

CITY OF OXFORD

STAFF SUMMARY REPORT

Report to the City Manager

Community Development

Originating Department

Council Meeting Of: April 21, 2015

Jung-Han Chen

Account Code No. #: N/A

Prepared By

Budgeted Amount: N/A

April 17, 2015

Date Prepared

Agenda Title: PC-2015-06 PRELIMINARY SUBDIVISION The Fields of Southpointe, intersection of Southpointe Parkway and 27 South, Proposed residential subdivision consisting of 37.014 acres of land into 85 residential lots, Trinitas Development, LLC, Applicant/Agent

Recommendation: See below

Discussion:

Based on the comments during Oxford City Council meeting, the applicant provided a revised preliminary plat on April 13, 2015. The following changes were made to the original preliminary plat:

- (1) The mid-block pedestrian path has been re-aligned to create a direct alignment.
- (2) Alley D has been eliminated.
- (3) The lots in the cul-de-sac of street D have been reconfigured to keep the buildable areas of the lots out of the proposed conservation easement.
- (4) Lots 82 and 83 have been reconfigured to keep the buildable areas of the lots out of the proposed conservation easement.

The City Manager, City Law Director, Service Director and Community Development Director reviewed the changes and created a set of conditions for Council to consider for the Preliminary Subdivision application approval:

1. Given the ROW standard the applicant has designed to, a note shall be added to the plans indicating parking will be restricted on one side of the streets to allow for two way traffic.
2. Turning radii shall be shown on all street curves and cul-de-sacs with a note that all turning movement design criteria have been met.

3. Alleys shall be private and shall be maintained by the HOA governing the development. Plans shall note signage to be installed describing such.
4. Given that alleys are only paved to a 12' width, the alleys shall be "one way". Plans shall show the restriction and be consistent throughout the development.
5. A Home Owners Association shall be created for the maintenance of open space, multi paths, private alleys and other common areas.
6. The developer shall provide for the HOA to hold title to the land noted on the site plan time stamped April 13, 2015, as conservation land, to be held by the HOA in perpetuity subject to a conservation easement; in the name of Three Valley Conservation Trust or another eligible entity as "green Space". Lots number 1, 5, 6, 7, 8, and 9 shall be redrawn to remove the conservation easement land from the area included in those lots. Lots number 81, 82 and 83 shall also be redrawn to remove the land noted as conservation easement from these lots. The conservation easement shall provide that the care and upkeep of the green space within the conservation easement shall be the responsibility of the HOA subject to the easement terms.
7. Prior to any Final Subdivision application being submitted, the applicant shall submit the findings of the analysis performed by the firms prequalified by ODOT, of the following areas: (a) habitats of endangered species listed on federal and state list; (b) historical and cultural significant structures or sites as stipulated in Section 1101.402 (B) (5); (c) tree growth areas containing native mature trees. (The report titled "Phase I Environmental Site Assessment of Vacant Property in Oxford, Ohio, Southpointe Parkway and Corporate Woods Lane" dated April 29, 2014 submitted by the applicant was solely focused on environmental contaminant issues on and off-site, no analysis on historical or cultural significant structures or sites has been conducted. No native mature trees have been identified.)

Approved By:

Department Head:
City Manager

Initial Date

JHC / 4-17-15
DRE / 4-17-15

ORDINANCE NO.

AN ORDINANCE APPROVING THE PROPOSED PRELIMINARY SUBDIVISION APPLICATION FOR THE FIELDS AT SOUTHPOINTE.

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 March 10, 2015, the purpose of which was to accept public comment on PC-2015-06 the proposed Preliminary Subdivision application for The Fields at Southpointe.

SECTION 2: The Planning Commission, after a public hearing and discussion, voted to deny a motion recommending approval of the proposed Preliminary Subdivision application for the Fields at Southpointe.

SECTION 3: Council hereby accepts the action of the Planning Commission and accepts the recommendation report submitted by the Planning Commission and the applicant's application and all documents filed by the applicant and incorporates the same herein and hereby approves the application for the Preliminary Subdivision for The Fields at Southpointe.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KEVIN MCKEEHAN

PREPARED BY: LAW(STAFF)



*Where Creativity
Meets Functionality*

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

April 13, 2015

Mr. Sam Perry
Planner
City of Oxford
101 East High Street
Oxford, Ohio 45056

Re: The Fields at Southpointe
Preliminary Plat Re-Submittal

Dear Mr. Perry:

As a follow up to the City Council meeting of April 7, 2015, enclosed please find the following items:

- 1) Twenty (20) packets containing one copy of each of the following:
 - a. Revised Preliminary Plat.
 - b. Revised Site Analysis.
 - c. Revised Landscape Plan.
- 2) A CD containing an electronic copy of the above items.

In response to City Council's comments, the following revisions have been made to the Preliminary Plat:

- 1) The mid-block sidewalk from Street A to Southpointe Parkway has been re-aligned to create a more direct alignment.
- 2) Alley D has been eliminated.
- 3) The lots in the cul-de-sac of Street D have been reconfigured to keep the buildable areas of the lots out of the proposed conservation easement.
- 4) Lots 82 and 83 have been reconfigured to keep the buildable area of the lots out of the proposed conservation easement.

Per the Staff Report to Planning Commission dated March 10, 2015 and to City Council dated March 30, 2015, you had indicated a lack of complete information regarding Sensitive Development Areas, Section 1101.402(B)(1-8). The following is a list of each item and its relevance to the project:

- 1) Unique and/or fragile areas, including wetlands, as may be defined in Section 404 Federal Water Pollution Act, as amended and in Ohio Environmental Protection Agency Standards.
As indicated on the maps contained in the Phase 1 Environmental Site Assessment Report of Vacant Property in Oxford Ohio, Southpointe Parkway and Corporate Woods Lane, dated April 29, 2014 and submitted to staff on March 4, 2015, no wetlands are located within the project limits.
- 2) Land in the floodway as identified and mapped using the Federal Emergency Management Flood Hazard Boundary Maps. Federal Emergency Management Agency in scientific and engineering reports entitled "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.

6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

318 South College Avenue
Oxford, OH 45056
513-523-4270

1404 Race Street, Suite 204
Cincinnati, OH 45202
513-834-6151

209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

<http://www.bayerbecker.com>

According to Panels 39017C0151E and 39017C0152E of the Flood Insurance Rate Maps, dated 12/17/2010, a small portion of the property, located in the north conservation easement is located within the FEMA mapped floodplain. Said area has been located on the Site Analysis Plan.

- 3) Steep slope (15%) percent or more, unless appropriate engineering measures concerning slope stability, erosion, and resident safety are taken into account.

All areas of slopes 15% or greater were shown as a dot hatched area on the Site Analysis Plan submitted on January 23, 2015. As indicated in our submittal letter of January 23, 2015, in order to minimize the impact to the existing topography and vegetation the homes to be constructed in these areas will be constructed with either walkout basements or extended foundations,

- 4) Habitats of endangered wildlife, as identified on federal and state lists.

The Phase 1 Environmental Site Assessment Report of Vacant Property in Oxford Ohio, Southpointe Parkway and Corporate Woods Lane, dated April 29, 2014 and submitted to staff on March 4, 2015, did not indicate the presence of endangered wildlife within the project limits.

- 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.

The Phase 1 Environmental Site Assessment Report of Vacant Property in Oxford Ohio, Southpointe Parkway and Corporate Woods Lane, dated April 29, 2014 and submitted to staff on March 4, 2015, did not indicate the presence of historically or culturally significant structures and sites. Rather the Assessment indicates that according to historical resources reviewed, the subject property was used as agriculture lands as shown on a 1950 aerial photograph.

- 6) Aquifers and tributary drainage systems.

As indicated in the Phase 1 Environmental Site Assessment Report of Vacant Property in Oxford Ohio, Southpointe Parkway and Corporate Woods Lane, dated April 29, 2014 and submitted to staff on March 4, 2015, an ephemeral stream is located in the southern portion of the property. Said stream will be avoided or properly taken care of with the development of the property.

- 7) Tree growth or urban forested areas containing native mature trees.

As part of the field topographic survey, the location of areas of tree growth were located. Said areas were shown on the Site Analysis Plan submitted on January 23, 2015.

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

The Comprehensive Plan was adopted in 2008. Based upon review of historic aerial photos, the outline of the natural areas depicted in the Comprehensive Report did not accurately reflect the vegetated areas of the site at that time. Per the attached aerial photo from 2006, only the northeastern portion along Corporate Woods Lane and the southwest corner of the development contained vegetation.

Lastly, Article VI B of the Development Agreement between the City of Oxford and 4-Leaf Development LLC, indicates that at the request of the City, 4-Leaf shall grant to Three Valley Conservation Trust, or another agreed upon eligible entity, a conservation easement over a portion of the property located at both the north and south ends of The Fields at Southpointe development. As aforementioned, the lots in the cul-de-sac of Street D and along the north side of Corporate Woods Lane have been reconfigured so that the proposed Conservation Easements will not be reduced from that shown in the Development Agreement and will not be contained within the buildable areas of the lots. It should be noted that the amount of Conservation Easement to be granted by this development will actually exceed the amount outlined in the Development Agreement. The revised limits of the Conservation Easement have been shown on the enclosed Site Analysis Plan.

Page 3
Mr. Sam Perry
The Fields at Southpointe
April 13, 2015

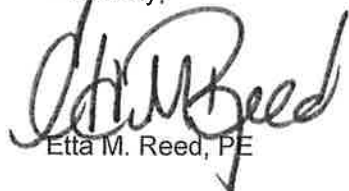
Since the conservation easements will be contained on lots owned by both the HOA and private individuals, Trinitas Development LLC proposes to include the following verbiage on the Record Plat for the protection of said easements:

The conservation easements shown on Lots XXX have been established to preserve existing trees. No living and healthy deciduous or evergreen trees located within this easement shall be removed without the approval of (agency holding the easement) and the City of Oxford. The owners of lots XXX ("Owners") may cut and remove any dead standing trees, fallen trees, diseased trees and undergrowth within the easement. The Owners shall not conduct or permit to be conducted any type of activity within the easement which will cause the existing trees to be harmed or killed, including but not limited to mass filling or removal or soil or the spraying of dangerous herbicides. The owner may supplement the exiting plants in the easement with additional trees or vegetation of a species native to the Oxford Ohio area.

Please forward the enclosed information and this letter to City Council for the April 21, 2015 meeting.

Should you have any questions, or need any additional information, please do not hesitate to contact us.

Sincerely,



Etta M. Reed, PE

Cc: Travis Vencel, Trinitas Development LLC
Jay Bennett

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

<http://www.bayerbecker.com>



Google earth

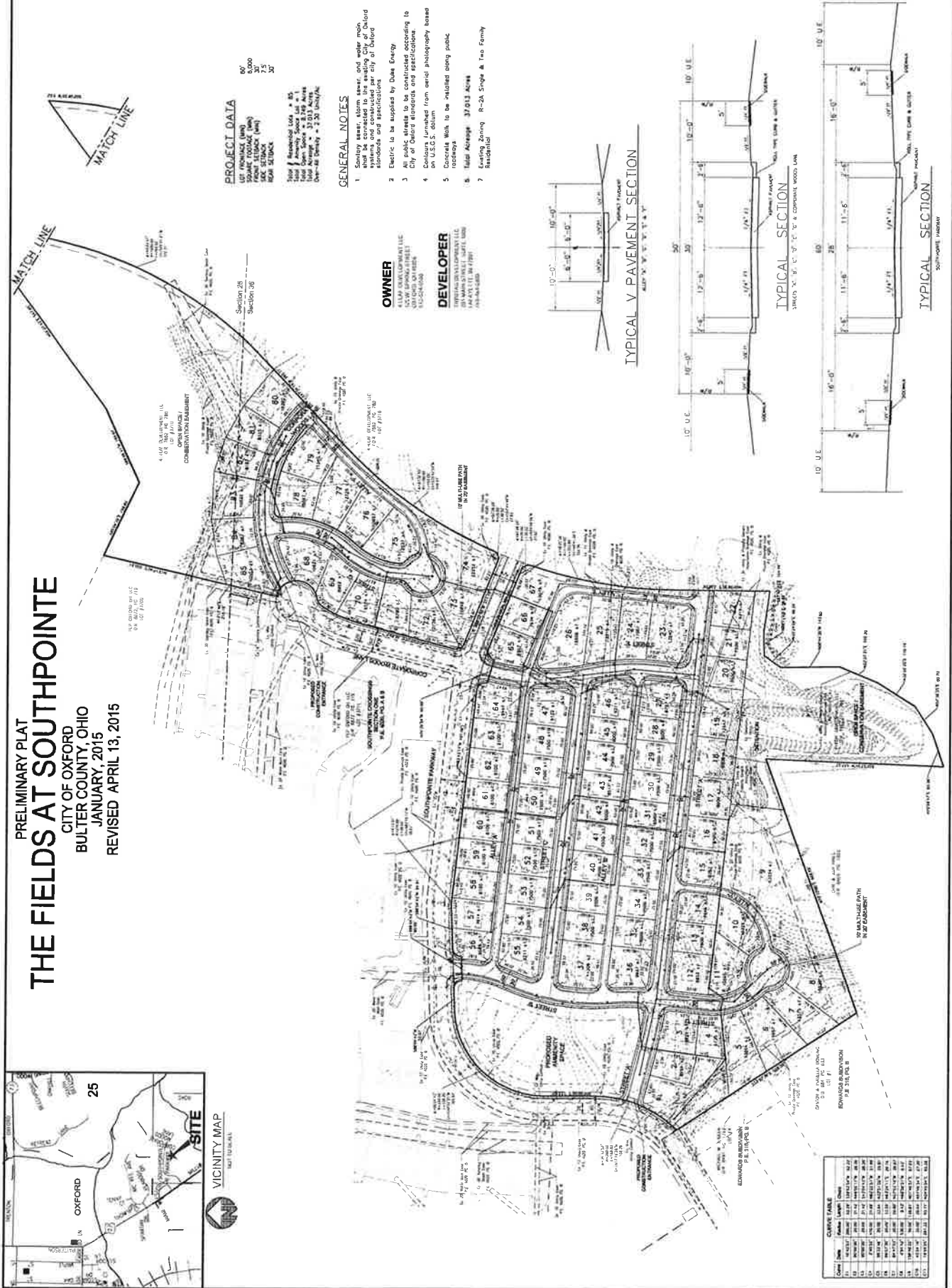
Image: USDA Farm Service Agency

Imagery Date: 7/26/2006 39°29'27.54" N 84°43'04.27" W elev. 838 ft eye alt. 5937 ft

1994
Tour Guide



PRELIMINARY PLAT **THE FIELDS AT SOUTHPOINTE** CITY OF OXFORD BUTLER COUNTY, OHIO JANUARY, 2015 REVISED APRIL 13, 2015



PROJECT DATA

LOT FRONTAGE (ft) 60'
 LOT DEPTH (ft) 100'
 SQUARE FOOTAGE (sq ft) 6,000
 SDC DISTANCE (ft) 7.5
 ROAD WIDTH (ft) 30'

Total 1 Residential Lots = 85
 Total 2 Accessory Units = 1
 Total 3 Accessory Units = 1
 Total 4 Accessory Units = 1
 Total 5 Accessory Units = 1
 Total 6 Accessory Units = 1
 Total 7 Accessory Units = 1
 Total 8 Accessory Units = 1
 Total 9 Accessory Units = 1
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 Total 11 Accessory Units = 1
 Total 12 Accessory Units = 1
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 Total 92 Accessory Units = 1
 Total 93 Accessory Units = 1
 Total 94 Accessory Units = 1
 Total 95 Accessory Units = 1
 Total 96 Accessory Units = 1
 Total 97 Accessory Units = 1
 Total 98 Accessory Units = 1
 Total 99 Accessory Units = 1
 Total 100 Accessory Units = 1

GENERAL NOTES

1. Survey lines, storm sewers, and water mains shall be connected to the existing City of Oxford streets and utilities.
2. Electric to be supplied by Duke Energy.
3. All utility lines shall be located according to City of Oxford standards and specifications.
4. Colors furnished from aerial photography based on U.S.G.S. datum.
5. Concrete Work to be installed along public roadways.
6. Total Acreage: 37.013 Acres.
7. Existing Zoning: R-24 Single & Two Family Residential.

OWNER

KLING DEVELOPMENT LLC
 1200 BROADWAY STREET
 SUITE 200
 CLEVELAND, OHIO 44115-4400

DEVELOPER

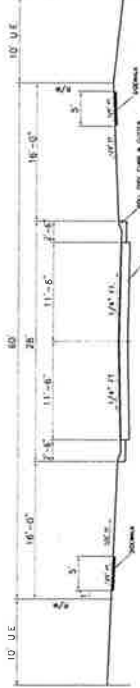
TRINITY DEVELOPMENT LLC
 1000 BROADWAY STREET
 SUITE 200
 CLEVELAND, OHIO 44115-4400



TYPICAL V PAVEMENT SECTION



TYPICAL SECTION



TYPICAL SECTION

Southpointe, Vermont

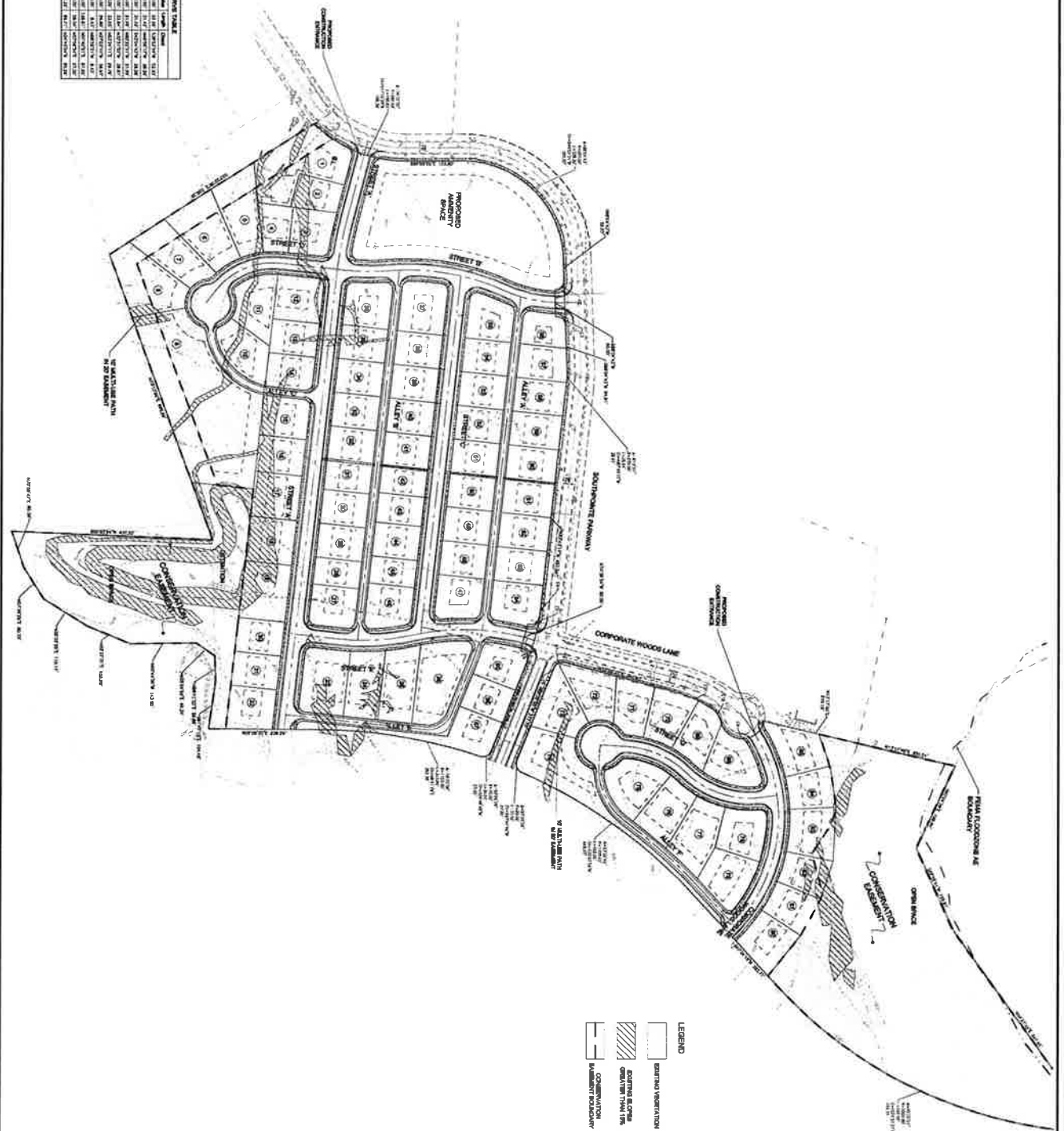
CURVE TABLE			
Curve	Station	Length	Offset
1	10+00	100.00	10.00
2	11+00	100.00	10.00
3	12+00	100.00	10.00
4	13+00	100.00	10.00
5	14+00	100.00	10.00
6	15+00	100.00	10.00
7	16+00	100.00	10.00
8	17+00	100.00	10.00
9	18+00	100.00	10.00
10	19+00	100.00	10.00
11	20+00	100.00	10.00
12	21+00	100.00	10.00
13	22+00	100.00	10.00
14	23+00	100.00	10.00
15	24+00	100.00	10.00
16	25+00	100.00	10.00
17	26+00	100.00	10.00
18	27+00	100.00	10.00
19	28+00	100.00	10.00
20	29+00	100.00	10.00
21	30+00	100.00	10.00
22	31+00	100.00	10.00
23	32+00	100.00	10.00
24	33+00	100.00	10.00
25	34+00	100.00	10.00
26	35+00	100.00	10.00
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28	37+00	100.00	10.00
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30	39+00	100.00	10.00
31	40+00	100.00	10.00
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34	43+00	100.00	10.00
35	44+00	100.00	10.00
36	45+00	100.00	10.00
37	46+00	100.00	10.00
38	47+00	100.00	10.00
39	48+00	100.00	10.00
40	49+00	100.00	10.00
41	50+00	100.00	10.00
42	51+00	100.00	10.00
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45	54+00	100.00	10.00
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47	56+00	100.00	10.00
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78	87+00	100.00	10.00
79	88+00	100.00	10.00
80	89+00	100.00	10.00
81	90+00	100.00	10.00
82	91+00	100.00	10.00
83	92+00	100.00	10.00
84	93+00	100.00	10.00
85	94+00	100.00	10.00
86	95+00	100.00	10.00
87	96+00	100.00	10.00
88	97+00	100.00	10.00
89	98+00	100.00	10.00
90	99+00	100.00	10.00
91	100+00	100.00	10.00

THE FIELDS AT
 SOUTHPOINTE
 BUTLER COUNTY, OHIO
 PRELIMINARY PLAT
 ENTIRE LOTS 3710, 3712, 3714 & 3715



Owner: 1000000000
 Date: 10/10/2015
 Project: 1000000000
 Sheet: 1000000000

C1.0



**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: April 7, 2015

Sam Perry
Prepared By:

Account Code No. #:

Budgeted Amount:

March 30, 2015
Date Prepared:

PC-2015-06 PRELIMINARY SUBDIVISION The Fields at Southpointe, intersection of Southpointe Parkway and 27 South, Proposed residential subdivision consisting of 37.014 acres of land into 85 residential lots, **Trinitas Development, LLC, Applicant/Agent**

Recommendation by the Planning Commission: Denial

Discussion:

The subject property is 37 acres of R2A-zoned land fronting on Southpointe Parkway and Corporate Woods Lane. The property has been mostly vacant other than agricultural use. There are 86 lots proposed for development, one of which is proposed for amenities for the residents of the subdivision, such as a clubhouse, pool and recreational courts. Much of the natural areas have been previously cleared but significant remnants of natural areas remain at the north and south ends of the site.

The applicant and consulting engineer (Bayer Becker) followed the provisions of the subdivision code and participated in a concept review at the staff level. The determination was that a Preliminary Plat application should be submitted for Planning Commission review.

The Preliminary Plat stage is the first formal step in the subdivision process. It offers the opportunity for the Commission, Staff and Applicant to work together to identify any issues prior to the development team commencing with construction plans. Per City of Oxford Code Section 1101.201(A), the Planning Commission reviewed the plat and did not recommend approval to City Council. After a lengthy discussion, the following items were identified as outstanding items:

1. Re-alignment of the mid-block pedestrian path
2. The lack of a vegetative/mature tree survey with a potential re-design of plat
3. Potential for lot line adjustments near sensitive lands
4. The creation of a home owner association for common areas such as narrow strips of land
5. The legality of the adjustment of the previously determined open space boundary
6. Lack of complete information regarding Sensitive lands per Section 1101.402(B)(1-8)
7. Different standard of measurement for traffic impact analysis
8. Restriction of parking to one side of street based upon street width and land use intensity

The Planning Commission voted 2-5-0 not recommending approval of the plat. City Council can discuss the outstanding items identified by the Planning Commission and categorize them based upon which ones can be addressed administratively and which ones may need additional information presented. If the plat is approved by City Council, the Preliminary Plat is valid for 3 years.

Approved By:

Department Head:
City Attorney:
City Manager:

Jack 4/2/15
DRE 4/2/15

**Certification of Action
Oxford Planning Commission
Recommendation to City Council**

<u>Report Date</u>	April 7, 2015
<u>Case Number</u>	PC-2015-06
<u>Applicant Information</u>	Trinitas Development, LLC 4-Leaf Development
<u>Requested Action</u>	Preliminary Subdivision The Fields at Southpointe
<u>Summary of Request</u>	To allow for a residential subdivision be developed upon 37.014 acres of land into 85 residential lots.
<u>Public Hearing Information</u>	On March 10, 2015 a Public Hearing took place at 118 W. High Street. A Public Hearing notice was published in the Oxford Press on February 8, 2015. Courtesy notices were mailed to adjacent property owners on February 19, 2015.
<u>Commission Action</u>	The Planning Commission voted 2-5-0 recommending denial of the Preliminary Subdivision.
<u>Commission Findings and Conclusions</u>	The Planning Commission discussed at length this application. Several items were identified as outstanding issues.
<u>Exhibits Submitted to the Commission</u>	1. Staff Report Dated March 4, 2015 2. Interoffice Review Transmittal Sheets 3. Property Notification Map 4. Letter of Agency 5. Preliminary Subdivision Application Dated January 23, 2015 6. Supporting Documents from Applicant 7. Drawing

City of Oxford
Community Development Department
STAFF REVIEW & COMMENTS

Planning Commission

Case # PC-2015-06

Date – March 10, 2015

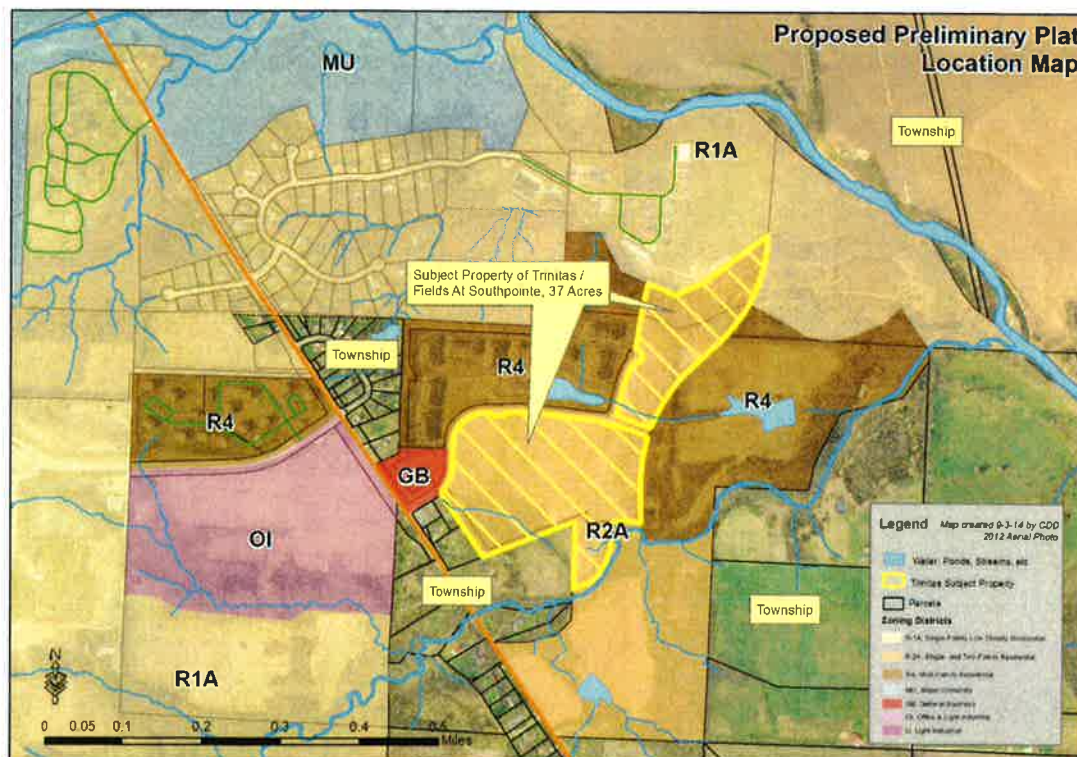
APPLICATION

Applicant: Trinitas Development LLC (Travis Vencel)
Location: Southpointe Parkway, Corporate Woods Lane
Owner: 4-Leaf Development

Action Request: **Recommendation to City Council for a Preliminary Plat of a Subdivision** (The Fields at Southpointe)
Current Zoning: R2A, Single and Two Family Residential
Current Use: Vacant Agricultural and Wooded Land
Surrounding Existing Land Uses: Multi-Family and Vacant

DESCRIPTION

The subject property is 37 acres of R2A-zoned land fronting on Southpointe Parkway and Corporate Woods Lane. The property has been mostly vacant other than agricultural use. There are 86 lots proposed for development, one of which is proposed for amenities for the residents of the subdivision, such as a clubhouse, pool and recreational courts. Much of the natural areas have been previously cleared but significant remnants of natural areas remain at the north and south ends of the site.



The applicant and consulting engineer (Bayer Becker) followed the provisions of the subdivision code and participated in a concept review at the staff level. The determination was that a Preliminary Plat application should be submitted for Planning Commission review.

The Preliminary Plat stage is the first formal step in the subdivision process. It offers the opportunity for the Commission, Staff and Applicant to work together to identify any issues prior to the development team commencing with construction plans. Per City of Oxford Code Section 1101.201(A), the Commission's role is to forward a recommendation of approval or disapproval to City Council. If approved by Council, the Preliminary Plat is valid for 3 years. No construction can occur until Final Plats are filed, approved and recorded.

COMMENT FORMS (Public Comments)

Some phone calls have been received about the proposed plat but no written public comments have been received in response to the public notice invitation.

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 3270 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

AGENCY REVIEWS

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

Police:	Returned with no comment.
Fire:	Returned with comment attached.
Engineering:	Returned with comment attached.
Econ. Dev.:	Returned with no comment.

SUBDIVISION CODE REVIEW

Section 1101.400 General Statement

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

- convenient and safe streets;
- creation of useable lots;
- provision of space for public utilities;
- reservation of land for recreation uses;
- to minimize the impact on natural resources and the environment, and

- to ensure the planning of attractive, connected and functional neighborhoods shall be promoted, minimizing the undesirable features of unplanned, unconnected, undirected, haphazard growth.

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

- to minimize
 - the effect on ground water and aquifer recharge;
 - excavation and embankment;
 - unnecessary impervious cover;
- to provide adequate access to lots and sites; and
- to mitigate adverse effects of noise, odor, traffic, drainage, utilities and increased storm water runoff on neighboring properties.

1141.401 SUITABILITY OF LAND

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

1101.402 SENSITIVE DEVELOPMENT AREAS

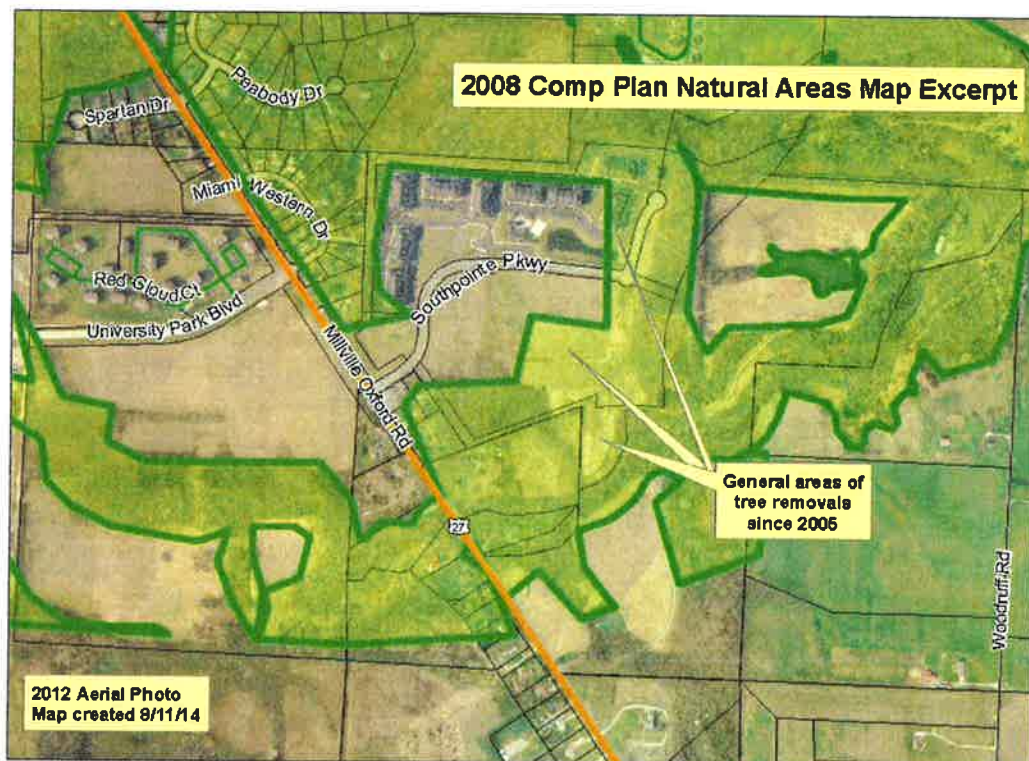
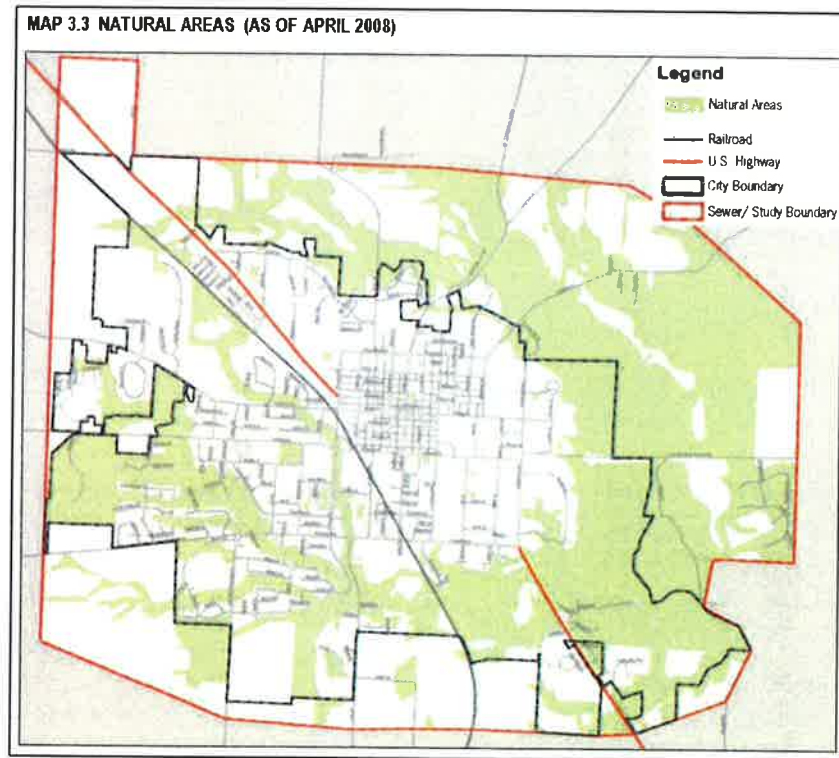
(B)“Design of the subdivision shall be based on a site analysis provided by the applicant. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features.”

Based upon the code section above, and the examples given in the code, below are some observations made about the proposed subdivision submittal. The applicant has submitted a 169 page Phase 1 Environmental Assessment report which covers some of these questions but focuses mainly upon environmental contamination research.

- (1) The Phase 1 Environmental report shows maps of state and national wetlands with none shown on the subject property.
- (2) Only a small portion of the northernmost open space lot is designated as a flood hazard area on the 2010 FEMA Flood Insurance Rate Map. No building lots are affected.
- (3) Steep slopes are identified on the plans by cross hatching. 26 of the proposed building lots are impacted by steep slopes. The letter from Bayer Becker states that those steep slopes will be addressed by using walk out basements or extended foundations. Detailed grading plans have not been developed.
- (4) No information has been submitted regarding any endangered species surveys of the subject property.
- (5) No information has been submitted regarding any historically and culturally significant structures or sites. The Phase 1 report indicates vacant land in recent history.
- (6) The Phase 1 report shows no aquifers on the subject property. There are existing ephemeral streams indicated in the report with photographs.
- (7) **Existing vegetation is shown on the plans. No detailed information has been submitted regarding a vegetation survey, however historical arials in the Phase 1 report indicate that the most mature vegetation is in the north segment of the site on lots 66-85. A survey of that area should be conducted to determine what mature vegetation should be**

conserved while still retaining some reasonable use of the land based upon the zoning designation. If some conservation is justified, a redesigned street layout of that area may be needed.

- (8) **Map 3.3 of the Comprehensive Plan is included below. Approximately 35 of the proposed building lots are impacted by the remaining natural areas shown on this map, lots 1-15 and 66-85.**



1101.403 TYPICAL SECTIONS

The typical street sections have been reviewed and commented on by the Engineering Division. The intent of the applicant is public rights of way dedication.

1101.404 STREETS

The street network has been reviewed and commented upon by the Engineering Division regarding parking demand and traffic flow. The proposed layout and connectivity generally follows the block grid design within the confines of the existing land configuration. Three potential future connections to adjacent land are provided along the east boundary of the property.

1101.405 PEDESTRIAN/MULTI-USE PATHS

Sidewalks are proposed on both sides of the proposed streets, per City of Oxford requirements. Multi-use paths are shown at the end of cul-de-sacs per Section 1101.405(B)(4). **The path between lots 8 and 9 may be challenging due to grade. At this time it does not connect to another public access.**

1101.406 INFRASTRUCTURE

Water, sewer and storm water utilities have been shown on the plans and reviewed by the Engineering Division. Water and sewer service is readily available to the property but grades will still need to be verified for gravity sewer. Street light plans have not been submitted.

1101.407 DRIVEWAYS

Details for driveway locations have not yet been decided which is typical of the Preliminary Plat stage of development review. The applicant's engineer has confirmed that the driveways will comply with the maximum grade limit of 8%.

The applicant's engineer has classified Southpointe Parkway as a Minor Collector which allows driveway curb cuts. If the road were to eventually continue for future development and urban growth beyond the property, the road classification could change to Major Collector, which does not permit driveway curb cuts. If it is a concern of the City, the detailed lot layouts for lots 56-67 could be discussed further before plat approvals.

1101.408 BLOCKS

The plans meet the block dimensional requirements. The applicant has shown a public walkway through the east-west blocks that are over 600 feet in length. The City may require the walkway. **If it is required, more direct alignment between lots 31-32 and 41-42 should be required as the walkway transitions across Street 'C'.**

1101.409 LOTS

The lots meet the arrangement and design requirements of the code and the R2A zoning district. The corner lots could be reduced in size as the front yard setback requirement is not required along the alley. Some lots are unusual shape due to the existing land boundary configuration and buffering of alleys D, E and F. **The maintenance of those narrow strips of land will need to be clarified as the development moves forward because it would be an atypical portion of lot for upkeep.**

1101.410 LANDSCAPE PLAN

The tree planting plan has been submitted and has been reviewed by the Service Department Environmental Specialist. The Fire Chief has commented about the tree spacing.

1101.411 MAINTENANCE OF THE IMPROVEMENTS

City of Oxford Code requires that there be a maintenance plan for the common areas such as parks areas for the subdivision residents and drainage systems. **The plan should contain the necessary deed restrictions and requirements for financial support of the maintenance of the common areas.**

1101.412 DEED RESTRICTIONS AND COVENANTS

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

PREVIOUSLY DETERMINED REQUIREMENTS

The Butler County Planned Unit Development (PUD) Resolutions as well as the 2006 Development Agreement between 4Leaf Development and the City of Oxford prescribed several responsibilities upon both parties. Those previous agreements run with the land and should be reviewed and updated each time a development within those lands is reviewed. This will ensure that any remaining responsibilities are not left uncompleted when the last parcel holder seeks development approval.

One previous requirement that is altered by this plan is the boundaries of the open space lots. The lot lines are being altered along lots 7-9 and 81-83. This reduces the width of the open space to benefit the lot arrangement for more buildable area. The amount of acreage of open space is increasing, but the width is decreasing in key areas along steep slopes and remnant natural areas. This may be feasible with a more detailed description or survey by an environmental specialist. However, the spirit and intent of the original open space area should be preserved. **If the boundaries of the open space are allowed to be altered, the development agreement should also be updated to reflect any new supporting information.**

The 2006 Agreement also indicated that a traffic signal would be installed at Southpointe Parkway, which has not been done. Some justification for the lack of a signal should be forwarded to the City for review. **If the traffic signal is not required to be installed, the development agreement should be updated to reflect any new supporting information.**

The PUD Resolutions and Development Agreement prescribe the subject property as Business PUD, i.e. an office park. Since the subject property has been rezoned to residential, the overall allowable dwelling unit density should be updated to reflect the recent zoning decisions and long range plan for the remaining vacant land.

Planning staff is not aware of the status of the other requirements and conditions of the previous agreements.

CONCLUSION

The proposed preliminary plat is consistent with the requirements of City of Oxford Section 1101.400 with the exception of the items bolded above, for additional review and discussion between the applicant and the Planning Commission.

RECOMMENDATION

Staff recommends that the Planning Commission discuss and determine a resolution to the bolded items above prior to forwarding a recommendation to the City Council. Alternatively, the Commission could forward a recommendation with conditions of approval. However any significant changes in the proposed layout should be reviewed again by the Planning Commission. Staff has discussed many of these items with the applicant in advance to prepare for the discussion.

SUBMITTED BY:



Sam Perry, AICP
Planner

DATE: March 4, 2015

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 9, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2015-06 PRELIMINARY SUBDIVISION The Fields at Southpointe, intersection of Southpointe Parkway and 27 South, Proposed residential subdivision consisting of 37.014 acres of land into 85 residential lots, **Trinitas Development, LLC, Applicant/Agent**

 X Review Revisions Other

Please return no later than: **3/2/2015** Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Tree spacing seems very dense and could likely hamper firefighting operations.

Drawings reviewed by:


John Detherage
PRINTED NAME

Date: 2-19-15

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 9, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2015-06 PRELIMINARY SUBDIVISION The Fields at Southpointe, intersection of Southpointe Parkway and 27 South, Proposed residential subdivision consisting of 37.014 acres of land into 85 residential lots, **Trinitas Development, LLC, Applicant/Agent**

 X Review Revisions Other

Please return no later than: 3/2/2015 Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

see memo dated 3/2/15

Drawings reviewed by: *Scott Otto* Date: 3/2/15

Scott Otto
PRINTED NAME



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Scott Otto, P.E.
Engineering Division

RE: PC-2015-06
Preliminary Subdivision

DATE: March 2, 2015

The following are our comments;

- The potential density of the development could result in a significant amount of on-street parking. The proposed roadway width shown in the Typical Section for streets "A", "B", "C", "D", "E", "G", and Corporate Woods Lane will not allow for opposing two-way traffic if parking is allowed and present on both sides of the street.
- The City of Oxford Standard Drawing #3, Local Road Typical Section, has a 60' right-of-way width option also. This option would provide more roadway width for parking on both sides of the street and opposing two-way traffic. 12' wide vehicular travel lanes are ideal.
- Existing utilities within the proposed subdivision will need to be relocated or removed as needed to avoid proposed construction.
- Existing utility and drainage easements will need to be revised to meet proposed utility and drainage construction.
- Existing utilities that will interfere with proposed structures are to be removed, and not abandoned in place.

- The review and acceptance of proposed utilities will be completed upon submission and approval of construction drawings. Feasibility of gravity flow sanitary sewer shall be verified.

If there are questions, please contact the Engineering Division.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 9, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

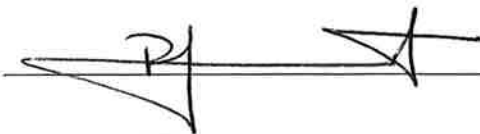
PC-2015-06 PRELIMINARY SUBDIVISION The Fields at Southpointe, intersection of Southpointe Parkway and 27 South, Proposed residential subdivision consisting of 37.014 acres of land into 85 residential lots, **Trinitas Development, LLC, Applicant/Agent**

 X Review Revisions Other

Please return no later than: **3/2/2015** Note: If no comments are received, we will assume the project meets your department's standards.

.....
Drawings are returned: w/comments without/comments

Drawings reviewed by:



Date: 3/2/2015

ROBERT B. HOLZWORTH
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 9, 2015

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

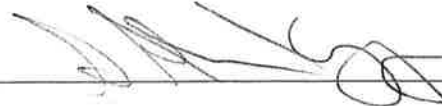
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 X Review Revisions Other

Please return no later than: **3/2/2015** Note: If no comments are received, we will assume the project meets your department's standards.

.....

Drawings are returned: w/comments without/comments

Drawings reviewed by: 

Date: FEB 26-15

G. Alan Kych
PRINTED NAME



PC-2015-06 Surrounding Property Owners Map

Legend

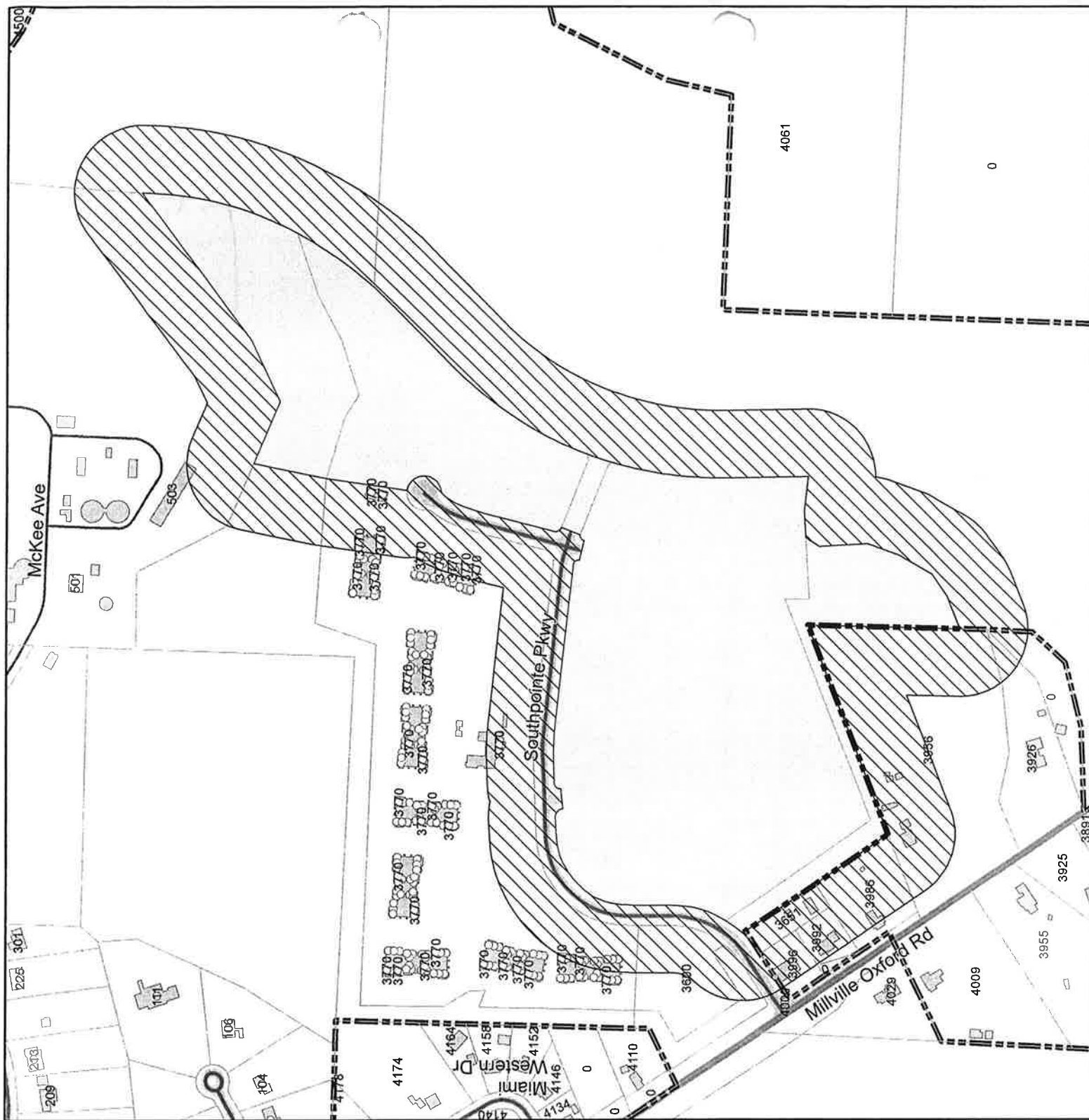
- Subject Area
- 200 Ft. Buffer
- Oxford Corporation Limit
- Address Point
- Parcel
- Building Footprint
- Paved Roadway



1 inch = 400 feet

Prepared on Thursday, February 19, 2015

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



4-Leaf Development, LLC
125 West Spring Street --- Oxford, OH 45056
(513) 524-9500 / FAX (513) 523-9415

January 2, 2015

To Whom it may Concern:

Please be advised that Trinitas Development LLC has our permission to submit applications for the approval of a Residential Subdivision on Lots 3710, 3712, 3714 and 3715 within the Southpointe Crossings development.

Should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script, appearing to read "James M. Clawson".

James M. Clawson
4-Leaf Development, LLC



Internal Use Only:

Case No.

Date Filed

PC-2015-06

1/23/15

Preliminary Subdivision Application

Applicant Information

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

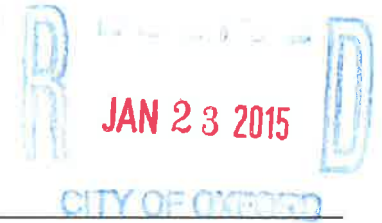
Name * Trinitas Development LLC

Mailing Address * 201 Main Street, Suite 1000

City, State & Zip Code * Lafayette, IN 47901

Telephone Number(s) * 765-464-2800

Email Address dvanmatre@trinitas.ventures



Engineer/Surveyor Information

Name * Bayer Becker

Mailing Address * 318 South College Avenue

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * 513-523-4270

Email Address EttaReed@BayerBecker.com

Location and Lot Information

Location of Property * Parcels H4100-109-000-010, H4100-000-002, 004, 005

Legal Description * Entire Lot #3710, 3712, 3714 and 3715

Zoning District * R-2A Proposed Lots * 85 Total Area * 37.013 Acres

Requirements and Documentation

Plat

Twenty (20) copies of the plat on bond. Drawing size must be at least 17x22" and should never exceed 24x36." The plat must be prepared in accordance with Chapter 1101, Subdivision Regulations and Chapters 1121-1137, Zoning Code of the City of Oxford¹. Scale should not exceed 1" = 100.' Plats containing less than three lots are exempted from the provisions of this section. The preliminary plat shall show:

No.	Required Item Description	Have	Need
1	20 sets (17" x 22" minimum)	☒	☐
2	Electronic version of all documentation submitted (PDF preferred)	☒	☐
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a north-south and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line.	☒	☐
4	The name, mailing address, and telephone number of the applicant and owner.	☒	☐

No.	Required Item Description	Have	Need
5	Letter of Agency. (A statement from the owner that the applicant is entitled to apply on his or her behalf.)	☒	☐
6	Attach a written, detailed description of the request.	☒	☐
7	Metes and bounds description of the property (Legal Description).	☒	☐
8	Vicinity Map	☒	☐
9	The zoning district in which the site is located.	☒	☐
10	Required Fee.	☒	☐
11	Number of proposed lots.	☒	☐
12	Preliminary Plat shall show the following:		
12	A. The location of present property and section lines, streets, buildings, lakes and watercourses.	☒	☐
12	B. Boundary lines, size and tract of whole site and each individual lot in square feet and/or acres.	☒	☐
12	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.	☒	☐
12	D. The proposed location and width of streets, alleys, lots, parking areas, pedestrian walks, ingress/egress, setback lines and easements.	☒	☐
12	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.	☒	☐
12	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.	☒	☐
12	G. North point, scale and date.	☒	☐
12	H. Existing contours with intervals of five feet or less referred to U.S.G.S. datum and obtained from a field survey.	☒	☐
12	I. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.	☒	☐
12	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.	☒	☐
12	K. Any existing building(s) to remain or to be razed. N/A	☐	☐
12	L. Location of any wooded areas, topographic and natural features that are within and adjacent to the proposed project area to be preserved.	☒	☐
12	M. If and how the proposed subdivision will be subdivided in Phases.	☒	☐
12	N. Site Analysis as stipulated in Section 402(b).	☒	☐
12	O. Landscaping Plan	☒	☐
12	P. Building Concepts, as applicable.	☒	☐
12	R. Any other information that may be necessary as determined by Staff.	☐	☐

Surrounding Property Owners

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

Fees & Receipt

The required fee for preliminary plan is \$400.00 plus \$10.00 per lot, plus postage charge.

To calculate the postage charge, multiply the number of adjoining properties by current postage rate³ (e.g. \$0.46).

Sign and Date

Applicant Signature *

Date *



 1-23-15

Submit Application, Plans and Documentation, and Fees

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

Send or drop off this application with required copies of the preliminary plans containing all required information as attachments and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

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

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

For Staff Use Only

Fee Paid Date *

1/23/15

Receipt Number *

27745

¹ City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter/>

² Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>

³ The United States Postal Service: <http://www.usps.com/>

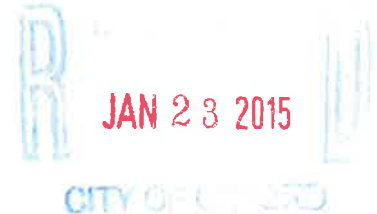


*Where Creativity
Meets Functionality*

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

January 23, 2015

Mr. Sam Perry
Planner
City of Oxford
101 East High Street
Oxford, Ohio 45056



Re: The Fields at Southpointe
Preliminary Plat Submittal

Dear Mr. Perry:

Trinitas Development LLC is interested in developing lots 3710, 3712, 3714 and 3715 of the Southpointe Crossings development as a Residential Subdivision in accordance with the regulations of the City of Oxford. The aforementioned lots are zoned R-2A (Single and Two-Family Residential) which allows for the development of single and two-family residential units. The Fields at Southpointe Subdivision is proposed to contain 85 residential lots to be developed along public dedicated streets and alleys. Furthermore, the development will include the extension of public sanitary sewer, storm sewer and water mains to serve the subdivision.

Amenities will be provided in a lot on the western end of the development, labeled "Amenity Space" on the enclosed Preliminary Plat. The exact amenities to be constructed have yet to be defined, however potential items include a clubhouse, swimming pool, volley ball court and basketball courts.

The residential development at The Fields at Southpointe will consist of a mix of single and duplex cottage units designed in the craftsman style. The exterior materials of the cottages include painted cementitious board siding in a variety of colors and white accent trim, along with dual-glazed vinyl windows and sliding glass doors. Entry doors will be painted with accent colors. The gabled roofs are covered with composition shingles and the lower accent roofs are metal standing seam. The cottages also feature covered private patio areas.

The existing topography of the development south of Southpointe Parkway, slopes from the west to the east/southeast. The proposed streets have been aligned to run perpendicular to the grade so to minimize the amount of grading needed to create the lots for development. In order to accommodate the grade difference from the front to the rear of several of the lots along the south side of Street A, residential buildings with walkout basements or extended foundations will be utilized.

The property located on the north side of Southpointe Parkway drains both to the north and south. Again, the proposed streets have been laid out to run perpendicular to the slope so to minimize the amount of grading that will be necessary. Several of the lots on the north side of Corporate Woods Lane may be constructed with either walkout basements or extended foundations, in order to minimize the impact to the existing topography and vegetation.

Article VI B of the Development Agreement between the City of Oxford and 4-Leaf Development LLC, indicates that at the request of the City, 4-Leaf shall grant to Three Valley Conservation Trust, or another agreed upon eligible entity, a conservation easement over a portion of the property located at both the north and south ends of The Fields at Southpointe development. Trinitas Development LLC will work with City staff to dedicate a conservation easement, as shown on the Site Analysis, over the undisturbed areas at the north and south ends of the development.

6900 Tylersville Road, Suite A
Mason, OH 45040
513-336-6600

318 South College Avenue
Oxford, OH 45056
513-523-4270

1404 Race Street, Suite 204
Cincinnati, OH 45202
513-834-6151

209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

<http://www.bayerbecker.com>

Page 2
Mr. Sam Perry
The Fields at Southpointe
January 23, 2015

Enclosed please find the following items in support of Trinitas Development LLC's request for approval of the Preliminary Plat for The Fields at Southpointe residential subdivision:

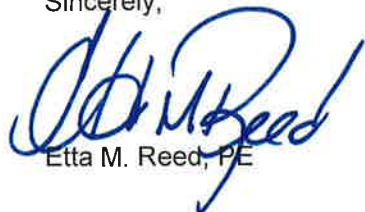
- 1) Twenty (20) packets containing one copy of each of the following:
 - a. Executed Preliminary Plat Application.
 - b. An Affidavit from 4 Leaf Development LLC granting Trinitas Development LLC permission to submit applications for the approval of a Residential Subdivision.
 - c. Preliminary Plat.
 - d. Metes and bounds legal description of the property.
 - e. Site Analysis.
 - f. Landscape Plan.
 - g. List of all property owners within 200 feet of the subject parcel.
- 2) A CD containing an electronic copy of the above items.
- 3) A check in the amount of \$1,254.41 made payable to *City of Oxford* to cover the review and application fee.
- 4) Applicant:
*Trinitas Development LLC
201 Main Street, Suite 1000
Lafayette, IN 47901
765-464-2800*

Owner:
*4 Leaf Development LLC
125 W. Spring Street
Oxford, OH 45056
513-524-9500*
- 5) Design Professionals:
 - a. Architect:
*KJG Architecture, Inc.
527 Sagamore Pkwy. W, Suite 101,
West Lafayette, IN 47906
765-497-4598*
 - b. Engineer, Surveyor & Landscape Architect:
*Bayer Becker
318 S. College Ave
Oxford, OH 45056
513-336-6600*

Please place this item on the March 10th Planning Commission Agenda.

Should you have any questions, or need any additional information, please do not hesitate to contact us.

Sincerely,



Etta M. Reed, PE

Civil Engineers | Transportation Engineers | Landscape Architects | Planners | Land Surveyors

<http://www.bayerbecker.com>

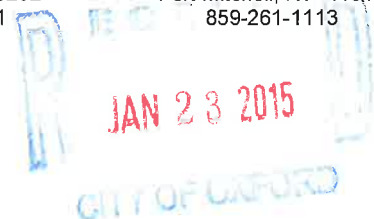
Date: July 23, 2014
Description: Southpointe Crossings, Section One
Lots #3710 & #3712
Location: City of Oxford
Butler County, Ohio



Situated in the City of Oxford, Butler County, Ohio, being all of Lot #3710 and Lot #3712 of Southpointe Crossing, Section One as recorded in Plat Book 4020, Pages A & B of the Butler County Recorder's Office and being further described as follows:

Beginning found steel fence post at northeast corner of said Lot #3710 and being the **True Point of Beginning**:

thence, with the easterly boundary of said Southpointe Crossings, Section One for the following four courses: South 02° 08' 25" West, 5.02 feet;
thence, with a curve to the right, having a central angle of 45° 25' 51", a radius of 1000.00 feet, an arc length of 792.92 feet and a chord bearing and distance of, South 24° 51' 21" West, 772.31 feet;
thence, South 47° 34' 16" West, 282.77 feet;
thence, with a curve to the left, having a central angle of 23° 32' 45", a radius of 1100.00 feet, an arc length of 452.05 feet and a chord bearing and distance of, South 35° 47' 54" West, 448.87 feet to the northerly right of way of Southpointe Parkway;
thence, leaving said easterly boundary of Southpointe Crossings, Section One and with said northerly right of way of Southpointe Parkway, with a curve to the right, having a central angle of 87° 26' 29", a radius of 20.00 feet, an arc length of 30.52 feet, and a chord bearing and distance of, South 67° 44' 46" West, 27.65 feet to the northerly right of way of Southpointe Parkway;
thence, with said northerly right of way of Southpointe Parkway, North 68° 32' 00" West, 211.10 feet;
thence, with a curve to the left, having a central angle of 00° 54' 42", a radius of 530.00 feet, an arc length of 8.43 feet and a chord bearing and distance of, North 68° 59' 21" West, 8.43 feet to the easterly right of way of Corporate Woods Lane;
thence, with said easterly right of way of Corporation Woods Lane for the following five courses: with a curve to the right, having a central angle of 84° 47' 03", a radius of 20.00 feet, an arc length of 29.60 feet and a chord bearing and distance of, North 27° 03' 10" West, 26.97 feet;
thence, North 15° 20' 21" East, 241.92 feet;
thence, with a curve to the right, having a central angle of 18° 49' 25", a radius of 291.32 feet, an arc length of 95.71 feet and a chord bearing and distance of, North 24° 45' 04" East, 95.28 feet;
thence, with a curve to the right, having a central angle of 45° 54' 16", a radius of 35.00 feet, an arc length of 28.04 feet and a chord bearing and distance of, North 57° 06' 54" East, 27.30 feet;



thence, with a curve to the left, having a central angle of $156^{\circ} 46' 22''$, a radius of 50.00 feet, an arc length of 136.81 feet, and a chord bearing and distance of, North $01^{\circ} 40' 51''$ East, 97.95 feet to the easterly line of Lot #3711 of said Southpointe Crossings, Section One;

thence, leaving said right of way of Corporate Woods Lane and with said easterly line of Lot #3711, North $13^{\circ} 17' 40''$ East, 430.67 feet to the northeast corner of Lot #3709 of said Southpointe Crossings, Section One, being the northerly boundary of said Southpointe Crossings, Section One and the southerly line of Lot #2022 of said City of Oxford;

thence, with said northerly boundary of Southpointe Crossings, Section One and the southerly line of said Lot #2022 for the following three courses: South $65^{\circ} 04' 39''$ East, 199.80 feet;

thence, North $66^{\circ} 05' 41''$ East, 199.87 feet;

thence, North $54^{\circ} 27' 42''$ East, 547.65 feet to the **True Point of Beginning** containing 11.883 acres of land more or less of which 5.093 acres are in Lot #3710 and 6.790 acres are in Lot #3712 and being subject to all easements, legal highways, restrictions and agreements of record.

Date: July 23, 2014
Description: Southpointe Crossings, Section One
Lots #3714 & #3715
Location: City of Oxford
Butler County, Ohio



Situated in the City of Oxford, Butler County, Ohio, being all of Lot #3714 and Lot #3715 of Southpointe Crossing, Section One as recorded in Plat Book 4020, Pages A & B of the Butler County Recorder's Office and being further described as follows:

Beginning at a found concrete monument at the southwest corner of said Lot #3715 and being the southeast corner of Edwards Subdivision as recorded in Plat Envelope 318, Page B, being on the westerly corporation line of the City of Oxford and being the **True Point of Beginning**;

thence, with the easterly boundary of said Edwards Subdivision and said westerly corporation line of the City of Oxford, North 33° 20' 39" West, 528.35 feet to the southerly right of way of Southpointe Parkway;

thence, leaving said easterly boundary of said Edwards Subdivision and said westerly corporation line of the City of Oxford and with and through said southerly right of way of Southpointe Parkway for the following nine courses: with a curve to the left, having a central angle of 45° 14' 55", a radius of 280.00 feet, an arc length of 221.13 feet, and a chord bearing and distance of, North 22° 37' 27" East, 215.42 feet;

thence, North 00° 00' 00" East, 123.60 feet;

thence, with a curve to the right, having a central angle of 88° 04' 43", a radius of 220.00 feet, an arc length of 338.20 feet and a chord bearing and distance of, North 44° 02' 21" East, 305.87 feet;

thence, North 88° 04' 43" East, 52.07 feet;

thence, with a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet and a chord bearing and distance of South 46° 55' 17" East, 28.28 feet;

thence, North 88° 04' 43" East, 60.00 feet;

thence, with a curve to the right, having a central angle of 90° 00' 00", a radius of 20.00 feet, an arc length of 31.42 feet and a chord bearing and distance of North 43° 04' 43" East, 28.28 feet;

thence, North 88° 04' 43" East, 94.91 feet;

thence, with a curve to the right, having a central angle of 08° 12' 01", a radius of 270.00 feet, an arc length of 38.64 feet and a chord bearing and distance of South 87° 49' 17" East, 38.61 feet;

thence, South 83° 43' 17" East, 491.06 feet;

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CITY OF OXFORD

thence, with a compound curve to the right, having a central angle of 02° 40' 52", a radius of 470.00 feet, an arc length of 21.99 feet and a chord bearing and distance of South 82° 22' 51" East, 21.99 feet;

thence, with a curve to the right, having a central angle of 96° 22' 46", a radius of 20.00 feet, an arc length of 33.64 feet and a chord bearing and distance of South 32° 51' 02" East, 29.81 feet;

thence, South 74° 39' 53" East, 60.00 feet;

thence, with a curve to the right, having a central angle of 96° 07' 39", a radius of 20.00 feet, an arc length of 33.55 feet and a chord bearing and distance of South 63° 24' 11" East, 29.76 feet;

thence, South 68° 32' 00" East, 209.12 feet;

thence, with a curve to the right, having a central angle of 87° 26' 29", a radius of 20.00 feet, an arc length of 30.52 feet, and a chord bearing and distance of, South 24° 48' 46" East, 27.65 feet; to the easterly boundary of said Southpointe Crossing, Section One;

thence, leaving said southerly right of way of Southpointe Parkway and with said easterly boundary of Southpointe Crossing, Section One for the following ten courses: with a curve to the left, having a central angle of 18° 25' 58", a radius of 1100.00 feet, an arc length of 353.89 feet, and a chord bearing and distance of South 09° 41' 29" West, 352.36 feet;

thence, South 00° 28' 30" West, 238.26 feet;

thence, North 81° 47' 13" West, 104.46 feet;

thence, South 88° 11' 02" West, 56.88 feet;

thence, South 35° 24' 04" West, 49.34 feet;

thence, South 00° 44' 30" East, 143.90 feet;

thence, South 22° 37' 31" West, 102.20 feet;

thence, South 32° 22' 25" West, 110.14 feet;

thence, South 57° 36' 25" West, 80.70 feet;

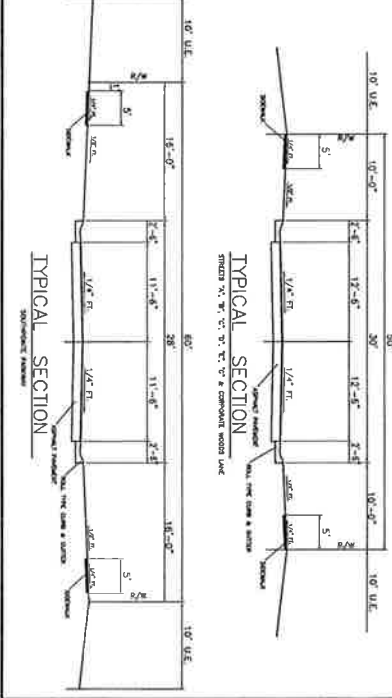
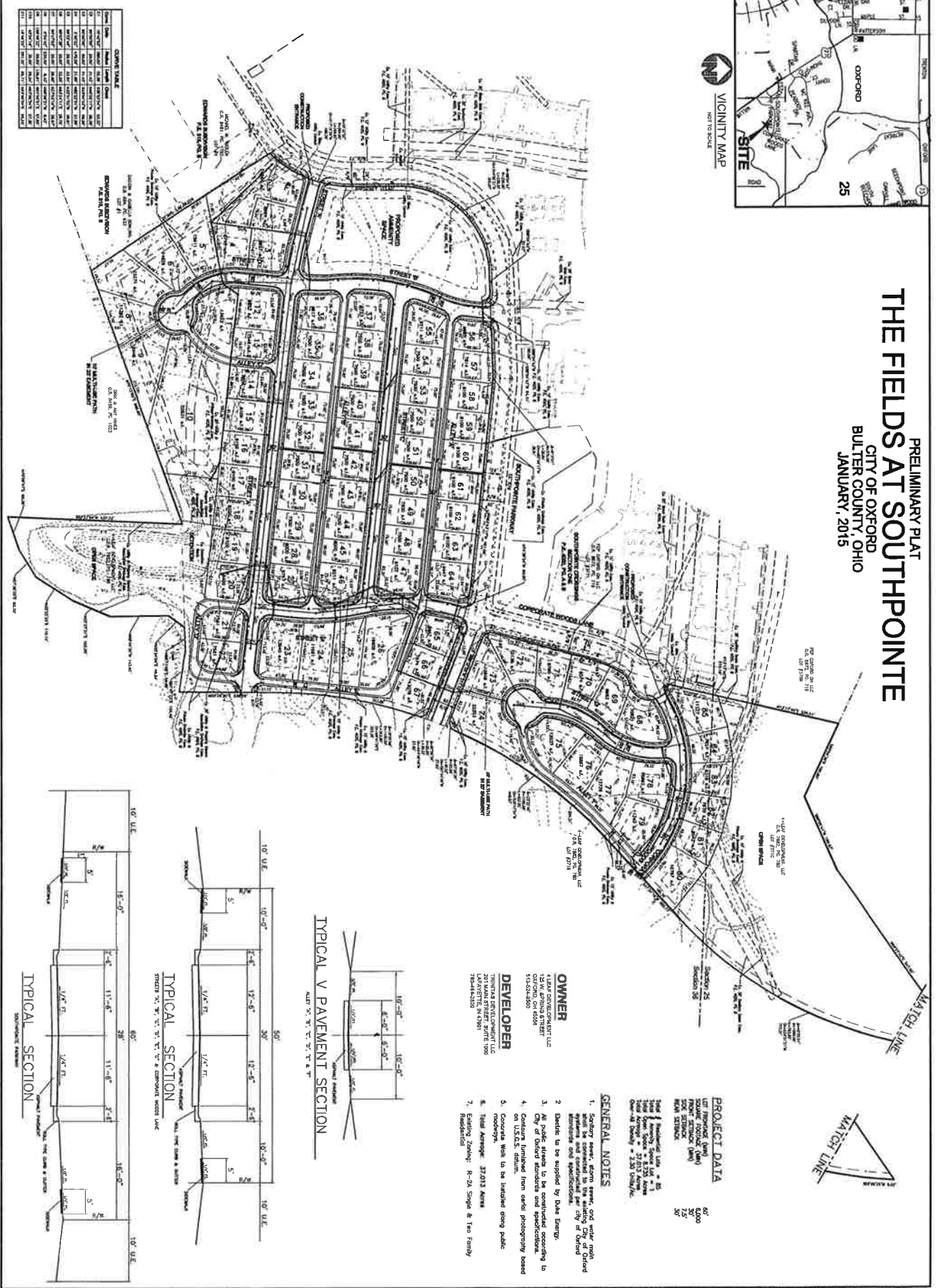
thence, South 70° 59' 47" West, 85.38 feet to said westerly corporation line of the City of Oxford, being the westerly boundary of said Southpointe Crossings, Section One;

thence, with said westerly corporation line of the City of Oxford, and said westerly boundary of Southpointe Crossings, Section One, North 02° 23' 54" East, 437.33 feet;

thence, continuing with said westerly corporation line of the City of Oxford and the southerly boundary of said Southpointe Crossings, Section One, South 70° 13' 00" West, 669.69 to the **True Point of Beginning** containing 25.1308 acres of land more or less of which 21.7573 acres are in Lot #3714 and 3.3735 Acres are in Lot #3715 and being subject to all easements, legal highways, restrictions and agreements of record.



PRELIMINARY PLAT THE FIELDS AT SOUTHPOINTE CITY OF OXFORD BUTLER COUNTY, OHIO JANUARY, 2015



- OWNER**
THE FIELDS AT SOUTHPOINTE, LLC
123 W. SPRING STREET
OXFORD, OH 43084
714-234-5678
- DEVELOPER**
THE FIELDS AT SOUTHPOINTE, LLC
207 MAIN STREET, SUITE 1000
OXFORD, OH 43084
714-234-5678
- GENERAL NOTES**
1. Survey used, from 1998, and other notes.
 2. All improvements shall be constructed in accordance with the specifications of the City of Oxford.
 3. All public streets to be constructed according to the City of Oxford standards and specifications.
 4. Contour lines shown from aerial photography board.
 5. Utility lines shown.
 6. Total Area: 2.013 Acres
 7. Existing Zoning: R-2A Single & Two Family Residential

PROJECT DATA

LOT AREA (AC)	2.013
LOT AREA (SQ. FT.)	137,000
PER ACRE (SQ. FT.)	43,560
PER ACRE (SQ. YD.)	500
PER ACRE (SQ. MI.)	0.00023

