

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to City Manager

Finance

Originating Department

Council Meeting Of : 2/2/2016

Joe Newlin

Prepared By

Account Code No. : see below

1/22/2016

Date Prepared

Budgeted Amount : _____

Agenda Title: 2016 Supplemental Budget #2

Recommendation: Approve

Issue 1

To make adjustment to amended budget the purchase of an additional power cot, miscalculation on the first

Action Needed:

Revenue Side

N/A

Expense Side

Life Squad Gift (210) 5,544.10 Appropriation from unencumbered balance for power cot purchase

Net Effect on Fund Balance/(s) (5,544.10)
Increase/(Decrease)

Total Net Effect on Fund Balance/(s) (5,544.10)
Increase/(Decrease)

Breakdown by Fund

Life Squad Gift (210) (5,544.10)

Net Effect on Fund Balance/(s) (5,544.10)
Increase/(Decrease)

Approved By:

Department Head:

Initials Date

City Manager:

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3335 AND DECLARING IT AN EMERGENCY. SUPPLEMENTAL BUDGET ORDINANCE NUMBER 2 TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2016.

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

SECTION 1: Additional appropriations are needed for the current fiscal year and monies are available for appropriation in those funds, and changes to estimated revenues;

SECTION 2: The following increase/(decrease) in appropriations from unencumbered balances be made:

Life Squad Gift Fund 210	5,544.10
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SECTION 3: In all other respects, Ordinance No. 3335 shall remain in full force and effect.

SECTION 4: This ordinance shall take effect immediately upon its adoption.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

CITY OF OXFORD STAFF SUMMARY REPORT

Report to the City Manager: Douglas Elliott

Police

Originating Department

Council Meeting Of: February 2, 2016

John A. Jones

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

January 25, 2016

Date Prepared

Agenda Title: Authorization to Dispose of Surplus Property

Recommendation: Approve

Discussion: The following vehicles have reached the end of their useful service to the Police Department. Staff requests authorization to declare the following vehicles as surplus so they may be taken out of service and auctioned to the highest bidder:

#136	1996 Kawasaki Motorcycle
#142	2004 Ford Crown Victoria marked police cruiser
#143	2005 Ford Crown Victoria marked police cruiser
#144	2005 Ford Crown Victoria marked police cruiser
#169	1995 Kawasaki Motorcycle
#6589	1996 Kawasaki Motorcycle
#7420	1997 Jeep Cherokee (unmarked)

This Resolution will authorize the City Manager to dispose of the above referenced vehicles by public auction, including Internet electronic auction, at the earliest convenience of the City.

Approved By:

Department Head:

City Attorney:

City Manager:

Initial Date

JAE \ 1-25-16

DBE \ 1-29-16

RESOLUTION NO.

A RESOLUTION DECLARING CERTAIN CITY PROPERTY NO LONGER NEEDED FOR MUNICIPAL PURPOSES AS SURPLUS AND AUTHORIZING ITS ADVERTISEMENT AND SALE TO THE HIGHEST BIDDER AT PUBLIC AUCTION OR INTERNET AUCTION.

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

SECTION 1: The vehicles set forth in Exhibit 'A' attached hereto and incorporated herein, are hereby declared surplus for City purposes and no longer needed for municipal purposes, and that said property is hereby declared to be surplus.

SECTION 2: Council hereby authorizes the sale of said vehicles at public auction or internet auction to the highest bidder with proceeds thereof deposited in the General Fund.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

EXHIBIT “A”

#136	1996 Kawasaki Motorcycle
#142	2004 Ford Crown Victoria marked police cruiser
#143	2005 Ford Crown Victoria marked police cruiser
#144	2005 Ford Crown Victoria marked police cruiser
#169	1995 Kawasaki Motorcycle
#6589	1996 Kawasaki Motorcycle
#7420	1997 Jeep Cherokee (unmarked)

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: February 2, 2016

Sam Perry
Prepared By

Account Code No. #:

January 27, 2016
Date Prepared

Budgeted Amount:

Agenda Title: **Board of Zoning Appeals Meeting Report – January 20, 2016**

Adjudication Hearings

BZA-2016-01, 495 White Oak Drive, Variance to Section 1143.01(c)(2) rear yard setback, Bryan Price, Strait Gate Homes, LLC, Applicant

This variance request was to allow a home to be built within 10 feet of the rear lot line instead of the 35 feet required. This was the only vacant lot within the area. The request was made based on the physical constraints of the lot: the stream ravine and the angled rear lot line. An adjacent property owner spoke with concern of erosion and maintaining the existing character of the subdivision. Granting the variance would potentially allow more space between the home and the stream. The BZA deliberated using the decision criteria and found that there was substantial evidence to grant the variance. The variance was granted with a vote of 4-0-0.

BZA-2016-02, 9 W. Walnut Street, Variance to Section 1143.09(c)(2)(B) rear yard setback; Section 1143.09(c)(2)(C) side yard setback, Scott Webb, Applicant/Agent

This variance request was to allow a side yard setback of 0.5 feet instead of 7.5 feet and a rear yard setback of 23 feet instead of 35 feet. The house is an existing one-story house to be converted to two-story on the same footprint. The nonconforming setbacks are an existing condition. Two-story houses are common on West Walnut Street. The essential character of the neighborhood would not be negatively altered by this. Using the decision criteria, the BZA found that there was substantial evidence to grant the variances. The variances were granted with a vote of 4-0-0.

Approved By:

Department Head:
City Attorney:
City Manager:

Initial	Date
<u>JHC</u>	<u>1/27/16</u>
<u>DRE</u>	<u>1/29/16</u>

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Human Resources

Originating Department

Council Meeting Of: February 2, 2016

Kim Newton

Prepared By

Account Code No. #: N/A

Budgeted Amount: N/A

January 28, 2016

Date Prepared

Agenda Title:

Report regarding the January 27, 2016 Civil Service Commission Regular Meeting.

Recommendation:

Discussion: The Civil Service Commission held a regular meeting on Wednesday, January 27, 2016. Those members present were: Karen Martino, Chair; James Burchyett, Vice-Chair; Greg Smith; Brian Martin and Bill Brewer.

Candi Turpin, Human Resources Director; Kim Newton, Recording Secretary; and Casey Wooddell, Sports Activity Supervisor were in attendance for the City of Oxford.

The Commission reviewed and approved the Police Lieutenant Eligibility list. The Commission also reviewed and approved the promotional opportunity for Jake Richardson to the Sports Activities Supervisor position in the Parks and Recreation Department as well as the protocol for the Sports Coordinator position in the Parks and Recreation Department.

The next Civil Service Commission meeting is scheduled for Wednesday, March 2, 2016 at 5:30 p.m.

Approved By:

Initial Date

Department Head:

City Manager:

CH 1/28/16
DRE 1/29/16

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: February 2, 2016

Account Code No. #:

Jung-Han Chen
Prepared By

Budgeted Amount:

January 19, 2016
Date Prepared

Agenda Title: Planning Commission Meeting Report –January 12, 2016

Election of officers: The 2016 election of officers took place to select the following individuals for various offices during the January regular meeting:
David Prytherch, Chair; Robert Bell, Vice Chair; Kate Rousmaniere, Executive Secretary; Robert Benson, HAPC Representative; Richard Daniel, CIC Representative; Robert Bell, Environmental Commission Representative.

Zoning Items

PC-2016-01, FINAL PLANNED DEVELOPMENT, The Fields of Southpointe, Southpointe Crossings, Southpointe Parkway, 37.08 acres, Damian VanMatre, Trinitas Development LLC, Applicant, Agent

The applicant is seeking approval for a Final Planned Development, 37 acres of R2A-zoned land fronting on Southpointe Parkway and Corporate Woods Lane. The Preliminary Planned Development was approved by City Council on October, 6, 2015. The Applicant is proposing 202 dwelling units consisting of a mix of single, two and multi-family structures and on-site recreational amenities for the residents. The breakdown of the development is as follows: 22 single family lots, 54 two-family buildings for 108 units and 6 townhouses for 72 units, as indicated in the table below.

	App. Prelim Bldgs	Final Buildings	App. Prelim Units	Final Units
Unit Type	#Buildings	#Buildings	#Units	#Units
Single Family	22	22	22	22
Two Family	54	54	108	108
Townhouse	6	6	64	72
Total	82	82	194	202

The Planning Commission voted 6-0-0 to recommend approval of the proposed Final Planned Development since the proposed Final Plan substantially conforms to the approved Preliminary Planned Development and the settlement agreement. The Commission wanted to ensure that the applicant provide a multi-use path connection from the site to US 27 during the 1st reading of the City Council.

Approved by:

	Initial	Date
Department Head:	<u>hc</u>	<u>1/27/16</u>
City Attorney:		
City Manager:	<u>DRE</u>	<u>1/29/16</u>

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

City Council Meeting of: February 2, 2016

Account Code #: N/A

Budgeted Amount: \$ N/A

Service Department

Originating Department

Michael B. Dreisbach

Prepared By

January 19, 2016

Date Prepared

Agenda Title: A Resolution Accepting a Facilities Assessment & Programming Report Prepared by MSA Architects for Sites at 15 S. College Ave. and 101 E. High St.

Recommendation: Approve

Discussion: The Oxford City Council conducted a Work Session on May 5, 2015 to discuss facility planning in anticipation of purchasing the former Lane Library building at 15 S. College Ave. Existing infrastructure and departmental space needs for the future were discussed, and Council directed staff to hire an architectural firm to analyze the former Lane Library building and prepare a Facility Assessment and Programming report. The firm was also tasked with examining the original *Space Needs Analysis* study by MSA Architects in October 2005 to determine if any changes are warranted. Subsequently, the City has acquired the property at 15 S. College for future municipal needs.

On May 28, 2015, the City contracted with MSA Architects (MSA) to perform an assessment of the College Ave. property as well as the existing Municipal Building. The assessments included issues such as building code compliance, accessibility, building condition, structural analysis, and overall conditions of mechanical, heating / air conditioning, electrical, plumbing, and fire protection systems. Existing floor plan conditions are shown on page 6 of the report for 15 S. College Ave, and on page 8 for the Municipal Building. Discussion of the buildings' conditions is detailed on pages 9-16 of the report.

MSA made recommendations for future uses of the facilities on page 17 of the report. Based on current building codes and stricter requirements for "critical facilities" (such as police facilities), MSA recommends that the existing Municipal Building be converted for use exclusively by the Police Division. MSA also recommends the relocation of the following departments to 15 S. College Ave.: City Manager, Economic Development, Human Resources, Finance, Community Development, and Service.

The MSA report also recommended space planning concepts for the facilities beginning on page 32 of the report. These concepts take space needs analysis data and departmental functions and interactions into consideration and graphically show possible configurations.

Beginning on page 35 of the MSA report, there is also a discussion of cost estimates based on very general data based on square footage and building use. These numbers are only industry estimates and a more detailed estimate of probable costs will be prepared as more detailed plans are developed.

This Resolution will accept the conclusions and recommendations of the MSA Architects report dated October 2015. It will also direct Staff to move forward in obtaining Requests for Qualifications so that a design professional may be contracted to prepare necessary drawings, specifications, and estimates for the rehabilitation of City facilities at 15 S. College Ave. and 101 E. High St.

Approved By:

Department Head:

Initial

Date

MBD

1/19/16

City Manager:

DRE

1/29/16

RESOLUTION NO.

A RESOLUTION ACCEPTING THE FACILITIES ASSESSMENT AND PROGRAMMING REPORT PREPARED BY MSA ARCHITECTS FOR CITY OWNED PROPERTY LOCATED AT 15 S. COLLEGE AVENUE AND 101 E. HIGH STREET AND DIRECTING STAFF TO OBTAIN REQUESTS FOR QUALIFICATIONS FROM A DESIGN PROFESSIONAL FOR THE NECESSARY DRAWINGS, SPECIFICATIONS AND ESTIMATES FOR THE REHABILITATION OF CITY OWNED PROPERTY LOCATED AT 15 S. COLLEGE AVENUE AND 101 E. HIGH STREET.

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

SECTION 1: Oxford City Council hereby accepts the Facilities Assessment and Programming Report prepared by MSA Architects for city owned property located at 15 S. College Avenue and 101 E. High Street.

SECTION 2: The City Manager and the Service Director recommend staff be authorized to obtain Requests for Qualifications from a design professional for the necessary drawings, specifications and estimates for the rehabilitation of City owned property located at 15 S. College Avenue and 101 E. High Street.

SECTION 3: Oxford City Council hereby accepts the recommendation of the City Manager and the Service Director and further directs staff to obtain Requests for Qualifications from a design professional for the necessary drawings, specifications and estimates for the rehabilitation of City owned property located at 15 S. College Avenue and 101 E. High Street.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: February 2, 2016

Sam Perry

Account Code No. #:

Prepared By:

Budgeted Amount:

January 20, 2016

Date Prepared:

PC-2015-17 FINAL PLANNED DEVELOPMENT, The Fields at Southpointe, Southpointe Crossings, Southpointe Parkway, 37.08 acres, **Trinitas Development LLC, Applicant, Agent**

Recommendation by the Planning Commission: Approval

Discussion:

The applicant is seeking approval for a Final Planned Development, 37 acres of R2A-zoned land fronting on Southpointe Parkway and Corporate Woods Lane. The Preliminary Planned Development was approved by City Council on October, 6, 2015. The Applicant is proposing 202 dwelling units consisting of a mix of single, two and multi-family structures and on-site recreational amenities for the residents. The breakdown of the development is as follows: 22 single family lots, 54 two-family buildings for 108 units and 6 townhouses for 72 units, as indicated in the table below.

	App. Prelim Bldgs	Final Buildings	App. Prelim Units	Final Units
Unit Type	#Buildings	#Buildings	#Units	#Units
Single Family	22	22	22	22
Two Family	54	54	108	108
Townhouse	6	6	64	72
Total	82	82	194	202

This is the final step of the Planned Development, as well as the litigation settlement from the denial of a subdivision application. The development is designed with 643 beds, which is under the 668 beds as agreed in the settlement agreement.

The Planning Commission reviewed the proposed Final Planned Development, based on the conditions of the approved Preliminary Planned Development, along with the decision standards outlined in the Oxford Zoning Code. The Commission discussed the proposal of public transportation, secondary means of ingress/egress, all modes of transportation and a multi-use path connection from the development site to US27.

The Commission found that the proposed Final Planned Development has substantially conformed to the approved preliminary plan and the conditions of approval, as well as the settlement agreement as a result of litigation and voted 6-0-0 to recommend approval with one clarification to be provided by the Applicant during the 1st reading before City Council. The applicant is going to show a multi-use path along the southern side of Southpointe Parkway, wider than 5 feet of sidewalk to connect to US 27.

Approved By:

Department Head:

City Attorney:

City Manager:

JHC 1/27/16
DRE 1/29/16

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION FOR FINAL PLAN APPROVAL OF A PLANNED DEVELOPMENT ON THIRTY SEVEN (37) ACRES OF VACANT LAND ON SOUTHPOINTE PARKWAY TO ALLOW A DEVELOPMENT FOR RESIDENTIAL USE WITH ONE CONDITION.

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

SECTION 1: Council hereby finds the Planning Commission held a public hearing on January 12, 2016 in accordance with Section 1145 of the Codified Ordinances of the City of Oxford, on the application of Damian VanMatre, Trinitas Development, LLC for approval of a Final Planned Development on thirty seven (37) acres of vacant land on Southpointe Parkway to allow a Planned Development for residential use.

SECTION 2: The Planning Commission, after due deliberation found the application satisfies the code requirements in Chapter 1145 of the Oxford Zoning Code and substantially conforms to the approved preliminary plan, meets the thirteen (13) conditions set forth for Preliminary Plan approval and conforms with the settlement agreement and recommended approval of the Final Planned Development application for thirty seven (37) acres of vacant land on Southpointe Parkway with one condition.

SECTION 3: Council hereby accepts the recommendation of the Planning Commission and further approves the Final Planned Development application for thirty seven (37) acres of vacant land on Southpointe Parkway to allow a development for residential use based on the submittals of the applicant that are incorporated herein and made a part of this approval with the following condition:

1. An asphalt path no less than seven feet wide shall be installed along the southern side of Southpointe Parkway connecting the development site to U. S. 27.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)

Certification of Action

Oxford Planning Commission

Recommendation to City Council

<u>Report Date</u>	February 2, 2016
<u>Case Number</u>	PC-2016-01
<u>Applicant Information</u>	Trinitas Development, LLC 4-Leaf Development
<u>Requested Action</u>	Final Planned Development
<u>Summary of Request</u>	To allow for a Planned Development on 37 acres of vacant land located at Southpointe Parkway.
<u>Public Hearing Information</u>	A Public Hearing took place at 118 W. High Street on January 12, 2016. A Public Hearing notice was published in the Journal News on December 13, 2015. Courtesy notices were mailed to adjacent property owners on December 11, 2015. Signage was posted at the site on January 5, 2016.
<u>Commission Action</u>	The Planning Commission voted 6-0-0 recommending approval with the condition that there be a widened sidewalk extension to US 27
<u>Commission Findings and Conclusions</u>	The Final Planned Development was recommended for approval since it substantially conformed to the approved Preliminary Planned Development and the settlement agreement.
<u>*Exhibits Included</u> <u>(Please note: plans and elevations are excerpts only)</u>	1. Staff Report Dated January 4, 2016 2. Ordinance No. 3329 Approval of a Preliminary Plan 3. Sidewalk Extension to US 27 4. Final Plan 5. Site Layout Plans 6. Townhome Exterior Elevations 7. Duplex Exterior Elevations 8. Single-Family Exterior Elevations 9. Clubhouse Exterior Elevations

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-2016-01

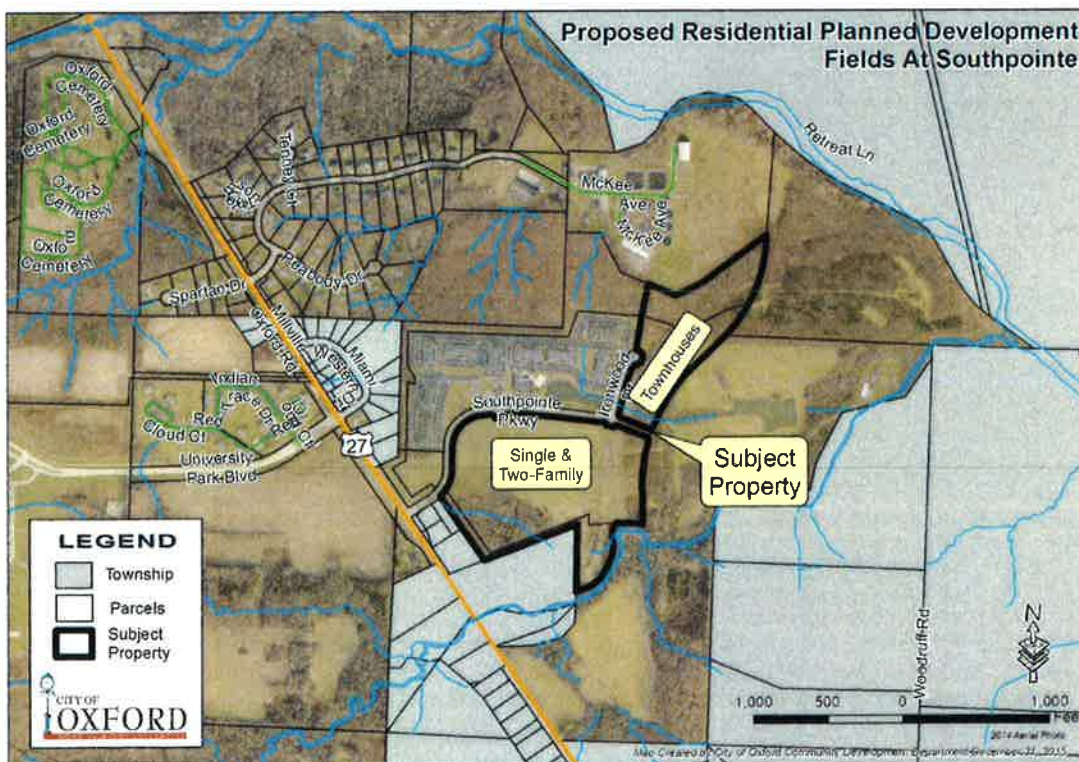
Date – January 12, 2016

APPLICATION

Applicant:	Damian VanMatre, Trinitas Development
Location:	37 acres vacant land on Southpointe Parkway
Proposed Owner:	Trinitas Development LLC
Current Owner:	4-Leaf Development
Action Request:	Recommendation for Final Planned Development – To forward a recommendation to City Council regarding proposed plans
Current Use:	Vacant Agricultural
Surrounding Existing Land Uses:	Multi-Family Residential, Vacant Agricultural and Low Density Residential

DESCRIPTION

This application is a follow-up to the October 6, 2015 approval of the Preliminary Plan by City Council. The request is for a positive recommendation from the Planning Commission regarding the proposed Planned Development (PD) on Southpointe Parkway within a portion of the 37 acres they are in the process of purchasing from 4-Leaf Development. The applicant proposes a 202 dwelling unit housing development on the vacant land. The development is to be a mixture of single, two and multi-family structures and includes on-site recreational amenities for the residents. Below is a general location map:



There are 82 residential buildings proposed, as well as a substantial clubhouse common area. The proposed final plan is substantially similar to the preliminary plan presented to the Planning Commission on September 8, 2015. It meets the requirements for dwelling unit density, setbacks and open space. The purpose of the final planned development process is to formalize the preliminary approval and tie up any loose ends of details that were not yet fleshed out during the preliminary. The broad decisions of public infrastructure capacity, land use, unit density and building type should have already been determined. However, any outstanding issues unaddressed can still be handled at the final plan stage. Below is a table comparing the **Approved** Preliminary to the Proposed Final Plan:

	App. Prelim Bldgs	Final Buildings	App. Prelim Units	Final Units
Unit Type	#Buildings	#Buildings	#Units	#Units
Single Family	22	22	22	22
Two Family	54	54	108	108
Townhouse	6	6	64	72
Total	82	82	194	202

The development is designed with 643 bedrooms which is under the 668 previously agreed to.

SITE HISTORY

- A planned unit development was approved in 2004 by the Butler County Planning Commission
 - The subject property portion was labeled as a Business Planned Unit Development (B-PUD)
- A final Residential PUD, College Suites, 29 acres, was approved in 2005 for a portion of the area
 - “Level 27” Apartment buildings were built 2006-07
- The overall development (172 acres) was annexed/zoned into the City of Oxford in 2007
 - The zoning class for the subject property was set as “OI” in August 2007
- A condominium planned unit development was approved by the City of Oxford in 2007 on land east of the subject property.
 - Adjacent vacant portion currently zoned R-4 (re-labeled from R-3)
 - Did not move forward, therefore plan expired after 5 years per plan ordinance
- The subject property was rezoned from OI to R2A by Ordinance in April 2014
- A Planned Development was reviewed by the Planning Commission for this site in September and October 2014
- The Planned Development request was withdrawn from City Council agenda prior to 2nd reading
- A Preliminary Subdivision Plat was reviewed by Planning Commission and City Council and was denied in May 2015. The applicant appealed the denial and the City and the applicant held court-appointed mediation in August 2015 to seek a settlement of the case. The settlement was finalized in September 2015.
- The Preliminary Planned Development was reviewed by Planning Commission on September 8, 2015 and approved by City Council on October 6, 2015.

The staff’s review is based upon:

- (1) City of Oxford Zoning Code;
- (2) October 6, 2015 Preliminary Plan Ordinance #3329 [See attached Exhibit A];
- (3) September 24, 2015 Settlement Agreement [See attached Exhibit B]

DECISION STANDARDS

The Planning Commission and City Council must review a request for a planned development approval based upon Section 1145.06 of Oxford Zoning Code. Bolded sections set the framework for review discussion.

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.

PURPOSE STATEMENTS

Below are purpose statements from both applicable sections of Zoning Code:

R2A Underlying Zoning: Section 1143.04(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.

Planned Development Overlay Zoning: Section 1145.01 Purpose:

(a) Purpose. Planned developments incorporate land uses and development patterns that are intended to permit and encourage creative and flexible land development that is not permitted by-right under the administrative regulations of underlying zoning districts. The planned development is particularly well suited to address two distinct goals of the Comprehensive Plan: to provide for environmentally sensitive and cohesive developments that are an attractive alternative to traditional subdivision and infill development that fully utilizes available land and existing utility resources where they already exist.

(1) Planned developments share these common goals:

- A. Protect the neighbors of a planned development and the City in general to at least the same degree normally inherent in the Zoning Code.
- B. Produce a development equal to or better than that resulting from single-use or traditional subdivision
- C. Have a site and situation that permits comprehensive planning both on the site and relative to its immediate surroundings
- D. Result in a design in which the placement, height, and uses of buildings, vehicle management areas, and open spaces efficiently utilize potentials of the site
- E. Include covenants, easements, and other private measures that will help ensure the long-term administrative viability of a development
- F. Be functional within a time period that helps ensure a viable development

(2) **Infill** development also satisfies the following goals:

- A. Fully utilize sites that could not be fully utilized because of their shape or because of their location relative to available public access.
- B. Increase geographic efficiencies of existing utilities such as public streets, water, sewer, electric, telephone, and cable by using them where they are already available.
- C. Help keep development from sprawling to and beyond the municipal boundaries of Oxford.

(3) Open Space development also satisfies the following goals:

- A. Retain natural areas and landscapes.
- B. Protect environmentally sensitive land and water features.
- C. Retain or create active and passive open spaces that serve the recreation needs of the development or the City generally.
- D. Lessen the land area devoted to vehicle management.
- E. Preserve natural scenic views that contribute to the Oxford setting.

DESIGN REQUIREMENTS

Below are the design requirements for Planned Developments:

Section 1145.12

(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) Environmental. 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 or Chief of Police.

(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.

COMMENT FORMS

All property owners within 200 feet have been notified by letter, a sign has been posted on the property and a notice has been placed in the newspaper. No public comments have been received as of this writing.

AGENCY REVIEWS

Requests for review were made to the Police, Fire, Engineering & Economic Development Departments. The following comments were received:

Police:	Returned with comment (see attached email Exhibit E)
Fire:	Returned with comment
Service/Engineering:	Returned with comment (see attached memo Exhibit D)
Econ. Dev.	Returned with no comments

ANALYSIS

As stated above, the final plan is substantially similar to the preliminary plan; therefore the plan can move forward after any outstanding details are clarified. Planning staff has presented questions and comments, dated December 28 [**See attached Exhibit C**], to the applicant, for consideration. Several topics simply require revisions to plans and some are new details which require discussion by the Commission. The City Engineer has also forwarded comments to the applicant, dated December 30 [**See attached Exhibit D**], for consideration. Responses to these two documents should form the context of discussion for the Commission, in their review. Satisfactory responses and any additional information can result in the conclusion that the final plan meets both the General Decision Standards and the Planned Development Design Requirements. Any outstanding issues can be dealt with by staff and City Council. For efficiency, Planning staff has divided the issues raised by staff into two categories: 1) Requires discussion and 2) Awaiting revisions/additional information:

- 1) Discussion items:
 - a. Multi-modal transportation
 - i. Non-motorized modes personal safety
 - ii. Mass transit plan
 1. Site design
 2. Operation
 - b. Open space
 - i. Townhouse common open space
 - ii. Access plan to peripheral open space
 - c. Potential waivers from code
 - i. Drainage channel setback
 - ii. Lighting fixture height
 - iii. Parking lot lighting level
- 2) Items awaiting revisions/additional information:
 - a. Performance and Maintenance Bonding Agreement
 - b. Revisions/additional information satisfactory to City Engineer
 - c. Revision to Southpointe Parkway cul-de-sac easement
 - d. Additional signage details
 - e. Additional parking lot or building mounted lighting
 - f. Drawing showing lot lines with access easements to 22 single family lots
 - g. Corrections to labeling as noted
 - h. Corrections to building orientation and windows on facades
 - i. Screening for mechanical units along back of townhouses
 - j. Corrections for trash and recycling plan
 - k. Any plans for storm shelter provisions
 - l. Evidence of acceptable tree variety distribution
 - m. Evidence of acceptance of plan from Fire Chief

No building permits can be issued until a final plan is approved and the City Engineer is satisfied with the street and utility improvements adjacent to the proposed building. A Final Plan approval by City Council is valid for one year. Trinitas LLC plans to build the development all in one phase.

RECOMMENDATION

Planning staff recommends that the Commission discuss the items listed in the Discussion Category above, before forwarding a recommendation to City Council. After discussion, the Commission should review the Decision Standards herein and the Preliminary Plan Approval, to ensure all items have been addressed. At the time of this writing, a recommendation of approval can be forwarded based upon these conditions:

- 1.) The establishment of a Performance and Maintenance Bonding Agreement satisfactory to the City Engineer and approved by the City Council.
- 2.) The outstanding items in Category 2 above, awaiting additional information or revisions, be satisfactorily addressed by the particular City Department

SUBMITTED

BY:



Sam Perry, AICP, Planner

DATE: January 4, 2016

ORDINANCE NO. 3329

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION FOR PRELIMINARY PLAN APPROVAL OF A PLANNED DEVELOPMENT ON THIRTY SEVEN (37) ACRES OF VACANT LAND ON SOUTHPOINTE PARKWAY TO ALLOW A DEVELOPMENT FOR RESIDENTIAL USE WITH CONDITIONS.

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

SECTION 1: Council hereby finds that the Planning Commission held a public hearing on September 8, 2015, in accordance with Section 1145 of the Codified Ordinances of the City of Oxford, on the application of Travis Vencel, Trinitas Development, LLC for approval of a Preliminary Plan on thirty seven (37) acres of vacant land on Southpointe Parkway to allow a Planned Development for residential use.

SECTION 2: The Planning Commission, after due deliberation found the application satisfies the code requirements in Chapter 1145 of the Oxford Zoning Code and recommended approval of the Preliminary Plan application for thirty seven (37) acres of vacant land on Southpointe Parkway.

SECTION 3: Council hereby accepts the recommendation of the Planning Commission and further approves the Preliminary Plan application for thirty seven (37) acres of vacant land on Southpointe Parkway to allow a development for residential use based on the submittals of the applicant that are incorporated and made a part of this approval with the following conditions:

- a. The Petitioner shall work with City staff in choosing street names similar to those in the Mile Square, preferably traditional tree names.
- b. A secondary means of emergency ingress/egress, as recommended by the City Fire Chief shall be considered.
- c. The Petitioner shall work with City staff, the Butler County Regional Transit Authority and adjacent property owners to provide regular, year-round public transit.
- d. The Petitioner shall design end units to include windows on all sides of buildings facing streets.
- e. The Petitioner shall work with the City to ensure pedestrian connectivity through the maintenance of a minimum unobstructed five (5) foot sidewalk clearance where technically feasible throughout the entire development, and installation of a multi-use path along the southern side of Southpointe Parkway. Additionally, all of the sidewalks and multi-use paths shall be completed concurrent with adjacent building occupancy as well as bonded public improvements.
- f. The Petitioner shall work with City staff regarding multi-family parking maximums to reduce the number of parking spaces in their Final Plan design, below the maximums specified in the City of Oxford ordinance.

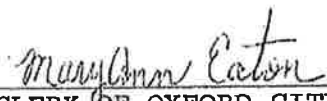
- g. The Final Plan shall provide a traffic impact study including a Transportation Demand Management evaluation and implementation plan for all modes of transportation to achieve a balanced mode split that does not rely primarily on single occupancy vehicular trips.
- h. The Final Plan shall include a commitment to maintain the private streets within the development as publicly-accessible ways for local and through travel.
- i. The Petitioner shall coordinate with the City of Oxford to ensure safe off-site connectivity for non-motorized transportation to US 27 be provided, including installation of either a multi-use path or a bicycle lane along Southpointe Parkway.
- j. The Petitioner shall work with City staff to install a variety of tree species, found in the most recent approved City tree list.
- k. The Petitioner shall address all City Engineer comments found on pages 16-17 of the Planning Commission agenda of September 8, 2015.
- l. The twenty two (22) single family lots shall be built in conjunction with the first sixty (60) percent of the development that takes place.
- m. The existing stub streets off of Southpointe Parkway shall be vacated and taken over by the developer.

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


MAYOR

ADOPTED: October 6, 2015

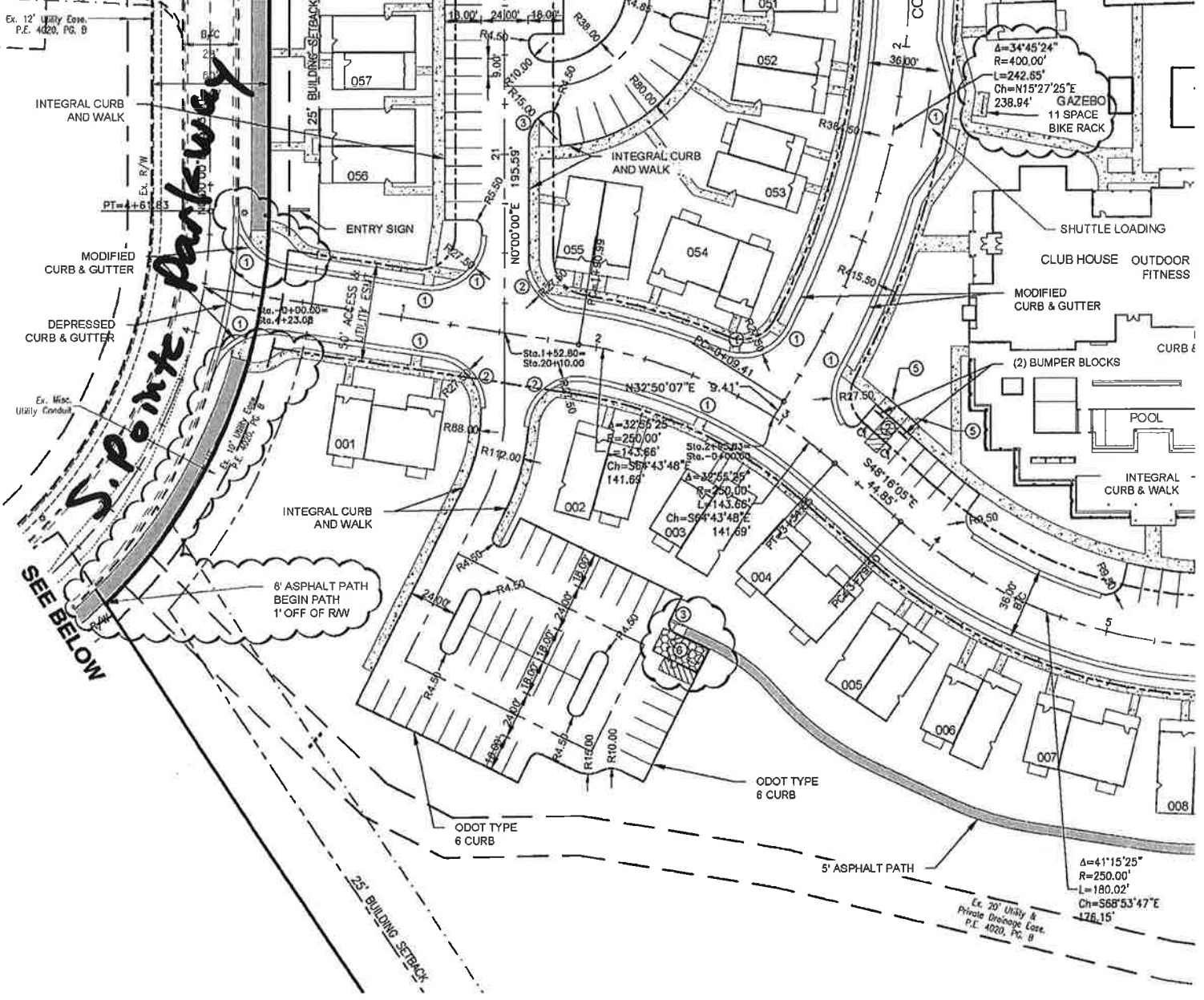
ATTEST:


CLERK OF OXFORD CITY COUNCIL

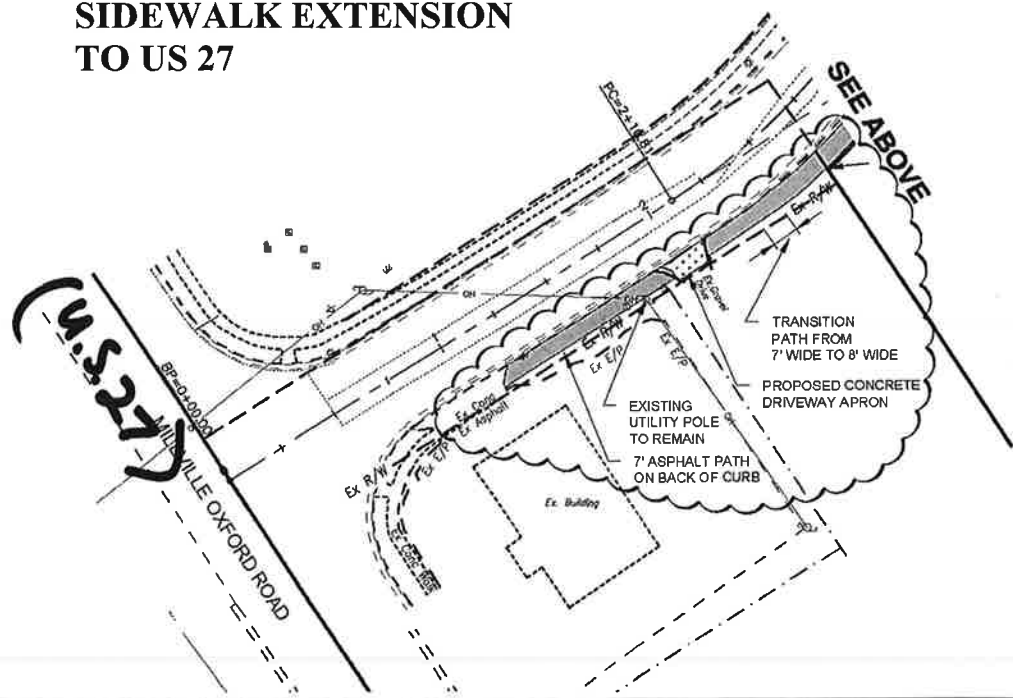
INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW(STAFF)

Ex. 12" Utility Core,
P.E. 4020, PG. 8

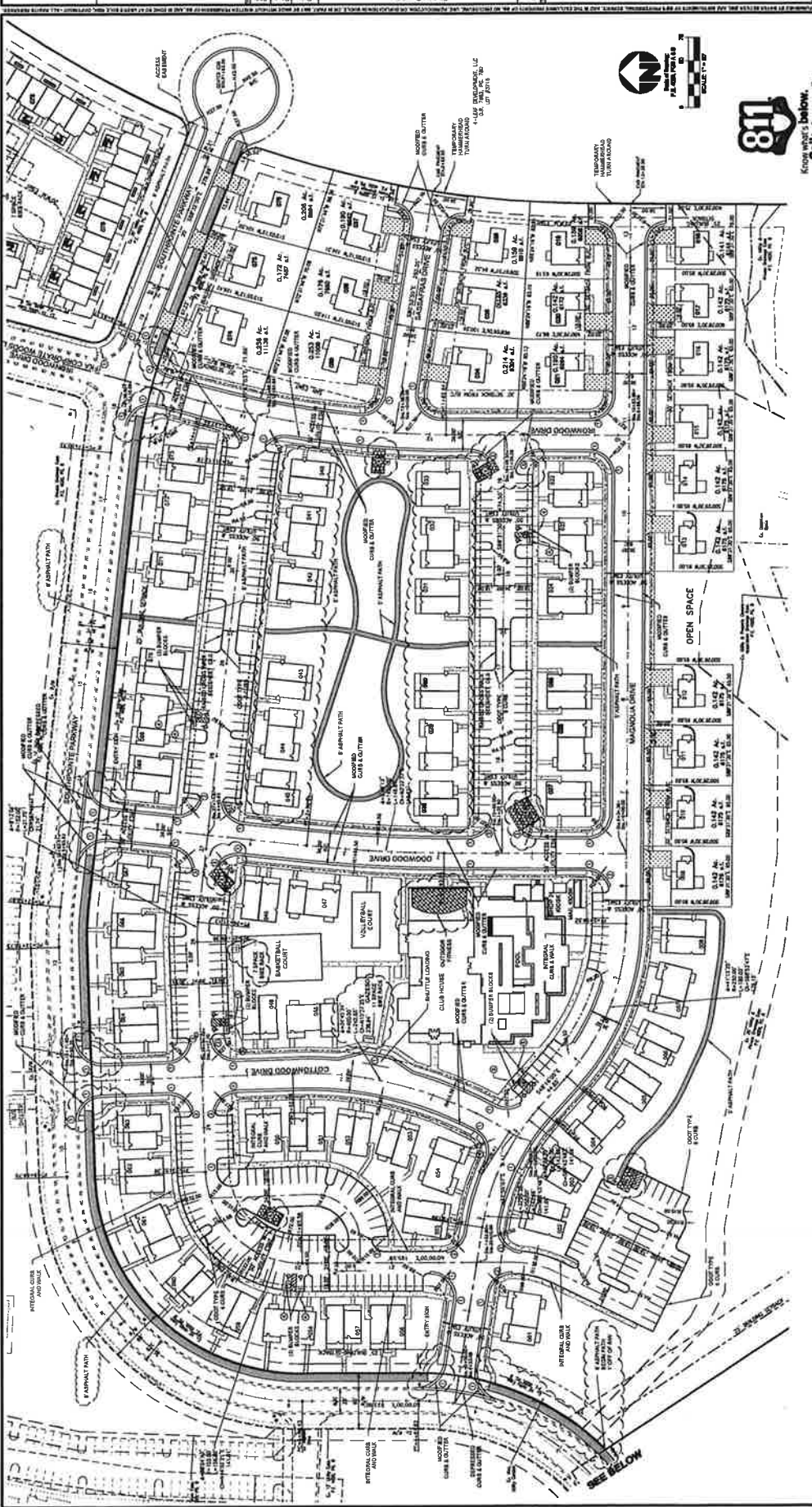


SIDEWALK EXTENSION TO US 27



SITE LAYOUT LEGEND

- ① ODOT TYPE A2 CURB RAMP. SEE DETAIL ON SHEET E110 FOR
- ② ODOT TYPE B2 CURB RAMP. SEE DETAIL ON SHEET E110 FOR
- ③ ODOT TYPE B3 CURB RAMP. SEE DETAIL ON SHEET E110 FOR
- ④ HANDICAP ACCESSIBLE PARKING SPACE WITH 5' CLEARANCE
- ⑤ HANDICAP VAN ACCESSIBLE PARKING SPACE WITH 8' CLEARANCE
- ⑥ DUMPSTER ENCLOSURE, SEE SHEET E110 FOR



SITE LAYOUT LEGEND

- 1 COOT TYPE AN CURB RAMP. SEE DETAIL ON SHEET C2.
- 2 COOT TYPE AN CURB RAMP. SEE DETAIL ON SHEET C2.
- 3 COOT TYPE BA CURB RAMP. SEE DETAIL ON SHEET C2.
- 4 HANDICAP ACCESSIBLE PARKING SPACE WITH BUSH AND POST. SEE DETAIL ON SHEET C2.2.
- 5 HANDICAP VAN ACCESSIBLE PARKING SPACE WITH BUSH AND POST. SEE DETAIL ON SHEET C2.2.
- 6 COUNTER DISCOUNT. SEE SHEET C11 FOR FLOORABLE DETAILS.

SITE LAYOUT NOTES

- [illegible]

SITE SUMMARY

[illegible]

LEGEND

- | | | | |
|---|---|---|---|
|  |  |  |  |
| 5' AND 8' MULTI-USE ASPHALT PATH
SEE PLAN FOR WIDTH | CONCRETE PAVEMENT (DRIVEWAY) | CONCRETE PAVEMENT (DUMSTER PAD) | PROPOSED CONCRETE WALK |

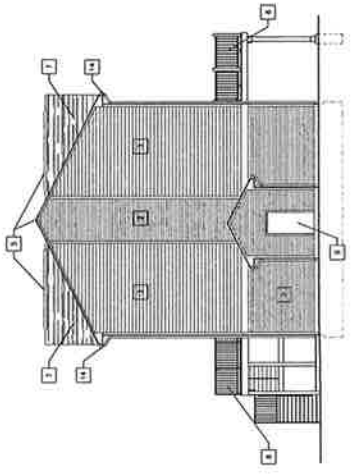
Call before you dig.

Know what's below.
Call before you dig.

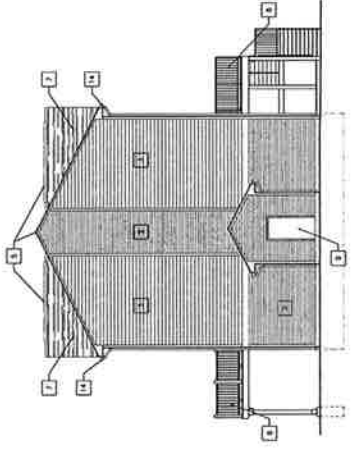


**THE FIELDS AT SOUTHPONTE
FINAL DEVELOPMENT PLAN**
LOTS 2710, 2712, 2714 & 2715 SOUTHPONTE CROSSINGS
CITY OF OXFORD
BUTLER COUNTY, OHIO

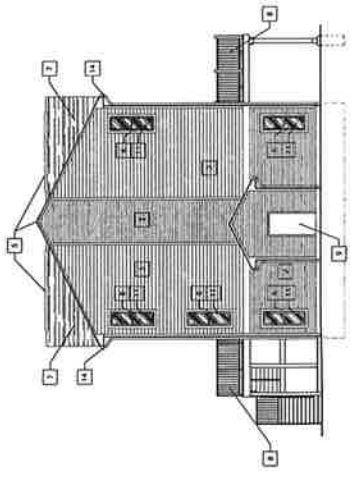
SITE LAYOUT PLAN



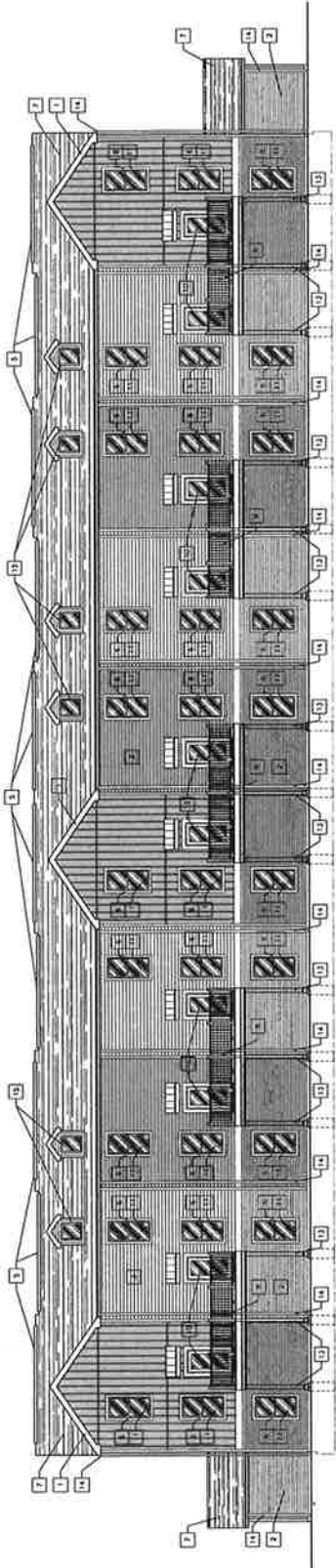
TOWNHOME BUILDING T1/T2 SIDE ELEVATION B
 SCALE: 1/8" = 1'-0"



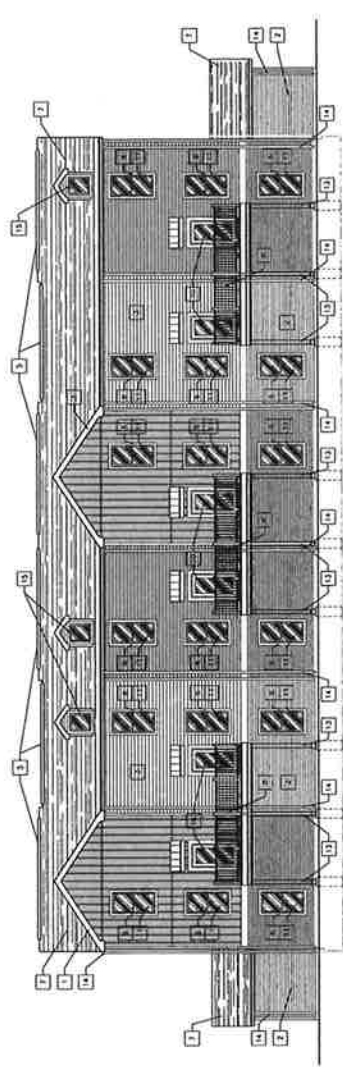
TOWNHOME BUILDING T1/T2 SIDE ELEVATION B
 SCALE: 1/8" = 1'-0"



TOWNHOME BUILDING T2 ALTERNATE SIDE ELEVATION B
 SCALE: 1/8" = 1'-0"



TOWNHOME BUILDING T2 REAR ELEVATION B
 SCALE: 1/8" = 1'-0"



TOWNHOME BUILDING T1 REAR ELEVATION B
 SCALE: 1/8" = 1'-0"

ELEVATION NOTES

1. TYPICAL FASCIA TRIM 2 X 8 ALUM. CLAD
2. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
3. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
4. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
5. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
6. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
7. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
8. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
9. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
10. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
11. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
12. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD

KEYNOTES:

1. TYPICAL FASCIA TRIM 2 X 8 ALUM. CLAD
2. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
3. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
4. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
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6. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
7. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
8. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
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10. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
11. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD
12. CORNER FASCIA TRIM 2 X 8 ALUM. CLAD

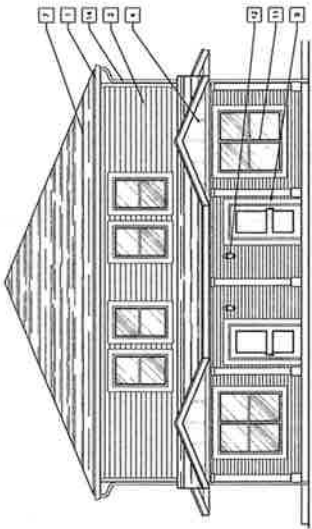


ELEVATION NOTES

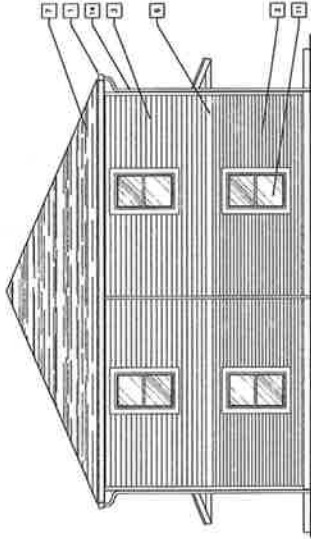
- A. COLOR AND FINISH OF MATERIAL, IF NOT INDICATED, SHALL BE AS SHOWN ON THE ELEVATION AND THE PROJECT PRIOR TO INSTALLATION.
- B. ALL VENTS AND ROOF EQUIPMENT THAT ARE VISIBLE FROM THE EXTERIOR SHALL BE FINISHED TO MATCH THE ADJACENT SURFACE, UNLESS OTHERWISE NOTED.
- C. UNLESS OTHERWISE SPECIFIED, ALL FINISHES SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACE. UNLESS OTHERWISE NOTED BY THE TRULY COMPANY, VENT WITH ADJACENT.
- D. COORDINATE WITH LOCAL AGENCIES AND THE CITY ENGINEER FOR ALL LOCAL AGENCIES, CITY OF DUBLIN, OHIO AND LOCAL AGENCIES, ETC.
- E. REFER TO SHEET A01 FOR EXTERIOR VENTS.
- F. REFER TO SHEET A01 FOR EXTERIOR VENTS.

KEYNOTES:

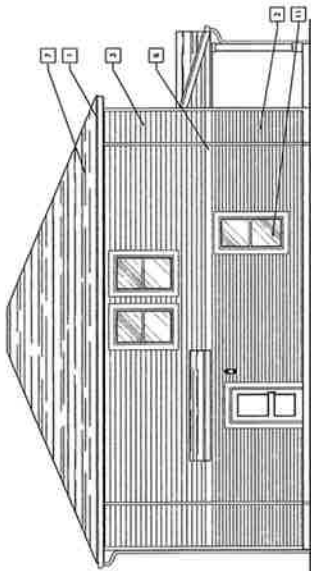
- 1. TYPICAL FRAMA (FRAM) 2 X 8 ALUM. CLIP CONNECTIONS SHALL BE USED TO ATTACH THE ROOF TO THE WALLS AND FOOTINGS. SLOTTED STUDS SHALL BE 4" COLUMNS.
- 2. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 3. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 4. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 5. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 6. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 7. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 8. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 9. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 10. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 11. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 12. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 13. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.
- 14. EXTERIOR TRIM-CLIP CONNECTIONS SHALL BE 4" UP.



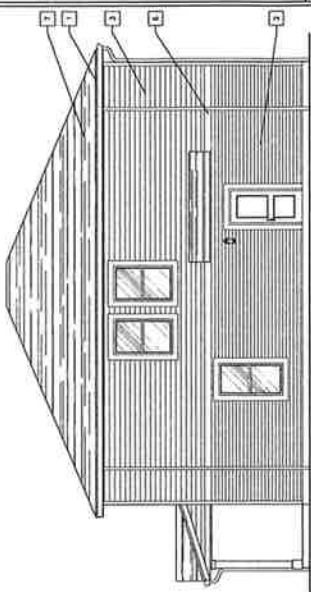
DUPLEX BUILDING D3 FRONT ELEVATION A1/A2
SCALE 3/16"=1'-0"



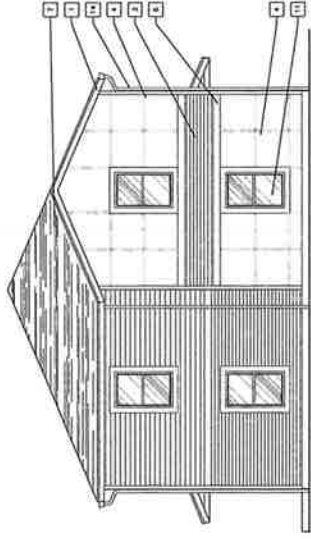
DUPLEX BUILDING D3 REAR ELEVATION A1
SCALE 3/16"=1'-0"



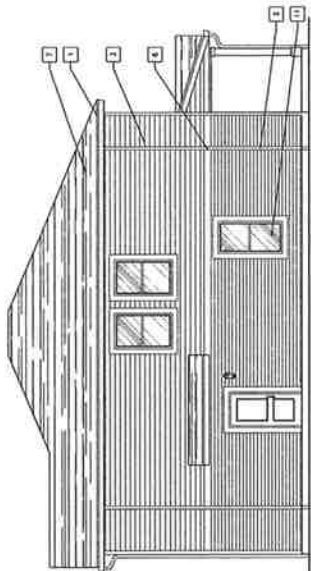
DUPLEX BUILDING D3 LEFT SIDE ELEVATION A1
SCALE 3/16"=1'-0"



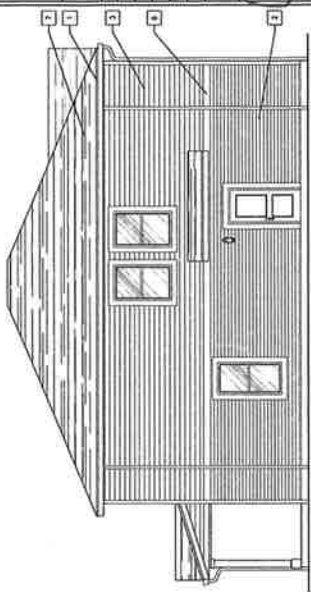
DUPLEX BUILDING D3 RIGHT SIDE ELEVATION A1
SCALE 3/16"=1'-0"



DUPLEX BUILDING D3 REAR ELEVATION A2
SCALE 3/16"=1'-0"



DUPLEX BUILDING D3 LEFT SIDE ELEVATION A2
SCALE 3/16"=1'-0"



DUPLEX BUILDING D3 RIGHT SIDE ELEVATION A2
SCALE 3/16"=1'-0"

THE FIELDS AT SOUTHPOINTE
SOUTHPOINTE CROSSINGS
OXFORD, OHIO

REVISIONS
PROJECT NUMBER: 15014.017
PROJECT NAME: THE FIELDS AT SOUTHPOINTE
PROJECT LOCATION: OXFORD, OHIO
PROJECT DATE: 01.25.16

PROJECT DATE
01.25.16

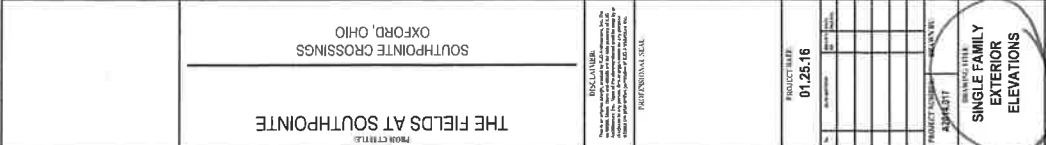
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01.25.16
2	ISSUED FOR CONSTRUCTION	01.25.16
3	ISSUED FOR FINAL REVIEW	01.25.16

PROJECT NUMBER: 15014.017
PROJECT NAME: THE FIELDS AT SOUTHPOINTE
PROJECT LOCATION: OXFORD, OHIO
PROJECT DATE: 01.25.16

DUPLEX EXTERIOR
ELEVATIONS

SHEET NUMBER

A.A203

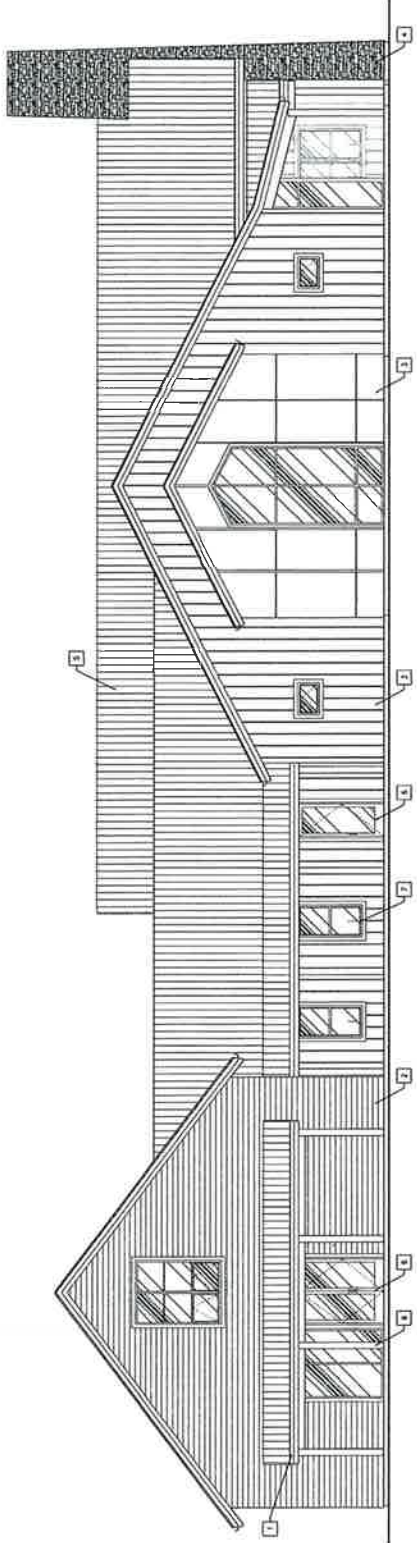


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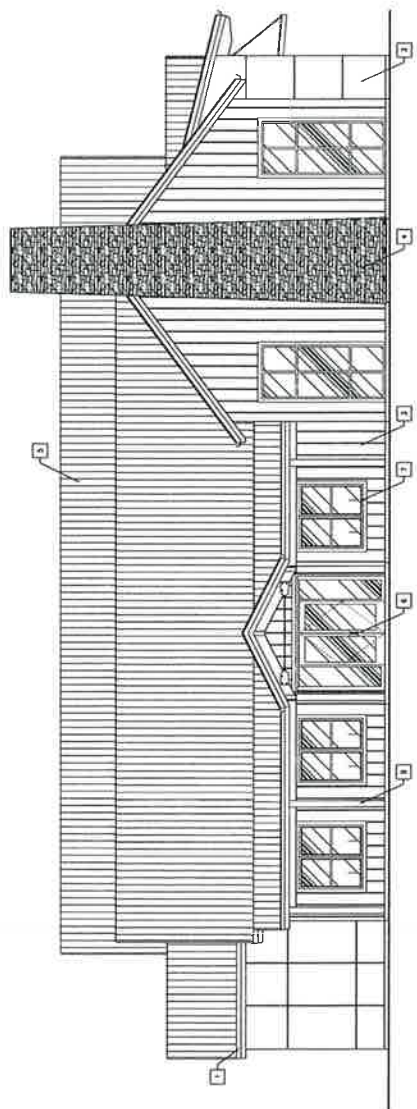
[illegible]

**SINGLE FAMILY
EXTERIOR
ELEVATIONS**





2 EXTERIOR ELEVATION - NORTH (OPTION 2)
 SCALE 3/16"=1'-0"



EXTERIOR ELEVATION - WEST
 SCALE 3/16"=1'-0"

ELEVATION NOTES

1. COLOR AND TEXTURE OF MATERIAL, IF INDICATED, SHALL BE APPROVED BY THE ARCHITECT. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL ROOFING AND FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. FLASHING SHALL BE PAINTED A COLOR TO MATCH THE ADJACENT SURFACE UNLESS OTHERWISE NOTED.
3. LIGHT FIXTURES SHALL BE PAINTED A COLOR TO MATCH ADJACENT SURFACES. LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.
4. COORDINATE WITH THE ARCHITECT FOR THE LOCATION AND COLOR OF THE LIGHT FIXTURES. THE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES TO THE LOCATION OR COLOR OF THE LIGHT FIXTURES.
5. REFER TO SHEET A01 FOR GENERAL NOTES.
6. REFER TO SHEET A01 FOR GENERAL NOTES.

KEYNOTES:

1. TYPICAL TYPICAL 2 x 8 ALUM. CLAD CONTINUOUS FLOOR BOARD BY PRIMER, SPLIT BOARD IS TO BE A 2 x 8 ALUM. CLAD CONTINUOUS FLOOR BOARD WITH ALL MANUFACTURER'S CHANNELS AND HARDWARE AS PER MANUFACTURER'S RECOMMENDATIONS.
2. EXTERIOR FIBER-GLASS ROOFING SHALL BE 1" LAP LAPLAP.
3. EXTERIOR FIBER-GLASS PANEL, 30MG.
4. STONE VENEER.
5. STANDING SEAM MET. ROOF.
6. ALUMINUM STOREFRONT DOOR/WINDOW.
7. 36" WIDE WINDOW.
8. EXTERIOR WALL-MOUNTED LIGHT (SEE ELECTRICAL).
9. PRESSURE TREATED (OR CLAD) WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager: Douglas Elliott, Jr.

Fire

Originating Department

Council Meeting Of: February 2, 2016

John Detherage

Account Code No. #: 210.151.52520

Prepared By

Budgeted Amount: \$30,744.10

January 20, 2016

Date Prepared

Agenda Title: A Resolution authorizing the Oxford Division of Fire to purchase one (1) Ferno iNX Intelligent Transport Loading System (EMS Cot) with the Bureau of Workers Compensation Safety Grant and local funds.

Recommendation: Adopt the Resolution.

Discussion: Due to a mathematical error this report is being resubmitted for approval with the correct information.

The fire division applied for and received a grant from the BWC for equipment designed to reduce firefighter injuries. The item described below will assist with patient movement, traditionally in areas that produce a significant amount of injuries.

This powered cot will replace an older design that only lifted and lowered the patient. The powered unit removes the stress placed on the operator by not only lifting and lowering the patient, it also maintains the weight of the cot and patient during the loading and unloading process. The operator carries none of the weight while moving the unit in and out of the ambulance.

This project will use the recent allocation of \$16,622.50 left in the 2014 BWC grant cycle. The remaining \$14,121.60 which includes the 25% local match of \$5,540.83 will be paid from the Life Squad Gift Fund for a total of \$30,744.10. This also includes a trade-in credit of \$3,500.00 on the unit to be removed from service.

Approved By:

Department Head:

Initial Date

JPH 1/26/16 *MAC*

City Manager:

DRE 1/29/16

RESOLUTION NO.

A RESOLUTION RESCINDING RESOLUTION NO. 4962 AND AUTHORIZING THE CITY MANAGER TO ACCEPT THE OHIO BUREAU OF WORKERS' COMPENSATION SAFETY GRANT IN AN AMOUNT NOT TO EXCEED \$16,622.50 WITH A 25% MATCH BY THE CITY IN AN AMOUNT NOT TO EXCEED \$5,540.83 PLUS LOCAL FUNDS OF \$8,580.77 FOR THE PURCHASE OF ONE (1) FERNO INX INTELLEAGENT TRANSPORT LOADING SYSTEM (EMS COT) DESIGNED TO REDUCE INJURIES TO FIREFIGHTERS AND EMERGENCY MEDICAL TECHNICIANS.

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

SECTION 1: The City Manager and the Fire Chief recommend the City Manager be authorized to accept the Ohio Bureau of Workers' Compensation Safety Grant in an amount not to exceed \$16,622.50 with a 25% match by the City in an amount not to exceed \$5,540.83 plus local funds of \$8,580.77 for the purchase of one (1) Ferno iNX Intellegent Transport Loading System (EMS Cot)designed to reduce injuries to firefighters and emergency medical technicians.

SECTION 2: The City Manager is hereby authorized to accept the Ohio Bureau of Workers' Compensation Safety Grant in an amount not to exceed \$16,622.50 with a 25% match by the City in an amount not to exceed \$5,540.83 plus local funds of \$8,580.77 for the purchase of one (1) Ferno iNX Intellegent Transport Loading System (EMS Cot)designed to reduce injuries to firefighters and emergency medical technicians.

SECTION 3: The twenty five percent (25%) match by the City and the additional \$8,580.77 shall be paid from the Life Squad Gift Fund.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)



**Bureau of Workers'
Compensation**

13430 Yarmouth Drive
Pickerington, OH 43147

Governor **John R. Kasich**
Administrator/CEO **Stephen Buehrer**

www.bwc.ohio.gov
1-800-644-6292
Phone: 614-995-8622
Fax: 614-365-4974

November 02, 2015

John Detherage
City of Oxford Fire Department
101 E. High St.
Oxford, OH 45056

Policy number: 30905402
Application number: 525344790

Dear Mr. John Detherage:

Congratulations! We have approved City of Oxford Fire Department application requesting \$16,622.50 for the safety intervention item(s) listed below. Your matching amount is \$5,540.83.

- One patient loading system.

BWC is required to issue an IRS 1099 form for all unused and/or unverified funds received in the current calendar year. Your safety intervention grant award will be processed the first of next year, 2016, to avoid the issuance of a 1099.

When you **receive your grant funds**, you must complete the action steps as listed below.

- ◇ **Purchase and implement** the approved intervention equipment within 90 days after the date on the grant check or electronic fund transfer (EFT).
- ◇ Forward itemized invoice(s) pertaining to **all approved equipment purchased** showing either "Stamped" Paid in Full or "Typed-Written" Paid in Full within 120 days of receiving BWC grant check or electronic fund transfer (EFT).
- ◇ Contact the BWC Division of Safety & Hygiene consultant who signed your application for a follow-up visit.
- ◇ Submit eight quarterly reports over the course of two years. The first report is due 90 days after implementation of your intervention. Additionally, submit an annual case study and cost benefit analysis due at the end of the first year of quarterly reporting.

Please see the enclosed *Employer Action Steps* for details on the above items.

Employers participating in the BWC SIG program as of July 1, 2013, may be eligible to apply for up to \$40,000 per eligibility cycle as outlined in the grant application. Based on review of your payroll information for the last full year, your eligibility cycle is **5 years**. For employers who previously received grant funds, the eligibility cycle will begin on the date of the earliest check date. Your eligibility cycle began on 8/28/2014.

After distribution of the grant funds for this request, you have \$0.00 available in your current eligibility cycle.

BWC stands ready to assist you with your safety needs. If you would like to speak with a Division of Safety & Hygiene consultant or have questions about the SIG program, please call 1-800-644-6292, and listen to the options.

Sincerely,

A handwritten signature in black ink, appearing to read 'I. Tarawneh', with a stylized flourish at the end.

Ibraheem (Abe) Tarawneh, PhD
Superintendent
Division of Safety & Hygiene

Enclosure

cc: BWC Finance Division
BWC Field Operations
File