME AND SEAL FROM THE PLAN. IF THE FIRM DECLINES TO REMOVE THE ESS PROFESSIONAL'S NAME AND SEAL FROM THE PLAN, THE ESS PROFESSIONAL MAY FILE A WRITTEN OBJECTION WITH THE BOARD. IN SUCH A CASE, THE ESS PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT REVISIONS TO THE PLAN. ANY ESS PROFESSIONAL WHO FAILS TO REMOVE HIS OR HER NAME AND SEAL FROM A PLAN AS REQUIRED BY THIS RULE IS SUBJECT TO DISCIPLINARY ACTION BY THE BOARD. A PLAN THAT CONTAINS MORE THAN ONE ESS PROFESSIONAL'S STAMP AND SIGNATURE ONLY APPLIES TO THE PROJECT AS DESIGNED BY PERSONALLY OVERSEEN AND USED FOR THE DESIGN PROFESSIONAL WHOSE NAME AND SEAL APPEARS ON THE PLAN. ANY ESS PROFESSIONAL WHO SIGNS AND SEALS A PLAN THAT CONTAINS ANY ADDITIONS, DELETIONS OR OTHER CHANGES MADE TO THE PLAN BY OTHERS SHALL RENDER THE ESS PROFESSIONAL WHO SIGNED AND SEALED THE PLAN NO LONGER RESPONSIBLE FOR ITS CONTENTS. IF THE ESS PROFESSIONAL WHO SIGNED AND SEALED THE PLAN IS NO LONGER EMPLOYED BY THE FIRM, THE FIRM SHALL REMOVE THE ESS PROFESSIONAL'S NAME AND SEAL FROM THE PLAN. IF THE FIRM DECLINES TO REMOVE THE ESS PROFESSIONAL'S NAME AND SEAL FROM THE PLAN, THE ESS PROFESSIONAL MAY FILE A WRITTEN OBJECTION WITH THE BOARD. IN SUCH A CASE, THE ESS PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT REVISIONS TO THE PLAN. ANY ESS PROFESSIONAL WHO FAILS TO REMOVE HIS OR HER NAME AND SEAL FROM A PLAN AS REQUIRED BY THIS RULE IS SUBJECT TO DISCIPLINARY ACTION BY THE BOARD. A PLAN THAT CONTAINS MORE THAN ONE ESS PROFESSIONAL'S STAMP AND SIGNATURE ONLY APPLIES TO THE PROJECT AS DESIGNED BY PERSONALLY OVERSEEN AND USED FOR THE DESIGN PROFESSIONAL WHOSE NAME AND SEAL APPEARS ON THE PLAN. ANY ESS PROFESSIONAL WHO SIGNS AND SEALS A PLAN THAT CONTAINS ANY ADDITIONS, DELETIONS OR OTHER CHANGES MADE TO THE PLAN BY OTHERS SHALL RENDER THE ESS PROFESSIONAL WHO SIGNED AND SEALED THE PLAN NO LONGER RESPONSIBLE FOR ITS CONTENTS. IF THE ESS PROFESSIONAL WHO SIGNED AND SEALED THE PLAN IS NO LONGER EMPLOYED BY THE FIRM, THE FIRM SHALL REMOVE THE ESS PROFESSIONAL'S NAME AND SEAL FROM THE PLAN. IF THE FIRM DECLINES TO REMOVE THE ESS PROFESSIONAL'S NAME AND SEAL FROM THE PLAN, THE ESS PROFESSIONAL MAY FILE A WRITTEN OBJECTION WITH THE BOARD. IN SUCH A CASE, THE ESS PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT REVISIONS TO THE PLAN. ANY ESS PROFESSIONAL WHO FAILS TO REMOVE HIS OR HER NAME AND SEAL FROM A PLAN AS REQUIRED BY THIS RULE IS SUBJECT TO DISCIPLINARY ACTION BY THE BOARD.



CIVIL ENGINEER

JWCI
Jones Warner Consultants, Inc.

www.joneswarner.com
Voice: (855) 704-5924
Fax: (937) 704-9949
jwci@joneswarner.com

PROFESSIONAL ENGINEERS AND SURVEYORS

REVISIONS / CHANGES TO DRAWING SET

No.	Date	Description of revisions and/or changes to drawing set
1		
2		
3		
4		
5		
6		

Seal:

This print / electronic file has been released by Jones Warner Consultants, Inc. (JWCI) as an unstamped document and should be considered preliminary in nature unless accompanied by an original stamp or embossed seal and an original "wet" signature by the design professional.

As an unstamped document, JWCI cannot be held responsible for damages arising from the use or misapplication of this print / electronic file due to the risk of electronic modifications / alterations being made by other parties. If this file was not recently received direct from JWCI, then the information contained herein may no longer be current or approved.

PRELIMINARY

OXFORD VILLAGE COMMUNITY PROJECT

PREPARED FOR:
COMMUNITY DEVELOPMENT PROFESSIONALS
332 DAYTON STREET
HAMILTON, OH 45011

PROJECT LOCATION:
5234 HESTER ROAD
OXFORD OHIO
45056-9745

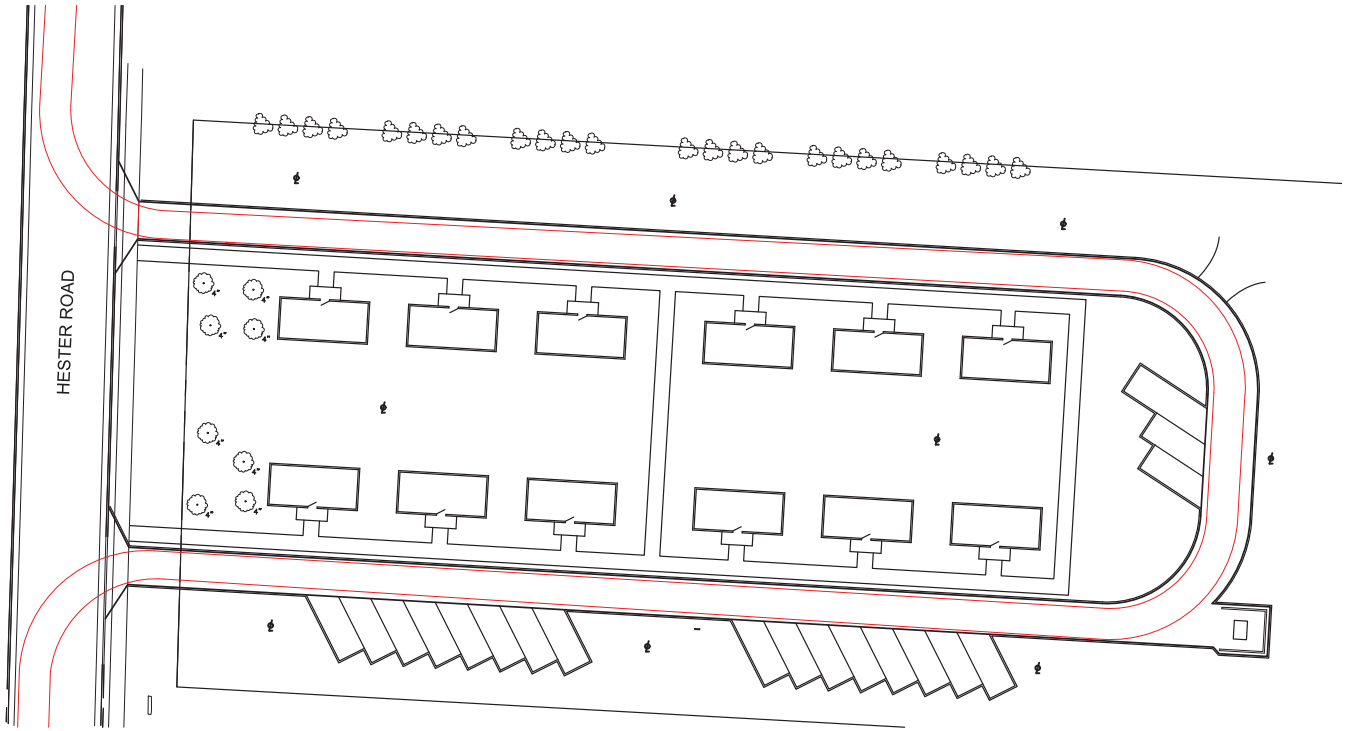
Project ID:
22-030 OXFORD VILLAGE

Drawing Scale(s):

Title:
OXFORD VILLAGE
PROPOSED UTILITIES

Sheet:
2 OF 2

PLOTTED BY: - SLEWIS
PLOT DATE: - Jun 30, 2023 - 12:57 PM
FILE PATH: - \\FSERVER\SHARED\PROJECTS\2022\22-030_OXF_OXFORD VILLAGE - COMMUNITY PROJECT\CAD\22-030_ZONING PRESENTATION.DWG



JWCI
Jones Warner Consultants, Inc.
www.joneswarner.com
Voice: (855) 704-5924
Fax: (937) 704-9949
jwci@joneswarner.com
PROFESSIONAL ENGINEERS AND SURVEYORS

This print / electronic file has been released by Jones Warner Consultants, Inc. (JWCI) as an unstamped document and should be considered preliminary in nature unless accompanied by an original stamp or embossed seal and an original "wet" signature by the design professional.

As an unstamped document, JWCI cannot be held responsible for damages arising from the use or misapplication of this print / electronic file due to the risk of electronic modifications / alterations being made by other parties. If this file was not recently received direct from JWCI, then the information contained herein may no longer be current or approved.

Stamp:

Project Status:

PRELIMINARY

OXFOED VILLAGE COMMUINTY PROJECT

PREPARED FOR:
COMMUNITY DEVELOPMENT PROFESSIONALS
332 DAYTON STREET
HAMILTON OHIO
45011

PROJECT LOCATION:
5234 HESTER RD
OXFORD OHIO
45056-9745

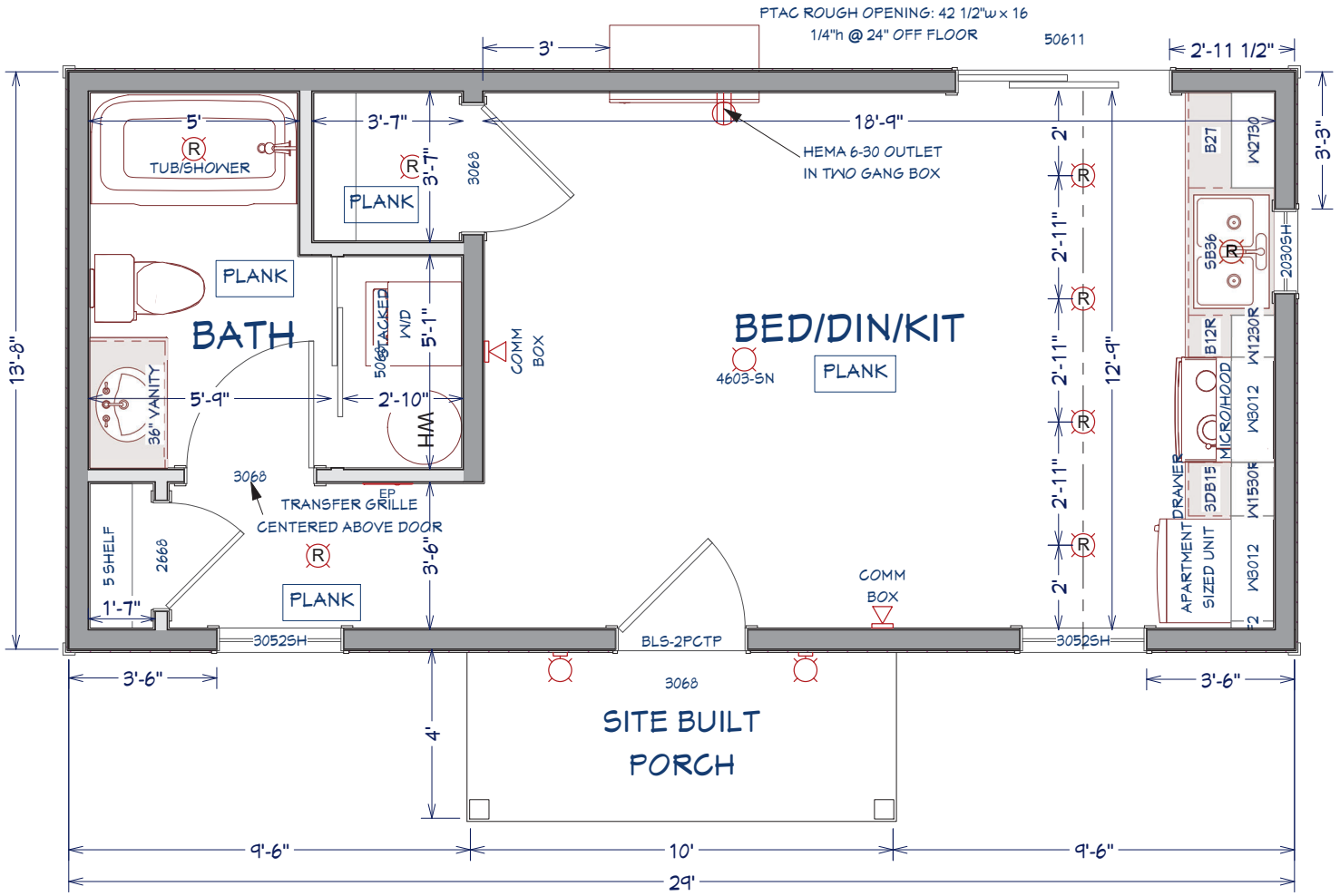
Project ID:
22-030

Sheet Title:
FIRE TRUCK

Sheet Number:
X OF X

OPTIONAL LAYOUT#2

SQUARE FOOTAGE	
1st FLOOR	396 SF
2nd FLOOR	N/A
TOTAL	396 SF



FLOOR PLAN

PROJECT DESCRIPTION:
MINI-MOD
14x29 1 1 STD
CUT-A-PART PLAN

DRAWINGS PROVIDED BY:
UNIBILT

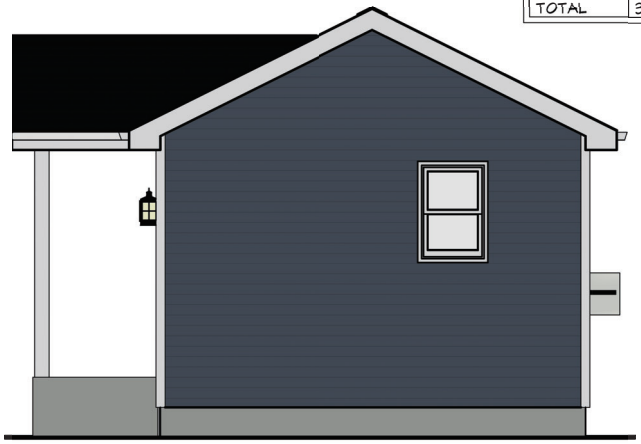
DRAWN BY: JDE
DATE: 6/29/23
LOG NUMBER: 22048
SCALE: 3/8"
SHEET: OPT2-FP

© 2023 UNIBILT INDUSTRIES, INC. ALL RIGHTS RESERVED

OPTION#2 ELEVATIONS

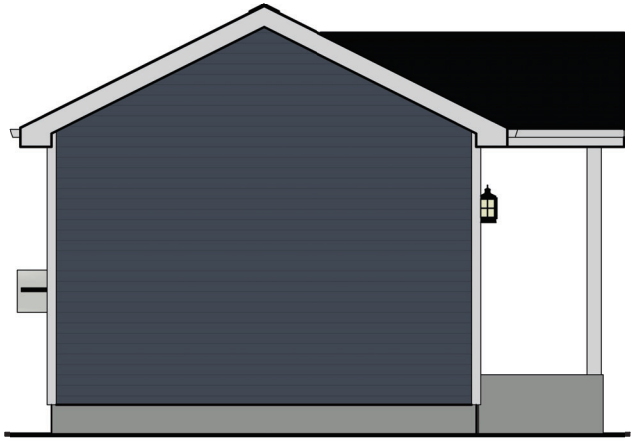
SQUARE FOOTAGE	
1st FLOOR	396 SF
2nd FLOOR	N/A
TOTAL	396 SF

FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

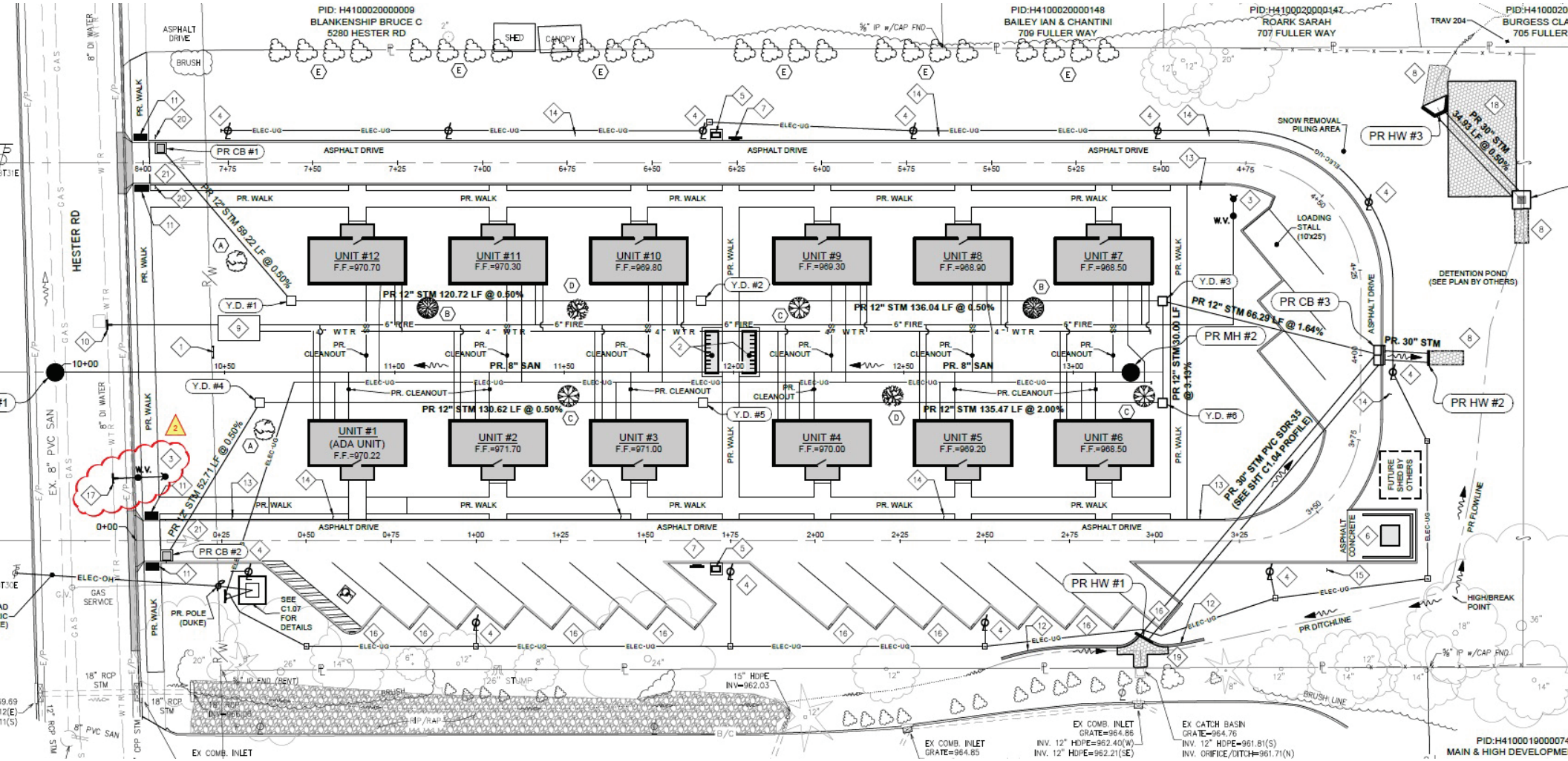


LEFT ELEVATION

PROJECT DESCRIPTION:
MINI-MOD
14x29 1 1 STD
CUT-A-PART PLAN

DRAWINGS PROVIDED BY:
UNIBILT

© 2023 UNIBILT INDUSTRIES, INC. ALL RIGHTS RESERVED

DRAWN BY: JDE
DATE: 6/29/23
LOG NUMBER: 22048
SCALE: 1/4"
SHEET: EL-OPT2

CONSTRUCTION PLAN APPROVED AS OF MAY 2, 2024
PERMIT NO P2023-0388