



**AGENDA
OXFORD CITY COUNCIL REGULAR
MEETING**

COURTHOUSE

TUESDAY, AUGUST 5, 2025 AT 7:30 PM

William Snavelly, Mayor

Chantel Raghu, Vice-Mayor
Jason Bracken
Michael Smith

Amber Franklin
Alex French
David Prytherch

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, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Public Participation.
 - A. Appointments to the Community Assistance Grants City Council Sub-Committee
 - B. Public Comments

The purpose of the public comments section is for members of the public to speak to the City Council on any subject not scheduled on the Agenda, except consent agenda items. To speak, you may approach the podium and wait to be addressed by the Mayor. You will

need to state your name and address for the public record. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff, or other members of the public, and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

5. Consent Agenda.

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

- A. Minutes from the July 15, 2025, City Council Meeting. (Heather Barbour, Clerk of Council)

6. Resolutions.

7. Ordinances.

Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

- A. First Reading

- B. Second Reading

- 1. An Ordinance Authorizing The Purchase Of 4.9 Acres From EVR Investments, LLC For The Oxford Area Trails Multimodal Transportation Project Phase V. (Jessica Greene, Assistant City Manager)
- 2. An Ordinance Accepting The Planning Commission Recommendation To Amend 2.71 Acres On The Official Zoning Map At 6099 Fairfield Road, From Two-Family Residential (R-2A) District to Multi-Family Residential (R-3) District (Sam Perry, Community Development Director) (Tabled From The July 15, 2025, Meeting)
- 3. An Ordinance Accepting The Planning Commission Recommendation To Approve A Preliminary And Final Planned Development For Senior Housing At 6099 Fairfield Road (Sam Perry, Community Development Director) (Tabled From The July 15, 2025, Meeting)

8. Announcements & Communications.

A. Remarks from City Council and City staff.

The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, The Oxford City Council, or the City staff.

B. Future Meetings.

(Note: Meetings are held at the Court House unless otherwise indicated.)

DATE	Meeting		
1.	Aug 7 Housing Advisory Commission	Municipal Building	5:00 p.m.
	Aug 11 Oxford Recreation Board	Municipal Building	12:00 p.m.
	Aug 11 Public Arts Commission of Oxford	Municipal Building	5:30 p.m.
	Aug 12 Oxford Parking & Transportation Advisory Board	Municipal Building	8:30 a.m.
	Aug 12 Planning Commission	Courthouse	7:00 p.m.
	Aug 13 Historic & Architectural Preservation Commission	Courthouse	6:00 p.m.
	Aug 19 City Council	Courthouse	7:30 p.m.
	Aug 20 Board of Building Appeals	Courthouse	6:30 p.m.
	Sep 1 City Offices - CLOSED		
	Sep 2 City Council	Courthouse	7:30 p.m.
9.	Adjourn.		



MINUTES
OXFORD CITY COUNCIL REGULAR MEETING
COURTHOUSE
TUESDAY, JULY 15, 2025 AT 7:30 PM

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, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

1. Roll Call.

A regular meeting of the Oxford City Council was called to order by Mayor Snively on Tuesday, July 15, 2025, at 7:30 p.m. Members in attendance were Amber Franklin, Michael Smith, Alex French, Jason Bracken, and David Prytherch. Chantel Raghu was excused.

Staff Members in Attendance

Mr. Douglas R. Elliott, Jr., City Manager; Ms. Jessica Greene, Assistant City Manager; Mr. Michael Dreisbach, Service Director; Mr. John Jones, Police Chief; Ms. Heidi Ridenour, Finance Director; Mr. Sam Perry, Community Development Director; Mr. Chad Smith, Parks and Recreation Director; Mr. Chris Conard, Law Director and Ms. Heather Barbour, Clerk of Council.

2. Pledge of Allegiance.

3. Approval of Agenda.

Motion – To Approve the Agenda
(Voice Vote) 1st Mr. Prytherch 2nd Ms. Franklin
AYE # 6
NAY # 0
ABS # 0

4. Public Participation.

A. Public Comments

The purpose of the public comments section is for members of the public to speak to the City Council on any subject not scheduled on the Agenda, except consent agenda items. To speak, you may approach the podium and wait to be addressed by the Mayor. You will need to state your name and address for the public record. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff, or other members of the public, and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

Public Comment - Ms. Suzy Hummel, Board President of TOPSS, Hicorky Hill Drive - Ms. Hummel happily announced the groundbreaking of the TOPSS new one-stop shop facility and thanked the Butler County Commissioners and the City of Oxford for the use of ARPA funds. Ms. Hummel invited everyone to attend the groundbreaking ceremony on Wednesday, July 30th, at 1:00 pm at 5445 College Corner Pike. Ms. Hummel shared that the new facility will significantly enhance how services are delivered and accessed, making it easier for individuals and families to get the support they need. Ms. Hummel mentioned retaining TOPSS's current buildings, which will allow for expansion and offer even more resources to the community. Ms. Hummel noted this marks a strong commitment to long-term growth and meeting a wide range of needs, and we can't wait to take this next step forward together.

5. Consent Agenda.

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

Motion – To Approve the Consent Agenda
(Voice Vote) 1st Mr. Prytherch 2nd Ms. Franklin
AYE # 6
NAY # 0
ABS # 0

A. Minutes from the July 1, 2025, City Council Meeting. (Heather Barbour, Clerk of Council).

- B. A Report Regarding the Environmental Commission Meeting on July 2, 2025. (Jessica Greene, Assistant City Manager)

6. Resolutions.

- A. A Resolution Authorizing The City Manager To Reduce The Fees Adopted In The Fee Ordinance For The Parking Meter Fees And Street Closures For The 2025 Red Brick Reunion. (Jessica Greene, Assistant City Manager)

Motion – To Adopt Resolution No. 7735.
(Voice Vote) 1st Mr. Prytherch 2nd Ms. French
AYE # 6
NAY # 0
ABS # 0

Public Comment - None.

Ms. Greene presented her staff report and addressed questions and comments from the Council. Ms. Kim Daggy, Enjoy Oxford, mentioned that this is the 11th year of the Red Brick Reunion, and registration is underway. Ms. Daggy referred to the heat map in the Council Packet (page 50), which reflects where the attendees are coming from this year. Ms. Daggy shared the changes in sponsorship, and that it wasn't a complete recovery of sponsorship. Ms. Daggy explained that Enjoy Oxford executes the logistics for our community. Ms. Daggy asked the Council to consider the reduction of fees.

7. Ordinances.

Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

- A. First Reading

1. An Ordinance Authorizing The Purchase Of 4.9 Acres From EVR Investments, LLC For The Oxford Area Trails Multimodal Transportation Project Phase V. (Jessica Greene, Assistant City Manager)

Ms. Greene presented her staff report and addressed questions and comments from the Council.

Public Comment - Ms. Ann Fuehrer, Dana Drive - Ms. Fuehrer shared that she lives on parcel #2099 on the map on page 70 of the Council Packet, and her property is adjacent. Ms. Fuehrer mentioned she's attended public discussions about the trail and understands the need to come up with incentives for the owner to sell the property to guarantee the recognition of private property. Ms. Fuehrer noted she was glad to see the addition of surveillance cameras. Ms. Fuehrer shared that it's important to make it clear to identify private property on both sides of the trail, and we understand there will be natural vegetation on both sides. Ms. Fuehrer mentioned the importance of speaking with the property owners because a few months ago, several families from Southern Knolls talked about the trail connecting the middle school to the high school for their children. Ms. Fuehrer expressed interest in what your experience has been with Phase 4, which is already along Brookville Road, adjacent to properties, because it is important to identify private property. Ms. Fuehrer hopes that we can talk with the Council further about the specifics of development in the future.

B. Second Reading

1. An Ordinance To Approve Current Replacement Pages To The Oxford Codified Ordinances. (Douglas R. Elliott, Jr., City Manager)

Motion – To Adopt Ordinance No. 3826
(Roll Call Vote) 1st Mr. Prytherch 2nd Ms. French

AYE # 6

Ms. French, Mr. Prytherch, Mr. Bracken, Mr. Smith, Ms. Franklin, and Mayor Snively

NAY # 0

ABS # 0

Public Comment - None.

Mr. Elliott reported no changes since the first reading and offered to answer any questions.

2. An Ordinance Accepting The Planning Commission Recommendation To Amend 2.71 Acres On The Official Zoning Map At 6099 Fairfield Road, From Two-Family

Residential (R-2A) District to Multi-Family Residential (R-3) District (Sam Perry, Community Development Director)

Motion – To Adopt Ordinance No.
(Roll Call Vote) 1st Mr. Prytherch 2nd Ms. French

AYE # 0
NAY # 0
ABS # 0

Motion – To Table this Ordinance.
(Voice Vote) 1st Ms. French 2nd Mr. Prytherch
AYE # 6
NAY # 0
ABS # 0

Mr. Perry had updated his staff report and noted Mr. Duddley requested the Ordinance be tabled.

3. An Ordinance Accepting The Planning Commission Recommendation To Approve A Preliminary And Final Planned Development For Senior Housing At 6099 Fairfield Road (Sam Perry, Community Development Director)

Motion – To Adopt Ordinance No.
(Roll Call Vote) 1st Mr. Prytherch 2nd Ms. French

AYE # 0
NAY # 0
ABS # 0

Motion – To Table this Ordinance.
(Voice Vote) 1st Mr. Prytherch 2nd Ms. French
AYE # 6
NAY # 0
ABS # 0

Mr. Perry had updated his staff report and noted Mr. Duddley requested the Ordinance be tabled.

4. An Ordinance Accepting The Planning Commission Recommendation To Amend 2.1 Acres Of Land On The Official Zoning Map Located at 5234 Hester Road From Single-Family Medium Density Residential (R-1B) District To Single And Two-Family Residential (R-2A) District (Sam Perry, Community Development Director)

Motion – To Adopt Ordinance No. 3829
(Roll Call Vote) 1st Mr. Prytherch 2nd Ms. French

AYE # 6

Mr. Prytherch, Mr. Bracken, Mr. Smith, Ms. Franklin, Ms. French, and Mayor Snavelly

NAY # 0

ABS # 0

Public Comment - None.

Mr. Perry reported no changes since the first reading and offered to answer any questions.

5. An Ordinance Amending Ordinance No. 3783 Supplemental Budget Ordinance Number 4 To Make Supplemental Appropriations For Fiscal Year 2025. (Heidi Ridenour, Finance Director)

Motion – To Adopt Ordinance No. 3830

(Roll Call Vote) 1st Mr. Prytherch 2nd Ms. French

AYE # 6

Mr. Bracken, Mr. Smith, Ms. Franklin, Ms. French, Mr. Prytherch, and Mayor Snavelly

NAY # 0

ABS # 0

Public Comment - None.

Ms. Ridenour reported no changes since the first reading and offered to answer any questions.

8. Announcements & Communications.

A. Remarks from City Council and City staff.

The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, The Oxford City Council, or the City staff.

B. Future Meetings.

(Note: Meetings are held at the Court House unless otherwise indicated.)

DATE

Meeting

1. July 14 Oxford Recreation Board	Municipal Building	12:00 p.m.
July 16 Board of Building Appeals - CANCELED	Courthouse	5:30 p.m.
July 22 Board of Zoning Appeals - CANCELED	Courthouse	6:30 p.m.
Aug 5 City Council	Courthouse	7:30 p.m.
Aug 7 Housing Advisory Commission	Municipal Building	5:00 p.m.
Aug 11 Public Arts Commission of Oxford	Municipal Building	5:30 p.m.
Aug 12 Oxford Parking & Transportation Advisory Board	Municipal Building	8:30 a.m.
Aug 12 Planning Commission	Courthouse	7:00 p.m.
Aug 13 Historic & Architectural Preservation Commission	Courthouse	6:00 p.m.
Aug 19 City Council	Courthouse	7:30 p.m.

9. Adjourn.

Motion – To Adjourn at 8:03 pm.
(Voice Vote) 1st Mr. Prytherch 2nd Ms. French
AYE # 6
NAY # 0
ABS # 0



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Jessica Greene
DATE PREPARED:	6/10/2025
COUNCIL MEETING DATE:	August 5, 2025
AGENDA TITLE:	An Ordinance Authorizing The Purchase Of 4.9 Acres From EVR Investments, LLC For The Oxford Area Trails Multimodal Transportation Project Phase V. (Jessica Greene, Assistant City Manager)
COUNCIL GOAL AREA:	Safe and Efficient Travel for All Modes of Transportation
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	JG DRE

DISCUSSION:

On May 20, 2025, the Council approved a settlement agreement with EVR Investments, LLC to purchase land for phase 5 of the Oxford Area Trail System.

This ordinance allows for the city to purchase these parcels for \$295,000.00

For historical context:

On April 15, 2025, Council passed an "An Ordinance To Appropriate Certain Real Property Interests Owned By EVR Investments, LLC, To Expand The Oxford Area Trail System (OATS) By Adding The Roadway Trail For Phase V Of This Multimodal Transportation Project Located In The City Of Oxford, Ohio".

On April 23, 2025, the City and EVR Investments, LLC held mediation to discuss the appropriation of property for this project.

During that mediation, the City and EVR came to an agreement for the city to purchase the 2.6-acre multi-modal path alignment and a 2.3-acre parcel aligning SR 732 for a price of \$295,000.00. The City

also agreed to place a natural barrier along the south side of the ROW, install trail cameras in this area, and place signage denoting private property outside the Oxford Area Trail area.

The property descriptions are attached.

ORDINANCE NO.

AN ORDINANCE AUTHORIZING THE PURCHASE OF 4.9 ACRES FROM EVR INVESTMENTS, LLC FOR THE OXFORD AREA TRAILS MULTIMODAL TRANSPORTATION PROJECT PHASE V.

WHEREAS, by Resolution No. 7702, adopted on April 15, 2025, City Council declared its intention to appropriate property owned by EVR Investments, LLC (“EVR”) determined to be essential for the completion of the Oxford Area Trails Multimodal Transportation Project (“OATS”) Phase V; and

WHEREAS, by Ordinance No. 3821, adopted on April 15, 2025, City Council authorized the City Law Director to file an appropriation petition pertaining to the subject property; and

WHEREAS, the City subsequently filed a Petition for Appropriation in the Butler County Court of Common Pleas captioned the *City of Oxford, Ohio v. EVR Investments, LLC, et al.* Case No. CV 2025 04 0962 (the “Appropriation”); and

WHEREAS, the City and EVR engaged in mediation in the manner contemplated by the Ohio Revised Code; and

WHEREAS, the City and EVR were able to reach a mutually acceptable resolution to avoid continued litigation; and

WHEREAS, Council voted to approve the Settlement Agreement with EVR as reflected in the attached Exhibit A (the “Resolution”) and authorized the City Manager to take all necessary steps to finalize the Settlement Agreement; and

WHEREAS, the City is acquiring 4.9 acres that is the subject of a City approved lot split as reflected in attached Exhibit B-1 creating Parcel A (2.6059 acres) that will complete the connection to the Oxford Area Trails Multimodal Transportation Project Phase V and Parcel B (2.3048 acres) that will be owned by the City (collectively the “Property”). Legal descriptions for Parcel A and Parcel B are attached to Exhibit B-2 and B-3 respectively. The Butler County Auditor has not yet assigned Parcel ID numbers; and

WHEREAS, Council hereby authorizes the City Manager to take all steps necessary to complete the transaction and record the deeds for the Property on behalf of the City and for the public benefit.

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

SECTION 1: Council hereby authorizes the City Manager take all steps necessary to acquire and record the Property consistent with the terms of the Appropriation and the Settlement Agreement including entering into a purchase agreement for the acquisition of the Property as described in attached Exhibit B.

SECTION 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code

SECTION 3: This Ordinance shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW (STAFF)

RESOLUTION NO. 7717

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A SETTLEMENT AGREEMENT PERTAINING TO THE OXFORD AREA TRAILS MULTIMODAL TRANSPORTATION PROJECT PHASE V WITH EVR INVESTMENTS, LLC

WHEREAS, by Resolution No. 7702, adopted on April 15, 2025, City Council declared its intention to appropriate property owned the EVR Investments, LLC (“EVR”) determined to be essential for the completion of the Oxford Area Trails Multimodal Transportation Project (“OATS”) Phase V; and

WHEREAS, by Ordinance No. 3821, adopted on April 15, 2025, City Council authorized the City Law Director to file an appropriation petition pertaining to the subject property; and

WHEREAS, the City subsequently filed a Petition for Appropriation in the Butler County Court of Common Pleas captioned the *City of Oxford, Ohio v. EVR Investments, LLC, et al.* Case No. CV 2025 04 0962 (the “Appropriation”); and

WHEREAS, the City and EVR engaged in mediation in the manner contemplated by the Ohio Revised Code; and

WHEREAS, the City and EVR were able to reach a mutually acceptable resolution to avoid continued litigation; and

WHEREAS, the Law Director and the City Manager recommend that Council vote to approve the Settlement Agreement with EVR as reflected in the attached Exhibit A to this Resolution and authorize the City Manager to take all necessary steps to finalize the Settlement Agreement.

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

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Law Director and authorizes approval of the Settlement Agreement attached hereto as Exhibit A in the same or substantially similar form.

SECTION 2: Council hereby directs the City Manager to take all necessary steps to resolve and finalize the Settlement of the Appropriation case including signing the Settlement Agreement, all necessary filings with the Butler County Court of Common Pleas and recording legal documents with Butler County.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.


MAYOR

ADOPTED: MAY 20, 2025

ATTEST: 

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY, MAYOR

PREPARED BY: LAW (STAFF)

Date: June 16, 2025
Description: Parcel A
2.6059 Acres
Location: City of Oxford
Butler County, Ohio



Situated in Section 27, Town 5, Range 1, Congress Lands West of the Miami River, City of Oxford, Butler County, Ohio, being part of Lot 2664 of said City of Oxford and being part of EVR Investments, LLC as recorded in Official Record 7033, Page 1435 and Official Record 7033, Pg. 1447 of the Butler County Recorder's Office containing 2.6059 acres and being further described as follows:

Beginning at a set iron pin on the southeast corner of Lot 2082 of Southern Knolls #9 as recorded in Plat Envelop 620, Page C, and the west line of Cobblestone Community Church, Inc. as recorded in Official Record 7951, Page 589, said pin being the True Point of Beginning;

thence, from the True Point of Beginning, departing said Lot 2082 and with said Cobblestone Community Church, Inc., South $01^{\circ} 57' 46''$ West, 47.65 feet to a set iron pin;

thence, with a new division line for the following five courses: North $87^{\circ} 38' 28''$ West, 656.70 feet to a set iron pin;

thence, South $02^{\circ} 21' 32''$ West, 62.00 feet to a set iron pin;

thence, North $87^{\circ} 38' 28''$ West, 548.66 feet to a set iron pin;

thence, North $02^{\circ} 21' 32''$ East, 62.00 feet to a set iron pin;

thence, North $87^{\circ} 38' 28''$ West, 571.61 feet to a set iron pin on the east right of way of Oxford Reily Road (S.R. 732);

thence, departing said new division line and with said Oxford Reily Road (S.R. 732), North $02^{\circ} 38' 18''$ East, 41.84 feet to a set iron pin on the south line of Southern Knolls #12 as recorded in Plat Envelop 800, Page A;

thence, departing the east right of way of said Oxford Reily Road (S.R. 732) and with said Southern Knolls #12, South $87^{\circ} 49' 42''$ East, 1776.44 feet the True Point of Beginning, containing 2.6059 acres of land, more or less, and being subject to all legal highways, easements, restrictions and agreements of record.

Basis of Bearings: State Plane NAD83 (2011)

The above description was prepared from a plat of survey made on June 16, 2025 under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio. The plat of which is recorded in Volume ____, Page ____ of the Butler County, Ohio Engineer's Record of Land Surveys.

All set iron pins are 5/8" diameter x 30" long in size with plastic cap stamped "Bayer Becker"

Date: June 16, 2025
Description: Parcel B
2.3048 Acres
Location: City of Oxford
Butler County, Ohio



Situated in Section 27 and 34, Town 5, Range 1, Congress Lands West of the Miami River, City of Oxford, Butler County, Ohio, being part of Lot 2664 of said City of Oxford and being part of EVR Investments, LLC as recorded in Official Record 7033, Page 1435 and Official Record 7033, Pg. 1447 of the Butler County Recorder's Office containing 2.3048 acres and being further described as follows:

Beginning at a set iron pin on the southeast corner of Lot 2082 of Southern Knolls #9 as recorded in Plat Envelop 620, Page C, and the west line of Cobblestone Community Church, Inc. as recorded in Official Record 7951, Page 589, thence, departing said Cobblestone Community Church, Inc. and with the south line of said Southern Knolls #9, North 87° 49' 42" West, 1776.44 feet to a set iron pin on the east right of way of Oxford Reily Road (S.R. 732) and being the southeast corner of lot 2196 of Southern Knolls #12 as recorded in Plat Envelope 800, Page A.; thence, departing said Lot 2196 and with the east right of way of said Oxford Reily Road (S.R. 732), South 02° 38' 18" West, 41.84 feet to a set iron pin, said pin being the True Point of Beginning;

thence, from the True Point of Beginning thus found, departing the east right of way of said Oxford Reily Road (S.R. 732) and with a new division line for the following four courses: South 87° 38' 28" East, 571.61 feet to a set iron pin;

thence, thence, South 02° 21' 32" West, 62.00 feet to a set iron pin;

thence, South 76° 37' 57" West, 232.06 feet to a set iron pin;

thence, South 61° 18' 18" West, 378.95 feet to a set iron pin the east right of way of said Oxford Reily Road (S.R. 732);

thence, departing said new division line and with the east right of way of said Oxford Reily Road (S.R. 732) for the following two courses: North 26° 36' 42" West, 51.50 feet to a set iron pin;

thence, North 02° 38' 18" East, 275.32 feet to the True Point of Beginning, containing 2.3048 acres of land, more or less, and being subject to all legal highways, easements, restrictions and agreements of record.

Basis of Bearings: State Plane NAD83 (2011)

The above description was prepared from a plat of survey made on June 16, 2025 under the direction of Jeffrey O. Lambert, Professional Surveyor #7568 in the State of Ohio. The plat of which is recorded in Volume ____, Page ____ of the Butler County, Ohio Engineer's Record of Land Surveys.

All set iron pins are 5/8" diameter x 30" long in size with plastic cap stamped "Bayer Becker"

Plot time: Jun 16, 2025 - 9:58am
Drawing name: J:\2022\22-0273\SV\DWG\22-0273 SP.dwg - Layout Tab: SP

CERTIFICATION

I hereby state to the best of my knowledge, information and belief that the accompanying plat is the return of a survey made under my direction and that it and the information, courses, and distances as shown are in accordance with the "Minimum Standards for Boundary Surveys in the State of Ohio".

Jeffrey O. Lambert, P.S. Date
Registered Surveyor #7568 State of Ohio

NOTES

1. Basis of Bearing: State Plane NAD83 (2011)
2. Prior Deed Reference: Official Record 7033, Pages 1435 & 1447.
3. All monumentation is in good condition unless otherwise shown.
4. Lines of occupation, wherever they exist, generally agree with the boundary lines except as noted.
5. All documents used as shown.
6. Date of fieldwork: June 11, 2025

LINE TABLE		
Line	Direction	Distance
L-1	N02°21'32"E	62.00'
L-2	S02°21'32"W	62.00'
L-3	N76°37'57"E	232.06'
L-4	N19°07'18"E	52.23'
L-5	N02°25'18"E	234.80'
L-6	N26°36'42"W	51.50'

LEGEND

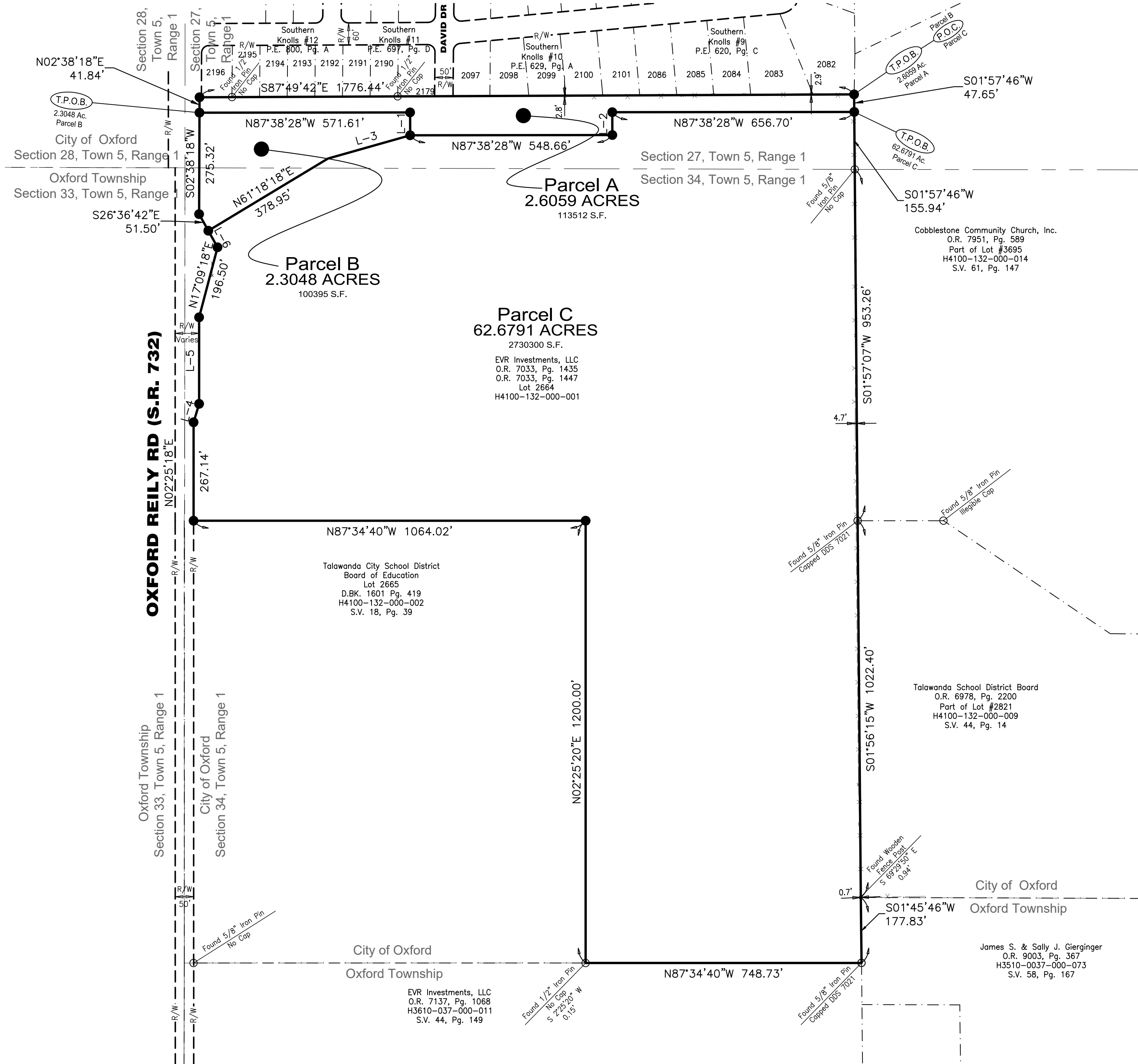
○ Found Iron Pin
(size and cap as noted)
● Set Iron Pin
(5/8"x30" Capped Bayer Becker)
--- X --- X --- X ---
Ex Farm Woven Fence
R/W - Right-of-way

ACREAGE TABLE

ORIGINAL	67.5898 ACRES
PARCEL A	2.6059 ACRES
PARCEL B	2.3048 ACRES
PARCEL C	62.6791 ACRES
REMAINING:	00.0000 ACRES



Basis of Bearing:
State Plane NAD83 (2011)
0 200 300
SCALE: 1" = 200'

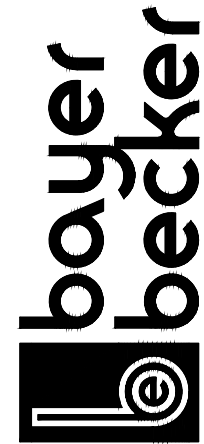


VOLUME _____
PLAT NO. _____
BUTLER COUNTY
ENGINEERS
RECORD OF LAND
SURVEYS

Item	Revision Description	Date	Drawn:	Chk:

EVR INVESTMENTS, LLC

SECTION 27 & 34, TOWN 5, RANGE 1
CONGRESS LANDS WEST OF THE MIAMI
CITY OF OXFORD
BUTLER COUNTY, OHIO
SPLIT PLAT



110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 22-0273 SP
Drawn by: TME
Checked By: j.o.l.
Issue Date: 6-16-25
Sheet:

1/1

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, 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.



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	6/24/2025
COUNCIL MEETING DATE:	August 5, 2025
AGENDA TITLE:	An Ordinance Accepting The Planning Commission Recommendation To Amend 2.71 Acres On The Official Zoning Map At 6099 Fairfield Road, From Two-Family Residential (R-2A) District to Multi-Family Residential (R-3) District (Sam Perry, Community Development Director) (Tabled From The July 15, 2025, Meeting)
COUNCIL GOAL AREA:	Housing For All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve as Recommended
CITY MANAGER/DEPT HEAD APPROVAL:	SP

DISCUSSION:

****Update for August 5th Council meeting:** At the July 15 Council meeting, City Manager Elliott stated that the applicant had requested tabling of the item. City Manager Elliott stated that the City staff would be addressing the outstanding violations regarding other properties, as separate matters and that it was not permissible for the Council to include those corrections in this ordinance. However, one additional condition re-stating the City's rental permit requirement, has been added to the Ordinance for redundancy.

****Update from 1st Reading**

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- Inoperable fire sprinkler and fire alarm system - violation found by OFD - (7/9/25)
- Unpaid rental permit fees for 47 rental units on 24 properties - \$8,806.50 (2021-2024)

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- Fines for property maintenance code violations at 101 W. Church St - \$516.00 (2025)
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Background

The complete information and Planning Commission meeting recording can be accessed from the city website here: <https://oxfordoh.portal.civicclerk.com/event/1066/files/agenda/2330>

On behalf of the property owners, Terry & Katherine Dudley, Architect Scott Webb is requesting a rezoning of the subject property at 6099 Fairfield Road in order to up-zone from R-2A, a two-family district, to R-3, a multi-family district. This rezoning request is intended to be reviewed concurrently alongside a request for Planned Development approval that would utilize the increased density provisions inherent to the R-3 district.

The subject property had been occupied for a number of years by the Oxford Healthcare Center, a nursing home facility, but stands vacant today. The previous nursing home use had been considered legally grandfathered under the current R-2A zoning, as nursing homes are typically only allowed via the Conditional Use process in the R-3 and R-4 zoning districts.

The purpose of the proposed Planned Development is to permit an adaptive reuse of a former nursing home facility into forty four (44) dwelling units for independent senior living. Of the 44 total units, thirty seven (37) are proposed as one-bedroom units with the remaining seven (7) as two-bedroom units. Administrative and shared amenity spaces are also planned, including a shared kitchen, activity room, and mail pickup area serving the residents. The project would largely take advantage of the existing developed state of the site, keeping much of the existing structure intact as well as utilizing existing off-street parking wrapping around the eastern and southern edges. Redevelopment would involve removal of common interior corridors to create new private exterior entrances to the 44 dwelling units.

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senior housing.

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1. The Planned Development approval shall be valid for two (2) years. All necessary permits must be secured, and construction begun, within this time period. Should additional time be needed, the applicant/owner may request an extension to this timeframe within six (6) months of expiration.
2. If permits are not obtained and construction has not begun within the timeframe established in #1 above, the zoning of the property shall revert back to R-2A. This condition shall not be enforced should the property be rezoned to another classification as part of the City's ongoing process to craft and adopt a unified development code (i.e., "Oxford Today"), a process which applies to the entire municipal jurisdiction.
3. In fulfilling the spirit of **Section 1149.07(e)(4)(E)**, 6-inch curbing (with openings as necessary for stormwater management) shall be installed along the eastern edge of the existing parking lot to deter vehicles from driving onto grass. All existing wheel stops shall be removed from the site.
4. All existing wall pack light fixtures shall be replaced with new fixtures with shielded light sources. Additional parking lot lighting shall not be required, unless otherwise determined by the Planning Commission.
5. A landscaping plan with tree size and species details shall be provided at the Building Permit stage. Any existing dead/diseased trees – including those along the west side of the property – shall be removed and replaced with new plantings that will grow to comparable size. Tree species shall be selected from the City Tree List.
6. Civil plans for parking, storm, and other site-related modifications shall be prepared by a registered engineer and submitted as part of the future Building Permit application.
7. In exchange for granting waivers as appropriate to **Section 1145.07(b)**, **1145.12(d)**, **1147.03(b)(23)**, and **1159.04(21)** for the purpose of permitting 44 multi-family residential housing units occupied by seniors, the owner shall deed restrict the property to allow only for occupancy by those aged 55 or older. The Law Director shall approve any such restrictions as to form prior to recording.
8. A waiver to **Section 1141.03(b)** is hereby granted to permit the exterior entrances of certain dwellings to not be situated directly upon a street. This waiver is acceptable due to the nature of the proposal being an adaptive reuse of an existing structure as multi-family residential.
9. A waiver to **Section 1143.06(c)(4)(B)** is hereby granted to permit front yard coverage in excess of the 25% maximum for R-3 zoned property, to allow for approx. 35% as conveyed by the submitted plans.
10. A waiver to **Section 1145.12(e)(3)(A)** is hereby granted to relieve the applicant from the required 25-foot perimeter setback, provided no aspect of the existing developed character (structure, parking, etc.) is extended any further toward neighboring properties.
11. A waiver to **Section 1145.12(f)(2)** is hereby granted to permit proposed lot coverage in excess of the 40% maximum, to allow for approx. 70% coverage as conveyed by the submitted plans.

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION
RECOMMENDATION TO AMEND 2.71 ACRES OF THE OFFICIAL ZONING MAP
AT 6099 FAIRFIELD ROAD FROM TWO-FAMILY RESIDENTIAL (R-2A)
DISTRICT TO MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT

WHEREAS, in accordance with Section 1135 of the Codified Ordinances of the City of Oxford, the Oxford Planning Commission held a public hearing on June 10, 2025, on the application of Scott Webb, Architect, for a Zoning Map Amendment for 2.71 acres of land located at 6099 Fairfield Road, Oxford, Ohio, rezoning the property from two-family residential (R-2A) district to multi-family residential (R-3) district.

WHEREAS, the Oxford Planning Commission, after public hearing and due deliberation, recommended approval of the Zoning Map Amendment, and found that the application complies with the Decision Standards of Oxford Codified Ordinance Chapter 1135.

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

SECTION 1: Planning Commission held a hearing on June 10, 2025 to consider the amendment. The Commission voted 5-0 to recommend approval of the zoning map amendment to City Council, thus amending the official zoning map, based upon the following conditions:

1. The Planned Development approval shall be valid for two (2) years. All necessary permits must be secured, and construction begun, within this time period. Should additional time be needed, the applicant/owner may request an extension to this timeframe within six (6) months of expiration.
2. If permits are not obtained and construction has not begun within the timeframe established in #1 above, the zoning of the property shall revert back to R-2A. This condition shall not be enforced should the property be rezoned to another classification as part of the City's ongoing process to craft and adopt a unified development code (i.e., "Oxford Today"), a process which applies to the entire municipal jurisdiction.
3. In fulfilling the spirit of **Section 1149.07(e)(4)(E)**, 6-inch curbing (with openings as necessary for stormwater management) shall be installed along the eastern edge of the existing parking lot to deter vehicles from driving onto grass. All existing wheel stops shall be removed from the site.
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7. In exchange for granting waivers as appropriate to **Section 1145.07(b), 1145.12(d), 1147.03(b)(23), and 1159.04(21)** for the purpose of permitting 44 multi-family residential housing units occupied by seniors, the owner shall deed restrict the property to allow only for occupancy by those aged 55 or older. The Law Director shall approve any such restrictions as to form prior to recording.
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11. A waiver to **Section 1145.12(f)(2)** is hereby granted to permit proposed lot coverage in excess of the 40% maximum, to allow for approx. 70% coverage as conveyed by the submitted plans.
12. Per **Oxford Code Section 1305.02, Chapter 3, Section 310, Rental Permits**, rental permits shall be obtained by the owner, prior to occupancy.

SECTION 2: Based on the Planning Commission recommendation, the City Manager and Community Development Director also recommend that the official zoning map be amended to R-3 for 6099 Fairfield Road.

SECTION 3: Council accepts the recommendation of the City Manager and Community Development Director to amend the official zoning map to R-3 for 6099 Fairfield Road.

SECTION 4: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: DAVID PRYTHERCH

PREPARED BY: COMMUNITY DEVELOPMENT STAFF AND LAW



ZONING MAP AMENDMENT APPLICATION

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

BOX 1 | APPLICATION DETAILS

Property Address/Location	6099 Fairfield Road
Total Site Acreage	2.71 acres
Parcel #	H4100119000009
Parcel ID Number(s)	
Current Zoning District	R-2A
Proposed Zoning District	R-3

BOX 2 | APPLICANT INFORMATION

Is the applicant also the current property owner?	
☐ Yes (You may skip Box 3) ☐ No (Do not skip Box 3, and include a Letter of Agency with your submittal)	
Applicant Name	Scott Webb
Applicant Company Name	Scott Webb, Architect
Mailing Address	103 W Walnut Street, Oxford, OH 45056
Email Address	scott@scottwebbarchitect.com
Telephone Number	(513) 523-3838

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

Property Owner Name	Terry & Katherine Dudley
Property Owner Company Name	
Mailing Address	6744 Contreras Rd. Oxford, OH 45056
Email Address	kathydudley@gmail.com
Telephone Number	(513) 523-8230

BOX 4 | ATTACHMENT CHECKLIST ☐ Submit all contents in PDF format. No printed copies are necessary.

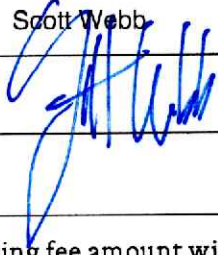
- ☐ **Narrative/Cover Letter** addressing all components required by [Section 1135.02\(b\)\(1\)](#) – more information on Page 2
- ☐ **Legal Description** of the area/property being rezoned (use the [Butler County Recorder website](#) to search existing property records)
- ☐ **Vicinity Map** showing property lines, streets, existing and proposed zoning
- ☐ **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 5 | 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) Scott Webb

Applicant Signature 

Date 4/24/25

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 in the Community Development Department located 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 Community Development at 513-524-5204.

Narrative/Cover Letter Requirements For source text see Oxford Zoning Code [Section 1135.02\(b\)\(1\)](#)

- A general description of the proposed amendment, including the current and proposed zoning of the area.
- A description of existing uses in the area.
- 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.
- 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. 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.

Sam Perry, Planner
City of Oxford
Municipal Building
15 South College Ave.
Oxford, Ohio 45056



SCOTT
WEBB

ARCHITECT

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Re: Application for Zoning Map Amendment
Parcel # H4100119000009
6099 Fairfield Road
Oxford, Ohio 45056

April 24, 2025

Dear Mr. Perry,

Thank you for taking the time to meet with me to discuss the Adaptive Reuse and Redevelopment of the former nursing home facility at 6099 Fairfield Road into Independent Senior Housing.

The existing building was purpose-built as a nursing home, beginning around 1970, followed by a series of additions, the last of which in 2004. As shown on our concept drawings, the proposed Adaptive Reuse would convert the building to a series of Independent Senior Living Units (Apartments). The central common corridors would be abandoned, providing new private entrances to each new unit.

City Planner, Zach Moore's provided a Preliminary Zoning Review in his letter of March 17, 2025. In his review, he suggested that a Planned Development may allow what will become a multi-family building. Allowable units, however, are limited by the underlying Zoning District. The current R-2A designation limits the number of units to (34).

At over 37,000 s.f., the existing building can accommodate significantly more units. The current configuration lends itself well to an Adaptive Reuse design. By keeping the layout of existing plumbing walls, we are able to create modest, single bedroom apartments, replacing (2) former nursing care units. In doing so, the building can easily accommodate (44) units, prompting the necessity of a Map Amendment to redevelop this site.

Statement responding to Decision Standards on the Application.

In response to the decision standards outlined in the application, we offer the following:

A. *There is an error on the official Zoning Map or in the delineations between districts.*

While this is perhaps not an error on the map, the previous use was made non-conforming through various editions of the zoning map applied after the site was developed in 1970.

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

The Comprehensive Plan speaks directly to the need for additional housing types with a particular interest in affordable and senior housing, encouraging aging in place and working with Age-Friendly Oxford to achieve these objectives.

The Implementation Matrix provides the following guidance:

Goal: Housing Opportunities for Everyone

The Objective is to “Expand housing opportunities for all life stages”.

Actions in support of the amendment include:

H1-A3 Identify areas in town which are appropriate for increased density allowance, housing diversity,...

H1-A4 Leverage land and other tangible assets to address housing supply gaps by boosting inventory.

H1-A5 Support developments and programs addressing supportive and transitional housing.

H1-A8 Recognize and support the valuable service assisted living and senior living developments provide to the community.

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

It would appear it is the Zoning Map that has changed. The South side of Fairfield Road begins with the Tri Recreation Center, built in 1977, in what is now an R-1B District. This former nursing home follows, built in 1970, in what is now an R-2A District. The R-2A District continues to include the Oxford View Condominiums built in 1984. The final development is Vereker Farms, built in 1996, with density far exceeding its current R-1A designation.

Amending the Zoning Map would more accurately reflect the uses in this area and allow the redevelopment of the former non-conforming nursing home into Independent Senior Housing as an allowable Multi-Family use.

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

Affordable Senior Housing is an identified need in the City of Oxford. Small, independent living units are in short supply with waiting lists at other developments. With no offers to continue the 55 year old nursing home use, the current owner saw the opportunities for an Adaptive Reuse of this building in an ideal location for additional Independent Senior Housing.

The site offers proximity to commercial businesses, recreation, and the Senior Center, and is adjacent to other Senior Housing (Talaforde Manor) and near other multi-family developments as described above.

Thank you for your consideration of this proposal. If you have any questions or need any additional information, please call.

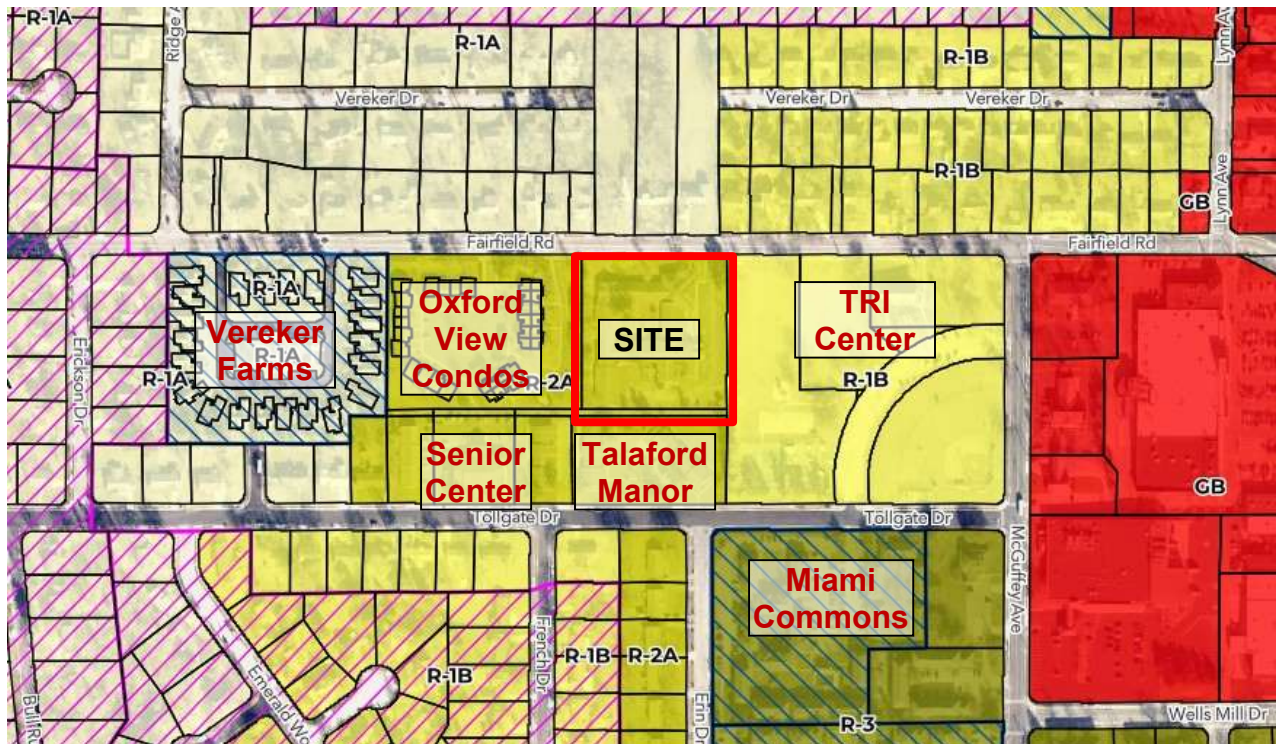
Respectfully,

A handwritten signature in dark ink, appearing to read 'Scott Webb', is written over a light blue rectangular background.

Scott Webb, Architect

Zoning Area Map

Showing Adjacent Zoning & Existing Uses

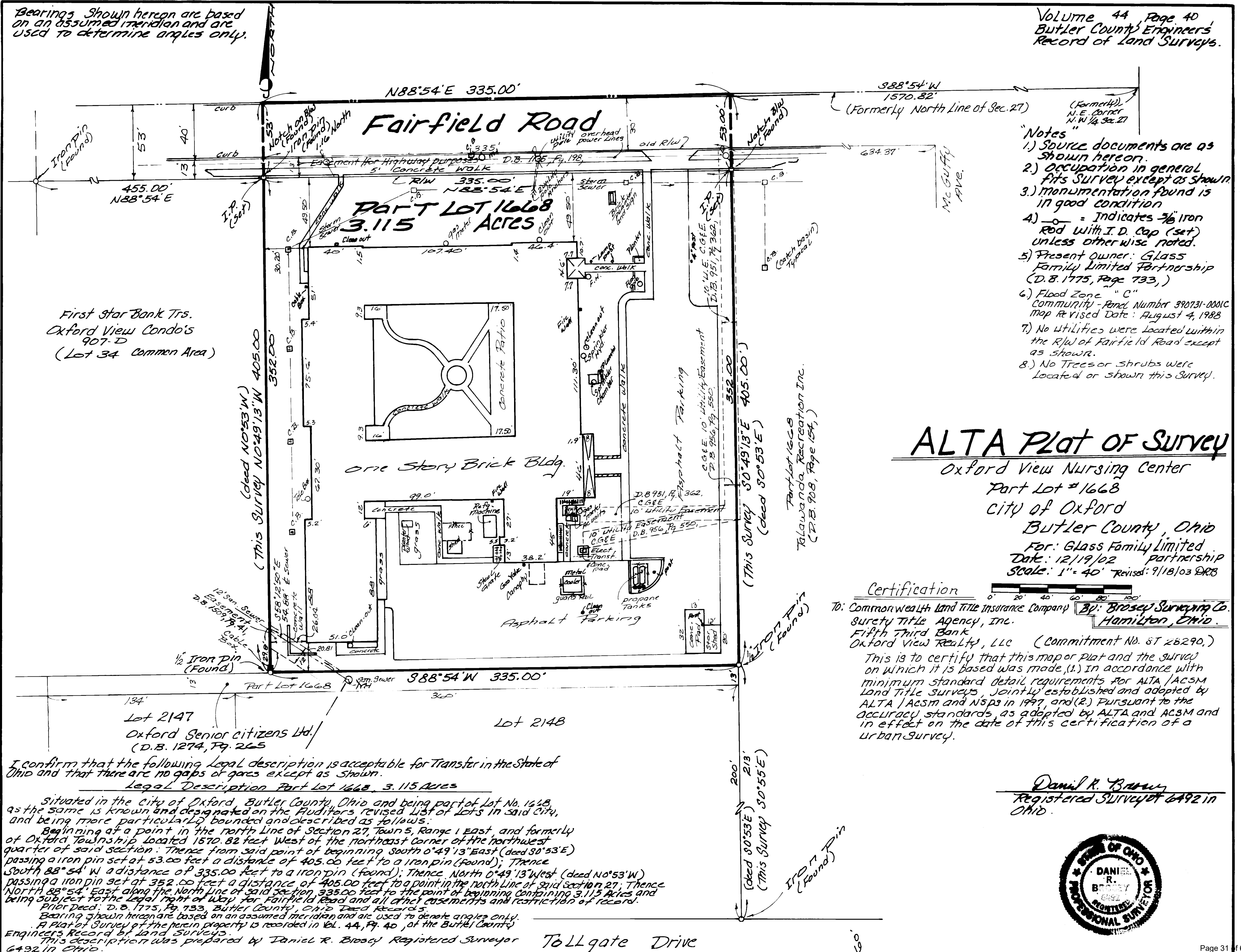


Aerial Photograph



Bearings shown hereon are based on an assumed meridian and are used to determine angles only.

Volume 44 Page 40
Butler County Engineers'
Record of Land Surveys.



LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Scott Webb, Architect

(Applicant Name)

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

(Application Description)

located at

6099 Fairfield Road

(Property Address/Location)

Thank you,

Terry Dudley

(Property Owner Printed Name – must be a person)

Dudley Prime Properties

(Property Owner Company Name – if applicable)

Terry Dudley

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

4-24-25

(Date)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	6/24/2025
COUNCIL MEETING DATE:	August 5, 2025
AGENDA TITLE:	An Ordinance Accepting The Planning Commission Recommendation To Approve A Preliminary And Final Planned Development For Senior Housing At 6099 Fairfield Road (Sam Perry, Community Development Director) (Tabled From The July 15, 2025, Meeting)
COUNCIL GOAL AREA:	Housing For All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
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ORDINANCE NO.

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION RECOMMENDATION TO APPROVE A PRELIMINARY AND FINAL PLANNED DEVELOPMENT FOR SENIOR HOUSING AT 6099 FAIRFIELD ROAD

WHEREAS, in accordance with Section 1145 of the Codified Ordinances of the City of Oxford, the Oxford Planning Commission held a public hearing on June 10, 2025, on the application of Scott Webb, Architect, for a Preliminary and Final Planned Development for an adaptive re-use of an existing building into 44 senior housing units, located on 2.71 acres of land located at 6099 Fairfield Road, Oxford, Ohio.

WHEREAS, the Oxford Planning Commission, after public hearing and due deliberation, recommended approval of the Preliminary and Final Planned Development, and found that the application complies with the Decision Standards of Oxford Codified Ordinance Chapter 1145.

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

SECTION 1: Planning Commission held a hearing on June 10, 2025 to consider the Planned Development. The Commission voted 5-0 to recommend approval of the Planned Development to City Council, based upon the following conditions:

1. The Planned Development approval shall be valid for two (2) years. All necessary permits must be secured, and construction begun, within this time period. Should additional time be needed, the applicant/owner may request an extension to this timeframe within six (6) months of expiration.
2. If permits are not obtained and construction has not begun within the timeframe established in #1 above, the zoning of the property shall revert back to R-2A. This condition shall not be enforced should the property be rezoned to another classification as part of the City's ongoing process to craft and adopt a unified development code (i.e., "Oxford Today"), a process which applies to the entire municipal jurisdiction.
3. In fulfilling the spirit of **Section 1149.07(e)(4)(E)**, 6-inch curbing (with openings as necessary for stormwater management) shall be installed along the eastern edge of the existing parking lot to deter vehicles from driving onto grass. All existing wheel stops shall be removed from the site.
4. All existing wall pack light fixtures shall be replaced with new fixtures with shielded light sources. Additional parking lot lighting shall not be required, unless otherwise determined by the Planning Commission.
5. A landscaping plan with tree size and species details shall be provided at the Building Permit stage. Any existing dead/diseased trees – including those along the west side of the property – shall be removed and replaced with new plantings that will grow to comparable size. Tree species shall be selected from the City Tree List.

6. Civil plans for parking, storm, and other site-related modifications shall be prepared by a registered engineer and submitted as part of the future Building Permit application.
7. In exchange for granting waivers as appropriate to **Section 1145.07(b), 1145.12(d), 1147.03(b)(23), and 1159.04(21)** for the purpose of permitting 44 multi-family residential housing units occupied by seniors, the owner shall deed restrict the property to allow only for occupancy by those aged 55 or older. The Law Director shall approve any such restrictions as to form prior to recording.
8. A waiver to **Section 1141.03(b)** is hereby granted to permit the exterior entrances of certain dwellings to not be situated directly upon a street. This waiver is acceptable due to the nature of the proposal being an adaptive reuse of an existing structure as multi-family residential.
9. A waiver to **Section 1143.06(c)(4)(B)** is hereby granted to permit front yard coverage in excess of the 25% maximum for R-3 zoned property, to allow for approx. 35% as conveyed by the submitted plans.
10. A waiver to **Section 1145.12(e)(3)(A)** is hereby granted to relieve the applicant from the required 25-foot perimeter setback, provided no aspect of the existing developed character (structure, parking, etc.) is extended any further toward neighboring properties.
11. A waiver to **Section 1145.12(f)(2)** is hereby granted to permit proposed lot coverage in excess of the 40% maximum, to allow for approx. 70% coverage as conveyed by the submitted plans.
12. Per **Oxford Code Section 1305.02, Chapter 3, Section 310, Rental Permits**, rental permits shall be obtained by the owner, prior to occupancy.

SECTION 2: Based on the Planning Commission recommendation, the City Manager and Community Development Director also recommend that the Preliminary and Final Planned Development for 6099 Fairfield Road, be approved.

SECTION 3: Council accepts the recommendation of the City Manager and Community Development Director to approve the Preliminary and Final Planned Development for 6099 Fairfield Road.

SECTION 4: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: DAVID PRYTHERCH

PREPARED BY: COMMUNITY DEVELOPMENT STAFF AND LAW



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 6099 Fairfield Road

Total Site Acreage 2.71 acres

Total Building Square Footage 35,000

Existing Use Description Former Nursing Home

Proposed Development Description Independent Senior Housing

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 Scott Webb

Applicant Company Name Scott Webb, Architect

Mailing Address 103 W Walnut St. Oxford, OH 45056

Email Address scott@scottwebbarchitect.com

Telephone Number (513) 523-3838

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

Property Owner Name Terry & Kathrine Dudley

Property Owner Company Name

Mailing Address 6744 Contreras Road

Email Address kathydudley@gmail.com

Telephone Number (513) 52308230

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

Architect/Engineer Name Scott Webb

Company Name Scott Webb, Architect

Mailing Address 103 W Walnut St. Oxford, OH 45056

Email Address scott@scottwebbarchitect.com

Telephone Number (513) 523-3838

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) Scott Webb

Applicant Signature 

Date 4/24/25

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 in the Community Development Department located 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 Community Development at 513-524-5204.

Narrative/Cover Letter Requirements For complete text see Oxford Zoning Code [Section 1145.05\(a\)\(5\)](#)

- Describe the existing uses of the site.
- Indicate the zoning district(s) in which the site is located.
- Describe the proposed development, including, as applicable, the number of housing units by size and type proposed within each phase.
- Describe any nonresidential operations, including hours of operation, type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
- Provide a phased development schedule, if applicable, that indicates the location and timing of phases and demonstrates that each completed phase would form a reasonably independent unit if succeeding phases were abandoned.
- Provide a narrative statement that evaluates the compatibility of the proposed development with the general vicinity and adjacent properties.
- Describe how the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites.
- Describe how any existing structures, proposed structures, and the site design relate to adjacent structures and sites.
- Explain whether the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
- Describe how any potential negative effects on adjacent land will be mitigated.
- Provide a statement about why the location proposed is appropriate for the development.
- Provide a statement of the necessity or desirability of the proposed development to the neighborhood or community.
- Describe how the proposed mix of dwelling types and/or commercial uses advances community goals of diversity, affordability and market changes (e.g. adaptability of flats versus townhomes).
- Include information regarding the provision of public utilities and services, if insufficient or not immediately available for the development, or for the provision of suitable utilities and services privately.
- Provide a general analysis of expected traffic impact, including vehicular and pedestrian safety, resulting from the proposed development.
- Include the substance of proposed or relevant covenants, easements, and other restrictions on the land and structures.
- Such other information regarding the proposed uses, site design, or surrounding area as may be pertinent to the application. It is recommended the applicant also address each of the Decision Standards as listed on Page 4, and also specify any waivers to Zoning Code requirements being requested.

Site Plan Requirements For complete text see Oxford Zoning Code [Section 1145.05\(a\)\(6\)](#)

- North arrow, scale, and vicinity map
- All existing and proposed lot lines within the site
- Dimensions of all lots and the entire site and any adjacent rights-of-way
- Location and intended purpose of all open spaces
- Location, height, and use of all proposed and existing structures
- Location and design of all proposed vehicle and pedestrian routes and nonresidential vehicle management areas
- Location, size and type of all existing and proposed utilities that will serve the development
- Location, size, and type of all proposed signs
- Location, height and type of all proposed screening and landscaping, including any tree preservation (survey) information as may be required per [Section 1148.05](#)
- Distances to residential zoning districts if within 1,000 feet
- The use of land and location of structures on adjacent property and across adjacent rights-of-way
- The location of any nearby schools and commercial facilities
- Other information as may be required by the Planning Commission or Council

Decision Standards All Planned Developments shall satisfy these decision standards, per [Section 1145.06\(b\)](#)

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 the Zoning Code.
- (4) The uses and site plan will be compatible with the general intent of the Comprehensive Plan.
- (5) The use 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.

Additional Final Plan Decision Standards:

- (1) The final planned development shall substantially conform to the preliminary plan.
- (2) Any substantial changes from the preliminary plan improve the plan or were requested by Planning Commission or Council as a part of the preliminary plan approval process.
- (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.

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Scott Webb, Architect

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding
a Planned Development for new Senior Housing

(Application Description)

located at

6099 Fairfield Road

(Property Address/Location)

Thank you,

Terry Dudley

(Property Owner Printed Name – must be a person)

Dudley Prime Properties

(Property Owner Company Name – if applicable)

Terry Dudley

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

4-24-25

(Date)

Sam Perry
Community Development Director
City of Oxford
Municipal Building
15 South College Avenue
Oxford, Ohio 45056

Re: Residential Planned Development
Adaptive Reuse/Conversion to
Independent Senior Housing
6099 Fairfield Road
Oxford, Ohio 45056

April 23, 2025



SCOTT
WEBB

A R C H I T E C T

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Sam,

Please accept this letter as a formal request for a review by the City of Oxford Planning Commission for a new Planned Development facilitating the Adaptive Reuse/Redevelopment of the former nursing home facility at 6099 Fairfield Road into Independent Senior Housing.

The project as presented is accompanied by a rezoning request to from R-2A to R-3 to allow the conversion of a nursing home/care facility to a multi-family senior housing development of (44) individual dwelling units with administrative and shared amenity spaces.

The existing building was purpose-built as a nursing home, beginning around 1970, followed by a series of additions, the last of which beginning in 2004. The existing building provides central common corridors in each residential wing, with sleeping units “back to back”, sharing a plumbing wall. The redevelopment design is based on removing the interior common corridors, but reusing these plumbing walls, creating new dwelling units with private entrances as shown on the drawings provided.

Various portions of the existing building will be removed, providing access from the parking areas to the private entrances in the common courtyard. Existing parking will be maintained and additional parking is proposed on the site, and utilizing an existing curb cut on Fairfield Road.

The attached proposal has been prepared for and with the help of the following:

Property Owners:

Terry & Katherine Dudley
6744 Contreras Road
Oxford, Ohio 45056

Architect:

Scott Webb, Architect
103 West Walnut Street
Oxford, Ohio 45056

In response to the Application Requirements outlined in 1145.05(a)(5), we offer the following:

(5) Description of Use and Site 1145.05 (7)

- A. An ALTA Survey from the previous use has been with this Preliminary Planned Development Application.
- B. The 2.71 acre Site currently contains an abandoned nursing facility, built in 1970.
- C. The property is currently zoned R-2A. An application for a Map Amendment accompanies this Planned Development application to allow the proposed number of dwelling units.
- D. Description of the Proposed Planned Development.
 - 1. The proposal at hand represents the conversion of a nursing to (44) separate dwelling units, providing (37) single bedroom units and (7) 2-bedrooms units.
 - 2. Redevelopment of this building is limited by the amount of perimeter it provides, allowing for entrances and egress windows from each dwelling unit. Though various portions of the building are to be removed for access, other parts are not usable for additional dwelling units. These parts of the existing building will be used for shared amenity space, and administrative functions. Additional office style shared/flex space is provided for resident services, such as lawyers, accountants, etc. The former commercial kitchen space is being reserved at this time.
 - 3. The use of the amenity and flex is directed toward the residents and will operate on a limited basis.
 - 4. The adaptive reuse of this building will happen in a single phase.
- E. Narrative statement evaluating the compatibility of the proposed Planned Development with the general vicinity and adjacent properties.
 - 1. The proposed adaptive reuse is ideal for this location. The site is near other multi-family developments including Oxford View Condominiums and Vereker Farms, and adjacent to other Senior Housing at Talafor Manor.
 - 2. The proposal contained herein is to adaptively reuse the former nursing home facility by turning it inside out, adding private entrances to create individual dwelling units, similar to the adjacent Talafor Manor Apartments to the south.
 - 3. The proposed residential use does not involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
 - 4. Negative effects on adjacent land are not expected.
- F. The Planned Development in this location The site offers proximity to commercial businesses, recreation, and the Senior Center, and is adjacent to other Senior Housing (Talafor Manor) and near other multi-family developments as described above.
- G. The Planned Development is necessary and desirable for the neighborhood and the community at large. The former nursing home had been through a succession of owners while falling into disrepair. With no offers to continue the 55 year old nursing home use, the current owner saw the opportunities for an Adaptive Reuse of this building in an ideal location for additional Independent Senior Housing benefitting the neighborhood and the community at large
- H. The proposed adaptive reuse advances these community goals of expressed in The Comprehensive Plan, addressing the need for additional housing types with a particular interest in affordable and senior housing, encouraging aging in place and working with Age-Friendly Oxford to achieve these objectives.

- I. All public utilities are existing and/or available for the proposed development.
- J. Traffic will likely increase with additional residential development with independent seniors more active than those in nursing homes. This will perhaps be offset by the reduction in staff from the previous use and no recurring deliveries.
- K. Easements, covenants and restrictions are either in place or not required with this adaptive reuse.
- L. Mailing addresses of adjacent property owners will follow with the Preliminary Planned Development Application.
- M. Other pertinent information:

The Comprehensive Plan speaks directly to the need for additional housing types with a particular interest in affordable and senior housing, encouraging aging in place and working with Age-Friendly Oxford to achieve these objectives.

The Implementation Matrix provides the following guidance:

Goal: Housing Opportunities for Everyone

The Objective is to “Expand housing opportunities for all life stages”.

Actions in support of the amendment include:

- H1-A3 Identify areas in town which are appropriate for increased density allowance, housing diversity,...
- H1-A4 Leverage land and other tangible assets to address housing supply gaps by boosting inventory.
- H1-A5 Support developments and programs addressing supportive and transitional housing.
- H1-A8 Recognize and support the valuable service assisted living and senior living developments provide to the community.

In response to the Decision Standards outlined in 1145.06(b), we offer the following:

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

The Planned Development is allowed in this district, exceeding the min. lot requirements of 1145.12(b)

- (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;*

While the previous use may have been considered conditional, the proposed planned development is specific to this use.

- (3) *The use and site will satisfy the general intent of this Zoning Code;*

The proposed Planned Development reflects the purpose statement of the zoning code, to “incorporate land uses and development patterns that are intended to permit and encourage creative and flexible land development...” and to address goals of the Comprehensive Plan: to provide for environmentally sensitive and cohesive developments that are an attractive alternative to traditional subdivision and infill development that fully utilizes available land and existing utility resources where they already exists.

- (4) *The use and site will be compatible with general intent of the Comprehensive Plan;*

The Comprehensive Plan speaks directly to the need for additional housing types with a particular interest in affordable and senior housing, encouraging aging in place and working with Age-Friendly Oxford to achieve these objectives.

- (5) *The size and shape of the site are sufficient for the development.*

The size and shape of the lot and existing tenant area is adequate for the proposed use. The accompanying Zoning map Amendment allows for increased density.

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

The original building was designed around an internal courtyard and provides steep grade separation to the condominiums to the north. The adaptive reuse maintains the courtyard orientation for the proposed senior housing.

- (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.*

The proposed residential use will not be detrimental to people, property, or the general welfare of the area.

- (8) *Accessory uses will be directly related to the operation of the principal uses and will not be operated independent of the principal uses.*

The accessory uses described above are for the residents and the operation of the development.

- (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.*

All utilities are existing/available at the proposed location. No special provisions are required.

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

No public expense is anticipated by this project.

- (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*

The new use will not change the essential character of the area.

- (12) *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.*

The site currently provides off-street parking with unused street parking available along Fairfield Road.

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

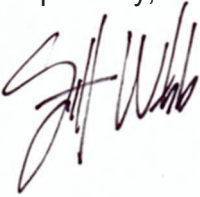
No construction is proposed and there are no scenic or natural resources in this area

- (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.*

All permits will be secured for the adaptive reuse of this building.

Thank you for your consideration of this proposal. If you have any questions or need any additional information, please let us know.

Respectfully,

A handwritten signature in dark ink, appearing to read 'S Webb', is written over a light gray rectangular background.

Scott Webb, Architect

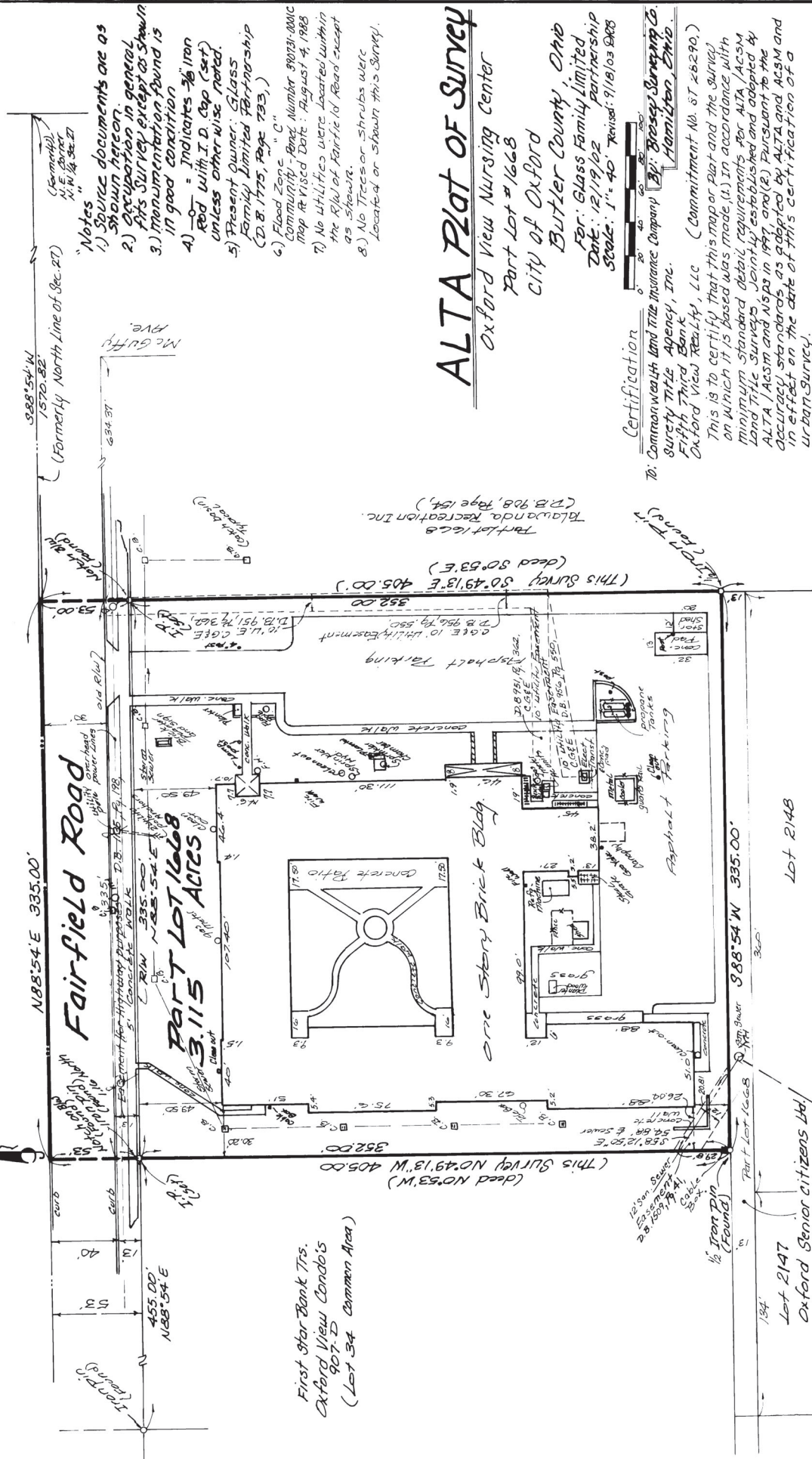
6099 Fairfield Road

Adjacent Property Owners

Parcel #	Address	Property Owner
H4100017000076	6150 Fairfield Rd.	Charles & Dulcinea Martin 6150 Fairfield Rd Oxford, OH 45056
H4100017000077	6144 Fairfield Rd.	Scott & Jeanne Johnston 6144 Fairfield Rd. Oxford, OH 56056
H4000017000078	6134 Fairfield Rd.	Lindsey C Myers Investments LLC 5020 B College Corner Pike Oxford, OH 45056
H4100017000079	6124 Fairfield Rd.	Kerry Cantwell 6124 Fairfield Rd. Oxford, OH 45056
H4100017000080	6114 Fairfield Rd.	Joseph & Chi Hong Thi Ransdell 6114 Fairfield Rd. Oxford, OH 45056
H4100017000081	6104 Fairfield Rd.	Jeffrey K & Sarah C Blakeley 6104 Fairfield Rd. Oxford, OH 45056
H4100017000082	6094 Fairfield Rd.	Thomas J & Teresa M Radomski Bomba 6094 Fairfield Rd. Oxford, OH 45056
H4000017000090	6084 Fairfield Rd.	Lisa Stover & Sara Schult 6084 Fairfield Rd. Oxford, OH 45056
H4100017000131	6078 Fairfield Rd.	GK Reese Rentals LLC 861 S Mountain Ave ASHLAND OR 97520
H4100017000132	6066 Fairfield Rd.	Virginia Osborne 6066 Fairfield Rd. Oxford, OH 45056
H4000119000008	6025 Fairfield Rd.	Talawanda Recreation Inc. 6025 Fairfield Rd Oxford, OH 45056
H4000119000037	McGuffey Ave.	Talawanda Recreation Inc. 6025 Fairfield Rd Oxford, OH 45056
H4100119000038	Fairfield Rd.	City of Oxford 15 S College Ave. Oxford, OH 45056
H4100124000048	900 Tollgate Drive	Talafor manor LLC PO BOX 498008 Cincinnati, OH 45249
H4100124000049	918 Tollgate Drive	Talafor manor LLC PO BOX 498008 Cincinnati, OH 45249
H4100124000079	922 Tollgate Drive (Senior Center)	City of Oxford 15 S College Ave. Oxford, OH 45056

Oxford View Condominiums		
H4100124000028	6025 Fairfield Rd. #15	Dale & Nancy Gross 6135 Fairfield Rd #15 Oxford, OH 45056
H4100124000029	6025 Fairfield Rd. #16	Carolyn Selke 6135 Fairfield Rd #16 Oxford, OH 45056
H4100124000030	6025 Fairfield Rd. #17	Daniel Wiley 6135 Fairfield Rd #17 Oxford, OH 45056
H4100124000031	6025 Fairfield Rd. #18	Fritzi Wellman 6135 Fairfield Rd #18 Oxford, OH 45056
H4100124000032	6025 Fairfield Rd. #19	WDP Properties LLC 6405 Todd Rd Oxford, OH 45056
H4100124000033	6025 Fairfield Rd. #20	Monica Glaser Et al 6135 Fairfield Rd #18 Oxford, OH 45056
H4100124000034	6025 Fairfield Rd. #21	Glenn G. Rymer Trust 5058 Evergreen Drive Cincinnati, OH 45215
H4100124000035	6025 Fairfield Rd. #22	Kenneth A Thacker Trust 3741 Darrown Rd #22 Oxford, OH 45056
H4100124000036	6025 Fairfield Rd. #23	Jean Howell 6135 Fairfield Rd #23 Oxford, OH 45056
H4100124000037	6025 Fairfield Rd. #24	Sunnie Swallow 6135 Fairfield Rd #24 Oxford, OH 45056
H4100124000038	6025 Fairfield Rd. #25	Charles & Sandra Dunn 6135 Fairfield Rd #25 Oxford, OH 45056
H4100124000039	6025 Fairfield Rd. #26	Maxine Young 6135 Fairfield Rd #26 Oxford, OH 45056
H4100124000040	6025 Fairfield Rd. #27	Janet Miller 6135 Fairfield Rd #27 Oxford, OH 45056
H4100124000041	6025 Fairfield Rd. #28	Sylvia Kettlewell 6135 Fairfield Rd #28 Oxford, OH 45056
H4100124000042	6025 Fairfield Rd. #29	Ruby Karen Gesell 6135 Fairfield Rd #29 Oxford, OH 45056
H4100124000043	6025 Fairfield Rd. #30	Marilyn Robinson 6135 Fairfield Rd #30 Oxford, OH 45056
H4100124000044	6025 Fairfield Rd. #31	Donald & Mary Wilhelm 6790 Edgeworth Dr Liberty Township, OH 45011

H4100124000045	6025 Fairfield Rd. #32	Charles Smith 6135 Fairfield Rd #32 Oxford, OH 45056
H4100124000046	6025 Fairfield Rd. #33	Karen Rhoades Et al 6135 Fairfield Rd #32 Oxford, OH 45056
H4100124000047	6025 Fairfield Rd. #34	Sunday Weisbecker 6135 Fairfield Rd #34 Oxford, OH 45056



I confirm that the following legal description is acceptable for Transfer in the State of Ohio and that there are no gaps or gaps except as shown.

are no gaps or gaps except as shown.

situated in the city of Oxford, Butler County, Ohio, and being part of lot No. 1428, and the same is known and designated on the Audubon's revised List of Lots in said City, and being more particularly bounded and described as follows:

Beginning at a point in the North Line of Section 27, Town 5, Range 1 East, and formerly of Oxford Township located 1570 82 feet West of the northeast corner of the northwest quarter of said section: Thence from said point of beginning, south 0° 49' 13" East (died 50° 53'E) passing a iron pin set at 83.00 feet a distance of 405.00 feet to a iron pin (found). Thence, North 049° 13' West (died No° 53'W) passing a iron pin set at 399.00 feet a distance of 405.00 feet to a point in the North Line of said Section 27. Thence North 88° 54' East along the North Line of said Section 27 to a point of beginning comprising 31.15 Acres and being subject to the legal right of title for Fairfield Road and all other easements and restrictions of record.

Prior Deed: D. 1775, pg. 793. Butler County, Ohio. Traced Records.

Bearing & distance measurements and are used to denote angles only.

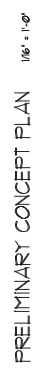
A Plat of Survey of the herein property is recorded in Vol. 44, Pg. 40, of the Butler County Engineers Record of Land Surveys. This description was prepared by Daniel R. Boocoy, Registered Surveyor in Ohio, No. 4992, in 1940.

Tollgate Drive

09/

Daniel K. Browny
Registered SLIV4076492 in
Ohio.





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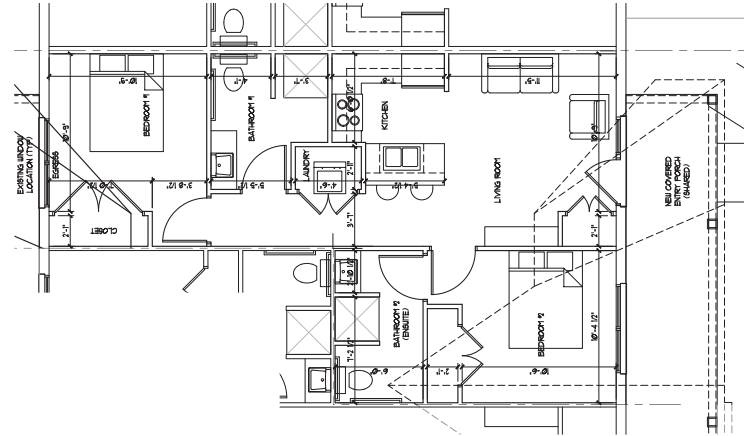
REVISIONS	

PROPOSED ADAPTIVE REUSE
Independent Senior Housing
6099 FAIRFIELD ROAD
OXFORD, OHIO 45056

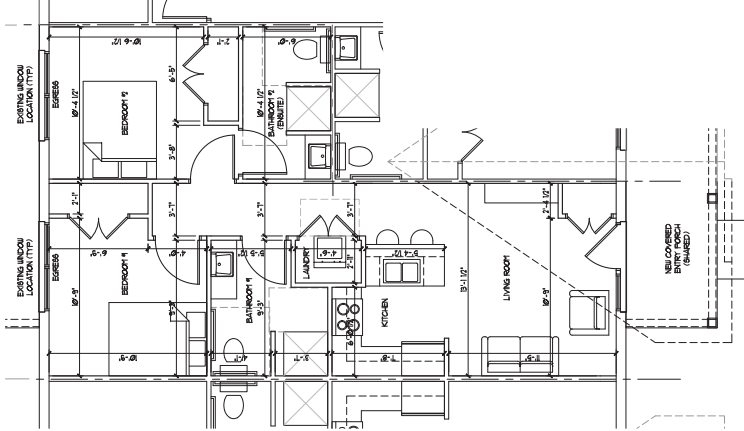
April 24, 2025

$$3 = \triangle$$

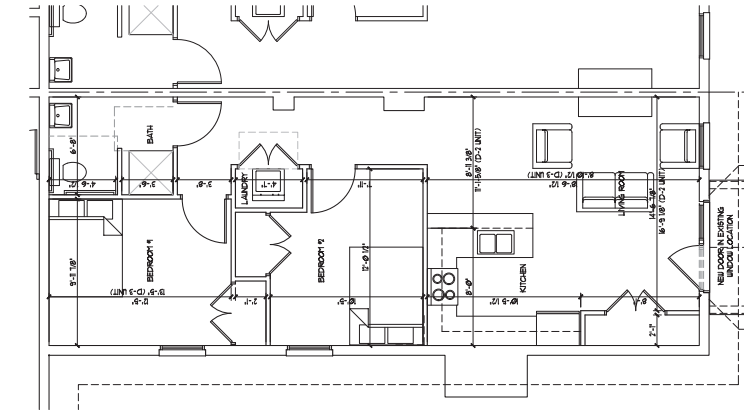
APARTMENT TYPES				RESERVATION NOTES
APARTMENT	T	TYPE	RESERVATION NOTES	
1	A	1	640 95, 7260 95	
2	A	1	640 95, 7260 95	
3	A	1	640 95, 7260 95	
4	A	1	640 95, 7260 95	
5	A	1	640 95, 7260 95	
6	B-1	1	560 95, 19300 95	
7	B-1	1	560 95, 19300 95	
8	B-1	1	560 95, 19300 95	
9	B-1	1	560 95, 19300 95	
10	B-1	1	560 95, 19300 95	
11	B-1	1	560 95, 19300 95	
12	B-1	1	560 95, 19300 95	
13	B-1	1	560 95, 19300 95	
14	A	1	640 95, 7260 95	
15	B-1	1	560 95, 19300 95	
16	A	1	640 95, 7260 95	
17	A	1	640 95, 7260 95	
18	A	1	640 95, 7260 95	
19	B-1	1	560 95, 19300 95	
20	B-1	1	560 95, 19300 95	
21	B-1	1	560 95, 19300 95	
22	B-1	1	560 95, 19300 95	
23	B-1	1	560 95, 19300 95	
24	B-1	1	560 95, 19300 95	
25	B-1	1	560 95, 19300 95	
26	B-1	1	560 95, 19300 95	
27	F	2	710 95, 19300 95, 1780 95	
28	F	2	710 95, 19300 95, 1780 95	
29	F	2	710 95, 19300 95, 1780 95	
30	F	2	710 95, 19300 95, 1780 95	
31	C-1	1	640 95, 19300 95	
32	C-1	1	640 95, 19300 95	
33	C-1	1	640 95, 19300 95	
34	C-1	1	640 95, 19300 95	
35	C-1	1	640 95, 19300 95	
36	C-1	1	640 95, 19300 95	
37	C-1	1	640 95, 19300 95	
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39	C-1	1	640 95, 19300 95	
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41	C-1	1	640 95, 19300 95	
42	C-1	1	640 95, 19300 95	
43	C-1	1	640 95, 19300 95	
44	C-1	1	640 95, 19300 95	
45	C-1	1	640 95, 19300 95	
46	C-1	1	640 95, 19300 95	
47	C-1	1	640 95, 19300 95	
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93	C-1	1	640 95, 19300 95	
94	C-1	1	640 95, 19300 95	
95	C-1	1	640 95, 19300 95	
96	C-1	1	640 95, 19300 95	
97	C-1	1	640 95, 19300 95	
98	C-1	1	640 95, 19300 95	
99	C-1	1	640 95, 19300 95	
100	C-1	1	640 95, 19300 95	



ENLARGED APARTMENT PLAN
1/4" = 1'-0"
TYPE F - 120 sq. - TWO BEDROOM, TWO BATH



ENLARGED APARTMENT PLAN 1/4" = 1'-0"

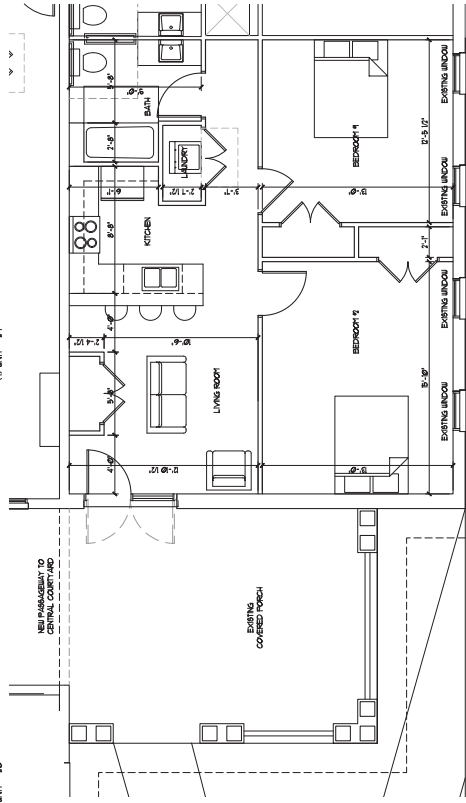


ENLARGED APARTMENT PLANS

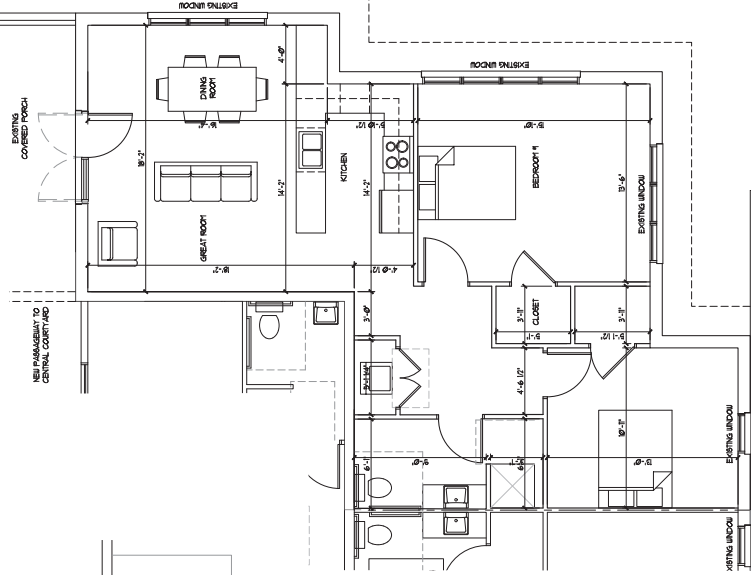
TYPE D-1 - 153 s.f. - TWO BEDROOM, ONE BATH
(1) UNIT - 40

TYPE D-2 - 186 s.f. - TWO BEDROOM, ONE BATH
(1) UNIT - 41

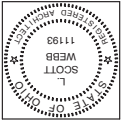
TYPE D-3 - 260 s.f. - TWO BEDROOM, ONE BATH
(1) UNIT - 43



ENLARGED APARTMENT PLAN
TYPE G - 806 s.f. - TWO BEDROOM, TWO BATH
(1) UNIT - 42



ENLARGED APARTMENT PLAN
TYPE H - 9'0" x 12' - TWO BEDROOM, TWO BATH
(1) UNIT - 44



REVISIONS	

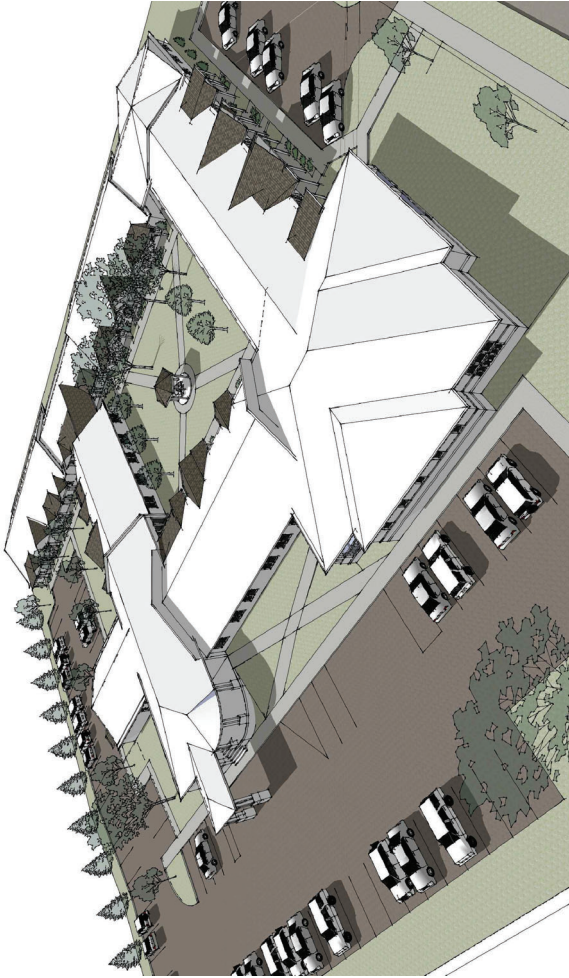
PROPOSED ADAPTIVE REUSE

Independent Senior Housing

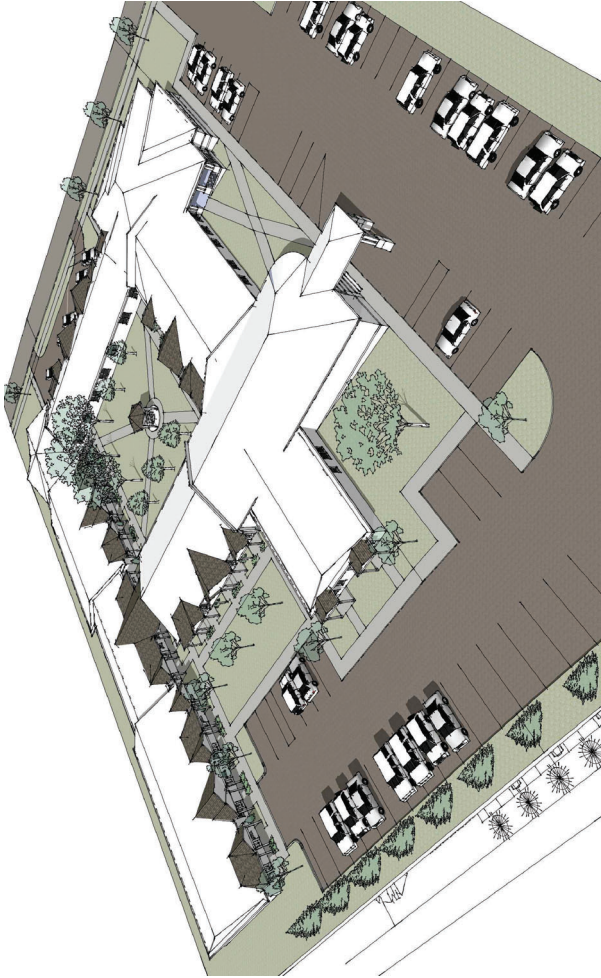
6039 FAIRFIELD ROAD
OXFORD, OHIO 45056

April 24, 2015

A-4



VIEW FROM ABOVE
FROM NORTHEAST LOOKING INTO SITE



VIEW FROM ABOVE
FROM SOUTHEAST LOOKING TOWARD FAIRFIELD ROAD

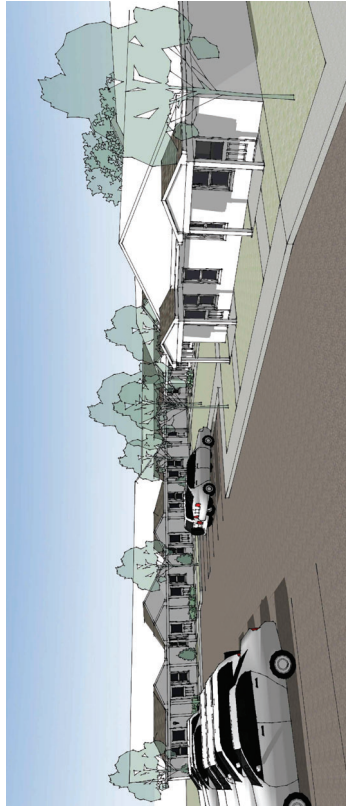


REVISIONS	

PROPOSED ADAPTIVE REUSE
Independent Senior Housing
6039 FAIRFIELD ROAD
OXFORD, OHIO 45056

April 24, 2025

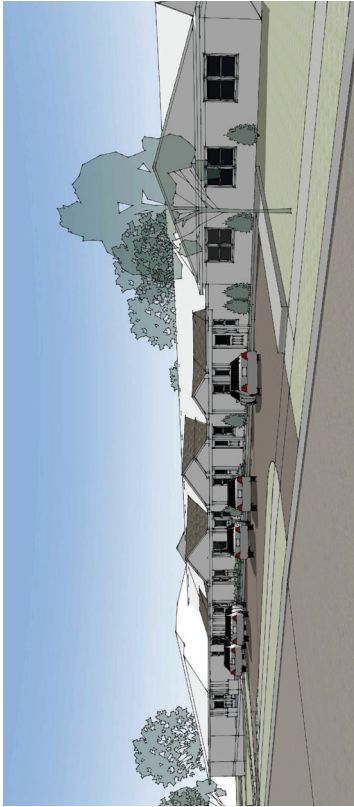
A-5



VIEW FROM SOUTH PARKING AREA
LOOKING TOWARD NEW COURTYARD ENTRANCE



VIEW TOWARD COURTYARD
FROM SOUTH PARKING AREA



VIEW FROM CONTRERAS
SHOWING NEW PARKING & STREET-FACING UNITS



COURTYARD VIEW
FROM NEW SOUTH COURTYARD ENTRANCE



COURTYARD VIEW
LOOKING TOWARD AMENITY AREA & NEW COURTYARD ENTRY FROM EAST

6099 Fairfield Road

Site Pictures



Overall Building from Fairfield Road



Overall Building from Fairfield Road Showing Existing Curb Cut to be Reused



Existing Building from Entrance Drive



Center "X" Ramps



Main Entry



Existing Main Lobby Entrance from South



South Exterior – showing typical Brick & Windows



South Exterior



Center Courtyard



Center Courtyard



Center Courtyard

6099 Fairfield Road - Independent Senior Housing Adaptive Reuse Planned Development

Site Development Regulations

Lot Area:	3.12 Acres	135,689 s.f.
Less R/W	0.41	17,755 s.f.
	<u>2.71</u>	117,934 s.f. Net Lot Area

Allowable Density

Density @ 1 Person per 450 s.f. Lot Area 1143.06@ (1)B	262 Max Persons
Max Proposed Occupancy	
37 Dbl. Occupancy 1-Bedroom Units	74
7 Dbl. Occupancy 2-Bedroom Units	<u>28</u>
	102 Max Occupants

Density @ 3,000 s.f. per Unit 1143.06@ (1)A3.	39 Units
* +10% Density Bonus for PD	43 Max. Units
	44 Proposed Units

Enclosed Building Lot Coverage

34,958 Reconfigured Building	29.64% New Enclosed Building Coverage
-------------------------------------	--

Total Lot Coverage

34,958 New Total Covered Building Area	50% Max Lot Coverage R-3
2,317 Total Porch Additions	66% Approved by 2003 Variance
31,368 Revised Parking & Drives	
8,288 Total Sidewalk Area	
<u>76,931 Total Lot Coverage</u>	65.23% Total Lot Coverage

Front Yard Lot Coverage

Existing Front Yard Lot Coverage	
1,156 s.f.	11.51% Existing Front Yard Lot Coverage
Proposed Front Yard Lot Coverage (New Parking)	
3,543 s.f.	35.26% New Parking Front Yard Lot Coverage

Parking Requirements

R-3 = (1) Space per (2) Occupants	51 Spaces Required
Existing On Site Parking	69 Spaces
New Parking Area	<u>8</u>
	77 Spaces
Additional Street Parking, South Side Fairfield Rd	77 On Site Spaces Provided
9 Parallel Spaces	

6099 Fairfield Road - Independent Senior Housing

Adaptive Reuse Planned Development

Site Calculations

Lot Area:	3.12 Acres	135,689 s.f.	
Less R/W	0.41	17,755 s.f.	
	<u>2.71</u>		
	Net Lot Area	117,934 s.f.	
Existing Front Yard Area		10,047 s.f.	
Existing Building			
Building footprint	47,040 s.f.		
Courtyard	9,700 s.f.		
Total Existing	37,340 s.f.	37,340 Total Existing	
		31.66% Existing Building Coverage	
Reconfigured Building			
Existing Building	37,340 s.f.		
Enclosed Area 1 Removed	-1,001 s.f.		
Enclosed Area 2 Removed	-255 s.f.		
Enclosed Area 3 Removed	-1,126 s.f.		
Total Enclosed Building Area	34,958 s.f.	34,958 Total Enclosed Building Area	
		29.64% New Enclosed Building Coverage	
Porch Additions			
11 Dbl. Porch	125 1,375 s.f.		
4 Single	58 232 s.f.		
Shared 8-12	356 s.f.		
Shared 26-27	194 s.f.		
Shared 33-34	160 s.f.		
Total Porch Additions	2,317 s.f.	2,317 Total Porch Additions	
		37,275 New Total Covered Building Area	
		31.61% Total Coverd Building Coverage	
Parking & Drives			
Existing	29,491 s.f.	25.01% Existing Parking & Drives	
(@ Units 40-41)	-1,336 s.f.		
Dead End (@1-3)	-171 s.f.		
Revised Parking & Drives	27,984 s.f.	27,984 Revised Parking & Drives	
New Front Parking	3,384 s.f.	3,384 New Front Parking	
		31,368 New Total Parking Area	
		26.60% Total Lot Coverage w/New Parking	
Existing Sidewalk Area			
Rear	927 s.f.		
East Parking	1,485 s.f.		
Entry "X"	716 s.f.		
Northeast to street	215 s.f.		
Northwest to street	354 s.f.		
Courtyard X	1,154 s.f.		
Courtyard Patio	1,597 s.f.		
Total Existing Sidewalk Area	6,448 s.f.	5.47% Existing Sidewalk Lot Coverage	

New Sidewalk Area

Existing Sidewalk Area	6,448 s.f.	
Rear Removed	-927 s.f.	
Northeast to Street Removed	-215 s.f.	
Northwest to Street Removed	-354 s.f.	2711
Original Courtyard Removed	-2,751 s.f.	1199
New Entrances & Courtyard	3,910 s.f.	3910
New South Parking Sidewalk	1,084 s.f.	
New North Parking Sidewalk	1,093 s.f.	
Total Sidewalk Area	8,288 s.f.	

8,288 Total Sidewalk Area
7.03% Revised Sidewalk Coverage

Existing Front Yard Lot Coverage

Existing NW Sidewalk	116 s.f.
Existing NE Sidewalk	170 s.f.
Existing Driveway Sidewalk	150 s.f.
Existing Entry Drive	720 s.f.
Existing Front Yard Coverage	1,156 s.f.

11.51% Existing Front Yard Lot Coverage

New Parking Front Yard Lot Coverage

Existing NW Sidewalk	-116 s.f.
Existing NE Sidewalk	-170 s.f.
Existing Driveway Sidewalk	150 s.f.
Existing Entry Drive	720 s.f.
New Front Parking	2,643 s.f.
New Front Parking Sidewalk NW	149 s.f.
New Front Parking Sidewalk NE	167 s.f.
	3,543 s.f.

35.26% New Parking Front Yard Lot Coverage