AGENDA

PLANNING COMMISSION

TUESDAY, January 14, 2025
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. Election of Officers and Commission Appointments

IV. Approval of Minutes of December 10, 2024 1

V. Public Comments Related to Items Not on the Agenda

VI. Reports from Commissions, Boards, Committees & Staff

VII. Old Business

PC-2024-17, 601, 603, 607 W Chestnut Street, PRELIMINARY & FINAL PLANNED DEVELOPMENT, 32 townhomes, **Habitat for Humanity, Adam Nelson, Applicant/ Agent **Tabled from December Meeting** 6

PC-2024-18, 601, 603, 607 W Chestnut Street, PRELIMINARY SUBDIVISION, 32 townhomes, **Habitat for Humanity, Adam Nelson, Applicant/Agent ** Tabled from December Meeting** 6

PC-2024-20, ZONING TEXT AMENDMENT to increase allowable floor area for retail services from 10,000 to 20,000 square feet in the Uptown Zoning District, **Seth Cropenbaker, Applicant **Tabled from December Meeting** 74

PC-2024-19, ZONING TEXT AMENDMENT to facilitate a new site plan review process for alley lots that do not have frontage on a public street, **Sam Perry, Applicant **Tabled from December Meeting** 103

VIII. Adjournment

OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, December 10, 2024

Link for website video here

Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

David Prytherch

Jeffrey Kruth

Ann Kaufman Webster

Jason Bracken

Matt Arbuckle

Time: 6:43

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, December 10, 2024 at 7:00 p.m.

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

Members excused: None

Staff Members in Attendance

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

Staff Members Excused

None

Approval of the Agenda

Time: 6:48

Motion – To Approve the Agenda

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

AYE: (7)

NAY: (0)

ABS: (0)

Approval of Minutes of November 12, 2024

Time: 7:01

Motion – To Approve the minutes as written

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

AYE: (7)

NAY: (0)

ABS: (0)

Public Comments Related to Items Not on the Agenda

Time: 7:21

Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items n 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: 7:50

New Business

PC-2024-17 & PC-2024-18

Time: 18:39

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1. 601, 603, 607 W Chestnut Street, PRELIMINARY & FINAL PLANNED DEVELOPMENT, 32 townhomes, Habitat for Humanity, Adam Nelson, Applicant/Agent **Voluntarily postponed by applicant
2. 601, 603, 607 W Chestnut Street, PRELIMINARY SUBDIVISION, 32 townhomes, Habitat for Humanity, Adam Nelson, Applicant/Agent **Voluntarily postponed by applicant

Mr. Zachary Moore, City Planner, gave a brief summary on the cases. Mr. Moore explained there are some concerns from the Engineering Department related to the proposed street profile and on-street parking orientation. Mr. Moore further explained that based on these comments staff made a recommendation to the applicant to voluntarily postpone the hearing of these cases to the next meeting. Mr. Moore stated the applicant has agreed with this recommendation.

Motion – To Table the Cases to the Next Meeting

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

AYE: (7)

NAY: (0)

ABS: (0)

PC-2024-19

Time: 22:02

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3. ZONING TEXT AMENDMENT to increase allowable floor area for retail services from 10,000 to 20,000 square feet in the Uptown Zoning District, Set Cropenbaker, Applicant

Motion – To Enter into Public Hearing

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

AYE: (7)

NAY: (0)

ABS: (0)

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

Mr. Seth Cropenbaker, Economic Development Specialist and Applicant, summarized the proposal, provided facts on the subject, and answered questions that the Commission members had.

Comments from the Public

There were no comments from the public.

Motion – To Close Public Hearing

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

AYE: (7)

NAY: (0)

ABS: (0)

Motion – To Table the Case to the Next Meeting

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

AYE: (7)

NAY: (0)

ABS: (0)

PC-2024-20

Time:

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4. ZONING TEXT AMENDMENT to facilitate a new site plan review process for alley lots that do not have frontage on a public street, Sam Perry, Applicant

Motion – To Enter into Public Hearing

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

AYE: (7)

NAY: (0)

ABS: (0)

Mr. Zachary Moore, City Planner, presented the staff report and addressed the questions from the Commission members.

Comments from the Public

Scott Webb, Architect, 103 W Walnut Street
Mr. Webb spoke in favor of this case. Mr. Webb did not think it would be a good direction to refer to a case to the Board of Zoning Appeals (BZA) when an administrative decision cannot be reached. Mr. Webb thought this would change the entire process because the BZA does not belong to this decision-making process. Mr. Webb suggested the Commission consider if the decision criteria are met, could this be an administrative decision instead of coming before the Planning Commission.

Motion – To Close Public Hearing

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

AYE: (7)

NAY: (0)

ABS: (0)

The Commission had an extensive discussion on the alley development and shared their proposed changes with staff.

Motion – To Table the case to the next Meeting and recommend Council to extend the Alley Moratorium to the period of time necessary to present final proposal following the January Planning Commission meeting

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

AYE: Mr. Kruth, Ms. Webster, Mr. Bracken, Mr. Prytherch, Mr. Arbuckle, Mx. Rosenberg, Mr. Watt (7)

NAY: None (0)

ABS: None (0)

Motion to Adjourn Meeting at 9:27 p.m.

Time: 2:33:35

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

AYE: (7)

NAY: (0)

ABS: (0)

Case No:
PC-2024-17/18

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Meeting Date:
December 10, 2024

STAFF REPORT

Community Development | Planning Commission

APPLICATION DETAILS

Applicant	Habitat for Humanity of Greater Cincinnati, c/o Adam Nelson
Engineer	Bayer Becker, c/o John Bayer PE
Action Request	**PC-2024-17:** Preliminary & Final Planned Development (PD) **PC-2024-18:** Preliminary Subdivision
Location & Site Area	**3 Parcels** – 3.464 acres (exclusive of ROW): 1. **601 W Chestnut St** – Parcel ID H4100121000007 (1.139 acres) 2. **603 W Chestnut St** – Parcel ID H4100121000006 (1 acre) 3. **607 W Chestnut St** – Parcel ID H4100121000125 (1.325 acres)
Owner	City of Oxford
Current Use	Single-Family Dwellings (x3)
Current Zoning	R-2A Single- and Two-Family Residential District
Future Land Use	Suburban Neighborhood Character Type
Proposal	32 townhomes accessed via a new public street and private alleys
Surrounding Land Uses	Attached single-family (condominiums) to the west (Charleston Dr); Detached single-family to the north (W Chestnut St) and east (Marilyn Dr); natural area to the south (Bull Run creek)
Staff Recommendation	**Approval,** subject to recommended conditions

PROPOSAL SUMMARY

The subject site, totaling approximately 3.5 acres in size, consists of three (3) residential parcels acquired by the City of Oxford between June 2023 and January 2024 for the purpose of increasing affordable housing supply. In January 2024, City Council selected Habitat for Humanity of Greater Cincinnati to help construct up to 38 dwelling units for individuals or families at or below 80% of Area Median Income (AMI). In order to accomplish the desired level of density, the parcels were rezoned from the R-1A zoning district to the R-2A district in February 2024. Pursuant to their agreement with the City, Habitat for Humanity now seeks approval of Planned Development & Subdivision applications in order to move forward with developing a total of 32 townhomes.

The development is proposed to consist of 5 buildings, with one building containing 8 units, two buildings containing 7 units each, one building containing 6 units, and one building containing 4 units. Each unit would reside on its own lot, with its own exterior front door and dedicated parking pad in the rear. Access would be provided via a new public street, as well as several private alleys.

The developer proposes the name **Clarence Place** for this subdivision/development, along with **Mitchell Court** as the name of the new public street. The source of these names is Clarence Mitchell Jr., who was an NAACP lobbyist instrumental to the passage of a great deal of Civil Rights legislation in the 1950s and 1960s, including the Fair Housing Act.

A summary of submitted cases is as follows:

Case No.	Application Type & Description
PC-2024-16	**Final Subdivision**
	Submitted pursuant to ***Section 1101.2(203)*** of the Subdivision Regulations. The purpose is to approve a final record plat section found consistent with the approved Preliminary Plat. For smaller developments done in a single phase, typically only one (1) such application needs approved during the life of the project. For larger developments (e.g., Owl's Landing), multiple applications are considered as individual phases are constructed. Clarence Place is anticipated as a single-phase development. In terms of actual documentation, the prepared Final record plat matches that of the plat/plan prepared for the Preliminary Subdivision application. The Planning Commission need not make a motion on the Final Subdivision, as it is solely a Council decision.
PC-2024-17	**Preliminary & Final Planned Development (PD)**
	Submitted pursuant to ***Section 1145.05*** of the Zoning Code. The purpose of Planned Developments is to encourage creative and flexible development that cannot otherwise comply with the typical regulations of one or more underlying zoning districts. Planned Developments require at least one (1) acre of overall land in order to be considered, and their designs must set aside at least twenty (20) percent of their territory as open space. Uses and setbacks are flexible, provided the overall density does not exceed 110% of the underlying zoning district.
PC-2024-18	**Preliminary Subdivision**
	Submitted pursuant to ***Section 1101.2(201)*** of the Subdivision Regulations. While the PD approves of the land uses, density, open space, and overall design encompassed by the proposed plan, the subdivision application is more narrowly devoted to approving of the splitting of lots, dedication of new or expanded public right-of-ways, and establishment of easements. For Clarence Place, a 35-lot subdivision is proposed, consisting of 32 townhome lots and 3 common lots reserved for common access, green space, parking, stormwater management, and a central courtyard.

PUBLIC COMMENTS

Public notices were mailed to surrounding property owners twice; once prior to the originally scheduled December 10 hearing date, and a second time prior to the January 14 meeting date. The latest courtesy notice provided updates on the status of the case, as well as information on how to access digital files and plans pertinent to the request. A sign was also posted at the front of the property on W Chestnut Street.

A known spokesperson for the Charleston Drive neighborhood, Ms. Cathy Titus, was contacted shortly before the December 10 meeting and notified of the likely tabling of the case. From there, Ms. Titus connected staff with current HOA Presidents Elaine Brandner, Stefan Davis, and Joy Tipton.

Mr. Davis provided staff with some background information about the initial development of Charleston Drive in the 1980s, when 607 W Chestnut Street was owned by Ms. Juanita King. Ms. King's input at the time of planning approval had influenced the placement of garages for the Charleston Drive units, as well as the erection of privacy fencing along the shared property line. Mr. Davis noted that the southern portion of the shared property line still lacks fencing and should be extended to cover this area.

Staff was also contacted by Mr. Steven A. Tooman, an attorney in West Chester.

Apart from those already mentioned, no further written 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, Economic Development Specialist	Not Returned
Engineering	Scott Otto, City Engineer	Returned with Comments
• *The designer should consider other utility and grading plan designs that minimize excessive depths of bury for water and sanitary sewer utilities, and excessive slopes for sanitary sewer conduit. The current design creates concern for constructability and future maintenance.* • *Further detailed review of utility and grading plan submittals as part of the building permit application may result in additional comments/revision requests.* • *It is recommended to add some type of barrier between Alley B and the proposed retention basin.* • *The proposed RRFB* [Rectangular Rapid Flashing Beacon] *on the north side of Chestnut St. may require the relocation of a street name sign and mailbox. Verify the proposed push button location will meet ADA requirements, and the RRFB will be visible for westbound traffic on Chestnut St.* • *Development of the properties will require proper abandonment of existing septic system, water cisterns, wells and other rural utility systems known or found during demolitions.*		
Fire	John Detherage, Fire Chief	Returned with Comments
• *Relocate the fire hydrant from the end of alley B to street A between Chestnut and Alley B, closer to Chestnut St.* • *Relocate the fire hydrant from the end of alley C to the intersection of alley C and Street A.* [**NOTE:** The two comments above were resolved with subsequent plan revisions. Additionally, early on in the process the Fire Chief had also asked the project engineer to widen pavement around the 90-degree bend of the westernmost private alley in order to facilitate an easier turning motion for a fire truck; the plans attached to this report reflect this change.]		

Department	Respondent	Response
Police	John Jones, Police Chief	Returned with Comments

Comments Received 11/19/2024: *Chestnut Street at McGuffey Ave is a busy street. The angled parking in the main driveway appears to be rather close to the sidewalk along Chestnut Street. My concern would be that a vehicle backing out of the first few spaces would create a traffic issue for a vehicle turning into the main driveway. I would just want to ensure adequate distance between the first angled space and the sidewalk to ensure that if a car is turning into the driveway while another one is backing out of the first angled space, that there is space for the vehicle entering Chestnut to clear the street and get out of traffic.*

Comments Received 12/20/2024: *I believe the change from angled parking addressed the only concern I had. The other changes seem to be favorable to improve safety. I don't have anything additional* [to provide].

CASE HISTORY

A summary of relevant past case history for this site is provided below:

Case No.	Application	Decision
PC-2023-16	**Zoning Map Amendment**	Council votes 6-0-0 (1 absent) to approve in February 2024 by Ord. No. 3760

The Planning Commission held a public hearing on December 12, 2023 to review a city-initiated application to rezone 601, 603 and 607 W Chestnut Street from R-1A Single-Family Low-Density Residential to R-2A Single- and Two-Family Residential. The impetus for the rezoning was to increase density potential on the site, from 10 units to 38 units, based on the estimated site acreage at the time.

During the hearing, the Commission heard from sixteen (16) members of the public. Several areas of concern were identified, including those related to property value, crime, government transparency, and neighborhood input. Some also identified areas of support for the amendment, such as lack of affordable housing, housing instability and homelessness.

Commission members and staff attempted to clarify for those in attendance that the Commission's task with the zoning map amendment consideration was related to land use regulations, not the details of a specific development plan or developer; no specific development details were presented or discussed.

Following the hearing, the Commission voted 4-1 to recommend approval of the amendment to City Council, based on Criterion B (that the amendment would make the map conform more closely with the Comprehensive Plan) and Criterion D (that there is a legitimate need for additional land area in the zoning district being expanded).

City Council held first and second readings on the matter on January 16 and February 6, 2024, and ultimately voted to approve the requested map amendment.

COMMENTARY

Staff comments on site conditions and a number of key development aspects are provided below:

- **Density:** ***Section 1145.12(d)*** provides that for any Planned Development, *residential density shall not exceed 110 percent of the density permitted in the underlying zoning district.* The overall site comprises 3.464 acres of land, shown by the submitted plan to be equivalent to 150,884 square feet. Within the R-2A district, a minimum lot size of 7,500 square feet is normally required in order to establish

a two-family dwelling. 150,884 ÷ 7,500 = 20 possible duplexes, equivalent to 40 individual units. However, this calculation does not account for any land that might have been needed for streets/right-of-way. A general rule of thumb is to subtract 15% of the lot area to go toward establishing accessways. 85% of 150,884 sq ft is 128,251 sq ft, ÷ 7,500 = 17 possible duplexes, equivalent to 34 individual dwelling units. Therefore, staff can confidently say that the proposal for 32 townhomes is well within the density restrictions of the underlying R-2A zoning district.

- **Landscaping & Tree Preservation:** Due to the condensed nature of the development plan which renders the vast majority of the constructable portion of the site exempt from surveying per ***Section 1148.05(a)(2)***, staff is recommending the Code's tree survey requirement simply be waived altogether. Despite the possibility of a waiver being granted, the applicant's plans are still fairly detailed in identifying specific tree specimens currently found in open lawn areas. All of the identified specimens, sparing one, will need to be removed in order to accommodate development. An existing fourteen (14) inch maple tree near W Chestnut is capable of being preserved, due to the proposed "S" bend in Mitchell Court when entering the development. Per grading and utility plans, it is expected that trees flanking the banks of Bull Run creek will remain largely untouched, excepting areas that will require clearing in order to connect to sanitary sewer and to install an outflow for the stormwater detention basin. In terms of new plantings, there will be: (1) a series of new street trees planted along W Chestnut Street and Mitchell Court; (2) evergreen plantings along the east and west property lines for screening purposes; and (3) additional plantings for yard areas. All in all, a total of eighty five (85) new trees are proposed; the growth of these new trees over time will greatly assist in compensating for existing trees which are lost during initial construction.

- **Lot Coverage:** Oxford Zoning Code ***Section 1145.12(f)(2)*** provides that *lot coverage for the residential portion of any planned development shall not exceed 40%*. Staff has figured up all of the proposed coverage surfaces, including building footprints, sidewalks, streets and parking, and determined all features combined amount to 1.353 acres. When dividing this amount by the total lot area (3.464 acres), the resulting percentage is 39.05%.

- **Lot Dimensions & Setbacks:** Individual lots will be quite small, as compared to the usual standards affecting development in the R-2A District. Essentially, the applicant is proposing a landominium-type setup, whereby each resident would own not only their actual townhouse structure, but also the land underneath the structure as well as some additional land to the front and back. This type of townhome development could also be characterized as "attached single-family." Side property lines are expected to coincide with common walls shared between units, meaning in most cases there is no need to observe a side yard setback between lots/units (i.e., this will be a "zero lot line" development). A comparison of proposed lot dimensions against R-2A standards is provided in the table below. Since ***Section 1145.12(e)(2)*** stipulates that within Planned Developments, *front setbacks shall be limited as in the underlying zoning districts*, an express waiver will need to be granted to allow the five (5) foot setbacks as called for in the plan.

SINGLE-FAMILY STANDARDS	R-2A DISTRICT	PROPOSED
Minimum Lot Area	6,000 sq ft	1,408 sq ft
Minimum Lot Width	60 ft	22 ft
Minimum Front Yard Setback	30 ft	5 ft
Minimum Side Yard Setback	7.5 ft	0 ft
Minimum Rear Yard Setback	30 ft	15 ft

- **Lighting:** Two new streetlights will be installed along Mitchell Court, in accordance with the City's Subdivision Regulations. When accounting for these two light fixtures, plus any ambient lighting

emanating from dwelling units (e.g., porch lights), the developer anticipates the overall lighting level will be sufficient and not necessitate additional poles or fixtures.

- **Non-Vehicular Mobility:** A bicycle rack is planned to be installed adjacent to Mitchell Court, to facilitate parking for residents or visitors.

- **Open Space:** ***Section 1145.12(f)(1)*** provides that *no planned development shall have less than 20 percent open space, which includes any area not less than 50 by 50 feet, not including the required setbacks, and includes nothing other than natural area.* In this language, "required setbacks" refers to a 25-foot perimeter setback that is normally required for residential Planned Developments; the applicant proposes relaxing the perimeter setback along the western and eastern edges of the development. The natural area on the south end of the site, inclusive of the detention basin, is equal to approx. 0.73 acres, which is 21.07% of the total site area.

- **Parking:** An inventory of the number and type of proposed parking spaces is provided in the table below. Normally, a 32-unit development would require 64 total off-street parking spaces, at a rate of two (2) off-street spaces per unit. With a grand total of fifty seven (57) spaces, the applicant is requesting a waiver since they are short by seven (7) spaces. The applicant's justification for the waiver is as follows: *Habitat for Humanity of Greater Cincinnati reviewed their home sales data from the previous 5 years and determined that approximately 75% of families served by their homebuyer program have been single adult households. The current plan includes a total of 57 parking spaces (1.78 spaces per unit). Based on this data, Habitat confirms that the proposed parking will sufficiently serve the families in this development.*

PARKING SPACE TYPE	SPACES
On-Street Parking	11
Private On-Lot Parking	32
Additional Off-Street Parking (Alley B)	14
TOTAL	**57**

- **Signage:** No gateway-style signage is proposed for this development. A new stop sign & street sign is planned to be installed at the new intersection between Mitchell Court and W Chestnut Street. Alley C will be one-way, and thus will require the posting of a "Do Not Enter" sign where it intersects W Chestnut.

- **Stormwater Management:** A detention basin is proposed in the southeastern corner of the site, in accordance with the requirements of the City's Stormwater Design Manual. The job of a stormwater management device is to maintain the pre-development rate of stormwater runoff leaving the site, which in turn helps reduce erosion impacts downstream. More runoff will undoubtedly be generated by the new impervious surfaces as compared to the lesser imperviousness of current conditions, but this is nearly unavoidable when developing property. New curb and gutter along Mitchell Court, together with catch basins in the alleys and courtyard, will facilitate the collection of stormwater into the detention basin during heavy rainfall events. During normal weather conditions, the basin will remain dry.

- **Streets & Traffic Circulation:** Relevant topics are discussed below:

    - **Connectivity Index:** Oxford Subdivision Regulations ***Section 404(D)(1)(a)*** mandates a minimum Connectivity Index of 1.25 for all major subdivisions. The index is determined by dividing the number of street links (i.e., road sections between intersections and cul-de-sacs) by the number of street nodes (i.e., intersections and cul-de-sac heads). The index

resulting from the applicant's proposed development layout is **0.5** (1 link for the new public street, 1 node at the intersection with W Chestnut St, and 1 node at the end of the cul-de-sac; 1 link ÷ 2 nodes = 0.5), which numerically does not comply. Therefore, a waiver is needed, which is fully supported by staff.

- **Entrances:** Oxford Subdivision Regulations ***Section 404(C)(8)*** requires all subdivisions to have at least two (2) entrances to an existing street system unless otherwise determined by the Planning Commission. Staff recommends a waiver to this provision due to the relatively small scale of developing a 3.4 acre site.

- **Street:** The proposed street section for Mitchell Court follows standard dimensions per the Subdivision Regulations, comprising 50 feet of right-of-way along with 30 feet of pavement measured back-of-curb to back-of-curb. The street profile will provide for on-street parking on both sides of the street, excepting the cul-de-sac as well as the area immediately upon entering from W Chestnut Street. Bump-outs will be provided in the center of the street length, directly alongside the courtyard area, to allow for ease of pedestrians crossing. The City Engineer has approved of the proposed street configuration. The impetus for the proposed "S" bend on Mitchell Court is to avoid an existing Duke Energy utility pole, which would be costly to the developer to otherwise relocate; by proposing the street in this manner, it also allows for preservation of an existing maple tree.

- **Utilities:** Comments on individual utility services are provided below:

  - **Electric:** ***Section 1145.12(j)*** of the Zoning Code requires electric and telephone facilities, streetlight wiring, and other wiring circuits and similar facilities to be located underground.

  - **Garbage Collection:** Rumpke will be responsible for collecting garbage and recycling for the development. According to the applicant, after engaging Rumpke for comments, the general response was acquiescence toward the proposed design. The plan is for each unit to be provided its own waste wheeler, which will be placed in alleys for collection on garbage day. The applicant asserts that combined collection (i.e., a dumpster & enclosure) will not be necessary.

  - **Mail delivery:** The current USPS policy is for mail collection/delivery to be combined, serving cluster box units (CBUs) as opposed to individual mailboxes. The applicant proposes to locate 3 CBUs on the west side of Mitchell Court, across from the courtyard.

  - **Water & Wastewater:** Pressurized water service is planned to be provided by tapping into an existing main along W Chestnut Street. Sanitary sewer service, which relies on gravity to move wastewater through pipes, will require a suitable connection to an existing sewer main directly south of the site. The Service Department, c/o the City Engineer, has shared concerns regarding excessive slopes and depth in connecting to the existing main. The developer and project engineer have been made aware of the concerns and are working toward a solution that will give greater comfort to the Service Department in terms of constructability and future maintenance.

DECISION CRITERIA

All Planned Developments shall satisfy the General Decision Standards provided in ***Section 1145.06(b)***. Additional Decision Standards also apply to Final Planned Developments, per ***Section 1145.06(c)***. The standards found within these sections are below with staff analysis provided for each:

General Decision Standards

1. **The proposed planned development is in fact permitted in the zoning districts in which it is proposed.**
   Yes, this is a residential Planned Development being proposed in a residential zoning district.

2. **If the application is for the same site where a planned development application has been denied within one year, the plan is substantially different from the application so denied.**
   Not applicable.

3. **The uses and site plan will satisfy the general intent of this Zoning Code.**
   Yes. The Zoning Code specifies that the R-2A District is *to provide and preserve neighborhoods of smaller single-family residences within and adjacent to areas of similar development.* The proposed development certainly complies with the general intent of the R-2A district from a land use and gross density standpoint. The Planned Development process allows for greater flexibility of Code standards, including those for minimum lot size, minimum lot width, and minimum setbacks, in exchange for the provision of open space and greater negotiation power between the City and the applicant.

4. **The uses and site plan will be compatible with the general intent of the Comprehensive Plan.**
   Yes. The property is classified as **Suburban Neighborhood**, which the Plan describes as being *shaped by residential subdivisions of medium-lot neighborhoods with relatively uniform housing types and densities. Homes typically include attached front or side-loaded garages. New residential subdivisions in this district should be designed with sidewalks, street trees, neighborhood parks, and trail connections.* Although "detached single-family" is identified as the primary use within this Character Area, the site is immediately adjacent to a pocket of attached single-family along Charleston Drive. Furthermore, the proposed development meets goals to increase affordable and diverse housing options, stated elsewhere in the Plan. The City of Oxford is currently engaged in a long-term process known as "Oxford Today" to work toward Zoning Code reforms over the next year or so, such that the future Code more closely adheres to the Plan's vision and recommendations.

5. **The size and shape of the site are sufficient for the proposed planned development.**
   Yes. The proposed attached single-family structures and resulting level of density (32 units) do not appear to compromise accessibility or serviceability to the point where density would need to be decreased to provide additional "breathing room."

6. **The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.**
   The project entails attached single-family residential adjacent to attached single-family residential to the west and detached single-family residential to the north and east. It is not expected for this development to be any more hazardous or disturbing than other existing uses in the surrounding neighborhood.

7. **The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.**
   This criterion is generally meant for business and/or industrial scale operations, and therefore has little applicability to the matter at hand. In terms of traffic impacts, the project engineer indicates in his cover letter that the 32 townhomes are expected to generate 33 peak hour trips in the AM (8

entering and 25 exiting) and 35 peak hour trips in the PM (13 entering and 22 exiting). The City Engineer has not requested a traffic study for this level of expected traffic.

8. **Accessory uses will be directly related to the operation of the principal uses and will not be operated independent of the principal uses.**
Space for accessory uses, such as sheds, will be limited due to relatively small lot sizes. It is expected the site will be primarily characterized by principal uses/structures and associated parking. The applicant is amenable to installing benches in the courtyard to facilitate activity/use of the open space.

9. **The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.**
Yes, staff believes the iterative effort between City departments and the applicant team has evolved the plan to a point where provisions for such facilities and services will be adequate. Some nuances still have yet to be worked out, but these can continue in an administrative fashion independent of the review process with Planning Commission and Council.

10. **Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.**
All development-related costs, including those associated with infrastructure upgrades and extensions, are expected to be borne by the applicant. The City of Oxford currently owns the land. A ground lease model was initially explored, but later determined to be challenging for both the City and Habitat. Therefore on August 20, 2024, City Council voted 7-0-0 to adopt an Ordinance to authorize the City Manager to enter into a Development Agreement with Habitat for eventual purchase of three Chestnut Street parcels for One Dollar ($1.00).

11. **The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.**
Staff believes the character of this new residential neighborhood will be harmonious with, and complementary to, its surroundings.

12. **The site is designed so that on-site traffic and traffic accessing the site will not adversely impact the movement or safety of all modes of traffic on adjacent public streets.**
The roadway-related character of W Chestnut Street will remain largely unaltered as a result of this development, given that the street is presently improved with curb and gutter and sufficient lane widths. In response to resident feedback, staff did identify the lack of north/south crosswalk at the intersection of McGuffey Ave and W Chestnut Street as a concern. With an increase in residential population coming to the area, it is expected for there to be greater demand on pedestrian facilities. Currently, the nearest designated crossings along W Chestnut Street are approx. 887 ft to the east at S Locust St, or 1,414 ft to the west at Oxford-Reily Rd. Significant destinations, such as the TRI Community Center and Kroger, are most directly accessed by walking straight north along McGuffey Ave as opposed to taking a longer route via S Locust St. Though technically an off-site improvement, the developer has agreed to install a new crosswalk with rectangular rapid flashing beacons (RRFB) on the western side of the intersection between McGuffey and Chestnut, as a way of addressing impacts directly attributable to the development. As the City Engineer points out in his comments, this may require relocation of an existing street sign and mailbox.

13. **Proposed construction will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.**
Staff is not aware of any special natural, scenic or historic features on this site that are worthy of preservation.

14. **Proposed construction will not result in the complete elimination of existing mature tree canopy. Effort shall be made to direct disturbance and construction around or away from existing mature tree canopy without completely taking away use of the site or connectivity to existing infrastructure.**
The most mature tree canopy is contained to the southern portions of the site, in proximity to Bull Run creek. Sparing areas where disturbance is unavoidable in order to accommodate construction of the detention basin and installation of a sanitary sewer connection, it is expected remaining vegetation will be maintained. This area of the site is also classified by FEMA as a flood zone (1% annual chance), which further restricts development in this area per the City's adopted standards as a participant in the National Flood Insurance Program (NFIP).

Additional Final Plan Decision Standards

1. **The final planned development shall substantially conform to the preliminary plan.**
Preliminary and final approvals are being considered together, so this criterion is met.

2. **Any substantial changes from the preliminary plan improve the plan or were requested by Planning Commission or Council as part of the preliminary plan approval process.**
Preliminary and final approvals are being considered together, so this criterion does not apply.

3. **If the final plan seeks approval of only a portion of the approved preliminary plan, the elements of the proposed phase are sufficient to stand alone if the remainder of the planned development is abandoned.**
Preliminary and final approvals are being considered together, and the development will be constructed as one single phase, so this criterion does not apply.

STAFF RECOMMENDATION

Based upon a review of the relevant Decision Standards, staff recommends **approval** of both the Preliminary Subdivision application AND the combined Preliminary/Final Planned Development application subject to the following conditions and waivers:

Conditions

1. The applicant shall receive written approval from the City of Oxford Service Department, c/o City's Environmental Specialist or designee, for garbage and recycling collection. Such approval shall be granted prior to zoning sign-off on Construction Drawings.

2. A crosswalk with RRFBs shall be required of the developer/applicant, unless determined otherwise by the City of Oxford Service Department due to feasibility considerations.

3. All aspects of connecting to the sanitary sewer utility, inclusive of accommodating appropriate slopes and drops for sewer conduit, shall be subject to City Service Department approval.

4. Privacy-style fencing shall be installed along the western property line adjoining to Charleston Drive residences, to a point roughly in-line with the southern pavement edge of Alley C. Where existing, fencing attributed to the Charleston Drive condominiums may be counted toward required fencing.

5. The landscaping plan shall be revised to provide additional screening methods and/or evergreen plantings at the eastern end of the courtyard situated between Alley A and Alley B units.

6. HOA documentation shall be reviewed and approved by the City Law Director prior to recording.

7. Curbs, along with a three-rail fence, shall be installed along the southern edge of parking spaces off Alley B as a prevention measure to keep vehicles from entering the detention basin area.

Waivers

8. Waivers to ***Sections 1101.4(404)(C)(8) & 1101.4(403)(D)*** are hereby granted to accept one (1) subdivision entrance instead of the minimum of two (2), and with a lesser than minimum connectivity index score of 0.5.

9. A waiver to ***Section 1141.03(b)*** is hereby granted to permit the entrances of certain dwellings/lots to not be situated directly upon a street bordering such lots. This waiver is acceptable due to the relative visibility that is still preserved from the new public street (Mitchell Court), as well as due to the fact that the City's ESP contacts did not express any concerns with the proposed configuration.

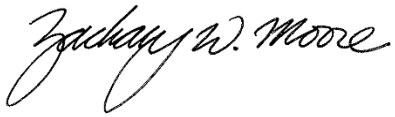
10. A waiver to ***Section 1145.12(e)(2)*** is hereby granted to permit front yard setbacks which are less than normally permitted in the underlying R-2A zoning district. The proposed plan sets front setbacks at five (5) feet, while R-2A normally requires thirty (30) feet.

11. A waiver to ***Section 1145.12(e)(3)(A)*** is hereby granted to reduce the required perimeter setback in certain areas from twenty five (25) feet to approx. eleven (11) feet, as conveyed in the submitted plans.

12. A waiver to ***Section 1148.04(b)(2)*** is hereby granted to relieve the developer from the tree survey requirement.

13. A waiver to ***Section 1149.05(a)*** is hereby granted to accept a reduction in required parking spaces from sixty four (64) to fifty seven (57).

SUBMITTED BY:



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Zachary Moore, AICP
City Planner / GIS Coordinator

DATE: January 3, 2025

APPENDIX A
RELEVANT PROVISIONS FROM THE PLANNING & ZONING CODE

Within the Oxford Zoning Code, ***Section 1143.04*** provides the base zoning standards for the R-2A zoning district, ***Chapter 1145*** governs Planned Development applications, and ***Section 1101.4*** in the Subdivision Regulations sets forth design and construction standards for subdivisions.

1143.04 – R-2A Single- and Two-Family Residential District.

(a) Purpose.
This district is designed to provide and preserve neighborhoods of smaller single-family residences within and adjacent to areas of similar development. This district also provides for a limited number of two-family residences.

(b) Uses.

(1) Permitted uses.

A. Single-family dwellings.
B. Two-family dwellings.
B. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
C. Day Care Home Type B family.

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

A. Community-Oriented Residential Social Service Facilities (CORSSF's).
B. Shared Housing and Congregate Housing for the elderly.
C. Government owned and/or operated parks and recreation facilities.
D. Bed & Breakfasts.
E. Private and publicly owned commercial and noncommercial recreational areas, uses and facilities of an open space nature, such as golf courses, tennis courts, parks, forests, wildlife preserves, etc.
F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
G. Schools: primary, intermediate, and secondary, both public and private.
H. Places of worship.

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

(1) Lot requirements.	1-family	2-family
A. Minimum lot area	6,000 sq. ft.	7,500 sq. ft.
B. Minimum lot width	60 feet	75 feet
C. Minimum lot frontage	60 feet	75 feet
(lot frontage requirements not applicable to cul-de-sac lots)		

(2) Yard requirements.	1-family	2-family
A. Minimum front yard depth	30 feet	30 feet
B. Minimum rear yard depth	30 feet	30 feet
C. Minimum side yard width	7.5 feet	7.5 feet

(3) Structural requirements.		
A. Maximum building height	35 feet	35 feet

(4) Lot coverage.

A. Lots with vehicular access from a public street
1. Lot total – Maximum 35 percent
2. All enclosed buildings – Maximum 25 percent of lot
3. Front yard – Maximum 25 percent of front yard

B. Lots with vehicular access from a rear or side alley, and no access from a

public street

1. Lot total – Maximum 40 percent
2. All enclosed buildings – Maximum 25 percent of lot
3. Front yard – Maximum 15 percent of front yard

1145.06 Planning Commission and Council review.

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 Planning Commission shall base its review of a proposed planned development upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

The general decision standards for approval of a preliminary and final planned development are substantially similar. The final plan requires greater detail and is subject to additional decision standards.

If, at any time, the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(a) Burden of Proof.

Planning Commission has no obligation to recommend approval and City Council has no obligation to approve a planned development. This Zoning Code assumes that a planned development is appropriate only if an applicant proves that the proposed uses and design will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed.

Applicants shall prove that potential negative impacts of elements such as location, size and extent of facilities and operations, site design, traffic generation, site access, and potential impact upon public facilities will be adequately mitigated.

(b) General Decision Standards.

All planned developments shall satisfy these general decision standards:

(1) The proposed planned development is in fact permitted in the zoning districts in which it is proposed

(2) If the application is for the same site where a planned development application has been denied within one year, the plan is substantially different from the application so denied.

(3) The uses and site plan will satisfy the general intent of this Zoning Code.

(4) The uses and site plan will be compatible with the general intent of the Comprehensive Plan.

(5) The size and shape of the site are sufficient for the proposed planned development.

(6) The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.

(7) The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.

(8) Accessory uses will be directly related to the operation of the principal uses and will

not be operated independent of the principal uses.

(9) The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.

(10) Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.

(11) The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.

(12) The site is designed so that on-site traffic and traffic accessing the site will not adversely impact the movement or safety of all modes of traffic on adjacent public streets.

(13) Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

(14) Proposed construction will not result in the complete elimination of existing mature tree canopy. Effort shall be made to direct disturbance and construction around or away from existing mature tree canopy without completely taking away use of the site or connectivity to existing infrastructure.

1145.07 Action by Planning Commission

(a) The Planning Commission shall recommend to Council approval, approval with conditions, or denial of an application as presented and shall clearly state the findings upon which its recommendation is based.

(b) The Planning Commission shall base its recommendation and Council its decision upon how well the application satisfies the Decision Standards. Planning Commission, in its recommendation, and Council in its decision may waive or modify dimensional regulations of the Zoning Code, or impose more strict regulations and any additional conditions, guarantees, and safeguards it deems necessary to satisfy the purposes of this Zoning Code. Dwelling unit density cannot be waived.

(c) Council may require the developer to file performance bonds with the City to guarantee completion of any public utilities associated with the planned development and any elements of the plan that are necessary to its success, if abandoned by the developer.

1145.12 Design.

(a) Arrangement.

The physical arrangement of a planned development is not subject to the specific dimensional regulations that apply in the underlying zoning district, except as specifically noted in this Chapter. Land uses may be distributed throughout the site and throughout individual buildings in whatever manner is best suited to a particular planned development. Structures, vehicle management areas, open spaces, landscaping, and other elements may be distributed throughout the site in whatever manner is best suited to a particular planned development and the surrounding area.

(b) Land Area.

A planned development shall be a minimum of 1 (one) contiguous acre or more.

(c) Land Use.

(1) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing residential zoning district:

A. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.

B. Institutional, public, and semi-public land uses that serve the planned development or the general public.

C. Commercial land uses, if the total land area of the planned development is greater than 10 acres and if the commercial land use is intended to serve the planned development only. Such commercial land uses shall be limited as follows:

1. No signs that are visible from outside of the development.

2. No direct vehicular access to a public thoroughfare.

3. No less than 95 percent of the total land area shall be devoted to residential land uses.

4. No separate structure intended to be used, in whole or part, for commercial land uses shall be constructed prior to the construction of not less than 50 percent of the dwelling units.

(2) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing commercial zoning district:

A. Any land use permitted in the underlying zoning district.

B. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.

(3) The following land uses are permitted only in the portions of a planned development that overlay an existing industrial zoning district:

A. Any land use permitted in the underlying zoning district.

(4) The land uses permitted in a planned development may be distributed as follows:

A. If a single planned development overlays more than one zoning district, then the land uses permitted according to this Section may be distributed throughout the entire planned development site.

B. If a planned development includes land uses permitted only in an industrial zoning district, then those land uses may only be located in that portion of the planned development that overlays the industrially zoned land.

(d) Residential Density.

Residential density shall not exceed 110 percent of the density permitted in the underlying zoning district. Residential land uses in a planned development that overlays a commercial zoning district shall not exceed the density of the R1B Single-Family Medium-Density Residential Zoning District. Area devoted entirely to non-residential land uses, including buildings, vehicle management areas, and other associated land use elements shall be excluded from the area used to calculate residential density.

(e) Dimensional Regulations.

(1) Building Heights shall be limited as in the underlying zoning district, regardless of land use.

(2) Front setbacks shall be limited as in the underlying zoning district.

(3) All buildings and vehicle management areas shall be setback from the perimeter of a planned development no less than:

A. Residential zoning district - 25 feet.

B. Commercial zoning district - 25 feet.

C. Industrial zoning district - 50 feet.

(f) Open Space.

(1) No planned development shall have less than 20 percent open space, which includes any area not less than 50 by 50 feet, not including the required setbacks, and includes nothing other than natural area.

(2) Lot coverage shall be regulated according to the underlying zoning district, except that lot coverage for the residential portion of any planned development shall not exceed 40 percent.

(g) Sensitive Development Area.

A. A Sensitive Development Area is defined as any land(s) or soil(s) proposed to be developed 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 Planned Development, the applicant must create an inventory of sensitive environmental area identified in subsection (g)D.(1) to (8) from publicly available resources such as Butler County Soil and Conservation District, OKI, OEPA, ODNR, HAPC, FEMA, USFWS, OHPO and other public entities. This information shall be provided with the preliminary application. Design of the site shall be based on site information obtained from those public entities. An existing landscape plan shall be submitted with each application. The landscape plan shall identify existing trees, natural features and other landscaping elements.

C. After the approval of the Preliminary Planned Development, 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 reports 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 proposed Planned Development site shall be based on the site information obtained from those public entities. 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.

a. 100 foot natural buffer shall be maintained adjacent to all permanent and natural surface waters, springs, and wetlands. Development of this area is regulated as follows:

1. Natural vegetation shall be maintained.

2. No structures shall be built or improvements made, except as follows:

(a). Walking paths, bicycling paths, and the like, including infrastructure necessary to facilitate their development are permitted anywhere within the buffer.

(b). Roads and associated infrastructure are permitted in the buffer to facilitate crossing such water elements.

(c) Any improvements approved in a final plan.

(d). Any public safety or public utility improvements not associated with the planned development, but deemed necessary by the Service Director, Police Chief or Fire Chief.

(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 as defined in Chapter 935, of the Codified Ordinances of Oxford.

(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 in 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.

(h) Landscaping and Screening.

(1) A planned development shall satisfy all landscaping elements required by other sections of this Code.

(2) The required perimeter setback area shall be retained in natural woods or suitably landscaped with grass, ground cover, shrubs, trees, or earthen mound.

(3) A planned development that overlays a commercial or industrial zoning district that is adjacent to a residential zoning district shall be screened from the residential zoning district by a dense evergreen hedge a minimum of 8 feet tall and 10 feet wide at planting and that will maintain at least 90 percent opacity over time.

(i) Access and Mobility.

(1) At residential densities greater than would be permitted in the R-1A District, have direct and principal access from a collector or arterial road.

(2) Bicycle rack spaces shall be provided at all planned developments that overlay a commercial zoning district at a rate of 3 per acre.

(3) Adequate pedestrian connectivity shall be provided to and through a planned development.

(j) Utilities and Infrastructure.

Electric and telephone facilities, street light wiring, and other wiring conduits and similar facilities shall be located underground.

(k) Plan-Specific.

Any other design elements deemed necessary by Planning Commission and Council to ensure that a planned development satisfies the decision criteria of this Chapter.

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.

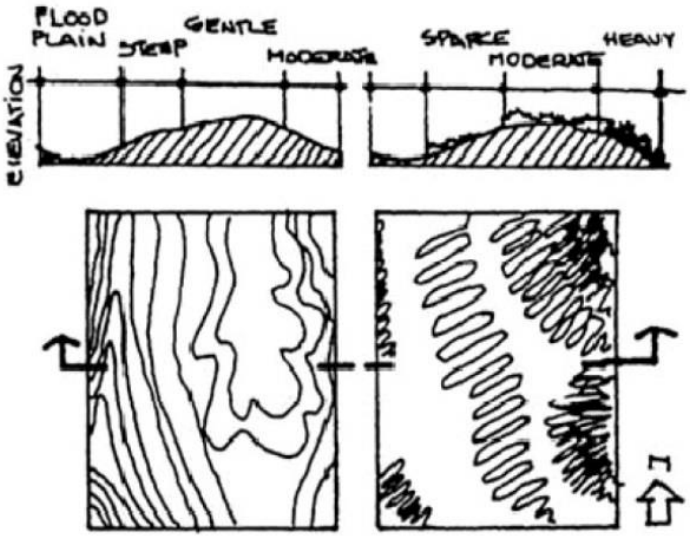
(8) Any area as identified on Map 3.3 of the Comprehensive Plan.

(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.



<u>403 – Typical Sections</u>

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.

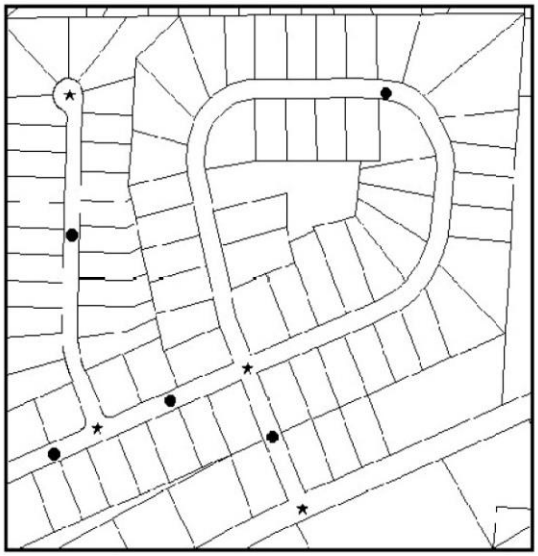
(D) Street Connectivity

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.

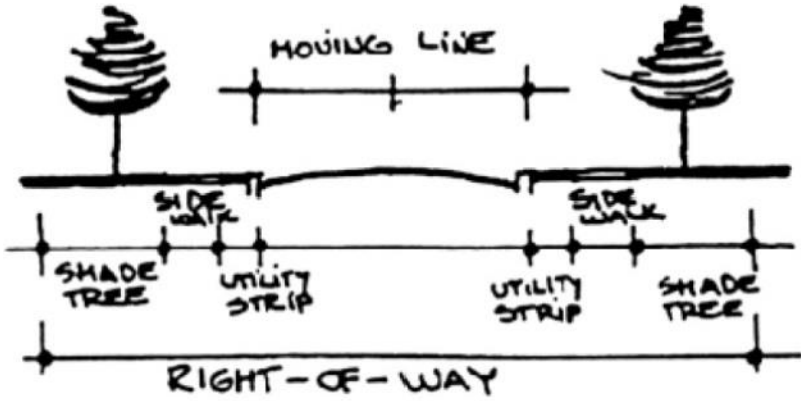
(3) Any proposed private street shall serve a minimum of six (6) lots in order to be platted and recorded as a private street.

(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.

<u>405 – Pedestrian/Multi-Use Paths</u>

(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.

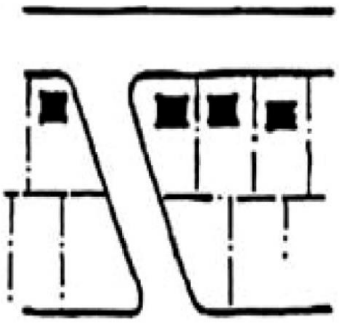
(B) Where blocks are over 600 feet in length, a public walkway which traverses the block may be required to be dedicated and installed by the subdivider.

(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.

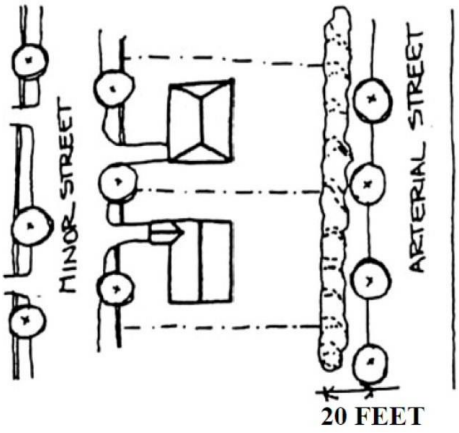
(D) No lot shall have an area or width less than that required by applicable sections of the Zoning Code except those pursuant to the Open Space Residential Development Regulations.

(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.

<u>410 – Landscape Plan</u>

(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.

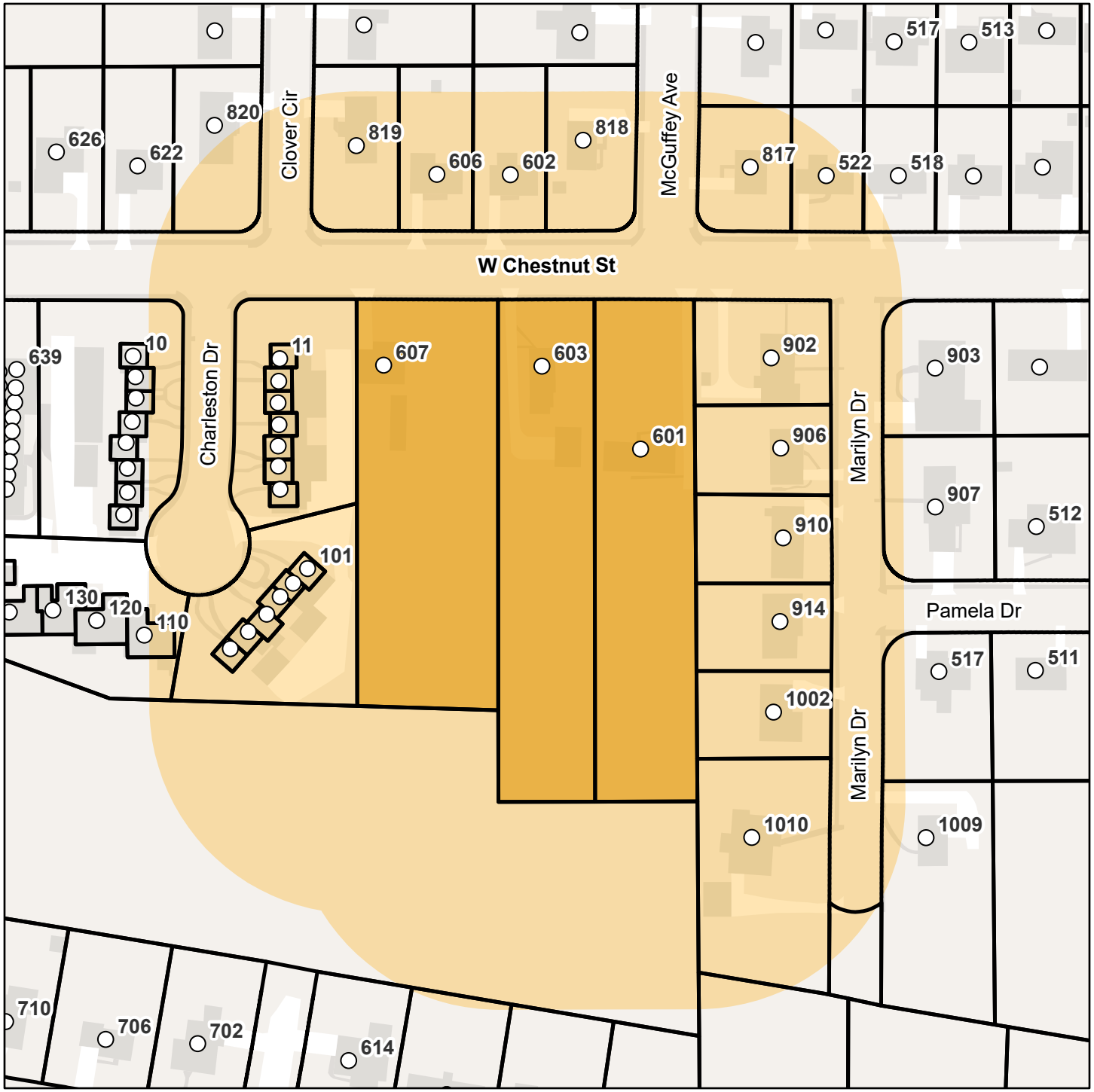
In high-density developments, when building design and siting do not provide privacy, the Planning Commission may require landscaping, fences, or walls to screen dwelling units for privacy. Buffers shall be measured from the property line.

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.



City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

PC-2024-17/18

Surrounding Property Owners Map

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

100 Feet

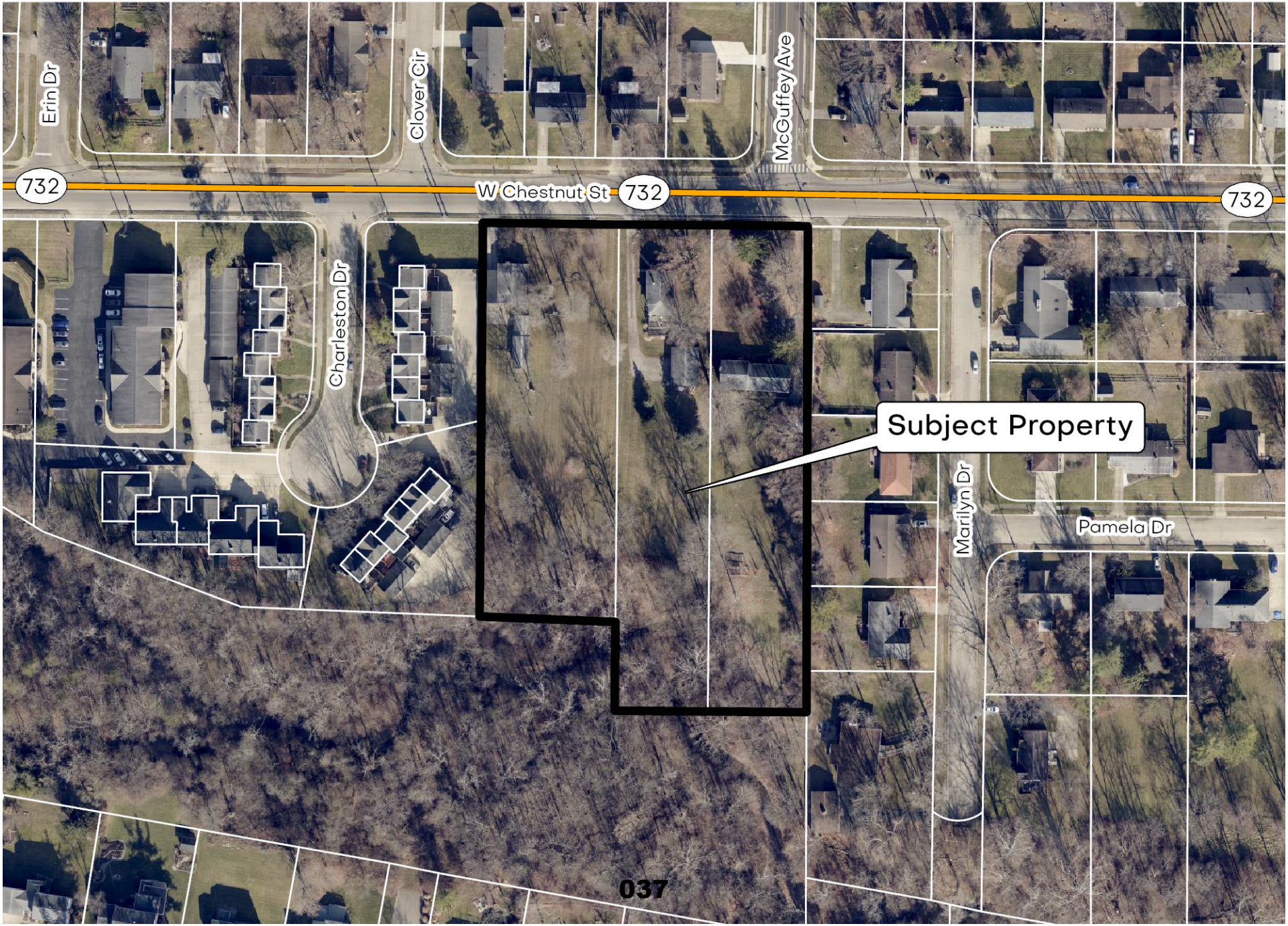
Date: 12/30/2024
10:21 AM

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.

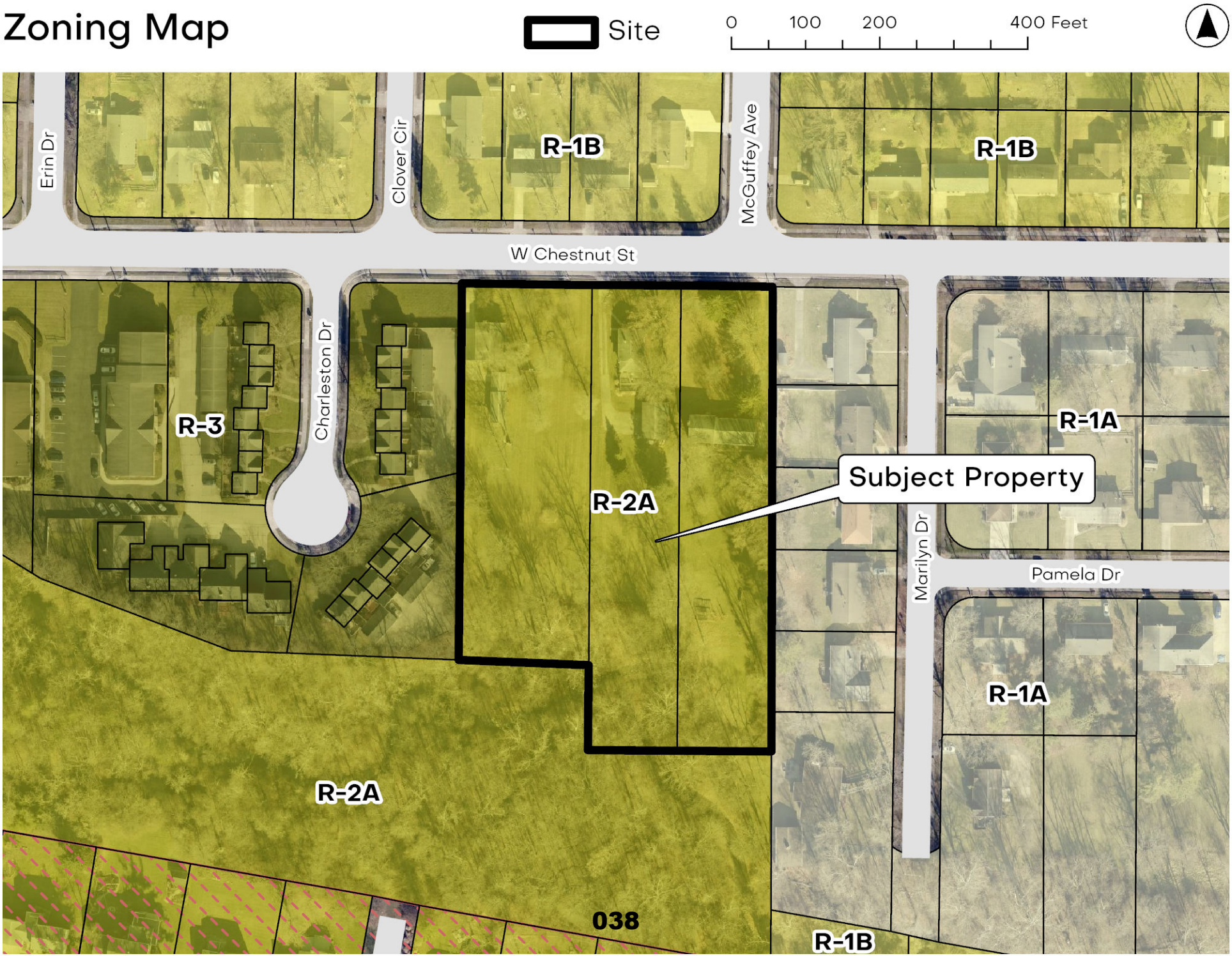
Aerial Map

Site

0 100 200 400 Feet



Zoning Map


Site
0
100
200
400 Feet
Erin Dr
Clover Cir
R-1B
McGuffey Ave
R-1B
W Chestnut St
Charleston Dr
R-3
R-2A
Subject Property
R-1A
Marilyn Dr
Pamela Dr
R-1A
R-2A
038
R-1B

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

MEMORANDUM

Fire Department
513-523-6324

TO: John Bayer
Applicant

FROM: John Detherage
Fire Chief

DATE: 11-21-2024

RE: Permit No. PPC-2024-17 | 601 W. Chestnut St.

The subject application is **Returned, Revisions Required**.

1. Relocate the fire hydrant from the end of alley B to street A between Chestnut and Alley B, closer to Chestnut St.
2. Relocate the fire hydrant from the end of alley C to the intersection of alley C and Street A.

All revisions are to be submitted through the Community Development Department.

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Memo

Service Department
Engineering Division
513/524-5208

TO: Community Development Department

FROM: Scott Otto, P.E.
City Engineer

RE: Application #PPC-2024-17
601 W. Chestnut – Habitat for Humanity

DATE: November 27, 2024

The Engineering Division offers the following comments:

- The proposed public street shall meet City of Oxford typical section standards with curb and gutter and parallel parking.
- Provide turning movement analysis for the horizontal curve at the entrance off Chestnut St.
- Utility and grading plan should be reviewed to minimize excessive depths of bury for water and sanitary sewer utilities.
- Further review of future detailed utility and grading plan submittals as part of the building permit application may result in additional comments/revision requests.
- Development of the properties will require proper abandonment of existing septic system, water cisterns, wells and other rural utility systems known or found during demolitions.

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Memo

Service Department
Engineering Division
513/524-5208

TO: Community Development Department

FROM: Scott Otto, P.E.
City Engineer

RE: Application #PPC-2024-17
601 W. Chestnut – Habitat for Humanity Revised Plan

DATE: December 27, 2024

The Engineering Division offers the following comments:

- The designer should consider other utility and grading plan designs that minimize excessive depths of bury for water and sanitary sewer utilities, and excessive slopes for sanitary sewer conduit. The current design creates concern for constructability and future maintenance.
- Further detailed review of utility and grading plan submittals as part of the building permit application may result in additional comments/revision requests.
- It is recommended to add some type of barrier between Alley B and the proposed retention basin.
- The proposed RRFB on the north side of Chestnut St. may require the relocation of a street name sign and mailbox. Verify the proposed push button location will meet ADA requirements, and the RRFB will be visible for westbound traffic on Chestnut St.
- Development of the properties will require proper abandonment of existing septic system, water cisterns, wells and other rural utility systems known or found during demolitions.

PLANNED DEVELOPMENT APPLICATION

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

BOX 1 | APPLICATION TYPE Select one

☐ **Preliminary** Planned Development
☐ **Final** Planned Development
☑ **Preliminary + Final** Planned Development

BOX 2 | APPLICATION DETAILS

Property Address/Location 601, 603, 607 West Chestnut Street	
Total Site Acreage 3.4638	**Total Building Square Footage** 64,080
Existing Use Description Single Family Residential	
Proposed Development Description Townhomes	

BOX 3 | APPLICANT INFORMATION

Is the applicant also the current property owner?
☐ **Yes** (You may skip Box 4) ☑ **No** (Do not skip Box 4, and include a Letter of Agency with your submittal)

Applicant Name	Adam Nelson
Applicant Company Name	Habitat for Humanity of Greater Cincinnati
Mailing Address	4910 Para Drive, Cincinnati, Ohio 45237
Email Address	Adam.Nelson@habitatcincinnati.org
Telephone Number	513-621-4147

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

Property Owner Name	c/o Douglas R. Elliot, City Manager
Property Owner Company Name	City of Oxford
Mailing Address	103 S College Ave, Oxford, OH 45056
Email Address	
Telephone Number	513-524-5201

BOX 5 | ARCHITECT/ENGINEER INFORMATION ☐ Check if same as Applicant

Architect/Engineer Name	John A. Bayer
Company Name	Bayer & Becker, Inc
Mailing Address	110 South College Avenue, Oxford, Ohio 45056
Email Address	johnbayer@bayerbecker.com
Telephone Number	513-336-6600

BOX 6 | ATTACHMENT CHECKLIST Submit all contents in **PDF format.** No printed copies are necessary.

- ☑ **Narrative/Cover Letter** addressing all components required by *Section 1145.05(a)(5)* – more information on Page 3
- ☑ **Site Plan(s)** including all details and information required by *Section 1145.05(a)(6)* – more information on Page 3
- ☑ **Landscaping Plan** showing proposed location, size, and species of trees and other plantings, including street trees
- ☑ **Building Elevations** of any proposed or modified structures, including dimensions and exterior material details
- ☑ **Floor Plans** of building interior(s), and/or typical floor plans if the project involves multiple residential units
- ☑ **Photos** of existing site conditions and surroundings

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 7 | 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) Adam Nelson	
Applicant Signature	**Date** 10/24/24

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.

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Habitat for Humanity of Greater Cincinnati, c/o Adam Nelson

(Applicant Name)

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

Planned Development & Subdivision submittals

(Application Description)

located at

601, 603, & 607 West Chestnut St

(Property Address/Location)

Thank you,

Jessica Greene, Assistant City Manager

(Property Owner Printed Name – must be a person)

City of Oxford

(Property Owner Company Name – if applicable)

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

11-12-2024

(Date)

bayer becker

bayerbecker.com
513.336.6600
mason | cincinnati | oxford | fort mitchell | indianapolis

October 25, 2024

Mr. Zachary Moore
City Planner / GIS Coordinator
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: Habitat for Humanity
Preliminary & Final PUD and Subdivision Submittal

Dear Mr. Moore:

Enclosed please find the following items in support of Habitat for Humanity of Greater Cincinnati's Application for Preliminary & Final Planned Development approval and Preliminary & Final Subdivision approval for a proposed development located on the properties of 601, 603 & 607 West Chestnut Street:

1) Executed Preliminary & Final Planned Development Application.
2) Executed Preliminary & Final Subdivision Application.
3) Executed Construction Drawings Application.
4) A Project Narrative is provided below.
5) Site Plans including Final PUD Plan and Landscaping Plans.
6) Final Plat.
7) Example Building Elevations.
8) Example Floor Plans.
9) Photos of existing site and surroundings.
10) Example HOA Declarations.
11) A list of the names and mailing addresses of all landowners within 200 feet of the site.

Habitat for Humanity of Greater Cincinnati creates opportunities for affordable homeownership through their sustainable hands-on approaches to new housing and to supporting residents in existing homes they own. Working in the 9 counties which make up the greater Cincinnati area, Habitat is the largest non-profit homebuilder in the region with over 680 homes constructed. This project represents Habitat's ambition to provide housing opportunities for many families that may otherwise not be able to afford home ownership.

At the time of application, the site, comprised of three individual parcels, contains three existing homes located along West Chestnut Street with associated garage and shed buildings. It is understood that demolition of these homes and all site improvements is planned. The central portions of the site contain mowed lawn space and trees, generally sloping from north to south. The southernmost areas of the site contain the Bull Run drainage, dense vegetation and steep topography surrounding the drainage. The properties are zoned R-2A. West Chestnut Street bounds the property to the north. Charleston Drive and townhomes within the Charleston Square Condominiums subdivision bound the property to the west (Zoned R-3). A large area of dense vegetation, steep topography and the Bull Run drainage corridor are located south of the site with the single-family homes of Melissa Drive beyond to the south (Zoned R-2A). Marilyn Drive is located to the west, a street comprised of existing single-family homes (Zoned R-1A).

The proposed development consists of 32 townhomes located along a public street and private alleys. The townhomes are generally proposed as 2-story residences with basements. Units vary is size from 16ft to 25ft wide and 28ft to 40ft deep. Each townhome is to be located on its own for-sale lot with a single parking space within the lot. Additional parking is located through the development with the right-of-way and commonly owned open space. The development is planned as one single phase. Due to the topography of the Bull Run drainage south of the site, future expansion of this development southward is not anticipated. Each building, containing multiple townhomes, is to be constructed as buyers are selected for those townhomes. All homes are planned to be completed by May of 2026. The total project density is 9.25 units per acre. Non-residential uses are not proposed as part of this development.

This project is well suited for the proposed location. All adjoining uses to the property are residential in nature. Much of the neighborhoods east and north of the site consist largely of traditional detached single-family homes. Properties to the west consist of condominiums and apartments. This project fits in nature with the surrounding uses and continues the transition from traditional single-family located east and north, to attached residential neighborhoods located to the west. The Bull Run corridor transversing the southern end of the property is preserved as a natural buffer to homes further south along Melissa Drive. This proposed project is similar in density to the 8.5 units per acre of density found in the Charleston Square Condominiums neighborhood while providing a variation in housing type. The development is similar in design to the Charles Square Condominiums neighborhood with attached 2-story homes. In contrast to Charleston Square, however, the narrower interior setbacks within this new development allow for a larger open space to be retained including the green court located on the east side of the site and the larger preserved open space at the southern end of the property.

The residential use proposed for this project is not anticipated to generate excessive noise, lighting, odor, fumes, vibrations, or emissions. As described above, preservation of the Bull Run corridor creates a natural buffer to reduce negative impacts to property owners south of the site. Landscaping is proposed throughout the site in an effort to offset negative impacts to other nearby neighbors. Existing privacy fences along the site's perimeter will be retained where present today. No additional accessory uses are planned. The applicant is not aware of any similar zoning or subdivision submissions for this property within the last year.

This development aligns with the Oxford City Council stated goal of *Housing Opportunities for Everyone*. More specifically, this project aims to achieve Council's objective of ensuring housing affordability for all income levels. Through Habitat for Humanity's funding and homebuyer mechanisms, all homes within this development will be sold to first-time homebuyers earning 30%-80% of the Area Median Income. Habitat's strong focus on the homebuyer selection and training process ensures long term success for this neighborhood within the greater Oxford community.

City of Oxford and other utilities are available to the site and connections are shown within the Construction Drawings. Water mains along West Chestnut Street will provide water to the site. An existing sanitary sewer within the Bull Run drainage corridor will serve as the sanitary sewer connection for the project. Duke Energy has existing electric facilities along West Chestnut Street which are planned to serve the homes and streetlights. At this time the developer is not aware of any utility capacity issues which could negatively impact the project. All vehicular and pedestrian connectivity to the site will come via West Chestnut Street. Sidewalks along West Chestnut Street provide pedestrian connectivity through the City including the Oxford Area Trail

System located a third of a mile west of the site along S.R. 732 and a half mile east of the site at the Butler County Regional Transit Authority's Chestnut Multi-Modal Station. The BCRTA's new facility will also provide regional public transportation opportunities in close proximity to the site. The 32 townhomes are anticipated to generate 33 trips (8 entering and 25 exiting) in the AM Peak hour and 35 trips (13 entering and 22 exiting) in the PM Peak hour. Vehicular access to the site is proposed via a 2-way public street near the middle of the site on West Chestnut Street and an alley located approximately 135 feet west on West Chestnut Street.

It is understood that the applicant will receive a digital copy of the fee invoice upon staff review of the application for completeness. Please place this item on the December 10, 2024 Planning Commission Meeting agenda. Should you have any questions, or need any additional information, please do not hesitate to contact us.
Sincerely,

John A. Bayer

Enclosures
Cc: Joe Hansbauer, Habitat for Humanity of Greater Cincinnati
Adam Nelson, Habitat for Humanity of Greater Cincinnati

CLARENCE PLACE

ENTIRE INLOTS 1669 & 1670
AND ENTIRE INLOT 3798
AS RECORDED IN OFFICIAL RECORD 8447, PAGE 1876
SECTION 27, TOWN 5, RANGE 1
CONGRESS LANDS WEST OF THE MIAMI RIVER
CITY OF OXFORD, BUTLER COUNTY, OHIO

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER OF ENTIRE INLOTS NUMBERED 1669 & 1670 AS KNOWN AND DESIGNATED ON THE LIST OF LOTS IN THE VILLAGE OF OXFORD AND ENTIRE LOT 3798 OF THE CITY OF OXFORD AS RECORDED IN OFFICIAL RECORD 8447, PAGE 1876 OF THE BUTLER COUNTY RECORDER'S OFFICE AND AND LOCATED IN SECTION 27, TOWN 5, RANGE 1, CONGRESS LANDS WEST OF THE MIAMI RIVER, THE CITY OF OXFORD, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS CLARENCE PLACE AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY: OFFICIAL RECORD _____, PAGE _____

OWNER: ______________________________

A(N) ______________________________

SIGNATURE: ____________________

PRINTED NAME & TITLE: ____________________

STATE OF: ____________

COUNTY OF: ____________

BE REMEMBERED THAT ON THIS ____ DAY OF _________________, 20____, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _________________________, AS REPRESENTED BY __________________________ ITS _____________________________, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _________________________

MY COMMISSION EXPIRES: _________________

LIENHOLDER: ___________________________

SIGNATURE: ____________________

PRINTED NAME & TITLE: ____________________

STATE OF: ____________

COUNTY OF: ____________

BE REMEMBERED THAT ON THIS ____ DAY OF _________________, 20____, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME _________________________ AS REPRESENTED BY __________________________ ITS _____________________________, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _________________________

MY COMMISSION EXPIRES: _________________

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS 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, CABLE TELEVISION, AND OTHER PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS; 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 IMMEDIATELY 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 PROVIDERS INCLUDING, BUT NOT LIMITED TO BUTLER RURAL ELECTRIC, CINCINNATI BELL, GLENWOOD ENERGY, AND CHARTER COMMUNICATIONS.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

GRANT OF UTILITY EASEMENT:

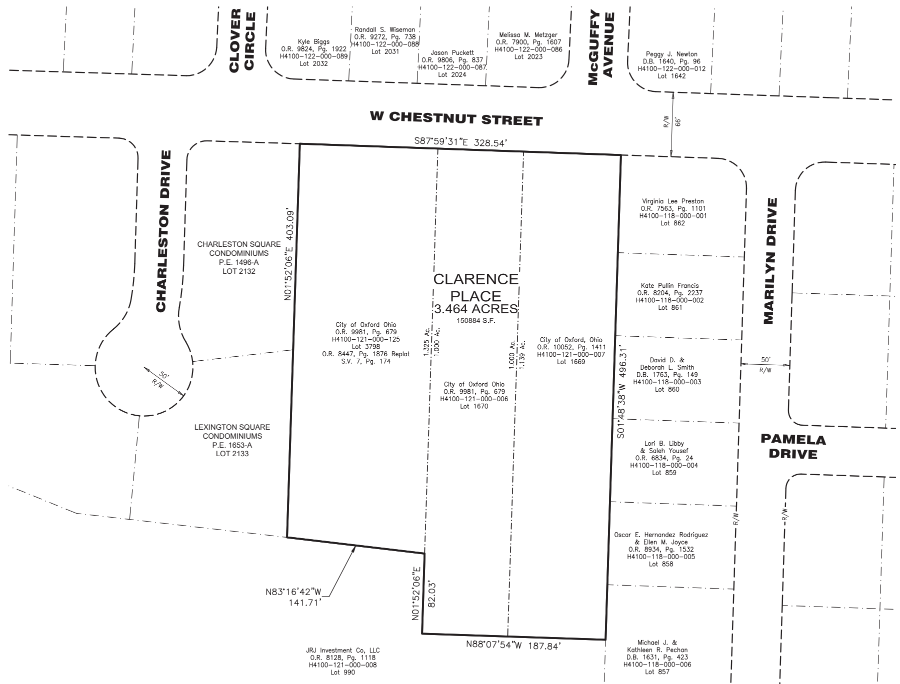
FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

PLAT ALTERATIONS:

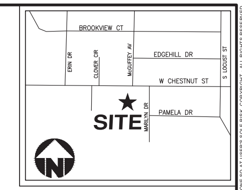
ANY CHANGE TO OR ALTERATION OF THIS PLAT, INCLUDING THE SPLITTING OF ANY LOT TO CREATE A NEW BUILDING SITE, SHALL REQUIRE PLANNING COMMISSION APPROVAL AS A REPLAT.

Plot time: Dec 17, 2024 - 1:16pm
Drawing name: J:\2024\24-0127\SV\DWG\24-0127 RP TITLE.dwg - Layout Tab: Layout1



SHEET INDEX

1) TITLE SHEET
2-3) PLAT



VICINITY MAP
(NOT TO SCALE)

Basis of Bearing:
State Plane NAD83 (2011)

0 60 90

SCALE: 1" = 60'

ENGINEER / SURVEYOR

BAYER BECKER
110 SOUTH COLLEGE AVENUE, SUITE 101
OXFORD, OHIO 45056
(513) 523-4270

OWNER

____
____
____

CITY OF OXFORD

________________ CLERK OF COUNCIL ________________ DATE

________________ MAYOR ________________ DATE

________________ COMMUNITY DEVELOPMENT DIRECTOR ________________ DATE

________________ CITY ENGINEER ________________ DATE

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER ______________________ A.D., 20____.

TRANSFERRED ______________________________ A.D., 20____.

________________________ AUDITOR, BUTLER COUNTY, OHIO BY: ______________ DEPUTY

BUTLER COUNTY RECORDER

FILED FOR RECORD ________________ AT ________________.

RECORDED ____________________ PAGES ________________

OFFICIAL RECORD ________________ PAGES ________________

________________________ RECORDER, BUTLER COUNTY, OHIO BY: ______________ DEPUTY

FILE ____________________ FEE ____________________

CITY OF OXFORD WATER & SEWER NOTES:

IT IS UNDERSTOOD THAT THE CITY OF OXFORD WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN 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.

THE CITY ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

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

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO ENSURE THE BASEMENT STAYS DRY.

REGARDLESS IF LOCATED WITHIN THE UTILITY EASEMENT OR NOT, REPAIR OR REPLACEMENT OF WATER SERVICE LINES FROM THE OUTLET SIDE OF THE COPPER SETTER TO THE BUILDING IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNER'S ASSOCIATION. THE CITY OF OXFORD IS RESPONSIBLE TO MAINTAIN THE WATER SERVICE LINE AND APPURTENANCES FROM THE WATER MAIN TO THE OUTLET SIDE OF THE COPPER SETTER ONLY.

CITY OF OXFORD NOTES:

THE CITY OF OXFORD DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS OF THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW. THE MAINTENANCE OF THE DETENTION AREAS IS THE RESPONSIBILITY OF THE OWNER OF THE LAND ON WHICH THEY ARE LOCATED.

THE CITY OF OXFORD ALSO WILL NOT BE RESPONSIBLE FOR ADJUSTING MANHOLES, VALVES, FIRE HYDRANTS, METER 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.

ALL EASEMENTS SHALL BE KEPT CLEAR OF DECKS, POOLS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES. EAVES MAY ENCROACH NO MORE THAN 18" 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 WITHIN ONE YEAR FROM THE DATE THE PLAT IS APPROVED BY THE CITY COUNCIL, AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED AND ACCEPTED BY THE CITY ENGINEER.

ALL DRIVEWAYS SHALL HAVE A MAXIMUM WIDTH OF EIGHTEEN (18') FEET UNLESS OTHERWISE APPROVED BY THE CITY OF OXFORD.

H.O.A. EASEMENT NOTES AND COVENANTS & RESTRICTIONS:

THE LOTS SHOWN HEREON SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLARENCE PLACE SUBDIVISION AS ORIGINALLY RECORDED IN DEED BOOK 1777, PAGE 321 OF THE BUTLER COUNTY RECORDER'S OFFICE AND MAY BE FURTHER AMENDED FROM TIME TO TIME.

THE CITY OF OXFORD DOES NOT ACCEPT ANY H.O.A. (HOMEOWNERS ASSOCIATION) UTILITY & DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THE CITY OF OXFORD IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE H.O.A. MAINTENANCE OF ALL IMPROVEMENTS WITHIN H.O.A. UTILITY & DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE CLARENCE PLACE HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY ENGINEER. WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW.

PARCEL NUMBER H4100-121-000-007

DEED REFERENCE: OFFICIAL RECORD 10052, PAGE 1669

ORIGINAL ACRES (LOT #1669): 1.139 ACRES

CLARENCE PLACE: 1.139 ACRES
REMAINING ACRES: 0.000 ACRES

PARCEL NUMBER H4100-121-000-006

DEED REFERENCE: OFFICIAL RECORD 998, PAGE 679 (PARCEL I)

ORIGINAL ACRES (LOT #1670): 1.000 ACRES

CLARENCE PLACE: 1.000 ACRES
REMAINING ACRES: 0.000 ACRES

PARCEL NUMBER H4100-141-000-125

DEED REFERENCE: OFFICIAL RECORD 998, PAGE 679 (PARCEL II)

ORIGINAL ACRES (LOT #3798): 1.325 ACRES

CLARENCE PLACE: 1.325 ACRES
REMAINING ACRES: 0.000 ACRES

SURVEYORS CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR "CLARENCE PLACE," MONUMENTS ARE SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT AND THAT THE CITY OF OXFORD SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

JEFFREY O. LAMBERT, P.S. *DATE*
PROFESSIONAL SURVEYOR #7568
IN THE STATE OF OHIO

THIS DOCUMENT AND ALL RELATED DETAIL DRAWINGS, SPECIFICATIONS, AND ELECTRONIC MEDIA PREPARED OR FURNISHED BY BAYER BECKER (BB), ARE PROUDLY MADE IN THE USA AND ARE INSTRUMENTS OF BB'S PROFESSIONAL SERVICE, AND IS THE EXCLUSIVE PROPERTY OF BB. NO DISCLOSURE, USE, REPRODUCTION, OR DUPLICATION IN WHOLE, OR IN PART, MAY BE MADE WITHOUT WRITTEN PERMISSION OF BB, AND IS DONE SO AT USER'S SOLE RISK. COPYRIGHT - ALL RIGHTS RESERVED.

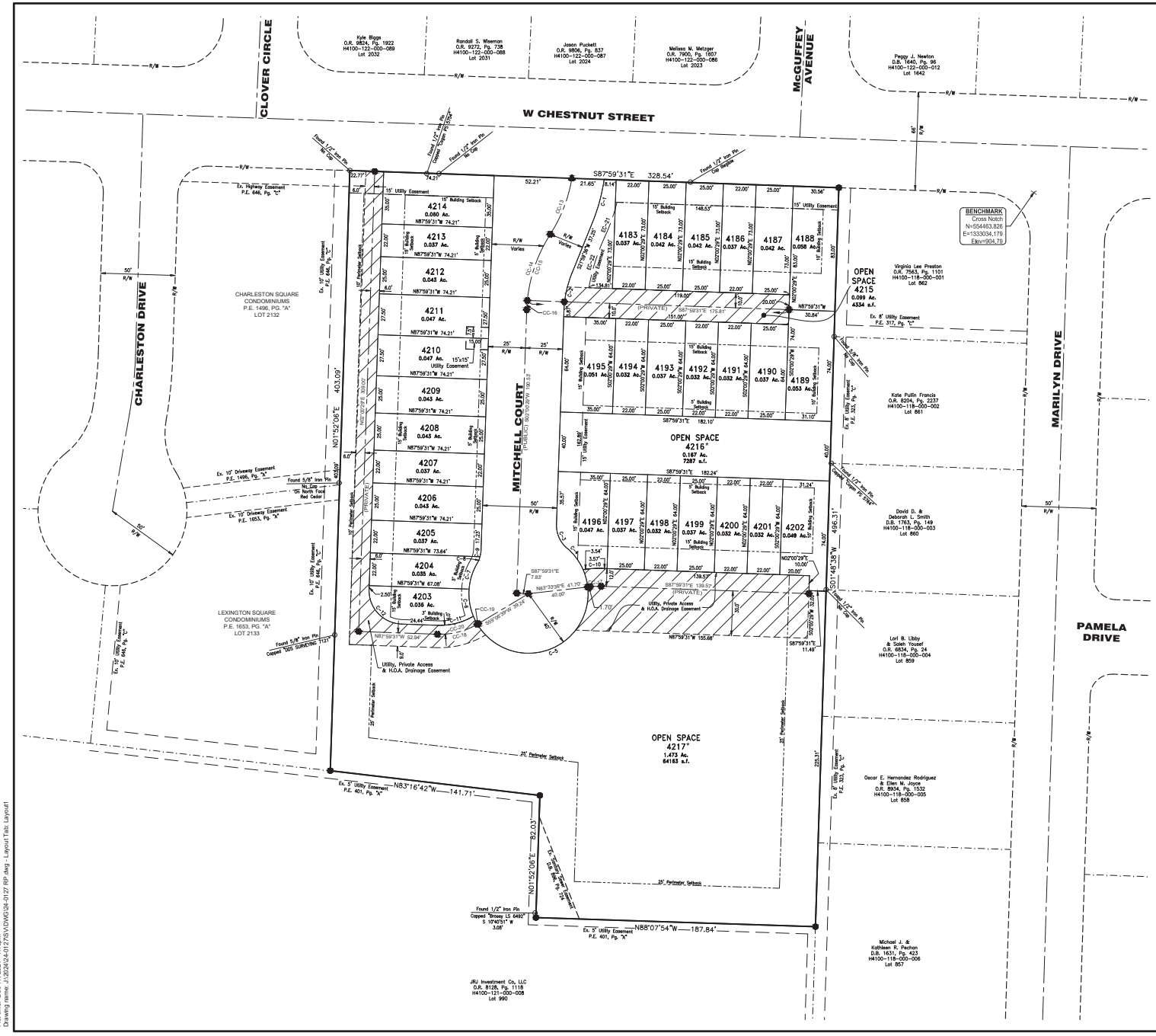
Item	Revision Description	Date	Drwn:	Chk:

CLARENCE PLACE
ENTIRE INLOTS 1669 & 1670
AND ENTIRE INLOT 3798
AS RECORDED IN OFFICIAL RECORD 8447, PAGE 1876
SECTION 27, TOWN 5, RANGE 1 CLWoMR
CITY OF OXFORD, BUTLER COUNTY, OHIO

RECORD PLAT

bayer becker
www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 24-0127 RP TITLE
Drawn by: PAH
Checked By: JOL
Issue Date: 12-16-24
Sheet: 1/3



CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	13°49'36"	121.50'	29.32'	S15°04'48"W 29.25'
C-2	19°59'08"	75.00'	26.16'	S12°00'03"W 26.03'
C-3	51°43'28"	20.00'	18.06'	S23°51'15"E 17.45'
C-4	22°49'07"	40.00'	16.02'	S36°45'25"E 17.87'
C-5	181°38'12"	40.00'	126.81'	S66°55'15"W 79.99'
C-6	26°39'16"	40.00'	18.61'	N06°50'01"W 18.44'
C-7	22°54'18"	40.00'	16.09'	N17°20'46"E 17.93'
C-8	14°29'16"	20.00'	5.06'	N23°03'17"E 5.04'
C-9	13°46'10"	20.00'	4.82'	N06°54'34"E 4.81'
C-10	8°26'53"	62.00'	9.14'	N87°47'03"E 9.13'
C-11	32°29'58"	44.00'	24.96'	N75°45'30"E 24.62'
C-12	90°00'00"	22.50'	35.34'	S42°59'31"E 31.82'

CL CURVE TABLE				
Curve	Delta	Radius	Length	Chord
CC-13	23°13'50"	100.00'	40.55'	N21°06'46"E 40.27'
CC-14	30°43'12"	100.00'	53.62'	S17°22'05"W 52.98'
CC-15	27°12'11"	100.00'	47.46'	S19°07'30"W 47.03'
CC-16	3°31'00"	100.00'	6.14'	S03°46'00"W 6.14'
CC-17	8°26'53"	50.00'	7.37'	N87°47'03"E 7.37'
CC-18	32°53'51"	50.00'	0.29'	S75°33'34"W 28.20'
CC-19	0°52'08"	50.00'	0.76'	S59°32'43"W 0.76'
CC-20	32°01'42"	50.00'	27.95'	S75°59'38"W 27.59'

EASEMENT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
EC-21	10°45'55"	133.00'	24.99'	N19°33'33"E 24.95'
EC-22	15°15'59"	133.50'	35.57'	S17°18'31"W 35.47'
EC-23	7°43'53"	75.00'	10.12'	S10°33'55"W 10.11'
EC-24	2°19'42"	40.00'	1.63'	N22°31'50"W 1.63'
EC-25	72°03'11"	40.00'	50.30'	S58°17'14"E 47.05'
EC-26	33°20'47"	40.00'	23.28'	N07°01'17"W 22.95'
EC-27	23°04'26"	50.00'	20.14'	S76°27'18"E 20.00'

LEGEND

- Found Iron Pin (size & cap as noted)
- Found Cross Notch
- R/W –Ex Right of Way
- H.O.A. –Homeowner's Association
- Set 1" Iron Pin (1"x30"w/ID Cap "Bayer Becker")
- Set MAG Spike
- Set MAG Nail
- –Utility, Private Access & H.O.A. Drainage Easement

BENCHMARK:
FOUND CROSS NOTCH NEAR THE NORTHEAST CORNER OF LOT 862 ON MARILYN DRIVE & CHESTNUT STREET
ELEVATION = 904.79

TOTAL ACREAGE

TOTAL LOTS:	1.306 ACRES
TOTAL OPEN SPACES:	1.739 ACRES
TOTAL RIGHT-OF-WAY:	0.419 ACRES
TOTAL SECTION:	3.464 ACRES

CENTERLINE LENGTH

MITCHELL COURT:	284.70 L.F.
(NE ALLEY):	175.81 L.F.
(SE ALLEY):	188.99 L.F.
(W ALLEY):	429.89 L.F.

SURVEY NOTES:

1.) BASIS OF BEARINGS: NAD83 (2011) GPS OBSERVATIONS (O.D.O.T. RTN, OHIO SOUTH ZONE 3402).

2.) PREVIOUS DEEDS OF RECORD AS SHOWN HEREON.

3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE SHOWN.

4.) LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.

5.) ALL DOCUMENTS USED AS SHOWN.

6.) *OPEN SPACE LOTS 4216 & 4217 ARE COVERED BY H.O.A. UTILITY & DRAINAGE EASEMENTS IN THEIR ENTIRETY.

Basis of Bearing: State Plane NAD83 (2011)
0 30 45
SCALE: 1" = 30'

Item	Revisions Description	Date	Drawn	Chk.

CLARENCE PLACE

ENTIRE IN LOTS 1669 & 1670
AND PART OF LOT 1671
AS RECORDED IN OFFICIAL RECORD 8447, PAGE 1876
SECTION 27, TOWN 5, RANGE 1 CLWoMR
CITY OF OXFORD, BUTLER COUNTY, OHIO

RECORD PLAT

bayer becker
Land Development Consultants
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing:	24-0127 RP
Drawn by:	PAH
Checked By:	JOL
Issue Date:	12-16-24
Sheet:	2/3

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Plot time: Dec 17, 2024 - 1:16pm
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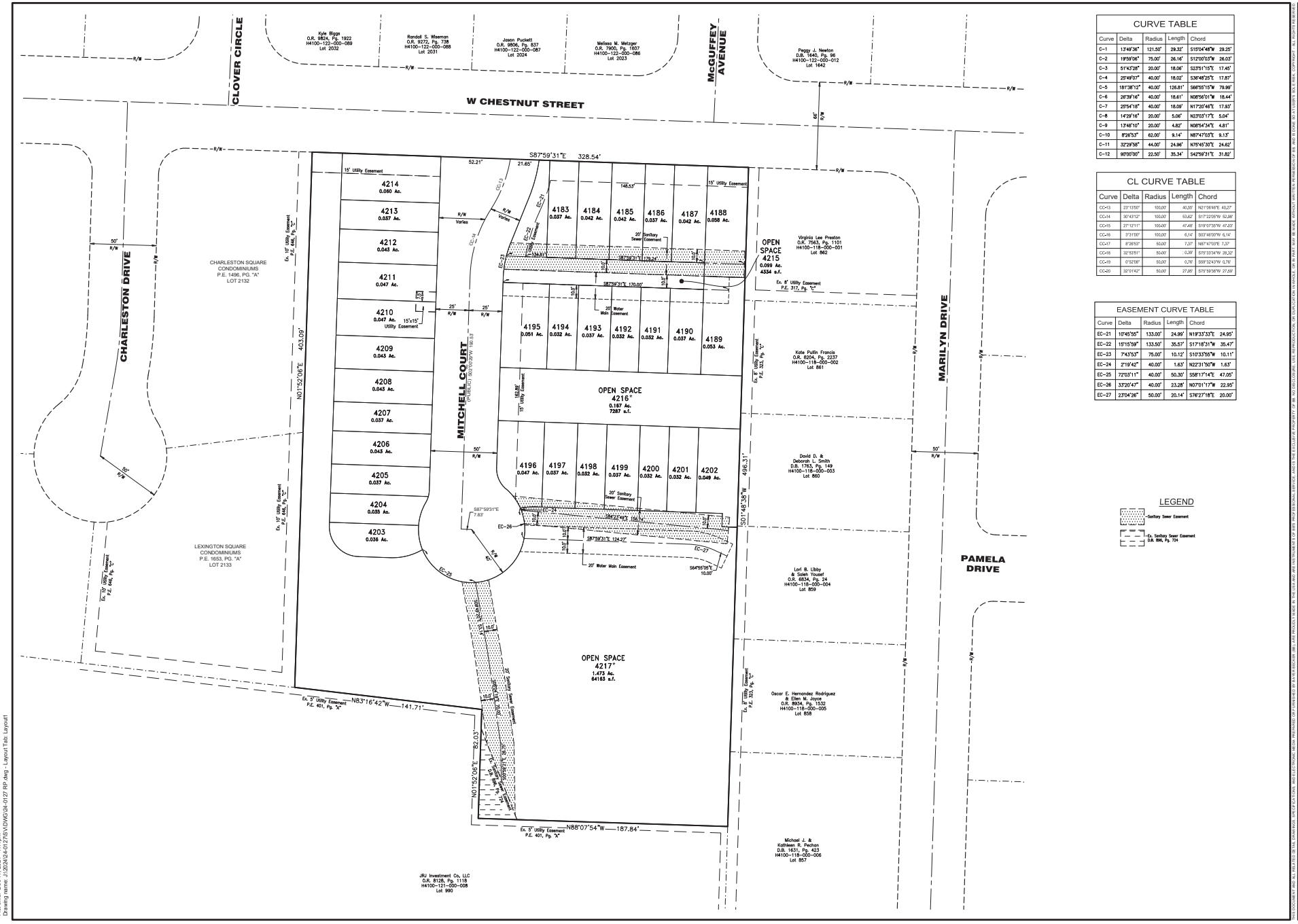

CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	13°49'36"	121.50'	29.32'	S15°04'48"W 29.25'
C-2	19°59'08"	75.00'	26.16'	S12°00'03"W 26.03'
C-3	51°43'28"	20.00'	18.06'	S23°51'15"E 17.46'
C-4	23°49'07"	40.00'	16.62'	S36°48'25"E 17.87'
C-5	181°38'12"	40.00'	126.81'	S66°55'15"W 79.99'
C-6	26°39'16"	40.00'	18.61'	N06°50'01"W 18.44'
C-7	22°54'18"	40.00'	16.09'	N17°20'46"E 17.93'
C-8	14°29'16"	20.00'	5.06'	N23°03'17"E 5.04'
C-9	13°46'10"	20.00'	4.82'	N06°54'34"E 4.81'
C-10	8°26'53"	62.00'	9.14'	N87°47'03"E 9.13'
C-11	32°29'58"	44.00'	24.96'	N75°45'30"E 24.62'
C-12	90°00'00"	22.50'	35.34'	S42°59'31"E 31.82'

CL CURVE TABLE

Curve	Delta	Radius	Length	Chord
CC-13	23°13'50"	100.00'	40.55'	N21°06'46"E 40.27'
CC-14	30°43'12"	100.00'	53.62'	S17°22'05"W 52.98'
CC-15	27°12'11"	100.00'	47.46'	S19°07'30"W 47.03'
CC-16	3°31'00"	100.00'	6.14'	S03°46'00"W 6.14'
CC-17	8°26'53"	50.00'	7.37'	N87°47'03"E 7.37'
CC-18	32°53'51"	50.00'	0.29'	S75°33'34"W 28.32'
CC-19	0°52'08"	50.00'	0.76'	S59°32'43"W 0.76'
CC-20	32°01'42"	50.00'	27.95'	S75°59'38"W 27.59'

EASEMENT CURVE TABLE

Curve	Delta	Radius	Length	Chord
EC-21	10°45'55"	133.00'	24.99'	N19°33'33"E 24.95'
EC-22	15°15'59"	133.50'	35.57'	S17°18'31"W 35.47'
EC-23	7°43'53"	75.00'	10.12'	S10°33'55"W 10.11'
EC-24	2°19'42"	40.00'	1.63'	N22°31'50"W 1.63'
EC-25	72°03'11"	40.00'	50.30'	S58°17'14"E 47.05'
EC-26	33°20'47"	40.00'	23.28'	N07°01'17"W 22.95'
EC-27	23°04'26"	50.00'	20.14'	S76°27'18"E 20.00'

LEGEND

- Sanitary Sewer Easement
- Ex. Sanitary Sewer Easement D.B. 896, Pg. 724

Item	Revisions Description	Date	Drawn	Chk.

CLARENCE PLACE

ENTIRE IN LOTS 1669 & 1670
AND PARTS OF LOTS 1668 & 1671
AS RECORDED IN OFFICIAL RECORD 8447, PAGE 1876
SECTION 27, TOWN 5, RANGE 1 CLWoMR
CITY OF OXFORD, BUTLER COUNTY, OHIO

SANITARY & WATER MAIN EASEMENTS

bauer becker
CIVIL ENGINEERING & SURVEYING
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing:	24-0127 RP
Drawn by:	PAH
Checked By:	JOL
Issue Date:	12-16-24
Sheet:	3/3

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Drawing name: J:\2024\24-0127S\VD\VG\24-0127 RP.dwg - Layout Tab: Layout

CLARENCE PLACE

HABITAT FOR HUMANITY
SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
(WEST OF GREAT MIAMI)
CITY OF OXFORD
BUTLER COUNTY, OHIO

GENERAL NOTES

1. Item numbers refer to the Ohio Department of Transportation construction and material specifications, and all construction work shall be done according to said specifications of City of Oxford requirements and standards for subdivisions. When in conflict, the City of Oxford requirements shall prevail.

2. Items that pertain to underground utilities such as watermain pipe, sanitary sewer pipe, water valves and manhole frames and covers, etc., will remain under specifications of the utility serving the area. Storm sewers shall be designed and constructed in accordance with the requirements of the City of Oxford.

3. Surface course (item 441) and tack coat (item 407) are to be applied no sooner than nine (9) months after the leveling course, (item 441), and fifty (50) percent of the homes are completed. If after two (2) years fifty (50) percent of the homes have not been completed, then the top course may be applied.

4. A minimum 15' utility easement shall be shown as per plan allowing for installation, operation and maintenance of sewers, water, electric and telephone conduits and any other public or quasi public utility.

5. Developer shall be responsible for the installation of conduits for the full width of the public right-of-way at a depth of 36" for use by the electric, telephone and cable services. The location of the lines shall be coordinated with utility companies by the developer.

6. All electrical transformers shall be located so that they do not interfere with the existing manholes or water main appurtenances.

7. Sump line conduits are to be SDR 35, Armco 2000, or equivalent.

8. WATER MAIN
   - A. Water main materials, valves, fire hydrants, fittings and appurtenances and installation to be as per the City of Oxford specifications, using class 53 Ductile Iron 350 psi as per AWWA C-151 with minimum 4' cover.
   - B. All water main valves to have a minimum depth of 2.5' and a maximum depth of 4' from proposed grade to the top of the Valve Operating Nut.
   - C. Minimum 10' horizontal, 18" vertical separation between water main and sanitary and/or storm sewer.
   - D. Water main shall be restrained for at least three full pipe lengths at all bends and ends of pipe. Thrust blocking or restrained joint gaskets may be used as determined by city staff.
   - E. Service piping smaller than three (3) inches shall be seamless copper flexible water tubing, ASTM B 88, type K, pressure class 350 PSI.
   - F. The contractor shall test and disinfect the water system per all city and state requirements and regulations.
   - G. Additional corporation stops and 1 inch copper will be needed for water main testing. A plan for disinfection and hydrostatic testing will need to be coordinated between the contractor and the City of Oxford.
   - H. Owner, contractor, and City of Oxford shall coordinate regarding the requirements and procedures for connection to the existing water mains.

10. SANITARY SEWER
   - A. Sanitary sewer materials and installation to be as per the City of Oxford specifications.
   - B. Crossings – Whenever a sanitary sewer and water main must cross, the sewer shall be at such an elevation that the crown of the sewer is at least 18 inches measured between the outside pipe walls, below the bottom of the water main. If it is absolutely impossible to maintain the 18 inch vertical separation, the water main shall be relocated or the sewer shall be constructed as follows:
     1. A sewer passing over or under the water main shall be encased or constructed of materials that are equivalent to water main standards of construction for a minimum distance of 10 feet on each side of the water main.
     2. The sewer crossing shall be constructed so that the sewer joints will be equidistant and as far as possible from the water main joints.
     3. Where a water main passes under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main.
   - C. Sanitary laterals shall be extended to at least ten (10) feet beyond the Property / Right-of-Way or to the edge of the easement, whichever is greater.
   - D. Sanitary sewer laterals, which shall include all pipe and appurtenances from the building to the public sewer main, and the connection to the public sewer main shall be considered private and the responsibility of the property owner to maintain. The connection to the sewer would be any piping that extends out from the main barrel of the sewer main.
   - E. The existing sanitary sewer invert shall be field verified prior to construction.
   - F. The sanitary sewer laterals shall be PVC or schedule 40.

11. All trenches within the right-of-way, 15' utility easement and beneath all pavement areas shall be compacted and backfilled in accordance with item 203 in the state and City of Oxford specifications.

12. Storm & sanitary building sewers and taps shall be constructed in accordance with current building codes and all City of Oxford and state rules & regulations.

13. Provide granular class B pipe bedding throughout. Backfill all trenches under slab, walks, and paved areas with dense graded aggregate or crushed stone per the City of Oxford standards.

14. The City of Oxford does not accept any responsibility for the relocation, repair, or replacement of any other utility installed within five (5) feet of the center line of any sanitary sewer main or water main.

15. STORM SEWER
   - A. Storm sewer pipe shall be installed per ODOT Item 611 and City of Oxford Specifications. All joints shall be soil seal joints unless specifically noted on the plans.
   - B. All catch basins and manholes with a depth greater than 4' shall be provided with steps. Steps shall meet the requirements of ODOT STD. 604.

17. Roof drains, foundation drains, and other clean water connections to the sanitary sewer system are prohibited.

18. Any stormwater basin on site should be constructed prior to the clearing of topsoil and grading of the site. All trees and vegetation shall be removed from all proposed detention basins regardless of maintenance responsibility.

19. SEDIMENTATION CONTROL
   The project has been designed to control erosion and prevent damage to other property. All stripping, earthwork, and regrading shall be performed to minimize erosion. Natural vegetation shall be retained wherever possible. The proposed plan will allow almost all eroded material to be retained on site.

   All areas disturbed by the construction of the roadways, ditches and sediment basins shall be seeded and strawed as soon as possible to limit the erosion and stabilize the soil. Payment will be by the number of square yards disturbed as per the grading plan. For additional sedimentation control details, see grading plan.

20. The City of Oxford will not be responsible for any pavement or storm sewer repairs resulting from water main and sanitary sewer repairs. The City of Oxford also will not be responsible for adjusting manholes, valves, fire hydrants, meter pits, etc. as a result of grade changes. The grantor shall be responsible for proper adjustment of manholes, valves, fire hydrants, meter pits, etc. to the satisfaction of the City of Oxford, due to grade changes, paving, repairing, etc. initiated by the grantor.

21. See Record Plat for location of drainage easements.

22. Any roadway settlement greater than one inch will be required to be repaired with Item 613 Low Strength Mortar Backfill (Type 1).

23. Provide the City of Oxford with a forty-eight (48) hour notice prior to the start of any construction, including sanitary installation. Phone 513-524-5208.

24. Contractors to accept all Quantities as correct prior to beginning construction.

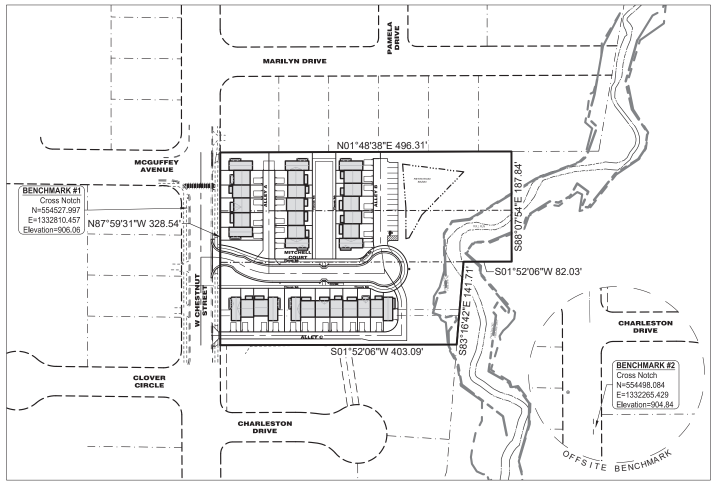
25. Existing Zoning: R-2A, Proposed Zoning: R-2A PD
    *See Typical Lot Details for Setback Requirements

26. Total Acreage: 3.4638 Acres

27. Total # Single Family Lots: 32

28. All frames & grates located in the pavement shall be H-20 traffic bearing.

29. All light poles shall be Duke Traditional LED Fixture in 3000k color temperature. Light pole height shall be 16' max including base height.



AREA MAP
1"=100 FT

DEVELOPER

HABITAT FOR HUMANITY OF GREATER CINCINNATI
ADAM NELSON
4910 PARA DRIVE
CINCINNATI, OH 45237
513-621-4147

ENGINEER, SURVEYOR & LANDSCAPE ARCHITECT

BAYER BECKER
110 S. COLLEGE AVENUE, SUITE 101
OXFORD, OHIO 45056
513-532-4270

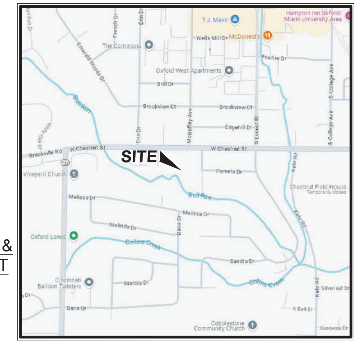
UTILITY CONTACTS

SANITARY, WATER & STORM SEWER
CITY OF OXFORD
15 S. COLLEGE AVE
OXFORD, OHIO 45056
ATTN: SCOTT OTTO, PE
513-524-5208

GAS
GLENWOOD ENERGY
5181 COLLEGE CORNER PIKE
OXFORD, OHIO 45056
ATTN: RICK KREIGER
513-839-0109

ELECTRIC
DUKE ENERGY (TRANSMISSION)
5445 AUDRO DRIVE
CINCINNATI, OH 45247
ATTN: SEAN BILL
513-287-1418

DUKE ENERGY (DISTRIBUTION)
ATTN: MATTEO MORRISON
513-477-6570



VICINITY MAP
NO SCALE

BENCHMARK #1

SET CROSS NOTCH LOCATED IN THE SIDEWALK 4.24 FEET NORTH OF THE BACK OF CURB ON W. CHESTNUT STREET AND 42.73 FEET EAST OF AN EXISTING CATCH BASIN ON THE CORNER OF WEST CHESTNUT STREET AND McGUFFEY AVENUE
N=554527.997 E=1332810.457
ELEV=906.06

BENCHMARK #2

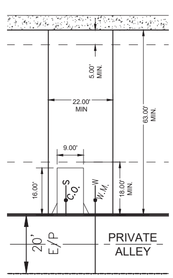
SET CROSS NOTCH LOCATED IN THE SIDEWALK 4.14 FEET SOUTH OF THE BACK OF CURB ALONG W. CHESNUT STREET AND 75.18 FEET SOUTH EAST OF AN EXISTING SANITARY MANHOLE
N=554498.084 E=1332265.429
ELEV=904.84

CONSTRUCTION APPROVAL - CITY OF OXFORD

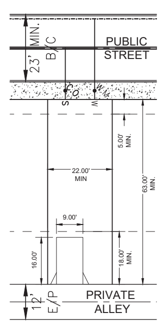
COMMUNITY DEVELOPMENT DIRECTOR ____ DATE ____

CITY ENGINEER ____ DATE ____

CITY FIRE CHIEF ____ DATE ____



TYPICAL REAR LOADED LOT DETAIL
SCALE: 1" = 20'-0"



TYPICAL FRONT LOADED LOT DETAIL
SCALE: 1" = 20'-0"

SEQUENCE OF CONSTRUCTION

The following sequence of construction will be simultaneously Followed for all areas eliminating only those steps that do not Pertain to that particular area:

- Step 1: *Install erosion and sediment control measures.*
- Step 2: *Perform clearing operation, strip and stockpile Topsoil.*
- Step 3: *Rough grade site, stabilize erosion prone areas. All Slopes 3 to 1 and greater shall be immediately Stabilized with seed and mulch or an equal.*
- Step 4: *Install utilities, construct temporary silt traps Where shown.*
- Step 5: *Install base course in roadways following the Installation of improvements.*
- Step 6: *Fine grade and seed; remove erosion control methods Upon completion of all improvements.*

811 Know what's below. Call before you dig.

INDEX OF SHEETS

DRAWING NO.	DRAWING TITLE	ISSUE DATE	REVISION NO.	REVISION DATE
C0.0	TITLE	10-25-24	3	12-17-24
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN	10-25-24	1	12-17-24
C2.0	SITE DETAILS	10-25-24	1	12-17-24
C2.1	SITE DETAILS	10-25-24	1	12-17-24
C2.2	INTERSECTION DETAILS	10-25-24	1	12-17-24
C2.3	NOTES & DETAILS	10-17-24		
C3.0	LAYOUT PLAN	10-25-24	6	12-17-24
C4.0	PLAN & PROFILE	10-25-24	1	12-17-24
C4.1	STREET PROFILES	10-25-24	1	12-17-24
C5.0	GRADING & EROSION CONTROL PLAN	10-25-24	1	12-17-24
C5.1	EROSION CONTROL NOTES & DETAILS	10-25-24		
C6.0	STORM & SANITARY DETAILS	10-25-24		
C6.1	CITY OF OXFORD WATER DETAILS	10-25-24		
L0.1	ZONING EXHIBIT	10-25-24	1	12-17-24
L1.0	ZONING MINIMUM PLANTING PLAN	10-25-24	1	12-17-24
L2.0	LANDSCAPE DETAILS	10-25-24	1	12-17-24
L2.1	LANDSCAPE SPECIFICATIONS	10-25-24	1	12-17-24

LEGEND

–Ex Sanitary M.H.	–Ex Gas Valve
–Ex Sanitary Clean Out	–Ex Gas Box
–Ex Storm M.H.	–Ex Gas Meter
–Ex Storm Catch Basin	–Ex Gas Marker
–Ex Storm Catch Basin	–Ex Gas Riser
–Ex Storm Yard Drain	–Ex Tele. M.H.
–Ex Storm Clean Out	–Ex Tele. Box
–Ex Storm Down Spout	–Ex Tele. Marker
–Ex Fire Hydrant	–Ex Cable Box
–Ex Water M.H.	–Ex Cable Marker
–Ex Water Valve	–Ex Fiber Optic M.H.
–Ex Water Meter	–Ex Fiber Optic Box
–Ex Water Service	–Ex Fiber Optic Marker
–Ex Fire Connection	–Ex Steam M.H.
–Ex Post Indicator Valve	–Ex Unidentified M.H.
–Ex Irrigation	–Ex Unidentified Riser
–Ex Irrigation Valve	–Ex Sign
–Ex Spigot	–Ex Mail Box
–Ex Elec. M.H.	–Ex Parking Meter
–Ex Elec. Box	–Ex Post
–Ex Elec. Meter	–Ex Bollard
–Ex Light Pole	–Ex Flag Pole
–Ex Yard Light	–Ex Signal Pole
–Ex Utility Pole	–Ex Pull Box
–Ex Guy Wire	–Ex Bullring
–Ex Guy Pole	–Ex Traffic Flow
–Ex Transformer	–Ex Monitoring Well
–Ex Air Conditioning	–Ex Boring
R/W –Ex Right of Way	–Ex Deciduous Tree
P/L –Ex Property Line	–Ex Evergreen Tree
(C) –Calculated	–Ex Deciduous Bush
	–Ex Evergreen Bush
Found Spike	Set 5/8" Iron Pin (5/8"x30"w/ID Cap)
Found MAG Nail	Set MAG Nail
Found MAG Spike	Set Spike
Found 5/8" Iron Pin (cap as noted)	Set Cross Notch
Found Iron Pipe	Set Conc. Mon.
Found P.K. Nail	Set 1" Iron Pin
Found Conc. Mon.	Set MAG Spike
Found Stone	Set Benchmark
Found Cross Notch	
Found Mon. Box	
Found 1" Iron Pin	
Found Misc.	

Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER CITY OF OXFORD	10-29-24	ETH	JAB
2	REVISED PER CITY OF OXFORD	10-29-24	ETH	JAB
3	REVISED PER CITY OF OXFORD	12-17-24	ETH	JAB

PRELIMINARY

CLARENCE PLACE
HABITAT FOR HUMANITY
SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
(WEST OF GREAT MIAMI)
601, 603, 607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

TITLE

bayer becker
www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 24-0127 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 10-25-24
Sheet: C0.0

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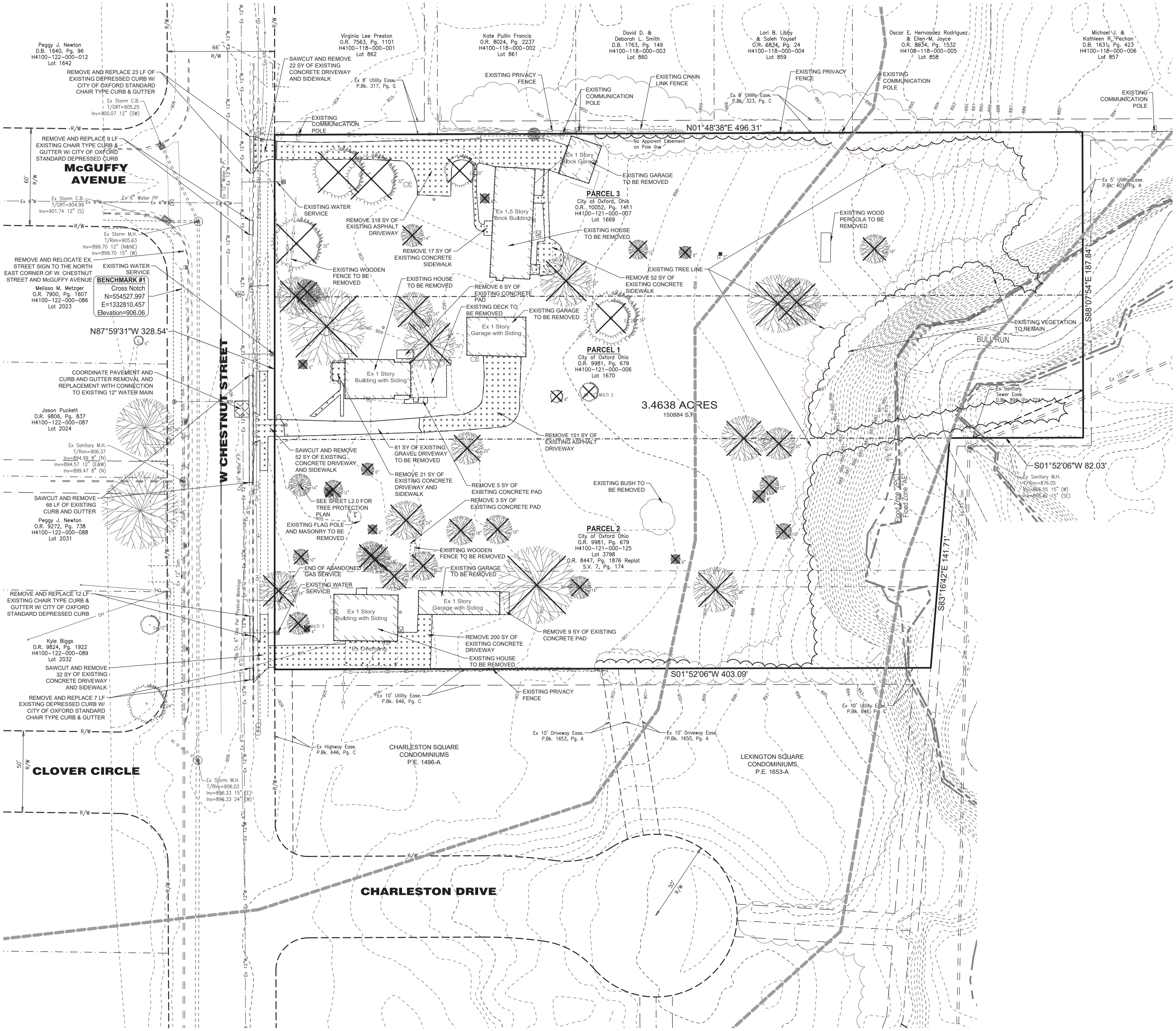
Drawing name: J:\2024\24-0127\CV\DWG\24-0127 CD.DWG - Layout Tab: C0.0 TITLE



NOTES

CONTRACTOR SHALL COORDINATE THE DISCONNECTION AND REMOVAL OF ALL EXISTING UTILITY SERVICES TO EXISTING STRUCTURES ON SITE WITH CORRESPONDING UTILITY PROVIDERS. CONTRACTOR TO OBTAIN ANY REQUIRED PERMITS BEFORE ANY ABANDONMENT OF EXISTING SEPTIC SYSTEMS OR PRIVATE WATER WELLS CAN TAKE PLACE.

LEGEND

CLEARING LIMITS

ASPHALT PATH REMOVAL
(PER CITY OF OXFORD STANDARD DETAIL #32)

ASPHALT PAVEMENT REMOVAL

CONCRETE DRIVE REMOVAL

TREE REMOVAL

Know what's **below.**
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY OF OXFORD	12-17-24	ETH	JAB

PRELIMINARY

CLARENCE PLACE
HABITAT FOR HUMANITY

SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
(WEST OF GREAT MIAMI)
601, 603, 607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

EXISTING CONDITIONS & DEMOLITION PLAN

bayer becker
www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 24-0127 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 10-25-24
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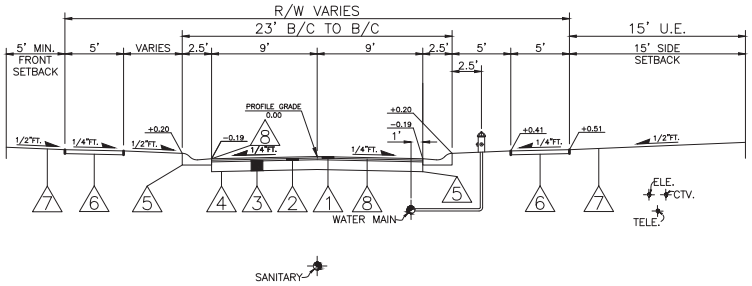
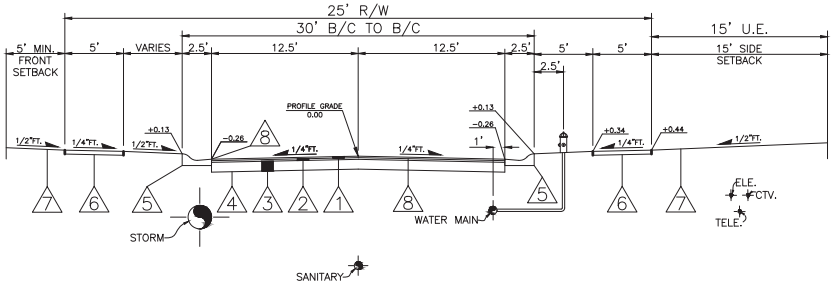
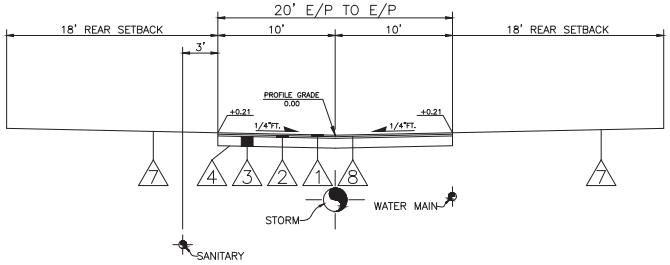
Plot time: Dec 17, 2024 - 11:12am
Drawing name: J:\2024\24-0127\CV\DWG\24-0127 CD.DWG - Layout Tab: C1.0 EXISTING CONDITIONS & DEMOLITION PLAN



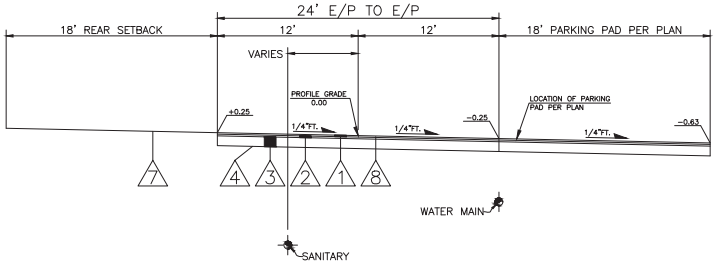
MITCHELL COURT TYPICAL SECTION



MITCHELL COURT W/ PARKING TYPICAL SECTION



ALLEY A TYPICAL SECTION



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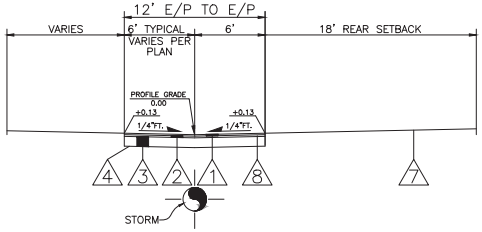
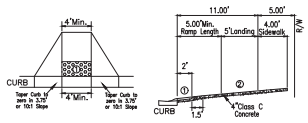


ALLEY C TYPICAL SECTION



① Detectable Warning (Truncated Domes) are to be installed in the location shown. Dimensions of the domes are 24" from the back of the curb by the width of the ramp.

② Minimum Landing is to be 4' but 5' is preferred. The slope of the ramp is preferred to be 12:1 or flatter related to the horizontal, but the minimum slope shall be 12:1 relative to the existing or proposed walk slope.

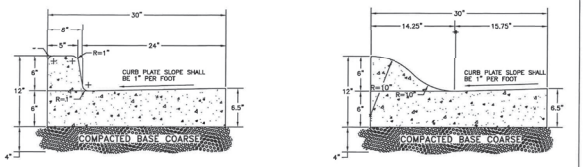
③ Curb ramps shall be design A or design B per ODOT Drawing 7-12-02, sheets 1 thru 3. Truncated domes are to meet the specifications of ODOT drawing 7-12-02 sheet 3.

CURB RAMP DETAIL

ITEM	DEPTH TOP OF PIPE
Underdrain	18"
Sumplines	24" – 30"
Gas	24" – 30"
Water	48" – 54"
Electric	36" – 40"
Telephone	36" – 40"
Cable TV	36" – 40"

1. 1-1/2" ASPHALT CONCRETE SURFACE COURSE – ITEM 441
2. 1-3/4" ASPHALT CONCRETE INTERMEDIATE LEVELING COURSE – ITEM 441
3. 10" BASE COURSE – ITEM 304 AGGREGATE BASE
4. COMPACTED SUBGRADE – ITEM 204
5. ROLLED FACE CURB & GUTTER – CITY OF OXFORD STANDARD – SEE DETAIL TO THE RIGHT
6. FOUR INCH THICK CLASS "C" CONCRETE SIDEWALK, FIVE FEET WIDE ITEM 608 WALK TO BE 1/2" HIGHER THAN SOD.
7. SEEDING & MULCHING – ITEM 659 @ 1/2" PER FT. TYP
8. TACK COAT – ITEM 407 – TO BE APPLIED TO FRONT FACE OF CURB PRIOR TO INSTALLATION OF 301 BITUMINOUS AGGREGATE BASE. ALSO TO BE APPLIED TO CURB JOINT AFTER THE INSTALLATION OF 448 LEVELING COURSE.

REVISED 02/02/17



CHAIR TYPE CURB AND GUTTER

ROLLED FACE CURB AND GUTTER

NOTES
1. Curb and Gutter concrete shall be placed separately from driveway approach and sidewalk.
2. All curb and combination curb and gutter shall have control joints constructed at 10' intervals at least one half inch in depth.
3. It shall be the contractors responsibility to back fill voids between new gutter and pavement with chips & dust or city approved equal and to compact said back fill when forms and spoil are removed in order to eliminate any and all hazards.
4. Expansion joints shall be placed to within 1/4" below the surface of the concrete and at intervals of 100 feet for new construction.
5. Expansion joints shall be placed where new sidewalk abuts old and between curb & gutter and sidewalk.

CONCRETE SHALL BE ODOT CLASS QC MISC. OR QC1, MINIMUM 4000 PS STRENGTH

SCALE 1"=10"

City of Oxford Engineering Division

STANDARD CURB AND GUTTER

City of Oxford Standard Drawing # 79

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY OF OXFORD	03.17.24	ETH	JAB

PRELIMINARY

CLARENCE PLACE
HABITAT FOR HUMANITY
SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
601, 603, 607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

SITE DETAILS

bayer becker
Land Development Consultants
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 24-0127 DETAILS
Drawn by: ETH
Checked By: JAB
Issue Date: 10-25-24
Sheet: C2.1

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Plot time: Dec 17, 2024 - 1:35pm
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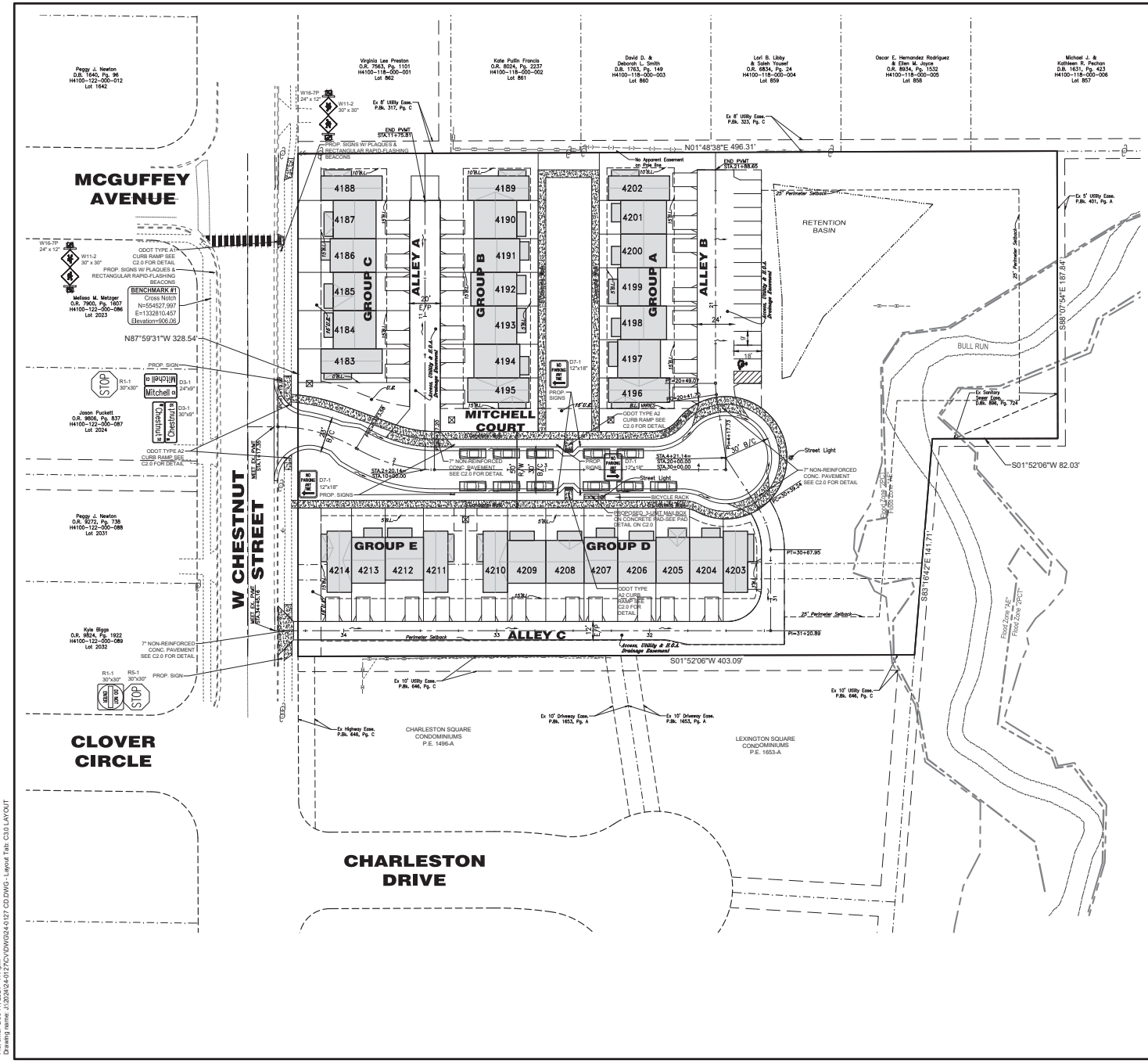

NOTE:
SEE RECORD PLAT FOR LOT AREAS, DIMENSIONS AND EASEMENTS.

PARKING SUMMARY:

ON STREET PARKING*:	11 SPACES
OFF STREET PARKING:	14 SPACES
ADA PARKING:	1 SPACE (1 REQUIRED)

*CARS SHOWN TO ILLUSTRATE ON STREET PARKING

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drwn	Chk
1	REVISED PER CITY OF OXFORD	8-29-24	ETH	JAB
2	REVISED PER CITY OF OXFORD	9-29-24	ETH	JAB
3	REVISED PER CITY OF OXFORD	11-11-24	JAB	
4	REVISED PER CITY OF OXFORD	12-05-24	ETH	JAB
5	REVISED PER CITY OF OXFORD	12-10-24	ETH	JAB
6	REVISED PER CITY OF OXFORD	12-17-24	ETH	JAB

PRELIMINARY

CLARENCE PLACE
HABITAT FOR HUMANITY
SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
MIAMI TWP. BUTLER COUNTY, OHIO
601, 603, 607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

LAYOUT PLAN

bayer becker
ARCHITECTURE | ENGINEERING | PLANNING
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 24-0127 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 10-25-24
Sheet: C3.0

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

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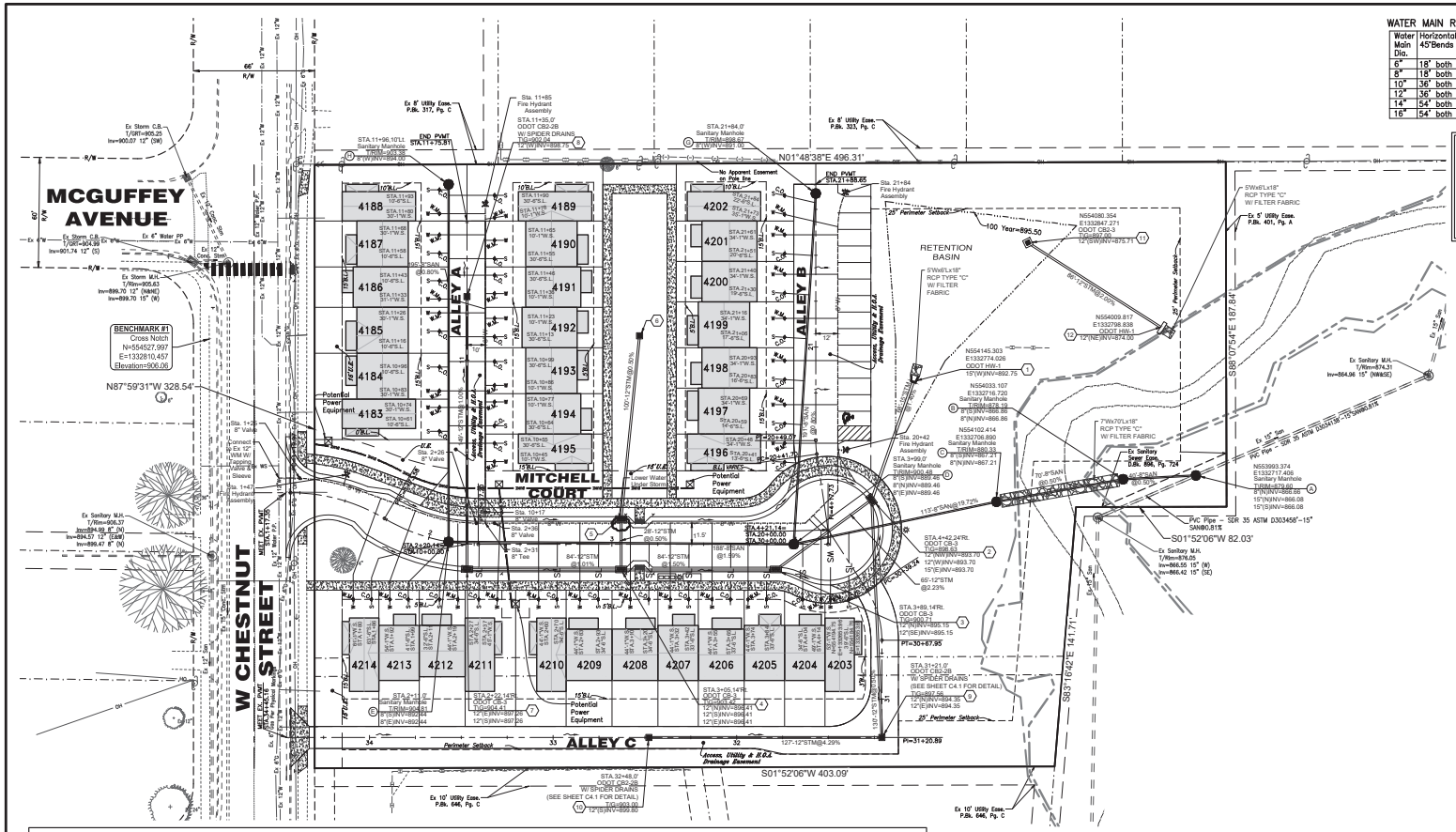


WATER MAIN RESTRAINT JOINT LOCATION CHART

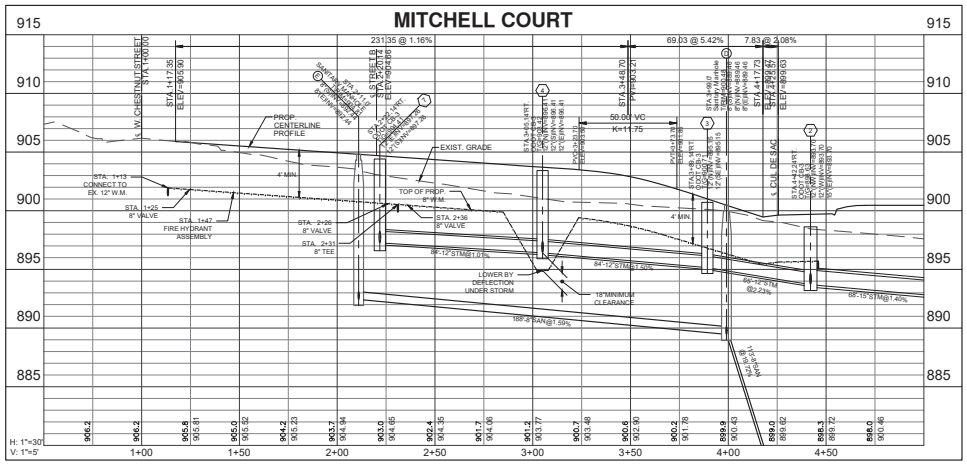
Water Main Dia.	Horizontal 45°Bends	Vertical 45°Bends Up (Lower Water Under...)	Vertical 45°Bends Down (Lower Water Under...)	Dead Ends (Permanent & Temporary)	Tees (for Tee Branch) 6"	8"	10"
6"	18' both sides	18' both sides	36' both sides	72' Back	54'		
8"	18' both sides	36' both sides	36' both sides	90' Back	54'	72'	
10"	36' both sides	36' both sides	54' both sides	117' Back	54'	72'	90'
12"	36' both sides	54' both sides	72' both sides	180' Back	36'	72'	90'
14"	54' both sides	54' both sides	90' both sides	198' Back	36'	72'	90'
16"	54' both sides	54' both sides	90' both sides	216' Back	36'	54'	90'

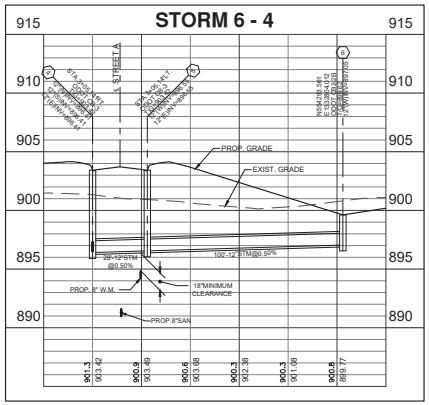
NOTE:
At Crossings, the water main shall have a minimum vertical distance of eighteen (18") inches from storm and sanitary sewers. Also, one full length of water main shall be located so the joints are as far from the storm and sanitary sewers as possible. Fittings, not joint deflection, must be used when water main is lowered at crossings.

NOTES:

1. 48 hours notice to be given to affected residents before construction begins.
2. All manholes are 48" diameter unless otherwise noted.
3. All Catch Basin T/Curb Elevations located within the curb are set to the Back of Curb Elevations.
4. See Storm Sewer Profiles on Sheet C4.1
5. Lower 1" Water Services as needed to avoid conflicts with Storm with Min. 4' Cover.
6. Contractor to determine the locations, elevations, and inverts of existing utilities in the field prior to work beginning and notify engineer of any deviations from the information shown on plan.
7. All downspouts and sump pumps are to outlet to splash blocks .
8. Contractors to accept all quantities as correct prior to beginning construction.
9. Per City of Oxford, structural condition of existing sanitary sewer to be confirmed prior to connection and re-use. If unsuitable replace entire section.
10. Additional corporation stops and 1 inch copper will be needed for water main testing. A plan for disinfection and hydrostatic testing will need to be coordinated between the contractor and the City of Oxford.

NOTE:
SEE RECORD PLAT FOR LOT AREAS, DIMENSIONS AND EASEMENTS.





Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY OF OXFORD	10-17-24	ETH	JAB

PRELIMINARY

CLARENCE PLACE
HABITAT FOR HUMANITY

SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
801, 603, 607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

PLAN & PROFILE

bayer becker
A Kimley-Horn Company
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 24-0127 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 10-25-24
Sheet: C4.0

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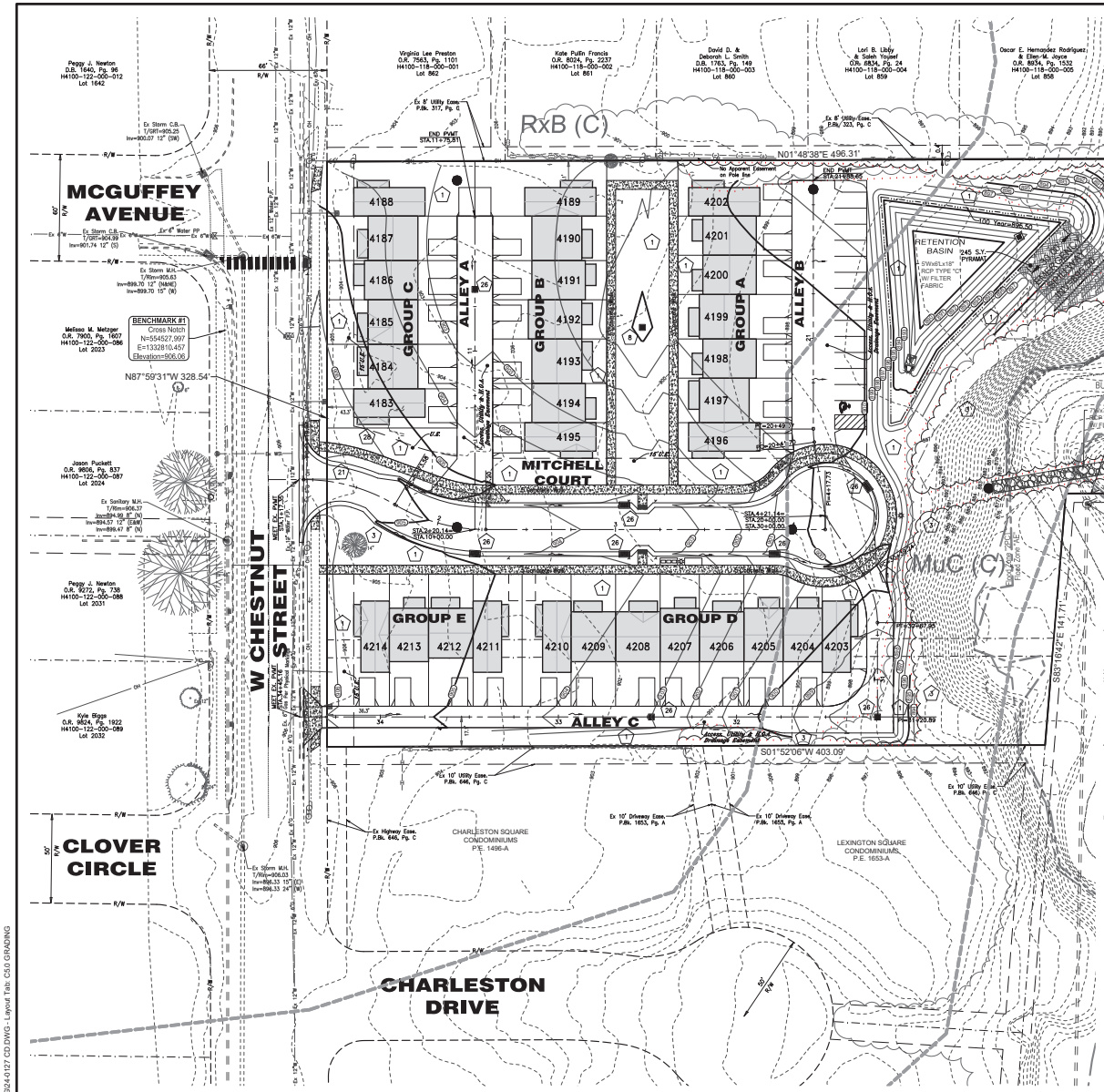


NOTES:
1. Regular inspection and maintenance will be provided for all erosion and sediment control practices. Permanent records of maintenance and inspections must be kept throughout the construction period. Inspections must be made a minimum of once every seven (7) days and immediately after storm events greater than 0.5 inches of rain in a 24 hour period. Provided will be the name of inspector, major observations, date of inspection and corrective measures taken.
2. All erosion and sediment control practices must conform to the specifications of Rainwater and Land Development, Ohio's standards for storm water management, land development and urban stream protection.
3. Perimeter Sedimentation control and basins/traps shall be implemented as the first step of grading and within seven (7) days of initial grubbing or grading and shall continue to function until upland areas are stabilized.
4. Disturbed areas which will remain unworked for a period of twenty-one (21) days or more, shall be stabilized with seeding and mulching or other approved means within seven (7) days. All disturbed areas within fifty (50) feet of an intermittent or solid blue line stream shall be stabilized within two (2) days. All areas of a site which are at final grade shall be stabilized with seeding and mulching or other approved means within seven (7) days.
5. Quantities for Erosion Control may vary between detailed plans and field conditions during construction. Plan quantities are a minimum; more erosion control may be necessary due to environmental conditions.
6. Sedimentation control and ditch swales are subject to change upon completion of entire set of construction drawings.
7. No solid or liquid waste shall be discharged into storm water runoff.
8. Home builders are responsible for erosion control on each individual lot.
9. All earthwork shall be performed per the recommendations of the project geotechnical engineer.

NOTE:
SEE RECORD PLAT FOR LOT AREAS, DIMENSIONS AND EASEMENTS.

SWPPP NOTES

1. THE CONSTRUCTION ACTIVITY WILL CONSIST OF MASS EARTHWORK, UTILITY INSTALLATION, CURB AND PAVEMENT CONSTRUCTION ACREAGE:
   DISTURBED AREA 2.71 ACRES
   (GRADING LIMITS AS SHOWN ON SHEET C5.0)
2. PRIOR LAND USE: VACANT LAND
3. IMPERVIOUS CALCULATIONS:
   IMPERVIOUS AREA
   PRE-DEVELOPED 0.36 ACRES
   POST-DEVELOPED 1.46 ACRES

   IMPERVIOUS PERCENTAGE
   PRE-DEVELOPED 10.4%
   POST-DEVELOPED 42.2%
4. EXISTING SOIL DATA:

SYMBOL	SOIL NAME	HSG
Lg	Lanier fine sandy loam	A
MuC	Miamian-Urban land complex, sloping	C
RxB	Russell-Urban land complex, gently sloping	C

5. THE DEVELOPMENT DRAINS TO THE SOUTH TO A PROPOSED RETENTION BASIN THAT HAS BEEN DESIGNED TO PROVIDE STORMWATER MANAGEMENT PER THE REQUIREMENTS OF THE CITY OF OXFORD.

NOTE

CLEARING LIMITS SHOWN HAVE BEEN DESIGNED TO PRESERVE EXISTING VEGETATION. CONTRACTOR TO LIMIT CLEARING AND CONSTRUCTION ACTIVITY TO PRESERVE VEGETATION WHEREVER POSSIBLE.

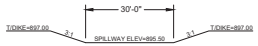
LEGEND

1	SEEDING AND MULCHING
3	PRESERVE EXISTING VEGETATION
5	SILT FENCE
8	INLET PROTECTION
21	CONSTRUCTION ENTRANCE
25	DANDY BAG INLET SEDIMENT FILTER
26	BEAVER DAM
28	CONCRETE WASHOUT
	CLEARING LIMITS
E.S.R.	EMERGENCY STORM ROUTE

SEE EROSION CONTROL NOTES & DETAILS ON SHEET C5.1

NOTE:
Quantities for Erosion Control may vary between detailed plans and field conditions during construction. Plan quantities are a minimum; more erosion control may be necessary due to environmental conditions.

NOTE:
Contractors to accept all quantities as correct prior to beginning construction.



BASIN SPILLWAY DETAIL
NOT TO SCALE

811
Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)
SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY OF OXFORD	03.17.24	ETH	JAB

PRELIMINARY

CLARENCE PLACE HABITAT FOR HUMANITY

SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
601, 603, 607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

GRADING & EROSION CONTROL PLAN

bayer becker
www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 24-0127 CD
Drawn by: ETH
Checked By: JAB
Issue Date: 10-25-24
Sheet: C5.0

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Plot time: Dec 17, 2024 - 1:20pm
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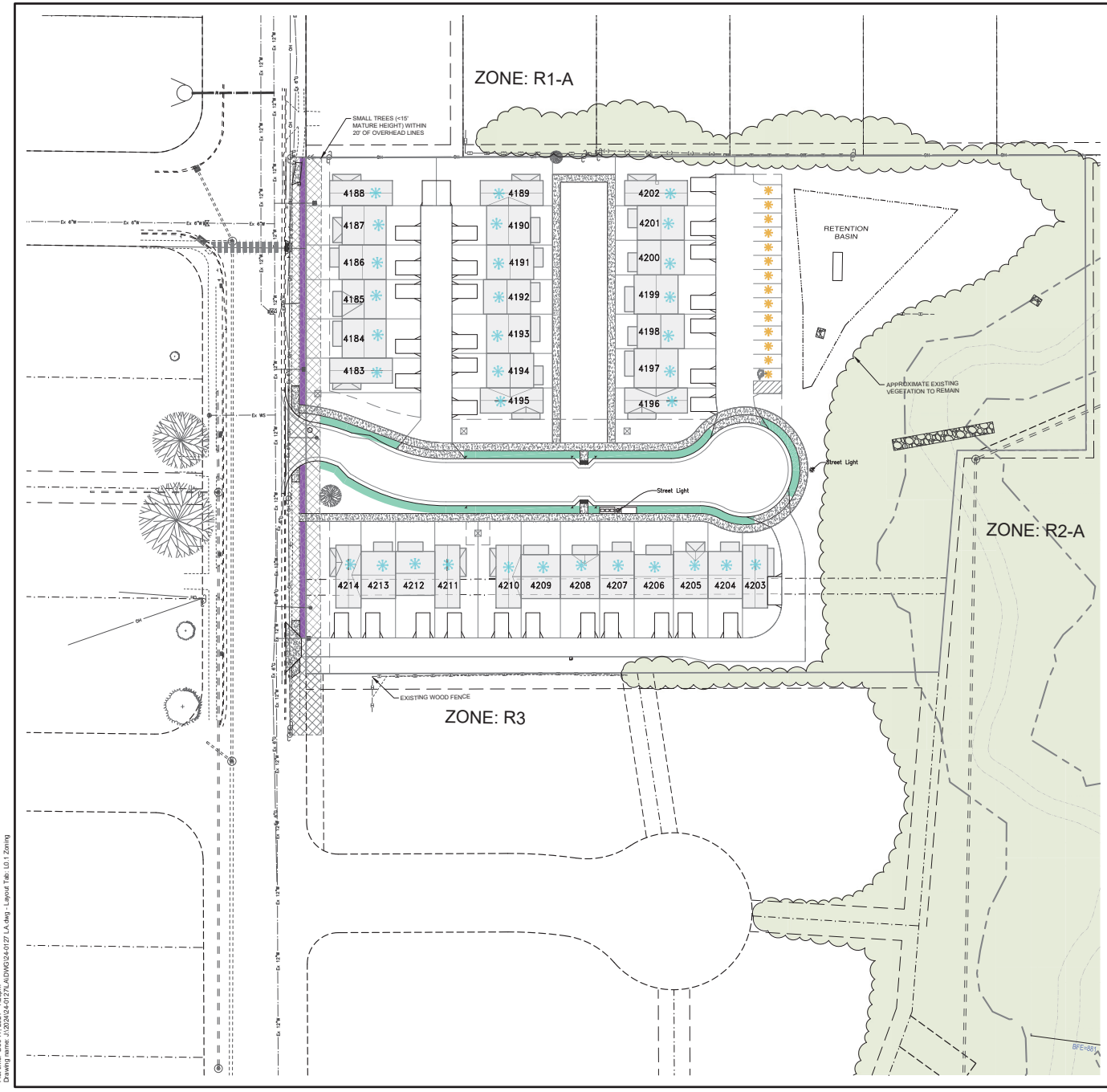

CITY OF OXFORD ZONING REQUIREMENTS

CURRENT ZONING:

R1-A (SINGLE FAMILY LOW-DENSITY RESIDENTIAL DISTRICT)

ADJACENT ZONING:

NORTH: W. CHESTNUT STREET
EAST: R1-A (SINGLE-FAMILY LOW-DENSITY RESIDENTIAL DISTRICT)
SOUTH: R2-A (SINGLE- AND TWO-FAMILY RESIDENTIAL DISTRICT)
WEST: R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT)

SECTION 1148.03 STREET TREE REQUIREMENTS:

TREES SHALL BE PLANTED IN THE TREE LAWN OR OTHER APPROPRIATE AREAS IN THE STREET RIGHTS-OF-WAY AS REQUIRED IN CHAPTER 935.

CHAPTER 935.05 STREET TREE SPECIES TO BE PLANTED

- THE TREE PLAN CONTAINS A LIST OF OFFICIAL STREET TREE SPECIES FOR THE CITY OF OXFORD
- PLANTED AT 2" DBH

CHAPTER 935.06 SPACING

- MIN. SPACING: SMALL TREES: 30FT, MEDIUM TREES: 40FT, LARGE TREES: 50FT

ALL NEWLY PLANTED STREET TREES SHALL BE PLANTED EQUAL DISTANCE BETWEEN THE SIDEWALK AND THE CURB.

WEST CHESTNUT STREET = 262 LF / 30 LF = 9 SMALL STREET TREES
INTERNAL STREET = 542 LF/ 50 LF = 11 LARGE STREET TREES

SECTION 1148.04 TREE PLANTING REQUIREMENTS:

(b) (1) RESIDENTIAL SINGLE-, TWO- & THREE- FAMILY STANDARDS:

- ON SINGLE-FAMILY LOTS, A MINIMUM OF ONE (1) TREE FOR EACH UNIT SHALL BE PLANTED WITHIN THE CORRESPONDING REQUIRED FRONT YARD AREA.

(d) EACH REQUIRED TREE SHALL BE A MINIMUM TWO (2) INCH CALIPER AND MUST BE A SPECIES THAT APPEARS ON THE CITY'S TREE LIST

32 UNITS = 32 TREES REQUIRED (32 TREES PROVIDED - SOME LOCATED OUTSIDE OF FRONT YARDS DUE TO LIMITED SPACE BETWEEN SIDEWALK AND BUILDINGS)

1149.07 (E) (6) LANDSCAPING

A. PARKING AREA SHALL HAVE TWO (2) TREES PER PARKING FACILITY PLUS ONE (1) TREE FOR EVERY FIVE (5) PARKING SPACES OR FRACTION THEREOF GENERALLY DISTRIBUTED THROUGHOUT THE PARKING AREA.

14 SPACES/ 5 = 3 PARKING LOT TREES

SECTION 1101.4 (410) LANDSCAPE PLAN:

A. BUFFERING

- BUFFERS SHALL PROVIDE YEAR-ROUND VISUAL SCREEN IN ORDER TO MINIMIZE ADVERSE IMPACTS. THEY MAY CONSIST OF FENCING, EVERGREENS, BERMS, ROCKS, BOULDERS, MOUNDS, OR COMBINATIONS.
- BUFFER REQUIRED TO SHIELD:

(1) NEIGHBORING PROPERTIES FROM ADVERSE EXTERNAL EFFECTS OF DEVELOPMENT

(2) DEVELOPMENT FROM NEGATIVE IMPACTS OF ADJACENT USES SUCH AS STREETS OR RAILROADS

3. REQUIREMENTS

A. YEAR ROUND SCREENING AT LEAST 8' HEIGHT AFTER THREE GROWING SEASONS

C. (5) MIN. BUFFER WIDTH FROM PARKING LOTS, GARBAGE COLLECTION, UTILITY AREAS, AND LOADING AND UNLOADING AREAS

D. TWENTY (20') FOOT WIDTH MIN. FROM ALL OTHER LAND USES (CAN BE REDUCED TO 10' FEET WHEN ADJOINING USE IS UNDEVELOPED, VACANT OR AGRICULTURAL LAND)

EVERGREEN SCREENS PROVIDED AT THE END AND ADJACENT TO ALLEYS AND TO REDUCE HEADLIGHT GLARE ONTO ADJACENT PROPERTIES

CONCEPT GRAPHICS SCHEDULE

PARKING SPACE
(1) TREE PER 5 PARKING SPACES
Takeoff: 14

SINGLE FAMILY HOME
Takeoff: 32

STREET TREES UNDER POWERLINES
MIN SPACING: SMALL TREES: 30FT
TREE LAWN WIDTH: 3' MIN.
Takeoff: 262 lf

STREET TREES
Takeoff: 526 lf

811
Know what's **below.**
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LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing:
State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk.
1	REVISED PER CITY OF OXFORD	9-17-24	LEM	

PRELIMINARY

CLARENCE PLACE
HABITAT FOR HUMANITY
SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
601, 603, 607 W. CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

ZONING EXHIBIT

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Planning • Design • Engineering
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 24-0127 LA
Drawn by: LEM
Checked By: ADH
Issue Date: 10-25-24
Sheet: L0.1

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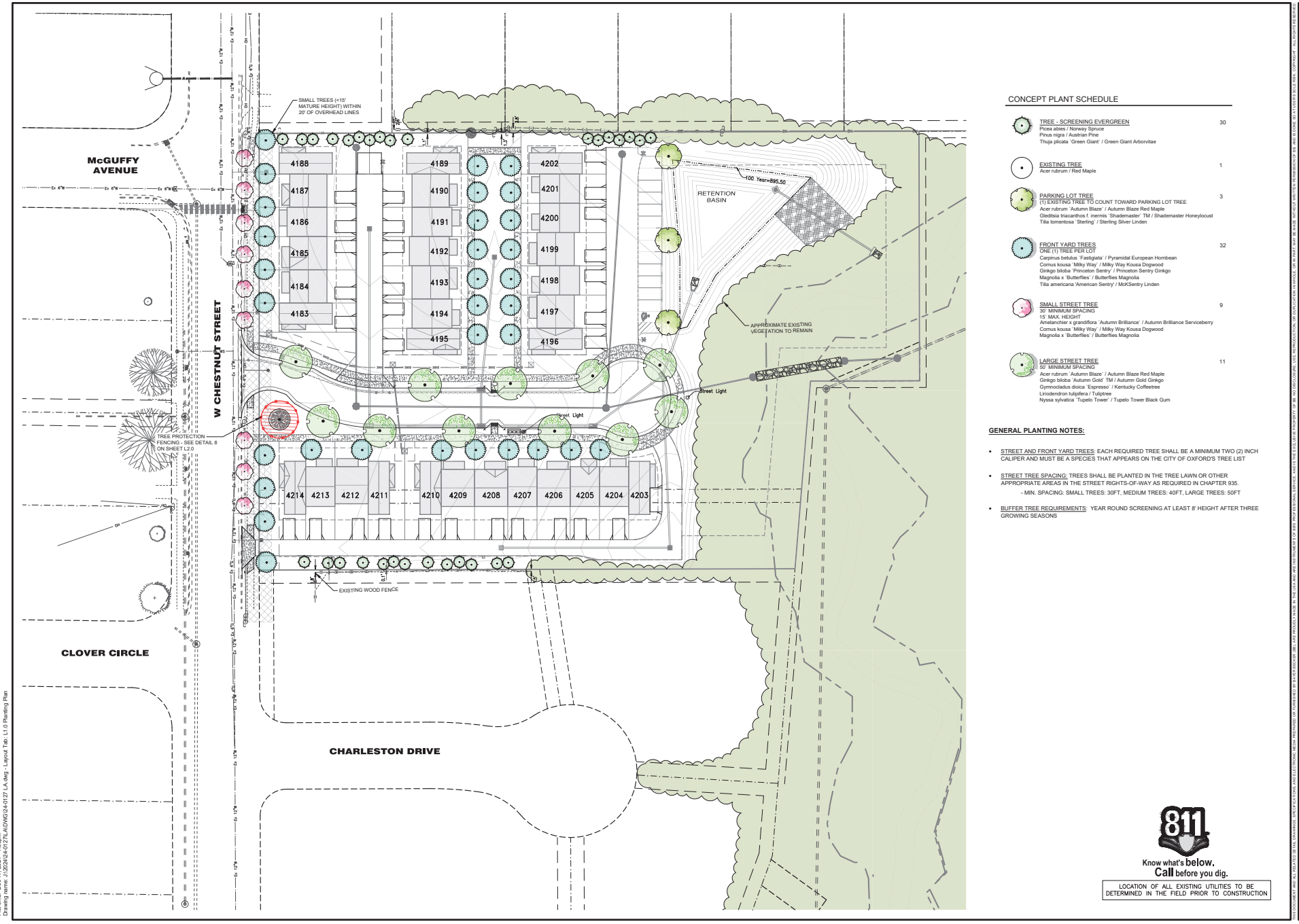
Plot time: Dec 17, 2024 - 1:29pm
Drawing name: J:\2024\24-0127\LA\DWG\24-0127 LA.dwg - Layout Tab: L0.1 Zoning



CONCEPT PLANT SCHEDULE

TREE - SCREENING EVERGREEN	Picea abies / Norway Spruce Pinus nigra / Austrian Pine Thuja plicata 'Green Giant' / Green Giant Arborvitae	30
EXISTING TREE	Acer rubrum / Red Maple	1
PARKING LOT TREE	(1) EXISTING TREE TO COUNT TOWARD PARKING LOT TREE Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple Gleditsia triacanthos f. inermis 'Shademaster' TM / Shademaster Honeylocust Tilia tomentosa 'Sterling' / Sterling Silver Linden	3
FRONT YARD TREES	ONE (1) TREE PER LOT Carpinus betulus 'Fastigiata' / Pyramidal European Hornbean Cornus kousa 'Milky Way' / Milky Way Kousa Dogwood Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo Magnolia x 'Butterflies' / Butterflies Magnolia Tilia americana 'American Sentry' / MokSentry Linden	32
SMALL STREET TREE	30' MINIMUM SPACING 15' MAX. HEIGHT Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry Cornus kousa 'Milky Way' / Milky Way Kousa Dogwood Magnolia x 'Butterflies' / Butterflies Magnolia	9
LARGE STREET TREE	50' MINIMUM SPACING Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple Ginkgo biloba 'Autumn Gold' TM / Autumn Gold Ginkgo Gymnocladus dioica 'Espresso' / Kentucky Coffeetree Liriodendron tulipifera / Tulipitree Nyssa sylvatica 'Tupelo Tower' / Tupelo Tower Black Gum	11

GENERAL PLANTING NOTES:

- STREET AND FRONT YARD TREES: EACH REQUIRED TREE SHALL BE A MINIMUM TWO (2) INCH CALIPER AND MUST BE A SPECIES THAT APPEARS ON THE CITY OF OXFORD'S TREE LIST
- STREET TREE SPACING: TREES SHALL BE PLANTED IN THE TREE LAWN OR OTHER APPROPRIATE AREAS IN THE STREET RIGHTS-OF-WAY AS REQUIRED IN CHAPTER 935.
  - MIN. SPACING: SMALL TREES: 30FT, MEDIUM TREES: 40FT, LARGE TREES: 50FT
- BUFFER TREE REQUIREMENTS: YEAR ROUND SCREENING AT LEAST 8' HEIGHT AFTER THREE GROWING SEASONS

811 Know what's below. Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION

Basis of Bearing: State Plane NAD83 (2011)

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk.
1	REVISED PER CITY OF OXFORD	12-17-24	LBM	

PRELIMINARY

CLARENCE PLACE HABITAT FOR HUMANITY

SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
601, 603, 607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

ZONING MINIMUM LANDSCAPE PLAN

bayer becker
Landscape Architecture
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 24-0127 LA
Drawn by: LEM
Checked By: ADH
Issue Date: 10-25-24
Sheet: L1.0

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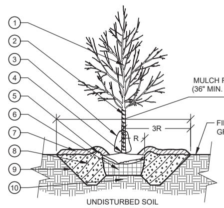
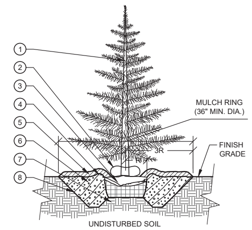


1. CENTRAL LEADER
2. TREE WRAP (STD. MANUFACTURER)
3. 15 GAL. GATOR BAG (SEE NOTES)
4. ROOT FLARE
5. SOIL BERM (SEE NOTES)
6. ROOTBALL
7. MULCH (SEE NOTES)
8. AMENDED PLANTING SOIL
9. ROOTBALL PIT
10. UNDISTURBED EXISTING OR RECOMPACTED BASE SOIL; 8" DEPTH

NOTES:
- A. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP ½ OF ROOTBALL.TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT. ROOT FLARE 1" ABOVE FINISH GRADE.
- B. TREE PIT TO BE THREE TIMES THE WIDTH OF THE ROOTBALL.
- C. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- D. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- E. SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- F. MULCH RING (SEE SPECIFICATIONS FOR DEPTH) AROUND TRUNK. MINIMUM 36" RADIUS DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- G. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG. 1"-4" CALIPER (1 BAG). 5"-8" (2 BAGS).
- H. TREE WRAP FOR TREES ABOVE 5" CALIPER REQUIRE A 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE.
- I. TREES UNDER 5" CALIPER ARE NOT REQUIRED TO BE GUYED UNLESS LOCATED ON SLOPES GREATER THAN 3:1 OR IN A WINDY LOCATION OR OTHER WISE DETERMINED NECESSARY.

1 TYP. TREE PLANTING DETAIL

NOT TO SCALE — P-24-HAB-01



1. CENTRAL LEADER
2. 15 GAL. TREEGATOR JR. PRO (SEE NOTES)
3. ROOTBALL
4. SOIL BERM (SEE NOTES)
5. MULCH (SEE NOTES)
6. AMENDED PLANTING SOIL
7. UNDISTURBED EXISTING OR RECOMPACTED BASE SOIL; 8" DEPTH
8. ROOTBALL PIT

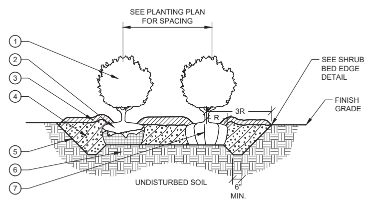
NOTES:
- A. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP ½ OF ROOTBALL.TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT. ROOT FLARE 1" ABOVE FINISH GRADE.
- B. TREE PIT TO BE THREE TIMES THE WIDTH OF THE ROOTBALL.
- C. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
- D. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- E. SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
- F. MULCH RING (SEE SPECIFICATIONS FOR DEPTH) AROUND TRUNK. MINIMUM 36" RADIUS DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
- G. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG.

2 TYP. EVERGREEN PLANTING DETAIL

NOT TO SCALE — P-24-HAB-02

GENERAL LANDSCAPE NOTES

- A. REFER TO LANDSCAPE SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- B. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
- C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.
- D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.
- E. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL TRAFFIC AND SAFETY REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.
- F. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.
- G. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.
- H. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.
- I. INSTALL PLANTS - REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
- J. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.
- K. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED. GATOR BAGS TO BE INSTALLED AND FILLED BETWEEN JUNE AND AUGUST. (1) BAG REQUIRED FOR 1" - 4" CALIPER TREES AND (2) BAGS REQUIRED FOR 5"-8" CALIPER TREES.
- L. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.
- M. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.
- N. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.

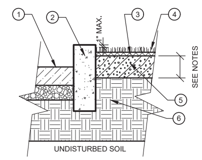


1. SHRUB
2. B&B SHRUB
3. MULCH (SEE NOTES)
4. AMENDED PLANTING SOIL
5. SHRUB PIT
6. UNDISTURBED EXISTING OR RECOMPACTED BASE SOIL; 8" DEPTH
7. CONTAINER SHRUB

NOTES:
- A. B&B: REMOVE TWINE, ROPE, WIRE, & BURLAP FROM TOP ½ OF ROOTBALL.TOP OF ROOTBALL TO BE FLUSH WITH FINISH GRADE AFTER SETTLEMENT. ROOT FLARE 1" ABOVE FINISH GRADE.
- B. CONTAINER: LOOSEN ROOT BALL OF ANY ROOT BOUND SHRUB.
- C. SHRUB PIT TO BE THREE TIMES THE WIDTH OF THE ROOTBALL.
- D. SCARIFY BOTTOM AND SIDES OF SHRUB PIT TO 4" MIN. DEPTH.
- E. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE OF ROCKS & DELETERIOUS MATERIALS. TOPSOIL AMENDED PER SOIL TESTING REPORT.
- F. MULCH ENTIRE SHRUB BED (SEE SPECIFICATIONS FOR DEPTH). MINIMUM 36" RADIUS. DO NOT PLACE MULCH WITHIN 3" OF STEMS.

3 SHRUB PLANTING DETAIL

NOT TO SCALE — P-24-HAB-06

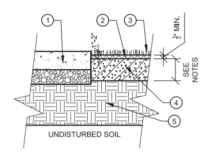


1. PAVEMENT (SEE PAVEMENT DETAIL)
2. ADJACENT CURB (SEE CIVIL PLANS)
3. ROOT LAYER (IF APPLICABLE)
4. LAWN (SOD OR SEED AS SPECIFIED)
5. AMENDED TOPSOIL (SEE NOTES)
6. UNDISTURBED SOIL

NOTES:
- A. LAWN/SOD SURFACE FLUSH WITH OR 1" MAX. BELOW ADJACENT PAVEMENT SURFACE.
- B. SEE SPECIFICATIONS FOR AMENDED SOIL DEPTH.
- C. IF LAWN AREAS ARE NOT IDENTIFIED ON PLANS TO BE SEED OR SOD, CONTACT LANDSCAPE ARCHITECT OR OWNER FOR VERIFICATION.

4 LAWN ADJACENT TO CURB

NOT TO SCALE — P-24-HAB-04



1. ADJACENT PAVEMENT
2. ROOT LAYER
3. LAWN (SOD OR SEED AS SPECIFIED)
4. AMENDED TOPSOIL (SEE NOTES)
5. UNDISTURBED SOIL

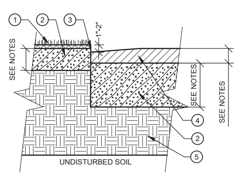
NOTES:
- A. LAWN TO BE HELD MIN. 1" BELOW ADJACENT WALK.
- B. SEE SPECIFICATIONS FOR AMENDED SOIL DEPTH.
- C. IF LAWN AREAS ARE NOT IDENTIFIED ON PLANS TO BE SEED OR SOD, CONTACT LANDSCAPE ARCHITECT OR OWNER FOR VERIFICATION.

5 LAWN ADJACENT TO PAVED SURFACE

NOT TO SCALE — P-24-HAB-05

IRRIGATION NOTES

- A. LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PLANT MATERIAL WITH THE IRRIGATION CONTRACTOR. IRRIGATION SYSTEM TO BE ACTIVATED UPON COMPLETION OF ALL LAWN AREAS.
- B. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- C. FURNISH ALL DESIGN, LABOR, MATERIALS, AND EQUIPMENT FOR THE PROPER INSTALLATION OF AN IRRIGATION SYSTEM TO SERVICE ALL LAWN AND PLANTED AREAS.
- D. THE CONTRACTOR SHALL PROVIDE LAYOUT AND DESIGN COORDINATION WITH THE LANDSCAPE REQUIREMENTS OF THE PLANTING TYPES, LOCATIONS AND SHALL INCLUDE WATER SAVING PRODUCTS (LIKE EPA WATERSENSE) AND PRACTICES WHICH DEMONSTRATE THE HIGHEST LEVEL OF PERFORMANCE (WATER SAVING FEATURES).
- E. SMART CONTROLLERS, HIGH-EFFICIENCY SPRAY NOZZLES, PRESSURE REGULATED HEADS, AND DRIPLINE IN BEDS MUST BE INCORPORATED. INDIVIDUAL SUB-ZONES MUST BE TAILORED TO THE WATERING REQUIREMENTS OF EACH MAJOR PLANT TYPE. UNDER NO CIRCUMSTANCES SHALL ANY TURF AREAS BE WATERED IN COMBINATION WITH PLANT BEDS. SPACING OF ALL SPRINKLER EQUIPMENT SELECTED SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS AS PUBLISHED. "HEAD TO HEAD" COVERAGE IS REQUIRED IN ALL TURF AREAS.
- F. IRRIGATION CONTRACTOR SHALL PARTICIPATE IN COORDINATION MEETINGS AS REQUIRED WITH THE OWNER'S REPRESENTATIVE AND RELATED PARTIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- G. THE IRRIGATION SYSTEM IS TO BE INSTALLED BY A CONTRACTOR WHO SPECIALIZES IN IRRIGATION DESIGN AND INSTALLATION AND HAS INSTALLED AT LEAST FIVE (5) PROJECTS OF EQUAL OR COMPARATIVE SIZE AND COMPLEXITY. IRRIGATION WORK SHALL BE PERFORMED BY A SINGLE FIRM, ACCEPTABLE TO THE OWNER'S REPRESENTATIVE AND LICENSED AS A CONTRACTOR IN THE STATE WHERE THE PROJECT IS TO BE INSTALLED.
- H. THE SYSTEM SHALL BE DESIGNED BY A CERTIFIED EPA WATERSENSE PARTNER, AS FOUND ON THE EPA WATERSENSE WEBSITE, OR MUST BE A MEMBER OF THE IRRIGATION ASSOCIATION (IA), FAIRFAZ, VA, AND HOLD A CID (CERTIFIED DESIGNER DESIGNER) QUALIFICATION.
- I. REFERENCED STANDARDS: AMERICAN SOCIETY FOR TESTING AND MATERIALS, ANNUAL BOOK OF ASTM STANDARDS, LATEST EDITION.
- J. CODES AND STANDARDS: IRRIGATION DESIGN AND INSTALLATION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL GOVERNING AGENCY REQUIREMENTS AND TO INDUSTRY STANDARDS. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING OF ANY DISCREPANCIES, INCONSISTENCIES, OR CONTRADICTORY REQUIREMENTS.
- K. SUBSTITUTIONS: NO SUBSTITUTIONS FROM THE INITIAL PLAN WILL BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE. REQUESTS MUST BE MADE TWO (2) WEEKS IN ADVANCE OF THE PROJECT START DATE. IN THE EVENT THE CONTRACTOR WISHES TO MAKE SUBSTITUTIONS OF MATERIALS, SUFFICIENT DESCRIPTIVE LITERATURE, NEW DESIGN, AND MATERIAL SAMPLES MUST BE FURNISHED TO ESTABLISH THE MATERIAL AS AN EQUAL SUBSTITUTE, AND THE DESIGN AS FUNCTIONAL. THE PROPOSED MATERIAL SUBSTITUTION MUST MEET THE ORIGINAL DESIGN INTENT AS IT PERTAINS TO WATER CONSERVATION.
- L. APPROVAL AND SELECTION OF MATERIALS AND WORK: THE SELECTION OF ALL MATERIALS AND THE EXECUTION OF ALL OPERATIONS REQUIRED UNDER THIS PERFORMANCE SPECIFICATION IS SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE WHO HAS THE RIGHT TO REJECT ANY AND ALL MATERIALS AND ANY AND ALL WORK WHICH, IN THEIR OPINION, DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AT ANY STAGE OF THE OPERATION. REMOVE REJECTED WORK AND MATERIALS FROM PROJECT SITE AND REPLACE PROMPTLY.
- M. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

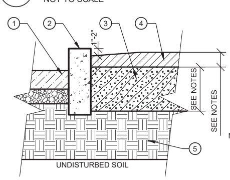


1. ADJACENT LAWN
2. AMENDED TOPSOIL
3. VERTICAL EDGE
4. MULCH
5. UNDISTURBED SOIL

NOTES:
- A. SHOVEL CUT BED EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN LAWN AND PLANTING AREA TO CONTAIN MULCH.
- B. TAPER MULCH ALONG PLANTING BED EDGE. MULCH TO BE HELD 1"-2" BELOW ADJACENT LAWN.

6 MULCH BED EDGE ADJACENT TO LAWN

NOT TO SCALE — P-24-HAB-07

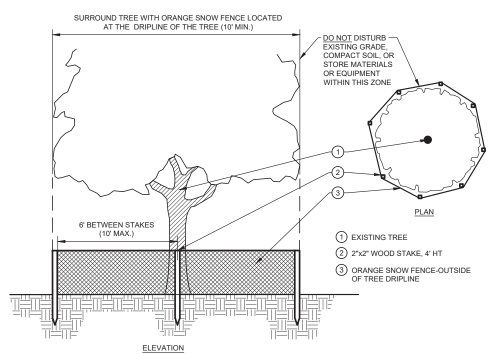


1. ADJACENT PAVEMENT (SEE PAVEMENT DETAIL)
2. ADJACENT CURB
3. AMENDED TOPSOIL
4. MULCH
5. UNDISTURBED SOIL

NOTES:
- A. TAPER MULCH ALONG PLANTING BED EDGE.
- B. MULCH TO BE HELD 1"-2" BELOW ADJACENT WALK. NO VOLCANO MULCH.

7 MULCH BED EDGE ADJACENT TO CURB

NOT TO SCALE — P-24-HAB-09



1. EXISTING TREE
2. 2"x2" WOOD STAKE, 4' HT
3. ORANGE SNOW FENCE-OUTSIDE OF TREE DRIPLINE

NOTES:
- A. DO NOT STAGE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR VEHICLES INSIDE TREE PROTECTION ZONES; PREVENT SOIL COMPACTION OVER ROOT SYSTEMS.
- B. DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES UNLESS OTHERWISE INDICATED.
- C. WHERE EXCAVATION FOR NEW CONSTRUCTION IS REQUIRED WITHIN THE DRIP LINE OF TREES, HAND CLEAR TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- D. ROOT PRUNING SHALL TAKE PLACE ONLY WHERE THE ROOTS OF EXISTING TREES HAVE BEEN DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, AS DIRECTED BY A CERTIFIED ARBORIST. CUT ROOTS WITH SHARP PRUNING INSTRUMENTS - BREAKING OR CHOPPING IS PROHIBITED.
- E. DO NOT FILL WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED.
- F. WHEN FILLING FOR NEW CONSTRUCTION IS REQUIRED WITHIN THE DRIP LINE, PERFORM WORK BY HAND TO MINIMIZE DAMAGE TO ROOT SYSTEM.
- G. AERATE SURFACE SOIL, COMPACTED DURING CONSTRUCTION, 10 FT BEYOND DRIP LINE. DRILL 2 IN DIAMETER HOLES A MINIMUM OF 12 IN DEEP AT 24 IN ON CENTER. BACKFILL HOLES WITH AN EQUAL MIX OF AUGURED SOIL AND SAND.

8 EXISTING TREE PROTECTION FENCING

3/16" = 1'-0" — P-24-HAB-16

Item	Revision Description	Date	Drwn:	Chk:
1	REVISED PER CITY OF OXFORD	12-17-24	LEM	

PRELIMINARY

CLARENCE PLACE
HABITAT FOR HUMANITY

SECTION 27, TOWNSHIP 5 NORTH, RANGE 1 EAST
(WEST OF GREAT MIAMI)
601, 603, 607 W CHESTNUT STREET
CITY OF OXFORD, BUTLER COUNTY, OHIO

LANDSCAPE DETAILS

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www.bayerbecker.com
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Drawing: 24-0127 LA
Drawn by: LEM
Checked By: ADH
Issue Date: 10-25-24
Sheet: L2.0

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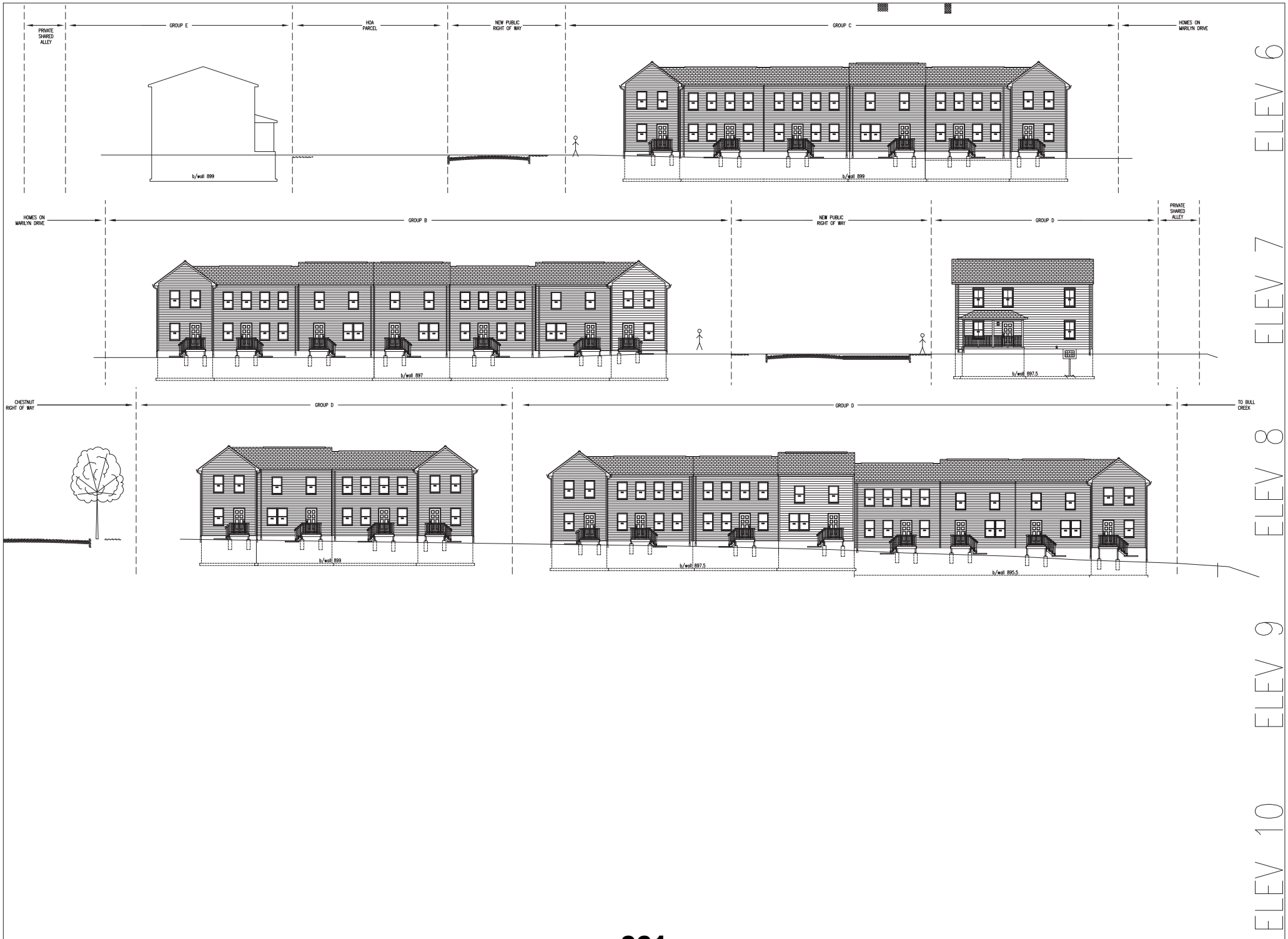
Plot time: Dec 17, 2024 - 10:34am
Drawing name: J:\2024\24-0127\LA\DWG\24-0127 LA.dwg - Layout Tab: L2.0 Details

HOMES ON MARILYN DRIVE
GROUP C
NEW PUBLIC RIGHT OF WAY
HOA PARCEL
GROUP E
PRIVATE SHARED ALLEY
ELEV 1
PRIVATE SHARED ALLEY
GROUP D
NEW PUBLIC RIGHT OF WAY
GROUP B
HOMES ON MARILYN DRIVE
910
905
900
b/wall 897
ELEV 2
HOMES ON MARILYN DRIVE
GROUP A
NEW PUBLIC RIGHT OF WAY
GROUP D
PRIVATE SHARED ALLEY
b/wall 896
b/wall 897.5
ELEV 3
TO BULL CREEK
GROUP D
GROUP E
CHESTNUT RIGHT OF WAY
b/wall 895.5
b/wall 897.5
b/wall 899
ELEV 4
CHESTNUT RIGHT OF WAY
GROUP C
PRIVATE SHARED ALLEY
GROUP B
COMMUNITY GREEN
GROUP A
PRIVATE SHARED ALLEY
b/wall 899
b/wall 896
ELEV 5

060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GROUP E
HOA PARCEL
NEW PUBLIC RIGHT OF WAY
GROUP C
HOMES ON MARILYN DRIVE
b/wall 899
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ELEV 6
HOMES ON MARILYN DRIVE
GROUP B
NEW PUBLIC RIGHT OF WAY
GROUP D
PRIVATE SHARED ALLEY
b/wall 897
b/wall 897.5
ELEV 7
CHESTNUT RIGHT OF WAY
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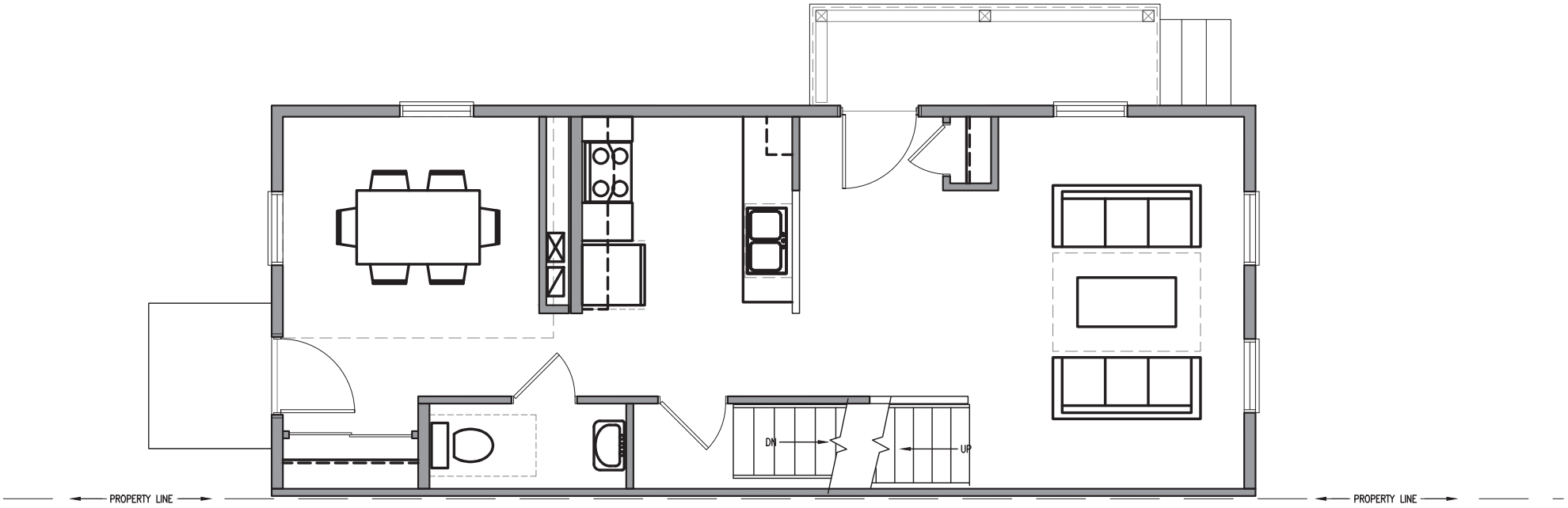

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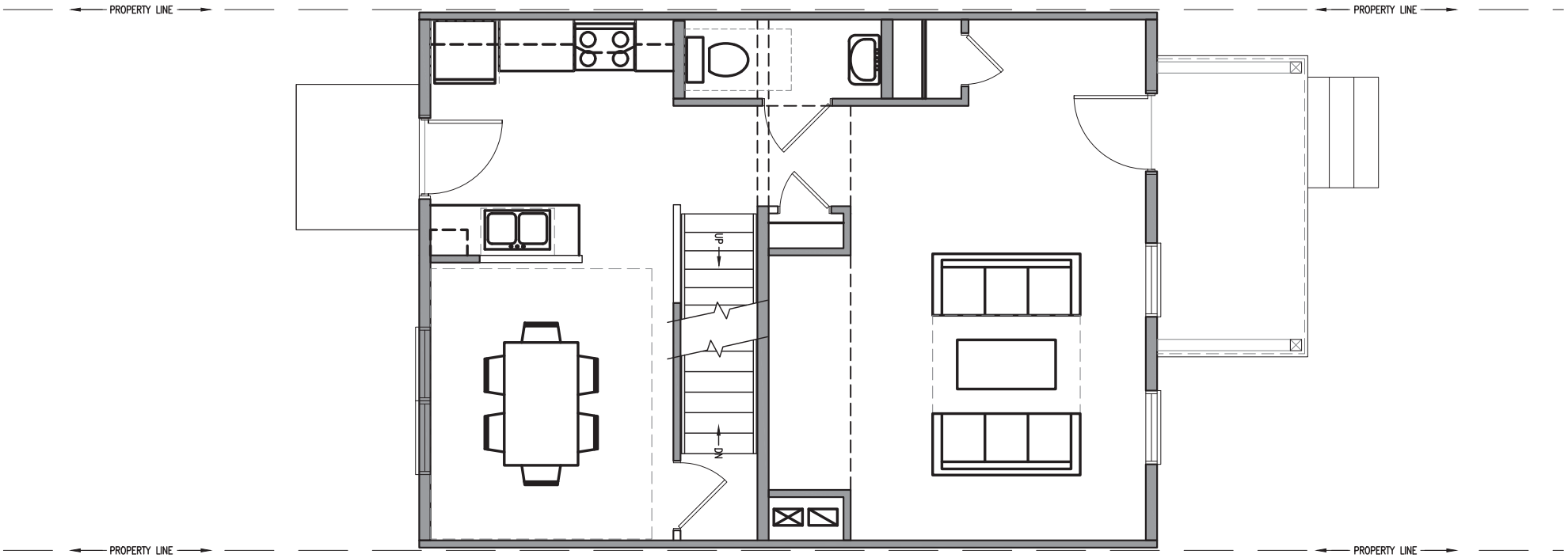

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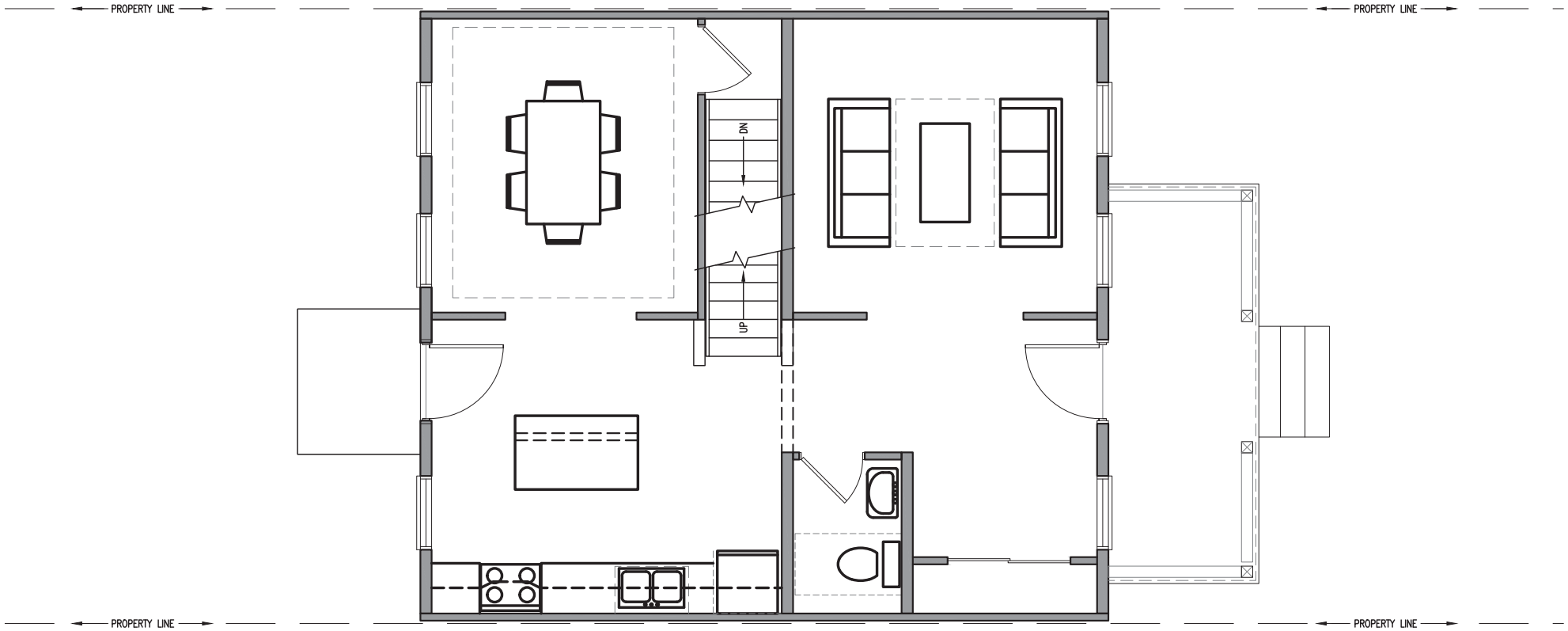

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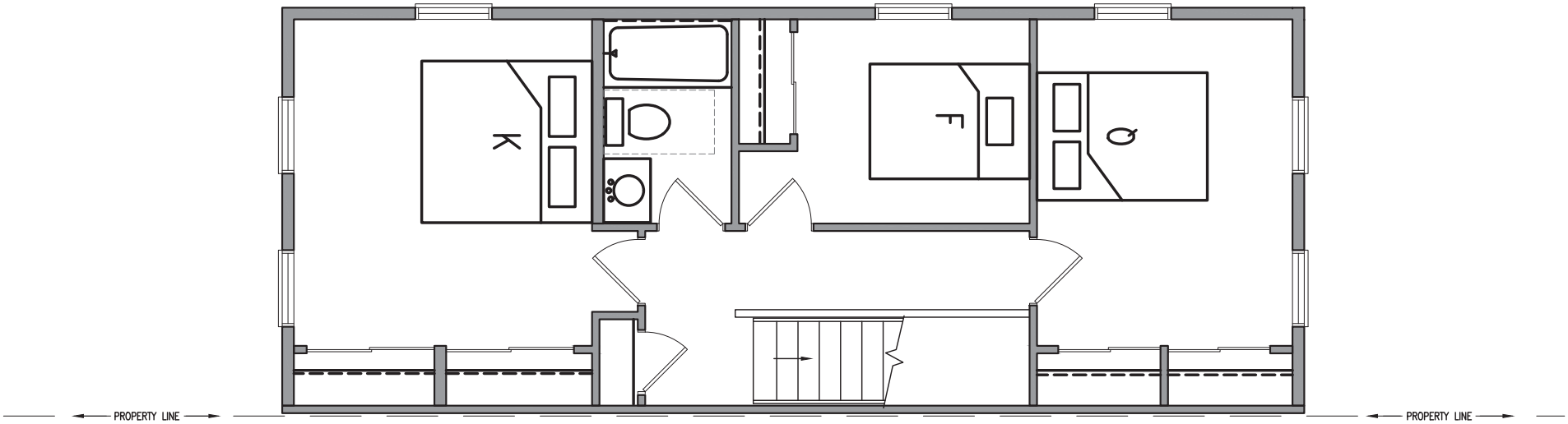

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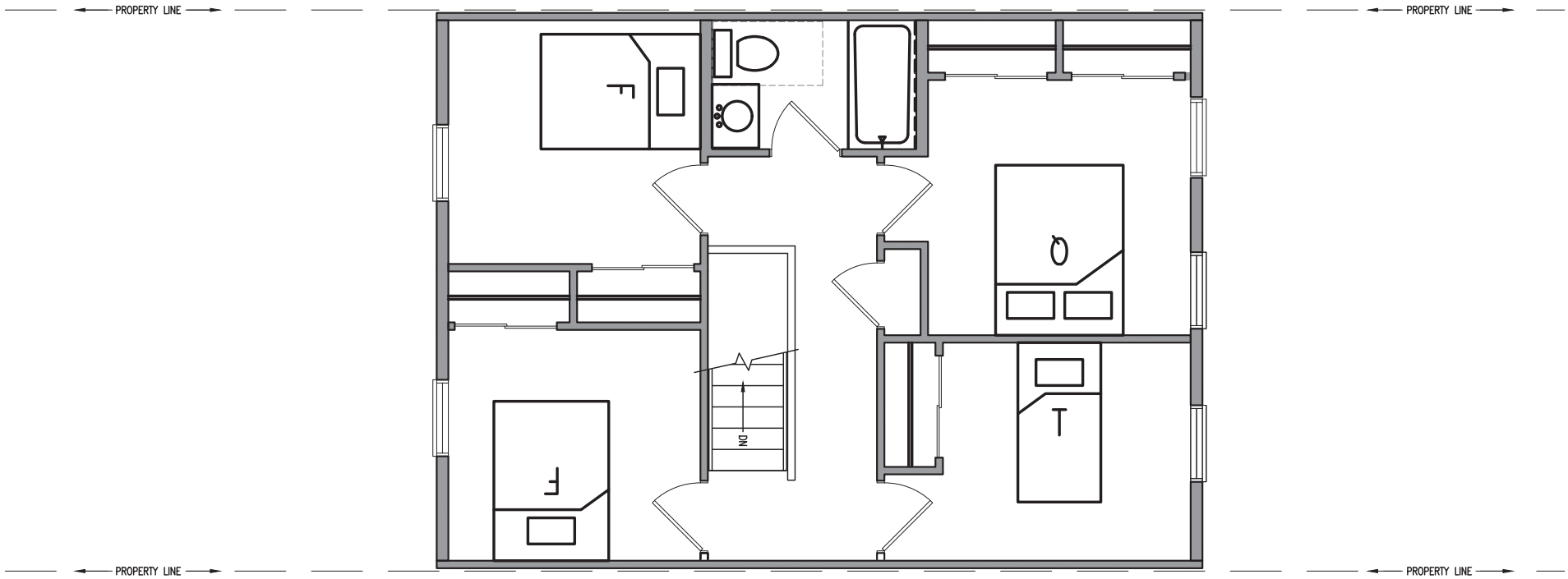

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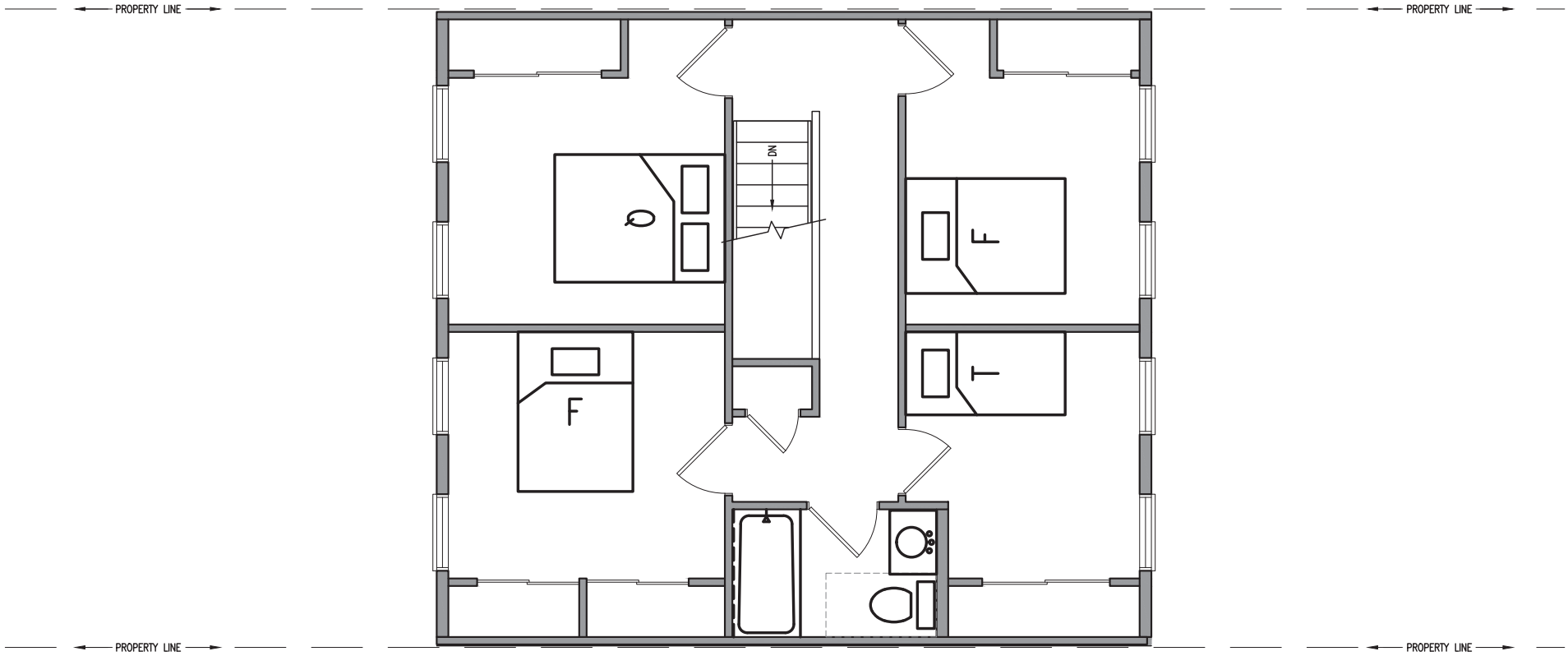

YORK
SECOND FLOOR

McGUFFEY

070

072

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

MEMORANDUM

Community Development Department
513-524-5204

TO: Planning Commission

FROM: Sam Perry, AICP
Community Development Director

MEETING DATE: January 14, 2025

RE: PC-2024-20, Uptown Floor Area Text Amendment

Based on the December meeting discussion, the Commission requested some follow-up regarding the practical effect of this code amendment. A specific request was made for example retail store size needs.

The text amendment request is to revise the threshold for the conditional use requirement from 10,000 square feet to 20,000 square feet. This would mean, that if a single business entity applied for a permit to occupy a tenant space of a new building, that a conditional use approval would not be required, if the floor area of the space to be used was under 20,000 square feet.

The applicant and Economic Development Specialist, Seth Cropenbaker, collected some information as follow-up:

For example, the "mini-Target" store on Calhoun Street near University of Cincinnati is 17,500 square feet. The daily operation is 8 am to 10 pm. There are full and part time employment opportunities. There is a limited selection focusing on home goods and electronics.

The first floor of the proposed new building at 110 East High Street, which was reviewed by HAPC, is 14,985 square feet. For comparison, the former Walgreen's building at 200 S. Locust Street is 14,761 square feet.

Staff's belief is that the proposed increase of the threshold has public benefits that outweigh the public risks, and, therefore, remain supportive of the application. The Commission may make similar or different findings, for or against the text amendment, as long as the findings correspond to the decision standards of 1135.02(c)(1)A-D.

Case No:
PC-2024-20

Meeting Date:
December 10, 2024

STAFF REPORT

Community Development | Planning Commission

APPLICATION DETAILS

Applicant	City of Oxford Economic Development Specialist, Seth Cropenbaker
Action Request	Text Amendment Increasing Allowable Retail Floor Area
Initiation Date	November 7, 2024
Affected Section	Oxford Zoning Code Section 1143.10 – Uptown District
Staff Recommendation	Table

PROPOSAL SUMMARY

This proposed text amendment is brought forward by City staff Economic Development Specialist, Seth Cropenbaker. The intent is to increase the likelihood of the occupancy of ground floor tenant spaces during the initial construction phase of buildings within the Uptown District. Expanding upon Mr. Cropenbaker's narrative, there are currently two large potential redevelopment sites within the Uptown District that could benefit from this text amendment. Currently, any retail or personal service utilizing over 10,000 square feet, is required to apply for a Conditional Use Permit prior to construction permitting or occupancy approval. The proposed amendment would increase the threshold to 20,000 square feet. Uptown ¼ blocks are approximately 20-24,000 square feet. Therefore, the proposed new threshold would expand the potential size of one business from roughly 1/8 block to ¼ block without any conditional use permit review.

BACKGROUND

The last major amendments to the Uptown Zoning provisions were in 2007 and 2008, following the Oxford Charter amendment, Issue 20, passed by the Oxford electorate. Prior to the Issue 20 Charter amendment, the Uptown area was regulated the same as the surrounding "Mile Square" which did not allow more than three dwelling units per structure. With the removal of the restriction, the Zoning Code needed to be amended to implement the intent of the community at that time. The intent was to incentivize property investment by increasing the number of potential dwellings. In lieu of the dwelling unit cap, a person/square foot limit per land area, was adopted. Ground floor non-residential space was also required, and the threshold for tenant usage was set at 10,000 square feet each. Several new buildings and redeveloped buildings have been constructed since 2008. Owners of two large blocks have expressed interest in redevelopment. One is the former bookstore site at 110 East High Street. The other is the former funeral home site at 101 W. Church Street. These can be challenging sites to develop because of building height limits and topography of a large site. It is unclear if or when either of these site developments will move forward. However, it is clear that new buildings Uptown are typically constructed initially for the upper-level residential tenants. The required ground floor commercial space often lags behind the occupancy of the upper levels, sometimes for many years. The 10,000 square foot threshold does provide a safety valve for additional review. However, it also presents an obstacle that could be resulting in extended

time of ground floor vacancy. The public review process brought about by a Conditional Use, can sometimes raise community concerns that are not tied directly to decision standards, thereby unfairly disadvantaging property owners with approval steps, without a clear public purpose being identified. Therefore, Conditional Use processes should be reserved for unique situations only.

The City has already embarked upon a complete re-write of the entire Zoning Code, through the end of 2025, however, this amendment was believed by staff to be of importance to be addressed in a more expeditious manner, prior to the complete re-write being finished.

DEPARTMENT COMMENTS

Due to a miscommunication, the proposed text amendment package was not shared with other City departments for comment until Wednesday, November 27.

Department	Respondent	Response
Economic Development	Seth Cropenbaker, Economic Development Specialist	Shared comment from community member
Engineering	Scott Otto, City Engineer	Not Returned
Fire	John Detherage, Fire Chief	Concern expressed regarding additional bars rather than retail
Police	John Jones, Police Chief	Not Returned

DECISION STANDARDS

Oxford Zoning Code Chapter 1135 outlines the text amendment process and decision standards that the Planning Commission must follow in making its recommendation to Council. At least one of the criteria must be met in order to recommend approval. The decision criteria are as follows and attached in the Appendix:

A. The proposed amendment will make the Code conform more closely with the Comprehensive Plan.

Planning staff agrees with Mr. Cropenbaker's citations of the Comp Plan, and also adds Action Item C4-A4, within the Community Well-Being Section: "Consider impact on public safety when making land use decisions."

In addition to the potential economic and place-making benefits, there could be the risk of potential negative impacts on public safety resources. The public safety resource impact would need to be negligible in order for this criteria to be satisfied. However, one must ask the question, "Are there

other codes, processes or tools, outside of Zoning, that could be utilized to minimize negative impact on public safety, while still leveraging new benefits from economic activity and place-making?"

Currently, there remain undeveloped or underdeveloped sites in the Uptown area. Existing Zoning codes may not be the only obstacle preventing development.

B. **The proposed amendment will improve the health, safety, and general welfare of Oxford.**

As with the above criteria, it will be difficult to predict the tenant mix within the Uptown area, as to how this will tangibly impact health, safety and general welfare. This phrase is holistic, and goes beyond public safety. It includes economic health and physical welfare.

C. **The proposed amendment will clarify the intent of the Code.**

The purpose of the Uptown district, as stated in Section 1143.10 is to preserve and encourage the continued vitality of the City's historic central business and civic activity area. Selected uses and regulatory standards are provided to guide development so as to achieve a mixture of appropriate uses in a functional, aesthetic and pedestrian compatible manner.

It could be argued that the mathematical threshold that currently exists, is clear, as it stands.

D. **The proposed amendment will better implement the intent of the Code.**

It could be argued that over the past 15 years the retail market conditions and Uptown development conditions have changed such that an increase in the square footage threshold is warranted in order to better implement the intent of the Code.

E. **The proposed amendment will improve enforcement of the Code.**

The mathematical factor is already clear and not in need of revising for the purposes of enforcement. However, a Zoning Code change, such as this, could result in new code enforcement challenges, beyond Zoning, such as increased volume and concentration of alcohol consumption in one area, which may result in public safety calls-for-service. Not, that these new challenges could not be resolved, but it is a consideration in the review of the text amendment. Upon interview with the Fire Chief, new challenges will likely arise, with this code amendment.

STAFF RECOMMENDATION

Based upon a review of the Decision Standards, staff recommends **tabling** of the text amendment request, until more information on potential public safety impact can be clearly understood. The Commission can cite the staff findings or make its own in its recommendation to City Council. Planning staff appreciates Mr. Cropenbaker's response and interest in looking for innovative methods to accomplish the goals of the Comp Plan.

SUBMITTED BY:

_____

Sam Perry, AICP
Community Development Director

DATE: December 4, 2024

EXHIBIT A

RELEVANT ZONING CODE PROVISIONS

Chapter 1135 governs amendments to the Zoning Code:

1135.01 – General.

(a) This Zoning Code is generally intended to provide for long-term land use and site planning in Oxford. However, there are times that the public necessity, convenience, general welfare, or good zoning practice require amendments to this Code. This section provides the procedures and standards by which this Code will be amended.

(b) There are two types of possible amendments to this Code. A text amendment changes the written text of the Code, which equally affects all land and improvements that are subject to such regulation. A map amendment (also called rezoning) changes the boundaries between zoning districts on the Zoning Map, which equally affects all of the land that is so rezoned.

1135.02 – Procedure.

(a) Initiation.

A text amendment may be initiated by the Chair of the Planning Commission, by adoption of a motion by Council or the Planning Commission, or by application to Planning Commission by a landowner or a resident of the City of Oxford.

A map amendment may be initiated by adoption of a motion by Planning Commission, by adoption of a motion by Council, or by application to Planning Commission by at least one owner of the property within the area proposed to be rezoned.

(1) Referral to Planning Commission.

After the proper initiation of a text amendment, the Zoning Administrator shall place the item on the Planning Commission agenda as required by Section 1129.09, Application Administration.

(b) Application.

If Planning Commission or Council initiates an amendment, then the Zoning Administrator shall provide information as necessary for proper consideration of the motion. The information provided shall be substantially similar to that required of an application for amendment.

An application for amendment shall be filed with the Zoning Administrator. An application shall be complete prior to being scheduled for a public hearing. An application will be considered complete only if the Zoning Administrator is satisfied that all of the materials required by this chapter are included and are sufficient in their content to satisfy the intent of the application requirements.

(1) Contents of application.

The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement, which includes the following information. A written, detailed description, where applicable, is required for each subsection.

All applications:

A. Application Fee.

B. The name, mailing address, and telephone number of the applicant.

C. A general description of the proposed amendment.

D. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.

E. A statement that identifies potential negative consequences of the proposed amendment.

F. Such other information regarding the proposed amendment as may be pertinent to the application or required by Planning Commission or Council.

Also required for text amendments:

A. Any existing section number and text that is proposed to be deleted or amended.

B. Any new or amended text as it is proposed to be codified including its proposed

location in the Code. (section numbers)

C. A narrative statement that describes the expected effects of the proposed text.

D. A narrative statement that compares the expected effects of the proposed text with any existing text that it will replace, if applicable.

Also required for map amendments:

A. A legal description of the area to be rezoned.

B. The proposed zoning of the area.

C. The current zoning of the area.

D. A description of existing uses in the area.

E. A vicinity map, at a scale approved by the Zoning Administrator, showing property lines, streets, existing and proposed zoning and other items required by the Zoning Administrator.

F. A list of the names and mailing addresses of all owners of land that is proposed to be rezoned and all land owners within 200 feet of every parcel proposed to be rezoned.

(2) Reapplication.

No application for a Zoning Code amendment that is substantially similar to an application that has been denied, wholly or in part, shall be accepted for one year from the date of denial. The Zoning Administrator shall determine if a similar application differs enough to be considered a different application and not subject to this section. The Zoning Administrator may consider factors such as the nature or size of a proposal, changes in the development or traffic patterns of the area, or newly discovered evidence pertinent to a decision on a previous application. An applicant may appeal the decision of the Zoning Administrator to the Board of Zoning Appeals.

(c) Planning Commission and Council Review.

The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Decision standards.

A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Text Amendments

A. The proposed amendment will make the Code conform more closely with the Comprehensive Plan.

B. The proposed amendment will improve the public health, safety, and general welfare of Oxford.

C. The proposed amendment will clarify the intent of the Code.

D. The proposed amendment will better implement the intent of the Code.

E. The proposed amendment will improve enforcement of the Code.

Map Amendments

A. There is an error on the Official Zoning Map or in the delineations between districts thereon.

B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.

C. There has been a substantial change in area conditions that necessitates the amendment.

D. There is a legitimate need for additional land area in the zoning district that will be expanded.

(d) Action by Planning Commission and Council.

(1) The Planning Commission shall recommend to Council approval, approval with

modifications, or denial of an application as presented and shall clearly state the findings upon which its recommendation is based.

(2) Council shall base its decision on the recommendation of Planning Commission and the decision standards of this section.

(e) Implementation of Amendment.

(1) The Zoning Administrator shall implement all Code amendments approved by Council when the ordinance approving the amendment becomes effective, regardless of when the amendment appears in the Zoning Code text or on the Zoning Map.

(2) Zoning Code amendments do not expire.

1143.10 – UP Uptown District.

(a) Purpose.

The purpose of this district is to preserve and encourage the continued vitality of the City's historic central business and civic activity area. Selected uses and regulatory standards are provided to guide development so as to achieve a mixture of appropriate uses in a functional, aesthetic and pedestrian compatible manner.

(b) Uses.

(1) Permitted uses.

A. Any combination of residential dwelling types as defined in Section 1159.05(8), A through E., on the second floor or higher.

B. Retail services shall not exceed 10,000 square feet of floor area on any given floor.

1. Apparel and jewelry.

2. Bars and establishments serving alcohol.

3. Books, stationery, newspapers, magazines, office equipment and office supply stores.

4. Drugs and pharmaceuticals.

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 improvements 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.

11. Other similar establishments engaged in retail trade except those included as Conditional Uses in subsection (b)(2) hereof.

C. Personal and professional services shall not exceed 10,000 square feet of floor area on any given floor.

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).

8. Theaters, not including drive-ins.

9. Other similar personal and professional services, such as employment agencies, travel bureaus, and ticket offices.

D. Accessory buildings incidental to the principal use.

E. Sidewalk uses.

1. This section is intended to provide for active use of private and public property in the Uptown District for outdoor cafes and retail sales. A sidewalk use requires a permit, shall be operated according to the provisions of this section, and is valid for one year and only for the location, design, and use approved.

2. A sidewalk use may include outdoor activity on both private and public property as follows:

a. Private property in the front setback area or any courtyard or other partially enclosed area adjacent to a right-of-way may be utilized only for the same commercial activity as the principal use on the first floor of the principal structure.

b. The public sidewalk and other paved portions of the right-of-way that are designed and constructed to accommodate pedestrians may be utilized only for the same commercial activity as the principal use on the first floor of an immediately adjacent principal structure.

3. A sidewalk use permit application shall include a fee, a scaled site plan, and other information sufficient to determine compliance with all of the following provisions:

a. The use may not result in less than five feet of open and unobstructed public sidewalk adjacent to the sidewalk use; and

b. The adjacent property owner and the operator of the use have a liability insurance policy that covers accidents and injuries on the public right-of-way for a minimum of one hundred thousand dollars ($100,000) per person and three hundred thousand dollars ($300,000) per accident, premiums are fully paid for the calendar year of the permit, and the City of Oxford shall be named as an additional insured upon such liability policy; and

c. The use shall employ only displays, counters, tables, chairs, umbrellas, and planters that are moveable; and

d. Nothing related to the operation of the use shall be permanently installed on public or private property except anchors that do not protrude above the adjacent sidewalk surface and do not otherwise create a trip hazard; and

e. All materials shall be lightweight and easily removable; and

f. All roofs shall be made of a flame-resistant (per Ohio Basic Building Code and Ohio Fire Code), nonstructural material such as treated canvas or vinyl fabric; and

g. All illumination shall be confined within the perimeter of the use; and

h. All partitions shall be transparent 3 feet above the adjacent sidewalk surface.

4. The City Manager or designee shall require removal of anything or correction of any condition associated with a sidewalk use that threatens the public health, safety, or general welfare and shall revoke an approved permit if its holder fails to comply with any such order in a timely manner.

5. The City Manager shall reinstate a revoked permit if the holder removes the immediate threat and provides sufficient proof that the threat will not recur.

6. If a sidewalk use permit is revoked more than once during the year that the permit is valid, the permit shall not be reinstated and a new permit shall not be issued until after the original expiration date of the revoked permit.

(2) Conditional Uses.

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

A. Retail services:

1. Any permitted retail use that exceeds 10,000 sq. ft. on any given floor.

2. Banks with drive-through facilities.

3. Building supplies, garden supplies.

4. Temporary or outdoor sales of plants and garden supplies.

5. Retail uses which do not provide a minimum ratio of 0.7:1 of the lot area.

6. Additional retail uses above the street level which would cause the maximum permitted gross floor area ratio to exceed the 3:1 ratio.

B. Personal and public services:

1. Any permitted personal or public service that exceeds 10,000 sq. ft. on any given floor.

2. Cultural institutions, including libraries, art galleries and museums.

3. Hotels and motels.

4. Places of worship.

5. Funeral homes.

6. Night clubs, discotheques, and other entertainment facilities.

7. Personal and Professional Services which do not provide a minimum of 0.7:1 of the lot area.

8. Additional personal and professional services above the street level which would cause the maximum permitted gross floor area ratio to exceed the 3:1 ratio.

C. Other uses.

1. Any combination of dwelling types as defined in Section 1159.05(8), A through E, on the first floor or basement.

2. Community-Oriented Residential Social Service Facilities (CORSSF's).

3. Shared Housing and Congregate Housing for the elderly.

4. Government owned and/or operated parks and recreation facilities.

5. Bed & Breakfasts.

6. Publicly owned and operated neighborhood recreation centers.

7. 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.

8. Schools: primary, intermediate, and secondary, both public and private.

9. Hospitals

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

(1) Lot requirements.

A. Minimum Lot Area:

1. Lots in the Uptown District shall be a minimum of three thousand (3,000) square feet.

B. Minimum Lot Frontage:

1. 33 feet

(2) Yard requirements.

Front Yard	16.5 feet minimum except * On High Street - at least 70 percent of building must meet the right-of-way line
Rear Yard	none except * Adjacent to a residential district 10 feet minimum
Side Yard	none except * Adjacent to a residential district 6 feet minimum

(3) Structural requirements.

A. Building height:

Minimum - 23 feet and a minimum of 2 stories above street grade

Maximum - 48 feet and 4 stories maximum above street grade.

B. Gross Floor Area Ratio:

1. The maximum permitted gross floor area ratio of a structure at or above grade in the Uptown District shall be 3. (Lot area x 3 = total bldg. sq. ft.)

a. Commercial space shall provide a minimum ratio of 0.7:1 of the lot area on the street level subject to the following:

i. The basement of a structure may be used for retail, personal and professional uses but shall not be computed into the minimum 0.7:1 ratio.

ii. Uncovered outdoor areas shall:

a. Be associated with the first floor commercial occupant,

b. Be located on the property and/or on the public sidewalk, only with a valid sidewalk permit.

c. Be computed into the minimum 0.7:1 ratio, but not the overall 3:1 ratio.

b. Residential space shall provide a maximum ratio of 2:1 of the lot area subject to the following:

i. Stairways, hallways, elevators outdoor patios, decks, and balconies, for residential use shall be computed into the maximum 2:1 ratio.

(4) Maximum Residential Density.

A. Occupancy shall be limited to one person per 200 square feet of lot area.

Chapter 1147 – Conditional Uses

1147.01 – General.

(a) Purpose.

Conditional Uses are land uses that are potentially appropriate in many zoning districts but that are likely to have characteristics that could be detrimental to the public health, safety, or general welfare if not located appropriately, operated appropriately, or mitigated with good design.

(b) Permit Requirement.

Each Conditional Use shall be approved according to the provisions of this chapter.

(c) Effect of Conditional Use Permit.

A Conditional Use permit shall be valid only for the specific use and location approved.

(Ord. 3364. Passed 8-16-16.)

1147.02 – Procedure.

(a) Application.

An application for a Conditional Use Permit shall be filed with the Zoning Administrator. An application shall be complete prior to being scheduled for a public hearing. An application will be considered complete only if the Zoning Administrator is satisfied that all of the materials required by this chapter are included and are sufficient in their content to satisfy the intent of the application requirements.

(1) Contents of application for conditional use permit.

Thirteen complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. Please contact the Zoning Administrator prior to submitting an application to discuss the submission requirement. If any information is submitted in color or on non-standard paper, more copies may be required.

A. Application Fee.

B. Description of Use and Site.

A written, detailed description shall include the following information. A separate response is required for each subsection.

1. The name, mailing address, and telephone number of the applicant and the property owner.

2. If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf.

3. A legal description of the site, including all separate lots.

4. A description of the existing uses of the site.

5. The zoning district in which the site is located.

6. A description of the proposed use.

a. A description of operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.

b. The hours of operation.

7. A narrative statement that evaluates the compatibility of the proposed use with the general vicinity and adjacent properties.

a. How the use is similar to or different from existing area uses and if there will be any interaction between the proposed use and existing uses.

b. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites.

c. If the use will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.

d. How any potential negative effects on adjacent land will be mitigated.

8. A statement about why the location proposed is more appropriate for the use than other locations.

9. A statement of the necessity or desirability of the proposed use to the neighborhood or community.

10. Separate, detailed statements that individually address each of the items listed as potential concerns for the proposed use.

11. A list of the names and mailing addresses of all land owners within 200 feet of the site.

12. Such other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by Planning Commission.

C. 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.

1. North arrow.
2. Scale.
3. Vicinity map.
4. All existing and proposed lot lines within the site.
5. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
6. Location, height, and use of all proposed and existing structures.
7. Location and design of all proposed vehicle management areas.
8. Location, size, and type of all proposed signs.
9. Location, height, and type of all proposed screening and landscaping.
10. Distances to residential zoning districts if within 1,000 feet.
11. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
12. Other information as required by the Planning Commission.

D. Landscape Plan.

The plan shall demonstrate compliance with the requirements of Chapter 1148.

E. Elevations of proposed structures, or typical elevations if structures are not yet designed, shall be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.

F. Other.

Photographs of the existing use and its surroundings.

(b) Reapplication.

(1) No application for a Conditional Use that is substantially similar to an application that has been denied, wholly or in part, shall be accepted for one year from the date denial. The Zoning Administrator shall determine if a similar application differs enough to be considered a different application and not subject to this section. The Zoning Administrator may consider factors such as the nature or size of a proposal, changes in the development or traffic patterns of the area, or newly discovered evidence pertinent to a decision on a previous application.

(2) An applicant may appeal the decision of the Zoning Administrator according to the Board of Zoning Appeals.

(c) Planning Commission Review.

The Planning Commission shall base its review of a proposed Conditional Use upon the complete application, upon any staff report, and upon any relevant and credible testimony presented during the public hearing.

If the Planning Commission finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

(1) Burden of Proof.

A. Planning Commission has no obligation to recommend approval and City Council has no obligation to approve a Conditional Use. This Zoning Code assumes that the uses listed in this section are not appropriate unless an applicant proves that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which it is proposed.

B. Applicants shall prove that potential negative impacts of elements such as location, size and extent of facilities and operations, site design, traffic generation, site access, and potential impact upon public facilities will be adequately mitigated.

(2) General Decision Standards.

All Conditional Uses shall satisfy these General Decision Standards.

A. The proposed use is in fact a Conditional Use appropriate for in the zoning district in which

it is proposed.

B. The use and site will satisfy the general intent of this Zoning Code.

C. The use and site will be compatible with the general intent of the Comprehensive Plan.

D. The size and shape of the site are sufficient for the proposed use.

E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.

F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.

G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.

H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.

I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.

J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.

K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.

L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

M. Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.

N. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

(d) Action by Planning Commission.

(1) The Planning Commission shall recommend to Council approval, approval with conditions, or denial of an application as presented and shall clearly state the findings upon which its recommendation is based.

(2) The Planning Commission shall base its recommendation to Council upon how well the application satisfies the General Decision Standards and the Decision Standards for the proposed use. In its recommendation, Planning Commission may waive or modify dimensional regulations of the Zoning Code, or impose more strict regulations and any additional conditions, guarantees, and safeguards it deems necessary to satisfy the purposes of this Zoning Code.

(e) Issuance and Revocation of Conditional Use Permit.

The Zoning Administrator shall issue a Conditional Use Permit after the Planning Commission recommends and Council approves an application. Construction permits shall not be issued unless the plans substantially conform to those approved by Council. Any changes to a Conditional Use that are not approved by the Zoning Administrator shall constitute a violation of the Zoning Code.

(1) Expiration and Reinstatement of Conditional Use Permit.

A Conditional Use Permit shall automatically expire if the Conditional Use ceases operation for more than one year. Expiration of a legal nonconforming Conditional Use is subject to the provisions of Chapter 1137- Nonconformities.

(2) Period of Validity.

A. 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.

B. If an approved Conditional Use fails to meet these deadlines, the applicant may request a

time extension from the Planning Commission. No application materials are required, however, the Zoning Administrator may request information he or she deems necessary for the Planning Commission to make a decision. Planning Commission will consider the request at its next regularly scheduled meeting. Such request does not require a public hearing.

C. If the scope of the approved Conditional Use has not changed and the proposed use still satisfies the decision standards, the Planning Commission shall grant a 6-month extension of time for compliance. No more than four such extensions may be granted.

(3) Revocation of Conditional Use Permit.

A Conditional Use Permit may be revoked by City Council upon an affirmative recommendation from the Planning Commission if the existing Conditional Use Permit fails to meet one of the following requirements:

A. The conditions of approval are not met or maintained.

B. The property ceases to be operated as an approved conditional use.

C. The continuance of the conditional use would pose a substantial risk to the public health, safety and welfare.

(f) Changes to a Conditional Use.

(1) Minor Changes to an approved Conditional Use.

An operator of an approved Conditional Use may submit a written request for approval of changes to the site or operating conditions of the use. The Zoning Administrator may administratively approve changes to a Conditional Use if such changes:

A. Do not change the use.

B. Are of a magnitude that will not substantially alter the appearance of the use from off of the site.

C. Will not substantially or detrimentally affect the provision of public services to the site or general vicinity.

D. Will not substantially or detrimentally increase potential demand on public or private utilities.

E. Are not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood.

F. Are not contrary to and in no way diminish the intent of the originally approved permit. Administrative approvals shall be clearly documented and made part of the original Conditional Use permit on file.

(2) Major Changes to an Approved Conditional Use.

Any changes to an approved conditional use that do not meet the criteria of a minor change are considered a major change. A major change requires an entirely new Conditional Use application (including the fee), according to the provisions of this chapter.

(3) Changes to a Conditional Use not procedurally approved.

An existing use that is listed in this code as a Conditional Use, that is in a zoning district where such use in permitted as a Conditional Use, that was never approved by a legislative, quasi-judicial, or administrative review, and that was legal at the time of its establishment is considered an approved Conditional Use and is subject to the provisions of this chapter. An existing use that is listed in this code as a Conditional Use and is in a zoning district where such use is not permitted is considered a legal nonconformity. Any proposed changes to such uses are subject to the provisions of Chapter 1137.

(Ord. 3364. Passed 8-16-16. Amended by Ord. 3563 to add subsection (a)(1)(D), passed 5-5-20.)

1147.03 – Use specific regulations and potential concerns.

The uses listed in this section are Conditional Uses in at least 1 zoning district. Each use is listed with Potential Concerns and may be listed with specific regulations. The Potential Concerns are use-specific criteria that Planning Commission shall consider when it makes a recommendation to Council on an application for a Conditional Use. The Planning Commission may also consider additional use-specific concerns not listed here if it deems them appropriate. The Additional Regulations are more strict or additional dimensional regulations or operational conditions that apply to the use, regardless of whether it is permitted or conditional, and regardless of the zoning district in which it is located, and are enforced by the Zoning Administrator.

(a) General.

Wherever no specific area, lot width, or setback requirements are specified in the provisions for specific Conditional Uses, then the dimensional regulations for the most restrictive permitted use in the applicable zoning district shall apply.

(b) Uses.

(1) Agricultural Services.

A. Potential Concerns.

1. Produce and meat storage areas.

2. Noise, dust, and odor from operations.

3. Truck routes from municipal boundary.

4. Temporary sales.

B. Regulations.

1. Farm product storage buildings shall be set back a minimum of 100 feet from a residential zoning district.

2. No outdoor farm machinery repair unless entirely enclosed within a screening fence.

3. Animal enclosures shall be set back a minimum of 200 feet from all lot lines.

(2) Airports and Landing Strips.

A. Potential Concerns.

1. Aircraft noise.

2. Dust from operations.

3. Lighting.

4. Proximity of powered aircraft on the ground to lot lines and adjacent uses.

B. Regulations.

1. Compliance with FAA regulations.

2. Runway locations will not require height restrictions on other properties less than would normally be required by dimensional regulations of the zoning district.

3. Runways and taxiing areas shall be setback a minimum of 100 feet from a residential zoning district.

4. Aircraft storage and service buildings shall be setback a minimum of 100 feet from a residential zoning district.

(3) Animal Hospitals, Veterinary Clinics, and Kennels.

A. Potential Concerns.

1. Traffic generation from associated retail sales.

2. Location of diagnosis and outdoor activity areas relative public streets and residential zoning district.

3. Design of facilities that will help ensure humane conditions and treatment of animals.

4. Animal noise and odor.

B. Regulations.

1. Outdoor pens are not permitted.

2. Outdoor activity shall be limited to diagnosis and temporary outdoor activity for boarded animals.

(4) Bed & Breakfast.

A. Potential Concerns.

1. Disruptive impacts to surrounding neighborhood (noise, trash, late hour activity, etc.)

2. Condition, care, and occupancy of property during times when not occupied by guests.

3. Comparison to neighborhood character/makeup; presence of owner-occupied dwellings.

4. Proximity to Arterial/Collector roadway(s).

B. Regulations.

1. Compliance with Property Maintenance Code.

2. Sufficient off-street parking must be provided to accommodate anticipated number of guests.

3. Bed & Breakfasts are prohibited in Neighborhood Conservation Overlays.

4. The Conditional Use Permit shall specify the maximum number of cumulative days the bed

& breakfast may be booked throughout a calendar year period, as well as the maximum guest occupancy at any one time.

5. All bed & breakfasts shall be registered with the City pursuant to Chapter 743 of the Oxford Codified Ordinances.

(5) Gas Station with Convenience Store.

A. Potential Concerns.

1. Adequate design of vehicle management area.

2. Location of fuel pumps and pump canopy.

3. Outdoor sales and storage.

B. Regulations.

1. All merchandise shall be located within a completely enclosed structure.

2. Fuel pumps shall be set back a minimum of 30 feet from lot lines or 40 feet from a residential zoning district.

3. Fuel pump canopies shall be set back a minimum of 20 feet from lot lines or 40 feet from a residential zoning district.

(6) Vehicle Service and Repair.

A. Potential Concerns.

1. Proper design of vehicle management area.

2. Proximity of service areas to lot lines and adjacent uses.

3. Outdoor sales and storage.

4. Tow truck storage.

B. Regulations.

1. All disassembly, service, and assembly of vehicles shall be within a completely enclosed structure.

2. All service equipment and supplies shall be within a completely enclosed structure.

3. Vehicles being serviced or awaiting service shall not be stored in an unenclosed area for more than 7 days.

4. Vehicle service bays shall be setback a minimum of 100 feet from a residential zoning district.

(7) Vehicle Washing Facility.

A. Potential Concerns.

1. Design of vehicle management area.

2. Enclosure of potential nuisances.

3. Screening from adjacent uses residential.

4. Lighting.

5. Hours of operation.

B. Regulations.

1. Wash bays shall be setback a minimum of 100 feet from a residential zoning district.

2. Outdoor equipment (such as vacuum stations) shall not be located in a yard adjacent to a residential zoning district.

3. Queuing spaces shall not be located in a yard adjacent to a residential zoning district.

(8) Drive-Through Banking and Pharmacy Facilities.

A. Potential Concerns.

1. Design of vehicle management area.

2. Noise from operations (vehicle and loudspeaker).

3. Screening from adjacent uses.

B. Regulations.

1. Drive-through stations shall not be located in a yard adjacent to a residential zoning district.

2. Queue spaces shall not be located in a yard adjacent to a residential zoning district.

(9) Drive-Through Convenience and Beverage Facilities.

A. Potential Concerns.

1. Design of vehicle management area.

2. Noise from operations (vehicle and loudspeaker).
3. Proximity to churches, schools, other similar institutions.
4. Location and adequacy of dumpsters.
B. Regulations.
1. Structure shall be set back a minimum of 50 feet from a residential zoning district.
2. Drive-through stations shall be completely enclosed.
3. Cue Queue spaces shall not be located in a yard adjacent to a residential zoning district.
4. Site shall be a minimum of 500 feet from a church, school, or similar institution, except in a commercial zoning district.

(10) Drive-Through Restaurant Facilities.
A. Potential Concerns.
1. Design of vehicle management area.
2. Noise from operations (vehicle and loudspeaker).
3. Signs and menu boards.
4. Location and adequacy of dumpsters.
B. Regulations.
1. Drive-through stations shall not be located in a yard adjacent to a residential zoning district.
2. Cue Queue spaces shall not be located in a yard adjacent to a residential zoning district.
3. Drive-up stations shall be setback a minimum of 50 feet from a residential zoning district.

(11) Bars and Taverns.
A. Potential Concerns.
1. Evening traffic.
2. Noise from operations (music).
3. Location and adequacy of dumpsters.
B. Regulations.
1. Site shall be a minimum of 500 feet from a church, school, or similar institution, except in a commercial zoning district
2. Structure shall be set back a minimum of 50 feet from a residential zoning district

(12) Indoor Sports and Recreation Facilities such as Bowling Alleys, Skating Rinks, Tennis and Racquetball Courts, Soccer Fields, and Swimming Pools.
A. Potential Concerns
1. Traffic volume during group or league events.
B. Regulations.
1. Entrance to structure shall not be located in a yard adjacent to a residential zoning district.
2. Parking spaces shall not be located in a yard adjacent to a residential zoning district.
3. Structure shall be set back a minimum of 30 feet from a residential zoning district.

(13) Building Materials Sales Yards.
A. Potential Concerns
1. Noise, dust, vibration from operations.
2. Height and visibility of merchandise storage structures.
3. Commercial vehicle storage.
4. Location of loading spaces and on-site management of delivery vehicles.
5. Unenclosed storage and display.
B. Regulations.
1. Traffic management areas shall not be located in a yard adjacent to a residential district.
2. Commercial woodworking equipment and other similar machinery shall not be permanently affixed or operated within 50 feet of a residential zoning district, except within a completely enclosed structure.

(14) Cemeteries.
A. Potential Concerns
1. Location and size of structures including mausoleums, chapels, gatehouses, crematoriums, offices, and service and storage buildings.

2. Appropriate screening, ornamental fencing, and landscaping to minimize potential nuisance.

B. Regulations.

1. Driveways shall be set back a minimum of 10 feet from all lot lines.

2. Grave markers, mausoleums, and other monuments shall be setback a minimum of 10 feet from all lot lines.

(15) Churches, Libraries, Community and Recreation Centers.

A. Potential Concerns

1. Adequate lot size to permit future expansion.

2. Location and screening of outdoor recreation areas.

3. Bus or van storage.

4. Lighting.

5. Parking and traffic impact.

B. Regulations.

1. None.

(16) Clinics.

A. Potential Concerns

1. Extent of accessory services.

2. Hours of operation.

B. Regulations.

1. Accessory services, including laboratories and pharmacies for the use of patients visiting medical practitioners in the clinic, may not be accessible directly from the exterior of the building and may operate only during the hours of operation for the clinic.

(17) Golf and Country Clubs.

A. Potential Concerns.

1. Proximity of fairways and greens to lot lines and adjacent structures.

2. Trajectory of golf balls.

3. Location of cart paths.

4. Location of accessory uses such as ball fields, swimming pools, and tennis courts.

5. Appropriate screening of high activity areas from adjacent properties.

B. Requirements.

1. Cart paths shall be a minimum of 10 feet from all lot lines.

2. Accessory uses such as clubhouses, restaurants, bars, swimming pools and similar activities are subject to any regulations that would apply to their operation as a principal use.

(18) Service Organization Lodges.

A. Potential Concerns

1. Location of accessory uses such as ball fields, swimming pools, and tennis courts.

2. Appropriate screening of high activity areas from adjacent properties.

B. Requirements.

1. Accessory uses such as clubhouses, restaurants, bars, swimming pools and similar activities are subject to any regulations that would apply to their operation as a principal use.

(19) Fraternity and Sorority Houses.

A. Potential Concerns.

1. Aesthetic Concerns:

a. Historical characteristics of existing structures.

b. Residential scale and character.

c. Yards and landscaping.

d. Walls and fences.

2. Activities Areas:

a. Porches and patios.

b. Locations of recreational areas and courts.

c. Locations of accessory structures.

3. Vehicle Management:

a. Site access.
b. Required parking.
c. Emergency access.
d. Deliveries.
e. Occasional and excess parking management.
4. Adequate Public Utilities:
a. Water.
b. Sewer.
c. Storm water management.
d. Other services.
5. Nuisance:
a. Waste/trash management.
b. Noise and off-site impact.
c. Lighting and off-site impact.
B. Requirements:
1. New Structures: Building shall be of a size and scale that approximates neighboring structures.
2. Existing Structures: Exterior renovation and improvements shall be maintained to protect existing architectural details, materials and ornamentation.
3. Addition: Building expansions shall be sympathetic to the architectural scale and style of the existing building.
4. Outdoor Areas: Activity areas shall be designed and located to contain noise and light within the property. Activity areas shall be appropriately screened from adjacent properties.
5. Waste facilities: Trash and recycling containers and material shall be stored in a fully enclosed area and properly screened. The waste enclosure shall be adequate for the occupancy and accessible to service vehicles.
6. Parking and Transportation Demand Management: Parking shall meet requirements of Zoning Code Chapter 1149 and shall be properly designed, screened and maintained.
(20) Family Community Residence, Group Community Residence, and Community Residence.
A. Potential Concerns.
1. Maximum occupancy and staffing.
2. Appropriate indoor and outdoor recreation areas.
3. Proximity to and number of similar uses in Oxford.
B. Regulations.
1. Site shall be a minimum of 891 feet from any other Community Residence
(21) Day Care Centers and Nursery Schools.
A. Potential Concerns
1. Location and adequacy of planned outdoor play area.
2. Noise.
3. Adequate drop-off facilities.
B. Regulations.
1. Use of outdoor play areas shall be limited to between the hours of 8:00 a.m. and 8:00 p.m. daylight hours.
(22) Drive-In Theater.
A. Potential Concerns
1. Appropriate screening.
2. Setback and visibility of screen from residential zoning district and public streets.
3. Design of vehicle management area, especially street access.
4. Noise from operations (vehicle).
B. Regulations.
1. No outdoor loudspeaker is permitted.
(23) Elderly Housing, Congregate Housing.
A. Potential Concerns.

1. Proximity to existing or possible area uses that are potentially dangerous to elderly or handicapped occupants.

B. Regulations.

1. Maximum density of 1 dwelling unit per 3,000 square feet

(24) Funeral Homes and Mortuaries.

A. Potential Concerns.

1. Design of vehicle management areas to ensure quick and efficient access to public streets during processions.

2. Adequate cue space at drop-off areas to ensure that access to parking spaces is not impeded.

B. Regulations.

1. All hearses, limousines, and other related business vehicles shall be stored within an enclosed building when not in use

2. Parking areas are exempt from provisions of the Vehicle Management regulations that would prevent a vehicle management area that is designed to facilitate funeral processions.

(25) Gaming Arcades.

A. Potential Concerns.

1. Proximity to schools, churches, and establishments serving alcohol.

2. Proximity to residential zoning district.

3. Adequate screening of parking and outdoor gathering areas.

(26) Hospitals.

A. Potential Concerns.

1. Location of parking for employees.

2. Parking for visitors.

3. Design of drop-off area.

4. Emergency vehicle access to the site and to the building.

5. Adequate lot size and shape to handle current proposal and possible additions.

6. Screening.

7. Access to appropriate street.

8. Helicopter landing facilities.

(27) Motels.

A. Potential Concerns.

1. Proximity to residential.

2. Screening from residential.

3. Appropriate street access.

(28) Nursing Homes, Convalescent Homes.

A. Potential Concerns.

1. Adequate lot size to provide for visitors and for outdoor activities.

2. Access to an appropriate street.

3. Adequate screening from residential.

B. Regulations.

1. Minimum 500 square feet per bed of on-site open space.

(29) Riding Academies, Stables.

A. Potential Concerns.

1. Adequate lot size.

2. Noise and dust from operations.

3. Security fencing.

4. Location of corrals and other animal areas.

5. Adequate vehicle management area for transportation of animals.

6. Hours of operation.

B. Regulations.

1. Any area designed to accommodate animals used in the operations shall be set back a minimum of 50 feet from any lot line.

(30) Schools.

A. Potential Concerns.
1. Adequate lot size to permit future expansion.
2. Bus and van storage.
3. Access to streets that can handle traffic generated by the use.
4. Design of vehicle management area.
5. Location of outdoor facilities such as ball fields and band practice areas.
6. Proximity to incompatible uses (establishments serving alcohol).
B. Regulations.
1. Parking spaces shall not be located in a yard adjacent to a residential zoning district.
2. Structure shall be setback a minimum of 30 feet from a residential zoning district.
(31) Temporary and/or Outdoor Sales of Plants and Garden Supplies.
A. Potential Concerns.
1. Signs.
2. Sight distance at corner lots.
B. Regulations.
1. Storage of goods shall not reduce the usable number of parking spaces by more than 10 percent of the required total.
2. Goods shall not be stored in a driveway required to access required parking spaces.
(32) Mini-Warehouse (Self-Storage Units):
A. Potential Concerns
1. Adequate lot size
2. Design of vehicle management area
3. Outdoor storage-inoperable vehicles and junk
4. Hours of operation
5. Proximity to residential zoning districts
6. Flammable, combustible material stored on site
7. Compatibility of the scale and character of the project with surrounding properties and existing uses
B. Regulations
1. Site shall be at a minimum of two acres, and maximum of five acres in area
2. Parking area shall not be located in yard adjacent to a residential zoning district
3. Outdoor security lighting shall be designed to prevent spillover to adjoining properties
4. Landscaping along the public street
5. Any chain-link fence shall have limited visibility from the public street, unless approved by the Planning Commission.
6. Sufficient isle way width and on-site water supply (including fire hydrants locations) will be determined by the Oxford Fire Chief, between buildings for firefighting purposes.
7. Design of the building and site shall be consistent with the following criteria:
a. The rear of the principal building shall not face the public right-of-way
b. The front façade of the principal building shall be finished utilizing masonry material that has textured relief. No vinyl or aluminum shall be used in finishing on the front façade of the building.
c. The building façade shall have different articulation in height and setbacks.
d. The roof of the principal building shall not be a long continuous flat roof and a break in length and elevation shall be provided in regular interval.
e. The entrance to the site shall be designed to allow sufficient queuing that on-street traffic will not be impacted.
f. Outdoor storage shall have limited visibility from the public right-of-way.
g. There shall be no employee residing on site, unless specifically approved by the Planning Commission and the City Council.
C. Other
1. Encourage the mini-warehouse as the second principal use in conjunction with or behind other principal uses.
(33) Business Incubator:

A. Potential Concerns

1. Hours of operation

2. Type of businesses generating noise, vibration, fumes and other obnoxious environmental concerns

3. Outdoor operations

B. Regulations

1. All activities/merchandise shall be located within a completely enclosed space.

2. Sized adequately to provide all necessary business support

(34) Off-site Parking and Shared-Use Parking

A. Potential Concerns

1. Adequate supply of spaces for all modes of transportation

2. Distance from use

3. Hours of operation/schedule conflict

4. Valet service

5. Proximity to mass transit

6. Accommodation for special needs/accessibility

7. Maintenance responsibility

8. Future land use changes/parking demand

B. Regulations

1. Recorded easement agreement

2. Specific distance limit for off-site

3. Performance review timeframe

4. Requires evidence justifying sufficient parking

(35) Parking Lot Alternate Design Plan

A. Potential Concerns

1. Safety of all modes of transportation

2. Green space

3. Storm water quality/environmental

4. Storm water quantity/run off rate

B. Regulations

1. Any additional factors that affect the practical application of this section, such as notable topographic changes, watercourses, and bodies of water

2. Conditions of approval to protect the public health, safety, and general welfare

3. Modifications of this chapter to protect the public health, safety and general welfare.

(36) Off-Street Parking in UP and RO Districts

In the UP and RO Districts, a Conditional Use permit is required for any new off-street parking areas, or expansions to existing parking areas greater than twenty five (25) percent as compared to the area existing on the effective date of this provision. A Conditional Use shall not be required for any new or expanded off-street parking provided to comply with minimum requirements for single-, two-, or three-family dwellings on individual lots.

A. Potential Concerns

1. Lack of necessity for additional parking

2. Green space

3. Increased traffic flow on residential streets

4. Adverse effects on adjacent properties

B. Regulations

1. The applicant is required to demonstrate that such a parking facility is necessary to the public convenience and is fulfilling a demand or need that cannot already be met by the existing off-street and on-street parking supply.

(37) Floor Area Exceeding Maximum Allowable Square Footage

A. Potential Concerns

1. Adequate lot size

2. Adequate design of vehicle management area

3. Setback from residential zoning setback and public streets
4. Buffering and screening
5. The hours of operation
B. Regulations
1. The building exterior shall be compatible with the characteristics of neighboring structures.
2. Parking shall not be in the front yard
3. Other vehicular related concerns, i.e. ingress and egress, etc.…
(38) Hours of Operation Beyond Normal
A. Potential Concerns
1. Noise generation impacting surrounding properties
2. Potential exterior lighting, including signage, affecting adjoining properties
3. Potential traffic during those additional hours
B. Regulations
1. Noise level be kept below allowable level, unless approved by the City Council
2. Solid screening to buffer noise and outdoor lighting
(39) Residential Units on the First Floor or Basement
A. Potential Concerns
1. Reduce available non-residential site available for development
2. Potential impact to other non-residential development
B. Regulations
1. The exterior appearance shall be consistent with adjoining properties
(40) Accessory Building to be used as a dwelling unit
A. Potential Concerns
1. Vehicle management
2. Location of the accessory building
B. Regulations
1. Relationship of its size, mass, height and square footage to the principal building
2. Building style and material
3. Building orientation consistent with the principal building.

(41) Transient Guest Lodging as an Accessory Use (greater than 90 cumulative days booked per year)

A. Potential Concerns.

1. Disruptive impacts to surrounding neighborhood (noise, trash, late hour activity, etc.)
2. Condition, care, and occupancy of property during times when not occupied by guests.
3. Comparison to neighborhood character/makeup; presence of owner-occupied dwellings.

B. Regulations.

1. Compliance with Property Maintenance Code.
2. Sufficient off-street parking must be provided to accommodate anticipated number of guests.
3. Compliance with all other provisions applicable to Transient Guest Lodging.

ZONING TEXT AMENDMENT APPLICATION

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

BOX 1 | APPLICATION DETAILS

List Affected Code Chapters/Sections	1143.10 Uptown District (b) Uses (1) Permitted Uses B. Retail services shall not exceed 10,000 square feet of floor area on any given floor
Proposed Amendment Description	Propose to amend the text to read "Retail services shall not exceed 20,000 square feet of floor area on any given floor" This change would facilitate the development and occupancy of moderate-to-large retail spaces in the Uptown District "by right". Eliminating potential barriers for developers and job creators in the Uptown District, and encouraging growth and vibrancy in Oxford.

BOX 2 | APPLICANT INFORMATION

Applicant Name	Seth Cropenbaker
Applicant Company Name	City of Oxford
Mailing Address	15 S. College Ave. Oxford, OH 45056
Email Address	SCropenbaker@CityOfOxford.org
Telephone Number	(513) 255 - 4293

BOX 3 | ATTACHMENT CHECKLIST

Submit all contents in **PDF format.** No printed copies are necessary.

☐ **Narrative Letter** addressing all components required by *Section 1135.02(b)(1)* – more information on Page 3

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 4 | 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.

Applicant Name (Print)	Seth Cropenbaker		
Applicant Signature	Seth W Cropenbaker	Date	12/2/2024

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.

Narrative/Cover Letter Requirements For source text see Oxford Zoning Code *Section 1135.02(b)(1)*

- A general description of the proposed amendment.
- A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
- A statement that identifies potential negative consequences of the proposed amendment.
- Any existing section number and text that is proposed to be deleted or amended.
- Any new or amended text as it is proposed to be codified including its proposed location in the Code (Section numbers).
- A narrative statement that describes the expected effects of the proposed text.
- A narrative statement that compares the expected effects of the proposed text with any existing text that it will replace, if applicable.
- Such other information regarding the proposed amendment as may be pertinent to the application.

Decision Standards For source text see Oxford Zoning Code *Section 1135.02(c)*

The Planning Commission shall base its recommendation on a proposed Zoning Code amendment upon the complete application, upon any staff report, and upon any relevant and credible public comment presented during the public hearing. Council shall base its decision on the same materials and shall also consider the Planning Commission recommendation.

If the Planning Commission or Council finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

A proposed amendment shall be approved if its benefits will likely outweigh any potential pitfalls, and if **at least one (1)** of the following criteria is met:

A. The proposed amendment will make the Code conform more closely with the Comprehensive Plan.

B. The proposed amendment will improve the health, safety, and general welfare of Oxford.

C. The proposed amendment will clarify the intent of the Code.

D. The proposed amendment will better implement the intent of the Code.

E. The proposed amendment will improve enforcement of the Code.

MEMORANDUM

Economic Development Departments
513-524-5201

TO: Sam Perry, City of Oxford Community Development Director
FROM: Seth Cropenbaker, City of Oxford Economic Development Specialist
DATE: November 27, 2024
RE: Zoning Text Amendment Uptown Retail Area Restriction

Dear Sam Perry,

The Oxford Tomorrow Comprehensive Plan establishes multiple objectives for energizing and constructing the future for Oxford in all facets of the City's operation. Among these findings are a series of goals that outline critical areas to address, as well as identifying specific steps to achieve those goals.

All efforts should be made to support the goals outlined in the Oxford Tomorrow Comprehensive plan, as well as facilitate and encourage investment into the primary business district of the Oxford Uptown. To achieve these efforts the City of Oxford Economic Development Department proposes an amendment to the text from the City of Oxford Codified Ordinances established in "1143.10 Uptown District, (b) Uses, (1) Permitted Uses, B. Retail services shall not exceed 10,000 square feet of floor area on any given floor".

The specific amendment would increase the maximum allowable area for retail services in the Uptown District, by right, up to 20,000 square feet. The amended text in the Ordinance would read as follows: "1143.10 Uptown District, (b) Uses, (1) Permitted Uses, B. Retail services shall not exceed 20,000 square feet of floor area on any given floor".

This change would allow more flexibility for development, allowing a broader range of retail services and prospective tenants and businesses within the Uptown District. Further this would allow construction of a wider variety of spaces in the Uptown District, without burdening the private sector, or staff and commission members, with application and review of variances. Further a large retailer in the Uptown District could serve as a "cornerstone" tenant, attracting consumers to the area and supporting all businesses in the Oxford Uptown.

This proposed amendment is supported by the following goals and actions outlined in the Oxford Tomorrow Comprehensive Plan.

1. "L1 Ensure future development and redevelopment contributes to an aesthetic, character, and quality that is uniquely Oxford"
    a. "1.1-A2 Explore increasing allowable building height in one or more targeted locations"
        i. While this amendment does not address building height, it does address allowable uses of buildings in the spirit of this goal.
    b. "1.1-A4 Refine zoning districts to promote mixed-use and neighborhood-oriented commercial development."
2. "E1 Attract new businesses and employment opportunities to diversity the local economy"
    a. "E1-A1 Establish a culture of service excellence in attracting new businesses and assisting new business startups."

This proposed change is intended to support development of new mixed-use construction in the Uptown District. Further this amendment would allow property owners a pathway to recruiting a wider variety of potential tenants, while reducing City-placed obstacles to their efforts. Ultimately this proposed change could result in the addition of a nationally recognized retailer in the Uptown District that would be a boon to existing Uptown businesses, student recruitment efforts by Miami University and the City of Oxford at large.

The potential exists for negative and unintended consequences of this amendment. It would be possible that development of a large retail space would create a barrier for a smaller or locally owned retailer. It could become cost-prohibitive for some prospective tenants to occupy a larger space. However, these issues could be addressed via redevelopment and subdivision of a large open floor area. Also, it would be possible that in Oxford's free market economy, that a less desirable retailer could occupy such a space. However, this is a reality we face at any retail location in Oxford as we have few limitations on the specific operations of businesses, provided they meet the broad zoning requirements for a designated location.

Please consider the proposed text amendment, increasing the maximum allowable retail area in the Uptown District to 20,000 square feet. This measure would serve as tool for attracting and facilitating new development in the Uptown District, thus supporting the Oxford Tomorrow Comprehensive Plan, the vibrancy in our local economy, sense of place in Oxford, and more.

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: January 2, 2025

RE: PC-2024-19, Text Amendments to Oxford Planning & Zoning Code

Case No. PC-2024-19 corresponds to a package of text amendments proposed for the sake of addressing known issues and concerns related to alley development. The Planning Commission conducted a robust review of the proposed amendments at its meeting on December 10, 2024.

An updated set of all proposed textual changes to the Planning & Zoning Code is attached to this memorandum. Staff has made several key edits in response to Commission feedback. The attached pages are distinguished by:

- Blue underlined text, to identify new language to be inserted into the Code; and
- ~~Red struck-through text~~, to identify existing language to be deleted from the Code.
- Blue underlined text highlighted in yellow draws attention to the newest language inserted after December 10.
- ~~Red struck-through text highlighted in yellow~~ draws attention to existing language proposed for deletion after December 10.

The tables on the next series of pages communicate a summary of revisions made. The same topic categories as conveyed in the December 4 staff report appear in this memo.

TOPIC	Current Sections Affected	New Section Numbers
Minor Subdivisions	1101.6 1101.7 (703) 1143.10(c) 1159.07(11)	1141.03(j)(2)(C)

- <u>Question Raised</u>: Is an alley the same as a street, and does the Ohio Revised Code (ORC) preempt the notion of treating each separately?

  - Within ORC 711, the word "street" is mentioned 48 times, and the word "alley" is mentioned 8 times. Each time the word "alley" is mentioned, so too is the word "street" in the same sentence; for example, Section 711.01 addresses the platting of new villages or additions to municipal corporations, stating that *the plat* [laying out said addition] *shall particularly describe the streets, alleys, commons, or public grounds* (…). This seems to suggest that streets and alleys should be construed as separate and distinct from one another.

  - Additionally, the use of the phrase "existing public street" in ORC 711.131 is only used for the purpose of distinguishing which subdivisions may have the ability to be approved without a plat (i.e., as "minor" subdivisions), in contrast to those requiring a plat (i.e., "major" subdivisions).

  - Even if a minor subdivision along an alley is proposed to the City pursuant to this section of the ORC, the properly designated representative of the City must still find that the *proposed division is not contrary to applicable platting, subdividing, **zoning,** health, sanitary, or access management regulations* … (emphasis added).

  - In other words, even despite possible statutory limitations toward subdivision, under Ohio state law any City still has home rule authority to adopt zoning rules separate from subdivision platting rules, whereby zoning standards particular to lot dimensions can restrict the manner in which property may be (re)subdivided.

  - Minimum ***frontage*** standards were first adopted into the Oxford Zoning Code in January 2021; at that time, in virtually every zoning district the minimum frontage requirement was set to match that of the lot *width* already prescribed. However, the definition of *frontage*; defined as *the width of a parcel abutting a public right-of-way measured at the front property line*; was left untouched, meaning that an alley right-of-way could suffice in meeting a frontage requirement.

  - Staff now proposes to modify the definition of frontage in ***Section 1159.07(11)*** to call out *streets* and *roads* exclusively, meaning that any property fronting exclusively on one or more alleys could no longer comply with a minimum frontage requirement, and thus not capable of receiving a Minor Subdivision approval.

  - Alley development on pre-existing lots could still persist despite this change, as the proposed ***Section 1141.03(j)*** would permit such development to occur provided the lot possessed at least 3,000 sq ft of area and 33 ft of lot width of the time of adoption. An additional subsection, ***Section 1141.03(j)(2)(C)***, has been added to clarify that the normal minimum frontage provisions dictated by underlying zoning districts do not apply in these situations.

- For the UP Uptown District, wherein the new alley development review procedures would not apply, staff proposes eliminating the lot frontage standard in ***Section 1143.10(c)*** thereby permitting the future possibility of new minor subdivisions fronting exclusively along alleys when zoned UP.

➢ **<u>Feedback</u>: Allow the Planning Commission to serve as a "safety valve" in peculiar situations (akin to the Minor Amendment process for Conditional Uses and Planned Developments), rather than BZA.**

- Proposed revisions readjust the prescribed procedure, whereby a Zoning Administrator has the sole authority to approve a Minor Subdivision in situations where all six (6) review criteria are met; however, the Zoning Administrator may consult the Planning Commission Chair for guidance when application of the criteria results in "uncertainty or ambiguity."

- In cases where findings are not clear-cut, the Zoning Administrator has the ability to refer any Minor Subdivision decision to the Planning Commission; the majority vote of the Commission supersedes any decision that might have been made administratively.

- The appeal of any decision by the Zoning Administrator would go first to the Planning Commission, rather than BZA. Any appeal of a Planning Commission decision would be to the Court of Common Pleas, pursuant to ORC Chapter 2506 (Administrative Appeals).

➢ **<u>Oversights</u>: Staff realized inclusion of the following clarifications would be useful:**

- Criterion D was embellished to allow for consideration of potable water and sanitary alternatives, such as private wells or household sewage treatment systems (i.e., septic tanks). Under current City specifications the installation of septic systems is not possible, but at least the language would not preclude this possibility if policies were to ever change in the future.

- Criterion F was added to ensure that any proposed minor subdivision does not create a new non-conformity, or make any pre-existing non-conformity *any more non-conforming*. For example, off-street parking and accessory uses are required to be situated in the same lot as the principal use; this criterion would prevent the separation of such features unto their own lots. (Example: Lot split @ 117 Bishop St, denied October 2021). Additionally, any lot split that would create a deficient building or parking setback, or result in excess lot coverage, could also not be approved.

TOPIC	Current Sections Affected	New Section Numbers
Site Plan Review for Alley Development	1129.12 1141.03(b) 1143.01; 1143.02; 1143.03; 1143.04; 1143.05; 1143.06; 1143.065; 1143.07; 1143.09; 1143.11; 1143.16	1141.03(j)

- **<u>Feedback</u>: Strike the right balance between applications that may be approved administratively, vs. those that require extra attention and scrutiny. Utilize an approach similar to Minor Amendments for Conditional Uses and Planned Developments.**

  - Previously, it was proposed that the Planning Commission review every submitted Site Plan via an advertised public hearing. The language is now adjusted such that the Zoning Administrator and Planning Commission Chair have the ability to mutually approve a proposed site plan, provided they find that it "substantially conforms" to the ten (10) Review Criteria.

  - If the Zoning Administrator and Planning Commission Chair find that a submitted plan: (1) does not substantially conform to one or more of the Criteria; (2) requires waivers to Code requirements; and/or (3) deserves public attention due to a special or unique aspect or an otherwise unexpected or undesirable outcome; the request can be referred to the full Planning Commission for a public hearing and decision.

  - It should be emphasized that only the Planning Commission has the ability to grant waivers, or adjust/modify requirements, above and beyond what is expressly provided within the Code.

- **<u>Feedback</u>: Make it evident in the language that alleys may be improved in a way that facilitates the shared nature of the thoroughfare.**

  - In instances where an applicant chooses to orient a new dwelling address/entrance toward an adjoining alley, the language now makes clear that alley right-of-way improvements *may include construction of an elevated/curbed walkway alongside the paved vehicular travel lane, or the improvement of the alley passageway to overtly indicate that the space is shared between vehicular, cyclist and pedestrian modes in a low-speed environment.*

- **<u>Feedback</u>: In lieu of a minimum parking requirement, opt for a maximum parking stipulation.**

  - The language now specifies that *no new single-family dwelling constructed on an alley lot/parcel shall be required to provide off-street parking spaces.* Applicants could choose to incorporate off-street parking, if so desired; however, any alley site would be limited to no more than six (6) total off-street parking spaces, unless a greater number were permitted by the Planning Commission.

- <u>Question</u>: How would extensions or changes to an approved site plan be handled?

  - A brand new subsection, ***Section 1141.03(j)(4)(E)***, has been inserted to provide an alternate procedure when an applicant wishes to amend and/or extend an already approved Site Plan.

  - The Zoning Administrator and Planning Commission Chair would have the ability to approve any Site Plan amendment or extension, by evaluating: (1) the "magnitude and scope" of any proposed change(s) in consideration of the prior approval and any conditions; (2) currently applicable code requirements [it may be necessary for a new review to be conducted, if requirements have since changed]; and (3) the standard Review Criteria. The two may choose to either mutually approve the request or refer the matter to the full Planning Commission.

  - When an amendment or extension is referred to the Planning Commission, a public hearing is held and a majority vote is required to approve or deny the request.

  - Any request for changes or an extension would automatically extend the usual two (2) year expiration by another year. Extension requests, although unlimited in number, would be limited to no more than one (1) year at a time, and could not be accepted unless an approaching expiration date is within six (6) months or less.

  - Amendment/extension decisions rendered by the Zoning Administrator and Planning Commission could be appealed by any applicant to the Planning Commission. Any appeal of a Planning Commission decision would be to the Court of Common Pleas, pursuant to ORC Chapter 2506 (Administrative Appeals).

- <u>Oversights</u>: Staff realized inclusion of the following revisions would be useful:

  - The word "notwithstanding" was not properly used in the first package of amendments. ***Section 1141.03(j)(2)*** has been amended so that it is clear lots zoned UP Uptown District are completely exempt from alley development provisions, and thus do not require Site Plan Review.

  - Additional language is added to clarify the "sunset" of an approved Site Plan when a building permit application is received prior to the deadline, but the permit does not continue forward to issuance.

  - Although not the primary focus, building elevations will be a required component of any Site Plan Review application.

TOPIC	Current Sections Affected	New Section Numbers
Residential Parking Standards	1149.06(b) 1149.06(c)	No new sections.
No additional changes or revisions were made to these sections following the December 10 meeting.		

Such entity shall ensure that the open space will be protected in perpetuity from all forms of development, except as shown on an approved development plan and that it will never be changed to another use. The management entity shall prescribe all allowable and unallowable uses and activities within such open space, provide detailed standards and schedules for maintenance of the open space, including vegetative management.

(Ord. 3149. Passed 5-17-11.)

1101.6 – Minor Subdivisions ~~resubdivisions, lot splits and consolidation~~.

600 – Authority

(A) This section is adopted pursuant to Section 711.131 of the Ohio Revised Code (ORC).

(B) The Zoning Administrator shall serve as the "properly designated representative" for the Planning Commission (which acts as the Platting Commission pursuant to ORC 713.03) in administering this section.

(C) This section shall apply to all "minor subdivisions" as defined in Section 1101.7, which is inclusive of lot splits and lot consolidations.

601~~600~~ – Review Criteria~~Procedure~~.

~~The Planning Commission, acting as the Platting Commission, shall grant or deny, minor resubdivision(s), lot split(s) or lot consolidation(s) in the following manner:~~No minor subdivision shall be approved unless the Zoning Administrator finds that all of the following criteria are met:

(A) The proposed minor subdivision is located along an existing public street and involves no opening, widening or extension of any alley, street or road.

(B) The proposed minor subdivision involves no more than five lots after the original tract has been completely subdivided (see Section 1101.7 for definitions of "original tract" and "completely subdivided");

(C) The proposed minor subdivision meets the minimum lot area, width, and frontage requirements which may be applicable per the underlying zoning district; in cases where the underlying zoning district does not specify such requirements, the proposed lot must be a minimum of 3,000 square feet in size and possess at least 33 feet of lot width;

(D) The proposed minor subdivision can be adequately served by public utilities inclusive of sanitary sewer and water services; or, in the absence of such utilities, demonstrate that alternate methods for potable water supply and/or sewage treatment, as applicable, can be accomplished in accordance with relevant rules and regulations; and

(E) The proposed minor subdivision can demonstrate that provisions for access can be accommodated, either through its frontage on a public street/road or through some other means; and

(F) The proposed minor subdivision will not create any new non-conformity; or, in the case of any pre-existing non-conformity, make such aspect more non-conforming. For example, no new lot split shall result in a deficient building setback being created.

602 – Procedure.

(A) Any requester for a minor subdivision shall make application to the City of Oxford Community Development Department on forms made available by the Department.

(B) As part of an application for minor subdivision, the Zoning Administrator may require any such details or information as found reasonably necessary to make an informed decision and to help ensure a successful eventual recording with the County.

(C) The Zoning Administrator, as the properly designated representative of the Planning Commission, has authority to administratively approve any Minor Subdivision request. In instances where some discretion may need to be exercised in applying the review criteria, the Zoning Administrator may consult the Chair of the Planning Commission for guidance.

(D) In cases where application of the review criteria results in uncertainty or ambiguity, thus calling into question whether a Minor Subdivision should be approved outright, the Zoning Administrator may choose to refer the matter in its entirety to the Planning Commission for a decision. The Zoning Administrator shall give a report to the Planning Commission at the next available regular meeting. In such cases where this option is exercised by the Zoning Administrator, a majority vote of the Commission is required in order to approve or deny a Minor Subdivision request.

(E) Minor subdivisions shall be recorded within six (6) months of approval by the Zoning Administrator; following the six (6) month period the approval shall be considered null and void. Following recording, the applicant/requester shall submit proof of recording to the Community Development Department.

603 – Appeals.

(A) Any applicant dissatisfied with an administrative decision rendered by the Zoning Administrator may request, within thirty (30) days, the matter be re-heard by the full Planning Commission; if such option is exercised, the decision ultimately made by the Planning Commission shall supersede that of the original administrative decision. The appeal of any decision made by Planning Commission shall be to the Court of Common Pleas pursuant to ORC Chapter 2506.

604 – Exemptions.

Pursuant to ORC 711, the following situations shall be exempt from requiring Minor Subdivision approval:

(A) A division or partition of land into parcels of more than five acres not involving any new streets or easements of access; and

(B) The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites.

(1) In such cases where the exemption under subsection (B) applies, the Zoning Administrator shall review to ensure the following statement appears on the face of the deed to be recorded: "This conveyance is a transfer between adjoining property owners. No building may be erected on the parcel hereby conveyed without prior approval of the Planning Authority having jurisdiction. This parcel is not to be conveyed separately from the adjoining Lot [#], City of Oxford, Book [#], Page [#] of the Official Records of Butler County, Ohio, without approval of the Planning Authority having jurisdiction. This restriction shall apply to all future transfers unless released by the Planning Authority having jurisdiction."

(2) Upon confirming the statement articulated above in subsection (1) appears on the deed in question, the Zoning Administrator shall apply to the deed a stamp reading "No Plat Required" together with an approval date and signature indicating the City of Oxford Community Development Department has approved the split consistent with ORC 711.

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

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

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

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

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

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

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

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

~~(B) If, in the opinion of the Zoning Administrator or the Chair of the Planning Commission, the proposed minor resubdivision, lot split or consolidation does not meet the above conditions, the request shall be referred to the Planning Commission for decision. The Planning Commission, by majority vote, shall grant a minor resubdivision, lot split or consolidation if they find all of the conditions of subsection (A) above have been substantially met and provided.~~

~~(C) All lots occupied by portions of an existing main building may be administratively consolidated into one lot by the Zoning Administrator and the Chair of the Planning Commission acting together for the Planning Commission, provided the proposed request meets all applicable subdivision and zoning regulations.~~

~~(D) The Planning Commission may require, as a condition for approval of a minor resubdivision, lot split or consolidation, the dedication of a street right-of-way in conformance with the requirements of these regulations or the Official Thoroughfare Plan.~~

~~(E) All minor resubdivision(s), lot split(s) or lot consolidation(s) shall submit proof of recording to the Community Development Department and shall be recorded within six (6) months of the City's approval, or the approval will be null-in-void.~~

~~601 – Submittal Requirements~~

~~Application for approval of a minor resubdivision, lot split or consolidation shall include all information as outlined in Attachment G.~~

~~602 – Replats~~

~~The requirements and procedures to be followed for modifying an existing recorded subdivision plat shall be the same as those specified for Final Plats in Section 203, with the exception of the transfer of property within a~~

~~recorded subdivision may be submitted as a minor subdivision if it does not involve the creation of any subdivision lot as a separate building site.~~

(Ord. 3149. Passed 5-17-11.)

1101.7 – Definitions.

701 – Definitions in Chapter 1159

The definitions in Chapter 1159 of the Zoning Ordinance of the City of Oxford shall also be considered a part of these Subdivision Regulations.

702 – Interpretation of Terms or Words

For the purpose of these Regulations, certain terms or words used herein shall be interpreted as follows:

(1) The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

(2) The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

(3) The word "shall" is a mandatory requirement, the word "may" is a permissive requirement, and the word "should" is a preferred requirement.

(4) The words "used" or "occupied" include the words "intended, designed, or arranged to be used or occupied."

(5) The word "lot" includes the words "plot or parcel."

(6) The word "City" where used shall mean the City of Oxford adopting these Regulations and its legal entities.

703 – Definitions

For the purpose of this chapter, certain terms and words are defined as follows:

Alley: See Thoroughfare.

Applicant: A person or organization seeking to subdivide property following the guidelines and process listed in these regulations.

As-built Drawings: A drawing which represents a true location of what is being measured or has already been built in the field.

Assurance of Completion: A contact secured by a performance bond or other guarantee or security satisfactory to the City of Oxford City Council guaranteeing timely completion of public improvements which are required by these regulations.

Bike Path: An area specifically for bicycling which is physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way.

Block: That property abutting one side of a street and lying between the two nearest intersecting streets, or between the nearest such street and railroad right-of-way, unsubdivided acreage, river or live stream, or between any of the foregoing and any other barrier to the continuity of development.

Block Frontage: Property abutting on one side of a street, and lying between the two nearest intersecting or intercepting streets, or between the nearest intersecting or intercepting street and railroad right-of-way, waterway, or other definite barrier.

Building: A structure designed to be used as a place of occupancy, storage or shelter.

Building Site: A parcel under separate deed or description containing less than 5 acres and having road frontage.

Concept Plan: (Sketch Plan). An informal drawing which shows how a subdivider proposes to subdivide a property and which gives sufficient site information for the Planning Commission representatives to offer suggestions for site development.

Completely Subdivided: When the original tract (as defined herein) has been subdivided into five total parcels or lots, inclusive of any remainder to the original tract; whereafter further subdividing such lots or parcels into more than five total lots or parcels, or to incorporate new access easements or public streets/roads, requires a Plat.

Comprehensive Plan: A plan or any portion, thereof, adopted by the Planning Commission and the City Council showing the general location and extent of present and proposed physical facilities, including housing, industrial, and commercial uses, major streets, parks, schools, and other community facilities. This plan establishes the goals, objectives, and policies of the community.

Condominium: A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually, and the structure, common areas, and facilities, are owned by all the owners on a proportional undivided basis. It also means and includes the land together with all buildings, improvements, and structures thereon, all easements, rights and appurtenances belonging thereto, and all articles of personal property which have been submitted to the provisions of Chapter 5311 of the Ohio Revised Code and which is subject to said Chapter 5311. A condominium or condominium property is not a subdivision.

Conservation Easement: The grant of a property right stipulating that the described land will remain in its natural state and precluding future or additional development.

Construction Drawings: (See Improvements). Detailed plans for the construction of all public improvements to be made to the land including street pavement or resurfacing, curbs, gutters, sidewalks, water lines, sewer lines, storm drains, street lights, flood control and drainage facilities and utility lines, landscaping and other related matters normally associated with the development of raw land into building sites.

Conveyance: Any legal instrument under provisions of the Ohio Revised Code that results in the transfer of a legal or equable interest in real properties subject to recording in the Office of the County Recorder.

Corner Lot: See Lot Types.

Covenant: A written promise or pledge. A binding agreement made by two or more individuals, parties, etc. to do or keep from doing a specified thing; compact.

Cul-de-sac: See Thoroughfare.

Culvert: A transverse drain that channels under a bridge, street, or driveway.

Dead-end/ Stub Street: See Thoroughfare.

Density: A unit of measurement; the number of dwelling units per acre of land.

(1) Gross Density: The number of dwelling units per acre of the total land to be developed.

(2) Net Density: The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

1129.09 – Nuisance per se.

Buildings, structures, or parts thereof erected, altered, razed or converted, or uses carried on in violation of any provision of this chapter are declared to be a nuisance per se. The Court shall be requested to order such nuisance abated and the owner or agent in charge of such building or land shall be adjudged guilty of maintaining a nuisance per se.

(Ord. 2947. Passed 3-6-07.)

1129.10 – Fees.

(a) Any application under this Ordinance for a Zoning Certificate, Certificate of Code Compliance, zoning map or text amendment, conditional use permit, planned development review, sign permit, appeal or variance shall be accompanied by such fee as shall be specified from time to time by Ordinance by the City Council. There shall be no fee, however, in the case of applications filed by City Council or the City Planning Commission.

(b) The Zoning Administrator may adjust fees.

(c) Until all applicable fees have been paid in full, no action shall be taken on any application or appeal.

(Ord. 2947. Passed 3-6-07.)

1129.11 – Appeals of Administrator's decision.

The aggrieved party may appeal the decision of the Zoning Administrator to the Board of Zoning Appeals.

(a) The Board of Zoning Appeals shall have the power to hear and decide appeals where it is alleged there is error in any order, requirements, decision or determination made by an administrative official in the enforcement of the Zoning Ordinance. In exercising its powers to review administrative decisions, the Board may, in conforming with the provisions of the statute and of this Zoning Ordinance, reverse or affirm wholly or partly, or may modify the order, requirement, decision or determination as the Board of Zoning Appeals determines, and to that end shall have all powers of the office from whom the appeal is taken. The appeal shall:

(1) Cite specific provisions of this Zoning Ordinance that are alleged to have been interpreted in error of the specific decisions or action being appealed and the grounds on which the appeal is being made;

(2) Include any required application fee in an amount set by the City;

(3) Include such other information as the City or the Board may reasonably require; and

(4) Include a statement as to why the appellant has standing to pursue the appeal from the administrative action by a statement of the way in which the administrative action adversely affects the appellant

(Ord. 2947. Passed 3-6-07.)

1129.12 – Application administration.

(a) Purpose.

This section describes the responsibilities of the Zoning Administrator upon the filing of an application for a zoning code change, conditional use permit, planned development, site plan review, variance, or subdivision.

(b) Procedure.

(1) Upon the filing of an application and payment of a fee the Zoning Administrator shall process the application as follows:

(2) If an application is determined incomplete, the application shall be rejected, the Zoning Administrator shall notify the applicant, and no other action shall be taken until the application is complete.

(3) The complete application shall be placed on the agenda of the next available regularly scheduled meeting. The Zoning Administrator shall determine application deadlines based on the time required to ensure that all requirements of this Section can be satisfied.

(4) All application materials and any additional materials upon which the Zoning Administrator makes his or her report shall be available for public inspection at the office of the Administrator.

(5) Applications that require public notice prior to a public hearing shall be publicized in a newspaper, by mail, and by posting the property as follows. No additional public notice is required if consideration of an application is continued past the originally scheduled public hearing.

A. Newspaper

Code Amendments, Subdivisions and Planned Unit Developments

A legal notice shall be published in at least one newspaper of general circulation in Oxford at least 30 days prior to the scheduled public hearing for code amendments, subdivisions and planned unit developments.

~~Variances and~~ Conditional Uses, Site Plan Reviews, and Variances

A legal notice shall be published in at least one newspaper of general circulation in Oxford at least seven 7 days prior to the scheduled public hearing for variances and conditional uses. Such notice shall state the time and place of the hearing, the nature of the application or petition, and a statement that describes whether this is a final decision or a recommendation that will be referred to Council for a final decision.

B. Mail

Code Amendments, Subdivisions and Planned Unit Developments

A notice containing the same information required in subsection (b)(5)A., shall be mailed by first-class mail to the current owners as listed by the Butler County Auditor, at least ten (10) days prior to the scheduled public hearing. Owners of all land within two hundred (200) feet of the perimeter of the site shall be notified of applications for code amendments, subdivisions and planned unit developments.

~~Variances and~~ Conditional Uses, Site Plan Reviews, and Variances

Owners of all land abutting the site shall be notified of applications for variances, and conditional uses. This is a courtesy notice. Failure by the Zoning Administrator to mail such notice or failure by a land owner described above to receive such notice shall not invalidate any action resulting from the public hearing.

C. Posting

At least seven (7) days prior to the public hearing, the applicant shall post signs on the site, provided by the City, along each public right-of-way that abuts the

Containers designed for the temporary storage of property that can be moved by truck or trailer (including intermodal storage units).

A. No zoning certificate is required if portable storage containers are to be placed on the premise no more than seven (7) days. The Zoning Administrator may permit any portable storage container to be placed on a property for up to thirty (30) days, provided the property owner has an active building permit or has demonstrated the need. An additional fourteen (14) day extension may be granted provided the property owner demonstrates extenuating circumstances.

B. Any portable storage container must be located on a driveway or other hard surfaced area. Portable storage containers shall be a minimum of eight (8) feet from the back of the curb and shall not extend onto the sidewalk.

C. Calamity Exception. If the portable storage container is being used to store personal property as a result of a major calamity (e.g. fire, flood or other event where there is significant property damage), the City Manager may extend the time period allowed in subsection A. above.

(Ord. 3204. Passed 3-19-13.)

1141.03 – Supplemental regulations.

In addition to all regulations specified for the Zoning Districts and in other sections of this Ordinance, the provisions of this Section inclusive shall be used for interpretation and clarification.

(a) Restriction on Principal Buildings.

In a Residential district, there shall be no more than one principal building or use on one lot, except through the Planned Development process. In order for a residential structure to be considered one principal building, each dwelling unit within the structure must have space fully enclosed from the weather (and which is customarily heated and cooled) sharing a common wall at least eight (8) feet in length with fully enclosed space of at least one other dwelling unit within the same structure. In Commercial or Industrial districts, more than one principal building is permitted provided all other site development regulations of the district are satisfied.

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

(c) Setback and Yard Requirements.

(1) Corner Lots.

A. On a corner lot the principal building and its accessory structures shall be required to have the same setback distance from all street right-of-way lines as required for the front yard in the district in which such structures are located. (See the definition of Yard- front.)

B. On a corner lot, accessory buildings and uses may be located in the side yard with the most distance to the neighboring property or the side yard located at the rear of the house as illustrated in Figure 1. (Corner Lots)

(2) Double Frontage/ Through Lots.

A. Buildings on lots having frontage on two streets (double frontage lots) need not have a rear yard setback; however, the required front yard shall be provided on both streets as illustrated in Figure 2.

(2) Any addition which serves as an expansion to an existing use and does not change the number of dwelling units shall:

A. Be constructed of similar material, in similar proportions, to the façade that is being extended or altered, unless located in the rear yard and not visible from any public right-of-way.

(i) ADA Compliance Standards.

Any additions to a nonconforming structure or use for ADA compliance (i.e. elevator, ramp) that does not expand the use shall be permitted, provided the setbacks for the district in which it is located are satisfied.

(j) Alley Development.

(1) Purpose.

The standards of this section are hereby adopted in the interest of promoting the public health, safety, convenience, comfort, prosperity, and general welfare of the residents of Oxford. Developments occurring in settings where conventional street frontage is absent, thereby limiting access to the use of one or more public alleys, have shown to pose unique challenges. Challenges can include obstructions to emergency access, lack of public infrastructure improvements, and improper drainage, among others. Additionally, the neighborhood pattern and character embedded deep within residential blocks is deserving of specially tailored site regulations to achieve a character and function found desirable by the community. These regulations are hereby adopted in an effort to better protect and promote the public health, safety and welfare in a manner which does not compromise vested rights to private property usage.

(2) Applicability & Use Allowance.

A. As used in this section, alley development shall be defined as any construction, addition or alteration taking place on a lot/parcel having frontage exclusively on one or more public alleys. "Alley" shall have the same meaning as is defined in Section 1159.

B. The right to alley development shall apply only to those lots/parcels existing prior to the effective date of this Ordinance which possessed at least 3,000 square feet of lot area and at least 33 feet of lot width. In all other circumstances, alley development shall be prohibited.

C. For those lots qualifying for alley development under subsection B. above, minimum frontage requirements which are normally applicable per the underlying zoning district shall not apply.

D. Provided the lot/parcel qualifies under subsection B. above, the maximum use allowance shall be for a single-family dwelling. No greater use allowance shall be permitted.

E. In any case where the regulations set forth in this section may conflict or be inconsistent with other regulations expressed elsewhere in this Code, the regulations set forth in this section shall prevail. Except as may be expressly provided elsewhere in this section, all other regulations including those specific to zoning district, land use, site development, etc. shall continue to be enforced as normally applicable.

F. Notwithstanding subsections B. through E. above, all properties located within the Uptown UP zoning district shall be exempt from the provisions of this section. Properties located within a designated historic district shall continue to be subject to the rules and regulations of Chapter 1152, Historic and Architectural Preservation.

(3) Interpretation.

A. Minimum yard depths (i.e., setbacks) for alley development shall be measured utilizing the same interpretations and definitions as are normally applicable to standard lots fronting on one or more streets, except that in the case of alley development any alley shall be construed the same as a street.

(4) Site Plan Review.

A. Applicability.

Any single-family dwelling proposed for construction under the provisions of this section shall require review and approval of a site plan.

B. Procedures and Authority.

1. The Zoning Administrator and Chair of the Planning Commission may, acting for the Planning Commission, mutually approve the proposed site plan if found to be in compliance with applicable standards and in substantial conformance to the Review Criteria as set forth in subsection C. below.

2. If, in the opinion of the Zoning Administrator or the Chair of the Planning Commission, the proposed site plan: (1) does not substantially conform to one or more Review Criteria set forth in subsection C.; or (2) requires waivers or exceptions to code requirements pursuant to subsection D.; or (3) deserves public attention due to a special or unique aspect or an otherwise unexpected or undesirable outcome; the request shall be referred to the Planning Commission for a decision at the next available regular meeting and advertised as a public hearing. A quorum of at least four (4) members is required in order for a submitted site plan to be considered. Following a public hearing, a majority vote of the members present is required in order to approve or deny a site plan.

3. Any denial of a proposed site plan for a single-family dwelling in an alley environment must be supported by a preponderance of substantial, reliable and probative evidence on the record. The record shall be clear in establishing facts and findings which support the decision rendered.

4. No site plan may be denied solely on the basis of prohibiting additional residential land use or density. Any single-family dwelling pursued by an owner/applicant under the applicability provisions of subsection (2) above is considered a permitted use; therefore, the aspect of land use allowance is not subject to discretion.

5. To maintain validity, any approved site plan must be acted upon through the submission of a complete building permit application within two (2) years of the approval date. Once a two (2) year period has passed, the prior approved site plan is deemed expired, and reapplication is required. Should a building permit application be submitted prior to the two (2) year deadline; and thereafter an issued permit expires, or any one reviewing department's permit approval expires prior to issuance; so too shall the approved site plan be considered expired at that point.

6. The denial of a site plan does not preclude the possibility for eventual approval. Any applicant may attempt Site Plan Review again through the submission of plans revised in accordance with feedback received from the Planning Commission and/or City staff.

B. Application Contents.

1. Narrative/Cover Letter Requirements.

   a. A description of the existing uses on the site.

   b. The zoning district in which the site is located.

   c. Separate, detailed statements that individually address each of the review criteria 1. through 10. as listed in subsection C. below.

   d. Such other information regarding the proposed development, site, or surrounding area as may be pertinent to the request, including any Code waivers being requested.

2. Site Plan Minimum Details.

   a. North arrow, scale and vicinity map

   b. All existing and proposed lot lines within the site

   c. Dimensions of all lots and the entire site and any adjacent rights-of-way, obtained from a licensed surveyor

   d. Location, height, and use of all proposed and existing structures

   e. Location and design of all proposed vehicle management areas

   f. Location, size, and type of all proposed signs

   g. Location, height and type of all proposed screening and landscaping

   h. The use of land and location of structures on adjacent property and across adjacent rights-of-way

3. Additional Information.

   Building elevations shall also be provided. The Zoning Administrator and/or Planning Commission may request additional information pertaining to the proposed development, site, or surrounding area to inform the decision-making process.

C. Review Criteria.

The following criteria shall be used by the Planning Commission to evaluate and act upon site plans for single-family dwellings located exclusively along public alleys. The intent is to ensure that development respects the unique characteristics of alley-oriented properties and maintains the overall integrity of the neighborhood.

1. **Alley Access:** The site plan must demonstrate that the public alley provides safe and adequate access for vehicles and pedestrians. The design should ensure that alley access does not impede the flow of traffic or pose safety hazards.

2. **Parking and Driveways:** Adequate off-street parking must be provided, with driveway designs that minimize interference with alley circulation. Parking areas must be clearly marked and designed to prevent congestion and ensure smooth traffic flow.

3. **Building Placement:** Dwellings should be oriented to enhance the functionality of the alley while maintaining a cohesive streetscape with adjacent properties.

Setbacks from the alley should be consistent with neighboring structures to preserve the character of the area.

4. **Scale and Massing:** New buildings should be compatible in scale and massing with existing structures along the alley. The height, bulk, and architectural style should complement the surrounding environment.

5. **Sidewalks and Pathways:** The site plan must include safe and accessible pedestrian pathways that connect the dwelling to the public alley and any adjacent streets. Sidewalks should be well-lit and designed to accommodate foot traffic without obstructing vehicle access.

6. **Connectivity to Public Spaces:** Where feasible, provide connections to nearby parks, public spaces, or amenities to enhance the livability of the development.

7. **Utility Access:** The design must ensure that utilities such as water, sewer, and electricity are appropriately accommodated and accessible from the alley without disrupting its functionality.

8. **Drainage and Stormwater Management:** Proper drainage and stormwater management systems must be incorporated to lessen runoff and prevent flooding in the alley. Plans should include measures to manage water flow and mitigate potential impacts on neighboring properties.

9. **Landscaping:** The site plan should incorporate landscaping that enhances the visual appeal of the alley and complements the character of the neighborhood. Landscaping should include features such as trees, shrubs, and ground cover that do not obstruct sightlines or impede alley access.

10. **Architecture & Aesthetics:** The design of the dwelling should adhere to the Mile Square Design Guidelines as may be pertinent per the underlying zoning district. Designs should be compatible with the architectural style of existing homes within the vicinity and blend harmoniously with the surrounding context. New construction should enhance, rather than detract from, the aesthetic qualities of the area.

D. Waivers and Exceptions.

As part of any Site Plan Review procedure, the Planning Commission shall have the power to adjust, modify, or waive dimensional regulations of the Zoning Code beyond those specified in subsections (4) thru (6) herein, or to impose more strict regulations and any additional conditions, guarantees, and safeguards it deems necessary to satisfy the purposes of this section. Maximum building height cannot be waived/modified.

E. Changes to an approved Site Plan; Extensions

1. Except as provided elsewhere in this section, any change or deviation from an approved/valid site plan which is either: (1) revealed at the building permit stage; or (2) proposed later by the applicant; shall be disclosed by the Zoning Administrator to the Planning Commission Chair.

2. Should there be a desire to extend the validity of an approved site plan beyond the two (2) year expiration, such request must be made by the applicant prior to,

and within six (6) months of, the expiration date. Failing this timeframe, a brand new application must be submitted and adhere to the procedural provisions as dictated in subsection B. above. Any extension request shall be limited to no more than one (1) additional year at a time.

3. In such cases as described in subsections 1. and 2. above, the Zoning Administrator and Planning Commission Chair shall evaluate the magnitude and scope of any proposed change(s) in consideration of the previous site plan approval (inclusive of any conditions), currently applicable code requirements, and the standard Review Criteria set forth in subsection C.; following due consideration, the two shall choose to either mutually approve the extension and/or change(s), or refer the matter to the Planning Commission.

4. In cases where an extension and/or proposed changes to an approved site plan are referred to the Planning Commission, a new public hearing shall be advertised and held at a regular meeting. A quorum of at least four (4) members is required in order for a change and/or extension to be considered. Following a public hearing, a majority vote of the members present is required in order to approve or deny the request.

5. Any request for change(s) and/or an extension shall automatically extend the two (2) year expiration deadline by another year. There is no limit to the number of requests for changes or extensions that may be made.

F. Appeals

Any applicant dissatisfied with an administrative decision mutually rendered by the Zoning Administrator and Planning Commission Chair may request, within thirty (30) days, the matter be re-heard by the full Planning Commission; if such option is exercised, a new public hearing shall be advertised and held at a regular meeting, and the decision ultimately made by the Planning Commission shall supersede that of the original administrative decision. The appeal of any decision made by Planning Commission shall be to the Court of Common Pleas pursuant to ORC Chapter 2506.

(4) Site Development Regulations.

Single Family Dwelling	
Yard Requirements	
Minimum Front Yard Setback	Use minimum side yard setback distance per underlying zoning district
Minimum Rear Yard Setback	10 feet
Minimum Side Yard Setback	Use minimum side yard setback distance per underlying zoning district
Structural Requirements	
Maximum Building Height	26 feet or 2 stories max
Lot Coverage	

Lot Total Maximum	80% of lot
Front Yard Maximum	None

(5) Addressing & Principal Entrance Orientation.

Any applicant who wishes to apply for the construction of a new single-family dwelling unit shall have the following options with regard to addressing and principal entrance orientation:

A. Address/entrance oriented toward nearest street.

This option is viable in situations where the owner of the subject alley lot/parcel also owns another lot/parcel abutting both the subject property and public right-of-way associated with a nearby street.

1. A hard surface walkway at least four (4) feet in width shall be constructed for the purpose of linking the principal entrance of the new alley dwelling unit to public sidewalk along the street.

2. An additional hard surface walkway shall be provided to link the principal entrance to any off-street parking area serving the lot/parcel.

3. An access easement agreement must be recorded in order to guarantee the right of pedestrian access across the street-abutting lot/parcel, should ownership ever change hands.

4. The principal entrance to the new alley dwelling unit shall be visible/discernable from the street to the maximum extent practicable.

B. Address/entrance oriented toward alley.

This option may be selected in situations where the owner of the subject alley lot/parcel does not also own another lot/parcel abutting a nearby street, or where the option set forth in subsection A. is not desirable for the owner due to reasons such as lack of available side yard depth, existing topographic challenges or other obstructions, or the desire not to encumber a street-abutting parcel with an access easement.

1. The applicant shall make improvements to the alley right-of-way such that pedestrian accessibility is created between any nearby public street (sidewalk) and the new alley dwelling unit. This may include construction of an elevated/curbed walkway alongside the paved vehicular travel lane, or the improvement of the alley passageway to overtly indicate that the space is shared between vehicular, cyclist and pedestrian modes in a low-speed environment. The applicant shall adhere to specifications as required by the City Engineer.

2. A hard surface walkway at least four (4) feet in width shall be constructed to link the new public alley pedestrian improvements to the principal entrance of the new dwelling unit.

3. As necessary, additional hard surface walkway shall be provided to link the principal entrance to any off-street parking area serving the lot/parcel.

4. The City shall assess a fee to the applicant for the installation of wayfinding signage to help direct street users to the location of the new dwelling unit. Such signs may adhere to MUTCD standards and be either ground-mounted or attached to utility poles.

(6) Off-Street Parking.

A. No new single-family dwelling constructed on an alley lot/parcel shall be required to provide off-street parking spaces. However, no more than six (6) off-street parking spaces shall be permitted to be installed on any alley site, unless a greater number is permitted by the Planning Commission.

B. The restriction against no more than one (1) parking space within the front yard (as specified in Section 1149.06) shall not apply to alley development. More than one space is permissible in any front yard area as measured along any alley(s).

(7) Infrastructure Connections & Upgrades.

A. The applicant is required to demonstrate compliance with all infrastructure-related specifications enforced by the City Service Department, including those specified in the Curb, Gutter, Sidewalk and Driveway Apron Specifications Manual, the Storm Water Management Design Manual, and the Water and Sanitary Sewer Specifications Manual.

B. The City Engineer may require extra measures to ensure proper function and suitability of the alley environment for serving the subject dwelling unit(s), including but not limited to: (1) storm sewers; (2) catch basins; (3) sump drain line connections; (4) sanitary & water main extensions; (5) curbing; and (6) lighting.

C. The City Engineer shall have explicit authority to override and request changes to aspects of any plan approved through the Site Plan Review process, provided the aspects are pertinent to infrastructure within, or in interaction with, the public right-of-way.

(Ord. 3430. Passed 9-19-17. Subsections (a), (c)(3), and (h) amended by Ord. 3610, passed 1-19-21.)

1141.04 – Environmental regulations.

No land or building in any district shall be used or occupied in any manner creating dangerous, injurious, noxious, otherwise objectionable conditions that could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this Ordinance may be undertaken and maintained if acceptable measures and safeguards are taken to reduce dangerous and objectionable conditions to acceptable limits as established by the following requirements.

(a) Air Pollution.

Air pollution shall be subject to the requirements and regulations established by the Ohio Environmental Protection Agency, the Regional Air Pollution Control Agency, and the United States Environmental Protection Agency.

(b) Erosion and Drainage.

(1) No erosion by either wind or water shall be permitted that will have a noticeable adverse impact on neighboring properties.

(2) The Oxford Engineering Division as part of the zoning permit review process shall review plans according to the City of Oxford Storm Water Management Design Manual.

Chapter 1143 – Districts

NEXT TWO PAGES PROVIDE SAMPLE OF HOW MULTIPLE RESIDENTIAL DISTRICTS WILL BE REVISED TO INCLUDE CROSS-REFERENCES TO NEW ALLEY SECTION IN 1141.03

1143.01 – R-1A Single-Family Lo

(a) Purpose.

This district is intended to provide areas for low-density single-family residential development, generally located within the outlying areas of the City. Such development would be located and designed to protect and enhance the open space character of selected areas within the City.

(b) Uses.

(1) Permitted uses.

A. Single-family dwellings.

B. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.

C. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1141.

A. Community-Oriented Residential Social Service Facilities (CORSSF's).

B. Shared Housing and Congregate Housing for the elderly.

C. Government owned and/or operated parks and recreation facilities.

D. Bed & Breakfasts.

E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.

F. Cemeteries.

G. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.

H. Schools: primary, intermediate, and secondary, both public and private.

I. Places of worship.

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

(1) Lot requirements.

A. Minimum lot area 15,000 sq. feet

B. Minimum lot width 90 feet

C. Minimum lot frontage 90 feet (not applicable to cul-de-sac lots)

(2) Yard requirements.

A. Minimum front yard depth 30 feet

B. Minimum rear yard depth 40 feet

C. Minimum side yard width 10 feet on each side

(3) Structural requirements.

A. Maximum building height 35 feet

(4) Lot coverage.

A. Lots with vehicular access from a public street

1. Lot total – Maximum 35 percent

2. All enclosed buildings – Maximum 25 percent of lot

3. Front yard – Maximum 25 percent of front yard

B. Lots with vehicular access from a rear or side alley, and no access from a public street

1. Lot total – Maximum 40 percent

2. All enclosed buildings – Maximum 25 percent of lot

3. Front yard – Maximum 15 percent of front yard

(d) Alley Development.

Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

(Ord. 2782. Passed 5-20-03. Subsection (b)(1)(B) amended by Ord. 3583, passed 9-15-20.)

1143.02 – R-1B Single-Family Medium Density Residential District.

(a) Purpose.

This district is designed to provide and preserve single family residential development of a moderately low density character within and adjacent to areas of similar development.

(b) Uses.

(1) Permitted uses.

A. Single-family dwellings.

B. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.

C. Day Care Home Type B family.

(2) Conditional uses.

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

A. Community-Oriented Residential Social Service Facilities (CORSSF's).

B. Shared Housing for the elderly.

C. Government owned and/or operated parks and recreation facilities.

D. Bed & Breakfasts.

E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.

SSF's).

4. Government owned and/or operated parks and recreation facilities.

5. Bed & Breakfasts.

6. Publicly owned and operated neighborhood recreation centers.

7. 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.

8. Schools: primary, intermediate, and secondary, both public and private.

9. Hospitals

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

(1) Lot requirements.

A. Minimum Lot Area:

1. Lots in the Uptown District shall be a minimum of three thousand (3,000) square feet.

~~B. Minimum Lot Frontage:~~

~~1. 33 feet~~

(2) Yard requirements.

Front Yard	16.5 feet minimum except * On High Street - at least 70 percent of building must meet the right-of-way line
Rear Yard	none except * Adjacent to a residential district 10 feet minimum
Side Yard	none except * Adjacent to a residential district 6 feet minimum

(3) Structural requirements.

A. Building height:

Minimum - 23 feet and a minimum of 2 stories above street grade

Maximum - 48 feet and 4 stories maximum above street grade.

B. Gross Floor Area Ratio:

1. The maximum permitted gross floor area ratio of a structure at or above grade in the Uptown District shall be 3. (Lot area x 3 = total bldg. sq. ft.)

a. Commercial space shall provide a minimum ratio of 0.7:1 of the lot area on the street level subject to the following:

i. The basement of a structure may be used for retail, personal and professional uses but shall not be computed into the minimum 0.7:1 ratio.

ii. Uncovered outdoor areas shall:

a. Be associated with the first floor commercial occupant,

1149.06 – Residential Regulations.

(a) Applicability.

The design-related standards and other regulations of this section shall apply to lots where the principal use is a single-family, two-family, or three-family dwelling. Structures with more than three (3) dwelling units, as well as mixed use sites that may contain single-, two, or three-family dwellings, are subject to the Nonresidential Regulations in Section 1149.07.

(b) Location.

(1) 1 parking space may be located in a required front yard. All other parking spaces required or provided in excess of the minimum requirement shall not be located in the required front yard. In cases where a pre-existing nonconformity exists such that more than one parking space is already present within the front yard, such spaces may be counted toward the minimum number of spaces required under Section 1149.05.

(2) 1 required parking space may be a stacked space. All other required off- street parking spaces shall have direct access to a driveway or alley, without crossing another space.

(3) ~~Parking~~Unenclosed parking spaces shall not be located within 3 feet of any principal structure in order to provide ample room for motorists to enter/exit vehicles; this provision does not prevent pavement from continuing to the structure wall ~~lot line~~. An exception shall apply in cases where parking spaces are oriented perpendicular to a structure wall, whereby a distance of 3 feet or less shall be permitted provided an elevated/curbed concrete platform is installed as a deterrent to vehicles impacting the structure.

(4) All driveways and hard surface parking areas, including any areas to be utilized as unenclosed parking spaces, shall not be located within 3 feet of any lot line, except when spaces are situated perpendicular to a public alley in which case parking pavement may traverse across the property line provided both owners agree to the encroachment. ~~Unenclosed parking spaces shall be located at least 3 feet from any principal structure.~~

(c) Access and Maneuvering.

(1) Curb cuts shall be a minimum of:

A. 30 feet from the intersection of two local roads

B. 50 feet from any intersection with a collector road

C. 70 feet from any intersection with an arterial road

(2) Where a lot is adjacent to an alley, access may be from any location along the lot line except in a required front yard.

(3) A residential use shall have a maximum of one curb cut per 100 feet of frontage, or fraction thereof (e.g. a lot with 101 feet of frontage may have two curb cuts).

(4) A residential use on a corner lot shall have its access from a local street, if available.

(5) In the R-1MS, R-2MS, R3MS and RO Districts, no new driveway situated upon a street right-of-way line shall exceed 12 feet in width. Driveways situated upon a street right-of-way line in all other zoning districts shall be a maximum of 18 feet wide ~~at the street right-of-way line~~. In all cases, maximum driveway widths shall apply only in front yard areas, defined as the area falling between the front lot line and the principal structure (i.e., a driveway to the side or rear of a principal structure need not adhere to these maximums). ~~and shall flare no greater than 30 degrees from perpendicular with the right-of-way line.~~

animals, e.g., horses and cattle; medium animals, e.g., sheep, goats, pigs; or small animals, e.g., rabbits, chinchillas, chickens, turkeys, pheasants, geese, ducks, and pigeons.

(4) FARM IMPLEMENT SALES

The retail sales and service of mechanical equipment customarily used for agricultural purposes.

(5) FLOOD PLAIN AREA

Those lands in the City of Oxford, Ohio, that are subject to flood hazards as determined on the Federal Emergency Management Agency or the Butler County Soil & Water Conservation District or both.

(Ord. 2782. Passed 5-20-03.)

(6) FLOOR AREA, GROSS

The sum of the gross horizontal areas of all floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but excluding any space where the floor-to-ceiling height is less than six feet. The gross floor area ratio includes all stairways that serve multi-story buildings.

(Ord. 3324. Passed 8-18-15.)

(7) FLOOR AREA, NET

The total of all floor areas of a building, excluding stairwells and elevator shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

(Ord. 2782. Passed 5-20-03.)

(8) FLOOR AREA RATIO (FAR)

The gross floor area of all buildings or structures on a lot divided by the total lot area, excluding any land vacated by Ordinance No. 103 (16 1/2 foot vacated right-of-way).

(Ord. 3018. Passed 10-7-08.)

(9) FOOTPRINT

Horizontal area within and including the exterior walls of a structure.

(Ord. 2782. Passed 5-20-03.)

(10) FRATERNITY/SORORITY HOUSE

A building that is occupied by a group of enrolled Miami University students who are active members of a fraternal organization recognized by Miami University. These organizations shall be limited to fraternities, sororities, and like groups approved by Miami University for communal off-campus living on that site. Occupancy exception: may include employees or agents of the organization not to exceed three (3) persons.

(Ord. 3168. Passed 1-17-12.)

(11) FRONTAGE

The width of a lot or parcel abutting ~~a~~the public right-of-way of a street or road (excluding alleys), as measured at the front property line.

(Ord. 2782. Passed 5-20-03.)