

City of Oxford
Community Development Department
STAFF REPORT
Planning Commission

Case # PC-2018-29

Date – December 11, 2018

APPLICATION

Applicant:	City of Oxford
Action Request:	ZONING MAP AMENDMENT to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of McKee Ave, Peabody Drive, Thomson Court and Tenney Court, City of Oxford, Applicant

DESCRIPTION

The proposed map amendment is to establish a Neighborhood Conservation Overlay District in an existing R-1A (Single-Family Low Density Residential) District in the area of McKee Ave, Peabody Drive, Thomson Court and Tenney Court. The effect would be an additional restriction on the underlying zoning that would limit the number of unrelated occupants in a rented unit from currently four, to two. Families are not restricted in number.

A petition to establish a neighborhood conservation overlay district was filed by Anita Jones on September 10, 2018. A resolution was adopted by the City Council on October 2, 2018 accepting the petition and forwarding this request to the Planning Commission. This is the 17th such overlay since 2014; and the first in this part of Oxford. Signatures were submitted by the petitioners for 88% of the 50 properties in the proposed district. The overlay includes households in the Juniper Hill Subdivision Sections 1 and 2, which were originally platted in 1957 and 1968.

ZONING CODE

The Oxford Zoning Ordinance Chapter 1146 governs the establishment of the Neighborhood Conservation Overlay District.

COMPREHENSIVE PLAN

In the Overview Section of Chapter 7, Housing, in the Comprehensive Plan, residents echoed the same sentiments that Oxford has a unique housing market involving a large rental population that limits opportunities for family housing options and changes the community character, specifically within the Mile Square. The public input sessions also pointed out the lack of housing opportunities for families and the hope to encourage owner-occupied housing and promote the return of full-time residents to the area. Even the Comprehensive Plan does not implicitly point to the establishment of an overlay district to encourage owner-occupied neighborhoods, but several objectives and strategies are relevant to this idea of maintaining traditional neighborhoods and owner-occupied residential dwellings.

Objective Expand Housing options

- H2.1 Update development regulations to allow for a variety of housing types in new developments.*
- H2.4 Provide financial assistance to increase homeownership opportunities for low and moderate income residents.*

Objective: Expand homeownership opportunities

- H5.1 Encourage local employers to provide homeownership incentives.*
- H5.2 Encourage rehabilitation of owner-occupied structures within the Mile Square.*
- H5.3 Create an urban homeownership incentive program such as homeownership grants to help offset the cost of housing.*
- H5.4 Develop a revolving loan fund.*

- H5.5 *Establish an Oxford Homeownership Office in partnership with Miami University.*
H5.6 *Support the University loan program to increase homeownership opportunities within the Mile Square.*

AGENCY REVIEWS

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

Police:	Received without comments
Fire:	Received without comments
Engineering:	Received without comments
Econ. Dev.	Not returned

PUBLIC NOTICE

Notification was placed in the newspaper, mailed to property owners and a sign was placed in the neighborhood. Several responses to the mailed notice are included.

DECISION CRITERIA

A copy of the Decision Criteria for Overlay District is attached.

ANALYSIS

The idea of the neighborhood conservation overlay district was to preserve neighborhoods from converting to predominately rental property. The Planning Commission went through extensive discussion about this overlay district in 2012. It was designed to provide a mechanism for neighborhoods to initiate a grass roots movement to organize together petitioning City Council for the consideration of placing more restrictions on the underlying district. The additional restriction is to reduce the allowed number of unrelated occupants from four to two. This overlay does not prevent rentals; but it does further restrict rentals. Existing rentals are allowed to continue and rentals to families of unlimited size are not restricted.

The overlay district is not uncommon in the land use arena to put in place a specific set of regulations that are more stringent than the underlying district in order to accomplish specific objectives. The most commonly used overlay district is for historic areas. Others are used for specific design standards to promote some uniformity in certain specific subset areas.

Many neighborhoods have gone through this process since the adoption of this enabling legislation in 2013. As of today, there have been 16 different neighborhoods throughout the City that have obtained the overlay district designation. These neighborhoods are typically located outside of the Mile Square.

Based on the Neighborhood Conversation Overlay District requirements, the City Council accepted the petition on October 2, 2018 and forwarded the petition to the Planning Commission for Zoning Map Amendment consideration.

There are specific attached decision standards that the Planning Commission should reference in decision making. The Planning Commission also shall consider the purpose and objectives of the overlay district which are to achieve the privacy of residents and to minimum noise, congestion and nuisance impact by excessive renters and to maintain an attractive community appearance and provide a desirable living environment and finally to prevent excessive traffic and parking problems in the neighborhood.

The petition met the boundary requirements as stipulated in the Chapter 1146.03(h). The petition also met the minimum two-thirds requirements of owner signatures within the proposed boundary.

Please note that this process is a neighborhood driven process beginning with a petition to the City Council and followed with a public hearing before the Planning Commission for a Map Amendment

recommendation. The City Council may waive certain requirements after a positive recommendation from the Planning Commission. This process is far lengthier than normal map amendment process and has additional decision standard thresholds to meet. It is a process that the neighborhood has taken seriously and the neighbors have demonstrated their commitment to preserve their neighborhood and to maintain their neighborhood character by going through this extra step to initiate.

RECOMMENDATION

Staff recommends the Planning Commission approval of this amendment and to forward this request back to City Council for legislative action.

SUBMITTED

BY:

A handwritten signature in black ink, appearing to read "Sam Perry", with a long horizontal flourish extending to the right.

Sam Perry, AICP
Community Development Director

DATE: December 6, 2018

ATTACHMENT

Chapter 1135 Zoning Map Amendment procedures and decision standards

(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.

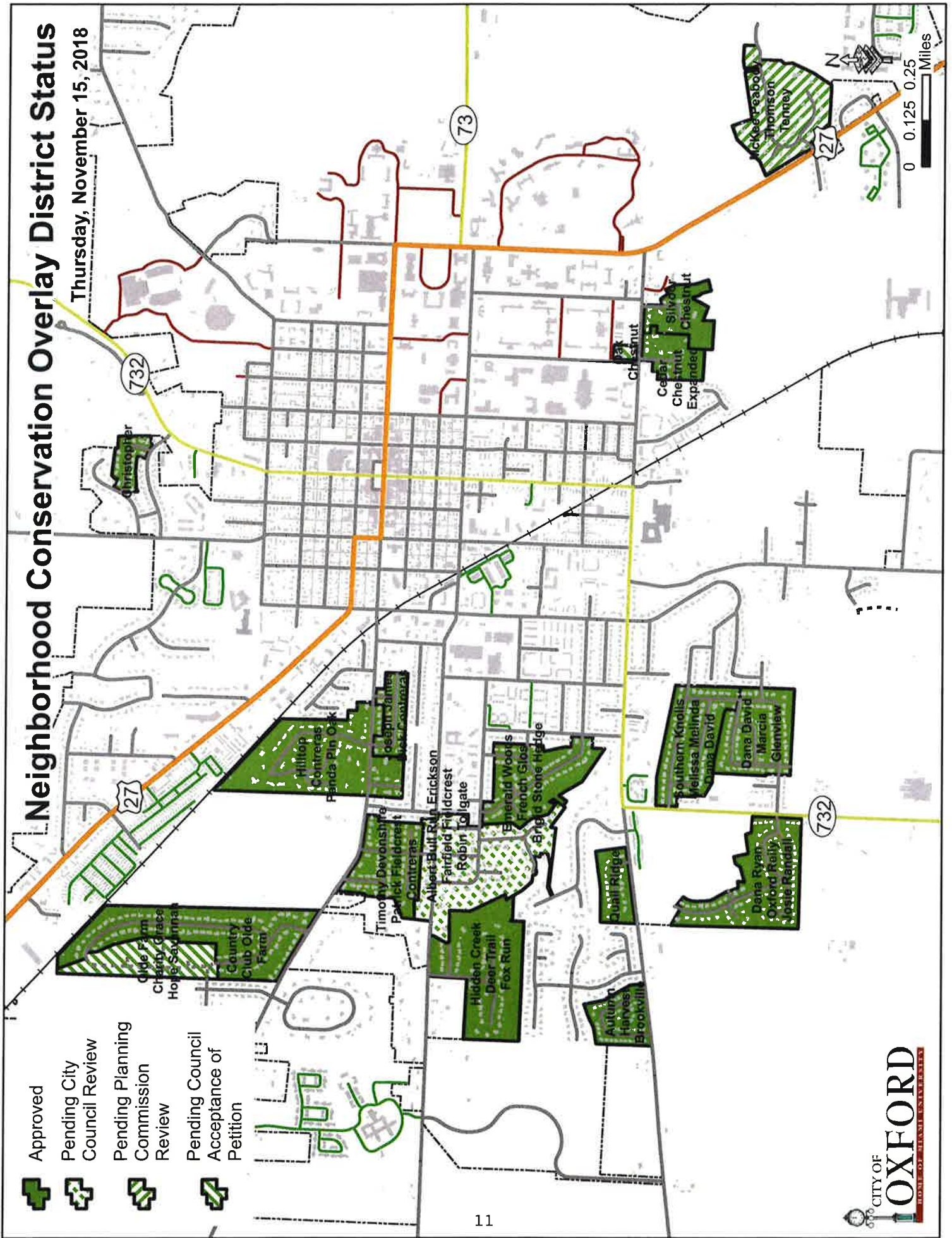
Planning Commission must utilize the Chapter 1146 Specific Decision Standards to consider the Neighborhood Conservation Overlay District and they are as follows:

1146.03(2) b Decision Standards for Considering Overlay District:

1. The proposed Overlay District meets the boundary criteria.
2. The proposed Overlay District will preserve and enhance the neighborhood character.
3. The proposed Overlay District will promote the public health, safety and general welfare of the people of the neighborhood.
4. The proposed Overlay District will promote and implement the intent of the Comprehensive Plan.
5. The proposed Overlay District will satisfy a legitimate need.

Neighborhood Conservation Overlay District Status

Thursday, November 15, 2018



City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 25, 2018

To: **Fire Department** Engineering Division Police Department Econ Dev Department

From: Community Development Department

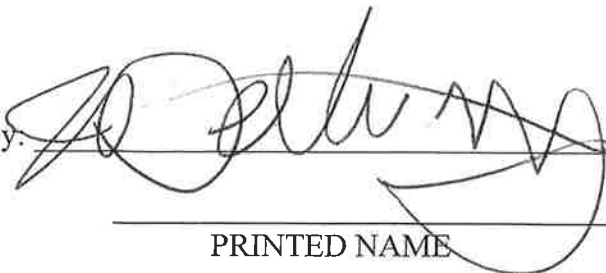
PC-2018-29, ZONING MAP AMENDMENT, , to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of McKee Avenue, Peabody Drive, Thomson Court, and Tenney Court, for a total of 50 parcels, **City of Oxford, Applicant**

 X Review Revisions Other

Please return no later than: **December 3, 2018** 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:



PRINTED NAME

Date: 10-25-18

City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 25, 2018

To: Fire Department **Engineering Division** Police Department Econ Dev Department

From: Community Development Department

PC-2018-29, ZONING MAP AMENDMENT, , to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of McKee Avenue, Peabody Drive, Thomson Court, and Tenney Court, for a total of 50 parcels, **City of Oxford, Applicant**

 X Review Revisions Other

Please return no later than: **December 3, 2018** 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: 11/19/18

Scott Otto

PRINTED NAME

City of Oxford
Inter-Office Review Transmittal Sheet

Date: October 25, 2018

To: Fire Department Engineering Division **Police Department** Econ Dev Department

From: Community Development Department

PC-2018-29, ZONING MAP AMENDMENT, , to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of McKee Avenue, Peabody Drive, Thomson Court, and Tenney Court, for a total of 50 parcels, **City of Oxford, Applicant**

 X Review Revisions Other

Please return no later than: **December 3, 2018** 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: _____

11/5/18

John A. Jones, Police Chief

PRINTED NAME



PC-2018-29

Surrounding Property Owners Notifications Map

Legend

Neighborhood
Conservation District
Boundary

Subject Parcels

200 Ft. Buffer

Oxford Corp. Limit

Address Point

Parcel

16.5' Vacated ROW

Building Footprint

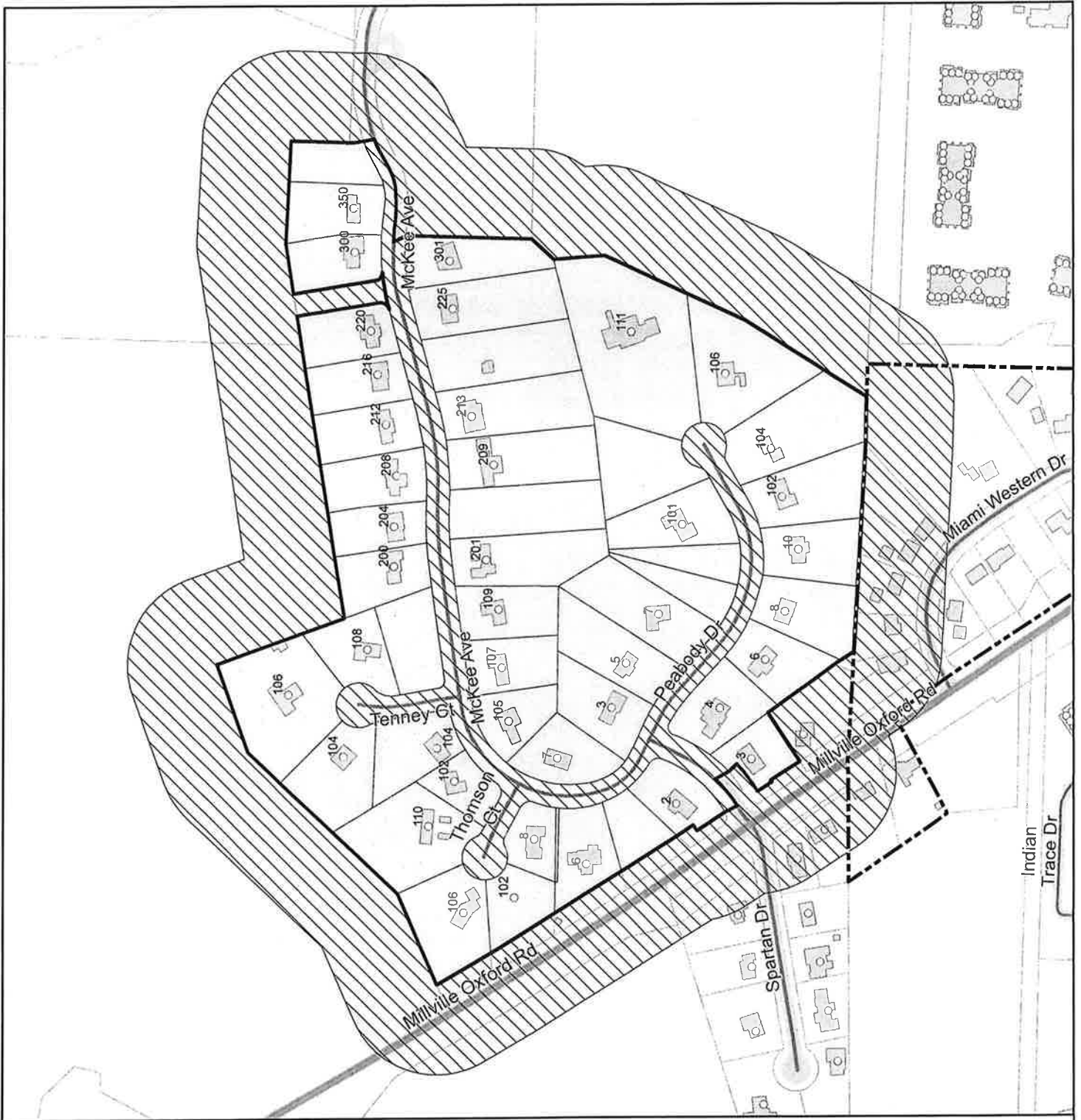
Paved Roadway



1 inch = 300 feet

Prepared on Monday, November 19, 2018

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.





**CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM**

CASE NO.: PC-2018-29

DATE OF HEARING: December 11, 2018 7:00 p.m.

ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of McKee Avenue, Peabody Drive, Thomson Court, and Tenney Court, for a total of 50 parcels, **City of Oxford, Applicant**

If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at your earliest convenience to Lynn Taylor, 15 S. College Avenue, Oxford, OH 45056.

Name: David Gorchar & Vivian Negrón

(Print)
Address: 101 Peabody Drive

Oxford OH 45056

Telephone: Home: 850-814-5621 Work: _____

COMMENT: We support the proposed amendment, to establish a Neighborhood Conservation Overlay District in our neighborhood.

David L. Negrón
Signature

11/25/2018
Date



**CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM**

CASE NO.: PC-2018-29

DATE OF HEARING: December 11, 2018 7:00 p.m.

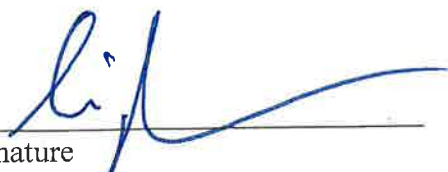
ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of McKee Avenue, Peabody Drive, Thomson Court, and Tenney Court, for a total of 50 parcels, **City of Oxford, Applicant**

If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at your earliest convenience to Lynn Taylor, 15 S. College Avenue, Oxford, OH 45056.

Name: LEIGHTON PETERSON
(Print)
Address: 104 TENNY CT
OXFORD OH 45056
Telephone: Home: 512-497-5077 Work: _____

COMMENT:

I support
&
approve
completely!


Signature

1 Dec 18
Date



**CITY OF OXFORD
PLANNING COMMISSION
REVIEW AND COMMENT FORM**

CASE NO.: PC-2018-29

DATE OF HEARING: December 11, 2018 7:00 p.m.

ZONING MAP AMENDMENT, to establish a Neighborhood Conservation Overlay District in an R-1A (Single-Family Low Density Residential) District, in the area of McKee Avenue, Peabody Drive, Thomson Court, and Tenney Court, for a total of 50 parcels, **City of Oxford, Applicant**

If you cannot attend this public hearing being held before the City of Oxford Planning Commission, but would like to comment on this matter, please complete this form and return it at your earliest convenience to Lynn Taylor, 15 S. College Avenue, Oxford, OH 45056.

Name: KATHRYN HILLER

(Print)

Address: 105 McKee Ave

Oxford, Ohio 45056

Telephone: Home: 412-855-3097 Work: _____

COMMENT:

*No Comment
Not able to attend, out of town.*

Kathryn Hiller
Signature

Nov 13, 2018
Date



Internal Use Only:

Case No.

PC-2018-29

Date Filed

10/26/18

Zoning Map Amendment Application

Applicant Information

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

Name *

City of Oxford

Mailing Address *

15 S College

City, State & Zip Code *

Oxford Oh 45056

Telephone Number(s) *

513-524-5204

Email Address

Sperry@cityofoxford.org

Location and Lot Information

Location *

McKee, Peabody, Thomson, Tenney

General Description
of Proposed Amendment *

Establish a Neighborhood Conservation

Current Zoning *

RIA

Overlay District

Proposed Zone(s) *

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.
 - A. Application Fee.
 - B. The name, mailing address, and telephone number of the applicant.
 - C. A general description of the proposed amendment.
 - D. A narrative statement that describes how the proposed amendment relates to the Comprehensive Plan.
 - E. A statement that identifies potential negative consequences of the proposed amendment.
 - F. Such other information regarding the proposed amendment as may be pertinent to the application or required by Planning Commission or Council.
 - G. A legal description of the area to be rezoned.
 - H. The proposed zoning of the area.
 - I. The current zoning of the area.
 - J. 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 *



Samuel D. Perry

Date *

10-22-18

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, 15 South College Avenue, Oxford, OH 45056.

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

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

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/>

RESOLUTION NO. 7016

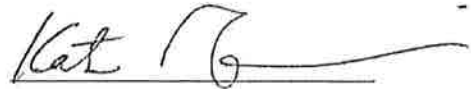
RESOLUTION OF COUNCIL ACCEPTING THE PETITION AS REQUIRED BY OXFORD CODIFIED ORDINANCE §1146.03 TO ESTABLISH A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT FOR PARCELS ON MCKEE AVENUE, PEABODY DRIVE, TENNEY COURT AND THOMSON COURT AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND REFERRING THE PETITION TO THE OXFORD PLANNING COMMISSION FOR RECOMMENDATIONS TO CITY COUNCIL.

WHEREAS, the Clerk of Council and the Community Development Director having determined pursuant to Oxford Codified Ordinance §1146.03(b) that the Petition to establish a Neighborhood Conservation Overlay District as set forth on Exhibit "A" attached hereto conforms to the petition requirements of Oxford Codified Ordinance §1146.03 and recommends that the petition be referred to the Oxford Planning Commission to make recommendations to City Council.

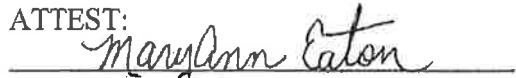
THE COUNCIL OF THE CITY OF OXFORD, OHIO, HEREBY RESOVES THAT:

SECTION 1: City Council accepts the recommendation of the Clerk of Council and the Community Development Director and further refers the petition to establish a Neighborhood Conservation Overlay District as set forth on Exhibit "A" attached hereto to the Oxford Planning Commission to make recommendations to City Council.

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


MAYOR

ADOPTED: October 2, 2018

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: KATE ROUSMANIERE

PREPARED BY: LAW (STAFF)

**CITY OF OXFORD
STAFF SUMMARY REPORT**

Report to the City Manager

Community Development
Originating Department

Council Meeting Of: October 2, 2018

Account Code No. #:

Sam Perry
Prepared By

Budgeted Amount:

September 23, 2018
Date Prepared

Agenda Title: Resolution Accepting a Petition to Create a Neighborhood Conservation Overlay District for the area of McKee Ave, Peabody Drive, Thomson Court and Tenney Court

Recommendation: Approval
--

Discussion:

The legislation of creating the Residential Conservation Overlay District was adopted by the City Council in 2012 to protect residential neighborhoods, maintain an attractive community appearance, and to provide a desirable living environment by restricting residential properties to be rented to no more than two unrelated individuals. The process to establish an overlay district begins with a petition with signatures of at least two-thirds of parcel owners within the proposed district. The petition goes before City Council for acceptance and referral to the Planning Commission as a zoning map amendment. There have been sixteen (16) petitions that have come before the City Council since 2014.

There are a total of 50 parcels contained in the proposed overlay. A map of the proposed area is attached. The overlay includes households in the Juniper Hill Subdivision Sections 1 and 2, which were originally platted in 1957 and 1968. The signatures in this petition exceed the two-thirds requirement at 88% per Oxford Zoning Code Section 1146.03(a)(3). The proposed overlay is the first in this part of Oxford (see attached map).

This is the first step of public notice process in creating the neighborhood conservation overlay district and requires City Council to formally accept the petition and forward this petition to the Planning Commission for review.

The petition meets the code requirements of Section 1146 therefore Staff recommends accepting the petition and forwarding the request to the Planning Commission for zoning map amendment.

Approved by:

	Initial	Date
Department Head:	<u>SP</u>	<u>9-23-18</u>
City Attorney:	<u> </u>	<u> </u>
City Manager:	<u> </u>	<u> </u>

TO: Juniper Hill property owners

RE: Petition for "Neighborhood Conservation Overlay District"

Date: August 23, 2018

PROPOSED:

That Juniper Hill homeowners petition for making the neighborhood a "Neighborhood Conservation Overlay District." This means a zoning change that will limit the number of persons in a rented residence to no more than **two** unrelated individuals (versus **four**.) This would still allow ownership or rental of a property to a large family, a couple or one person.

PURPOSE:

As outlined in Oxford City Ordinances:

- 1) To maintain an attractive community and a desirable living environment for residents by preserving the **60-year-old, owner-occupied character** of the neighborhood.
- 2) To protect the **privacy** of residents
- 3) To **minimize** traffic and parking congestion as well as noise and **nuisance impact**
- 4) To ensure the **safety** of the **18 children** currently residing there
- 5) To maintain the **integrity** of two Miami University hiking trailheads.

CURRENT ZONING:

The 50 lots in Juniper Hill are presently "**Single Family Residence**" (**R1-A**). By definition, this means no more than 4 unrelated people may live in the dwelling. So far only one of the 50 lots (3 McKee Avenue) has a license to rent the home and may continue renting to up to four unrelated people. The petitioned zoning change will have no impact on existing licensed rental properties unless the rental permit expires.

PETITION PROCESS:

To change Juniper Hill from R1-A to a Neighborhood Conservation Overlay District, we must:

- 1) Provide information packets to all residents
- 2) Acquire signatures from 2/3 of the property owners – more than 33 of 50 lots
 - a. Petition signers must be the homeowner
 - b. Jointly owned properties need only one signer
 - c. Residents with multiple lots need to sign for each lot
- 3) Submit the petition to Oxford City Council for referral to the Oxford Planning Commission (OPC)
- 4) If approved, OPC makes a recommendation to City Council
- 5) City Council has two separate readings of the proposal

This process may take up to three months.

INFORMATION PACKET:

Juniper Hill (JH) residents will receive:

- 1) This cover-letter
- 2) JH Committee Member Contact page
- 3) JH Boundary description
- 4) JH Boundary map
- 5) Signature page (to be retained by JH committee member and forwarded to City Council)

For more details, contact anyone on the attached **JH Committee Member Contact page**. Thank you!

PETITION FOR NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

FOR

JUNIPER HILL SUBDIVISION AREA, OXFORD, OHIO

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

THIS PETITION, IF ADOPTED, WOULD ALLOW THE PETITIONERS TO INITIATE A ZONING MAP AMENDMENT PURSUANT TO CHAPTER 1146 OF THE CITY'S ZONING CODE TO RESTRICT ANY PROPERTY WITHIN THE DISTRICT TO BE RENTED TO NO MORE THAN TWO UNRELATED INDIVIDUALS. THIS PETITION WILL NOT AFFECT PROPERTIES ALREADY LICENSED.

PLEASE SEE THE BELOW TEXT, AS WELL AS ATTACHED MAP, FOR EXACT BOUNDARIES:

EAST BOUNDARY: THE EAST PROPERTY LINE OF THE TWO PROPERTIES AT THE EAST END OF MCKEE AVENUE AND PEABODY DRIVE THAT BORDER MIAMI UNIVERSITY AND THE CITY OF OXFORD WASTE WATER TREATMENT PLANT PROPERTIES.

NORTH BOUNDARY: THE PROPERTY LINES OF THE TWO NORTHERN MOST PROPERTIES AT THE END OF THOMSON COURT, THE PROPERTY LINES OF THE THREE NORTHERN MOST PROPERTIES AT THE END OF TENNEY COURT AND THE EIGHT PROPERTIES ON THE NORTH SIDE OF MCKEE AVENUE BETWEEN TENNEY COURT AND THE WASTE WATER TREATMENT PLANT.

WEST BOUNDARY: US HIGHWAY 27 SOUTH RIGHT OF WAY LINE (MILVILLE OXFORD ROAD).

SOUTH BOUNDARY: THE SOUTH PROPERTY LINE OF 3 MCKEE AVENUE AS WELL AS THE SOUTH PROPERTY LINES OF THE PROPERTIES ON THE SOUTH SIDE OF PEABODY DRIVE.

OTHER: THERE IS AN EXCLUDED MIAMI UNIVERSITY ROAD EASEMENT PERPENDICULAR TO MCKEE AVENUE BETWEEN 220 AND 300 MCKEE AVENUE.

CIRCULATOR'S FULL NAME: Anita Jones

CIRCULATOR'S ADDRESS: 106 Tenney Court, Oxford, OH 45056

CIRCULATOR'S SIGNATURE: Anita Jones

DATE SUBMITTED: 9/10/18

Juniper Hill COMMITTEE MEMBER CONTACTS

Herman and Brenda Dornbusch
10 Peabody Drive
513-646-3578 (Herman)
513-280-6070 (Brenda)
hdorn1010@gmail.com

Barbara Eshbaugh
209 McKee Avenue
513-523-8305
eshbauwh@miamioh.edu

Russ and Anita Jones
106 Tenney Court
513-491-5301 (Russ)
513-491-5302 (Anita)
russ@jones4him.com
anita@jones4him.com

Bill Scott
200 McKee Avenue
513-523-3334
513-255-2336 (c)
scottwe@miamioh.edu

Juniper Hill
Conservation Overlay Petition Results
September 10, 2018

	Eshbaugh	Scott	Dornbusch	Jones
1			L21 McKee/S	
2			2 McKee/ MAIL	
3			3 McKee/MAIL	
4			6 McKee/S	
5				7 McKee/S
6				8 McKee/S
7				L19 McKee/S
8				102 McKee/S
9				104 McKee/S
10	105 McKee/MAIL			
11	107 McKee/S			
12	109 McKee/S			
13		200 McKee/S		
14	201 McKee/S			
15		204 McKee/S		
16		208 McKee/S		
17	209 McKee/S			
18	L46 McKee/S			
19		212 McKee/S		
20	213 McKee/S			
21	215 McKee/S			
22		216 McKee/S		
23	220 McKee/S			
24	225 McKee/S			
25		300 McKee/S		
26	301 McKee/S			
27		350 McKee/S		
28		350 McKee/S		
29			3 Peabody/ DOOR	
30			4 Peabody/S	

Juniper Hill
Conservation Overlay Petition Results
September 10, 2018

Eshbaugh	Scott	Dornbusch	Jones
31		5 Peabody/S	
32		6 Peabody/S	
33		7 Peabody/DOOR	
34		L37 Peabody/DOOR	
35		8 Peabody/S	
36		10 Peabody/S	
37		101 Peabody/S	
38		L36 Peabody/S	
39		102 Peabody/DOOR	
40		104 Peabody/S	
41		106 Peabody/S	
42		111 Peabody/S	
43		101 Peabody/S	
44			104 Tenney/S
45			106 Tenney/S
46			108 Tenney/S
47			L09 Tenney/S
48		102 Thomson/S	
49			106 Thomson/S
50			110 Thomson/S

Total Signatures 43
Percentage 86%

S - Signed
DOOR - packet left with resident
MAIL - packet mailed to resident

Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
	MCKEE AVE/ H4100111000021	DAVID T & KRISLYNN A DUDLEY TR		
	2 MCKEE AVE/ H4100111000022	MICHAEL BERRY MARJA KUHIL		
	3 MCKEE AVE/ H4100111000023	GARY L & CHERYL A FARMER		
29	6 MCKEE AVE/ H4100111000020	DAVID T AND KRISLYNN A DUDLEY TRS		
	7 MCKEE AVE/ H4100111000041	SCOTT R & EMILY E DAVIE		
	8 MCKEE AVE/ H4000111000018	LINDA L CONAWAY		
	MCKEE AVE/ H4000111000019	LINDA L CONAWAY		
	102 MCKEE AVE/ H4100111000053	ELIZABETH RUFF		
	104 MCKEE AVE/ H4100111000013	JONATHAN SANFORD		
Sept 10, 2015	105 MCKEE AVE/ H4100111000042	KATHRYN M HILLER <i>Kathryn M Hiller</i>	<i>Kathryn Mary Hiller</i>	<i>Mailed 8/31/18</i>

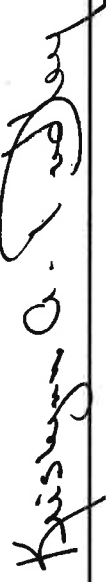
Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
9/3/18	MCKEE AVE/ H4100111000021	DAVID T & KRISLYNN A DUDLEY TR		
	2 MCKEE AVE/ H4100111000022	MICHAEL BERRY MARJA KUHL		MAILED 8-27 w/SELF ADD.
	3 MCKEE AVE/ H4100111000023	GARY L & CHERYL A FARMER		MAILED 8-27 w/SELF ADD.
9/18/18	6 MCKEE AVE/ H4100111000020	DAVID T AND KRISLYNN A DUDLEY TRS		
	7 MCKEE AVE/ H4100111000041	SCOTT R & EMILY E DAVIE		
	8 MCKEE AVE/ H4000111000018	LINDA L CONAWAY		
	MCKEE AVE/ H4000111000019	LINDA L CONAWAY		
	102 MCKEE AVE/ H4100111000053	ELIZABETH RUFF		
	104 MCKEE AVE/ H4100111000013	JONATHAN SANFORD		
	105 MCKEE AVE/ H4100111000042	KATHRYN M HILLER		

Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
	MCKEE AVE/ H4100111000021	DAVID T & KRISLYNN A DUDLEY TR		
	2 MCKEE AVE/ H4100111000022	MICHAEL BERRY MARJA KUHL		
	3 MCKEE AVE/ H4100111000023	GARY L & CHERYL A FARMER		
31	6 MCKEE AVE/ H4100111000020	DAVID T AND KRISLYNN A DUDLEY TRS		
9/6/18	7 MCKEE AVE/ H4100111000041	SCOTT R & EMILY E DAVIE		
09/04/2018	8 MCKEE AVE/ H4000111000018	LINDA L CONAWAY		
09/04/2018	MCKEE AVE/ H4000111000019 (Sliver)	LINDA L CONAWAY		
09/11/18	102 MCKEE AVE/ H4100111000053	ELIZABETH RUFF		
9/10/18	104 MCKEE AVE/ H4100111000013	JONATHAN SANFORD		
	105 MCKEE AVE/ H4100111000042	KATHRYN M HILLER		

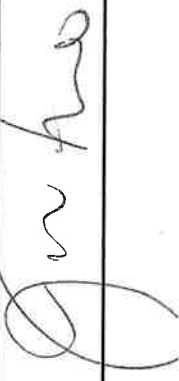
Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
	106 PEABODY DR/ H4000111000032	ELIZABETH S ROGERS		
	111 PEABODY DR/ H4100111000033	ERNST JAMES BEVER LIVING TR US BANK TRUSTEE		
	101 PEABODY DR/ H4100111000034	ERNST JAMES BEVER LIVING TR US BANK TRUSTEE		
8/9/18	104 TENNEY CT/ H4100111000012	LEIGHTON C PETERSON		
9/4/18	106 TENNEY CT/ H4100111000011	RUSSELL D & ANITA S JONES CO-TRS		
9-6-18	108 TENNEY CT/ H4100111000010	MARK S TIEMEYER		
9-6-18	TENNEY CT/ H4100111000009	MARK S TIEMEYER		
	102 THOMSON CT/ H4100111000017	DAVID T AND KRISLYNN A DUDLEY TRS		
9-4-18	106 THOMSON CT/ H4100111000016	BRIAN AND JESSIE M ELLIS		
8/28/18	110 THOMSON CT/ H4100111000052	JACK N LILES		

Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
9/10/18	107 MCKEE AVE/ H4100111000043	ALAN LEE SEPSI HALLIE ELIZABETH WHITE SEPSI	Hallie E. Sepsic	
9/11/18	109 MCKEE AVE/ H4100111000044	KARTHIK VISHWANATH & VRINDA KALIA		
	200 MCKEE AVE/ H4100111000008	WILLIAM E & VIRGINIA G SCOTT		
9/17/18	201 MCKEE AVE/ H4100111000045	CHARLES R SCHULER STUART G REYNOLDS	Stuart Reynolds	
	204 MCKEE AVE/ H4100111000054	ROBERT C AND BETH L KINGSLEY		
	208 MCKEE AVE/ H4100111000055	MARTIN D LUNA DARLA GAYLE LUNA		
8/31/2018	209 MCKEE AVE/ H4100111000047	WILLIAM ESHBAUGH III CO TR BARBARA KELLER ESHBAUGH CO TR	W. Hardy Eshbaugh Barbara Keller Eshbaugh	Sept 3, 2018
9/21/2018	MCKEE AVE/ H4100111000046	WILLIAM HARDY ESHBAUGH III CO TR BARBARA KELLER ESHBAUGH CO TR	W. Hardy Eshbaugh Barbara Keller Eshbaugh	Aug 31, 2018
9/31/18	212 MCKEE AVE/ H4100111000005	SHAWNA F CAMPBELL		Aug 31, 2018
	213 MCKEE AVE/ H4100111000049	JUDITH L BARTLETT	Judith Bartlett	9/21/18

Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
	107 MCKEE AVE/ H4100111000043	ALAN LEE SEPSI HALLIE ELIZABETH WHITE SEPSI		
	109 MCKEE AVE/ H4100111000044	KARTHIK VISHWANATH & VRINDA KALIA		
8/31/18	200 MCKEE AVE/ H4100111000008	WILLIAM E & VIRGINIA G SCOTT	Virginia G Scott	
34	201 MCKEE AVE/ H4100111000045	CHARLES R SCHULER STUART G REYNOLDS		
8/31/18	204 MCKEE AVE/ H4100111000054	ROBERT C AND BETH L KINGSLEY	Beth L Kingsley	
8/31/18	208 MCKEE AVE/ H4100111000055	MARTIN D LUNA DARLA GAYLE LUNA	Darla Gayle Luna	
	209 MCKEE AVE/ H4100111000047	WILLIAM ESHBAUGH III CO TR BARBARA KELLER ESHBAUGH CO TR		
	MCKEE AVE/ H4100111000046	WILLIAM HARDY ESHBAUGH III CO TR BARBARA KELLER ESHBAUGH CO TR		
8/31/18	212 MCKEE AVE/ H4100111000005	SHAWNA F CAMPBELL	Shawna F. Campbell	
	213 MCKEE AVE/ H4100111000049	JUDITH L BARTLETT		

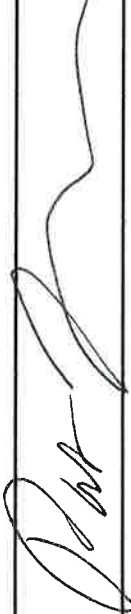
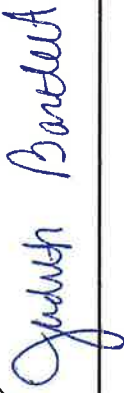
Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
9/9/18	213 MCKEE AVE/ H4100111000048	MARK A MORTINE		9/9/18
	216 MCKEE AVE/ H4100111000004	MICHAEL M AND ANDREW C CAMERON CO TRS		
8/31/18	220 MCKEE AVE/ H4100111000003	PATRICK FLICK		
9/2/18	225 MCKEE AVE/ H4100111000050	JUDITH L BARTLETT		9/2/18
	300 MCKEE AVE/ H4100111000001	DAVID & PATRICIA DEMARCO		
9/2/18	301 MCKEE AVE/ H4100111000051	LIANG SHI		
	350 MCKEE AVE/ H4100109000014	JIA LUO		
	350 MCKEE AVE/ H4100109000015	JIA LUO		
	3 PEABODY DR/ H4000111000040	JON RALINOVSKY & AMY LAMBORG		
	4 PEABODY DR/ H4100111000026	JACQUE C YOUNG JR & PEGGY F YOUNG		

Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
	213 MCKEE AVE/ H4100111000048	MARK A MORTINE		
Aug 31, 18	216 MCKEE AVE/ H4100111000004	MICHAEL M AND ANDREW C CAMERON CO TRS	<i>Michael M. Cameron</i> Trustee	
	220 MCKEE AVE/ H4100111000003	PATRICK FLICK		
8/31/18	225 MCKEE AVE/ H4100111000050	JUDITH L BARTLETT		
8/31/18	300 MCKEE AVE/ H4100111000001	DAVID & PATRICIA DEMARCO	<i>Patricia A. DeMarco</i>	
	301 MCKEE AVE/ H4100111000051	LIANG SHI		
8/31/18	350 MCKEE AVE/ H4100109000014	JIA LUO	<i>Jia Luo</i>	
8/31/18	350 MCKEE AVE/ H4100109000015	JIA LUO	<i>Jia Luo</i>	
	3 PEABODY DR/ H4000111000040	JON RALINOVSKY & AMY LAMBORG		
	4 PEABODY DR/ H4100111000026	JACQUE C YOUNG JR & PEGGY F YOUNG		

Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
	213 MCKEE AVE/ H4100111000048	MARK A MORTINE		
	216 MCKEE AVE/ H4100111000004	MICHAEL M AND ANDREW C CAMERON CO TRS		
	220 MCKEE AVE/ H4100111000003	PATRICK FLICK		
37	225 MCKEE AVE/ H4100111000050	JUDITH L BARTLETT		
	300 MCKEE AVE/ H4100111000001	DAVID & PATRICIA DEMARCO		
	301 MCKEE AVE/ H4100111000051	LIANG SHI		
	350 MCKEE AVE/ H4100109000014	JIA LUO		
	350 MCKEE AVE/ H4100109000015	JIA LUO		
	3 PEABODY DR/ H4000111000040	JON RALINOVSKY & AMY LAMBORG		LEFT PACKET 8-25-18
8/25/18	4 PEABODY DR/ H4100111000026	JACQUE C YOUNG JR & PEGGY F YOUNG	Peggy Young	

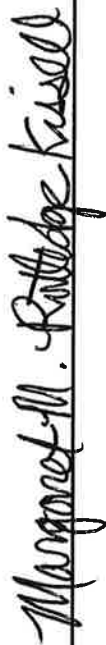
Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
8/25/18	5 PEABODY DR/ H4100111000039	SHAUGHN D KERN JESSICA MCCARTY		
8/25/18	6 PEABODY DR/ H4100111000027	SCOTT A KISSELL MARGARET M RUTLEDGE KISSELL		
	7 PEABODY DR/ H4100111000038	JAMES P HENRICHSEN		LEFT PACKET 8-25
8/25/18	PEABODY DR/ H4100111000037	JAMES P HENRICHSEN		LEFT PACKET 8-25
8/25/18	8 PEABODY DR/ H4100111000028	TIMOTHY J KRESSE & TAMMY S KAHRIG		
8/24/18	10 PEABODY DR/ H4100111000029	HERMAN D & BRENDA S DORNBUSCH		
8/25/18	101 PEABODY DR/ H4100111000035	DAVID L GORCHOV VIVIAN NEGRON ORTIZ		
8/25/18	PEABODY DR/ H4100111000036	DAVID L GORCHOV VIVIAN NEGRON ORTIZ		
	102 PEABODY DR/ H4100111000030	GENE H & CAROL R SEFTON		LEFT PACKET 8-30
8/25/18	104 PEABODY DR/ H4100111000031	MARY ANN RUTTENCUTTER ADAM LINVILLE		

Petition for McKee, Peabody, Thomson, and Tenney Neighborhood Conservation Overlay District, Oxford, Ohio

Petition Initiator: Anita Jones, 106 Tenney Court

I, the undersigned, do hereby state that I am an owner of a property within the boundaries designated by the petition and that my residence is truly stated in opposite by the signature below.

This petition, if adopted, would allow the petitioners to initiate a zoning map amendment pursuant to Chapter 1146 of the city's zoning code to restrict any property within the district to be rented to no more than two unrelated individuals. This petition will not affect properties already licensed.

Please see attached map for boundaries.

Date	Address	Name(s)	Signature	Notes
8/28/18	106 PEABODY DR/ H4100111000032	ELIZABETH S ROGERS	<i>Elizabeth S Rogers</i>	
8/28/18	111 PEABODY DR/ H4100111000033	ERNST JAMES BEVER LIVING TR US BANK TRUSTEE	<i>Ernst James Bever</i>	
8/28/18	101 PEABODY DR/ H4100111000034	ERNST JAMES BEVER LIVING TR US BANK TRUSTEE	<i>Ernst James Bever</i>	
39	104 TENNEY CT/ H4100111000012	LEIGHTON C PETERSON		
	106 TENNEY CT/ H4100111000011	RUSSELL D & ANITA S JONES CO-TRS		
	108 TENNEY CT/ H4100111000010	MARK S TIEMEYER		
	TENNEY CT/ H4100111000009	MARK S TIEMEYER		
9/3/18	102 THOMSON CT/ H4100111000017	DAVID T AND KRISLYNN A DUDLEY TRS	<i>Krislynn A. Dudley</i>	
	106 THOMSON CT/ H4100111000016	BRIAN AND JESSIE MELLIS		
	110 THOMSON CT/ H4100111000052	JACK N LILES		

Memo



To: Planning Commission
From: Sam Perry, Community Development Director
Date: 12/6/2018
Re: 2019 Work Priorities

City Council is planning their annual retreat for February 1. As is typical, staff recommends that the Planning Commission begin having their own discussion about what 2019 goals they have. There is a rolling short list of goals on each month's agenda. There may be other items. After the Council retreat this Commission's goals can be re-visited to see if there is alignment on any items. A final prioritization that works within existing staff workload can be made at the regular February 12 meeting. If desired, staff can provide an update on departmental goals for 2019.