

Memo



To: Planning Commission
From: Sam Perry, Community Development Director
Date: 5/7/2020
Re: Concept Review for additional development at 6711 Ringwood Rd from Scott Webb

Past practice of the Planning Commission has been to allow meeting agenda time for potential future applicants to present concepts. This is an option to owners and developers even prior to meeting with City staff. This generally falls within City Charter provisions of the Planning Commission in Section 8.03. Typically, Commission members ask questions and provide feedback, but are not bound by any comments for a potential future application. No vote is taken and no decision criteria is used.

If an applicant decided to move forward, Oxford Code also requires a formal pre-application meeting with City staff in order to discuss details and development review process. For a Preliminary Plat of a Subdivision, this requirement is found in Section 1101.200. For a Planned Development, this requirement is found in Section 1145.04.

Staff will assist Mr. Webb in presenting the development concept during the Zoom meeting.

Sam Perry
Community Development director
City of Oxford
Municipal Building
15 South College Avenue
Oxford, Ohio 45056



**SCOTT
WEBB**

A R C H I T E C T

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Oxford, Ohio 45056
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Re: Concept Review for Proposed Commercial Planned
Development incorporating the MayDay Gun Range
Ringwood Road

May 6, 2020

Sam,

Please accept this letter as a formal request for a Concept review by the City of Oxford Planning Commission for a new Commercial Planned Development incorporating the MayDay Gun Range on Ringwood Road

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

Property Owners:

MayDay Handgun Training LLC
6711 Ringwood Road
Oxford, Ohio 45056

Architect:

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

Surveyor:

Bayer Becker Inc.
318 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/Survey of the Property is on file with the City and will be updated with the Preliminary Planned Development Application.
- B. The 11.374 acre Site currently contains the MayDay Gun Range, previously approved as a Conditional Use.
- C. The property is currently zoned OI.

D. Description of the Proposed Planned Development.

1. No housing units are proposed
2. The proposed Planned Development is intended to allow further development of this 11.374 acre site for various OI & Commercial Uses including self-storage, business incubator space & future OI development lots.
3. The expectation is that these uses would operate as a typical OI uses, maintaining typical business hours.
4. The overall site infrastructure (roads, utilities, etc.) would be completed in the first phase with additional phases as the development sites are purchased or leased.

E. Narrative statement evaluating the compatibility of the proposed Planned Development with the general vicinity and adjacent properties.

1. The proposed use(s) are similar to the existing land uses in the area. (Schneider Electric, IMI Concrete, Capital Varsity, Gillman's, etc.)
2. The proposal contained herein is intended to incorporate the MayDay Gun Range into a larger development similar to the adjacent properties and uses.
3. The proposed and anticipated uses do not involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
4. Negative effects on adjacent land are not expected.

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.

G. The Planned Development is necessary and desirable in this location as this represents one of the few undeveloped OI parcels in the City. The Planned Development process allows for the further development of this lot using the existing entrance as a shared drive.

H. All public utilities are available for the proposed development.

I. The expected traffic impact would typical for OI development.

J. Easements, covenants and restrictions on the land and future structures will be incorporated into the final development plan as required for shared access, storm water, open space, parking, etc.

K. Mailing addresses of adjacent property owners will follow with the Preliminary Planned Development Application.

L. Other pertinent information:

The existing parcel is a "panhandle" lot with a single point of access to Ringwood Road. To allow further development of the property without a Planned Development would result in additional landlocked lots, accessed through shared access easements. The Planned Development approach allows common/shared roads, parking & open space.

The location allows further development of a large parcel of land in a manner consistent with the goals of the Zoning district.

The Comprehensive Plan is also encouraging, representing over 11 of the 15 acres the Land Use Chapter identifies as "developable land" in the "light Industrial District". A Planned development would allow more than a single use on these 11.374 acres.

Further, the Comprehensive Plan recognizes that "Office and industrial areas are the highest revenue generators for the City", while currently identifying this as a "Weak Place".

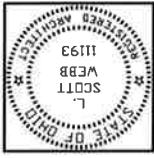
The proposed design meets Objective 6, regarding the redevelopment of the US 27 North Corridor in a planned and coordinated manner. The project is conceived as a node for commercial activity, visually separated from the US 27 Corridor, internally focused, and surrounded by similar uses.

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.

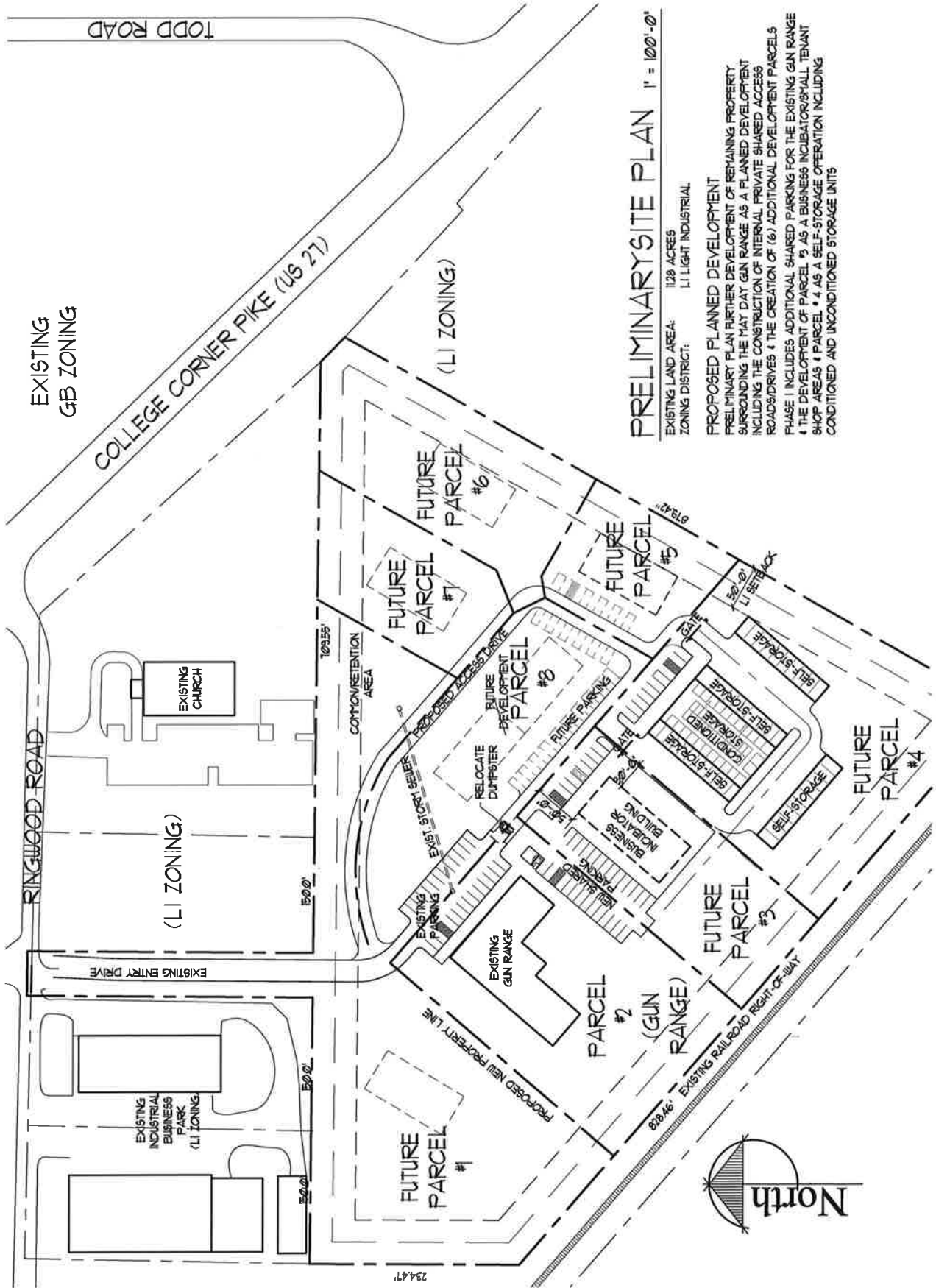
Scott Webb, Architect



PROPOSED NEW SELF STORAGE
Phase II
MayDay Planned Development
RINGWOOD ROAD
OXFORD, OHIO 43086

DATE	April 21, 2020
REVISIONS	

A-1



PRELIMINARY SITE PLAN 1" = 100'-0"

EXISTING LAND AREA: 128 ACRES
ZONING DISTRICT: LI LIGHT INDUSTRIAL

PROPOSED PLANNED DEVELOPMENT
PRELIMINARY PLAN FURTHER DEVELOPMENT OF REMAINING PROPERTY SURROUNDING THE MAY DAY GUN RANGE AS A PLANNED DEVELOPMENT INCLUDING THE CONSTRUCTION OF INTERNAL PRIVATE SHARED ACCESS ROADS/DRIVES & THE CREATION OF (6) ADDITIONAL DEVELOPMENT PARCELS
PHASE I INCLUDES ADDITIONAL SHARED PARKING FOR THE EXISTING GUN RANGE & THE DEVELOPMENT OF PARCEL #3 AS A BUSINESS INCUBATOR/SMALL TENANT SHOP AREAS & PARCEL #4 AS A SELF-STORAGE OPERATION INCLUDING CONDITIONED AND UNCONDITIONED STORAGE UNITS