

City of Oxford
Community Development Department
STAFF REPORT
Planning Commission

Case # PC-2017-04

Date – May 9, 2017

APPLICATION

Applicant:	Scott Webb, Applicant/Agent/Architect
Action Request:	Zoning Code Map Amendment to Amend the Zoning Designation of a Certain Property, on S. College Avenue, formerly known as the Miami Valley Lumber site and associated properties with access from Rose Avenue and Heather Lane
Current Use:	Vacant Lots and Single Family Dwellings
Current Zoning:	GB (General Business) District, R-1MS (Single Family Mile Square Residential) District
Owner:	Terry Dudley, Dudley Prime Properties

DESCRIPTION

This request is to seek a zoning map amendment to the area, generally known as the old lumber yard and associated properties from GB/R-1MS to R-2MS. This area is surrounded by a railroad track to the west, a mixture of various housing types to the east and south, and Stewart Square to the north.

The site is unique in shape; a triangular shape with two long existing paved roads connecting to Main Street. Even the site is accessible from S. College Avenue, but is considered substandard and awkward due to its geometry connecting to S. College Avenue. Vehicle accessibility from S. College Avenue is not ideal.

SURROUNDING NEIGHBORHOOD

The surrounding neighborhood to the east, west and south east of these parcels are a mixture of apartment complexes and single family dwelling units. Directly north is Stewart Square, and a railroad track to the west.

ZONING CODE AMENDMENT

(c) Planning Commission and Council Review. The Planning Commission shall base its recommendation on a proposed Zoning Code amendment 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.

If 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.

- (1) Decision standards. A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

Text Amendments

- A. The proposed amendment will make the Code conform more closely to the Comprehensive Plan.
- B. The proposed amendment will improve the public health, safety, and general welfare of Oxford.
- C. The proposed amendment will clarify the intent of the Code.
- D. The proposed amendment will better implement the intent of the Code.

- E. The proposed amendment will improve enforcement of the Code.

Map Amendments

- A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.
- C. There has been a substantial change in area conditions that necessitates the amendment.
- D. There is a legitimate need for additional land area in the zoning district that will be expanded.

COMP PLAN

Continue to Manage Growth

To maintain the community's small college town character, will be preserved and enhanced.

PUBLIC COMMENT FORMS

Engineering:	Returned with no comments
Fire:	Returned with no comments
Police:	Returned with no comments
Economic Development:	Returned with comments, see attached.

STAFF ANALYSIS

This request is to rezone the existing vacant property, aka Old Miami Valley Lumber Yard, and other properties from GB/R-1MS to R-2MS in order to redevelop the entire tract of land.

The bulk of the site is zoned General Business that does not have any direct, useful access to roadway. Even having the address on S. College Avenue, the exposure is extremely limited. Given that any business entity would require visibility from public roadways, the likelihood of this site being developed as a business is very slim. As the comments made by the Economic Development Director also confirmed there has not been a lot of inquiries related to this site.

The site was the topic of redevelopment about 15 years ago for a residential project, but the outcome was not favorably considered by the Planning Commission, and the application was withdrawn by the owner at that time.

The site was the old Miami Valley Lumber Yard that was out of business for many years, and the type of business may not have needed a lot of roadway exposure. At the time of the business was established, their street exposure may have been better than today. Additionally, the access to S. College Avenue would be substandard and very difficult to be considered in today's roadway construction standards.

RECOMMENDATION

This application is seeking to amend the zoning map from GB/R-1MS to R-2MS in order to initiate a planned development project as an infill residential development. Staff does not have any objection to the change of the request.

SUBMITTED

BY: Jung-Han Chen
Jung-Han Chen
Community Development Department

DATE: April 25, 2017

ATTACHMENT

Chapter 1135 Zoning Code Amendments

- (c) **Planning Commission and Council Review.** The Planning Commission shall base its recommendation on a proposed Zoning Code amendment 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.
- If 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.
- (1) **Decision standards.** A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.
- Map Amendments**
- A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
 - B. The proposed amendment will make the map conform more closely to the Comprehensive Plan.
 - C. There has been a substantial change in area conditions that necessitates the amendment.
 - D. There is a legitimate need for additional land area in the zoning district that will be expanded.

City of Oxford
Inter-Office Review Transmittal Sheet



Date: April 5, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-04, ZONING CODE MAP AMENDMENT, from GB (General Business) District & R-1MS (Single-Family Mile-Square Residential) District to an R-2MS (Single- and Two-Family Mile-Square Residential) District, Scott Webb, Applicant

 X Review Revisions Other

Please return no later than: **May 2, 2017** Note: If no comments are received, we will assume the project meets your department's standards.

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

Drawings reviewed by:

Date: 4-17-17

John Dethenage
PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: April 5, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-04, ZONING CODE MAP AMENDMENT, from GB (General Business) District & R-1MS (Single-Family Mile-Square Residential) District to an R-2MS (Single- and Two-Family Mile-Square Residential) District, **Scott Webb, Applicant**

 X Review Revisions Other

Please return no later than: **May 2, 2017** Note: If no comments are received, we will assume the project meets your department's standards.

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

Drawings reviewed by: H. Popescu

Date: 4-13-17

VICTOR POPESCU

PRINTED NAME

PRINTED NAME

PRINTED NAME



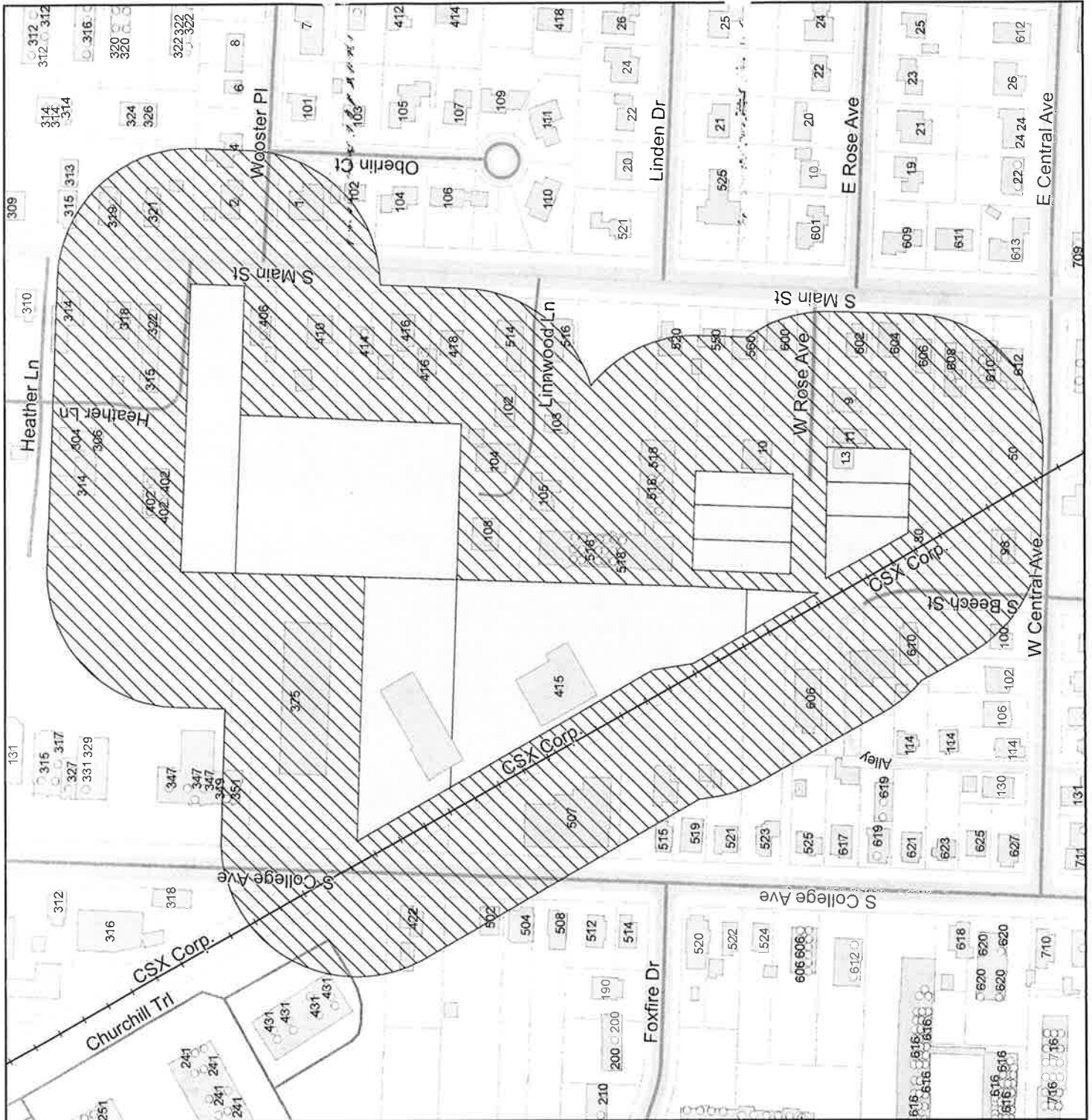
Surrounding Property Owners Notifications Map

Legend

- Subject Parcels
- 200 Ft. Buffer
- Oxford Corp. Limit
- Address Point
- Parcel
- 16.5' Vacated ROW
- Building Footprint
- Paved Roadway



1 inch = 200 feet



Prepared on Monday, February 13, 2017

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.

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Scott Webb, Architect has permission to represent our interest with the City of Oxford Planning Commission and act on our behalf regarding a Zoning Map Amendment for our property between South College Ave. & South Main Street.

Thank-you,

Signed:

Terry Dudley
Terry Dudley

Dudley Prime Properties LLC

3-24-17

Date:



Internal Use Only:

Case No.

Date Filed

PC-2017-04
3/24/17

Zoning Map Amendment Application

Applicant Information

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

Name * Scott Webb, Architect

Mailing Address * 103 West Walnut Street

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * 523-3838

Email Address scott@scottwebbarchitect.com

Location and Lot Information

Location * Former Miami Valley Lumber Site and associated properties

General Description of Proposed Amendment * A change in the zoning designation to R2MS

Current Zoning * GB & R1MS

Proposed Zone(s) * R2MS

Submission Requirements and Documentation

From Section 1135.02 Procedure¹.

- (a) Initiation. A map amendment may be initiated by adoption of a motion by Planning Commission, by adoption of a motion by Council, or by application to Planning Commission by at least one owner of the property within the area proposed to be rezoned.
- (b) Application. If Planning Commission or Council initiates an amendment, then the Zoning Administrator shall provide information as necessary for proper consideration of the motion. The information provided shall be substantially similar to that required of an application for amendment.

An application for amendment shall be filed with the Zoning Administrator. An application shall be complete prior to being scheduled for a public hearing. An application will be considered complete only if the Zoning Administrator is satisfied that all of the materials required by this chapter are included and are sufficient in their content to satisfy the intent of the application requirements.

- (1) Contents of application. The applicant shall contact the Zoning Administrator prior to submitting an application to discuss the submission requirement, which includes the following information. A written, detailed description, where applicable, is required for each subsection.
- Application Fee.
 - The name, mailing address, and telephone number of the applicant.
 - A general description of the proposed amendment.
 - A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
 - A statement that identifies potential negative consequences of the proposed amendment.
 - Such other information regarding the proposed amendment as may be pertinent to the application or required by Planning Commission or Council.
 - A legal description of the area to be rezoned.
 - The proposed zoning of the area.
 - The current zoning of the area.
 - A description of existing uses in the area.

- K. A vicinity map, at a scale approved by the Zoning Administrator, showing property lines, streets, existing and proposed zoning and other items required by the Zoning Administrator.
- L. A list of the names and mailing addresses of all owners of land that is proposed to be rezoned and all land owners within 200 feet of every parcel proposed to be rezoned (see later section).

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. *Property Owner names will not be provided in the agenda packet.*

Decision Process

From Section 1135.02(c)(1) Decision Standards¹,

A proposed amendment shall be approved only if it meets at least one of the following criteria, and if its benefits will likely outweigh any potential pitfalls.

- A. There is an error on the Official Zoning Map or in the delineations between districts thereon.
- B. The proposed amendment will make the map conform more closely with the Comprehensive Plan.
- C. There has been a substantial change in area conditions that necessitates the amendment.
- D. There is a legitimate need for additional land area in the zoning district that will be expanded.

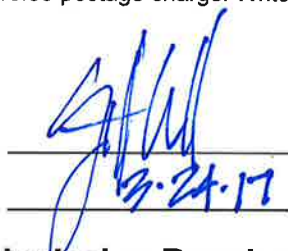
Fees & Receipt

The required fee is \$150.00, plus \$10.00 postage charge. Write a check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature *

Date *



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 documentation as attachments and a check for fee and postage charge made payable to **City of Oxford**, to Community Development Director, 101 East High Street, 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).**

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/>

Jung-Han Chen
Community Development Director
City of Oxford
Municipal Building
101 E. High Street
Oxford, Ohio 45056



**SCOTT
WEBB**

A R C H I T E C T

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Re: Application for Residential Planned Development
Gaslight Avenue at Stewart Square
Former Miami Valley Lumber Site and associated properties
Oxford Ohio

March 23, 2017

Dear Mr. Chen,

Please accept this letter as a formal request for a review hearing by the City of Oxford Planning Commission and Oxford City Council for a Zoning Map Amendment for the former Miami Valley Lumber and associated properties. The proposed Zoning Map Amendment will change the affected properties from R1MS & GB to R2MS as shown on the attached Site Plan.

This proposal affects (10) parcels, all owned by Dudley Prime Properties. A Letter of Agency is attached.

GB to R2MS

The existing GB property is the former Miami Valley Lumber Company location. While this zoning may have been appropriate based on its past use, it is dramatically hindered as a viable commercial property by the entrance from South College Avenue. The railroad crossing and its associated easements encumber the access to this property. The property actually has no frontage on South College Ave. and is accessed via an easement through the Stewart Square Property. This is simply not a safe or practical entrance for commercial activity on this property.

Even if access was granted through the S. Beech Street extension of Stewart Square, the property is an island, set isolated from the streets, deep into the center of the super block between S. College Ave. and S. Main Street, providing little or no visibility for a commercial enterprise.

This is simply not a viable location for a commercial business as evidenced by the length of time the property has been empty. Further, it would be significantly more disturbing the residential neighborhood to locate a GB use in the center of the block.

R1MS to R2MS

The property is currently undeveloped, located in the center of the aforementioned block between S. College Ave. & South Main Street. An R2MS designation in this area would provide an incremental step between the R1MS property along S. Main Street and the GB Zoning that includes Stewart Square.

While the surrounding property along S. Main Street is zoned R1MS, it is nearly 100% rentals representing every housing type in the Mile Square; from 4-person single family houses, to duplexes, 3 family, and lodging houses, and includes large and small scale multi-family

apartment structures. The current zoning designation does not reflect the actual use or building types in the district.

In 2003 the Zoning was changed in the entire area from a higher density R4 to the lowest density designation on the Mile Square.

R2MS is the ideal zoning designation for this property, allowing a density compatible with the neighborhood, while limiting the overdevelopment a higher zoning might allow.

Comprehensive Planning of the Property

Changing the entire 6.45 acres to R2MS addresses the handicapped commercial portion of the property and allows for comprehensive planning of the entire site. The development of this vacant land as an R2MS would require significant investment in vehicle and pedestrian connectivity. It would locate a residential development in a place and at a density where its impact on surrounding properties would be minimal

Statement responding to questions posed on the Application.

In response to the decision standards outlined in the application, we offer the following:

A. What is the relationship of the proposed zone change to the City of Oxford's Comprehensive Plan?

There are multiple passages in the Comprehensive Plan that support this Zoning change:

- **Land Use Section C.3.** encourages infill development and redevelopment of underutilized sites.
The group of lots in this application represents the largest parcel of under used and undeveloped land in the Mile Square.
- The **Character Area Map Table 3.7** describes this area as Mile Square "Neighborhood 1". This is described in the **Character Area Matrix Table 3.5** as a zone "...*typified by traditional urban development consisting of detached single family homes on smaller lots, which may also include some multi-family and mixed use development. Typified by a block pattern & alley use.*"
The rezoning of this property will allow for its development as described as well as the enhancement of existing streets and alleys.
- The **Conservation & Development map 3.6** labels the residential portion of the property a **Developable Character Area "Neighborhood 2"**. This is described in the **Character Area Matrix Table 3.5** as a zone "...*typified by a block pattern that begins to deviate from the grided road network. This Zone is walkable much like the Neighborhood General 1 Zone, but does not integrate the use of alleys to the extent found in Neighborhood General 1.*"
The rezoning of this from R1MS to R2MS would allow this "Developable Area" to be developed at a density that is complimentary to the neighborhood.
- In the **Land Use Section D. Objectives and Strategies, Objective 2** is to Enhance Neighborhoods within the Mile Square
LU 2.1 recommends the promotion of a "diversity of housing opportunities in the Mile Square".
The rezoning of the property to R2MS will allow new, code compliant, medium density housing opportunities on underutilized and under developed land

LU2.2. & LU 2.3 address vacating of right-of-ways, and encourage completion of missing road segments.

The site provides (2) access points along S. Main Street via underdeveloped alleys and streets. Access to this property will likely include improvements to these connections to S. Main Street and completion of missing road segments.

LU 2.4 recommends supporting the pedestrian orientation of the Mile Square.

The development of this group of parcels will allow comprehensive planning of the site to include pedestrian connectivity.

- **Land Use Section D. Objectives and Strategies, Objective 9:** Create new residential areas with traditional neighborhood qualities.

The rezoning and comprehensive planning of the site will allow the construction of a new residential area with traditional neighborhood qualities.

- **Urban Design Section C. Objectives and Strategies, Objective 1:** Enhance the beauty and character of Oxford

UD 1.5 & UD 1.6 recommends the promotion of *Neighborhood General Patterns* as described in the Land Use Section and the walkability and connectivity in new development and redevelopment

The rezoning and comprehensive planning of the site will allow the construction of a new residential area with traditional neighborhood qualities and improve vehicular & pedestrian connectivity.

- B. How will the zone change affect the neighborhood in which the property is located? Briefly describe any impacts of the change as proposed.*

The actual uses and building types in the area are not reflected in its current zoning designation. Of the adjacent 32 properties surrounding this area, 31 currently hold rental permits. 13 Properties are currently non-conforming, ranging from 2- family structures, to lodging houses to large & small multi-family buildings. An R2MS designation is the most appropriate zoning for this area, reflecting the surrounding uses and acting as a transition between tis area and the GB properties to the West.

A zoning change in this area will allow comprehensive planning of the site, improving alleys and undeveloped streets, and connectivity.

- C. How will the zone change affect public facilities such as sewer and water service, drainage, schools and roads, if applicable?*

Public facilities will be improved by the eventual development of this property, utilizing existing available utilities and providing new streets & sidewalks to improve undeveloped public ways and enhance connectivity.

- D. What mitigating actions might be suggested to offset problems resulting from adverse impacts on private property and public facilities (e.g., landscape screening, drainage improvements, changes in traffic signalization, provision of additional turn lanes).*

Changing the zoning designation from GB to R1MS lessens the potential impacts on the neighboring property. Changing the R1MS properties to R2MS allows for a slight

increase in occupancy, but better reflects the uses in the neighborhood and will not create adverse impacts. R2MS regulations carry the same setback and lot coverage restrictions of R1MS, providing the same degree of protection to adjacent properties as currently exists.

E. Why is the current zoning classification of the property no longer appropriate?

The current zoning of the GB portion of the property is no longer appropriate as the parcel has limited visibility, and an unworkable entrance from S. College Ave. This is evidenced by the fact that the existing buildings have been vacant for a decade, other than minor storage uses.

The current zoning of the R1MS parts of the property does not reflect the adjacent properties as outlined above.

Further, Planning Commission's current review of the Mile Square density goals and regulations through more than 6 months of work sessions highlights the need for additional density in the Mile Square and favors infill development over both sprawl and tear-downs of existing Mile Square housing stock. Allowing a minor increase in density in this undeveloped isolated land seems in sync with these goals.

Decision Standards

In response to the decisions standards outlined on the Application and in the Zoning Code, we offer the following:

A. There is an error on the Official Zoning Map or in the delineation between districts thereon

The proposed map amendment is not based on an error in the Official Zoning Map.

B. The proposed amendment will make the map conform more closely with the Comprehensive Plan

As outlined in the narrative statement above, this map amendment conforms closely with numerous goals of the comprehensive plan.

C. There has been a substantial change in area conditions that necessitates the amendment.

The GB zoning of a portion of the property was likely based the previous use that existed since the middle of the last century. The GB portion of the site is triangular shaped, extending deep into the center of the block. It is not currently a desirable location for a commercial business, with limited visibility and a complicated and dangerous entrance from S. College Ave..

The 2003 Zoning Map Amendment changed the residential portion of the site from a much higher density R4 Multi-Family Zone to the current R1MS designation severely reducing the development potential of the property. Nevertheless, this area continues to evolve into a neighborhood of 96% student rentals. Returning this property to a moderately higher density zoning district reflects the market forces and the continuing change in the neighborhood.

D. There is legitimate need for additional land area in the zoning district that will be expanded.

The Mile Square has evolved into an area with a high concentration of student occupied housing. As zoning amendments have sought to reduce the occupancy in this area, need for additional locations for student development has put pressure on the perimeter of the City. The creation of the Neighborhood Overlay Districts and the unanimous opposition to further student development on the south side of town reflect the need for additional land.

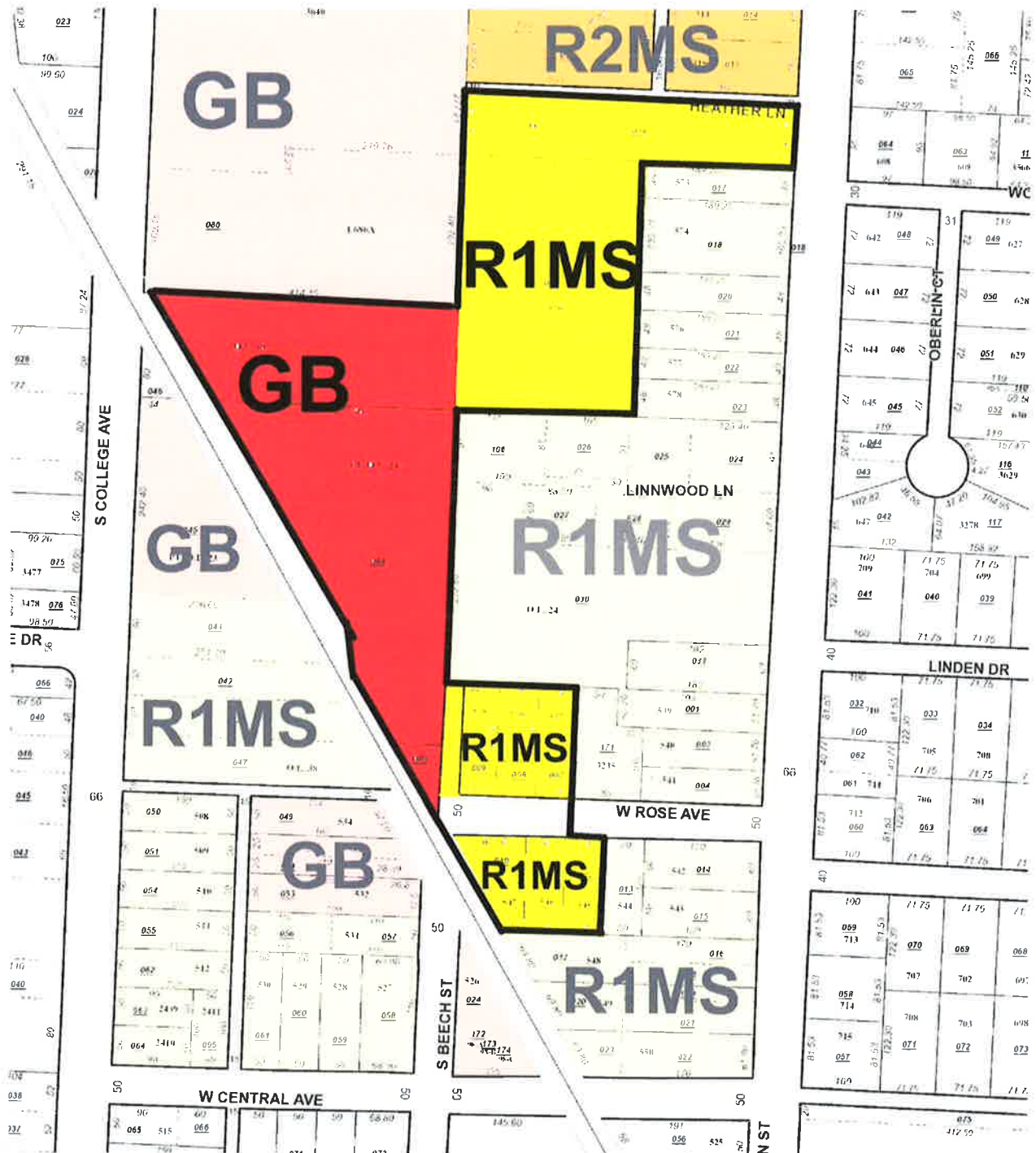
Thank you for your consideration of this proposal. If you have any questions or need any additional information, please call.

Respectfully,

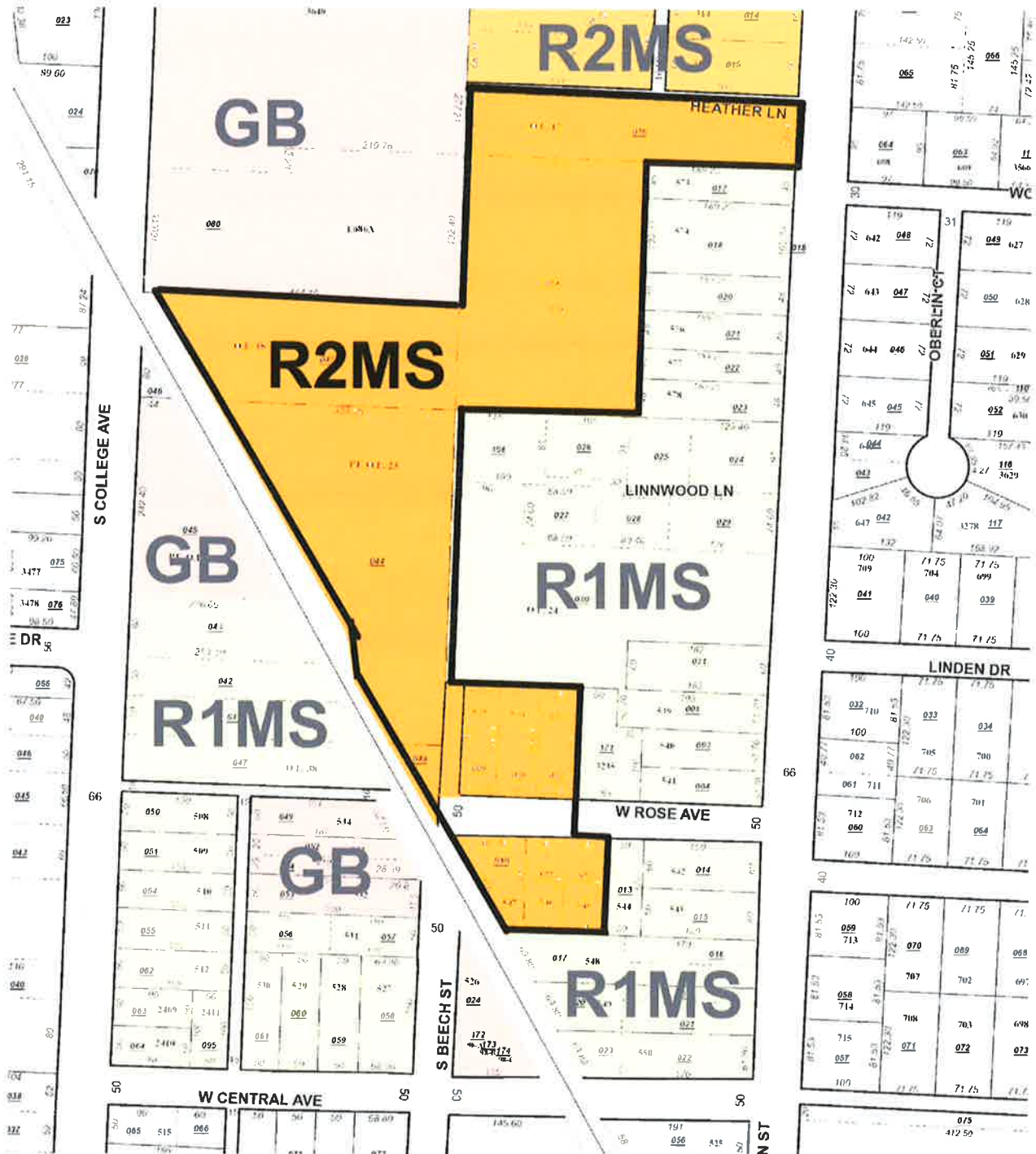
A handwritten signature in black ink, appearing to read "Scott Webb", written in a cursive style.

Scott Webb, Architect

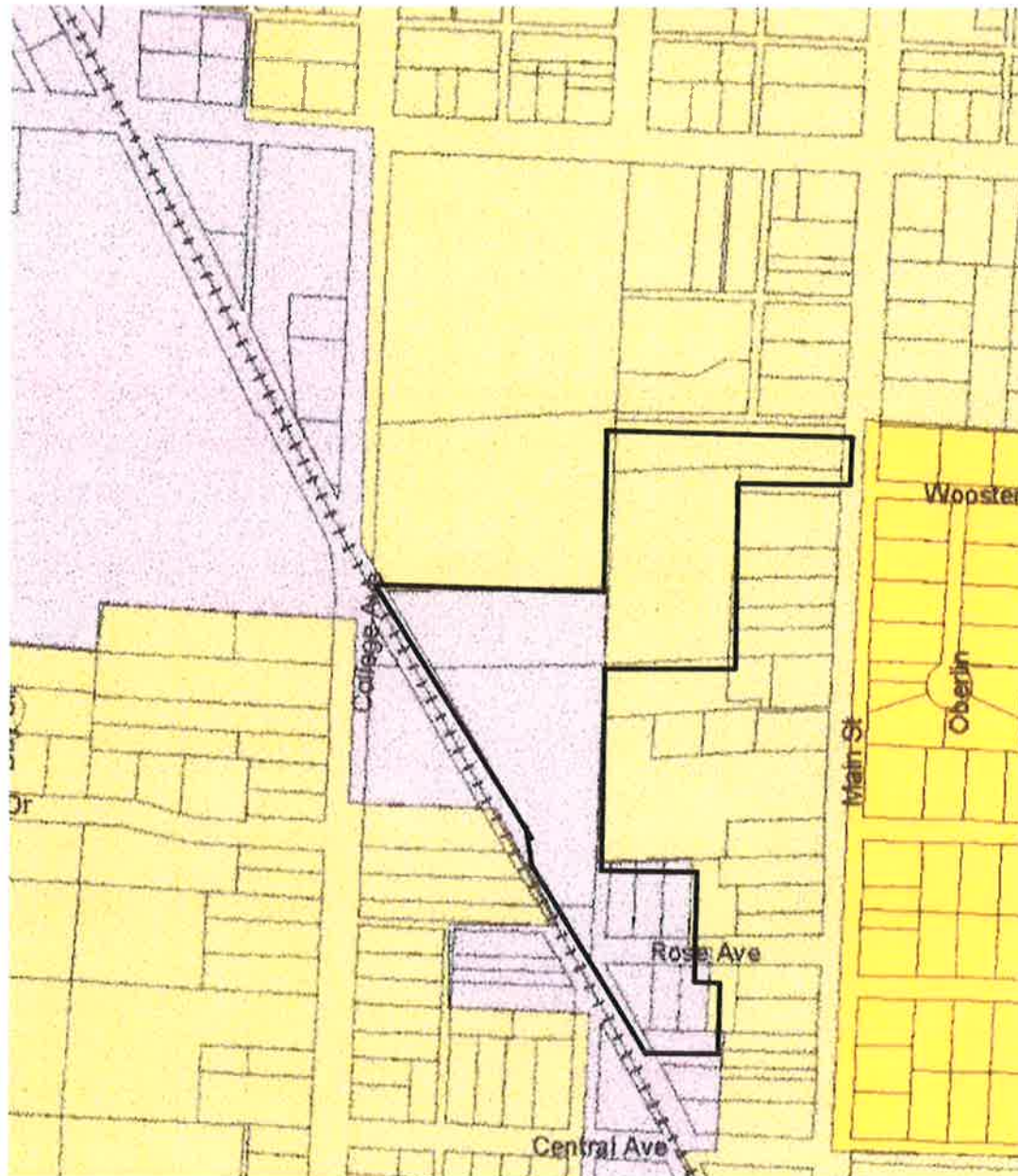
Existing Zoning



Proposed Zoning



Pre 2003 Zoning



- R-1 Suburban Single Family Dwelling
- R-2 Single Family Dwelling
- R-3 Single and Two Family Dwelling
- R-4A Suburban Multiple Dwelling
- R-4B Urban Multiple Dwelling
- R-5 University



To the Oxford City Planning Commission,

As the pastor of Oxford Bible Fellowship, I would like to request that we be put on the agenda for your meeting in May, 2017. In 2014 we shared with you some conceptual plans for expansion on our property at 800 Maple St. After having to put those plans on hold for a couple years we are once again looking into expansion.

The current plans we are working on are considerably different than the original. We feel it might be beneficial for both the city and us if we present them to you to receive your initial feedback. The purpose of this time at your meeting would not be for a formal submittal of plans at this point. But because it is our desire to work with the City of Oxford as closely as possible in a spirit of cooperation, we feel it is necessary to get your input early on in the process before we proceed too far.

If it is possible to put us on the agenda for May we would appreciate it. Thank you.

A handwritten signature in dark ink, appearing to read "Garrett Nates", is written over the text "If it is possible".

Pastor Garrett Nates
gnates@obf.org





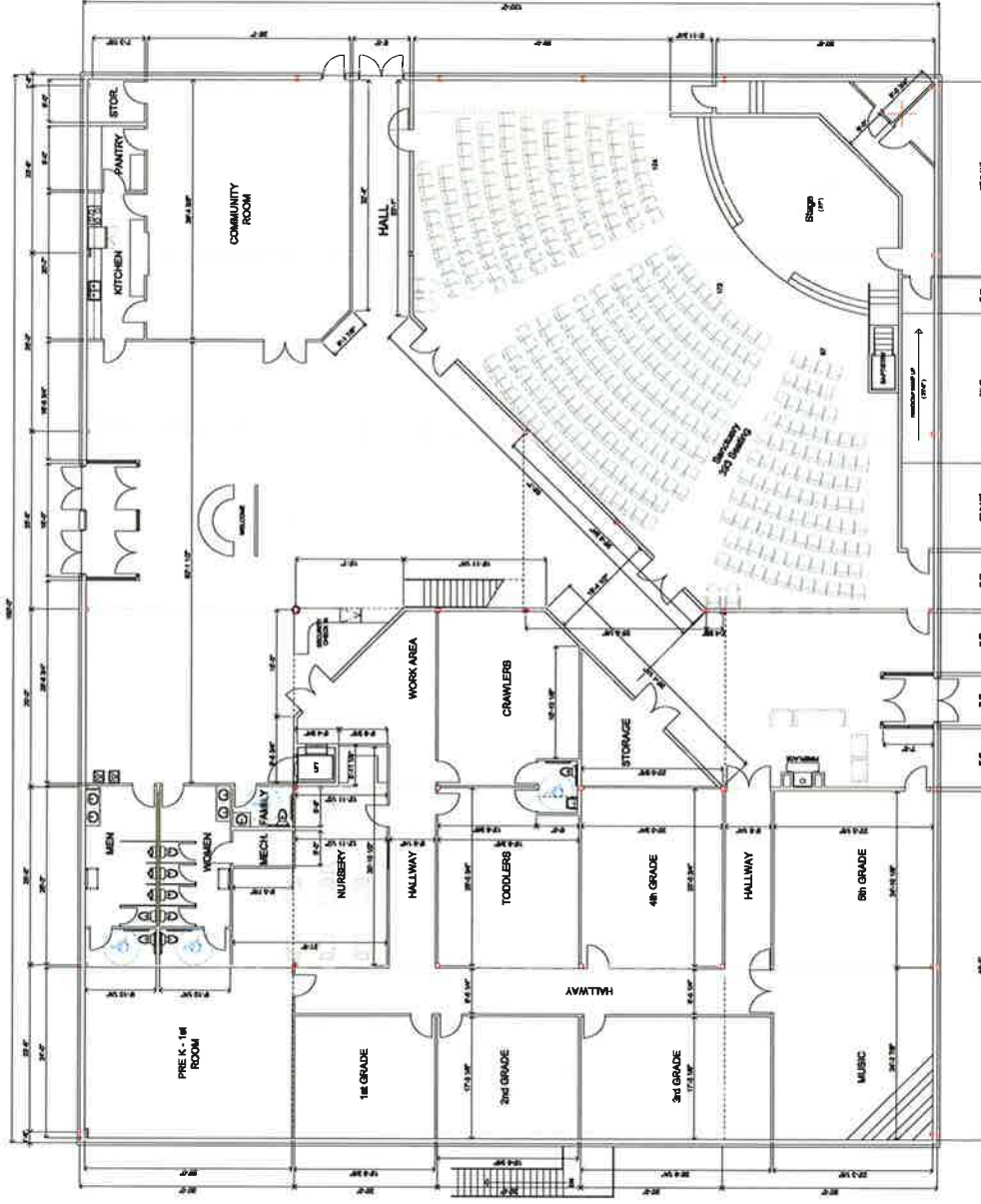
New
Sanctuary
Building F

Oxford
Bible
Fellow
Church

800 Maple
Oxford,
Ohio

Spro

COMME
BUILDING CON
NEW CASTLE



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

New Religious
Facility
For

Oxford Bible Fellowship Church

800 South Maple Ave.
Oxford, Ohio
45056

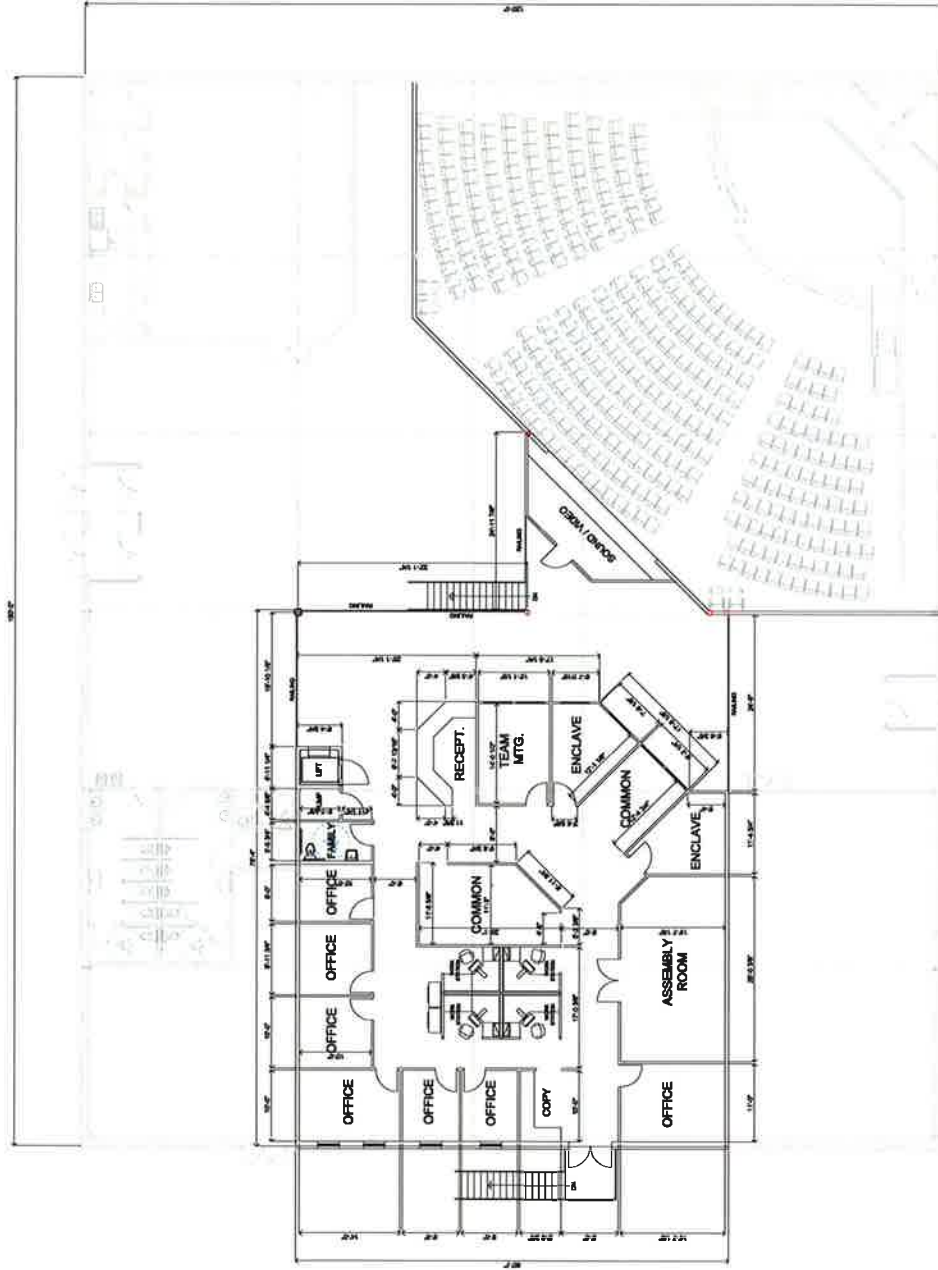
Sproles™ Corp.
COMMERCIAL
BUILDING CONTRACTORS
NEW CASTLE, INDIANA

**JOHN D. HICKS
ASSOCIATES
ARCHITECT**
1407 AL KALAM DRIVE
OXFORD, OHIO 45056
TEL: 740-3320
jdhicks@jdhicks.com

Working Date: April 15, 2017
Drawn By: John D. Hicks
Checked By: John D. Hicks
Revision Date:



Sheet Number:
A1
First Floor Plan



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

New Religious
Facility
For

Sproles Corp.
COMMERCIAL
BUILDING CONTRACTORS
NEW CASTLE, OHIO 44064

Oxford Bible Fellowship Church

800 South Maple Ave.
Oxford, Ohio
45056

**JOHN D. HICKS
ASSOCIATES
ARCHITECT**
1500 N. VALLEY DRIVE
MADISON, IN 47020
765.748.3000
jdhicks@jdhicks.com

Design Date: Aug 17, 2017
Drawn By: John D. Hicks
Checked By: John D. Hicks
Reviewed Date:



Sheet Number
A2
Second Floor Plan

REDBRICK ESTATES

CITY OF OXFORD, BUTLER COUNTY, OHIO

MARCH, 2017

INDEX TO SHEETS

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Detail Sheets	8-9
Soil Erosion & Sedimentation Control Detail Sheet	10

LEGEND

EXISTING CONTOURS	7.0
PROPOSED CONTOURS	12.0
CONTOUR LINE	---
PROPERTY LINE	---
EXISTING SANITARY SEWER & MANHOLE	---
EXISTING WATER MAIN	---
PROPOSED WATER MAIN	---
EXISTING GAS MAIN	---
PROPOSED GAS MAIN	---
EXISTING STORM PIPE & CATCH BASIN	---
STORM CATCH BASIN	---
PROPOSED STORM PIPE	---

CONSTRUCTION APPROVAL	
City of Oxford Engineer	_____
These plans are not for construction until ALL approval dates have been filed in.	_____

VICINITY MAP

OWNER/DEVELOPER
Red Brick Development LLC
4676 Somerville Road
Oxford, OH 45056
(513) 615-4138

STRUCTURE	TYPE	INNER STRUCTURE	FLOW AREA
48	MANHOLE		17.57 S.F.
49	CB-1A		4.87 S.F.
50	CB-1A		14.44 S.F.
51	CB-1A		10.89 S.F.
52	CB-1A		31.88 S.F.
53	CB-1A		4.00 S.F.
54	CB-1A		9.00 S.F.
55	CB-1A		15.00 S.F.
56	CB-1A		25.00 S.F.
57	CB-1A		35.00 S.F.

INDEX TO SHEETS

- 1 Title Sheet
- 2 Site Layout Plan

IN WITNESS WHEREOF, WE HAVE SET OUR HAND ON THIS _____ DAY OF _____ A.D. 2018.

OWNER
REDBRICK DEVELOPMENT LLC

STATE OF
OHIO
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D. 2018 BY _____ AN _____ OF THIS COUNTY.

NOTARY PUBLIC STATE OF

BY COMMISSION EXPIRES

CITY OF OXFORD

CLIENT OF COUNCIL

DATE

COMMUNITY DEVELOPMENT DIRECTOR

DATE

SERVICE DIRECTOR/CITY ENGINEER

DATE

FILE FOR RECORD

AT

RECORDED

A.D. 20

PAGES

PLAT ENVELOPE

RECORDED BUTLER COUNTY OHIO

BY

DEPUTY

FILE

FINAL PLAN APPROVED BY CITY COUNCIL

ON

BY

BY COUNCIL

(LIST OF CONDITIONS TO BE INSERTED)



Know what's below.
Call before you dig.

LOCATION OF ALL EXISTING UTILITIES TO BE
DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION.

REDBRICK ESTATES FINAL DEVELOPMENT PLAN

PART OF LOT 1728
CITY OF OXFORD, BUTLER COUNTY, OHIO
MARCH, 2017

**CIVIL ENGINEER, SURVEYOR
AND LANDSCAPE ARCHITECT**

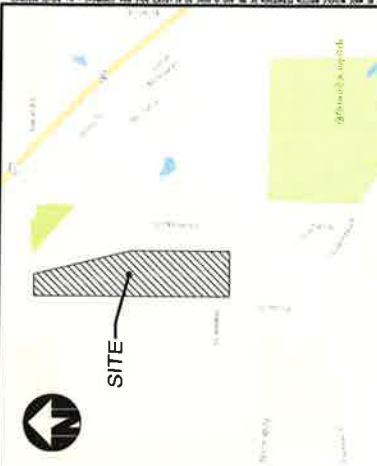
Bayer Becker, Inc.
6900 Tylersville Road
Mason, OH 45040
(513) 335-6600

OWNER/DEVELOPER

Red Brick Development LLC
4876 Somerville Road
Oxford, OH 45056
(513) 615-4138



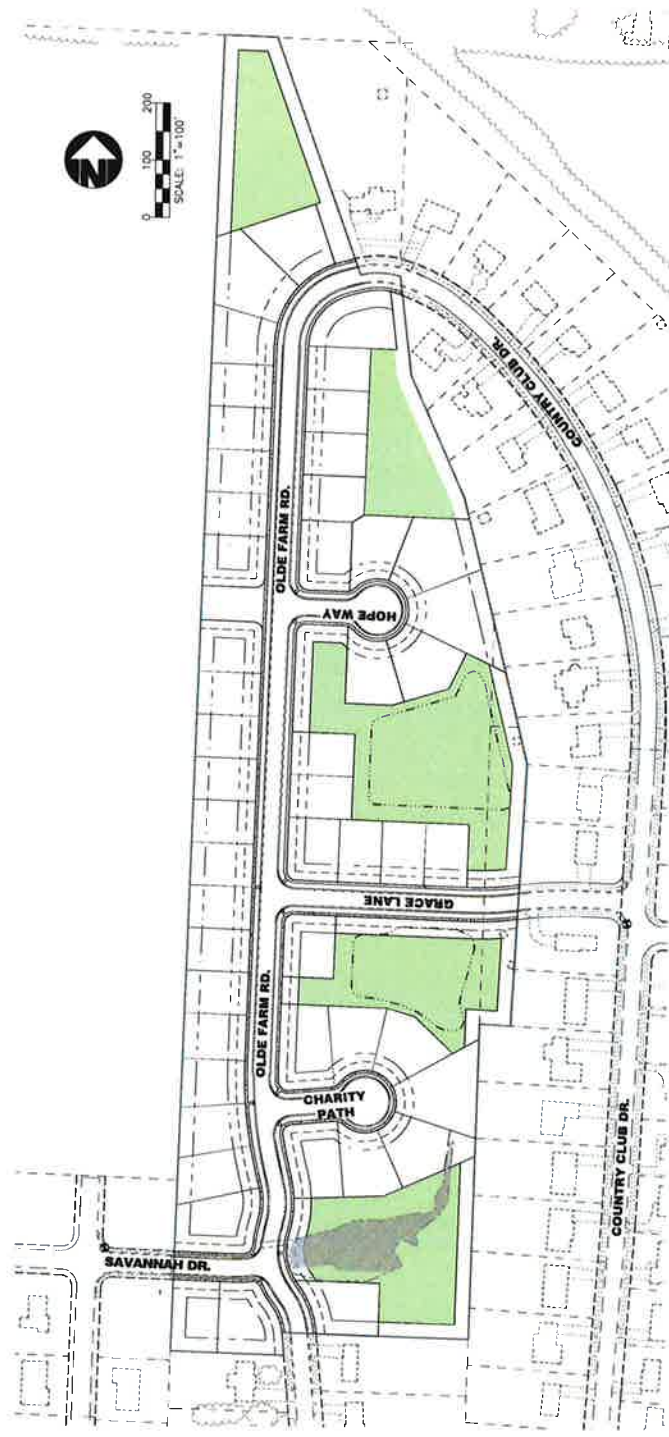
SITE



VICINITY MAP
NOT TO SCALE



0 100 200
SCALE: 1"=100'

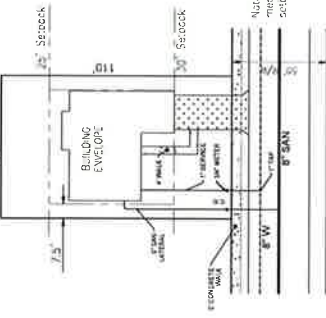


OVERALL SITE

**REDBRICK ESTATES
FINAL DEVELOPMENT PLAN**
PART OF LOT 1728
CITY OF OXFORD, BUTLER COUNTY, OHIO
V.21, TOWN 5, RANGE 1
TITLE SHEET

**bayer
becker**
110 BROAD CHURCH AVENUE
SUITE 101
OXFORD, OH 45056
613.523.4270
www.bayerbecker.com

1/2



75 LOTS
8550 S.F. MIN.
TYPICAL PLOT PLAN
NOT TO SCALE

Note: Lot width dimension measured at the building setback line

OWNER'S NOTES:
RED BRICK DEVELOPMENT, LLC
4015 SHERWOOD RD.
COLUMBUS, OH 43232
514-551-5438

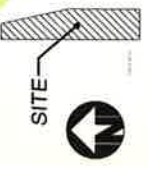
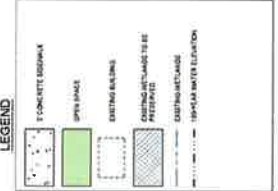
DEVELOPMENT SUMMARY:
EXISTING ZONING: R40 RESIDENTIAL
PLANNED UNIT DEVELOPMENT DISTRICT

TOTAL ACRES: 23.379 ACRES
PROPOSED NUMBER OF SINGLE-FAMILY RESIDENTIAL LOTS: 50 LOTS
OVERALL SPACE (NOT INCLUDING SETBACKS): 5.27 ACRES (21% MIN. REQUIRED)
SETBACKS: 25' REAR SETBACK

BENCHMARK
TRANSPIRE POINT 1
N 581117.4466
E 581117.4466
ELEVATION: 1014.02
ELEVATION: 1004.53

SITE LAYOUT NOTES

1. SAVANNAH DRIVE AND CHARITY PATH ARE PUBLIC STREETS TO BE DEDICATED TO THE CITY OF DAYTON WITH THE RECORD PLAT.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE SPECIFICATIONS AND PROJECT SPECIFICATIONS IN THE EVENT OF A CONFLICT, THE SPECIFICATIONS SHALL PREVAIL.
3. WHERE CONFLICTING TO EXISTING ASPHALT PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING ASPHALT PAVEMENT TO THE EXISTING JUNCTION OF THE EXISTING ASPHALT PAVEMENT AND THE EXISTING ASPHALT PAVEMENT.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ASPHALT PAVEMENT TO THE EXISTING JUNCTION OF THE EXISTING ASPHALT PAVEMENT AND THE EXISTING ASPHALT PAVEMENT.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ASPHALT PAVEMENT TO THE EXISTING JUNCTION OF THE EXISTING ASPHALT PAVEMENT AND THE EXISTING ASPHALT PAVEMENT.
6. ADDITIONAL PAVEMENT WORK DUE TO EXTENSION OF EXISTING ASPHALT PAVEMENT SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S SCOPE OF WORK.
7. THE CHINA MANUAL OF ANCHOR TRAFFIC CONTROL DEVICES, PAVEMENT MARKING, AND TRAFFIC SIGNS AND NOTICES SHALL BE USED TO CONTROL TRAFFIC DURING CONSTRUCTION.
8. MAINTAINANCE FREE OF INTERFERENCE.



VICINITY MAP
NOT TO SCALE



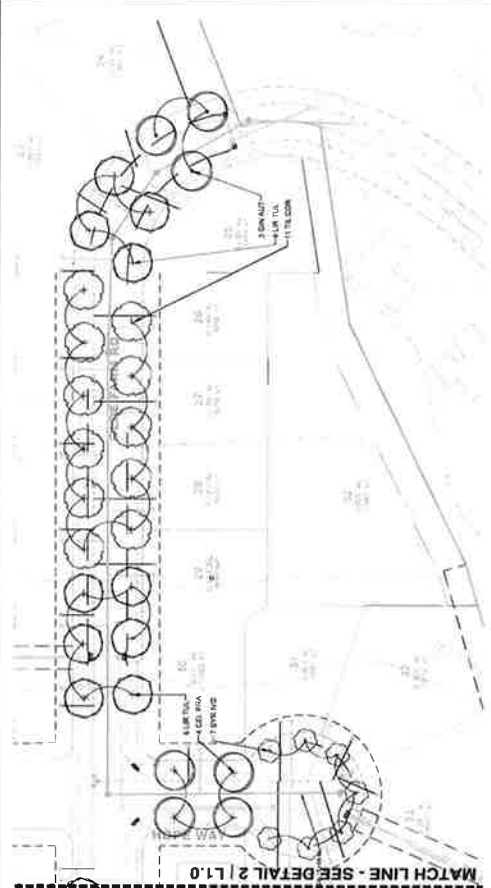
LOCATION OF ALL EXISTING UTILITIES TO BE DEEMED IN THE FIELD PRIOR TO CONSTRUCTION

REDBRICK ESTATES
FINAL DEVELOPMENT PLAN
PART OF LOT 128
TOWN 21, TOWN 5, RANGE 1
CITY OF DAYTON, BUTLER COUNTY, OHIO
UNED UNIT DEVELOPMENT

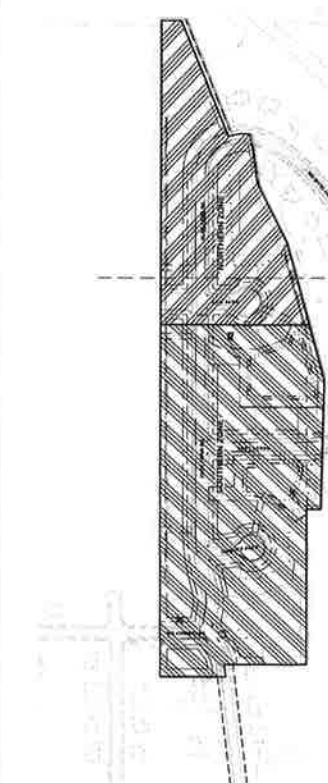




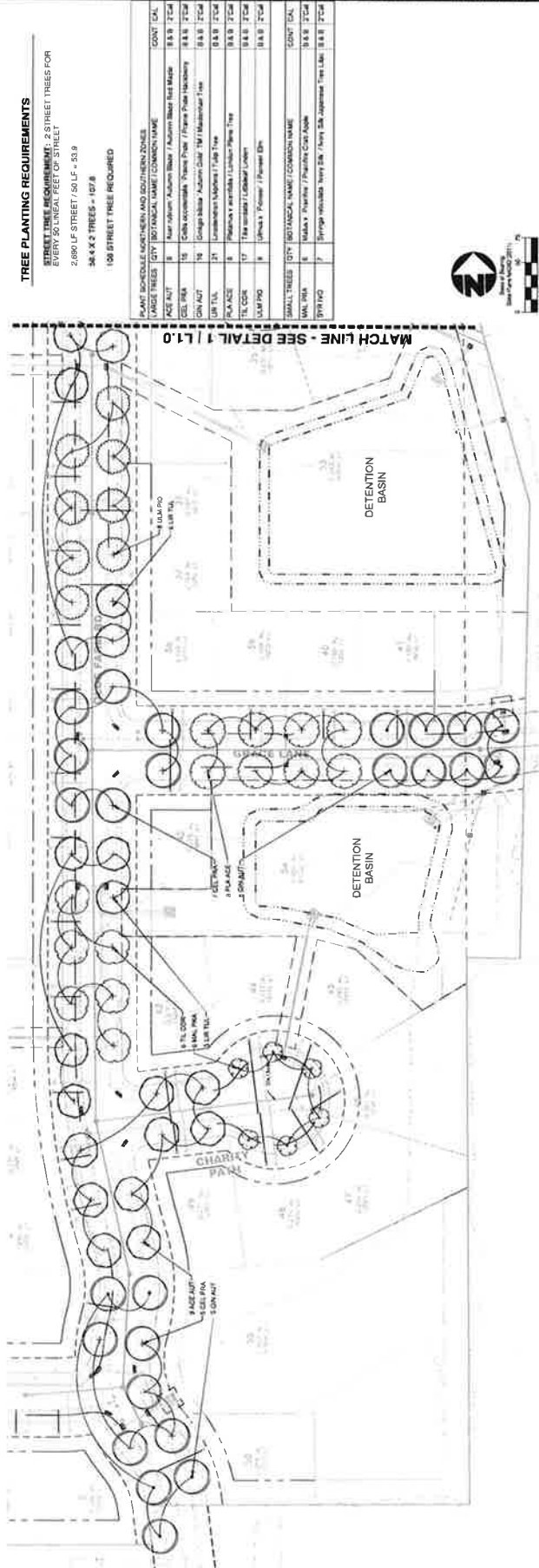
RED BRICK ESTATES



TREE PLANTING PLAN - NORTHERN ZONE



KEY PLAN



TREE PLANTING PLAN - SOUTHERN ZONE

TREE PLANTING REQUIREMENTS

STREET TREE REQUIREMENT: 2 STREET TREES FOR EVERY 50 LINEAL FEET OF STREET

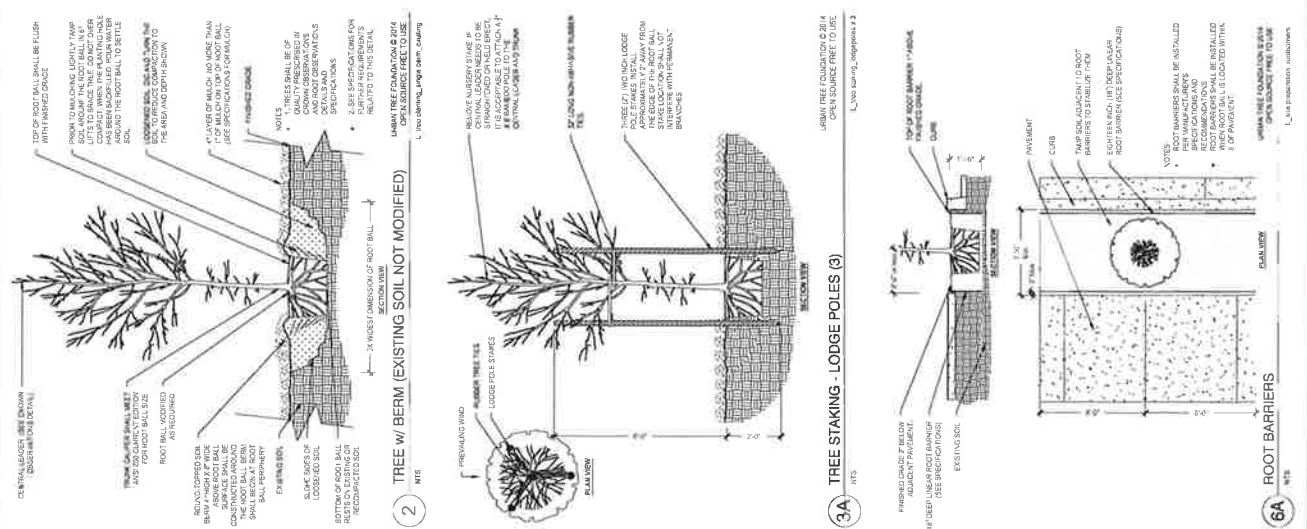
2,690 LF STREET / 50 LF = 53.8

100 STREET PRICE REQUIRED

PLANT SOURCE ORIGINATOR AND CULTIVAR NAME	SEED TYPE	SEED WEIGHT	SEED COUNT	SEED VOLUME	SEED DENSITY	SEED PURITY	SEED GERMINATION	SEED VIGOR	SEED LIFESPAN
1. <i>Arabidopsis thaliana</i> (Col-0)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years
2. <i>Arabidopsis thaliana</i> (Landsberg)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years
3. <i>Arabidopsis thaliana</i> (Wallerburg)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years
4. <i>Arabidopsis thaliana</i> (Landsberg)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years
5. <i>Arabidopsis thaliana</i> (Landsberg)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years
6. <i>Arabidopsis thaliana</i> (Landsberg)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years
7. <i>Arabidopsis thaliana</i> (Landsberg)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years
8. <i>Arabidopsis thaliana</i> (Landsberg)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years
9. <i>Arabidopsis thaliana</i> (Landsberg)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years
10. <i>Arabidopsis thaliana</i> (Landsberg)	Seed	0.00012 g	1000	0.12 g	1000 seeds/g	99.9%	95%	100%	10 years

MATCH LINE - SEE DETAIL 1 / L1.0





PLANT INSTALLATION

- [illegible]

WARRANTY

- [illegible]

TRAFFIC & SAFETY

- REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION AND ALL OTHER REQUIREMENTS.

SOD INSTALLATION

- WATER** IS A RARE AND OFTEN OF POOR QUALITY. THE USE OF HEAVY METALS AND CHEMICALS IN THE PRODUCTION OF FOOD AND FIBER, AND THE CONSUMPTION OF THESE PRODUCTS BY HUMANS AND ANIMALS, HAS BEEN A MAJOR CAUSE OF WATER POLLUTION. THE USE OF HEAVY METALS AND CHEMICALS IN THE PRODUCTION OF FOOD AND FIBER, AND THE CONSUMPTION OF THESE PRODUCTS BY HUMANS AND ANIMALS, HAS BEEN A MAJOR CAUSE OF WATER POLLUTION. THE USE OF HEAVY METALS AND CHEMICALS IN THE PRODUCTION OF FOOD AND FIBER, AND THE CONSUMPTION OF THESE PRODUCTS BY HUMANS AND ANIMALS, HAS BEEN A MAJOR CAUSE OF WATER POLLUTION.

ROOT BARRIERS

SEEDING / SOD PREPARATION

- [illegible]

TOPSOIL, AMENDMENTS & MULCH

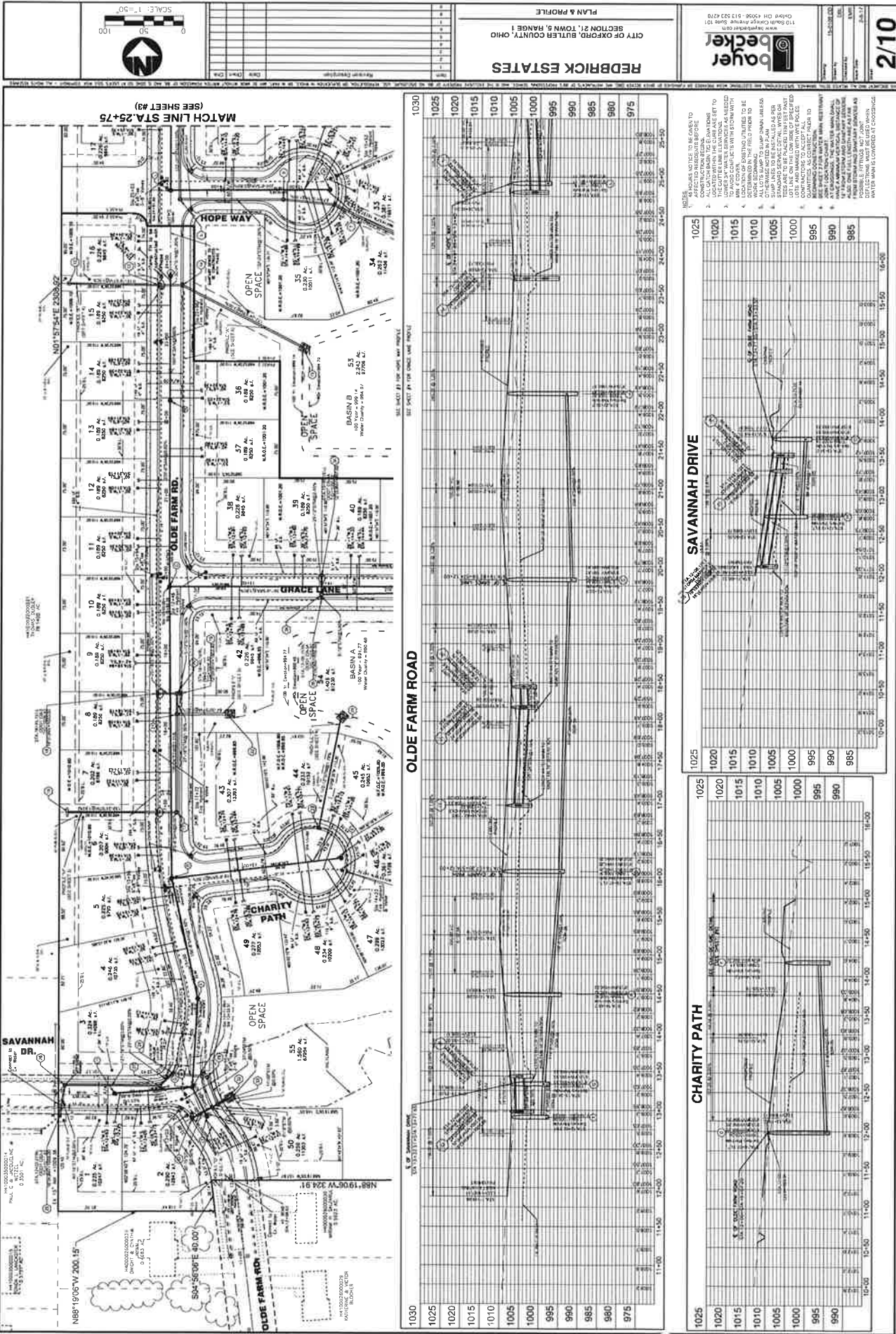
- [illegible]

PLANTING PREPARATION

- [illegible]

GENERAL LANDSCAPE NOTES

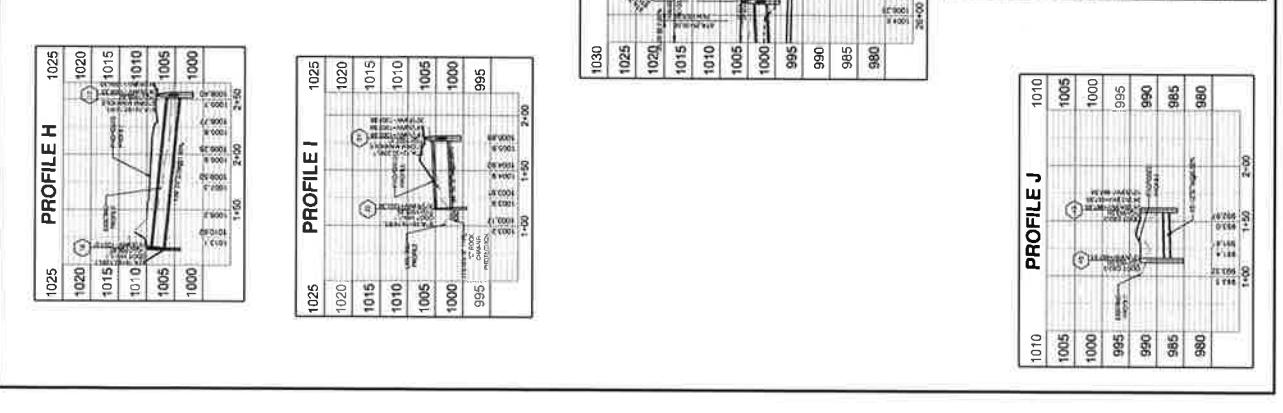
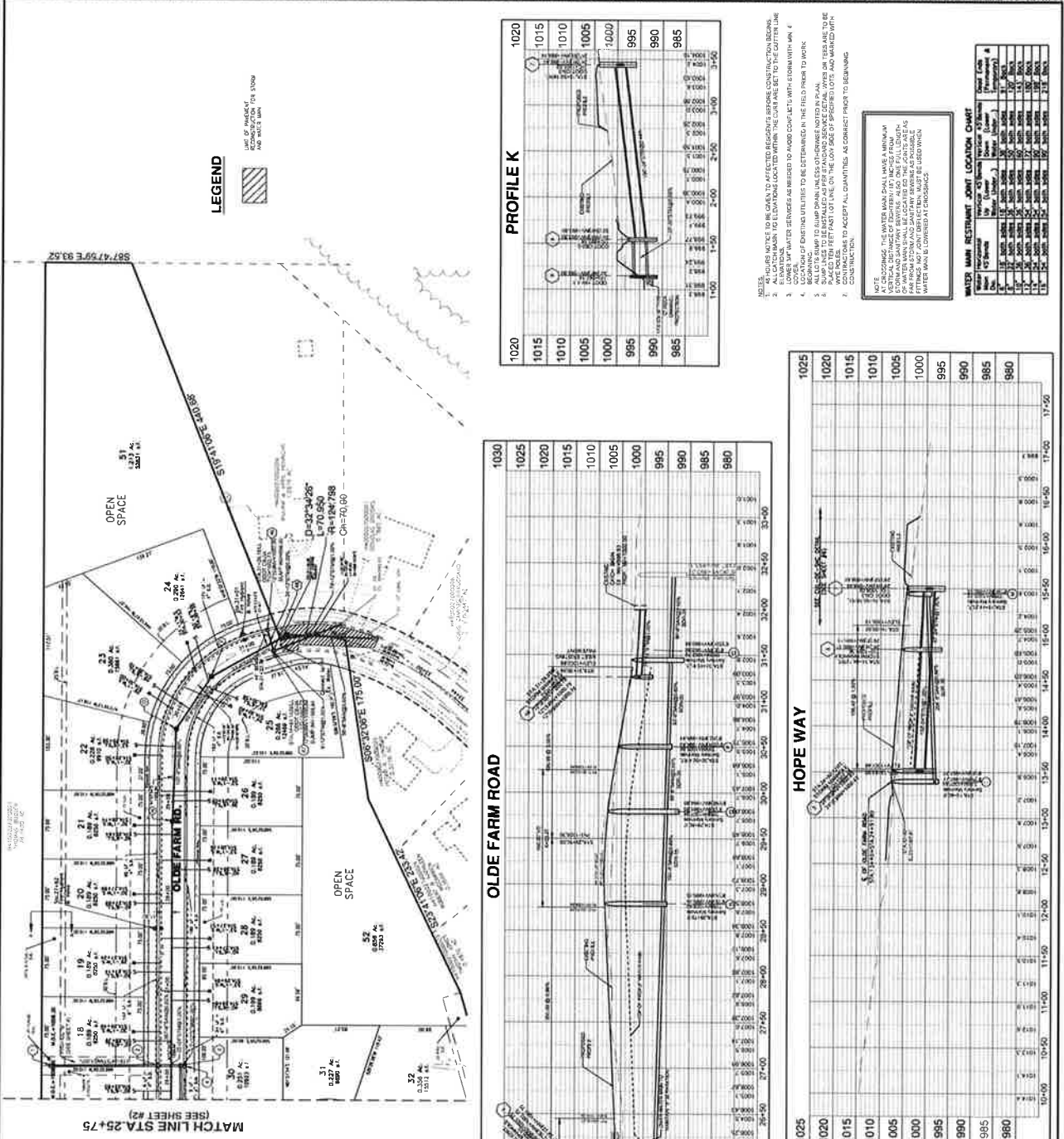
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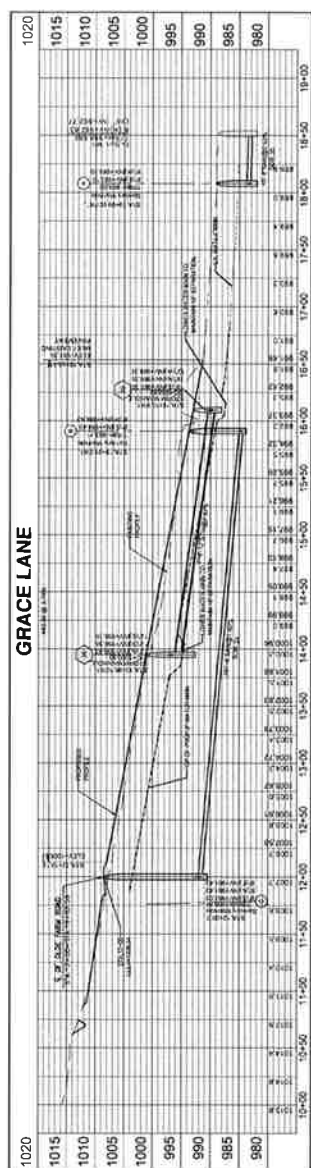
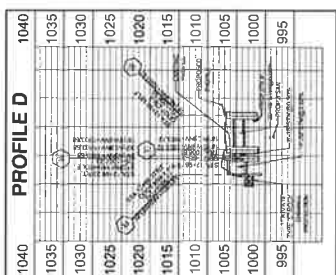
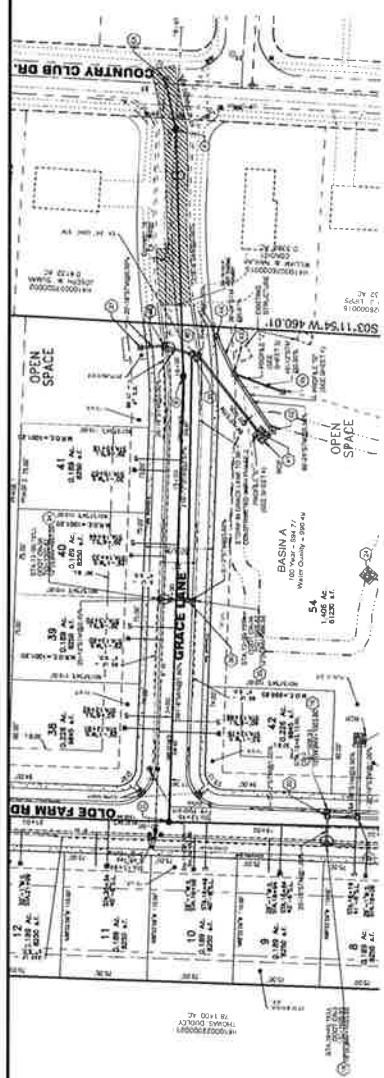
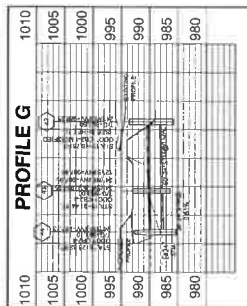
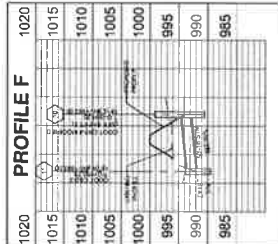
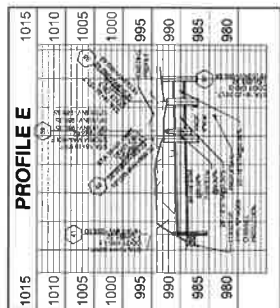
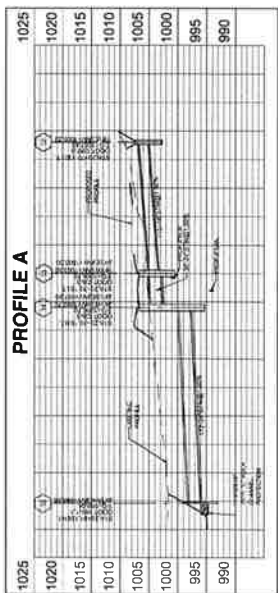
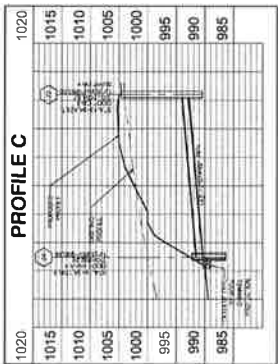
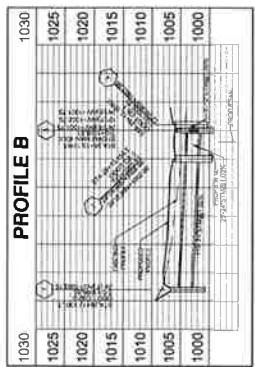


REDBRICK ESTATES
SECTION 2, TOWN 5, RANGE 1
PLAN & PROFILE



Boyer
11000 Old Farm Road
Cincinnati, OH 45244
Phone: 513-533-4270
Fax: 513-533-4271





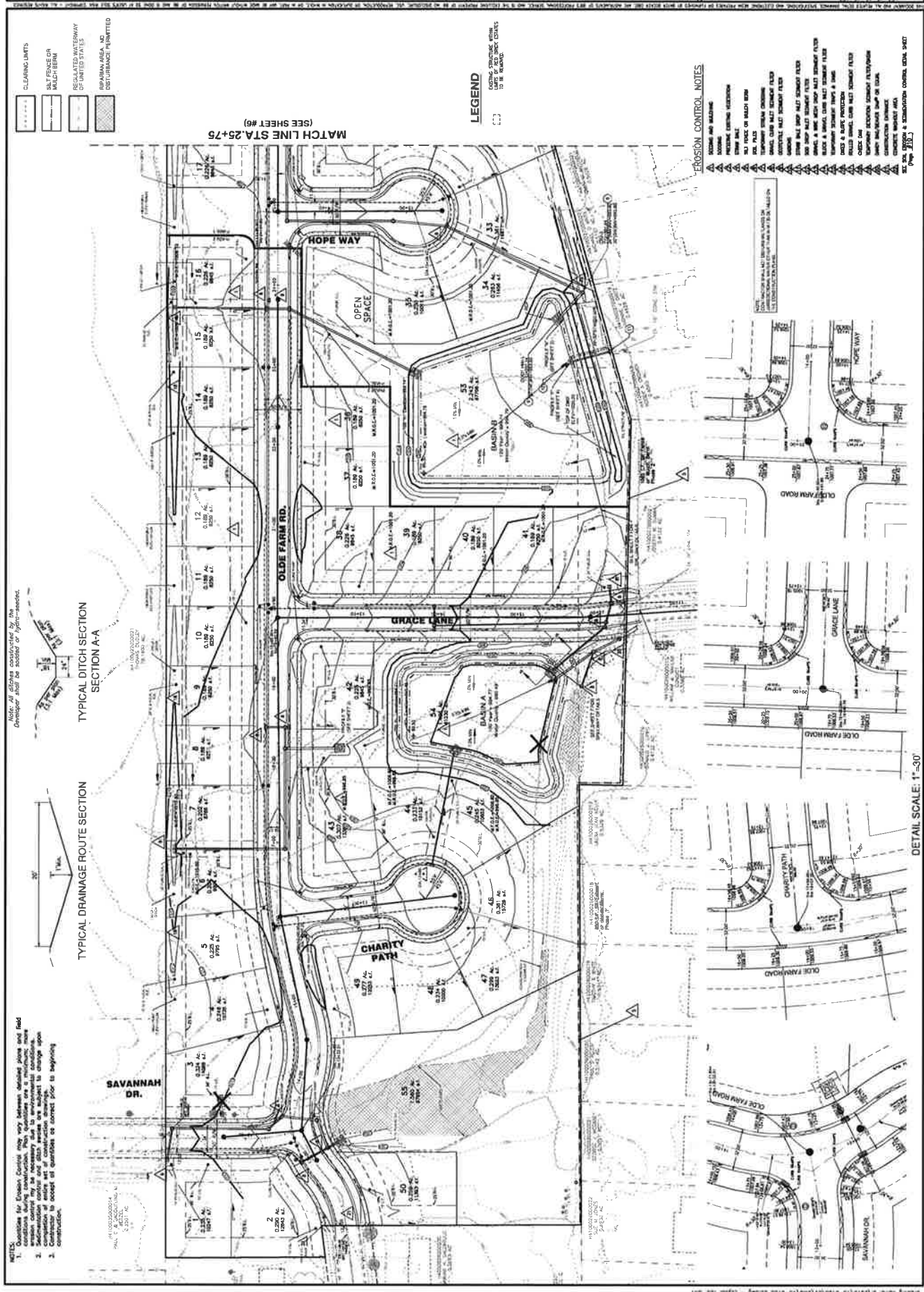
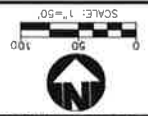
LEGEND

 LIMIT OF PAVEMENT RECONSTRUCTION FOR STORM AND WATER MAIN
 EXISTING STRUCTURE WITHIN LIMITS OF RED-BLOCK ESTATES TO BE REMOVED.

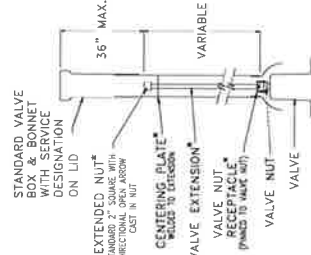
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NOTE
AT CROSSINGS THE WATER MAIN SHALL HAVE A MINIMUM
VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES FROM
OVERHEAD UTILITIES AND SANITARY SEWERS. ALSO ONE FULL BAY OF
WATER MAIN SHALL BE OPEN. THE FULL BAY SHALL BE AS
NEAR AS POSSIBLE TO THE MAIN SANITARY SEWERS AS POSSIBLE.
NEAR STORM AND SANITARY SEWERS AS POSSIBLE.
FITTINGS NOT JOINT DEFLECTION MUST BE USED WHEN
WATER MAIN IS LOWERED AT CROSSINGS.

WATER MAIN RESTRAINT JOINT LOCATION CHART				
Water Main Size (in.)	Horizontal Up (Lower) 30° (45°) 60° (90°)	Vertical Up (Lower) 30° (45°) 60° (90°)	Vertical Up (Lower) 30° (45°) 60° (90°)	Joint Loss (Permanent) 1000 (500) 250 (125) 100 (50)
1" 1500	1500	1500	1500	1000
2" 1500	1500	1500	1500	1000
3" 1500	1500	1500	1500	1000
4" 1500	1500	1500	1500	1000
6" 1500	1500	1500	1500	1000
8" 1500	1500	1500	1500	1000
10" 1500	1500	1500	1500	1000
12" 1500	1500	1500	1500	1000
14" 1500	1500	1500	1500	1000
16" 1500	1500	1500	1500	1000
18" 1500	1500	1500	1500	1000
20" 1500	1500	1500	1500	1000
24" 1500	1500	1500	1500	1000
30" 1500	1500	1500	1500	1000
36" 1500	1500	1500	1500	1000
42" 1500	1500	1500	1500	1000
48" 1500	1500	1500	1500	1000
54" 1500	1500	1500	1500	1000
60" 1500	1500	1500	1500	1000
72" 1500	1500	1500	1500	1000
84" 1500	1500	1500	1500	1000
96" 1500	1500	1500	1500	1000
108" 1500	1500	1500	1500	1000
120" 1500	1500	1500	1500	1000
144" 1500	1500	1500	1500	1000
168" 1500	1500	1500	1500	1000
192" 1500	1500	1500	1500	1000
216" 1500	1500	1500	1500	1000
240" 1500	1500	1500	1500	1000
264" 1500	1500	1500	1500	1000
288" 1500	1500	1500	1500	1000
312" 1500	1500	1500	1500	1000
336" 1500	1500	1500	1500	1000
360" 1500	1500	1500	1500	1000
384" 1500	1500	1500	1500	1000
408" 1500	1500	1500	1500	1000
432" 1500	1500	1500	1500	1000
456" 1500	1500	1500	1500	1000
480" 1500	1500	1500	1500	1000
504" 1500	1500	1500	1500	1000
528" 1500	1500	1500	1500	1000
552" 1500	1500	1500	1500	1000
576" 1500	1500	1500	1500	1000
600" 1500	1500	1500	1500	1000
624" 1500	1500	1500	1500	1000
648" 1500	1500	1500	1500	1000
672" 1500	1500	1500	1500	1000
696" 1500	1500	1500	1500	1000
720" 1500	1500	1500	1500	1000
744" 1500	1500	1500	1500	1000
768" 1500	1500	1500	1500	1000
792" 1500	1500	1500	1500	1000
816" 1500	1500	1500	1500	1000
840" 1500	1500	1500	1500	1000
864" 1500	1500	1500	1500	1000
888" 1500	1500	1500	1500	1000
912" 1500	1500	1500	1500	1000
936" 1500	1500	1500	1500	1000
960" 1500	1500	1500	1500	1000
984" 1500	1500	1500	1500	1000
1008" 1500	1500	1500	1500	1000
1032" 1500	1500	1500	1500	1000
1056" 1500	1500	1500	1500	1000
1080" 1500	1500	1500	1500	1000



1. Questions for Emission Control may vary between isolated points and field measurements. The latter may require more sophisticated equipment. Emission control may be necessary due to environmental conditions.
2. Self-emission control and duct systems are subject to change upon completion of entire set of construction drawings.
3. It is necessary to accept all quantities or correct prior to beginning construction.



項目	第1回	第2回	第3回	第4回	第5回	第6回	第7回	第8回	第9回	第10回	第11回	第12回	第13回	第14回	第15回	第16回	第17回	第18回	第19回	第20回	第21回	第22回	第23回	第24回	第25回	第26回	第27回	第28回	第29回	第30回	第31回	第32回	第33回	第34回	第35回	第36回	第37回	第38回	第39回	第40回	第41回	第42回	第43回	第44回	第45回	第46回	第47回	第48回	第49回	第50回	第51回	第52回	第53回	第54回	第55回	第56回	第57回	第58回	第59回	第60回	第61回	第62回	第63回	第64回	第65回	第66回	第67回	第68回	第69回	第70回	第71回	第72回	第73回	第74回	第75回	第76回	第77回	第78回	第79回	第80回	第81回	第82回	第83回	第84回	第85回	第86回	第87回	第88回	第89回	第90回	第91回	第92回	第93回	第94回	第95回	第96回	第97回	第98回	第99回	第100回
1月	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

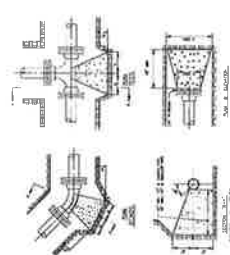
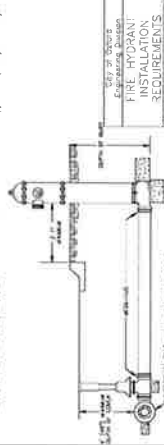
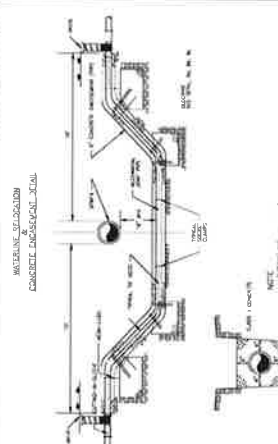
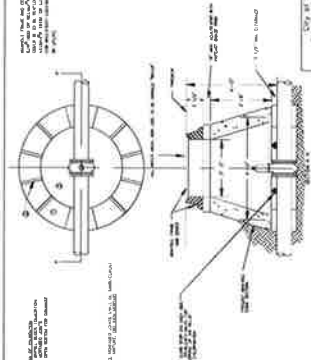
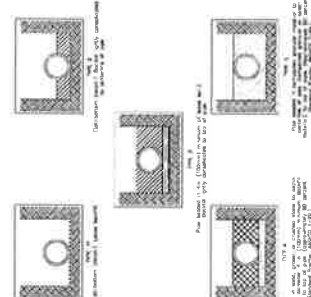
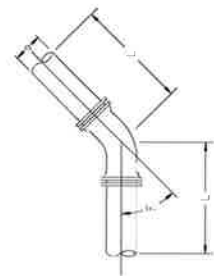


TABLE 209. L (FEET)
REQUIRED LENGTH OF RESTRAINED JOINTS
D = DIAMETER OF PIPE
E = DEGREE OF DEFLECTION



SANITARY SEWER SERVICE

42" TO 48" DEPTH OF COVER

WATER SERVICE

42" TO 48" DEPTH OF COVER

SANITARY SEWER SERVICE

42" TO 48" DEPTH OF COVER

WATER SERVICE

42" TO 48" DEPTH OF COVER

SANITARY SEWER SERVICE

42" TO 48" DEPTH OF COVER

WATER SERVICE

42" TO 48" DEPTH OF COVER

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WATER SERVICE

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WATER SERVICE

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SANITARY SEWER SERVICE

42" TO 48" DEPTH OF COVER

WATER SERVICE

42" TO 48" DEPTH OF COVER

SANITARY SEWER SERVICE

42" TO 48" DEPTH OF COVER

WATER SERVICE

42" TO 48" DEPTH OF COVER



Where Creativity
Meets Functionality

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

April 29, 2016

Mr. Victor Popescu, P.E.
City of Oxford
101 East High Street
Oxford, Ohio 45056

Re: Red Brick Estates Traffic Evaluation – Vehicular and Pedestrian Impacts

Dear Mr. Popescu,

Bayer Becker has completed the following Traffic Evaluation relative to vehicular and pedestrian impacts for Red Brick Estates, a proposed residential development consisting of approximately 26 acres of property located at the end of Savannah Drive, Olde Farm Road, and Country Club Drive in the City of Oxford, Butler County, Ohio.

Trip generation calculations for the proposed development, which includes 50 single-family residential lots, were determined for the weekday average daily traffic (ADT) and for the AM and PM peak hours of adjacent street traffic using the procedures outlined in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition* and the ITE *Trip Generation Manual, 9th Edition, User's Guide and Handbook*. Site trips are presented in the following table and ITE trip generation rate information excerpts are provided by attachment.

Land Use	ITE Code	Size	Units	ADT			AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Single-Family Detached Housing	210	50	D.U.	278	277	555	11	34	45	35	21	56

Olde Farm Road, Country Club Drive, and Savannah Drive are classified as local roadways per the City of Oxford Roadway Alternatives and Classifications map, while Contreras Road is classified as an urban major collector. Based on the Ohio Department of Transportation (ODOT) traffic counts, the 2015 ADT for Contreras Road west of Patrick Drive is 2,100 vehicles per day. Because of the existing low traffic volumes on Contreras Road, the impact of the additional traffic generated by Red Brick Estates will be minimal. The ODOT traffic count data is attached.

In addition to vehicular traffic, the proposed development will accommodate pedestrian circulation via the construction of 5' wide sidewalks on both sides of all proposed roadways in accordance with the City of Oxford Subdivision Regulations. The proposed sidewalks will connect to the existing sidewalks on Savannah Drive, Olde Farm Road, and Country Club Drive, which will enable residents wishing to walk safely to the Oxford Community Park to do so via sidewalks on Savannah Drive to Prevalent Drive to Contreras Road and through the Knolls of Oxford development to the entrance of the park.

Based upon engineering judgment and the minimal amount of vehicular traffic to be generated, the proposed development will have a negligible impact on the operations of Contreras Road. Furthermore, the construction of the proposed sidewalk within Red Brick Estates will provide pedestrians a safe place to walk while also providing a connection to the adjacent subdivisions.

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

Sincerely,

Kathryn M. Dillenburg, P.E.

cc: Bryan Price, Red Brick Development LLC

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

110 South College Ave, Suite 101
Oxford, OH 45056
513-523-4270

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

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

<http://www.bayerbecker.com>

Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

The peak hour of the generator typically coincided with the peak hour of the adjacent street traffic.

The sites were surveyed between the late 1960s and the 2000s throughout the United States and Canada.

Source Numbers

1, 4, 5, 6, 7, 8, 11, 12, 13, 14, 16, 19, 20, 21, 26, 34, 35, 36, 38, 40, 71, 72, 84, 91, 98, 100, 105, 108, 110, 114, 117, 119, 157, 167, 177, 187, 192, 207, 211, 246, 275, 283, 293, 300, 319, 320, 357, 384, 435, 550, 552, 579, 598, 601, 603, 611, 614, 637, 711, 735

Single-Family Detached Housing (210)

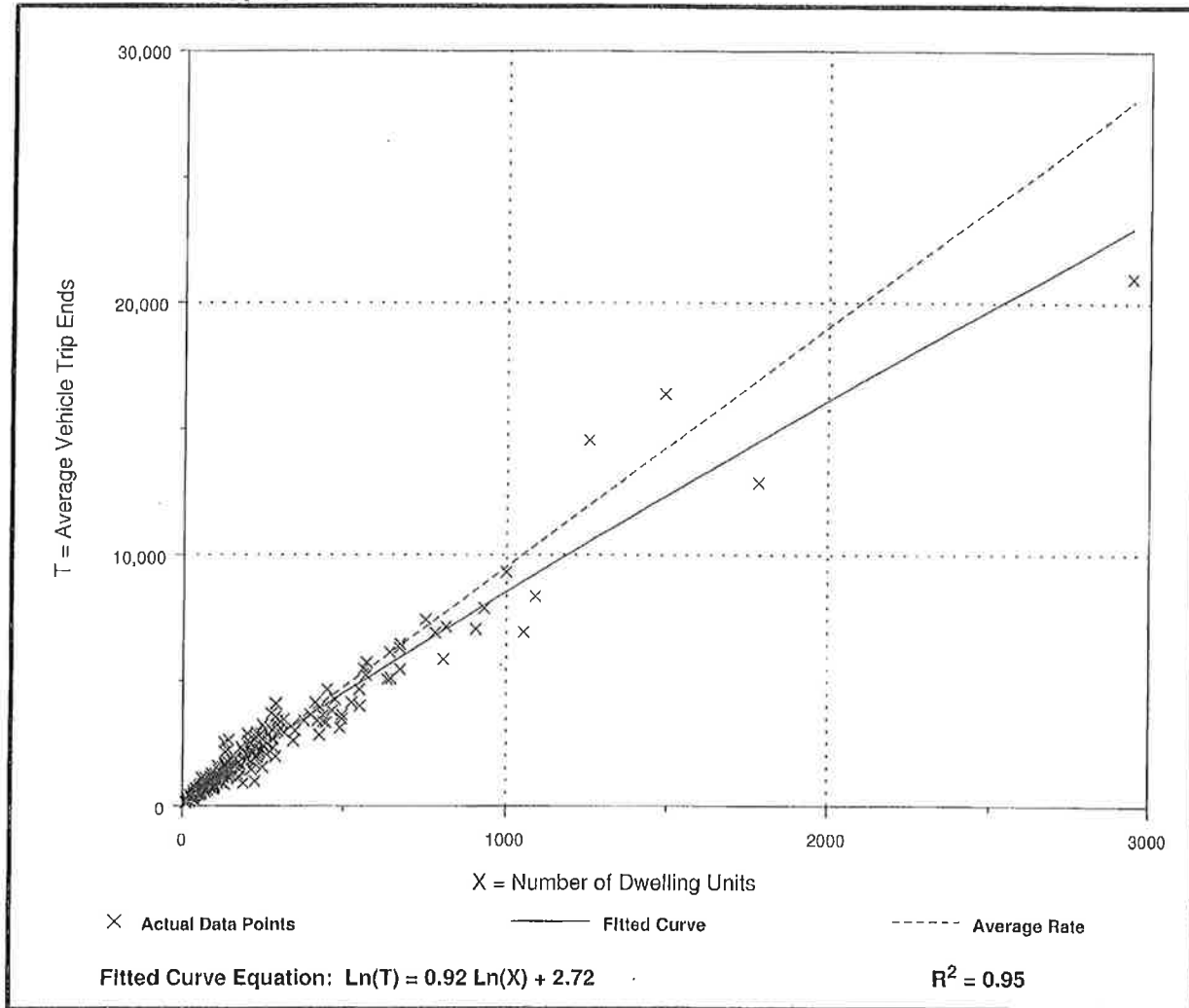
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 355
Avg. Number of Dwelling Units: 198
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.52	4.31 - 21.85	3.70

Data Plot and Equation



Single-Family Detached Housing (210)

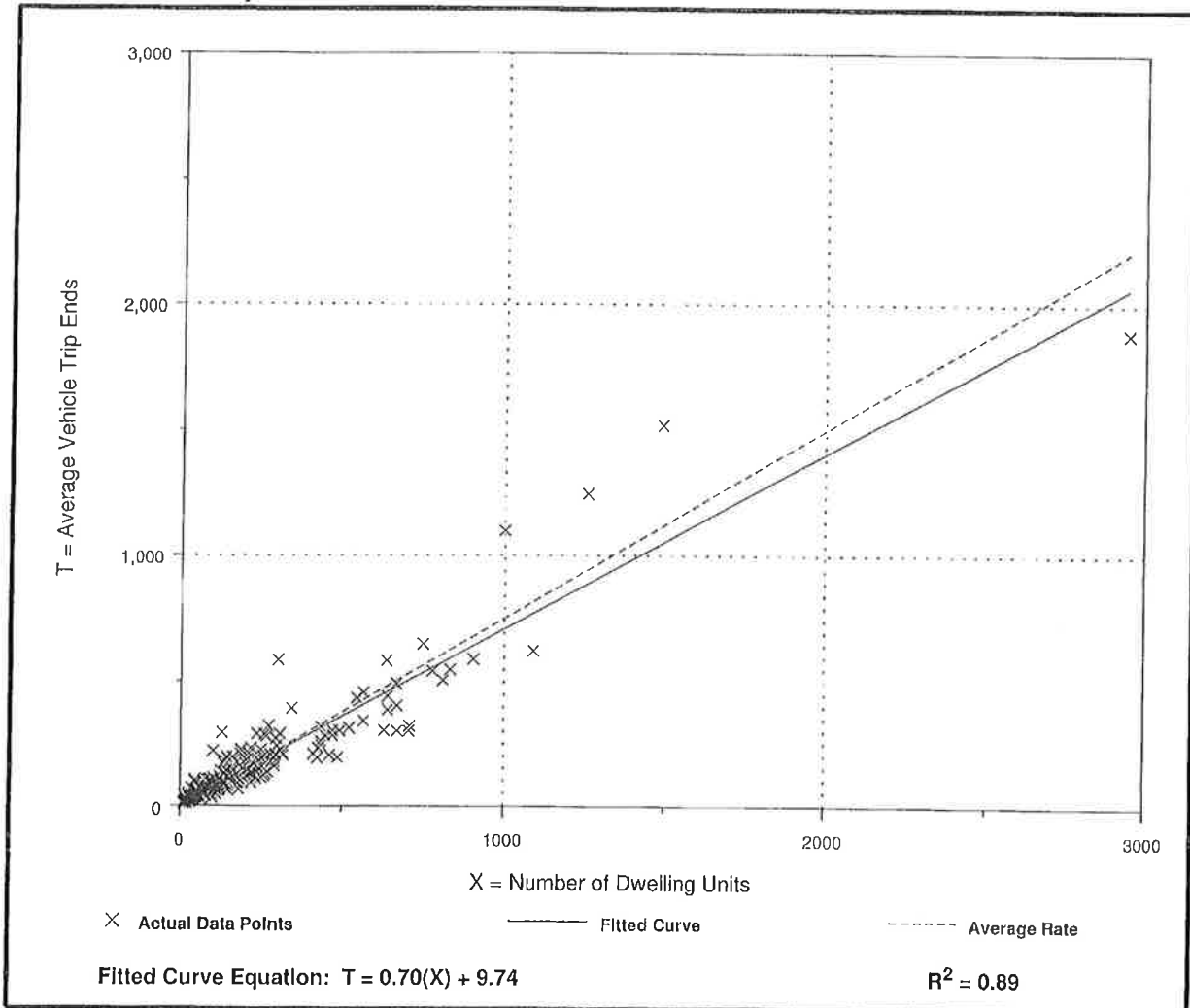
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Number of Studies: 292
Avg. Number of Dwelling Units: 194
Directional Distribution: 25% entering, 75% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.33 - 2.27	0.90

Data Plot and Equation



Single-Family Detached Housing (210)

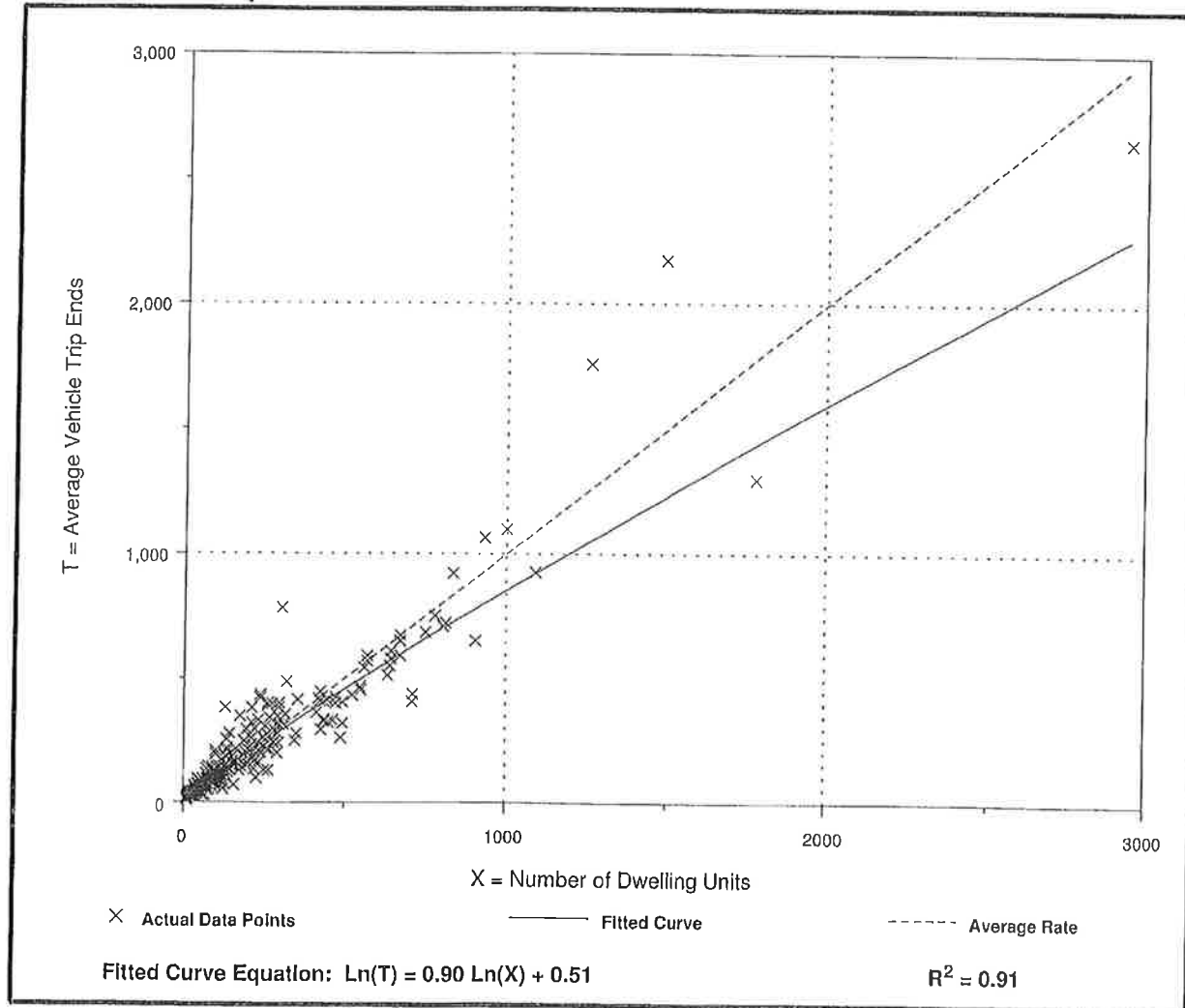
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 321
 Avg. Number of Dwelling Units: 207
 Directional Distribution: 63% entering, 37% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.42 - 2.98	1.05

Data Plot and Equation





List View

All DIRs

				go	
Location ID	17909	MPO ID			
Type	SPOT	HPMS ID			
On NHS		On HPMS			
LRS ID	CBUTCR00033**C	LRS Loc Pt.	2.903		
SF Group	Urban Minor Arterial (4),Collector(5-6),Local(7)	Route Type	CR		
AF Group	URBAN_MAJOR_COLLECTOR	Route	00033		
GF Group	URBAN_MAJOR_COLLECTOR				
Class Dist Grp					
WIM Group					
QC Group	Default				
Funct'l Class	Major Collector	Milepost			
Located On	CONTRERAS RD				
Loc On Alias					
	CONTRERAS RD W OF PATRICK DR, IN OXFORD				
PR		MP		PT	▼
More Detail ►					

Directions: 2-WAY EB WB ?

AACH

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2015	2,100 ³						Grown from 2014
2014	2,034				1,970 (97%)	63 (3%)	
2013	2,328						
2012	2,300						

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV
------------	------------	--------	--------	--------	--------	--------	--------	--------	--------

	Date	Int	Total
	Tue 12/2/2014	60	2,051
	Mon 12/1/2014	60	1,922
	Tue 4/3/2012	60	2,323

VOLUME 12 (1980) ?

Year	Annual Growth
2015	3%
2014	-13%
2013	1%

	Date	Int	Pace	85th	Total
No Data					

	Date	Int	Total
	Tue 12/2/2014	60	2,051
	Mon 12/1/2014	60	1,922
	Tue 4/3/2012	60	2,323

Date	Axles	Avg GVW	Total
No Data			

Date	Axles	85th	Total
No Data			

Date	Int	Total
No Data		

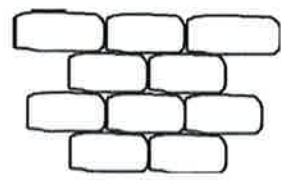
PARTIAL COUNT

Date Int 24-Hr Total

Note	Date



Red Brick Development LLC



4676 Somerville Rd

Oxford, Ohio 45056

(513) 523-1212

PRELIMINARY RESTRICTIONS FOR RED BRICK ESTATES

OXFORD, OHIO

SECTION 1: LAND USE

No lot in this subdivision shall be used except for residential purposes. No structure shall be erected on any lot except one single-family dwelling house, with a private garage, which must be attached, hereto, for not less than two automobiles but no more than three automobiles.

SECTION 2: SQUARE FOOTAGE OF STRUCTURE

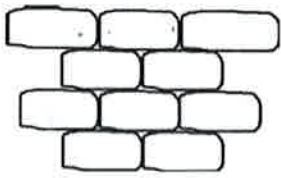
The living space, floor area, exclusive of porches, basements, and garages, of each structure shall not be less than 1,500 square feet for a ranch type home and 2,000 square feet for a two story home.

SECTION 3: ARCHITECTURAL CONTROL

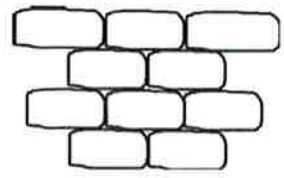
Construction is prohibited on any structure, fence, wall, or building until the plans and specifications have been first approved by Bryan D. Price designee. Bryan D. Price or his designee shall have the sole discretion of approving or rejecting all plans as to design, grades, exterior materials, and the location of the building or buildings on the lot. Prior to building permit application, excavation or construction, the lot owner shall deliver to the developer two complete sets of plans and specifications for approval. Within fifteen 15-calendar days, the developer shall notify the owner of approval or disapproval of the plans.

SECTION 4: START OF CONSTRUCTION

Within one (1) year from the start of construction of a dwelling house upon any lot, said house shall have completed exterior appearance including but not limited to finished walkway, driveway of asphalt or concrete, landscaping, laying of sod or grass seeding, installed gutters and downspouts, installation of all windows and completed exterior painting.



Red Brick Development LLC



4676 Somerville Rd

Oxford, Ohio 45056

(513) 523-1212

SECTION 5: MATERIALS

All homes in the subdivision shall be constructed of not less than a Premium Maintenance Free Vinyl Product approved by Bryan D. Price or designee. Any combination of brick, stone, siding or shakes may be used. Bryan D. Price or his designee reserves the right to waive this restriction on individual request. Waiver must be in writing.

SECTION 6: VEHICLES

No truck over three-fourths ton capacity shall regularly be parked upon any lot or in any driveway in said subdivision, and only one truck of three-fourth ton or less capacity may be so parked. The parking and/or storage of machinery, equipment, school buses, commercial vehicles other than one pick-up truck is prohibited. No lot shall be used or maintained as a dumping ground for refuse or garbage or for the storage of disabled or junk cars.

SECTION 7: BOATS AND TRAILERS

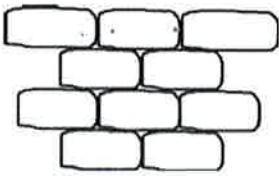
The parking and/or storage of boats, campers, trailers, and other vehicles of similar nature shall not be permitted.

SECTION 8: ANIMALS

No poultry or other livestock shall be kept on any lot in this subdivision. Each residence shall be permitted ordinary household pets of not more than two (2) dogs and two (2) cats, kept in an enclosure or on a leash. No commercial use or breeding of any animals shall be permitted on any lot in this subdivision.

SECTION 9: STORAGE BARNs

Small storage barns may be used but must not have floor storage space to exceed 120 square feet (10x12). Barns must be built in a professional manner and placed on a temporary foundation. Construction materials may include wood, Brick, or hardboard siding (no metal buildings allowed). Any storage barn built on the lot must be built to the rear of the house.



Red Brick Development LLC



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SECTION 10: MAILBOXES

No brick mailboxes may be used.

SECTION 11: FENCES

No materials other than open wood, open metal, or hedge shall be used as a fence and a maximum height of four feet allowed on any lot. Fences shall be permissible only to the rear of the building line of said lots.

SECTION 12: BUSINESS OR TRADE

No business or trade shall be conducted on any lot, nor shall any lot be used in any way or for any purpose which may endanger the health or unreasonably disturb the quiet of any persons residing in said subdivision.

SECTION 13: SERVERABILITY

In validation of any one of these covenants by judgement or court order shall in no way affect any of the provisions which shall remain in full force or effect.

SECTION 14: ENFORCEMENT

Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violations or to recover damages.



View from the center of Olde Farm Road looking North.



View from the South property line at Olde Farm Road looking West.



View from the South property line at Olde Farm Road looking East.



View from the South property line at Olde Farm Road looking South.



View from the center of the unnamed stub street looking West.



View of the East property line at the unnamed stub street looking South.



View of the East property line at the unnamed stub street looking North.



View from the East property line at the unnamed stub street looking East.



View from the center of Country Club Drive looking West.



View from the center of Country Club Drive looking North.



View from the center of Country Club Drive looking Southeast.



View from the center of Savannah Drive at the West property line looking North.



View from the center of Savannah Drive at the West property line looking South.



View from the center of Savannah Drive at the West property line looking West.







City of Oxford
Community Development Department
STAFF REPORT
Planning Commission

Case # PC-2017-05

Date – May 9, 2017

APPLICATION

Applicant:	Scott Webb, Applicant/Agent/Architect
Location:	Former Miami Valley Lumber Yard Site and Associated Adjoining Properties
Owner of Properties:	Terry Dudley,/Prime Dudley Properties
Action Request:	Preliminary Planned Development
Current Use:	Vacant with abandoned buildings
Current Zoning	GB-General Business (Requested to be rezoned to R-2MS)
Surrounding Existing Land Uses:	Railroad tracks, single/multi-family residences, mixed-use development

GENERAL DESCRIPTION

The applicant is seeking a Preliminary Planned Development to build 88 units of single family dwellings in a cluster of two and three-family configurations. The site is approximately 6.45 acres with three access points: College Avenue, Rose Avenue and Heather Lane. This development has been proposed in conjunction with a zoning map amendment to change the area zoning from GB and R-1MS to R-2MS. The site is challenging for development purposes, due to its geographical layout, as well as the visibility and accessibility from fully paved roadways.

The proposal is to demolish two existing warehouse buildings and redevelop the entire site with a total of 88 dwelling units, including open space. A majority of them would be four-bedroom and about 14 units would be two-bedroom style housing. These dwelling units are arranged in a cluster of two, three and four units based on the locations of these units.

The site will be served with three (3) access points. The College Avenue access will be totally eliminated for vehicular traffic, but accessible by foot or bike. The remaining two access points are from Heather Lane and Rose Avenue. Heather Lane is less than 10 feet, while Rose Avenue is partially developed. Details of the roadway conditions are discussed below.

The site sits out of the traffic pattern and is not easily recognizable if a person is not familiar with the location of the site. The site frontage along College Avenue is considered unusable, if not outright dangerous to cross the railroad tracks.

The proposed dwelling units are to be considered as brown stone style in a neo-traditional urban pattern with little front setback. Rose Avenue is currently 50' Right-of-Way all the way to the terminus at the railroad track. This proposal seeks vacation of two segments of ROW: Rose and a north-south alley intersecting Rose Avenue. The total number of dwelling units is subject to the completion of these ROW's. Without the vacation of the right-of-way, the dwelling units will be down to 85 units, as well as the impact on parking along units 77 through 88.

Any planned development project needs to go through a two-step process; a preliminary plan and a final plan, although the process can be concurrent for small, single phase developments. Both preliminary and final plan approvals require a Planning Commission recommendation and City Council approval.

ZONING CODE REGULATIONS

§1141.04(j) Density computation:

Residential density for PUD is based on the underlying zoning district with a 10% bonus. Since the proposed site is considered to be an R-2MS which would allow a single or a two-family dwelling, based on the size of the lot. For this analysis, the projected density would be based on the R-2MS underlying zoning to start. Given this is a Planned Development project the computation of density would be capped at 85 units.

Findings: A total of 88 units are being proposed, which exceed the maximum number of dwelling units allowed by the Planned Development regulations.

§1145.14 (3)(e)(3) A. perimeter setback for residential district

A 25 feet perimeter setback is required that no vehicular management area or building shall be located in the perimeter setback.

Findings: The site development proposal shows that various building encroachments take place in different locations, particularly on the eastern side of the development. On the western side of the development, parking encroaches into the required setback.

§1145.12 (f) (1) Open Space

No Planned Development proposal shall have less than 20 % open space.

Findings: Only 13%, approximately 38,554 sq. ft. (less than one acre), in four (4) separate locations are identified as open space.

§1145.12(f)(2) Residential Lot Coverage: Lot coverage for residential portion shall not exceed 40 %.

Findings: The proposal shows that the total lot coverage is 50.02%.

§1145.12(h) Landscape and Screening

A planned development shall satisfy all landscaping elements required by other sections of this code. Oxford Zoning Code 1149.05 requires a landscaping plan for residential uses containing more than 3 dwelling units. **§1149.05(e)(5)B.1.a. Landscaping:** B.1.a.- states that a parking area shall have two trees per parking facility plus one tree for every five parking spaces or fraction thereof generally distributed throughout the parking area.

Findings: No detailed landscaping plan has been provided for this phase of review.

1151.05(a)(3)(A), (B) and (C) Permanent Signs:

Findings: No signage plan has been provided.

1149.05(e)(5) Bike and Motorcycle Parking:

Bike parking is required for multi-unit residential buildings. A minimum of 3 bicycle parking spaces or at least 1 bicycle space per 10 on-site vehicle parking spaces actually provided. After the first 50 bicycle parking spaces are provided, the required number of additional bicycle parking space is 1 for 20 vehicle parking spaces. Covered spaces are strongly encouraged.

Findings: No information on bike parking is provided.

AGENCY REVIEWS

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

Police:	Returned with no comments
Fire:	Returned with no comments
Engineering:	Comments attached
Econ. Dev.	Comments attached

STAFF ANALYSIS

Please note this project is an in-fill development of utilizing an abandoned lumber yard site and associated properties for residential redevelopment purposes and is to be developed with a private-street providing access to all the dwelling units with parking space right off this private street. It will be City Engineer's office to determine the necessary width of this private street to adequately serve the vehicular and parking arrangement of this project. Furthermore, there are several public right-of-ways that would need to be vacated to allow the private street to be used as planned to reach the planned number of units. It would be City Council's decision to take legislative action on those. Additionally, there is also an existing underground sewer that the developer would need to work out with the Service Department in replacing this and creating the necessary easement for maintenance purposes. There are other water and sanitary issues that will also need to be worked out with the Service Department, in addition to the storm water issue that the current layout does not provide any detailed information how the future storm water would be handled.

As mentioned earlier, there is a private street being proposed, but in reality this street is functioning as an access isle for off-street parking. It may be common in a large apartment complex that a parking isle serves the purpose of maneuvering vehicles in and out of parking spaces. It is not seen in Oxford any public or private street that has this arrangement in the recent years. There will be likely traffic blockage when any vehicle is backing out from the space. This is the reason that regulations state that the maneuvering of vehicles necessary to enter or exit shall not occur on a City Street. The turning radii might also be an area of concern. There was no comment, other than the Economic Development Director, from other City staff concerning the parking arrangement, along with the "private street" traffic design. The Planning Commission may want to ask the applicant whether a different arrangement of the layout would be more appropriate to safeguard the traffic and public safety of the residents. How would parallel parking work instead of perpendicular parking? Would it provide additional "roadway" width to allow better traffic flow? Would additional width allow some buildings to not encroach into the perimeter setback? How many parking spaces will then be provided? The Planning Commission has been discussing reducing the requirements of parking spaces and this project might be something to consider given the location of this project in proximity to Chestnut Fields Parking Lot.

It is encouraging to see cooperation between adjoining property owners in providing pedestrian connection from one property to another. The proposal also calls for an entrance from Stewart Square. It may not be a recommended traffic arrangement to allow vehicles in and out of the project via a parking lot of the adjoining property, since it may become a shortcut. It could be ideal for use as an emergency purpose as the last resort, but should not be used as a daily route, as pointed by the City Engineer.

Additionally, the City Engineer also recommends that the sanitary main and storm water main to be totally replaced.

There is an encroachment of parking into the public right-of-way along W. Rose Avenue and will need to be removed. It is also unclear whether Heather Lane will be improved by the applicant in conjunction with this project to allow better access for apartments 1-8, as well as the rest of the dwelling units.

A preliminary Planned Development proposal the developer is seeking recommendation from the Planning Commission before any detailed design work can be commenced. However, there are many

design issues that cannot be adequately analyzed without some preliminary information, such as whether lot coverage satisfies the requirement, whether the right-of-way vacation can be approved by City Council.

There is no specific step that outlines where the developer should start, and the developer needs to start the process to initiate the negotiate with the City to address those different issues. This report cannot address those issued, but to review this proposal based on the specific regulations outlined in the Zoning Code related to the Planned Development.

§1145.07 Action by Planning Commission and City Council:

- (a) The Planning Commission shall recommend to Council, 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 City Council its decision upon how well the application satisfies the Decision Standards. Planning Commission, in its recommendation, and City 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 purpose of this Zoning Code.
- (c) City 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.

The site is very challenging for development due to its accessibility to major roadways, and the shape of the site also poses development challenges with an additional development pattern. By taking the planned development approach, the developer/architect could ask for dimensional requirements waived by the Planning Commission, given the challenge of the site configuration. There are several issues that staff identified for discussion and deliberation purposes: residential density issues, encroachment into the perimeter setback, minimum open space, as well as lot coverage.

Additionally, the Planning Commission needs to consider either requiring the project to meet Design Standards of Planned Development as outlined in Oxford Zoning Code 1145.12 or considering waiving those issues identified earlier. The Planning Commission may weigh in what impact those encroachments might cause and what benefits might arise from waiving those standards to the applicant, community at large and what the applicant offers to offset those encroachments.

RECOMMENDATION

The applicant is submitting a review of a Planned Development proposal for a residential in-fill development project. This proposal has many issues that will need to be worked out between the City and the applicant/owner before the project can actually occur, particularly the right-of-way vacation, water/sanitary and storm water issues. Those issues may take place in a different tract of consideration. Given that the computation of the density of this project is predicated, to a certain degree, by the vacation of certain right-of-way vacations, the recommendation from the Planning Commission needs to be clear that the vacation must be obtained within the timeframe of the validity of the Preliminary PUD.

Additionally, the Planning Commission may also stipulate various conditions for its recommendation, should the Commission feel the project warrant its positive review. The conditions may include the following, but not limited to:

1. The Planning Commission recommends waiving the dimensional requirements of this project on perimeter setbacks, lot coverage and open space coverage, as presented.
2. The vacation of the right-of-way of the existing alley and Rose Avenue must be approved by City Council prior to submitting the Final Planned Development. Any changes from the Preliminary

Planned Development reviewed by the Planning Commission will be considered as a new application, unless specifically requested by the Planning Commission and/or City Council.

3. The requirements outlined in the memo from the City Engineer must be satisfied to the City Engineer. The issues are as follows:
 - a. That, a Traffic Study would be required, and
 - b. That, all private streets, curbs and gutters must be constructed as per City of Oxford Specifications, and
 - c. That, a detailed water, sanitary and storm water design and capacity must be provided to the City Engineer for approval prior to the Final Planned Development,
 - d. That, the installation of a new and/or improved sanitary sewer main must be in a recorded easement and sized and constructed to meet the City's standards/specifications, and
 - e. That, the installation of new and/or improved water mains shall also be in a recorded easement and sized and constructed to meet the City standards/specifications, and
 - f. That, the installation of a new and/or improved storm sewer must be in a recorded easement and constructed and sized to meet the City's standards/specifications,
 - g. That, a Performance Bond will be required to ensure the streets, utilities are constructed and maintained to City Standards during the construction of the development. The subject bond will be replaced by a Maintenance Bond, once the development is completed, and
 - h. That, any off-site traffic improvements related to this project, as determined by the City Engineer, after the review of the Traffic Study, shall be paid by the Developer.
4. That, a detailed landscaping plan must be provided with the Final Planned Development and is satisfactory to meet the City's regulations, and
5. That, a detailed lighting plan must be presented with the Final Planned Development and is satisfactory to meet City's Standards, and
6. That, any open space, sidewalk and private street provided in this development shall be constructed and maintained by the property owner, and
7. That, the Final Planned Development plan shall meet Chapter 1149 Parking and Site Access of the Oxford Zoning Code.
8. That, the final buildings constructed shall match the drawings presented.

SUBMITTED

BY:


Jung-Han Chen
Community Development Director

DATE: May1, 2017

GENERAL DECISION STANDARDS FOR PLANNED DEVELOPMENT

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.

(c) Additional Final Plan Decision Standards

- (1) The final planned development shall substantially conform to the preliminary plan.
- (2) Any substantial changes from the preliminary plan improve the plan or were requested by Planning Commission or Council as a part of the preliminary plan approval process.
- (3) If the final plan seeks approval of only a portion of the approved preliminary plan, the elements of the proposed phase are sufficient to stand alone if the remainder of the planned development is abandoned.

City of Oxford
Inter-Office Review Transmittal Sheet



Date: April 5, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-05 PRELIMINARY PLANNED DEVELOPMENT Gaslight Avenue at Stewart Square, formerly Miami Valley Lumber Site & Associated Properties, 6.45 acres, Scott Webb, Applicant/Agent

- Your earlier review comments are attached. This development when first submitted became a concept review. Since then, a revision was provided by the applicant and the attached reflects a more up-to-date plan. Please review. You may not feel you need to make changes to your previous comments.

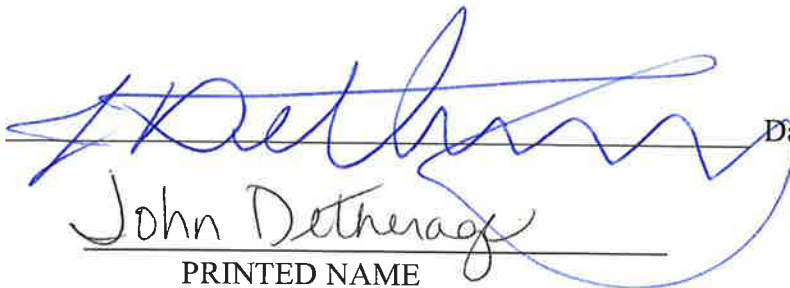
 X Review Revisions Other

Please return no later than: **May 2, 2017** Note: If no comments are received, we will assume the project meets your department's standards.

.....

Drawings are returned: w/comments without/comments

Drawings reviewed by:


John Detherage
PRINTED NAME

Date:

4/17/17

City of Oxford
Inter-Office Review Transmittal Sheet

Date: April 5, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

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 X Review Revisions Other

Please return no later than: **May 2, 2017** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

SEE MEMO DATED 2-10-17.

Drawings reviewed by: *H. Popescu* Date: 4-13-17

VICTOR POPESCU
PRINTED NAME



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

RE: PC-2017-05; Preliminary Planned Development
Gaslight Ave. at Stewart Square

DATE: February 10, 2017

The following are our comments.

- Traffic Study would be necessary.
- Ordinance No. 2617, Section 7 refers to conditions that had to be met so that a part of Beech Street is vacated. The conditions were to be met within a year from the adoption of the subject Ordinance. The adoption date of the Ordinance was December 1, 1998. We found no evidence that the conditions were met.
- We do not concur with the proposed entrance along the east side of the Hampton Hotel. This proposed entrance is thru a parking area for the hotel.
- The conceptual plan indicates that the proposed entry along Hampton Hotel will be gated. Will the subject development be a gated community? If so, the other development entries will need to be gated.
- The conceptual plan is not clear on the proposed "expanded curb cut" on S. Main Street, as well as the intent of using Heather Lane for traffic purposes.
- All streets, public or private, within the proposed development must be constructed as per City of Oxford Specifications.

- The existing sanitary sewer main between College Avenue and Rose Avenue is in questionable state (i.e. structural, capacity, etc.). Although it is a public utility, it is not in a recorded easement, and it is partially under an existing building that will be demolished. The demolition operations may impact the already questionable state of the main. Additional sewer lateral taps may further impact the main's integrity. It is recommended that the existing main be replaced in its entirety, thus guarantying a properly functioning sanitary main for the foreseeable future. The main shall be located within a recorded easement.
- All water mains shall be located within recorded easements.
- The Fire Chief will determine the need and locations of the fire hydrants.
- Water meters are to be purchased from the City, and installed by the Developer / Contractor.
- The water main is to be looped.
- Water for each structure is to be individually metered. City of Oxford Specifications does not allow master metering.
- The water meters will be read, and billed by the City.
- Will there be irrigation (i.e. proposed park area)?
- All taps on live water mains shall be made by City Staff.
- The integrity of the storm sewer between College Avenue and S. Main Street must be established. The conceptual plan indicates that the storm sewer's material is clay. It is an old sewer and with construction activities around and over the sewer, it may need replacement or repairs in part. Additionally, the storm sewer must be in a recorded easement.
- Would all the storm water be discharged into the public storm sewer, or would there be a detention or retention pond incorporated into the design?
- Infrastructure (water, sanitary, and storm), and the streets (curb, and intermediate asphalt course) are to be constructed prior to initiating construction of the buildings.
- City Staff will inspect the construction of the infrastructure to assure that the City of Oxford Specifications are met.

- To assure that the streets and utilities are constructed and maintained to City Standards, a performance bond will be required during the construction of the Development. The subject bond will be replaced by a maintenance bond, once the Development is completed.

If there are questions, please contact the Engineering Division.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: February 6, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-06, PRELIMINARY PLANNED DEVELOPMENT, 6.45 acres, GB & R1MS Districts, Former Miami Valley Lumber Site & Associated Properties, Proposed Name, Gaslight Avenue at Stewart Square, Dudley Prime Properties, LLC, Owner, Scott Webb, Applicant/Agent

 X Review Revisions Other

Please return no later than: **March 7, 2017** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

- ① Elimination of driveway entrance at S. College Ave. at RRX improves the safety in my opinion.
- ② ~~The~~ Existing buildings are attractive NUISANCES AND I look forward to their demolition

Drawings reviewed by: _____



Date: 3-6-17

JOHN A. JONES, Police Chief
PRINTED NAME

Date: April 5, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-05 PRELIMINARY PLANNED DEVELOPMENT Gaslight Avenue at Stewart Square, formerly Miami Valley Lumber Site & Associated Properties, 6.45 acres, Scott Webb, Applicant/Agent

- Your earlier review comments are attached. This development when first submitted became a concept review. Since then, a revision was provided by the applicant and the attached reflects a more up-to-date plan. Please review. You may not feel you need to make changes to your previous comments.

 X Review Revisions Other

Please return no later than: **May 2, 2017** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Use of Site: As I stated in the rezoning review, during my tenure in the Economic Development office, I have had almost zero retail interest in this site. The only interest I can remember is from those wishing to use the existing structures for short-term storage.

This use of the site will increase the vibrancy of the now vacant & abandon land and assist in keeping future residents close to Oxford shopping and the Miami campus.

Architectural style: I very much like the architectural style of this proposed project. I would hope a Conditions of Approval will be the guarantee the buildings built will match the drawings presented.

Site Plan:

- Green Space: I very much like the green space is usable green space and not a storm retention basin or other none useable space.
- Drive lanes and turn radius: As we have seen from other approved PUDs in the area, the approved drive lanes and turning radius have not been favorable with the public. I would hope attention is paid to these areas.
- College Ave Entrance: The elimination of this entrance eliminates both an angled intersection, but also a conflict with the railroad crossing. Both good things.

Drawings reviewed by:  Date: 4-12-17

G. ALAN SYGER

PRINTED NAME



PC-2017-05

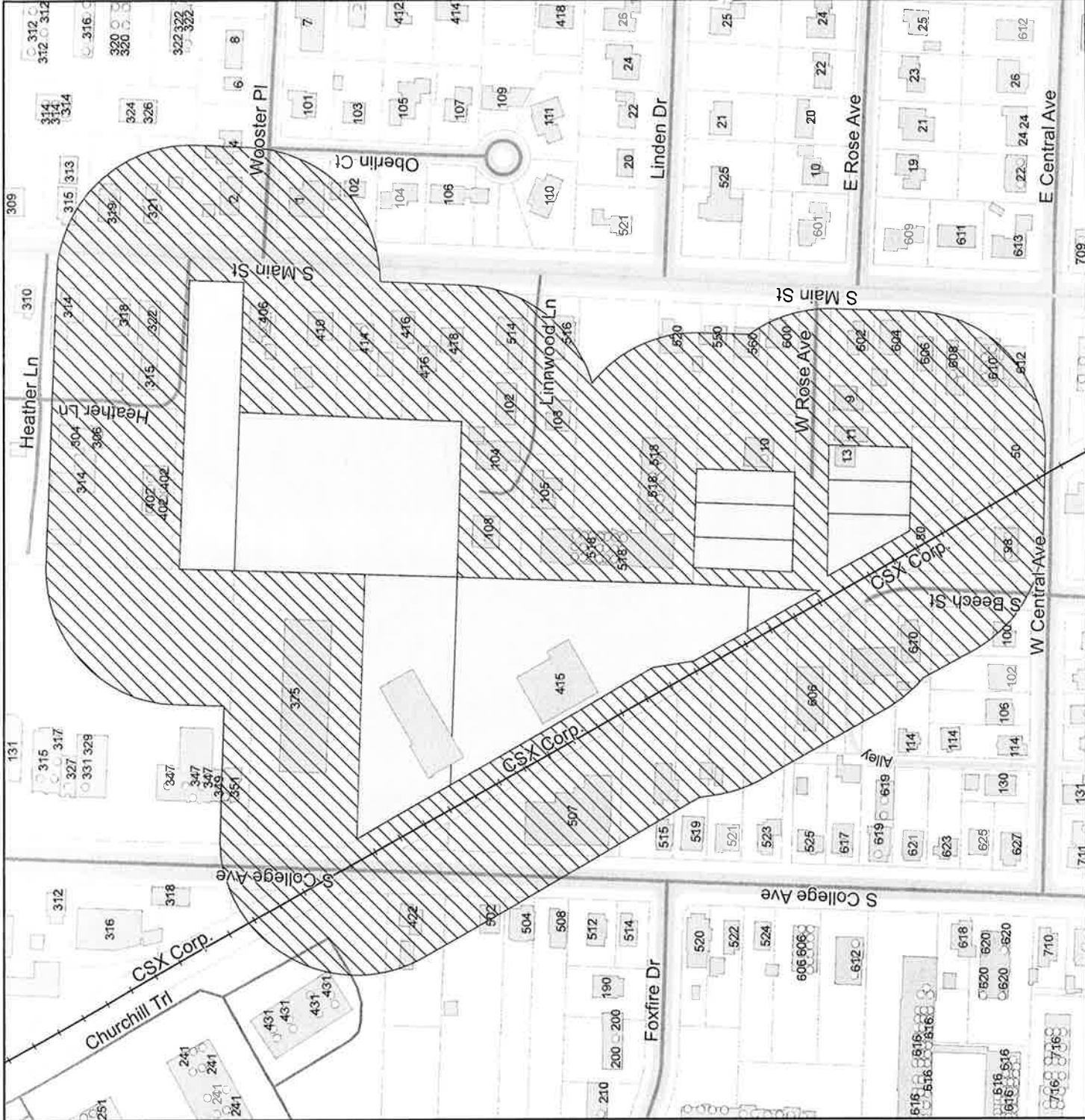
Surrounding Property Owners Notifications Map

Legend

- Subject Parcels
- 200 Ft. Buffer
- Oxford Corp. Limit
- Address Point
- Parcel
- 16.5' Vacated ROW
- Building Footprint
- Paved Roadway



1 inch = 200 feet



Prepared on Wednesday, April 12, 2017

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.

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Scott Webb, Architect has permission to represent our interest with the City of Oxford Planning Commission and act on our behalf regarding a ~~Zoning Map P.D.~~ ~~Amendment~~ for our property between South College Ave. & South Main Street.

Thank-you,

Signed:



Terry Dudley

Dudley Prime Properties LLC

1-27-17
Date:



Internal Use Only:

Case No.

Date Filed

PC-2017-05

1/27/17

Concept Review

3/24/17 Prelim.

Planned Development Application

Application Type

Choose One



Preliminary (\$400)



Final (\$400)



Preliminary & Final (\$400)

Applicant Information

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

Name *

Scott Webb, Architect

Mailing Address *

103 West Walnut Street

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

513-523-3838

Email Address

scott@scottwebbarchitect.com

Owner Information

Name *

Dudley Prime Properties LLC

Mailing Address *

6744 Contreras Road

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

513-523-1800

Email Address

Engineer/Surveyor Information

Name *

Byer Becker

Mailing Address *

110 S. College Ave.

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

513-523-4270

Email Address

ettareed@bayerbecker.com

Location and Lot Information

Name of Subdivision *

Former Miami Valley Lumber Site and Associated Properties

Location of Property *

South College & Main Street

Legal Description *

See Attached

Zoning District *

G & R1MS

Total Area *

~~5.41~~
6.45 Acres

Submission Requirements and Documentation

The application requirements (Section 1145.05¹) 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

- O. Other information as required by the Planning Commission or Council.
- (7) Elevations. Elevations of proposed structures or typical elevations if structures are not yet designed.
- (8) Other. Photographs of the existing site and its surroundings.
- (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 1145.06¹.

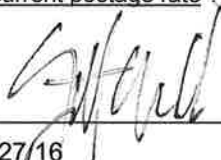
Fees & Receipt

The required fee for preliminary and final is \$400.00 plus \$100 per acre, plus postage charge. To calculate the postage charge, multiply the number of adjoining properties by current postage rate³.

Sign and Date

Applicant Signature *

Date *


1/27/16

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 preliminary plans containing all required information as attachments and a check for fee and postage charges made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

Direct questions to the Community Development 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).**

For Staff Use Only

Fee Paid Date *

1/27/17

Receipt Number *

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

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

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

Jung Han Chen
Community Development director
City of Oxford
Municipal Building
101 E. High Street
Oxford, Ohio 45056



**SCOTT
WEBB**

Re: Application for Residential Planned Development
Gaslight Avenue at Stewart Square
Former Miami Valley Lumber Site and associated properties
Oxford Ohio

A R C H I T E C T

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

January 27, 2017

Dear Jung-Han,

Please accept this letter as a formal request for a Preliminary Plan review hearing by the City of Oxford Planning Commission and Oxford City Council for a Residential Planned Development on the Former Miami Valley Lumber Site and associated properties, located between South College Avenue and South Main Street, South of Stewart Square.

The project as presented represents a 6.45 acre Residential Planned Development in the Mile Square as a compliment to Stewart Square.

As shown on the attached drawings & renderings, the group of properties is isolated behind Stewart Square and includes both GB and R1MS properties. Spreadsheets are provided with this application describing the development potential based on the current zoning districts. Also provided is an evaluation of the property where it the R1MS portions have been "upzoned" to R3MS as has been discussed at the recent Planning Commission work sessions.

Additionally, we have provided a spreadsheet addressing the site design regulations, including occupancy, parking, lot coverage, and open space requirements. As you can see from the attached drawings, the combination of lots create an irregular shape and subsequently, an excessive amount of perimeter. Included in the spreadsheet portion of this application is a comparison of this lot with a more traditional orthogonal lot.

Also included are preliminary Site Plans, renderings, & details describing the proposed project.

The attached proposal has been prepared for and with the help of the following:

Property Owners:

Terry Dudley
56744 Contreras Road
Oxford, Ohio 45056

Adjacent Property Owners:

Stewart Developers LLC
125 West Spring Street
Oxford, Ohio 45056

Architect:

Scott Webb, Architect
103 West Walnut Street
Oxford, Ohio 45056

Surveyor:

Bayer Becker Inc.
110 South College Avenue
Oxford, Ohio 45056

The following is the written, detailed description of the proposal as required on the Planning Application:

(5) Description of Use and Site 1145.05 (7)

- A. Legal Description/Deeds/Surveys of the Property will be included under a separate cover
- B. The Site currently contains (2) abandoned buildings (from the former Miami Valley Lumber Company) as well as vacant land. The site is currently accessed from South College Avenue, where it conflicts with a diagonal railroad crossing. The vacant land can also be accessed via a small parcel, adjacent to a 9.90' City Alley Right-of-Way connects to South Main Street

To the South of the project, the combination of a vacated Right-of-Way and a proposed extension to through the marginally improved Rose Avenue results in a third access point to the proposed development.

- C. The property is currently zoned GB along South College Avenue, with R1MS throughout the remainder of the area between South College and South Main Streets.
- D. Description of the Proposed Planned Development.

- 1. The Proposed Residential Planned Development designed to create a neighborhood of "Brownstone" style residential townhouses as compliment to Stewart Square.

The entrance from South College Street at the railroad crossing would be eliminated. The primary access to the new development is provided through Stewart Square along the east side of the development, extending the drive that follows from South Beech Street past the hotel. The axial view to the South is terminated with a fountain and outdoor gathering space across the proposed Gaslight Avenue.

The townhouses are combined in various configurations of 2 & 3 unit buildings, though each unit was a private entrance from the street; No common corridors or stairs are provided. While the units are nearly identical in floor plan, the street facades would vary with multiple exterior finishes, cornices, bays, and window shapes, creating a unique neighborhood reminiscent of older neighborhoods and in the style that compliments Stewart Square. Additionally, gas-styled street lamps used throughout Stewart Square will continue into this development, and was the inspiration for the name of the project.

A second entrance is proposed through a small that joins South Main Street at the northeast corner of the property. This parcel is adjacent to a 9.90' alley Right-of-way that is marginally improved. The proposal included herein describes combining this area with the Main Street parcel, creating an entrance to the development and providing improved connection to Heather Lane.

To the South of the project, the combination of a vacated Right-of-Way and a proposed extension to through the marginally improved Rose Avenue results in a third access point to the proposed development

Each entrance is provided with identification signage placed on brick walls. Sidewalks are provided throughout, and connect to both Stewart Square and South Main Street.

Active Open Space is provided with a Gazebo & picnic area to the west of the development, visible from South College Avenue. A series of pedestrian paths are

proposed connecting this park area to the sidewalks along South College, Stewart Square, the secondary "Central Park". Sidewalks continue throughout the development and connect to the City sidewalks along South Main Street.

A significant sanitary sewer line currently crosses the site without an easement. The design as presented allows this to remain through the new street & parking area.

2. No commercial development is proposed in this Planned Development. Though a portion of the land is Zoned GB, visibility and access are limited, and is not an attractive location for new businesses.
 3. Hours of operation are not relevant, as only residential uses are proposed.
 4. The project is intended to be built in a single phase.
- E. Narrative statement evaluating the compatibility of the proposed Planned Development with the general vicinity and adjacent properties.
1. The proposed residential development is the most compatible use to the surrounding properties. Located in the center of the block and without GB street access, a higher density residential development is ideal for this location. Working with the Stewart Square Developers has created an opportunity for access from their site, allowing the elimination of the conflicted entrance to the property along South College Street with the diagonal railroad crossing. Further, the building have been designed as a compliment to Stewart Square in style and materials
 2. The existing abandoned buildings on the site are to be removed. As described above, the entire development was designed as a compliment to the adjacent Stewart Square in respectful of the other adjacent residential properties.
 3. Noise, lighting, & nuisances will be typical for a residential neighborhood.
 4. The development is designed to provide a perimeter setback where appropriate.
- F. The Planned Development in this location serves the goals of the planned development purpose statement, as it intends to permit and encourage creative and flexible land development not permitted by right. The location is appropriate for residential development, as it represents in infill project where residential is the best use, provides connectivity to streets and adjacent developments, and continues the walkability of the Mile Square
- G. The Planned Development is necessary and desirable for the neighborhood and the community, providing new housing options in the Mile Square. It reflects the current goals of Planning Commission as they look for opportunities to allow greater density within the fabric of the community for the growing University population.
- H. Preliminary investigation and work on the adjacent properties leads us to believe all public utilities are existing & adequate for the proposed development. Improvements, if required, will be part of the Final Planned Development Application.
- I. The traffic impact would not be significant. Three entry/exits are provided without creating a new "through Street" that would encourage additional commercial traffic. Pedestrian access is accounted for through new sidewalks, connecting to Stewart Square and Main Street.
- J. There are no proposed easements or covenants or restrictions on the land or existing structures. Utility easement may need to be granted for existing or proposed utilities not currently in easements.

K. Mailing addresses of adjacent property owners are attached.

L. Other pertinent information:

The proposed development aligns with the goals of the Comprehensive Plan; it provides new, diverse housing opportunities and is designed to reflect the historic guidelines of the Mile Square and the Historic District as an extension of Stewart Square.

It improves connectivity for traffic and pedestrians, with connected street & sidewalks throughout.

The project aligns with the work and goals of Planning Commission exhibited at work sessions over the past 6 months. The increasing enrollment of Miami University has put pressure on neighborhoods and vacant land on the perimeter of the City. Planning Commission has been searching for areas where density can be thoughtfully created within the City to relieve this pressure. Creative land use on vacant property in the Mile Square such as this provides an opportunity to create a new higher density neighborhood without impacting neighbors or the existing historic housing stock.

Thank you for your consideration of this proposal. If you have any questions or need any additional information, please let us know.

Respectfully,

A handwritten signature in black ink, appearing to read 'Scott Webb', written in a cursive style.

Scott Webb, Architect

Gaslight Avenue at Stewart Square
Dudley Prime Properties LLC

Revised Lot Areas from Bayer Becker Survey March 1, 2017
Planned Development Calculations

	Units	Bedrooms	
Proposed 4-Bedroom Townhouses	74	4	296
Proposed 2-Bedroom Townhouses	14	2	28
	88 Total Units		324 Total Beds

Site Development Regulations (1145.12 DESIGN)

Parking

Parking Provided	231 spaces
Regulation (2.5 per Dwelling Unit)	220 spaces

Lot Coverage

Buildings	52,488 s.f.	18.03% Building Lot Coverage
Drives & Parking	73,533 s.f.	
Sidewalks-West	3,645 s.f.	
Sidewalks-East	11,768 s.f.	
Sidewalks -NW-Center	3,050 s.f.	
Sidewalks-South-Rose Ave.	1,107 s.f.	
Total Lot Coverage	145,591 s.f.	50.02% Total Lot Coverage
Regulation (Max 40%)	116,425 s.f.	

Open Space

West Park Picnic Area	21,479 s.f.	
Central Park	5,925 s.f.	
Corner Park	4,320 s.f.	
Rose Ave Open Space	7,622 s.f.	
Total Qualifying Open Space	39,346 s.f.	13.52%
Regulation (Min 20%)	58,212 s.f.	

Challenges of an Irregular Lot

	Existing Lot Area	Comparative Square Lot
Overall Lot Area	291,062 s.f.	291,062 s.f.
Buildable Area	197,936 s.f.	239,640 s.f.
25' Perimeter Setback Area	93,126 s.f. 2.14 acres 32.00% of Lot Area	51,422 s.f. 1.18 acres 17.67% of Lot Area

81.10% More Perimeter than a Comparable
Square Lot

Comparison of Total Open Space

Perimeter Setback Area	93,126 s.f.	51,422 s.f.
Proposed Qualifying Open Space	39,346 s.f.	58,212 s.f.
	132,472 s.f. 3.04 acres 20.83% More Total Open Space than a Comparable Square Lot	109,634 s.f. 2.52 acres

Gaslight Avenue at Stewart Square

Dudley Prime Properties LLC

Revised Lot Areas from Bayer Becker Survey March 1, 2017

Existing Zoning

Lot Area	Current Zoning	Lot Area	Allowable Density Units / Lot Area	Dwelling Units	PUD Bonus	Dwelling Units
Main Parcel						
Existing GB Areas (Miami Valley)	GB	129,247	1	7500	17.23	17.23
Existing R1MS Area (Center Parcel & Heather Ln.)	R1MS	108,559	1	6000	18.09	19.90
North Rose Ave. (3 Parcels)	R1MS	23,059	1	6000	3.84	4.23
South Rose Ave.	R1MS	17,920	1	6000	2.99	3.29
Total Based on Existing Lots		278,785 s.f.				44.65 Units
(No Vacated Right-of-Way)		6.40 Acres				4 Bedrooms
						178.59 Total Beds
Vacated Rose Ave. North						
	R1MS	4,029	1	6000	0.67	0.74
Total Based on including Vacating		282,814 s.f.				45.39 Units
North "L" of Rose Ave. Right-of-Way		6.49 Acres				4 Bedrooms
						181.55 Total Beds
Vacated Rose Ave. Center						
	R1MS	8,248	1	6000	1.37	1.51
Total Based on including Vacating		291,062				46.90 Units
Center portion of Rose Ave. Right-of-Way)		6.68 Acres				4 Bedrooms
Site Totals					187.60 Total Beds	

Gaslight Avenue at Stewart Square

Dudley Prime Properties LLC

Revised Lot Areas from Bayer Becker Survey March 1, 2017

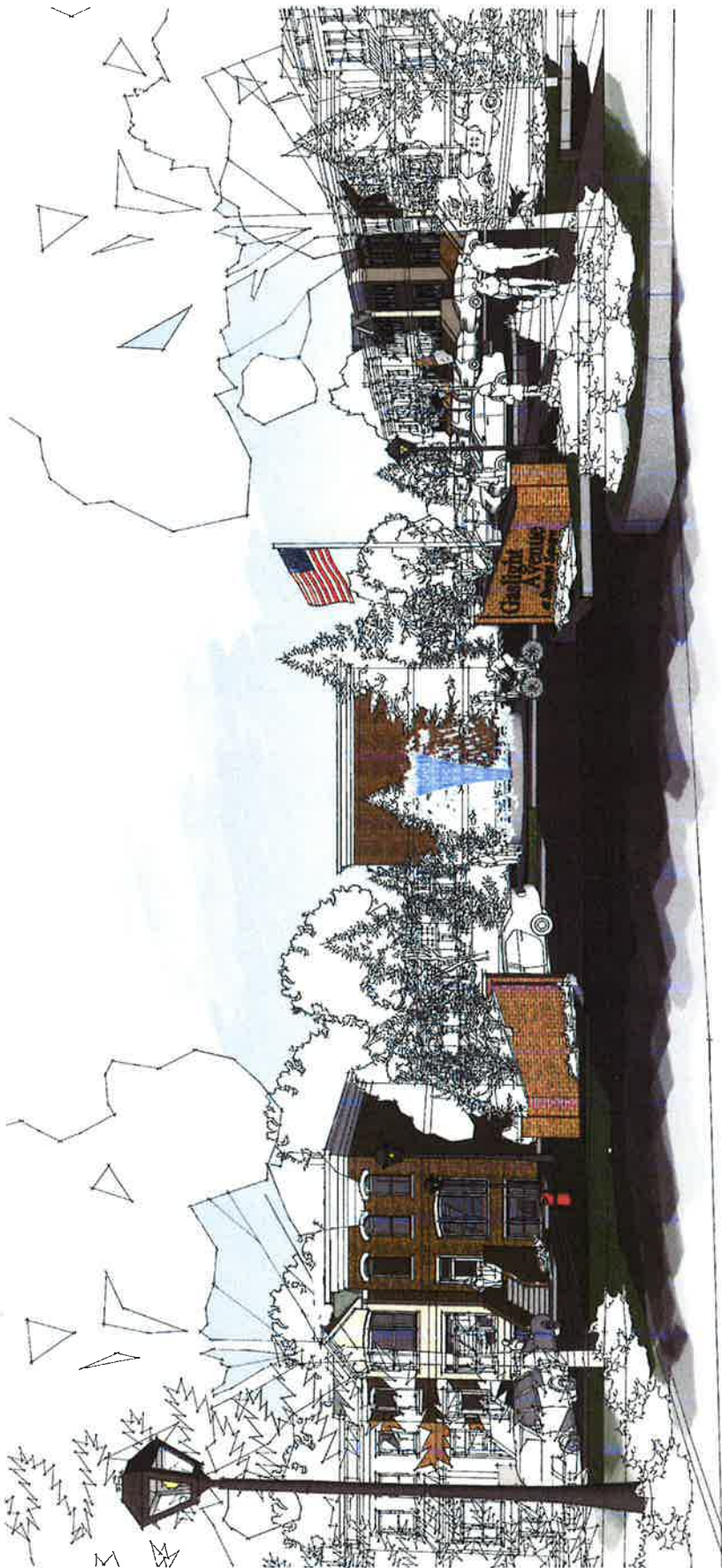
Potential Zoning Changes

GB & R-1 to R2MS

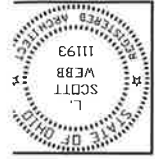
Based on discussions at Planning Commission Work Sessions addressing density increases in the Mile Square

Lot Area	Proposed Zoning	Lot Area	Allowable Density Units / Lot Area	Dwelling Units	PUD Bonus	Dwelling Units
Former GB Areas (Miami Valley)		129,247				
Former R1MS Area (Center Parcel & Heather Ln.)		108,559				
Total Northwest Parcel	R2MS	237,806	2	7500	63.41	110% 69.76
North Rose Ave. (3 Parcels)		23,059				
South Rose Ave.		17,920				
Total Existing Rose Ave.	R2MS	40,979	2	7500	10.93	110% 12.02
Total Based on Existing Lots (No Vacated Right-of-Way)		278,785 s.f. 6.40 Acres				81.78 Units 4 Bedrooms 327.11 Total Beds
Vacated Rose Ave. North	R2MS	4,029	2	7500	1.07	110% 1.18
Total Based on including Vacating North "L" of Rose Ave. Right-of-Way		282,814 s.f. 6.49 Acres				82.96 Units 4 Bedrooms 331.84 Total Beds
Vacated Rose Ave. Center	R2MS	8,248	2	7500	2.20	110% 2.42
Total Based on including Vacating Center portion of Rose Ave. Right-of-Way		291,062 6.68 Acres				85.38 Units 4 Bedrooms 341.51 Total Beds
Total of Area of Vacated Easements New 20' Utility Easement (Existing Storm & Sanitary Sewer through property)		12,277 s.f. 11,085 s.f.				

**LARGER PRINTS ARE AVAILABLE FOR REVIEW DURING
NORMAL BUSINESS HOURS**



ENTRANCE FROM STEWART SQUARE



**SCOTT
WEBB**
ARCHITECT
103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3538
www.scottwebbarchitect.com

Gaslight Avenue
at Stewart Square
PROPOSED PLANNED DEVELOPMENT
FORMER MIAMI VALLEY LUMBER SITE
OXFORD, OHIO 45056

DATE	January 21, 2011
REVISIONS	



**SCOTT
WEBB**
ARCHITECT
103 West Walnut Street
Oxford, Ohio 45056
(513) 523-9586
www.scottwebbarchitect.com

PROPOSED PLANNED DEVELOPMENT
Gaslight Avenue
at Stewart Square
FORMER MIAMI VALLEY LUMBER SITE
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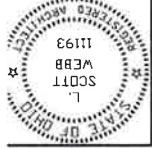
DATE	January 21, 2011
REVISIONS	

A-3

LOOKING NORTH TOWARD STEWART SQUARE



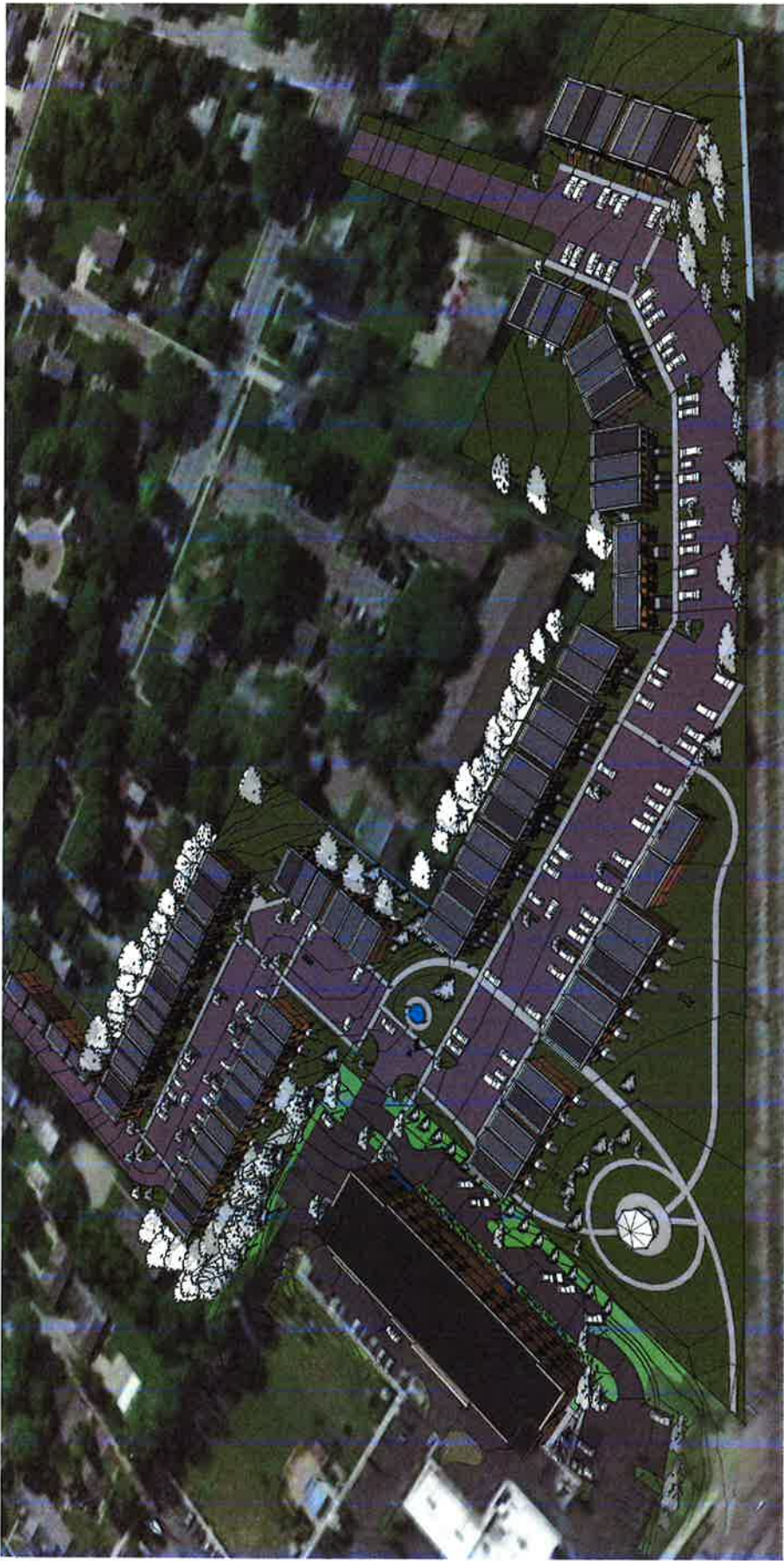
STREETSCAPE LOOKING SOUTH FROM HEATHER LANE CONNECTION



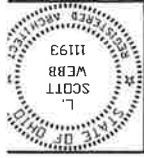

SCOTT WEBB
 ARCHITECT
 100 West Walnut Street
 Oxford, Ohio 45056
 (513) 523-3838
 www.scottwebbarchitect.com

PROPOSED PLANNED DEVELOPMENT
Gaslight Avenue
 at Stewart Square
 FORMER MIAMI VALLEY LUMBER SITE
 OXFORD, OHIO 45056

DATE	January 21, 2011
REVISIONS	



VIEW FROM ABOVE



SCOTT WEBB ARCHITECT
 113 West Walnut Street
 Oxford, Ohio 46055
 (513) 522-9886
 www.scottwebbarchitect.com

Gaslight Avenue
 at Stewart Square
 OXFORD, OHIO 46056
 PROPOSED PLANNED DEVELOPMENT
 FORMER MIAMI VALLEY LUMBER SITE

DATE	January 21, 2011
REVISIONS	

A-1

City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-2017-06

Date – May 9, 2017

APPLICATION

Applicant:	Bryan Price, Red Brick Development LLC
Location:	23 vacant acres, Olde Farm Road / Country Club Drive
Owner:	Strait Gate Homes LLC
Action Request:	Recommendation for Final Planned Development – To forward a recommendation to City Council regarding Final Plan
Current Use:	Vacant Agricultural
Surrounding Existing Land Uses:	Single-Family Residential and Agricultural

DESCRIPTION

Following a Preliminary Plan review at Planning Commission on June 14, 2016 and a City Council review and approval on August 2, 2016, the applicant is now requesting approval of the Final Plan. The intent is to receive zoning and subdivision approval to develop 23 acres of vacant land into 50 single-family homes between Olde Farm Road and Country Club Drive, north and west of Heritage Subdivision. Heritage Subdivision is accessed by Contreras Road. The Planned Development purpose statement from Oxford Code Section 1145.01 is:

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

The process of the Planned Development requires Planning Commission review and recommendation to be forwarded to City Council. Since the Final Plan review is well before the two year expiration of the Preliminary Plan, this review is the correct next step for the applicant to move forward. The applicant and applicant's consultant, Bayer Becker, have reviewed and responded to the City Council approval ordinance #3359 in preparation for this review.

SITE HISTORY BACKGROUND

The land proposed for development is a vacant and undeveloped agricultural tract approximately 500 feet wide and 2,200 feet long, parallel to Country Club Drive. In the 1970s a phase of Heritage Subdivision was proposed, but it never moved forward. As noted above, Oxford City Council approved the Red Brick Estates Preliminary Planned Development on August 2, 2016. Due to the lot configuration the applicant chose the Planned Development process route rather than the conventional Subdivision route. The Planned Development allows more flexibility in dimensional standards but requires more open green space reservation than the minimum yard setback distances of conventional subdivisions. Either route would require wetland preservation due to federal land disturbance permitting requirements.

DECISION STANDARDS

The Planning Commission and City Council must review a request for a planned development approval based upon Section 1145.06 of Oxford Zoning Code. Because it is a subdivision by definition it must also follow the Subdivision Code Section 1101 with the exception of the dimensional regulations of the underlying zoning district.

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. **Yes**
- (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. **N/A**
- (3) The uses and site plan will satisfy the general intent of this Zoning Code. **Yes**
- (4) The uses and site plan will be compatible with the general intent of the Comprehensive Plan. **Yes**
- (5) The size and shape of the site are sufficient for the proposed planned development. **Yes**
- (6) The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district. **No**
- (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. **No**
- (8) Accessory uses will be directly related to the operation of the principal uses and will not be operated independent of the principal uses. **Yes**
- (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. **Yes, based upon departmental review**
- (10) Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services. **Yes, based on departmental review**
- (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. **Yes**

- (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. **Yes**
- (13) Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance. **No, based upon City Council approval and information available**

PURPOSE STATEMENTS

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

R-1A Underlying Zoning: Section 1143.01(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.

Planned Development Common Goals from Section 1145.01(a)

- (1) Planned developments share these common goals:
 - A. Protect the neighbors of a planned development and the City in general to at least the same degree normally inherent in the Zoning Code. -- **Preserving vegetative buffering not required by conventional subdivision.**
 - B. Produce a development equal to or better than that resulting from single-use or traditional subdivision -- **Open space and architectural standards exceed subdivision.**
 - C. Have a site and situation that permits comprehensive planning both on the site and relative to its immediate surroundings -- **Lacks the City Council required street connection location. Also lacks a plan for improvement of said connection.**
 - D. Result in a design in which the placement, height, and uses of buildings, vehicle management areas, and open spaces efficiently utilize potentials of the site -- **Reduced side yard setbacks and lot widths / Good utilization.**
 - E. Include covenants, easements, and other private measures that will help ensure the long-term administrative viability of a development -- **Incomplete at this time.**
 - F. Be functional within a time period that helps ensure a viable development -- **To be built in two phases, however Final Plan approval is only valid for one year, which could be less than the overall build-out plan. Extensions of the Final Plan approval or other regulatory adjustment may be necessary**
- (2) Infill (already within corporate limits) development also satisfies the following goals:
 - A. Fully utilize sites that could not be fully utilized because of their shape or because of their location relative to available public access. -- **Likely yes, because of linear tract configuration**
 - B. Increase geographic efficiencies of existing utilities such as public streets, water, sewer, electric, telephone, and cable by using them where they are already available. -- **Yes**
 - C. Help keep development from sprawling to and beyond the municipal boundaries of Oxford. -- **Yes, Land currently in corporate limits.**

DESIGN REQUIREMENTS

Below are the design requirements for Planned Developments:

Section 1145.12

- (a) Arrangement. The physical arrangement of a planned development is not subject to the specific dimensional regulations that apply in the underlying zoning district, except as specifically noted in this Chapter. Land uses may be distributed throughout the site and throughout individual buildings in whatever manner is best suited to a particular planned development. Structures, vehicle management areas, open spaces, landscaping, and other elements may be distributed throughout the site in whatever manner is best suited to a particular planned development and the surrounding area. – **The lot layout has shifted somewhat due to increased wetland area and an additional street stub right of way abutting vacant land to the west. The number of buildable lots remain at 50.**

(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. -
-- **Single-family arts and crafts architectural style homes are proposed.**
 - 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. -- **Although the lots are smaller, the overall residential density of the proposed development is less than R-1A Zoning District requirements because of the substantial open space areas.**

(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. -- **In compliance**
 - 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. **No detailed lot build-outs presented at this time.**
- (g) Environmental. A 100 foot natural buffer shall be maintained adjacent to all permanent and natural surface waters, springs, and wetlands. Development of this area is regulated as follows:
- (1) Natural vegetation shall be maintained. -- **The 100 foot buffer around mapped wetlands poses a conflict with building lots 47-50 making them un-buildable. The applicant requests a waiver from the buffer requirement and is planning to present a mitigation plan from Kilbane Environmental to the Planning Commission. Staff recommends review of the mitigation plans as well as a conservation easement to restrict inappropriate usage of the rear yard setback areas of lots 47-50.**
 - (2) No structures shall be built or improvements made, except as follows:
 - A. Walking paths, bicycling paths, and the like, including infrastructure necessary to facilitate their development are permitted anywhere within the buffer.
 - B. Roads and associated infrastructure are permitted in the buffer to facilitate crossing such water elements.
 - C. Any improvements approved in a final plan.
 - D. Any public safety or public utility improvements not associated with the planned development, but deemed necessary by the Service Director or Chief of Police.
- (h) Landscaping and Screening.
- (1) A planned development shall satisfy all landscaping elements required by other sections of this Code. – **Street trees are proposed per subdivision requirements.**
 - (2) The required perimeter setback area shall be retained in natural woods or suitably landscaped with grass, ground cover, shrubs, trees, or earthen mound. **The plan does not give any details on the drawing about what actual vegetation currently exists and how it will be preserved. All that is shown are bubbled areas. The application states that the tree line along the east property line will be maintained but there is no detail on the construction plans. The grading of Basin B (Open Space Outlot C) is within the buffer; therefore some plantings may be required.**
 - (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. **N/A**
 - (2) Bicycle rack spaces shall be provided at all planned developments that overlay a commercial zoning district at a rate of 3 per acre. **N/A**
 - (3) Adequate pedestrian connectivity shall be provided to and through a planned development. **Five foot wide sidewalks on both sides of the street are proposed within the development. Three sidewalk connections on the construction plans need to be adjusted because of tree lawn variation between developments. There is no sidewalk along the portion of Country Club Drive between Old Farm Road and Contreras Road (Off-site). The 2007 Oxford Area Trail Study shows a connection to this property through Open Space Outlot E.**
- (j) Utilities and Infrastructure. Electric and telephone facilities, street light wiring, and other wiring conduits and similar facilities shall be located underground. **The street lighting plan has not been completed by the utility company yet.**
- (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. – **The Planning Commission and City Council specified that the street stub to the vacant land west be aligned with Grace Lane. The applicant decided to locate it offset to reduce through traffic.**

COMMENT FORMS

All property owners within 200 feet have been notified by letter, multiple signs have been posted on the property and a notice has been placed in the newspaper. Additionally, the developer conducted their own informational outreach.

AGENCY REVIEWS

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

Police:	Returned without comment
Fire:	Returned without comment
Service/Engineering:	Returned with comment re: drainage and traffic
Econ. Dev.	Not returned

ANALYSIS

Necessity and Layout

The proposed planned development meets the requirements for dwelling unit density, setbacks and open space. There are less than 20 traditional subdivision lots that are vacant in the City of Oxford; indicating demand for additional lots for development. The proposed lots do not meet the R1A lot size or setback requirements; therefore a Planned Development is an appropriate process, as long as the purpose and intent goals are met for Planned Development design. The applicant has submitted a letter indicating that the Neighborhood Conservation Overlay District will be in place for this entire development.

Justification for Planned Development

The development balances the smaller lots uncharacteristic of R1A with five acres of proposed open space dispersed throughout the development. Additionally, some existing vegetation and wetland is planned to be conserved. Additional information about the mapped wetland areas is needed in order to justify the lack of buffering. The open space definitions in Subdivision and Planned Development Sections require active or passive recreation. Labels have been added; the developer plans to mow the land. A statement should be added to the layout notes that no homes are to be built on the Outlots. Section 1101.411-412 requires that the maintenance of the improvements in the common areas be properly accounted for, such as in the form of a home owner association. The documents are incomplete at this time.

Utilities

City staff does not find any concerns with utility infrastructure capacity and preliminary design to serve this site as indicated by the City Engineer's review.

Connectivity

An adjustment in the location of the proposed stub right of way is required based upon the preliminary approval ordinance. Additionally, it is recommended that the stub be paved as part of the project.

Streets

The City is in the process of resolving the right of way issue with the connection to Grace Lane.

Financial Security

Performance bonding for the public improvements for during and after the development will be required by the City as part of the final approval, per standard procedure.

RECOMMENDATION

Based upon the staff's findings and analysis above, a recommendation of approval can be forwarded based upon the following conditions:

1. Relocation and paving of the stub right of way
2. Satisfactory wetland buffering mitigation and conservation easement along lots 47-50
3. A statement be added to the plat that no homes to be built on the 5 Outlots

4. The declaration of covenants, home owner association responsibilities, maintenance of common open space and common facilities, easements and restrictions be completed, reviewed and approved by the City Law Director prior to recording of Final Plan, Record Plat or commencement of construction.
5. Sidewalk connections to existing sidewalks be adjusted on construction plans to be consistent with Final PD Plan
6. Outlot lettering/numbering be consistent on Final Plan and Construction Plans
7. 25' vegetative buffer preservation detail or plantings where removal occurs.

SUBMITTED

BY:

A handwritten signature in cursive script, appearing to read "Sam Perry", written over a horizontal line.

Sam Perry, AICP, Planner

DATE: May 2, 2017

City of Oxford
Inter-Office Review Transmittal Sheet

Date: April 4, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-06, FINAL PLANNED DEVELOPMENT, Red Brick Estates, 23.28 acres, R-1A District, Red Brick LLC Applicant

 X Review Revisions Other

Please return no later than: **April 21, 2017** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by:


John Dethierage
PRINTED NAME

Date:

4-6-17

City of Oxford
Inter-Office Review Transmittal Sheet

Date: April 4, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-06, FINAL PLANNED DEVELOPMENT, Red Brick Estates, 23.28 acres, R-1A District, Red Brick LLC Applicant

 X Review Revisions Other

Please return no later than: **April 21, 2017** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

SEE MEMO DATED 4-14-17.

Drawings reviewed by: *V. Popescu*

Date: 4-14-17

VICTOR POPESCU

PRINTED NAME



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, P.E.
City Engineer

RE: PC-2017-06
Final Planned Development – Red Brick Estates

DATE: April 14, 2017

The following comments are in addition to the comments stated in the May 16, 2016 memo. (attached)

Plan Sheet 1/10

- Refer to General Notes
 - Note 3.
Re-write the note. The note, as written, is not clear.
 - Note 6.
Correct the concrete class, to agree with the ODOT class.
- Refer to Utility Notes
 - Note 8.
“Labels” should read “Lengths”.
 - Note 23.
Correct note to read “... Class 53, 350 PSI”.
 - Note 24.
Add “... 350 PSI.”
- Refer to Typical Cross Section
 - Change tree lawn width to read 7' – 6”.
- Curb ramp details
 - Use ODOT Standard BP-7.1 (dated 7-18-14).

- Delete “Roadway Restoration Standard”. Use City Standards.

Plan Sheets 3/10 & 4/10

- Refer to Note 3.
 - Change water service to read 1” (City Standard).

Plan Sheets 8/10

- Use current City Standards 10, 67, 68, and 78.
- Delete City Standard 65.

Plan Sheets 9/10

- Use current City Standards 11, 16, 22, and 73.

If there are questions, please contact the Engineering Division.



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Community Development Department

FROM: Victor Popescu, PE
City Engineer

RE: PC - 2016-11
Preliminary Planned Development
Red Brick Development

DATE: May 16, 2016

The following are comments from the Engineering Division.

- The final design must include a "sump line", located in back of the curb. The down spouts and foundation sump drains shall be connected to the "sump line", which will discharge the storm water into catch basins.
- The Traffic Evaluation, submitted with this proposed development has been reviewed and found to be acceptable, as is. The additional traffic created by the subject proposed development will not significantly increase the existing traffic volume within the existing neighborhood. It should be noted that the traffic volume on Contreras Road in the vicinity of Olde Farm Road has decrease from 2013 to 2015 (2,328 AADT vs 2,100 AADT).

If there are questions, please contact the Engineering Division.

City of Oxford
Inter-Office Review Transmittal Sheet

Date: April 4, 2017

To: Fire Department Engineering Division Police Department Econ Dev Department

From: Community Development Department

PC-2017-06, FINAL PLANNED DEVELOPMENT, Red Brick Estates, 23.28 acres, R-1A District, Red Brick LLC Applicant

 X Review Revisions Other

Please return no later than: **April 21, 2017** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Drawings reviewed by: _____



Date: _____

4/14/17

John A. Jones

PRINTED NAME



PC-2017-06 Surrounding Property Owners Notifications Map

Legend

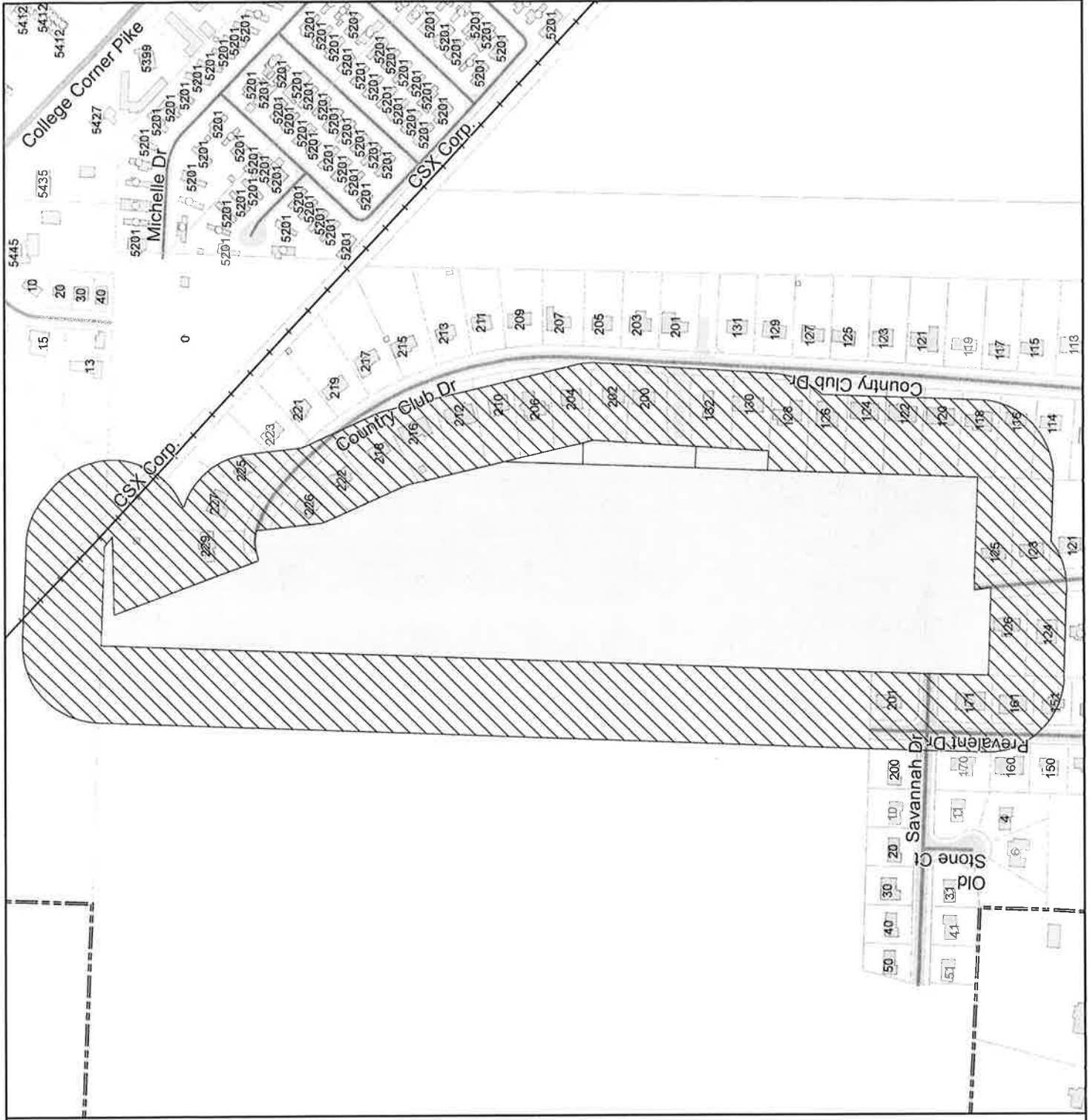
- Subject Parcels
- 200 Ft. Buffer
- Oxford Corp. Limit
- Address Point
- Parcel
- 16.5' Vacated ROW
- Building Footprint
- Paved Roadway



1 inch = 350 feet

Prepared on Tuesday, April 18, 2017

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.



Preliminary

ORDINANCE NO. 3359

AN ORDINANCE APPROVING THE PLANNING COMMISSION'S RECOMMENDATION FOR PRELIMINARY PLAN APPROVAL OF A PLANNED DEVELOPMENT TO BE LOCATED ON 23.189 ACRES OF VACANT LAND BETWEEN OLDE FARM ROAD AND COUNTRY CLUB DRIVE TO ALLOW A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT WITH CONDITIONS.

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

SECTION 1: Council hereby finds that the Planning Commission held a public hearing on June 14, 2016 in accordance with Section 1145 of the Codified Ordinances of the City of Oxford, on the application of Red Brick Development LLC, Applicant, Agent, for approval of a Preliminary Planned Development to be located on 23.189 acres of vacant land between Olde Farm Road and Country Club Drive to allow a single-family residential development.

SECTION 2: The Planning Commission, after due deliberation found the application satisfies the code requirements in Chapter 1145 of the Oxford Zoning Code and recommended approval of the Preliminary Planned Development application with conditions.

SECTION 3: Council hereby accepts the recommendation of the Planning Commission and further approves the Preliminary Planned Development application for 23.189 acres of vacant land between Olde Farm Road and Country Club Drive to allow a single-family residential development based on the submittals of the applicant that are attached hereto and incorporated herein by reference as Exhibit "A" and made a part of this approval with the following conditions:

1. Storm water management shall meet or exceed City of Oxford regulations and standard specifications.
2. A stub street right-of-way shall be dedicated at the western terminus of "Grace Lane". Staff and applicant shall work together to identify a replacement lot within the project and shall make a recommendation to modify the open space requirements, if necessary to account for the street right-of-way and lot.
3. Active and passive recreation areas shall be identified and planned.
4. Outlots' name and letter labels shall be given to each lot not intended for development. A statement shall be added to the plat indicating that the front yard setback areas of all outlots shall be mowed as lawn and maintained free of undergrowth.
5. The 100' wetland buffering requirement shall be waived such that the applicant and staff shall work out other acceptable environmental practices to mitigate the reduced wetland buffering.
6. The declaration of covenants, home owner association responsibilities, maintenance of common open space and common facilities, easements and restrictions shall be reviewed and approved by the City Law Director with the Final Plan.
7. Details for street lights shall be included with the Final Plan.
8. A typical lot plot plan shall be submitted with the Final Plan.

9. Architectural elevation plans submitted with the Final Plan shall conform to the types and styles presented. Garages shall be added to the drawings and shall be consistent with the development restrictions presented.

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


MAYOR

ADOPTED: August 2, 2016

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW(STAFF)



Internal Use Only:

Case No.

PC-2017-06

Date Filed

3/31/17

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 *

Red Brick Development, LLC

Mailing Address *

4676 Somerville Road

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

513-615-4138

Email Address

bryan@straitgatehomes.com

Owner Information

Name *

Strait Gate Homes, LLC

Mailing Address *

4676 Somerville Road

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

513-615-4138

Email Address

bryan@straitgatehomes.com

Engineer/Surveyor Information

Name *

Bayer Becker

Mailing Address *

110 South College Avenue, Suite 101

City, State & Zip Code *

Oxford, Ohio 45056

Telephone Number *

513-336-6600

Email Address

ettareed@bayerbecker.com

Location and Lot Information

Name of Subdivision *

Redbrick Estates

Location of Property *

Parcel No.: H4000022000-007,-008,-009,-010

Legal Description *

Lot 1728

Zoning District *

R-1A

Total Area *

23.28

Acres

Submission Requirements and Documentation

The application requirements (Section 1145.05¹) 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

- O. Other information as required by the Planning Commission or Council.
- (7) Elevations. Elevations of proposed structures or typical elevations if structures are not yet designed.
- (8) Other. Photographs of the existing site and its surroundings.
- (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 1145.06¹.

Fees & Receipt

The fees for a Preliminary, Final, or combined Preliminary and Final Planned Development application are \$400.00 plus \$100.00 per acre, plus \$10.00 postage charge.

Sign and Date

Applicant Signature *

Date *



03-06-17

Submit Application, Submission Requirements and Documentation, and Fees

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

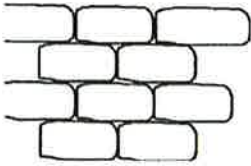
Send or drop off this application with required plans containing all required information as attachments and a check for fees and postage charge made payable to **City of Oxford**, to Community Development Director, 101 East High Street, Oxford, OH 45056.

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

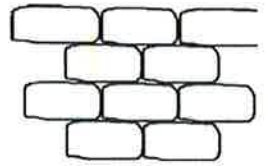
Note: You must adhere to notification and publication requirements. Submit materials 45 days prior to the proposed Planning Commission meeting on which the action is requested. City Staff will place a public hearing sign on the subject property. **The Applicant is responsible for removing the signage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

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

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



Red Brick Development LLC



4676 Somerville Rd
Oxford, Ohio 45056
(513) 523-1212

April 29, 2016

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

Re: Red Brick Estates
Neighborhood Conservation Overlay District

Dear Mr. Perry,

Upon approval of the Preliminary Development Plan and acquisition of the property known as parcels H4000-022-000-007, 008, 009, and 010, Red Brick Development LLC intends to request approval of a Neighborhood Conservation Overlay District to be placed on the Red Brick Estates Development.

Should you have any questions or wish to discuss further, please feel free to contact me.

Sincerely,

Bryan Price
Red Brick Development, LLC



*Where Creativity
Meets Functionality*

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

March 30, 2017

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

Re: Red Brick Estates
Final PUD Submittal

Dear Mr. Perry:

Enclosed please find the following items in support of Red Brick Development LLC's Application for Final Planned Development approval for Red Brick Estates to be located at the end of Country Club Drive, Savannah Drive and Olde Farm Road:

- 1) Executed Planned Development Application.
- 2) A check in the amount of \$2,738.17 made payable to the City of Oxford for the application fee.
- 3) Thirteen individual packets containing one (1) copy of each of the following:
 - a. Executed Planned Development Application.
 - b. List of property owners within 200 feet of the site.
 - c. Legal description of the property.
 - d. Construction Plans
 - e. Typical Building Elevations.
 - f. Landscape Plan.
 - g. Photos of the subject site and surrounding area.
 - h. Draft of proposed covenants and restrictions.
 - i. Letter from Red Brick Development LLC regarding intention to request a Neighborhood Conservation District Overlay.
- 4) A CD containing a pdf of the aforementioned items.
- 5) Applicant:

*Red Brick Development LLC
4676 Somerville Road
Oxford, Ohio 45056
513-615-4138*
- 6) Design Professionals:

Engineer, Surveyor & Landscape Architect:
*Bayer Becker
110 S. College Ave., Suite 101
Oxford, OH 45056*

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

110 S. College Ave., Ste 101
Oxford, OH 45056
513-523-4270

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

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

<http://www.bayerbecker.com>

513-336-6600

7) Description of use and site:

- a. A legal description of the boundary of the proposed development is enclosed.
- b. The property is currently vacant.
- c. The property is zoned R-PUD, Residential Planned Unit Development.
- d. A description of the proposed planned development:

- i. The number of housing units by size and type proposed within each phase.

Red Brick Estates will contain a total of 50 single family residential lots to be constructed in 2 phases. The first phase will consist of approximately 19 lots. Lots shall have a minimum lot frontage of 75 feet and contain a minimum 8,250 SF. Front yard setbacks shall be 30 feet, rear yard 25 feet and 7.5 feet for each side yard.

- 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.

Phase 1, approximately 19 lots, will consist of the northern portion of the property and will include the extension of County Club Drive. Phase 2, consisting of the remaining lots, will be located at the southern portion of the property and will include the extension of Olde Farm Road, Grace Lane, and Savannah Drive.

- 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 use, single family residential lots, will be compatible with the existing single family lots located to the south and east. Additionally, the property to the west is currently vacant and zoned R-1B for single family medium density residential.

Savannah Drive, Olde Farm Road, Country Club Drive and the existing street stub (Grace Lane) will be extended into Red Brick Estates in order to provide connectivity with the existing Heritage and Plantation West Subdivisions. Red Brick Estates will be constructing 5' wide sidewalks along both sides of all streets within Red Brick Estates development, as required by the Subdivision Regulations. Said sidewalks will connect to the existing sidewalk on Olde Farm Road, Savannah Drive, Country Club Drive and the Grace Lane.

- ii. How any existing structures, proposed structures, and the site design relate adjacent structures and sites.

The proposed homes to be constructed within Red Brick Estates will be comparable in size and contain similar building materials as the existing homes in the Heritage and Plantation Subdivisions.

- 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.

Red Brick Estates will not have a negative effect on adjacent land. The properties to the south and east contain single family residences. While the property to the west, is a vacant field. Railroad tracks currently run to the north of the property. Red Brick Development LLC intends to maintain the existing tree buffer along the east property line of the development.

- f. A statement about why the location proposed is appropriate for the planned development.

The subject property is an ideal location for Red Brick Estates for several reasons:

- 1) *Per the Comprehensive Plan, Red Brick Estates is located in an area designated for future neighborhood growth, Character Area – Neighborhood General 3.*
- 2) *The property was zoned appropriately for residential development, R-1A single family low density residential.*
- 3) *Proposed density of the development is 2.15 units/acre. Existing density of the adjacent Heritage and Plantation Subdivisions is 1.66 and 2.46 units/acre, respectively.*
- 4) *The property contains several natural features that will be preserved within common open space.*
- 5) *Red Brick Estates will contain a Neighborhood Conservation Overlay District, similarly to the existing Heritage Subdivision to the east.*
- 6) *The infrastructure is currently in place to support a residential development of this nature.*

- g. A statement of the necessity or desirability of the proposed planned development to the neighborhood or community.

There is a shortage of available single family residential lots within the City of Oxford for individuals to construct a new home. Red Brick Estates will fulfill this need. Furthermore, the development will contain over 20% open space and maintain the existing tree line along the east property line.

- h. 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. Stormwater detention will be provided in 2 locations within the development. Overall impact from this development on the community is limited as the City has long planned for this area to be incorporated into the City's infrastructure.

- i. A general analysis of expected traffic impact, including vehicular and pedestrian safety resulting from the proposed development.

A letter discussing the expected traffic impact of Red Brick Estates, as well as how pedestrian safety will be accommodated was provided with the Preliminary PUD Submission

- j. The substance of proposed covenants, easements and other restrictions on the land and structures.
 - k. *Enclosed please find a summary of proposed covenants and restrictions for Red Brick Estates.*
- 8) A statement of conformance with the conditions required in the Preliminary PUD Plan.
- 1) *Onsite storm water management, including both the detention design and storm system has been designed to either meet or exceed the City of Oxford design regulations. Calculations for the detention basins and storm system demonstrating compliance have been attached*
 - 2) *The right-of-way for a future stub street will be dedicated to the City of Oxford to provide access to the western property. In order to discourage future traffic from passing through the adjacent Heritage Subdivision, the dedication for the future stub street has been offset from Grace Lane to align with Hope Way.*
 - 3) *Active and Passive recreation areas have been labeled on the Final PUD plan.*
 - 4) *Outlots' name and letter labels have been provided for the open space lots. A note has been added to the Final PUD plan indicating the front yard setback areas of all outlots will be mowed as lawn and maintained free of undergrowth.*
 - 5) *A buffer for the wetland has been provided as shown on the Final PUD plan.*
 - 6) *A copy of the declaration of covenants, home owner association responsibilities, maintenance of common open space and common facilities, easements, and restrictions are included for review.*
 - 7) *Street lighting is currently under design by Duke Energy and will be provided to the City of Oxford upon completion. Duke Energy does not release the final street light design this early in the construction plan review process.*
 - 8) *A typical lot plot plan has been added to the Final PUD plan.*
 - 9) *Architectural Elevation plans are included for your review. Attached garages will be provided with all homes.*

Please place this item on the June 13th 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

Date: March 27, 2017
Description: 23.279 Acres
Part of Lot #1728
Location: City of Oxford
Butler County, Ohio



Situated in the State of Ohio, Congress Lands West of the Miami River, Section 21, Town 5, Range 1, Oxford Township and being part of Lot #1728 of the City of Oxford, Butler County and being all of the lands of Strait Gate Homes, LLC, as recorded in Official Record 8909, Page 1092 of the Butler County, Ohio, Recorder's Office and being further described as follows:

Beginning at the northwest corner of Heritage Subdivision #3 as recorded in Plat Envelope 640, Page "C" and on the easterly line of Plantation West Subdivision, Section Two as recorded in Plat Envelope 2619, Page "A" of the Butler County, Ohio, Recorder's Office and being the **True Point of Beginning**;

thence, leaving the northerly line of said Heritage Subdivision #3 and with the easterly line of said Plantation West and with the easterly line of Lot #2794, North 01° 57' 54" East, 2308.92 feet to the south line of Lot #2798;

thence, leaving the easterly line of said Lot #2794 and with the southerly line of said Lot #2798, South 87° 47' 59" East, 93.52 feet to the westerly boundary of Heritage Subdivision #4 as recorded in Plat Envelope 806, Page "D" of the Butler County, Ohio, Recorder's Office;

thence, leaving the southerly line of said Lot #2798 and with the westerly boundary of said Heritage Subdivision #4 for the following six courses:

- 1) South 19° 41' 06" East, 440.68 feet;
- 2) with a curve to the right, having a central angle of 32° 34' 26", a radius of 124.80 feet, an arc length of 70.95 feet, and a chord bearing South 88° 19' 04" East, 70.00 feet;
- 3) South 06° 32' 06" East, 175.00 feet;
- 4) South 23° 41' 06" East, 233.42 feet;
- 5) South 13° 47' 06" East, 225.00 feet;
- 6) South 13° 24' 21" East, 253.74 feet to the northwest corner of Heritage Subdivision #2 as recorded in Plat Envelope 563, Page "B" of the Butler County, Ohio, Recorder's Office;

thence, leaving the westerly boundary of said Heritage Subdivision #4 and with the westerly boundary of said Heritage Subdivision #2 for the following three courses:

- 1) South 03° 11' 54" West, 460.01 feet;
- 2) North 86° 48' 06" West, 53.94 feet;
- 3) South 01° 40' 54" West, 553.53 feet to the northerly boundary of said Heritage Subdivision #3;

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

110 South College Ave, Suite 101
Oxford, OH 45056
513-523-4270

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

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

<http://www.bayerbecker.com>

thence, leaving the westerly boundary of said Heritage Subdivision #2 and with the northerly boundary of said Heritage Subdivision #3 for the following three courses:

- 1) North 88° 19' 06" West, 324.91 feet;
- 2) South 04° 56' 06" East, 40.00 feet;
- 3) North 88° 19' 06" West, 200.15 feet to the **True Point of Beginning** containing 1,104,031 square feet or 23.279 acres of land, more or less and being subject to all legal highways, easements, restrictions and agreements of record.

**LARGER PRINTS ARE AVAILABLE FOR REVIEW DURING
NORMAL BUSINESS HOURS**



*Where Creativity
Meets Functionality*

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

April 7, 2017

Mr. Jung Han Chen
Community Development Director
City of Oxford
101 East High Street
Oxford, Ohio 45056

Re: McDonald's, 601 Locust Street
Request for Minor Change to approved Final PD

Dear Mr. Chen:

This letter serves as an official request for the approval of a Minor Change to the approved Final PD for the McDonald's restaurant located at 601 Locust Street. More particularly, McDonald's is requesting approval to widen a portion of the existing drive-thru lane by 10' to accommodate 2 side by side lanes. The widening is proposed to occur along both sides of the drive thru lane from the trash enclosure north to where the drive thru lane currently splits for the 2 ordering stations. Said additional width will provide the ability to queue more vehicles for the drive thru within the drive thru lane versus within the site parking lot.

The existing landscape area between the drive-thru lane and the east property line currently varies from 11' at the south end to 15' adjacent to the ordering area. With the proposed widening, the 11' landscape area would be reduced to 5.25', while a 15' width will remain adjacent to the ordering area. Owner intends to retain landscaping on both sides of the drive thru lane. See enclosed photos of the existing landscaping.

Enclosed please find the following items for your review:

- 1) Site Overlay Plan showing the minimal change being made to the site layout in red.
- 2) Photos of the drive thru portion of the site.

The original Final PUD for this site was approved in 1983 and 1986. This Minor Change request is in addition to the one previously approved on March 1, 2011 for the reconstruction of the restaurant.

Section 1145.10(a) of the Oxford Planning and Zoning Code outlines the decision criteria to be used by the Zoning Administrator and Planning Commission Chair to determine if a change to an approved PD can be considered a minor change. The following is a listing of the decision criteria and our response thereto:

(1) *Do not change the use.*

The property was originally approved for a fast food restaurant with a drive-thru. The owner is requesting approval to widen a portion of the existing drive-thru lane by 10' in order to

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accommodate additional queueing vehicles for the drive-thru, and to continue operating as a fast food restaurant with a drive-thru.

- (2) *Are of a magnitude that will not substantially alter the appearance of the development from off and on the site.*

The appearance of the development will not substantially change with the approval of this Minor Change. Landscaping and an existing vinyl fence with brick columns currently exists along the east property line to serve as screening between the McDonald's site and the adjacent property. Owner intends to retain the landscaping and fencing.

- (3) *Will not substantially or detrimentally affect the provision of public services to the site or general vicinity.*

The proposed minor change will not have an effect on public services.

- (4) *Will not substantially or detrimentally increase potential demand on public or private utilities.*

The proposed minor change will not change the demand on public or private utilities.

- (5) *Are not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood.*

The proposed widening of the drive-thru lane will not impact the adjoining parcel, as the Owner is intending to retain the existing landscaping and fencing between the pavement and the east property line.

- (6) *Are not contrary to and in no way diminish the intent of the originally approved plan.*

The original intent of the approved development plan will be maintained with the approval of this minor change.

Thank you for your consideration regarding this Minor Change. Please review the enclosed information and feel free to contact us with any questions you may have.

Sincerely,



Etta M. Reed, PE
Principal

Cc: Pat Pawling
Kyle Pawling



Memo

Service Department
Engineering Division

513/524-5208 fax 513/524-5267

TO: Jung-Han Chen
Community Development Director

FROM: Victor Popescu, P.E.
City Engineer

RE: McDonald's - 601 Locust Street
Request for Minor Change to approved Final PD

DATE: April 12, 2017

As requested in your email dated April 11, 2017, copy attached, the Engineering Division reviewed the proposed changes and offer no comments. Thus, it is recommended that the minor changes be approved and implemented.









Community Development Department
Phone: 513-524-5204

February 6, 2009

Brian Lorenz, AICP
Entitlement Services Manager
WDPartners
7007 Discovery Blvd.
Dublin, Ohio 43017

Re: PC-ADM-01-2009 Minor Amendment to a PUD
PC Case # 12-1983
Permit # 08-239

Dear Mr. Lorenz:

On February 6, 2009, your application for a Minor Change to an Approved Final Planned Development, submitted October 27, 2008, later revised January 9, 2009 and February 5, 2009 to allow for alteration and remodeling of the drive-thru for the McDonald's located at 601 South Locust Street was approved administratively.

The Zoning Administrator and the Planning Commission Chair together administratively approve the proposed changes based upon the following criteria being satisfied per Section 1145.10(a) of the City of Oxford Planning and Zoning Code:

- (1) There is no change in use;
- (2) The proposed construction is of magnitude that will not substantially alter the appearance of the development from off of the site;
- (3) The proposed construction will not substantially or detrimentally affect the provision of public services to the site or general vicinity;
- (4) The proposed construction will not substantially or detrimentally increase potential demand on public or private utilities;
- (5) The proposed construction is not of a scope, scale, or character, that would cause a negative impact on adjoining properties and neighborhood; and
- (6) The proposed construction is not contrary to and in no way diminish the intent of the originally approved plan.

If you have any questions or need additional information, please call 524-5204.

Sincerely,

Jung-Han Chen, AICP
Community Development Director

William Brewer
Planning Commission Chair

Conditions for approval by the Planning Commission were discussed and voted on:

That, there be sidewalks on both sides of the thru-street 1 yea, 5 no - Denied

That, all concerns raised in the staff report, including the parking dimensions and the Engineers report are addressed on the final development plan. All were in favor.

Susan Kay moved to approve PC-28-2008 PLANNED DEVELOPMENT, Villas of Oxford, 24 acres, 112 homes, R1B (Single-family medium density residential) located between Contreras and Fairfield Roads, Foundation Development Group LLC, Applicant Tabled December 9, 2008 meeting. Alysia Fischer seconded. The motion passed with the following roll call:

AYE: Susan Kay, Richard Keebler, Ted Wong, Alysia Fischer, Bill Brewer, Dave Prytherch (6)
NAY: None (0)

ABS: Marvin Hurston (1)

PC-01-2009 ZONING TEXT AMENDMENT, Chapter 1141, Section 1141.02(c) Permitted Temporary Uses, Portable Storage Units, City of Oxford, Applicant

Ms. Kay moved to enter into public hearing PC-01-2009. Ms. Fischer seconded the motion. All were in favor.

Mr. Chen provided an overview of this case. Mr. Chen noted that this request was directed by City Council after several complaints had been filed regarding portable storage units being parked on the street and on private properties for long periods of time. Mr. Chen also noted that it was unclear in the current code as to how to regulate this type of temporary storage container.

Discussion followed with the Planning Commission. Discussion among the Commission also included units on construction sites, multiple units on one property, and determining an appropriate allowable time period. The Planning Commission reviewed language prepared by staff to be incorporated into zoning code section 1141.02 temporary regulations. Mr. Keebler suggested not setting a specific number of units on one private property. Mr. Keebler felt seven days permitted was sufficient; if more days were needed, then a permit would need to be issued. Mr. Keebler suggested that portable storage units not be permitted to obstruct a ROW, and agreed with staff on the calamity exception.

The Planning Commission asked staff to review their concerns and to come back with some solutions.

Ms. Kay moved to table PC-01-2009. Mr. Hurston seconded the motion. All were in favor.

New Business

Mr. Brewer shared that he approved administratively PC-ADM-01-2009, (McDonald's) who requested extending their dining room, making changes in their roof line and slightly moving one of the drive-through windows.

Other Business



Internal Use Only:	PC-2017-07-ADM
Case No.	
Date Filed	3/31/17

Lot Split/Consolidation Application

Requested Action

Choose One

☐

Lot Split (\$20)

☒

Lot Consolidation (\$20)

☐

Lot Split & Consolidation (\$40)

Applicant Information

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

Name * GMS Acquisitions, LLC

Mailing Address * 20033 Detroit Road, North Ridge Annex St E

City, State & Zip Code * Cleveland, Ohio 44116

Telephone Number(s) * (440) 339-8981

Email Address guy@newbrookpartners.com

Surveyor Information

Name * Bayer Becker

Mailing Address * 110 S. College Avenue, Ste 101

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * (513) 523-4270

Email Address brookelindholm@bayerbecker.com

Location and Lot Information

Location of Property * Southwest and Southeast of the Arrowhead/ Chestnut Street

Legal Description * All of Lots 1730, 1731, 1382, 1383, 1384, 1385, 1386, 1387, 1388

Zoning District * PUD Number of Lots * 2 Total Area * 6.06 Acres

Submission Requirements and Documentation

From Chapter 1101 Subdivision Regulations, Attachment G¹.

No.	Required Item Description	Have	Need
1	8 plats (4 on 8.5" x 11" and 4 on 24" x 36" Bond Paper) 1 Mylar for County	☒	☐
2	Electronic version of all documentation submitted (PDF preferred)	☒	☐
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line. AutoCAD layouts shall be provided allowing for the reproduction of a complete set of plans as needed.	☒	☐

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

Note: Per Planning and Zoning Code 1101.600(E) ¹, all minor resubdivision(s), lot split(s) or lot consolidation(s) shall submit proof of recording to the Community Development Department.

For Staff Use Only

Date of Submission *

3/31/17

Date Signed Plat Due to Applicant (15 Days) *

Fee *

\$ 20
142765

Fee Paid Date *

Receipt Number *

Volume/Page Number *

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

No.	Required Item Description	Have	Need
4	The name, mailing address, and telephone number of the applicant and owner	☒	☒
5	Letter of Agency (A statement from the owner that the applicant is entitled to apply on his or her behalf)	☒	☒
6	Attach a written, detailed description of the request	☒	☒
7	Metes and bounds description of the property (Legal Description)	☒	☒
8	Vicinity Map	☒	☒
9	The zoning district in which the site is located	☒	☒
10	Map and line	☒	☒
11	Number of proposed lots	☒	☒
12	Plan shall show the following:		
12	A. The name, registry number and signature of the registered surveyor and professional engineer who prepared the plan.	☒	☒
12	B. The location of all present property lines, streets, utility, rights-of-way, buildings, easements, levees, watercourses and other high ways.	☒	☒
12	C. Size of the lot in acres and square feet and the boundary lines along with the linear measurements.	☒	☒
12	D. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.	☒	☒
12	E. North arrow, scale and date.	☒	☒
12	F. Any portion of the floodplain as delineated by the Flood Insurance Rate Map (FIRM) must be clearly illustrated and labeled on the plan.	☒	☒
12	G. Exact location shall be shown for all buildings, septic tanks, wells or other features with respect to existing or proposed lot lines or right of ways lines.	☒	☒
12	H. Other information as deemed necessary by staff in order to create building sites and promote the public health, safety and welfare.	☒	☒
12	I. Notification will be sent to direct abutters within two business days of the application filing. This notification will include comment forms.	☒	☒
12	J. Any existing building(s) to remain or to be razed.	☒	☒
13	Turn in proof of recording to City of Oxford Community Development Department		

Fees & Receipt

The fees are:

- Lot Split - \$20
- Lot Consolidation - \$20
- Lot Split & Consolidation - \$40

Make a check payable to City of Oxford. You may also pay in person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature

Date

 3/26/17 Gary T. Smith

Submit Application, Plans and Documentation, and Fees

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

Send or drop off this application with the required copies of the plan and a check for fee and postage charges made payable to City of Oxford to Community Development Director, 101 East High Street, Oxford, OH 46006.

(poor original)