City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Agenda

Oxford City Council

Court House

TUESDAY, JUNE 7, 2022

EXECUTIVE SESSION
None.

TUESDAY, JUNE 7, 2022

R.C. 121.22(E)(1) To Consider Appointments to Boards and Commissions

1. Roll Call. William Snavely, Mayor Chantel Raghu, Vice-Mayor Amber Franklin Jason Bracken Alex French Glenn Ellerbe David Prytherch

2. Approval of Agenda.

3. Public Participation.

A.Appointments to Boards and Commissions.

B.Public Hearing – 2023 Tax Budget. (Joe Newlin, Finance Director)

C. Public Comments.

The purpose of the Public Comments Section is for members of the Public to speak to the City Council on any subject not scheduled on the Agenda, except Consent Agenda items. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff or other members of the public and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

4. Consent Agenda.

A.Minutes of the May 17, 2022 City Council Meeting (Heather Barbour, Clerk of Council) pg 5

Action Minutes May 17, 2022, Online Public Comments, and Full Transcription

B.Minutes of the May 17, 2022 City Council Work Session (Heather Barbour, Clerk of Council) pg 26

Action Minutes May 17, 2022, Work Session

C.Report regarding the May 10, 2022 Planning Commission Meeting (Sam Perry, Community Development Director) pg 29

Planning Commission Report

5. Resolutions.

1.A Resolution Authorizing the School Resource Officer Program Memorandum of Understanding between the Talawanda City School District and the City of Oxford and Authorizing the City Manager to sign the Memorandum of Understanding on behalf of the City. (John Jones, Police Chief) pg 31

School Resource Office MOU

2.A Resolution Authorizing the City Manager and the Chief of Police to Submit a Grant Application for the Community Oriented Police Services (COPS) Hiring Program Grant with the U.S. Department of Justice, Office of Community Oriented Policing Services. (John Jones, Police Chief) pg 42

COPS Program Grant Application

3.A Resolution Accepting the bid and Authorizing the City Manager to enter into a Contract with Jackson Construction Co. for the Construction of ADA Sidewalk Ramps and Alternate Sidewalk for a total not to exceed $222,451.46. (Mike Dreisbach, Service Director) pg 45

ADA Sidewalk Ramps & Alternate Sidewalk

6. Ordinances.

A.First Reading.

1.An Ordinance Accepting the Recommendation of Planning Commission and Approving the Conditional Use for a Major Change to the 2009 Talawanda High School Conditional Use to Add a Bus Garage/Maintenance Facility in the City of Oxford with Conditions. (Sam Perry, Community Development Director) pg 52

Conditional Use Permit Talawanda Bus Garage

2.An Ordinance Approving a Conditional Use Permit Application to allow for a new hotel to be located at 5470 College Corner Pike, Oxford, Ohio 45056 with Conditions. (Sam Perry, Community Development Director) pg 96

Conditional Use Permit Holiday Inn

3.An Ordinance Accepting the Recommendation of the Planning Commission and Approving the Final Planned Development for Owl's Landing Along Brookville Road in the City of Oxford with Conditions. (Sam Perry, Community Development Director) pg 145

Final Planned Development Owl's Landing

B.Second Reading

1.An Ordinance authorizing the Tax Budget for the year 2023 and directing that the same be transmitted to the Butler County Auditor. (Joe Newlin, Finance Director) pg 210

Tax Budget for 2023

7. A. Announcements & Communications.

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

2.Future Meetings.

WED - June 8 CANCLED- Historic&Architectural Preservation Commission Meeting 6:15 p.m.

MON – June 13 Parking & Transportation Advisory Board Meeting 9:30 a.m. Municipal Building

TUES – June 14 Public Arts Commission Meeting 4:30 p.m. Oxford Community Art Center

TUES – June 14 CANCLED- Planning Commission Meeting 7:00 p.m.

THUR – June 16 Climate Action Steering Committee Meeting 8:30 a.m. Municipal Building

MON – June 20 Housing Advisory Commission Meeting 3:30 p.m. LCNB Community Room

TUES – June 21 City Council Meeting 7:30 p.m.

TUES – June 28 Board of Zoning Appeals Meeting 6:30 p.m.

8. Adjourn.

OXFORD CITY COUNCIL
Meeting Minutes

Tuesday, May 17, 2022
Link for website video here
Full Transcript available upon request.

Roll Call TIME 00:00:24

William Snavely Mayor	Chantel Raghu Vice Mayor
Jason Bracken	Amber Franklin
Alex French	Glenn Ellerbe
David Prytherch	

A regular meeting of the Oxford City Council was called to order by Mayor William Snavely on Tuesday, May 17, 2022 at 7:30 p.m. Members in attendance were Amber Franklin, Glenn Ellerbe, Alex French, Jason Bracken, David Prytherch, and Chantel Raghu.

Staff Members in Attendance

Mr. Doug Elliott, City Manager; Ms. Jessica Greene, Assistant City Manager; Mr. Mike Dreisbach, Service Director; Mr. Sam Perry, Community Development Director; Mr. Casey Wooddell, Parks and Recreation Director; Mr. Ben Mazer, Law Director; Mr. Joe Newlin, Finance Director; Mr. John Detherage, Fire Chief; and Ms. Heather Barbour, Clerk of Council.

Pledge of Allegiance TIME 00:00:38

Approval of the Agenda TIME 00:01:00

Motion – To Adopt

(Voice Vote) 1st Ms. Raghu 2nd Ms. Franklin

AYE #7
NAY #0
ABS #0

Public Participation TIME 00:01:18

A. **Proclamation** – "Oxford Lions Club Day" **Page 5 of the Agenda Packet**
Phillip Abshire, Milford Township resident- Incoming President of the Oxford Lions Club accepted the Proclamation.

B. **Notice to Legislative Authority-** Transfer of permits D1, D2, D3, and D3A to Fridge & Pantry INC 45 East High Street Oxford, Ohio 45056 **Page 6 of the Agenda Packet**

C. **Notice to Legislative Authority-** New D3A permit for Wills Uptown Pizza & Carryout LLC DBA Wills Pizza 10 North Beech Street Oxford, Ohio 45056 **Page 8 of the Agenda Packet**

Mr. Prytherch moved to receive both Notices of Legislative Authority without Comment. Ms. French Seconded. The motion passed 7-0-0.

D. Public Comments
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Resident Name *address* Resident Comment / Request

Liz Craybill *307 W Chestnut St.* Ms. Craybill spoke in favor of the DORA extension.

Peggy Branstrator *Meadow Circle* Ms. Branstrator spoke about rooftop solar and reminded the Council of the Silverton Solar Project. Ms. Branstrator a member of the Audubon Miami Valley Board regarding Pollinator Gardens and the interest in creating more gardens soon.

Dan Heitger *Hickory Wood CT* Mr. Heitger spoke in regards to economic development, and how to attract more businesses to Oxford.

Randi Thomas *239 Northridge Drive* Mr. Thomas mentioned the College@Elm project and how that will help bring economic growth. Mr. Thomas thanked the City Council for their work, making Oxford a great place.

Steve Large *186 Hill Top Road* Mr. Large reminded the Council of Health, Wellness, and Safety when thinking about the DORA expansion.

Consent Agenda TIME 00:20:48

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

A. Minutes of the May 3, 2022 City Council Meeting (Heather Barbour, Clerk of Council) **Page 10 of the Agenda Packet**

B. Report regarding the May 4, 2022 Environmental Commission Meeting (Mike Dreisbach, Service Director) **Page 42 of the Agenda Packet**

C. Approving use of Uptown Park for " Red Brick Friday" events (Jessica Greene, Assistant City Manager) **Page 46 of the Agenda Packet**

Motion – To Adopt

(Voice Vote) 1st Ms. Raghu 2nd Ms. French

AYE #7
NAY #0
ABS #0

Resolutions

Resolution No. 7403 TIME 00:21:14

Page 67 of the Agenda Packet

1. A Resolution authorizing the City Manager to submit a grant application to Nature Works for ADA Inclusive Playground Equipment. (Casey Wooddell, Parks and Recreation Director)

Comments from the Public – None

Motion – To Adopt Resolution No. 7403

(Voice Vote) 1st Ms. Raghu 2nd Ms. French

AYE #7
NAY #0
ABS #0

Resolution No. 7404 TIME 00:23:36

Page 70 of the Agenda Packet

2. A Resolution authorizing the City Manager to enter into a 3 year agreement with G&J Pepsi Company for the supply of beverages for the Oxford Parks and Recreation Department. (Casey Wooddell, Parks and Recreation Director)

Comments from the Public – None

Motion – To Adopt Resolution No. 7404

(Voice Vote) 1st Ms. Raghu 2nd Ms. Franklin

AYE #7
NAY #0
ABS #0

Resolution No. 7405 TIME 00:25:08

Page 80 of the Agenda Packet

3. A Resolution authorizing the City Manager to submit a grant application to the Ohio-Kentucky-Indiana (OKI) Regional Council of Governments requesting funding from the Surface Transportation Block Grant Program for the Amtrak project. (Jessica Greene, Assistant City Manager)

Comments from the Public – Randi Thomas 239 North Ridge Drive – Mr. Thomas spoke in support of applying for the OKI Surface Transportation Block Grant Program, and the Amtrak project.

Motion – To Adopt Resolution No. 7405

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

AYE #7
NAY #0
ABS #0

Resolution No. 7406 TIME 00:33:38

Page 83 of the Agenda Packet

4. A Resolution authorizing the City Manager to sign an Option to Exchange Real Estate Agreement between the Board of Education of the Talawanda Local School District and the City of Oxford. (Jessica Greene, Assistant City Manager)

Comments from the Public – Randi Thomas 239 North Ridge Drive – Mr. Thomas spoke in regards to Miami's part in the proposed exchange of property.

Motion – To Adopt Resolution No. 7406

(Voice Vote) 1st Ms. Raghu 2nd Ms. French

AYE #7
NAY #0
ABS #0

Resolution No. 7407 TIME 00:40:57

Page 93 of the Agenda Packet

5. A Resolution authorizing the City Manager to enter into a 3-year agreement with NextStep Networking for IT support services and backup disaster recovery services for the City of Oxford at a cost not to exceed $73,200. (Jessica Greene, Assistant City Manager)

Comments from the Public – None

Motion – To Adopt Resolution No. 7407

(Voice Vote) 1st Ms. Raghu 2nd Ms. French

AYE #7
NAY #0
ABS #0

Resolution No. 7408 TIME 00:42:31

Page 107 of the Agenda Packet

6. A Resolution Approving the reopening of the designated outdoor refreshment area (DORA) in the City of Oxford on May 22, 2022. (Doug Elliott, City Manager)

Comments from the Public – None

Motion – To Adopt Resolution No. 7408

(Voice Vote) 1st Ms. Raghu 2nd Ms. Franklin

AYE #7
NAY #0
ABS #0

Resolution No. 7409 TIME 01:00:34

Page 109 of the Agenda Packet

7. A Resolution authorizing the City Manager to enter into a $225,000. Grant Agreement with the Ohio Department of Public Safety, to engage in and coordinate as Lead Agency for the countywide OVI Taskforce. (John Jones, Police Chief)

Comments from the Public – None

Motion – To Adopt Resolution No. 7409

(Voice Vote) 1st Ms. Raghu 2nd Mr. Ellerbe

AYE #7
NAY #0
ABS #0

Ordinances

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

First Reading **TIME 01:02:26**

Page 111 of the Agenda Packet

1. An Ordinance authorizing the Tax Budget for the year 2023 and directing that the same be transmitted to the Butler County Auditor. (Joe Newlin, Finance Director)

Comments from the Public – None

Second Reading

Ordinance No. 3677TIME 01:10:32

Page 131 of the Agenda Packet

1. An Ordinance Amending Ordinance No. 3654 Supplemental Budget Ordinance Number 4 to make Supplemental Appropriations for Fiscal Year 2022. (Joe Newlin, Finance Director)

Comments from the Public – None

Motion – To Adopt Resolution No. 3677

(Roll Call Vote) 1st Ms. Raghu 2nd Ms. Franklin

AYE #7

Ms. French, Mr. Prytherch, Ms. Raghu, Mr. Bracken, Mr. Ellerbe, Ms., Franklin, and Mayor Snavely

NAY #0

Names Here

ABS #0

Names Here

Ordinance No. 3678TIME 01:13:45

Page 135 of the Agenda Packet

2. An Ordinance by Oxford City Council repealing the current section 1519.04 "Possession, Sale or Discharge Prohibited; Exceptions" of the Codified Ordinances of the City of Oxford, Ohio and enacting a new Section 1519.04 "Possession, Sale or Discharge Prohibited; Exceptions" for the purpose of addressing the provisions of H.B. 172 Concerning the right of Municipalities to retain the regulations and prohibitions on the discharge, ignition and exploding of fireworks that existed prior to the enactment of H.B. 172. (Chris Conard, Law Director)

Comments from the Public – None

Motion – To Adopt Resolution No. 3678

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

AYE #7

Mr. Prytherch, Ms. Raghu, Mr. Bracken, Mr. Ellerbe, Ms. Franklin, Ms. French, and Mayor Snavely

NAY #0

Names Here

ABS #0

Names Here

Announcements & Communications

Remarks from City Council and City Staff TIME 01:16:00

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

Adjournment

Motion to Adjourn Meeting at 9:11 p.m. TIME 01:42:31

(Voice Vote) 1st Ms. Raghu 2nd Ms. French

AYE #7
NAY #0
ABS #0

0:00:23.3 Clerk: Ms. Franklin

0:00:23.3 Ms. Franklin: Here

0:00:23.3 Clerk: Ms. French

0:00:24.0 Ms. French: Here.

0:00:24.0 Clerk: Mr. Prytherch

0:0024.0 Mr. Prytherch: Here

0:00:26.0 Clerk: Ms. Raghu.

0:00:26.1 Ms. Raghu: Here

0:00:27.3 Clerk: Mr. Bracken

0:00:27.4 Mr. Bracken: Here.

0:00:28.3 Clerk: Mr. Ellerbe.

0:00:29.4 Mr. Glenn Ellerbe: Here.

0:00:30.0 Clerk: Mayor Snavely.

0:00:30.5 Mayor Snavely: Here. We're all here, I would invite those who wish to join us for Pledge of Allegiance.

0:00:38.1 Group: We Pledge our Allegiance to the flag of the United States of America and to the Republic for which it stands, one Nation, under God, indivisible, with liberty and justice for all.

0:00:56.8 Mayor Snavely: I now, would entertain a motion to approve the agenda.

0:01:01.2 Ms. Raghu: So moved.

0:01:01.4 Mayor Snavely: It's been moved.

0:01:03.2 Ms. Franklin: Second.

0:01:03.4 Mayor Snavely: And Seconded. Are there any additions or corrections? Seeing none. All those in favor say Aye. Opposed. Thank you. We'll now move to public participations, and it is my pleasure to start off with the proclamation, whereas the civic organization currently known as Lions International was organized in the early 20th century. And whereas Lion's international is based on the principles of courage, strength, fidelity, and civic activity. With over 1.4 million members world-wide in nearly 47,000 local clubs, and whereas the mission of Lions International is health and wellness, strengthening the community, engaging in humanitarian service, and encouraging

peace, and International understanding. And whereas the Oxford 'Lions Club was chartered by Lions ' International on May 19th, 1947. And held its first meeting in Oxford on June 2nd, 1947, and whereas the Oxford Lions Club for 75 years and has been a leader in local fundraising and collaborating with other civic groups for community service programs including its Annual Halloween Parade, Christmas Tree sales, and local golf events.

0:02:29.2 Mayor Snavely: And whereas the Oxford Lions Club has been active in the Lions International Sight Savers Campaign. Including Eye glass collections and financial support of eye examinations and eye glass prescriptions in the Talawanda school district and Lane Libraries large print book program. And whereas the Oxford Lions Club has supported programs for local youths including Miami Little League, Oxford Parks and Recreation, Learn to swim programs, Talawanda High School Academic Scholarships, and Literacy programs. Now therefore, I William B. Snavely, Mayor of the city of Oxford, Ohio. Do hereby proclaim, Thursday, May 19th, 2022 as Oxford Lions Club day in the city of Oxford, in recognition of the 75th Anniversary of the founding of the Oxford Lions Club and an appreciation for the contributions of the Oxford Lions Club to the community. I would love to have someone from Lions Club present this. Congratulations!

0:03:58.2 Phillip Abshire: Thank you very much.

0:04:01.8 Mayor Snavely: Would you like to say anything?

0:04:02.4 Mayor Snavely: Yes, Phil you want to?

[laughter]

0:04:02.8 Mayor Snavely: You don't have to but if you want to.

0:04:03.4 Phillip Abshire: Do I have to come over?

0:04:03.5 Mayor Snavely: Yeah, you have.

0:04:03.5 Phillip Abshire: Alright, I'll... All I'm gonna say is he wouldn't say anything.

0:04:05.8 Mayor Snavely: State your name for the record.

0:04:07.2 Phillip Abshire: My name is Phillip Abshire, I'm a resident of Milford Township. And as you can tell I'm the incoming President that was the outgoing President who will stick me with the gavel tomorrow. I wanted to point out that there are a lot of Lions here today and we very humbly yet proudly appreciate this. We just hope that we can continue another 75 years of service to our community. Thank you very much.

0:04:32.8 Mayor Snavely: You do a great job!

[applause]

0:04:45.7 Mayor Snavely: Alright, next we have two notices to legislative authority. The first is a transfer of permits to Fridge and Pantry. The second is a new permit for Will's Uptown Pizza and Carryout. As we did last time.

0:04:45.8 Mr. Prytherch: I moved and we receive both notices of authority without comment.

0:05:05.7 Ms. French: Second.

0:05:07.5 Mayor Snavely: Without objection, all those in favor say aye.

0:05:10.3 Group: Aye.

0:05:12.2 Mayor Snavely: Opposed? Okay, thank you. Now we will move to public comments and at this time anyone who wishes to address Council about items that are not on the agenda or on the consent agenda. Please come forward at this time and state your name and address for the record. We are glad to have you and we'll give you five minutes to say whatever you wanna say.

0:05:33.3 Ms. Crayball: Hi, My name is Liz Crayball. I have to say my address?

0:05:37.0 Mayor Snavely: At least your street, yeah.

0:05:39.7 Ms. Crayball: I live at 307 West Chestnut Street in Oxford. I'm here because I am in favor of reopening the DORA with no end day. As a townie who is 10 years out from college, I don't spend a lot of time in the bars. But when DORA began at the start of COVID I realized how much I enjoyed simple sitting outside in the park with a beer. I'm nervous, I don't know why.

0:06:06.5 Mayor Snavely: You shouldn't be 'cause were real friendly.

0:06:11.3 Ms. Crayball: If DORA was available year-round I think I'd spend a lot more time enjoying our uptown square. Whether that be with friends and their young children or after a walk in uptown with my dog. There's also a lot of times throughout the Miami calendar year when the weather is nice, and I'd appreciate the fun social opportunities that DORA provides. I personally I'm not concerned with the students behavior in regards to DORA. I wouldn't automatically assume that public intoxication would increase dramatically for students with DORA. I believe this is mostly an issue late at night when the bars close or at off-campus house parties where alcohol is readily available for free. I believe that the nature and cost of DORA would naturally lead to different behaviors from the students.

0:06:55.9 Ms. Crayball: Finally, I think it will be good for the economy in our town. Many of my friends would like to see it opened up year round. And if it were, we would spend more time uptown. Obviously, spending money on food, incense, stuff like that. I'd be way more likely to go to the music festival in the summer, if I could have a beer. In fact, I often go to Hamilton for their Thursday, summer music festival for that reason. And they have DORA and I know it's affected their economy positively. If Oxford wants to continue to be a progressive, forward thinking, successful town, we need to be open to new ideas. And I think that year round DORA is a good idea. Thank you.

0:07:35.6 Mayor Snavely: Super. You may have been a little nervous, but you did an excellent job.

[chuckle]

0:07:39.3 Ms. Crayball: I wrote it down.

0:07:39.9 Mayor Snavely: Very good.

[laughter]

0:07:41.8 Mayor Snavely: Thank you very much. Would anyone else like to address Council tonight? Welcome.

0:07:51.4 Ms. Branstrator: Good evening. I'm Peggy Branstrator and I live on Meadow Circle, and it probably won't surprise you that I have come to encourage you to look again at rooftop solar in Oxford. I want to remind you that the village of Silverton with 5000 residents, they're much smaller than Oxford, has set aside $30,000 in their general budget. They don't have any American... Whatever that name of the extra money from the... But they don't have any federal bucks, so they put it in their general budget. They think it's that important. And they're giving 15, $1000 rebates to anybody who does rooftop solar and they're giving away 3, $5000 with an income stipulation on it for a low or moderate income. And I think we could do something probably a little more extensive than that, given our resources. This tax credit, the federal tax credit is in the process of disappearing. It might come back if we could ever get Build Back Better done, but that doesn't look very hopeful at the moment. Electricity rates are increasing. There was recent publications in newspapers and various things about electric rates going up. The time to do this is now, it's not later, later will be too late. So it's something that needs to... I think some urgency and some immediacy. I also have a few comments about pollinator gardens, but I think that's on the consent agenda and I'll wait for that later.

0:09:29.1 Mayor Snavely: If it's on the consent agenda and you wanna talk about it, now's the time.

0:09:32.7 Ms. Branstrator: Oh, now's the time, okay. A different hat. I now come as board member of Audubon Miami Valley, who passed a resolution last night encouraging me to come address this. I don't know if you know this, but three years ago, Audubon Miami Valley got a federal or got a grant from the national organizations to put a pollinator garden in Oxford. And I wasn't involved at that time. Linda Williams did this and she went all around trying to figure out where, who wants one, and I know she talked to them at the Community Park. I don't know who she talked to, but they did not think they had a suitable place at the moment. So the pollinator garden was put in at the Oxford Art building, and we've been maintaining it ever since then. They've also now entered into an agreement with Hueston Woods to put in a garden in the bird viewing area at the new nature center. They actually appropriated a $1000 for plants last night in their budget.

0:10:35.7 Ms. Branstrator: They're interested in the discussion that happened with the students from... Dr. Prytherch's students, about a pollinator garden at the Community Park. I've looked at the site. It's perfect. I think we could do something yet this spring, if we get action on it. And Audubon Miami Valley would be interested in working with the city, try to work out some shared responsibility, might be some possibility of budgeting for plants. Frankly, I personally know how to get a bunch of free plants that would be appropriate for that. This is the time that a lot of my gardening friends and I are subdividing things, and I actually have about three dozen extra plants sitting in my side yard. So I'm encouraging you that we could do something soon, if you want to.

0:11:28.5 Mayor Snavely: Super, thank you very much for your comments. And there are at least

three members of Council sitting up here who have taken advantage of that Silverton program that you mentioned. And my electric bill last month was $12. Welcome.

0:11:52.4 Mr. Heitger: And welcome. Good evening. Thanks for the chance to offer a few comments. My name is Dan Heitger. I live in Hickory Wood Court. And I've lived in Oxford for about 20 years now. I really enjoy living here. Hope to live here a lot longer. I just had some friendly comments about economic development. As I understand the three pillars of our strategic outlook have to do with the environment, housing, and economic development. I understand those three. I think they work well together. While I really like Oxford, I think it could be better. I think probably many of us feel we could be better. I think we deserve to be better and I think we could be better. I think economic development, the way we think about that and move forward with that could play a big role in how we become better. As I go around and look at other cities, Hamilton, or Columbus, Indiana, or many others, they seem to be very successful at doing some things I would like to emulate or share in that success. So I don't have any answer. These are just some things to think about as we move forward. So it seems to me that we have some fantastic business owners and businesses in Oxford. I would just like to have more of them and think about what we might be able to do to influence who opens businesses and the types of businesses that are opened here.

0:13:03.4 Mr. Heitger: We have many very similar businesses, and then there are types of businesses that we don't have any of here. I think it will be very helpful if we could do that. So can we think about a way to attract the types of businesses that we will like to have here? That's really the goal. I think here are just a couple of things I might offer up as I have talked to others and communities where they seem to have been quite successful. Partnering with non-profits or someone to acquire commercial property seems to be a big, big deal. I think rents are very expensive for some of our business owners. I think it's prohibitively high for things maybe we'd like to be here, but aren't, and so finding a way to...

0:13:43.7 Mr. Heitger: Purchase block by block, if necessary building by building, if necessary to try and control those rents. And again, provide an incentive and an atmosphere to attract the types of business we want. I think acquiring commercial property might be an important piece of that puzzle. However, we might do it. I think assisting with commercial build-outs is something that other communities do. And there've been some businesses some of which you've worked very with hard to try and bring here were very close. I think that was a big stumbling block, whether it be HVAC or the roof or other things. So assisting with those build-outs I think would be helpful. And thirdly, and this is a little more out there, but having some kind of a, a non-profit partnership with a group of people to help lead recruitment and support of businesses that start here. And I guess what I'm thinking about there is we've had, I think a lot of people who've lived in Oxford, especially as students and loved it here, loved their time but for now they've gone out into the world and done some very impressive things. They've started businesses, run businesses.

0:14:40.9 Mr. Heitger: They've really experienced a lot, and they're very good at understanding complex problems and solving complex problems. They have access to ideas and capital in ways I don't think I understand, or, or maybe many of us do. So there might be opportunities to partner with people who have done that access to capital and ideas that would, I think very much enjoy playing a role in helping us understand and solve some of the problems we have or becoming better as I said. So anyway, just some thoughts, for us to consider, appreciate your time and we'll go have a great night.

0:15:13.7 Mr. Prytherch: Thank you. We don't have a vacancy on the CIC coming up. Do we?

0:15:18.3 Mayor Snavely: I bet we might. You'd be good for that.

0:15:23.1 Mr. Prytherch: Yes.

0:15:24.3 Mayor Snavely: Anyone else wish to address council? Randi Welcome.

0:15:32.5 Mr. Thomas: Mr. Mayor, members of council, Randi Thomas 239 Northridge drive. And after the last dignified citizen of Oxford just spoke, I feel compelled to say, there's this project called College@Elm that pretty much what he covered is what we're hoping to do. And of course, obviously the city's a partner with the university on that and we're still out seeking funding to finish out the construction and also for the operations of it. It will in fact bring together, those minds that he talked about. Not only that are locally here, but... And forgive me, I cannot remember the name, perhaps Jessica can, the of the organization, national organization retirees but they've agreed to be...

0:16:19.3 Mayor Snavely: AARP?

0:16:19.9 Mr. Elliott: Is it Score?

0:16:20.8 Mr. Thomas: Score? Thank you Doug. Yes Doug gets a Score, Score which is executives that are retired Cincinnati has a chapter and they've already agreed to be a part of College@Elm. So his suggestion actually will take place. It'll go beyond, Oxford and things like that. And the, and the whole purpose there of course is if we can capture one of the three, at least three of the student startup groups and get them to stay in town over time, we can just build, an economy that is beyond simply those that service the University and the student population, nothing against that I love that. Thank you for doing that.

0:16:58.9 Mr. Thomas: My mom is here. That actually is not why I stepped up though Mr. Mayor, my mom is 89 years old she had an opportunity to meet your wife the other day at the, at the voting booth.

0:17:06.8 Mr. Thomas: She's relocated to Toledo and she absolutely loves Oxford Ohio. And she says she wishes she would've done this earlier. So I'm here on her behalf, thanking you all for the great work that you do to make Oxford the place that it is. I know you have tough decisions that come up. You'll have tough decisions coming in the future. And there are a great number of us in the community who perhaps don't always come up and tell you, thank you. But we just went on behalf of my mom and the rest of them. Just thank you for taking the time to be here. I know you all have other jobs and to put in the time to make this place, the place that it is. And as Mr. Heitger said to even make it better. So that, that's my sentiment. Thank you for your service.

0:17:51.3 Mayor Snavely: Thank you very much, Randi. We're not used to receiving positive. We don't know how to react to that.

[laughter]

0:18:04.9 Mayor Snavely: So thank you. Welcome, sir.

0:18:05.1 Mr. Large: Hi, thank you. Hi friends. My name is Steve Large. I live at 186 Hilltop road. Let me start by saying I adore Oxford. Every single thing about this town is special. I cannot share enough with my friends about how unique this town is in our community is I was just actually in Chicago this past weekend. I escaped commencement and to see a friend and just raved again about our special community. Some of you may remember the last time I was at this podium and it was discussing Miami's approach to COVID. And if you remember, it was a bit of a bumpy ride that felt, or that exchange felt a touch tense at times. And there was some controversial decisions or disagreements that were shared but what was beautiful about that moment is that there was this shared valuing of health and wellness and safety. So for those that were there, I'm just trying to reorient you back to that situation, health, wellness, and safety.

0:19:11.3 Mr. Large: I decided to come up to the podium today to talk about the expansion of DORA and how that aligns or doesn't align with those values of health, wellness, and safety. I'm not opposed to a limitless 12 month DORA not opposed to alcohol use. What I am opposed to is the extent of the expansion of DORA and I know that's not necessarily what you're all are here to discuss. It sounds like the ultimate discussion is around whether there's an end point of DORA or not, but as I read the ordinance and as I understand it, it looks as if it's going to be an 11:00 AM to 11:00 PM, seven day a week operation. And to me, I question or wonder what value does that show our community there. That if we're essentially saying 12 hours a day, seven days a week, if you'd like to have an alcoholic beverage go for it, to me that doesn't necessarily align with health, wellness or safety. And so I wanted to bring up that discrepancy and encourage you to think more about that. Thank you.

0:20:15.7 Mayor Snavely: Thank you for coming. Appreciate it. Anyone else? I think we've gotten most of all the people who are here, so that's good. We're, we're very thankful for each and every one of you for coming forward and it's not... It looks kind of scary to come up and talk before council. When I was not on council, it was a little nervous for me too. So I get that. I think you'll find councils pretty friendly. We'll move into the consent agenda and I would entertain a motion to approve it.

0:20:48.9 Ms. Raghu: So moved.

0:20:50.8 Mayor Snavely: It's been moved.

0:20:51.4 Ms. French: Second.

0:20:51.9 Mayor Snavely: And seconded by Councilor French, all in, would anyone like an item removed? Hearing none all those in favor of approving the consent agenda...

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0:20:51.5 Group: Aye

Mayor Snavely: Motion passes. Let’s move on to Resolutions.

Clerk: A Resolution authorizing the City Manager to submit a grant application to Nature Works for ADA Inclusive Playground Equipment.

Ms. Raghu: So moved.

Ms. French: Second.

Mr. Wooddell: Mentioned the similar Resolution for a Procter & Gamble Grant application several weeks ago. We were not awarded the grant, so we are moving on and applying to Nature Works due June 1st. Since then we have been working with a local citizen has a 10 year old daughter who is in a wheelchair. The citizen has started a petition in support of this project. I believe she has 500 signatures already. As of this evening I received an email of someone who found out about this and is offering financial support in addition to what we're looking to do here. We'll keep working to get the funds to make at least one of our playgrounds ADA accessible and inclusive.

Mayor Snavely: Would anyone form the public like to address this resolution? Seeing none. Councilors?

Mr. Prytherch: Fingers crossed on the grant.

Ms. Franklin: I think whenever there's a need that arises organically where someone from the Community says hey I like this and we respond. I think again it shows why Oxford is the wonderful Community that it is so thank you.

Mayor Snavely: All those in favor of the resolution?

Group: Aye

Mayor Snavely: All those opposed? Resolution is adopted, let's get that grant. You may read the second.

Clerk: A Resolution authorizing the City Manager to enter into a 3 year agreement with G&J Pepsi Company for the supply of beverages for the Oxford Parks and Recreation Department.

Mayor Snavely: Is there a motion to adopt?

Ms. Raghu: So moved.

Ms. Franklin: Second.

Mr. Wooddell: This is essentially a renewal contract. The contract is renewing an additional 3 years from where we are. We've been very pleased with not just the products but the service, the equipment that they provide, all the maintenance they provide all free of charge. They also provide a lot of rebates based on how many cases of product we buy. It's been a great relationship, especially since the new pool opened. They were very eager to jump on board when we opened the aquatic center.

Mayor Snavely: Would anyone from the public like to address this Resolution? Seeing none, Council? All those in favor?

Group: Aye

Mayor Snavely: All opposed? The Resolution is adopted. Move to number 3.

Clerk: A Resolution authorizing the City Manager to submit a grant application to the Ohio-Kentucky-Indiana (OKI) Regional Council of Governments requesting funding from the Surface Transportation Block Grant Program for the Amtrak project.

Mayor Snavely is there a motion to adopt?

Mr. Prytherch: So moved.

Ms. Raghu: Second.

Ms. Greene: So this grant would be for the first grant that we apply for the actual construction of the platform for the Amtrak stop along the Cardinal line. The location of the platform is proposed to be at 909 South Main St. We would construct a small parking area, the actual platform, and then build out a waiting room in partnership with the Butler County Regional Transit Authority. The grant could go toward all of those expenses. The Grants can go up to 8 million they do require a 20% match and they're due June 3rd. If awarded we would anticipate the funds being released in fiscal year 2026 that gives us a few years to get ready. We're still waiting on final numbers from the AECOMM which is our company who's helping with the estimate, but our initial estimates are around 2.1 million. That does not include the build out of the waiting room we're still waiting from Amtrak on the specification of that build out. Because of this we're asking permission to apply for up to 2.5 million using the remaining $150,000.00 that we have allocated toward this project as the match the remainder of the match we would ask from Miami University and their $350,000.00 for a total of $500,000.00 that we can put toward the match. I think it would be worthwhile to submit. I'm happy to answer any questions.

Mayor Snavely: Is there anyone from the public who'd like to address this Resolution?

Mr. Thomas: I have my Miami University hat on now, not my resident hat on. We are extremely supportive that this is as Jessica said and you all know we've got the agreement to put in the $350,000.00 to begin with. We want to see this project through we've done some advocacy work as you know. We have communicated with the Governor's office, the Ohio Department of Transportation, and the rail commission. Through the University, City Council, Chamber of Commerce and the CIC, was that all of us? We did receive responses back from a lot of those entities. Thanking us for the quality of our presentation and things so it's tied together a bit. Because if that goes through and the Governor and the State get on that list that could mean dollars for the Cardinal potentially other things as well. So this is huge what we will hopefully will do here.

Mayor Snavely: Not seeing any other comments from the public. Council?

Ms. Franklin: I have a question from the Public Arts Commission. Would there be an opportunity to include public art in the waiting room or the building? Is that something the City would have access to?

Ms. Greene: We haven't currently build public art into the budget, but there will definitely be spaces if you want to think of them as blank walls that could be used for a public art location. The

funding for the public art would need to be found somewhere.

Mr Prytherch: So just a question, is this a reimbursement grant?

Ms. Greene: It is.

Mr. Prytherch: Then the question is I'm trying to understand when's the earliest we might likely have a platform? Because we would have to budget for and pay for this ahead of time so if everything were to line up what's the earliest we could have a platform?

Ms. Greene: I'm going off past allocations from OKI and that year 2026 would come out so if we stayed on their schedule if we got the grant and stayed on their schedule we anticipate that we would do a few years of formal engineering and design and then construction in 2026. That's an okay thing because it gives us time to exchange real estate that we're going to talk about next.

Mr. Prytherch: wants to express thanks because we've been talking about this for a little while, but whats really exciting is that theres a lot of pieces to this puzzle we've got more resolutions coming up. It's been quite complex but we're on the verge of all the pieces coming together if they all come together right it's going to be really big for Oxford. So the idea that we're moving forward this is me getting super excited in May of 2022. Which is the forward motion with grants, securing a site and advocacy. Thank you Randi and everyone.

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0:21:03.4 Mr. Prytherch: Having a high level of train service and, you know, forgive me for thinking that's really big [chuckle] in a town like ours. So yes, thank you, I'm gonna keep my fingers crossed because OKI our success rate with OKI has been really knock on wood. We've been doing it, whoever's been doing it has been doing a really good job.

0:21:23.2 Mayor Snavely: Great writers.

0:21:24.0 Mr. Prytherch: Good with the trail, I mean I think it's the quality grants and it's the ideas that we put forward have been viewed favorably. So thank you in advance we'll keep our fingers crossed and it's an exciting time.

0:21:37.5 Mayor Snavely: I want to thank Jessica for following those points.

0:21:44.1 Ms. Greene: I do wanna let you know that this is gonna be more competitive because the points are just, it's a rubric, right? And you can follow the rubric and I'm gonna tell you some of the points scoring is going to be a little lower. It just is because of the nature of the project. So what we can hope for is that they have more money to give away and then they'll accept more projects. But our other projects, I was able to be like...

[vocalization]

0:22:06.1 Ms. Greene: I was able to chase it a little better so I am gonna be really honest with you that we're gonna be scoring more in that midrange based on their rubric this time but I still think we should try.

0:22:13.5 Mr. Prytherch: If we increase our local match is it a worthwhile investment for the...

0:22:17.1 Ms. Greene: I mean but you have to get up to the almost 40% match level to really get back the points that you would need which gets to be a lot more money and I'm not ready tonight to present what that would be.

0:22:29.4 Mayor Snavely: I also wanna thank Randi Thomas, Aspire and Miami University for their cooperation and partnership in this. I wanna thank the Talawanda school district for their cooperation and active participation in this we've had a number of meetings and it is exciting to see it move forward and this is a very essential stuff. Anything further? No? All those in favor of this resolution indicate by saying aye.

0:23:01.0 Group: Aye.

0:23:01.0 Mayor Snavely: Opposed? The resolution is adopted and Jessica will stay up for the fourth resolution.

0:23:06.6 Clerk: A resolution authorizing the city manager to sign an option to exchange real estate agreement between the board of education of the Talawanda school, local school district and the city of Oxford.

0:23:19.4 Mayor Snavely: Okay is there a motion to adopt this resolution?

0:23:23.1 Ms. Raghu: So moved.

0:23:24.3 Ms. French: Second.

0:23:27.2 Mayor Snavely: Moved. And it is seconded.

0:23:27.8 Ms. Greene: So part two of Amtrak as you know, well you may know the Amtrak term sheet that we received and the recommendations of AECOM which is our consultant to helping us with the design have both recommended the removal of the Nelson Morrow building to allow for easier access to the rail platform. This is that location of 909 South Main Street, Talawanda school district currently uses that building and houses 17 staff members in there. And they also use it for their professional development area. We offer to try to build in the purchase of that facility in the grant at $350,000 which is the value, but they informed us that they can't build a facility for 17 people with $350,000 so they were like, no. And so we kind of went back to the drawing board around the same time the Oxford Seniors organization, just this past year, met with us and shared with us that they're looking at a collaboration with the tri-board to move into a new community style center. With that and knowing that their lease at the current location of 922 Tollgate, their lease expires in 2024.

0:24:42.5 Ms. Greene: So we found that we might have an opportunity for an exchange of property. So we had an appraisal done at the Oxford Seniors building and it was valued at $590,000 Talawanda schools did tour that facility and felt that it would meet their needs quite adequately. So what we're recommending is if we are able to secure funding for the rail platform and then council allocates those funds that we would enter into an exchange of property with Talawanda school

district, we would in exchange for the Nelson Morrow building give them the Oxford Seniors building. We would act on this when we get the funding for Amtrak and the timing of the Oxford Seniors is important. And so we are really hoping I mean, in the perfect world, we get the money for Amtrak it comes down the 26th and by then they've moved out and they're in their new facility.

0:25:37.5 Ms. Greene: If that doesn't quite work out, we've worked out a, currently a verbal agreement with Miami University that they would provide for temporary space for Talawanda to move into from the Nelson Morrow building while we wait for the Seniors to then finish, you know, in their fundraising and move out of the Seniors building, we don't wanna kick the Seniors out in any way shape or form. We wanna make sure that they have a new lovely home and then we would move Talawanda into that facility. So that's our recommendation it would be a dollar to act on this option and it would only begin if council then has funding for the platform. I'm happy to answer any questions.

0:26:20.9 Mayor Snavely: Okay is there anyone from the public who...

0:26:23.9 Ms. Greene: I'm sorry I do have one I forgot to mention. There is one correction from the actual agreement that's in your packets that Talawanda did add in and the most substantive change is under the conditions under closing it says that...

0:26:39.0 Mayor Snavely: Could you give us a page number of your data?

0:26:42.1 Ms. Jessica Greene: Yes hold on. On page 88 under the subheading of closing number 3...

0:27:01.2 Mayor Snavely: Okay.

0:27:02.3 Ms. Greene: They did add in, that the Oxford property is vacant and available for Talawanda to occupy, unless such condition is waived by Talawanda. So they really wanted to add in kind of like we really would prefer it be vacant, but this option to be waived by Talawanda, so we can find some other home for them. But if we have no other home and it's not vacant, they do reserve the right to say, we can't move out of our facility, so I just wanted to bring that to your attention.

0:27:30.4 Mayor Snavely: Thank you. All right, is there anyone from the public who would like to address this resolution?

0:27:40.5 Randi Thomas: Mr. Mayor, members of council and staff, again, Randi Thomas with Miami University. As the Assistant City Manager pointed out, Miami is willing to play a role, and work with the city and with the school district, if the domino's don't align that we think we've got places and we can figure something out and work with them and things of that nature. Much like the school district that's based on the assumptions of the size that they've said and what they need and all those things, but based on what we know right now, we feel that we can accommodate that, and we are all in on seeing this Amtrak stop and the station and everything through, so.

0:28:27.6 Mayor Snavely: Super.

0:28:28.1 Randi Thomas: Thank you.

0:28:28.6 Mayor Snavely: Thank you for your cooperation and willingness to help this move forward.

0:28:32.6 Randi Thomas: Thank you sir.

0:28:34.3 Mayor Snavely: All right, if there's no other comments from the public, discussion, Council?

0:28:42.3 Mr. Prytherch: I want to say on the entrepreneurial spirit of all the partners, because it's easy to get to "No" on this one, but to get to "Yes", took a lot of creativity and openness and trust. And so the idea that we live in a community in which we can do those things, and find a mutually beneficial... 'Cause if this all comes together, it's gonna be really good for everybody, but it took a little bit of risk. But again, I know that you met with the school board president and staff meeting with staff, and so thank you to everybody for getting somehow everybody to yes on the conditions.

0:29:27.8 Mayor Snavely: Thank you.

0:29:29.0 Mr. Ellerbe: This is the epitome of a town and gown project. I mean, we have every aspect of town and gown together on this, and we're all working in harmony. I never thought it would happen. I was one of the no can'ts, and now I'm a yes guy. I was hopeful, but you kinda have to have one foot in reality, but the more that everybody's put in the time and the work, the more I see that we have a light at the end of the tunnel, right, and especially on the federal side. So hopefully, you know, the stars do align and we get to funding that we want, and some people back out of some things and it shows up faster than normal and everything just goes our way.

0:30:08.2 Mayor Snavely: Thank you, Glen. Anyone else? All those in favor, indicate by saying aye.

0:30:15.7 Group: Aye.

0:30:17.6 Mayor Snavely: Opposed? This resolution is adopted. Amtrak, here we come.

0:30:20.9 Ms. Greene: Thank you.

0:30:21.4 Mayor Snavely: You may read the next one when you're ready.

0:30:25.6 Clerk: A resolution authorizing the City Manager to enter into a 3 year agreement with NextStep Networking for IT support services and backup disaster recovery services for the City of Oxford at a cost not to exceed $73,200.

0:30:43.7 Mayor Snavely: Is there a motion to adopt the resolution?

0:30:46.4 Ms. Raghu: So moved.

0:30:47.2 Mayor Snavely: It's been moved.

0:30:48.4 Ms. French: Second.

0:30:48.6 Mayor Snavely: And seconded. Thank you, Alex.

0:30:50.8 Ms. Greene: Good evening again. One of my many hats that we get to wear. So this is for our three-year-contract with NextStep Networking. They are our long-term partner for our IT services, and so this would be a monthly amount of $6100, and an annual amount for $73,200. It's a little less than prior years, but it does also decrease a little bit of our on-site support, but we've hired a staff person who's on site a bit more, so we feel competent to cover the day-to-day, and they're gonna help when they do an excellent job with our security and our backup center and our networking. And also we have some large upgrades coming down the pipeline for cybersecurity that we're gonna really need their continued support on. So they do a great job and we would recommend approval of this contract.

0:31:40.8 Mayor Snavely: Thank you. Is there anyone from the public who'd like to address this item before council? Seeing none. Councilors any question or discussion? Seeing none. All those in favor, indicate by saying aye.

0:31:54.9 Group: Aye.

0:31:55.2 Mayor Snavely: Opposed. Resolution is adopted. Move to number six.

0:32:00.6 Clerk: A resolution approving the reopening of the designated outdoor refreshment area in the City of Oxford on May 22nd, 2022.

0:32:09.9 Mayor Snavely: Is there a motion to adopt?

0:32:10.9 Ms. Raghu: So moved.

0:32:12.8 Mayor Snavely: It's been moved. Is there a second?

0:32:13.6 Ms. Franklin: Second.

0:32:14.1 Mayor Snavely: Thank you very much and Doug.

0:32:17.9 Mr. Elliott: Thank you. This piece of legislation is one we've discussed at several meetings and it was a goal at the Council Retreat. So this legislation proposes to reopen the City's designated outdoor refreshment area or DORA, on Sunday, May 22nd, which of course is one day after the Oxford area Chamber of Commerce Wine and Craft Beer Festival. This legislation does not provide for a closing date, as we've done in the past. As City Manager, I reserve the right to suspend the dates of operation due to disorderly conduct, littering or other public nuisance problems. This does not expand the boundaries, we've talked about that as well. That extension of the boundaries will require the City Manager to submit to City Council a new DORA application, advertise this change in boundaries, hold a public hearing, and then adopt legislation to amend those boundaries, and we would propose to do that later this summer. We'll bring in a new application for that. So basically what we're doing here is reopening our DORA without a closing date. And if you have any questions, I'd be glad to answer them.

0:33:28.1 Mayor Snavely: Thank you very much. Is there anyone from the public who'd like to address this item? Seeing none. Councilors, any questions or discussion? Alright, all those in

favor...

0:33:43.2 Mayor Snavely: You gotta say you wanna talk go ahead Dave.

0:33:46.7 Mr. Prytherch: So yeah, I think that I really have appreciated the comments that were shared to us personally, as well as the Op-Ed that was written by a Miami staff, as well as the Miami Student editorial that asked good questions about this, so I'm in support of expanding DORA. I guess I have a hesitation about an open-ended expansion, and so when we were talking about expanding it, I was imagining discrete sorts of events in which it would be expanded, and I understand there's an enforcement challenge of turning it on and off, and so I think leaving it totally off or totally on is much simpler for the police. And so... But I guess I am at least open or is it the idea of exploring on what might be a middle ground one is we just keep it the way it is, and it ends and...

0:34:45.2 Mr. Prytherch: Or B as the ordinance, it's basically open ended 11:00 to 11:00 seven days a week, and we experiment and then we see what happens, and then the middle ground might be that it's opened up during discrete events, like city-wide events, like for example, I and later we're gonna be talking about what I guess was part of the concern agenda about the Red Brick Fridays. I wish we did more events like that throughout the school year, and if the DORA were paired with the events, so anyway that's just a... If it's all on or all off, I'm open to expanding it, but I guess I wish when I initially said I was in support of it I was hoping there was more nuance to what the expansion might look like anyone else.

0:35:31.4 Ms. Raghu: I don't see this as a marriage, there's an obvious way that it can stop... I hear a lot of talk about not wanting to belittle students maybe. And I don't think that this... I don't think this is gonna add to their current drinking problem, so I can see this as a worthwhile experiment, especially if it's something that helps businesses and makes our town more lively...

0:36:02.4 Ms. Franklin: I've been speaking to people in the community, and there's some reluctance, there's some people who don't want us to do it at all, but there are, I think a lot more people who feel like it might not work, but if it doesn't work, then we end it, and I have some questions related to that. One is if, so what would things have to look like... And this is a question for you too, Chief Jones, to end it. What is the level of disorderly conduct or... Litter, I know you had to do an assessment when it was just opened in the summer to make sure you had staff to manage it, but I don't know if that was considered for when the students are here.

0:36:42.6 Mr. Elliott: So let me take a shot at it first I mean basically what I had in mind was if we have drinking-related incidents that increase over what we have now, as we all know, we have off-campus house parties that are problems for us from time to time, and so I can't give you a definite number, but you know... We reserve that right to suspend this if Police Chief comes to me and says, this is a problem, I'll basically send you an email in saying we're suspending it, we'll talk about it at the next council meeting. I will share with the public that I did provide City Council an email that I received from the City of Kent City Manager because I'm good friends with him, and I recognized that they had a year-round DORA... They started at about the same time we did. But they have a year-round DORA... And Dave shared with me that it has not had an impact on drinking-related incidents, either in the summer or the academic year or full year, it's fairly popular with their businesses and their residents as it is here, and it... By having it open all year round as what was already said, there's less confusion about when can I go out with a beer and so on and so forth. So

it's a pilot project, if it's a failure, we'll recognize that quickly and we'll end it, but I don't know if you have anything you wanna add JJ Go ahead yeah.

0:38:19.5 Chief Jones: Sure thank you for the opportunity. So I think... Yeah, what would it be for me to go to the City Manager? I think you would have to have incidents of public intoxication, litter, challenging things that are actually related to the DORA, and I think that everyone is losing sight of that like the DORA is controlled by the bar owner who sells a cup. If it's someone walking with their Natty Light can, or their White Claw can down the sidewalk, they're already in violation. Now, I think DORA, back when you instituted, DORA that led to a little bit of ambiguity and cultural norming of open containers, so it's already done. And I don't foresee students using this too much, honestly, if they do and they have their DORA cups and they're out drinking and they're causing problems, I think that's when we'll come to the City Manager and say, Shut it off, or if just the DORA alone is leading to so much social norming of it, I suppose that would be a reason to come but... We already see open container violations that occur throughout the City, and we address those. So again, it's had literally no impact on our operations since it's been instituted, but I certainly understand the kind of the fear and the unknown that may come with a larger population having access to it, but again I...

0:40:01.9 Chief Jones: I don't think... I think it's our residents who wanna enjoy it, not as much the students. But if we just... Again, is there're violation of Open Container Law without a DORA Cap that's a separate issue. So the trash and the litter will be the biggest challenge with it.

0:40:23.6 Mr. Ellerbe: One question.

0:40:25.6 Mayor Snavely: Yes.

0:40:27.4 Mr. Ellerbe: Having a cup in the DORA area gives all of your officers probable cause to check an ID, correct?

0:40:37.5 Chief Jones: I don't think so, no.

0:40:39.0 Mr. Ellerbe: As far as age, are you eligible to drink? Are you over 21? Is that something that would allow an officer to approach an individual and just check and ID?

0:40:49.8 Chief Jones: Yeah, I think we could do that, but I still think you have to have reasonable suspicion or probable cause. But if you're carrying a DORA cup throughout town I don't know if I have probable cause [laughter] to identify you.

0:41:04.6 Mr. Ellerbe: I think you know what I mean.

0:41:05.7 Chief Jones: But I know what you mean, yes. If somebody's carrying an open can of Bud Light in a public area, that's instant probable cause to check their ID.

0:41:15.7 Mr. Ellerbe: Well, more of I was entertaining several debates regarding this, and one of them was a person of age contributing to the delinquency of minors through the DORA. And my argument is, if an officer sees someone who is clearly, under the age or under drinking age, they have probable cause to go and say, "Can I see an ID?"

0:41:42.2 Chief Jones: Yes, no, I think if you see someone who looks young, you can approach them if they're holding alcohol, whether it's DORA, whether it's something else.

0:41:49.2 Mr. Ellerbe: Right. And that was the other thing I was saying is that all of the abuse or misbehaving laws already exist and are established. This does not change any of them regarding public intoxication, disorderly conduct, litter, noise all that stuff.

0:42:13.2 Chief Jones: Correct.

0:42:13.6 Mr. Ellerbe: All of that already exists and we have a well-matured response to many of these things due to the iterations that we've had in this town.

0:42:24.1 Chief Jones: Yeah, I agree.

0:42:26.4 Mayor Snavely: I want to acknowledge, for the record, that we received a number of communications to all of Council on both sides of the issue, and we appreciate the comments that were sent in and taking them into consideration. Thankyou.

0:42:42.3 Mr. Prytherch: Could I just asked a question, and I'm a person who supported the DORA, I'm in support mean of the DORA and I think we've answered the question about the kind of the illegal conduct that we can use and if it gets out of control. The op-ed from Dr. Brownell and more and large touched on more of a cultural issue. I'm just kinda curious for those who seem to the majority of their argument is that those people who are seeking out a different type of experience without alcohol present deserve places Uptown where they can go shop, socialize and enjoy the outdoors. And the adoption expansion of this policy, we removed already limited alcohol-free options for them Uptown. So it's less about disorder than it is about a culture of drinking permeating every outdoor space and whether that's the perfect reason not to do it or not but I'm just kinda curious where those people were open, what would you say to that argument that they made in the Miami?

0:43:40.3 Ms. French: I am happy to touch on that a little bit 'cause I've been thinking about this a lot, and when I was here, I was not a super go to Brick Street every weekend kind of student so I did appreciate those spaces where excessive imbibing was not the order of the area. And I think that to me it's a couple of things. One, it's a pretty limited area of Uptown. Two, if somebody is not selling alcohol, it's not Apple Trees and all of a sudden gonna become a bar. So there are still places for them to go shop. The places that they would already be going to eat are by and large already selling alcohol, even Kofenya. So I don't see the expansion of DORA into the school year as exacerbating that issue. Granted, that is pending our hypothesis that the students, by and large, the reason they wanna be at Brick Street is because they wanna be at Brick Street.

0:44:36.7 Ms. French: It's not to go drink next to a family who is playing in the fountain uptown. So I think that space of Uptown will still be by and large, protected for them. It's a matter of is an adult having a beer on the bench while they eat Mac and Joe's like how impactful is that. And I think further, we already technically have DORA when the students are here. We do have a summer population of students who are here, and a lot of those students are very studious and working on summer scholar projects and not necessarily the most visible drinking type of students. So I think we have shown that we can coexist in a space where it's not exclusionary to have Uptown beverages while the students are here. So that's where my train of thought has been on that question.

0:45:22.4 Ms. Franklin: I'm not a drinker, and so when I think about this, I think about excessive drinking, and part of my background informs this. I know it's a different rules, different countries, but growing up in Canada, where the Ontario the drinking ages was 19, Quebec it's 18. There were student-run campus pubs on campus. What I read in preparing for this is actually some of these campus pubs are starting to turn half of their floor into coffee shops because there's actually not that much of a desire for alcohol. People are really into coffee drinks and things like that. And so for me, I'm not a student anymore, but I would and still do enjoy going out with friends who might enjoy a drink and as long as I'm not around excessive drinking, it's fine. And so I think focusing on excessive drinking in the Uptown area is something to consider. I will say I was out, it was right after the Easter weekend and there was a soccer tournament in town, I think with parents and little kids and I don't know how families will respond depending on the kind of drinking or how much public drinking there is. But again, I think if people were not publicly intoxicated, it might not be a problem, but its as as Chantel said, "It's not a marriage." I mean, if it doesn't work, it doesn't work.

0:46:48.5 Mayor Snavely: I guess I would also point out that we've had experience with DORA. And I think we should rely on some of that experience to say, Let's take one more step. But I think it's a tentative step in the sense that the City Manager is that mandated, it's turns out to be problematic, then we can put an end to it. This doesn't say that it's endless. It just doesn't state that there's an end date.

0:47:14.1 Mr. Prytherch: I guess I wanted out of respect for the fact that I think this is a it's a well-reasoned argument. I mean, I spend a lot of time in Europe and kids and alcohol and playgrounds you know, like it's okay. Can be okay. Doesn't mean the United States keep things very separate. But I think it's a legitimate argument alone was worth thoughtfully we thought about that. I think that's good. I guess I would just ask that we, that we set a date to revisit it, and we don't just definitely wait for like, Well, is there problem? Let's shut it down. But let's have a conversation after a month of it, and just revisit it. And it could be for the are there reports? How do we feel about a culturally does it change the uptown that we don't like and so it's not necessarily it's gonna be a disaster before pull the plug? Let's, if it's truly a pilot, let's.

0:48:04.7 Mayor Snavely: I think we need

0:48:05.9 Mr. Prytherch: We could just revisit at a certain point in time and just say, How's it going? And maybe it's good, or...

0:48:11.2 Mr. Elliott: We'll probably, if there are complaints that I receive, or the Police receive, we'll share those with you, if the Chief alerts me that this is not going well, it will stop and will let you know, if you wanna pick a certain date, I would suggest doing it when the students are back because that's.

0:48:33.0 Mayor Snavely: Good actually, have to.

0:48:34.2 Mr. Prytherch: after a month experience with the students back September 15th, or something, and just.

0:48:40.6 Mayor Snavely: Well, I just say maybe in the middle of October, because when the weather changes, most people are gonna go inside any...

0:48:48.3 Mr. Elliott: Right.

0:48:48.4 Mayor Snavely: But I was gonna say any councilor to bring that up, certainly and ask how it's going.

0:48:54.1 Mr. Elliott: Right.

0:48:54.5 Mayor Snavely: But I think we could have just an agreement, reassess in October, but it doesn't have to be in the resolution.

0:49:02.9 Ms. Raghu: And I'm looking at Randi, just because you're the only Miami person in the room, But.

[laughter]

0:49:08.0 Ms. Raghu: I think that everyone can agree that excessive drinking is a problem. Miami knows it. I mean, that's why they're in opposition. Right. But I think that pointing the finger at DORA probably, isn't it? So I wonder what we could do as far as how can the University and maybe take some of those Police reports and really take it into something tangible as far as how can it affect their diploma, something that they actually care about? I would love to take this like enthusiasm and get store to maybe think about what are other ways we can work together.

0:49:48.7 Mayor Snavely: Is that it? Alright, this is a resolution, all those in favor indicate by saying aye.

0:49:56.8 Group: Aye.

0:49:57.1 Mayor Snavely: Opposed? Motion is adopted. We'll move to number 7.

0:50:03.8 Clerk: A resolution authorizing the City Manager to enter into a $225,000 grant agreement with the Ohio Department of Public Safety to engage in and coordinate as Lead Agency for the countywide OVI Task Force.

0:50:20.4 Mayor Snavely: Is there a motion?

0:50:21.8 Ms. Raghu: So moved.

0:50:22.5 Mr. Ellerbe: Second.

0:50:22.7 Mayor Snavely: It's been moved and seconded Thank you Glenn.

0:50:28.1 Chief Jones: Now we have a program for those who enjoy their DORA and get in a car.

[laughter]

0:50:34.7 Chief Jones: This is our OVI grant, the police department's the lead agency for the Butler County OVI task force. We administer that grant along with finance staff. It's through the

Ohio Department of Public Safety. It's 225,000 distributed to 13 agencies in Butler County. There's a required number of checkpoints they have to do and then OVI saturation patrols. Being the lead agency does benefit Oxford as we get a higher share of that. It helps put officers out on the street in your community.

0:51:10.8 Mayor Snavely: Okay we've been doing this...

0:51:14.2 Chief Jones: For many years, and we've been the lead agency since, I wanna say 2014, that's it, thank you.

0:51:22.3 Mayor Snavely: Would anyone from the public like to address this item? Seeing none Councilors? Questions?

0:51:27.8 Mr. Jason Bracken: You have to say that this is a statistic I would watch relative to DORA. If we see numbers go up here then I'd definitely rethink.

0:51:34.3 Mayor Snavely: Thank you, anything else? All those in favor of the resolution indicate by saying aye.

0:51:46.3 Group: Aye.

0:51:47.6 Mayor Snavely: Opposed? The resolution is adopted, we'll move to ordinances first reading, you may read the first.

0:51:54.1 Clerk: An ordinance authorizing the tax budget for the year 2023. And directing the same be transmitted to the Butler County Auditor.

0:52:04.1 Mayor Snavely: Okay, welcome, Joe.

0:52:06.4 Mr. Newlin: Thank you. This is the first step in our budgeting process. It's required by the Ohio Revised Code. We have to pass it as the legislative body and return it to the county to their budget commission by July 20. Then the other stuff I'll probably read next time because we actually have public hearings. So keep them amused. But it's not all that pertinent tonight. The way I've attacked this is, this is more of an exercise just to show you have enough money to pay your general obligation debt. And you show how much property tax you receive. And then we show much of that as you go on and all this other detail. And since we're going to be doing that, in the coming months, I don't see why I don't have the hat that I put on this guess stuff. So I leave it up to the departments as we all work on a budget together. This is basically just taking the 2022 budget and applying it to this tax budget just to show that we have the income tax coming in for the two new Councilors. If you look on page 114.

0:53:22.8 Mr. Newlin: You'll see in the Schedule A, it says, "Governmental funds," and we as the budget commission, we get 1.4 million coming to the general fund, special revenue funds, we get about 1,378,128, and that's split between the trail and then the projects that pay for the road improvement up on 27 South, all the different... The five different areas that the taxes actually go towards. 75% of it goes towards the payment of the money that we borrowed to put in the road down on 27 South.

0:54:09.7 Mr. Newlin: Then if you go to page 123; is the other one that really shows what's going on for this whole exercise, you show what's your... The two debts that we have that have to do with property taxes, the one is for the Aquatic Center. Next year, it'll be $311,050, and then the South Point Tiff Road project of 303,275. So we received plenty of money for both of those, so basically, that's what this stack budget tells you, even though there's a lot of other stuff in here that is just... Like I said, basically, I just go in and use last year's budget. But I will go over and just point out what's different in the general fund, and the other funds, I'll just go briefly because they're basically exactly the same. But this also looks at any of the supplementals we've brought in this year. So when you look at the 22 estimate and the 23 projected budget, federal grants, we received 31,451, and I believe the police department got that for their cameras; the grant that they applied for. So we did a supplemental to show that.

0:55:34.9 Mr. Newlin: Return from advance of the capital improvement fund, we don't know what projects will be outstanding at the end of this year, that'll get reimbursed next year, so I didn't put anything in. Return of advance from Oxford area trails fund. And this is just an accounting thing that I had to do so everything worked out. And actually, that won't be a problem, I don't believe, going forward. And then advance from the Oxford area trails fund, this year, we had advance a bunch of money because we were gonna do two projects at once. So I just put it in at 560 next year to make things balance out. And then return of advance from the High Street pedestrian fund, we had 400,000 this year and 366,350. And again, I just had to put that in there because that'll be closed out by the end of this year also.

0:56:30.0 Mr. Newlin: The next one's in law enforcement on the expenditure side, 6741. That was all that money was encumbered this year, so it was encumbered at the end of last year, so I just put in new budget terms. On public health from welfare, the 24,473 there, and it's actually not recreation program, its a community assistance, that was the money that we used to buy the software for the short-term rentals. And that'll be in the budget next year, but we'll deal with that come next year. And then all the rest of the... Everything else in the general fund, all the deltas are all money we had encumbered at the end of last year that won't be encumbered at the end of this year that we know of. So those are the only things in the general fund. And then again with the transfers, since that has to be a balanced budget, that service, the aquatic center, went up by 5800, so I just decreased the amount of money that we transferred to capital equipment fund by the same amount so everything balances out. And the advances, I had already talked about on the revenue side. This is just showing the advance going out of the fund.

0:57:49.4 Mr. Newlin: And as far as anything on Exhibit C on page 127, pretty much the only time... The only amounts, excuse me, that, or any changes is any monies that we transferred it out for capital projects. I just put the amount of expenditures equal to the amount of transfers. That's the only difference, is the wastewater and the water capital improvement and capital equipment funds. And again, the South point Tiff District adjusted those transfers to make sure that we were able to support the debt service for next year. So they went up by a little bit, because the debt service goes up. From year to year, sums is a little higher, down to a little lower, but it's within about $2000 or $3000 each year. Those were the only changes they made on funding.

0:58:51.4 Mayor Snavely: Okay. And the details of our budget for next year will be handled later?

0:58:55.4 Mr. Newlin: Correct. And that's why... Like, this is more of a...

0:58:58.0 Mayor Snavely: Proforma, right?

0:59:00.2 Mr. Newlin: Proforma, right. And I don't put a lot of extra time into it if I don't have to because I got plenty of other stuff to do.

0:59:06.1 Mayor Snavely: Thank you, Joe. I appreciate it. Council, any questions? Yes.

0:59:11.1 Mr. Bracken: I want to use this as a chance to bring up possibly conforming our municipal boundaries; to pull that millage lost to the township with our services. That's something we've brought up before, but haven't discussed. We're talking about tax budgets. I just thought I'd bring them now so it doesn't get lost.

0:59:30.0 Mayor Snavely: Yeah.

0:59:30.2 Mr. Bracken: It's about 90,000 revenue that I think we would make better use of, we had in earnings.

0:59:36.8 Mayor Snavely: Would staff be would be looking at that.

0:59:39.3 Mr. Elliott: We're looking at it now. Look now, now. Yeah.

0:59:42.3 Mayor Snavely: Appreciate it, anyone else? Okay. That was first reading so we'll hear it again at our next meeting, vote on it at that time. So we'll move to second readings and you may read the first one.

1:00:00.0 Clerk: An ordinance amending ordinance number 3654, supplemental budget ordinance number four to make supplemental appropriations for fiscal year 2022.

1:00:11.1 Mayor Snavely: Okay. Is there a motion to adopt this?

1:00:14.4 Ms. Raghu: So moved.

1:00:15.5 Ms. Franklin: Second.

1:00:16.0 Mayor Snavely: It's been moved and seconded to adopt this ordinance, Joe.

1:00:20.7 Mr. Newlin: Okay, thank you.

1:00:21.0 Mayor Snavely: Any changes from last time?

1:00:24.9 Mr. Newlin: The first one stayed the same, the 103,000, and then we had three additional items that came up and they all have to do with... The first one is insurance proceeds for fixing the guardrail at Campus and Chestnut. We received $5673.26 from the insurance company so we're showing that as revenue and then showing the expense $5673.26 in the same fund. So it has a zero effect on the fund 'cause there's money coming in money going out the same amount. The next one in the wastewater capital equipment fund, Mike's group was able to go out to get Ohio Bureau of Workers Compensation, trenched safety grant for $11,221.60 So we're showing they were successful in receiving that grant and that we got the revenue of $11,221.60 and then purchasing

that equipment on the expenditure side for $11,221.60.

1:01:33.7 Mr. Newlin: And again they go out of their way to look for these grants and my hat's off to them because when you bring money in and it covers the expenses that's a great thing for the City. And then the next one, they also went out for a grant and this one for the water fund and this is EOPAs led service line inventory and mapping grant program. They were able to secure $47,300. So we're showing the revenue coming in from the grant and then the expenditure to actually do the inventory and mapping of the lead service lines in the City. And again, we had money in the budget for lead service lines this year, but that's to help residents who may have to replace their lines. So this is above and beyond, it's gonna give us a good indication of what we actually have in the city so we know because at this point we just test those. I believe when we do any paving or anything on a street. So this will give us a good inventory so we actually know what we have. So again, thanks for getting that grant and makes the city safer.

1:02:42.8 Mayor Snavely: Thank you. Is there anyone from the public who'd like to address this item? Hearing none. Any questions or discussion from the Council? Call the roll.

1:02:55.2 Clerk: Ms. French?

1:02:56.8 Ms. French: Yes.

1:02:57.5 Clerk: Mr. Prytherch?

1:02:58.8 Mr. Prytherch: Yes.

1:03:00.4 Clerk: Ms. Raghu?

1:03:00.4 Ms. Raghu: Yes.

1:03:00.8 Clerk: Mr. Bracken?

1:03:01.6 Mr. Bracken: Yes.

1:03:02.4 Clerk: Mr. Ellerbe?

1:03:03.3 Mr. Ellerbe: Yes.

1:03:04.1 Clerk: Ms. Franklin?

1:03:05.0 Ms. Franklin: Yes.

1:03:05.3 Clerk: Mayor Snavely?

1:03:06.5 Mayor Snavely: Yes. The ordinance is adopted. Thank you very much. Joe, you can read the second when you're ready.

1:03:14.0 Clerk: An ordinance by Oxford city council repealing the current section 15-19-04 possession sale or discharge prohibited exceptions of the codified ordinances of Oxford, the city of

Oxford, Ohio and enacting a new section 15-19-04 possession sale or discharge, prohibited, exceptions for the purposes of addressing the provisions of house bill 172 concerning the right of municipalities to retain the regulations and prohibitions on the discharge, ignition and exploding of fireworks that existed prior to the enactment of house bill 172.

1:03:55.3 Mayor Snavely: That's a pretty long title, isn't it.

1:03:58.7 Clerk: Just a bit.

[laughter]

1:04:00.8 Mayor Snavely: Aright. Is there a motion to adopt this?

1:04:02.4 Ms. Raghu: So moved.

1:04:02.9 Mayor Snavely: Is there a second?

1:04:04.2 Ms. French: Second.

1:04:05.4 Mayor Snavely: Thank you Alex, it's been moved and seconded and...

1:04:09.2 Mr. Elliott: Yeah, as I stated the last time and the title pretty much covered everything, but house bill 172 allows individuals to possess consumer grade fireworks. It lists a number of holidays but what we're saying is we're reinforcing that even though this bill was passed, you still cannot possess fireworks in the City of Oxford.

1:04:34.2 Mayor Snavely: Okay. Thank you. Is there anyone from the public who would like to address this? The council? So we're not changing anything. Right?

1:04:44.0 Mr. Elliott: We are adding a section that basically says you can forget this new bill as you still can't possess them in Oxford.

1:04:50.9 Mayor Snavely: But we're not, someone asked me, I hear we're banning all fireworks and we're still gonna have 4th of July fireworks.

1:05:00.8 Mr. Elliott: No, this is consumer grade fireworks and I don't believe we qualify those for as consumer grade fireworks.

1:05:06.8 Mayor Snavely: Any further discussion, you may call the roll.

1:05:09.9 Clerk: Mr. Prytherch.

1:05:10.7 Mr. Prytherch: Yes.

1:05:11.7 Clerk: Ms. Raghu.

1:05:12.2 Ms. Raghu: Yes.

1:05:12.4 Clerk: Mr. Bracken.

1:05:13.0 Mr. Bracken: Yes.

1:05:13.1 Clerk: Mr. Ellerbe.

1:05:18.7 Mr. Ellerbe: Yes.

1:05:19.5 Clerk: Ms. Franklin.

1:05:20.3 Ms. Franklin: Yes.

1:05:20.6 Clerk: Ms. French.

1:05:20.7 Ms. French: Yes.

1:05:20.8 Clerk: Mayor Snavely.

1:05:20.9 Mayor Snavely: Yes. The ordinance is adopted. We move to announcements and communications and begin with remarks by Council and staff. I'll begin with City Manager, Doug Elliott.

1:05:31.8 Mr. Elliott: Thank you. A couple things I wanted to share with the council and the public that we had our first labor management committee with the Fire EMS division. This was under our new collective bargaining agreement. We basically discussed the main topic was staffing.

1:05:50.7 Mr. Elliott: I wanna share with you that the Fire and EMS division responded to 846 Fire calls and 2195 EMS calls in 2021. And this was done with a staff of nine full-time fire fighter paramedics, supplemented with part-time staff. So we've seen both Fire and EMS calls have increased over the last 15 years, except for the declines in the years 2019 and 2020 due to COVID. And so in order to add additional full-time staffing, we're gonna need additional revenue, of course. And we talked about three options generally and those three options, one would be an income tax increase, or as the Mayor likes to remind us, an earning tax. The second one is a real property tax and the third one that we discussed was a Miami University student fee.

1:06:44.9 Mr. Elliott: So, as you know the first two options would require voter approval. The third option would, of course require the support of Miami University. If you remember, in 2018, we had a public safety forum hosted on the Miami campus by the Miami students. And a student fee was broached at that time and discussed a little bit. So the students, Miami University students represent the majority of our population, we estimate approximately 65% of our population in 2019. And so they have a big impact on both Fire and EMS calls. And just to give you some example, fire calls from the campus of Miami University represented a five-year average of 23.46 of all fire calls. That doesn't include the off-campus student housing, this was just for Miami University campus. And in the EMS calls from the campus had a five-year average of 18.6%. And once again, both percentages do not include calls to off-campus student housing.

1:08:00.6 Mr. Elliott: In 2011, we looked at the age groups, which includes Miami University students, the age group that includes them was about 48% of our EMS calls. So that's one of the

reasons that we discussed the student fee, but of course once again, that would require the support of Miami University. We talked about possibly a combination because if you think about real property tax, all of Miami University property as well as churches in the city, in the school, they're exempt from real property taxation. So that's an issue there, if you look at an income tax increase and of course, the senior citizens that might be on pensions and investment income, they're exempt from that, they do not pay income tax on that. So we'll be discussing that more and I'm sure we'll be having a work session with Council to discuss that. If we do put something on the ballot, we talked about in the May 2023 primary to put something on the ballot.

1:09:04.6 Mr. Elliott: So our next meeting will be in August, but we'll be continuing that discussion, we did discuss other items at that labor management committee meeting, but that was the one that we spent the most time on. The last thing that I wanna share with you, as you know, the state, Ohio Board of Pharmacy issued provisional dispensary licenses for the second round. And three are located in our district, which is Southwest District 2, with two of the three located in Oxford, the other one is located in Monroe. And I gave you the names of the companies and their addresses. The two addresses are, one is 5280 College Corner Pike, and that was the former Asian food mart. And then the other one is the 3616-3620 South Point Parkway. So that was announced yesterday or today. I will share with you both locations will still need to obtain a building permit for build out and or change of use. So I wanted to share that with you since that was released. I kept getting on their website and getting on their website and they kept saying, "We're making sure the applications are complete" but no announcements were made, but those were made recently and I wanted to share that with you. So that's all I have, unless you have some questions for me. Thank you.

1:10:27.1 Mayor Snavely: Thank you very much. Mike.

1:10:32.3 Mr. Dreisbach: Good evening. I'd like to take a moment and recognize Dave Treleaven who has coordinated our Rumpke Solid Waste and Recycling contract. So I'd like to thank everyone for their patience as we get the town cleaned up from move out. Generally it takes three or four days, so hopefully by tomorrow night things will be back in order. We had some high profile events with graduation and the Oxford Wine Fest and pardon me for not knowing the correct name, Craft Beer Festival?

1:11:08.2 Mayor Snavely: Oxford Wine and Craft Beer.

1:11:09.8 Mr. Dreisbach: Thank you. So the town will be tip top shape for that this weekend. And I'd also like to recognize the Des Fleurs Garden Club, they provide the funds for us to do the hanging basket program through the Uptown District. And the hanging baskets are peppered through other facilities as well throughout town, so everybody's working hard to make Oxford a beautiful town. And we appreciate everyone's support.

1:11:37.2 Mayor Snavely: I've noticed a lot less mounds of garbage this year than last year. It seems like we're doing a better job this year.

1:11:47.7 Mr. Dreisbach: I think there's several factors, one also being, the move out was a little longer duration and some people left right away.

1:11:56.3 Mayor Snavely: Yeah.

1:11:57.0 Mr. Dreisbach: Some stayed to party for the last weekend and a few stragglers now, so it wasn't all out just in one day, so that was good. Thank you.

1:12:05.8 Mayor Snavely: Thank you. JJ?

1:12:09.2 Chief Jones: Nothing thank you.

1:12:09.4 Mayor Snavely: Joe?

1:12:10.1 Mr. Newlin: Nothing thank you.

1:12:11.6 Mayor Snavely: Chief?

1:12:12.5 Chief Detherage: Nothing sir.

1:12:12.6 Mayor Snavely: Casey, come on out.

[laughter]

1:12:18.4 Mr. Wooddell: I'd like to get my talking in while I'm here, so... [chuckle]

1:12:22.6 Mr. Wooddell: Hey. Hey. Hey. Just a couple of things. Saturday, May 28th is opening day for the Aquatic Center. This is a good time to mention that we've had some excellent opening day cannon balls in the past from whoever the mayor was so... Offering that service to you, if you're willing.

1:12:41.7 Mayor Snavely: I will offer that opportunity to any of you.

[laughter]

1:12:45.2 Mr. Prytherch: You're the Mayor Bill.

1:12:48.1 Mayor Snavely: It will not happen.

1:12:48.2 Mr. Wooddell: It will not happen. Would you be willing to be there for opening day?

1:12:53.0 Mayor Snavely: I will be there. I will be there.

1:12:53.8 Mr. Wooddell: How about a trip down the slide?

1:12:55.3 Mayor Snavely: I might do the slide.

1:12:57.0 Mr. Wooddell: Okay. [laughter] Excellent. We'll take that. Secondly...

1:13:00.8 Mayor Snavely: I'm 70 years old... [laughter] I can’t do cannon balls any more

1:13:02.1 Mr. Wooddell: Lifeguards are on duty all the time. [laughter]

1:13:06.6 Mayor Snavely: Great to hear that.

1:13:09.8 Mr. Wooddell: And then last week at a recreation board meeting and Councilor French asked me about Freedom Festival, and it reminded me that I should inform all of you that on July 2nd, we will have the Freedom fest parade. It will be back this year, it will be Uptown as it was prior to COVID. And all of you are invited and welcome to lead that parade in a Horse drawn carriage. So I will send the details out to you but just so you're aware, that is on Saturday, July 2nd at 6:30 is the parade, and then there's a special music fest right after that at 7 o'clock that enjoy Oxford's putting on. Thank you.

1:13:45.7 Mayor Snavely: Super. Thank you Casey. Welcome Sam.

1:13:52.5 Mr. Perry: Thank you. Good evening. I also wanted to comment on just how clean the town looks compared to previous years. So adding the containers around the Mile Square, I've appreciated that has helped a lot with code enforcement. We hate to see those things going to the landfill, but it is another way to help with just the overall process. ShareFest Miami University, Goodwill, there's a lot of partners, food pantries help get a lot of those solid waste items to other places. So we're very appreciative of that. Thank you.

1:14:27.6 Mayor Snavely: Thank you. Jessica.

1:14:33.1 Ms. Jessica Greene: Good evening. I have a few updates. First, last meeting councilor Bracken, you would ask me a question about the climate use with the American rescue plan dollars, and I feel like I didn't give a very good answer to that. So I just wanted to clarify that climate is not directly an allowable use of American rescue plan dollars, which is probably why we don't have a strong recommendation in that category at this point. It would really have to be an infrastructure or directly COVID-related expense.

1:15:05.0 Ms. Greene: And we did just receive a notification of our second allocation and they said... I was kind of pissed it said "We really encourage you to use this on affordable housing and creating new jobs" and I was like, "Oh like, Okay" so the products we have recommended to you were very much in line with that. And on that note, we'll be sending on a formal invitation but I'm hoping that we can could have a work session, on and off Tuesday.

1:15:28.2 Ms. Greene: And I'm proposing, Tuesday May 31st, from 5:00 to 7:00, if possible we can change the time. But the goal is to have almost like a retreat style work session where we get into the nitty-gritty, get up out of our seats, go to boards and like, really kind of hash out some of these final recommendations that we have for you, so that we can bring forward formal recommendations for you to vote on in the near future.

1:15:53.5 Ms. Greene: That's what we would like to do, so I'll be sending in an email out and announce that to the public once we can kinda confirm that that date works for you. I also wanted to just briefly address the letter that we got from the Butler County Development Department, regarding there is a public meeting on Monday, June 13th at 9:30 AM at the County Commissioner's... Headquarters office. I almost got on top of head, sorry.

1:16:24.3 Ms. Greene: And it is addressing the prohibiting of economically significant wind farms,

large wind farms and large solar facilities. And so I went down to the Planning Department and got a copy of the map, which is here, but basically it's everywhere except Lemon Township. And I was frankly shocked, I was like, "Oh, what?" And so, after learning that, I kind of didn't ask, Well, what are the definitions of economically significant, and it's five to 49 Megawatts is an economically significant wind farm, and then anything over 50 Megawatts of wind farms and solar is considered would be prohibited.

1:17:06.9 Ms. Greene: And then the cities are still allowed to do these projects, but the Township areas would not... Kate Rousmaniere asked me to kinda share her thoughts briefly, and then did share that the County Commissioners indicated to the Townships like, "Hey, we're thinking of doing this" and the Townships then passed resolutions either in favor or against this recommendation. And Oxford Township did vote in to agree with the County Commissioners on a prohibition of wind and solar. And she did just explain that the County Commissioners had the final say and that the non-incorporated Township residents in large part are in favor of this prohibition.

1:17:51.4 Ms. Greene: And so she encourages all of you, if you're able to attend this meeting on June 13th and share your thoughts. And she also invites a representative council to start attending Township meetings if you'd like, and we can follow up in an email with their schedule and things like that. I can't answer any questions, I'm the messenger, but I did wanna let you know about the public meeting. And I think that's everything I have for tonight.

1:18:20.4 Mayor Snavely: Very disappointing. What is the time of that meeting?

1:18:23.4 Ms. Greene: It is 9:30 AM in the County Commissioner's, I can't think the word today I'm...

1:18:30.1 Mayor Snavely: Is it in the Government's center?

1:18:32.2 Ms. Jessica Greene: Yes. It's in the Government center upstairs, and they have their own...

1:18:35.9 Mayor Snavely: Chambers.

1:18:37.3 Ms. Greene: Chambers. Thank you. It is 315 High Street Hamilton, Ohio, the Government Services Center.

1:18:45.8 Mr. Elliott: You know, it's a little disappointing that our assistant city manager had to go there to get the map, wasn't available online it's... I don't know that real sunshiny if you will.

1:18:57.9 Mayor Snavely: Yeah. There's a bit of shade.

1:19:02.4 Mr. Elliott: Yeah. There's an option here because, basically they had a lot of complaints that, counties wanted to have input on it. And so this bill was passed and there's two options. One they could do like Jessica's outlined and had these, designated areas and restricted areas, designated restricted areas. Or they would still could move forward with them, but they have to have a public hearing. Once they pass this restricted area designation, if someone wanted to do a project, they would have to go to the voters and have it approved. So it's made it more complicated. And if you remember in the email that I sent, it basically said that now the cost per megawatt to build a solar

plan is below fossil fuels for the first time.

1:19:57.8 Mayor Snavely: If that's the attitude that a township, our township trustees want to take, then it lends credence to Jason's comment earlier that it's time for us to separate from them. And I think their decision has made my decision.

1:20:15.8 Mr. Bracken: Can I?

1:20:17.0 Mayor Snavely: Please.

1:20:17.7 Mr. Bracken: So one that also, this is only for renewable energy. It doesn't preclude fossil fuel setting up any number of...

1:20:24.6 Mayor Snavely: That's right.

1:20:25.3 Mr. Bracken: Which includes...

1:20:26.1 Mr. Elliott: Yeah. You wanted to build a new fossil fuel plant. You wouldn't have to go through this process. Now you would still have to go to the power siding commission and they just added an extra step for solar, renewable.

1:20:37.7 Mr. Prytherch: Smoke stacks are okay. Solar panels are not so...

1:20:41.3 Ms. Raghu: So much for property right today.

1:20:44.2 Mayor Snavely: And when I was at the township meeting this year, their annual meeting, all the township trustees said to me that they didn't like the wind turbines, but they were okay with solar. And apparently all that went out the window and they no longer believed that. I just find this very distressing and I would like us to proceed in the quickest possible way to separate ourselves from the township.

1:21:13.1 Mr. Elliott: I'll be providing you some information.

1:21:14.6 Mayor Snavely: Thank you.

1:21:15.8 Mr. Jason Bracken: I just wanted to address, so going back to ARPA, and not to throw any wrenches in our plans, which are probably looking pretty good. But without climate being the goal, but just renewable energy infrastructure with that goal under the general infrastructure possibilities.

1:21:30.1 Ms. Greene: It really has to have a COVID direct COVID link. And so that's the, that's the hard part that we've been trying to do. Yeah.

1:21:39.3 Mr. Bracken: And so the other infrastructure also has to be directly related to COVID.

1:21:41.9 Ms. Greene: It does. You have to be able to prove that it's like pre-planned and you weren't able to do it because of blah, blah, Yeah.

1:21:47.2 Mr. Bracken: Awesome. Thank you.

1:21:48.4 Mayor Snavely: Thank you, Jessica. Heather.

1:21:51.2 Clerk: Nothing. Thank you.

1:21:53.4 Mayor Snavely: Ben.

1:21:54.2 Mr. Mazer: Nothing this evening. Thank you.

1:21:58.3 Mayor Snavely: Glenn.

1:22:00.7 Mr. Glenn Ellerbe: Nothing, thanks.

1:22:00.8 Mayor Snavely: Alex.

1:22:00.9 Ms. French: Yeah, just a couple of things. One a huge kudos to not only, keeping the town really nice as move out has happened, but I have to say usually I try to avoid the general uptown area as adamantly as I can, especially now that I don't work uptown during graduation weekends, but I was asked to go to a graduation party right in the heart of uptown, right in the middle of Saturday. And I buckled in for an inexplicably long drive from my house to the party location and, kudos to Chief Jones and his crew. It was dare I say, painless. Pedestrians were under control. Traffic flow was under control. I mean, I'm not gonna make it an annual tradition, but it was great. So thank you for that.

1:22:43.6 Chief Jones: Well, thanks. It was all my crew. I was not working.

[laughter]

1:22:47.7 Mayor Snavely: But everybody else was. Thank you.

1:22:49.9 Ms. French: Yeah. And also if graduation weekend wasn't enough, Miami also posted the softball Mac tournament this weekend, to add a little bit of chaos on top of chaos. It was literally the tournament was happening as graduation was happening, like a softball's throw from each other. And so congratulations to the RedHawks for winning the Mac this year. This is the second year in a row. They've won the Mac. They're a fantastic group of young women and student athletes. So keep an eye on them during the NCAA championship coming soon. And I am glad that Casey reminded us about the parade because for a little while I thought he was joking. So that's not a joke. [laughter] no, thank you. Thank you.

1:23:34.0 Mayor Snavely: Thanks.

1:23:34.4 Ms. Raghu: If I could, I just wanted to have a moment of silence for, we have mass shootings all the time. But just to point out the ones that happened in New York and California from hate crimes, racially bias. If we could just think about those people and I think that it can feel so far away because it's not happening here. And I don't even wanna say it could happen here, because I think we all know that it doesn't need to be said, but the work that we do to be inclusive and bring people in and invite as many people to the table as possible does such good work. So anytime we

make social media posts or, promote different businesses that has such a positive effect.

1:24:23.0 Ms. Raghu: So I'd like to thank us for going forward into that effort. And I will always say like just befriend people who don't look like you or think like you, and you have no idea what an impact it could make. And this is API heritage month. I was lucky enough to speak at a beautiful event in Memorial hall this past Saturday. And something that I learned is that API or Asian American Pacific Islander adolescents experience the highest level of racial discrimination from their peers from any other group. So something to think about, I have grown up with this my whole life, and I will always push back when I hear people not being inclusive over, businesses that they find to be different from what they expect. So yeah, check out any type of Asian owned restaurant this month, you might find really awesome dishes and meet some cool people.

1:25:29.2 Ms. Franklin: Couple of comments, you all remember the civil rights mural that used to be uptown. It's very close to being touched up. Joe, pressure's been working on that. And when he says that it's done, I'll communicate with City Staff and we'll get it eventually mounted onto the municipal building. So that would be exciting. I also wanted to talk about the events in New York.

1:25:56.5 Ms. Franklin: Some of you know of the experiences that I've had in Oxford, going for a walk, being called the N-word, Glenn, we've talked about that, I think before... And when these things happen, I do feel fearful. There are times when I don't feel necessarily that safe, and then when I feel afraid, I turn inward and then I have to try to find the line between; Am I just taking care of myself or am I isolating in a way that is unhealthy. But I do find that when I go uptown and hang out in front of Kofenya and see people walking by, I feel better. And I think that, though I am afraid, I think when we entertain the fear too much, it divorces us from our own humanity, and I think that's what happened, that young man just paddled in so much fear of the other, fear of change, fear of anything different in lies that he got divorced from his own humanity, and you cannot de-humanize other people unless you de-humanize yourself first.

1:27:00.5 Ms. Franklin: And so I wanna encourage us to continue to connect with each other, as a way as an antidote to fear, so that we can stay in touch with our own humanity and... There's a program that I'd like to do in the city, it's called Living Room Conversations. And if you go online and look up, Living Room Conversations and you look up the one called, Civic Renewal, it's an intergroup dialogue way that we can communicate with each other. And the good news is when I've been planting seeds in the community about it, there are people who are really desperate to have conversations. They really would like to talk to people who are different. The bad news is, when I asked them, "Can you invite someone who is different on the political spectrum than you?" They don't know that many people, where they don't connect with that many people, we're all sort of... Many of us are in a bubble silos.

1:27:57.4 Ms. Franklin: So if the city would be going to maybe make copies, I would like to hand some out at a city council meeting of the Living Room Conversations dialogue guide, but you can also find it online. I think that's a way for us to connect with each other, in this town, I would love to make Oxford a Living Room Conversations community. And I just wanna end with this quote from Dr. Martin Luther King Jr, "Returning hate for hate, multiplies hate, adding deeper darkness to a night already devoid of stars. Darkness cannot drive out darkness, only light can do that. Hate cannot drive out hate, only love can do that." Thank you.

1:28:40.9 Mr. Bracken: And there are so many good topics that we talked about the attack. Roe and

Wade that continues recent mass shootings, but a lot of that has been discussed and some of this is too long to discuss now. I'll just say that COVID is on the rise, I should be wearing my mask today, and I left it at home. But one thing you can do is, there are three test kits available to everyone, you can order them now, they will be shipped to you for free, I highly recommend that, and just keep an eye out because it's getting a little dangerous out there again. That's all.

1:29:11.6 Mayor Snavely: Thank you, David?

1:29:12.5 Mr. Prytherch: So, yeah, I think we can have a moment of silence for a million people, who are no longer on the planet, and I'm really proud of what we've done, but... When the most careful people you know are getting COVID right now, you know it's all around us. And so I was trying to avoid it... "Okay school is over, I'm gonna start wearing my mask," and they came home with my high schooler and so now half of my family has it, everybody's gonna be fine, but it remains as transmissible and adaptable, and your vaccine is only gonna last you so long, so I think that COVID is going to be something we will be continuing... So it's... Yeah, I was enjoying going mask-free, but I'm also hoping not to be quarantined, it's very disruptive, even if it's just a minor thing, it's a major disruption to your life.

1:30:00.9 Mr. Prytherch: So, I just would also just like to express my profound confusion and disappointment about the township's decision. I can imagine the rationalizations that you could make, but I feel like we have partnered and I thought there was great shared values on these issues. We have appointed township residents to our climate action steering committee provided leadership, and we've not shut our doors to that and we assume that they share our values, and... There is vulnerable if not more so. The rural areas... Farmers are gonna face a very difficult future and meeting the scale, the challenge is going to require scaling up the solution and to shut the door on the only thing that's gonna prevent a catastrophic future that will really affect our rural areas. This is... I don't get it. And I thought I understood the township better than I do, obviously, we are in a great position and we'll keep doing what we're going to do, and I think the conversation has to continue because I think that... Yeah, if I were a farmer, I might like to have the right to develop wind on my property too...

1:31:12.5 Ms. Raghu: And the farmers union is in support of it.

1:31:14.4 Mr. Prytherch: Yeah, so I just...

1:31:22.1 Mayor Snavely: I wanna just say congratulations to Miami University and their graduates and their faculty [chuckle] we are really happy that they're done as well. I wanna remind everyone again, of the wine and craft beer festival, which will be uptown. I hope that Councilors can be around uptown, if you are able and interested. I hope that you will. I think it's gonna be a nice event and it will bring people into our town and help our local businesses which need every little bit of help that we can get, and with that I would ask for a motion to adjourn the meeting.

1:32:00.7 Ms. Raghu: So moved.

1:32:00.8 Mayor Snavely: Is there a second?

1:32:02.2 Ms. French: Second.

1:32:02.2 Mayor Snavely: It's been moved and seconded by councilor French. All those in favor say, aye.

1:32:09.0 Group: Aye.

1:32:09.6 Mayor Snavely: Opposed? Thank you. Meeting is adjourned.

Request has been sucessfully updated.

Public Comment to Council Form

Print

Submitted by: Tori Bartlett

Submitted On: 2022-05-16 15:23:29

Status: Acknowledged

Assigned To: Doug Elliott

Priority: Normal

Due Date: Open

Public Comment To Council

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Please note: Comments must be received by 2:00 pm the day of the council meeting to be shared with City Council members. Comments will be included in the minutes under the public comment section.

*** First Name**

Tori

Enter your First Name

*** Last Name**

Bartlett

Enter your Last Name

*** Address**

225 Mckee Ave

*** City**

Oxford

*** State**

OH

*** Email**

tori.bartlett@gmail.com

Phone

5135933727

*** I am a...**

- [ ] Visitor
- [x] Resident
- [ ] Business Manager
- [ ] Business Owner
- [ ] Employee in Oxford
- [ ] Student
- [ ] Other

*** Comment(s)**

I think that DORA should be expanded in Oxford to be year round. It seems silly to stop DORA during the school year when Cincinnati and even Hamilton have it in effect year round. It's so nice to be able to just enjoy a drink outside and walk around and it would be really nice to be able to do it all year and it would be a reason for me to actually go Uptown during the school year rather than other cities.

Make a public comment for review by City Council

Request has been sucessfully updated.

Public Comment to Council Form

Print

Submitted by: Walt Vanderbush

Submitted On: 2022-05-15 21:01:47

Status: Acknowledged

Assigned To: Doug Elliott

Priority: Normal

Due Date: Open

Public Comment To Council

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Please note: Comments must be received by 2:00 pm the day of the council meeting to be shared with City Council members. Comments will be included in the minutes under the public comment section.

*** First Name**

Walt

Enter your First Name

*** Last Name**

Vanderbush

Enter your Last Name

*** Address**

21 Christopher Drive

*** City**

Oxford

*** State**

OH

*** Email**

vanderw@miamioh.edu

Phone

(513) 305-5346

*** I am a...**

- [ ] **Visitor**
- [x] **Resident**
- [ ] **Business Manager**
- [ ] **Business Owner**
- [ ] **Employee in Oxford**
- [ ] **Student**
- [ ] **Other**

*** Comment(s)**

I write as a resident of Oxford and faculty member at Miami University for the last 28 years to offer support for the DORA program. I look forward to the return of the program this summer and the opportunity to enjoy a beer outside uptown. I know that in the past the program has been restricted to those times of the year when most of our students are not in town, and I hope that the City Council will decide not to end the program this year when they return in August. Selfishly, there are lots of times when students are in town that favorite restaurants are crowded, and I would like the option of food to go with a beer outside on a fall evening. But I also think that students deserve the option of having a beer or two in the uptown park as well. I can imagine that there are Miami students who would prefer a beer outside with a sandwich from La Bodega or a burrito from Chipotle to the scene in one of the bars encouraging excessive drinking by way of cheap pitchers of beer. I would like to think that Oxford would provide the opportunity for both students and others who live in Oxford to drink socially and responsibly together outside uptown during fall evenings. We can model an alternative approach to drinking that I would like to see more students choose rather than trying to "beat the clock" or even join in on the activities at some of the house parties we've all observed. In my experience, treating students as the adults they are is better for those of us who are long-term residents of Oxford and the students themselves.

Make a public comment for review by City Council

Request has been sucessfully updated.

Public Comment to Council Form

Print

Submitted by: Allie Gresham

Submitted On: 2022-05-17 11:16:06

Status: Acknowledged

Assigned To: Doug Elliott

Priority: Normal

Due Date: Open

Public Comment To Council

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

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*** First Name**

Allie

Enter your First Name

*** Last Name**

Gresham

Enter your Last Name

*** Address**

6424 Contreras rd

*** City**

Oxford

*** State**

Ohio

*** Email**

alliegresham@yahoo.com

Phone

5132952668

*** I am a...**

- [ ] Visitor
- [x] Resident
- [ ] Business Manager
- [ ] Business Owner
- [ ] Employee in Oxford
- [ ] Student
- [ ] Other

*** Comment(s)**

I’m in favor of reopening DORA again with no end date. I like that the city manager reserves the right to suspend the dates of operation due to disorderly conduct, littering, or other public nuisance problems. As a “townie” with two young children, I’m not always able to get out of the house, but when I do, I prefer to not be surrounded by students in a bar. I believe adults in town can show that they can be responsible with this freedom. Mason, Milford, Hamilton, and Loveland all have DORAs. Wyoming, OH City Administration made inquiries to those communities and none have negative experiences to report. Also, with Covid cases in the Midwest on the rise again, I think it’s a good idea to encourage adults in oxford to congregate and build community while outdoors. This would allow us the interaction and community a lot of us crave, while keeping Covid numbers down and residents healthy.

Make a public comment for review by City Council

Request has been sucessfully updated.

Public Comment to Council Form

Print

Submitted by: Christopher Conese

Submitted On: 2022-05-17 15:46:54

Status: Acknowledged

Assigned To: Doug Elliott

Priority: Normal

Due Date: Open

Public Comment To Council

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

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*** First Name**

Christopher

Enter your First Name

*** Last Name**

Conese

Enter your Last Name

*** Address**

799 Millville Oxford rd

*** City**

Hamilton

*** State**

Ohio

*** Email**

cmconese@gmail.com

Phone

5138898445

*** I am a...**

- [ ] Visitor
- [ ] Resident
- [ ] Business Manager
- [ ] Business Owner
- [x] Employee in Oxford
- [x] Student
- [ ] Other

*** Comment(s)**

The commerce in this town benefits greatly from DORA and the liberty it provides to do business throughout the town in a more fluid manner. I understand that the community feels hesitant to entrust it’s youngest members with this privilege. However, at the end of the day it will be business as usual in town only more vibrant and lucrative than previously seen.

Make a public comment for review by City Council

Request has been sucessfully updated.

Public Comment to Council Form

Print

Submitted by: Paul Specter

Submitted On: 2022-05-28 16:21:37

Status: Acknowledged

Assigned To: Doug Elliott

Priority: Normal

Due Date: Open

Public Comment To Council

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

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*** First Name**

Paul

Enter your First Name

*** Last Name**

Specter

Enter your Last Name

*** Address**

1551 Charity Path

*** City**

Oxford

*** State**

OH

*** Email**

paul14450@gmail.com

Phone

513-255-9277

*** I am a...**

- [ ] **Visitor**
- [x] **Resident**
- [ ] **Business Manager**
- [ ] **Business Owner**
- [ ] **Employee in Oxford**
- [ ] **Student**
- [ ] **Other**

*** Comment(s)**

My wife and I were the first people to build a new home 2 years ago off of Charity Path; an extension off of Olde Farm Road. We are constantly needing to do maintenance of our plumbing system due to the extremely hard water we are getting from the City of Oxford. Our water tests at approximately 30 grains of hardness which is far more than we have experienced at any time in our lives in any location. We had a Culligan water softening system installed in our home during construction, but even this system is having difficulties addressing this level of hardness. We were pleasantly surprised a number of months ago when the Oxford newsletter mentioned that a study was being done to look into providing softened water to the city. Since that time, we have not heard of any updated information about this project. We were advised to document our concerns to this website and that this would be the best way to make our needs known. My wife Jane and I would be most grateful if you could provide any update to and and we would like it to be known that we are strong supporters of this softening project. Please feel free to contact us if you might need any more information from us or would like any clarification. Thank you very much for your time looking at this issue for us.

Make a public comment for review by City Council

Public Comment to Council Form

Print

Submitted by: DONALD REECE

Submitted On: 2022-05-31 13:45:45

Status: Acknowledged

Assigned To: Heather Barbour

Priority: Normal

Due Date: Open

Public Comment To Council

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

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*** First Name**

DONALD

Enter your First Name

*** Last Name**

REECE

Enter your Last Name

*** Address**

1218 Albert Circle

*** City**

Oxford

*** State**

Ohio

*** Email**

dreece@woh.rr.com

Phone

513-523-3351

*** I am a...**

- [ ] **Visitor**
- [x] **Resident**
- [ ] **Business Manager**
- [ ] **Business Owner**
- [ ] **Employee in Oxford**
- [ ] **Student**
- [x] **Other**

*** Comment(s)**

I am also a building permit applicant. I am having an extremely difficult time obtaining one.

Make a public comment for review by City Council

OXFORD CITY COUNCIL
Meeting Minutes

Tuesday, May 17, 2022

Roll Call TIME 00:00

William Snavely Mayor	Chantel Raghu Vice Mayor
Jason Bracken	Amber Franklin
Alex French	Glenn Ellerbe
David Prytherch	

A Work Session Meeting of the Oxford City Council was called to order by Mayor William Snavely on Tuesday, May 17, 2022 at 6:30 p.m. Members in attendance were, Amber Franklin, Glenn Ellerbe, Alex French, Jason Bracken, and David Prytherch. Chantel Raghu arrived at 6:58 p.m.

Staff Members in Attendance

Mr. Doug Elliott, City Manager; Ms. Jessica Greene, Assistant City Manager; Mr. Sam Perry, Community Development Director; Mr. John Detherage, Fire Chief; and Ms. Heather Barbour, Clerk of Council.

Approval of the Agenda **TIME** 00:00

Motion – To Adopt

(Voice Vote) 1st Ms. Franklin 2nd Mr. Bracken

AYE #6
NAY #0
ABS #0

Managed Natural Lawn Area Discussion

Mr. Elliott shared the proposed Ordinance the Environmental Commission had created. A copy can be found in the Work Session Agenda Packet. Mr. Elliott also sent the Councilors a prohibited noxious weeds list Ohio Administrative Code 901:5-37-01, a list of native plants, a selected Ohio native plants fields and prairie species list for landscape and restoration use, and a selected Ohio native plants upland woods species list for landscape and restoration use. Mr. Elliott mentioned an educational campaign hosted by the Environmental Commission. Mr. Elliott noted the current Ordinance in place regarding the height of turf grass, and a noxious weed provision.

Mr. Perry reviewed the existing property manintance code in regards to cultivated gardens. Mr. Perry shared that one option might be to host an educational campaign a few times a year. Mr. Perry noted the City does receive a few complaints of tall grass located in the urban/rural edges where we have undeveloped land. Mowing is required a few times a year in these areas. Mr. Perry mentioned the regulatory burden on City Staff if that were to increase that would take away from other projects City Staff are working on.

Council discussed the differences between what is currently allowable in the existing code and what the Environmental Commission is proposing. A major reoccurring topic of an educational campaign that might enable residents to start a pollinator garden under existing code. Council discussed the differences between renters vs owners and HOA's and how education vs legislation and how managed natural areas might look at all levels. The Council was reminded of the Staff time commitments and discussed how this project might be regulated.

Mr. Prytherch shared copies of the project his planning students created. Mr. Prytherch noted this is a planning project of Oxford, Ohio Landscape Naturalization Master Plan 2022.

Adjournment

Motion to Adjourn Meeting at 7:20 p.m. **TIME** 00:00

(Voice Vote) 1st Ms. Raghu 2nd Ms. Franklin

AYE #7
NAY #0
ABS #0

Mayor Snavely announced a short 8 minute break before the regular City Council meeting begins at 7:30 p.m.

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

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	May 28, 2022
COUNCIL MEETING DATE:	June 7, 2022
AGENDA TITLE:	May 10, 2022 Planning Commission Summary
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 6.1.22

One Commission member was absent. The meeting was presided over by Chair Corey Watt.

Updates

Updates were provided by Environmental, Community Improvement, Housing and Historic board/commission representatives.

Business

5302 University Park Blvd, MAJOR AMENDMENT TO CONDITIONAL USE, new bus garage, The Board of Education of the Talawanda City School District, Applicant

This was a request to amend the 2009 Conditional use for the high school to allow a new bus garage facility due to the Chestnut Street facility being redeveloped. As detailed in the staff report, the Commission discussed the case and recommended approval with a condition and waivers.

5470 College Corner Pike, CONDITIONAL USE, new hotel Holiday Inn Express, High Point Lodging, Applicant/Agent

As detailed in the staff report, this was a request to approve a new conditional use for an 83 room hotel. The Commission discussed the case and recommended approval with conditions and waivers. Additional revisions to plans were required.

6610 Brookville Road, FINAL PLANNED DEVELOPMENT, 86 single-family lots, Owl's Landing, Todd Homes LLC, Applicant

As detailed in the staff report, this was a request to approve a final plan for an 86 lot residential development on a 22 acre site along Brookville Road. The Commission discussed the case and recommended approval with conditions and waivers. The final plan was consistent with the preliminary plan.

There were no prior administrative decisions reported at this meeting.

The City of Oxford
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Oxford, OH 45056

The Commission and staff thanked Mr. Richard Keebler for his many years of public service as this was his last Planning Commission meeting.

The meeting adjourned at 9:53 p.m.

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

STAFF REPORT

ORIGINATING DEPARTMENT:	Police Division
PREPARED BY:	John A. Jones, Police Chief
DATE PREPARED:	5/20/2022
COUNCIL MEETING DATE:	June 7, 2021
AGENDA TITLE:	Talawanda City School District SRO contract
BUDGETED AMOUNT:	N/A
ACCOUNT CODE:	N/A
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRC 6.1.22

DISCUSSION:

The Talawanda City School District (TSD) and the Oxford Police Division have agreed to assign three police officers to the position of School Resource Officer (SRO) for the Talawanda District. The SROs generally work forty (40) hours per week and the TSD agrees to reimburse the City of Oxford at a rate of $31.00 per hour. This is an increase from last year's rate of $30/hour that will cover the contracted 3% raise that patrol officers receive. Finance Director Newlin assisted in developing this rate and has run comparisons based on our past few years of hours and OT hours worked. We believe this is a fair price that will increase the reimbursement amount for the city while taking into consideration the financial condition of the TSD, and is a comparable rate charged by the Butler County Sheriff's Office.

The SROs will be primarily assigned to Kramer Elementary School, Talawanda Middle School and Talawanda High School. Butler County Sheriff Deputies will be assigned to Marshall and Bogan elementary schools. The SROs will work with the Talawanda Staff to create positive interactions with students, to implement programming, and to promote a safe haven for teaching and learning. The SROs will work to deter incidents of crime and violence to protect students, staff, and visitors at the Talawanda Schools located within the City of Oxford.

The agreement was approved by the Talawanda City School Board at the May 19, 2022 Board of Education meeting.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE SCHOOL RESOURCE OFFICER PROGRAM MEMORANDUM OF UNDERSTANDING BETWEEN THE TALAWANDA CITY SCHOOL DISTRICT AND THE CITY OF OXFORD AND AUTHORIZING THE CITY MANAGER TO SIGN THE MEMORANDUM OF UNDERSTANDING ON BEHALF OF THE CITY.

WHEREAS, the Talawanda City School District and the Oxford Police Division have agreed that three (3) police officers should be assigned to the position of School Resource Officer (SRO) for the Talawanda City School District; and

WHEREAS, the City Manager and the Police Chief recommend Council authorize the City Manager to sign on behalf of the City, the proposed Memorandum of Understanding attached hereto as Exhibit "A" with the Talawanda City School District for the services of three (3) "School Resource Officers". The Talawanda City School District shall reimburse the City for each hour the School Resource Officers work at a rate of $31.00 per hour for the 2022-2023 school year not to exceed 200 school days.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Police Chief and finds that the Memorandum of Understanding to provide three (3) School Resource Officers in the Talawanda City School District will benefit the community and authorizes the City Manager to sign the Memorandum of Understanding on behalf of the City.

SECTION 2: This resolution shall take effect at the earliest date allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

Exhibit A

Memorandum of Understanding
School Resource Officer Program

This Memorandum of Understanding (MOU) is executed on _____, 2022 by and between the Talawanda City School District Board of Education ("Board") and the City of Oxford Division of Police ("OPD"). This MOU satisfies the obligations of Ohio Revised Code 3313.951.

I. Purpose

This MOU establishes and delineates the mission of the School Resource Officer Program, herein referred to as the SRO Program, as a joint cooperative effort. Additionally, the MOU clarifies roles and expectations and formalizes relationships between the participating entities to foster an efficient and cohesive program that will build a positive relationship between police officers, school staff, and the students, promote a safe and positive learning environment and decrease the number of youth formally referred to the juvenile justice system.

II. Mission

The mission of the SRO Program is to promote school safety by building a positive school climate in which everyone feels safe and students are supported to succeed. The SRO Program also seeks to reduce violent crime committed by and against youth in our community. The SRO Program accomplishes this mission by supporting safe, secure, and orderly learning environments for students, teachers, and staff. SROs will establish a trusting channel of communication with students, parents, and teachers and establish regular feedback opportunities. The role of the SRO is not to enforce school discipline or punish students. SROs will serve as positive role models to instill in students good moral standards, good judgment and discretion, respect for other students, and a sincere concern for the school community. SROs will provide information on community resources available to students and parents. Goals and objectives are designed to develop and enhance rapport between youth, families, police officers, school administrators, and the community in order to promote overall student achievement and success.

III. Goals of the SRO Program

SRO Program goals include:

1. To ensure a safe learning environment for all children and adults who enter the building.

2. To prevent and reduce potential harm related to incidents of school violence and/or illegal drug and controlled substance abuse.

3. To foster a positive school climate based on respect for all children and adults in the school.

4. To create partnerships with behavioral health and other care providers in the community for student and family referral.

This SRO program is unique to the community, based on input from the school administration, teachers, faculty, students, families and community members. The program is designed to fulfill three overall roles:

1. Law Enforcement
2. Fostering Positive School Climate/Crime Prevention
3. Education

Law Enforcement Role - SROs are responsible for the majority of law enforcement activities occurring at the school during school hours. Building administration is responsible for school- based discipline. A determination of whether an activity raises to the level of a law enforcement activity shall be made in consultation with a school administrator. Parents, students, teachers and other school personnel should bring complaints about student misbehavior to the school principal and/or designee, rather than the SRO.

While law enforcement is the role of SROs, alternatives to arrest should be used when possible, and arrest of students should be a measure of last resort. The SROs discretion to act remains the same as that of any other police officer.

Fostering Positive School Climate/Crime Prevention - One of the primary roles SROs fulfill is fostering a positive school climate through relationship-building and crime prevention. Officers will engage in various activities, in consultation with school administration, teachers, and students, and should strive to build a school culture of open communication and trust between and among students and adults by focusing on officers getting to know students at the school, serving as a role model, and working with teachers and administrators to identify students who may be facing challenges and need additional resources or attention to be successful in school. Crime prevention activities include foot patrols, monitoring previous crime locations, speaking to teachers about reducing the opportunity for crimes to occur, analyzing possible crime patterns, investigating crimes, and patrolling the parking lots. Officers may also complete security surveys analyzing the physical safety of school property and facilities.

Education - SROs should participate in the school community by becoming a member of the educational team where appropriate, and by representing the law enforcement community to build positive relationships with youth, their families, and school staff.

Whether talking to students in the hallway or delivering a presentation in the classroom, SROs are embedded in the education fabric within the school. SROs are expected to be proactive in creating and taking advantage of educational situations, and school administrators are encouraged to leverage this resource.

IV. Organizational Structure

A. Composition

The SRO program will consist of full time/part-time police division personnel that are certified peace officers for the state of Ohio and meet all requirements as set forth by the Board and the City of Oxford Division of Police.

B. Background Requirements

School officials and the police division shall agree on guidelines for the selection of officers to serve as SROs. The ultimate selection process and appointment of the SRO is completed by the City of Oxford Division of Police.

SROs should meet three general criteria:

a. **College or degree coursework -** SROs are in an educational atmosphere and will be supporting instruction in elementary/middle/high school classes. To increase credibility in this area, a college degree or substantial college-level coursework is preferred.

b. **Experience as a police officer and commitment to student well-being** - SROs must have a minimum of two years' experience as a patrol officer, be at least 21 years of age and have extensive experience with juvenile assignments. Experience working with youth and an interest in student success; juvenile justice; child and adolescent development and psychology; and creating a positive school climate are essential.

c. **Successful performance** - All candidates should have proven performance as reflected by prior performance evaluations. Candidates should be free of significant disciplinary action.

C. Professional Development

Unless on temporary assignment, SRO officers shall complete a minimum of 40 hours of initial training that covers responsibilities and/or limitations of SROs, Ohio school laws, MOUs, child development, age-appropriate practices for conflict resolution, developmentally informed de-escalation and crisis intervention techniques, working with youth in a school setting and integrating SROs into a positive school environment. In addition, it is recommended that SROs receive additional training each year on topics such as trending school based law enforcement topics; child development; adolescent psychology; trauma; conflict resolution; mental health and addiction; children with disabilities; juvenile and education law and policy; PBIS; and cultural competence.

V. Operational Procedures

Chain of Command for SROs: The SRO will be ultimately accountable to the City of Oxford Division of Police's chain of command. However, while at the school, the SRO will be additionally accountable to the building principal or his/her designee. The SRO is expected to cooperate with the school officials, including administrators and faculty. The SRO will abide by Board policy and Administrative Guidelines, and will promptly respond to the requests of school officials.

The SRO's activity in the school is guided by the following procedures, and supervision and evaluation shall be provided by both the Talawanda School District administration and the City of Oxford Division of Police to effectively support the SROs' efforts and monitor their progress.

A. Duties

The primary functions of the SRO are to help provide a safe and secure learning environment, foster a positive school climate, reduce/prevent crime, serve as an educational resource, and serve as a liaison between the school and the police division. Specific daily assignments to accomplish this function will vary by school. The SRO and the building principal or designee will meet on a regular

basis to discuss plans and strategies to address specific issues or needs that may arise.

Basic responsibilities of the SRO will include, but will not be limited to:

1. To enforce criminal law and protect the students, staff, and public at large against criminal activity.

2. Foster mutually respectful relationships with students and staff to support a positive school climate.

3. Provide information concerning questions about law enforcement topics to students and staff.

4. Provide classroom instruction on a variety of topics including, but not limited to safety, public relations, occupational training, leadership, and life skills.

5. Coordinate investigative procedures between police and school administrators.

6. Handle initial police reports of violent crimes committed on campus.

7. Take enforcement action on criminal matters when appropriate and after consultation with school administrators.

8. Attend school special events as needed.

9. Assist the teacher in preparation of lesson plans, as necessary, when the SRO is integrated into classroom instruction.

10. Collect data on SRO activities (arrests, citations, etc.).

B. Uniform

Normally, the SRO is in uniform when performing services under this MOU.

C. Daily Schedule

To be determined by the commanding officer and school administration, consistent with the terms of the 2022-2023 Talawanda School Resource Officer Contract between the Board and the City of Oxford Division of Police and this MOU.

D. Absence/Substitution

School administration and the City of Oxford Division of Police should develop and agree on a protocol for assigning and using substitute SROs when regular SROs are unavailable. Substitute SROs should, at a minimum, have the same requisite experience as regular SROs and, ideally, should receive training on age-appropriate practices for conflict resolution and developmentally informed de-escalation and crisis intervention methods in a school environment.

E. Special Events

To be determined by the commanding officer and school administration, consistent with the terms of this MOU.

F. Role in Responding to Criminal Activity

One of the roles of SROs, as law enforcement officers, is to engage in traditional criminal investigation and report taking. As a police officer, SROs have the authority to issue warnings, make arrests and use alternatives to arrest at their discretion. SROs, however, perform their duties mindful of the parties' common goal of supporting student success. The following procedures will help SROs be as effective as possible in this role:

1. School staff will contact SROs to inform them of all violent or other criminal activity that creates a safety risk that occurs on the school campus. SROs and school officials shall discuss and agree in writing on what levels of violent activity would prompt school officials to notify the SROs. This information will be conveyed to all school staff. In turn, SROs will inform school administration of all criminal activity they observe on the school campus.

2. For any offense on school property, the SRO, working cooperatively with the school administration, will endeavor to avoid arrest and criminal involvement for misdemeanor activity. Certain offenses (felonies), such as sex offenses, weapons offenses, and any offenses of violence, will normally require the filing of charges in consultation with school officials, but should be evaluated on a case-by-case basis. The SRO's powers to arrest will be governed by the Ohio Revised Code.

3. The SRO and school officials shall put into place plans, such as de-escalation techniques, conflict resolution and restorative justice practices, to serve as an alternative to arrest, which will be distributed to school staff.

G. Role in School Policy Violations

SROs are not school disciplinarians and violations of the student code of conduct, Board policy or other school regulations that are not criminal matters should be handled by school administration and/or faculty, and not by SROs. SROs should not directly intervene unless the situation directly affects an imminent threat to the health, safety, and security of the student or another person in the school and will employ de-escalation techniques as appropriate. School discipline is the responsibility of the appropriate school administrator and clear guidelines on SRO involvement should be developed and distributed to school staff. The SRO, as a staff member, will report violations of the student code of conduct, Board policy, or school regulations through the proper channels to be

handled by school administration. It is the responsibility of the SRO to become familiar with the Student Handbook and/or Student Code of Conduct for the SRO's assigned school, but it is not the responsibility of the SRO to enforce the rules in these documents.

H. Data Collection

SROs should submit a monthly activity report to the Superintendent of Schools, building principals, and the City of Oxford Division of Police. The report should include descriptions of all activities engaged in by the SRO, including incidents or calls for service, names of students and/or staff involved, student searches, arrests, citations and/or summons issued, and other referrals to the juvenile justice system.

I. Sharing of Information

Communication and information sharing is essential to the success of the SRO program. The following procedures should be followed to facilitate a free flow of information between school officials and the SRO:

1. Sharing of information will be governed by the Ohio Revised Code, the Ohio Administrative Code, Ohio's Public Records Law, the Family Information and Privacy Act ("FERPA"), and relevant City of Oxford Division of Police and Board policies.

2. The sharing of arrest related information by the SRO with school administration, upon request or at the direction of the SRO, will involve the dissemination of arrest reports and calls for service filed with the City of Oxford Division of Police or from other law enforcement agencies coming into contact with students from Talawanda School District.
3. Juvenile fingerprints and photos as part of the arrest record will not be shared by the SRO, or as dictated by law.

4. If the SRO is aware of information on a student that is officially obtained by the City of Oxford Division of Police, which reflects that the student is in violation of school policies (Student Handbook or Athletic Code), the SRO may forward that information to school administration.

5. If a juvenile is an uncharged suspect in a crime, his/her information will not be released unless authorized by the Oxford Police Chief or his/her designee.

6. Information which the SRO obtains from school personnel which deals with criminal or possible criminal intelligence will be maintained by the SRO as a criminal justice file. This file may be shared with other City of Oxford Division of Police personnel and criminal justice agencies, but will not be part of the student's school record.

7. Any information that is obtained by the SRO that pertains to criminal activity occurring outside Butler County, Ohio limits shall be relayed to the police department ofjurisdiction.

8. When any felony occurs or any crime that prompts a Public Information Officer response from the schools or the City, or if a school building is evacuated, the SRO shall contact his immediate supervisor at the City of Oxford Division of Police as soon as possible.

9. The SRO shall have access to any public records maintained by the school to the extent allowed by law. Law enforcement officials may need confidential information in emergency situations based on the seriousness of the threat to someone's health or safety, time sensitivity, and the direct relationship of the information to the emergency.

10. To the extent allowed by applicable law, the Board shall identify its SRO as a "school official" in the annual FERPA notice of rights given to parents and eligible students subsequent the execution of this MOU.

J. Role in Critical Incidents

The SRO will be familiar with the Talawanda School District crisis plan. During critical incidents occurring when the SRO is present, the SRO will normally act as a liaison between school administration and staff, law enforcement personnel, and other emergency resources if practical.

VI. School District Responsibilities

The Board shall provide the SRO of each campus and any SRO supervisor the following materials and facilities, which are deemed necessary to the performance of the SRO's duties:

1. Access to a properly lighted private office, which shall contain a telephone, a secure computer, and a printer, which may be used for general business purposes.

2. A location for files and records which can be properly locked and secured.

3. A desk with drawers, chair, work table, filing cabinet, and office supplies.

4. The opportunity for SROs to address teachers, school administrators, students and their families about the SRO program, goals and objectives.

5. The opportunity to provide input regarding criminal justice problems relating to students.

6. The opportunity to address teachers and school administrators about criminal justice problems relating to students during in-service workdays.

7. The District Emergency Operations Manual, Crisis Plan, Student Handbook/Code of Conduct and other related materials as deemed appropriate.

8. School staff designee for referrals for counseling and other school-based and/or community based supportive services for students and families.

9. SROs shall respect the sensitive nature of student privacy and shall abide by all

applicable confidentiality and/or privacy policies, regulations and laws.

I0. Provide training to teachers, administrators, staff and SROs about when to directly involve SROs with student misconduct and about available alternatives to arrest.

VII. Reimbursement Costs

1. The Board agrees to reimburse the City of Oxford Division of Police $31.00 per hour for each hour the School Resource Officers work for the 2022-2023 school year, not to exceed 200 school days.

2. The Board shall make checks payable to the City of Oxford and shall mail checks to the City of Oxford Finance Department at 15 S. College Ave. Oxford, OH 45056.

3. The Board shall also pay overtime worked by the SRO for athletic events, Board of Education meetings, or other afterhours school functions at the request of Talawanda Schools. The City will make every effort to utilize the three SROs to fill these requests. If more officers are requested, or the SROs are unavailable, the City will provide other police officers for the event. The Board will reimburse the City at the rate of $31.00 per hour for these details for services provided under this Memorandum of Understanding and requested by the Board.

4. The City of Oxford Division of Police shall be responsible for all employment-related costs for the SRO**,** including worker's compensation, unemployment compensation, benefits and any other liability or responsibility of an employer with respect to the law enforcement officers that is assigns to the District pursuant to the Memorandum of Understanding.

VIII. Crisis Planning

The Board, the City of Oxford Division of Police, and any other law enforcement agencies partnering with the Board will coordinate crisis planning and training. Each entity will be involved in updates and creation of new crisis plans.

Lock down drills shall be included as part of the District's preparedness plan. The City of Oxford Division of Police shall be included in the creation of lock down procedures so that first responders are familiar with procedures. Lock down procedures should be trauma-informed and consistent throughout the District.

IX. Reviewing the MOU and SRO Program

The assigned parties may review the MOU/SRO Program annually and make adjustments as needed. Any revisions will be reflected in an updated MOU.

SO AGREED:

Talawanda City School District Board of Education

_____

Pat Meade, Board President **Date**

_____

Shaunna Tafelski, Treasurer **Date**

_____

Dr. Edward Theroux, Superintendent **Date**

City of Oxford

_____

Douglas R. Elliott, Jr., City Manager **Date**

_____

John A. Jones, Police Chief **Date**

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

STAFF REPORT

ORIGINATING DEPARTMENT:	Police
PREPARED BY:	Chief John Jones
DATE PREPARED:	5/25/2022
COUNCIL MEETING DATE:	6/7/2022
AGENDA TITLE:	Resolution authorizing the City Manager and the Chief of Police to submit an application for the COPS Hiring Program Grant with the U.S. Department of Justice, Office of Community Oriented Policing Services.
BUDGETED AMOUNT:	$285,681.60
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 6.1.22

DISCUSSION:

The Office of Community Oriented Policing Services is offering a grant opportunity to hire police officers to advance public safety through community policing. Awards will cover up to 75% of the entry-level salary and fringe benefits for each approved position for a three-year funding period, based on our current entry level salary levels for full-time officers. There is a minimum 25% local cash match (cost share) requirement. The maximum federal share per officer position is $125,000 over the three-year period. At the conclusion of the 36 months, grantees must retain all sworn officer positions awarded under the grant for a minimum of twelve months. If funded, OPD proposes to hire one (1) officer to backfill a position so that a current officer can be assigned to the Butler County Undercover Regional Narcotics Task Force in order to help combat drug-related violent crime.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER AND THE CHIEF OF POLICE TO SUBMIT A GRANT APPLICATION FOR THE COMMUNITY ORIENTED POLICE SERVICES (COPS) HIRIRNG PROGRAM GRANT WITH THE U.S. DEPARTMENT OF JUSTICE, OFFICE OF COMMUNITY ORIENTED POLICING SERVICES.

WHEREAS, the office of Community Oriented Policing Services grant offers the opportunity to hire Police Officers to advance public safety through community policing; and

WHEREAS, awards from the grant would cover up to 75% of the entry-level salary and fringe benefits for each approved position for a three-year funding period, based on our current entry level salary levels for full-time offices; and

WHEREAS, there is a minimum 25% local cash match (cost share) requirement. The maximum federal share per officer position is $125,000 over the three-year period; and

WHEREAS, at the conclusion of the 36 months, grantees must retain all sworn officer positions awarded under the grant for a minimum of twelve months. If funded, OPD proposes to hire one (1) officer to backfill a position so that a current officer can be assigned to the Butler County Undercover Regional Narcotics Task Force in order to help combat drug-related violent crime; and

WHEREAS, the City Manager and the Police Chief recommend Council authorize the grant application for the COPS Hiring Program Grant.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council, having determined that it would be beneficial to the City of Oxford, and hereby accepts the recommendation of the City Manager and the Police Chief to submit a Grant application for the COPS Hiring Program Grant.

SECTION 2: The City Manager is hereby authorized to submit an application for the COPS Hiring Program Grant.

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

_____
MAYOR

ADOPTED:
ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

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

STAFF REPORT

ORIGINATING DEPARTMENT:	Service Department
PREPARED BY:	Michael Dreisbach
DATE PREPARED:	May 26, 2022
COUNCIL MEETING DATE:	**June 7, 2022**
AGENDA TITLE:	**Approval of an Agreement for Construction of ADA Sidewalk Ramps and Alternate Sidewalk**
BUDGETED AMOUNT:	$1, 210,399 (ARPA Funds)
ACCOUNT CODE:	322.811.67138
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 6.1.22 MBD 5/26/22

Discussion: On April 5, 2022, City Council passed Resolution No. 7389 authorizing Staff to prepare drawings and specifications to complete the installation of ADA compliant handicap ramps throughout the City with an estimated cost of approximately $200,000. In addition to completing the ramp project, Staff also prepared drawings and specifications to complete the sidewalk on the west side of North Locust St. from Church St. to Sycamore St. and the entrance to Kramer Elementary School. The City requested this potential project be bid as an alternate from the ADA ramp project. This area has been frequently noted as deficient for pedestrians and is in the Safe Routes to School study area.

The City advertised for bids that were opened on May 26, 2022 with the following results:

	Base Bid	Alternates	Total
Jackson Construction Co.	**$ 98,657.00**	**$103,571.60**	**$202,228.60**
W. G. Stang	134,775.00	78,434.00	213,209.00

Jackson Construction Co. was able to submit a bid significantly lower than the Engineer's Estimate as they currently hold two other construction contracts with the City and can quickly mobilize for this work. Given the favorable pricing, Staff recommends construction of the missing sidewalk segments on west side of N. Locust St. from Church St. to Sycamore St. and Kramer Elementary School.

There is precedent for not assessing property owners of existing developed parcels for new sidewalks, as such has been done on Fairfield Rd, Contreras Road, and numerous sections of US27. Once completed, property owners would be responsible for the maintenance and repair of the sidewalks abutting their property.

It is Staff's recommendation that the City Council authorize the City Manager to enter into an Agreement with Jackson Construction Co. for the completion of ADA sidewalk ramps as well as construction of new sidewalk on N. Locust St. at a cost of $202,228.60. Staff is also requesting a contingency of 10% ($20,222.86), therefore the contract not to exceed amount shall be **$222,451.46**.

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

CDBG Sidewalks and Handicap Ramp Improvements

4/29/2022

ONGOING LIST OF INTERSECTIONS WHICH ARE NOT UP TO ADA STANDARDS (Qtys as marked)

Location Remaining Ramps to Complete Citywide	Lin Ft. Curb Removal & Replacement	Sq. ft. Sidewalk / Ramp Removal & Replacement	# of Detectable Warning Mats on each Sidewalk Ramp	7" Thick Driveway Apron Remove & Replace	NOTES POSSIBLE 2022 ARPA Funds
Contreras & Hilltop					
NE	0	112	1		
NW	0	80	1		
Across from 6233 Contreras					added 4/27
		75			Failed SW at Ox Country Club
Contreras & Olde Farm					
NE	0	50	1		
NW	0	60	1		Rebuild Catch Basin
Country Club @ Grace Lane					
NE	50	114	1		
NW	26	78	1		
SE	30	125	1		
SW	36	66	1		
Contreras & Stone Creek					
SE	0	56	1		
SW	0	50	1		
Stone Creek & Stone Creek					
NE	0	50	1		
NW	0	50	1		
Contreras & Prevalent					
NE	0	88	1		
NW	0	96	1		
Prevalent & Savannah					
NE	20	72	1		
NW	25	104	1		
SE	23	80	1		
SW	23	80	1		
Old Stone Ct & Savannah					
SE	20	80	1		
SW	20	72	1		
High & W Park Place					Possible replacement with Main St brick Project
NE	0	0	0		QTY'S Not Included
NW	0	0	0		QTY'S Not Included
TOTALS OF EACH	**273**	**1638**	**20**	**0**	continue to page 2

Page 1

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

Location Remaining Ramps to Complete Citywide	Lin Ft. Curb Removal & Replacement	Sq. ft. Sidewalk / Ramp Removal & Replacement	# of Detectable Warning Mats on each Sidewalk Ramp	7" Thick Driveway Apron Remove & Replace	NOTES POSSIBLE 2022 ARPA Funds
Fairfield & Ridge					
NE	26	142	1		
NW	30	142	1		
Tollgate & Erickson					
NW	10	40	1		added 4/27 (bad trip hazard)
Fairfield & Tollgate					
SE	21	95	1		
SW	0	117	1		
Fairfield & Hidden Creek					
SE	0	65	1		
SW	0	70	1		
Fox Run & Hidden Creek					
NE	36	60	1		
SE	33	84	1		
W CB @ Fox Run	14				
E CB N of Fox Run	12				
W CB N of Fox Run	13				
CB @ 25 Hidden Creek	11				
Hidden Creek & Deer Trail					
NE	21	60	1		
50 Hidden Creek CB	13				
63 Hidden Creek CB	12				
Dana & Ryan (East)					
NE	14	55	1		
NW	25	120	1		
Dana & Ryan (West)					
NE	24	140	1		
NW	35	120	1		
SE	24	70	1		
SW	19	120	1		
272 Ryan Dr CB	8				Not Marked
Dana & Randall					
NE	35	112	1		
SE	22	100	1		
Dana & Josie					
NW	20	64	1		
SW	26	100	1		
TOTALS OF EACH	**504**	**1876**	**20**	**0**	Continue to Page 3

Page 2

Location Remaining Ramps to Complete Citywide	Lin Ft. Curb Removal & Replacement	Sq. ft. Sidewalk / Ramp Removal & Replacement	# of Detectable Warning Mats on each Sidewalk Ramp	7" Thick Driveway Apron Remove & Replace	NOTES POSSIBLE 2022 ARPA Funds
Autumn & Harvest					
NW	0	50	1		
SW	0	50	1		
White Oak & Carrie Cir					added 4/27
NW	25	60	1		
SW	13	105	1		
617 & 712 White Oak Dr	16				At Catch Basins added 4/27
TOTALS OF EACH	**54**	**265**	**4**	**0**	

TOTALS REMAINING ADA RAMPS TO COMPLETE CITYWIDE	Lin Ft. Curb Removal & Replacement	Sq. ft. Sidewalk / Ramp Removal & Replacement	# of Detectable Warning Mats on each Sidewalk Ramp	7" Thick Driveway Apron Remove & Replace	NOTES POSSIBLE 2022 ARPA Funds
Totals of ALL qtys to complete	**831**	**3779**	**44**	**0**	Combined totals from pg1, pg2 & pg3

Page 3

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

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

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

NORTH LOCUST PROPERTY OWNERS

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

RESOLUTION NO. 7389

A RESOLUTION OF COUNCIL DIRECTING STAFF TO ADVERTISE A REQUEST FOR BIDS TO COMPLETE THE INSTALLATION OF SIDEWALK RAMPS THROUGHOUT THE CITY USING AMERICAN RESCUE PLAN FUNDS.

WHEREAS, the City has bid, and anticipates awarding a contract on April 5, 2022 to use 2021 Community Development Block Grant (CDBG) funds for instillation of additional handicap ramps in the City's sidewalk system; and

WHEREAS, the City has submitted its 2022 CDBG application to Butler County and the U.S. Dept. of Housing and Urban Development for the College @ Elm project in conjunction with Miami University; and

WHEREAS, the retrofit installation of handicap ramps throughout the City's existing sidewalk network, approximately $200,000 will be required for the project; and

WHEREAS, City Council previously discussed using 2022 CDBG funds for the College @ Elm project and the City would use American Rescue Plan Act (ARPA) funds to complete the handicap ramp project; and

WHEREAS, the City Manager and the Service Director recommend that the City Council direct Staff to prepare project drawings and specifications for completion of the installation of handicap ramps throughout the City's existing sidewalk network.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: Council accepts the recommendation of the City Manager and the Service Director and hereby directs that Staff prepare project drawings and specifications for completion of the installation of handicap ramps throughout the City's existing sidewalk network.

SECTION 2: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED: APRIL 5, 2022

ATTEST: Heather Barbour

RESOLUTION NO.

A RESOLUTION ACCEPTING THE BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH JACKSON CONSTRUCTION CO. FOR THE CONSTRUCTION OF ADA SIDEWALK RAMPS AND ALTERNATE SIDEWALK FOR A TOTAL COST NOT TO EXCEED $222,451.46.

WHEREAS, the City advertised for bids in the *Journal News* on March 11, 2022 and on March 18, 2022. Two (2) bids were received. The lowest and best bid was submitted by Jackson Construction Co. in the amount of $202,228.60; and

WHEREAS, the City Manager and the Service Director recommend Council accept the bid of Jackson Construction Co. as the lowest and best bid for the installation of ADA sidewalk ramps and alternate sidewalks at a cost of $202,228.60; and

WHEREAS, the City Manager and the Service Director further recommend Council authorize the City Manager to enter into a contract with Jackson Construction Co. for the installation of ADA sidewalk ramps and alternate sidewalk at a cost of $202,228.60 plus a contingency in the amount of $20,222.86 for a total cost not to exceed $222,451.46.

THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOLVES THAT:

SECTION 1: City Council accepts the recommendation of the City Manager and the Service Director and hereby accepts the bid of Jackson Construction Co. and further authorizes the City Manager to enter into a contract with Jackson Construction Co. for the installation of ADA sidewalk ramps and alternate sidewalk at a cost of $202,228.60 plus a contingency in the amount of $20,222.86 for a total cost not to exceed $222,451.46.

SECTION 2: This Resolution shall take effect at the earliest date allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

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

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	May 28, 2022
COUNCIL MEETING DATE:	June 7, 2022
AGENDA TITLE:	PC-2022-01, Conditional Use for a Major Amendment to the 2009 Talawanda High School Conditional Use, to add a Bus Garage/Maintenance Facility
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 6.1.22

Proposal Summary:

The applicant is requesting Conditional Use approval for a major amendment to the 2009 approved Talawanda High School Conditional Use. This amendment would allow construction of a bus garage/maintenance facility along the north side of the entry drive to the school. The 7,500 square foot building and supporting parking would provide office space for 4 full time staff and storage of 42 buses. A potential minor amendment was discussed on March 8, 2022 and not supported as a minor change by a majority of the Commission. Therefore, the request returned to the Planning Commission on May 10, 2022 as a major change, which required and received a recommendation from Planning Commission to City Council.

Background:

In 2009, the Planning Commission and City Council reviewed and approved a conditional use for the high school in its current location on University Park Boulevard. A bus garage at the site was not part of the scope. This is the first requested major amendment. Since that time the Talawanda School District (TSD) has used the former high school site on Chestnut Street for bus storage. Miami University purchased the Chestnut property and is now developing the Butler County Regional Transit Intermodal Center at that location. TSD considered its various properties and decided to use the high school site as its bus storage for the district. At the March and May 2022 Planning Commission meetings, the Commission discussed the appropriateness of the bus garage at the site. Discussion topics were: future roadways, size/scope, site location choice, traffic, lighting, exhaust fumes/noise and screening.

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Future Roadways: In 2014, the City of Oxford gained roadway easements from TSD for the support long range transportation goals. One of the easements conflicted with this proposed bus garage at the high school site. Therefore, in February 2022, City Council authorized the easement to be relocated. Not all Commission members at the March and May meetings agreed with the Council's February decision. Per one of the recommended approval conditions below, TSD staff have proactively submitted the easement documents for staff to sign and release so that this can be finalized.

Size/Scope: The conditional use amendment process allows either the minor or major amendment process. The initial minor method was not successful, therefore the applicant chose the major method. A primary reason cited by some Commission members at the initial March meeting was the size and scope of the bus garage. The major amendment process requires public notice, potentially inviting comments to the discussion. There were no new comments or meeting attendees at the second meeting. The applicant did previously send notice directly to the owner of the adjacent apartment complex and received no response.

Exhaust fumes/noise/screening: Commission members were concerned about the impacts of the noise and fumes, particularly at early morning hours. It was hoped that someday buses would be electric powered. The applicant added privacy slats to the security fence as well as additional trees.

Traffic: Though a traffic impact analysis was not required by City staff, Commission members asked how future negative impacts would be mitigated. Staff stated that an approved conditional use could be revoked if the operator of the conditional use is not properly managing their impacts on the operation of surrounding public roadways or intersections. Examples of existing drive-through restaurants in town were discussed.

Waivers: The existing high school parking lot design does not have perimeter curbing; however some will be required for the bus garage. The bus storage side of the site will not require islands; however additional perimeter trees help to compensate for the loss of landscaped islands. The proposed site is open grass area, with existing perimeter trees being preserved and 58 new trees being planted; therefore a tree survey is not needed.

The Commission voted 4-2-0 (1 absent) to recommend approval of the Conditional Use at 5302 University Park Blvd to allow for a new bus maintenance facility, subject to the following conditions:

1. Evidence that the new roadway easement has been recorded, shall be submitted prior to issuance of the building permit.

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2. A waiver to *Section 1149.07(e)(4)(E)* is hereby granted to not require continuous perimeter parking lot curbing. However, curbing in key impact areas, shall be installed as shown.
3. A waiver to *Section 1149.07(e)(4)(F)* is hereby granted to not require the installation of parking lot islands.
4. A waiver to *Section 1148.04* and *1148.05* is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. The planting of 58 new trees as shown, is required. The preservation of existing vegetation along east and north property lines is required as shown.

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION AND APPROVING THE CONDITIONAL USE FOR A MAJOR CHANGE TO THE 2009 TALAWANDA HIGH SCHOOL CONDITIONAL USE TO ADD A BUS GARAGE/MAINTENANCE FACILITY IN THE CITY OF OXFORD WITH CONDITIONS.

WHEREAS, Council hereby finds the Planning Commission held a public hearing on May 10, 2022 in accordance with Chapter 1147 of the Codified Ordinances of the City of Oxford, on the application of Talawanda City School District for a conditional use to amend the 2009 approval of the high school conditional use to add a bus garage/maintenance facility which includes a 7,500 square foot building, office space and storage for 42 buses, to be located along the north side of the entry drive to the existing high school; and

WHEREAS, on February 1, 2022, Council authorized the relocation of a roadway easement to accommodate the bus garage/maintenance facility; and

WHEREAS, Talawanda City School District revised the plans after the March 8 meeting to include additional screening and vegetation; and

WHEREAS, the Planning Commission, after due deliberation found the application satisfied the basic code requirements in Chapter 1147 of the Codified Ordinances of the City of Oxford, and recommended approval of the Conditional Use application for a major change of the 2009 conditional use with a condition and three waivers.

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

SECTION 1: Council hereby accepts the recommendation of the Planning Commission and further approves the Conditional Use application for the Talawanda City School District bus garage/maintenance facility located along the north side of the entry drive to the Talawanda high school in the City of Oxford with the following condition and waivers:

1. Evidence that the new roadway easement has been recorded, shall be submitted prior to issuance of the building permit.
2. A waiver to Section 1149.07(e)(4)(E) is hereby granted to not require continuous perimeter parking lot curbing. However, curbing in key impact areas, shall be installed as shown.
3. A waiver to Section 1149.07(e)(4)(F) is hereby granted to not require the installation of parking lot islands.
4. A waiver to Section 1148.04 and 1148.05 is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. The planting of 58 new trees as shown, is required. The preservation of existing vegetation along east and north property lines is required as shown.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: JASON BRACKEN/DAVID PRYTHERCH

PREPARED BY: LAW (STAFF)

Case No:
PC-2022-01

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Meeting Date:
May 10, 2022

STAFF REPORT

Community Development | Planning Commission

APPLICATION DETAILS

Applicant	TSD Board of Education, c/o Shaunna Tafelski
Location	5302 University Park Blvd – Parcel ID H4100134000015
Action Request	Conditional Use for a Major Amendment to the 2009 Approved Talawanda High School Conditional Use, to add a Bus Garage/Maintenance Facility
Engineer	Bayer Becker, c/o Etta Reed
Owner	Board of Education of the Talawanda City School District
Current Use	High School Campus / Undeveloped Land
Current Zoning	R1A Single-Family Low-Density Residential District
Site Area	154.487 acres
Site Frontage	Currently 100 feet at the transition of University Park Boulevard to the privately owned school driveway
Surrounding Land Uses	Undeveloped/natural land to the north; The Aviary (f.k.a Indian Trace Apts) Apartments to the east; high school campus to the south; undeveloped/natural land to the southeast
Staff Recommendation	**Approval**, subject to recommended conditions

PROPOSAL SUMMARY

The applicant is requesting Conditional Use approval for a major amendment to the 2009 approved Talawanda High School Conditional Use. This amendment would allow construction of a bus garage/maintenance facility. The 7,500 square foot building and supporting parking would provide office space for 4 full time staff and storage of 42 buses. A potential minor amendment was discussed on March 8, 2022 and not supported as a minor change by a majority of the Commission. Therefore, the request has returned as a major change, which will require a recommendation to City Council.

PUBLIC COMMENTS

Public notices were mailed to surrounding property owners and a sign was posted at the front of the proposed location as well as along U.S. 27, near University Park Blvd. No public comments have been received as of the writing of this report.

DEPARTMENT COMMENTS

Below are comments from City departments:

Department	Respondent	Response
Economic Development	Seth Cropenbaker, Assistant to the City Manager	Returned with Comments
• *-The Relocation of the Talawanda School District (TSD) busing operations, including; parking, maintenance, etc. to this site represents significant opportunity for development at the "Chestnut Fields" location.* • *-Relocating the TSD busing operations away from its current site, would allow for development at the "Chestnut Fields" location including the development of multimodal transportation options within Oxford, (rail, bus, trail, etc.).* • *The Economic Development Staff support this application without concern.*		
Engineering	Scott Otto, City Engineer	Returned without Comments
• *No comments on the Major amendment*		
Fire	John Detherage, Fire Chief	Returned with Comments
• *Access by fire apparatus within the site has been demonstrated*		
Police	John Jones, Police Chief	Returned without Comments
• *No additional comments beyond what was previously submitted for the Minor.*		

CASE HISTORY

A summary of relevant case history is provided below:

Case No.	Application	Decision
BZA-2009-07	Variances	Approved
Building Height, Light Pole Height, Parking Lot landscaping		
PC-2009-12	Conditional Use	Approved with conditions
Original Conditional Use for School		

PC-2009-13	Zoning Map Amendment	Approved
Establishing zoning for annexed land		
PC-2010-ADM-01	Lot Split	
Did not research		
PC-2017-15	Minor Amendment	Approved
Pole barn		
PC-2021-38	Minor Amendment	Denied/ Determined should be Major
Bus garage		

COMMENTARY

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

- **Architectural Materials:** The building is a pole barn style, pre-engineered building, which is planned to be the same color scheme as the adjacent high school.

- **Landscaping and Tree Preservation:** The project is subject to the standards of Chapter 1148 Landscaping and Tree Preservation, which includes both tree planting and tree preservation requirements. It should be noted however that the Commission has the ability to waive or modify such standards, or impose more stringent requirements, inherent to a more discretionary review process involved with a Conditional Use. Summaries by subject are provided below:

    - **Tree Planting:** 58 new trees are proposed surrounding the new development, which exceeds code requirements.

    - **Tree Preservation:** Existing trees/vegetation is intended to be retained, as it is not within the project construction limits.

- **Lighting:** No lighting information has been submitted at this time; therefore any proposed outdoor site lighting will be required to comply with Oxford Code. The 2009 light pole height variance does not automatically extend to this site.

- **Lot Coverage:** Existing lot coverage is 13.2%. This amendment would raise the lot coverage a fraction of a percent, which would maintain the requirement well under the 35% limit.

- **Non-Vehicular Mobility:** Relevant topics are discussed below:

    - **Pedestrian Mobility:** The facility is intended to house 4 to 6 staff, not including part-time bus driver access. It is not expected that there will be pedestrian activity between the main campus and this facility. However, TSD has agreed to extend a sidewalk from the building to the existing sidewalk along the driveway/roadway.

    - **Bicycle Parking:** Outside bicycle parking has been added to the design. However, if employees do desire to report to work by bicycle, a facility of this type and size could easily house bicycles indoors for temporary employee storage. No general public or students are intended to access this property on a regular basis.

- **Signage:** One ground sign is shown on the site plans near the first driveway. Height, square footage and type have not been specified. If the proposed signage is consistent with existing directional signage on campus, city staff would like the authority to approve without Planning Commission review. The sign along U.S. 27 would not be considered as a comparable in that process.

- **Stormwater Management:** On-site storm water detention is provided by a basin east of the building, near the drive/s. No comments of concern were submitted by the City Engineer.

- **Circulation & Parking:** Parking is provided for bus storage, staff, drivers and business visitors/vendors. Bus parking, storage, vegetative screening and engine idling was a subject of the March 8 discussion, which has been mitigated by the revised plan. Additional landscape plantings and privacy slats have been added. Additional turning radius drawings have been submitted and approved by the Fire Department.

- **Parking Lot Design:** As noted in March, the design lacks required parking lot islands, which is mitigated by the surrounding green space/open space. Additionally, perimeter tree plantings mitigate the absence of the islands; which would be difficult to maintain because of the impact/height of buses conflicting with trees in islands. The main campus site has islands without curbing, that are commonly driven through by vehicles.

- **Traffic Impact:** A traffic impact analysis (of impact on public roadways) was not required by the City Engineer.

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

    - **Sewer and Water:** No comments of concern have been submitted by the City Engineer.

    - **Garbage & Recycling Collection:** A dumpster storage location is shown in the secured bus storage area. No comments of concern for access or capacity have been submitted by the City Engineer.

DECISION CRITERIA

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

Yes, "schools" are listed in ***Section 1143.01(b)*** as being a Conditional Use in the R1A District.

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

The proposed bus garage is minimal in size, compared to the overall school property, which is likely to minimize nuisances to surrounding properties. Nuisances such as noise and light are addressed below.

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

Sustaining the evolving needs of community facilities, such as schools, are within the general intent of the Comprehensive Plan.

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

The shape of the site is existing; however, the options for selection within the site was considered by the owner. The use is accessory in nature, because it is supportive of the school, but also principal in nature because it supports multiple school sites.

E. **The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.**
As discussed on March 8, some noise, light and fumes will be generated by the bus garage. Additional landscaping and privacy screening has been added to help with mitigation. No comments have been received as of this date from surrounding property owners.

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

G. **The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.**
As noted above, the bus garage supports this school and other TSD school sites.

H. **The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.**
Police, Fire and City Engineer have had satisfactory responses about this development plan.

I. **Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.**
The proposed location of the bus garage has resulted in an approved relocation of a road easement for a future cross-town roadway. The new easement has not yet been recorded. If the road easement is not recorded, then substantial public expenditure could result, only if a new cross-town roadway were to become a reality.

J. **The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.**
The building will not match the school but is intended to match the color scheme. It is far enough away from the main campus that it can be a different building material.

K. **The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.**
Traffic impact was considered by the applicant, owner and city staff and not found to be an inappropriate impact at this time. However, an approved Conditional Use can be revoked if there are inappropriate impacts that result from changes in the Conditional Use that were not within the scope of approval.

L. **Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.**
The site is undeveloped (no buildings) and existing vegetation is outside construction limits to be retained/preserved.

M. **Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from the existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.**
Addressed above; mature trees not observed or impacted, due to open site conditions.

N. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.
No obstacles for securing permits for this use are known at this time.

STAFF RECOMMENDATION
Based upon a review of the relevant Decision Standards, staff recommends **approval** of the Major Amendment to the 2009 Conditional Use subject to the following conditions and waivers:

1. Evidence that the new roadway easement has been recorded, shall be submitted prior to issuance of the building permit.

2. A waiver to ***Section 1149.07(e)(4)(E)*** is hereby granted to not require continuous perimeter parking lot curbing. However, curbing in key impact areas, shall be installed as shown.

3. A waiver to ***Section 1149.07(e)(4)(F)*** is hereby granted to not require the installation of parking lot islands.

4. A waiver to ***Sections 1148.04*** and ***1148.05*** is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. The planting of 58 new trees as shown, is required. The preservation of existing vegetation along east and north property lines is required as shown.

SUBMITTED BY:

_____
Sam Perry, AICP
Community Development Director

DATE: May 5, 2022

APPENDIX A
RELEVANT ZONING CODE PROVISIONS

Within the Oxford Zoning Code, ***Section 1143.01*** provides the base zoning standards for the R1A Residential District. ***Section 1147.02(c)-(d)*** governs the Planning Commission's decision making process on Conditional Uses. ***Section 1147.03(b)(27)*** provides Conditional Use provisions specific to motels.

1143.01 – R1A Residential District.

1143.01 – R-1A Single-Family Low-Density Residential District.

(a) Purpose.

This district is intended to provide areas for low-density single-family residential development, generally located within the outlying areas of the City. Such development would be located and designed to protect and enhance the open space character of selected areas within the City.

(b) Uses.

(1) Permitted uses.

A. Single-family dwellings.

B. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.

C. Day Care Home Type B family.

(2) Conditional uses.

The following Conditional Uses are subject to review and regulation in accordance with Chapter 1141.

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

B. Shared Housing and Congregate Housing for the elderly.

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

D. Bed & Breakfasts.

E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.

F. Cemeteries.

G. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.

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

I. Places of worship.

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

(1) Lot requirements.

A. Minimum lot area 15,000 sq. feet

B. Minimum lot width 90 feet

C. Minimum lot frontage 90 feet (not applicable to cul-de-sac lots)

(2) Yard requirements.

A. Minimum front yard depth 30 feet

B. Minimum rear yard depth 40 feet

C. Minimum side yard width 10 feet on each side

(3) Structural requirements.

A. Maximum building height 35 feet

(4) Lot coverage.

A. Lots with vehicular access from a public street

1. Lot total – Maximum 35 percent

2. All enclosed buildings – Maximum 25 percent of lot

3. Front yard – Maximum 25 percent of front yard

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

1. Lot total – Maximum 40 percent

2. All enclosed buildings – Maximum 25 percent of lot

3. Front yard – Maximum 15 percent of front yard

(2) Conditional uses.

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

1147.02(c) – Planning Commission Review.

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

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

(1) Burden of Proof.

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

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

(2) General Decision Standards.

All Conditional Uses shall satisfy these General Decision Standards.

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

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

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

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

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

F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare

because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.

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

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

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

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

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

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

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

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

1147.02(d) – Action by Planning Commission.

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

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

1147.03(b)(30) – Schools.

A. Potential Concerns.

1. Adequate lot size to permit future expansion.

2. Bus and van storage.

3. Access to streets that can handle traffic generated by the use.

4. Design of vehicle management area.

5. Location of outdoor facilities such as ball fields and band practice areas.

6. Proximity to incompatible uses (establishments serving alcohol).

B. Regulations.

1. Parking spaces shall not be located in a yard adjacent to a residential zoning district.

2. Structure shall be setback a minimum of 30 feet from a residential zoning district.

ORDINANCE NO. 3663

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN ADDENDUM AGREEMENT WITH THE BOARD OF EDUCATION OF THE TALAWANDA SCHOOL DISTRICT FOR THE PURPOSE OF RELEASING AND TERMINATING A PERMANENT ROADWAY AND UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN PART OF LOT #3772.

WHEREAS, the Board of Education of the Talawanda School District (the "District") owns real property located at 5301 University Park Blvd, Oxford, Ohio 45056 and situated in Part of Lot #3772; and

WHEREAS, in February 2014, the District and the City entered into an agreement ("Easement Agreement") whereby the District granted a permanent roadway and utility easement and temporary construction easement in Part of Lot #3772 to the City of Oxford (the "Old Easement" attached hereto as Exhibit A); and

WHEREAS, The Easement Agreement also included two unrelated easements known as Easement for Lot #2665 and Easement for Part of Lot #2821. These easements shall not be released and are intended to remain of record.

WHEREAS, the District wishes to construct a bus and maintenance garage and the Easement is located within the desired location of such garage. The District has asked the City of Oxford to release and terminate the Old Easement so that it may move forward with constructing the bus and maintenance garage; and

WHEREAS, the City of Oxford agrees to release and terminate the Old Easement so that the District may construct the bus and maintenance garage because it is in the best interest of the citizens of Oxford and the citizens of the Talawanda School District; and

WHEREAS, the District and the City of Oxford wish to enter into an Addendum to the Easement Agreement for the purpose of releasing and terminating the Old Easement (the "Addendum to the Easement Agreement", is attached hereto as Exhibit B); and

WHEREAS, the City Manager recommends the City Council of the City of Oxford ("Council") authorize him to enter into the Addendum with the District releasing the Old Easement.

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

Section 1: Council has reviewed the Easement Agreement and the Addendum and finds the same to be acceptable in form and finds it is in the best interest of the citizens of Oxford and the Talawanda School District.

Section 2: The City Manager is authorized to execute the attached Addendum, in the same or substantially similar form, and such other documents as may be required in order to release the Easement in Part of Lot #3772.

Section 3. The Clerk of Council shall cause this release to be officially recorded at the Butler County Recorder's Office.

Section 4. This ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED: FEBRUARY 1, 2022

ATTEST:

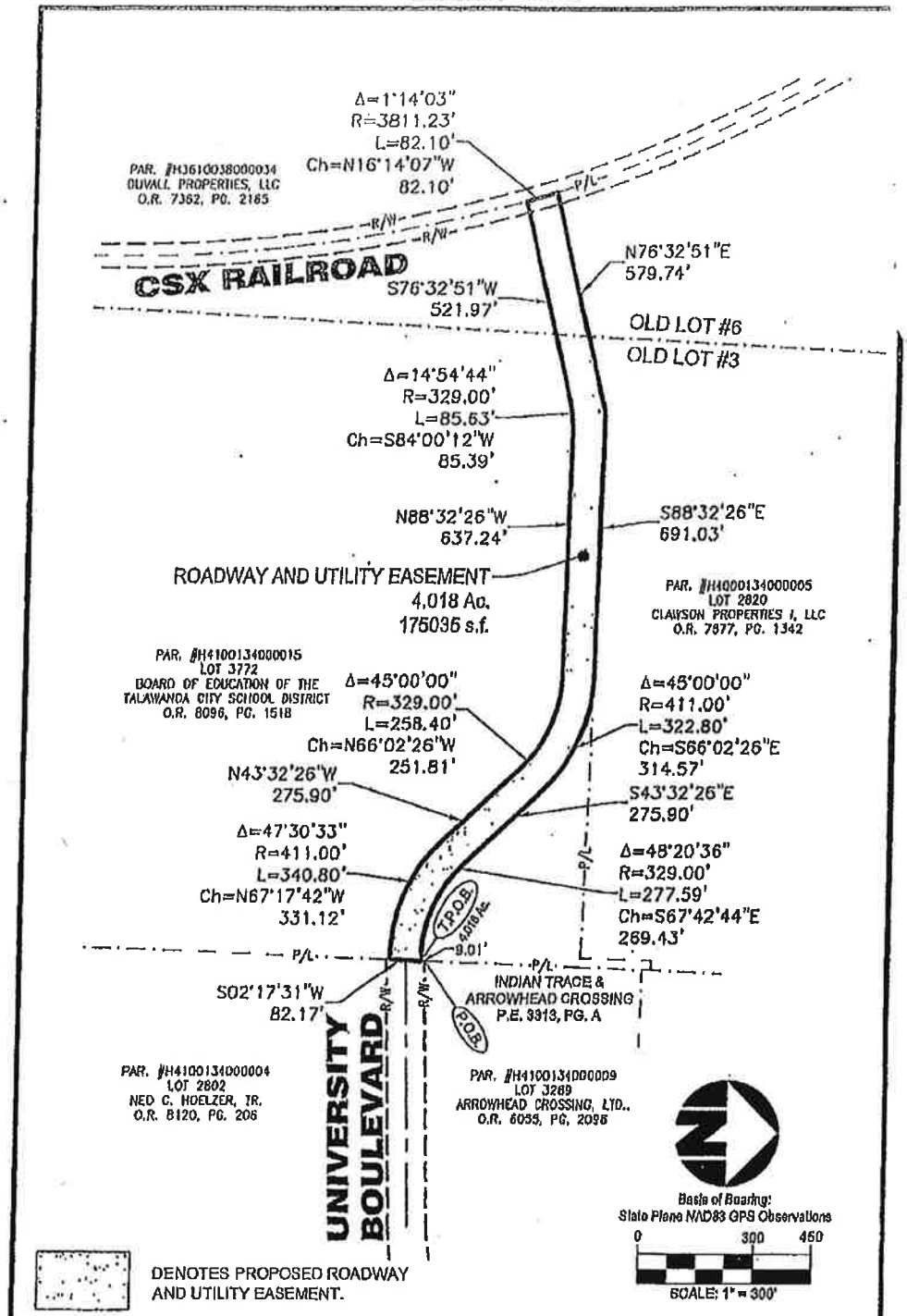
Clerk of Oxford City Council

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

BK 8690 PG 470
File# 2014-00016416
Image ID: 000008757797 Type: OFF
Page 20 of 36

EXHIBIT B (1)



NOTE: THIS EXHIBIT WAS PREPARED FROM EXISTING DEEDS AND SURVEYS OF RECORD. IT DOES NOT REPRESENT A BOUNDARY SURVEY

Drawing:	13D034-000 ES
Scale	1"=200'
Drawn by:	DDS
Checked by:	BRJ
Issue Date:	12-06-13

BOARD OF EDUCATION OF THE TALAWANDA CITY SCHOOL DISTRICT
PART OF LOT #3772
CITY OF OXFORD
BUTLER COUNTY, OHIO

ROADWAY AND UTILITY EXHIBIT

bayer becker
318 S. College Avenue
Oxford, OH 45056 - 513.523.4270

ORDINANCE NO. 3664

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ACCEPT A PERMANENT ROADWAY AND UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT, SITUATED IN LOT #3772 FROM THE BOARD OF EDUCATION OF THE TALAWANDA SCHOOL DISTRICT A PERMANENT ROADWAY.

WHEREAS, the Board of Education of the Talawanda School District (the "District") owns real property located at 5301 University Park Blvd, Oxford, Ohio 45056 and situated in Lot #3772; and

WHEREAS, the District wishes to grant a permanent roadway and utility easement and temporary construction easement in part of Lot #3772 to the City of Oxford (the "New Roadway and Utility Easement" a diagram depicting the easement area is attached hereto as Exhibit A); and

WHEREAS, the District and the City will enter into an Addendum to an Easement Agreement dated February 21, 2014 (the "Addendum", a copy of which is attached hereto as Exhibit B) granting the New Roadway and Utility Easement that will include the area in Exhibit A ; and

WHEREAS, the City Manager recommends the City Council of the City of Oxford ("Council") authorize him to accept the New Roadway and Utility Easement.

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

Section 1: Council has reviewed the New Roadway and Utility Easement finds the same to be acceptable in form and finds it is in the best interest of the citizens of Oxford and the Talawanda School District.

Section 2: The City Manager is authorized to execute the attached New Roadway and Utility Easement and the Addendum and such other documents as may be required in same or substantially similar form in order to create the new easement as depicted in Exhibit A.

Section 3. The Clerk of Council shall cause this easement to be officially recorded at the Butler County Recorder's Office.

Section 4. This ordinance shall take effect at the earliest time allowed by law.

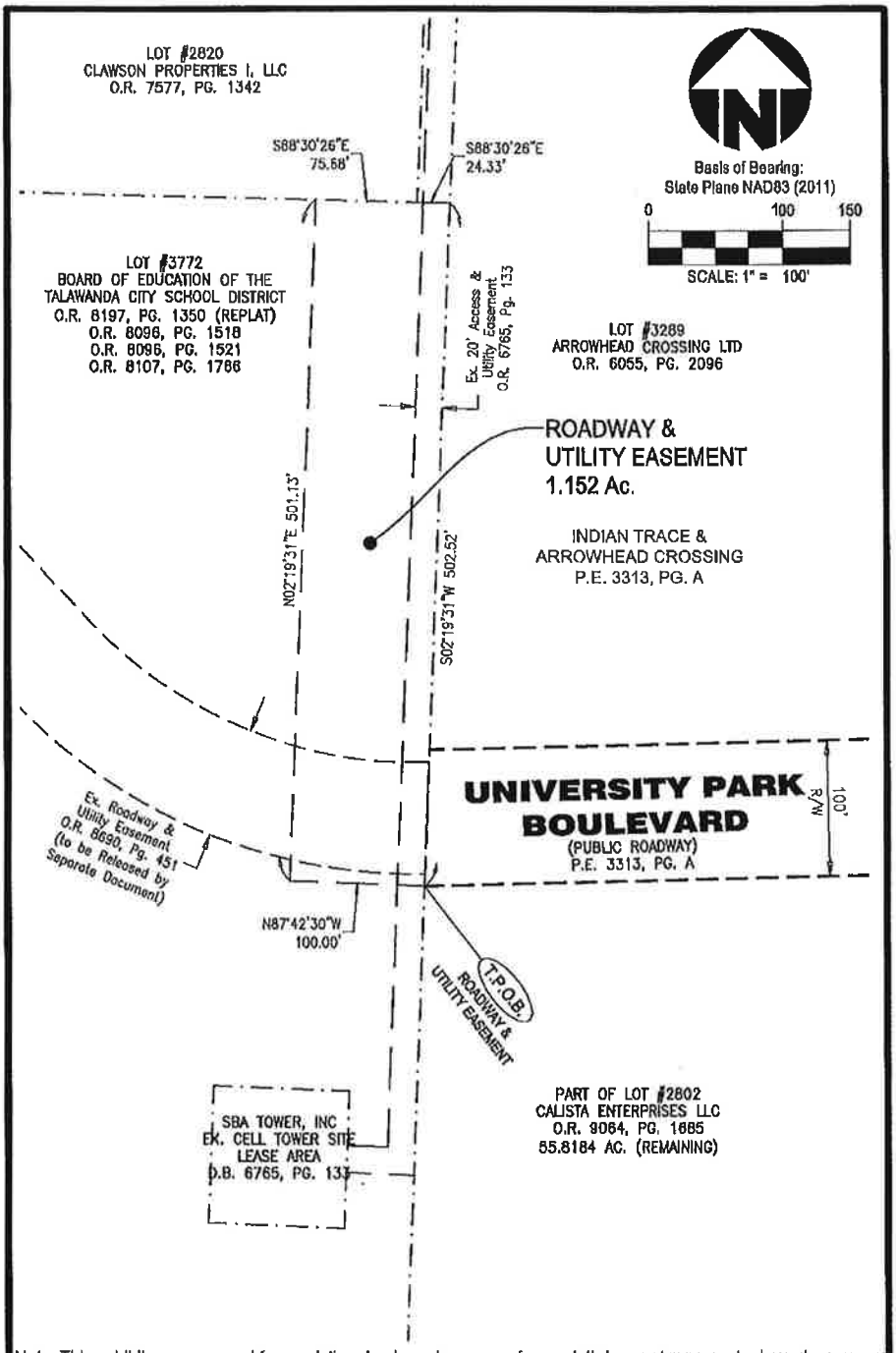
MAYOR

ADOPTED: FEBRUARY 1, 2022
ATTEST:

Clerk of Oxford City Council

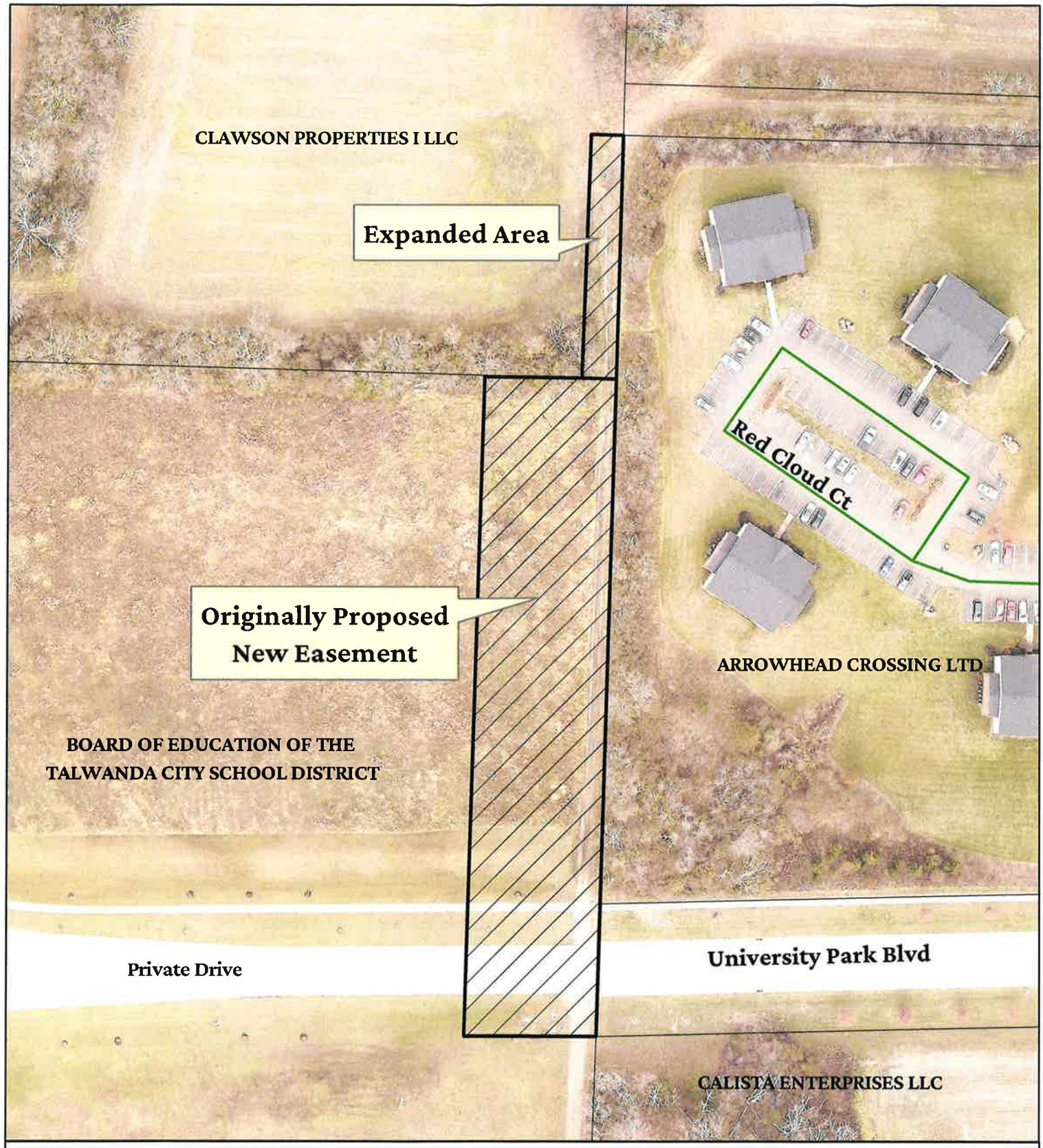
INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW (STAFF)

Exhibit A



Note: This exhibit was prepared from existing deeds and surveys of record. It does not represent a boundary survey.

Drawing: 21-0202 EX	**LOT #3772**	bayer becker
Sheet: 1 of 1	**CONGRESS LANDS WEST OF THE MIAMI RIVER**	
Drawn by: PAH	**SECTION 35, TOWN 5, RANGE 1**	
Checked By: BRJ	**CITY OF OXFORD**	
Issue Date: 12-06-21	**BUTLER COUNTY, OHIO**	
	EASEMENT EXHIBIT	www.bayerbecker.com 110 S. College Avenue, Suite 101 Oxford, OH 45056 - 513.523.4270



0 50 100 200 Feet

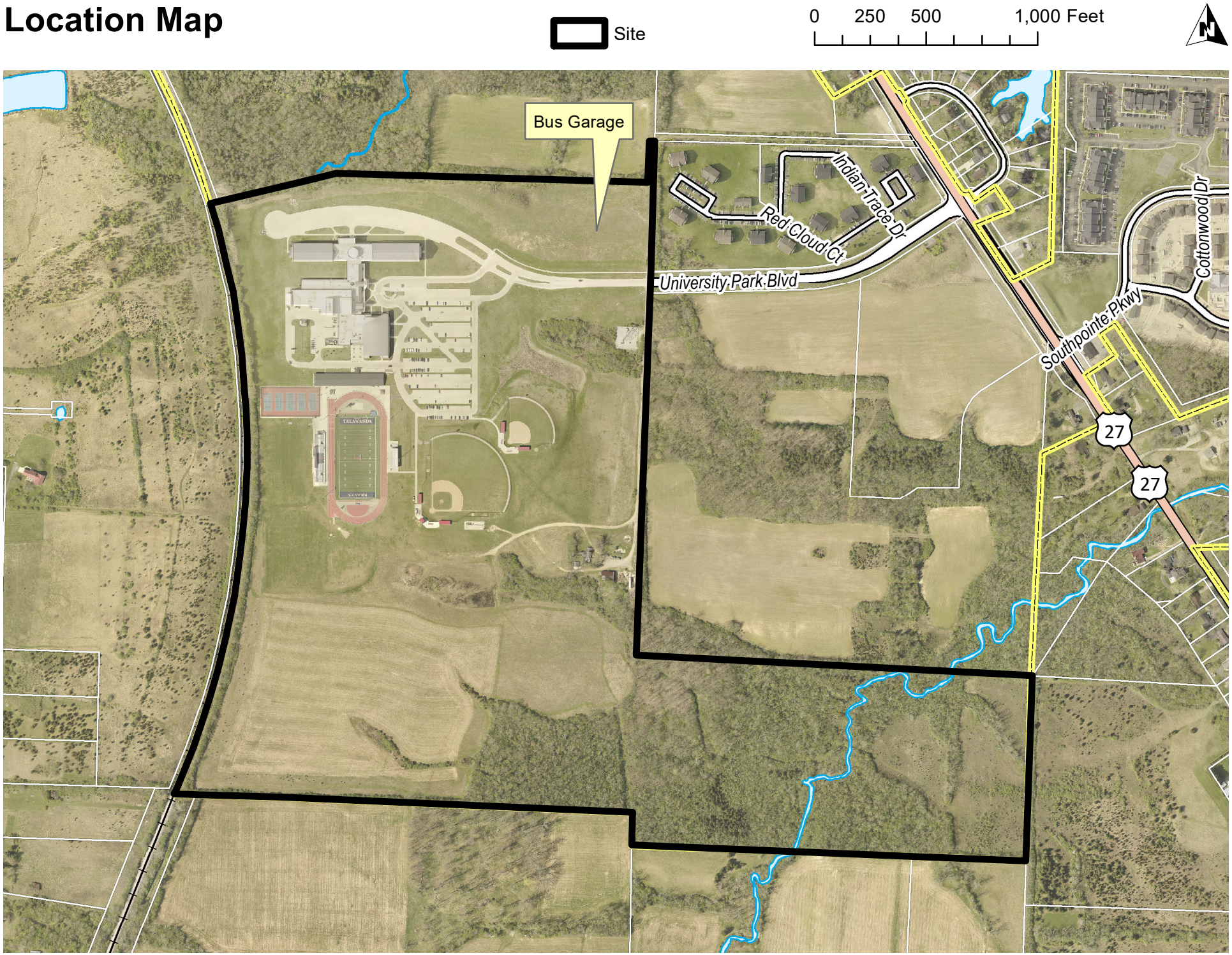
N
W E
S

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

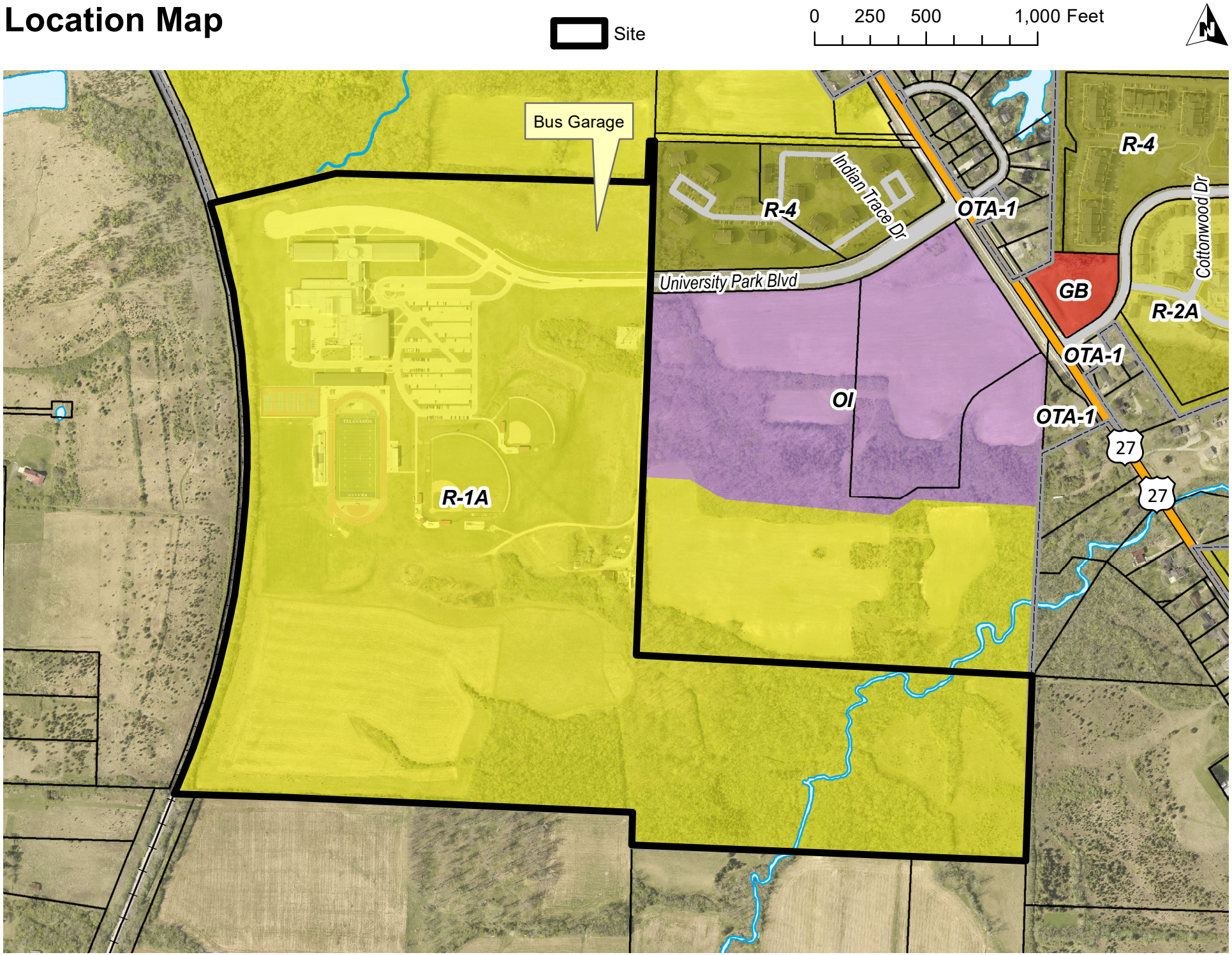
Roadway & Utility Easement Revision
Talawanda High School Property

Drawing Created 1-26-22

Location Map



Location Map



City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

PC-2022-01

Surrounding Property Owners Notifications Map

Legend

- Subject Area
- 200 Ft. Buffer
- Oxford Corp. Limit
- Address Point
- 16.5' Vacated ROW
- Building Footprint

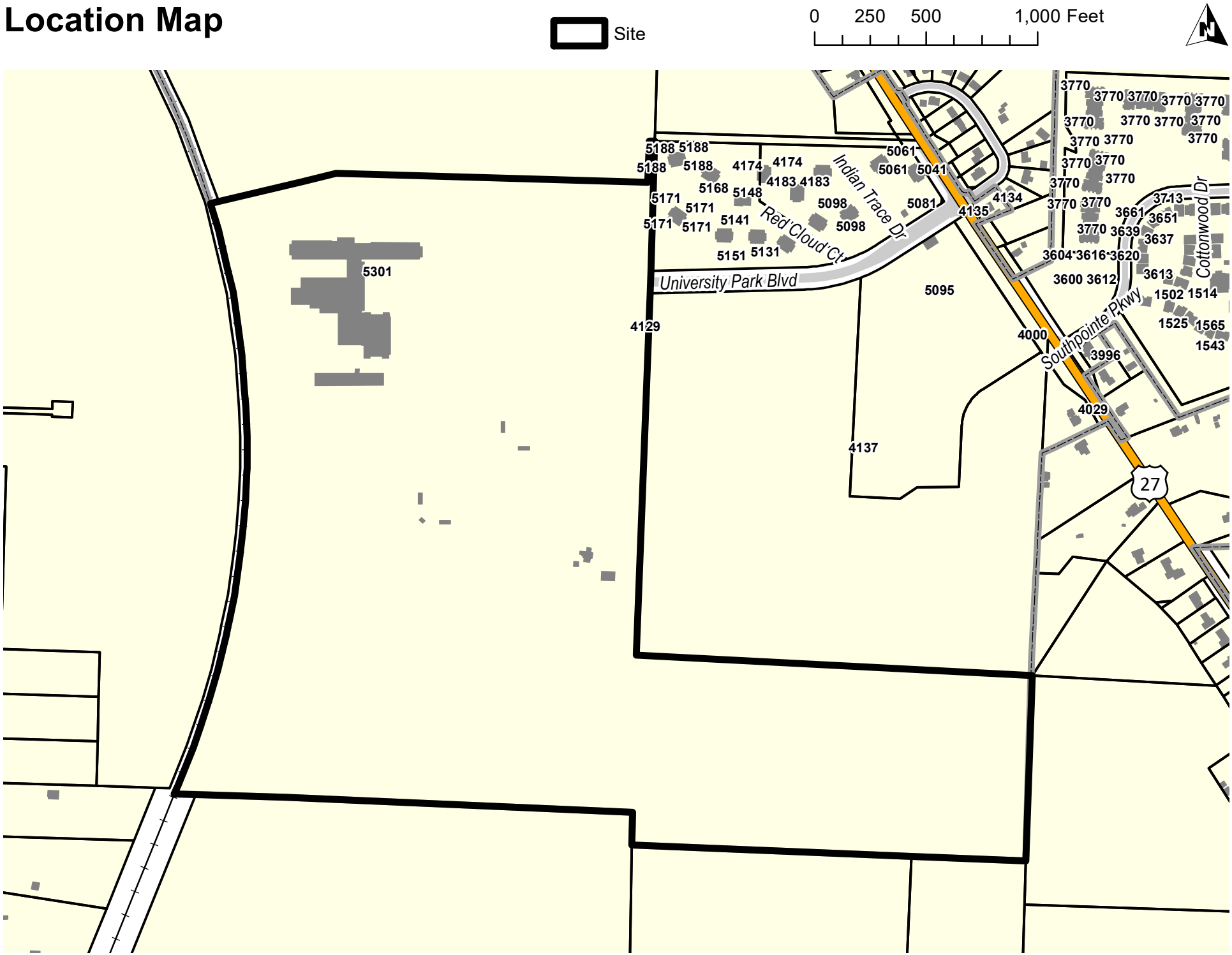
N

1 inch = 600 feet

Prepared on Thursday, April 21, 2022

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.

Location Map



TALAWANDA SCHOOL DISTRICT

131 W. Chestnut Street, Oxford, Ohio 45056 | www.talawanda.org

Talawanda School District EMPOWERS Every Learner Every Day

March 16, 2022

Mr. Sam Perry
Director of Community Development, City of Oxford
15 S. College Ave.
Oxford, OH 45056

RE: Submission for Conditional Use/University Park Blvd. #H4100134000015

Dear Mr. Perry,

On behalf of the Talawanda School District I wish to thank you and Zachary for your assistance in providing guidance through the processes of this submission for Conditional Use approval. This request is for permanent occupancy by our district bus and maintenance departments within the 154.48 acres that the Board of Education owns on University Park Blvd.

SUBMISSION REQUIREMENTS: CONDITIONAL USE
Section 1147

1147.02 Procedure

A. **Fee: Addressed with application.**
B. **Description of Use:**
   1. Applicant/Property Owner: Talawanda City School District Board of Education
      c/o Shaunna Tafelski, Treasurer/CFO
      131 W. Chestnut St.
      Oxford, OH 45056
      513-273-3100
      tafelskis@talawanda.org
   2. Applicant is the Property Owner
   3. Legal Description: School District
   4. Existing Uses at Site: Talawanda High School, Athletic Fields
   5. Existing Zoning District: R1A- Residential
   6. Proposed Use at Site (Description of the Proposed Use):
      a. Use and Occupancy: The intended use is to relocate our District Bus and Maintenance departments from its West Chestnut location to the Northeast section of the Board of Education property on University Park Blvd. Daily activities would include:
         - Storage of maintenance and custodial supplies, equipment including, but not limited to; lawnmowers, trucks, snow plows, tires, replacement parts, etc.
         - Office space for approximately four (4) full time personnel, thirty-six (36) part time drivers and work space to allow up to two (2) buses to

be maintained and/or repaired to ensure the daily operation of transportation for the Talawanda School District.

- Office space for approximately (2) full time personnel, four (4) maintenance personnel, and work space to allow up to two (2) trucks, two (2) lawnmowers, and other maintenance equipment to be repaired, tuned up, prepared for current or next season, and other work needed to ensure the facility operations for each of Talawanda School District's buildings.
- Anticipated deliveries would include 1-2 deliveries per week containing supplies, fuel, replacement parts, equipment, and potential vendors meeting with staff in hopes of doing business with the district.
- Parking space for up to 42 mini and full buses
- Parking for personnel and/or visitors.
- Maintenance of buses, trucks, lawnmowers, and other bus and facilities equipment such as oil changing, tune ups, safety inspections, etc.
- Fueling of buses (daily) on diesel only vehicles will occur on the site to ensure transportation for the Talawanda School District.
- Professional development, training, and safety meetings as required by the State of Ohio and the federal government to ensure the transportation and facilities departments meet required standards.

b. Hours of Operation:
   - August-May Monday through Friday 5:30 AM - 6:00 PM with potential for upwards of 10 PM drop off **if** athletic events or extra curricular activities are occurring. Weekend activity will occur if athletic events are occurring within the district. Saturday 7:00 AM - 10:00 PM depending on athletics and not an every Saturday occurrence.
   - On occasion, there is a potential for Sunday activities from 7 AM to 10 PM. This would be a rare activity.
   - June - July Monday through Friday 7:00 AM to 4 PM with potential for weekday and weekend extra curricular field trips and athletic events

7. Comparability Narrative:
   a. The bus and maintenance facility is similar to the existing high school in the fact that both are for the purpose of educating our students, one being the physical address that educates them and the other being the address that not only transports the students to the high school but holds necessary supplies to maintain and service the high school. The facility is different from the adjacent properties in the fact that the bus and maintenance facility will be office, storage, fueling, training, inspections, professional development, maintenance of buses, trucks, lawnmowers, and other equipment and bus parking space and the adjacent property is currently planned or existing residential space. Interaction will be limited to the shared road that each individual or staff member will travel on to either reach their home and/or work space. There shouldn't be any additional interaction between the two + entities.

b. This proposed facility relates to the existing structure on the property as they both serve the school district. Size and scope of the proposed space is being kept to an absolute minimum, nothing in excess in order to keep as much green space as possible. The proposed building will be in the same color scheme as the adjacent high school.
c. There is no getting around it, there will be an increase in traffic flow; creating additional noise, and fumes with the potential of odors. Buses will be coming and going, stored when not in use, and for safety reasons there will be appropriate lighting throughout the parking lot. However, all of the buses currently go to the high school each day two (2) times a day with a mid day route and beyond the school day athletic, extracurricular, and field trip activities. The buses already travel in and out of this area. The maintenance equipment including trucks, trucks with plows, lawnmowers, and other equipment (depending on the season and need) already travel in and out of the high school areas (part of this project).
d. Any potentially negative impacts created by this proposed bus and maintenance facility will be addressed by:
    - Adding in another layer of trees on the northern and eastern side of the property. Currently, there is substantial vegetation along these perimeters, by adding in additional trees it will not only create a noise buffer but visually will hide the buses when not in use.
    - In winter months the buses will be plugged in keeping batteries warm reducing the amount of time needed to warm them up in the mornings.
    - The current flow of bus traffic **will not** impede the flow of traffic for adjacent property owners during peak times on University Park Blvd. Bus departure for morning pickup will be approximately 5:30am and return between 9:30 - 10:00 AM. Mid day routes will occur between 10:30 to 1:00 PM (usually 3 or less buses). Afternoon routes consist of the buses departing at 2 PM to start the process of transporting the students home and will return between 5:00 - 6:00 PM. Field trips during the day (8:00-3:00 PM, extracurricular activities (2:00-10:00 PM) and athletic activities (2:00-10:00 PM) for transporting students will occur during the school year. The number of buses needed will change based upon the activity or sport.
    - Detention pond will be on the Eastern side of the property, taking care of any additional run-off with rain water. This should alleviate any water flowing to adjacent property owners.
    - Slats will be installed in the fence to provide another barrier both visually and auditorily.
    - Buses and diesel equipment will be refueled at this site creating some fumes and noise which should be buffered by the fence, trees, and vegetation.

8. Appropriate Location:
Proximity of utilities and soil suitability make this area the best location for the bus and maintenance building. Traffic patterns and fuel usage were also analyzed in determining whether this particular site would be better than any other location within our school district. Alternative locations were considered and rejected due to safety, traffic, proximity to utilities, and the ability to carry out the transportation and maintenance

requirements needed to operate the Talawanda School District efficiently, effectively, and within local, state, and federal regulations.

9. Location Desirability:
Being great stewards of taxpayer funds, it is imperative to have a bus and maintenance building that is conducive to the outstanding Talawanda education at the best price and location possible. In reviewing all of the district land, we reviewed everything from bus routes, fuel usage, time the students would be sitting on a bus, ease of getting buses into traffic, safety, soil conditions of each property and location/proximity to utilities to minimize the costs of construction. It was determined that this is the most ideal location within our district.

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

As stated in 7D:

a. Adding in another layer of trees on the northern and eastern side of the property. Currently, there is substantial vegetation along these perimeters, by adding in additional trees it will not only create a noise buffer but visually will hide the buses when not in use.
b. In winter months the buses will be plugged in keeping batteries warm reducing the amount of time needed to warm them up in the mornings.
c. The current flow of bus traffic **will not** impede the flow of traffic for adjacent property owners during peak times on University Park Blvd. Bus departure for morning pickup will be approximately 5:30am and return between 9:30 - 10:00 AM. Mid day routes will occur between 10:30 to 1:00 PM (usually 3 or less buses). Afternoon routes consist of the buses departing at 2 PM to start the process of transporting the students home and will return between 5:00 - 6:00 PM. Field trips during the day (8:00-3:00 PM, extracurricular activities (2:00-10:00 PM) and athletic activities (2:00-10:00 PM) for transporting students will occur during the school year. The number of buses needed will change based upon the activity or sport.
d. Detention pond will be on the Eastern side of the property, taking care of any additional run-off with rain water. This should alleviate any water flowing to adjacent property owners.
e. Slats will be installed in the fence to provide another barrier both visually and auditorily.
f. Buses and diesel equipment will be refueled at this site creating some fumes and noise which should be buffered by the fence, trees, and vegetation.

11. Names and Addresses:

See attached list which states:

a. Arrowhead Crossing, LTD
H4100134000009
9349 Waterstone Blvd.

Cincinnati, OH 45249

b. Clawson Properties I, LLC
H4000134000005
125 Spring St.
Oxford, OH 45056

c. Calista Enterprises, LLC
H4100134000004
116 E. High St.
Oxford, OH 45056

12. A Review and Comment Form were submitted to the property owners of both Indian Trace Apartments (Arrowhead Crossing) and Kettering Health Group asking for input/concerns that they might have regarding TSD's desired location. Both entities were also invited to an Amendment to Conditional Use Hearing that TSD held at the THS Media Center on December 6, 2021 at 11:00 A.M. Neither parties were present, nor did they submit comments or concerns.

C. Site Plan:
See attached document

D. Elevations of proposed structures:
See attached document

E. Other: Photographs of the existing use and its surroundings:
See attached document

Sincerely,

Ms. Shaunna Tafelski
Talawanda CFO/Treasurer

Dr. Edward Theroux
Talawanda Superintendent

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	PC-2022-01
Date Filed	3/24/22

Conditional Use Permit Application

Applicant Information

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

Name * Shaunna Tafelski c/o Board of Education of the Talawanda City School District

Mailing Address * 131 W. Chestnut St.

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * 513-273-3107

Email Address tafelskis@talawanda.org

Owner Information

Name * Board of Education of the Talawanda City School District

Mailing Address * 131 W. Chestnut St.

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * 513-273-3107

Email Address tafelskis@talawanda.org

Location and Lot Information

Location of Property * Talawanda High School: H4100134000015 (NW of University Park Blvd)

Legal Description * High School

Zoning District * R1A

Total Area * 154.487 → *Check One* * Acres ☑ Square Feet ☐

Existing Use Description * School District Property

Proposed Use Description * School District Property: Bus and Maintenance Facility

Submission Requirements and Documentation

From Section 1147.02(a)[1].

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

A. Application Fee.

B. Description of Use and Site.

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

1. The name, mailing address, and telephone number of the applicant and the property owner.
2. If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf.
3. A legal description of the site, including all separate lots.

4. A description of the existing uses of the site.
5. The zoning district in which the site is located.
6. A description of the proposed use.
   a. A description of operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
   b. The hours of operation.
7. A narrative statement that evaluates the compatibility of the proposed use with the general vicinity and adjacent properties.
   a. How the use is similar to or different from existing area uses and if there will be any interaction between the proposed use and existing uses.
   b. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites.
   c. If the use will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
   d. How any potential negative effects on adjacent land will be mitigated.
8. A statement about why the location proposed is more appropriate for the use than other locations.
9. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
10. Separate, detailed statements that individually address each of the items listed as potential concerns for the proposed use.
11. A list of the names and mailing addresses of all land owners within 200 feet of the site (see next section).
12. Such other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by Planning Commission.

C. Site Plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
   1. North arrow.
   2. Scale.
   3. Vicinity map.
   4. All existing and proposed lot lines within the site.
   5. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
   6. Location, height, and use of all proposed and existing structures.
   7. Location and design of all proposed vehicle management areas.
   8. Location, size, and type of all proposed signs.
   9. Location, height, and type of all proposed screening and landscaping.
   10. Distances to residential zoning districts if within 1,000 feet.
   11. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
   12. Other information as required by the Planning Commission.

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

E. Other. Photographs of the existing use and its surroundings.

See Chapter 1147, Conditional Uses, for the full text, particularly 1147.03 for use-specific regulations[1].

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.

Planning Commission Review

From Section 1147.02(c)[1].

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

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

From Section 1147.02(c)(2) General Decision Standards[1]. All Conditional Uses shall satisfy these General Decision Standards.

A. The proposed use is in fact a Conditional Use appropriate for the zoning district in which it is proposed.
B. The use and site will satisfy the general intent of this Zoning Code.
C. The use and site will be compatible with the general intent of the Comprehensive Plan.
D. The size and shape of the site are sufficient for the proposed use.
E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
M. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

Fees & Receipt

The required fees are $500.00 plus $10.00 for postage. You may write a $510.00 check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature * Shaunna Tafelski

Date * 3.17.22

Shaunna Tafelski

Submit Application, Submission Requirements and Documentation, and Fees

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

Send or drop off this application with required plans and documentation as attachments and a check for fee and postage made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Dept. 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 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 * _____ Receipt Number * _____

[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/

GENERAL LANDSCAPE NOTES

A. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.

B. PROTECT ALL EXISTING VEGETATION TO REMAIN WITHIN 20' OF CONSTRUCTION DISTURBANCE AS PER PLANS AND SPECIFICATIONS. INSTALL MINIMUM 4' TALL FENCE 5' OUTSIDE THE DRIP LINE OF TREES TO REMAIN. WATER TREES AND VEGETATION TO REMAIN WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAH LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.

C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.

D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.

E. LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS, ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

F. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.

G. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE TO WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.

H. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.

I. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.

J. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.

K. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."

L. THE CONTRACTOR SHALL FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

M. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

N. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.

O. THE CONTRACTOR SHALL LABEL ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH THE BOTANICAL AND COMMON NAME.

P. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.

Q. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.

R. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC., ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.

S. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.

T. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.

U. IF IRRIGATION IS PART OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL PLANT MATERIAL WITH THE IRRIGATION CONTRACTOR. ACTIVATE IRRIGATION SYSTEM UPON COMPLETION OF ALL LAWN AREAS.

V. ALL IRRIGATION COMPONENTS SHALL BE OF THE SAME MANUFACTURER & INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

PLANT INSTALLATION

A. LOOSEN SUBGRADE OF PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES. REMOVE STONES LARGER THAN ONE (1) INCH IN ANY DIMENSION, STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OF THE OWNER'S PROPERTY.

B. APPLY FERTILIZER DIRECTLY TO THE SUBGRADE BEFORE LOOSENING.

C. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL. APPLY TURFMATRIX SOIL AMENDMENT AT THE FOLLOWING RATES:
   2" DEEP BEDS - 450 LBS / 1000 SF; 4" DEEP BEDS - 900 LBS / 1000 SF;
   6" DEEP BEDS - 1,300 LBS / 1000 SF; 8" DEEP BEDS - 1,750 LBS / 1000 SF

D. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.

E. MIX LIME WITH DRY SOIL PRIOR TO MIXING FERTILIZER.

F. SPREAD TOPSOIL TO A DEPTH OF (6) SIX INCHES FOR LAWN OR (12) TWELVE INCHES FOR BEDS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLING. DO NOT SPREAD IF PLANTING SOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.

G. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM, SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSION TO MEET FINISH GRADES.

H. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.

I. FOR PLANTING PITS AND TRENCHES, EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A FORTY-FIVE (45) DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING THE CENTER AREA OF THE BOTTOM RAISED 8" TO SUPPORT THE ROOT BALL AND ASSIST WITH DRAINAGE AWAY FROM THE CENTER. DO NOT FURTHER DISTURB THE BASE. ENSURE THAT THE ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF THE PLANTING PIT SMEARED OR SMOTHERED DURING EXCAVATION.
   - EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR BALLED AND BURLAPPED STOCK.
   - FOR BARE ROOT STOCK, EXCAVATE AT LEAST TWELVE (12) INCHES WIDER THAN THE ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS .
   - IF DRAIN TILE IS SHOWN ON DRAWINGS OR DETAILS, OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.

J. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATION MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE FROM ROCKS AND OTHER DELETERIOUS MATERIAL.

K. NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

L. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

M. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.

N. INSTALL PLANTS - REFER TO TYPICAL PLANTING DETAILS ON THIS SHEET FOR PLANT INSTALLATION.

O. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.

P. ALL DECIDUOUS TREES SHALL BE WRAPPED WITH STANDARD MANUFACTURER'S TREE WRAP TO PREVENT WINTER DAMAGE. TREE WRAP TO BE REMOVED AFTER THE FIRST WINTER BY THE LANDSCAPE CONTRACTOR.

Q. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED.

R. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE (PREEN OR EQUIVALENT) PER MANUFACTURER'S RECOMMENDATION.

S. IF NOTED ON PLAN TO USE WEED CONTROL FABRIC, INSTALL WEED CONTROL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO RECEIVE FABRIC, OVERLAPPING EDGES A MINIMUM OF SIX (6) INCHES, SECURE THE SEAMS WITH GALVANIZED PINS. PINS TO BE 8" -10" APART ALONG EDGES AND 12" MIN. IN CENTER.

T. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS AS INDICATED.

U. APPLY MULCH ACCORDING TO THE FOLLOWING:
   - DO NOT PLACE MULCH WITHIN THREE (3) INCHES OF THE TRUNKS OR STEMS OR VOLCANO MULCH.
   - FOR TREES AND SHRUBS IN TURF AREAS - APPLY ORGANIC MULCH RING OF FOUR (4) INCH AVERAGE THICKNESS, WITH THIRTY-SIX (36) INCH RADIUS AROUND TRUNKS OR STEMS.
   - FOR PLANTS IN BEDS, APPLY ORGANIC MULCH TWO (2) INCH AVERAGE THICKNESS AND EXTENDING TWELVE (12) INCHES BEYOND THE EDGES OF INDIVIDUAL PLANTING PIT OR TRENCH AND OVER THE WHOLE SURFACE OF THE PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES.

V. THE LANDSCAPE CONTRACTOR SHALL INSTRUCT THE OWNER OR OWNER REPRESENTATIVE ON WATERING NEEDS OF INSTALLED PLANTINGS.

SEEDING / SOD PREPARATION

A. DE-COMPACT AREAS HEAVILY TRAFFICKED BY CONSTRUCTION ACTIVITIES WITH HOE OR OTHER APPROVED METHOD.

B. GRADE SURFACES TO ASSURE DRAINAGE AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. PROVIDE SUBGRADE FREE FROM IRREGULAR SURFACE CHANGES AND AS FOLLOWS:
   - ROUGH GRADE SHALL EQUAL PLUS / MINUS TWO TENTHS (0.20) FEET, SUBGRADE TOLERANCE AND SHALL BE FREE OF EXPOSED BOULDERS OR STONE EXCEEDING ONE (1) INCH IN GREATEST DIMENSION.
   - FILL IN ALL AREAS OF SETTLEMENT TO PROPER GRADE BEFORE SUBSEQUENT PLACEMENT OF TOPSOIL.

C. PLACE TOPSOIL A MINIMUM OF SIX (6) INCHES AVERAGE DEPTH.

D. GRADE AREA TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COURSE TEXTURE. ROLL, SCARIFY, RAKE, AND LEVEL AS NECESSARY TO OBTAIN A TRUE, EVEN LAWN SURFACE AND FILL DEPRESSIONS AS REQUIRED TO DRAIN. SEED BED TO BE APPROXIMATELY ONE HALF (½) TO ONE (1) INCH BELOW ALL SIDEWALKS AND CURBS. DO NOT MOVE HEAVY OBJECTS EXCEPT NECESSARY LAWN MAKING EQUIPMENT OVER LAWN AREAS AFTER THE SOIL IS PREPARED UNLESS IT IS LOOSENED AND RE-GRADED. RESTORE PREPARED AREAS TO SPECIFIED CONDITIONS IF ERODED, SETTLED, OR OTHERWISE DISTURBED.

E. APPLY TYPE A / STARTER FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO ONE (1) POUND OF ACTUAL NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET OR AS OTHERWISE INDICATED. APPLY FERTILIZERS BY MECHANICAL DROP OR ROTARY DISTRIBUTOR, THOROUGHLY AND EVENING INCORPORATED WITH THE SOIL TO A DEPTH OF THREE (3) INCHES BY DICING OR OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AN INCORPORATE INTO THE SOIL

F. ACCEPTABLE SEEDING TIMES: SPRING SEED PLANTING - APRIL 1 TO JUNE 1; FALL SEED PLANTING - AUG. 15 TO OCT. 1

TOPSOIL, AMENDMENTS & MULCH

A. STRIP TOPSOIL TO ITS FULL DEPTH AT AREAS IMPACTED AND AT ALL AREAS TO BE RE-GRADED AND RESURFACED. STOP TOPSOIL STRIPPING OUTSIDE THE DRIP LINE OF TREES TO REMAIN / DO NOT STRIP AS TO IMPACT THE ROOD LINE OF TREES TO REMAIN.

B. COORDINATE WITH THE OWNER PRIOR TO ESTABLISHING TOPSOIL STORAGE AREAS. GRADE AND SLOPE STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT EROSION. THE REUSE OF STOCKPILE TOPSOIL WITHIN THE PROJECT SITE MUST BE APPROVED FOR PLACEMENT BY THE LANDSCAPE ARCHITECT.

C. ALL TOPSOIL SHALL BE SHREDDED, CLEAN, AND UNIFORM IN QUALITY FREE FROM HARD CLODS, STIFF CLAY, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, SLAG, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONFORM TO THE FOLLOWING:
   - ORGANIC CONTENT - BETWEEN 3% - 10% ORGANIC MATTER
   - pH - SHALL RANGE BETWEEN 6.0 - 7.5
   - SOIL TEXTURE - TOPSOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY PASSING THROUGH A 2.00 MM (#10) SIEVE (SAND - 30%-75%, SILT - 15%-70%, CLAY - 10%-30%)

D. TOPSOIL MUST BE APPROVED PRIOR TO PLACEMENT. TOPSOIL TEXT RESULTS SHALL SHOW RECOMMENDATION FOR SOIL ADDITIVES FOR FERTILIZERS TO CORRECT NUTRIENT DEFICIENCIES AS NECESSARY

E. INORGANIC SOIL AMENDMENTS INCLUDE THE FOLLOWING:
   - LIME - ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80% CALCIUM CARBONATE EQUIVALENT AS FOLLOWS:
     a. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NO LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
   - SULFUR - GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90% SULFUR, WITH A MINIMUM OF 99% PASSING THROUGH NUMBER 6 SIEVE AND A MAXIMUM OF 10% PASSING THROUGH A NUMBER 40 SIEVE.
   - AXIS CALCINED DIATOMACEOUS EARTH SOIL AMENDMENT - SEE PREPARATION AND PLANTING NOTES FOR APPLICATION RATES.

F. ORGANIC MULCH - FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE DOUBLE SHREDDED HARDWOOD BARK.

PLANTING PREPARATION

A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS ARE CORRECTED.

B. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

C. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.

D. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING HANDLING AND TRANSPORTATION. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO (2) WEEKS AFTER PLANTING.

E. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

F. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND BED EDGES FOR ALL EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECTS, OWNER'S, OR OWNER REPRESENTATIVE'S WRITTEN ACCEPTANCE OF LAYOUT PRIOR TO PLANTING. TREES SHALL BE SITED IN THE FIELD BY THE LANDSCAPE ARCHITECT WHERE NOTED ON THE PLAN. CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES OR ISSUES WITH PLACEMENT.

WARRANTY

A. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM ONE YEAR WRITTEN WARRANTY FOR LABOR AND MATERIALS.

B. CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.

C. WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER EXTERIOR PLANTS.

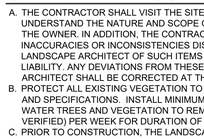
D. WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.

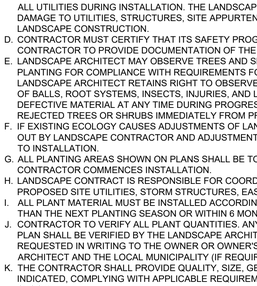
E. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

TRAFFIC & SAFETY

A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

NOTE: ALL DISTURBED AREAS TO BE RE-SEEDED.





1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. TREE WRAP (STD. MANUFACTURER)
4. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
5. 20 GAL. GATOR BAG (SEE NOTES)
6. MULCH
7. ROOTBALL PIT
8. ROOTBALL
9. 36" LONG #5 REBAR STAKE- DRIVE BELOW GRADE
10. EARTHEN SAUCER OF AMENDED TOPSOIL
11. TAMPED SETTTING BED 8" MIN. DEPTH

NOTES:
A. ONLY TREES ON SLOPES 3:1 OR GREATER OR IN WINDY LOCATIONS SHALL BE GUYED.
B. 5"+ CALIPER TREES REQUIRE A 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE.
C. REMOVE BURLAP FROM TOP ⅓ OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
D. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
E. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
F. TOPSOIL AMENDED PER SOIL TESTING REPORT.
G. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG. SEE PLANTING & PREPARATION NOTES. 1"-4" CALIPER (1 BAG), 5" - 8" CALIPER (2 BAGS)

1 TREE PLANTING

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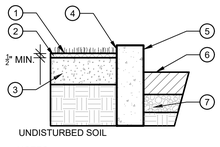

1. LAWN (SOD OR SEED AS SPECIFIED).
2. LAWN AND ROOT LAYER. SOD MIN. DEPTH AS SHOWN IN DETAIL.
3. AMENDED TOPSOIL. SEE NOTES.
4. LAWN SURFACE FLUSH WITH OR 1" MAX. BELOW ADJACENT PAVEMENT SURFACE.
5. CURB, WALK OR OTHER PAVED SURFACE. SEE PAVEMENT DETAILS.
6. PAVEMENT. SEE PAVEMENT DETAILS
7. PAVING BASE. SEE PAVEMENT DETAILS

NOTES:
A. SEE SODDING AND/OR SEEDING NOTES.
B. IF LAWN AREAS ARE NOT IDENTIFIED ON PLANS TO BE SEED OR SOD, CONTACT LANDSCAPE ARCHITECT OR OWNER FOR VERIFICATION.

2 LAWN ADJACENT TO PAVEMENT DETAIL

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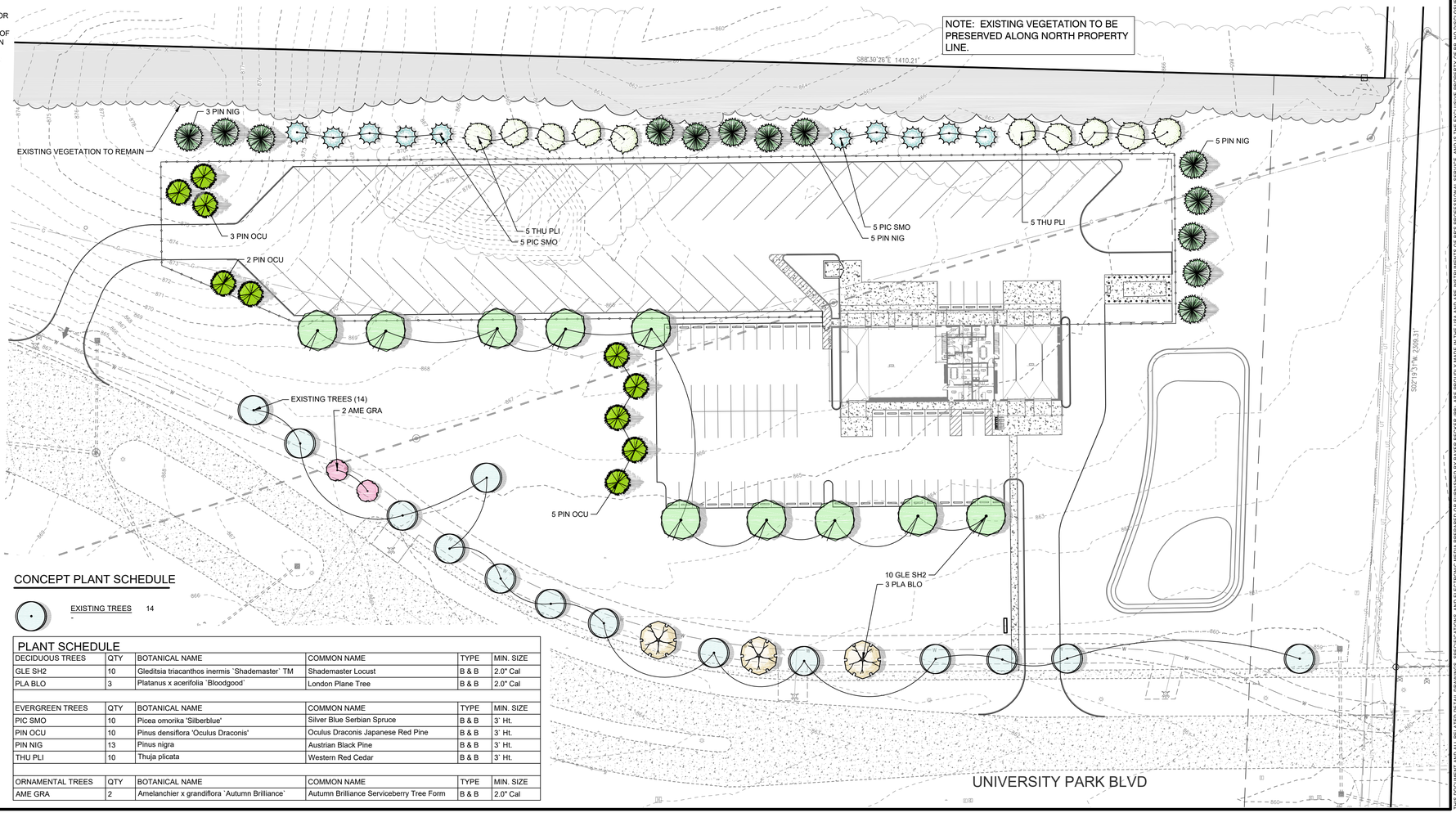

CONCEPT PLANT SCHEDULE

EXISTING TREES 14
-

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
GLE SH2	10	Gleditsia triacanthos inermis `Shademaster` TM	Shademaster Locust	B & B	2.0" Cal
PLA BLO	3	Platanus x acerifolia `Bloodgood`	London Plane Tree	B & B	2.0" Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
PIC SMO	10	Picea omorika 'Silberblue'	Silver Blue Serbian Spruce	B & B	3` Ht.
PIN OCU	10	Pinus densiflora 'Oculus Draconis'	Oculus Draconis Japanese Red Pine	B & B	3` Ht.
PIN NIG	13	Pinus nigra	Austrian Black Pine	B & B	3` Ht.
THU PLI	10	Thuja plicata	Western Red Cedar	B & B	3` Ht.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
AME GRA	2	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry Tree Form	B & B	2.0" Cal

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Basis of Bearing:
State Plane NAD83 (2011)
0 40 60
SCALE: 1" = 40'

Item	Revision Description	Date	Drwn:	Chk:

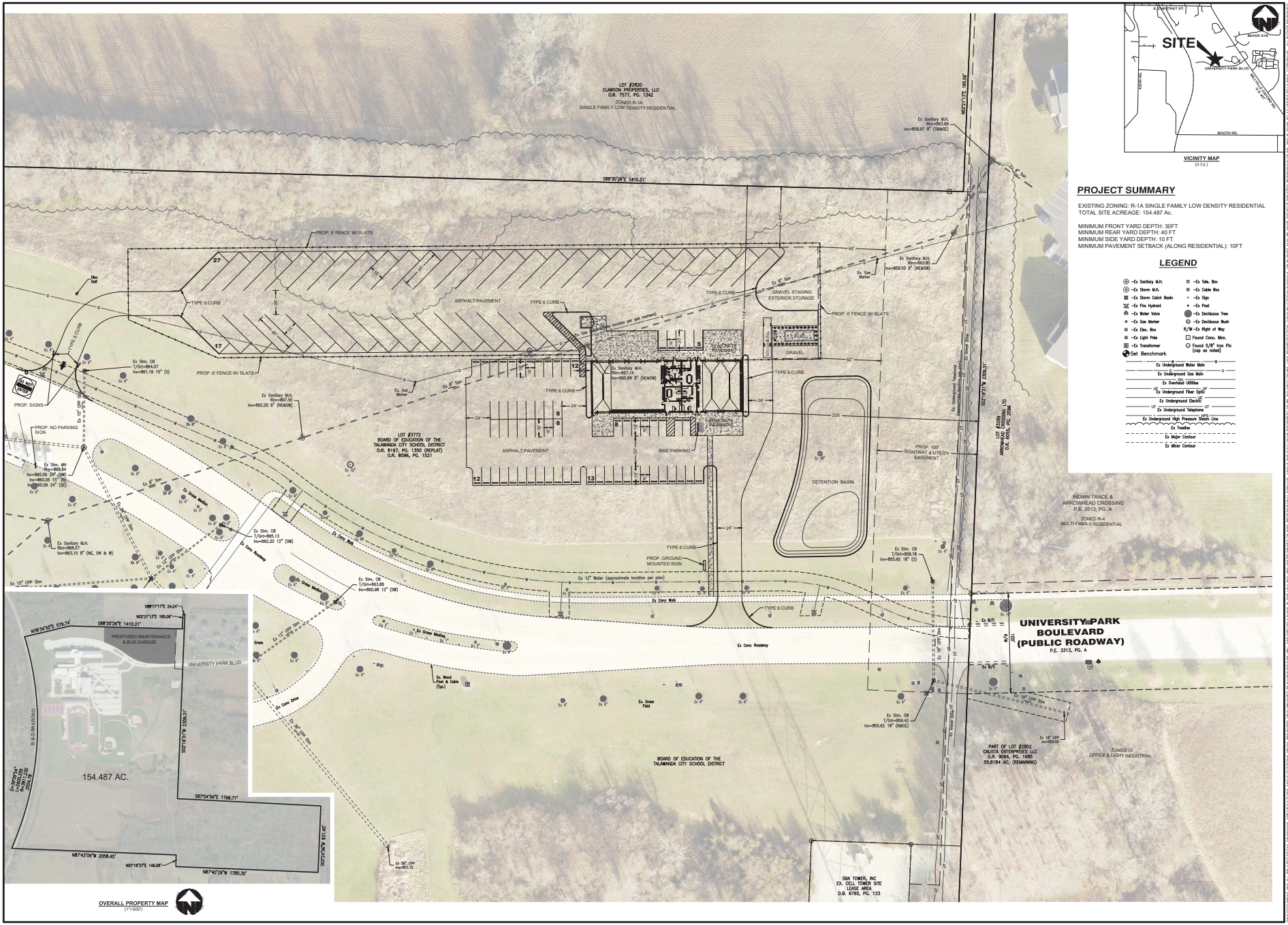
NEW MAINTENANCE & BUS GARAGE
TALAWANDA CITY SCHOOL DISTRICT
5301 UNIVERSITY PARK BLVD.
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 35, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

ZONING PLANTING PLAN, PLANTING NOTES & DETAILS

bayer becker
www.bayerbecker.com
1404 East 9th Street, Suite 204
Cincinnati, OH 45202 513.834.6151

Drawing: 21-0202 LA
Drawn by: CDO
Checked By: LES / HMW
Issue Date: 03-21-2022
Sheet: L1/1

Plot time: Mar 23, 2022 - 5:41pm
Drawing name: J:\2021\21-0202\LA\DWG\21-0202 LA.dwg - Layout Tab: L1of1



OVERALL PROPERTY MAP
(1"=500')

VICINITY MAP
(n.t.s.)

PROJECT SUMMARY

EXISTING ZONING: R-1A SINGLE FAMILY LOW DENSITY RESIDENTIAL
TOTAL SITE ACREAGE: 154.487 Ac.

MINIMUM FRONT YARD DEPTH: 30FT
MINIMUM REAR YARD DEPTH: 40 FT
MINIMUM SIDE YARD DEPTH: 10 FT
MINIMUM PAVEMENT SETBACK (ALONG RESIDENTIAL): 10FT

LEGEND

- Ex Sanitary M.H.
- Ex Storm M.H.
- Ex Storm Catch Basin
- Ex Fire Hydrant
- Ex Water Valve
- Ex Gas Marker
- Ex Elec. Box
- Ex Light Pole
- Ex Transformer
- Set Benchmark
- Ex Tele. Box
- Ex Cable Box
- Ex Sign
- Ex Post
- Ex Deciduous Tree
- Ex Deciduous Bush
- R/W Ex Right of Way
- Found Conc. Mon.
- Found 5/8" Iron Pin (cap as noted)

Ex Underground Water Main
Ex Underground Gas Main
Ex Overhead Utilities
Ex Underground Fiber Optic
Ex Underground Electric
Ex Underground Telephone
Ex Underground High Pressure Steam Line
Ex Treeline
Ex Major Contour
Ex Minor Contour

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60
SCALE: 1" = 40'

Item	Revision Description	Date	Drawn	Chk.

NEW MAINTENANCE & BUS GARAGE
TALAWANDA CITY SCHOOL DISTRICT

5301 UNIVERSITY PARK BLVD
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 4, TOWN 3, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

CONDITIONAL USE PLAN

bayer becker
Engineers | Surveyors | Planners
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 513.523.4270

Drawing: 21-0202 PL
Drawn by: JLE
Checked By: EMR
Issue Date: 03/21/22
Sheet: 1/1

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Plot time: Mar 18, 2022 - 11:59am
Drawing name: J:\2021\21-0202\PL\DWG\21-0202 PL .dwg - Layout Tab: Concept

LOT #2820
CLAWSON PROPERTIES, LLC
O.R. 7577, PG. 1342

ZONED R-1A
SINGLE FAMILY LOW DENSITY RESIDENTIAL

S88°30'26"E 1410.21'

N02°21'13"E 185.06'

Ex Sanitary M.H.
Rim=863.69
Inv=858.97 8" (SW&SE)

Ex 8" San

PROP. 6' FENCE W/ SLATS

Ex Sanitary M.H.
Rim=863.80
Inv=859.50 8" (NE&SW)

Ex. Gas Marker

68'

60'

GRAVEL STAGING
EXTERIOR STORAGE

TYPE 6 CURB

ASPHALT PAVEMENT

Ex Gas (approximate location per gas markers)

Ex 8" San

174'

CONCRETE PAVEMENT

FUEL

GRAVEL

62'

Ex Sanitary M.H.
Rim=867.14
Inv=860.89 8" (NE&SW)

Ex. Gas Marker

Ex Sanitary M.H.
Rim=867.50
Inv=862.20 8" (NE&SW)

Ex Underground Telephone

Ex Gravel Drive

S02°19'31"W 2309.31'

24'

235'

PROP. 100'
ROADWAY & UTILITY
EASEMENT

LOT #3772
BOARD OF EDUCATION OF THE
TALAWANDA CITY SCHOOL DISTRICT
O.R. 8197, PG. 1350 (REPLAT)
O.R. 8096, PG. 1521

ASPHALT PAVEMENT

BIKE PARKING

CONCRETE PAVEMENT

DETENTION BASIN

LOT #3289
ARROWHEAD CROSSING LTD
O.R. 8450, PG. 2596

INDIAN TRACE &
ARROWHEAD CROSSING
P.E. 3313, PG. A

ZONED R-4
MULTI-FAMILY RESIDENTIAL

TYPE 6 CURB

PROP. GROUND
MOUNTED SIGN

Ex 12" Water (approximate location per plan)

Ex Conc Walk

Ex Conc Roadway

Ex Gross Median

Ex. Wood
Post & Cable
(Typ.)

Ex. Gross
Field

Ex Conc Drive

Ex 36" CPP Stm

Ex 36" CPP
Inv=857.72

Ex Stm. CB
T/Grt=865.13
Inv=862.20 12" (SW)

Ex Stm. CB
T/Grt=863.88
Inv=860.98 12" (SW)

Ex Stm. CB
T/Grt=858.78
Inv=855.92 18" (S)

Ex Stm. CB
T/Grt=859.42
Inv=855.62 18" (N&SE)

Ex 18" CPP Stm

Ex 18" CPP
Inv=855.03

Ex B/C

UNIVERSITY PARK BOULEVARD
(PUBLIC ROADWAY)
P.E. 3313, PG. A

R/W
100'

PART OF LOT #2802
CALISTA ENTERPRISES LLC
O.R. 9064, PG. 1685
55.8184 AC. (REMAINING)

ZONED OI
OFFICE & LIGHT INDUSTRIAL

BOARD OF EDUCATION OF THE
TALAWANDA CITY SCHOOL DISTRICT

SBA TOWER, INC
EX. CELL TOWER SITE
LEASE AREA
D.B. 6765, PG. 133

Ex 15" CPP Stm

Ex 12" CPP Stm

Ex 24" CPP Stm

Ex 18" CPP Stm

Ex Gross Median

Ex Gross Meadow

Ex Gross Field

Ex Underground Telephone

Ex Underground Fiber Optic

Ex Underground Electric

Ex Underground Water Main

Ex Underground Gas Main

Ex Underground High Pressure Steam Line

Ex Overhead Utilities

Ex Treeline

Ex Major Contour

Ex Minor Contour

Ex Tele. Box

Ex Cable Box

Ex Sign

Ex Post

Ex Deciduous Tree

Ex Deciduous Bush

R/W-Ex Right of Way

Found Conc. Mon.

Found 5/8" Iron Pin
(cap as noted)

Set Benchmark

Ex Stm. CB
T/Grt=864.07
Inv=861.19 15" (S)

Ex Stm. MH
Rim=868.84
Inv=860.06 24" (NW)
Inv=860.06 15" (N)
Inv=860.06 24" (SE)

Ex Sanitary M.H.
Rim=868.57
Inv=863.15 8" (NE, SW & W)

Ex 15" CPP Stm

Ex 12" CPP Stm

Ex Conc Roadway

Ex Gross Median

Ex Gross Meadow

Ex Gross Field

Ex Conc Drive

Ex 36" CPP Stm

Ex Underground Telephone

Ex Underground Fiber Optic

Ex Underground Electric

Ex Underground Water Main

Ex Underground Gas Main

Ex Underground High Pressure Steam Line

Ex Overhead Utilities

Ex Treeline

Ex Major Contour

Ex Minor Contour

Ex Tele. Box

Ex Cable Box

Ex Sign

Ex Post

Ex Deciduous Tree

Ex Deciduous Bush

R/W-Ex Right of Way

Found Conc. Mon.

Found 5/8" Iron Pin
(cap as noted)

Set Benchmark

Disc Golf

TYPE 6 CURB

PROP. SIGNS

PROP. NO PARKING SIGN

PROP. 6' FENCE W/ SLATS

15'

40'

24'

27

17

12

13

5

8

18'

9'

30'

Ex 72"

Ex 48"

Ex 4"

Ex 6"

Ex 8"

Ex 12"

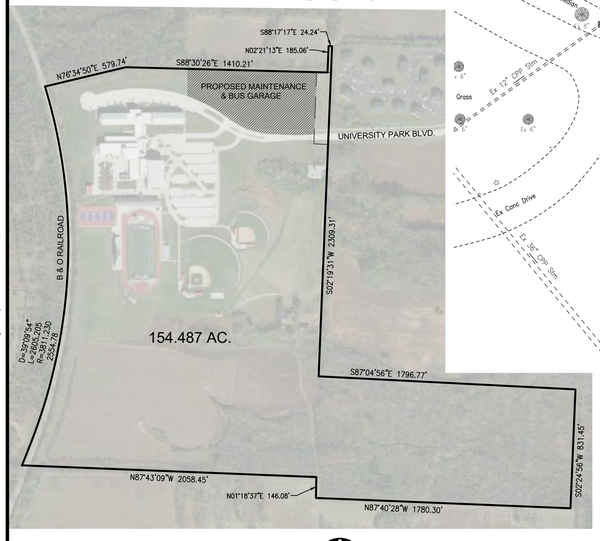
Ex 15"

Ex 18"

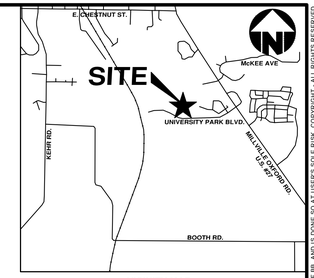
Ex 24"

Ex 36"

Ex 72"



OVERALL PROPERTY MAP
(1"=500')



VICINITY MAP
(n.t.s.)

PROJECT SUMMARY

EXISTING ZONING: R-1A SINGLE FAMILY LOW DENSITY RESIDENTIAL
TOTAL SITE ACREAGE: 154.487 Ac.

MINIMUM FRONT YARD DEPTH: 30FT
MINIMUM REAR YARD DEPTH: 40 FT
MINIMUM SIDE YARD DEPTH: 10 FT
MINIMUM PAVEMENT SETBACK (ALONG RESIDENTIAL): 10FT

LEGEND

- Ex Sanitary M.H.
- Ex Storm M.H.
- Ex Storm Catch Basin
- Ex Fire Hydrant
- Ex Water Valve
- Ex Gas Marker
- Ex Elec. Box
- Ex Light Pole
- Ex Transformer
- Ex Tele. Box
- Ex Cable Box
- Ex Sign
- Ex Post
- Ex Deciduous Tree
- Ex Deciduous Bush
- R/W-Ex Right of Way
- Found Conc. Mon.
- Found 5/8" Iron Pin (cap as noted)
- Set Benchmark
- Ex Underground Water Main
- Ex Underground Gas Main
- Ex Overhead Utilities
- Ex Underground Fiber Optic
- Ex Underground Electric
- Ex Underground Telephone
- Ex Underground High Pressure Steam Line
- Ex Treeline
- Ex Major Contour
- Ex Minor Contour

Basis of Bearing:
State Plane NAD83 (2011)

0 40 60

SCALE: 1" = 40'

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Item | Revision Description | Date | Drawn: | Chk:

NEW MAINTENANCE & BUS GARAGE
TALAWANDA CITY SCHOOL DISTRICT

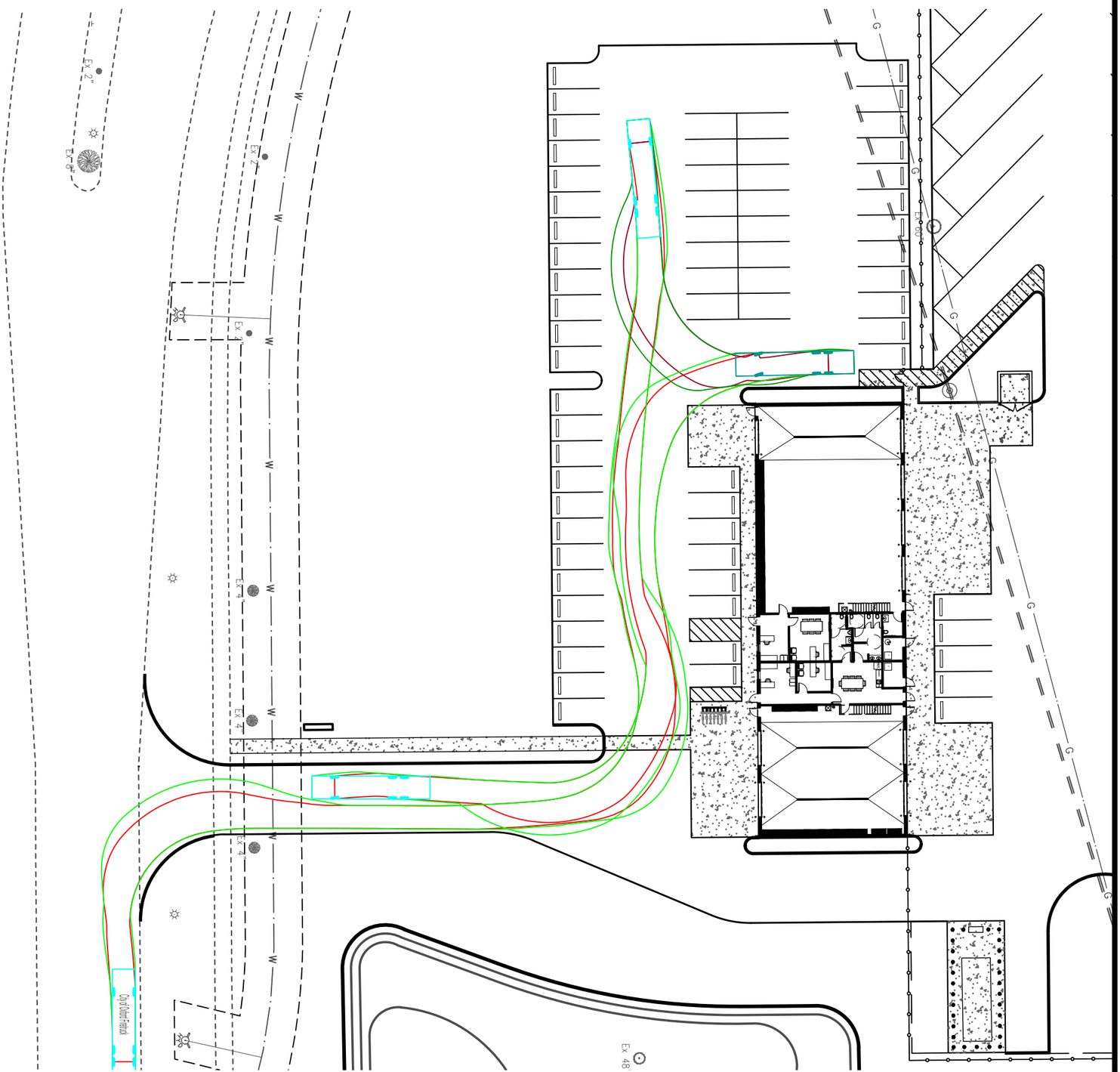
5301 UNIVERSITY PARK BLVD
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 35, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

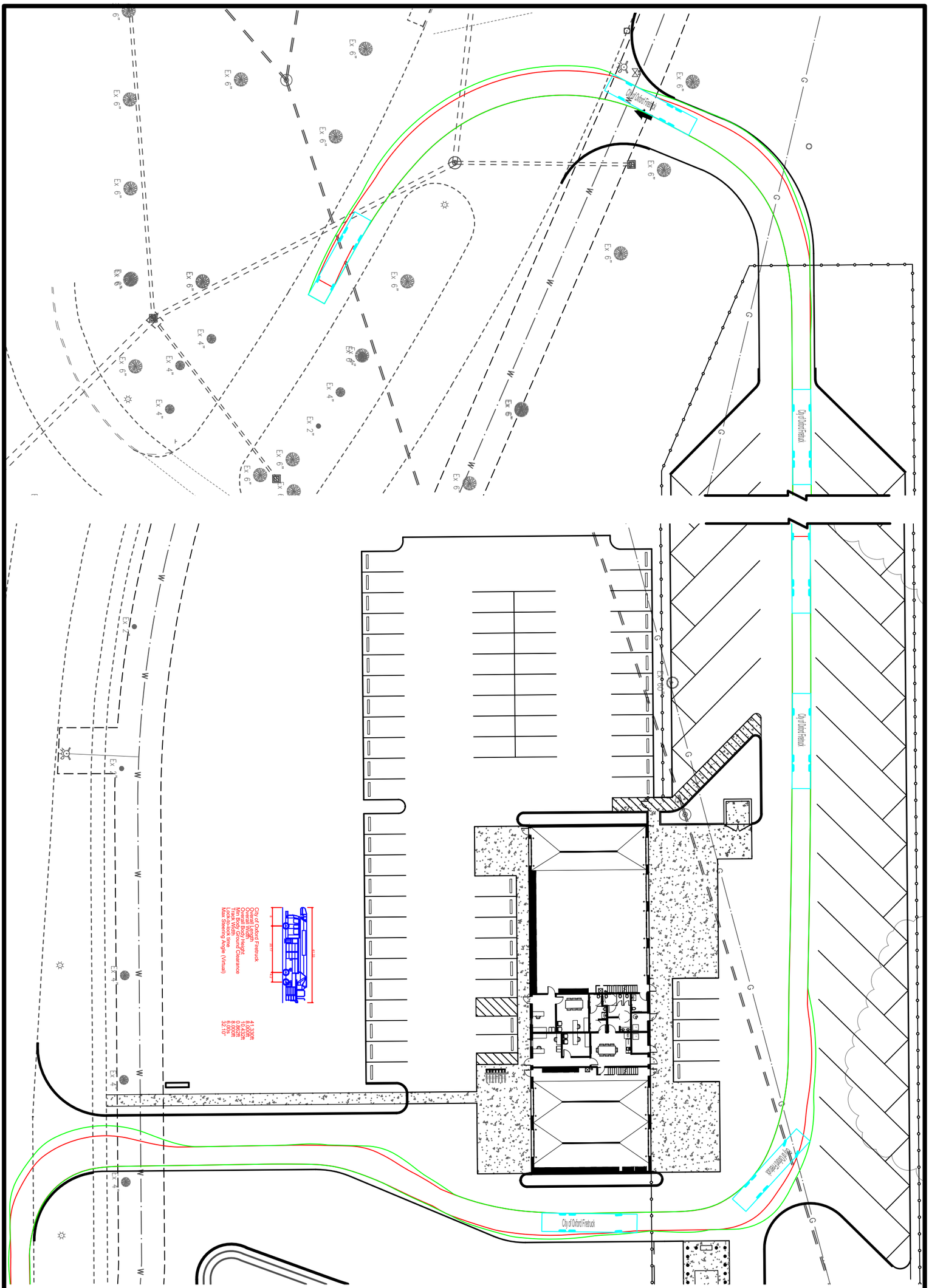
CONDITIONAL USE PLAN

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

Drawing: 21-0202 PL
Drawn by: JLE
Checked By: EMR
Issue Date: 03/21/22
Sheet: 1/1

Plot time: Mar 23, 2022 - 2:40pm
Drawing name: J:\2021\21-0202\PL\DWG\21-0202 PL.dwg - Layout Tab: Concept


Ex 2"
Ex 6"
Ex 7"
Ex 4"
Ex 4"
Ex 4



NEW MAINTENANCE & BUS GARAGE
TALAWANDA CITY SCHOOL DISTRICT

5301 UNIVERSITY PARK BLVD
CITY OF OXFORD
BUTLER COUNTY, OHIO

AUTOTURN EXHIBIT - 3

Drawing:	21-0202 PL
Scale	1"=40'
Drawn by:	JLE
Checked By:	EMR
Issue Date:	05-02-22

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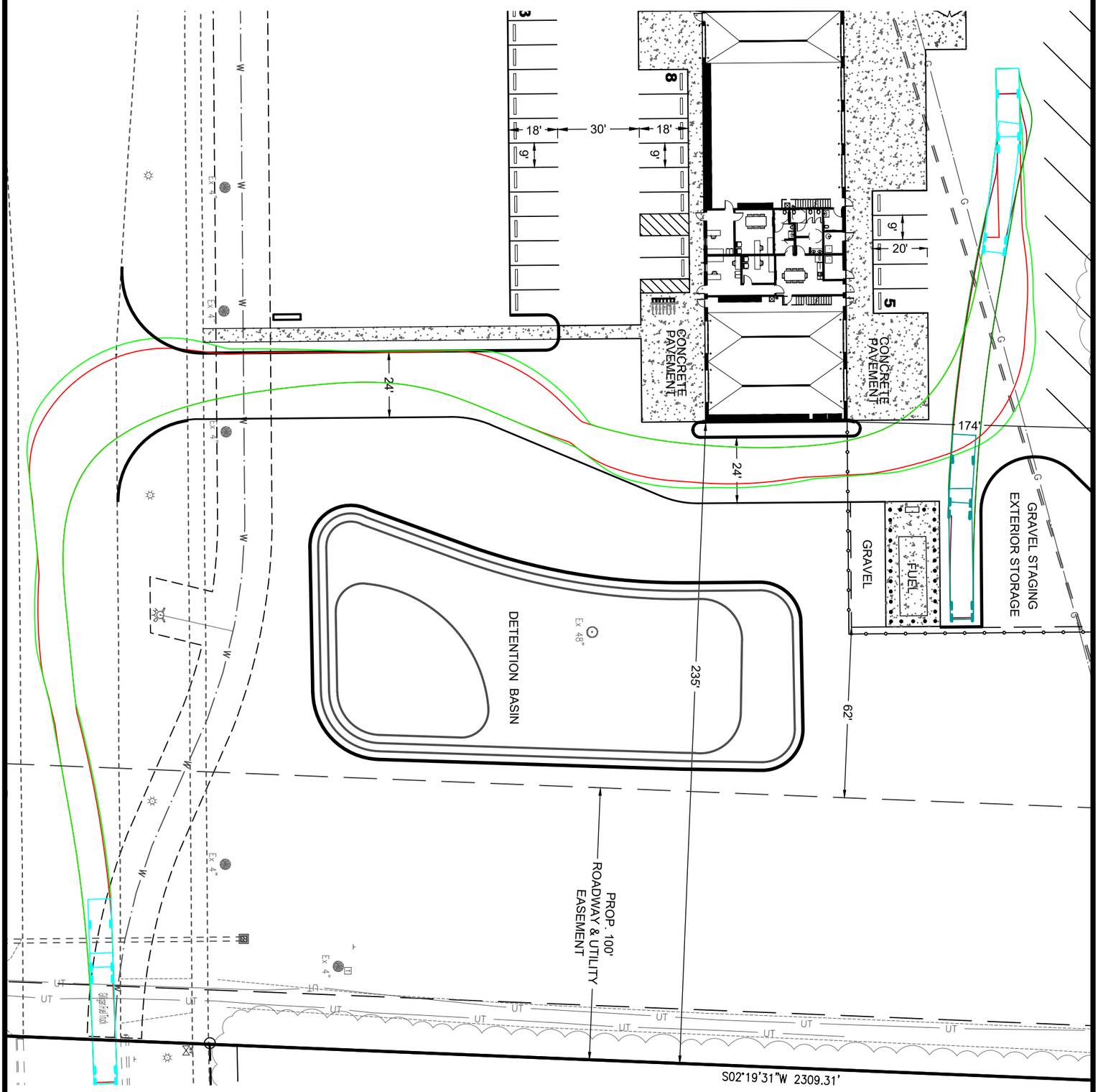
Oxford, OH 45056 - 513.523.4270



NEW MAINTENANCE & BUS GARAGE
TALAWANDA CITY SCHOOL DISTRICT

5301 UNIVERSITY PARK BLVD
CITY OF OXFORD
BUTLER COUNTY, OHIO

AUTOTURN EXHIBIT - 2

Drawing:	21-0202 PL
Scale	1"=40'
Drawn by:	JLE
Checked By:	EMR
Issue Date:	03-23-22

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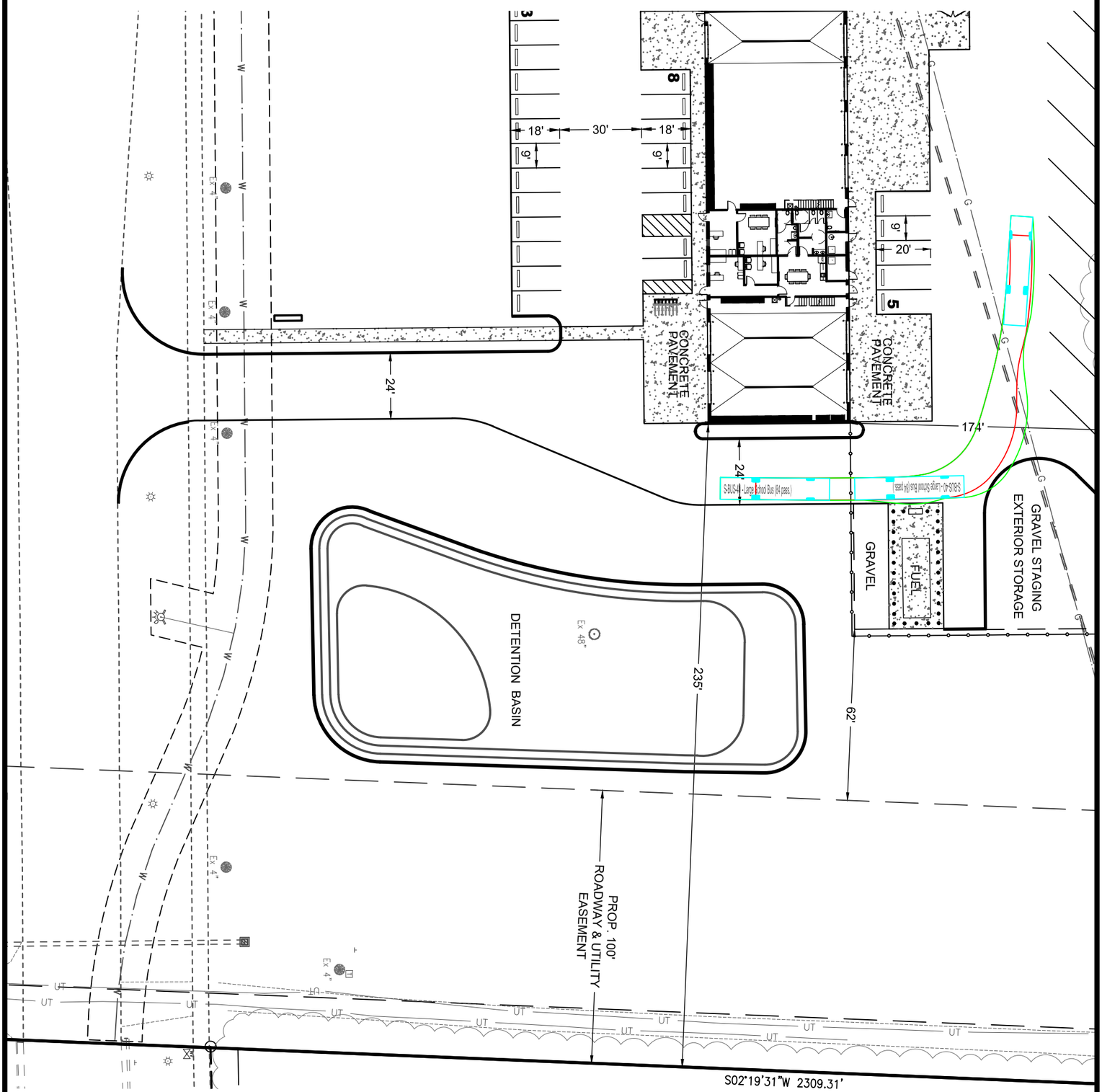

NEW MAINTENANCE & BUS GARAGE
TALAWANDA CITY SCHOOL DISTRICT

5301 UNIVERSITY PARK BLVD
CITY OF OXFORD
BUTLER COUNTY, OHIO

AUTOTURN EXHIBIT - 1

Drawing:	21-0202 PL
Scale	1"=40'
Drawn by:	JLE
Checked By:	EMR
Issue Date:	03-23-22

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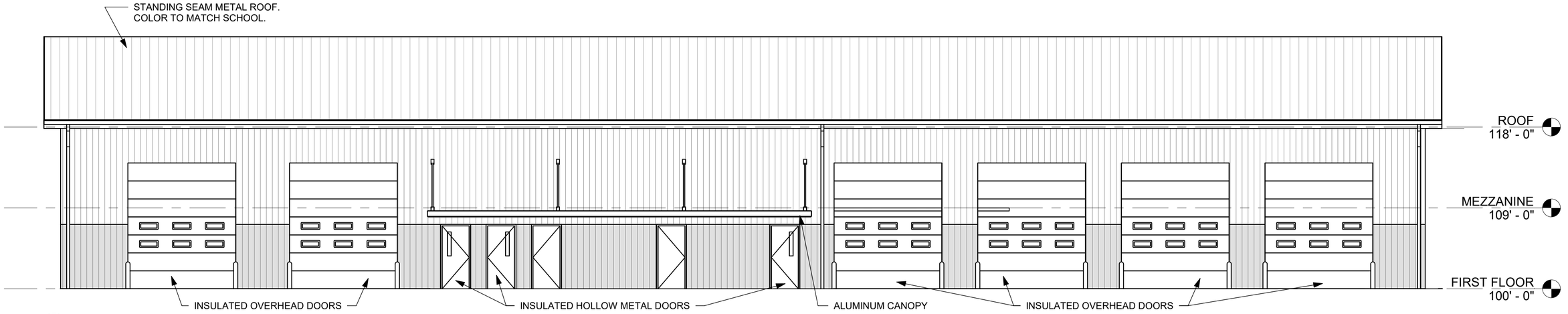
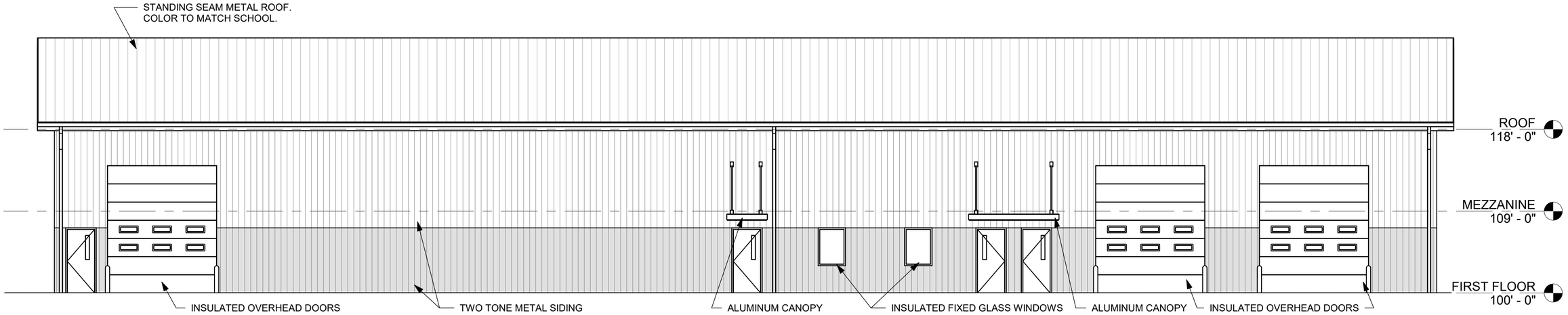
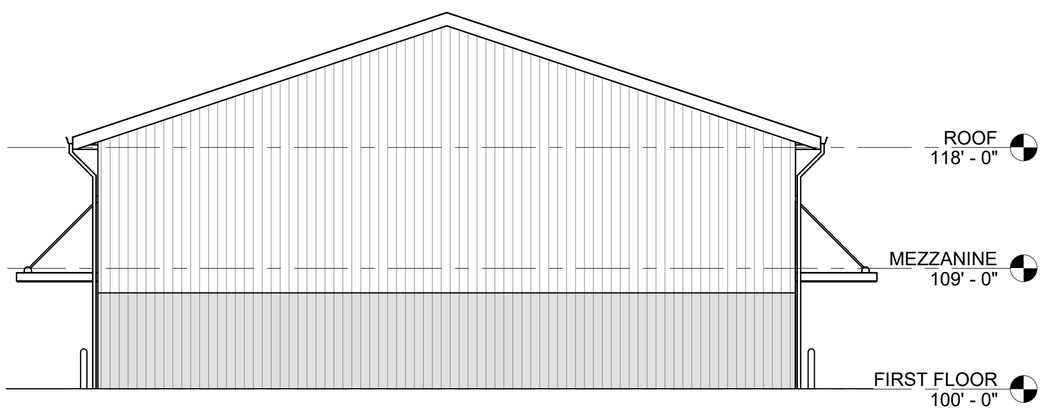


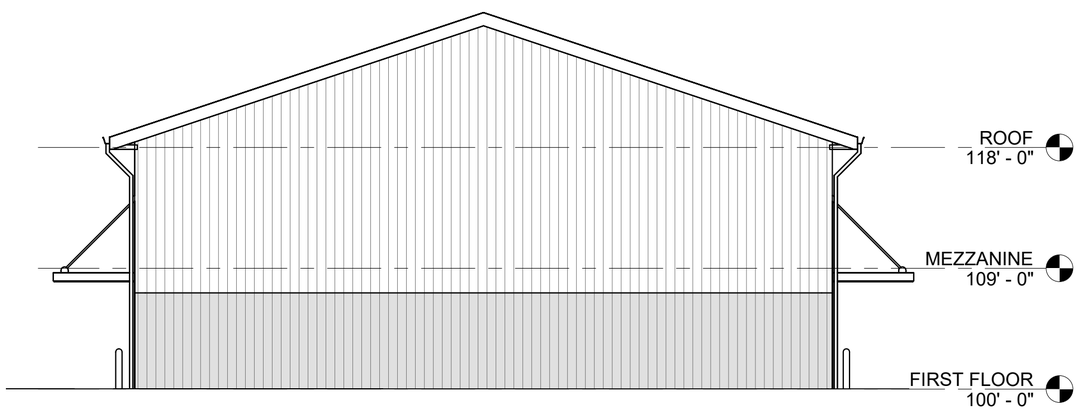
A North
1/8" = 1'-0"



B South
1/8" = 1'-0"



C East
1/8" = 1'-0"



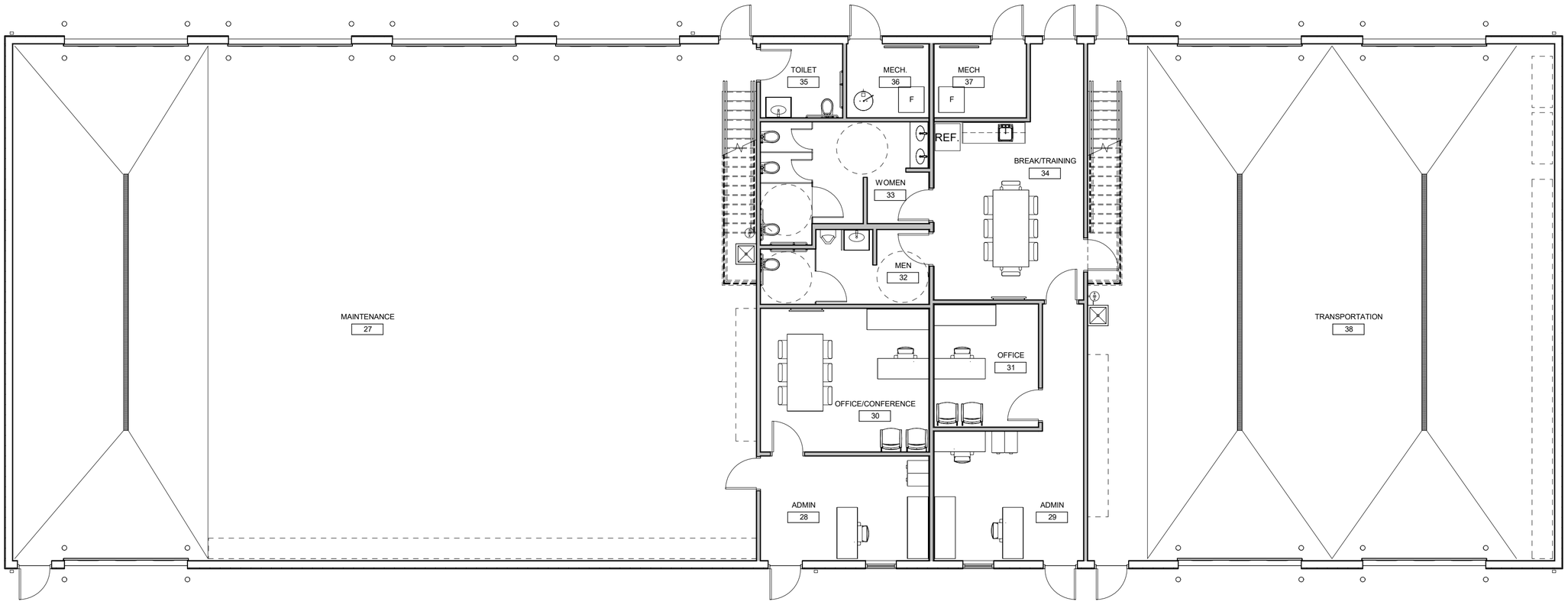
D West
1/8" = 1'-0"

TALAWANDA SCHOOL DISTRICT
MAINTENANCE AND BUS GARAGE

EXTERIOR ELEVATIONS
Scale: 1/8" = 1'-0"
01/11/2022

SCHEME C

App Architecture
creative focused design



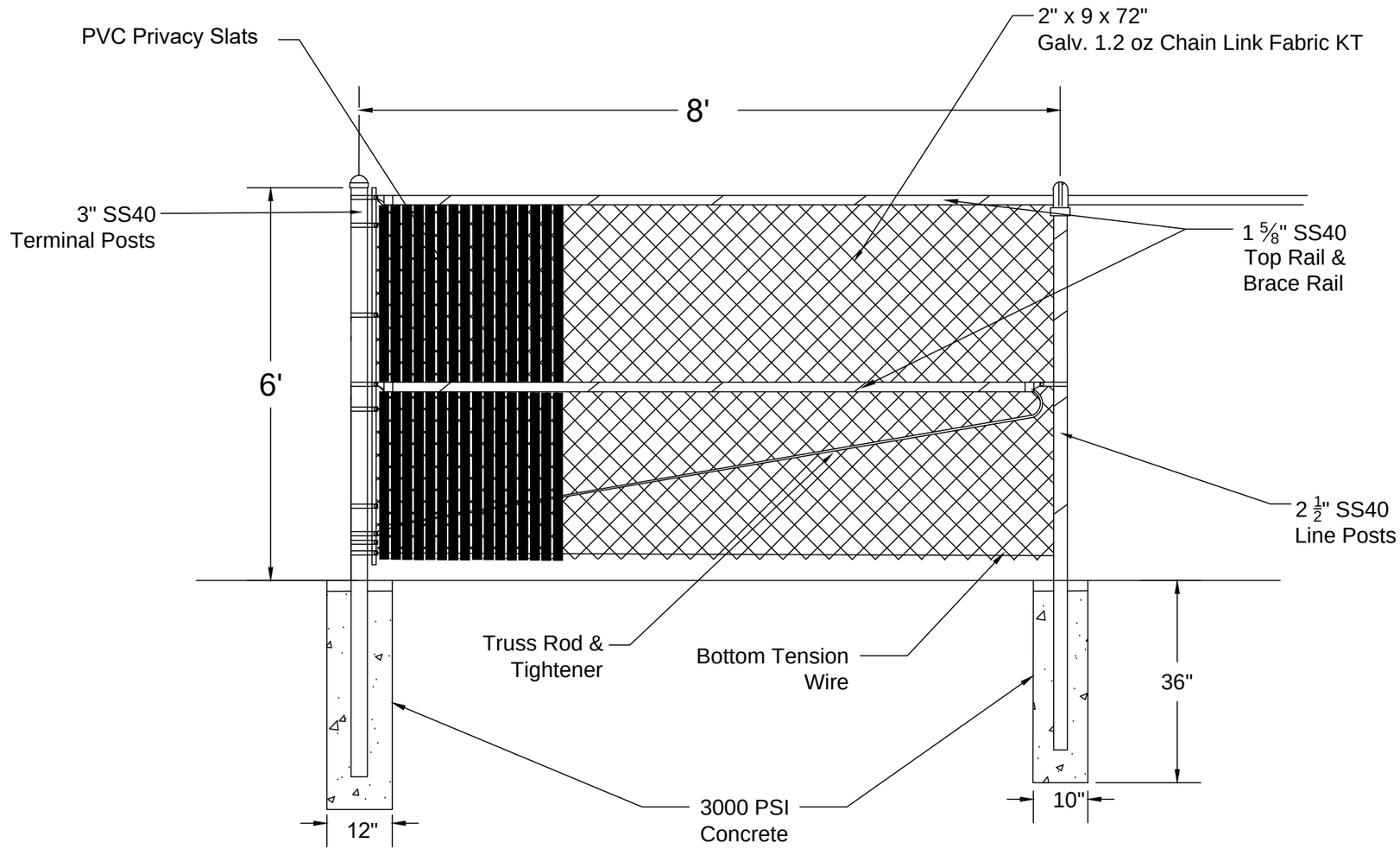
1 SCHEMATIC FLOOR PLAN
1/8" = 1'-0"

TALAWANDA SCHOOL DISTRICT
MAINTENANCE AND BUS GARAGE

SCHEMATIC FLOOR PLAN
Scale: 1/8" = 1'-0"
01/11/2022

SCHEME C

App Architecture
creative focused design



FENCE SUBMITTAL

ALLIED
FENCE BUILDERS, INC.
Whatever it takes, every time

General Notes

6 ft high Galvanized
Chain Link Fence
With Privacy Slats

Firm Info
Allied Fence Builders Inc.
1644 Kuntz Rd.
Dayton OH, 45404
Tel: (937) 226-0311

Project Location
Dayton OH

Project
Dayton/Department of Veterans Affairs Medical Center/Community Living Center 552-161

Date
1/31/2020

Drawn by

Revision Dates
N/A

Scale
N.T.S.

Sheet Number
1 of 1

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

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore
DATE PREPARED:	May 25, 2022
COUNCIL MEETING DATE:	June 7, 2022
AGENDA TITLE:	**PC-2022-02, 5470 College Corner Pike, CONDITIONAL USE,** new hotel, **High Point Lodging, Applicant**
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 6.1.22

Proposal Summary:

The applicant is requesting Conditional Use approval of a new hotel at 5470 College Corner Pike. The site is 3.475 acres in size and is zoned GB General Business District. The property is immediately north of Ambassadors Pointe (AP) Church and across College Corner Pike from the Wild Berry Incense Factory. The intended brand is a Holiday Inn Express, comprising a total of 83 guest rooms including a combination of double queen and single king arrangements. Other planned amenities include an indoor pool, breakfast area, fitness center, small shop, and two meeting rooms. On-site, off-street parking is to be built surrounding the hotel building to serve hotel guests and employees. An existing multi-use trail along College Corner Pike will remain in place, with the developer constructing a link between the existing trail and hotel. Bicycle parking is also planned to be provided close to the hotel entrance, in accordance with Zoning Code requirements.

Background:

The site plan now coming before City Council has gone through an evolution design-wise due to significant preliminary discussions between the applicant and City staff. The hotel is currently proposed to be oriented parallel to the US 27 corridor, making its front entrance and associated canopy directly visible from the road and accompanying path. Some parking is to be situated in front of the building, but the vast majority would be to the sides and to the rear of the building. The plan initially submitted by the applicant for Conditional Use consideration included a single vehicular entrance near the existing entrance to Wild Berry, utilizing an existing curb cut (apron) off College Corner Pike. The applicant has also demonstrated

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compliance with the planting requirements of the City's Tree Ordinance, through submission of a detailed landscaping plan.

Planning Commission Discussion/Recommendation:

On May 10, 2022, the Oxford Planning Commission held a public hearing and reviewed the proposal and the decision standards. Community Development staff had recommended approval of the application subject to 10 conditions, 6 of which touched upon various waivers to Zoning Code standards. The Commission heard from Community Development staff and the applicant. The applicant expressed agreement with all of staff's conditions, with an exception to Condition #1 which dealt with signage. The Commission later heard from Fire Chief John Detherage, who voiced concerns pertaining to emergency access for the project, as well as Assistant to the City Manager Seth Cropenbaker, who spoke in support of the project from an economic development perspective. A summary of the key issues heard during the hearing is provided below:

Regarding **signage**, in the GB District the Oxford Zoning Code allows for no more than two (2) total signs per single tenant site, only one of which can be a freestanding sign. The applicant requested a waiver in order to allow a total of three (3) signs, including one freestanding sign near the vehicular entrance and two wall signs on the hotel building itself. In their eventual motion, the Planning Commission supported the request for an extra wall sign. Another set of sign-related waiver requests pertained to the height of signage. Per the Zoning Code, the maximum height of a freestanding sign is 6 feet and the maximum height of a wall sign is 3 feet. The applicant requested increased sign heights of 8 feet and 16.5 feet respectively for the two sign types. The Commission did not support a height increase for the freestanding sign, but did support an increase to wall sign height so long as it did not exceed the height allowed for the Hampton Inn located in town at Stewart Square. Following the Planning Commission meeting, staff pulled the past permits associated with the Hampton Inn wall signs and determined the resulting height was 3 feet 7 inches. Therefore, the Ordinance drafted for this Conditional Use request includes a waiver to wall sign height to be capped at a maximum of 3 feet 7 inches (as opposed to referencing Hampton Inn in the official language).

Regarding **emergency access**, the Fire Chief expressed concern about the ability to service the new hotel in the event of an emergency/fire, should only a single vehicular entrance be provided per the plan then under consideration. The Chief asked for a second vehicular entrance off College Corner Pike to be included, in order to provide an alternate route into the development should there be a stalled vehicle,

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blockage, or other obstruction of some kind (such as a supply line hose) at the other entrance. Unless a new hydrant were installed in closer proximity to the development site, a fire hose would have to be connected into an existing fire hydrant on the opposite side of College Corner Pike, thus requiring the road to be shut down in the event of an emergency since vehicles cannot drive over the hose. While the Commission acknowledged the staff report's finding that having additional parking spaces would *help* alleviate potential for a bottleneck issue at the single entrance point, extra parking in and of itself would not fundamentally *solve* the problems identified by the Fire Chief. On the flip side, arguments in favor of a single entrance included less construction impact on an existing drainage swale (more intense grading activity and culverting of stormwater flow will be necessary to install the second entrance), as well as reduced vehicular crossings over the existing multi-use path (increasing safety for users on the path and lessening potential for collision). The Commission weighed the various interests involved, and a majority of members agreed that a secondary vehicular access point needed to be included in the plan. One possible solution discussed was to reinforce ground under and around the multi-use path connector to support the passage of a fire truck in the event of an emergency. Recognizing that a design solution was not going to be reached that night, the Commission directed City staff (including Community Development and the Fire Chief) to work with the applicant on inserting a secondary access point into the plan.

Following discussion and consideration of the decision standards, the Planning Commission ultimately voted 6-0-0 (with 1 member absent) to recommend **approval** of the application subject to 12 conditions. Of these conditions, #1 was modified from staff's original wording and #s 11 and 12 were added brand new; these three conditions are highlighted in **bold** below:

1. **The development shall be permitted to have 1 freestanding sign and 2 wall signs, in excess of the Zoning Code's usual restriction for no more than 2 total. The 2 wall signs shall be permitted to exceed the Code's maximum height limit to the extent which was previously allowed for the Hampton Inn site. The freestanding sign shall otherwise comply with the dimensional provisions of the Oxford Zoning Code, including the maximum height limit of 6 feet.**
2. Plans submitted for a Building Permit application shall substantially conform to the architectural elevations depicted on Sheets A.201-A.202 and A408-A409, all dated 1/6/22. This includes conformance with respect to exterior building materials.
3. Appropriate lighting systems, which may include pole and wall pack fixtures, are to be reviewed for conformance with the Oxford Zoning Code as part of a Building Permit application.

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Oxford, OH 45056

4. This Conditional Use approval shall not prelude a possible widening of the entry / exit drive off US 27 to better accommodate traffic flow, so long as such widening conforms to the Oxford Zoning Code and meets all other departmental requirements.
5. A waiver to Section 1143.12(d)(4)(A) is hereby granted to allow for reduced glazing along the front façade of the building.
6. A waiver to Section 1143.12(c)(3) is hereby granted to allow an increase in maximum building height from 45 feet to 49 feet to account for a parapet wall as proposed in the application.
7. A waiver to Section 1148.04 and 1148.05 is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. These waivers are contingent upon the following two items: (1) The Landscaping Plan is fulfilled as submitted; (2) All portions of the mature vegetation area in the northwestern corner of the site which are free and clear of planned development features (driveways, detention area, etc.) shall remain undisturbed. At any location on site, dead or invasive vegetation may be removed without issue. Clear cutting is prohibited in areas specified to remain undisturbed.
8. A waiver to Section 1149.07(b)(1) is hereby granted to allow for parking spaces in the front yard setback.
9. A waiver to Section 1149.07(b)(2) is hereby granted to allow parking spaces immediately to the right (east) of the front entrance to be located 5 feet away from the right-of-way line as opposed to the standard 6 foot distance, to allow for increased width of a nearby pedestrian walkway.
10. A waiver to Section 1149.07(e)(4)(P) is hereby granted to allow for drive aisles which are not perpendicular to one another, as shown on the site plan.
11. **A fire hydrant shall be installed as deemed necessary by the Fire Chief.**
12. **The applicant shall provide a secondary emergency access point or a second curb cut in consultation with Community Development staff and the Fire Chief.**

Updated Staff Recommendation:

Following the May 10 Planning Commission meeting, the applicant has been attentive to addressing the emergency access and signage issues which were left pending by the Commission's recommendation. The applicant sent multiple revised site plans to City staff for consideration and feedback. Community Development believes the plan now being presented to City Council for consideration represents the closest possible consensus of agreement among all parties involved, including the applicant, Engineering, and Fire. The latest plan includes a total of two vehicular access points, thus satisfying the Fire Chief's

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Oxford, OH 45056

most pertinent concern for emergency access. The newest access point is positioned directly across from the Reagh's Way intersection with US 27, thus it will turn the existing intersection into a "four-way" as opposed to a "T." Revising the site's traffic circulation in this manner only cost the development one parking space as compared to the previous plan, thereby reducing the total number of spaces from 100 to 99. The accompanying landscaping plan was also adjusted accordingly, and did not result in any loss of planned tree plantings (a few trees shifted location). Finally, the applicant has also submitted revised signage plans which depict a dimensionally compliant ground sign and two wall signs consistent with the height of signs as were approved for Oxford's Hampton Inn.

In light of the revisions now received and made part of the record for this Conditional Use, staff now recommends the following updated list of conditions. As compared to the Planning Commission's conditions, #1 has been reconstructed to communicate a waiver to sign height and #12 has been eliminated since the newest plan now effectively illustrates a second entrance (shown in **bold**):

1. **Waivers to Section 1151.05(a)(3)(A) are hereby granted to allow for 1 freestanding sign and 2 wall signs on the site (in excess of the usual restriction for no more than 2 total signs) and to also allow a wall sign height of 3 feet 7 inches (in excess of the usual restriction of 3 feet).**
2. Plans submitted for a Building Permit application shall substantially conform to the architectural elevations depicted on Sheets A.201-A.202 and A408-A409, all dated 1/6/22. This includes conformance with respect to exterior building materials.
3. Appropriate lighting systems, which may include pole and wall pack fixtures, are to be reviews for conformance with the Oxford Zoning Code as part of a Building Permit application.
4. This Conditional Use approval shall not prelude a possible widening of the entry / exit drive off US 27 to better accommodate traffic flow, so long as such widening conforms to the Oxford Zoning Code and meets all other departmental requirements.
5. A waiver to Section 1143.12(d)(4)(A) is hereby granted to allow for reduced glazing along the front façade of the building.
6. A waiver to Section 1143.12(c)(3) is hereby granted to allow an increase in maximum building height from 45 feet to 49 feet to account for a parapet wall as proposed in the application.
7. A waiver to Section 1148.04 and 1148.05 is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. These waivers are contingent upon the following two items: (1) The Landscaping Plan is fulfilled as submitted; (2) All portions of the mature vegetation area in the northwestern corner of the site which are free and

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Oxford, OH 45056

clear of planned development features (driveways, detention area, etc.) shall remain undisturbed. At any location on site, dead or invasive vegetation may be removed without issue. Clear cutting is prohibited in areas specified to remain undisturbed.

8. A waiver to Section 1149.07(b)(1) is hereby granted to allow for parking spaces in the front yard setback.
9. A waiver to Section 1149.07(b)(2) is hereby granted to allow parking spaces immediately to the right (east) of the front entrance to be located 5 feet away from the right-of-way line as opposed to the standard 6 foot distance, to allow for increased width of a nearby pedestrian walkway.
10. A waiver to Section 1149.07(e)(4)(P) is hereby granted to allow for drive aisles which are not perpendicular to one another, as shown on the site plan.
11. A fire hydrant shall be installed as deemed necessary by the Fire Chief.
12. ~~The applicant shall provide a secondary emergency access point or a second curb cut in consultation with Community Development staff and the Fire Chief.~~

ORDINANCE NO.

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT APPLICATION TO ALLOW FOR A NEW HOTEL TO BE LOCATED AT 5470 COLLEGE CORNER PIKE, OXFORD, OHIO 45056 WITH CONDITIONS.

WHEREAS, the Planning Commission met pursuant to Oxford Codified Ordinance Section 1147.02 on May 10, 2022 for the purpose of considering the request of High Point Lodging, Applicant, for a Conditional Use permit to allow for the establishment of a new hotel at 5470 College Corner Pike, Oxford, Ohio 45056; and

WHEREAS: the Planning Commission, after a public hearing and discussion, voted and approved a motion recommending approval of the Conditional Use permit application to allow for the establishment of a new hotel at 5470 College Corner Pike, Oxford, Ohio 45056 with the following conditions:

1) The development shall be permitted to have 1 freestanding sign and 2 wall signs, in excess of the Zoning Code's usual restriction for no more than 2 total. The 2 wall signs shall be permitted to exceed the Code's maximum height limit to the extent which was previously allowed for the Hampton Inn site. The freestanding sign shall otherwise comply with the dimensional provisions of the Oxford Zoning Code, including the maximum height limit of 6 feet.
2) Plans submitted for a Building Permit application shall substantially conform to the architectural elevations depicted on Sheets A.201-A.202 and A408-A409, all dated 1/6/22. This includes conformance with respect to exterior building materials.
3) Appropriate lighting systems, which may include pole and wall pack fixtures, are to be reviews for conformance with the Oxford Zoning Code as part of a Building Permit application.
4) This Conditional Use approval shall not prelude a possible widening of the entry / exit drive off US 27 to better accommodate traffic flow, so long as such widening conforms to the Oxford Zoning Code and meets all other departmental requirements.
5) A waiver to Section 1143.12(d)(4)(A) is hereby granted to allow for reduced glazing along the front façade of the building.
6) A waiver to Section 1143.12(c)(3) is hereby granted to allow an increase in maximum building height from 45 feet to 49 feet to account for a parapet wall as proposed in the application.
7) A waiver to Section 1148.04 and 1148.05 is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. These waivers are contingent upon the following two items: (1) The Landscaping Plan is fulfilled as submitted; (2) All portions of the mature vegetation area in the northwestern corner of the site which are free and clear of planned development features (driveways, detention area, etc.) shall remain undisturbed. At any location on site, dead or invasive vegetation may be removed without issue. Clear cutting is prohibited in areas specified to remain undisturbed.
8) A waiver to Section 1149.07(b)(1) is hereby granted to allow for parking spaces in the front yard setback.
9) A waiver to Section 1149.07(b)(2) is hereby granted to allow parking spaces immediately to the right (east) of the front entrance to be located 5 feet away from the right-of-way line as opposed to the standard 6 foot distance, to allow for increased width of a nearby pedestrian walkway.

10) A waiver to Section 1149.07(e)(4)(P) is hereby granted to allow for drive aisles which are not perpendicular to one another, as shown on the site plan.
11) A fire hydrant shall be installed as deemed necessary by the Fire Chief.
12) The applicant shall provide a secondary emergency access point or a second curb cut in consultation with Community Development staff and the Fire Chief.

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

SECTION 1: Council hereby accepts the action of the Planning Commission, and per the Commission's direction accepts the updated recommendation from City staff, and further grants the Conditional Use permit application to allow for the establishment of a new hotel at 5470 College Corner Pike, Oxford, Ohio 45056 with the following conditions:

1) Waivers to Section 1151.05(a)(3)(A) are hereby granted to allow for 1 freestanding sign and 2 wall signs on the site (in excess of the usual restriction for no more than 2 total signs) and to also allow a wall sign height of 3 feet 7 inches (in excess of the usual restriction of 3 feet).
2) Plans submitted for a Building Permit application shall substantially conform to the architectural elevations depicted on Sheets A.201-A.202 and A408-A409, all dated 1/6/22. This includes conformance with respect to exterior building materials.
3) Appropriate lighting systems, which may include pole and wall pack fixtures, are to be reviews for conformance with the Oxford Zoning Code as part of a Building Permit application.
4) This Conditional Use approval shall not prelude a possible widening of the entry / exit drive off US 27 to better accommodate traffic flow, so long as such widening conforms to the Oxford Zoning Code and meets all other departmental requirements.
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6) A waiver to Section 1143.12(c)(3) is hereby granted to allow an increase in maximum building height from 45 feet to 49 feet to account for a parapet wall as proposed in the application.
7) A waiver to Section 1148.04 and 1148.05 is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. These waivers are contingent upon the following two items: (1) The Landscaping Plan is fulfilled as submitted; (2) All portions of the mature vegetation area in the northwestern corner of the site which are free and clear of planned development features (driveways, detention area, etc.) shall remain undisturbed. At any location on site, dead or invasive vegetation may be removed without issue. Clear cutting is prohibited in areas specified to remain undisturbed.
8) A waiver to Section 1149.07(b)(1) is hereby granted to allow for parking spaces in the front yard setback.
9) A waiver to Section 1149.07(b)(2) is hereby granted to allow parking spaces immediately to the right (east) of the front entrance to be located 5 feet away from the right-of-way line as opposed to the standard 6 foot distance, to allow for increased width of a nearby pedestrian walkway.
10) A waiver to Section 1149.07(e)(4)(P) is hereby granted to allow for drive aisles which are not perpendicular to one another, as shown on the site plan.
11) A fire hydrant shall be installed as deemed necessary by the Fire Chief.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: JASON BRACKEN/DAVID PRYTHERCH

PREPARED BY: LAW (STAFF)

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Memo

Service Department
Engineering Division
513/524-5208

TO: Community Development Department

FROM: Scott Otto, P.E.
City Engineer

RE: Application #PPC-2022-02
5470 College Corner Pike – Conditional Use

DATE: May 23, 2022

The Engineering Division offers the following comments:

The future detailed grading plan and construction drawing submittal will need to provide design solutions for:

- The proposed detention basin and northern section of parking lot that are currently shown directly on the existing bank of a drainage area.
- The proposed southern driveway across from Reagh's Way will require removal of a bikeway railing, and will require a new culvert to cross an existing drainage area.

Case No:
PC-2022-02

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Meeting Date:
May 10, 2022

STAFF REPORT

Community Development | Planning Commission

APPLICATION DETAILS

Applicant	High Point Lodging, c/o Sam Chaudhry
Location	5470 College Corner Pike – Parcel ID H4100028000002
Action Request	Conditional Use for a new hotel
Engineer	Bayer Becker, c/o Etta Reed
Owner	Marcia A. Haughey & Lindsey J. Zink
Current Use	Vacant / Undeveloped Land
Current Zoning	GB General Business District
Site Area	3.475 acres
Site Frontage	Approximately 1,334 feet along US 27 (College Corner Pike)
Surrounding Land Uses	Undeveloped/natural land to the north; Place of Worship (AP Church) to the east; Commercial/Industrial to west (Wild Berry Incense Factory) and Offices to south (FRC & TOPSS)
Staff Recommendation	**Approval**, subject to recommended conditions

PROPOSAL SUMMARY

The applicant is requesting Conditional Use approval of a new hotel in the GB General Business District. The intended brand is a Holiday Inn Express, to be located at 5470 College Corner Pike which is immediately north of the Ambassadors Pointe (AP) Church and across the road from the Wild Berry Incense Factory. The 3.475 acre site was recently split off from a larger tract last year; AP Church now owns the "remainder" portion of this tract to the north of the subject site.

The proposed hotel includes a total of 83 guest rooms which include both double queen bed and single king arrangements, as well as numerous other amenities such as an indoor pool, breakfast area, fitness center, small shop, and two meeting rooms. The plan now being presented to Planning Commission has undergone a variety of substantial design changes due to significant preliminary discussions between the applicant and City staff. The hotel is currently proposed to be oriented parallel to the US 27 corridor, with its front entrance canopy situated to be directly visible. Some parking would be situated in front of the building, but the vast majority would be to the sides and to the rear of the building. The vehicular entrance to the site would utilize

an existing curb cut (apron) across from Wild Berry. In terms of pedestrian and bicycle access, the existing multi-use path paralleling US 27 would remain and a connector link will be built linking with the hotel entrance.

PUBLIC COMMENTS

Public notices were mailed to surrounding property owners and a sign was posted at the front of the property. No public comments have been received as of the writing of this report.

DEPARTMENT COMMENTS

Below are comments from City departments:

Department	Respondent	Response
Economic Development	Seth Cropenbaker, Assistant to the City Manager	Returned with Comments
• *The proposed development at 5470 College Corner Pike, an 83 room Holiday Inn Express offers economic benefits to the City of Oxford.* • *Holiday Inn Express carries brand recognition and loyalty, attracting visitors to stay within the City limits of Oxford rather than neighboring areas.* • *The emergence of the Spooky Nook Sports Facility is placing a high demand on guest lodging throughout our region, additional hotel inventory in Oxford would not only support guests at Spooky Nook events, but also help support events in Oxford and at Miami that occur concurrently to those at Spooky Nook.* • *The Economic Development Staff have no concerns regarding the proposed development at 5470 College Corner Pike at this time.*		
Engineering	Scott Otto, City Engineer	Returned with Comments
• *The future detailed grading plan submittal will need to provide a design solution for the proposed detention basin and northern section of parking lot that are currently shown directly on the existing bank of a drainage area.*		
Fire	John Detherage, Fire Chief	Returned with Comments
• *The last preliminary submission contained two entrance/exits to the parking lot to allow for emergency vehicle ingress/egress. That design would be preferred by the fire department for better access to the lot and building should there be a fire in this structure. One entrance could create a bottle neck slowing or preventing fire apparatus access costing valuable time in an emergency. The current submission is unacceptable for our needs.* **[Note: These were the original comments submitted by the Fire Chief. The design has since been revised by the applicant to accommodate additional parking spaces which helps to alleviate the potential for a 'bottleneck' issue at the single curb cut / entrance point on College Corner Pike.]**		
Police	John Jones, Police Chief	Returned without Comments

CASE HISTORY

A summary of relevant case history is provided below:

Case No.	Application	Decision
PC-2021-16	Lot Split	Administratively approved May 11, 2021
Three acres was divided from 23 acres. Allowed by Oxford Subdivision Code due to size of remainder.		

In addition to the above case, according to historical zoning maps, the property was previously zoned M-1 Industrial (which no longer exists) and Light Industrial (which does exist). A 2006 Zoning Map shows General Business (which is the current zoning designation).

COMMENTARY

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

- **Architectural Materials:** The building is planned to be an artificial stucco material and brick masonry, which complies with the GB code. Additionally, the GB code requires 60% of the ground floor façade to be glass/glazing to create a storefront effect. A hotel building with lodging cannot feasibly meet this standard.

- **Landscaping and Tree Preservation:** The project is subject to the standards of Chapter 1148 Landscaping and Tree Preservation, which includes both tree planting and tree preservation requirements. It should be noted however that the Commission has the ability to waive or modify such standards, or impose more stringent requirements, inherent to a more discretionary review process involved with a Planned Development. Summaries by subject are provided below:

    - **Tree Planting:** 63 Trees and 56 shrubs will be planted to comply with Code.

    - **Tree Preservation:** Existing vegetation in the northwestern area of the site is to be retained. Nine existing street trees are to be retained. Five new street trees will be planted (included in the 63 noted above)

- **Lighting:** Parking lot and site lighting will need to comply minimum safety, maximum glare and and maximum pole height standards of the City. College Corner Pike lacks sufficient street lighting; therefore adjacent site lighting could improve pedestrian mobility on the corridor.

- **Lot Coverage:** The GB District does not have a lot coverage standard, nor does the Conditional Use section of Code.

- **Non-Vehicular Mobility:** Relevant topics are discussed below:

    - **Pedestrian Mobility:** A hotel site development away from the urban core needs to accommodate guests arriving by car; however on-site and off-site pedestrian safety should be accommodated. Staff has worked with the applicant to revise the plans to minimize negative impacts to pedestrian safety.

    - **Bicycle Parking:** The design includes only one driveway crossing of the public multi-use path and also includes on-site bicycle parking prominently located in front of the hotel.

- **Signage:** A summary of the requested signage schedule is provided below. The signs do not comply with Oxford Code. A considerable reduction in wall signage will need to be made in order for staff to recommend approval of any waivers or conditions.

Sign Type	Location	Code Restrictions	Proposal
Freestanding Sign	• Near entry	• 6 foot height limit	• 8 feet tall
Wall Signs	• 16.5 foot tall wall sign on front • 16.5 foot tall wall sign on side	• Only one 3 foot tall wall sign would be allowed on the front if a freestanding sign is installed in front of the building • A wall sign on the side could be allowed through a waiver	• Two wall signs, both of which are 5.5 times the height allowance (Code allows one 3 foot tall wall sign based on the distance of the building from the roadway).

- **Stormwater Management:** Stormwater detention is provided on the west side of the site. Unrelated to the proposed detention, the City Engineer has commented about the transition from the parking lot to the existing drainageway, regarding the need for additional [structural] design work to protect the drainageway and support the parking lot.

- **Traffic Circulation & Parking:** A traffic impact analysis (TIA) was not required by the City Engineer for this development. However, the staff worked closely with the applicant to develop revised plans that would minimally impact the existing multi-use path, while also allowing a minimum amount of access for emergency vehicles, service trucks and hotel guests. The applicant has provided a turn analysis through the front canopy area for the Fire Chief to review.

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

    - **Sewer and Water:** There were no comments or concerns regarding sanitary sewer or water raised by the City Engineer at this point in the project development.

    - **Garbage & Recycling Collection:** A trash and recycling enclosure is provided at the rear of the building, designed to correspond to the main building's architectural design. There were no comments or concerned raised by the City Engineer about access to the enclosure by service trucks.

DECISION CRITERIA

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

Yes, "hotels and motels" are listed in ***Section 1143.12(b)*** as being a Conditional Use in the GB General Business District.

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

With exception of the proposed signage, considerable revisions have been made to the development design in response to staff feedback. Based on the information that is known by staff at this time, it is staff's belief that the general intent of the Zoning Code (maintain public health, safety and welfare) will be satisfied.

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

The Comprehensive Plan intends for infill projects within the existing corporate limits and for services to be provided to promote tourism and business activity. A hotel in the proposed location can meet these goals, if designed appropriately.

D. **The use and shape of the site are sufficient for the proposed use.**
The site is very compact for the size hotel that is proposed, even after several re-designs and a reduction in number of rooms. If a suitable design along the drainageway can be approved by the City Engineer as part of the building permit process, staff believes that the shape of the site is sufficient.

E. **The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.**
A hotel is generally not hazardous but could be disturbing depending on the traffic and lighting impacts. No comments or concerns have been submitted as of this date. Vegetative screening has been included in the design as required by Code. Outdoor lighting details have not been submitted.

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

G. **The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.**
The hotel is the only principal use proposed for the site. Accessory uses will be typical to hotels.

H. **The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.**
All of the public services typically provided are available and (at this time) have been determined to be of sufficient capacity to accomodate the development. Some additional information has been requested and will continue to be as part of the standard building permit process.

I. **Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.**
There are not additional public infrastructure or services caused by this development that will not be accounted for by the typical utility tap, street cut and utility capacity benefit charges/fees. The development does create a small number of jobs which does add to the tax base which supports the general fund of the City.

J. **The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.**
The area is zoned General Business but sits within a mix of Industrial and Residential areas. A 45'+ tall hotel will be a stark contrast to the existing context of the area, but not contrary to the intended/allowed development on the corridor. Some of the surrounding buildings and development are much shorter than the proposed hotel, which is allowed by existing zoning.

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

A Traffic Impact Analysis was not required. A design with two curb cuts was discussed with staff but ultimately not submitted due to the safety risks with an additional crossing point of the multi-use path.

L. **Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.**
The site has been vacant or previously disturbed within the recent past; therefore there is not an awareness of any of these features that would need preservation consideration. The riparian area within the existing drainageway is intended to remain (unless a future structural design occurs).

M. **Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from the existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.**
As noted above, the area has been previously disturbed and that existing vegetation beyond the construction area is intended to be preserved.

N. **All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.**
No obstacles for securing permits for this use are known at this time.

STAFF RECOMMENDATION

Based upon a review of the relevant Decision Standards, staff recommends **approval** of the Conditional Use request subject to the following conditions:

1. All signage shall comply with City of Oxford Zoning Code requirements for the GB district. No waivers to sign size or number are granted by virtue of this Conditional Use approval.

2. Plans submitted for a Building Permit application shall substantially conform to the architectural elevations depicted on Sheets A.201-A.202 and A408-A409, all dated 1/6/22. This includes conformance with respect to exterior building materials.

3. Appropriate lighting systems, which may include pole and wall pack fixtures, are to be reviewed for conformance with the Oxford Zoning Code as part of a Building Permit application.

4. This Conditional Use approval shall not preclude a possible widening of the entry/exit drive off US 27 to better accommodate traffic flow, so long as such widening conforms to the Oxford Zoning Code and meets all other departmental requirements.

5. A waiver to ***Section 1143.12(d)(4)(A)*** is hereby granted to allow for reduced glazing along the front façade of the building.

6. A waiver to ***Section 1143.12(c)(3)*** is hereby granted to allow an increase in maximum building height from 45 feet to 49 feet to account for a parapet wall as proposed in the application.

7. A waiver to ***Sections 1148.04*** and ***1148.05*** is hereby granted to accept the proposed tree planting schedule and relieve the developer from the Tree Survey requirement. These waivers are contingent upon the following two items: (1) The Landscaping Plan is fulfilled as submitted; and (2) All portions of the mature vegetation area in the northwestern corner of the site which are free and clear of planned development features (driveways, detention area, etc.) shall remain undisturbed. At any

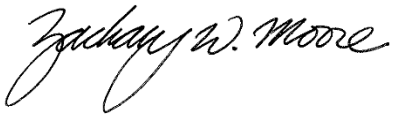
location on site, dead or invasive vegetation may be removed without issue. Clear cutting is prohibited in areas specified to remain undisturbed.

8. A waiver to ***Section 1149.07(b)(1)*** is hereby granted to allow for parking spaces in the front yard setback.

9. A waiver to ***Section 1149.07(b)(2)*** is hereby granted to allow parking spaces immediately to the right (east) of the front entrance to be located 5 feet away from the right-of-way line as opposed to the standard 6 foot distance, to allow for increased width of a nearby pedestrian walkway.

10. A waiver to ***Section 1149.07(e)(4)(P)*** is hereby granted to allow for drive aisles which are not perpendicular to one another, as shown on the site plan.

SUBMITTED BY:



_____

Zachary Moore, AICP
City Planner / GIS Coordinator

DATE: April 29, 2022

_____

Sam Perry, AICP
Community Development Director

DATE: May 5, 2022

APPENDIX A
RELEVANT ZONING CODE PROVISIONS

Within the Oxford Zoning Code, ***Section 1143.12*** provides the base zoning standards for the GB General Business District. ***Section 1147.02(c)-(d)*** governs the Planning Commission's decision making process on Conditional Uses. ***Section 1147.03(b)(27)*** provides Conditional Use provisions specific to motels. **Sections referenced in recommended conditions from *1148 and 1149* are not included in this appendix.**

1143.12 – GB General Business District.

(a) Purpose.

This district is intended to provide for a variety of retail, service and administrative establishments required to satisfy the needs of the overall community. This district is also intended to accommodate retail trade establishments in the community that cannot be practically provided for in a neighborhood commercial district development. This district is only appropriate within areas that are presently served, or will be served upon development, with both central water and sewer.

(b) Uses.

(1) Permitted uses.

A. Retail services. (Not to exceed 15,000 square feet of total gross floor area)

1. Apparel and jewelry.
2. Books, stationery, newspapers, magazines, office equipment and office supply stores.
3. Department stores.
4. Drug stores selling health and personal care aids.
5. Food products, including groceries, meat, fish, baked goods, confectionary, and beverages.
6. Flowers, potted plants, and garden supplies.
7. Hardware, paint, home furnishings, and other home improvement products.
8. Optical aids.
9. Photography, bicycles, gifts and toys, pets, music, sporting goods, and other hobby and craft supplies.
10. Restaurants, not including drive-in or fast food.
11. Sales of new and used motor vehicles by dealerships holding franchises authorized by manufacturers for the sale of new vehicles.

B. Personal and professional services. (Not to exceed 15,000 square feet of total gross floor area)

1. Accounting, advertising, architectural, auditing, bookkeeping, legal, and medical offices, and offices for other similar professional service providers.
2. Banks, credit agencies, investment firms, real estate, insurance offices, and other similar establishments engaged primarily in financial services.
3. Barber and beauty shops.
4. Cleaners, including dry cleaning and Laundromats.
5. Home improvement services, including carpentry, electrical, heating, plumbing, and decorating.
6. Offices for nonprofit, charitable, labor, and other service organizations.
7. Repair establishments for bicycles, household appliances, locksmiths, shoes, and motor vehicles (if no gasoline is sold and repair work is done inside).
8. Theaters, not including drive-ins.
9. Other similar personal and professional services, such as employment agencies, travel bureaus, and ticket offices.

C. Accessory buildings incidental to the principal use.

(d) Supplementary Regulations.

(1) All merchandise, new and used, with the exception of boat, automobile, truck or farm implements and plants and garden supplies, shall be stored within a completely enclosed building. Displays of boats, automobiles, tractors, recreational trailers and/or mobile homes shall conform to the requirements as defined in Section 1141.03 (e)

(2) Landscaping: Landscaping of the site shall comply with the requirements of Chapter 1148.

(3) The building should be oriented so that the principal building entrance faces the principal street or the street providing main access to the site. The entrance must be connected to the street and adjacent parking with clearly marked sidewalks/walkways. The building façades facing the street must adhere to the façade treatment as outlined in the following sections. In no instance, shall the rear of the building face the public right-of-way.

(4) Building facades that are oriented toward a right-of-way shall be provided for visual relief as follows:

A. Windows and transparent doors must occupy a minimum of sixty percent (60%) of the entire building wall area measured between two and one-half (2.5) and seven (7) feet in height above grade along the entire front façade. Glass block, opaque or darkly tinted glass is not considered to be transparent.

B. Building facades must have different articulation in height and setback. Different horizontal articulations with material, color and opening shall also be utilized when building elevation is higher than fourteen (14) feet. Preferred materials include brick, stone, glass or wood.

(5) Each development is required; where appropriate, to provide adequate space (including easements) for alternative modes of transportation such as bike paths, multi-use paths, bus stops and turnarounds. Each development is also required to provide bicycle rack space at a rate of three (3) per 10,000 square feet of gross floor area.

(6) The front facade of the principal structure shall be finished, utilizing at least fifty percent (50%) natural materials including brick, stone, masonry, glass, or wood. No aluminum or vinyl siding shall be used in finishing or utilized on the front facade of the building.

(7) A. All utility boxes must be screened with appropriate landscaping material such that they are not visible from a right-of-way or other publicly accessible area.

B. All refuse collection and recycling containers must be enclosed or screened so as not to be visible from a right-of-way or other publicly accessible area. The structure surrounding the container(s) must be enclosed on all sides, one of which includes a gate or door that can be secured. The enclosure may consist of wood or masonry walls. Containers shall not be located in any front yard. The exterior perimeter of the enclosure(s) must be landscaped, excluding the access point.

(2) Conditional uses.

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

1147.02(c) – Planning Commission Review.

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

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

(1) Burden of Proof.

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

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

(2) General Decision Standards.

All Conditional Uses shall satisfy these General Decision Standards.

A. The proposed use is in fact a Conditional Use appropriate for in the zoning district in which it is proposed.
B. The use and site will satisfy the general intent of this Zoning Code.
C. The use and site will be compatible with the general intent of the Comprehensive Plan.
D. The size and shape of the site are sufficient for the proposed use.
E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
M. Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.
N. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

1147.02(d) – Action by Planning Commission.

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

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

1147.03(b)(27) – Motels.

A. Potential Concerns.
   1. Proximity to residential.
   2. Screening from residential.
   3. Appropriate street access.

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

PC-2022-02

Surrounding Property Owners Notifications Map

Legend

- Subject Area
- 200 Ft. Buffer
- Oxford Corp. Limit
- Address Point
- 16.5' Vacated ROW
- Building Footprint

N

1 inch = 150 feet

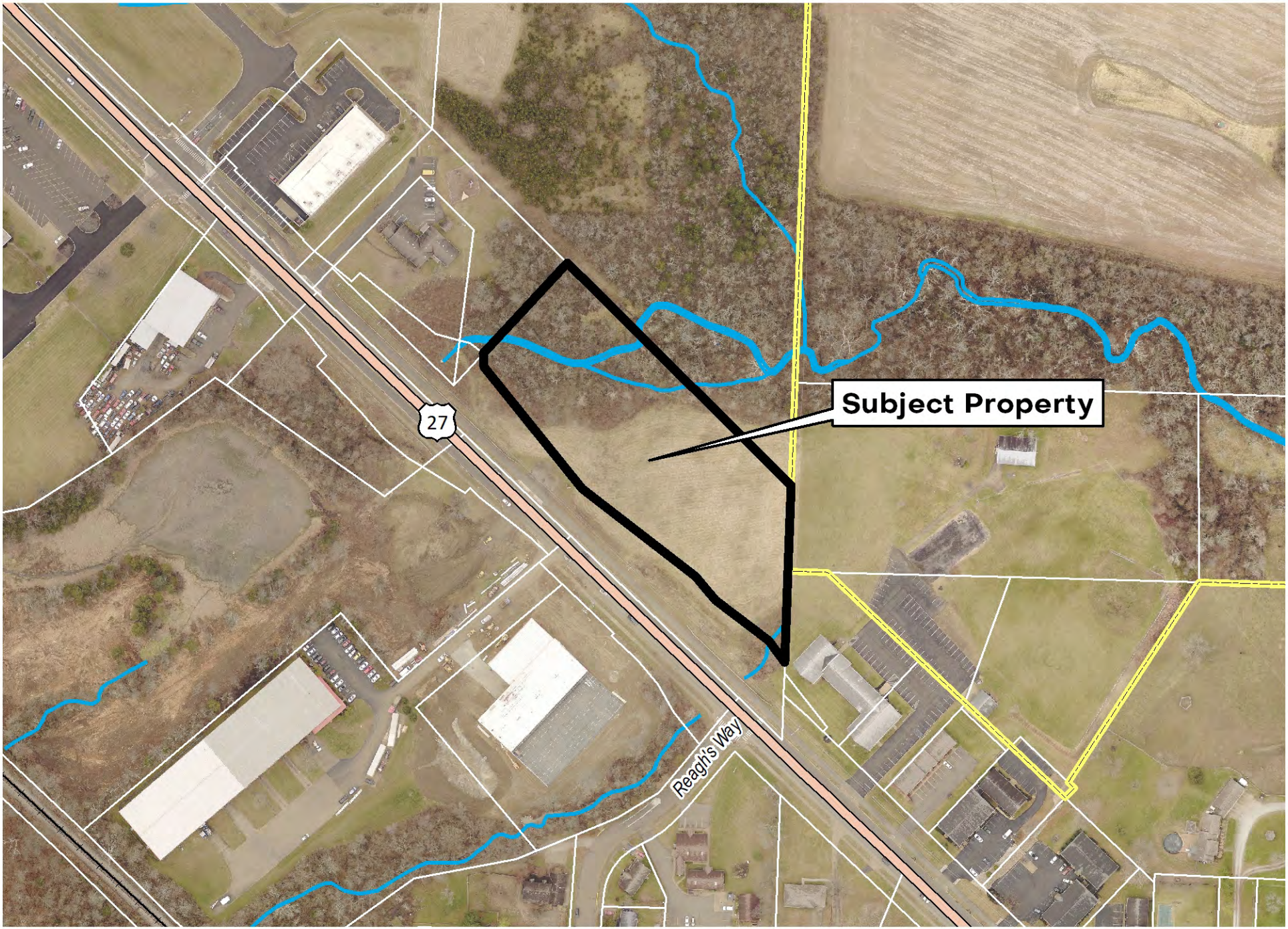
Prepared on Thursday, April 21, 2022

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.

Location Map

Site

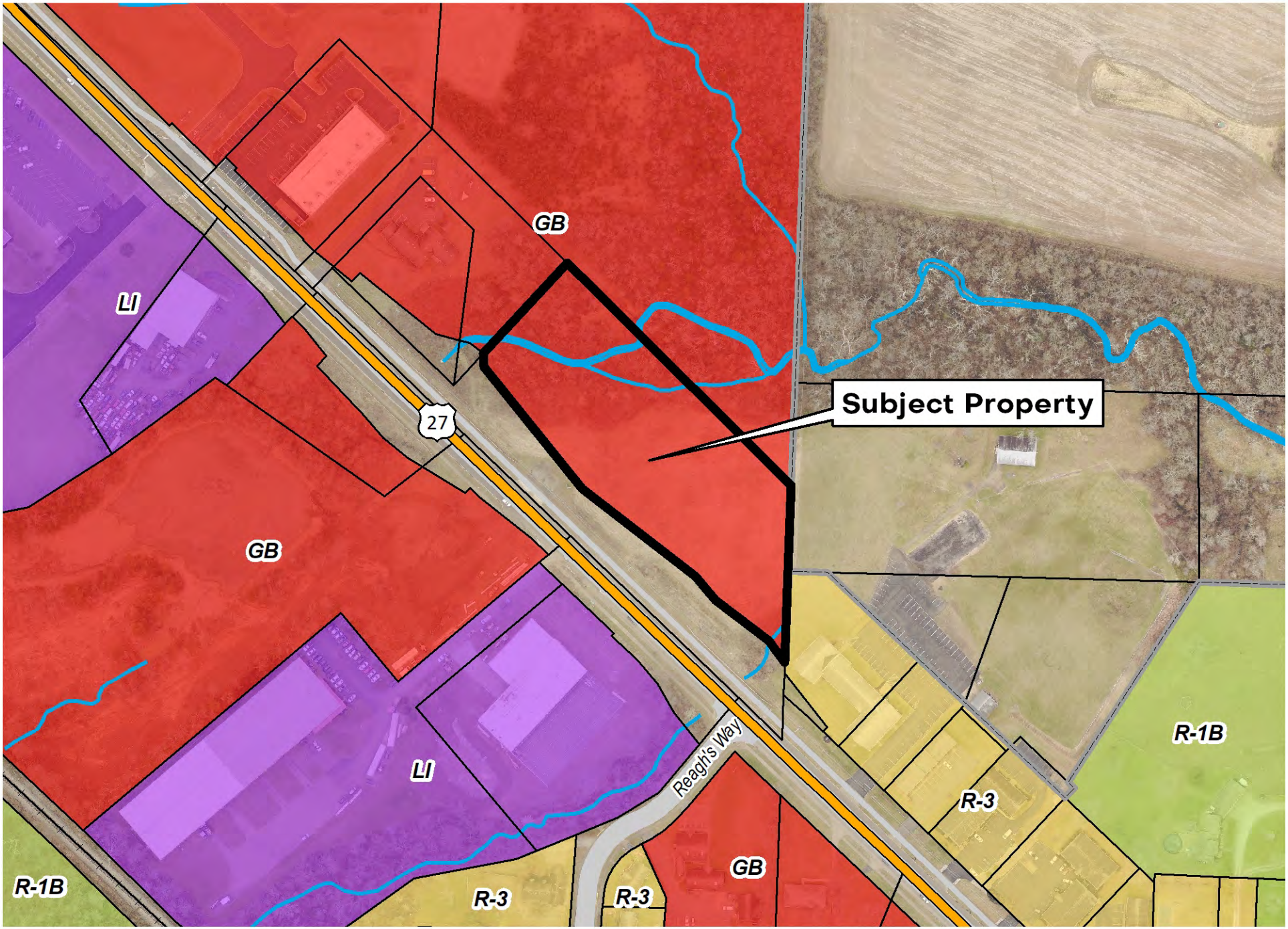
0 100 200 400 Feet



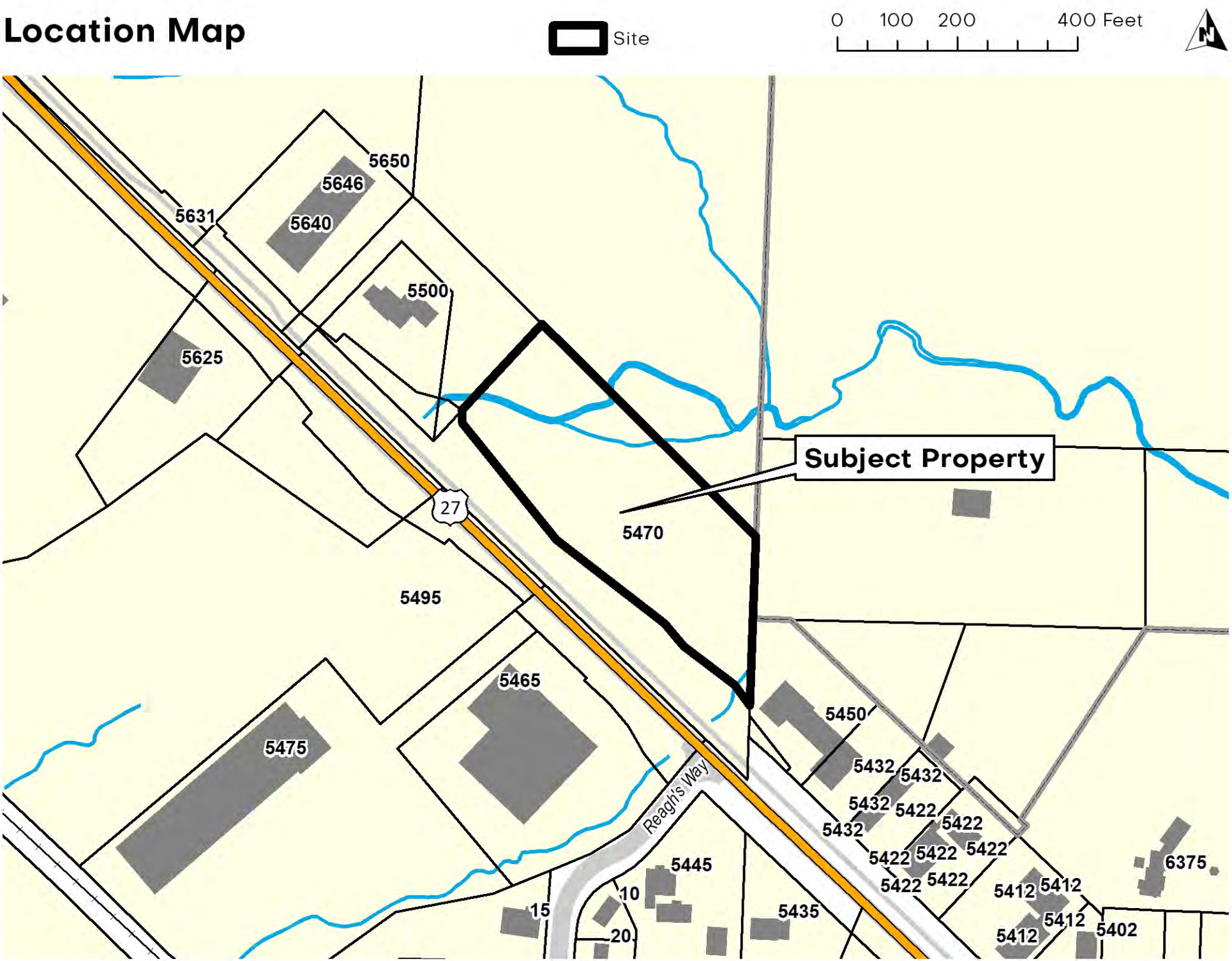
Location Map

Site

0 100 200 400 Feet



Location Map



City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Internal Use Only:	
Case No.	PC-2022-02
Date Filed	3/25/22

Conditional Use Permit Application

Applicant Information

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

Name * Sam Chaudhry - High Point Lodging

Mailing Address * 14916 Braemar Avenue East

City, State & Zip Code * Noblesville,Indiana 46062

Telephone Number(s) * 574-298-0410

Email Address rosehillhotels@gmail.com

Owner Information

Name * Marcia A. Haughey & Lindsey J. Zink

Mailing Address * 755 S. Palm Avenue, Unit 605

City, State & Zip Code * Sarasota, FL 34236

Telephone Number(s) *

Email Address ljzink17@gmail.com

Location and Lot Information

Location of Property * US 27 (College Corner Pike)

Legal Description * Pt. Lot 1942, Parcel H4100-028-000-002

Zoning District * GB

Total Area * 3.475 → *Check One* * Acres ☑ Square Feet ☐

Existing Use Description * vacant

Proposed Use Description * 83 room hotel

Submission Requirements and Documentation

From Section 1147.02(a)[1].

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

A. Application Fee.

B. Description of Use and Site.

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

1. The name, mailing address, and telephone number of the applicant and the property owner.
2. If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf.
3. A legal description of the site, including all separate lots.

4. A description of the existing uses of the site.
5. The zoning district in which the site is located.
6. A description of the proposed use.
    a. A description of operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
    b. The hours of operation.
7. A narrative statement that evaluates the compatibility of the proposed use with the general vicinity and adjacent properties.
    a. How the use is similar to or different from existing area uses and if there will be any interaction between the proposed use and existing uses.
    b. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites.
    c. If the use will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
    d. How any potential negative effects on adjacent land will be mitigated.
8. A statement about why the location proposed is more appropriate for the use than other locations.
9. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
10. Separate, detailed statements that individually address each of the items listed as potential concerns for the proposed use.
11. A list of the names and mailing addresses of all land owners within 200 feet of the site (see next section).
12. Such other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by Planning Commission.

C. Site Plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
1. North arrow.
2. Scale.
3. Vicinity map.
4. All existing and proposed lot lines within the site.
5. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
6. Location, height, and use of all proposed and existing structures.
7. Location and design of all proposed vehicle management areas.
8. Location, size, and type of all proposed signs.
9. Location, height, and type of all proposed screening and landscaping.
10. Distances to residential zoning districts if within 1,000 feet.
11. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
12. Other information as required by the Planning Commission.

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

E. Other. Photographs of the existing use and its surroundings.

See Chapter 1147, Conditional Uses, for the full text, particularly 1147.03 for use-specific regulations[1].

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.

Planning Commission Review

From Section 1147.02(c)[1].

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

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

From Section 1147.02(c)(2) General Decision Standards[1]. All Conditional Uses shall satisfy these General Decision Standards.

A. The proposed use is in fact a Conditional Use appropriate for the zoning district in which it is proposed.
B. The use and site will satisfy the general intent of this Zoning Code.
C. The use and site will be compatible with the general intent of the Comprehensive Plan.
D. The size and shape of the site are sufficient for the proposed use.
E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
M. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

Fees & Receipt

The required fees are $500.00 plus $10.00 for postage. You may write a $510.00 check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature * M Broadbent

Date * 3-21-2022

Submit Application, Submission Requirements and Documentation, and Fees

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

Send or drop off this application with required plans and documentation as attachments and a check for fee and postage made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Dept. 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 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 * _____ Receipt Number * _____

[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/

dotloop signature verification: dtlp.us/IrZ9-enFB-6Aa3

March 22, 2022

Mr. Zach Moore
Planner
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: Holiday Inn Express
Conditional Use Submittal

Dear Mr. Moore,

Please be advised that High Point Lodging has our permission to submit applications for the approval of a Conditional Use application on parcel H4100-028-000-002 located on the northeast side of US 27 (College Corner Pike).

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Marcia A. Haughey

Marcia Haugey

dotloop verified
03/22/22 3:10 PM EDT
FAEA-K7AH-LRZ0-U4D2

Lindsey J. Link

Lindsey Zink

dotloop verified
03/23/22 2:46 PM EDT
ZRZQ-5ALY-IINB-LATA

Properties within 200’ of the property:

H3510016000037
H4000029000011
H3510016000033
H4000029000010
AMBASSADORS POINTE
COMMUNITY CHURCH WEST
PO BOX 981
OXFORD OH 45056 1092

H4000030000003
H4000030000019
AROMA PROPERTIES LLC
6317 BUCKLEY RD
OXFORD OH 45056 9727

H4100030000021
H4000029000022
H4000030000018
H4100028000021
H4100028000025
H4100030000020
H4100028000026
CITY OF OXFORD
101 E HIGH ST
OXFORD OH 45056 1819

H4100030000004
DINGLEDINE BASIC MATERIALS INC
ETAL
6744 CONTRERAS RD
OXFORD OH 45056 9739

H3510016000011
SUE E GROSS
346 FINS & FEATHERS RD
BURNSIDE KY 42519 9618

H4100028000008
H4100028000001
ZEUS APARTMENT BUILDINGS INC
750 SHRINE RD
SPRINGFIELD OH 45504

H4100030000014
OXFORD TALAWANDA COMMUNITY
SERVICES INC
5445 COLLEGE CORNER PIKE
OXFORD OH 45056

H4100030000005

bayer becker

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

March 24, 2022

Mr. Zachary Moore, AICP
Planner
City of Oxford
15 S. College Avenue
Oxford, Ohio 45056

Re: Holiday Inn Express & Suites
US 27 (College Corner Pike)
Conditional Use Submittal

Dear Mr. Moore:

Enclosed please find the following items in support of High Point Lodging's Application for Conditional Use approval of the construction of a 83 room Holiday Inn Express and Suites hotel on Parcel H4100-028-000-002, located on the northeast side of US 27 (College Corner Pike):

1) Executed Conditional Use Permit Application.
2) Two (2) individual packets containing one (1) copy of each of the following:
    a. Conditional Use Application.
    b. List of property owners within 200 feet of the site.
    c. Legal description of the property.
    d. Site plan both with and without the aerial photo background.
    e. Landscape plan.
    f. Preliminary Building Elevations and Floor Plans.
    g. Prototypical signage package
    h. Photos of the subject site and surrounding area.
    i. Property Owner Affidavit.

    The aforementioned items have been submitted electronically online.
3) Applicant:
    Sam Chaudhry
    High Point Lodging
    14916 Braemar Avenue East
    Noblesville, Indiana 46062
    574-298-0410

    Owner:
    Marcia A. Haughey & Lindsey J. Zink
    755 S. Palm Avenue, Unit 605
    Sarasota, Florida 34236
4) Design Professionals:
    a. Architect:
    Maust Architectural Services
    112 North Main Street
    Goshen, Indiana 46526
    574-537-8500

b. Engineer & Surveyor:
Bayer Becker
110 S. College Ave., Suite 101
Oxford, OH 45056
513-336-6600

6) A legal description of the boundary of the property is enclosed.

7) The property is currently vacant.

8) The property is zoned GB – General Business District.

9) Description of proposed use:

a) A description of operations, including types of goods sold, services performed, and expected number of customers, clientele, delivery, and service vehicles.

Holiday Inn Express & Suites will contain 83 guest rooms, a meeting room, business center, fitness center and indoor pool. Typical delivery and service vehicles will consist of panel trucks/vans typical for UPS and Fed Ex deliveries.

b) Hours of operation.

Holiday Inn Express & Suites will be open 24 hours a day, 7 days a week.

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

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

Property is surrounded by commercial and institutional uses. A multi-use trail currently exists along the frontage of the property and connects the property to the commercial area (Walmart and retail center) to the north and extends south to Hester Road, where it changes to a traditional sidewalk and will allow an individual to walk or bicycle into the downtown area. An extension of the multi-use trail into the site is proposed. The proposed extension will allow a guest to be connected to both the retail to the north and the downtown area.

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

The proposed Holiday Inn Express & Suites will be constructed with a mix of brick and stone materials, with glass windows. The hotel will consist of 4 stories, with a maximum building height of 48 ft. 9 ½ inches. The adjacent church to the southeast, is a single story building constructed of brick. While the Wildberry retail building to the southwest is a metal industrial style building.

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

The proposed Holiday Inn Express & Suites will not involve any operations that create potential nuisances.

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

The proposed Holiday Inn Express & Suites will not have a negative effect on adjacent land. Landscape buffering will be provided along the southeast property line, adjacent to the church.

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

The proposed site is an ideal location for a Holiday Inn Express & Suites for the following reasons:

a) *Existing General Business zoning district allows for a hotel land use.*
b) *Per the Comprehensive Plan, the property is located within the Corridor Enhancement Area. The intent of the Corridor Enhancement Area is to promote and attract new commercial uses and enhance connectivity. Holiday Inn Express & Suites would be a new commercial business to the City, which would be connected to both the downtown area and other retail uses in the area via the existing multi-use trail/sidewalk.*
c) *Infrastructure is currently in place to support the Holiday Inn Express & Suites.*

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

There is a shortage of hotel rooms in Oxford on weekends, thus requiring guests to stay in neighboring cities, such as Hamilton, Fairfield or West Chester. The proposed 83 rooms will help reduce this shortage and bring more visitors to the City of Oxford.

Holiday Inn Express & Suites will provide a high end lodging option, with modern amenities for visitors to the City of Oxford.

Lastly, it will provide employment opportunities and tax revenue. The proposed Holiday Inn Express & Suites will be over a $10 million investment. During construction of the hotel, the community will benefit as the developer intends to employ many local contractors, workers and suppliers.

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

a) Proximity to residential.

While the property to the southeast is zoned residential, it operates as an institutional land use, a church. Landscape buffering will be provided along the common property line.

b) Screening from residential.

Landscape buffering is proposed along the southeast property line to screen the parking lot and hotel from the adjacent church.

c) Appropriate street access.

Based upon discussions with City staff, a single access point is being proposed for the Holiday Inn Express & Suites. The proposed access point will be located at the location of an existing drive apron to the property, which is opposite an existing access point, on the southwest side of US 27.

In conjunction with the Conditional Use approval, the following variances are being requested:

a) Building height – Per Section 1143.12(c)(3) of the Zoning Ordinance, the maximum building height in a General Business District is 45 feet. While the maximum building height for the proposed building is 48 feet 9 ½ inches, it should be noted that this is for the parapet wall, an architectural element located at several locations along the front and rear elevations. The majority of the building height is 45 feet 11 ½ inches.

b) Signage –

a. Per Section 1151.05(a)(3)(A)(1) no more than a total of 2 wall or freestanding signs are permitted per site. Holiday Inn Express & Suites is proposing a total of 3 signs - a freestanding sign along US 27, a wall sign on the front elevation of the building and a wall sign on the southeast elevation of the building. Per Section 1151.05(a)(3)(A) the maximum total sign area for the site is 1436 Sq. Ft., the proposed 3 signs equate to 497.72 total Sq. Ft. While Holiday Inn Express & Suites is requesting 1 additional sign,

b. they are still significantly under the maximum square footage of signage permitted, 1436 Sq. Ft. vs. 497.72 Sq. Ft.

c. Per Section 1151.05(a)(3)(A)(1)(a)(i) the maximum wall sign height is 3 feet. The height of the proposed wall signs is to be 16' - 5 15/16". The proposed wall signs are located in the upper right corner of the front elevation and in the upper left corner of the southeast elevation. These signs will be located approximately 29 feet above the ground elevation. In order for the signage to be effective at this elevation, it is necessary that they exceed 3 feet in height.

d. Section 1151.05(a)(3)(A)(1)(b)(ii) the maximum height of a freestanding sign support structure and sign is 6 feet. The height of the proposed freestanding sign support and sign is 8 feet.

Please place this item on the May 10th Planning Commission Meeting agenda.

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

Sincerely,

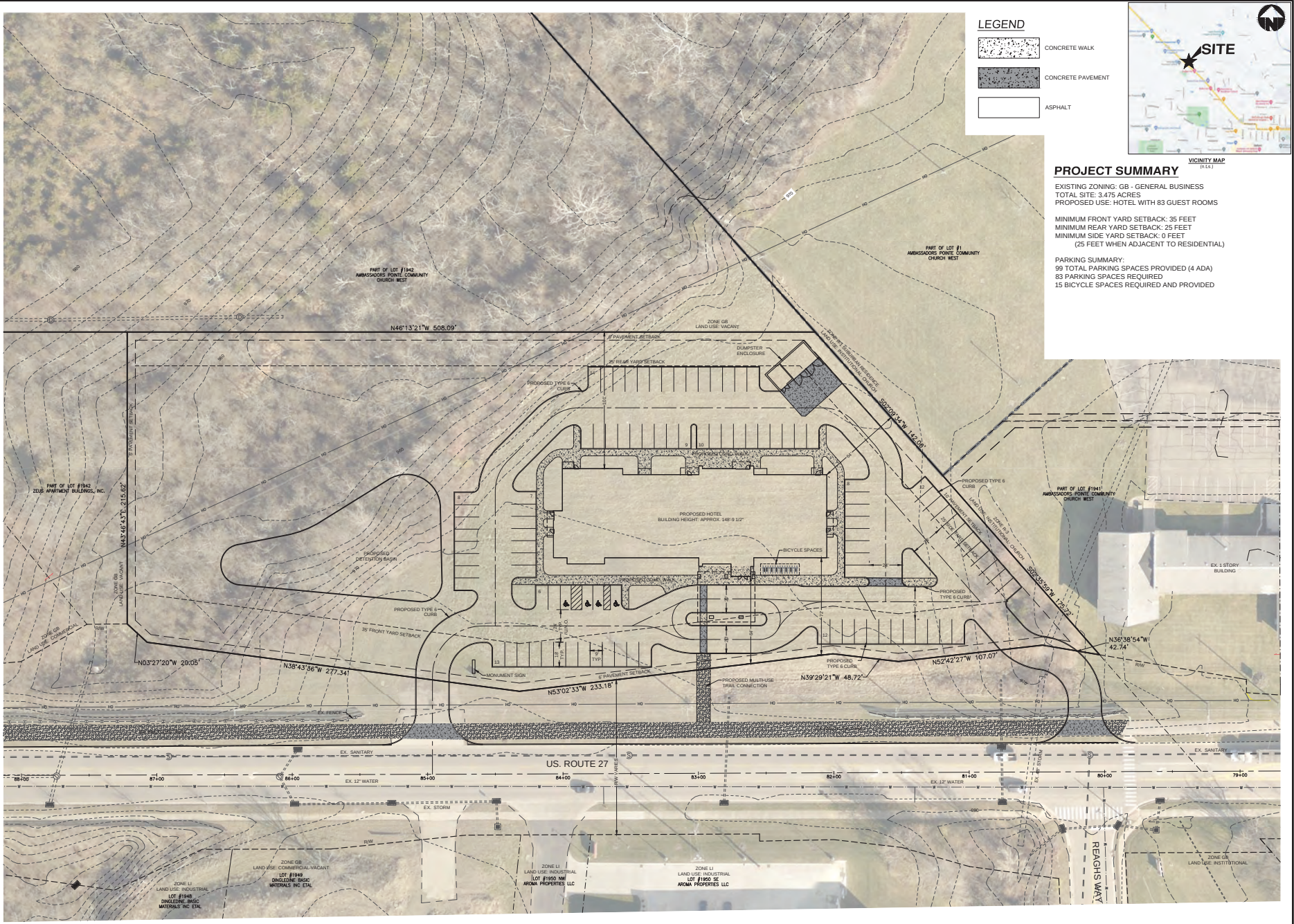
Etta M. Reed, PE

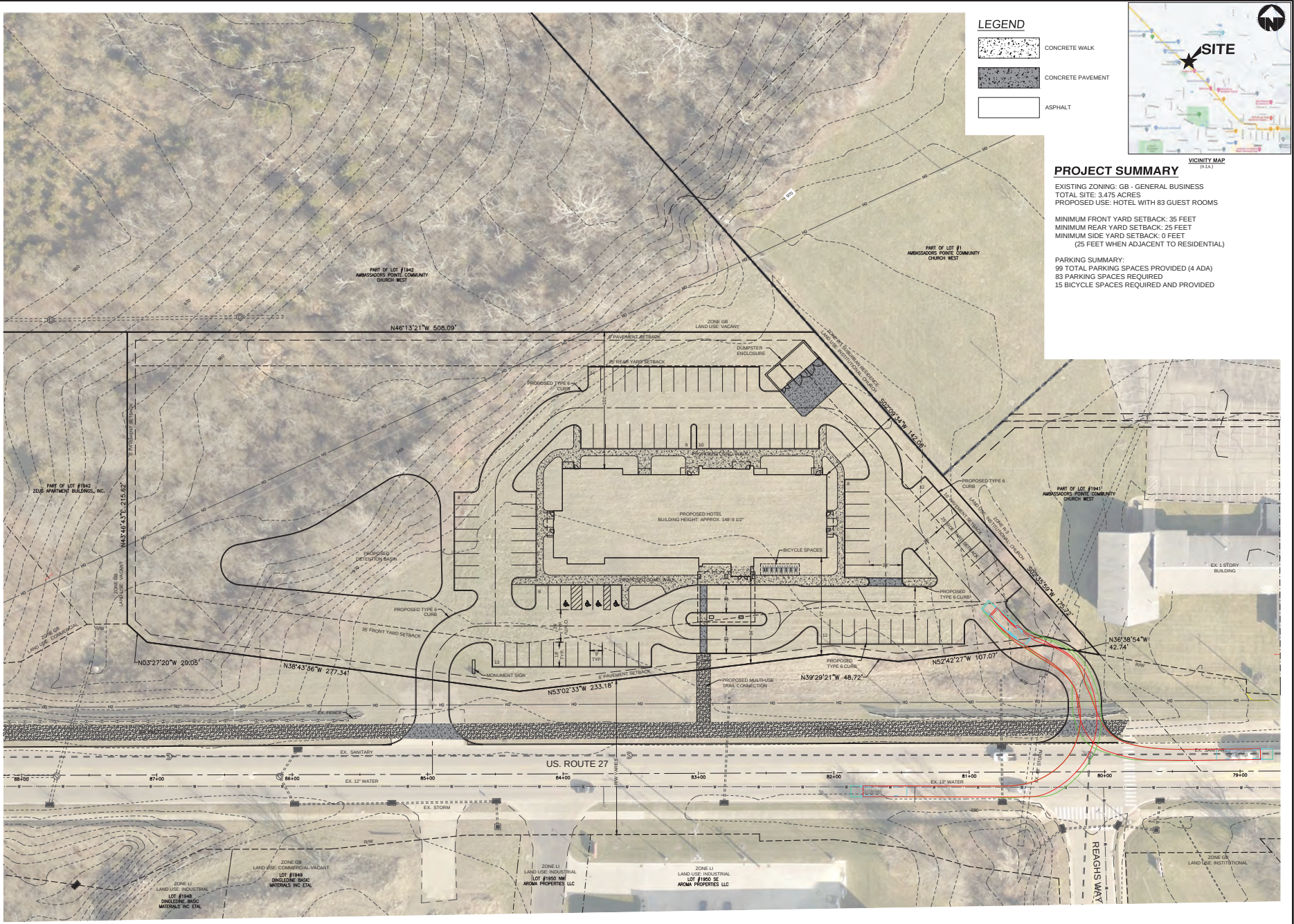
Enclosures

Cc: Sam Chaudhry

View from the south property line at proposed entrance facing northwest along US 27.

View from the south property line at proposed entrance facing southeast along US 27.


LEGEND
CONCRETE WALK
CONCRETE PAVEMENT
ASPHALT
SITE
VICINITY MAP
(n.t.s.)
PROJECT SUMMARY
EXISTING ZONING: GB - GENERAL BUSINESS
TOTAL SITE: 3.475 ACRES
PROPOSED USE: HOTEL WITH 83 GUEST ROOMS
MINIMUM FRONT YARD SETBACK: 35 FEET
MINIMUM REAR YARD SETBACK: 25 FEET
MINIMUM SIDE YARD SETBACK: 0 FEET
(25 FEET WHEN ADJACENT TO RESIDENTIAL)
PARKING SUMMARY:
99 TOTAL PARKING SPACES PROVIDED (4 ADA)
83 PARKING SPACES REQUIRED
15 BICYCLE SPACES REQUIRED AND PROVIDED
PROPOSED HOTEL
BUILDING HEIGHT: APPROX. 148'-9 1/2"
PROPOSED DETENTION BASIN
DUMPSTER ENCLOSURE
BICYCLE SPACES
MONUMENT SIGN
PROPOSED MULTI-USE TRAIL CONNECTION
EX. 1 STORY BUILDING
US. ROUTE 27
REAGHS WAY
EX. SANITARY
EX. 12" WATER
EX. STORM
EX. FENCE
N46°13'21"W 508.09'
N43°46'43"E 215.62'
N03°27'20"W 20.05'
N38°43'36"W 277.34'
N53°02'33"W 233.18'
S02°09'34"W 145.08'
S02°55'59"W 175.72'
N52°42'27"W 107.07'
N39°29'21"W 48.72'
N36°38'54"W 42.74'
PART OF LOT #1942 AMBASSADORS POINTE COMMUNITY CHURCH WEST
PART OF LOT #1 AMBASSADORS POINTE COMMUNITY CHURCH WEST
PART OF LOT #1942 ZEUS APARTMENT BUILDINGS, INC.
PART OF LOT #1941 AMBASSADORS POINTE COMMUNITY CHURCH WEST
ZONE GB LAND USE: VACANT
ZONE GB LAND USE: COMMERCIAL-VACANT
ZONE GB LAND USE: INSTITUTIONAL
ZONE LI LAND USE: INDUSTRIAL
LOT #1945 DINGLEDINE BASIC MATERIALS INC. ETAL
LOT #1949 DINGLEDINE BASIC MATERIALS INC. ETAL
LOT #1950 NW AROMA PROPERTIES LLC
LOT #1950 SE AROMA PROPERTIES LLC
35' FRONT YARD SETBACK
35' REAR YARD SETBACK
25' SIDE YARD SETBACK
5' PAVEMENT SETBACK
PROPOSED TYPE 6 CURB
PROPOSED TYPE 6 CURB
PROPOSED TYPE 6 CURB



Basis of Bearing: State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	REVISED PER CITY COMMENTS	04-18-22	AAB	EMR
2	REVISED PER CITY COMMENTS	04-18-22	AAB	EMR
3	REVISED PER CITY COMMENTS	05-18-22	AAB	EMR

HOLIDAY INN EXPRESS & SUITES

CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 16, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

CONDITIONAL USE - SITE PLAN

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

Drawing: 22-0022 CP
Drawn by: AJB
Checked By: EMR
Issue Date: 03/24/2022
Sheet: 1/1

Plot time: May 23, 2022 - 10:24am
Drawing name: J:\2022\22-0022\PLUDWG\22-0022 CP.dwg - Layout Tab: Concept

PROPOSED PLANT SCHEDULE

PLANT SCHEDULE					
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ACE ARM	6	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2.0" Cal
FAG GRA	6	Fagus grandifolia	American Beech	B & B	2.0" Cal
GLE SH2	5	Gleditsia triacanthos inermis 'Shademaster' TM	Shademaster Locust	B & B	2.0" Cal
GYM DIO	6	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	B & B	2.0" Cal
LIR TUL	2	Liriodendron tulipifera	Tulip Tree	B & B	2.0" Cal
MET GLY	7	Metasequoia glyptostroboides	Dawn Redwood	B & B	2.0" Cal
ULM PRI	8	Ulmus americana 'Princeton'	American Elm	B & B	2.0" Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
THU GIA	16	Thuja plicata 'Green Giant'	Western Red Cedar	B & B	6' Ht.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
CER AP2	3	Cercis canadensis 'Appalachian Red'	Appalachian Red Eastern Redbud	B & B	2.0" Cal
SYR IVO	4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	2.0" Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
PHY OBS	10	Physocarpus opulifolius 'Obsidian'	Obsidian Ninebark	3 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
ILE CH2	2	Ilex x meserveae 'China Boy' TM	China Boy Holly	5 gal	30" Ht.
ILE CH3	9	Ilex x meserveae 'China Girl' TM	China Girl Holly	5 gal	30" Ht.
JUN S40	10	Juniperus chinensis 'Saybrook Gold'	Golden Juniper	3 gal	18" Ht.
JUN BAR	8	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Creeping Juniper	3 gal	Clump
TAX DEN	9	Taxus x media 'Densiformis'	Dense Yew	B & B	30" Ht.
VIB RHY	8	Viburnum x rhytidophylloides 'Alleghany'	Alleghany Viburnum	B & B	4` Ht.

CITY OF OXFORD ZONING REQUIREMENTS

SECTION 1148.03 STREET TREE REQUIREMENTS:
TREES SHALL BE PLANTED IN THE TREE LAWN OR OTHER APPROPRIATE AREAS IN THE STREET RIGHTS-OF-WAY AS REQUIRED IN CHAPTER 935.

CHAPTER 935.06 SPACING

- STREET TREE MIN. SPACING: SMALL TREES: 30FT, MEDIUM TREES: 40FT, LARGE TREES: 50FT
- ALL NEWLY PLANTED STREET TREES SHALL BE PLANTED EQUAL DISTANCE BETWEEN THE SIDEWALK AND THE CURB.
- CALCULATION: 718 LF - 45' DRIVEWAY = 673 LF OF STREET FRONTAGE ON U.S. 27
  673LF/ 50' (EXISTING TREE SPACING) = **14 STREET TREES REQ (9 EXISTING TREES + 5 NEW TREES)**

SECTION 1148.04 TREE PLANTING REQUIREMENTS:

(c) NON-RESIDENTIAL & RESIDENTIAL MULTI-FAMILY

1) OVERALL SITE TREES: (1) TREE PER 10 LF OF LOT FRONTAGE ON A PUBLIC STREET
718 LF STREET FRONTAGE / 10 LF = **72 OVERALL SITE TREES REQ. & PROVIDED** (63 PROPOSED TREES + 9 EXISTING STREET TREES)

*EACH EXISTING TREE MEETING THE STANDARDS FOR MIN. CALIPER THAT IS PRESERVED MAY BE COUNTED AS (1) REQ TREE (1148.04e)

2) FRONT YARD TREES: (1) TREE PER 25 LF OF LOT FRONTAGE ON A PUBLIC STREET MUST BE PROVIDED IN THE FRONT YARD AREA OF THE PROPERTY
718 LF STREET FRONTAGE / 25 LF = **29 FRONT YARD TREES REQUIRED & PROVIDED**

- ANY SITE TREE, INCLUDING PARKING LOT TREES, CAN COUNT TOWARDS OVERALL SITE TREES, BUT NOT FRONT YARD TREES.

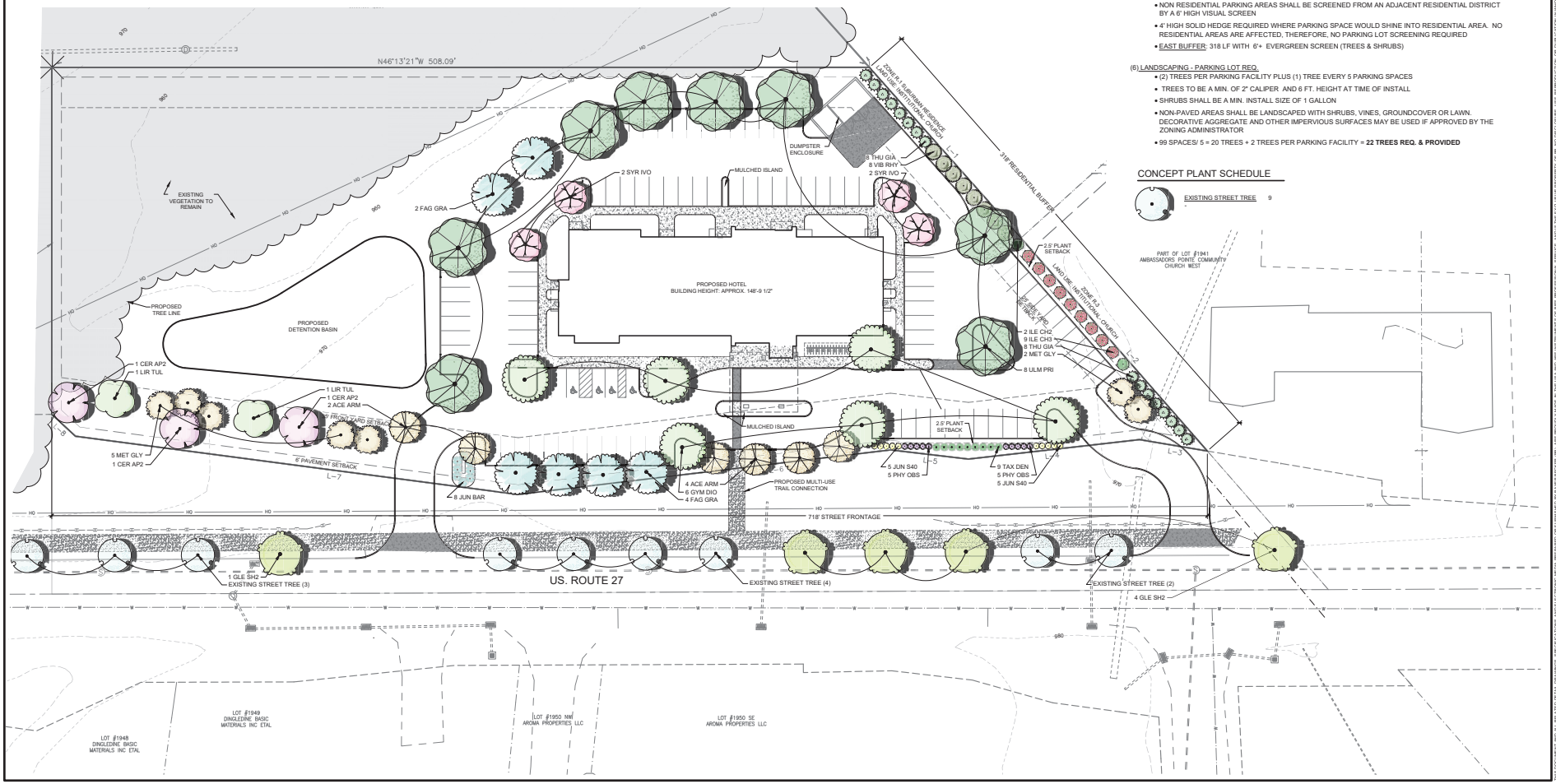
SECTION 1149.07 NONRESIDENTIAL PARKING REGULATIONS:
(e) ADDITIONAL REQUIREMENTS

(4) PARKING LOT DESIGN

- NON RESIDENTIAL PARKING AREAS SHALL BE SCREENED FROM AN ADJACENT RESIDENTIAL DISTRICT BY A 6' HIGH VISUAL SCREEN.
- 4' HIGH SOLID HEDGE REQUIRED WHERE PARKING SPACE WOULD SHINE INTO RESIDENTIAL AREA. NO RESIDENTIAL AREAS ARE AFFECTED, THEREFORE, NO PARKING LOT SCREENING REQUIRED
- EAST BUFFER: 318 LF WITH 6'+ EVERGREEN SCREEN (TREES & SHRUBS)

(6) LANDSCAPING - PARKING LOT REQ.

- (2) TREES PER PARKING FACILITY PLUS (1) TREE EVERY 5 PARKING SPACES
- TREES TO BE A MIN. OF 2" CALIPER AND 6 FT. HEIGHT AT TIME OF INSTALL
- SHRUBS SHALL BE A MIN. INSTALL SIZE OF 1 GALLON
- NON-PAVED AREAS SHALL BE LANDSCAPED WITH SHRUBS, VINES, GROUNDCOVER OR LAWN. DECORATIVE AGGREGATE AND OTHER IMPERVIOUS SURFACES MAY BE USED IF APPROVED BY THE ZONING ADMINISTRATOR
- 99 SPACES/ 5 = 20 TREES + 2 TREES PER PARKING FACILITY = **22 TREES REQ. & PROVIDED**



CONCEPT PLANT SCHEDULE

EXISTING STREET TREE 9

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Dwn	Chk
1	REVISIONS PER CITY COMMENTS	4-26-2022	LEM	JEC
2	REVISIONS PER CITY COMMENTS	4-29-2022	LEM	
3	REVISIONS PER CITY COMMENTS	5-25-2022	LEM	

HOLIDAY INN EXPRESS & SUITES

CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 16, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

CONDITIONAL USE - LANDSCAPE PLAN

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

Drawing: 22-0022 PP
Drawn by: CDO
Checked By: LES/HMW
Issue Date: 03/23/2022
Sheet: **L1.0**

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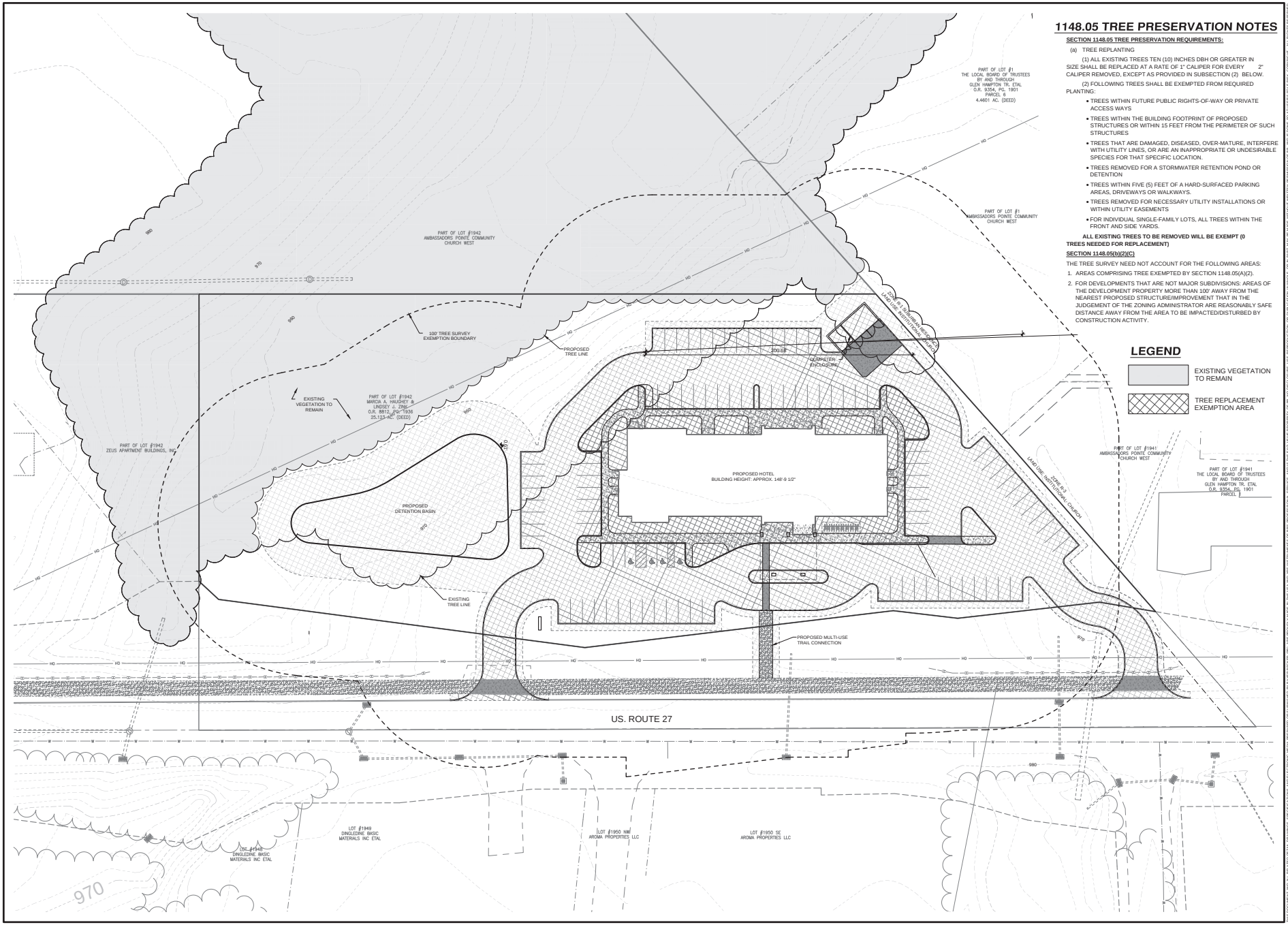
Plot time: May 24, 2022 - 2:27pm
Drawing name: J:\2022\22-0022\LA\DWG\22-0022 PP.dwg - Layout Tab: L1.0



1148.05 TREE PRESERVATION NOTES

SECTION 1148.05 TREE PRESERVATION REQUIREMENTS:

(a) TREE REPLANTING

(1) ALL EXISTING TREES TEN (10) INCHES DBH OR GREATER IN SIZE SHALL BE REPLACED AT A RATE OF 1" CALIPER FOR EVERY 2" CALIPER REMOVED, EXCEPT AS PROVIDED IN SUBSECTION (2) BELOW.

(2) FOLLOWING TREES SHALL BE EXEMPTED FROM REQUIRED PLANTING:

- TREES WITHIN FUTURE PUBLIC RIGHTS-OF-WAY OR PRIVATE ACCESS WAYS
- TREES WITHIN THE BUILDING FOOTPRINT OF PROPOSED STRUCTURES OR WITHIN 15 FEET FROM THE PERIMETER OF SUCH STRUCTURES
- TREES THAT ARE DAMAGED, DISEASED, OVER-MATURE, INTERFERE WITH UTILITY LINES, OR ARE AN INAPPROPRIATE OR UNDESIRABLE SPECIES FOR THAT SPECIFIC LOCATION.
- TREES REMOVED FOR A STORMWATER RETENTION POND OR DETENTION
- TREES WITHIN FIVE (5) FEET OF A HARD-SURFACED PARKING AREAS, DRIVEWAYS OR WALKWAYS.
- TREES REMOVED FOR NECESSARY UTILITY INSTALLATIONS OR WITHIN UTILITY EASEMENTS
- FOR INDIVIDUAL SINGLE-FAMILY LOTS, ALL TREES WITHIN THE FRONT AND SIDE YARDS.

ALL EXISTING TREES TO BE REMOVED WILL BE EXEMPT (0 TREES NEEDED FOR REPLACEMENT)

SECTION 1148.05(b)(2)(C)

THE TREE SURVEY NEED NOT ACCOUNT FOR THE FOLLOWING AREAS:

1. AREAS COMPRISING TREE EXEMPTED BY SECTION 1148.05(A)(2).
2. FOR DEVELOPMENTS THAT ARE NOT MAJOR SUBDIVISIONS: AREAS OF THE DEVELOPMENT PROPERTY MORE THAN 100' AWAY FROM THE NEAREST PROPOSED STRUCTURE/IMPROVEMENT THAT IN THE JUDGEMENT OF THE ZONING ADMINISTRATOR ARE REASONABLY SAFE DISTANCE AWAY FROM THE AREA TO BE IMPACTED/DISTURBED BY CONSTRUCTION ACTIVITY.

Basis of Bearing:
State Plane NAD83 (2011)

0 30 45

SCALE: 1" = 30'

Item	Revision Description	Date	Drawn	Chk
1	REVISIONS PER CITY COMMENTS	4-26-2022	LEM	JEC
2	REVISIONS PER CITY COMMENTS	4-29-2022	LEM	
3	REVISIONS PER CITY COMMENTS	5-25-2022	LEM	

HOLIDAY INN EXPRESS & SUITES

CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 16, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

CONDITIONAL USE - TREE SURVEY EXHIBIT

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

Drawing: 22-0022 PP
Drawn by: CDO
Checked By: LES/HMW
Issue Date: 03/24/2022
Sheet: L1.1

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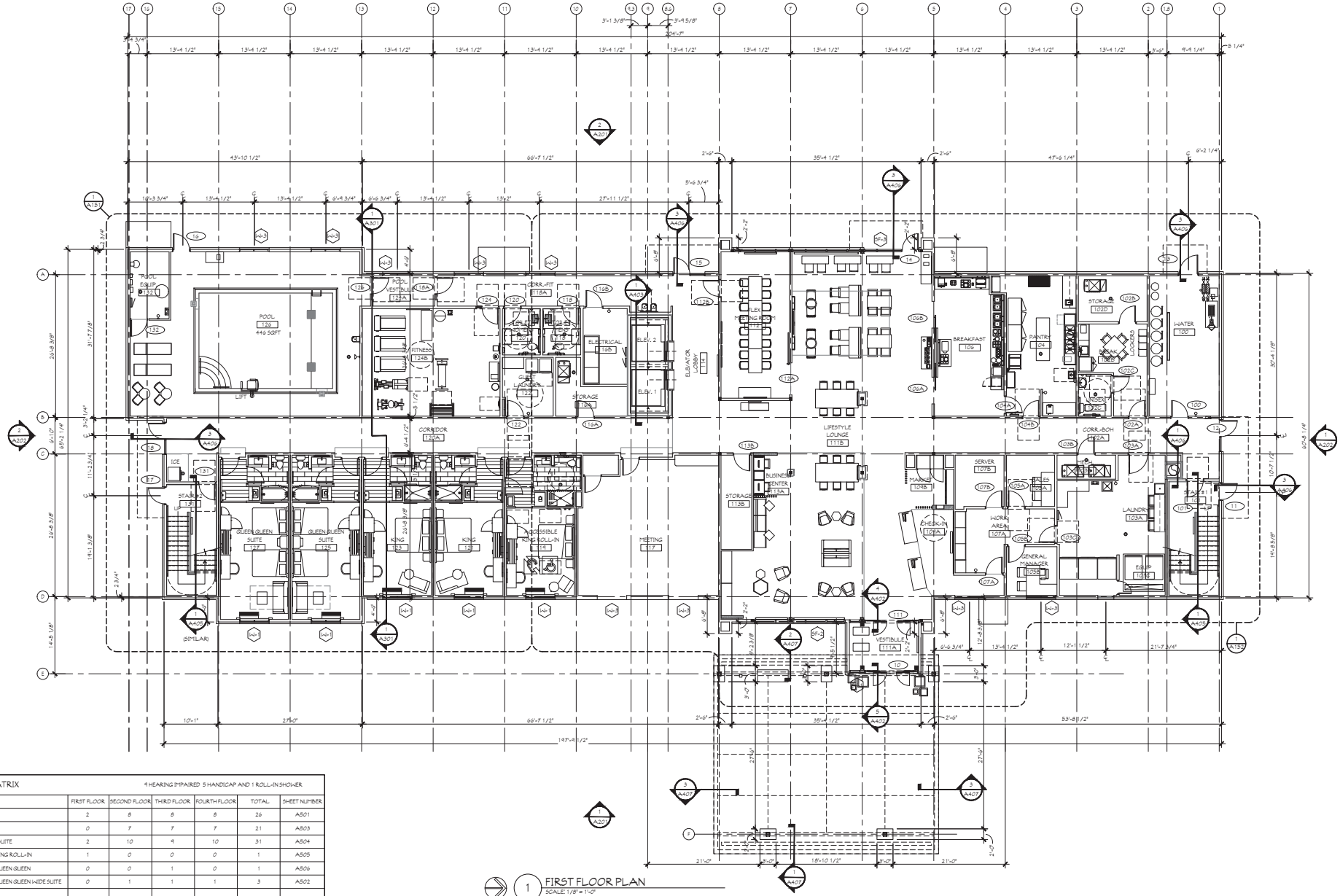

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROOM MATRIX	9 HEARING IMPAIRED 5 HANDICAP AND 1 ROLL-IN SHOWER					
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL	SHEET NUMBER
KING (HI-WIDE)	2	8	8	8	26	A501
QUEEN QUEEN	0	7	7	7	21	A503
QUEEN QUEEN SUITE	2	10	9	10	31	A504
ACCESSIBLE KING ROLL-IN	1	0	0	0	1	A505
ACCESSIBLE QUEEN QUEEN	0	0	1	0	1	A506
ACCESSIBLE QUEEN QUEEN WIDE SUITE	0	1	1	1	3	A502
TOTAL GUEST ROOMS	7	26	26	26	83	
TOTAL SQUARE FOOTAGE	13,003	12,870	12,870	12,870	51,613	

GENERAL NOTES

ALL FOUNDATIONS ARE TO BEAR ON TOP OF UNDISTURBED NATURAL SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. ALL FOOTINGS SHALL BE PLACED AT A MINIMUM DEPTH OF 30" BELOW FINISHED GRADE OR AS INDICATED ON PLANS.

ALL DIMENSIONS INCLUDING FURRING, BEDS, AND PARTITIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. THE ARCHITECT AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS BEFORE PROCEEDING. ENGINEERED SHOP DRAWINGS SHALL BE REVIEWED BY THE ARCHITECT AND ENGINEER BEFORE CONSTRUCTION.

MAUST ARCHITECTURAL SERVICES DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526
PHONE (574) 537-8500
FAX (574) 537-0868

* Architects
* Planners
* Consultants
* Construction Mgmt.
* Rule 5 and MS4 Filing

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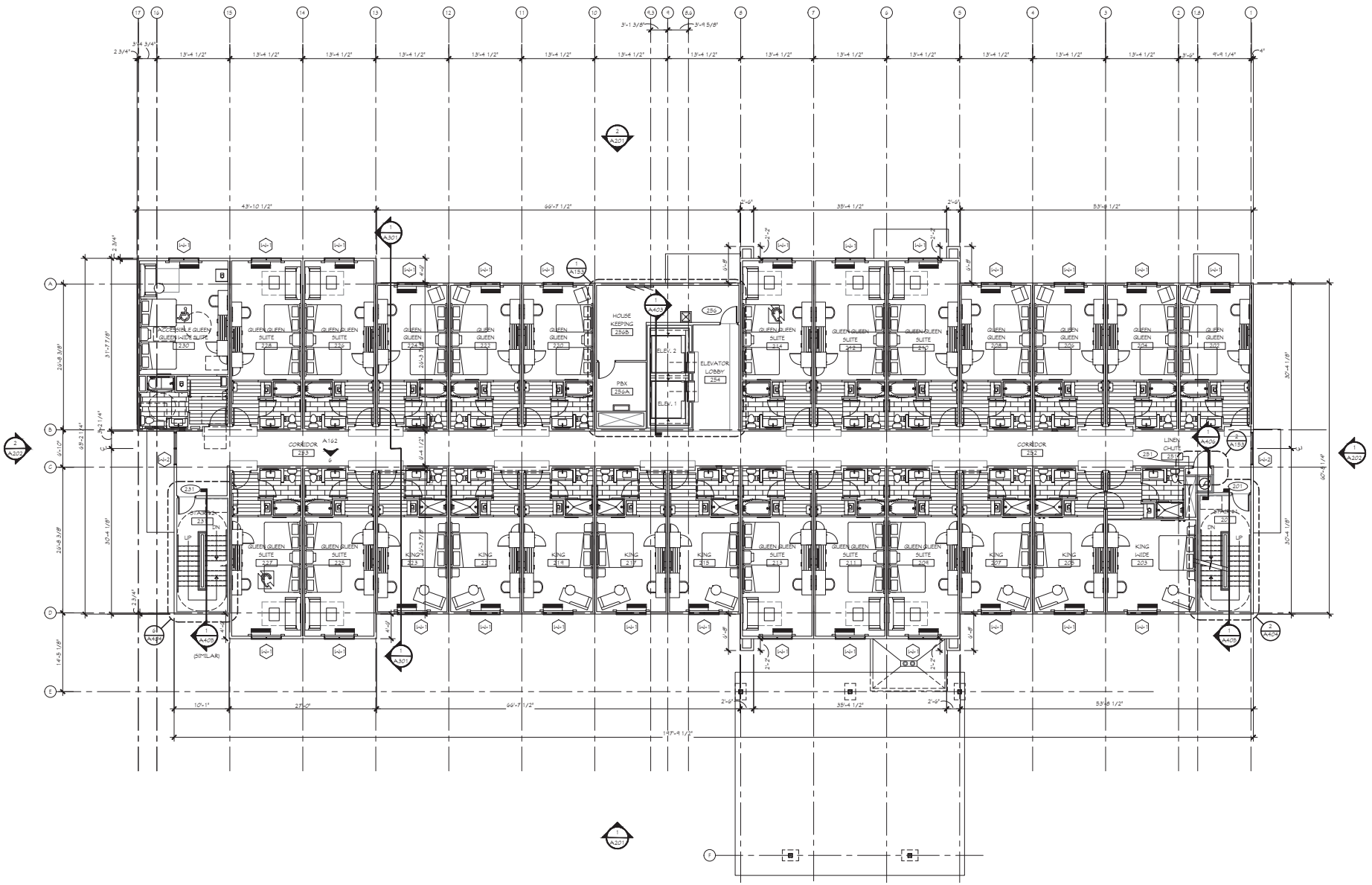
OXFORD, OHIO

REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 1-6-22
JOB NO.: MAS-22-105
NAME: FIRST FLOOR PLAN
SHEET: A101



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

ALL FOUNDATIONS ARE TO BE CONSTRUCTED ON UNDISTURBED SOIL OR ENGINEERED FILL WITH A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 2000 PSF. ALL FOOTINGS SHALL BE PLACED BELOW THE FROST LINE AS REQUIRED BY LOCAL CODES. ALL FOOTINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED SOILS ENGINEER.

ALL DIMENSIONS SHALL BE CHECKED IN THE FIELD BY THE GENERAL CONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. ANY DISCREPANCIES NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

MAUST ARCHITECTURAL SERVICES DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526

* Architects
* Planners
* Consultants
* Construction Mgmt.
* Rule 5 and MS4 Filing

PHONE (574) 537-8500
FAX (574) 537-0808

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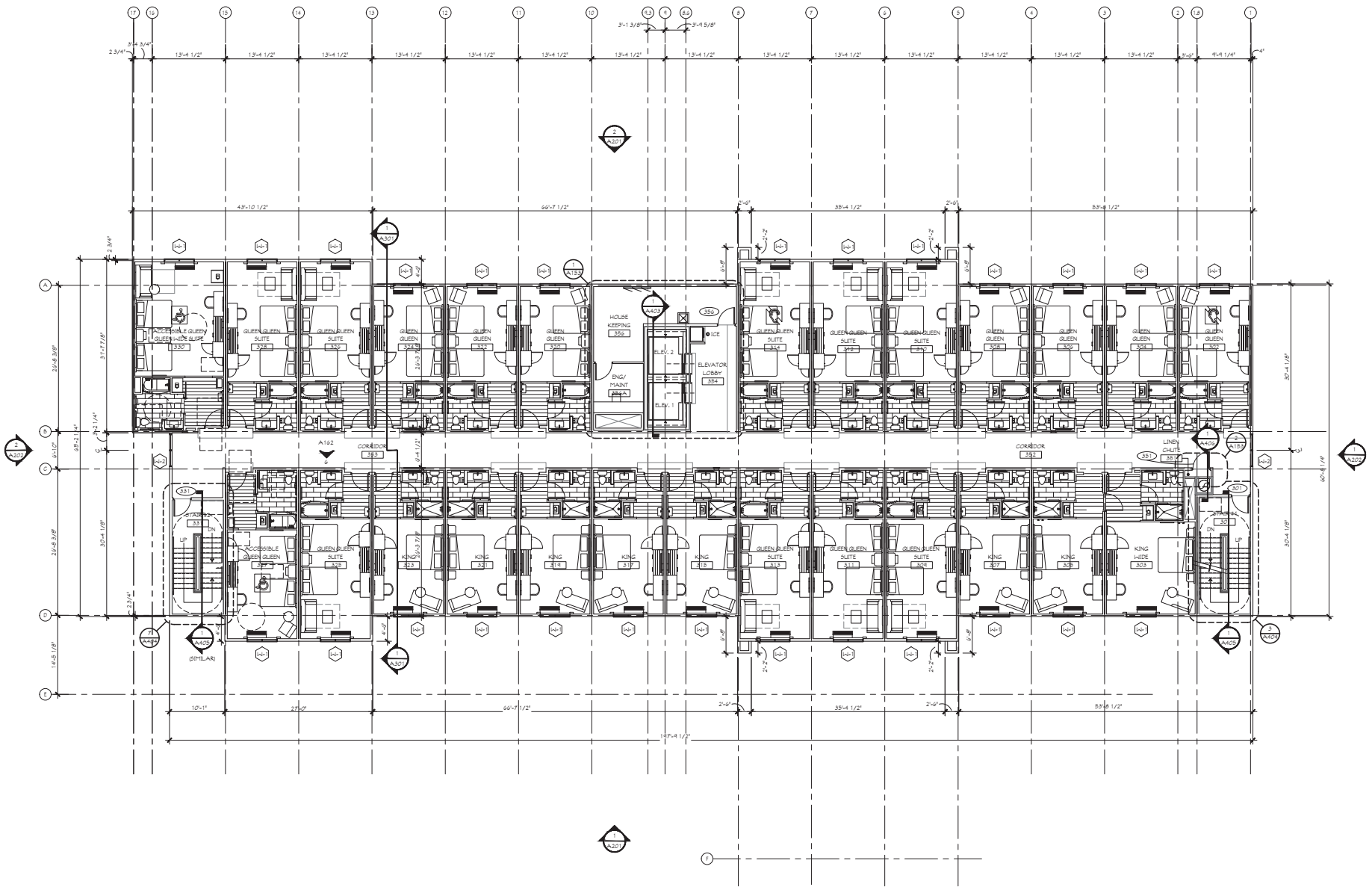
DATE: 1-6-22
JOB NO.: MAS-22-105
NAME: SECOND FLOOR PLAN
SHEET: A102



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

ALL FOUNDATIONS ARE TO BEAR ON TOP OF UNDISTURBED NATURAL SOIL OR ENGINEERED FILL CAPABLE OF SUSTAINING A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. ALL FOOTINGS SHALL BE PLACED AT A MINIMUM DEPTH OF 42" BELOW FINISHED GRADE OR AS DETERMINED BY ARCHITECT/ENGINEER.

ALL DIMENSIONS INCLUDE STUDDING, BRICK, AND SHEATHING UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE VERIFIED BY THE GENERAL CONTRACTOR. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS NOT VERIFIED BY THE GENERAL CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION.

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112 NORTH MAIN STREET
GOSHEN, INDIANA 46526

* Architects
* Planners
* Consultants
* Construction Mgmt.
* Rule 5 and MS4 Filing

PHONE (574) 537-8500
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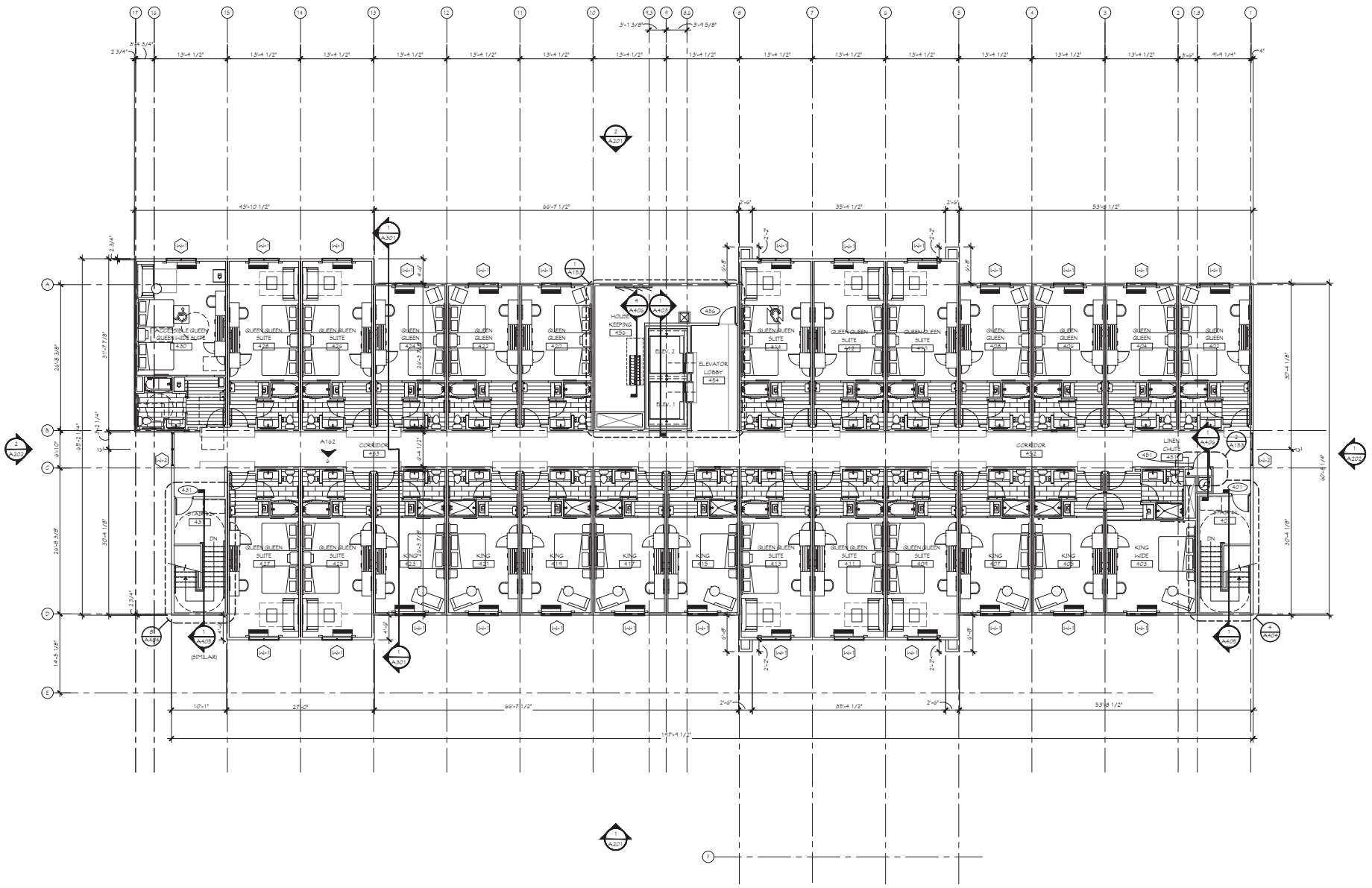
DATE: 1-6-22
JOB NO.: MAS-22-105
NAME: THIRD FLOOR PLAN
SHEET: A103



1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

ALL DIMENSIONS AND DETAILS SHOWN ON THESE PLANS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.

ALL DIMENSIONS SHALL SUPERSEDE SCALED MEASUREMENTS. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR, THE ARCHITECT AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS OF ALL GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION OF THIS PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DRAWINGS AND ANY APPLICABLE CODE, ORDINANCE OR REGULATION, THE MORE STRINGENT SHALL GOVERN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY SUCH CONFLICTS.

MAUST ARCHITECTURAL DESIGN DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526

* Architects
* Planners
* Consultants
* Construction Mgmt.
* Rule 5 and MS4 Filing

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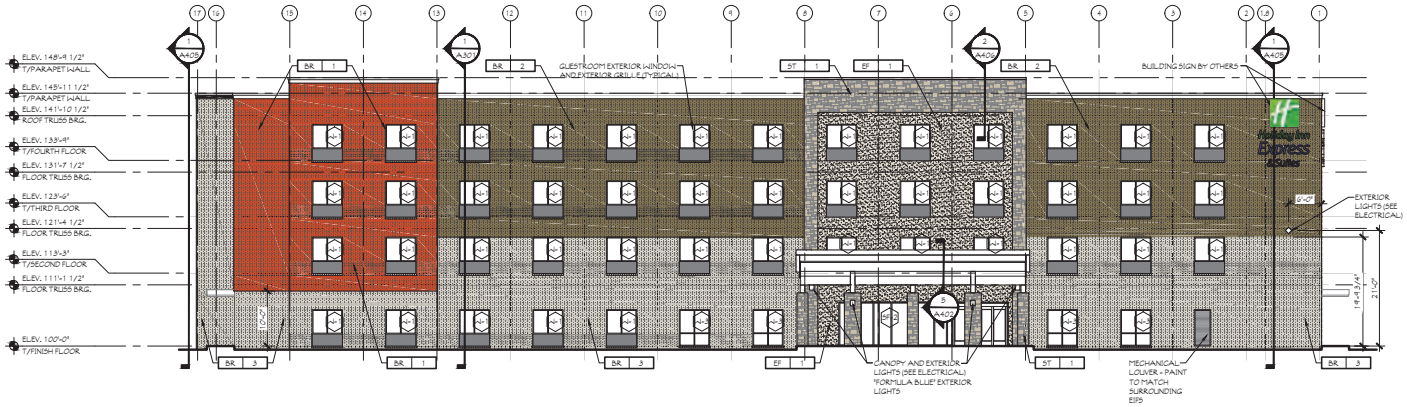
REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 1-6-22
JOB NO.: MAS-22-105
NAME: FOURTH FLOOR PLAN
SHEET: A104

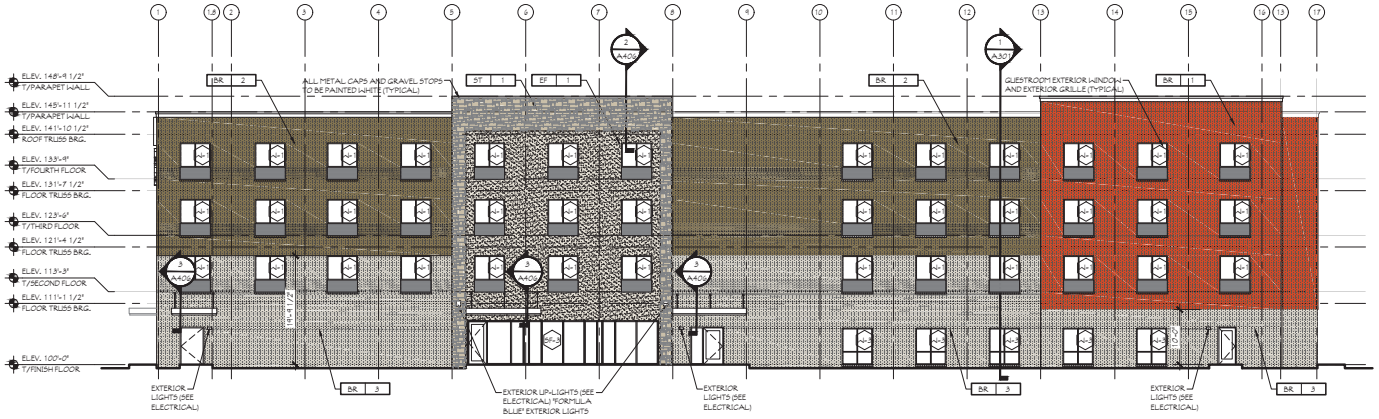


1 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" EAST (FRONT) ELEVATION

MATERIAL LEGEND

- APPLIED STONE VENEER (ST-1)
- EIFS-1: SW7036 ACCESSIBLE BEIGE
- (BR-1) BRICK-1: SW2803 ROOKWOOD TERRA COTTA
- (BR-3) BRICK-3: SW7036 ACCESSIBLE BEIGE
- (BR-2) BRICK-2: SW7039 VIRTUAL TAUPE

NOTE:
-ALL MECHANICAL GRILLES TO BE PAINTED TO MATCH THE SURROUNDING BRICK COLOR.



2 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" WEST (REAR) ELEVATION

GENERAL NOTES

ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE ANY WORK IS COMMENCED. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS INCLUDE SHEATHING, BOARD, AND FINISHES UNLESS NOTED OTHERWISE. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL DIMENSIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR CONFLICTS MUST BE RESOLVED BEFORE PROCEEDING. DIMENSIONS SHOWN TO FACE OF CONCRETE, FACE OF STUD OR FACE OF MASONRY UNLESS OTHERWISE NOTED.

MAUST ARCHITECTURAL SERVICES A DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526

* Architects
* Planners
* Consultants
* Construction Mgmt.
* Rule 5 and MS4 Filing

PHONE (574) 537-8500
FAX (574) 537-0868

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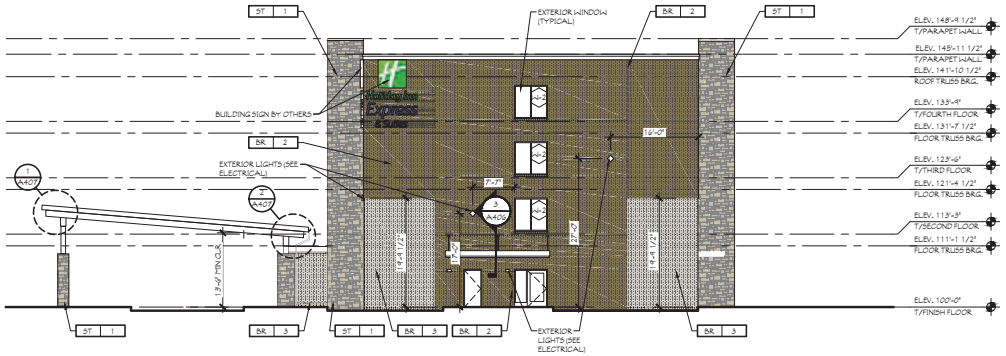
DATE: 1-6-22
JOB NO.: MAS-22-105
NAME: EXTERIOR ELEVATIONS
SHEET: A201

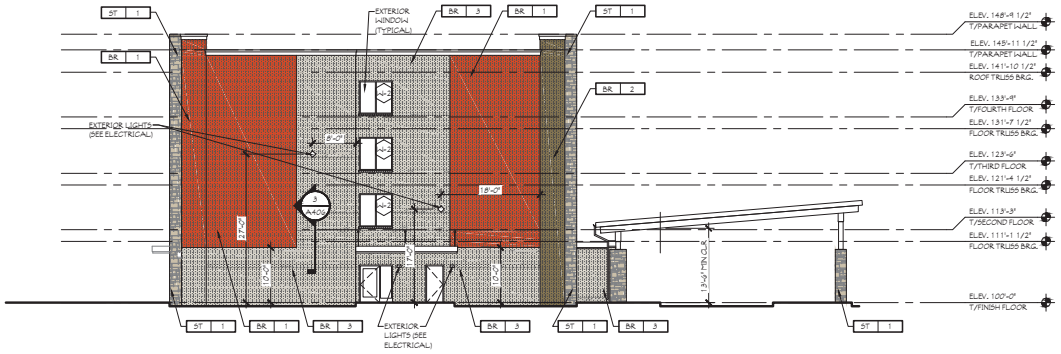


1 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" (RIGHT SIDE) ELEVATION

MATERIAL LEGEND

- APPLIED STONE VENEER (ST-1)
- (BR-1) BRICK- 1: SW 42803 ROOKWOOD TERRA COTTA
- (BR-2) BRICK- 2: SW 7039 VIRTUAL TAUPE
- EIFS- 1: SW 7036 ACCESSIBLE BEIGE
- (BR-3) BRICK- 3: SW 7036 ACCESSIBLE BEIGE

NOTE:
- ALL MECHANICAL GRILLES TO BE PAINTED TO MATCH THE SURROUNDING BRICK COLOR



2 EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0" (LEFT SIDE) ELEVATION

GENERAL NOTES

ALL DESIGN DRAWINGS ARE PROVIDED TO SHOW THE GENERAL CONTRACT OF THE WORK TO BE PERFORMED. CLARIFICATIONS OF THE DRAWINGS MAY BE REQUIRED DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. ANY WORK PERFORMED BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES IN DIMENSIONS WHICH SHALL EXIST BETWEEN THE DRAWINGS AND THE EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ANY WORK PERFORMED BY THE CONTRACTOR AFTER THE DISCOVERY OF SUCH DISCREPANCIES SHALL BE DONE AT THE CONTRACTOR'S RISK.

MAUST ARCHITECTURAL SERVICES DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526

* Architects
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* Consultants
* Construction Mgmt.
Rule 5 and MS4 Filing

PHONE (574) 537-8500
FAX (574) 537-0888

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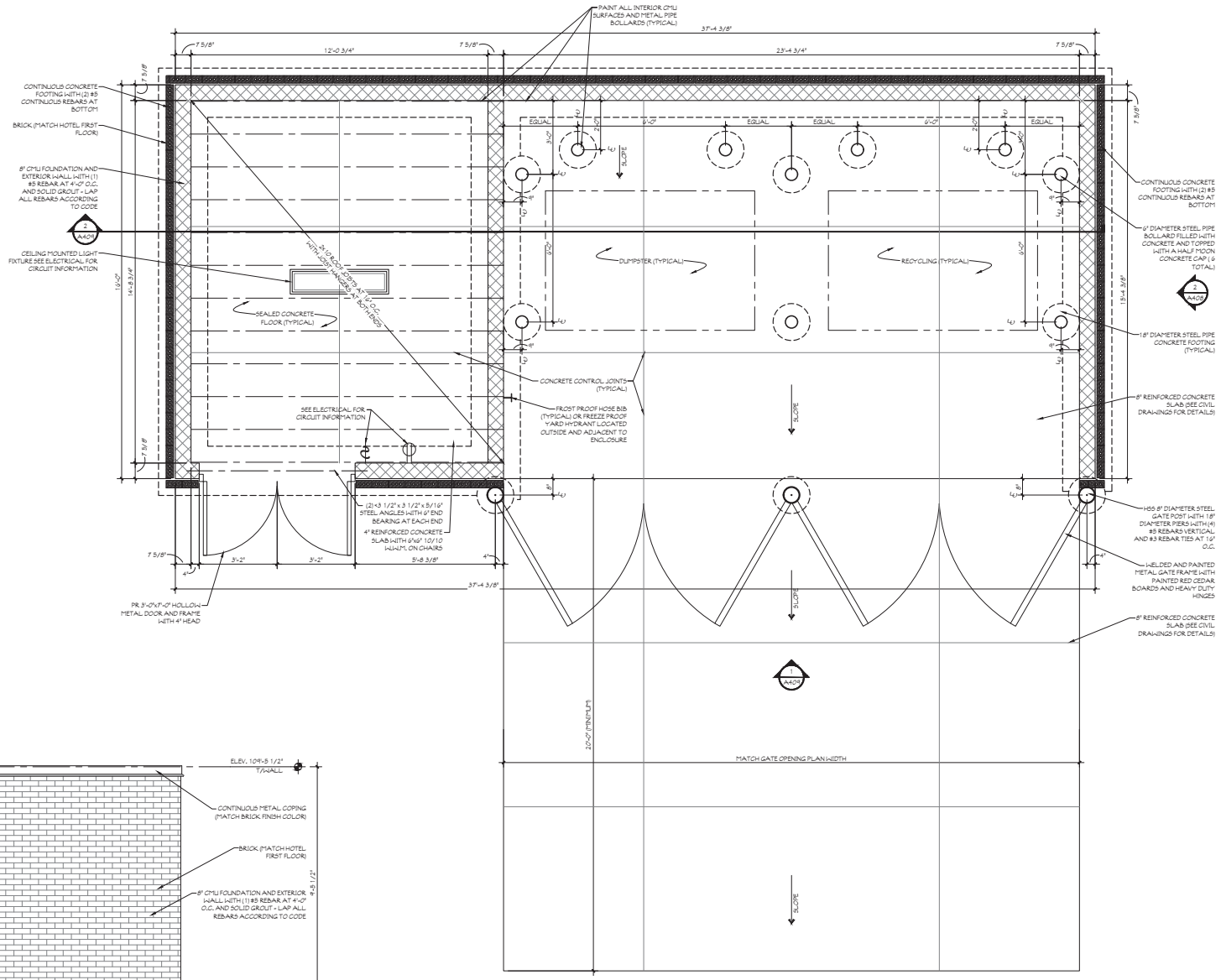
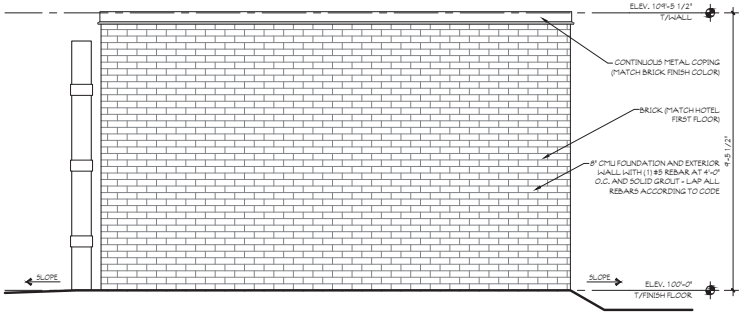
REVISIONS:

PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 1-6-22
JOB NO.: MAS-22-105
NAME: EXTERIOR ELEVATIONS
SHEET: A202





2 DUMPSTER ELEVATION
SCALE: 1/2" = 1'-0" TYPICAL SIDE ELEVATION

1 DUMPSTER PLAN
SCALE: 1/2" = 1'-0" (SEE SITE PLAN)

GENERAL NOTES

ALL FOUNDATIONS ARE PROVIDED TO SHOW THE GENERAL CONCEPT OF THE FOUNDATION SYSTEM REQUIRED. THE CONTRACTOR IS RESPONSIBLE TO DESIGN AND CONSTRUCT THE FOUNDATION SYSTEM AS REQUIRED BY THE SOILS REPORT PREPARED FOR THIS PROJECT.

ALL DIMENSIONS INCLUDE OPENING SIZES, ARE APPROXIMATE AND SHALL BE VERIFIED BY THE GENERAL CONTRACTOR. THE ARCHITECT AND CONSULTANTS SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS RESULTING FROM DIMENSIONS PROVIDED HEREON WHICH HAVE NOT BEEN CONFIRMED BY THE GENERAL CONTRACTOR.

MAUST ARCHITECTURAL SERVICES DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526
• Architects
• Engineers
• Consultants
• Construction Mgmt.
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FAX (574) 537-0868

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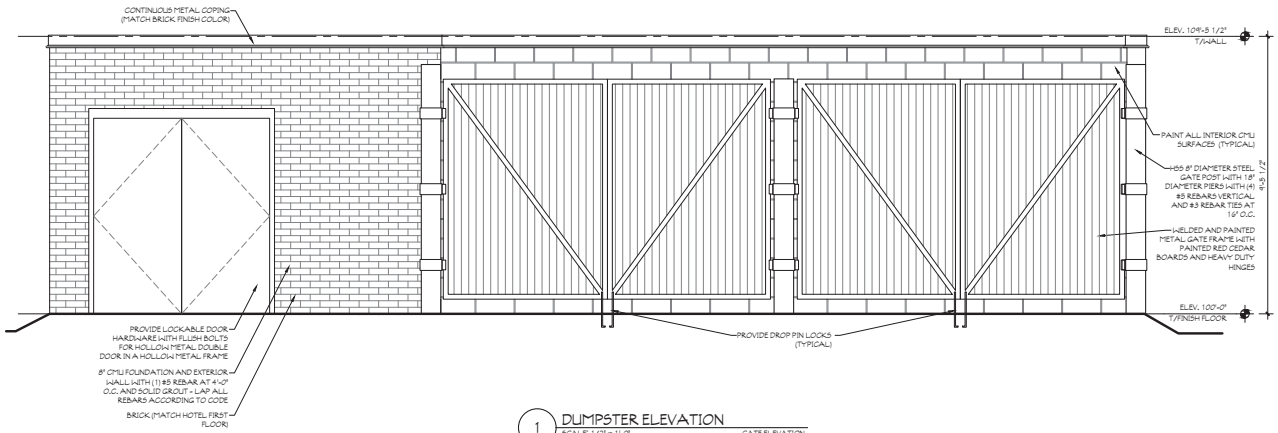
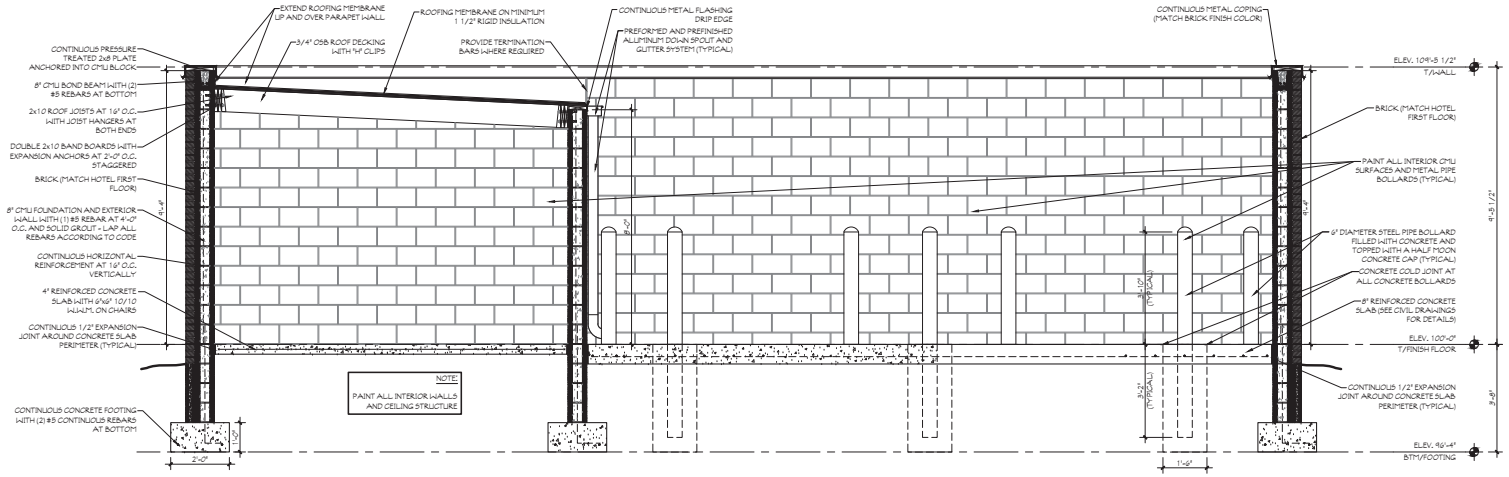
REVISIONS :

PRELIMINARY - NOT FOR CONSTRUCTION

DATE : 1-6-22
JOB NO. : MAS-22-105
NAME: DUMPSTER PLAN AND ELEVATION
SHEET: A408



1 DUMPSTER ELEVATION
SCALE: 1/2" = 1'-0" GATE ELEVATION



2 DUMPSTER SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTES

ALL FOLLOW DRAWINGS ARE TO BE VERIFIED TO SHALL THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. NO CLAIM ALLOWED DUE TO DISCREPANCIES THAT HAVE NOT BEEN REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

ALL DIMENSIONS INCLUDE FURRING, BEDS, AND PLASTER UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE OR MASONRY UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR, HVAC, PLUMBING, AND ELECTRICAL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.

MAUST ARCHITECTURAL SERVICES, A DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526
+ Architects
+ Planners
+ Consultants
+ Construction Mgmt.
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HOLIDAY INN EXPRESS

OXFORD, OHIO

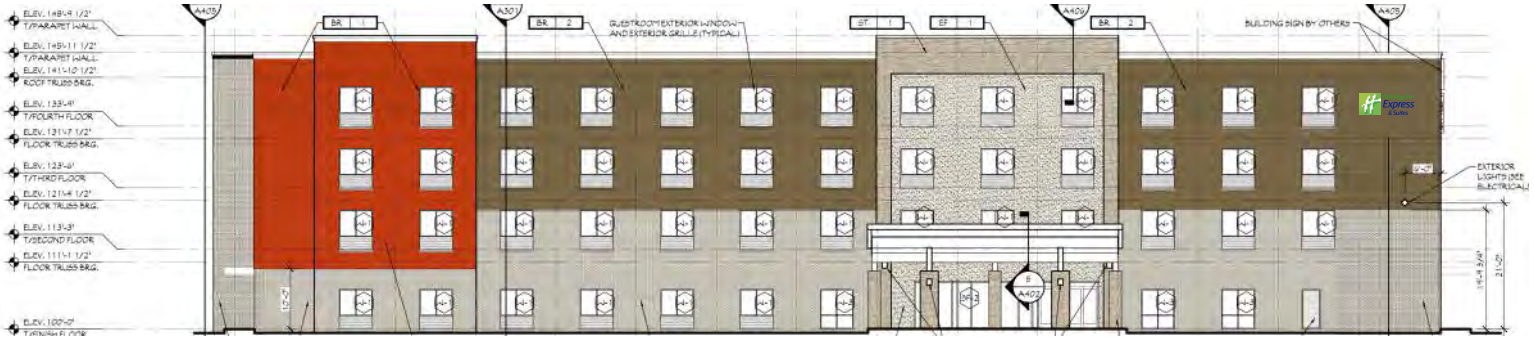
REVISIONS:

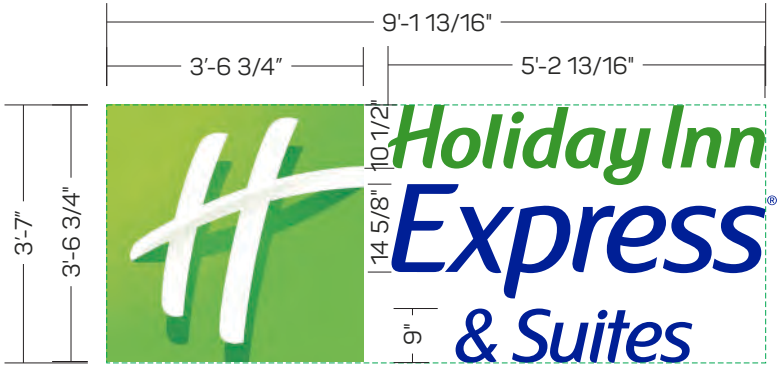
PRELIMINARY - NOT FOR CONSTRUCTION

DATE: 1-6-22
JOB NO.: MAS-22-105
NAME: DUMPSTER SECTION AND ELEVATION
SHEET: A409

1

EAST ELEVATION
SCALE: 1/32" = 1'-0"





GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

PROPOSED:
3'-6 3/4" MONOGRAM W/ 10 1/2"
CHANNEL LETTERS LINEAR STACKED
BOXED AREA: 32.79 SQ FT

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
HOLIDAY INN EXPRESS & SUITES	05/18/22	CTM	
Location: OXFORD, OH	File Name: 369131 - R1 - OXFORD, OH		Eng: -

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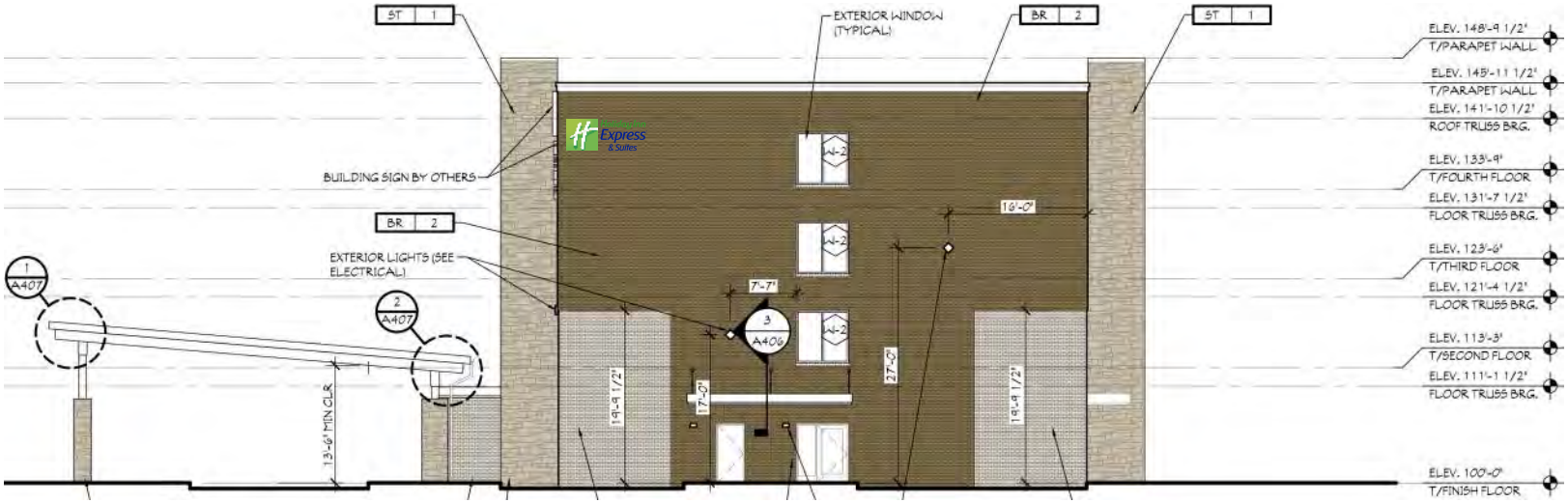
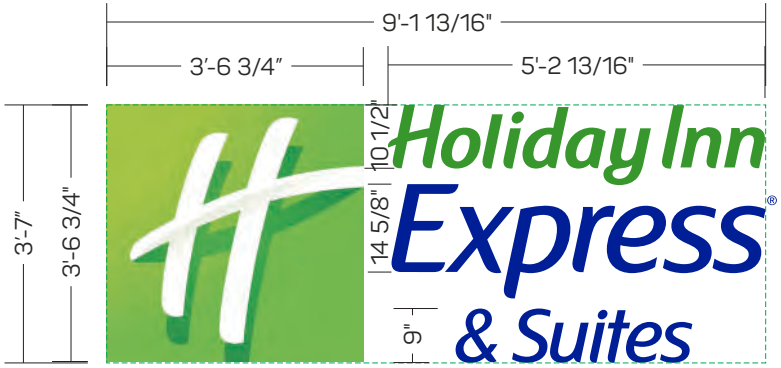
2

EAST ELEVATION
SCALE: 3/64" = 1'-0"





GRAPHIC DETAIL
SCALE: 3/8" = 1'-0"

PROPOSED:
3'-6 3/4" MONOGRAM W/ 10 1/2"
CHANNEL LETTERS LINEAR STACKED
BOXED AREA: 32.79 SQ FT

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

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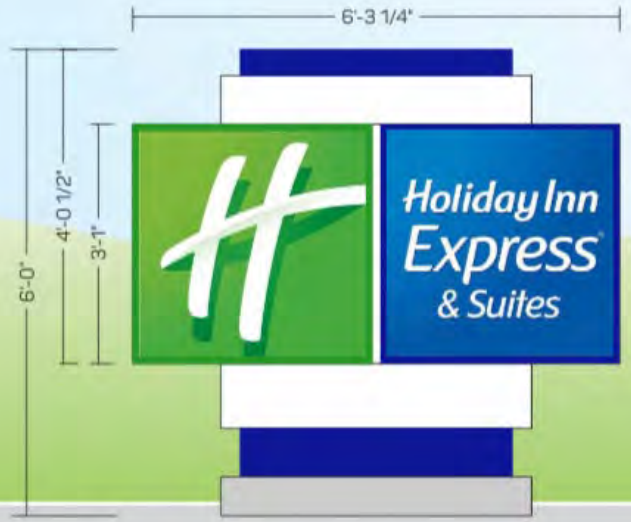

GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

PROPOSED:
XPS-20 - 3'1" X 6'3 1/4"
MONUMENT AT 6' OAH
BOXED AREA: 19.34 SQ FT

APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

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

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore
DATE PREPARED:	May 22, 2022
COUNCIL MEETING DATE:	June 7, 2022
AGENDA TITLE:	**PC-2022-03, FINAL PLANNED DEVELOPMENT, Owl's Landing**, single-family residential subdivision with 86 lots, **Todd Homes LLC, Applicant**
CITY MANAGER/DEPT HEAD APPROVAL:	DRC 6.1.22

Proposal Summary:

The applicant is requesting approval of a Final Planned Development for the Owl's Landing subdivision to be located off of Brookville Road, immediately west of the Muskopf Farms subdivision (Autumn Drive) and south of the Oxford Community Park. The subdivision is planned to consist of 86 single-family lots, private streets, sidewalks, and a variety of open spaces. The plan includes a connector trail to be built by the developer, which will link the planned Phase 4 of the Oxford Area Trail System (OATS) along Brookville Road to the southern property line of the Oxford Community Park.

Background:

Preliminary Subdivision and Preliminary Planned Development applications were approved together by City Council on January 18, 2022 by Ordinance No. 3658, subject to 11 conditions. A number of Zoning Code waivers were granted by virtue of this approval, including such items as a reduction in front yard setbacks (from 30 feet to 20 feet), a reduction in calculable open space (20% to 14.2%), and relief from the Code's Tree Survey requirement contingent on tree plantings per the landscaping plan and conservation restrictions being put in place at appropriate locations along the northern and western boundaries of the site. During the Planning Commission hearing, nearby residents shared some concerns regarding the adequacy of water pressure, thus another condition of Preliminary approval was to have a water pressure study conducted by City staff. A study was later done by the Service Department, and no pressures were found to be below the expected range. Lastly, another notable condition dealt with the provision of

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additional screening vegetation/landscaping along Brookville Road as well as along the eastern site boundary adjacent to Muskopf Farms. The developer has since provided a more robust landscaping plan showing additional plantings in these areas designed to achieve a better screening effect.

Planning Commission Recommendation:

On May 10, 2022, the Oxford Planning Commission held an in-person public hearing on the request.

Mr. Todd Hall, applicant for the request, spoke at the hearing and complimented City of Oxford staff. Mr. Hall noted that the OATS trail easement had already been deeded to the City of Oxford. Mr. Hall also commented on the duration of application processing being a struggle for him as a small business, and offered to meet with board members and/or City employees to explore ways to shorten the process while at the same time protecting City interests. Mr. Hall specified that in his business, time is money, and in this particular circumstance with Owl's Landing he did not need to obtain outside financing, but if he had the timeframe to achieve zoning approval likely would have been too long.

Mr. Seth Cropenbaker, Assistant to the City Manager, spoke in favor of the project, stating that it was fulfilling a need by providing additional housing. Mr. Cropenbaker was also appreciative that the project enabled the OATS Phase 4 project to proceed forward.

Mr. Michael Glaser, Oxford Township resident to the west at 6788 Brookville Road, also spoke at the hearing. Mr. Glaser was concerned about financial feasibility and whether or not the project could be completed, given rising costs and mortgage rates. Mr. Glaser stated it was his belief the OATS trail would not continue past the western boundary of the Owl's Landing site. Mr. Glaser also shared concerns about traffic speed along Brookville Road, along with line of sight visibility in connection with trees being planted.

Upon closure of the public hearing and following further discussion and consideration of the decision standards, the Commission voted 6-0-0 (with 1 member absent) to recommend approval of the application subject to the following 10 conditions as originally recommended by City staff:

1. Final PD Plan approval shall be valid for 5 years, with an opportunity for the Planning Commission to grant an additional 1 year extension per the Zoning Code.
2. The developer shall be responsible for constructing all mounding and landscaping shown on the submitted Landscaping Plan, inclusive of such elements shown in the right-of-way and trail easements along Brookville Road. These elements shall be bonded as deemed appropriate by the Service Department. The developer shall not commence work on the mounding and landscaping

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along Brookville Road until first authorized by the Service Department, to ensure appropriate sequencing of work with respect to the City's Oxford Area Trail System (OATS) project.

3. The north-south trail segment shall be built in its entirety (from the publicly funded trail segment parallel to Brookville Road, to the Community Park property line) at the time the first phase of the project is constructed, regardless of final phasing boundaries. This trail segment shall be bonded as deemed appropriate by the Service Department.

4. All aspects related to dedication of easements, including but not limited to public access easements, utility easements, trail easements, conservation easements, and HOA drainage easements, shall be determined more concretely during review of a Final Subdivision application. In any case where this is a conflict between easements shown on the Final PD and those that are recorded on the final plat, the easements and associated provisions depicted on the plat shall prevail.

5. Construction of any kind (structure, fencing, etc.) shall not be permitted in any area designated as a conservation easement on the recorded final plat, unless the terms of easement explicitly allow for such activity.

6. Sufficient lighting shall be provided to comply with the City of Oxford Subdivision Regulations and all other City specifications, such as color temperature. Pedestrian and bicycle crossings, as well as cluster mailbox locations, shall be appropriately lit for security and safety purposes.

7. Street infrastructure details shall be revised as necessary to accommodate appropriate turnaround space (either permanent or temporary) for emergency vehicles at any point during the construction period.

8. The inclusion of any gateway sign or entryway monument shall first require an amendment to the Final PD, unless determined otherwise by City staff.

9. The following shall be approved, signed and/or recorded as necessary prior to approval of the project's first Building Permit: (1) Final PD Plan; (2) Construction Drawings; (3) Financial Security for public and private improvements; (4) Final Plat; and (5) HOA Declaration & Restrictions.

10. All other Preliminary PD conditions per Ord. No. 3658 shall remain in effect, to the extent that they are not overwritten or revised by nature of the Final PD approval.

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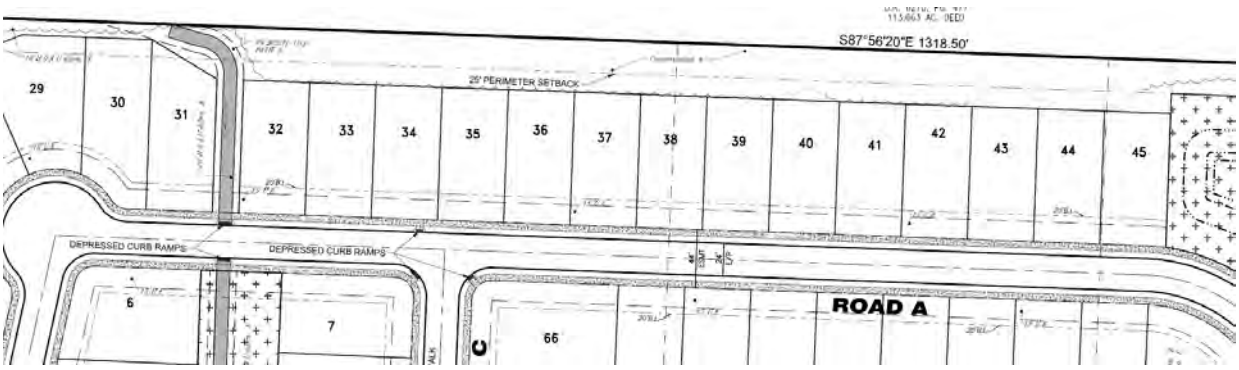
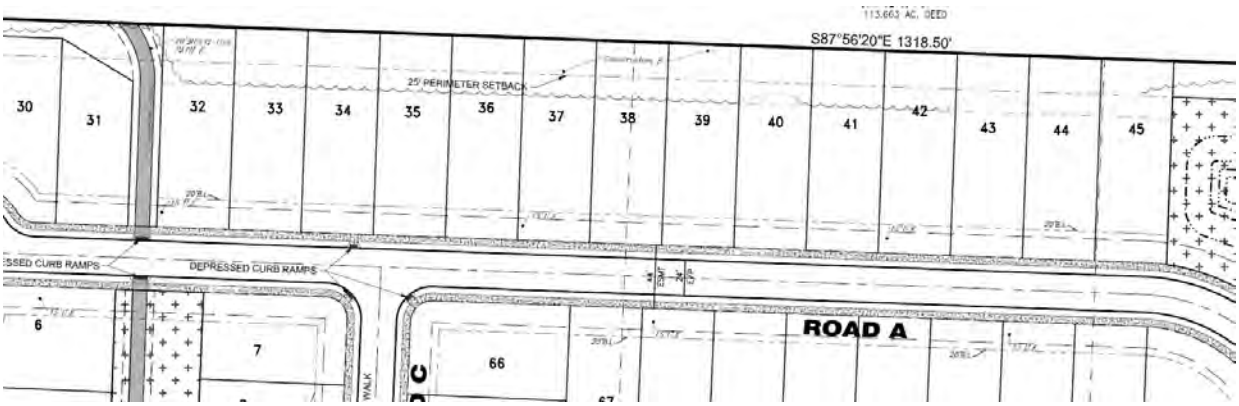
Minor Change to Lot Lines Following Planning Commission Meeting:

Construction Drawings are currently under administrative review with City departments for this project. As part of the latest set of revised plans submitted to the City, the applicant has provided an updated version of the Final PD Plan which includes one notable change when compared to the version examined by the Planning Commission. City staff had verbally communicated the possibility of this change at the Planning Commission hearing, though the updated plan was not received in time to be included in the agenda/packet or slideshow presentation. The applicant has decided to extend the depth of residential lots along the northern and western boundaries all the way to the site property line, as opposed to leaving a strip of land deeded to the HOA. This should in no way affect the feasibility of future conservation easements, nor does it reduce the calculable open space for the development that was approved at the Preliminary stage. Sample before and after images are provided below to help communicate this change.

PRIOR VERSION – Version seen by Planning Commission; Strip of land to rear of lots owned by HOA



LATEST VERSION – Depth of residential Lots has been increased



ORDINANCE NO.

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION AND APPROVING THE FINAL PLANNED DEVELOPMENT APPLICATION FOR OWL'S LANDING ALONG BROOKVILLE ROAD IN THE CITY OF OXFORD WITH CONDITIONS.

WHEREAS, Council hereby finds the Planning Commission held a public hearing on May 10, 2022 in accordance with Chapter 1145 of the Codified Ordinances of the City of Oxford, on the application of Todd Homes LLC for a Final Planned Development for Owl's Landing consisting of 22 acres with 86 single-family lots; and

WHEREAS, the Planning Commission, after due deliberation found the application satisfied the basic code requirements in Chapter 1145 of the Codified Ordinances of the City of Oxford, and recommended approval of the Final Planned Development application for Owl's Landing with conditions.

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

SECTION 1: Council hereby accepts the recommendation of the Planning Commission and further approves the Final Planned Development application for Owl's Landing located along Brookville Road in the City of Oxford with the following conditions:

1. Final PD Plan approval shall be valid for 5 years, with an opportunity for the Planning Commission to grant an additional 1 year extension per the Zoning Code.
2. The developer shall be responsible for constructing all mounding and landscaping shown on the submitted Landscaping Plan, inclusive of such elements shown in the right-of-way and trail easements along Brookville Road. These elements shall be bonded as deemed appropriate by the Service Department. The developer shall not commence work on the mounding and landscaping along Brookville Road until first authorized by the Service Department, to ensure appropriate sequencing of work with respect to the City's Oxford Area Trail System (OATS) project.
3. The north-south trail segment shall be built in its entirety (from the publicly funded trail segment parallel to Brookville Road, to the Community Park property line) at the time the first phase of the project is constructed, regardless of final phasing boundaries. This trail segment shall be bonded as deemed appropriate by the Service Department.
4. All aspects related to dedication of easements, including but not limited to public access easements, utility easements, trail easements, conservation easements, and HOA drainage easements, shall be determined more concretely during review of a Final Subdivision application. In any case where this is a conflict between easements shown on the Final PD and those that are recorded on the final plat, the easements and associated provisions depicted on the plat shall prevail.
5. Construction of any kind (structure, fencing, etc.) shall not be permitted in any area designated as a conservation easement on the recorded final plat, unless the terms of easement explicitly allow for such activity.
6. Sufficient lighting shall be provided to comply with the City of Oxford Subdivision Regulations and all other City specifications, such as color temperature. Pedestrian and bicycle crossings, as well as cluster mailbox locations, shall be appropriately lit for security and safety purposes.
7. Street infrastructure details shall be revised as necessary to accommodate

appropriate turnaround space (either permanent or temporary) for emergency vehicles at any point during the construction period.

8. The inclusion of any gateway sign or entryway monument shall first require an amendment to the Final PD, unless determined otherwise by City staff.
9. The following shall be approved, signed and/or recorded as necessary prior to approval of the project's first Building Permit: (1) Final PD Plan; (2) Construction Drawings; (3) Financial Security for public and private improvements; (4) Final Plat; and (5) HOA Declaration & Restrictions.
10. All other Preliminary PD conditions per Ord. No. 3658 shall remain in effect, to the extent that they are not overwritten or revised by nature of the Final PD approval.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: JASON BRACKEN/DAVID PRYTHERCH

PREPARED BY: LAW (STAFF)

Case No:
PC-2022-03

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Meeting Date:
May 10, 2022

STAFF REPORT

Community Development | Planning Commission

APPLICATION DETAILS

Applicant	Todd Homes LLC, c/o Todd Hall
Location	6610 Brookville Road
Action Request	Final Planned Development (PD)
Engineer	Bayer Becker, c/o John Bayer
Owner	Buck Creek Farm LLC
Current Use	Agricultural / Undeveloped Land
Current Zoning	R-1B Single-Family Medium Density Residential District
Site Area	22 acres
Site Frontage	1,334 feet along Brookville Road
Surrounding Land Uses	Community Park to the north; agricultural/rural residential to the west and south; single-family residential neighborhood (Muskopf Farms) to the east
Staff Recommendation	**Approval**, subject to recommended conditions

PROPOSAL SUMMARY

The applicant is requesting approval of a Final Planned Development for the Owl's Landing subdivision to be located off of Brookville Road. The subdivision is planned to consist of 86 single-family lots, private streets, sidewalks, and a variety of open spaces including space for 2 stormwater ponds/basins. The plan also includes a connector trail to be built by the developer, which will link the planned Phase 4 of the Oxford Area Trail System (OATS) along Brookville Road to the southern property line of the Oxford Community Park.

The Owl's Landing proposal was previously seen by the Planning Commission and City Council between December 2021 and January 2022, in the form of two applications for a Preliminary Planned Development & Preliminary Subdivision. Owl's Landing garnered approval of both Preliminary applications from City Council on January 18, 2022. The developer is now proceeding forward with the next steps in the process in working toward eventual construction. The purpose of a Final Planned Development review is to ensure adequate correspondence with the plans and details approved at the Preliminary stage, as well as to ensure that conditions attached to the Preliminary approval have been met or are in the process of being met.

PUBLIC COMMENTS

Public notices were mailed to surrounding property owners and a sign was posted at the front of the property. One inquiry from a homeowner on neighboring Autumn Drive has been received as of the writing of this report.

DEPARTMENT COMMENTS

Below are comments from City departments:

Department	Respondent	Response
Economic Development	Seth Cropenbaker, Assistant to the City Manager	Returned with Comments
• *The proposed development of 86 single-family homes helps fill a high need for housing in the Oxford area. The availability of this housing would encourage residency and growth of our population and available local labor force.* • *Several factors could contribute to encourage residency; proposed HOA to maintain a unified and polished aesthetic for the community, proximity to planned Oxford Area Trail System routes and the Oxford Community Park, and Aquatic Center.* • *The construction period of the proposed development represents employment opportunities for local residents, as well as income tax revenue opportunities for the City of Oxford.-The description of the homes, HOA, etc. will likely lead to price points above what could be considered affordable housing. While this development represents opportunity and filling a housing need for the City, development of affordable housing in Oxford still remains a top priority.* • *The Economic Development department views the proposed development as an asset to the community, and has no reservations at this time.*		
Engineering	Scott Otto, City Engineer	Returned with Comments
See memo dated April 21, 2022 regarding: HOA documents, bonding, trail construction, light fixtures and multi-modal transportation safety.		
Fire	John Detherage, Fire Chief	Returned without Comments
[Note: Although no formal comments were submitted, the Fire Chief has voiced concerns about the phasing of the project and accessibility to units throughout the duration of the construction period]		
Police	John Jones, Police Chief	Returned with Comments
• *LED lamps for outdoor lighting are nice. Please consider security lighting on the multi-use path and near the cluster mailbox open area if not already a part of the plan.*		

CASE HISTORY

A summary of relevant case history is provided below:

Case No.	Application	Decision
PC-2021-20	**Zoning Map Amendment**	Council approved 8/3/2021 by Ord No. 3628
The City of Oxford submitted a request to rezone the property to the R-1B zoning district, matching the classification of the adjacent Muskopf Farms subdivision to the east. The site was previously zoned A-1 Agricultural under the Butler County Rural Zoning Resolution (Oxford Township). The action to rezone the site with a City zoning classification dovetailed with the petition to annex the 22 acres into the City's corporate limits, after having been filed with the Butler County Commissioners in March 2021.		
None	**Concept Plan Review**	Planning Commission review at 4/13/21 meeting
The applicant had shared a Concept Plan with the City earlier last year, which was brought to the Planning Commission in April for feedback and comments. The Concept Plan at this time included 4 quad-unit buildings in addition to 76 single-family lots (92 total units). The Commission generally expressed support for the project, though desiring greater connectivity with the proposed pathways.		
PC-2021-31	**Preliminary Subdivision**	Council approved 1/31/2022 by Ord No. 3658
The Preliminary Subdivision application was considered simultaneously with the Preliminary PD. A "Subdivision" application is necessary whenever a property is being officially divided into multiple lots/parcels, often together with right-of-way dedication and designation of easements for various forms of infrastructure. In this case, certain forms of infrastructure will be a private responsibility as opposed to being public. The plan submitted at this stage sought to remove the quad-unit buildings previously proposed at the Concept stage, instead favoring an exclusively single-family development with 86 total lots. The application was approved by Council in conjunction with the Preliminary PD, subject to 11 conditions.		
PC-2021-32	**Preliminary PD**	Council approved 1/31/2022 by Ord No. 3658
The Preliminary Planned Development (PD) application was considered simultaneously with the Preliminary Subdivision. The developer chose to submit for a "Planned Development" in order for the development proposal to be considered in a more flexible manner which doesn't strictly adhere to underlying zoning provisions, in exchange for more discretionary review and negotiation on the part of the City. The application was approved by Council in conjunction with the Preliminary Subdivision, subject to 11 conditions.		

COMMENTARY

Below are staff comments on noteworthy items pertaining to changes or updates which have occurred since approval of the Preliminary PD & Preliminary Subdivision for Owl's Landing:

- **Conformance with Preliminary Plan:** The Final PD Plan is nearly identical to the Preliminary in terms of form and configuration. A total of 3 lots near the western border of the site slightly shifted their side lot line positions, but all other lots have otherwise remained in-tact as compared to the Preliminary.

- **Coordination of Private Development with Public Trail Project:** The City is using trail levy and federal funding dollars to construct Phase 4 of the Oxford Area Trail System (OATS) project. A segment of this project will be located along the Owl's Landing site's frontage with Brookville Road.

Due to the timing of this public project coinciding with private development of an adjacent residential subdivision, it will be important to coordinate construction activities so that original construction work by either party does not need to be torn up or re-done. While the City will be responsible for constructing the actual multi-use path along Brookville Road, the developer will be responsible for grading and landscaping in the exact same area. Staff therefore recommends a condition that the developer hold off on construction activity in these areas until such time that they are authorized to begin work by the Service Department.

- **Homeowners Association (HOA) Declaration and Restrictions:** The applicant has submitted to the City draft documents to support the eventual establishment of an HOA for the development. These documents include: (1) a draft **Declaration**, which outlines organizational and procedural provisions as well as maintenance responsibilities and jurisdiction for the HOA; and (2) draft **Covenants and Restrictions**, which primarily outline private rules pertaining to lot owners which are self-enforced by the HOA. Per the Preliminary approval, the City Law Director is to review the documents prior to finalizing and recording with the County. From an infrastructure standpoint, the HOA will primarily be responsible for ongoing maintenance of open spaces, drainage systems and facilities, and private streets.

- **Landscaping:** Condition #1 of the Preliminary approval specified that the City and applicant explore providing additional landscaping along the Brookville Road frontage as well as along the eastern property line adjoining the Muskopf Farms subdivision. Consideration of buffering along the eastern property line was partly due to resident comments received at the December 14 Planning Commission meeting. The applicant has since revised their plans and submitted a more robust landscaping proposal along both stretches in question. The landscaping proposal includes a variety of deciduous and evergreen plantings to help shield the rear view of lots from both perspectives.

- **Lighting:** The Police Chief has shared some concerns about providing adequate lighting of roadways and pedestrian areas for security and safety purposes. City staff is working with the applicant to revise lighting details on the Construction Drawings to ensure consistency with City codes and requirements, and to better achieve the objectives expressed by the Police Chief.

- **Phasing:** The applicant proposes two distinct phases for the project, outlined as "Block A" and "Block B" on the submitted plan. Block A would come first and include both entrances off of Brookville Road, with a total of 3 street stubs and a T-turnaround on the western side of the property. The Fire Chief has expressed concern about ensuring accessibility for emergency vehicles throughout the duration of the project, including in the interim period between the two phases. Community Development staff believes this can possibly be achieved through such means as installing temporary turnarounds at the end of street stubs (similar to those installed in the Northridge subdivision). The T-turnaround, which is intended to be a more permanent fixture (unless property to the west were ever developed), should also have its maneuverability better confirmed. Any conditions of approval related to this concern should be based on reference to Fire Code from the Fire Chief.

- **Signage:** The applicant has indicated they do not plan to construct permanent gateway signage or entryway monuments at either entrance into the development. Should these aspects be considered at a later date, staff believes it will deserve some examination in terms of the proposed location, height, materials, and illumination (if any). The Oxford Zoning Code allows for up to two (2) temporary signs associated with construction, so long as the total sign area does not exceed thirty two (32) square feet and such signs do not have more than one (1) sign face.

DECISION CRITERIA

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

General Decision Standards

1. **The proposed planned development is in fact permitted in the zoning districts in which it is proposed.**
   It had been determined during the Preliminary PD stage that the intended uses were consistent with the underlying R-1B zoning district.

2. **If the application is for the same site where a planned development application has been denied within one year, the plan is substantially different from the application so denied.**
   Not applicable, since this is the first Planned Development proposal for this site. Only a Preliminary PD application has been processed and approved at this point.

3. **The uses and site plan will satisfy the general intent of this Zoning Code.**
   Not applicable at this stage, as the Final PD conforms to the approved Preliminary PD.

4. **The uses and site plan will be compatible with the general intent of the Comprehensive Plan.**
   Not applicable at this stage, as the Final PD conforms to the approved Preliminary PD.

5. **The size and shape of the site are sufficient for the proposed planned development.**
   Not applicable at this stage, as the Final PD conforms to the approved Preliminary PD.

6. **The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.**
   The applicant has demonstrated a good faith effort to include additional landscaping in the proposal to help shield the development from adjoining areas and neighbors. It is not expected there will be hazardous or disturbing effects inherent to the intended use of the site as a future residential subdivision.

7. **The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.**
   This criterion is generally not applicable to a residential proposal, as these external effects mostly pertain to activities or processes associated with commercial or industrial businesses. The applicant previously submitted a traffic study focusing on the anticipated traffic to be generated by the 86 planned units, which had concluded no off-site roadway improvements were warranted.

8. **Accessory uses will be directly related to the operation of the principal uses and will not be operated independent of the principal uses.**
   Open spaces are expected to be mostly passive, with some active features in the form of pathways and a gathering area, but no actual 'structural' accessory uses such as a community clubhouse or pool. Accessory uses on private lots, such as sheds, will otherwise need to apply for permits of their own and follow lot coverage provisions associated with the Planned Development approval as well as any other applicable Code standards not addressed by the approval. This also does not preclude the possibility of private restrictions enforced by the HOA.

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.**
Private water and sewer lines on-site will connect to the public water and sewer systems off-site. As noted above, streets and stormwater systems will be privately maintained.

10. **Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.**
In general, residential developments are a net loss for City operations due to increased demand for public services (police, fire, etc) without a compensating increase in tax base. The HOA will be responsible for on-site infrastructure maintenance. Therefore, as long as the HOA is viable and there is no major infrastructure repairs or upgrades from the future City budget, the absorption of this development within the existing budget is acceptable.

11. **The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.**
The intended development character proposed by the Final PD application is largely unchanged as compared to what was previously considered with the Preliminary PD.

12. **The site is designed so that on-site traffic and traffic accessing the site will not adversely impact the movement or safety of all modes of traffic on adjacent public streets.**
The only adjacent public thoroughfare is Brookville Road, which currently has a very rural profile with no curbing, stormwater, or pedestrian improvements of any kind. It is expected that non-vehicular mobility will be improved by nature of this development coinciding with the City's multi-use path project, and providing a vital link to the Community Park site.

13. **Proposed construction will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.**
The Preliminary approval has already acknowledged that an existing farm house on the site would be demolished to make way for a new pattern of houses/development. Much of the scenic quality present pertains to areas *observable* from the site, such as the heavily wooded area to the north falling on the City's Community Park property. The inclusion of a pathway, gathering space, and accompanying landscape beds will further enhance the scenic quality of the development.

14. **Proposed construction will not result in the complete elimination of existing mature tree canopy. Effort shall be made to direct disturbance and construction around or away from existing mature tree canopy without completely taking away use of the site or connectivity to existing infrastructure.**
Impact to existing vegetation was very much a part of the conversation at the Preliminary stage. Though much of the impacts have now been determined and subsequently approved as a result of the Preliminary PD & Subdivision review, there are still some outstanding considerations with respect to conservation easements to be put in place along the northern and western boundaries of the site. These aspects would best be negotiated at the time of Final Subdivision review, to ensure appropriate easements and corresponding restrictions are applied to the final record plat.

Additional Final Plan Decision Standards

1. **The final planned development shall substantially conform to the preliminary plan.**
Yes, there is substantial conformance to the Preliminary PD. The Final PD is nearly identical in form and configuration to the Preliminary PD.

2. **Any substantial changes from the preliminary plan improve the plan or were requested by Planning Commission or Council as part of the preliminary plan approval process.**
Staff believes the changes made to the Landscaping Plan help to satisfy one of the prior approval conditions. Furthermore, in response to previous concerns voiced by residents about inadequate water pressure, the City Engineer has reported that a study was performed and no pressures were found to be below the expected range.

3. **If the final plan seeks approval of only a portion of the approved preliminary plan, the elements of the proposed phase are sufficient to stand alone if the remainder of the planned development is abandoned.**
So long as the Fire Chief's accessibility concerns can be addressed and the applicant is in agreement to construct the north-south multi-use trail as part of the first phase, staff believes the phase boundaries as proposed are sufficient to stand alone. It is important that the first phase function on its own, in the off chance that the development does not continue into the second phase.

STAFF RECOMMENDATION

Based upon a review of the relevant Decision Standards, staff recommends **approval** of the Final Planned Development subject to the following conditions:

1. Final PD Plan approval shall be valid for 5 years, with an opportunity for the Planning Commission to grant an additional 1 year extension per the Zoning Code.

2. The developer shall be responsible for constructing all mounding and landscaping shown on the submitted Landscaping Plan, inclusive of such elements shown in the right-of-way and trail easements along Brookville Road. These elements shall be bonded as deemed appropriate by the Service Department. The developer shall not commence work on the mounding and landscaping along Brookville Road until first authorized by the Service Department, to ensure appropriate sequencing of work with respect to the City's Oxford Area Trail System (OATS) project.

3. The north-south trail segment shall be built in its entirety (from the publicly funded trail segment parallel to Brookville Road, to the Community Park property line) at the time the first phase of the project is constructed, regardless of final phasing boundaries. This trail segment shall be bonded as deemed appropriate by the Service Department.

4. All aspects related to dedication of easements, including but not limited to public access easements, utility easements, trail easements, conservation easements, and HOA drainage easements, shall be determined more concretely during review of a Final Subdivision application. In any case where there is a conflict between easements shown on the Final PD and those that are recorded on the final plat, the easements and associated provisions depicted on the plat shall prevail.

5. Construction of any kind (structure, fencing, etc.) shall not be permitted in any area designated as a conservation easement on the recorded final plat, unless the terms of the easement explicitly allow for such activity.

6. Sufficient lighting shall be provided to comply with the City of Oxford Subdivision Regulations and all other City specifications, such as color temperature. Pedestrian and bicycle crossings, as well as cluster mailbox locations, shall be appropriately lit for security and safety purposes.

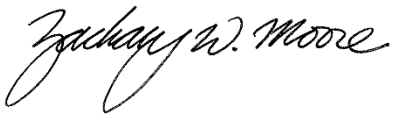
7. Street infrastructure details shall be revised as necessary to accommodate appropriate turnaround space (either permanent or temporary) for emergency vehicles at any point during the construction period.

8. The inclusion of any gateway sign or entryway monument shall first require an amendment to the Final PD, unless determined otherwise by City staff.

9. The following shall be approved, signed and/or recorded as necessary prior to approval of the project's first Building Permit: (1) Final PD Plan; (2) Construction Drawings; (3) Financial Security for public and private improvements; (4) Final Plat; and (5) HOA Declaration & Restrictions.

10. All other Preliminary PD conditions per Ord No. 3658 shall remain in effect, to the extent that they are not overwritten or revised by nature of the Final PD approval.

SUBMITTED BY:



_____

Zachary Moore, AICP
City Planner / GIS Coordinator

DATE: April 28, 2022

_____

Sam Perry, AICP
Community Development Director

DATE: May 5, 2022

APPENDIX A
RELEVANT PROVISIONS FROM THE ZONING CODE

Within the Oxford Zoning Code, ***Section 1143.02*** provides the base zoning standards for the R-1B zoning district and ***Chapter 1145*** governs Planned Development applications.

1143.02 – R-1B Single-Family Medium Density Residential District.

(a) Purpose.
This district is designed to provide and preserve single family residential development of a moderately low density character within and adjacent to areas of similar development.

(b) Uses.
- (1) Permitted uses.
  - A. Single-family dwellings.
  - B. Accessory buildings and uses incidental to the principal use as provided in Chapter 1141.
  - C. Day Care Home Type B family.
- (2) Conditional uses.
  The following Conditional Uses are subject to review and regulation in accordance with Chapter 1147.
  - A. Community-Oriented Residential Social Service Facilities (CORSSF's).
  - B. Shared Housing for the elderly.
  - C. Government owned and/or operated parks and recreation facilities.
  - D. Bed & Breakfasts.
  - E. Open space recreation areas that are privately or publicly owned, such as golf courses, tennis courts, parks, forests, or wildlife preserves.
  - F. Day care facilities, including Child Day Care, Child Day Care Center, and Day Care Home Type A family.
  - G. Schools: primary, intermediate, and secondary, both public and private.
  - H. Places of worship.

(c) Site Development Regulations. (Unless superseded by Conditional Use Requirements)
- (1) Lot requirements.
  - A. Minimum lot area 7,500 sq. feet
  - B. Minimum lot width 65 feet
  - C. Minimum lot frontage 65 feet (not applicable to cul-de-sac lots)
- (2) Yard requirements.
  - A. Minimum front yard depth 30 feet
  - B. Minimum rear yard depth 35 feet
  - C. Minimum side yard width 8 feet on each side
- (3) Structural requirements.
  - A. Maximum building height 35 feet
- (4) Lot coverage.
  - A. Lots with vehicular access from a public street
    1. Lot total – Maximum 35 percent
    2. All enclosed buildings – Maximum 25 percent of lot
    3. Front yard – Maximum 25 percent of front yard
  - B. Lots with vehicular access from a rear or side alley, and no access from a public street
    1. Lot total – Maximum 40 percent
    2. All enclosed buildings – Maximum 25 percent of lot
    3. Front yard – Maximum 15 percent of front yard

1145.06 Planning Commission and Council review.

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

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

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

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

(a) Burden of Proof.

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

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

(b) General Decision Standards.

All planned developments shall satisfy these general decision standards:

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

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

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

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

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

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

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

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

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

privately.

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

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

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

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

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

1145.07 Action by Planning Commission

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

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

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

1145.12 Design.

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

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

(c) Land Use.

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

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

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

C. Commercial land uses, if the total land area of the planned development is greater than 10 acres and if the commercial land use is intended to serve the planned development only. Such commercial land uses shall be limited as follows:
   1. No signs that are visible from outside of the development.
   2. No direct vehicular access to a public thoroughfare.
   3. No less than 95 percent of the total land area shall be devoted to residential land uses.
   4. No separate structure intended to be used, in whole or part, for commercial land uses shall be constructed prior to the construction of not less than 50 percent of the dwelling units.

(2) The following land uses are permitted in proportion to those portions of a planned development that overlay an existing commercial zoning district:
   A. Any land use permitted in the underlying zoning district.
   B. Any land use permitted in any residential zoning district in this Code, except Mobile Homes.

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

(4) The land uses permitted in a planned development may be distributed as follows:
   A. If a single planned development overlays more than one zoning district, then the land uses permitted according to this Section may be distributed throughout the entire planned development site.
   B. If a planned development includes land uses permitted only in an industrial zoning district, then those land uses may only be located in that portion of the planned development that overlays the industrially zoned land.

(d) Residential Density.

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

(e) Dimensional Regulations.

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

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

(3) All buildings and vehicle management areas shall be setback from the perimeter of a planned development no less than:
   A. Residential zoning district - 25 feet.
   B. Commercial zoning district - 25 feet.
   C. Industrial zoning district - 50 feet.

(f) Open Space.

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

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

(g) Sensitive Development Area.

A. A Sensitive Development Area is defined as any land(s) or soil(s) proposed to be developed that, if subjected to improper use or management, is otherwise determined to be incapable or unsuitable of urban use. Sensitive Development Areas can also be considered those lands that pose special hazards to development

or the environment, consisting of lands or soils of such sensitive character that they may require special use, design and engineering restrictions.

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

C. After the approval of the Preliminary Planned Development, the applicant must develop a detailed site analysis of sensitive environmental areas on the site, conducted by firm(s) specialized in the areas, at a minimum: Ecological Survey, and Environmental Site Assessment. Other documentation may be required based on the site and the discretion of the Planning Commission, including, but not limited to: Stream and Wetland Mitigation, Water Way Permits, Archaeological Inventory, Historic Architecture Inventory. The applicant must also provide reports of the analyses following current professional norms for the discipline. It will be the Planning Commission's role to review information submitted by the applicant on each discipline to make the recommendations to City Council.

D. Design of the proposed Planned Development site shall be based on the site information obtained from those public entities. To the maximum extent practicable, development shall be located to preserve the natural features of the site, to avoid areas of environmental sensitivity, and to minimize negative impacts and alterations of natural features. The following specific areas shall be preserved as undeveloped open space, and in accordance with the U.S. and Ohio Constitutions and state or federal regulations:

(1) Unique and/or fragile areas, including wetlands, as may be defined in Section 404, Federal Clean Water Act, as amended; and in Ohio Environmental Protection Agency standards.

(2) Land in the floodway as identified and mapped using the Federal Emergency Management Agency's Flood Hazard Boundary Maps. Federal Emergency Management Agency in scientific and engineering reports entitled 'Flood Insurance Study for Butler County, Ohio and Incorporated Areas' effective 12/17/2010, with accompanying Flood Insurance Rate Maps for Butler County, Ohio and Incorporated Areas effective 12/17/2010 and any revisions thereto are hereby adopted by reference and declared to be part of this chapter.

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

1. Natural vegetation shall be maintained.

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

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

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

(c) Any improvements approved in a final plan.

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

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

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

F. If the Planning Commission, or its designated representative, may require the applicant to submit a statement in order to demonstrate that satisfactory efforts have been made to mitigate any special hazards posed to the site if these sensitive lands are subjected to improper use or management. The statement, if required, shall be submitted in one or more of the following forms:
(1) The statement shall describe in detail the extent of encroachment on any Sensitive Development Area, the extent and nature of the proposed alteration, the environmental impacts resulting from the proposed alteration, and the proposed methods of mitigation.
(2) A Geotechnical Report and/or a Wetlands Assessment/Delineation, prepared by a professional engineer, licensed in the State of Ohio, or by a specialist in Streams and Wetland. This report can be in lieu of a development narrative.

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

(i) Access and Mobility.
(1) At residential densities greater than would be permitted in the R-1A District, have direct and principal access from a collector or arterial road.
(2) Bicycle rack spaces shall be provided at all planned developments that overlay a commercial zoning district at a rate of 3 per acre.
(3) Adequate pedestrian connectivity shall be provided to and through a planned development.

(j) Utilities and Infrastructure.
Electric and telephone facilities, street light wiring, and other wiring conduits and similar facilities shall be located underground.

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

APPENDIX B
PRELIMINARY PLANNED DEVELOPMENT CONDITIONS

Below is an excerpt from **Ordinance 3658** listing the 11 conditions associated with the Owl's Landing Preliminary PD & Preliminary Subdivision approved in January 2022:

1) The provision of screening vegetation/landscaping along Brookville Road, the eastern property line, and in open space areas shall be further explored between the city and the applicant, and revisited at the Final Planned Development stage with a possible amendment to the Landscaping Plan or agreement to contribute funds for tree planting.

2) A note alerting builders to high water tables in the area shall be placed on the final record plat. The applicant is advised to complete soil compaction tests for Lots 44-45 before construction on these lots takes place.

3) A waiver to ***Section 1101.4(404)(A)(6)*** is hereby granted to allow for the two street entrances off Brookville Road as proposed, without requiring either to have a 25% wider opening.

4) A waiver to ***Section 1101.4(404)(E)*** is hereby granted to allow for primary access into the subdivision to be privately owner and maintained as opposed to being public, provided the proposed public access, trails, and utility easements allow for non-exclusive movement of the general public throughout the subdivision.

5) A waiver to ***Section 1104.4(408)(A)*** is hereby granted to allow for increased block length from 800 feet to 885 feet for Street A.

6) A waiver to ***Section 1145.12(e)(2)*** is hereby granted to reduce the minimum front yard setback from 30 feet to 20 feet.

7) A waiver to ***Section 1145.12(f)(1)*** is hereby granted to reduce the minimum open space required from 20% to 14.2%.

8) A waiver to ***Section 1145.12(f)(2)*** is hereby granted to increase the maximum lot coverage on individual residential lots from 35% to 65%.

9) A waiver to ***Section 1148.05(b)(2)(A)*** is hereby granted to relieve the developer from the Tree Survey requirement, on condition that the applicable Landscaping Plan is fulfilled and appropriate conservation restrictions are designated on the final record plat for open space areas on the northern and western perimeters of the site where existing natural vegetation is to remain.

10) HOA documentation shall be approved by the Law Director.

11) A water pressure study shall be performed and reviewed by City staff as necessary.

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

January 31, 2022

Mr. Todd Hall
Todd Homes LLC
7791 Joan Drive
West Chester, OH 45069

VIA EMAIL:
toddhall@toddhomesllc.com
johnbayer@bayerbecker.com

RE: PC-2021-31/32, 6610 Brookville Road, PRELIMINARY SUBDIVISION AND PRELIMINARY PLANNED DVELOPMENT, Owl's Landing, 86 single-family lots, Todd Homes LLC, Applicant

Dear Mr. Hall:

On January 18, 2022, the Oxford City Council voted 7-0-0 to approve your Preliminary Subdivision and Preliminary Planned Development applications subject to conditions as listed in Ordinance No. 3658.

The Ordinance is attached for your records.

The Preliminary Subdivision approval is valid for three (3) years per Oxford Subdivision Regulations ***Section 1101.2(201)(D)***. The Preliminary Planned Development approval is valid for two (2) years per Oxford Zoning Code ***Section 1145.09(a)***.

Should you have any questions related to this action, please contact the Community Development Department at 524-5204.

Sincerely,

Eunike Miller

Eunike Miller
Administrative Assistant
Community Development Department

Cc: File

ORDINANCE NO. 3658

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION AND APPROVING THE PRELIMINARY SUBDIVISION AND PRELIMINARY PLANNED DEVELOPMENT APPLICATIONS FOR OWL'S LANDING LOCATED ALONG BROOKVILLE ROAD IN THE CITY OF OXFORD WITH CONDITIONS.

WHEREAS, Council hereby finds the Planning Commission held a public hearing on December 14, 2021 in accordance with Chapters 1101 and 1145 of the Codified Ordinances of the City of Oxford, on the application of Todd Homes LLC for a Preliminary Subdivision and Preliminary Planned Development for Owl's Landing consisting of 22 acres with 86 single-family lots; and

WHEREAS, the Planning Commission, after due deliberation found the application satisfied the basic code requirements in Chapters 1101 and 1145 of the Codified Ordinances of the City of Oxford, and recommended approval of the Preliminary Subdivision application for Owl's Landing with conditions.

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

SECTION 1: Council hereby accepts the recommendation of the Planning Commission and further approves the Preliminary Subdivision and Preliminary Planned Development applications for Owl's Landing located along Brookville Road in the City of Oxford with the following conditions:

1. The provision of screening vegetation/landscaping along Brookville Road, the eastern property line, and in open space areas shall be further explored between the city and the applicant, and revisited at the Final Planned Development stage with a possible amendment to the Landscaping Plan or agreement to contribute funds for tree planting.
2. A note alerting builders to high water tables in the area shall be placed on the final record plat. The applicant is advised to complete soil compaction tests for Lots 44-45 before construction on these lots takes place.
3. A waiver to Section 1101.4(404)(A)(6) is hereby granted to allow for the two street entrances off Brookville Road as proposed, without requiring either to have a 25% wider opening.
4. A waiver to Section 1101.4(404)(E) is hereby granted to allow for primary access into the subdivision to be privately owned and maintained as opposed to being public, provided the proposed public access, trails, and utility easements allow for non-exclusive movement of the general public throughout the subdivision.
5. A waiver to Section 1104.4(408)(A) is hereby granted to allow for increased block length from 800 feet to 885 feet for Street A.
6. A waiver to Section 1145.12(e)(2) is hereby granted to reduce the minimum front yard setback from 30 feet to 20 feet.
7. A waiver to Section 1145.12(f)(1) is hereby granted to reduce the minimum open space required from 20% to 14.2%.
8. A waiver to Section 1145.12(f)(2) is hereby granted to increase the maximum lot coverage on individual residential lots from 35% to 65%.
9. A waiver to Section 1148.05(b)(2)(A) is hereby granted to relieve the developer from the Tree Survey requirement, on condition that the applicable Landscaping Plan is fulfilled and appropriate conservation restrictions are designated on the

final record plat for open space areas on the northern and western perimeters of the site where existing natural vegetation is to remain.

10. HOA documentation shall be approved by the Law Director.
11. A water pressure study shall be performed and reviewed by City staff as necessary.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

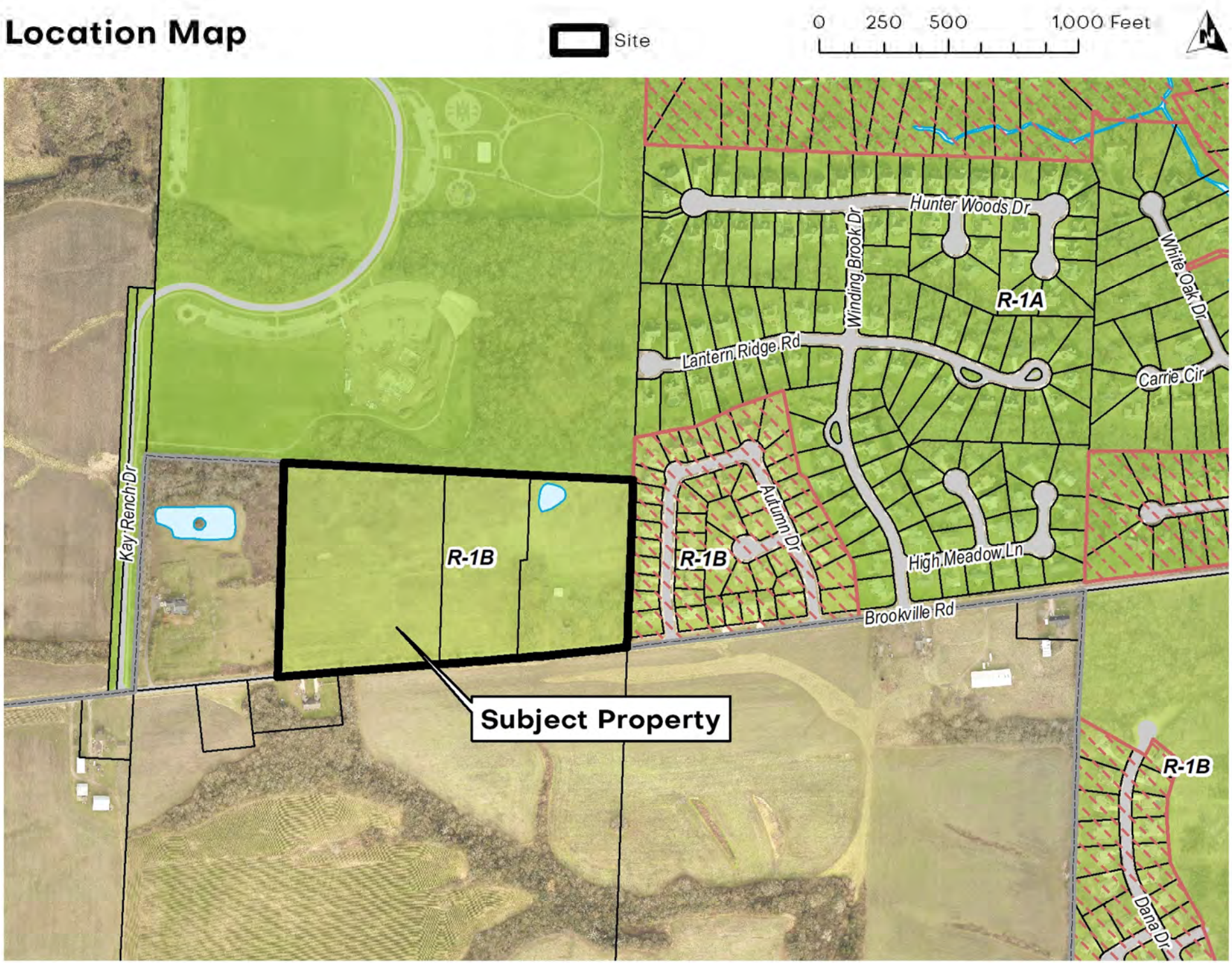
ADOPTED: JANUARY 18, 2022

ATTEST: Heather Berlin
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

Location Map



City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Memo

Service Department
Engineering Division
513/524-5208

TO: Community Development Department

FROM: Scott Otto, P.E.
City Engineer

RE: Application #PPC-2022-03
6610 Brookville Road Owl's Landing – Final Planned Development

DATE: April 21, 2022

The Engineering Division offers the following comments:

- HOA declarations or covenants should include identification of the responsible party and funding, maintenance, and inspection plans for the roadway and storm water facilities within the development including the retention basins.
- A Public Improvement Bond will be required for infrastructure improvements.
- In order to complete the trail connection to Oxford Community Park, the first phase (Block A) construction will need to include the trail construction thru Block B to the north property line.
- The light fixtures should be 3000k color temperature to match current City of Oxford standards.
- The proposed development will have low volume, low speed, local roads that should not discourage bicyclists. Sidewalks are proposed along all streets for pedestrian connectivity. A multi-use trail is planned along Brookville Road, and through the development that will connect users to the Oxford Community Park. Although the streets are private and not planned to be public right-of-way, the proposed development follows the vision of the Complete Streets Policy and provides safe alternatives for all road users.

City of Oxford OHIO
HOME OF MIAMI UNIVERSITY

Internal Use Only:
Case No. PC-2022-03
Date Filed 3/28/22

Planned Development Application

Application Type

Choose One

○ Preliminary ◉ Final ○ Preliminary & Final

Applicant Information

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

Name * Todd Homes LLC

Mailing Address * 7791 Joan Drive

City, State & Zip Code * West Chester, OH 45069

Telephone Number * 513-887-1111 Email Address toddhall@toddhomesllc.com

Owner Information

Name * Buck Creek Farm LLC

Mailing Address * PO Box 201

City, State & Zip Code * Somerville, Ohio 45064

Telephone Number * Email Address

Engineer/Surveyor Information

Name * Bayer Becker

Mailing Address * 110 South College Avenue

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number * 513-336-6600 Email Address johnbayer@bayerbecker.com

Location and Lot Information

Name of Subdivision * Owl's Landing

Location of Property * North of Brookville Road, West of Autumn Drive

Legal Description * Lots 4074, 4075 & 4076

Zoning District * R-1B Total Area * 22.014 Acres

Submission Requirements and Documentation

The application requirements (Section 1145.05[1]) for a preliminary and final planned development are different. The final planned development application requires a greater degree of accuracy and completeness than does the preliminary planned development application. This section describes the application content requirements for each step of the process.

Thirteen (13) complete sets of all information shall be submitted with each preliminary and final application. If any information is submitted in color or on non-standard paper, more copies may be required. The Zoning Administrator may modify this requirement based upon

the type of materials included. **The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement.**

(a) Preliminary Plan.
- (1) Application fee.
- (2) The name, mailing address, and telephone number of the applicant and all property owners.
- (3) If the applicant is not the owner, or if there are multiple owners within the proposed area, a statement from all owners that the applicant is entitled to apply on their behalf, and that they agree to be legally bound to any decision reached according to this Chapter.
- (4) The name, mailing address, and telephone number of any planner, engineer, surveyor, or other design professional who assisted with preparation of the plans.
- (5) Description of use and site. A written, detailed description shall include the following information. A separate response is required for each subsection.
  - A. A legal description of the site, including all separate lots.
  - B. A description of the existing uses of the site.
  - C. The zoning districts in which the site is located.
  - D. A description of the proposed planned development.
    1. The number of housing units by size and type proposed within each phase.
    2. A description of any nonresidential operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
    3. The hours of operation of any nonresidential use.
    4. A phased development schedule, if applicable, that indicates the location and timing of phases and demonstrates that each completed phase would form a reasonably independent unit if succeeding phases were abandoned.
  - E. A narrative statement that evaluates the compatibility of the proposed planned development with the general vicinity and adjacent properties.
    1. How the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites.
    2. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites.
    3. If the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
    4. How any potential negative effects on adjacent land will be mitigated.
  - F. A statement about why the location proposed is appropriate for the planned development.
  - G. A statement of the necessity or desirability of the proposed planned development to the neighborhood or community.
  - H. How the proposed mix of dwelling types and/or commercial uses advances community goals of diversity, affordability and market changes (e.g. adaptability of flats versus townhomes)
  - I. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.
  - J. A general analysis of expected traffic impact, including vehicular and pedestrian safety, resulting from the proposed development.
  - K. The substance of proposed covenants, easements, and other restrictions on the land and structures.
  - L. A list of the names and mailing addresses of all landowners within 200 feet of the site.
  - M. Such other information regarding the proposed uses, site design, or surrounding area as may be pertinent to the application or required by Planning Commission or Council.
- (6) Site plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
  - A. North arrow.
  - B. Scale.
  - C. Vicinity map.
  - D. All existing and proposed lot lines within the site.
  - E. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
  - F. The location and intended purpose of all open spaces
  - G. Approximate location, height, dimensions, and use of all proposed and existing structures.
  - H. Approximate location and number of different uses (i.e. dwelling types and/or commercial uses).
  - I. Approximate location and design of all proposed vehicle and pedestrian routes and nonresidential vehicle management areas.
  - J. Approximate location and size of all existing and proposed utilities that will serve the planned development.
  - K. Approximate location, size, and type of all proposed signs.
  - L. Approximate location, height, and type of all proposed screening and landscaping.

M. Distances to residential zoning districts if within 1,000 feet.
N. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
O. The location of any nearby schools and commercial facilities.
P. Other information as required by the Planning Commission or Council.

(7) Landscape plan.
A. The plan shall demonstrate compliance with the requirements of Chapter 1148.

(8) Elevations. Elevations of proposed structures or typical elevations if structures are not yet designed.

(9) Other. Photographs of the existing site and its surroundings.

(10) Digital Submittal. Adobe PDF version of all information submitted to also be submitted on a current digital format.

(b) Final Plan.

(1) The same items and information as required for the preliminary plan, except that the approximations shall be refined to specific locations, dimensions, and descriptions.

(2) A detailed traffic impact analysis, including all modes of transportation, prepared by a qualified professional engineer

(3) Any additional description or information requested by the Planning Commission or Council during the preliminary plan approval process.

(4) Detailed agreements, contracts, deed restrictions, and sureties that will be used to guarantee performance of the development during and after construction.

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.

Decision Process

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 review is based on the General Decision Standards found in Section 1145.06[1].

Fees & Receipt

The fees for a Preliminary, Final, or combined Preliminary and Final Planned Development application are $570.00 plus $100.00 per acre, plus $10.00 postage charge.

Sign and Date

Applicant Signature *

Date * 3/21/22

Submit Application, Submission Requirements and Documentation, and Fees

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

Send or drop off this application with required plans containing all required information as attachments and a check for fees and postage charge made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Dept. 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)**.

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[1] See City of Oxford Codified Ordinances: https://www.cityofoxford.org/fees-ordinances-and-charter

[2] Butler County Auditor Real Estate Search: https://www.butlercountyauditor.org/

March 21, 2022

Mr. Zach Moore
Planner
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: Parcel H4100-141-000-006
Parcel H4100-141-000-007
Parcel H4100-141-000-008

Dear Mr. Moore,

Please be advised that Todd Homes LLC has our permission to submit applications for the approval of a Final Planned Development and a Final Subdivision on Parcels H4100-141-000-006, Parcel H4100-141-000-007, and Parcel H4100-141-000-008 located north of Brookville Road, west of Autumn Drive and east of Kay Rench Drive in the City of Oxford, Ohio.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

Pres.

Buck Creek Farm, Inc.

Property owners within 200 feet:

MATTHEW MONTGOMERY & PAULA ANNE GREEN
125 LANTERN RIDGE RD
OXFORD, OH 45056-9491
H4100140000005

JOSE BURDALO DOMINGUEZ & CRAVIOTTO MARISOL DEL-TOSO
60 AUTMN DRIVE
OXFORD, OH 45056-8755
H4100135000064

DEBORAH KAY KEMPTON
64 AUTUMN DRIVE
OXFORD, OH 45056-9021
H4100135000063

ABSHIRE BEVERLY TR OF THE BEVERLY ABSHIRE TRUST
68 AUTUMN DRIVE
OXFORD, OH 45056-9004
H4100135000062

HUGH M & JENNIFER L CRADDUCK
72 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000061

TARA LYNN & RICHARD ALUN HOPPE
76 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000060

JOHN MAINGI & MARY C HENRY
80 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000059

EGON O KRAAN
84 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000058

SINA ESTEKY & MASHHADI MAHYA RAHIMIAN
88 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000057

PERRY M GORDON & KATHERINE P STOSS
92 AUTUMN DRIVE
OXFORD, OH 45056-8755
H4100135000056

KEVIN M & CHANDRA H ACKLEY
96 AUTUMN DRIVE
OXFORD, OH 45056-2635
H4100135000055

RICHARD C & JILL S PAGE
100 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000054

MATTHEW W & JESSICA A WILLIAMSON
99 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000098

GREGG W & AMY E WENTZELL
95 AUTUMN DRIVE
OXFORD, OH 45056-3505
H4100135000097

CARL SIGMON
91 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000096

CANDACE WITMER CRIST ETAL
3 FOX RUN CIRCLE
OXFORD, OH 45056-9750
H4100135000095

JAY B & KIMBERLY J HENSLEY
85 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000094

GEORGE H DAY
81 AUTUMN DRIVE
OXFORD, OH 45056-8757
H4100135000093

DENNIS S & ELAN G KEELER
77 AUTUMN DRIVE
OXFORD, OH 45056-8757
H4100135000092

KATHLEEN S FOX
65 AUTUMN DRIVE
OXFORD, OH 45056
H4100135000091

JEREMY D & GRETCHEN G JONES
112 LANTERN RIDGE RD
OXFORD, OH 45056-9492
H4100140000001

MICHALE H & JEANNE M GLASER
6788 BROOKVILLE RD
OXFORD, OH 45056-9205
H3610031000015

BOWLING ESTATES LTD
PO BOX 330
OXFORD, OH 45056-0449
H3510031000004
H3510031000013

BOWLING ESTATES LTD
PO BOX 330
OXFORD, OH 45056-0330
H3510031000014
H3510031000017

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

March 25, 2022

Mr. Zach Moore
Planner
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: 6610 Brookville Road
Owl's Landing
Final PUD Submittal

Dear Mr. Moore:

Enclosed please find the following items in support of Todd Homes LLC's Application for Final Planned Development approval for Owl's Landing to be located on Brookville Road west of Autumn Drive:

1) It is understood the invoice for application fee will be provided by City staff upon receipt of this application
2) Digital copies of each of the following:
    a. Executed Planned Development Application.
    b. An Affidavit from Buck Creek Farm, Inc granting Todd Homes LLC permission to submit applications for the approval of a Final Planned Development and Final Subdivision.
    c. List of property owners within 200 feet of the site.
    d. Final Planned Development Plan.
    e. Construction Drawings with Landscape Plan.
    f. Typical Building Elevations.
    g. Photos of the subject site and surrounding area.
    h. Example of proposed covenants and restrictions.
    i. Example of Homeowners Association declaration.
    j. Legal Description of the site.
    k. Traffic Evaluation
    l. Drainage Calculations
    m. Street Light Fixture Detail
3) Applicant:

    Todd Homes LLC
    7791 Joan Drive
    West Chester, Ohio 45069
    513-887-1111

    Owner:

    Buck Creek Farm, Inc
    PO Box 201
    Somerville, Ohio 45064

4) Design Professionals:

Engineer, Surveyor & Landscape Architect:
Bayer Becker
110 S. College Ave., Suite 101
Oxford, OH 45056
513-336-6600

5) Description of use and site:

a. A legal description of the subject property is - Entire Lots 4074, 4075 & 4076 as platted in the City of Oxford.

b. The site currently contains 4 existing structures near the southeast corner. The remainder of the site contains vacant land which is primarily used for hay farming.

c. The property is zoned R-1B Single Family Medium-Density Residential District.

d. A description of the proposed planned development:

i. The number of housing units by size and type proposed within each phase.

Owl's Landing is a single family residential development consisting of individual lots with private streets and surrounding land owned and maintained by the Homeowners Association (HOA).

The development shall consist of 86 single family lots located along 3 proposed private streets. Each lot shall have a front yard setback of 20 feet, a side yard setback of 5 feet and a rear yard setback of 15 feet.

Homes will be a mix of ranch and two-story single family homes. All homes will have attached 2-car garages.

A Homeowners Association (HOA) will be established for Owl's Landing. The HOA will be responsible for the maintenance of the private streets and maintenance of the open space including the proposed retention ponds.

ii. A description of any nonresidential operations, including types of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.

Not applicable.

iii. The hours of operation of any nonresidential use.

Not applicable.

iv. A phased development schedule, if applicable, that indicates the location and timing of phases and demonstrates that each completed phase would form a reasonably independent unit if succeeding phases were abandoned.

Owl's Landing will likely be developed in two phases noted as Block A and Block B on the Construction Drawings and Final Planning Development Plan. Block A contains two vehicular and pedestrian connections to Brookville Road and approximately 39 single family lots. Block A and Block B are planned to be platted separately through the Final Subdivision process to create the proposed single family and open space lots.

e. A narrative statement that evaluates the compatibility of the proposed planned development with the general vicinity and adjacent properties.

i. How the proposed uses are similar to or different from existing area uses and if there will be any interaction between the proposed site and adjacent sites.

The proposed single family residential homes will be comparable in size and contain similar building materials as the existing single-family homes located to the east on Autumn Drive.

A segment of the Oxford Area Trail System (OATS) will be constructed by the City along the properties southern boundary, between the development and Brookville Road. A 10 foot wide asphalt path is proposed through Owl's Landing, serving as a connector between the OATS along Brookville Road and the Oxford Community Park.

The location of stormwater retention basins has been chosen with the intention of reducing stormwater runoff to the Autumn Drive residences and reducing these issues.

Much of the existing property is currently farmed for hay. Areas which contain mature vegetation are located along the northern and eastern property lines are proposed to remain as existing. The southeast corner of the property which contains mature vegetation is to be impacted by construction of the stormwater retention ponds in an effort to reduce existing drainage issues experienced by residents of Autumn Drive. Street trees are proposed in accordance with Chapter 1148 of the Oxford Zoning Code. Additionally, through the Preliminary Planned Development process, it was determined that additional landscaping should be provided along the OATS trail to the south, through the trail connector within the site and along the project's eastern boundary, nearest Autumn Drive. The landscape plan provided in the Construction Drawings details additional landscaping as required in these areas. As a result, it is the opinion of the applicant that the intent of the Landscaping and Tree Preservation requirements and the requirements of the Preliminary Planned Development approval are met by this application.

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

All four existing structures on the site are to be demolished. Proposed structures will be comparable in size and will contain building materials similar to existing homes along Autumn Drive.

iii. If the proposed uses will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibrations or emissions.

The proposed use, residential, will not involve any operations that create potential nuisances.

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

Owl's Landing will not have a negative effect on adjacent land. The properties to the east contain single family residences. The properties to the south and west contain vacant land. The property to the north contains the Oxford Aquatic Center and Oxford Community Park which will serve as amenities for the future residents of Owl's Landing. Also, additional landscaping added during the Final Development design process is aimed at buffering surrounding uses.

f. A statement about why the location proposed is appropriate for the planned development.

The subject property is an ideal location for Owl's Landing for several reasons:

1) *Pedestrian access to the Oxford Aquatic Center and Oxford Community Park will allow these nearby amenities to be accessible to residents of Owl's Landing.*
2) *The developer has provided land for the City's OATS extension along the site frontage and direct access from the OATS to the Oxford Aquatic Center and Oxford Community Park for residents of nearby neighborhoods.*
3) *The wide frontage along Brookville Road provides for multiple accesses to the community for accessibility for residents and City emergency services.*
4) *The property is zoned appropriately for residential development, R-1B single family medium density residential.*
5) *The proposed density of the development is 4.20 units/acre, which is lower than the allowable density of the R-1B district, 5.81 units per acre.*
6) *The infrastructure is currently in place to support a residential development of this nature.*
7) *The development provides a housing type which is in demand in Oxford.*

g. A statement of the necessity or desirability of the proposed planned development to the neighborhood or community.

There is a shortage of attainable single family residential homes within the City of Oxford. Owl's Landing will fulfill this need. Additionally, Owl's Landing's location between the OATS, Autumn Drive and the Oxford Community Park will provide for a very walkable community with pedestrian access in all directions. Additionally, the location and design of Owl's Landing will improve the interconnectedness of pedestrian access for the nearby community by providing access between Autumn Drive, the OATS and the Oxford Community Park.

h. How the proposed mix of dwelling types and/or commercial uses advances community goals of diversity, affordability and market changes.

Owl's Landing will provide the City of Oxford with a housing stock that is in short supply.

i. Proposals for the provision of public utilities and services, if insufficient or not available for the planned development, or for the provision of suitable private utilities and services.

Public water and sanitary sewer are available to the property and will be extended into the property as needed to provide service. During the Preliminary Planned Development process, area residents expressed concern about water pressure in the area. The City of Oxford Service Department performed a water pressure investigation in the area and determined that water pressure is acceptable and has capacity to support this development.

Stormwater retention is to be provided in proposed ponds at the northeast and southeast corners of the property. These separate locations have been selected to retain the two separate watersheds that make up the property. Additionally, the specific location of these ponds has been set in hopes of addressing offsite stormwater issues raised during concept review with City staff. These ponds will meet the requirements of the City of Oxford and the Ohio EPA National Pollutant Discharge Elimination System (NPDES) Permit.

j. A general analysis of expected traffic impact, including vehicular and pedestrian safety resulting from the proposed development.

A detailed vehicular traffic analysis water performed during the Preliminary Planned Development Plan process. A copy of that analysis has been included with this submittal for reference.

A 10 foot wide asphalt path has been provided as a connector between the OATS trail along Brookville Road and the Oxford Community Park to the north. Sidewalk will be constructed along both sides of the private streets. The sidewalk internal to the development will be connected to the OATS trail.

k. The substance of proposed covenants, easements and other restrictions on the land and structures.

Enclosed please find draft of Restrictions which will be incorporated into the HOA documents and recorded for Owl's Landing.

This Final Planned Development application has been designed in conformance with the City of Oxford Zoning Code and conditions provided in the Preliminary Planned Development approval passed by Oxford City Council on January 18, 20202. No additional waivers are requested at this time.

Please place this item on the May 10th Planning Commission Meeting agenda. It is our intent to pursue a site plan review concurrently with this application. Documentation in support of a site plan review will be submitted separately.

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

Sincerely,

John Bayer

John A. Bayer, PE

Enclosures

Cc: Todd Homes LLC, Todd Hall

IN WITNESS WHEREOF, WE HAVE UNTO SET OUR HAND ON THIS ____ DAY OF _____, A.D. 2021

OWNER
BUCK CREEK FARM LLC
_____

STATE OF _____ S.S.
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 2021 BY _____ OF _____ AN _____ ON ITS BEHALF.

_____
NOTARY PUBLIC, STATE OF ____

_____
MY COMMISSION EXPIRES

CITY OF OXFORD

_____ _____
CLERK OF COUNCIL DATE

_____ _____
COMMUNITY DEVELOPMENT DIRECTOR DATE

_____ _____
SERVICE DIRECTOR/CITY ENGINEER DATE

FILE FOR RECORD_____ _____AT _____

RECORDED_____ A.D. 20_____

OFFICIAL RECORD _____ PAGES_____

_____ BY:_____
RECORDER, BUTLER COUNTY, OHIO DEPUTY

FILE_____ FEE_____

OWNER:
BUCK CREEK FARM INC.
PO BOX 201
SOMERVILLE, OHIO 45064

DEVELOPMENT SUMMARY

EXISTING ZONING:	R-1B PLANNED DEVELOPMENT
TOTAL PROJECT ACREAGE:	22.01 ACRES
RIGHT-OF-WAY DEDICATED:	1.53 ACRES
TOTAL SITE ACREAGE:	0.48 ACRES
SINGLE FAMILY RESIDENTIAL UNITS:	86
PROPOSED DENSITY:	4.20 UNITS/ACRE
OPEN SPACE:	2.90 ACRES (14.2%)

SITE LAYOUT NOTES

1. ALL STREETS ARE PRIVATE
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) "CONSTRUCTION AND MATERIAL SPECIFICATIONS," AND PROJECT SPECIFICATIONS. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT STANDARD APPLIES.
4. WHERE CONNECTING TO EXISTING ASPHALT PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING EDGE OF PAVEMENT TO PROVIDE A CLEAN EDGE. ITEM 407 TACK COAT SHALL BE APPLIED TO THE ENTIRE CUT FACE OF THE EXISTING PAVEMENT PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT.
5. WHERE CONNECTING TO EXISTING CONCRETE WALK, THE CONTRACTOR SHALL SAWCUT THE EXISTING WALK (AT AN EXISTING JOINT IF POSSIBLE) TO PROVIDE A SOUND & CLEAN EDGE.
6. ADDITIONAL PAVEMENT/CURB WORK DUE TO EXTENTS OF DEMO OR REWORK SHOWN IN THE CONSTRUCTION DRAWING SHALL BE INCLUDED AS PART OF THE CONTRACTORS SCOPE OF WORK.
7. ALL PAVEMENT MARKINGS SHALL CONFORM TO ITEM 640 PAVEMENT MARKINGS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. PAVEMENT MARKING MATERIAL SHALL BE PER ITEM 642 TRAFFIC PAINT UNLESS OTHERWISE NOTED.
8. ALL TRAFFIC SIGNS AND POSTS SHALL CONFORM TO ITEM 630 TRAFFIC SIGNS AND SUPPORTS AND THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
9. FRONT YARD SETBACK AREAS OF ALL OUTLOTS SHALL BE MOWED AS LAWN & MAINTAINED FREE OF UNDERGROWTH.
10. HOME OWNERS ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF THE OPEN SPACE LOTS AND STORMWATER PONDS.
11. NO HOMES SHALL BE CONSTRUCTED IN OPEN SPACE AREAS

VICINITY MAP
NO SCALE

OWL'S LANDING

SECTION 34, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

LEGEND

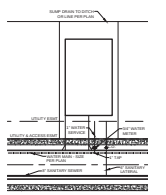
5' CONCRETE SIDEWALK

10' ASPHALT PATH

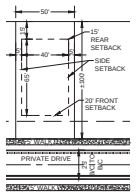
OPEN SPACE AREA

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

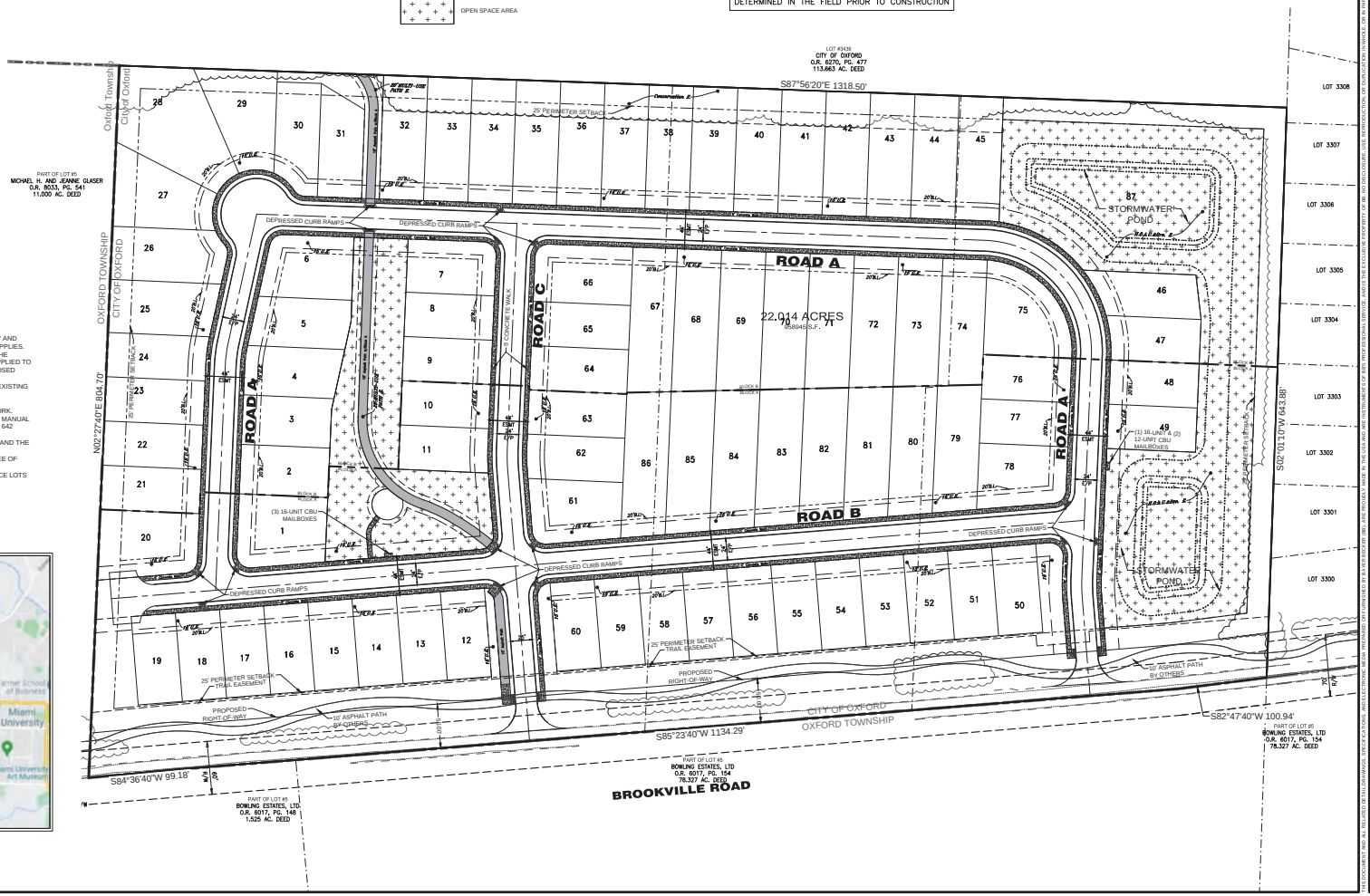
LOCATION OF ALL EXISTING UTILITIES TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION



TYPICAL SERVICE DETAIL
1" = 50'



TYPICAL LOT DETAIL
1" = 50'



Basis of Bearing: State Plane NAD83 (2011)
0 60 120
SCALE: 1" = 60'

STATE OF OHIO
JOHN A. BAYER
86794
REGISTERED PROFESSIONAL ENGINEER
5/16/22

Rev'n	Revision Description	Date	Drawn	Chk'd
1	Revised per City Comments	5-05-22	AMB	JAB
2	Revised per City Comments	5-16-22	BTH	JAB

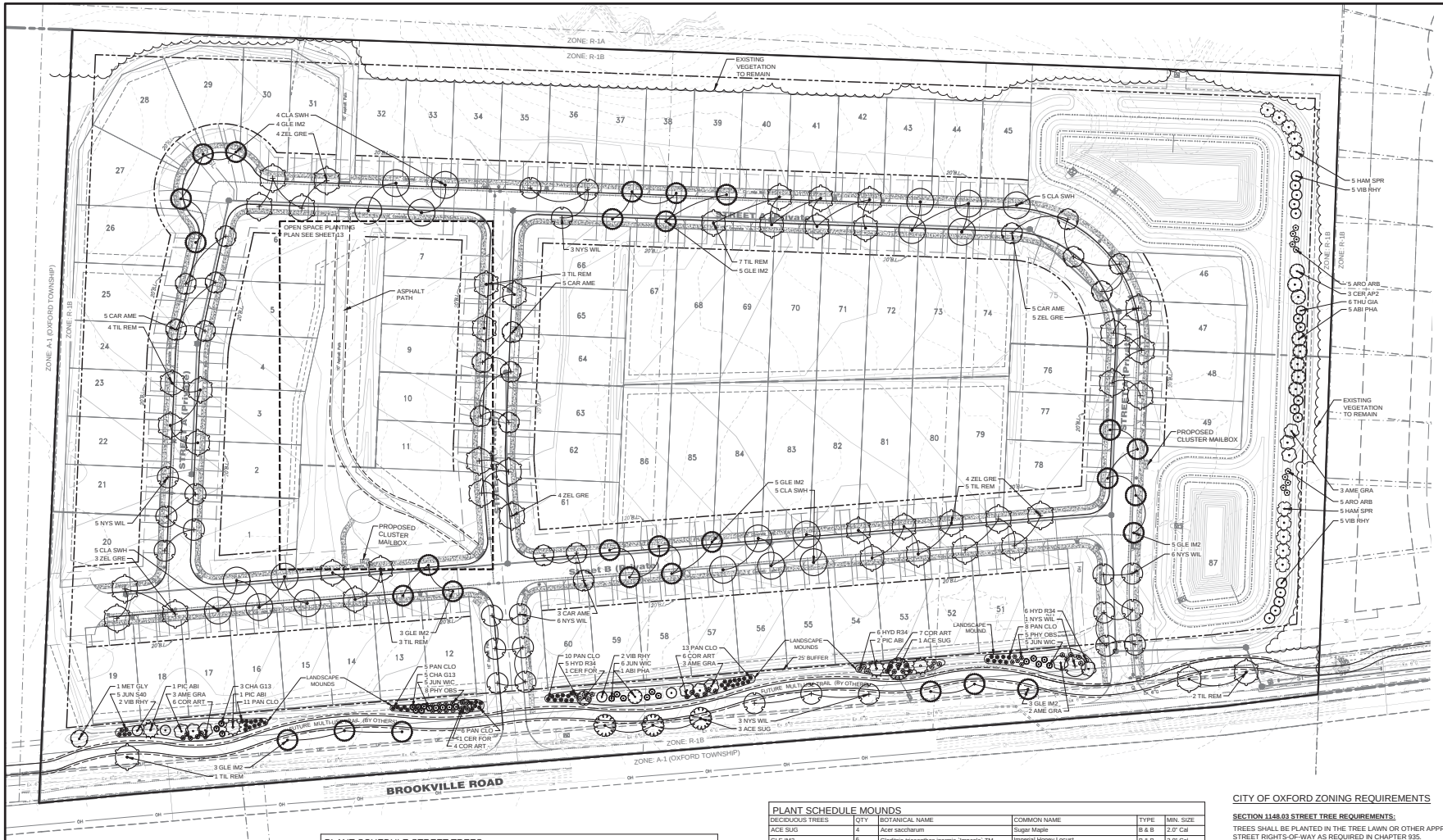
OWL'S LANDING
BLOCK A & B
SECTION 28, TOWN 5, RANGE 1 EAST
CONGRESS LANDS EAST OF THE MIAMI RIVER
BUTLER COUNTY
OXFORD, OHIO

FINAL PLANNED DEVELOPMENT PLAN

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

Drawing: 20-0233 FPUD
Drawn by: JMW
Checked By: JAB
Issue Date: 3-25-22
Sheet: 1 of 1

Plot time: May 16, 2022 - 5:46pm
Drawing name: J:\2020\20-0233\CV\DWG\20-0233 FPUD.dwg - Layout Tab: FPUD



GENERAL NOTES

1. SEE SHEET 14 FOR PLANTING DETAILS & NOTES.
2. RESEED AND STRAW ALL DISTURBED AREAS.

PLANT SCHEDULE STREET TREES

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
CAR AME	18	Carpinus caroliniana	American Hornbeam	B & B	2.0" Cal
CLA SWH	19	Cladrastis kentukea `Sweet Shade`	Sweet Shade American Yellowwood	B & B	2.0" Cal
GLE IM2	22	Gleditsia triacanthos inermis `Impcole` TM	Imperial Honey Locust	B & B	2.0" Cal
NYS WIL	20	Nyssa sylvatica `Wildfire`	Black Gum	B & B	2.0" Cal
TIL REM	22	Tilia americana x euchlora `Redmond`	Redmond Linden	B & B	2.0" Cal
ZEL GRE	20	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	B & B	2.0" Cal

PLANT SCHEDULE EAST BUFFER

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ABI PHA	5	Abies balsamea phanerolepis	Canaan Balsam Fir	B & B	6` Ht.
THU GIA	6	Thuja plicata `Green Giant`	Western Red Cedar	B & B	6` Ht.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
AME GRA	3	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry Tree Form	B & B	1.5" Cal
CER AP2	3	Cercis canadensis `Appalachian Red`	Appalachian Red Eastern Redbud	B & B	1.5" Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
ARO ARB	10	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	B & B	36" Ht.
HAM SPR	10	Hamamelis vernalis	Spring Blooming Witchhazel	B & B	36" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
VIB RHY	10	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	B & B	4` Ht.

PLANT SCHEDULE MOUNDS

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ACE SUG	4	Acer saccharum	Sugar Maple	B & B	2.0" Cal
GLE IM2	6	Gleditsia triacanthos inermis `Impcole` TM	Imperial Honey Locust	B & B	2.0" Cal
MET GLY	1	Metasequoia glyptostroboides	Dawn Redwood	B & B	2.0" Cal
NYS WIL	4	Nyssa sylvatica `Wildfire`	Black Gum	B & B	2.0" Cal
TIL REM	3	Tilia americana x euchlora `Redmond`	Redmond Linden	B & B	2.0" Cal
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ABI PHA	1	Abies balsamea phanerolepis	Canaan Balsam Fir	B & B	6` Ht.
JUN WIC	16	Juniperus scopulorum `Wichita Blue`	Wichita Blue Juniper	B & B	6` Ht.
PIC ABI	4	Picea abies	Norway Spruce	B & B	6` Ht.
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
AME GRA	8	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry Tree Form	B & B	1.5" Cal
CER FOR	2	Cercis canadensis `Forest Pansy` TM	Forest Pansy Redbud	B & B	2.0" Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
COR ART	23	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
HYD R34	17	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Hydrangea	5 gal	24" Ht.
PHY OBS	13	Physocarpus opulifolius `Obsidian`	Obsidian Ninebark	3 gal	24" Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CHA G13	8	Chamaecyparis pisifera `Golden Mop`	Golden Mop Threadleaf False Cypress	B & B	24" Ht.
JUN S40	5	Juniperus chinensis `Saybrook Gold`	Golden Juniper	3 gal	18" Ht.
VIB RHY	4	Viburnum x rhytidophylloides `Alleghany`	Alleghany Viburnum	B & B	4` Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
PAN CLO	53	Panicum virgatum `Cloud Nine`	Cloud Nine Switch Grass	5 gal	Clump

CITY OF OXFORD ZONING REQUIREMENTS

SECTION 1148.03 STREET TREE REQUIREMENTS:

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

CHAPTER 935.05 STREET TREE SPECIES TO BE PLANTED

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

CHAPTER 935.06 DISTANCE & CLEARANCES

- 30 FT FROM STREET CORNER
- 10 FT FROM FIRE HYDRANTS
- 5 FT FROM ALLEYS AND DRIVEWAYS

CHAPTER 935.07 SPACING

- MIN. SPACING: SMALL TREES: 30FT, MEDIUM TREES: 40FT, LARGE TREES: 50FT
- ALL NEWLY PLANTED STREET TREES SHALL BE PLANTED EQUAL DISTANCE BETWEEN THE SIDEWALK AND THE CURB.

SECTION 1148.04 TREE PLANTING REQUIREMENTS:

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

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

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

NOTE: EACH LOT TO HAVE (1) FRONT YARD TREE WITH A MINIMUM 2" CALIPER. TREE SPECIES MUST APPEAR ON THE CITY'S TREE LIST OR DEEMED BY THE ZONING ADMINISTRATOR TO BE AN ACCEPTABLE SPECIES. TREE LOCATION & SPECIES MUST BE APPROVED BY THE PURCHASER OF THE PROPERTY AND MUNICIPAL ARBORIST.

Basis of Bearing: State Plane NAD83 (2011)
0 50 75
SCALE: 1" = 50'

Item	Revision Description	Date	Drwn	Chk

OWL'S LANDING BLOCK A & B

SECTION 28, TOWN 3, RANGE 1 EAST
CONGRESS LANDS EAST OF THE MIAMI RIVER
BUTLER COUNTY
OXFORD, OHIO

PLANTING PLAN

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

Drawing: 20-0233 LA
Drawn by: LEM
Checked By: ADH
Issue Date: 3-25-22
Sheet: 12/14

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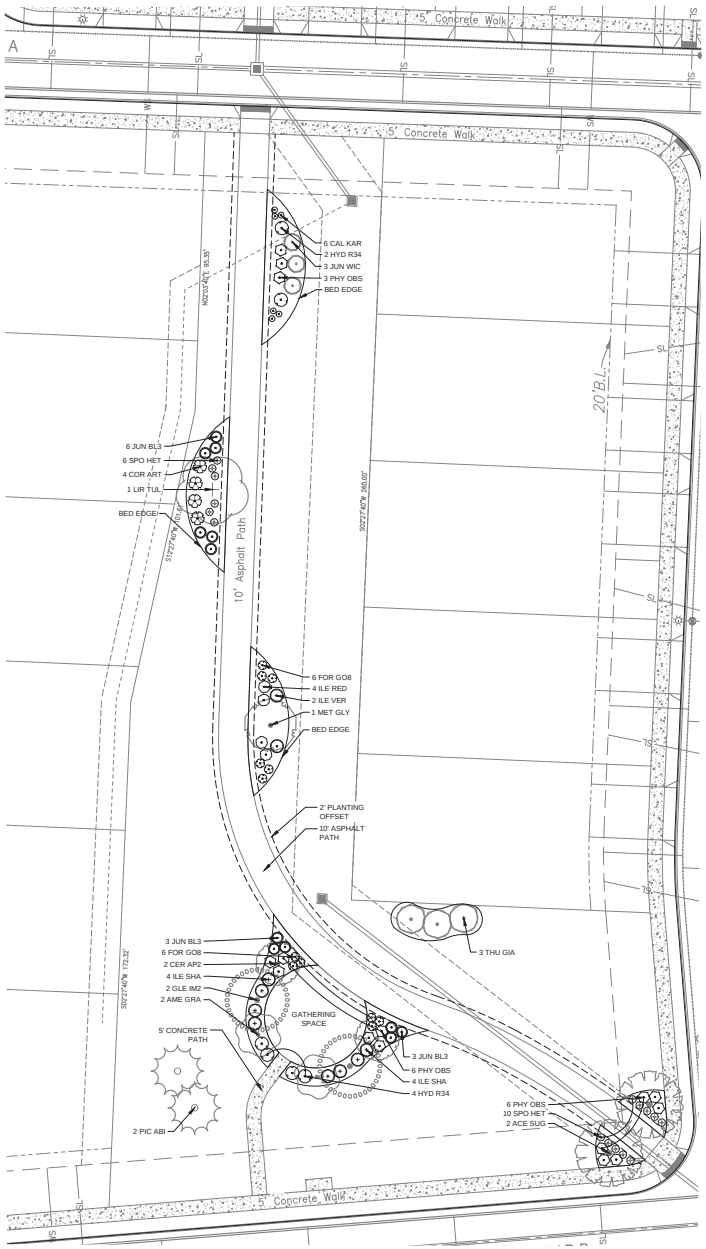

OPEN SPACE PLANTING PLAN

PLANT SCHEDULE ACTIVE OPEN SPACE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
ACE SUG	2	Acer saccharum	Sugar Maple	B & B	2.0" Cal
GLE IM2	2	Gleditsia triacanthos inermis `Impcole` TM	Imperial Honey Locust	B & B	2.0" Cal
LIR TUL	1	Liriodendron tulipifera	Tulip Tree	B & B	2.0" Cal
MET GLY	1	Metasequoia glyptostroboides	Dawn Redwood	B & B	2.0" Cal

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
JUN WIC	3	Juniperus scopulorum `Wichita Blue`	Wichita Blue Juniper	B & B	6` Ht.
PIC ABI	2	Picea abies	Norway Spruce	B & B	6` Ht.
THU GIA	3	Thuja plicata `Green Giant`	Western Red Cedar	B & B	6` Ht.

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	MIN. SIZE
AME GRA	2	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry Tree Form	B & B	1.5" Cal
CER AP2	2	Cercis canadensis `Appalachian Red`	Appalachian Red Eastern Redbud	B & B	1.5" Cal

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
COR ART	4	Cornus sericea `Arctic Fire`	Arctic Fire Dogwood	5 gal	24" Ht.
FOR GO8	12	Forsythia x intermedia `Gold Tide` TM	Gold Tide Forsythia	3 gal	18" Ht.
HYD R34	6	Hydrangea quercifolia `Ruby Slippers`	Ruby Slippers Hydrangea	5 gal	24" Ht.
ILE VER	2	Ilex verticillata `Jim Dandy`	Jim Dandy Winterberry	B & B	30" Ht.
ILE RED	4	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	3 gal	18" Ht.
PHY OBS	15	Physocarpus opulifolius `Obsidian`	Obsidian Ninebark	3 gal	24" Ht.

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
ILE SHA	8	Ilex glabra `Shamrock`	Shamrock Inkberry	5 gal	18" Ht.
JUN BL3	12	Juniperus horizontalis `Blue Chip`	Blue Chip Juniper	3 gal	12" Ht.

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
CAL KAR	6	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	2 gal	Clump
SPO HET	16	Sporobolus heterolepis	Prairie Dropseed	2 gal	Clump

GENERAL NOTES

1. SEE SHEET 14 FOR PLANTING DETAILS & NOTES.
2. RESEED AND STRAW ALL DISTURBED AREAS.

Basis of Bearing:
State Plane NAD83 (2011)

0 20 30

SCALE: 1" = 20'

Item	Revision Description	Date	Drawn	Chk

OWL'S LANDING
BLOCK A & B
SECTION 28, TOWN 5, RANGE 1 EAST
CONGRESS LANDS WEST OF THE MIAMI RIVER
BUTLER COUNTY
OXFORD, OHIO

OPEN SPACE PLANTING PLAN

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

Drawing: 20-0233 LA
Drawn by: LEM
Checked By: ADH
Issue Date: 3-25-22
Sheet: 13/14

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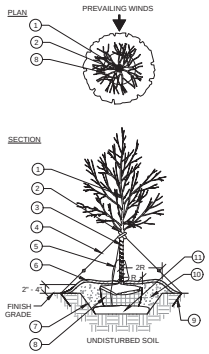

1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. TREE WRAP (STD. MANUFACTURER)
4. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
5. 20 GAL. GATOR BAG (SEE NOTES)
6. MULCH
7. ROOTBALL PIT
8. ROOTBALL
9. 36" LONG #5 REBAR STAKE- DRIVE BELOW GRADE
10. EARTHEN SAUCER OF AMENDED TOPSOIL
11. TAMPED SETTTING BED 8" MIN. DEPTH

NOTES:
A. ONLY TREES ON SLOPES 3:1 OR GREATER OR IN WINDY LOCATIONS SHALL BE GUYED.
B. 5"+ CALIPER TREES REQUIRE A 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE.
C. REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
D. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
E. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
F. TOPSOIL AMENDED PER SOIL TESTING REPORT.
G. GATOR BAG TO BE INSTALLED & FILLED PER MANUFACTURER'S SPECIFICATIONS ON ALL TREES WHEN INSTALLED BETWEEN JUNE - AUG. SEE PLANTING & PREPARATION NOTES. 1"-4" CALIPER (1 BAG), 5" - 8" CALIPER (2 BAGS)

1 TREE PLANTING

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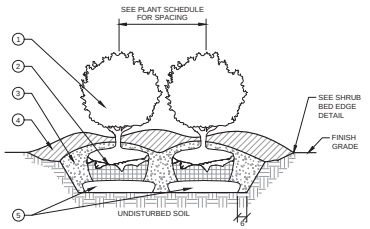
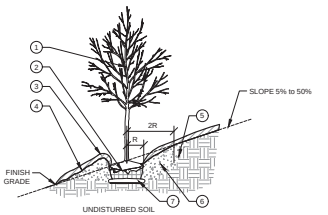


1. SHRUB
2. ROOTBALL
3. AMENDED TOPSOIL
4. MULCH
5. TAMPED SETTING BED

NOTES:
A. REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
B. SCARIFY BOTTOM AND SIDES OF PLANTING BED TO 4" MIN. DEPTH.
C. TOPSOIL AMENDED PER SOIL TESTING REPORT.
D. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

3 SHRUB BED PLANTING DETAIL

NOT TO SCALE 329113.26-03



1. CENTRAL LEADER
2. ROOTBALL
3. ROUND-TOPPED SOIL BERM (4"H X 8" W)
4. MULCH
5. ROOTBALL PIT
6. AMENDED TOPSOIL
7. TAMPED SETTING BED 8" MIN. DEPTH

NOTES:
A. REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL-TOP OF ROOTBALL TO BE INLINE WITH ORIGINAL GRADE.
C. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
D. SCARIF BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
E. TOPSOIL AMENDED PER SOIL TESTING REPORT.
H. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES.

6 TREE ON SLOPE 5% (20:1) TO 50% (2:1)

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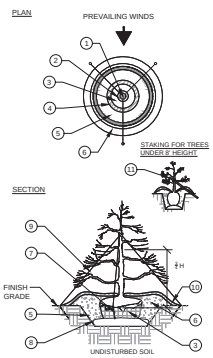

1. CENTRAL LEADER
2. 1/2" RUBBER HOSE, REINFORCED, BLACK
3. ROOTBALL
4. 4" CORRUGATED PVC TUBING DOUBLE WRAPPED IN FILTER FABRIC SOCK PIPE (ONLY 5"+ CALIPER TREES)
5. ROOTBALL PIT
6. EARTHEN SAUCER OF AMENDED TOPSOIL
7. 36" LONG #5 REBAR STAKE (SEE NOTES)
8. TAMPED SETTTING BED 8" MIN. DEPTH
9. # 10, GALVANIZED, TWISTED DOUBLE STRAND GUY WIRE
10. MULCH (SEE NOTES)
11. 1" x 24" WOOD STAKE TIED TO TREE WITH #9 GALVANIZED WIRE AND BLACK HOSE

NOTES:
A. REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL - TOP OF ROOTBALL TO BE 2-4" ABOVE GRADE AFTER SETTLEMENT.
B. TREE PIT TO BE TWICE THE WIDTH OF THE ROOTBALL.
C. SCARIFY BOTTOM AND SIDES OF TREE PIT TO 4" MIN. DEPTH.
D. TOPSOIL AMENDED PER SOIL TESTING REPORT.
E. ATTACH GUY WIRE AT 1/3 OF THE TREE HEIGHT.
F. DRIVE STAKE BELOW GRADE AND WITHIN MULCHED AREAS IF POSSIBLE. WOOD STAKES MAY NOT CONTAIN CHROMATED COPPER ARSENATE (CCA).
G. MULCH-SEE TOPSOIL AMENDMENTS & MULCH NOTES, AND PLANT INSTALLATION NOTES

2 EVERGREEN TREE DETAIL

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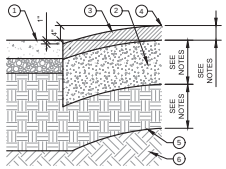
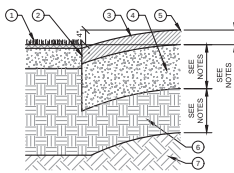


1. ADJACENT PAVEMENT (WALK OR CURB)
2. TOPSOIL
3. MULCH
4. PLANTING BED APEX
5. LOSENED SUBGRADE
6. UNDISTURBED SOIL

NOTES:
A. TOP OF MULCH TO BE BELOW ADJACENT PAVEMENT FOR MULCH CONTAINMENT.
B. SEE NOTES.

4 SHRUB BED EDGE DETAIL AT PAVEMENT

NOT TO SCALE P-DET-X-04



1. ADJACENT LAWN
2. VERTICAL EDGE
3. MULCH
4. TOPSOIL
5. PLANTING BED APEX
6. LOSENED SUBGRADE
7. UNDISTURBED SOIL

NOTES:
A. SHOVEL CUT BED EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN LAWN AND PLANTING AREA TO CONTAIN MULCH.
B. SEE NOTES.

5 SHRUB BED EDGE DETAIL AGAINST LAWN

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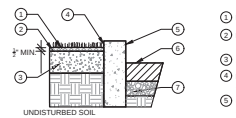

1. LAWN (SOD OR SEED AS SPECIFIED).
2. LAWN AND ROOT LAYER. SOD MIN. DEPTH AS SHOWN IN DETAIL.
3. AMENDED TOPSOIL. SEE NOTES.
4. LAWN SURFACE FLUSH WITH OR 1" MAX. BELOW ADJACENT PAVEMENT SURFACE.
5. CURB. SEE PAVEMENT DETAILS FOR ADDITIONAL INFORMATION..
6. PAVEMENT. SEE PAVEMENT DETAILS
7. PAVING BASE. SEE PAVEMENT DETAILS

NOTES:
A. SEE SODDING AND/OR SEEDING NOTES.
B. IF LAWN AREAS ARE NOT IDENTIFIED ON PLANS TO BE SEED OR SOD, CONTACT LANDSCAPE ARCHITECT OR OWNER FOR VERIFICATION.

7 LAWN AGAINST CURB DETAIL

NOT TO SCALE 321613.16-11

GENERAL LANDSCAPE NOTES

A. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND FULLY UNDERSTAND THE NATURE AND SCOPE OF WORK NEEDED TO ACHIEVE THE FINISHED PRODUCT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE LANDSCAPE ARCHITECT, INACCURACIES OR INCONSISTENCIES DISCOVERED. FAILURE TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS SHALL RELEASE THE LANDSCAPE ARCHITECT AND OWNER OF ALL LIABILITY. ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT SHALL BE CORRECTED AT THE CONTRACTORS EXPENSE.
B. PROTECT ALL EXISTING VEGETATION TO REMAIN WITHIN 20' OF CONSTRUCTION DISTURBANCE AS PER PLANS AND SPECIFICATIONS. INSTALL MINIMUM 4' TALL FENCE 5' OUTSIDE THE DRIP LINE OF TREES TO REMAIN. WATER TREES AND VEGETATION TO REMAIN WITH ONE INCH OF RAIN (RAIN GAUGE OR NOAH LOCAL WEATHER VERIFIED) PER WEEK FOR DURATION OF CONSTRUCTION PROJECT.
C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE THE WORK, LOCATING ALL UNDERGROUND UTILITIES, AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH MAY OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION.
D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS AT A MINIMUM. CONTRACTOR TO PROVIDE DOCUMENTATION OF THE OSHA RECORD KEEPING SUMMARY.
E. LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS, ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. LANDSCAPE CONTRACTOR SHALL REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
F. IF EXISTING ECOLOGY CAUSES ADJUSTMENTS OF LANDSCAPE PLANS TO FIT THE SITE CONDITIONS, A STAKE OUT BY LANDSCAPE CONTRACTOR AND ADJUSTMENTS BY LANDSCAPE ARCHITECT SHALL BE REQUIRED PRIOR TO INSTALLATION.
G. ALL PLANTING AREAS SHOWN ON PLANS SHALL BE TO WITHIN 2" OF FINAL GRADE BEFORE LANDSCAPE CONTRACTOR COMMENCES INSTALLATION.
H. LANDSCAPE CONTRACT IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC.
I. ALL PLANT MATERIAL MUST BE INSTALLED ACCORDING TO THE APPROVED LANDSCAPING PLAN BY NO LATER THAN THE NEXT PLANTING SEASON OR WITHIN 6 MONTHS FROM THE COMPLETION OF ALL SITE CONSTRUCTION.
J. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES. ANY DISCREPANCY BETWEEN THE PLANTING LIST AND THE PLAN SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT. ALL SUBSTITUTIONS AND/OR CHANGES SHALL BE REQUESTED IN WRITING TO THE OWNER OR OWNER'S REPRESENTATIVE AND BE APPROVED BY THE LANDSCAPE ARCHITECT AND THE LOCAL MUNICIPALITY (IF REQUIRED) PRIOR TO INSTALLATION.
K. THE CONTRACTOR SHALL PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
L. THE CONTRACTOR SHALL FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
M. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
N. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
O. THE CONTRACTOR SHALL LABEL ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH THE BOTANICAL AND COMMON NAME.
P. PLANT TAGS SHALL REMAIN ON INSTALLED PLANT MATERIAL UNTIL THE WORK HAS BEEN APPROVED BY LOCAL INSPECTOR AND/OR THE OWNER OR OWNER'S REPRESENTATIVE.
Q. LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PLANT BEDS WITHOUT ADVERSELY AFFECTING SITE DRAINAGE. GRADES BEHIND CURBS FOR AREAS TO RECEIVE MULCH SHALL BE HELD 4 INCHES BELOW TOP OF CURB AND 2 INCHES BELOW TOP OF CURB FOR SOD.
R. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING, INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, MULCHING, FERTILIZING, ETC., ALL PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
S. CONTRACTOR TO RUN PERCOLATION TESTS TO ASSURE PROPER DRAINAGE IN PLANTING AREAS.
T. ADDITIONAL ROCK EXCAVATION AND TOPSOIL MAY BE REQUIRED TO OBTAIN SPECIFIED PLANTING DEPTHS FOR ROOT COVERAGE BASED ON SITE CONDITIONS.

TOPSOIL, AMENDMENTS & MULCH

A. STRIP TOPSOIL TO ITS FULL DEPTH AT AREAS IMPACTED AND AT ALL AREAS TO BE RE-GRADED AND RESURFACED. STOP TOPSOIL STRIPPING OUTSIDE THE DRIP LINE OF TREES TO REMAIN / DO NOT STRIP AS TO IMPACT THE ROOD LINE OF TREES TO REMAIN.
B. COORDINATE WITH THE OWNER'S REPRESENTATIVE ESTABLISHING TOPSOIL STORAGE AREAS. GRADE AND SLOPE STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT EROSION. THE REUSE OF STOCKPILE TOPSOIL WITHIN THE PROJECT SITE MUST BE APPROVED FOR PLACEMENT BY THE LANDSCAPE ARCHITECT.
C. ALL TOPSOIL SHALL BE SHREDDED, CLEAN, AND UNIFORM IN QUALITY FREE FROM HARD CLODS, STIFF CLAY, PARTIALLY DISINTEGRATED STONE, LIME, CEMENT, SLAG, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONFORM TO THE FOLLOWING:
- ORGANIC CONTENT - BETWEEN 3% - 10% ORGANIC MATTER
- pH - SHALL RANGE BETWEEN 6.0 - 7.5
- SOIL TEXTURE - TOPSOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY PASSING THROUGH A 2.00 MM (#10) SIEVE (SAND - 30%-75%, SILT - 15%-70%, CLAY - 10%-30%)
D. TOPSOIL MUST BE APPROVED PRIOR TO PLACEMENT. TOPSOIL TEXT RESULTS SHALL SHOW RECOMMENDATION FOR SOIL ADDITIVES FOR FERTILIZERS TO CORRECT NUTRIENT DEFICIENCIES AS NECESSARY
E. INORGANIC SOIL AMENDMENTS INCLUDE THE FOLLOWING:
- LIME - ASTM C 602, AGRICULTURAL LIMING MATERIAL CONTAINING A MINIMUM OF 80% CALCIUM CARBONATE EQUIVALENT AS FOLLOWS:
a. PROVIDE LIME IN FORM OF GROUND DOLOMITIC LIMESTONE PER ASTM 605, CONTAINING NO LESS THAN 85% OF TOTAL CARBONATES AND SHALL BE GROUND TO SUCH A FINENESS THAT 50% WILL PASS THROUGH A 100 MESH SIEVE AND 90% WILL PASS THROUGH A MESH SIEVE. COARSER MATERIAL WILL BE ACCEPTABLE, PROVIDED THE SPECIFIED RATES OF APPLICATION ARE INCREASED PROPORTIONALLY ON THE BASIS OF QUANTITIES PASSING THE 100 MESH SIEVE.
- SULFUR - GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90% SULFUR, WITH A MINIMUM OF 99% PASSING THROUGH NUMBER 6 SIEVE AND A MAXIMUM OF 10% PASSING THROUGH A NUMBER 40 SIEVE.
- AXIS CALCINED DIATOMACEOUS EARTH SOIL AMENDMENT - SEE PREPARATION AND PLANTING NOTES FOR APPLICATION RATES.
F. ORGANIC MULCH - FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE DOUBLE SHREDDED HARDWOOD BARK.

PLANTING PREPARATION

A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS ARE CORRECTED.
B. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
C. INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
D. APPLY ANTIDESICCANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING HANDLING AND TRANSPORTATION. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY ANTIDESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO (2) WEEKS AFTER PLANTING.
E. WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.
F. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND BED EDGES FOR ALL EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S, OWNER'S, OR OWNER REPRESENTATIVE'S WRITTEN ACCEPTANCE OF LAYOUT PRIOR TO PLANTING. TREES SHALL BE SITED IN THE FIELD BY THE LANDSCAPE ARCHITECT WHERE NOTED ON THE PLAN. CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES OR ISSUES WITH PLACEMENT.

WARRANTY

A. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM ONE YEAR WRITTEN WARRANTY FOR LABOR AND MATERIALS.
B. CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
C. WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FROM DATE OF ACCEPTANCE FOR TREES AND SHRUBS, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
D. WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
E. WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS NECESSARY TO PROVIDE A FUNCTIONING SYSTEM, FREE FROM DEFECTS AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.

TRAFFIC & SAFETY

A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

PLANT INSTALLATION

A. LOOSEN SUBGRADE OF PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES. REMOVE STONES LARGER THAN ONE (1) INCH IN ANY DIMENSION, STICKS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OF THE OWNER'S PROPERTY.
B. APPLY FERTILIZER DIRECTLY TO THE SUBGRADE BEFORE LOOSENING.
C. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THOROUGHLY BLEND PLANTING SOIL. APPLY TURFMATRIX SOIL AMENDMENT AT THE FOLLOWING RATES:
- 2" DEEP BEDS - 450 LBS / 1000 SF; 4" DEEP BEDS - 900 LBS / 1000 SF;
- 6" DEEP BEDS - 1,300 LBS / 1000 SF; 8" DEEP BEDS - 1,750 LBS / 1000 SF
D. DELAY MIXING FERTILIZER WITH PLANTING SOIL IF PLANTING WILL NOT PROCEED WITHIN A FEW DAYS.
E. MIX LIME WITH DRY SOIL PRIOR TO MIXING FERTILIZER.
F. SPREAD TOPSOIL TO A DEPTH OF (6) SIX INCHES FOR LAWN OR (12) TWELVE INCHES FOR BEDS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLING. DO NOT SPREAD IF PLANTING SOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
G. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM, SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSION TO MEET FINISH GRADES.
H. RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
I. FOR PLANTING PITS AND TRENCHES, EXCAVATE CIRCULAR PLANTING PITS WITH SLOPING INWARD AT A FORTY-FIVE (45) DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE NOT ACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING THE CENTER AREA OF THE BOTTOM RAISED 8" TO SUPPORT THE ROOT BALL AND ASSIST WITH DRAINAGE AWAY FROM THE CENTER. DO NOT FURTHER DISTURB THE BASE. ENSURE THAT THE ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF THE PLANTING PIT SMEARED OR SMOTHERED DURING EXCAVATION.
- EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR BALLED AND BURLAPPED STOCK.
- FOR BARE ROOT STOCK, EXCAVATE AT LEAST TWELVE (12) INCHES WIDER THAN THE ROOT SPREAD AND DEEP ENOUGH TO ACCOMMODATE VERTICAL ROOTS.
- IF DRAIN TILE IS SHOWN ON DRAWINGS OR DETAILS, OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POROUS BACKFILL OVER TILE.
J. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATION MAY BE USED AS PLANTING SOIL PROVIDED IT IS FREE FROM ROCKS AND OTHER DELETERIOUS MATERIAL.
K. NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
L. NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.
M. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE AWAY BEFORE POSITIONING TREES AND SHRUBS.
N. INSTALL PLANTS - REFER TO TYPICAL PLANTING DETAILS ON THIS SHEET FOR PLANT INSTALLATION.
O. IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE UNDER 5" CALIPER, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY AND QUALITY TO ASSURE THAT PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD, AT WHICH POINT ANY STAKES & WIRE ARE TO BE REMOVED BY THE CONTRACTOR.
P. ALL DECIDUOUS TREES SHALL BE WRAPPED WITH STANDARD MANUFACTURER'S TREE WRAP TO PREVENT WINTER DAMAGE. TREE WRAP TO BE REMOVED AFTER THE FIRST WINTER BY THE LANDSCAPE CONTRACTOR.
Q. LANDSCAPE CONTRACTOR SHALL INSTALL GATOR BAGS, PER MANUFACTURER'S RECOMMENDATION FOR ALL TREES THAT ARE NOT OTHERWISE IRRIGATED.
R. PRIOR TO MULCHING, APPLY PRE-EMERGENT HERBICIDE (PREEN OR EQUIVALENT) PER MANUFACTURER'S RECOMMENDATION.
S. IF NOTED ON PLAN TO USE WEED CONTROL FABRIC, INSTALL WEED CONTROL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. COMPLETELY COVER AREA TO RECEIVE FABRIC, OVERLAPPING EDGES A MINIMUM OF SIX (6) INCHES, SECURE THE SEAMS WITH GALVANIZED PINS. PINS TO BE 8" -10" APART ALONG EDGES AND 12" MIN. IN CENTER.
T. MULCH BACKFILLED SURFACES OF PLANTING AREAS AND OTHER AREAS AS INDICATED.
U. APPLY MULCH ACCORDING TO THE FOLLOWING:
- DO NOT PLACE MULCH WITHIN THREE (3) INCHES OF THE TRUNKS OR STEMS OR VOLCANO MULCH.
- FOR TREES AND SHRUBS IN TURF AREAS - APPLY ORGANIC MULCH RING OF FOUR (4) INCH AVERAGE THICKNESS, WITH THIRTY-SIX (36) INCH RADIUS AROUND TRUNKS OR STEMS.
- FOR PLANTS IN BEDS, APPLY ORGANIC MULCH TWO (2) INCH AVERAGE THICKNESS AND EXTENDING TWELVE (12) INCHES BEYOND THE EDGES OF INDIVIDUAL PLANTING PIT OR TRENCH AND OVER THE WHOLE SURFACE OF THE PLANTING AREA, AND FINISH LEVEL WITH ADJACENT FINISH GRADES.
V. THE LANDSCAPE CONTRACTOR SHALL INSTRUCT THE OWNER OR OWNER REPRESENTATIVE ON WATERING NEEDS OF INSTALLED PLANTINGS.

SEEDING / SOD PREPARATION

A. DE-COMPACT AREAS HEAVILY TRAFFICKED BY CONSTRUCTION ACTIVITIES WITH HOE OR OTHER APPROVED METHOD.
B. GRADE SURFACES TO ASSURE DRAINAGE AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. PROVIDE SUBGRADE FREE FROM IRREGULAR SURFACE CHANGES AND AS FOLLOWS:
- ROUGH GRADE SHALL EQUAL PLUS / MINUS TWO TENTHS (0.20) FEET, SUBGRADE TOLERANCE AND SHALL BE FREE OF EXPOSED BOULDERS OR STONE EXCEEDING ONE (1) INCH IN GREATEST DIMENSION.
- FILL IN ALL AREAS OF SETTLEMENT TO PROPER GRADE BEFORE SUBSEQUENT PLACEMENT OF TOPSOIL.
C. PLACE TOPSOIL A MINIMUM OF SIX (6) INCHES AVERAGE DEPTH.
D. GRADE AREA TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COURSE TEXTURE. ROLL, SCARIFY, RAKE, AND LEVEL AS NECESSARY TO OBTAIN A TRUE, EVEN LAWN SURFACE AND FILL DEPRESSIONS AS REQUIRED TO DRAIN. SEED BED TO BE APPROXIMATELY ONE HALF (½) TO ONE (1) INCH BELOW ALL SIDEWALKS AND CURBS. DO NOT MOVE HEAVY OBJECTS EXCEPT NECESSARY LAWN MAKING EQUIPMENT OVER LAWN AREAS AFTER THE SOIL IS PREPARED UNLESS IT IS LOOSENED AND RE-GRADED. RESTORE PREPARED AREAS TO SPECIFIED CONDITIONS IF ERODED, SETTLED, OR OTHERWISE DISTURBED.
E. APPLY TYPE A / STARTER FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO ONE (1) POUND OF ACTUAL NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET OR AS OTHERWISE INDICATED. APPLY FERTILIZERS BY MECHANICAL DRIER OR ROTARY DISTRIBUTOR, THOROUGHLY AND EVENLY INCORPORATED WITH THE SOIL TO A DEPTH OF THREE (3) INCHES BY DICING OR OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AN INCORPORATE INTO THE SOIL
F. ACCEPTABLE SEEDING TIMES: SPRING SEED PLANTING - APRIL 1 TO JUNE 1; FALL SEED PLANTING - AUG. 15 TO OCT. 1

SEED INSTALLATION

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A. LANDSCAPE CONTRACTOR SHALL SEED ALL DISTURBED AREAS. THE FINAL GRADE AND TOPSOIL WITHIN +/- .10 FEET WILL BE IN PLACE FOR SEEDING CONTRACTOR.
B. CONTRACTOR SHALL APPLY CELLULOSE FIBER MULCH AT A MINIMUM RATE OF 1500 LBS./ACRE AND FERTILIZERS: BEST 6-20-20 OR BEST 15-15-15 OR APPROVED EQUAL APPLIED AT RATE APPROPRIATE FOR PRODUCT. ORGANIC TACKIFIER SHALL BE APPLIED AT RATE OF 70 LBS./ACRE. HYDRAULIC MULCH SHALL BE APPLIED AT THE 2,000 LBS./ACRE.
C. CONTRACTOR SHALL WATER ALL PLANT AREAS THOROUGHLY TO SATURATE UPPER LAYERS OF SOIL PRIOR TO THE HYDROSEEDING OPERATION. ALLOW THE PLANTING AREA SOIL SURFACE TO DRY OUT FOR ONE DAY ONLY PRIOR TO THE HYDROSEEDING APPLICATION.
D. CONTRACTOR SHALL APPLY THE HYDROSEEDING IN THE FORM OF A SLURRY CONSISTING OF ORGANIC SOIL AMENDMENTS, COMMERCIAL FERTILIZER, AND ANY OTHER CHEMICALS THAT ARE CALLED OUT. WHEN HYDRAULICALLY SPRAYED ONTO THE SOIL, THE MULCH SHALL FORM A BLOTTER-LIKE MATERIAL. SPRAY THE AREA WITH A UNIFORM VISIBLE COAT. USING THE DARK COLOR OF THE CELLULOSE FIBER AS A VISUAL GUIDE. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE. CONTRACTOR SHALL INSURE THAT ALL OF THE SLURRY COMPONENTS ENTER AND MIX WITH THE SOIL.
E. IF SLURRY COMPONENTS ARE LEFT FOR MORE THAN TWO HOURS IN THE MACHINE. ADD 50% MORE OF THE ORIGINALLY SPECIFIED SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED WITHIN THE TWO HOURS AFTER MIXING. ADD 75% MORE OF THE ORIGINAL SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED EIGHT (8) HOURS AFTER MIXING. ALL MIXTURES MORE THAN EIGHT (8) HOURS OLD, SHALL BE DISPOSED, OFFSITE, AT THE CONTRACTOR'S EXPENSE.
F. CONTRACTOR SHALL REMOVE ALL SLURRY SPRAYED ONTO HARDSCAPE AREAS INCLUDING CONCRETE WALKS, FENCES, WALLS, BUILDINGS, ETC. AT THE CONTRACTOR'S EXPENSE.
G. CONTRACTOR SHALL SAVE ALL SEED AND FERTILIZER TAGS AND FIBER MULCH BAGS FOR THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DRAWING

Example Building Elevations For Owls Landing

Protective Covenants and Restrictions
For
Owls Landing

1. **Duration of Restrictions**
    a. These covenants and restrictions are for the benefit of the lot owners and shall remain in full force and effect until January 1, 2040, at which time said covenants shall be automatically extended for successive periods of 10 years, unless the majority of the then lot owners in this subdivision vote to make any changes, amendments, additions or cancellations to any or all of these deed restrictions.

2. **Land Use**
    a. All lots comprising the Property shall be used exclusively for single-family, private residence purposes, unless otherwise identified as public or private open space.
    b. All lot owners are required to start construction within three (3) years of the closing date of the initial purchase of the lot.
    c. All construction on any Lot must be completed within 12 months from commencement. The other owners of the development shall have the right, either individually or collectively, to remove from the Lot any building not completed within 18 months, provided the Owner of the Lot is not proceeding with any diligence to complete construction of same. The owner of the Lot, by acceptance of this deed, consents in advance to such removal and to pay on demand the costs thereof, which costs shall be deemed to be a lien on the Lot from the date such removal is commenced.
    d. No lot shall hereafter be subdivided into parcels for additional residential purposes.

3. **Architectural Control**
    a. No buildings, structures or other improvements of any kind shall be erected or placed on any lot of this subdivision without prior written approval by the Developer or the Association. All building plans, site plans, specifications showing the nature, kind, shape, color, height, materials, and location of the same must be submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Developer.
    b. No additional buildings, structures, or other improvements including driveway modifications of any kind shall be placed on any lot without the prior written approval from the Butler County Engineer's Department, City of Oxford, and Developer (or Board).
    c. The Developer or his assigns shall approve or disapprove design plans, etc. within (30) days of submission by builder. In the event the

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Developer fails to approve or disapprove such design and location within (30) days after said plans and specifications have been submitted, the plans will be deemed in full compliance and approved.

d. Developer, at its sole discretion, has the right to approve and disapprove any proposed builder for the construction of a single-family residence and/or accessory buildings. Builders must have prior experience, a reputation of quality workmanship and willingness to perform work according to deed restrictions of the proposed construction in order to be approved. Developer's approval shall be obtained prior to commencement of any construction on the lot. Owner shall have no claim against Developer for any failures of the Owner's builder. Approval of a builder on a different lot, previously, does not represent future approval of the same builder on another lot.
e. Developer or his assigns shall not be liable to any owner or any other party for any loss, claim, or demand asserted on account of their management of these restrictions and the performance of their duties hereunder, or for any failure or defect in such administration.
f. The Developer shall have the authority to grant reasonable variances from the design requirements. No variance shall materially adversely affect any other part of Owls Landing.

4. Dwelling Size

a. The total floor area of a Dwelling constructed on any Lot shall not be less than 1,000 square feet of finished living area for a one-story home and not less then 1,000 square feet of finished living area for a two-story home. For purposes of computing such minimum square footage of the basement, garage, attic, porches and decks shall not be considered.
b. All garages shall be attached to the Dwelling and have space for a minimum of two cars and not more than three cars. Front entry ingress and egress is required, unless otherwise approved by the Developer.

5. Dwelling Materials

a. All foundation walls shall be constructed of poured concrete, or concrete block for slab foundations.
b. Exterior siding shall be brick, stone, siding, or other natural materials approved by Developer. Pre-primed Cedar or Fiber Cement siding (such as Hardi-plank) will be permitted.
c. All driveways shall be concrete and shall be completed within six (6) months after owner occupancy.

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d. Satellite receivers are prohibited in the front and side yards. Such devices may be installed in the rear yard or on the house if not visible from the street.
e. No above ground propone tanks will be permitted on any lot..

6. Detached Buildings/Garages

a. Not permitted.

7. Setback Lines

a. All Dwellings on a Lot shall have a minimum building setback of twenty (20) feet back from the existing right-of-way and not closer than five (5) feet from any side property line. Variances of these setback requirements may be approved by the Developer. All setbacks must be in compliance with the City Of Oxford Zoning Department.

8. Easements

a. The owners of all lots in the subdivision shall be required tomaintain storm water drainage ways in accordance with the drainage easements so that the normal flow of water will have no interference. All lot owners shall indemnify and hold the Developer and hisassigns harmless from any liability or damages as result of altering the existing drainage path on a side ditch maintenance, bale blocking, sedimentation problems, etc. Builders and owners are responsible to restore and seed the ditch areas disturbed due to the construction activity on their lot and may be billed by the Developer or his assigns for the cost of such restoration and /or seeding.

9. Temporary Structures

a. No structure of temporary character, including trailer, tent, shack, garage, barn, or other outbuildings shall be used on any lot at any time as a residence, either temporary or permanently. Storage trailers or sheds are permitted by builders during construction periods.

10. Swimming Pools

a. No above ground swimming pools shall be constructed on any lot.

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11. Landscaping

a. Landscaping requirements include a minimum of one (1) front yard shade trees (1'' or larger diameter) and a minimum of five (5) other trees or shrubs planted in the yard and have the foundation of the home facing the roadway landscaped.
b. All sod, seed, straw, trees, and shrubs must be installed prior to closing out of construction loan, or adequate escrow to insure completion of landscaping and must be agreed upon by Builder and lending institution. All landscaping, including seeding must be completed to minimum requirements within six (6) months of occupancy.

12. Fences, Walls, and Hedges

a. Walls or fences erected on any lot shall be ornamental in character and the plans shall be first approved by the Developer the City of Oxford as set forth here an above and shall not exceed (4) feet in height. The height limitation does apply to fences around swimming pools.
b. Fences are permitted on the side and rear yards only. No chain link fences of any kind shall be permitted.

13. Signs

a. No signs of any kind shall be displayed to the public view on any lot except one sign not more than twelve (12) square feet advertising the property for sale or rent, or signs used by the builder to advertise the property during the construction and sale period, which signs shall confirm to sizes allowed by the current zoning ordinances. This does not prohibit street signs and subdivision signs.
b. No signs can remain in front of any newly constructed residence for more than sixty (60) days after an occupancy permit is issued for the residence and the residence is occupied.
c. No additional signs of any kind shall be allowed on a building site, including but not limited to financing signs, subcontractor signs, supplier signs, etc. It is the responsibility of the Builder to inform all of the subcontractors and suppliers to refrain from erecting any of those signs.

14. Parking of Vehicles

a. No worn out, discarded automobiles, machinery or vehicles, or parts thereof shall be stored on any Lot and no part shall be used for automobile junk piles or the storage of junk materials. Boats, trailers, recreational vehicles, jet skis, vans, vehicles to be restored or vehicles not used on a regular basis, or other similar items must be kept free from public view and must be parked within a garage or screened

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parking area. Temporary storage of boats and trailers for no more than two (2) days while in the state of transfer, etc. shall be permitted

15. Garbage, Rubbish, Construction Waste

a. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste and the same shall not be kept,except in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
b. When the home is complete, all containers shall be removed from the public view within twenty-four (24) hours of being emptied by the waste contractor.
c. Builders and owners of lots are responsible for cleaning and removal of mud or debris on the streets caused during construction and may be billed by Developer for the cost of such cleanup and/or removal.

16. Prohibited Activity

d. No offensive odors or unsightly nuisances will be permitted on any lot in this subdivision which may be construed to be detrimental to the neighborhood.

17. Animals, Pets

e. No animals or livestock of any kind shall be kept on any lot in the subdivision except dogs, cats, and other domestic household pets provided they are not kept, bred, boarded, or maintained for any commercial purpose.
f. No more than five (5) household pets may be kept on any Lot. Owners shall take such measures as necessary to prevent their pets from straying onto other Owner's Lots.

18. Severability

g. Invalidation of any (1) one or more of these covenants, conditions, restrictions or easements by court order shall not in any way affect any other provisions which shall remain in full force and effect.

19. Enforcement

h. It shall be lawful for the Developer or any other person or persons owning any real property situated in Owls Landing to prosecute any proceedings at law or in equity against the person or persons violating any covenant or restriction herein contained and either to prevent him or them from so doing, or to recover damages or other dues from such violation. Invalidation of any one of these covenants, by judgments or court order, shall in no way affect any other provisions, which shall remain in full force and effect.
i. The restrictions set forth herein may be amended by the recording of a written amendment agreed to by at least 75% of the then owners of the lots shown hereon and the Developer. The Developer has the

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ability to amend these restrictions while in title of a minimum 50% of the lots.

20. Developer's Rights

j. Developer reserves the right and power, and each Lot Owner by acceptance of a deed to a Lot is deemed to and does grant to Developer a power of attorney, which right and power is coupled with an interest and runs with a title to a Lot and is irrevocable during the Development period, to amend these Covenants and Restrictions and to execute any and all documents deemed necessary by Developer to conform to its present or future development plans, to correct typographical and drafting errors, to conform to the requirements of any lending institution, and to make any future requirements and covenants as to Owls Landing Subdivision, which the Developer believe to be in the best interest of the development as long as such amendment does not unduly restrict Owners' development or marketable rights.

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Todd Homes, LLC has caused this instrument to be executed this _____day of_____, 2021.

Developer:
Todd Homes, LLC By:_____

Its:_____

STATE OF OHIO
COUNTY OF BUTLER SS:

The foregoing instrument was acknowledged before me this_____day of_____2021, by _____, managing member of Todd Homes, LLC, an Ohio limited liability company on behalf of the company.

_____
Notary Public

Declaration of Homeowner's Association
For
Owls Landing

1. **Organization**
    a. The Association shall be an Ohio not-for-profit corporation, and shall be called "Owls Landing Owner's Association." The Association will operate as the homeowners' association that will provide maintenance, management and control of common areas and easement.
    b. The initial director of the Association shall be the Developer, until a time that the property is turned over to the Association. At any time before Developer has sold on hundred percent (100%) of the currently platted Lots, plus any additional Lots that may be platted and added to the current subdivision, if any, the Developer may turn over control of the Association to the then current owners of Lots. The Developer shall be required to turn over control of the Association within 180 days after Developer has sold all Lots on the Property if the Developer has not already turned over such control.
    c. The Developer shall be entitled to add additional platted Lots and adjacent land to the subdivisions and subject such additional Lots and adjacent land acquired by Developer to this Declaration, either by subsequent amendment to the Declaration. An amendment or Plat that expands the Property by adding Lots or land may be executed and filed by Developer at any time prior to turnover without consent of other persons who are Lot Owners at that time.

2. **Membership**
    a. Each Lot Owner, upon acquisition of title of a Lot, shall automatically become a Member of the Association. Membership shall terminate upon the sale or any other disposition by such Member of his Lot, at which time the new Owner automatically shall become a Member of the Association.

3. **Administration**
    a. The administration of the Association shall be in accordance with the provisions of the Organizational Documents that are established when the Association is formed. Until the Developer has sold all Lots on the Property and on any additional real property that is subjected to this Declaration, the Developer shall be empowered to appoint a majority of the members of the board of Trustees of the Association. Prior to turnover, the Developer may arrange for management of the Association on a contract not to exceed a term of one year.
    b. During the development period, the powers, rights, duties and functions of the Association shall be exercised by a Board of Trustees

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selected by Developer. Developer reserves the right to relinquish such right to control at any time.

4. Assessment

a. There is hereby established for the benefit of the Lot Owners of the Property an annual charge or assessment. The Annual Assessment shall be used exclusively to promote the recreational, health, safety, and welfare of the residents of the Property and the enforcement of the subdivision's Covenants and Restrictions. The assessments shall be assessable for future maintenance, upkeep, repair and replacement of such improvements to the extent the improvements are not accepted by public or governmental authorities.

b. The assessments shall also include, without limitation, the expenses for maintenance of the front entrance landscaping and lighting, street scape landscaping maintenance, private road maintenance and repair, private storm system maintenance and repair, retention basin maintenance and repair, common space grass maintenance and repair, insurance premiums, operations costs, management of the Association, fees for legal and accounting services, mailing and postage.

c. Each Lot Owner's share of the assessment shall be equal to the proportion of one to the total number of Lots then subject to this Declaration. Any lot owned by Developer without improvements thereon shall be pay ten (10%) of the share of the Assessment otherwise payable on account of such Lot. The initial amount of the individual lot assessment shall be Five Hundred Dollars ($500) per year.

d. The Developer or the Association shall budget for the current year's projected costs for landscaping, watering, maintenance, upkeep, including snow plowing, repair, cleaning, insurance, taxes, management fees, organizational costs, legal costs for the enforcement of liens and Protective Covenants and Restrictions and any other costs reasonably foreseeable and established by the Developer or the Association shall build up and maintain a reasonable contingency reserve and for the periodic maintenance, repair, and replacement of the Front Entrance.

e. The annual Assessment shall determine the Association's budget and the amount of the Assessment for the immediately following year on or before January 15th and shall give written notice to all Lot Owners of the Assessment applicable to their Lot no later than February 15th. The failure of the association to meet the time deadlines imposed herein shall have no effect on the obligation of owners to pay their proportionate share of the Assessment when determine. If during the course of the year, the board determines that the amount of the Assessment is or will be inadequate to cover any and all such costs described below, the board may adjust the amount of the Assessment

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by giving written notice to members not less than twenty (20) days before the effective date of the adjustment.

5. **Lien for Assessment**
    a. The Assessment shall be a lien on each Lot with priority over all other liens and encumbrances on any Lot or any part thereof, or interest arising after this Declaration is recorded, excepting real estate taxes and assessments, and liens of record in favor of any political subdivisions or governmental instruments of the State of Ohio, to the extent made superior by applicable law.
    b. Each Lot Owner, by acceptance of a deed or other instrument of conveyance for the Lot, shall be deemed to covenant to pay the payment of the Assessment to the Developer or to the Association after the turnover.
    c. If any installment of the Assessment on any Lot is not paid within the period established by the Association pursuant to the Declaration, the amount thereof together with any interest, costs, penalties and reasonable attorneys' fees shall constitute a lien on such Lot in favor of the Association.
    d. If the Association incurs any cost or expense for or on account of any item of maintenance, repair or other matter made necessary by wrongful or negligent act of omission of any Owner, such costs shall be borne by such Owner and not by the Association, and if paid by the Association, shall be reimbursed to the Association by such Owner as an Individual Lot Assessment.
    e. No owner may exempt himself from liability for his share of the assessment by abandonment of his Lot.

6. **Records of the Association**
    a. The Association shall keep full and correct accounting records. The Association shall make available to all Lot Owners and the holders of all first mortgages on Lots, current copies of the books, records and financial statements of the Association upon reasonable request. All funds collected by this Declaration shall be held and used solely for the benefit of the Association and all of the Lot Owners.

7. **Insurance**
    a. The Association shall obtain and maintain a comprehensive policy of liability insurance covering the Common Areas and Facilities insuring the Association, Trustees, and Owners and members in an amount of not less than five hundred thousand dollars ($500,000), per occurrence for personal injury and/or property damage.
    b. In addition, the Association may obtain and maintain casualty insurance, Trustees' and Officers' liability insurance as he Board deems appropriate from time to time.

8. **Meeting of the Association**

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a. **Place of Meetings.** Meetings of the Association shall be held at a suitable place convenient to the Members as may be designated by the Board of Trustees in Butler County, Ohio or as convenient thereto as possible and practical.
b. **Annual Meeting.** The first meeting of the Association shall be held by the Developer as soon as practicable after the incorporation of the Association. An annual meeting date shall be established by the Association upon turnover from the Developer.
c. **Special Meetings.** The President may call special meetings. In addition, it shall be the duty of the President to call special meetings of the Association if so directed by resolution of a majority of a quorum of the Board of Trustees or a written petition signed by at least thirty-three (33%) percent of the total votes of the Association. The notice of special meetings shall state the date, time and place of such meeting and the purpose thereof. No business shall be transacted at special meetings except as stated in the notice.
d. **Notice of Meetings.** It shall be the duty of the Secretary to mail or cause to be delivered to the stating the purpose of the special meetings, as well as the time and place where it is to be held. If an Owner wishes notice to be given at an address other than his or her Lot, he or she shall designate such address by written notice to the Secretary. The mailing or delivering of a notice of a meeting in the manner provided in this Section shall be considered service of notice. Notices shall be served not less than ten (10) nor more than sixty (60) days before a meeting.
e. **Waiver of Notice.** Waiver of notice of a meeting of the Members shall be deemed the equivalent of proper notice. Any Member may, in writing, waive notice of any meeting of the Members, either before or after the holding of such meeting. Attendance of any Member at any meeting without protesting, prior to or at the commencement of the meeting, the lack of proper notice shall be deemed to be a waiver by him or her of such meeting.
f. **Adjournment of Meetings.** If any meetings of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called be transacted. If a time and place of the adjourned meeting are not fixed by those in attendance at the original meeting, or if for any reason a new date is fixed from the adjourned meeting after adjournment, notice of the time and place of the adjourned meeting shall be given to Members in the manner prescribed fro regular meetings. Those present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the

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withdrawal of enough Members to leave less than a quorum, provided that any action taken shall be approved by at least a majority of Members required to constitute a quorum.

g. **Voting Rights.** Each Lot shall have one vote. If only one of several Owners for a Lot is present at a meeting of the Association, that Owner is entitled to case the vote allocated to that Lot. If more than one of the Owners is present, the vote allocated to that Lot may be cast only in accordance with the agreement of a majority in interest of the Owners. There is a majority agreement if any one of the Owners cast a vote allocated to that Lot without protest being made promptly to the person presiding over the meeting by any of the other Owners of the Lot. The Association may adopt rules regarding deadlocks. No votes allocated to a Lot Owner by the Association may be cast. Voting at elections and votes on other matters may be conducted by mail.

h. **Proxies.** A vote allocated to a Lot may be cast pursuant to a proxy duly executed by an Owner. If a Lot is owned by more than one person, each Owner of the Lot may vote or register protest to the casting of votes by the Owners of a Lot through a duly executed proxy. An Owner may revoke a proxy given pursuant to this section only by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. Except as hereinafter provided, a proxy shall terminate one year after its date, unless it specifies a shorter time. If a first mortgagee has been designated a proxy under the terms of a first mortgage covering a Lot, its presentation to the Board of a copy of the mortgage shall be notice of the proxy designation, and if the mortgage so states, of the irrevocability of that designation. Written notice to the Board or notice in a meeting of a revocation of a proxy designation shall not affect any vote or act previously taken. Each proxy shall automatically cease upon conveyance of the Lot.

i. **Majority of Owners.** As used in this By-Laws, the term majority shall mean those votes, Owners, Members or other group as the context may indicate totaling more than fifty (50%) percent of the total number.

j. **Quorum.** Except as otherwise provided in these By-Laws or in the Declaration, those Members present in person or by proxy shall constitute a quorum at all meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.

k. **Conduct of Meetings.** The President shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in the minute book all resolutions adopted, as well as a record of all transactions occurring thereat.

l. **Action Without A Meeting.** Any action which may be authorized or taken at a meeting of the members, except the election of Board members, may be authorized or taken without a meeting with the

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affirmative vote or approval, and in writing or writings signed by not less than a majority of the Members. Any such writing shall be entered into the minute book of the Association.

9. **Board of Trustees**
    a. **Governing Body.** Except as otherwise provided by law, the Articles of Incorporation, the Declaration or this Code of Regulations, all of the authority of the Association shall be exercised by or under the direction of the Board of Trustees.
    b. **Number and Qualification of Trustees**. The Board of Trustees in the Association shall consist of three (3) persons and shall be those named in the Articles of Incorporation or other such person or persons as may be substituted by the Declarant pursuant to Article XIII, Section 13.3 of the Declaration. Except those appointed by the Declarant, all Trustees must be Owners. The spouse of an Owner is qualified to act as a Trustee if both the Owner and the spouse occupy the Lot. No person and his or her spouse may serve on the Board at the same time.
    c. **Nomination of Trustees.** Except for Trustees selected by the Declarant, nomination of the Board of Trustees shall be made by a Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two (2) or more Members of the Association. The Nominating Committee shall be appointed by the Board at each annual meeting of the Members to serve from the close of such annual meeting until the close of the next annual meeting. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine but in no event less than the number of vacancies or terms to be filled. Nominations shall be permitted from the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the Members and to solicit votes.
    d. **Election of Trustees.** The trustees shall be elected at each annual meeting of the Members of the Association or at a special meeting called for the purpose of electing Trustees. At a meeting of members of the Association at which Trustees are to be elected, only persons nominated as candidates shall be eligible for elections as Trustees and the candidates receiving the greatest number of votes shall be elected. The Board may adopt rules regarding nominations and procedure for elections. Election to the Board shall be by secret written ballot and at such elections, the Members or their proxies may cast, in respect to each vacancy, such voting power as they are entitled to exercise under the provisions of the Declaration.
    e. **Term of Office; Resignations.** Except for those Trustees appointed by the Declarant, each Trustee shall hold office for a term of two (2) years and until his or her successor is elected, or until his or her earlier resignation, removal from office, or death. It is intended by

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these Code of Regulations that the terms of the Trustees shall be staggered with one (1) Trustee being elected in odd numbered years and two (2) Trustees being elected in even numbered years. The initial terms of the Trustees elected by the Owners shall be adjusted to carry out this intent. Any Trustee may resign at any time by oral statement to that effect made at a meeting of the Board of Trustees or in writing to that effect delivered to the Secretary of the Association, such resignation to take effect immediately or at such other time as the Trustee may specify. In the event of death or resignation of a Trustee, his or her successor shall be selected by a majority of the remaining members of the Board and shall serve for the unexpired term of the predecessor.

f. **Compensation.** Members of the Board of Trustees shall serve without compensation, except that they may be reimbursed for actual expenses incurred on behalf of the Association.

g. **Organization Meetings.** The first meeting of the members of the Board of Trustees following each annual meeting of the Members shall be held within ten (10) days thereafter at such time and place as shall be fixed by the Board.

h. **Regular Meetings.** Regular meetings of the Board of Trustees may be held at such time and place and shall be determine from time to time by a majority of the Trustees, but at least four (4) such meetings shall be held during each fiscal year with at least one (1) per quarter.

i. **Special Meetings.** Special meetings of the Board of Trustees shall be held when called by written notice signed by the President or Secretary of the Association, or by any two (2) Trustees. The notice shall specify the time and place of the meeting and the nature of any special business to be considered.

j. **Notice of Meetings; Waiver.** Notice of the time and place of each meeting of the Trustees, whether regular or special, shall be given to each Trustee by one of the following methods: (a) personal delivery; (b) written notice by first class mail, postage prepaid; (c) by telephone communication, either directly to the Trustee or to a person at the Trustee's home or place of business who would reasonably be expected to communicate such notice promptly to the Trustee; or (d) by telegram or cablegram, charges prepaid. All such notices shall be given or sent to the Trustee's address or telephone number as shown on the records of the Association. Notice sent by first class mail shall be deposited into a United States mailbox, at least four (4) days before the time set for the meeting. Notices given by personal delivery, telephone, telegraph or cablegram company at least seventy-two (72) hours before the time set for the meeting. Waiver of notice of meetings of the Trustees shall be deemed the equivalent of proper notice. Any Trustee may, in writing, waive notice of any meeting of the Board, either before or after the holding of such meeting. Such writing shall be entered into the minutes of the meeting. Attendance

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of any Trustee at any meeting without protesting, prior to or at the commencement of the meeting, the lack of proper notice shall be deemed to be a waiver by him or her of notice of such meeting.

k. **Quorum of the Board of Trustees.** At all meetings of the Board of Trustees, a majority of the Trustees shall constitute the decision of the Board. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of the Trustees, if any action taken is approved by at least a majority of the required quorum for the meeting. Notice of adjournment of a meeting need not be given if the time and place to which it is adjourned are fixed and announced at such meeting. At such adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted.

l. **Conduct of Meetings.** The President shall preside over all meetings of the Board of Trustees, and the Secretary shall keep the minutes of the meeting and record in the minute book all resolution adopted, as well as a record of all transactions occurring thereat.

m. **Open Meetings.** All meetings of the Board of Trustees shall be open to all Members of the Association, but Members other than the Trustees may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board.

n. **Executive Session.** The Board may, with approval of a majority of a quorum, adjourn a meeting and reconvene in executive session to discuss and vote upon personnel matters, litigation in which the Association is or may become involved, or orders of business of similar nature. The nature of any and all business to be considered in executive session shall first be announced in open session.

o. **Action Without A Meeting.** Any action which may be authorized or taken at a meeting of the Board of Trustees may be authorized or taken without or taken without a meeting with the affirmative vote or approval, and in writing or writings signed by all the Trustees. Any such writing shall be entered into the minute book of the Association. An explanation of the action taken shall be posted at a prominent place or places within the Properties within three (3) days after written consents of al the Board members have been obtained.

p. **Voting By Trustees.** A Trustee who is present at a meeting of the Board or any committee meeting when corporate action is taken shall be deemed to have assented to the action taken unless

    a.) He or she objects at the beginning of the meeting (or promptly upon arrival) to holding it or transacting business at the meeting;

    b.) His or her dissent or abstention from the action taken is entered in the minutes of the meeting;

    c.) He or she delivers written notice of his or her dissent or abstention to the presiding officer of the meeting before its adjournment or to the Corporation immediately after

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adjournment of the meeting. This right of dissent or abstention shall not be available to a Trustee who votes in favor of the action taken.

q. **Officers.** The officers of the Association shall be a President, Secretary, and Treasurer. The Board of Trustees may elect such other officers, including one or more Assistant Secretaries and one or more Assistant Treasurers, as it shall deem desirable, such officers to have the authority and perform the duties prescribed from time to time by the Board. Any two or more offices may be held by the same person, excepting the offices of President and Secretary. The President and Treasurer shall be elected from among members of the Board of Trustees.

10. Easements

a. The Association shall have a right of access and an easement to, over and through each Lot during reasonable hours and upon giving reasonable notice for ingress and egress and all other purposes which enable the Association to perform its obligations, right and duties with regard to maintenance, repair, removal, restoration, or servicing of any items in violation of the Protective Covenants and Restrictions.

11. Remedies for Breach of Protective Covenants and Restrictions

a. Any breach of the Protective Covenants and Restrictions for Owls Landing, which are not corrected within seventy-two (72) hours of notification, shall be subjected to a Five Hundred Dollar ($500.00) fine per occurrence, payable to the Association, which may be secured by liens placed on the lot according to this Declaration.

12. Maintenance

a. The association shall make all repairs to all private roads and road signs in conformity with any requirements by City of Oxford.
b. The Association shall be responsible for mowing and maintenance of all vacant areas in the development. The individual Lot Owners are responsible for mowing and maintenance to their Dwelling Unit and property all the way to the asphalt of the road.
c. All lots are included in the HOA established for Owls Landing. The Association is responsible for maintaining storm drainage facilities including water quality basins located outside of the public right-of-way; street buffer landscaping; entryway monuments, signage and lighting; and for enforcing conservation area easement requirements.

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Todd Homes, LLC has caused this instrument to be executed this
_____ day of _____, 2021.

Developer:
Todd Homes LLC

By: _____
Its:_____

STATE OF OHIO
COUNTY OF BUTLER SS:

The foregoing instrument was acknowledged before me this
_____ day of _____ , 2021, by _____,
managing member of Todd Homes, LLC, and Ohio limited liability company on behalf of the company.

_____
Notary Public

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

November 12, 2021

Mr. Scott Otto, P.E.
City Engineer
City of Oxford
15 S. College Ave
Oxford, Ohio 45056

Re: Owl's Landing
Traffic Evaluation

Dear Mr. Otto,

Bayer Becker has prepared the following Traffic Evaluation for the proposed Owl's Landing development to be located on the north side of Brookville Road west of Autumn Drive, in the City of Oxford, Butler County, Ohio.

Proposed Development

The proposed Owl's Landing development will consist of 86 single family homes. Direct access for the development is proposed via 2 access point on Brookville Road, 377 feet and 1,011 feet west of Autumn Drive.

A concept plan is provided by attachment.

Area Conditions

In the vicinity of the site, Brookville Road is an east-west, two-lane roadway with a posted speed limit of 45 mph for the eastern portion of the site and 55 mph for the western portion. Per the Oxford Thoroughfare Plan, Brookville Road is classified as a major collector.

To determine the existing traffic volumes along Brookville Road, in front of the development, Bayer Becker conducted an AM and PM Peak Hour directional traffic count on Tuesday, October 26, 2021. Also on October 26, 2021, Bayer Becker conducted peak hour turning movement traffic counts at the intersection of Oxford Reily Road (SR 732) and West Chestnut Street/Brookville Road, from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM.

The complete traffic count information is provided by attachment. The 2021 AM and PM peak hour existing traffic volumes are presented in Figure 1.

Projected Traffic

Trip generation for the proposed Owl's Landing development was estimated using the data and methodology presented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. Site trips generated during the weekday AM and PM peak hours are presented in the following table.

Table 1
Trip Generation – Episcopal Retirement Services Development

Land Use	ITE Code	Size	Units	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Single Family Detached Housing	210	86	Dwellings	17	48	65	54	32	86

Trip generation rate information is attached for reference.

Peak hour site trips generated by the proposed development were distributed at the site access drives and the intersection of Oxford Reily Road (SR 732) and West Chestnut Street/Brookville Road based upon the existing traffic distribution, as presented in Figure 2.

Site trips generated by the proposed development are presented in Figure 3.

No Build Traffic

Episcopal Retirement Services is proposing a 42 unit Senior Residential Development west of Oxford Reily Road (SR 732) on the south side of extended Melissa Drive. Trips to be generated by the proposed development have been distributed within the study area and are presented in Figure 4. The Existing Traffic in Figure 1 were added to the Figure 4 Episcopal Retirement Services Development Trips to determine the 2022 No Build Traffic, as presented in Figure 5.

Total Traffic

The 2022 Build traffic volumes were obtained by adding the proposed site traffic volumes to the 2022 No Build traffic volumes. The 2022 Build traffic volumes are presented in Figure 6.

Turn Lane Warrant Analysis

The need for turn lanes on all approaches of the intersections of the site drives with Brookville Road and the intersection of Oxford Reily Road (SR 732) at Brookville Road/West Chestnut Street were determined using turn lane warrants from the Ohio Department of Transportation (ODOT) *Location and Design Manual, Volume 1*, Sections 401.2.2, 401.6.1, and 401.6.3 and Figures 401-5a and 401-6a.

Based on the analysis, the following turn lane is warranted for 2021 Existing Conditions:

- Westbound left turn on West Chestnut Street at Oxford Reily Road (SR 732).

No additional turn lanes are warranted for 2022 Build Conditions (including site development traffic).

The turn lane warrant analysis is provided in the Attachments.

The ODOT *Location and Design Manual, Volume 1* Figures 401-9 and 401-10, were used to calculate the storage length for the warranted turn lane.

Based on calculations, the following turn lane storage length is recommended for 2021 Existing Conditions:

- 225’ westbound left turn on West Chestnut Street at Oxford Reily Road (SR 732)

The storage length includes a 50' diverging taper. Storage length calculations are provided in the Attachments.

Capacity and Level of Service

Level of Service (LOS), as defined in the *Highway Capacity Manual, 6th Edition* (*HCM 2016*), is "a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience." LOS is a function of the control delay per vehicle, and it is the standard used to evaluate traffic flow at an intersection.

According to ODOT's *State Highway Access Management Manual*, every movement should operate at LOS of E or better, with the overall intersection at a LOS D or better.

The criteria used by *HCM* are provided in Table 3 below.

Table 2
Level of Service Criteria for Unsignalized Intersections

Level of Service	Delay Range (sec/veh)	Expected Delay
A	<10	Little or No Delay
B	>10 and < 15	Short Traffic Delay
C	>15 and < 25	Average Traffic Delay
D	>25 and < 35	Long Traffic Delay
E	>35 and < 50	Very long Traffic Delay
F	>50	Excessive Traffic Delay

Capacity analysis of the intersections of the site drives with Brookville Road, and Oxford Reily Road (SR 732) and Brookville Road/West Chestnut Street was performed for the 2021 Existing, 2022 No Build and 2022 Build Conditions, with the warranted westbound left turn lane on West Chestnut Street at Oxford Reily Road (SR 732).

Intersection levels of service for the unsignalized intersections are presented in Table 3. For complete capacity analysis, see Attachments.

Table 3
Levels of Service (Delay, Seconds)

		Existing		2022 No Build		2022 Build	
		AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Oxford Reily Road (SR 732) and W. Chestnut St./Brookville Road (Unsignalized)							
EB		A (9.7)	A (9.3)	A (10.0)	A (9.4)	B (10.6)	A (9.6)
WB	Left/Thru	B (10.3)	C (16.8)	-	-	-	-
	Left	-	-	B (11.2)	B (13.1)	B (11.3)	B (13.3)
	Thru	-	-	A (8.6)	B (10.6)	A (8.7)	B (11.3)
NB		A (10.0)	B (11.0)	B (10.2)	B (10.8)	B (10.5)	B (11.2)
Overall		B (10.0)	B (13.9)	B (10.3)	B (11.3)	B (10.6)	B (11.6)

	Existing		2022 No Build		2022 Build	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Brookville Road and Street A (Unsignalized)						
EB	-	-	-	-	A (7.3)	A (7.7)
WB	-	-	-	-	-	-
SB	-	-	-	-	A (9.4)	A (10.0)
Brookville Road and Street C (Unsignalized)						
EB	-	-	-	-	A (7.3)	A (7.7)
WB	-	-	-	-	-	-
SB	-	-	-	-	A (9.0)	A (9.5)

Based on the capacity analysis completed for the intersections of the site drives with Brookville Road, and Oxford Reily Road (SR 732) and Brookville Road/West Chestnut Street, the LOS for each movement is acceptable, in both the AM and PM Peak Hours for 2021 Existing, 2022 No Build and 2022 Build Conditions with the proposed left turn lane on West Chestnut Street at Oxford Reily Road (SR 732).

Findings and Recommendations

Based on the traffic analysis contained herein, the following roadway improvement is recommended to accommodate 2021 Existing Conditions (without the proposed Owl's Landing development):

- Construct a 225' westbound left turn lane on West Chestnut Street at Oxford Reily Road (SR 732).

The storage length includes a 50' diverging taper.

All improvements shall be constructed in accordance with City of Oxford requirements.

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

Sincerely,

Etta Reed

Etta Reed, P.E.

Attachments

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

STAFF REPORT

ORIGINATING DEPARTMENT:	Finance
PREPARED BY:	Joe Newlin
DATE PREPARED:	5/11/2022
COUNCIL MEETING DATE:	5/17/2022 & 6/7/2022
AGENDA TITLE:	Year 2023 Tax Budget Submitted to the County
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	JN 5/11/2022 DRC 5.12.22

DISCUSSION:

This is the annual Tax Budget to be submitted for the coming year to the Butler County Tax Commission, in accordance with requirements stipulated by Ohio Revised Code. Approval by the legislative body is required by July 15th and it is due to the County by July 20th.

The tax budget required for the County is essentially a preliminary budget estimate for next year. Beginning in August we will undertake our normal detailed line-item budget analysis and preparation. We will spend approximately 3 months of intensive preparation on our detailed budget, and the final approved budget will then be submitted to the County Budget Commission to replace this preliminary estimate.

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

This tax budget provides our first glimpse at 2023's General Fund budget. We have prepared this budget with an approximately 0% change from the 2022 amended Budget except for a few items. See "Exhibit B" for the General Fund and "Exhibit C" for all other Funds.

ORDINANCE NO.

ORDINANCE AUTHORIZING THE TAX BUDGET FOR THE YEAR 2023 AND DIRECTING THAT THE SAME BE TRANSMITTED TO THE BUTLER COUNTY AUDITOR.

WHEREAS, the annual Tax Budget for the coming year shall be submitted to the Butler County Auditor pursuant to the Ohio Revised Code Section 5705.30; and

WHEREAS, approval by the legislative body of each political subdivision is required by July 15th of each year and it is due to the county by July 20th of each year.

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

SECTION 1: The year 2023 tax budget, attached hereto as Exhibit "A" for the City of Oxford is hereby adopted and the Finance Director is directed to transmit a copy of said budget to the Butler County Auditor.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

_____
MAYOR

ADOPTED:

ATTEST:

_____
CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

Exhibit "A"

City or
Village of **Oxford**

Butler County, Ohio

(Date) **June 7** , **2022**
Year

This Budget must be adopted by the Council or other legislative body on or before July 15th, and two copies must be submitted to the County Auditor on or before July 20th. **FAILURE TO COMPLY WITH SEC. 5705.30 R.C. SHALL RESULT IN LOSS OF LOCAL GOVERNMENT FUND ALLOCATION.**

To the auditor of said County:

The following Budget year beginning January 1, 2023, has been adopted by Council and is herewith submitted for the consideration of the County Budget Commission.

Signed _____

Title Finance Director

SCHEDULE A

SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED RATES

For Municipal Use		For Budget Commission Use		For County Auditor Use	
FUND (Include only those funds which are requesting general property tax revenue)	Budget Year Amount Requested of Budget Commission Inside/Outside	Budget Year Amount Approved by Budget Commission Inside 10 Mill Limitation	Budget Year Amount to be Derived From Levies Outside 10 Mill Limitation	County Auditor's estimate of Tax Rate to be Levied	
				Inside 10 Mill Limit Budget Year	**Outside 10 Mill Limit Budget Year**
	Column 1	Column 2	Column 3	Column 4	Column 5
GOVERNMENT FUNDS					
GENERAL FUND	1,400,000				
SPECIAL REVENUE FUNDS	1,378,128				
DEBT SERVICE FUNDS					
CAPITAL PROJECTS FUNDS					
PROPRIETARY FUNDS					
FIDUCIARY FUNDS					
AGENCY FUNDS					
TOTAL OF ALL FUNDS	**2,778,128**	**0**	**0**	**0**	**0**

SCHEDULE B

LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES

FUND	Maximum Rate Authorized to be Levied	Tax Year County Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column 3)
GENERAL FUND:		
Current Expense Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Current Expense Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION		
SPECIAL LEVY FUNDS:		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		
Fund Levy authorized by voters on / / , not to exceed years. Authorized under Sect. , R.C.		

FUND NAME: GENERAL FUND EXHIBIT I - A
FUND TYPE/CLASSIFICATION : GOVERNMENTAL - GENERAL

DESCRIPTION (1)	For 2020 Actual (2)	For 2021 Actual (3)	Current Year Estimated for 2022 (4)	Budget Year Estimated for 2023 (5)
REVENUES				
Local Taxes				
General Property Tax - Real Estate	1,105,536.00	1,341,235.00	1,295,159.00	1,295,159.00
10% Rollback & Homestead	88,671.00	101,865.00	104,841.00	104,841.00
Tangible Personal Property Tax	-	-	-	-
Municipal Income Tax	8,612,160.00	8,939,028.00	8,673,150.00	8,673,150.00
Other Local Taxes	121,811.00	219,722.00	220,000.00	220,000.00
Total Local Taxes	9,928,178.00	10,601,850.00	10,293,150.00	10,293,150.00
Intergovernmental Revenues				
State Shared Taxes and Permits	-	-	-	-
Local Government	433,557.00	497,264.00	475,000.00	475,000.00
Estate Tax	-	-	-	-
Cigarette Tax	590.00	890.00	800.00	800.00
License Tax	-	-	-	-
Liquor and Beer Permits	11,196.00	33,153.00	38,000.00	38,000.00
Gasoline Tax	-	-	-	-
Library and Local Government Support Fund	-	-	-	-
Property Tax Allocation	-	-	-	-
Other State Shared Taxes and Permits	-	-	-	-
Total State Shared Taxes and Permits	445,343.00	531,307.00	513,800.00	513,800.00
Federal Grants or Aid	9,589.00	-	31,451.00	-
State Grants or Aid	6,841.00	6,404.00	12,228.00	12,228.00
Other Grants or Aid	88,427.00	129,129.00	165,780.00	165,780.00
Total Intergovernmental Revenues	550,200.00	666,840.00	723,259.00	691,808.00
Special Assessments	-	-	-	-
Charges for Services	385,228.00	825,838.00	650,850.00	650,850.00
Fines, Licenses, and Permits	601,272.00	660,620.00	669,400.00	669,400.00
Miscellaneous	702,112.00	374,121.00	235,773.00	235,773.00
Other Financing Sources:				
Proceeds from Sale of Debt	-	-	-	-
Transfers	360,517.00	136,704.00	156,904.00	156,904.00
Advances	4,071,764.00	2,133,250.00	3,927,837.00	1,317,409.98
Other Sources				
TOTAL REVENUES	16,599,271.00	15,399,223.00	16,657,173.00	14,015,294.98

FUND NAME: GENERAL FUND EXHIBIT I - B
FUND TYPE/CLASSIFICATION : GOVERNMENTAL - GENERAL

DESCRIPTION (1)	For 2020 Actual (2)	For 2021 Actual (3)	Current Year Estimated for 2022 (4)	Budget Year Estimated for 2023 (5)
EXPENDITURES				
Security of Persons and Property				
Personal Services	4,146,816.00	4,468,013.00	4,973,470.00	4,973,470.00
Travel Transportation	-	-	-	-
Contractual Services	895,990.00	938,164.00	1,122,987.00	1,055,506.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Security of Persons and Property	5,042,806.00	5,406,177.00	6,096,457.00	6,028,976.00
Public Health Services				
Personal Services	-	-	-	-
Travel Transportation	-	-	-	-
Contractual Services	216,233.00	133,417.00	191,247.00	166,774.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Public Health Services	216,233.00	133,417.00	191,247.00	166,774.00
Leisure Time Activities				
Personal Services	1,059,105.00	1,182,184.00	1,312,587.00	1,312,587.00
Travel Transportation	-	-	-	-
Contractual Services	390,888.00	482,765.00	556,376.00	550,041.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Leisure Time Activities	1,449,993.00	1,664,949.00	1,868,963.00	1,862,628.00
Community Environment				
Personal Services	552,062.00	643,850.00	674,572.00	674,572.00
Travel Transportation	-	-	-	-
Contractual Services	346,368.00	363,132.00	418,688.00	318,688.00
Supplies and Materials	-	-	-	-
Capital Outlay	2,822.00	-	-	-
Total Community Environment	901,252.00	1,006,982.00	1,093,260.00	993,260.00
Basic Utility Services				
Personal Services				
Travel Transportation				
Contractual Services				
Supplies and Materials				
Capital Outlay				
Total Basic Utility Services	-	-	-	-

FUND NAME: GENERAL FUND EXHIBIT I - C
FUND TYPE/CLASSIFICATION : GOVERNMENTAL - GENERAL

DESCRIPTION (1)	For 2020 Actual (2)	For 2021 Actual (3)	Current Year Estimated for 2022 (4)	Budget Year Estimated for 2023 (5)
EXPENDITURES				
Transportation				
Personal Services	-	-	-	-
Travel Transportation	-	-	-	-
Contractual Services	-	-	-	-
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total Transportation	-	-	-	-
General Government				
Personal Services	985,344.00	939,003.00	1,101,538.00	1,099,955.00
Travel Transportation	-	-	-	-
Contractual Services	934,135.00	1,423,962.00	1,136,079.00	1,112,815.00
Supplies and Materials	-	-	-	-
Capital Outlay	-	-	-	-
Total General Government	1,919,479.00	2,362,965.00	2,237,617.00	2,212,770.00
Debt Service				
Redemption of Principal	-	-	-	-
Interest	-	-	-	-
Other Debt Service	-	-	-	-
Total Debt Service	-	-	-	-
Other Uses of Funds				
Transfers	2,689,027.00	1,196,629.00	1,393,477.00	1,393,477.00
Advances	4,071,764.00	2,133,250.00	3,927,837.00	1,317,409.98
Contingencies	-	-	40,000.00	40,000.00
Other Uses of Funds				
Total Other Uses of Funds	6,760,791.00	3,329,879.00	5,361,314.00	2,750,886.98
TOTAL EXPENDITURES	16,290,554.00	13,904,369.00	16,848,858.00	14,015,294.98
Revenues over/(under) Expenditures	308,717.00	1,494,854.00	(191,685.00)	-
Beginning Cash Balance	6,551,069.00	6,859,786.00	8,354,640.00	8,162,955.02
Ending Cash Fund Balance	6,859,786.00	8,354,640.00	8,162,955.00	8,162,955.02
Rounding	0.32	(0.25)	0.02	-
Outstanding Advances to be repaid	-	-	-	-
Estimated Encumbrances (outstanding at year end)	55,766.44	198,662.86	-	-
Estimated Ending Unencumbered Fund Balance	6,804,019.88	8,155,976.89	8,162,955.02	8,162,955.02

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2023	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2023
GOVERNMENTAL:							
SPECIAL SERVICE:							
Street	373,495.69	1,066,647.00	1,440,142.69	822,880.00	243,767.00	1,066,647.00	373,495.69
State Highway Improvement	79,445.66	36,111.00	115,556.66		20,200.00	20,200.00	95,356.66
Community Development Block Grant	167,999.60	130,778.00	298,777.60		130,778.00	130,778.00	167,999.60
Community Development Block Loan	432,361.81	30,041.00	462,402.81		160,000.00	160,000.00	302,402.81
Parking Meter	278,430.62	674,241.00	952,671.62	468,311.00	253,067.00	721,378.00	231,293.62
Life Squad	24,615.93	122.00	24,737.93			0.00	24,737.93
Affordable Housing Trust	6.98	20,000.00	20,006.98		20,000.00	20,000.00	6.98
Law Enforcement Trust	40,383.23	11,961.00	52,344.23		21,300.00	21,300.00	31,044.23
Enforcement & Education	113,270.99	1,207.00	114,477.99		16,000.00	16,000.00	98,477.99
FEMA	0.00		0.00			0.00	0.00
Fire/EMS	1,275,547.96	2,186,113.00	3,461,660.96	1,903,027.00	658,615.00	2,561,642.00	900,018.96
OVI Task Force	(305,381.02)	450,000.00	144,618.98	59,355.00	390,645.00	450,000.00	(305,381.02)
South Pointe TIF District 1	240,580.38	289,469.00	530,049.38		266,163.00	266,163.00	263,886.38
South Pointe TIF District 2	6,747.17	7,355.00	14,102.17		6,763.00	6,763.00	7,339.17
South Pointe TIF District 3	9,838.88	11,039.00	20,877.88		10,150.00	10,150.00	10,727.88
South Pointe TIF District 4	9,775.13	11,012.00	20,787.13		10,125.00	10,125.00	10,662.13
South Pointe TIF District 5	9,971.19	10,956.00	20,927.19		10,074.00	10,074.00	10,853.19
OAT Property Tax Fund	103,734.62	1,045,709.00	1,149,443.62		1,050,000.00	1,050,000.00	99,443.62
Fire Loss Claims	0.00		0.00			0.00	0.00
Small Business Loan Fund	(0.00)		(0.00)			0.00	(0.00)
Local Coronavirus Relief	0.00		0.00			0.00	0.00
Coronavirus Local Fiscal Recovery Fund	423.56		423.56			0.00	423.56
TOTAL SPECIAL REVENUE FUNDS	2,861,248.38	5,982,761.00	8,844,009.38	3,253,573.00	3,267,647.00	6,521,220.00	2,322,789.38

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2023	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2023
DEBT SERVICE FUNDS							
Aquatic Center Debt Service Fund	0.00	311,050.00	311,050.00		311,050.00	311,050.00	0.00
Southpointe TIF Debt Service	0.00	303,275.00	303,275.00		303,275.00	303,275.00	0.00
TOTAL DEBIT SERVICE FUNDS	0.00	614,325.00	614,325.00		614,325.00	614,325.00	0.00
CAPITAL PROJECT FUNDS							
Capital Equipment	773,494.51	288,665.00	1,062,159.51		288,665.00	288,665.00	773,494.51
Capital Improvement	995,024.89	211,802.00	1,206,826.89		211,802.00	211,802.00	995,024.89
Parking Lot Improvement	34,535.46	10,000.00	44,535.46		10,000.00	10,000.00	34,535.46
Municipal Facilities Capital Improvement	272,048.03		272,048.03			0.00	272,048.03
Oxford Area Trails Capital Improvement Fund	(556,526.41)	1,596,000.00	1,039,473.59	31,214.00	1,564,786.00	1,596,000.00	(556,526.41)
Aquatic Center Capital Improvement Fund	(11,059.00)	11,059.00	(0.00)		11,059.00	11,059.00	(11,059.00)
High St. Pedestrian Safety (MU) Capital Improvement Fund	(366,350.98)	366,350.98	0.00		366,350.98	366,350.98	(366,350.98)
TOTAL CAPITAL PROJECTS	1,141,166.50	2,483,876.98	3,625,043.48		2,452,662.98	2,483,876.98	1,141,166.50
Special Assessment	54,655.30	258,706.00	313,361.30		258,706.00	258,706.00	54,655.30
TOTAL SPECIAL ASSESSMENT	54,655.30	258,706.00	313,361.30	0.00	258,706.00	258,706.00	54,655.30

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2023	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2023
PROPRIETARY:							
ENTERPRISE FUNDS							
Water Capital Equipment	208,358.43	64,460.00	272,818.43		64,460.00	64,460.00	208,358.43
Water Operating	4,005,379.61	2,719,679.00	6,725,058.61	1,463,210.00	1,256,469.00	2,719,679.00	4,005,379.61
Water Improvement	17,755.13	357,031.00	374,786.13		357,031.00	357,031.00	17,755.13
Water Capacity Benefit Fund NE	582,855.46	2,926.00	585,781.46			0.00	585,781.46
Water Capacity Benefit Fund NW	193,840.74	944.00	194,784.74			0.00	194,784.74
Water Capacity Benefit Fund SE	353,141.94	1,773.00	354,914.94			0.00	354,914.94
Water Capacity Benefit Fund SW	215,658.93	1,083.00	216,741.93			0.00	216,741.93
Sewer Capital Equipment	95,083.55	12,600.00	107,683.55		12,600.00	12,600.00	95,083.55
Sewer Operating	2,328,450.52	2,971,012.00	5,299,462.52	1,801,180.00	1,169,832.00	2,971,012.00	2,328,450.52
Sewer Improvement	1,141,648.52	203,797.00	1,345,445.52		203,797.00	203,797.00	1,141,648.52
Sewer Capacity Benefit Fund NE	470,215.53	2,361.00	472,576.53			0.00	472,576.53
Sewer Capacity Benefit Fund NW	190,051.04	925.00	190,976.04			0.00	190,976.04
Sewer Capacity Benefit Fund SE	513,999.29	2,581.00	516,580.29			0.00	516,580.29
Sewer Capacity Benefit Fund SW	86,750.43	436.00	87,186.43			0.00	87,186.43
Solid Waste	1,221,515.81	1,769,317.00	2,990,832.81	233,233.00	1,731,873.00	1,965,106.00	1,025,726.81
Stormwater Utility	26,841.25	363.00	27,204.25		27,000.00	27,000.00	204.25
Landfill Post-Closure	1,221,486.04	4,800.00	1,226,286.04		1,200.00	1,200.00	1,225,086.04
TOTAL ENTERPRISE FUNDS	12,873,032.22	8,116,088.00	20,989,120.22	3,497,623.00	4,824,262.00	8,321,885.00	12,667,235.22

FUND List All Funds Individually Unless Reported on Exhibit I or II	Estimated Unencumbered Fund Balance 1/1/2023	Budget Year Estimated Receipt	Total Available For Expenditures	Personal Services	Other	Total	Estimated Unencumbered Fund Balance 12/31/2023
INTERNAL SERVICE FUNDS							
Internal Service Fund	53,607.84	276,836.00	330,443.84		273,529.00	273,529.00	56,914.84
Employee Benefits Fund	385,907.88	2,314,099.00	2,700,006.88		2,370,792.00	2,370,792.00	329,214.88
TOTAL INTERNAL SERVICE FUNDS	439,515.72	2,590,935.00	3,030,450.72	0.00	2,644,321.00	2,644,321.00	386,129.72
FIDUCIARY:							
TRUST AND AGENCY FUNDS							
Board of Building Standards Fund	0.00	6,900.00	6,900.00		6,900.00	6,900.00	0.00
Hotel Tax Agency Fund	0.00	220,000.00	220,000.00		220,000.00	220,000.00	0.00
TOTAL TRUST AND AGENCY FUNDS	0.00	226,900.00	226,900.00	0.00	226,900.00	226,900.00	0.00
TOTAL FOR MEMORANDUM ONLY	**17,369,618.12**	**20,273,591.98**	**37,643,210.10**	**6,751,196.00**	**14,288,823.98**	**21,071,233.98**	**16,571,976.12**

EXHIBIT III

								BUDGET YEAR	
PURPOSE OF BONDS AND NOTES	Authority for Levy Outside 10 Mill Limit*	Date of Issue	Date Due	Ordinance or Resolution	Serial or Term	Rate of Interest	Amount of Bonds and Notes Outstanding at Beginning of Budgeted Year 1/1/2023	Amount Required for Principal and Interest 1/1/2023 to 12/31/2023	Amount Receivable from Other Sources to Meet Debt Payments 1/1/2023 to 12/31/2023
Payable from Bond Retirement Funds:	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX
INSIDE 10 MILL LIMIT:	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX
Aquatic Center BAN Refunding Bonds	N/A	4/11/2019	12/1/2042	Ordinance	Serial/Term	2.50 - 4.00%	4,340,000.00	311,050.00	0.00
Southpointe TIF Road Project Bonds	N/A	4/11/2019	12/1/2028	Ordinance	Serial	2.50 - 4.00%	1,875,000.00		303,275.00
TOTAL							6,215,000.00	311,050.00	303,275.00
OUTSIDE 10 MILL LIMIT:	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX
TOTAL									

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL

EXPENDITURES

Dept	2020 Actual Personal Services	Operating	Capital Outlay	total		2021 Actual Personal Services	Operating	Capital Outlay	total		2022 Estimate Personal Services	Operating	Capital Outlay	total		2023 Tax Budget Personal Services	Operating	Capital Outlay	total	
Security of Persons & Property																				
110	4,112,719	775,451	0	**4,888,170**		4,426,812	806,447	0	**5,233,259**		4,928,758	983,806	0	**5,912,564**		4,928,758	916,325	0	**5,845,083**	
120	34,097	29,441	0	**63,538**		41,201	40,094	0	**81,295**		44,712	45,290	0	**90,002**		44,712	45,290	0	**90,002**	
130	0	0	0	**0**		0	0	0	**0**		0	0	0	**0**		0	0	0	**0**	
140	0	0	0	**0**		0	0	0	**0**		0	0	0	**0**		0	0	0	**0**	
170	0	91,098	0	**91,098**	5,042,806	0	91,623	0	**91,623**	5,406,177	0	93,891	0	**93,891**	6,096,457	0	93,891	0	**93,891**	6,028,976
Total	**4,146,816**	**895,990**	**0**	**5,042,806**		**4,468,013**	**938,164**	**0**	**5,406,177**		**4,973,470**	**1,122,987**	**0**	**6,096,457**		**4,973,470**	**1,055,506**	**0**	**6,028,976**	
Public Health & Welfare																				
210	0	11,625	0	**11,625**		0	12,824	0	**12,824**		0	15,000	0	**15,000**		0	15,000	0	**15,000**	
220	0	6,484	0	**6,484**		0	6,619	0	**6,619**		0	6,600	0	**6,600**		0	6,600	0	**6,600**	
221	0	198,124	0	**198,124**	216,233	0	113,974	0	**113,974**	133,417	0	169,647	0	**169,647**	191,247	0	145,174	0	**145,174**	166,774
Total	**0**	**216,233**	**0**	**216,233**		**0**	**133,417**	**0**	**133,417**		**0**	**191,247**	**0**	**191,247**		**0**	**166,774**	**0**	**166,774**	
Leisure Time Activities																				
290	11	15,276	0	**15,287**			16,108	0	**16,108**		0	22,500	0	**22,500**		0	22,500	0	**22,500**	
610	95,786	47,184	0	**142,970**		126,670	76,133	0	**202,803**		188,256	89,154	0	**277,410**		188,256	87,400	0	**275,656**	
620	622,593	226,391	0	**848,984**		759,375	271,403	0	**1,030,778**		799,128	308,950	0	**1,108,078**		799,128	304,369	0	**1,103,497**	
630	340,715	102,037	0	**442,752**		296,139	119,121	0	**415,260**		325,203	135,772	0	**460,975**		325,203	135,772	0	**460,975**	
680	0	0	0	**0**	1,449,993	0	0	0	**0**	1,664,949	0	0	0	**0**	1,868,963	0	0	0	**0**	1,862,628
Total	**1,059,105**	**390,888**	**0**	**1,449,993**		**1,182,184**	**482,765**	**0**	**1,664,949**		**1,312,587**	**556,376**	**0**	**1,868,963**		**1,312,587**	**550,041**	**0**	**1,862,628**	
Community Environment																				
310	385,696	32,197	0	**417,893**		374,204	57,192	0	**431,396**		318,905	180,855	0	**499,760**		318,905	80,855	0	**399,760**	
320	77,005	252,665	2,822	**332,492**		116,482	252,582	0	**369,064**		173,844	174,300	0	**348,144**		173,844	174,300	0	**348,144**	
335	0	8,000	0	**8,000**		0	8,600	0	**8,600**		0	8,600	0	**8,600**		0	8,600	0	**8,600**	
345	0	43,021	0	**43,021**		0	33,610	0	**33,610**		0	32,500	0	**32,500**		0	32,500	0	**32,500**	
360	89,361	10,485	0	**99,846**	901,252	153,164	11,148	0	**164,312**	1,006,982	181,823	22,433	0	**204,256**	1,093,260	181,823	22,433	0	**204,256**	993,260
Total	**552,062**	**346,368**	**2,822**	**901,252**		**643,850**	**363,132**	**0**	**1,006,982**		**674,572**	**418,688**	**0**	**1,093,260**		**674,572**	**318,688**	**0**	**993,260**	
General Government																				
408	0	115,633	0	**115,633**		0	130,288	0	**130,288**		0	166,416	0	**166,416**		0	166,416	0	**166,416**	
410	286,823	21,605	0	**308,428**		134,292	6,079	0	**140,371**		153,489	9,732	0	**163,221**		153,489	9,732	0	**163,221**	
420	183,141	101,191	0	**284,332**		188,953	110,215	0	**299,168**		188,790	122,493	0	**311,283**		188,790	122,493	0	**311,283**	
421	0	403,226	0	**403,226**		0	873,272	0	**873,272**		0	360,195	0	**360,195**		0	360,195	0	**360,195**	
430	0	135,617	0	**135,617**		0	103,210	0	**103,210**		0	168,903	0	**168,903**		0	168,903	0	**168,903**	
450	85,926	30,863	0	**116,789**		170,737	52,359	0	**223,096**		286,570	75,890	0	**362,460**		286,570	73,650	0	**360,220**	
465	87,201	2,041	0	**89,242**		120,917	9,673	0	**130,590**		92,345	13,350	0	**105,695**		92,345	13,350	0	**105,695**	
470	27,247	11,958	0	**39,205**		27,212	37,263	0	**64,475**		27,229	15,377	0	**42,606**		27,229	15,377	0	**42,606**	
480	95,023	52,033	0	**147,056**		70,917	42,257	0	**113,174**		109,634	62,710	0	**172,344**		109,634	59,622	0	**169,256**	
481	98,836	21,054	0	**119,890**		102,163	21,004	0	**123,167**		111,738	33,833	0	**145,571**		111,738	33,833	0	**145,571**	
483	0	18,729	0	**18,729**		0	20,156	0	**20,156**		0	41,398	0	**41,398**		0	41,398	0	**41,398**	
490	121,147	20,185	0	**141,332**		123,812	18,186	0	**141,998**		131,743	65,782	0	**197,525**		130,160	47,846	0	**178,006**	
500	0	0	0	**0**	1,919,479	0	0	0	**0**	2,362,965	0	0	0	**0**	2,237,617	0	0	0	**0**	2,212,770
Total	**985,344**	**934,135**	**0**	**1,919,479**		**939,003**	**1,423,962**	**0**	**2,362,965**		**1,101,538**	**1,136,079**	**0**	**2,237,617**		**1,099,955**	**1,112,815**	**0**	**2,212,770**	
Transfers		**2,689,027**		**2,689,027**			**1,196,629**		**1,196,629**			**1,393,477**		**1,393,477**			**1,393,477**		**1,393,477**	
Advances	0	**4,071,764**		**4,071,764**		0	**2,133,250**		**2,133,250**			**3,927,837**		**3,927,837**			**1,317,410**		**1,317,410**	
Contingency		0		**0**			0		**0**			40,000		**40,000**			40,000		**40,000**	
tot gen fund	**6,743,327**	**9,544,405**	**2,822**	**16,290,554**		**7,233,050**	**6,671,319**	**0**	**13,904,369**		**8,062,167**	**8,786,691**	**0**	**16,848,858**		**8,060,584**	**5,954,711**	**0**	**14,015,295**	**2,833,563**

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL
REVENUES PG 1 OF 1

DESCRIPTION	For 2020 Actual	For 2021 Actual	Adjusted Budget Year 2022	Estimate for Budget 2023	% increase over prior year budget	
REVENUES						
Local Taxes						
General Property Tax - Real Estate	1,105,536	1,341,235	1,295,159	1,295,159	**0.00%**	
10% Rollback & Homestead, Trailor	88,671	101,865	104,841	104,841	**0.00%**	
Tangible Personal Property Tax					**0.00%**	
Municipal Income Tax	8,612,160	8,939,028	8,673,150	8,673,150	**0.00%**	
Other Local Taxes (Hotel tax)	121,811	219,722	220,000	220,000	**0.00%**	
Total Local Taxes	9,928,178	10,601,850	10,293,150	10,293,150	**0.00%**	**0**
Intergovernmental Revenues						
State Shared Taxes and Permits					**0.00%**	
Local Government	433,557	497,264	475,000	475,000	**0.00%**	**0**
Estate Tax					**0.00%**	
Cigarette Tax	590	890	800	800	**0.00%**	
License Tax						
Liquor and Beer Permits	11,196	33,153	38,000	38,000	**0.00%**	
Gasoline Tax						
Library and Local Government Support Fund						
Property Tax Allocation						
Other State Shared Taxes and Permits						
Total State Shared Taxes and Permits	445,343	531,307	513,800	513,800	**0.00%**	**0**
Federal Grants or Aid	9,589		31,451		**0.00%**	
State Grants or Aid	6,841	6,404	12,228	12,228	**0.00%**	
Other Grants or Aid	88,427	129,129	165,780	165,780	**0.00%**	
Total Intergovernmental Revenues	104,857	135,533	209,459	178,008	**-15.02%**	**(31,451)**
Special Assessments						
Charges for Services	385,228	825,838	650,850	650,850	**0.00%**	**0**
Fines, Licenses, and Permits	601,272	660,620	669,400	669,400	**0.00%**	**0**
Miscellaneous	702,112	374,121	235,773	235,773	**0.00%**	**0**
Other Financing Sources:						
Proceeds from Sale of Debt						
Transfers	**360,517**	**136,704**	**156,904**	**156,904**	**0.00%**	**0**
Advances	**4,071,764**	**2,133,250**	**3,927,837**	**1,317,410**	**-66.46%**	**(2,610,427)**
Other Sources						
TOTAL REVENUE	**16,599,271**	**15,399,223**	**16,657,173**	**14,015,295**	**-15.86%**	**(2,641,878)**
			6,096,457	**6,028,976**	**Security of Persons & Property**	
			191,247	**166,774**	**Public Health & Welfare**	
			1,868,963	**1,862,628**	**Leisure Time Activities**	
			1,093,260	**993,260**	**Community Environment**	
			2,237,617	**2,212,770**	**General Government**	
			1,393,477	**1,393,477**	**Transfers**	
			3,927,837	**1,317,410**	**Advances**	
			40,000	**40,000**	**Contingency**	
TOTAL EXPENSES			**16,848,858**	**14,015,295**		
NET GAIN/(LOSS)			**(191,685)**	**0**		

FUND NAME: GENERAL FUND
FUND TYPE/CLASSIFICATION: GOVERNMENTAL - GENERAL
TRANSFERS/ADVANCES PG 1 OF 1

DESCRIPTION	For 2020 Actual	For 2021 Actual	Adjusted Budget Year 2022	Estimate for Budget 2023
REVENUES TRANSFERS-IN				
From Hotel Tax Fund			-	-
From Parking Fund	33,364	33,302	35,351	35,351
From Oxford Natural Gas Fund	-	-	-	-
From Water Fund	46,852	37,784	43,851	43,851
From Sewer Fund	46,852	37,784	43,851	43,851
From Capital Improvement Fund	-	-	-	-
From FEMA Fund	-	-	-	-
From Storm Water Fund	-	-	-	-
From Refuse Fund	36,852	27,784	33,851	33,851
From Small Business Loan Fund	196,597	50	-	-
Total Transfers In	**360,517**	**136,704**	**156,904**	**156,904**
REVENUES ADVANCES-IN				
Return of Advance from Parking Fund	-	100,000	-	-
Return of Advance from Capital Equipment Fund	-	-	-	-
Return of Advance from Capital Improvement Fund	785,050	103,250	276,500	-
Return of Advance from Oxford Area Trails	1,800,000	550,000	2,871,337	560,000
Return of Advance from Aquatic Center Capital Improvement Fund	-	-	-	11,059
Return of Advance from High St Pedestrian Fund	1,000,000	1,000,000	400,000	366,351
Return of Advance from Employee Benefit Fund	5,000	5,000	5,000	5,000
Return of Advance from Special Assessment Fund	150,000	150,000	150,000	150,000
Return of Advance from OVI Task Force Fund	225,000	225,000	225,000	225,000
Return of Advance from OVI Task Force Fund	106,714	-	-	-
Total Advances In	**4,071,764**	**2,133,250**	**3,927,837**	**1,317,410**
EXPENDITURES TRANSFERS-OUT				
To FEMA Fund	-	-	-	-
To Street Fund	452,425	447,665	511,960	511,960
To Capital Equipment Fund	489,004	187,450	294,465	288,665
To Capital Improvement Fund	1,409,448	199,203	211,802	211,802
To Municipal Facilities Fund	-	-	-	-
To Oxford Area Trail Fund	-	-	-	-
To Aquatic Center Debt Service Fund	-	292,311	305,250	311,050
To Park Debt Service Fund	-	-	-	-
To Storm Water Fund	30,000	-	-	-
To Special Assessment Fund	90,000	50,000	50,000	50,000
To Fire/EMS Fund	18,150	20,000	20,000	20,000
To Small Business Loan Fund	200,000	-	-	-
Total Transfers Out	**2,689,027**	**1,196,629**	**1,393,477**	**1,393,477**
EXPENDITURES ADVANCES-OUT				
To Parking Fund	-	100,000	-	-
To Capital Equipment Fund	-	-	-	-
To Capital Improvement Fund	785,050	103,250	276,500	-
To Oxford Area Trails Fund	1,800,000	550,000	2,871,337	560,000
To Aquatic Center Capital Improvement Fund	-	-	-	11,059
To High St Pedestrian Fund	1,000,000	1,000,000	400,000	366,351
To Employee Benefit Fund	5,000	5,000	5,000	5,000
To Special Assessment Fund	150,000	150,000	150,000	150,000
To OVI Task Force Grant Fund	225,000	225,000	225,000	225,000
To Local Coronavirus Relief Fund	106,714	-	-	-
Total Advances Out	**4,071,764**	**2,133,250**	**3,927,837**	**1,317,410**

General Fund Budget Analysis

	2022 Estimate	2023 Budget	Delta
Total Revenue	16,657,173.00	14,015,294.98	(2,641,878.02)
Federal Grants or Aid	31,451.00	-	(31,451.00)
Return of Advance from Capital Improvement Fund	276,500.00	-	(276,500.00)
Return of Advance from Oxford Area Trails	-	11,059.00	11,059.00
Return of Advance from Oxford Area Trails	2,871,337.00	560,000.00	(2,311,337.00)
Return of Advance from High St Pedestrian Fund	400,000.00	366,350.98	(33,649.02)
Total Revenue Delta			(2,641,878.02)
Total Expenditures	16,848,858.00	14,015,294.98	(2,833,563.02)
Security of Persons and Property			
Law Enforcement	6,096,457.00	6,028,976.00	(67,481.00)
Total Security of Persons and Property			(67,481.00)
Public Health & Welfare			
Recreation Programs	169,647.00	145,174.00	(24,473.00)
Total Public Health & Welfare			(24,473.00)
Leisure Time Activities			
Aquatic Center	1,868,963.00	1,862,628.00	(1,754.00)
Recreation Programs			(4,581.00)
Total Leisure Time Activities			(6,335.00)
Community Environment			
Planning	499,760.00	399,760.00	(100,000.00)
Total Community Environment			(100,000.00)
General Government			
Human Resources-Communications-Assistant City Manager	362,460.00	360,220.00	(2,240.00)
Municipal Building	172,344.00	169,256.00	(3,088.00)
Engineering	197,525.00	178,006.00	(19,519.00)
Total General Government			(24,847.00)
Other Uses of Funds			

	2022 Estimate	2023 Budget	Delta
Transfer to Capital Equipment Fund	294,465.00	288,665.00	(5,800.00)
Transfer to Aquatic Center Debt Service Fund	305,250.00	311,050.00	5,800.00
Advance to Aquatic Center Capiital Improvement Fund	-	11,059.00	11,059.00
Advance to Capital Improvement Fund	276,500.00	-	(276,500.00)
Advance to Oxford Area Trails Fund	2,871,337.00	560,000.00	(2,311,337.00)
Advance to High St Pedestrian Fund	400,000.00	366,350.98	(33,649.02)
Total Other Uses of Funds			(2,610,427.02)
Total Expenditure Delta			(2,833,563.02)

Exhibit "C"

All Other Funds

Street: Same as 2022 accept no equipment purchases
State Highway Improvement: No changes from 2022
Community Development Block Grant: No changes from 2022
Community Development Block Loan: No changes from 2022
Parking Meter: No changes 2022
Life Squad: No changes from 2022
Affordable Housing Trust: No changes from 2022
Law Enforcement Trust: No changes from 2022
Enforcement & Education: No changes from 2022
Fire/EMS: No changes from 2022
OVI Task Force: No changes from 2022
South Pointe TIF District 1: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018
South Pointe TIF District 2: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018
South Pointe TIF District 3: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018
South Pointe TIF District 4: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018
South Pointe TIF District 5: Matched projected revenue and transfer is proportioned to support debt service for bonds issued in 2018
OAT Property Tax Fund: No changes from 2022
Fire Loss Claims: No revenue or expenditures budgeted
Aquatic Center Debt Service Fund: Budgeted revenue and expenditures to match 2022 debt service payments
1999 Parks Improvement Bond Debt Service: No revenue or expenditures debt payed off
Capital Equipment: Expenditures equal to revenue
Capital Improvement: Expenditures equal to revenue
Parking Lot Improvement: Expenditures equal to revenue
Municipal Facilities Capital Improvement: No activity in 2022
Oxford Area Trail Capital Improvement: No changes from 2022
Aquatic Center Capital Improvement: Advance and repayment of advance
Southpointe Roadway TIF Capital Improvement: Advance and repayment of advance
Special Assessment: Expenditures equal to revenue
Water Capital Equipment: Expenditures equal to revenue
Water Operating: No changes from 2022
Water Improvement: Expenditures equal to revenue
Water Capacity Benefit NE: No changes from 2022

Exhibit "C" continued

Water Capacity Benefit NW: No changes from 2022
Water Capacity Benefit SE: No changes from 2022
Water Capacity Benefit SW: No changes from 2022
Wastewater Capital Equipment: Expenditures equal to revenue
Wastewater Operating: No changes from 2022
Wastewater Improvement: Expenditures equal to revenue
Wastewater Capacity Benefit NE: No changes from 2022
Wastewater Capacity Benefit NW: No changes from 2022
Wastewater Capacity Benefit SE: No changes from 2022
Wastewater Capacity Benefit SW: No changes from 2022
Refuse: No changes from 2022
Storm Water Utility: Expenditures reduced to $27,000
Landfill Post-Closure: No changes from 2022
Internal Service: No changes from 2022
Employee Benefits: No changes from 2022
Board of Building Standards: No changes from 2022
Hotel Tax Agency: No changes from 2022