



AGENDA
HOUSING ADVISORY COMMISSION
Monday, January 24, 2022
3:30 p.m.

LCNB Bank Community Room
30 W. Park Place

MEMBERS

Steve Schnabl, Chair

Glenn Ellerbe, Vice Chair & Council Rep

Jason Bracken, Council Rep

Nicola Rodrigues

Shana Rosenberg, Planning

Jock Pitts

Bud Scharf

STAFF

Sam Perry, Community Development Director

- I. Call to Order
- II. Approval of Agenda (add/edit items at this time)
- III. Old Business
 - A. Subcommittee for New Non-Profit Recommendation – field trip not yet scheduled
 - B. Cottage Community Update – land acquired, lease signed
 - C. Comprehensive Plan Update – Public Input Virtual Meeting February 16
 - D. Western Knolls Master Plan – Potential RFP Development
- IV. Adjournment



MEMORANDUM
Community Development Department
513-524-5204

TO: Housing Advisory Commission

FROM: Sam Perry, AICP
Director

DATE: January 19, 2022

RE: **Western Knolls Master Plan Scope**

Staff is developing a scope for a Master Plan for the City's Western Knolls property. If City Council formally decides to fund this project, staff would like to be ready to go with an RFP to complete the Master Plan. A master plan would help pre-determine what kinds of uses, density and site layout would take place. Currently, 7 of the 47 Acres is targeted for development of Oxford Court Village, a 42-unit Senior Affordable Housing Development by Episcopal Retirement Services (see enclosed drawing). There is also potential for complementary uses such the re-location of the Senior Center, open/green spaces and innovative housing products. Below is a rough outline of sequence that could take place over a 6-9 month process. Staff is looking for Commission input to fold into this potential RFP. If this general direction is acceptable, staff will proceed with RFP development on behalf of the City Manager. The City produced a summary of a planning event exercise for the Western Knolls property, which can be downloaded here:

https://issuu.com/cityofoxford-commdev/docs/western_knolls_design_charrette

Potential Sequence of Master Plan Development:

Project Launch

1. Staff Workshop 1
2. Data Collection
3. Site Evaluation
4. Public Workshop 1
5. Bubble Concepts

Framework Concepts

1. 2-D Plan Preparation

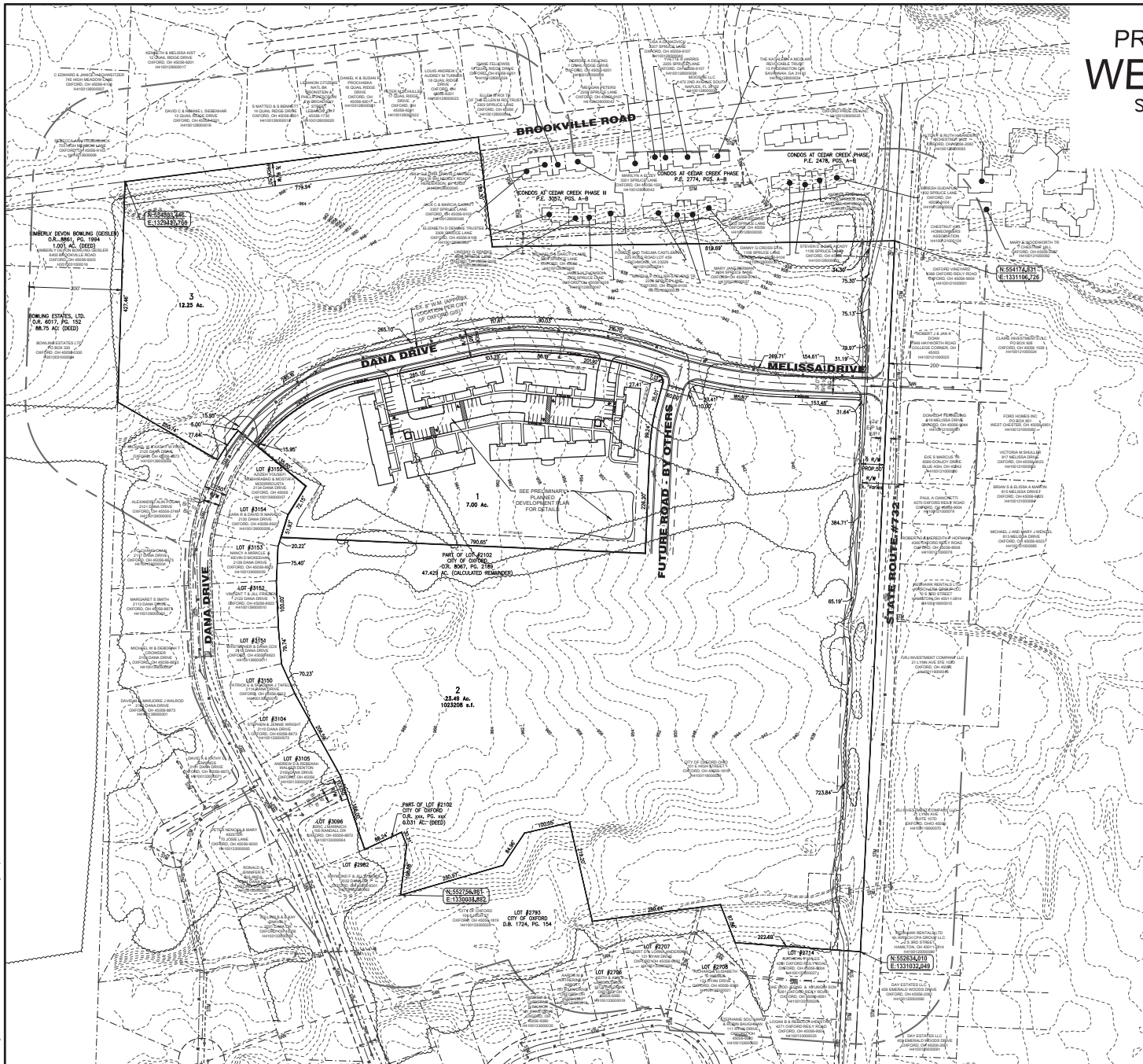
2. Staff Workshop 2
3. Public Workshop 2

Engineering Capacity

1. Utility Study
2. Traffic Study
3. Infrastructure Cost Estimates

Framework Plan

1. Plan layout and details
2. Phasing and Growth
3. 3-D Renderings
4. Staff Workshop 3
5. Plan Adoption City Council



PRELIMINARY SUBDIVISION WESTERN KNOLLS

SECTION 28, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

OWNER

THE CITY OF OXFORD
15 SOUTH COLLEGE AVENUE
OXFORD, OHIO 45056
513-524-5200

APPLICANT

EPISCOPAL RETIREMENT SERVICES
3870 VIRGINIA AVENUE
CINCINNATI, OHIO 45227
513-979-2240

ARCHITECT

ATA BELHARZ ARCHITECTS LLC
1061 CENTRAL AVENUE
CINCINNATI, OHIO 45202
513-241-4422

SURVEYOR, ENGINEER & LANDSCAPE ARCHITECT

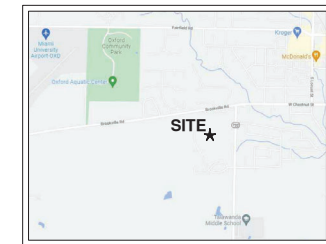
BYER BECKER
110 SOUTH COLLEGE AVENUE, SUITE 101
OXFORD, OHIO 45056
513-523-4270

PARCEL AREA SUMMARY:

TOTAL SITE AREA	47.43 ACRES
BROOKVILLE ROAD	0.92 ACRES
OXFORD REELLY ROAD (OH 732)	1.82 ACRES
RIGHT-OF-WAY	1.94 ACRES
MELISSA DRIVE & DANA DRIVE	3 ACRES
RIGHT-OF-WAY DEDICATION	3 ACRES
PLANNED DEVELOPMENT AREA	7.20 ACRES
PARCEL REMAINDER AREA	35.75 ACRES

SITE ANALYSIS:

- EXISTING ZONING: R1B
- THE SITE DOES NOT CONTAIN ANY EXISTING STRUCTURES.
- ALL PROPOSED STRUCTURES ARE TO BE ONE-STORY.
- THE SITE DOES NOT CONTAIN MAPPED FLOODPLAIN AND IS DENOTED AS ZONE X PER FEMA COMMUNITY PANELS 3867020120F.
- PER THE NRCS WEB SOIL SURVEY, MUCH OF THE SITE CONTAINS SOILS DENOTED AS PRIME FARMLAND. HOWEVER, THE PROPOSED MULTI-FAMILY USE WILL BE COMPATIBLE TO THE ADJACENT USES.
- THE PROJECT SITE IS NOT LOCATED WITHIN AREAS NOTED BY THE CITY OF OXFORD HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION.
- THE SITE IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- THE OH ENVIRONMENTAL RESOURCES AND GREENSPACE FEATURES MAPPING DOES NOT LIST ANY WETLANDS WITHIN THE SITE. TREE CANOPY COVER IS LISTED THROUGHOUT MUCH OF THE SITE.
- THE SITE DOES NOT CONTAIN ANY SIZEABLE AREAS OF SLOPES GREATER THAN 10%.
- PROPERTY CORNER COORDINATES PROVIDED FOR REFERENCE AND PLAN REVIEW PURPOSES ONLY.
- EXISTING UTILITY INFORMATION SHOWN AS PER GIS INFORMATION PROVIDED BY THE CITY OF OXFORD.
- 1 FOOT INTERVAL CONTOURS PROVIDED BY BUTLER COUNTY GIS, DATED 2017, AND BASED ON NAD83 (HARN) GEOGRAPHIC COORDINATE SYSTEM.



VICINITY MAP
NO SCALE

State of Ohio
Scale: 1" = 100'

STATE OF OHIO
JOHN A. BAYER
86794
11/29/2021

Date	Drawn	CHK	Revision	Description
10/20/21	JAB		1	PRELIMINARY PLAT

EPISCOPAL RETIREMENT SERVICES
WESTERN KNOLLS
COMINGLED WITH WESTERN RIVER
SECTION 28, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

PRELIMINARY PLAT

Drawing: 21-0207 PRE SUB
Drawn by: JAB
Checked by:
Issue Date: 10-21-21

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