



OXFORD PLANNING COMMISSION

Meeting Minutes

Tuesday, November 11, 2025

<https://youtu.be/mOS3UNYs-2Y>

Roll Call

Corey Watt, Chair

Shana Rosenberg, Vice Chair

Ann Kaufman Webster

David Prytherch

Jason Bracken

Jeffrey Kruth

Matt Arbuckle

Time: 0:18

A regular meeting of the Oxford Planning Commission was called to order by Chair Corey Watt on Tuesday, November 11, 2025 at 7:00 p.m.

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

Members excused: None

Staff Members in Attendance

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

Staff Members Excused

Mr. Christopher Conard, Law Director

Approval of the Agenda

[Time: 0:24](#)

Motion – To Approve the Agenda

(Voice Vote) 1st Ms. Webster

2nd Mr. Bracken

AYE: (7)

NAY: (0)

ABS: (0)

Approval of Minutes of August 12, 2025

[Time: 0:36](#)

Motion – To Approve the minutes as written

(Voice Vote) 1st Mr. Kruth

2nd Mr. Bracken

AYE: (7)

NAY: (0)

ABS: (0)

Public Comments Related to Items Not on the Agenda

[Time: 1:06](#)

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

Carla Blackmar-Rice

Ms. Rice thanked Mr. Prytherch for his service on the commission. Mr. Rice also thanked Mr. Prytherch on the accomplishments he achieved while serving the public.

Reports from Commissions, Boards, Committees & Staff

[Time: 4:28](#)

The Commission members and Staff gave their reports and thanked Mr. Prytherch for his service on the Commission.

Unified Development Code Update

[Time: 21:49](#)

Mr. Moore presented his report to the Commission. Mr. Moore thoroughly explained what the working group has done and their discussions. Mr. Moore also highlighted what the next steps would be.

There were a few questions from the Commission members that were answered by Mr. Moore.

Bike & Pedestrian Master Plan Update

[Time: 58:32](#)

Mr. Perry presented his report. Mr. Perry briefly touched on the meetings they had for the Bike and Pedestrian Master Plan and gave a brief summary on the survey results. Mr. Perry also talked about the next steps.

Mr. Perry briefly mentioned the work that is ongoing regarding the Design Guidelines and the Historic Preservation Plan. Mr. Perry explained that the Historic and Architectural Preservation Commission has appointed a subcommittee to discuss the Design Guidelines and the Historic Preservation Plan.

BCRTA West Chestnut Street Station Update

[Time: 1:13:37](#)

Mr. Watt briefly talked about the project. Mr. Watt also gave a description about the building and the surroundings.

Motion to Adjourn Meeting at 8:22 p.m.

[Time: 1:21:29](#)

(Voice Vote) 1st Mr. Bracken

2nd Mr. Prytherch

AYE: (7)

NAY: (0)

ABS: (0)

Case No:
PC-2025-13/14



Meeting Date:
January 13, 2026

STAFF REPORT

Community Development | Planning Commission

APPLICATION DETAILS

Applicant	MSP Design, c/o Emily Lubbers
Developer	EmpowerMe Living, c/o Emily & Mark Kendall
Project Lead / Manager	Inclusive Housing Resources, c/o Gina Gehm
Owner	City of Oxford
Action Request	PC-2025-13: Preliminary & Final Planned Development PC-2025-14: Preliminary Subdivision
Location	5234 Hester Road (Parcel ID H4100-020-000-010)
Site Area	2.1 acres
Site Frontage	183 feet
Current Use	Vacant / Undeveloped Land (formerly a single-family home)
Current Zoning	R-2A Single- and Two-Family Residential District
Proposal	16-unit affordable, neuroinclusive microhome community
Surrounding Land Uses	Single-family residential to the north and east; multi-family residential to the west; commercial land & hotel to the south
Staff Recommendation	Approval , subject to recommended conditions

PROPOSAL SUMMARY

The City of Oxford currently owns 2.1 acres of land at 5234 Hester Road, having been acquired in November 2021 with federal ARPA funds. A Planned Development for a 12-unit cottage community was approved by City Council in September 2023, but ultimately did not move forward. In response, a Request for Proposals (RFP) was released in January 2025 asking other developers to submit bids for a new housing project. As a proactive measure, the City Council initiated a rezoning of the property from the R-1B Single-Family Medium Density Residential District to the R-2A Two-Family Residential District, which was later approved in July 2025; this “upzoning” enabled an increase in the maximum number of allowable residential units from 13 to 26. Council ultimately chose Inclusive Housing Resources (in partnership with EmpowerMe

Living as developer) as the winning bidder. Development partners IHR and EmpowerMe Living have retained MSP Design to prepare and submit design plans for consideration by the City.

The first submittal, for a Preliminary & Final Planned Development, was received on October 24. The initial plan included with this submittal embodied a design approach substantially different from the one now under consideration in January 2026. After sending the original October plan out to City departments for comment, it was clear by mid-November this plan was not going to garner a favorable recommendation from City staff; this was primarily due to Fire Department concerns regarding access road dimensions and turning radii. As a result, the MSP Design team took some time to make important adjustments to the plan, resulting in a slight delay to the overall review & construction timeline. The project is funded, in part, by American Rescue Plan Act (ARPA) funds which must be expended by September 2026; therefore, time is of the essence. A new submittal (including an additional Preliminary Subdivision application) was received from the design team on November 26, and is in large part the proposal that is now being brought forward to the Planning Commission.

The latest design is characterized by a private street running roughly down the middle of the site, offering access to 16 detached dwelling units. Each unit/house is to be situated on its own fee-simple lot, meaning that the legal structuring of land ownership is more akin to a traditional subdivision rather than a condominium complex. The remaining land – comprising the street itself, community parking spaces, and a detention basin – is to be privately owned and maintained.

The development team has indicated the future name of the new 16-unit community is to be “New Roots,” which they explain is *a nod to helping people put down new roots through affordable homeownership*. Additionally, the New Roots community would follow a first-of-its-kind neuroinclusive model, offering homeownership opportunities to individuals with intellectual and/or developmental disabilities (I/DD).

EXPLANATION OF CASES

A summary of the cases involved is as follows:

Case No.	Application Type & Description
PC-2025-13	Preliminary & Final Planned Development (PD)
	Submitted pursuant to Section 1145.05 of the Zoning Code. The purpose of Planned Developments is to encourage creative and flexible development that cannot otherwise comply with the typical regulations of one or more underlying zoning districts. Planned Developments require at least one (1) acre of overall land in order to be considered, and their designs are typically required to set aside at least twenty (20) percent of their territory as open space. Uses and setbacks can be flexible, provided the overall density does not exceed 110% of the underlying zoning district.
PC-2025-14	Preliminary Subdivision
	Submitted pursuant to Section 1101.2 of the Subdivision Regulations. Any new “major subdivision” proposed in the City of Oxford is required to complete Preliminary Subdivision and Final Subdivision approvals before being recorded and constructed. The purpose of a Preliminary Subdivision review is to check a submitted plan for consistency with the design standards laid out in Section 1101.4 , reviewing the overall suitability and efficiency of the design as well as any potential adverse effects to neighboring properties.

PUBLIC COMMENTS

Two rounds of public notices (the first notice for the October version of the plan; the second notice for the November version) were mailed to surrounding property owners and a sign was posted at the front of the property on Hester Road.

On November 10, the Community Development Department experienced a walk-in visit by Clyde Sparks, who owns 5280 Hester Road immediately to the north of the development site. Mr. Sparks had received the first notice in the mail and asked to see the submitted plans in greater detail, which staff was happy to share. Mr. Sparks had inherited his property from the former owner, and inquired as to whether the City would be interested in purchasing the property.

As of the writing of this staff report, the Community Development Department has not received any other calls or communications from members of the public regarding the New Roots project.

DEPARTMENT COMMENTS

Below are comments from other City departments:

Department	Respondent	Response
Economic Development	Seth Copenbaker, Economic Development Specialist	Returned with Comments
<i>The Economic Development staff are in support of the development of the affordable and inclusive housing community at 5234 Hester Rd. This project helps support the local economy and community by providing additional affordable housing options within the City of Oxford. The project will help support vulnerable populations within our community, as well as support the workforce by providing new affordable housing options particularly for those employed in the service sector. Further, this project represents a continued coordination of effort and investment by the City of Oxford to support affordable and workforce housing within our community (Clarence Place, and this project).</i>		
Engineering	Scott Otto, City Engineer	Returned with Comments
• <i>Proposed site grading contours are not shown. The proposed roadway profile indicates there will be five feet or more of fill on the eastern portion of the site. There is concern the grading will disturb adjacent properties or result in steep slopes in close proximity to the new structures. [Note: the applicant has indicated a detailed grading plan will be provided at the time of permit submittal, and will work with Mr. Otto then to address any outstanding issues]</i> • <i>City of Oxford specifications require new water mains to be 8" diameter or larger. [Note: the applicant addressed this comment in a subsequent revision]</i> • <i>Further review of detailed construction plans may result in additional comments and requested plan revisions.</i>		
Fire	John Detherage, Fire Chief	Returned without Comments
[Note from CD staff: The Fire Chief did express that his earlier concerns, with the original October version of the plan, regarding Ohio Fire Code compliance equipment access, were satisfied.]		

Department	Respondent	Response
Police	John Jones, Police Chief	Returned with Comments
- Fire truck turn around should be marked clearly with No Parking - Fire Lane signage and in addition yellow curb if possible. [Note: the applicant revised the plan to include yellow paint and signage as requested by the Chief] - Should also consider Private Property - Tow Zone signage in the parking spaces. [Note: the applicant revised the plan to include a parking policy sign near the entrance]		

CASE HISTORY

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

Case No.	Application	Decision
PC-2018-28	Zoning Map Amendment	Council denied on 12/18/2018
Prior to the City assuming ownership in November 2021, the property had been in private hands. In 2018, Century Hotel Group expressed interest in purchasing the property for commercial development. On behalf of then-owner Christopher Rodbro, Bayer Becker c/o Mark Rosenberger requested a rezoning from R-1B Residential to GB General Business. Staff did not offer a favorable recommendation, and the request was ultimately denied, thereby leaving the existing R-1B zoning intact.		
PC-2023-09	Preliminary & Final Planned Development	City Council approved on 9/19/2023 by Ord No. 3739
This application came from Community Development Professionals (CDP), which proposed constructing a 12-unit cottage community on the site. Following Council approval, CDP submitted for commercial construction permit approval on November 1, 2023. By May 2024, the plans were fully approved by all City of Oxford departments; however, the permit was never paid for or issued, as the City had ended its ground lease agreement with CDP by the end of 2024 due to a misalignment between the City's affordability goals and developer expectations.		
PC-2025-03	Zoning Map Amendment	City Council approved on 7/15/2025 by Ord No. 3829
As previously described, the Oxford City Council took a proactive measure for its RFP bidders by upzoning the property from the R-1B Single-Family Medium Density Residential to R-2A Single- and Two-Family Residential, in order to boost the maximum potential density on the site from 13 units to 26 units. The City and IHR entered into a development agreement in October 2025 which stipulates that at least 16 units are to be constructed on the property.		

COMMENTARY

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

- Density:** Oxford Zoning Code ***Section 1145.12(d)*** provides that for any Planned Development (PD), *residential density shall not exceed 110 percent of the density permitted in the underlying zoning district.* Moreover, while dimensional standards can be – and often are – waived as part of a PD process, the Code expressly prohibits waivers to dwelling unit density in ***Section 1145.07(b)***. The maximum density calculation for the R-2A district is calculated by multiplying the total acreage by the

minimum lot size, which equates to a maximum of 26 dwelling units for this 2.19 Acre property, which is 11.6 dwelling units per acre. The New Roots proposal is 7.3 dwelling units per acre. As a comparison, the adjacent R-1B district to the north, allows up to 5.8 dwelling units per acre.

- **Landscaping & Tree Preservation:** Oxford Zoning Code **Section 1148** outlines the applicable requirements. Unlike the previously approved Cottage Community, this New Roots proposal is to clear the entire site in order to provide adequate space for the 16 detached homes and associated access drives. There is not a specific grading plan sheet in the documents; however, in comparing the utility plan and landscaping plan, it is evident that the entire site will be disturbed/filled. It is unknown at this time if any of the existing trees on the site perimeter can be preserved. If any can be preserved, the requirements of **Section 1101, Attachment H, Tree Protection**, should be utilized, protecting the tree roots and trunks. Any preserved trees can count in lieu of planted trees per **Section 1148.04(e)**. The proposed landscape plan includes the planting of 61 new trees. The plan shows an adequate variety and quantity of tree species; particularly noting the use of evergreen trees which is helpful for buffering. Some taller tree selections on or near the newly graded areas of slope may be needed to account for the grade differential while still accomplishing buffering.
- **Lot Coverage:** Oxford Zoning Code **Section 1145.12(f)** requires that residential planned developments be limited to 40% lot coverage. The New Roots proposal shows a 41.5% impervious area, which in this case, can also be defined as lot coverage. Therefore, staff's finding is that the lot coverage exceeds the maximum by 1.5%.
- **Setbacks:** Oxford Zoning Code **Sections 1145.12 and 1143.04** require the following minimum setbacks. Based on the below information, staff's finding is that minimum setbacks are exceeded on three of the four sides of the development, most notably a 60% reduction on the south side setback, adjacent to the Sleep Inn hotel and the undeveloped greenspace land of the Westgate Shopping Center. Reduced setbacks can be mitigated by the proposed tree plantings if the plant selections are sufficient. The home at Lot #5 is 60 feet from an existing residence on Fuller Way. The proximity of the turn-around at the east property line to the nearest existing home on Dufour Lane is 140 feet.

Property Line Location	Setback Distances
East Property Line	25 feet required / 20 proposed
North Property Line	25 feet required / 20 proposed
South Property Line	25 feet required / 10 proposed
West (Front) Property Line	30 feet required / 30 proposed

- **Lighting:** Oxford Zoning Code **Sections 1149.07(e)(4)D and 1141.04(f)** require at least one foot candle of light within all parking and drive areas, as well as limit glare and nuisance to surrounding neighboring residences. The New Roots proposal includes eight (8) new LED pole lights. With the exception of the turn-around area, the plans meet the minimum security lighting requirement. However, based on staff experience, new light poles have been a challenging area for code enforcement. Installed light fixtures often exceed the 16-foot height limit above the ground. Additionally, complaints from adjacent homeowners regarding recent LED lighting intensity is common. Based on these recent experiences, staff will have suggested conditions regarding potential shielding, pole height and color temperature.
- **Non-Vehicular Mobility:** Oxford Zoning Code **Sections 1145.12(i) and 1149.07** outline various requirements for non-vehicular mobility. A bike rack is planned near the main entrance. There are sidewalks to all dwelling entries. Some of the sidewalks are less than 5 feet in width which may be sufficient for a low volume neighborhood. The Planned Development code encourages promoting

access through the development, however there are not any logical connections with the surrounding developed properties. The central open space areas present an opportunity to allow residents to cross the street to enjoy open spaces on both sides of the street. Some thought could be given by New Roots toward having a short section of depressed curb to encourage this mobility across this low-volume street. No handicap parking spaces are shown; therefore New Roots may give some thought to accommodating those with mobility challenges that would need to navigate the 6 inch curb obstacle, while still protecting sidewalks and green spaces from unauthorized vehicular access.

- **Open Space:** *Section 1145.12(f)(1)* provides that *no planned development shall have less than 20 percent open space, which includes any area not less than 50 by 50 feet, not including the required setbacks, and includes nothing other than natural area.* In this language, “required setbacks” refers to a 25-foot perimeter setback that is normally required for residential Planned Developments. New Roots has provided the Site Layout Plan which depicts 0.303 Acres as Open Space, which is 13.8% of the site. Some of the areas shown do not meet the 50’x50’ requirement. Therefore, the staff finding is that the minimum open space requirement is not met. Open Space is required for Planned Developments as a contrast from the clustering of the developed portions of a site. The minimum threshold ensures that an area for passive recreational use and ecological value is retained.
- **Parking:** **Section 1149.05** requires two parking spaces for each dwelling unit. Including the three (3) garage spaces, there are a total of 29 spaces provided, which is three (3) less than the minimum required. The street is too narrow to allow parallel parking; therefore, a waiver of 3 parking spaces will be needed.
- **Signage:** There is not a development sign proposed at this time. Therefore any future sign will need to comply with the Sign Regulations or receive an Planned Development amendment approval after-the-fact. The only signage proposed at this time is directional and parking signage.
- **Stormwater Management:** The City of Oxford Service Department administers the requirements and specifications of the Stormwater Design Manual. The surface drainage is captured by a central storm pipe system in the new street and collected by a new detention basin which will have a 5 foot tall fence around it. The outfall from the new detention basin drains toward 705 Fuller Way and behind new lots 6 and 7.
- **Utilities:** Comments on individual utility services are provided below:
 - **Garbage Collection:** The site has been designed with a “hammerhead” turn-around which will accommodate a fire truck and a garbage truck. The site is designed with 3’x3’ concrete pads and screen walls at each home, for a single waste wheeler tote. No accommodations have been made for recycling containers.
 - **Mail delivery:** A single mailbox unit is being provided at the entrance of the development.
 - **Water & Wastewater:** The development is being served by City water and wastewater services. Fill is being added to the rear of the site in order for sufficient slope for gravity sewer drainage, avoiding the need for a powered lift station.

DECISION CRITERIA

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

Planned Development: General Decision Standards

1. **The proposed planned development is in fact permitted in the zoning districts in which it is proposed.**
The R-2A district allows residential developments of this type.
2. **If the application is for the same site where a planned development application has been denied within one year, the plan is substantially different from the application so denied.**
Not applicable.
3. **The uses and site plan will satisfy the general intent of this Zoning Code.**
The residential districts in the Zoning Code and the Planned Development Chapter anticipate the possibility of developments like this one, that would not otherwise comply with the underlying “by-right” zoning, but can be approved to permit creative and flexible land development (Section 1145.01(a)).
4. **The uses and site plan will be compatible with the general intent of the Comprehensive Plan.**
The use is residential and the Housing Chapter of the 2023 Oxford Tomorrow Comprehensive Plan focus heavily on housing diversity, which this project would accomplish.
5. **The size and shape of the site are sufficient for the proposed planned development.**
The site is challenging to develop for 16 detached dwelling units due to the narrow shape. Additionally, the site does not slope toward Hester Road to follow gravity sewer. These two factors result in the design of a central street with minimal open space and a heavily altered natural terrain. The outcome being presented is a result of an initially hopeful number of dwelling units absent a complete technical review of the site limitations. The technical analysis of the site by the design team did not start until after the agreement was made between the developer and the City.
6. **The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.**
It is difficult to ensure that there will absolutely not be any disturbance to existing or future uses. Stormwater and lighting tend to be the most common concerns after a new infill development is completed. City staff will ensure that the minimum standards are met for both of these topics and will monitor for any complaints and address them with the developer, as they come up.
7. **The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.**
This criterion is generally meant for business and/or industrial scale operations, and therefore has little applicability to the matter at hand.
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 primary use is residential. There would not be any accessory uses above and beyond the typical residential neighborhood that would operate independent of the primary use. No stand-alone offices or businesses are planned for the property.
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.**
Every attempt has been made by City staff to ensure that the site is adequately served by all public services.

10. **Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.**
Other than grant-funding assistance for the development itself, the City is not expecting there to be any off-site impacts that require system or infrastructure upgrades. The new street will be privately maintained by a new Homeowner Association (HOA). The common spaces, such as right of way along Hester Road, the open space lots, the detention basin, slopes, mowing, will all be privately maintained by the HOA.
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 residential structures designed for New Roots, are designed with a high degree of architectural detail. The site itself is being heavily altered due to the elevations needed for the site sewer drainage.
12. **The site is designed so that on-site traffic and traffic accessing the site will not adversely impact the movement or safety of all modes of traffic on adjacent public streets.**
The City Engineer has not raised any concerns regarding traffic impact from this 16-unit development.
13. **Proposed construction will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.**
Staff is not aware of any impact of this nature.
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.**
It is anticipated that all trees will be removed from this site due in order to accommodate the number of detached dwellings proposed, which includes any mature tree canopy at the rear of the site. Any trees that will not be removed, should be protected utilizing the methods prescribed in Section 1101.01 Attachment H.

Planned Development: Additional Final Plan Decision Standards

1. **The final planned development shall substantially conform to the preliminary plan.**
Preliminary and final approvals are being considered together, so this criterion is met.
2. **Any substantial changes from the preliminary plan improve the plan or were requested by Planning Commission or Council as part of the preliminary plan approval process.**
Preliminary and final approvals are being considered together, so this criterion does not apply.
3. **If the final plan seeks approval of only a portion of the approved preliminary plan, the elements of the proposed phase are sufficient to stand alone if the remainder of the planned development is abandoned.**
Preliminary and final approvals are being considered together, so this criterion does not apply.

STAFF RECOMMENDATION

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

Conditions

1. This Preliminary and Final 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. The Preliminary Subdivision Plat approval shall be valid for three (3) years unless an extension is granted.
3. The number of new trees planted shall meet or exceed the total of 61 or as shown on the Landscape Drawing. Adjustments to height, location and species may be required by staff, upon further design details of the grading and slope of the site perimeter.
4. Parking lot light pole fixtures are limited to 16 feet above grade as specified by Code unless waived by future amendment. Additional screening or shielding of light fixtures for surrounding neighboring residences may be required by staff. This condition shall be finalized upon further details of grading and adjacent property elevation, up to and including the final zoning inspection stage of the project completion.
5. All common areas and associated improvements such as but not limited to: Hester Road frontage right of way, open space lots, private street, sidewalks, curbs, trees, parking areas, lights, stormwater, water, and sewer infrastructure, shall be owned and maintained by a Homeowner Association. The Final Record Plat shall not be approved or recorded until the Law Director has approved the HOA documents.

Waivers

6. A waiver is hereby granted to relieve the developer of the tree survey requirement of Section 1148.05. In exchange for this waiver any mature trees over 10 inches DBH, that are not planned to be disturbed by the development, shall be protected utilizing the guidelines of Section 1101.01 Attachment H, Tree Protection. Similar caution shall also be used with excavation equipment around any mature trees on adjacent properties.
7. A waiver is hereby granted to reduce the required 20% Open Space, 40% Lot coverage, reduce the minimum R-2A lot sizes and reduce the minimum 25' Planned Development perimeter setbacks. In exchange for granting these waivers, these approvals shall only be valid pursuant to the Development Agreement approved by City Council on October 7, 2025. The conditions, waivers and development approvals shall not transfer to a new use or new developer.
8. A waiver is hereby granted to reduce the required minimum number of parking spaces from 32 to 29.

SUBMITTED BY:

A handwritten signature in black ink, reading "Sam Perry". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sam Perry, AICP
Community Development Director

DATE: January 8, 2026

APPENDIX A

RELEVANT PROVISIONS FROM THE PLANNING & ZONING CODE

Within the Oxford Zoning Code: **Section 1143.04** provides the base zoning standards for the R-2A zoning district; **Section 1143.06** provides the base standards for the R-3 zoning district; **Chapter 1145** governs Planned Development applications; and **Section 1147.03(b)(23)** provides regulations for “Elderly Housing, Congregate Housing” if pursued as a Conditional Use.

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

- (a) Purpose.
- This district is designed to provide and preserve neighborhoods of smaller single-family residences within and adjacent to areas of similar development. This district also provides for a limited number of two-family residences.
- (b) Uses.
- (1) Permitted uses.
- A. Single-family dwellings.
 - B. Two-family dwellings.
 - B. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
 - C. Day Care Home Type B family.
- (2) Conditional uses.
- The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.
- A. Community-Oriented Residential Social Service Facilities (CORSSF’s).
 - B. Shared Housing and Congregate Housing for the elderly.
 - C. Government owned and/or operated parks and recreation facilities.
 - D. Bed & Breakfasts.
 - E. Private and publicly owned commercial and noncommercial recreational areas, uses and facilities of an open space nature, such as golf courses, tennis courts, parks, forests, wildlife preserves, etc.
 - F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
 - G. Schools: primary, intermediate, and secondary, both public and private.
 - H. Places of worship.
- (c) Site Development Regulations. (Unless superseded by Conditional Use Requirements)
- (1) Lot requirements.
- | | <u>1-family</u> | <u>2-family</u> |
|-------------------------|-----------------|-----------------|
| A. Minimum lot area | 6,000 sq. ft. | 7,500 sq. ft. |
| B. Minimum lot width | 60 feet | 75 feet |
| C. Minimum lot frontage | 60 feet | 75 feet |
- (lot frontage requirements not applicable to cul-de-sac lots)
- (2) Yard requirements.
- | | <u>1-family</u> | <u>2-family</u> |
|-----------------------------|-----------------|-----------------|
| A. Minimum front yard depth | 30 feet | 30 feet |
| B. Minimum rear yard depth | 30 feet | 30 feet |
| C. Minimum side yard width | 7.5 feet | 7.5 feet |
- (3) Structural requirements.
- | | | |
|----------------------------|---------|---------|
| A. Maximum building height | 35 feet | 35 feet |
|----------------------------|---------|---------|
- (4) Lot coverage.
- A. Lots with vehicular access from a public street
 - 1. Lot total – Maximum 35 percent
 - 2. All enclosed buildings – Maximum 25 percent of lot

3. Front yard – Maximum 25 percent of front yard
- B. Lots with vehicular access from a rear or side alley, and no access from a public street
 1. Lot total – Maximum 40 percent
 2. All enclosed buildings – Maximum 25 percent of lot
 3. Front yard – Maximum 15 percent of front yard

1143.06 – R-3 Multi-Family Residential District.

(a) Purpose.

This zone is intended to accommodate multi-family structures suited to the lifestyles of individuals and families, generally located in areas adjacent to major thoroughfares and commercial areas.

(b) Uses.

(1) Permitted uses.

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

(2) Conditional uses.

- A. Community-Oriented Residential Social Service Facilities (CORSSF's)
- B. Shared Housing and Congregate Housing for the elderly.
- C. Government owned and/or operated parks and recreation facilities.
- D. Bed & Breakfasts.
- E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.
- F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
- G. Schools: primary, intermediate, and secondary, both public and private.
- H. Places of worship.
- I. Nursing homes for convalescent patients.
- J. Professional Offices.

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

(1) Lot requirements.

- A. Minimum lot area
 1. One-family dwelling 60 feet
 2. Two-family dwelling 75 feet
 3. Three-family dwelling 90 feet
 4. Four-family dwelling 100 feet
 5. Five to 24-family dwelling 120 feet
- B. Maximum Residential Density – Occupancy shall be limited to one person per 450 square feet of lot area for multi-family dwelling use.
- C. Minimum Lot Width/Frontage
 1. One-family dwelling 60 feet
 2. Two-family dwelling 75 feet
 3. Three-family dwelling 90 feet
 4. Four-family dwelling 100 feet
 5. Five to 24-family dwelling 120 feet

(2) Yard requirements.

- A. Minimum front yard depth 30 feet

- B. Minimum rear yard depth
 - 1. One, two, and three-family dwelling 35 feet
 - 2. Four-family dwelling 40 feet
 - 3. Five to 24-family dwelling 45 feet
 - C. Minimum side yard width on each side
 - 1. One- and two-family dwelling 7.5 feet
 - 2. Three to 24-family dwelling 15 feet
 - (3) Structural requirements.
 - A. Maximum building height 35 feet
 - B. Number of Principal Buildings Per Lot or Development Site.
The project shall follow the Planned Development process in Chapter 1145 in order to permit more than one principal building per lot.
 - C. Minimum floor area per dwelling unit in multi-family dwellings
 - 1. Efficiency 400 sq. feet
 - 2. One-Bedroom 600 sq. feet
 - 3. Two-Bedroom 800 sq. feet
 - 4. Three-Bedroom 1,000 sq. feet
 - 5. Four-bedroom 1,200 sq. feet
 - (4) Lot coverage.
 - A. Lot total 50 percent
 - a. Stormwater Reduction Incentive.
Lot coverage up to 70% may be allowed if the stormwater management plan reduces projected runoff rate more than required. For every one percent reduction in the rate of stormwater runoff, the allowable lot coverage may be increased by one percent, up to 70% maximum lot coverage.
 - B. Front yard 25 percent of front yard.
 - (d) Alley Development.
Any new construction, addition, or alteration which is proposed on a lot/parcel having frontage exclusively on one or more public alleys shall be subject to the additional alley development provisions as set forth in Section 1141.03(j).

1145.06 Planning Commission and Council review.

A preliminary plan shall be approved prior to approval of a final plan, although the processes can be concurrent for small, single phase developments. Both preliminary and final plan approval require a Planning Commission recommendation and Council approval.

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

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

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

(a) Burden of Proof.

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

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

(b) General Decision Standards.

All planned developments shall satisfy these general decision standards:

- (1) The proposed planned development is in fact permitted in the zoning districts in which it is proposed
- (2) If the application is for the same site where a planned development application has been denied within one year, the plan is substantially different from the application so denied.
- (3) The uses and site plan will satisfy the general intent of this Zoning Code.
- (4) The uses and site plan will be compatible with the general intent of the Comprehensive Plan.
- (5) The size and shape of the site are sufficient for the proposed planned development.
- (6) The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
- (7) The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
- (8) Accessory uses will be directly related to the operation of the principal uses and will not be operated independent of the principal uses.
- (9) The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
- (10) Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
- (11) The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
- (12) The site is designed so that on-site traffic and traffic accessing the site will not adversely impact the movement or safety of all modes of traffic on adjacent public streets.
- (13) Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
- (14) Proposed construction will not result in the complete elimination of existing mature tree canopy. Effort shall be made to direct disturbance and construction around or away from existing mature tree canopy without completely taking away use of the site or connectivity to existing infrastructure.

1145.07 Action by Planning Commission

- (a) The Planning Commission shall recommend to Council approval, approval with conditions, or denial of an application as presented and shall clearly state the findings upon which its recommendation is based.
- (b) The Planning Commission shall base its recommendation and Council its decision upon how well the application satisfies the Decision Standards. Planning Commission, in its recommendation, and Council in its decision may waive or modify dimensional regulations of the Zoning Code, or impose more strict regulations and any additional conditions, guarantees, and safeguards it deems necessary to satisfy the purposes of this Zoning Code. Dwelling unit density cannot be waived.
- (c) Council may require the developer to file performance bonds with the City to guarantee completion of any public utilities associated with the planned development and any elements of the plan that are necessary to its success, if abandoned by the developer.

1145.12 Design.

(a) **Arrangement.**

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

(b) **Land Area.**

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

(c) **Land Use.**

- (1) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing residential zoning district:
 - A. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.
 - B. Institutional, public, and semi-public land uses that serve the planned development or the general public.
 - C. Commercial land uses, if the total land area of the planned development is greater than 10 acres and if the commercial land use is intended to serve the planned development only. Such commercial land uses shall be limited as follows:
 - 1. No signs that are visible from outside of the development.
 - 2. No direct vehicular access to a public thoroughfare.
 - 3. No less than 95 percent of the total land area shall be devoted to residential land uses.
 - 4. No separate structure intended to be used, in whole or part, for commercial land uses shall be constructed prior to the construction of not less than 50 percent of the dwelling units.
- (2) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing commercial zoning district:
 - A. Any land use permitted in the underlying zoning district.

- B. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.
- (3) The following land uses are permitted only in the portions of a planned development that overlay an existing industrial zoning district:
 - A. Any land use permitted in the underlying zoning district.
- (4) The land uses permitted in a planned development may be distributed as follows:
 - A. If a single planned development overlays more than one zoning district, then the land uses permitted according to this Section may be distributed throughout the entire planned development site.
 - B. If a planned development includes land uses permitted only in an industrial zoning district, then those land uses may only be located in that portion of the planned development that overlays the industrially zoned land.
- (d) Residential Density.
 Residential density shall not exceed 110 percent of the density permitted in the underlying zoning district. Residential land uses in a planned development that overlays a commercial zoning district shall not exceed the density of the R1B Single-Family Medium-Density Residential Zoning District. Area devoted entirely to non-residential land uses, including buildings, vehicle management areas, and other associated land use elements shall be excluded from the area used to calculate residential density.
- (e) Dimensional Regulations.
 - (1) Building Heights shall be limited as in the underlying zoning district, regardless of land use.
 - (2) Front setbacks shall be limited as in the underlying zoning district.
 - (3) All buildings and vehicle management areas shall be setback from the perimeter of a planned development no less than:
 - A. Residential zoning district - 25 feet.
 - B. Commercial zoning district - 25 feet.
 - C. Industrial zoning district - 50 feet.
- (f) Open Space.
 - (1) No planned development shall have less than 20 percent open space, which includes any area not less than 50 by 50 feet, not including the required setbacks, and includes nothing other than natural area.
 - (2) Lot coverage shall be regulated according to the underlying zoning district, except that lot coverage for the residential portion of any planned development shall not exceed 40 percent.
- (g) Sensitive Development Area.
 - A. A Sensitive Development Area is defined as any land(s) or soil(s) proposed to be developed that, if subjected to improper use or management, is otherwise determined to be incapable or unsuitable of urban use. Sensitive Development Areas can also be considered those lands that pose special hazards to development or the environment, consisting of lands or soils of such sensitive character that they may require special use, design and engineering restrictions.
 - B. For the Preliminary Planned Development, the applicant must create an inventory of sensitive environmental area identified in subsection (g)D.(1) to (8) from

publicly available resources such as Butler County Soil and Conservation District, OKI, OEPA, ODNR, HAPC, FEMA, USFWS, OHPO and other public entities. This information shall be provided with the preliminary application. Design of the site shall be based on site information obtained from those public entities. An existing landscape plan shall be submitted with each application. The landscape plan shall identify existing trees, natural features and other landscaping elements.

- C. After the approval of the Preliminary Planned Development, the applicant must develop a detailed site analysis of sensitive environmental areas on the site, conducted by firm(s) specialized in the areas, at a minimum: Ecological Survey, and Environmental Site Assessment. Other documentation may be required based on the site and the discretion of the Planning Commission, including, but not limited to: Stream and Wetland Mitigation, Water Way Permits, Archaeological Inventory, Historic Architecture Inventory. The applicant must also provide reports of the analyses following current professional norms for the discipline. It will be the Planning Commission's role to review information submitted by the applicant on each discipline to make the recommendations to City Council.
- D. Design of the proposed Planned Development site shall be based on the site information obtained from those public entities. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features. The following specific areas shall be preserved as undeveloped open space, and in accordance with the U.S. and Ohio Constitutions and state or federal regulations:
 - (1) Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Clean Water Act, as amended; and in Ohio Environmental Protection Agency standards.
 - (2) Land in the floodway as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps. Federal Emergency Management Agency in scientific and engineering reports entitled 'Flood Insurance Study for Butler County, Ohio and Incorporated Areas' effective 12/17/2010, with accompanying Flood Insurance Rate Maps for Butler County, Ohio and Incorporated Areas effective 12/17/2010 and any revisions thereto are hereby adopted by reference and declared to be part of this chapter.
 - a. 100 foot natural buffer shall be maintained adjacent to all permanent and natural surface waters, springs, and wetlands. Development of this area is regulated as follows:
 - 1. Natural vegetation shall be maintained.
 - 2. No structures shall be built or improvements made, except as follows:
 - (a). Walking paths, bicycling paths, and the like, including infrastructure necessary to facilitate their development are permitted anywhere within the buffer.
 - (b). Roads and associated infrastructure are permitted in the buffer to facilitate crossing such water elements.
 - (c) Any improvements approved in a final plan.
 - (d). Any public safety or public utility improvements not associated with the planned development,

but deemed necessary by the Service Director, Police Chief or Fire Chief.

- (3) Steep slopes fifteen (15%) percent or more, unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account.
- (4) Habitats of endangered wildlife, as identified on federal and state lists.
- (5) Historically and culturally significant structures and sites, as listed on, but not limited to, the National Register of Historical Places or on the local inventory of historic places maintained by the City of Oxford's Historic Architectural Preservation Commission.
- (6) Aquifers and tributary drainage systems.
- (7) Tree growth areas or urban forested areas as defined in Chapter 935, of the Codified Ordinances of Oxford.
- (8) Any area as identified on Map 3.3 of the Comprehensive Plan.

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

F. If the Planning Commission, or its designated representative, may require the applicant to submit a statement in order to demonstrate that satisfactory efforts have been made to mitigate any special hazards posed to the site if these sensitive lands are subjected to improper use or management. The statement, if required, shall be submitted in one or more of the following forms:

- (1) The statement shall describe in detail the extent of encroachment on any Sensitive Development Area, the extent and nature of the proposed alteration, the environmental impacts resulting from the proposed alteration, and the proposed methods of mitigation.
- (2) A Geotechnical Report and/or a Wetlands Assessment/Delineation, prepared by a professional engineer, licensed in the State of Ohio, or by a specialist in Streams and Wetland. This report can be in lieu of a development narrative.

(h) Landscaping and Screening.

- (1) A planned development shall satisfy all landscaping elements required by other sections of this Code.
- (2) The required perimeter setback area shall be retained in natural woods or suitably landscaped with grass, ground cover, shrubs, trees, or earthen mound.
- (3) A planned development that overlays a commercial or industrial zoning district that is adjacent to a residential zoning district shall be screened from the residential zoning district by a dense evergreen hedge a minimum of 8 feet tall and 10 feet wide at planting and that will maintain at least 90 percent opacity over time.

(i) Access and Mobility.

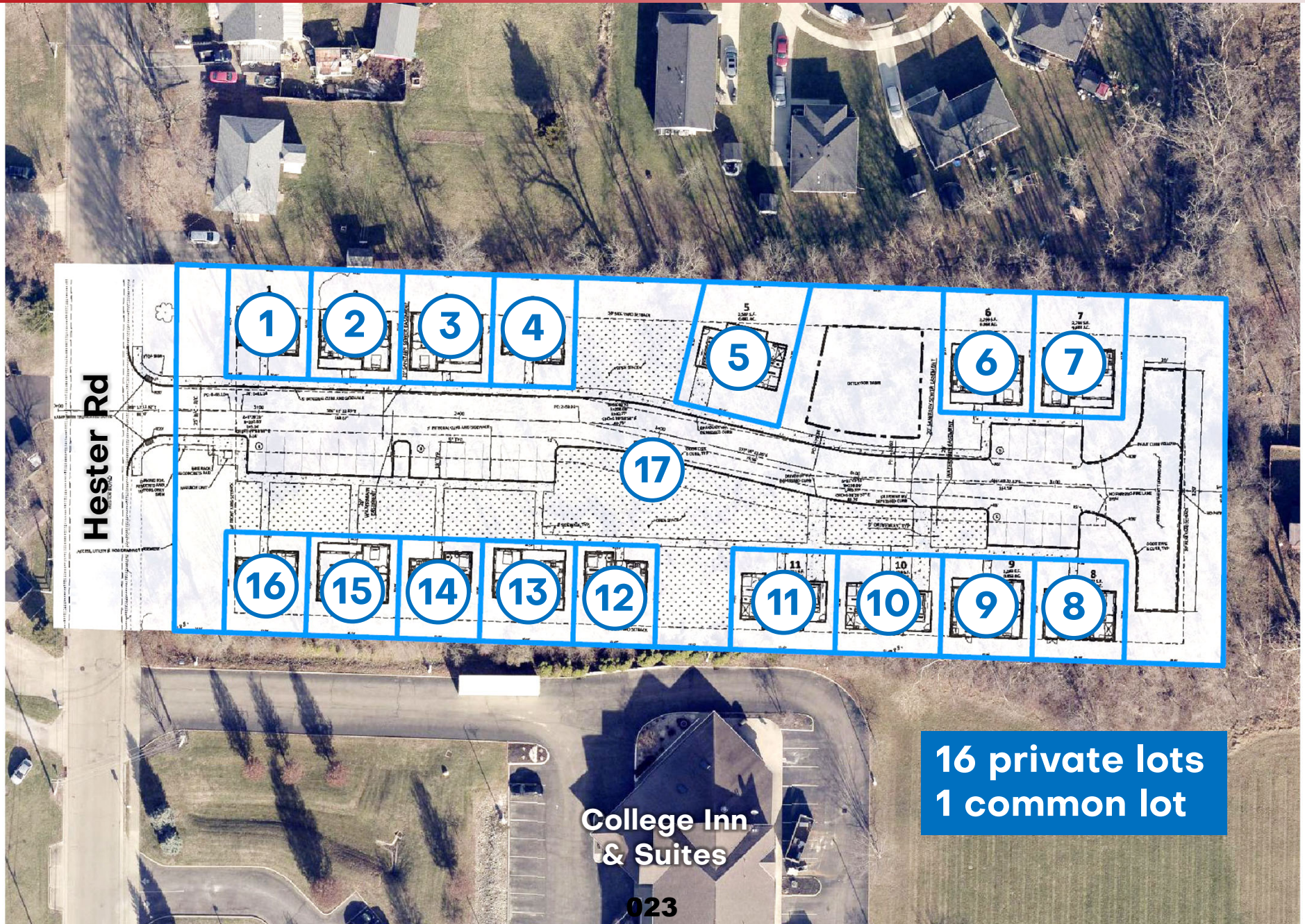
- (1) At residential densities greater than would be permitted in the R-1A District, have direct and principal access from a collector or arterial road.

- (2) Bicycle rack spaces shall be provided at all planned developments that overlay a commercial zoning district at a rate of 3 per acre.
 - (3) Adequate pedestrian connectivity shall be provided to and through a planned development.
- (j) Utilities and Infrastructure.
Electric and telephone facilities, street light wiring, and other wiring conduits and similar facilities shall be located underground.
- (k) Plan-Specific.
Any other design elements deemed necessary by Planning Commission and Council to ensure that a planned development satisfies the decision criteria of this Chapter.

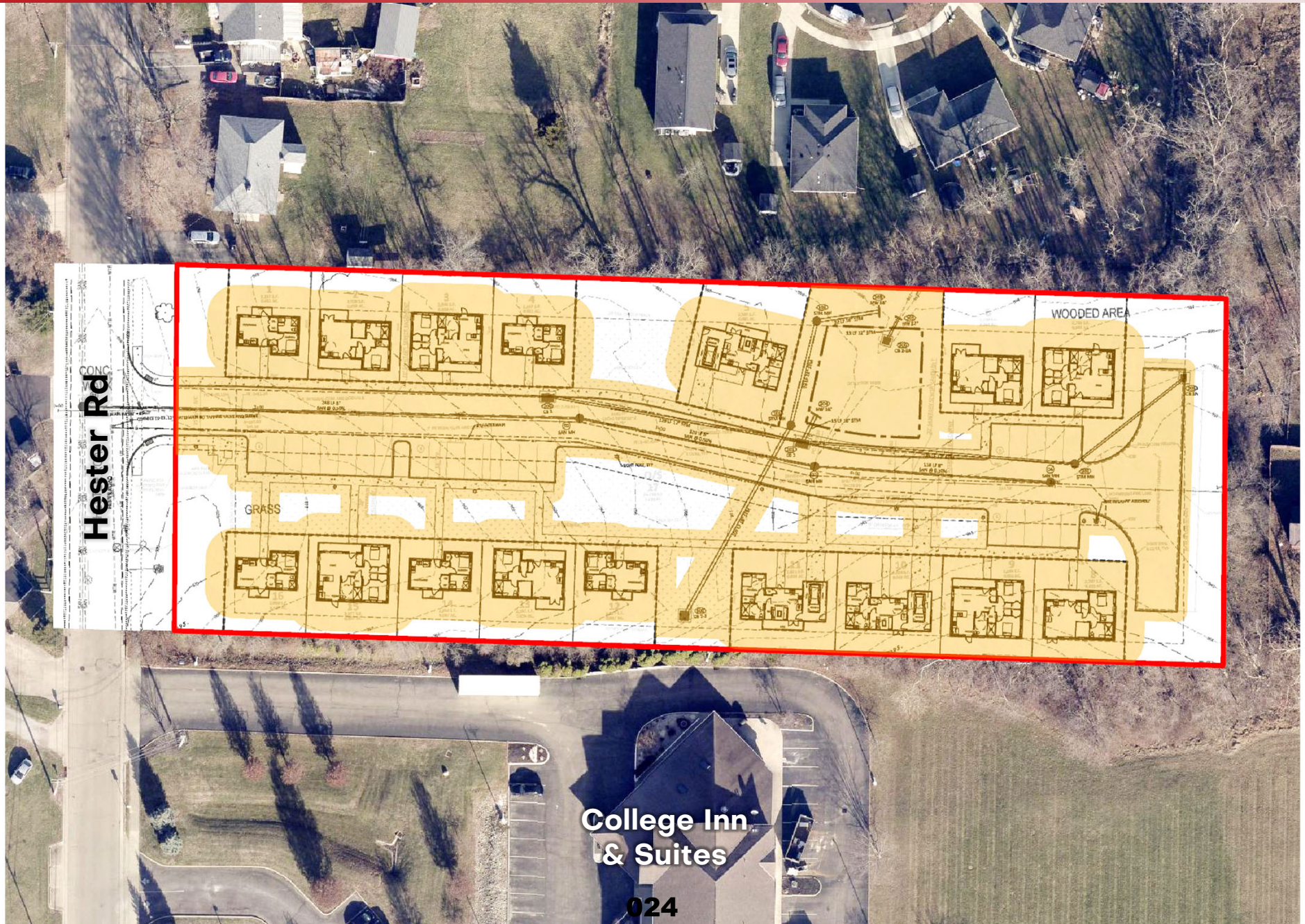
1147.03(b)(23) Elderly Housing, Congregate Housing.

- A. Potential Concerns.
 - 1. Proximity to existing or possible area uses that are potentially dangerous to elderly or handicapped occupants.
- B. Regulations.
 - 1. Maximum density of 1 dwelling unit per 3,000 square feet

Subdivision Plan



Tree Survey Exemption Areas



Stylized View



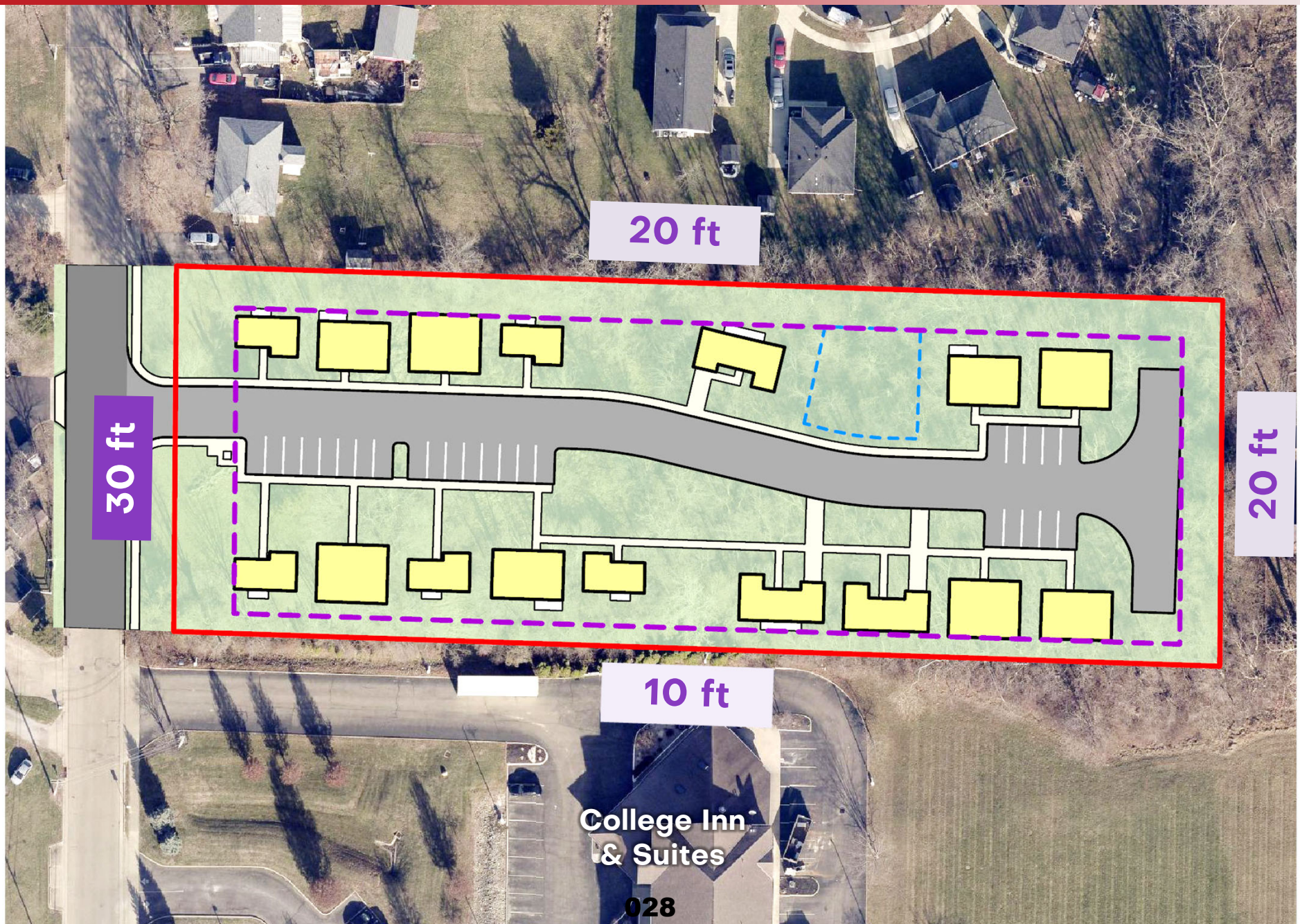
Proposed Tree Planting



Required Perimeter Setbacks



Proposed Setbacks





Memo
Service Department
Engineering Division
513/524-5208

TO: Community Development Department

FROM: Scott Otto, P.E.
City Engineer

RE: Application #PPC-2025-13
5234 Hester Road – Preliminary and Final Planned Development

DATE: November 11, 2025

The Engineering Division offers the following comment:

- Proposed site grading and sanitary sewer invert elevations are not shown. There is concern it will be difficult to serve the eastern portion of the development with gravity sanitary sewer as currently designed.
- Further review of detailed construction plans may result in additional comments and requested plan revisions.



Memo
Service Department
Engineering Division
513/524-5208

TO: Community Development Department

FROM: Scott Otto, P.E.
City Engineer

RE: Application #PPC-2025-14
5234 Hester Road – Preliminary Plat

DATE: December 16, 2025

The Engineering Division offers the following comments:

- Proposed site grading contours are not shown. The proposed roadway profile indicates there will be five feet or more of fill on the eastern portion of the site. There is concern the grading will disturb adjacent properties or result in steep slopes in close proximity to the new structures.
- City of Oxford specifications require new water mains to be 8" diameter or larger.
- Further review of detailed construction plans may result in additional comments and requested plan revisions.

MEMORANDUM

Fire Department
513-523-6324

TO: Emily Lubbers
Applicant

FROM: John Detherage
Fire Chief

DATE: 11-11-2025

RE: Application – 5234 Hester Rd. Planned Development

The subject application is **Reviewed with Comments.**

1. Sufficient Fire Department access is not provided to these structures. The perimeter access road and the travel lane of the interior parking area must be a minimum of 20' in width.

The Ohio Fire Code requires:

- (a) **503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with *paragraph (C)(6)(503.6) of this rule*, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
- (b) **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the fire code official.
 - a. The turning radius must accommodate a tandem axle truck with a wheelbase of 242".

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



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 5234 Hester Road, Oxford, Ohio 45056

Total Site Acreage 2.1

Total Building Square Footage N/A

Existing Use Description Vacant Lot

Proposed Development Description New inclusive affordable microhome community

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 Emily Lubbers

Applicant Company Name MSP Design

Mailing Address 3700 Park 42 Dr. Suite 190B, Cincinnati, Ohio, 45241

Email Address elubbers@mspdesign.com

Telephone Number 513-759-3212

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

Property Owner Name City of Oxford

Property Owner Company Name

Mailing Address

Email Address

Telephone Number

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

Architect/Engineer Name

Company Name

Mailing Address

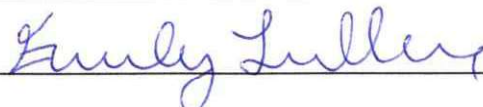
Email Address

Telephone Number

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

☒ Narrative/Cover Letter addressing all components required by <u>Section 1145.05(a)(5)</u> – more information on Page 3 ☒ Site Plan(s) including all details and information required by <u>Section 1145.05(a)(6)</u> – 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

<i>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).</i>	
Applicant Name (Print) Emily Lubbers	
Applicant Signature 	Date 10/24/25

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.
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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.



PRELIMINARY SUBDIVISION APPLICATION

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

BOX 1 | APPLICATION DETAILS

Property Address/Location 5234 Hester Road, Oxford, Ohio 45056	
Subdivision Name New Roots Oxford	
Total Site Acreage 2.1	Proposed Number of Lots/Parcels 17

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 Emily Lubbers	
Applicant Company Name MSP Design	
Mailing Address 3700 Park 42 Drive, Suite 190B, Cincinnati, OH 45241	
Email Address elubbers@mspdesign.com	
Telephone Number 513-759-3212	

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

Property Owner Name City of Oxford
Property Owner Company Name
Mailing Address
Email Address
Telephone Number

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

Architect/Engineer Name
Company Name
Mailing Address
Email Address
Telephone Number

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

☒ Narrative/Cover Letter providing a written, detailed description of the request
☒ Preliminary Plat including all pertinent details as required by Attachment B of the Oxford Subdivision Regulations – more information on Page 3
☒ Landscaping Plan showing proposed location, size, and species of trees and other plantings, including street trees
Note: Upon checking an application for completeness, staff may require additional information and/or materials above and beyond the items listed above in order to perform a complete evaluation for compliance with relevant Code provisions. You are welcome to contact Community Development at 513-524-5204 ahead of submission to determine whether additional items may be required.

BOX 6 | APPLICANT SIGNATURE

<i>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).</i>		
Applicant Name (Print) Emily Lubbers		
Applicant Signature	Emily Lubbers Digitally signed by Emily Lubbers DN: C=US, E=elubbers@mspdesign.com, O=MSP Design, CN=Emily Lubbers Date: 2025.11.24 11:41:45-05'00'	Date 11/24/25

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.

Preliminary Plat Requirements

For source text, see Oxford Subdivision Regulations [Attachment B](#)

- A. The location of present property and section lines, streets, buildings, lakes and watercourses
- B. Boundary lines, size and tract of whole site and each individual lot in square feet and/or acres
- C. Any existing water mains, culverts, sewer lines, railroads, easements, parks, permanent buildings, power poles, other underground structures and streets within the tract or immediately adjacent thereto, including the location, dimension and size of the nearest water main and sewer line
- D. The proposed location and width of streets, alleys, lots, parking areas, pedestrian walks, ingress/egress, setback lines and easements
- E. The title under which the proposed subdivision is to be recorded and the name of the subdivider and owner if other than the subdivider platting the tract
- F. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site
- G. North point, scale and date
- H. Existing contours with intervals of five feet or less referred to U.S.G.S. datum and obtained from a field survey
- I. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat
- J. The plan should evaluate existing watercourses, channels, storm sewers, culverts and proposed improvements pertaining to drainage and flood control in regard to their ability to handle the anticipated greater volume of run-off and peak flows
- K. Any existing building(s) to remain or be razed
- L. Location of any wooded areas, topographic and natural features that are within and adjacent to the proposed project area to be preserved
- M. If and how the proposed subdivision will be subdivided in Phases
- N. Site Analysis as stipulated in Section 402(B)
- O. Landscaping Plan
- P. Building Concepts, as applicable
- Q. Lighting Concepts, as applicable
- R. Any other information that may be necessary as determined by Staff

Design Standards

For source text, see Oxford Subdivision Regulations [Section 1101.4](#)

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

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



Inclusive Housing Resources
2740 Mack Road
Fairfield, Ohio 45014
inclusivehr.org

EmpowerMe Living
6600 Clough Pike
Cincinnati, Ohio 45244
empowermeliving.com

October 24, 2025

Dear Members of the City of Oxford Planning Commission,

We are pleased to submit our proposed Planned Unit Development for your review and consideration. When the City of Oxford issued this RFP, we immediately thought of Rachel Andrew. Up until recently, Rachel worked in the Miami University dining halls. She lived in Middletown with her parents, and her commute to and from work would range from 45-90 minutes each way. Being able to have her own home close to her work would be a dream come true for Rachel.

Our recent research, The Greater Cincinnati Neuroinclusive Housing Market Analysis, brought light to an invisible crisis for over 77,000 fellow Ohioans like Rachel with intellectual and/or developmental disabilities (I/DD) over the age of 18 living with caregivers older than 60. There is a high demand for safe and affordable housing, and 39% of survey respondents want to own their own home. Features like accessible and universal design, aging in place, and homes that were easy to maintain were also high on the list of preferences. We've designed our microhome concept to consider the needs and preferences of adults with I/DD and their caregivers, and we believe Oxford is the ideal location for this first-of-its kind neuroinclusive community model. We're excited to share the name of the development, New Roots Oxford. The name is a nod to helping people put down new roots through affordable homeownership especially an underserved population like people with I/DD.





We've enjoyed working with Jessica Greene and her team at the City. They have been professional, responsive, compassionate and overall wonderful to work with on this project. We've also noted the spirit of collaboration, strong sense of community, civic pride, and kindness demonstrated at the city council meetings we've attended. These qualities further underscore our belief that Oxford is an excellent location for the first neuroinclusive, affordable home ownership community in the country.

The following submission balances several priorities and takes into consideration feedback we've heard from the city management team, the fire department, city council, and the people with I/DD we serve.

- Maximizing the site to allow for the most homes possible while maintaining green space
- Addressing the need for fire truck maneuverability while not sacrificing the number of homes. Solutions like a turnaround or hammerhead were not viable given the narrow size of the site without losing a substantial number of homes
- Preserving affordability through homeownership. A home is a protected asset for people reliant on means-tested benefits like SSI/SSDI, and many people with I/DD utilize those benefits
- Easy to maintain design and materials, including easy to maintain green spaces
- Maintaining sufficient parking to accommodate support staff that provide caregiving and home-maker personal care support to homeowners with I/DD
- Green space that we will consider incorporating easy to maintain native plantings and micro-clover to reduce the need for extensive, on-going lawn care
- Single family detached homes instead of connected units. Some people with I/DD have sensory processing disorders, may need space to pace, or have vocal tics and prefer detached dwellings
- Ensuring the detention pond looks attractive and features native grasses and plants while balancing the need for safety. Some people with autism are drawn



to water, and we will balance making the detention area an attractive feature for the community while working to ensure safety and avoid it becoming a water hazard

- Sustainability considerations not just for landscaping but for the homes as well with durable, lasting, and low maintenance building materials, and energy-efficient features like EnergyStar appliances
- Maintaining a tight construction schedule that enables us to use the ARPA funding which needs to be expended by September 30, 2026

Again, we are very excited about helping the entire community of Oxford put down new roots by building a one-of-a-kind, neuroinclusive microhome community with our New Roots neighborhood.

Thank you so much for your compassion, consideration, and collaboration on this project.

Together in community,

Gina Gehm, Inclusive Housing Resources
Emily and Mark Kendall, EmpowerMe Living

1. Describe the existing uses of the site.

Response: Existing site is currently a vacant lot.

2. Indicate the zoning district(s) in which the site is located.

Response: Zoning for the site is R-2A

3. Describe the proposed development, including, as applicable, the number of housing units by size and type proposed within each phase.

Response: The proposed development is a new 16-unit inclusive affordable microhome community with units ranging from 500 – 950 SF. Each unit is a standalone unit on its own lot. There will be 4 different unit types (one bedroom, one bedroom with den or enlarged bathroom, one bedroom with garage, and two bedroom). There will be 4 of each unit type on the site. The units and their locations will be per the submitted final development plan. Each buyer will have the opportunity to customize the interior and exterior materials from a small, preselected finish package. This will allow customization of the unit while maintaining the ability for the units to be easily maintained.

4. Describe any nonresidential operations, including hours of operation, type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.

Response: It is not intended for any nonresidential operations to take place on the site.

5. 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.

Response: It is not intended for the development to be phased.

6. Provide a narrative statement that evaluates the compatibility of the proposed development with the general vicinity and adjacent properties.

- a. 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.

Response: The cottage style of the proposed microhome concept was intentionally crafted to allow the development to seamlessly fit in with the local character of the neighborhood. Additionally, each buyer will have the opportunity to individualize their unit so they do not all look the same. The unit layouts are intentionally randomized on the site both to better suit the layout and to minimize uniformity / every unit looking the same.

- b. Describe how any existing structures, proposed structures, and the site design relate to adjacent structures and sites.

Response: The microhomes are designed to be cohesive with each other without looking the same. Each unit is built using similar systems and components but with four unique layouts that allow the development to be flexible without looking like a trailer park. The cottage aesthetic fits in with the character of the surrounding neighborhoods in Oxford. Additionally, two community spaces were intentionally designed in the development to foster community. Sidewalks were intentionally located within the development to promote pedestrian access.

- c. Explain whether the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.

Response: The proposed use fits into the neighborhood and will not provide any nuisances to adjacent properties. Site lighting has intentionally been designed to minimize impact on adjacent properties and no noise, fumes, vibration, or emissions are anticipated.

- d. Describe how any potential negative effects on adjacent land will be mitigated.

Response: There are no potential negative effects on adjacent land. The concern that has been brought up the most to us is water runoff. The site has intentionally been designed to collect on-site before releasing into the public system mitigating that concern.

- 7. Provide a statement about why the location proposed is appropriate for the development.

Response: Affordable housing is a nationwide crisis. This location is centrally located and of a size that is conducive to the microhome community.

8. Provide a statement of the necessity or desirability of the proposed development to the neighborhood or community.

Response: Affordable housing is a nationwide crisis and impacts both Ohio and Oxford. Being able to create an affordable housing community within Oxford will positively impact the neighborhood and community.

9. 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).

Response: Providing inclusive affordable housing will positively impact the neighborhood. Every unit is designed to be inclusive and fully accessible to allow occupancy by any and all residents of Oxford, especially those with disabilities. It will also foster the ability for residents to age in place.

10. 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.

Response: Adequate public utilities are available for the development.

11. Provide a general analysis of expected traffic impact, including vehicular and pedestrian safety, resulting from the proposed development.

Response: We do not anticipate any significant impact on traffic, including vehicular or pedestrian safety, as part of this proposed development. The development provides

12. Include the substance of proposed or relevant covenants, easements, and other restrictions on the land and structures.

Response: There are no known covenants, easements, or other restrictions on the land or structures.

Date: 11/29/2021

CONVEYANCE:

FEES: \$0.00 JL

EXEMPT: 62032

Roger Reynolds, Butler Co, Auditor

This conveyance has been examined and the grantor has complied with section 319.202 of the revised code.

Recorded: 11/29/2021 08:21 AM Page: 1 of 2

File # 2021-00067317 Fee Amt: \$34.00

BUTLER County, Ohio DANNY N. CRANK, Recorder

BK **9767** PG **348**

ML

11.29.2021

GENERAL WARRANTY DEED

(Ohio Statutory Form)

CHRISTOPHER M. RODBRO, married, for valuable consideration paid, grants, with general warranty covenants, to **CITY OF OXFORD, OHIO**, whose tax mailing address is 101 East High Street, Oxford, Ohio 45056, the following real property:

Situate in the City of Oxford, County of Butler, and State of Ohio and being entire Lot Numbered One Thousand Three Hundred Seven (1307) as the same is known and designated upon the List of Lots of the City of Oxford, Butler County, Ohio.

PPN: H4100-020-000-010

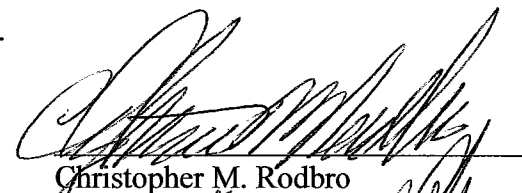
Property Address: 5234 Hester Road, Oxford, Ohio

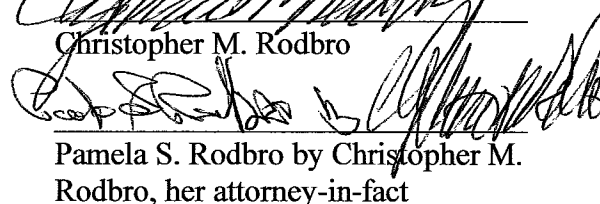
Subject to all legal highways; building and zoning ordinances; easements, conditions and restrictions of record; and real estate taxes and assessments due and payable hereafter.

PRIOR DEED REFERENCES: Official Records Volume 9762, Page 892, and Volume 8929, Page 325 of the Butler County, Ohio Records.

Pamela S. Rodbro, wife of the grantor, releases all rights of dower therein.

Executed this 10 day of November, 2021.


Christopher M. Rodbro


Pamela S. Rodbro by Christopher M. Rodbro, her attorney-in-fact

advised
in fact

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 10 day of November, 2021, by Christopher M. Rodbro, individually and as attorney-in-fact for Pamela S. Rodbro. This is an acknowledgement. No oath or affirmation was administered to the signer with regard to this notarial act.



TRACI H. WALKER
Notary Public, State of Ohio
My Commission Expires
July 6, 2022

Traci H. Walker

Notary Public

This Instrument Prepared By:
Christopher R. Conard, Esq.
Coolidge Wall Co., L.P.A.
33 West First Street, Suite 600
Dayton, Ohio 45402
937-223-8177

CHICAGO TITLE COMPANY, LL
1 S. MAIN ST., SUITE 250
DAYTON, OH 45402
38210567



March 2024



5234 Hester Road, Oxford, Ohio 45056-Street Map



Front of Parcel on Hester Road



Northeast side of parcel



Path leading back to north parcel



Dog/Cat house- hidden in overgrowth



Concrete lid, grass area, 100 ft from Hester Road left of center.



Area S of Northern boundary near adjacent north property



Center, front third of the parcel from north boundary



Single-family house adjacent north



Old drive on the south side of parcel



SW border from Hester Road



Overgrowth along southern border



Inside southern border looking north



Inside center parcel. Drainage SE.



From center parcel looking east.



SE boundary.



Single-family property adjacent east.



Vacant land SE. College Inn Motel is adjacent South.



Westgate Shopping Center South of the vacant land adjacent SE.



Hester Road looking north. 5234 Hester Road is on the near right.



Multi-unit apartments adjacent west across Hester Road



Currently pole mounted step-down transformers supply power to the street properties.





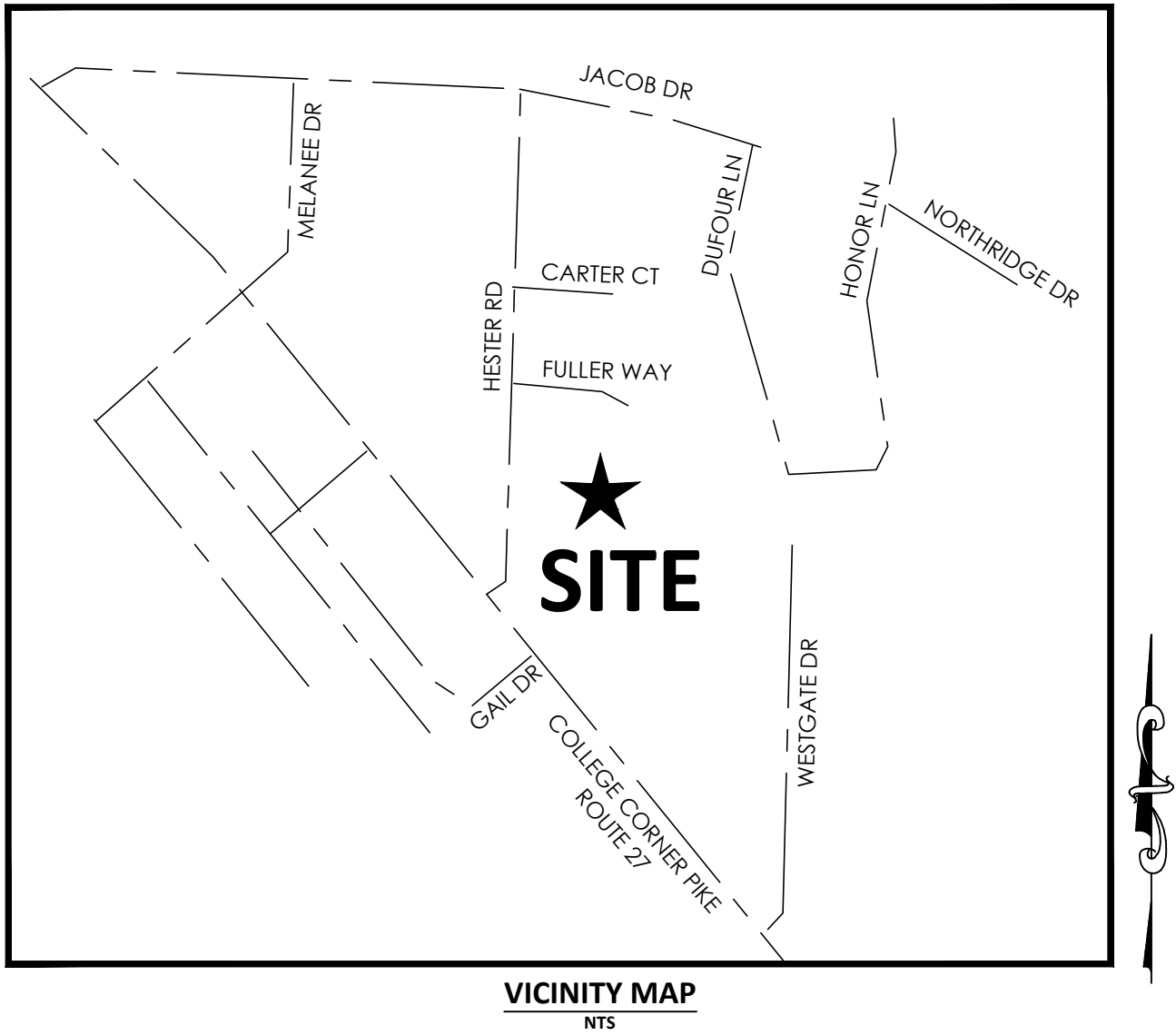
NEW ROOTS OXFORD

AFFORDABLE HOUSING COMMUNITY

5234 HESTER ROAD
OXFORD, OHIO 45056
BUTLER COUNTY

FINAL DEVELOPMENT PLANS
NOVEMBER 26, 2025

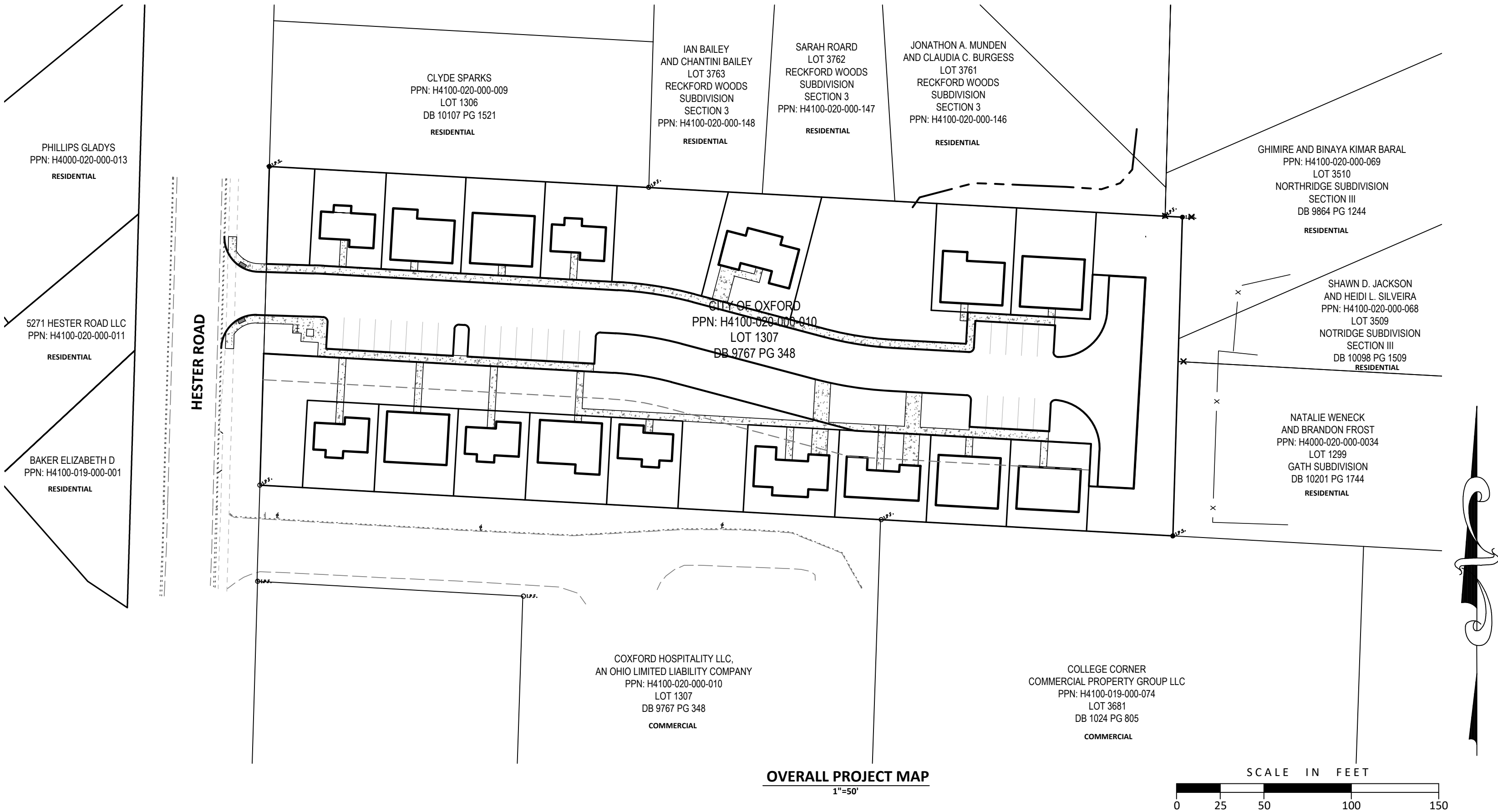
INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE LAYOUT PLAN
4	SITE UTILITY PLAN
5	LANDSCAPE PLAN
6	PHOTOMETRIC PLAN
7	FIRE TRUCK ROUTE PLAN
A101	ONE BEDROOM WITH GARAGE FLOOR PLAN AND ELEVATIONS
A102	ONE BEDROOM FLOOR PLAN AND ELEVATIONS
A103	ONE BEDROOM WITH DEN FLOOR PLAN AND ELEVATIONS
A104	TWO BEDROOM FLOOR PLAN AND ELEVATIONS



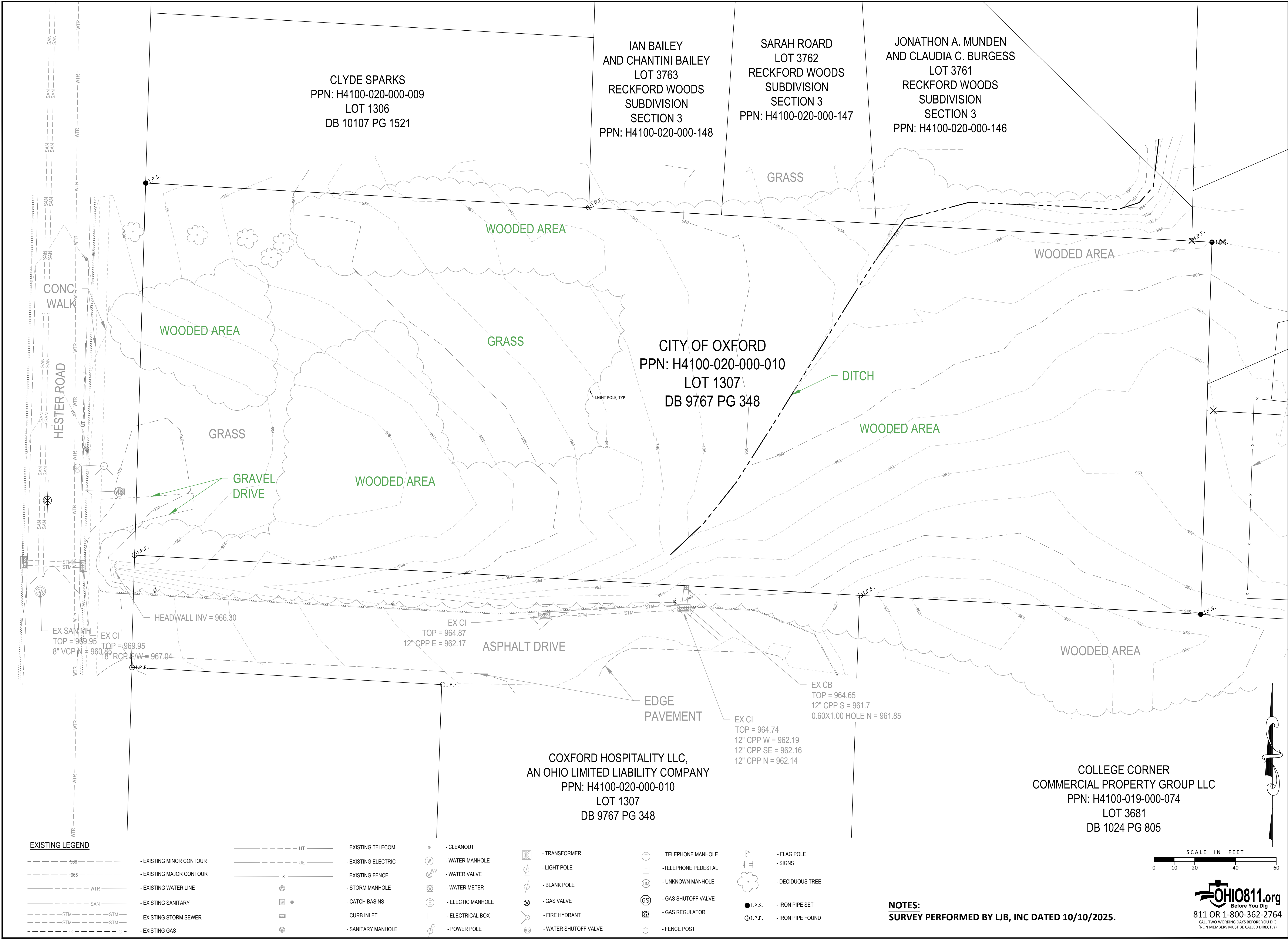
APPLICANT/DEVELOPER:
EMPOWERME LIVING
6600 CLOUGH PIKE
CINCINNATI, OHIO 45244
503-305-2247

OWNER:
CITY OF OXFORD
15 S COLLEGE AVE
OXFORD, OHIO 45056
513-524-5200

DESIGN CONSULTANT:
MCGILL SMITH PUNSHON, INC.
3700 PARK 42 DRIVE SUITE 190B
CINCINNATI, OHIO 45241-2097
513-759-0004



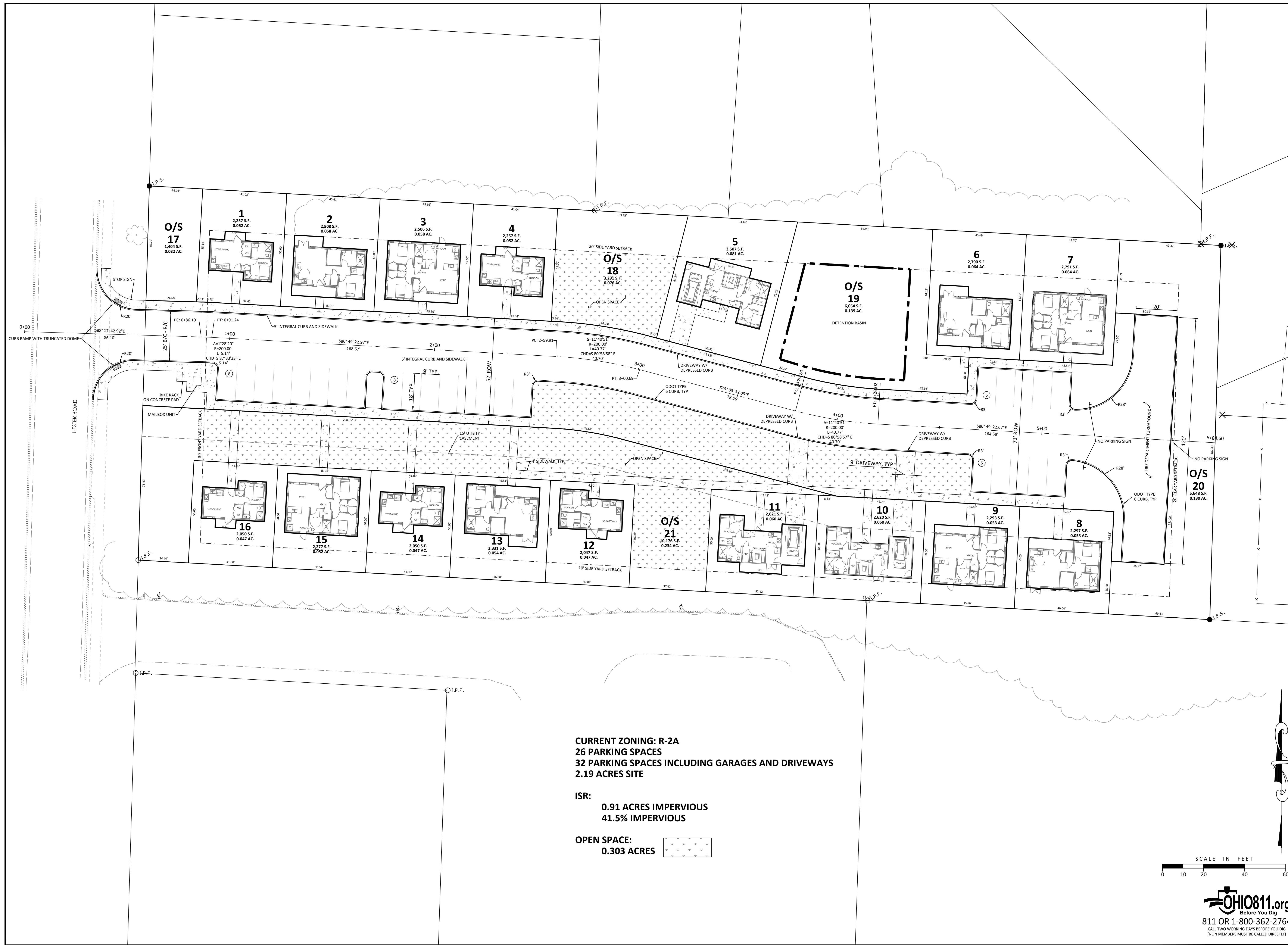
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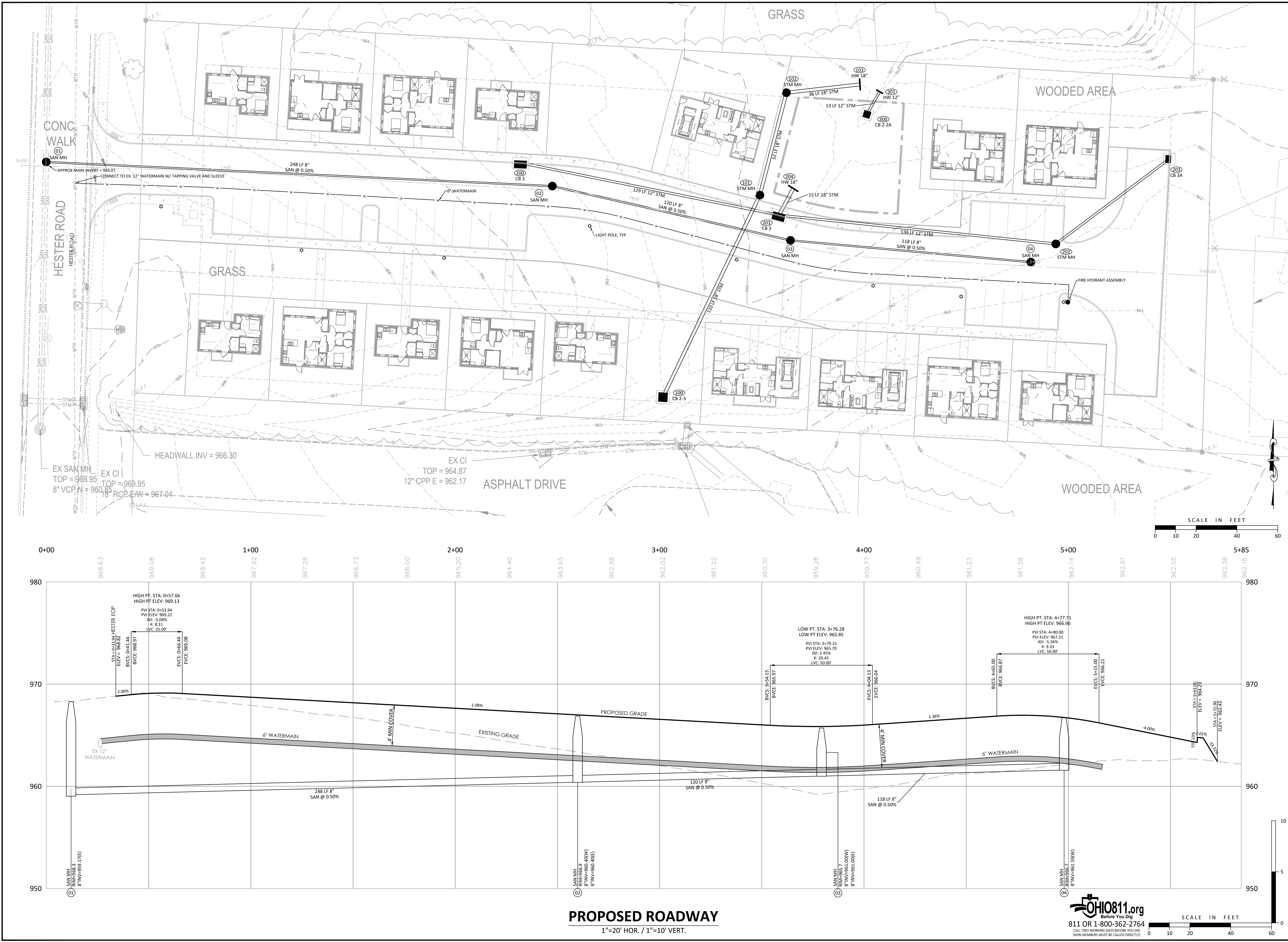
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AFFORDABLE HOUSING COMMUNITY
5234 HESTER ROAD
OXFORD, OHIO 45056

Sheet Title		
EXISTING CONDITIONS PLAN		
Project Number	25433.00	
Drawing Scale	1" = 20'	
Sheet Number	02/11	
File Number	25433	



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NEW ROOTS OXFORD
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5234 HESTER ROAD
OXFORD, OHIO 45056



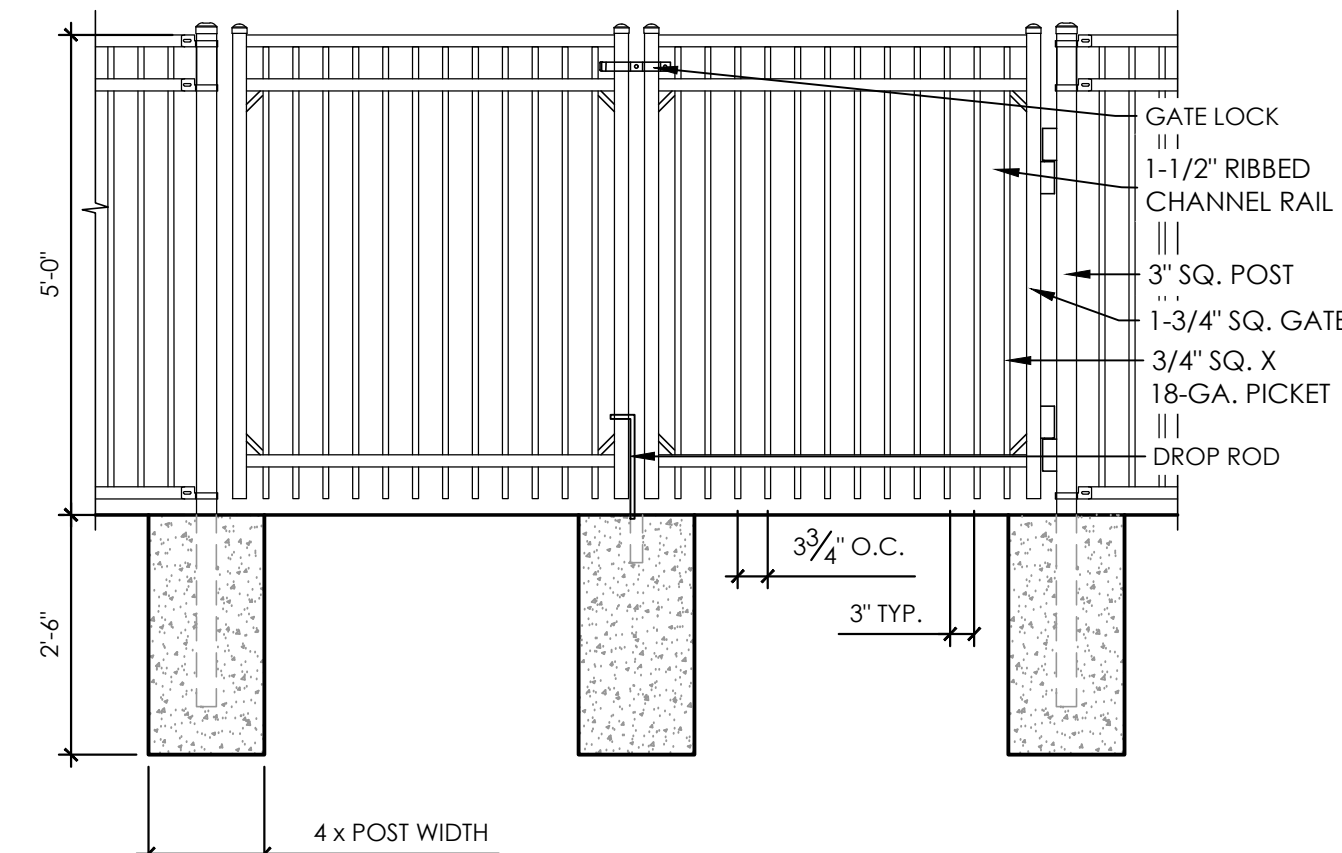
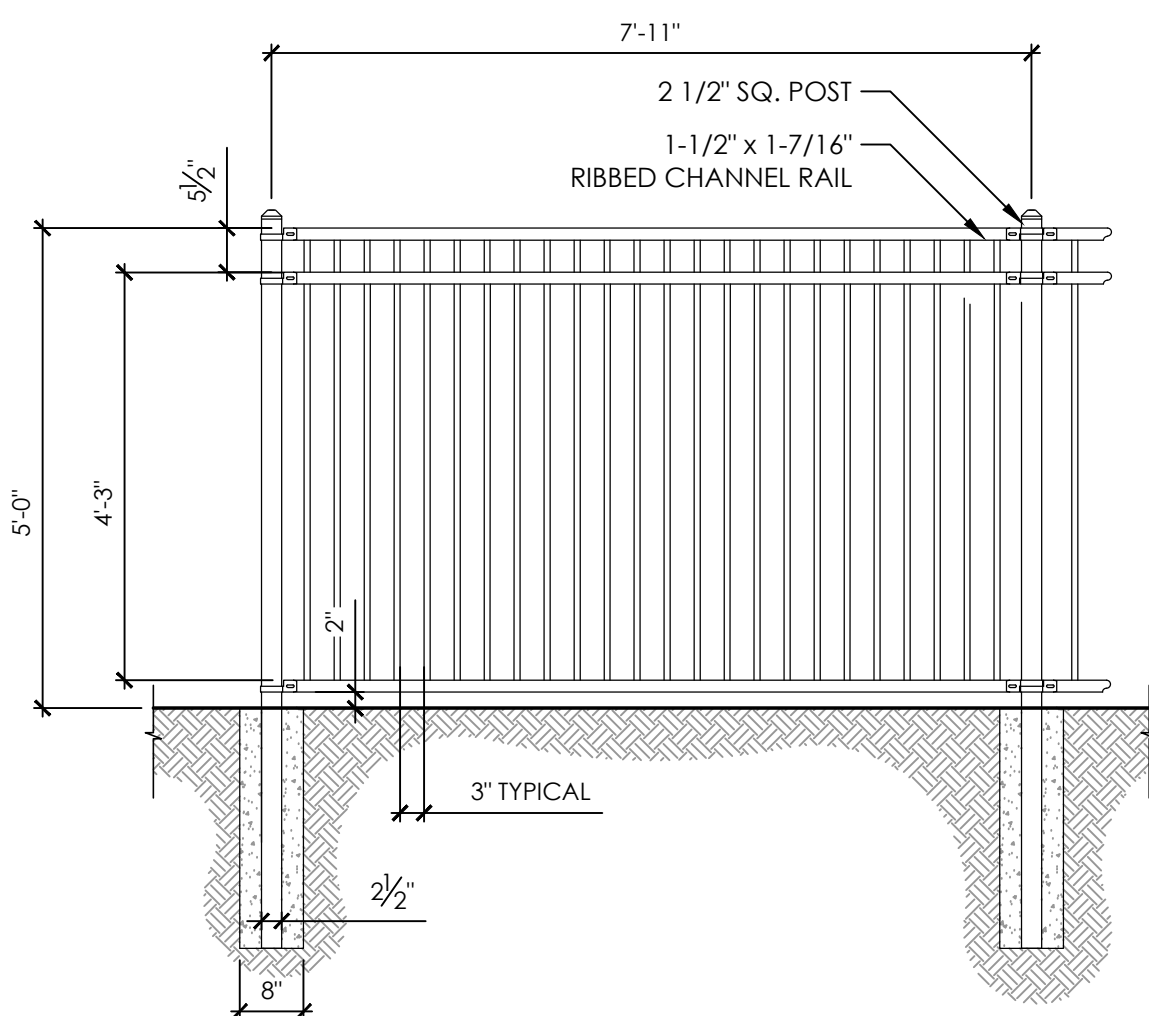
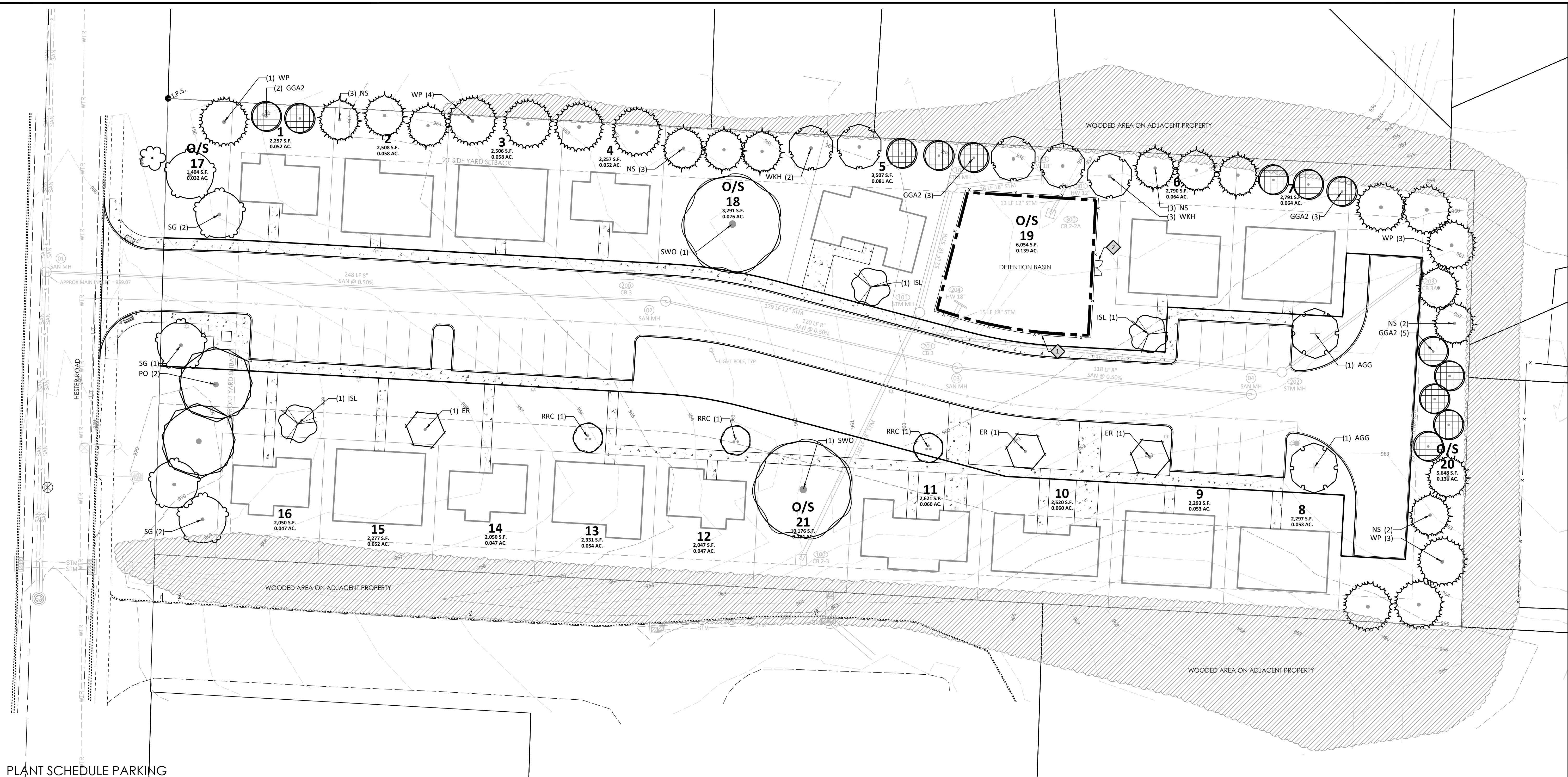
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NEW ROOTS OXFORD AFFORDABLE
HOUSING COMMUNITY
5234 HESTER ROAD
OXFORD, OHIO 45056

Sheet Title

LANDSCAPE PLAN

Project Number 25433.00
Drawing Scale AS NOTED
Sheet Number 05/11
File Number 25433.00



NOTE: FENCE MANUFACTURER TO PROVIDE GATE AND FENCE SPECIFICATIONS



OH0811.org
Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

1 BLACK ALUMINUM FENCE
1/2" = 1'-0"

P-NEO-48
ELEVATION

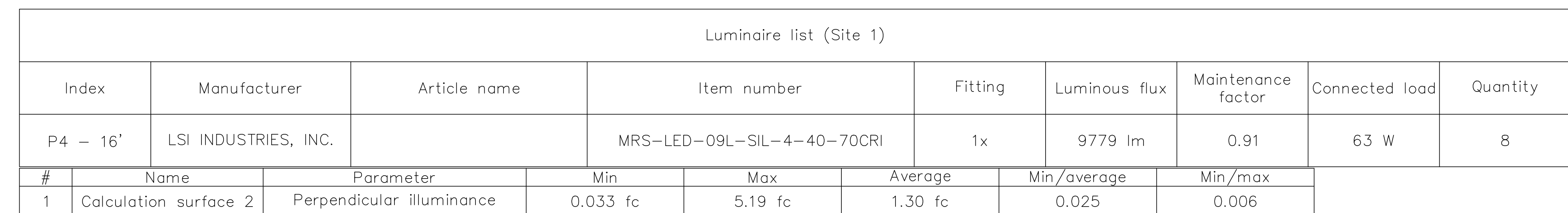
2 DOUBLE ALUMINUM GATE
1/2" = 1'-0"

P-NEO-51
ELEVATION

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**NEW ROOTS OXFORD
AFFORDABLE HOUSING COMMUNITY**
5234 HESTER ROAD
OXFORD, OHIO 45056

Project Number	25433.00
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File Number	25433



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MSP

DESIGN

McGill Smith Punshon

■ Architecture

■ Engineering

■ Landscape Architecture

■ Planning

■ Surveying

3700 Park 42 Drive

Suite 190B

Cincinnati OH 45241

Phone 513.759.0004

www.mspsdesign.com

Project Manager

Drawn By

DWG

X-Ref(s)

JMW

JMW

25433004-PRE

Issue/Revision	No.	Date

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NEW ROOTS OXFORD

AFFORDABLE HOUSING COMMUNITY

5234 HESTER ROAD

OXFORD, OHIO 45056

Sheet Title

FIRE TRUCK ROUTE PLAN

Project Number

Drawing Scale

Sheet Number

File Number

25433.00

1" = 20'

07/11

25433

OHIO811.org

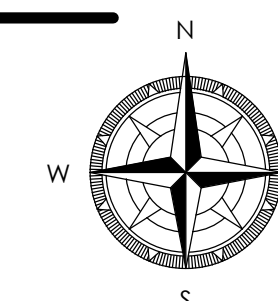
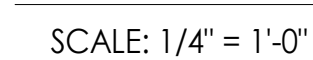
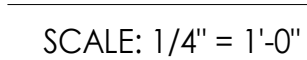
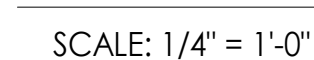
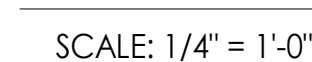
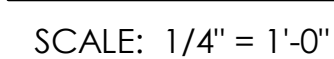
Before You Dig

811 OR 1-800-362-2764

CALL TWO WORKING DAYS BEFORE YOU DIG

(NON MEMBERS MUST BE CALLED DIRECTLY)

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SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



Project Manager **EKL**
 Drawn By **VG**

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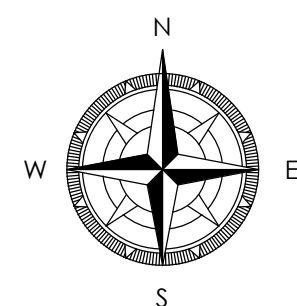
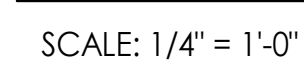
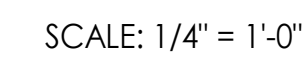
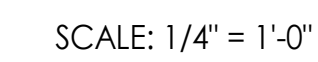
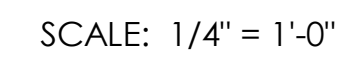
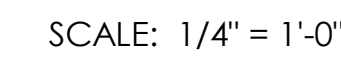
**NEW ROOTS OXFORD AFFORDABLE
HOUSING COMMUNITY**
5234 HESTER ROAD
OXFORD, OHIO 45056

Sheet Title

**FLOOR PLAN AND BUILDING
ELEVATIONS - ONE BEDROOM**

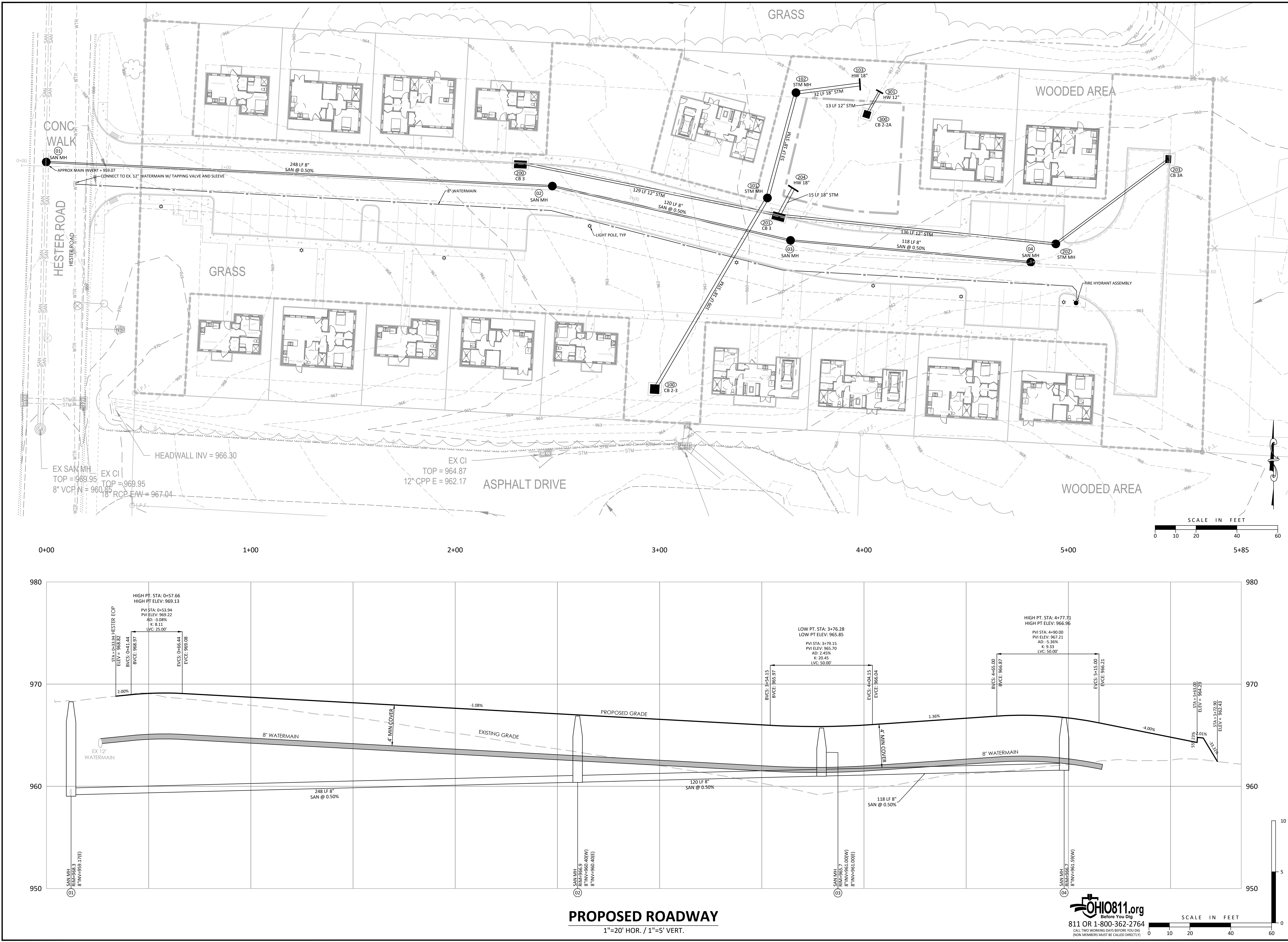
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Issue/Revision	No.	Date

NEW ROOTS OXFORD
AFFORDABLE HOUSING COMMUNITY
5234 HESTER ROAD
OXFORD, OHIO 45056



Project Manager JMW
Drawn By JMW
DWG 25433004-PRE
X-Ref(s) ---

Issue/Revision	No.	Date

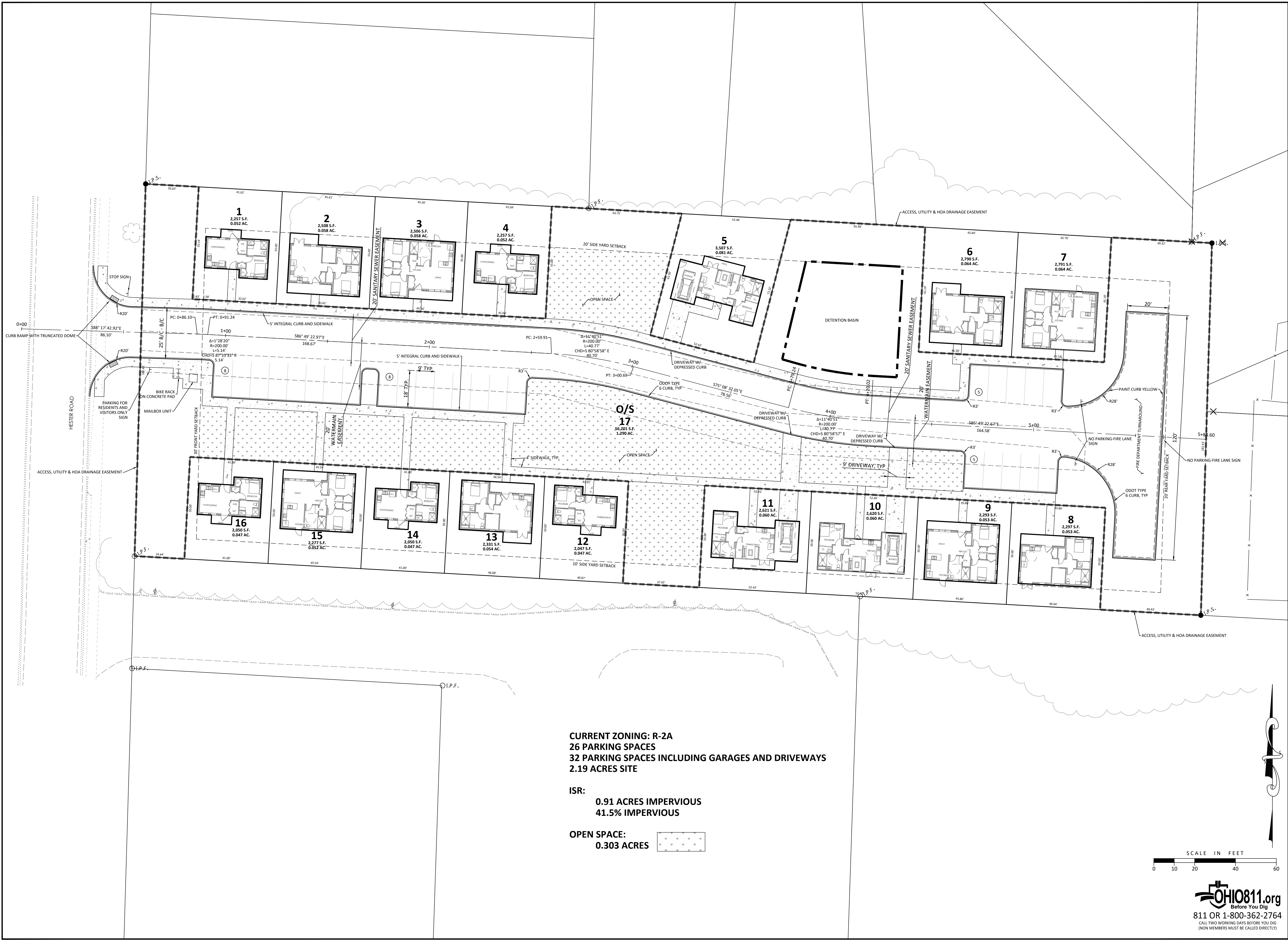
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NEW ROOTS OXFORD
AFFORDABLE HOUSING COMMUNITY
5234 HESTER ROAD
OXFORD, OHIO 45056

Sheet Title

SITE LAYOUT PLAN

Project Number 25433.00
Drawing Scale 1" = 20'
Sheet Number 03/11
File Number 25433



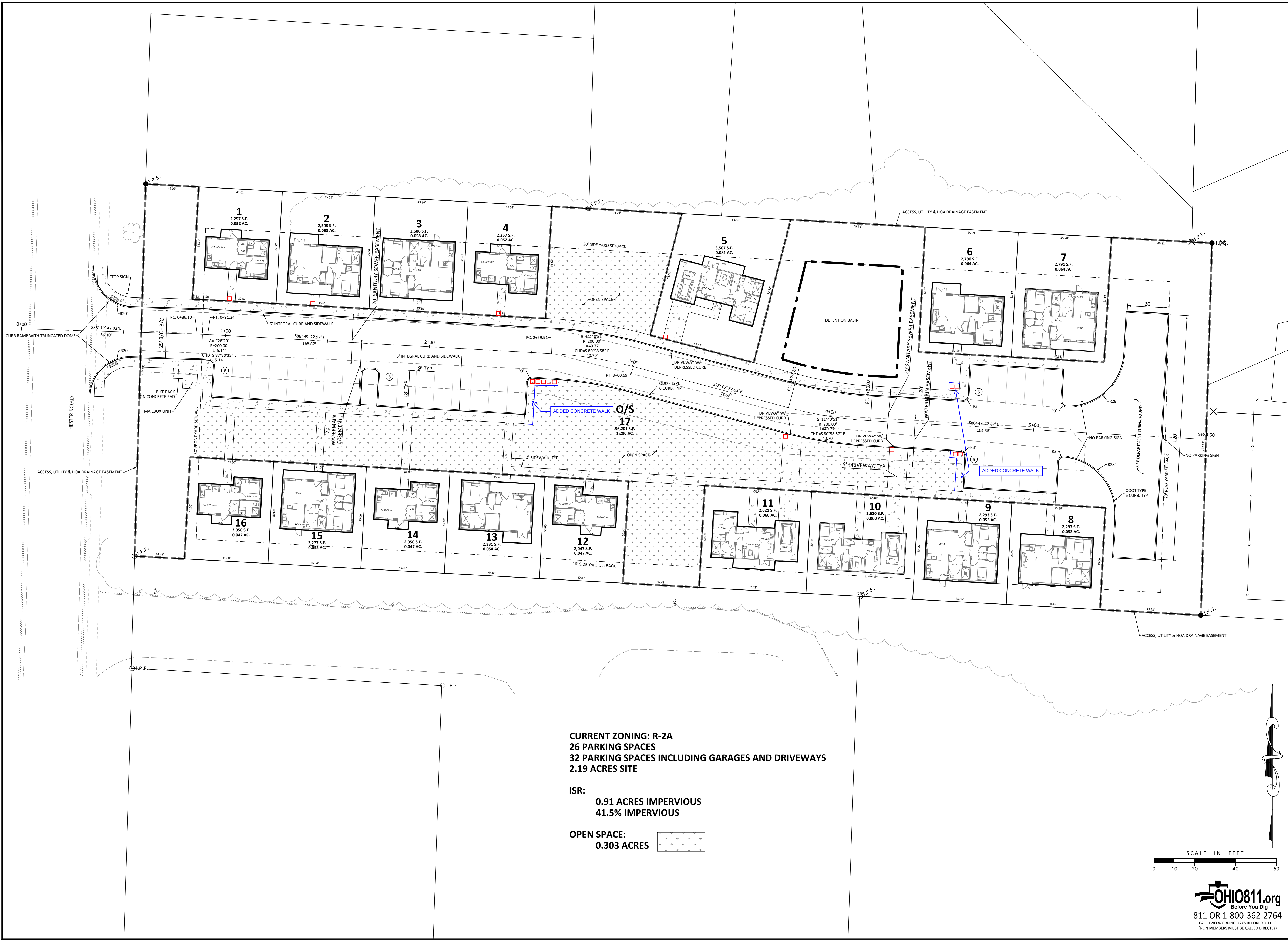
Issue/Revision	No.	Date

NEW ROOTS OXFORD
AFFORDABLE HOUSING COMMUNITY
5234 HESTER ROAD
OXFORD, OHIO 45056

Sheet Title

SITE LAYOUT PLAN

Project Number 25433.00
Drawing Scale 1" = 20'
Sheet Number 03/11
File Number 25433



Issue/Revision	No.	Date

NEW ROOTS OXFORD
AFFORDABLE HOUSING COMMUNITY
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