City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Subject: Oxford Bike and Pedestrian Concept Plan

BACKGROUND INFORMATION:

At the beginning of the 2011 school year, Miami University retained a consultant to comprehensively review the bike and pedestrian facilities on campus in order to identify deficiencies and make recommendations to greatly improve bike usage and pedestrian safety in and around campus. During the second half of the school year, Anna Dragovich, a Miami University Institute of Environment and Sustainability graduate student, worked with the Planning Commission to conduct a bike and pedestrian analysis and made suggestions on how best to make the community bike and pedestrian friendly. Through several work sessions, Ms. Dragovich met with the Planning Commission to identify different perimeters and help in developing her final product.

Ms. Dragovich presented her final report to the Planning Commission at their July regular meeting. Public discussion took place as well. The Commission thanked her for her work and for raising awareness of various issues. However, the Commission was concerned that her suggestions were too specific and did not have sufficient technical analysis to support her findings. Staff recommended using her report to develop a concept study for the Planning Commission to review at their September meeting. Additionally, developing goals and objectives to provide some general direction for this conceptual study may be beneficial, so that the Planning Commission may begin efforts to build support in the development of a detailed analysis and possible implementation mechanism.

DRAFT PLAN

Based on discussion at the Planning Commission Work Session, Staff communicated with the Service Department to engage their involvement in developing a concept plan, along with goals and objectives. The Service Department was mainly seeking direction from City Council as to whether bike usage and pedestrian safety were priority issues. The impetus of Ms. Dragovich's research was to identify deficiencies and safety concerns currently present in Oxford's roadway network. How to address those deficiencies and make safety improvements to promote a user-friendly environment for bicyclists and pedestrians was the purpose of Ms. Dragovich's study.

Community Development Staff developed goals and objectives based upon previous bike/pedestrian studies, the Oxford Comp Plan and Miami University's Circulation Plan, to promote collaboration and consistency in addressing bicycle and pedestrian issues on and off-campus.

The main emphasis of Staff's work was to revise Ms. Dragovich's final report and modify it into a concept plan that would be suitable for further technical analysis for future implementation consideration. Due to the specificity of Ms. Dragovich's findings without any technical analysis, Staff modified her findings to seek safety improvements on a corridor basis, since bike and pedestrian movement must be addressed in a linear pattern; any focus on a specific location would not be practical.

The maps not only show safety improvement on a corridor basis, but they also break down the safety improvements in a broad phasing term. The rationale behind this is to allow flexibility and direction from the City Council on how and when the improvements could be implemented.

RECOMMENDATION

Staff is recommending the following:

1. To accept "Shifting Gears"- A Bicycle and Pedestrian Plan for Oxford, Ohio as a reference document for future implementation strategies.
2. To approve the proposed Plan encompassing goals and objectives of the Corridor Safety Improvement for Bicyclists and Pedestrians.
3. To forward the approved documents, (#2 above) to City Council for acceptance of these documents as planning documents.
4. To request City Council to direct Service, Police and Community Development Staff to undergo technical analysis of possible safety improvements in the identified Priority Corridors including, but not limited to the recommendations outlined in "Shifting Gears" and to provide the analysis of relative costs of different implement strategies to the Planning Commission in a timely manner. Analysis of near term corridor improvements to be no later than April, 2013, and mid-term corridor improvements to be no later than September, 2013.

SUBMITTED
BY: Jung-Han Chen
Jung-Han Chen,
Community Development Director

DATE: October 1, 2012

Goals and Objectives of Bike/Pedestrian Plan:

Guiding and Reference Documents

Goals and Objectives from Past Reports and Studies

Comprehensive Plan 2008:

Promote alternative modes of transportation

Investigate the feasibility of citywide bus service available to all residents

Promote the Oxford Area Trails plan as identified in the Transportation or Thoroughfare Plan

Create standards and require all new and existing commercial and public facilities to provide bike facilities (rack, shelters).

Create connection between subdivisions and destinations to improve mobility, promoting a wider pedestrian and bicycle network throughout Oxford.

Investigate commuter transit connection from Cincinnati, Hamilton and other regional hubs.

Transportation Study-2004

Create and adopt a detailed thoroughfare plan that accounts for all desired forms of transportation including vehicles, bikes, and pedestrians.

Continue to support implementation of the OATS plan.

Construct new sidewalks where none exists in existing developments (arterials before locals)

Enforce existing City Codes relative sidewalk repair.

Ensure that City code requires construction of new sidewalks at all new development, including on undeveloped lots that interrupt an otherwise continuous system

Thoroughfare Plan

Desire a transportation thoroughfare plan that compliments other development plan and provides Oxford a means for maximizing limited resources while creating an efficient, safe transportation system

Provide good relationship to the Comprehensive Plan

Integrate bike routes with roadways;

Miami University Campus Circulation Master Plan- 2011

Goal: Reduce Miami University's transportation0related carbon footprint 20-30% by 2020

- Implement a holistic approach to circulation.
- Use urban design, parking policies, and incentives to make alternative modes preferable for short distance travel.
- Collaborate with the City of Oxford on Planning/implementation of a bicycle network and bicycle storage by 2012.
- Reduce vehicular use for short distance commutes.
- Increase the mode share for walking, bicycling, and transit.
- Develop parking policies to encourage sustainable transportation behaviors.
- Provide preferential parking/reduce permit costs for carpools. Park-and-ride commuters and low-emission vehicles.
- Double carpooling by 2020.
- Offer to integrate Miami Metro service into a fully public, regional transportation system.

Goals and Objectives Guiding Pedestrian and Bicycle Planning in Oxford

Guiding Principles:

Promote alternative forms of transportation for a diverse population

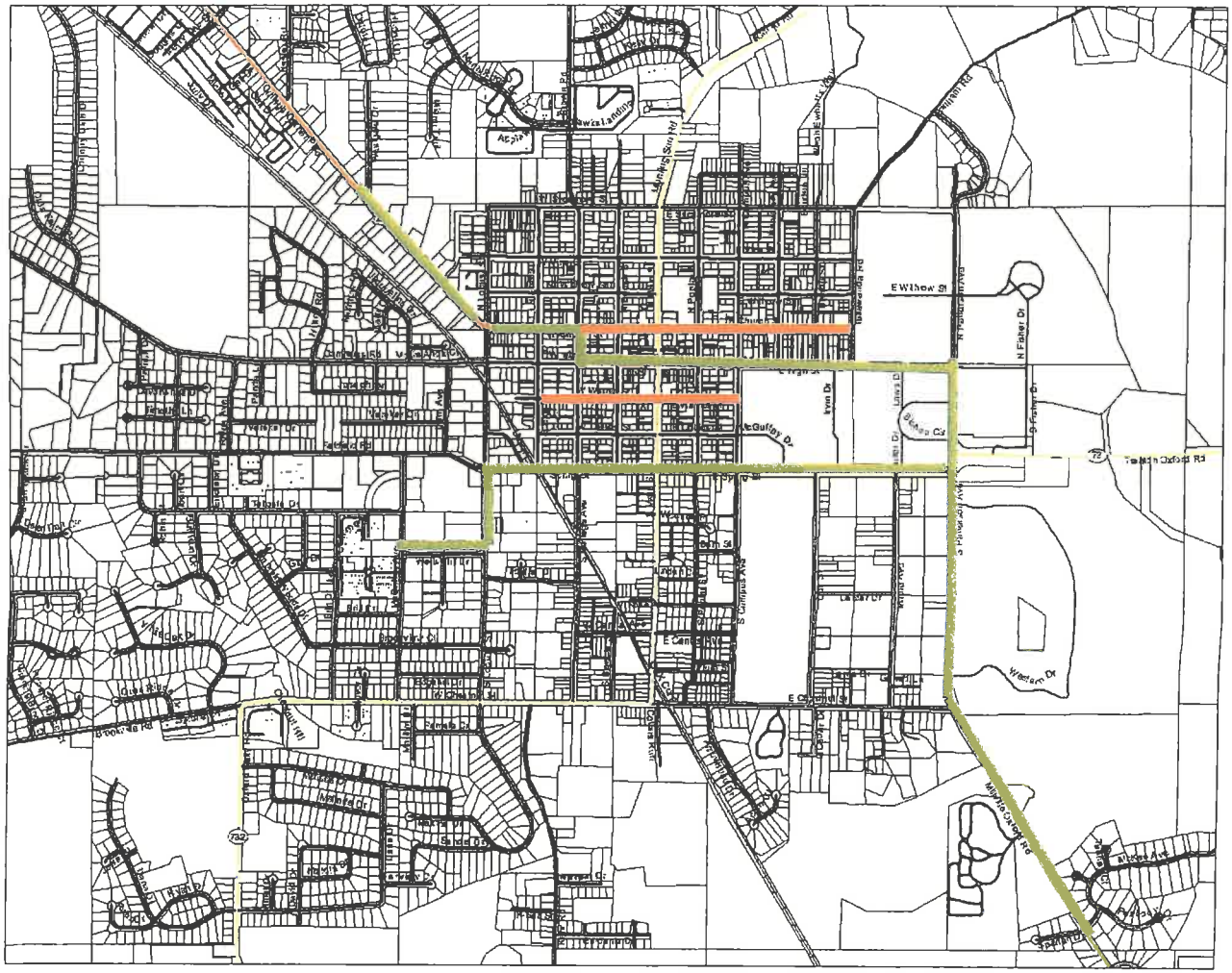
Goals:

1. Examine the existing transportation network and identified areas for improvements to promote the safety and convenience of all modes of transportation and diverse users.
2. Promote a safe, integrated bicycle and pedestrian network.
3. Research best practices/benchmarking from other town-gown communities
4. Create a City of Oxford Pedestrian and Bicycle Plan that will work collaboratively and concurrently with Miami University Circulation Master Plan
5. Develop a safe, comprehensive and convenient bicycle network for bicyclists to travel from places where they shop, live, work and school; integrate that network with surrounding areas (including the OATS trail plan).

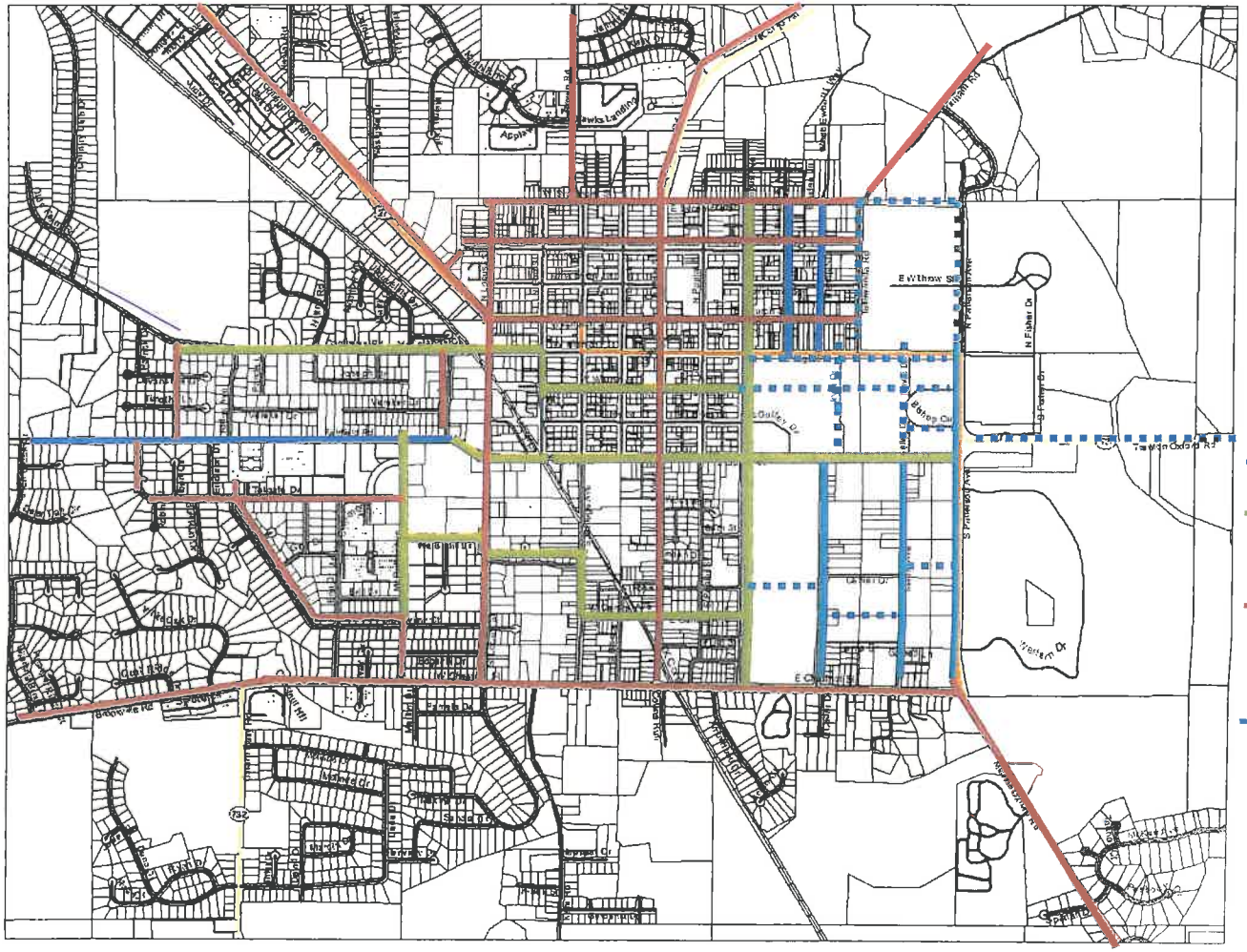
Objectives:

1. Maintain and enhance roadways crossing safety of all pedestrians
2. Identify high density of activities and examine the adequacy of pedestrian crossings (number of crosswalks and crosswalk design).
3. Identify opportunities to expand bike storage.
4. Enhance outreach education program of bicycling/pedestrian safety/right and enforce traffic regulations.
5. Integrate pedestrians and bicycle transportation into future roadway improvements.
6. Encourage long-term parking lots, such as Dittmer and Millet be utilized.
7. Identify potential routes and work with stakeholders to find ways to implement improvements (e.g. on-street bike lanes).

Corridor for Pedestrian Safety Improvements



Corridor for Bicycle Safety Improvements



City of Oxford
Community Development Department
STAFF REPORT

Planning Commission

Case # PC-11-2012 **Date – October 3, 2012**

APPLICATION

Applicant:	Scott Webb
Location:	Stewart Square
Owner:	Stewart Developers, LLC (Clawson and Wespiser)
Action Request:	Change to an Approved Planned Development – installation of an internally illuminated monument sign for a hotel
Current Use:	
Current Zoning:	General Business and PUD-Mixed Use
Surrounding Existing Land Uses:	Retail/Office, Single-Family, Multi-Family

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GENERAL DESCRIPTION

The Applicant is requesting a determination from the Planning Commission that a proposed new freestanding sign for the nearly completed hotel is considered a minor change that can be approved administratively. The hotel is addressed as 375 South College Avenue, but there is an additional vehicular entrance from Spring Street where the Applicant would like to place a freestanding sign. *Please see the attached site plan, sign photograph and the two sheet excerpt from plans approved in 2010.* The sign would be an internally illuminated monument design, six feet overall height, with a sign area of approximately 20 square feet.

SURROUNDING NEIGHBORHOOD

The site is within the Mile Square and is set among residential dwellings (to the north and east), vacant commercial sites (to the south), and mixed active commercial uses to the west (ACE Hardware, printing, screening, and surveying companies).

APPROVAL HISTORY

PC 12-2005	Preliminary PUD was approved for the site being a mixed-use, Ordinance 2851
PC 16-2005	Final PUD was approved by Council via Ordinance 2857
PC 16-2-2006	Final PUD amendment to Phase II- approved as a minor change- replacing 9,000 sq. ft 1st floor retail space to 4000 sq. ft. bank/office and 1,800 retail space.
PC-ADM-04-2008	2008 Lot Split to an approved PUD
PC-14-2009	Final Planned Development Amendment to the Central Park features- Approved as a minor amendment
PC-08-2010	Combined Preliminary/Final plan for a major change to an Approved Planned Development, replacing an approved mixed-use building with a single use hotel building, Ordinance 3113.

COMPREHENSIVE PLAN

Since the Final Planned Development Plan was approved under the previous Comprehensive Plan, it may be relevant to include the vision from that Plan for reference purposes. The Updated Comprehensive Plan is also included for your information.

2008 Comp Plan

Land use Principles:

1. The Community's small college town character will be preserved and enhanced.
2. Uptown and new commercial developments will have a mix of uses that are distinctive and contribute to enhancing the community's overall identity.
3. Infill development and redevelopment of underutilized sites is a priority.
4. The development of new residential areas, and redevelopment of existing residential areas, will have strong neighborhood qualities.
5. Green space and public spaces will be incorporated as part of future developments.
6. Future growth at the edge of the City will preserve open space, protect the area's rural character, and be consistent with other principles.
7. New commercial and light industrial development will be developed with pedestrian amenities and green space.
8. Streets will create an attractive public realm.
9. Places will be connected to create better opportunities to walk, bike and access public transportation throughout the community.
10. Environmentally sensitive and sustainable practices will be encouraged in future developments.

This area was also identified in the 2008 Comp Plan as a redevelopment area, to have a mix of small and medium sized commercial uses with a well defined streetscape and public space. Residential uses should also be integrated within the area to create a 24-hour district and to create shopping and dining options within walking distance of surrounding neighborhoods.

AGENCY REVIEW/COMMENT FORMS

Police Department:	Returned with no comments
Engineering Office:	Returned with no comments
Fire Department:	Returned with no comments
Economic Development:	Returned w/comments attached

PUBLIC COMMENT FORMS

One public comment has been received in support of this proposal. See attached.

APPLICABLE CODE SECTIONS

Section 1145.01 Purpose of Planned Developments [excerpt]

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

(1) Planned developments share these common goals:

A. Protect the neighbors of a planned development and the City in general to at least the same degree normally inherent in the Zoning Code.

B. Produce a development equal to or better than that resulting from single-use or traditional subdivision.

C. Have a site and situation that permits comprehensive planning both on the site and relative to its immediate surroundings.

D. Result in a design in which the placement, height, and uses of buildings, vehicle management areas, and open spaces efficiently utilize potentials of the site.

E. Include covenants, easements and other private measures that will help ensure the long-term administrative viability of a development.

F. Be functional within a time period that helps ensure a viable development.

(2) Infill development also satisfies the following goals:

A. Fully utilize sites that could not be fully utilized because of their shape or because of their location relative to available public access.

B. Increase geographic efficiencies of existing utilities such as public streets, water, sewer, electric, telephone and cable by using them where they are already available.

C. Help keep development from sprawling to and beyond the municipal boundaries of Oxford.

Section 1145.10 Changes to a Planned Development: [excerpt] Generally, an Approved Planned Development may be modified in a manner as either a minor change or a major change. The criteria for the change to the approved final plan are listed under Section 1145.10 (a) Minor Changes to an Approved Final Planned Development can be approved by the Chair of Planning Commission, concurrent by the Community Development Director. A major change is required to submit an entirely new application, followed by the complete process of Planning Commission and City Council reviews.

Minor Change criteria:

(1) Does not change the use.
(2) Are of a magnitude that will not substantially alter the appearance of the development from off of the site.
(3) Will not substantially or detrimentally affect the provision of public services to the site or general vicinity.
(4) Will not substantially or detrimentally increase potential 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.
(6) Are not contrary to and in no way diminish the intent of the originally approved plan.

Administrative approvals shall be clearly documented, made part of the original final planned development on file, and the details of any such changes shall be reported to the Planning Commission at its next regularly scheduled meeting.

The original approved PUD did not contain any signage information.

There is no code specific to signage in the Planned Development section.

Due to the location and the residential character of adjoining properties staff felt this proposal would need the entire commission review to determine whether this is considered a minor amendment.

Section 1145.06 (b) General Decision Standards: [excerpt] All planned developments shall satisfy these general Decision Standards:
(11) The site will be designed, constructed, and maintained in a character harmonious in appearance and general character of with the existing or intended 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 streets.

Above are two of the 13 Decision Standards, which staff believes are applicable to this request.

Section 1151.05(e)(5) Sign Code – Planned Developments: Signs for planned developments shall be regulated according to the approved final plan.

*The City has the authority to approve signs that are more restrictive **OR** less restrictive than the base zoning district. This should be a plan-specific review/approval, based on unique issues of the site and surrounding area.*

Section 1151.05(a)(3)(c) Sign Code – General Business District Freestanding Signs: [excerpt]

1. No more than one sign as follows:
    a. No more than 48 square feet per side
    b. No combination of a freestanding sign structure and sign shall be higher than 6 feet or wider than 12 feet.

ANALYSIS

At the time the hotel was proposed to the Planning Commission in 2010, the only information regarding signage was the wall signage shown on the plans. There was no information submitted regarding freestanding signage. The GB District would allow the proposed sign dimensions/location, but only if there were not another freestanding sign on the lot. There is already a freestanding (monument) sign on the subject lot, which is located near the intersection of South College and Spring Street. Zoning Code only allows one freestanding sign per lot. Because of the Planned Development process, the City does have the authority to authorize this additional sign without Board of Zoning Appeals action. However, because this is a planned development, the Planning Commission also needs to consider the Decision Standards, which could go beyond the requirements of the base zone.

Both the Applicant and the City are committed to the safest vehicular access to the hotel possible. The Applicant has stated to staff that their intent is to assist drivers approaching from the east, without having them pass the College Avenue intersection. The address is 375 South College Avenue, so any drivers using GPS devices would likely be directed to use College Avenue instead of the driveway from Spring Street. However, those that are not using GPS, may benefit from a directional sign at the location proposed.

In consideration of the Decision Standards, Staff is concerned about the square footage and height of the sign, but not the internal illumination. There is significant illumination around Stewart Square at night, due to the pedestrian scale decorative light poles. This existing ambient lighting would reduce the impact of the proposed sign to an acceptable level within the neighborhood. There is an existing non-internally illuminated masonry monument sign for Stewart Square, located at the intersection, which relates to the architecture of the buildings on-site. The proposed sign is the typical, blue, six-sided polygon for the Hampton Inn brand.

Staff has analyzed the area at night and found that the closest internally illuminated signage is the "Echo" wall sign on the east wall of the Ace Hardware rental building. The Echo sign is noticeable because there are very few internally illuminated signs in the area. It can be read from approximately 500 feet away. There may be visibility challenges in the area, such as topography, landscaping and trees. However, due to the low speed of traffic on Spring Street, staff believes that a smaller and shorter sign would still accomplish the directional signage goal of the Applicant, and not negatively impact the residential character of the adjacent area. There are provisions in the zoning code for directional signage, but they are limited to 2 square feet, and are not allowed to have business logos; only entrance/exit text. The proposed sign needs to serve more than just the directional purpose because the hotel is 600 feet from Spring Street. The wall signage would be difficult for a driver to see from that distance. However, it does not need to be 20 square feet, because of the low traffic speed and residential character of the area. Staff believes that the sign could be limited to 4 feet in height and 10 square feet in size and still accomplish the directional purpose. The sign could also be moved approximately ten feet closer to the street and still comply with the setback requirement.

Staff would also like to note that a positive aspect of the proposed sign is the white lettering on a blue background, which is less obtrusive than dark lettering on a white background.

Procedurally, the Planning Commission first needs to determine if the proposed sign can be considered a minor change to an approved Planned Development. Secondly, the Planning Commission needs to be aware that it would effectively be granting a variance for an additional freestanding sign. Thirdly, if the Planning Commission has concerns with the proposed sign, but is also not comfortable with requiring the major change process, is there an alternative acceptable to the Applicant that can be approved as a minor change, administratively?

RECOMMENDATION

Based upon the above analysis, staff finds that a smaller and shorter sign would be acceptable. It could then be submitted and reviewed/approved administratively as a minor change to the Approved Planned Development. This would mean that until a revised sign is submitted, the proposed sign application herein would by default be considered a major change to the Approved Planned Development unless the Planning Commission agrees that the proposed free-standing sign is acceptable as a minor amendment to an approved PUD.

PREPARED BY

BY: Sam Perry

Sam Perry
Community Development Department

DATE: 10-3-12

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/14/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

PC-11-2012 PROPOSED CHANGE TO A PLANNED DEVELOPMENT to approve the installation of an internally illuminated monument sign located on Spring Street for a new hotel located at Stewart Square, **Scott Webb, Applicant, Agent**

___X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/2/2012** 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: 9-17-12

John Detherage

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/14/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

PC-11-2012 PROPOSED CHANGE TO A PLANNED DEVELOPMENT to approve the installation of an internally illuminated monument sign located on Spring Street for a new hotel located at Stewart Square, **Scott Webb, Applicant, Agent**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/2/2012** 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: 9-14-12

VICTOR POPESCU

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/14/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

PC-11-2012 PROPOSED CHANGE TO A PLANNED DEVELOPMENT to approve the installation of an internally illuminated monument sign located on Spring Street for a new hotel located at Stewart Square, **Scott Webb, Applicant, Agent**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/2/2012** 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: 9-20-2012

Bob Holzworth

City of Oxford
Inter-Office Review Transmittal Sheet

Date: 9/14/2012

To: Fire Department Engineering Division Police Department Economic Development

From: Community Development

Drawings are being submitted to you for the following:

PC-11-2012 PROPOSED CHANGE TO A PLANNED DEVELOPMENT to approve the installation of an internally illuminated monument sign located on Spring Street for a new hotel located at Stewart Square, **Scott Webb, Applicant, Agent**

____X_____ Review _____ Revisions _____Other

Comments or status update requested by: Lynn Taylor

Please return no later than: **10/2/2012** Note: If no comments are received, we will assume the project meets your department's standards.

Drawings are returned: w/comments without/comments

Currently this 7 acre PUD site has only one monument sign, and this monument sign is not a commercial sign but a 'Place' identifier for Stewart Square. One monument sign on Spring Street seems reasonable. Providing the sign does not create sight line issues and meets the existing monument sign regulations.

Drawings reviewed by: _____ Date: 10-3-2012

G. Alan Tyler

CITY OF
OXFORD
HOME OF MIAMI UNIVERSITY

CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM

CASE NO.: PC-11-2012 **DATE OF HEARING: OCTOBER 9, 2012**

PC-11-2012 PROPOSED CHANGE TO PLANNED DEVELOPMENT to approve the installation of an internally illuminated monument sign located on Spring Street for a new hotel located at Stewart Square, **Scott Webb, Applicant, Agent**

If you cannot attend the public hearing on this Proposed Change being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it by **October 2, 2012** to Lynn Taylor, 101 East High Street, Oxford, OH 45056.

Name: JC Rupel

Address: 316 + 318 South College Ave

Telephone: Home: 523-4524 Work: 523-1111

COMMENTS: I am the property owner directly accross the street from the proposed sign and am fully in favor of the internally illuminated sign. Not only will it add favorable to the character of the neighborhood but with its illumination also to its safety. I fully support its addition

Jon C Rupel
Signature

9/18/2012
Date

PC-08-2010

ORDINANCE NO. 3113

ORDINANCE APPROVING THE PRELIMINARY AND FINAL PLAN FOR A MAJOR CHANGE TO AN APPROVED PLANNED DEVELOPMENT AT STEWART SQUARE WITH CONDITIONS.

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

SECTION 1: In accordance with Oxford Codified Ordinance Section 1145.10, the Oxford Planning Commission held a public hearing on April 13, 2010 on the application of Scott Webb, Applicant, for approval of a preliminary and final plan for a major change to an approved planned development for Stewart Square located at South College Avenue and Spring Street.

SECTION 2: The Planning Commission, after due deliberation approved a motion recommending the approval of the preliminary and final plan for a major change to an approved planned development for Stewart Square located at South College Avenue and Spring Street replacing an approved mixed-use building with a single-use hotel building with the following conditions:

a. Attention to pedestrian ways on site from and between each phase is a review requirement to ensure adequate connectivity and accessibility.
b. The east sidewalk is installed in accordance with all previous approvals.
c. Landscaping along the western façade of South College Avenue is increased and all other landscaping is installed as presented.
d. Any landscaping previously approved for the entire PUD that was not installed, be installed in accordance with all previous approvals.
e. There is different pavement delineation at the drop-off area/main entrance of the proposed hotel.
f. The vehicle drive located adjacent to the south building elevation shall be twenty (20) feet minimum in width and the landscape buffer adjacent to the south property line shall be reduced from ten (10) feet to six (6) feet.

SECTION 3: Council having considered the decision standards in Oxford Codified Ordinance Section 1145 hereby accepts the action of the Planning Commission and accepts the recommendation report submitted by the Planning Commission and incorporates the same herein and further grants the approval of the preliminary and final plan for a major change to an approved planned development for Stewart Square located at South College Avenue and Spring Street replacing an approved mixed-use building with a single-use hotel building with the following conditions:

a. Attention to pedestrian ways on site from and between each phase is a review requirement to ensure adequate connectivity and accessibility.
b. The east sidewalk is installed in accordance with all previous approvals.
c. Landscaping along the western façade of South College Avenue is increased and all other landscaping is installed as presented.
d. Any landscaping previously approved for the entire PUD that was not installed, be installed in accordance with all previous approvals.
e. There is different pavement delineation at the drop-off area/main entrance of the proposed hotel.
f. The vehicle drive located adjacent to the south building elevation shall be twenty (20) feet minimum in width and the landscape buffer adjacent to the south property line shall be reduced from ten (10) feet to six (6) feet.

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

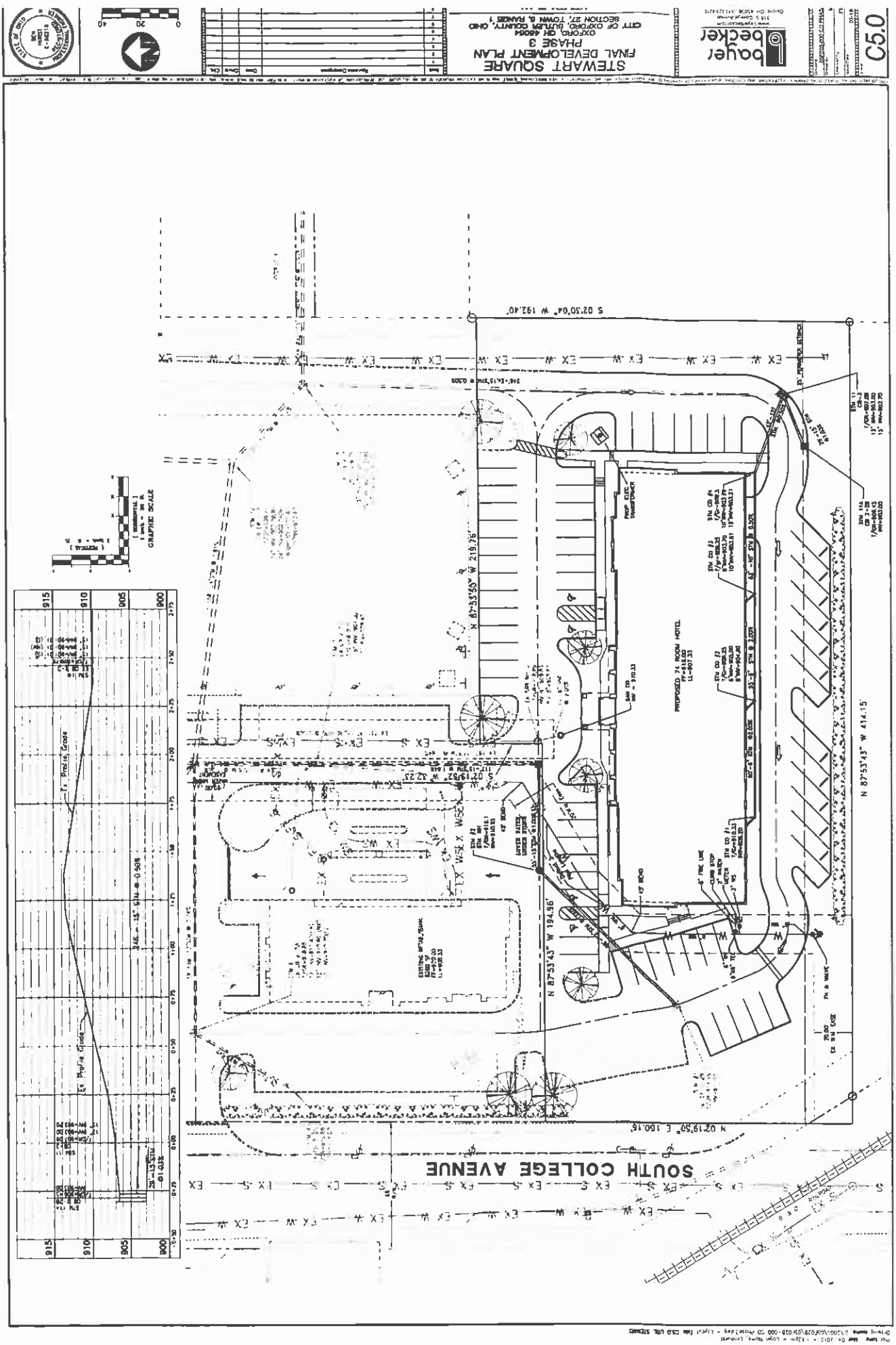
MAYOR

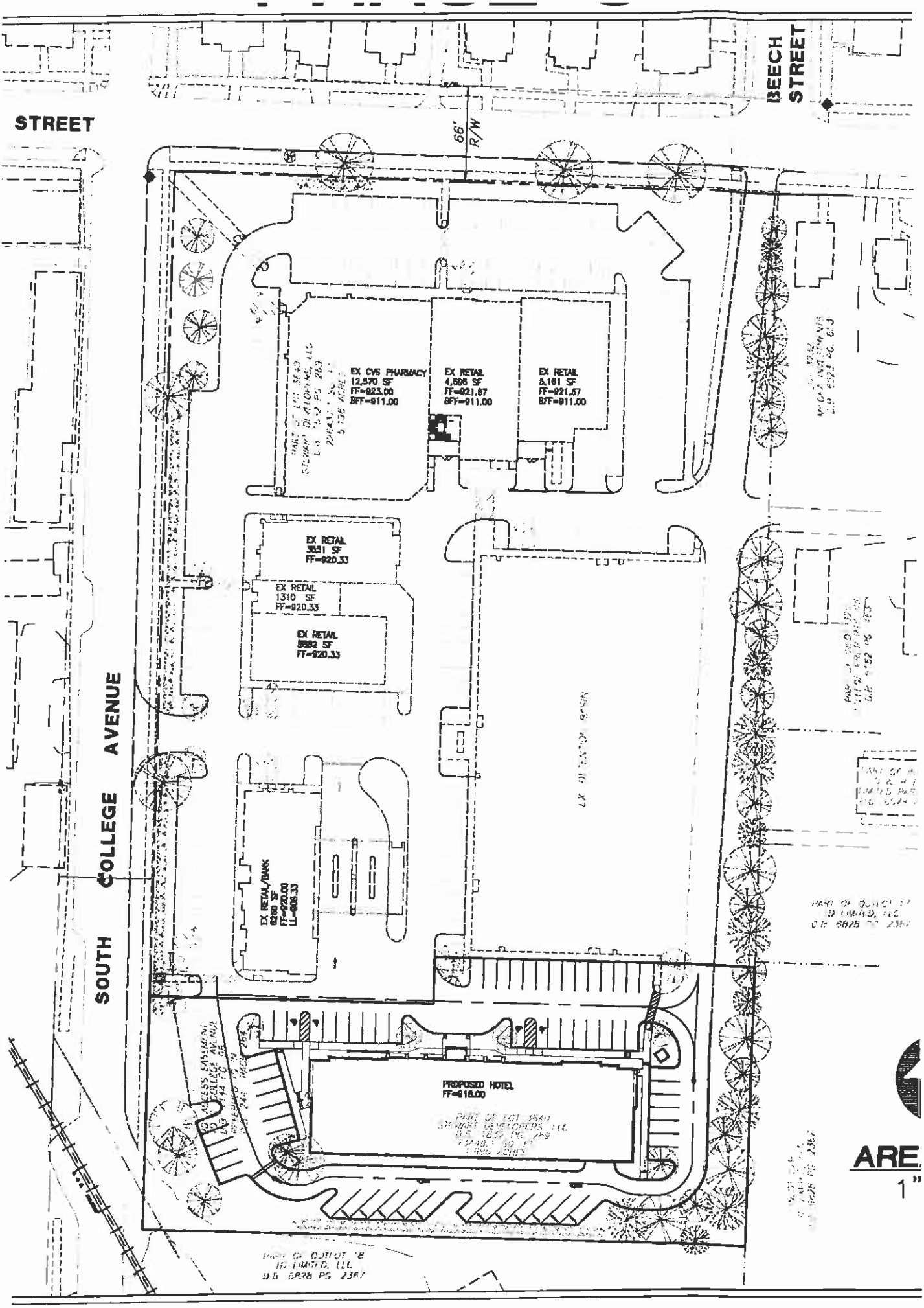
ADOPTED: May 18, 2010
ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: RICHARD KEEBLER

PREPARED BY: LAW(STAFF)


STEWART SQUARE
FINAL DEVELOPMENT PLAN
PHASE 3
OXFORD, OH 45056
CITY OF OXFORD, BUTLER COUNTY, OHIO
SECTION 27, TOWN 6, RANGE 1
bauer becker
C5.0
S 02°30'04" W 192.40'
N 87°53'43" W 414.15'
N 87°53'43" W 194.96'
N 02°19'30" E 150.15'
SOUTH COLLEGE AVENUE
PROPOSED 74 ROOM HOTEL
GRAPHIC SCALE


BEECH STREET
STREET
66' R/W
EX CVS PHARMACY
12,570 SF
FF=923.00
BFF=911.00
EX RETAIL
4,595 SF
FF=921.67
BFF=911.00
EX RETAIL
5,161 SF
FF=921.67
BFF=911.00
EX RETAIL
3851 SF
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EX RETAIL
1310 SF
FF=920.33
EX RETAIL
5882 SF
FF=920.33
EX RETAIL/BANK
6280 SF
FF=920.00
LL=908.33
PROPOSED HOTEL
FF=916.00
SOUTH COLLEGE AVENUE
ARE
1"

PC-11-2012

Property Notifications

Legend

375 South College Avenue

200 Ft. Buffer

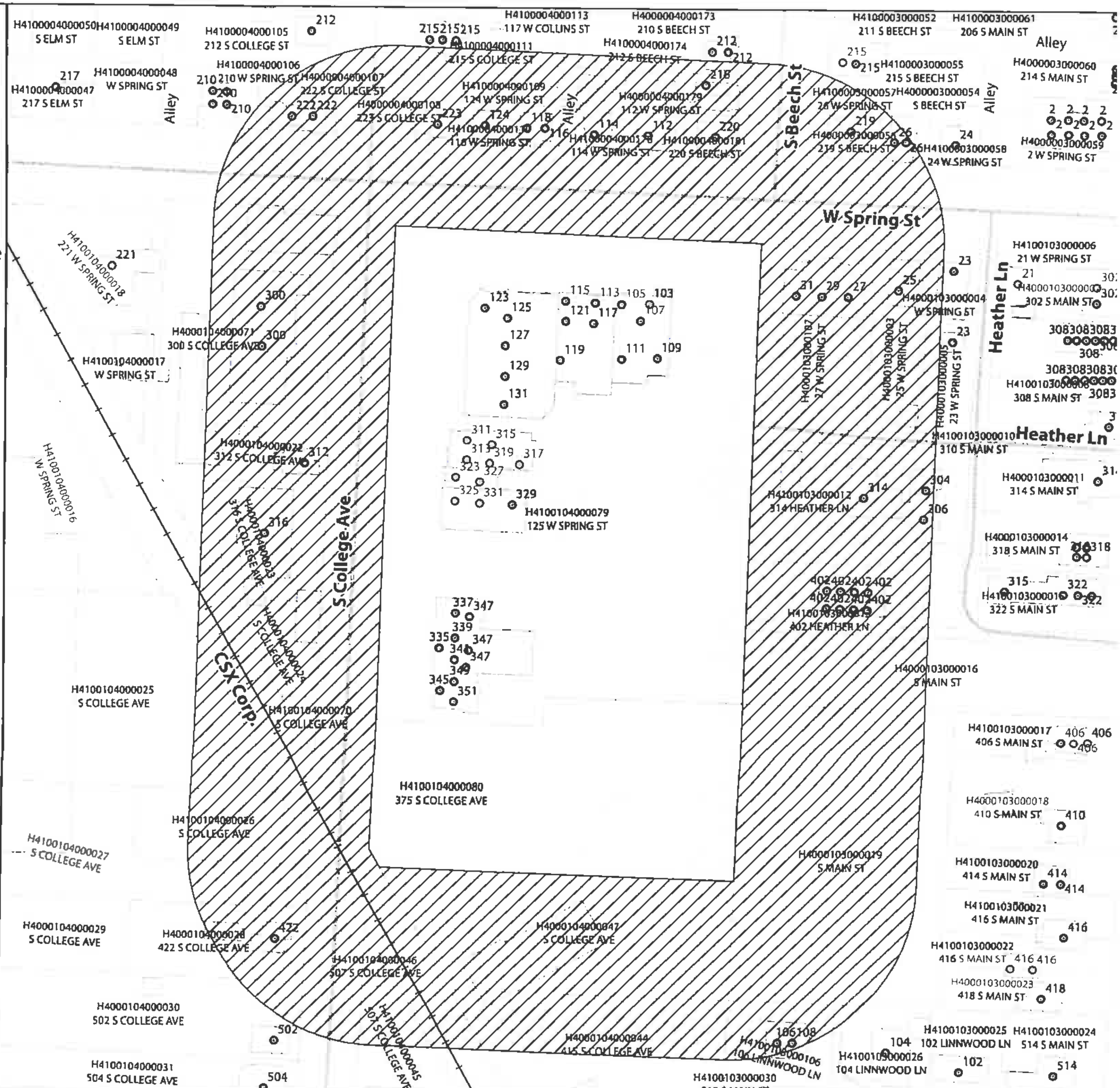
Oxford Corporation Limit

Parcel

16.5' Vacated ROW

Building Footprint

Paved Roadway



N

1 inch = 150 feet

CITY OF OXFORD

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.

Stewart Developers, LLC
125 West Spring Street --- Oxford, OH 45056
(513) 524-9500 / FAX (513) 523-9415

August 24, 2012

City of Oxford

101 East High Street
Oxford, OH 45056

To Whom It May Concern:

Please be advised that Scott Webb is permitted to act on our behalf for all matters related to obtaining signage for The Hampton Inn located within the Stewart Square PUD. Specifically, he is assisting us to place a monument sign at the Spring Street entrance so that guests of the Hampton can locate the hotel through the most direct path.

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

Sincerely,

David C. Wespiser
Stewart Developers, LLC

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

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

Re: Proposed Change to Planned Development
New Monument Sign for Hampton Hotel
Stewart Square
South College & Spring Streets

August 23, 2012

Dear Jung Han,

In February of 2010, approval was granted for the construction of a new Hotel at Stewart Square. Since that time, the owners have secured financing, construction is nearly complete, and a brand marquis has been chosen as a Hampton Inn.

As you know, the Hotel sits to the rear of the development without street frontage, or its own entrance. Stewart Square is limited to (2) entrances for the 7 acre development currently including a dozen separate businesses.

Hampton Inn is requesting a monument sign to be placed at the Spring Street entrance to the development, signifying the entrance to the new Hotel, as shown on the attached drawings. The Sign will be constructed with a brick base to match the large Stewart Square monument sign on the corner of Spring & College, but will include the Hampton Inn Logo. As guests often check in after dark, Hampton would like to use their standard internally illuminated sign in order to help their customers find their Hotel.

Stewart Square was approved in 2005 as a Mixed-Use Planned Development in the GB District. The proposed sign will meet the dimensional requirements of allowable signs in the GB District.

1145.10 Changes to a Planned Development

The definition of a Minor Change to a Planned Development is clearly outlined in this chapter of the Zoning Code, and as decisions standards, are addressed as follows:

(1) *Does not change the Use*

The use of the property remains as approved in 2005 & 2010, containing a mix of uses.

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

The ground mounted monument sign will complement the existing development in scale and material, and will assist in way-finding for out of town guests.

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

The proposed minor changes will not change the provision of public services

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

The proposed minor changes will not change the provision of public utilities.

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

The addition of a monument sign will not adversely affect the existing neighborhood or adjoining property owners. The decision was made long before the 2005 approval of Stewart Square to Zone this property GB. As such, signage would typically be permitted based on those criteria allowing each business to have its own drive and monument sign.

The proposed sign location is West of the Spring Street entrance, more than 30' from the adjacent property.

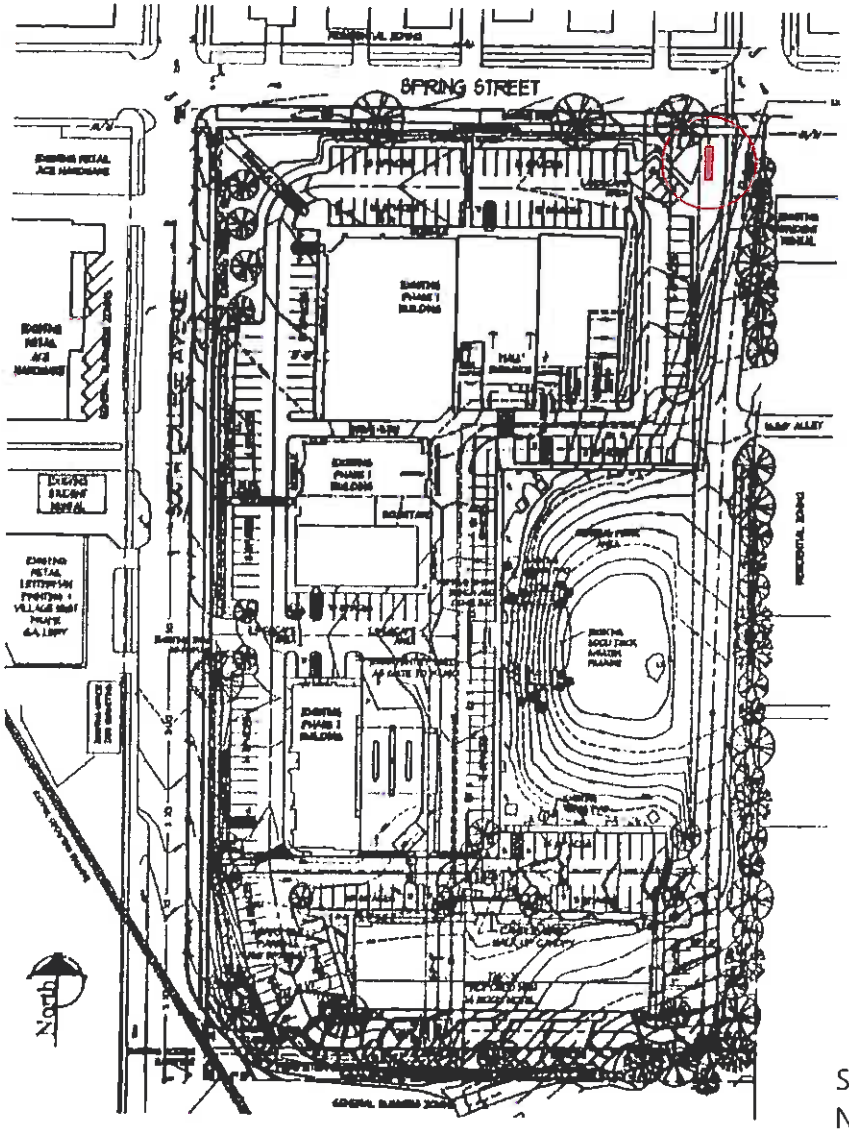
(6) *Are not contrary to and in no way diminish the intent of the originally approved plan.*

The proposed sign is intended to enhance the development by improving way-finding for the Hotel customers, and does not diminish the intent of the approved plan.

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

Respectfully,

Scott Webb, Architect



Site Plan
NTS

Print 8340BE-2	Quote 26009		
Date 8/2/12	Line 9		

LAURETANO
SIGN GROUP
1 Tremco Drive, Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

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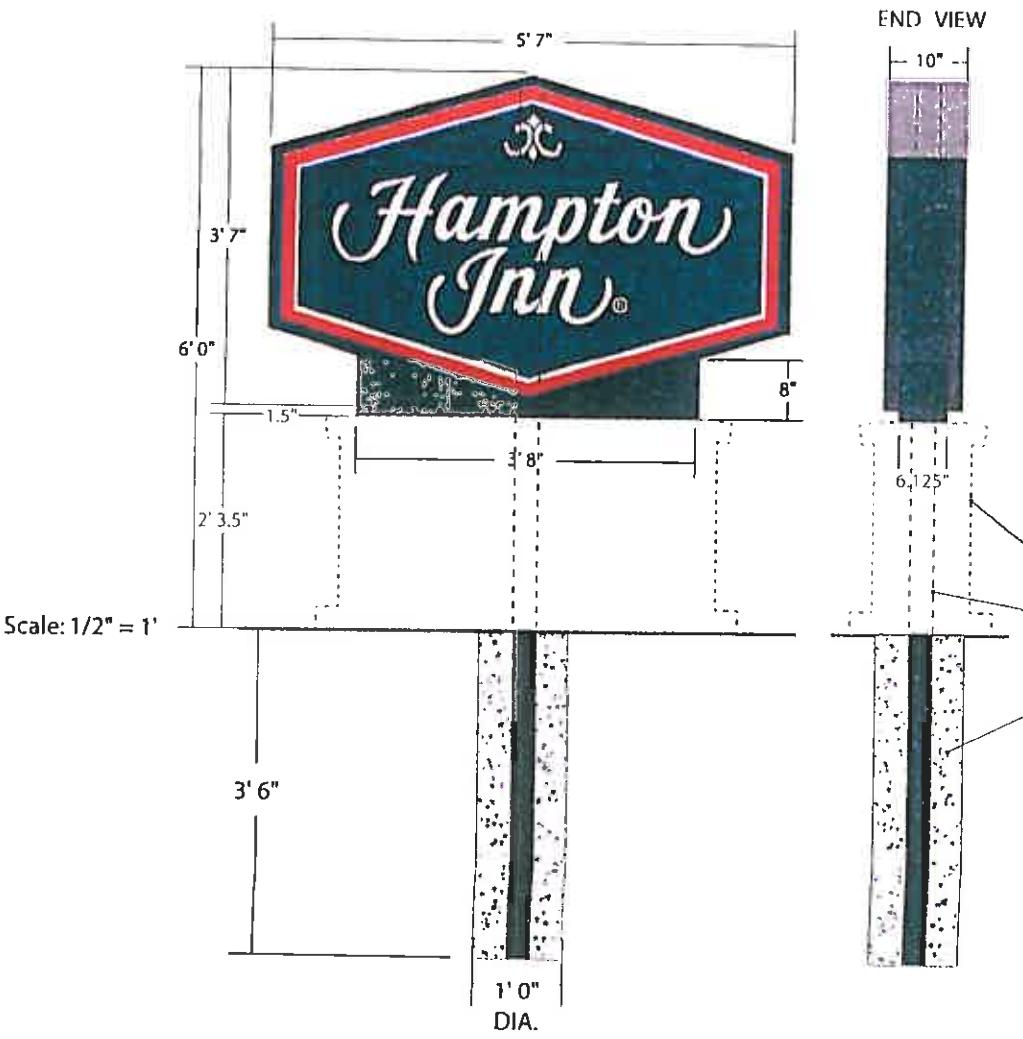

MATERIALS

CABINET & RETAINERS: .063 ALUM. ONE-PIECE 10" FILLER/ 1.25" RETAINERS. 1"x1"x.125" SQ. ALUM. TUBE FRAME
CLADDING: .063 ALUMINUM
.150" THK. WHITE POLYCARBONATE FACES with 1st SURFACE VINYL GRAPHICS.
INTERNALLY ILLUMINATED w/ 800mA DAYLIGHT FLUORESCENT LAMPS

COLORS

CABINET & RETAINERS: PAINTED TO MATCH PMS 425c GRAY (SMOOTH FINISH)

BACKGROUND: 3M VTB 12674 OPAQUE BLUE
WIDE OUTER BORDER: 3M 3630-53 RED
COPY & CARTOUCHE TO BE WHITE SHO-THRU
INNER ⅛" WIDE STRIPE: 3635-10 OPAQUE WHITE

CLADDING : PAINTED TO MATCH PMS 425c GRAY (SMOOTH FINISH).

BRICK BASE BY OTHERS

3" x 3" x 3/16" STEEL TUBE SUPPORT (BY OTHERS)

3' 6" DEEP x 1' 0" DIA. POURED CONCRETE FOOTING (BY OTHERS)

Note For preliminary design purposes only Accurate field survey and dimension verification required before beginning construction

Volt: 120 - Power is based off 120 volt If signs use anything other than 120 volt, then a difference in price will apply or a step down transformer will need to be used.

CLIENT APPROVAL

AUTHORIZED SIGNATURE DATE

PROCEED TO PRODUCTION

AUTHORIZED SIGNATURE DATE

LAURETANO SIGN GROUP
1 Tremco Drive, Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

TECHNICAL PAGE

UL FILE NO: E70436

Print 8340BE-2	Quote 26009	Installation Method Bolt to customer installed steel support	Amps TBD
Date 8/2/12	Line 9		Volts 120

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Proposed NOT ACTUAL LOCATION OF SIGN, REF. SITE PLAN FOR PROPER PLACEMENT

Print History	Date	Description
83408E	7/11/12	
83408E-2	8/2/12	detail footing by others

Title	Hampton Inn
City/State	Oxford, OH
Customer	Hotel Development Services LLC
Acct Exec.	AC
Quote	26009
Line	9

Sign Type	HI P32 - Custom
Location	As illustrated
Size	3'7" x 5' 7" (19.9 sq ft)
Description	Double faced illuminated cabinet. Install on brick base by others.

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signs@lauretano.com www.lauretano.com

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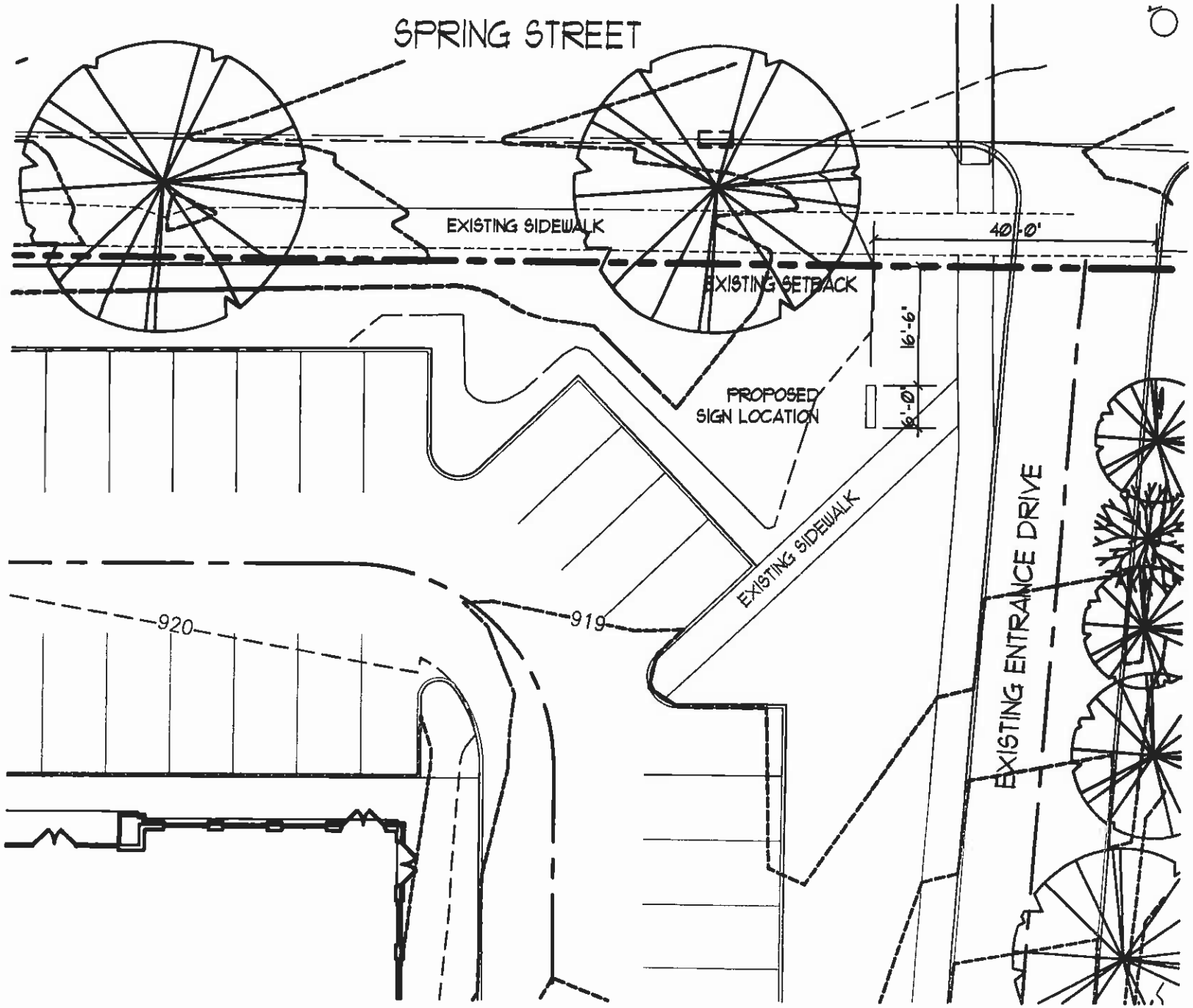

PARTIAL SITE PLAN 1" = 20'-0"

STATE OF OHIO
L. SCOTT WEBB
11193
REGISTERED ARCHITECT

SCOTT
WEBB
ARCHITECT
103 West Walnut Street
Oxford, Ohio 45056
(513) 623-3838
scottwebbarchitect.com

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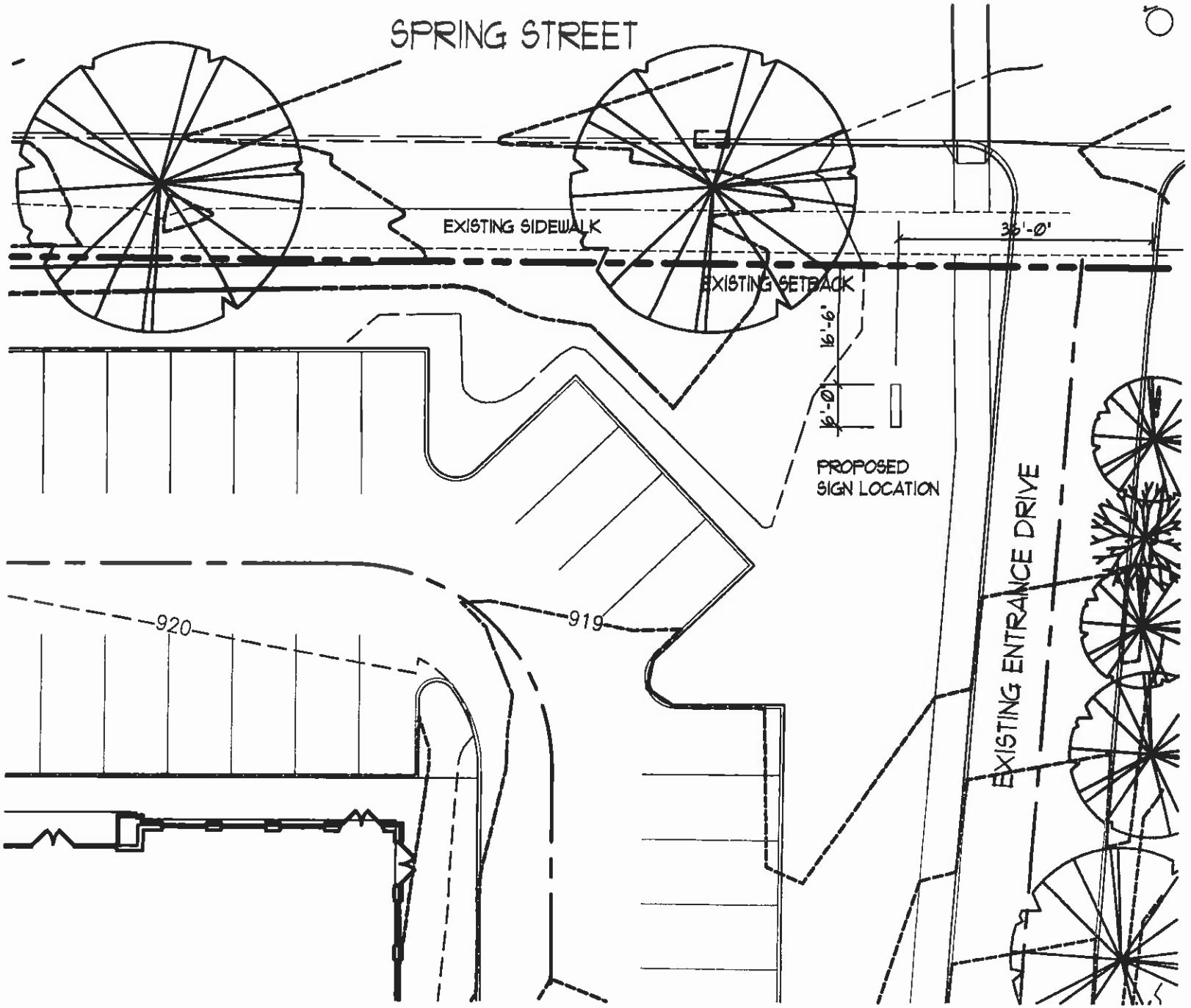
PROPOSED HOTEL SIGNAGE
Stewart Square Phase 3
PORTER STEWART SCHOOL SITE
SPRING & COLLEGE STREETS
OXFORD, OHIO 45056

DATE
August 24, 2012



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STATE OF OHIO
L SCOTT WEBB 11193
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P27

PROPOSED HOTEL SIGNAGE
Stewart Square Phase 3
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DATE
August 24, 2012