



AGENDA
OXFORD CITY COUNCIL REGULAR MEETING
COURTHOUSE

TUESDAY, MARCH 7, 2023 AT 7:30 PM

William Snavely, Mayor

Chantel Raghu, Vice-Mayor
Jason Bracken
Glenn Ellerbe

Amber Franklin
Alex French
David Prytherch

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

1. Roll Call.

William Snavely, Mayor

Chantel Raghu, Vice-Mayor
Jason Bracken
Glenn Ellerbe

Amber Franklin
Alex French
David Prytherch

2. Pledge of Allegiance.

3. Approval of Agenda.

4. Public Participation.

A. Public Comments

The purpose of the public comments section is for members of the public to speak to the City Council on any subject not scheduled on the Agenda, except consent agenda items. To

speak, you may approach the podium and wait to be addressed by the Mayor. You will need to state your name and address for the public record. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff, or other members of the public, and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

5. Consent Agenda.

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

- A. Minutes of the February 21, 2023, City Council Meeting (Heather Barbour, Clerk of Council)

6. Resolutions.

- A. A Resolution authorizing the City Manager to apply for the 2022 Staffing for Adequate Fire and Emergency Response Grants Program (SAFER). (Doug Elliott, City Manager)
- B. A Resolution to collaborate with the Butler County Regional Transit Authority (BCRTA) to apply for the Federal Transit Administration- 2023 Competitive Funding Opportunity: Areas of Persistent Poverty Grant Program and commit to a 10% match up to \$20,000. (Jessica Greene, Assistant City Manager)
- C. A Resolution accepting the bid and authorizing the City Manager to enter into a contract with M&A Coatings, LLC for maintenance of a water storage reservoir at a cost of \$245,300.00. Staff requests an allowance of \$25,000.00 for the replacement of existing structural materials, if necessary, plus a contingency in the amount of \$24,530.00 for a total cost not to exceed \$294,830.00. (Michael Dreisbach, Service Director)
- D. A Resolution accepting the bid and authorizing the City Manager to enter into a contract with Sunesis Construction Co. for construction of the Oxford Area Trail System (OATS) Phases III & IV at a cost of \$4,490,575.00 plus a contingency in the amount of ten percent (10%) of the contract price or \$449,057.50 for a total cost not to exceed \$4,939,632.50. (Michael Dreisbach, Service Director)
- E. A Resolution accepting the bid and authorizing the City Manager to enter into a contract with Majors Enterprises, Inc. for construction of the Oxford Community Park trail connection to the Oxford Area Trail System (OATS) Phase IV and a cost of \$142,921.36 plus a contingency in the amount of ten percent (10%) of the contract price or \$14,292.00 for a cost not to exceed \$157,213.36. (Michael Dreisbach, Service Director)

- F. A Resolution accepting the proposal and authorizing the City Manager to enter into a professional services project agreement with Bayer & Becker, Inc. for the design and engineering of the Oxford Area Trail System (OATS) Phase V at a cost of \$725,604.00 plus a contingency in the amount of \$72,560.00 for a total cost not to exceed \$798,164.00. (Michael Dreisbach, Service Director)
- G. A Resolution accepting the bid and authorizing the City Manager to enter into an agreement with Barrett Paving Materials, Inc. for the 2023 street resurfacing and maintenance program at a cost of \$453,697.52 with alternate #1 costing \$49,490.00 plus a contingency in the amount of \$16,812.48 for a total cost not to exceed \$520,000.00. (Michael Dreisbach, Service Director)
- H. A Resolution declaring that it is necessary to improve those portions of certain properties as shown on Exhibit "A" attached hereto in the City of Oxford, Ohio, by re-paving, re-curb-ing, and repairing the sidewalks, curbs, and gutters. (Michael Dreisbach, Service Director)

7. Ordinances.

Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

A. First Reading

- 1. An Ordinance amending Ordinance No. 3697 Supplemental Budget Ordinance number 2 to make supplemental appropriations for fiscal year 2023. (Joe Newlin, Finance Director)
- 2. An Ordinance accepting the recommendation of the Planning Commission to remove the Planned Development Designation and approve a new Preliminary Subdivision for Heron Pond located along Kehr Road in the City of Oxford with conditions. (Sam Perry, Community Development Director)
- 3. An Ordinance approving a conditional use permit application to allow for the establishment of a restaurant use exceeding the Oxford zoning code's maximum parking limit at 5000 College Corner Pike, Oxford, Ohio, 45056, with conditions. (Sam Perry, Community Development Director)

B. Second Reading

- 1. An Ordinance changing the names of future private streets in the Owl's Landing subdivision and directing the Clerk of Council to forward a certified copy of this Ordinance to the County Engineer. (Sam Perry, Community Development Director)

2. An Ordinance approving the final subdivision application and plat for Owl's Landing Block B, being a replat of lot 4119 within Owl's Landing Block A, with conditions. (Sam Perry, Community Development Director)
3. An Ordinance approving the second six-month extension of the approved final subdivision plat for South Forest Edge Section 1. (Sam Perry, Community Development Director)
4. An Ordinance approving the second six-month extension of the approved final subdivision plat for South Forest Edge Section 2. (Sam Perry, Community Development Director)

8. Announcements & Communications.

A. Remarks from City Council and City staff.

The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, The Oxford City Council, or the City staff.

B. Future Meetings.

(Note: Meetings are held at the Court House unless otherwise indicated.)

DATE	Meeting		
1.			
	Date Meeting	Location	Time
	Mar. 8 Historic & Architectural Preservation Commission	Courthouse	6:15 p.m.
	Mar. 13 Parking & Transportation Advisory Board	Municipal Building	9:30 a.m.
	Mar. 13 Recreation Board	Municipal Building	11:30 a.m.
	Mar. 14 Public Arts Commission	Municipal Building	4:30 a.m.
	Mar. 14 Planning Commission	Courthouse	7:00 p.m.
	Mar. 16 Climate Action Steering Committee	Municipal Building	8:30 a.m.
	Mar. 20 Housing Advisory Committee	LCNB Community Room	3:30 pm
	Mar. 21 City Council	Courthouse	7:30 p.m.
	Mar. 28 Board of Zoning Appeals	Courthouse	6:30 p.m.

9. Adjourn.



MINUTES
OXFORD CITY COUNCIL REGULAR MEETING
COURTHOUSE
TUESDAY, FEBRUARY 21, 2023 AT 7:30 PM

MEETING PROCEDURE: Comments from the Public are welcome at two different times during the course of the meeting: (1) Comments on items not on the Agenda, and Consent Agenda items, will be heard under Public Comments – and (2) Comments on all Resolutions and Ordinances will be heard during Council consideration of said item. Please wait until you are recognized by the Mayor, state your name and address so that your comments may be properly recorded and limit your remarks to a period of five minutes or less.

1. Roll Call.

William Snavelly, Mayor

Chantel Raghu, Vice-Mayor

Jason Bracken

Glenn Ellerbe

Amber Franklin

Alex French

David Prytherch

A regular meeting of the Oxford City Council was called to order by Mayor William Snavelly on Tuesday, February 21, 2023, at 7:30 p.m. Members in attendance were Jason Bracken, Amber Franklin, Alex French, David Prytherch, Glenn Ellerbe, and Chantel Raghu.

Staff Members in Attendance

Mr. Doug Elliott, City Manager; Ms. Jessica Greene, Assistant City Manager; Mr. Mike Dreisbach, Service Director; Mr. Chris Conard, Law Director; Mr. Sam Perry, Community Development Director; Mr. Joe Newlin, Finance Director; Mr. Geoff Robinson, Acting Police Chief and Ms. Heather Barbour, Clerk of Council.

2. Pledge of Allegiance.

3. Approval of Agenda.

Motion – To Approve the Agenda
(Voice Vote) 1st Ms. Raghu 2nd Ms. French
AYE # 7

NAY # 0
ABS # 0

4. Public Participation.

A. Public Comments

The purpose of the Public Comments Section is for members of the Public to speak to the City Council on any subject not scheduled on the Agenda, except Consent Agenda items. City Council values your comments, and Council rules limit public comments to five minutes for each person. Presentations are not to be in the form of public debate, personal attacks on Council, City staff or other members of the public and Council shall not act except to direct the City Manager to take action or schedule the matter for discussion at a later date.

Peggy Branstrator - 18 Meadow Circle - Ms. Branstrator commended City Council's progress toward affordable housing. Ms. Branstrator requested that Council consider how utility prices contribute to affordable housing. Ms. Branstrator mentioned new Federal Block Grants for local governments that the City should look into.

5. Consent Agenda.

All matters under the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion. Any City Council member may, however, remove an item from consent by request. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

Motion – To Approve the Consent Agenda
(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch
AYE # 7
NAY # 0
ABS # 0

A. Minutes of the February 7, 2023, City Council Meeting (Heather Barbour, Clerk of Council)

B. Report regarding the January 25, 2023, Recreation Board Meeting (Casey Wooddell, Parks and Recreation Director)

- C. Report regarding the February 1, 2023, Environmental Commission Meeting (Mike Dreisbach, Service Director)
- D. Report regarding the February 13, 2023, Recreation Board meeting. (Casey Wooddell, Parks and Recreation Director)
- E. A Resolution approving Then and Now Certificates for purchase orders issued above \$3,000 where an invoice was received prior to the purchase order date, as a requirement of Ohio Revised Code 5705.41(d). (Joe Newlin, Finance Director)

6. Resolutions.

- A. A Resolution authorizing the City Manager to sign five new opioid settlement agreements with Teva, Allergan, CVS, Walgreens, and Walmart. (Doug Elliott, City Manager)

Motion – To Adopt Resolution No. 7474
(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch
AYE # 7
NAY # 0
ABS # 0

- B. A Resolution authorizing the City Manager to enter into an agreement with SmartBill Ltd. to provide third-party utility billing and online payment processing. (Joe Newlin, Finance Director)

Motion – To Adopt Resolution No. 7475
(Voice Vote) 1st Ms. Raghu 2nd Mr. Prytherch

AYE # 7
NAY # 0
ABS # 0

7. Ordinances.

Ordinances are adopted using a two-step procedure. First reading introduces the Ordinance and provides an opportunity for public input on the subject as well as allowing Council to request more information as needed. Second reading is to provide Council with the opportunity to consider new information and to deliberate.

A. First Reading

1. An Ordinance changing the names of future private streets in the Owl's Landing subdivision and directing the Clerk of Council to forward a certified copy of this Ordinance to the County Engineer. (Sam Perry, Community Development Director)

John Bayer - Bayer Becker 110 S. College Ave. - Mr. Bayer addressed questions from the City Council. Mayor Snavelly requested that Mr. Bayer gathers more information on the proposed name changes and give a report on the second reading.

2. An Ordinance approving the final subdivision application and plat for Owl's Landing Block B, being a replat of lot 4119 within Owl's Landing Block A, with conditions. (Sam Perry, Community Development Director)
3. An Ordinance approving the second six-month extension of the approved final subdivision plat for South Forest Edge Section 1. (Sam Perry, Community Development Director)
4. An Ordinance approving the second six-month extension of the approved final subdivision plat for South Forest Edge Section 2. (Sam Perry, Community Development Director)

B. Second Reading

1. An Ordinance authorizing the City Manager to enter into an easement agreement between the City of Oxford and G. Alan Kyger Trust for public utility easements to repair existing sanitary and storm lines as set forth in Exhibit "A". (Mike Dreisbach, Service Director)

Motion – To Adopt Ordinance No. 3709
(Roll Call Vote) 1st Ms. Raghu 2nd Ms. French

AYE # 7

Mr. Bracken, Mr. Ellerbe, Ms. Franklin, Ms. French, Mr. Prytherch, Ms. Raghu, and Mayor Snavelly

NAY # 0

ABS # 0

2. An Ordinance authorizing the City Manager to enter into an easement agreement between the City of Oxford and G. Alan Kyger Trust for public utility easements for planned sewers as set forth in Exhibit "A". (Mike Dreisbach, Service Director)

Motion – To Adopt Ordinance No. 3710
(Roll Call Vote) 1st Ms. Raghu 2nd Ms. Franklin

AYE # 7

Mr. Ellerbe, Ms. Franklin, Ms. French, Mr. Prytherch, Ms. Raghu, Mr. Bracken, and Mayor Snavelly

NAY # 0

ABS # 0

3. An Ordinance amending Ordinance No. 3697 Supplemental Budget Ordinance Number 1 to make supplemental appropriations for fiscal year 2023. (Joe Newlin, Finance Director)

Motion – To Adopt Ordinance No. 3711
(Roll Call Vote) 1st Ms. Raghu 2nd Ms. French

AYE # 7

Ms. Franklin, Ms. French, Mr. Prytherch, Ms. Raghu, Mr. Bracken, Mr. Ellerbe, and Mayor Snavely
NAY # 0
ABS # 0

8. Announcements & Communications.

A. Remarks from City Council and City staff.

The comments expressed by individual members of Council or City staff during this portion of a City Council meeting do not necessarily reflect the views of the City of Oxford, The Oxford City Council, or the City staff.

B. Future Meetings.

(Note: Meetings are held at the Court House unless otherwise indicated.)

1.

Date	Meeting	Location	Time
Feb. 28	Board of Zoning Appeals	Courthouse	6:30 p.m.
Mar. 1	Environmental Commission	Municipal Building	7:00 p.m.
Mar. 7	City Council	Courthouse	7:30 p.m.
Mar. 8	Historic & Architectural Preservation Commission	Courthouse	6:15 p.m.
Mar. 13	Oxford Parking & Transportation Advisory Board	Municipal Building	9:30 a.m.
Mar. 13	Recreation Board	Municipal Building	11:30 a.m.
Mar. 14	Public Arts Commission of Oxford	Municipal Building	4:30 p.m.
Mar. 14	Planning Commission	Courthouse	7:00 p.m.
Mar. 16	Climate Action Steering Committee	Municipal Building	8:30 a.m.

Mar. 20 Housing Advisory Commission

LCNB 3:30 p.m.
Community
Room

Mar. 21 City Council

Courthouse 7:30 p.m.

Mar. 28 Board of Zoning Appeals

Courthouse 6:30 p.m.

9. Adjourn.

Motion – To Adjourn at 8:16 pm
(Voice Vote) 1st Ms. Raghu 2nd Ms. French
AYE # 7
NAY # 0
ABS # 0

Public Comment to Council Form

Print

Submitted by: Molly Foraker

Submitted On: 2023-02-12 19:47:23

Submission IP: (38.142.121.50)
proxy-IP (raw-IP)

Status: Open

Priority: Normal

Assigned To: Doug Elliott

Due Date: Open

Public Comment To Council



Please note: Comments must be received by 2:00 pm the day of the council meeting to be shared with City Council members. Comments will be included in the minutes under the public comment section.

* First Name

Molly

Enter your First Name

* Last Name

Foraker

Enter your Last Name

* Address

930 Arrowhead Dr, Apt 302

* City

Oxford

* State

Ohio

* Email

mforaker2@gmail.com

Phone

5137674357

* I am a...

☐ Visitor

☒ Resident (i.e. must live within the corporate boundaries)

☐ Business Manager

☐ Business Owner

☐ Employee in Oxford

☐ Student

☐ Other

*** Comment(s)**

According to the 2019 Water Quality Report, Oxford receives water from the Greater Miami Buried Valley Aquifer. This aquifer was found to have a high susceptibility to contamination. Are there currently any plans in place to avoid chemical contamination through the Ohio and connecting Great Miami Rivers from the recent train derailment in East Palestine? If so, what are they?

Make a public comment for review by City Council



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Doug Elliott
DATE PREPARED:	2/22/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	A Resolution authorizing the City Manager to apply for the 2022 Staffing for Adequate Fire and Emergency Response Grants Program (SAFER). (Doug Elliott, City Manager)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	DRE 2.22.23

DISCUSSION:

The City of Oxford Division of Fire and EMS (ODF&E) has experienced a growing increase in the number of calls for service from 2,347 in 2009 to 3,206 in 2022 (a 37% increase). During this time period, ODF&E has gone from part time FF/EMT's to full time FF/Paramedics. Currently, the ODF&E is staffed with 3 full time FF/Paramedics per 24 hour shift supplemented with 2 or 3 part time employees (Thursday thru Saturday). There are three 24 hour shifts staffed by a total of nine full time employees. Due to the increase in the number of calls, the City needs to add additional staffing in order to ensure timely response times and quality service, as well as, safely and effectively respond to fire emergencies.

The City was recently notified of a funding opportunity to add additional staffing in the Fire/EMS Division. The funding program is entitled Staffing for Adequate Fire and Emergency Response Grants Program (SAFER) and is administered by the U.S. Department of Homeland Security. The application submission deadline is March 17, 2023. The SAFER Program was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities. The goal of SAFER is to enhance the local fire departments' abilities to comply with staffing, response and operational standards established by the National Fire Protection Association (NFPA 1710 and/or NFPA 1720). I am requesting that Council authorize the City Manager to apply for a Staffing for Adequate Fire and Emergency Response Grant (SAFER) in the amount \$950,000.00 to hire six (6) additional Firefighters/Paramedics.

There is no match required for this grant.

If the City is successful in obtaining this funding, six (6) additional Firefighters/Paramedics will be hired. However, this funding will only cover one year of expenses. The City of Oxford will need to consider placing on the ballot in November of 2023 a second income tax increase or property tax levy to provide long term funding for this additional staffing.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR THE 2022 STAFFING FOR ADEQUATE FIRE AND EMERGENCY RESPONSE GRANTS PROGRAM (SAFER).

WHEREAS, the Staffing for Adequate Fire and Emergency Response Grants Program (SAFER) was created to provide funding directly to fire departments and volunteer firefighter interest organizations to help them increase or maintain the number of trained, "front line" firefighters available in their communities; and

WHEREAS, the goal of SAFER is to enhance the local fire departments' abilities to comply with staffing, response, and operational standards established by the National Fire Protection Association (NFPA 1710 and/or NFPA 1720).

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

SECTION 1: The City of Oxford Division of Fire may apply for funding from the Assistance to Firefighters Grant Program to hire six (6) additional Firefighters/Paramedics. To cover the cost of said personnel, the City Manager will apply for a grant totaling \$950,000.00.

SECTION 2: Council hereby authorizes the City Manager to apply on behalf of the City Fire Division for a Staffing for Adequate Fire and Emergency Response Grant (SAFER) in the amount of \$950,000.00. Further, the City Manager is authorized to take all actions necessary to receive said grant funds if awarded.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: CITY MANAGER



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	City Manager
PREPARED BY:	Jessica Greene
DATE PREPARED:	2/27/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	A Resolution to collaborate with the Butler County Regional Transit Authority (BCRTA) to apply for the Federal Transit Administration- 2023 Competitive Funding Opportunity: Areas of Persistent Poverty Grant Program and commit to a 10% match up to \$20,000. (Jessica Greene, Assistant City Manager)
COUNCIL GOAL AREA:	Safe and Efficient Travel for All Modes of Transportation
BUDGETED AMOUNT:	\$20,000
ACCOUNT CODE:	
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	JG 2/27/2023

DISCUSSION:

The City of Oxford's Capital Improvement Plan has a placeholder for an updated Transportation Thoroughfare Plan in 2024. The goal of this Transportation Plan will be a comprehensive review and the creation of recommendations for roadways, intersections, bike and pedestrian access/routes, as well as planning for other multi-modal needs such as bus and rail access.

This plan is estimated to cost the City over \$200,000, and our goal is to bring in most of the revenue for this project from grant funds.

The Federal Transit Administration(FTA) has released a planning grant program for Areas of Persistent Poverty to improve public transportation operations. The funding opportunity title is FY 2023 Competitive Funding Opportunity: Areas of Persistent Poverty Program. FTA-2023-006-TPE.

The Butler County Regional Transit Authority (BCRTA) intends to apply for a County-wide public transit-planning grant. Some of the allowable uses of funds under 49 US Code 5301 b2: Capital Projects include:

- (II) establishes new or enhanced coordination between public transportation and other transportation;
- (VII) pedestrian and bicycle access to a public transportation facility;

This notice of funding also calls for reducing greenhouse gas emissions and the effects of climate change.

The FTA designates the City of Oxford as an Area of Persistent Poverty, making us an eligible area for funding.

Source: <https://usdot.maps.arcgis.com/apps/dashboards/75febe4d9e6345ddb2c3ab42a4aae85f>

With this designation, the City would like to collaborate with the BCRTA in this grant application and apply for the bicycle/pedestrian planning portion of our 2024 Transportation Plan. The grant allows for planning for bicycle and pedestrian access to public transit facilities. This plan will include planning the Oxford Area Trail's NW segment and exploring possible intercity connections between the trail, city business/employment centers, and public transit stops. It will provide route alignment, construction cost estimates, and the environmental review process required under the National Environmental Policy Act (NEPA) if desired. There is a 10% match requirement for this grant. The City wants to apply for up to \$200,000 to attempt to plan and complete the NEPA process, allowing for stronger future construction grant applications. The required possible grant match will be \$20,000.

If awarded, this grant can be paired with the City's planned investment to complete our Transportation Thoroughfare Plan, outlined in our Capital Improvement Plan. The portions of the Transportation Thoroughfare Plan that will address nonpublic transit and vehicular needs will need to be completed with other funding sources.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO COLLABORATE WITH THE BUTLER COUNTY REGIONAL TRANSIT AUTHORITY (BCRTA) TO APPLY FOR THE FEDERAL TRANSIT ADMINISTRATION – 2023 COMPETITIVE FUNDING OPPORTUNITY: AREAS OF PERSISTENT POVERTY GRANT PROGRAM AND COMMIT TO A 10% MATCH UP TO \$20,000.00.

WHEREAS, The Butler County Regional Transit Authority, intends to apply for the Federal Transit Administration- 2023 Competitive Funding Opportunity: Areas of Persistent Poverty Grant Program and is seeking community partners; and

WHEREAS, The City of Oxford is designated an Area of Persistent Poverty under the Federal Transit Administration, making Oxford an eligible area for grant funding; and

WHEREAS, The City of Oxford has adopted a goal of safe and efficient travel for all modes of transportation and calls for the adoption of a new Transportation Plan; and

WHEREAS, Bicycle and pedestrian access to public transportation are an allowable planning area under Chapter 53.02 of title 49 United State Code; and

WHEREAS, approved projects will require a 10% local funding match, with applications being due by March 10, 2023; and

WHEREAS, it is recommend that the City Manager be authorized to collaborate with BCRTA to submit a grant application requesting Federal Transit Administration- 2023 Competitive Funding Opportunity: Areas of Persistent Poverty Grant Program and commit a 10% match up to \$20,000.00.

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

SECTION 1: Council supports applying for grant funds in collaboration with the BCRTA to apply for the Federal Transit Administration- 2023 Competitive Funding Opportunity: Area of Persistent Poverty Grant Program.

SECTION 2: Should the grant be awarded to the City of Oxford, Oxford City Council agrees to obligate a 10% local funding match.

SECTION 3: Council hereby accepts the recommendation of the City Manager and further authorizes the City Manager to collaborate with the BCRTA to apply for the Federal Transit Administration- 2023 Competitive Funding Opportunity: Areas of Persistent Poverty Grant Program.

SECTION 4: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL
INTRODUCED BY: WILLIAM SNAVELY
PREPARED BY: LAW (STAFF)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	2/23/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	A Resolution accepting the bid and authorizing the City Manager to enter into a contract with M&A Coatings, LLC for maintenance of a water storage reservoir at a cost of \$245,300.00. Staff requests an allowance of \$25,000.00 for the replacement of existing structural materials, if necessary, plus a contingency in the amount of \$24,530.00 for a total cost not to exceed \$294,830.00. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Accessible, High-Quality Infrastructure
BUDGETED AMOUNT:	\$ 500,000.00
ACCOUNT CODE:	322.810.67137
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	MBD 2/23/2023

DISCUSSION:

The City has encumbered \$500,000 from the 2023 Water Improvement Fund to provide coating replacements, both interior and exterior, on the City's 2MG water storage reservoir. This storage facility was last re-coated in 2001, and the coating is reaching the end of its useful life. The City developed specifications for the coatings' removal and replacement, and advertised for bids in the Journal News, trade clearinghouses, and the City's website. Seven bids were received with the following results:

M & A Coatings, LLC	\$ 245,300.00
Weiser Construction	292,206.00
Viking Painting LLC	314,550.00
Worldwide Industries	332,585.00
Currens Construction	455,575.00
Utility Service Co.	455,575.00 (bid verified and coincidentally equals Currens Const.)
Mohan Blasting	127,750.00 (Bid disqualified due to errors)

City Staff checked numerous references provided by the bidder as well as other utilities and finds the bidder to be a responsible company and no reason for disqualification. Materials to be used on the project are epoxy mastic coatings and shall be approved by the Ohio EPA for contact with potable water. Once a contract is approved, this work will be scheduled and should be completed by the end of August 2023. While the tank is out of service for maintenance, pressure will be maintained by mechanical means from the Water Treatment Plant. Customers on the pressure zone served by this tank should not notice a difference in pressure or volume at their taps.

It is Staff's recommendation that the City Council authorize the City Manager to enter into an Agreement with M & A Coatings, LLC for the re-coating of the City's two million gallon water reservoir at a cost of \$245,300.00. Staff is requesting an allowance of \$25,000 for the replacement of existing structural materials should that be necessary, as well as a 10% contingency amount of \$24,530.00, therefore the total amount not to exceed for this contract would be **\$294,830.00**.

RESOLUTION NO.

A RESOLUTION ACCEPTING THE BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH M & A COATINGS, LLC FOR MAINTENANCE OF A WATER STORAGE RESERVOIR AT A COST OF \$245,300.00. STAFF REQUESTS AN ALLOWANCE OF \$25,000.00 FOR THE REPLACEMENT OF EXISTING STRUCTURAL MATERIALS, IF NECESSARY, PLUS A CONTINGENCY IN THE AMOUNT OF \$24,530.00 FOR A TOTAL COST NOT TO EXCEED \$294,830.00.

WHEREAS, the City advertised for bids in the *Journal News*, trade clearinghouses, and the City's website. Seven bids were received; and

WHEREAS, the City Manager and the Service Director recommend Council accept the bid of M & A Coatings, LLC. as the lowest and best bid for the re-coating of the a 2MG water reservoir at a cost of \$245,300.00; and

WHEREAS, the City Manager and the Service Director further recommend Council authorize the City Manager to enter into a contract with M & A Coatings, LLC. for the re-coating of a water reservoir at a cost of \$245,300.00 and a \$25,000. allowance to replace existing structural materials, if necessary, plus a contingency in the amount of \$24,530.00 for a total cost not to exceed \$294,830.00.

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

SECTION 1: City Council accepts the recommendation of the City Manager and the Service Director and hereby accepts the bid of M & A Coatings, LLC. and further authorizes the City Manager to enter into a contract with M & A Coatings, LLC. for the re-coating of a water reservoir at a cost of \$245,300.00 and a \$25,000. allowance to replace existing structural materials, if necessary, plus a contingency in the amount of \$24,530.00 for a total cost not to exceed \$294,830.00.

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

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	2/23/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	A Resolution accepting the bid and authorizing the City Manager to enter into a contract with Sunesis Construction Co. for construction of the Oxford Area Trail System (OATS) Phases III & IV at a cost of \$4,490,575.00 plus a contingency in the amount of ten percent (10%) of the contract price or \$449,057.50 for a total cost not to exceed \$4,939,632.50. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Safe and Efficient Travel for All Modes of Transportation
BUDGETED AMOUNT:	\$ 5,453,000
ACCOUNT CODE:	144.490.64702
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	MBD 2/23/2023

DISCUSSION:

The City has worked with Environmental Design Group to develop plans & specifications for the construction of Phases III & IV of the Oxford Area Trail System (OATS) multi-use path for use by cyclists and pedestrians. Phase III of the OATS trail is approximately 2.2 miles in length and will connect Bonham Rd (Leonard Howell Park) with SR73 at the DeWitt Cabin Trailhead and parking lot. Phase III (segment B) will also connect Pepper Park and US27 with Talawanda High School and University Park Drive. Phase IV of the Trail is approximately 1.8 miles in length and will connect Talawanda Middle School with Oxford Community Park. With completion of these phases, four miles will be added to the OATS system with eleven miles of paved trail being completed.

The project estimate for these segments of the OATS trail is \$4,560,000. In addition to local funding, the City has obtained funding commitments from OKI - Transportation Alternatives - \$750,000; Ohio Dept. Natural Resources - Clean Ohio - \$500,000; Ohio DOT CMAQ (Congestion Mitigation and Air Quality

Improvement) - \$1,500,000; and Miami University \$303,922 (local match assistance) totaling over \$3,050,000 or approximately 68% of project costs for Phases III & IV.

Plans and specifications were developed and the project was advertised for bids with multiple clearinghouses, as well as, in the Journal News on Jan 27, Feb 3, and Feb 10, 2023. Two bids were received and opened on Feb. 17, 2023 with the following results:

Sunesis Construction Co.	\$ 4,490,575.00
Milcon Concrete, Inc.	5,104,587.90

The lowest and best bid was submitted by Sunesis Construction Co. in the amount of \$4,490,575.00. Sunesis Construction Co. has done numerous multi-million dollar projects similar in scope and difficulty as with these phases of the OATS trail system, and was also the contractor that constructed OATS Phase II.

It is Staff's recommendation the Oxford City Council authorize the City Manager to sign a contract for construction of OATS Phases III & IV at a cost of \$4,490,575.00. Staff is requesting a contingency in the amount of \$449,057.50 (10%), therefore the contract not to exceed amount shall be **\$4,939,632.50**.

RESOLUTION NO.

A RESOLUTION ACCEPTING THE BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH SUNESIS CONSTRUCTION CO. FOR CONSTRUCTION OF THE OXFORD AREA TRAIL SYSTEM (OATS) PHASES III & IV AT A COST OF \$4,490,575.00 PLUS A CONTINGENCY IN THE AMOUNT OF TEN PERCENT (10%) OF THE CONTRACT PRICE OR \$449,057.50 FOR A TOTAL COST NOT TO EXCEED \$4,939,632.50.

WHEREAS, the City advertised for bids in the *Journal-News* and with multiple clearinghouses on January 27, February 3, and February 10, 2023. Two (2) sealed bids were received, opened on February 17, 2023. Sunesis Construction Co. provided the lowest bid in the amount of \$2,355,154.79; and

WHEREAS, the City Manager and the Service Director recommend Council find the bid of Sunesis Construction Co. to be the lowest and best bid and accept the bid of Sunesis Construction Co. for the construction of the Oxford Area Trail System (OATS) Phase III and IV at a cost of \$4,490,575.00 plus a contingency amount of ten percent (10%) of the contract price or \$449,057.50 for a total cost not to exceed \$4,939,632.50.

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

SECTION 1: Council hereby finds the bid of Sunesis Construction Co. to be the lowest and best bid and accepts the recommendation of the City Manager and the Service Director and accepts the bid of Sunesis Construction Co. for the construction of the Oxford Area Trail System (OATS) Phase III and IV at a cost of \$4,490,575.00 plus a contingency amount of ten percent (10%) of the contract price or \$449,057.50 for a total cost not to exceed \$4,939,632.50.

SECTION 2: Council further authorizes the City Manager to enter into a contract with Sunesis Construction Co. for the construction of the Oxford Area Trail System (OATS) Phase III and IV at a cost of \$4,490,575.00 plus a contingency amount of ten percent (10%) of the contract price or \$449,057.50 for a total cost not to exceed \$4,939,632.50.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

FUTURE OXFORD AREA TRAILS SYSTEM

LEGEND

OATS Phases

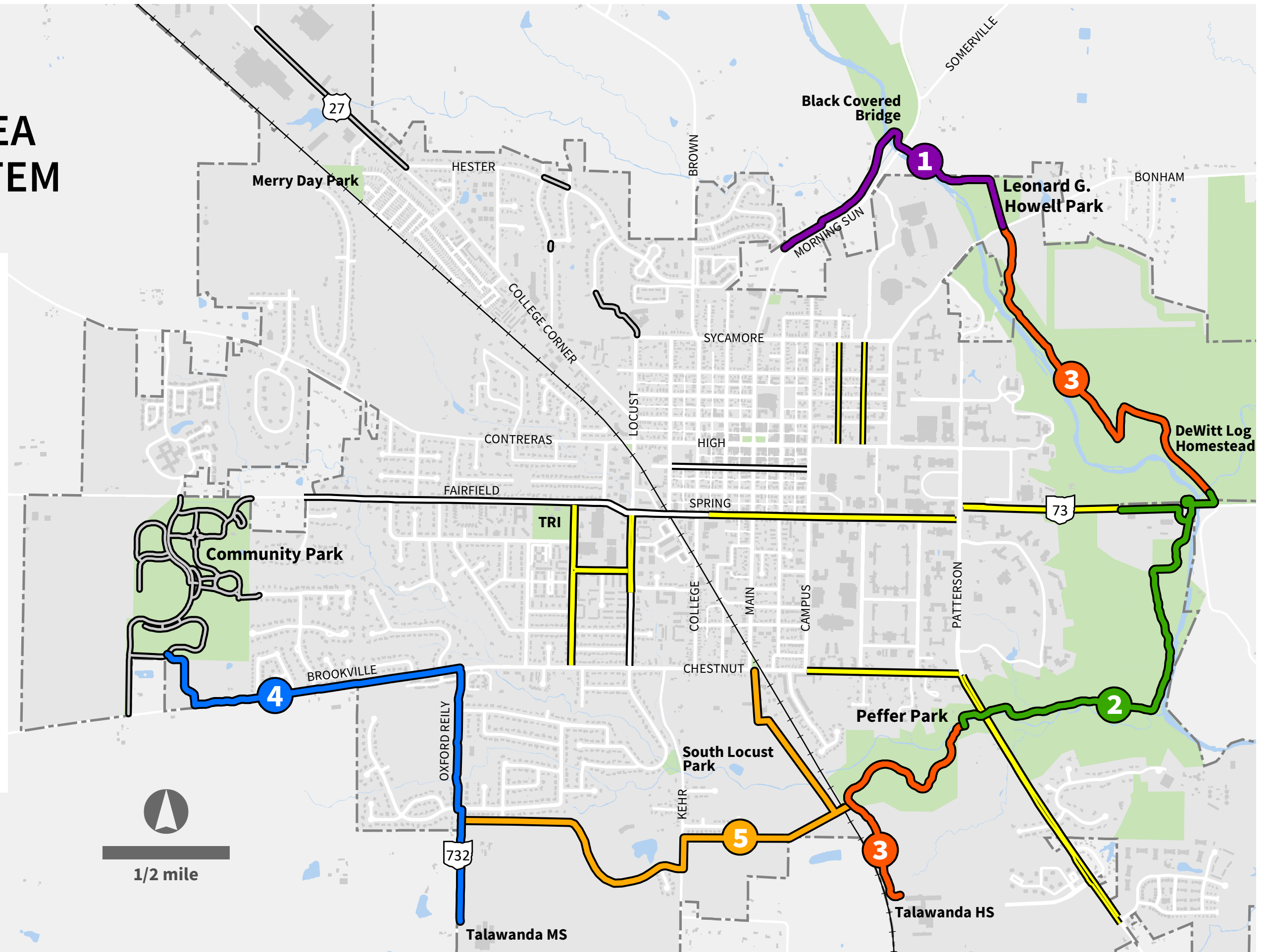
-  Completed **2017**
-  Completed **2020**
-  Est. Completion **2023-2024**
-  Est. Completion **2023-2024**
-  Est. Completion **2025-2026**

Other Existing Bikeways

-  Paved Trails
-  Marked Bike Lanes
-  Sharrows



1/2 mile





The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	2/23/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	A Resolution accepting the bid and authorizing the City Manager to enter into a contract with Majors Enterprises, Inc. for construction of the Oxford Community Park trail connection to the Oxford Area Trail System (OATS) Phase IV and a cost of \$142,921.36 plus a contingency in the amount of ten percent (10%) of the contract price or \$14,292.00 for a cost not to exceed \$157,213.36. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Safe and Efficient Travel for All Modes of Transportation
BUDGETED AMOUNT:	\$5,453,000.00
ACCOUNT CODE:	144.490.64702
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	MBD 2/23/2023

DISCUSSION:

The City is proceeding with additional phases of the Oxford Area Trail System (OATS) including Phase IV which will construct a new trail from Talawanda Middle School to the Oxford Community Park (OCP). The City will be constructing the trail to the property line of Owls Landing subdivision on Brookville Road. The developers of Owls Landing will construct the OATS trail in conjunction with their development. Only a small segment of trail will still need to be constructed to connect to the existing trail in the Community Park.

The City worked with Environmental Design Group to engineer this segment of trail and develop plans and specifications for the segment. This is a local project utilizing local funds generated from the OATS property levy. This project was advertised locally and on the Internet on Jan 27, Feb 3, and Feb 10, 2023. Three bids were opened on Feb. 17, 2023 with the following results:

Majors Enterprises, Inc.	\$ 142,921.36
W.G. Stang	153,010.00
Sunesis Construction Co.	236,086.35

Majors Enterprises, Inc. (Majors) has not worked previously for the City of Oxford, but all of their reference checks were positive.

Staff recommends the City Council authorize the City Manager to enter into an agreement with Majors Enterprises, Inc. for the construction of the OCP Connector Trail Segment at a cost of \$ 142,921.36. Staff is requesting a contingency in the amount of \$14,292.00 (ten percent). Therefore, the total not to exceed for this contract shall be **\$157,213.36**.

RESOLUTION NO.

A RESOLUTION ACCEPTING THE BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MAJORS ENTERPRISES, INC. FOR CONSTRUCTION OF THE OXFORD COMMUNITY PARK TRAIL CONNECTION TO THE OXFORD AREA TRAIL SYSTEM (OATS) PHASE IV AT A COST OF \$142,921.36 PLUS A CONTINGENCY IN THE AMOUNT OF TEN PERCENT (10%) OF THE CONTRACT PRICE OR \$14,292.00 FOR A TOTAL COST NOT TO EXCEED \$157,213.36.

WHEREAS, the City advertised for bids in the *Journal-News* and with multiple clearinghouses on January 27, February 3, and February 10, 2023. Three (3) sealed bids were received, opened on February 17, 2023. Majors Enterprises, Inc. provided the lowest bid in the amount of \$142,921.36; and

WHEREAS, the City Manager and the Service Director recommend Council find the bid of Majors Enterprises, Inc. to be the lowest and best bid and accept the bid of Majors Enterprises, Inc. for the construction of the Oxford Community Park trail connection to the Oxford Area Trail System (OATS) Phase IV at a cost of \$142,921.36 plus a contingency amount of ten percent (10%) of the contract price or \$14,292.00 for a total cost not to exceed \$157,213.36.

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

SECTION 1: Council hereby finds the bid of Majors Enterprises, Inc. to be the lowest and best bid and accepts the recommendation of the City Manager and the Service Director and accepts the bid of Majors Enterprises, Inc. for the construction of the Oxford Community Park trail connection to the Oxford Area Trail System (OATS) Phase IV at a cost of \$142,921.36 plus a contingency amount of ten percent (10%) of the contract price or \$14,292.00 for a total cost not to exceed \$157,213.36.

SECTION 2: Council further authorizes the City Manager to enter into a contract with Majors Enterprises, Inc. for the construction of the Oxford Community Park trail connection to the Oxford Area Trail System (OATS) Phase IV at a cost of \$142,921.36 plus a contingency amount of ten percent (10%) of the contract price or \$14,292.00 for a total cost not to exceed \$157,213.36.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

OXFORD AQUATIC
CENTER

PARK CONNECTOR TRAIL

P/L



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	2/24/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	A Resolution accepting the proposal and authorizing the City Manager to enter into a professional services project agreement with Bayer & Becker, Inc. for the design and engineering of the Oxford Area Trail System (OATS) Phase V at a cost of \$725,604.00 plus a contingency in the amount of \$72,560.00 for a total cost not to exceed \$798,164.00. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Safe and Efficient Travel for All Modes of Transportation
BUDGETED AMOUNT:	\$1,100,000.00
ACCOUNT CODE:	144.490.64702
RECOMMENDATION:	Approve
CITY MANAGER/DEPT HEAD APPROVAL:	MBD 2/24/2023

DISCUSSION:

The 2023 Capital Improvement budget includes \$1,100,000 for expenses related to the design and engineering of Phase V of the OATS trail system. The City continues to make progress in designing and construction additional phases of the Oxford Area Trail System (OATS). The City Council will consider authorizing construction contracts at their March 7, 2023 meeting for Phases III & IV, as well as the Oxford Community Park connector trail.

Phase V of the OATS trail system will include unique challenges including an overpass or underpass to span a CSX rail line, as well as incorporating emerging projects such as the Butler County Regional Transit Authority multimodal facility, an electrical power generating solar array on the City's closed sanitary landfill, and a planned Amtrak rail platform. Ultimately, Phase V will connect Talawanda High School with Talawanda Middle School along with the Chestnut Street connector branch.

The Engineering Division of the Service Department advertised for proposals from ODOT pre-qualified firms for the design and engineering of OATS Phase V on November 18 and 25, 2022. Our request for proposals received two responses that were opened on December 22, 2022; one from Bayer Becker, and one from Environmental Design Group. Both of these firms have had experience in designing other phases of the OATS trail system. The proposals were rated by a team including the assistant city manager, community services director, city engineer, and service director. After careful consideration of the proposals, the Bayer Becker proposal was deemed by the team to be the best proposal. Bayer Becker has partnered with other professional firms to maximize design potential and to utilize firms with specific experience such as working with CSX Transportation, and firms knowledgeable in ROW or easement acquisition for the trail system.

The fee structure for this contract would include the following:

Bayer Becker	\$ 250,263.00
Stantec Eng.	354,291.00
KZF Design	32,000.00
OR Colan	88,550.00
Reimbursables	<u>500.00</u>
Project Total	725,604.00

It is Staff's recommendation the Oxford City Council authorize the City Manager to enter into an agreement with Bayer Becker Corp. for the design and engineering of Oxford Area Trail System - Phase V at a cost of \$725,604.00. Staff is also requesting a contingency in the amount of \$72,560.00, therefore the total not to exceed for this project is **\$ 798,164.00.**

RESOLUTION NO.

A RESOLUTION ACCEPTING THE PROPOSAL AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES PROJECT AGREEMENT WITH BAYER & BECKER, INC. FOR THE DESIGN AND ENGINEERING OF THE OXFORD AREA TRAIL SYSTEM (OATS) PHASE V AT A COST OF \$725,604.00 PLUS A CONTINGENCY IN THE AMOUNT OF \$72,560.00 FOR A TOTAL COST NOT TO EXCEED \$798,164.00.

WHEREAS, the 2023 Budget includes \$1,100,000.00 for updating the Oxford Area Trails route planning and cost estimations for the Phase V; and

WHEREAS, the Request for Proposals was advertised on the internet in multiple locations and in the *Journal News* on November 18, 2022, and December 22, 2022. Two (2) proposals were received. Sealed proposals were opened on December 22, 2022. After careful consideration staff determined that Bayer & Becker, Inc. provided the lowest and best proposal for this particular project; and

WHEREAS, the City Manager and the Community Development Director recommend Council accept the proposal of Bayer & Becker, Inc. and authorize the City Manager to enter into a professional services project agreement with Bayer & Becker, Inc. for the design and engineering of the Oxford Area Trails Phase V at a cost of \$725,604.00 plus a contingency in the amount of \$72,560.00 for a total cost not to exceed \$798,164.00.

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

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Community Development Director and accepts the proposal of Bayer & Becker, Inc. for the design and engineering of the Oxford Area Trails Phase V at a cost of \$725,604.00 plus a contingency in the amount of \$72,560.00 for a total cost not to exceed \$798,164.00.

SECTION 2: Council further authorizes the City Manager to enter into a professional services project agreement with Bayer & Becker, Inc. for design and engineering of the Oxford Area Trail System Phase V at a cost of \$725,604.00 plus a contingency in the amount of \$72,560.00 for a total cost not to exceed \$798,164.00.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

FUTURE OXFORD AREA TRAILS SYSTEM

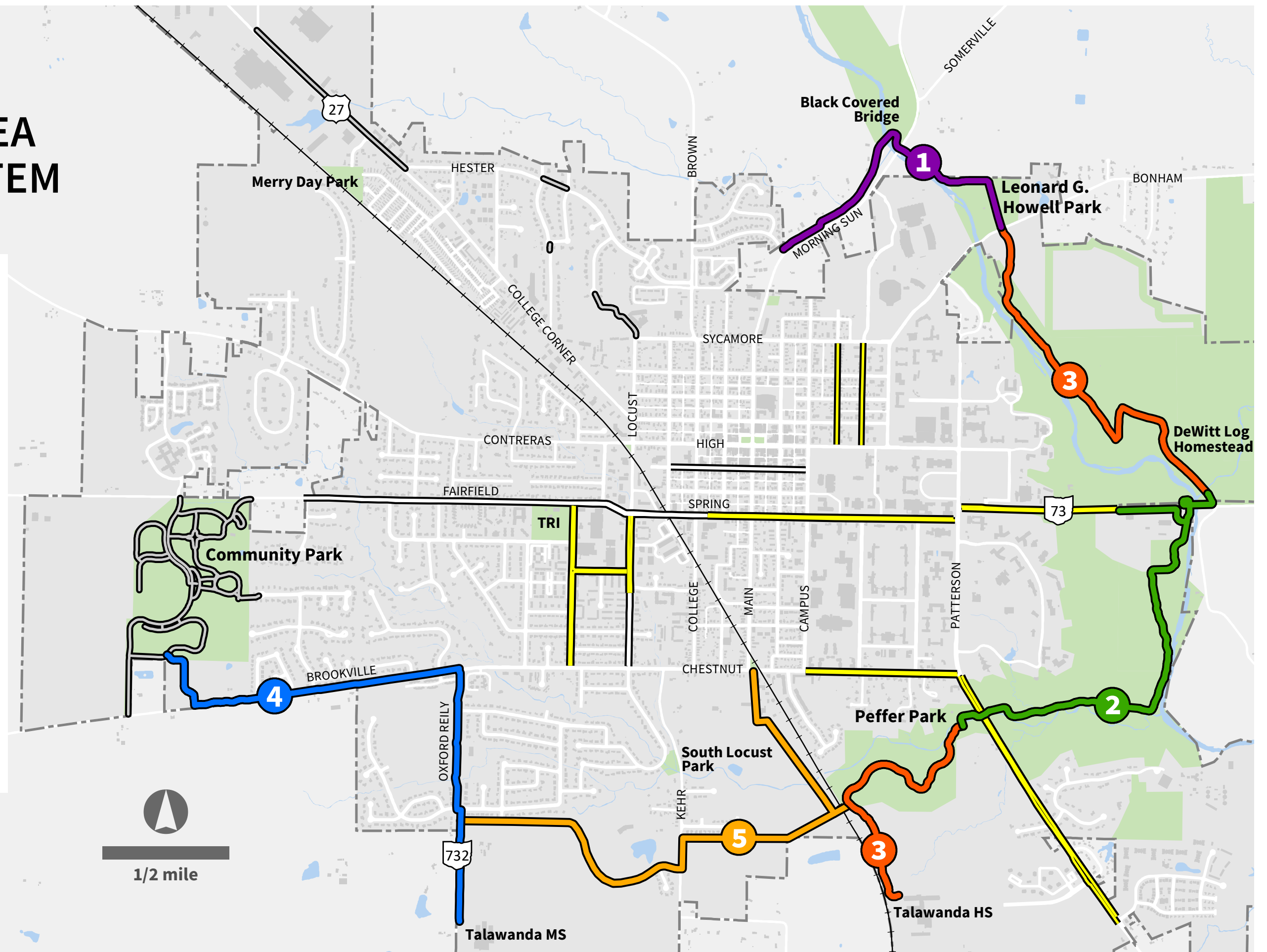
LEGEND

OATS Phases

-  Completed **2017**
-  Completed **2020**
-  Est. Completion **2023-2024**
-  Est. Completion **2023-2024**
-  Est. Completion **2025-2026**

Other Existing Bikeways

-  Paved Trails
-  Marked Bike Lanes
-  Sharrows





The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	2/23/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	A Resolution accepting the bid and authorizing the City Manager to enter into an agreement with Barrett Paving Materials, Inc. for the 2023 street resurfacing and maintenance program at a cost of \$453,697.52 with alternate #1 costing \$49,490.00 plus a contingency in the amount of \$16,812.48 for a total cost not to exceed \$520,000.00. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Safe and Efficient Travel for All Modes of Transportation
BUDGETED AMOUNT:	\$500,000.00
ACCOUNT CODE:	141.720.63133 & 141.720.63181
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	MBD 2/23/2023

DISCUSSION:

The 2023 Capital Improvement budget includes \$520,000 for street resurfacing, maintenance, and traffic control markings. Staff has evaluated the surface condition of City streets in order to provide data for the compilation of the 2023 Street Resurfacing Program. Several factors were considered in recommending a street for resurfacing including traffic volume, road base condition (or lack of a proper base), curb and gutter condition, drainage conditions, past street and utility cuts, proposed underground work scheduled, and current surface condition. Additionally, staff reviewed and updated the City Infrastructure Inventory which includes data on street, water, wastewater, and stormwater systems.

The list of streets proposed for resurfacing is detailed on the attached Exhibit "A".

A request for bids was published in the Hamilton Journal and multiple plan clearinghouses on Feb. 3 and Feb. 10, 2023. Sealed proposals were opened and read aloud on February 23, 2023. Four firms submitted

bids with the following results:

Company	Base Bid	Alt. #1
Barrett Paving	\$ 453,697.52	
J R Jurgensen	531,002.00	
Mt. Pleasant	631,132.00	
Neyra Paving	427,897.02	Not pre-qualified with ODOT as required

Bids submitted included the following line item cost breakdowns:

- Asphalt milling
- Asphalt placing and compacting
- Traffic control
- Pavement / traffic marking replacements
- Thermoplastic street markings including bike lanes for McGuffey Ave.
- Blue reflective armored markers to indicate fire hydrant locations
- Yellow / white markers to enhance lane marking safety

The lowest and best bid for the 2023 Street Resurfacing & Maintenance Program was provided by Barrett Paving Materials, Inc. with a bid of \$453,697.52. Staff is also requesting authorization, at a cost of \$49,490.00, to approve Alternate #1 in the proposal to perform road base repairs, followed by full street resurfacing, for Spring Street between Beech St. and Main St.) Additionally, Staff is requesting a contingency amount of \$16,812.48 for this contract (approximately 3.2%). It is Staff's recommendation that Council authorize the City Manager to enter into an agreement with Barrett Paving Co. for a total amount not to exceed **\$520,000.00**.

RESOLUTION NO.

A RESOLUTION ACCEPTING THE BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH BARRETT PAVING MATERIALS, INC. FOR THE 2023 STREET RESURFACING AND MAINTENANCE PROGRAM AT A COST OF \$453,697.52 WITH ALTERNATE #1 COSTING \$49,490.00 PLUS A CONTINGENCY IN THE AMOUNT OF \$16,812.48 FOR A TOTAL COST NOT TO EXCEED \$520,000.00.

WHEREAS, a request for bids was published in the *Journal News* and with multiple plan clearinghouses on February 3rd and 10th 2023. Sealed proposals were opened and read aloud on February 23, 2023, with four firms submitting bids; and

WHEREAS, the City Manager and the Service Director recommend Council accept the bid and authorize the City Manager to enter into an agreement with Barrett Paving Materials, Inc. for the 2023 street resurfacing and maintenance program at a cost of \$453,697.52. with alternate #1 costing \$49,490.00 plus a contingency in the amount of \$16,812.48 for a total cost not to exceed \$520,000.00.

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

SECTION 1: Council finds Barrett Paving Materials, Inc. to be the lowest and best bidder and accepts the bid of \$453,697.52 for the 2023 street resurfacing and maintenance program as described in Exhibit "A" attached hereto and incorporated herein, including alternate #1.

SECTION 2: The City Manager is hereby authorized to enter into an agreement with Barrett Paving Materials, Inc. at a cost of \$453,697.52. with alternate #1 \$49,490.00 plus a contingency in the amount of \$16,812.48 for a total cost not to exceed \$520,000.00 for the 2023 street resurfacing, and maintenance work as described in Exhibit "A" attached hereto and incorporated herein.

SECTION 3: This resolution shall take effect at the earliest date allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

2023 City of Oxford Street Resurfacing

Street Name	From	To	cond	width	length	sq feet	cul-de-sac radius	cul-de-sac sq ft	paving sq yds
Tollgate Dr. A	Fairfield Rd.	Robin Ct.	3	35	725	25375		0	2819
Tollgate Dr. B	Robin Ct.	Albert Cr.	3	35	230	8050		0	894
Tollgate Dr. C	Albert Cr.	Bull Run Dr.	3	35	232	8120		0	902
Tollgate Dr. D	Bull Run Dr.	Erikson Dr.	3	35	165	5775		0	642
Tollgate Dr. E	Erikson Dr.	Emerald Woods	3	35	240	8400		0	933
Tollgate Dr. F	Emerald Woods Dr	Anderson Dr.	3	36	162	5832		0	648
Tollgate Dr. G	Anderson Dr.	French Dr.	3	35	665	23275		0	2586
Tollgate Dr. H	French Dr.	Erin Dr.	3	35	365	12775		0	1419
Tollgate Dr. I	Erin Dr.	McGuffey Ave.	3	36	702	25272		0	2808
Anderson Drive	Tollgate Drive	Cul-de-sac	3	25	155	3875		0	431
Erickson Dr.	Tollgate	Fairfield Rd.	3	25	600	15000		0	1667
Stone Hedge Cr	W. Terminus	Emerald Woods	3	25	180	10039	42	5539	1115

Beech Street B	Spring St.	Collins St.	4	35	370	12950		0	1439
Beech Street C	Collins St.	Walnut St.	3	35	380	13300		0	1478
Beech Street D	Walnut St.	High Street	4	35	325	11375		0	1264

Collins St. C	College St.	Beech St.	4	36	430	15480		0	1720
Collins St. D	Beech St.	Main St.	2	36	433	15588		0	1732
Collins St. E	Main St.	Poplar St.	2	36	410	14760		0	1640
Collins St. F	Poplar St.	Campus Ave.	3	36	410	14760		0	1640

Alternates to 2023 City of Oxford Street Resurfacing

ALTERNATE #1			cond	width	length	sq feet	cul-de-sac radius	cul-de-sac sq ft	paving sq yds
Spring St. D. (Base)	Beech St.	Main St.	3	31	400	12400		0	1378
Spring St (Surface)	Beech St.	Main St.	3	31	400	12400		0	1378

Full Depth Mill 6" / 4" 301 Base / 2" 448 Surface

ALTERNATE #2			cond	width	length	sq feet	cul-de-sac radius	cul-de-sac sq ft	paving sq yds
Poplar St. G	Wooster Pl.	Spring St.	2	25	546	13650		0	1517

ALTERNATE #3			cond	width	length	sq feet	cul-de-sac radius	cul-de-sac sq ft	paving sq yds
Oberlin Ct.	Wooster	Terminus	4	18	300	9469	36	4069	1052
Wooster Place	Main St.	Oberlin	4	22	150	3300		0	367
Wooster Place	Oberlin	Poplar St.	4	18	240	4320		0	480

ALTERNATE #4			cond	width	length	sq feet	cul-de-sac radius	cul-de-sac sq ft	paving sq yds
Campus Ave. M	Vine St.	Willow Ln.	4	26	320	8320		0	924
Campus Ave. N	Willow Ln.	Sycamore St.	3	26	230	5980		0	664
Willow Lane	Campus	W. Terminus	4	26	215	5590		0	621



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Service
PREPARED BY:	Mike Dreisbach
DATE PREPARED:	2/27/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	A Resolution declaring that it is necessary to improve those portions of certain properties as shown on Exhibit "A" attached hereto in the City of Oxford, Ohio, by re-paving, re-curb-ing, and repairing the sidewalks, curbs, and gutters. (Michael Dreisbach, Service Director)
COUNCIL GOAL AREA:	Accessible, High-Quality Infrastructure
BUDGETED AMOUNT:	\$150,000.00
ACCOUNT CODE:	417.750.54340
RECOMMENDATION:	Approval
CITY MANAGER/DEPT HEAD APPROVAL:	MBD 3/27/2023

DISCUSSION:

As part of the City's capital improvement program for street resurfacing, Staff has identified properties with defective, missing, or sub-standard curb, gutter, sidewalks, and/or driveway aprons. Many of these deficiencies were identified as trip hazards and areas that contribute to lowering the expected lifespan of street improvements. Staff has already sent notices to property owners and informed them of the project and the need to repair defective sections of concrete. Staff also informed the owners that if the deficiencies were not corrected, the City would proceed to have the work done and charge the cost against the property. The City will follow the assessment process as defined in Ohio Revised Code Section 729. Staff has added 14 additional properties outside of the project limits to the listing based on public complaints or reports of persons injured while tripping over defective concrete areas.

Exhibit "A", attached to this report, shows a complete listing of the properties involved for these projects, the types of repairs that are necessary, and an estimate of probable cost for the improvements. A copy of plans and specifications for necessary repairs has been filed with the Clerk of Council's office, and are available for inspection. The total costs for the project, as well as the estimated costs to property owners, are as follows:

<u>Project</u>	<u>Total Est. Project Cost (Public)</u>	<u>Total Est. Costs to</u>
<u>Property Owners</u>		
Street and Sidewalk Improvements	\$ 1,001,000	\$ 467,000

By addressing the repairs at this time, public investment in street resurfacing may be expected to retain its value for several additional years, eliminate significant hazards to pedestrians and cyclists, and improve the aesthetics of the community. It is Staff's recommendation that the City Council approve this Resolution so that the process to complete necessary repairs and improvements may begin. The City will serve notice to all property owners involved and they will have 30 days to make repairs from the date of service. Should a deadline extension be necessary, the City may extend the deadline to May 3, 2022. Should a property owner disagree with the City's order, they may appeal to the City Manager for a hearing on their property and the required improvements. A Resolution will then be required for the City to contract for the improvements. Once work is completed, a Resolution will need to be approved stating the total actual cost to each parcel owner, followed by an Ordinance levying special assessments to the parcels for the improvements.

Currently, \$150,000 has been appropriated for the City to contract for repairs and new sidewalk construction should the property owners choose not to have the work done. Should the City have to contract for repairs in excess of this amount, a transfer from other appropriations or a supplemental appropriation will be necessary.

RESOLUTION NO.

A RESOLUTION DECLARING THAT IT IS NECESSARY TO IMPROVE THOSE PORTIONS OF CERTAIN PROPERTIES AS SHOWN ON EXHIBIT "A" ATTACHED HERETO IN THE CITY OF OXFORD, OHIO, BY RE-PAVING, RE-CURBING, AND REPAIRING THE SIDEWALKS, CURBS, AND GUTTERS.

WHEREAS, it is necessary to improve certain properties listed on Exhibit "A" a copy of which is attached hereto and incorporated herein by reference, by re-paving, re-curb and repairing the sidewalks, curbs, and gutters; and

WHEREAS, the plans, specifications and estimate of the cost of the improvements have been filed in the accordance with Ohio Revised Code Section 729.02 with the Clerk of Council; and

WHEREAS, it is hereby determined and declared that said improvements are conducive to the public health, convenience, safety and welfare of said City and the inhabitants thereof.

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

SECTION I: Council hereby approves the plans, specifications and estimate of cost of repair on file.

SECTION II: Notice of the passage of this resolution of necessity, in accordance with Section 729.03 of the Ohio Revised Code, shall be served by the Clerk of Council upon the owners of the lots or lands abutting upon the sidewalks, curbs, and gutters to be constructed or repaired in the same manner as service of summons in civil cases, or by certified mail addressed to such owner at his or her last known address or to the address to which tax bills are sent, or by a combination of the foregoing methods.

SECTION III: Those sidewalks, curbs, and gutters located on the properties described in Exhibit "A" shall be repaired by the owners of the lots or lands abutting thereon in accordance with the specifications on file in the office of the Clerk of Council no later than forty-five (45) days after receipt of the notice described in Section II.

SECTION IV: In the event such owner does not construct or repair such sidewalks, curbs, and gutters in accordance with such specifications and within forty-five (45) days after receipt of the notice described in Section II, the City will repair such sidewalks, curbs, and gutters, and assess the costs thereof against the owner of the lots or lands abutting thereon.

SECTION V: The costs of the sidewalks, curbs, and gutters improvements shall be assessed by the foot front of the property bounding and abutting on the improvement, upon the following described lots of land, to-wit: All lots and land bounding and abutting upon the proposed improvement between the termini aforesaid, which said lots and lands are hereby determined to be specifically benefited by said improvement; and the cost of said improvement shall not include the costs of preliminary and other surveys, plans, specifications, profiles and estimates of printing, serving, and publishing notices, resolutions and ordinances, the amount of damages resulting from the improvement assessed in favor of any owner of land affected by the improvement and the interest thereon, the costs incurred in connection with the preparation, levy and collection of the special assessments, but the cost of said improvement to be assessed shall include the expenses of legal services including obtaining an approving legal opinion, cost of labor and material and interest on bonds and notes issued in anticipation of the levy and collection of the special assessments together with all other necessary expenditures relative to expenses of financing, and relative to re-paving, re-curb-ing, or repairing the sidewalks, curbs, and gutters.

SECTION VI: The City Engineer is hereby authorized and directed to prepare and file in the office of the Clerk of Council the estimated assessments of the cost of the improvements described in this resolution. Such estimated assessments shall be based upon the estimate of cost of said improvement now on file in the office of the Clerk of Council and shall be prepared pursuant to the provisions of this resolution.

SECTION VII: The assessments to be levied shall be paid in five (5) annual installments, with interest on deferred payments at rate of five percent (5%); provided, that the owner of any property assessed may, at his or her option, pay such assessment in cash within thirty (30) days after passage of the assessing ordinance.

SECTION VIII: The entire cost of said improvements, after application of the assessments herein provided for, shall be paid by the City of Oxford from funds available for this purpose in the Capital Improvement Fund.

SECTION IX: This resolution shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

Curb, Gutter, Sidewalk, for 2023 Resurfacing

EXHIBIT "A"

Address	Direction	Street Name	Property Owner	Mailing Address	Parcel #	Estimated Cost
600		McGuffey Ave	Beckland LLC	Beckland LLC 5995 Fairfield Rd. STE 3 Oxford, OH 45056	H4000123000055	\$ 2,385.00
		Miami Commons	CDC Oxford LLC	CDC Oxford LLC 402 Office Park Dr. STE 150 Birmingham, AL 35223	H4100123000121	\$ 20,672.50
600		Erin Dr	D & B Family Limited LLC	D & B Family Limited LLC PO Box 849 Oxford, OH 45056	H4100124000062	\$ 6,916.50
911		Tollgate Dr	Dallas Fletcher	Dallas Fletcher 911 Tollgate Dr. Oxford, OH 45056	H4100124000061	\$ 7,254.00
919		Tollgate Dr	Mark T. & Lisa A. Winstead	Mark T. & Lisa A. Winstead 919 Tollgate Dr. Oxford, OH 45056	H4100124000060	\$ 6,902.50
923		Tollgate Dr	Morgan Zerkle	Morgan Zerkle 923 Tollgate Dr. Oxford, OH 45056	H4100124000059	\$ 5,957.50
927		Tollgate Dr	Scott & Tana Blair	Scott & Tana Blair 927 Tollgate Dr. Oxford, OH 45056	H4100124000058	\$ 5,134.25
931		Tollgate Dr	Beta Homes LLC	Beta Homes LLC 723 Marcia Dr. Oxford, OH 45056	H4100124000057	\$ 2,265.00
935		Tollgate Dr	Darren Cosgrove & Randee Mcardle	Darren Cosgrove & Randee Mcardle 935 Tollgate Dr. Oxford, OH 45056	H4000124000056	\$ 5,659.25
939		Tollgate Dr	Miami Pawpaw LLC	Miami Pawpaw LLC 842 Dufour Ln. Oxford, OH 45056	H4000124000055	\$ 6,148.25
943		Tollgate Dr	Bryan & Cristina Van Scoy	Bryan & Cristina Van Scoy 943 Tollgate Dr. Oxford, OH 45056	H4100124000054	\$ 5,675.00
400		Emerald Woods Dr	Michael P. & Eileen M. Mitroi	Michael P. & Eileen M. Mitroi 400 Emerald Woods Dr. Oxford, OH 45056	H4100124000013	\$ 3,306.25
401		Emerald Woods Dr	William Hyatt Froude & Julie Lois Froude	William Hyatt Froude & Julie Lois Froude 401 Emerald Woods Dr. Oxford, OH 45056	H4100125000030	\$ 3,448.50
3		Bull Run Dr	The Oxford United Methodist Church	The Oxford United Methodist Church 14 N. Poplar St. Oxford, OH 45056	H4100125000029	\$ 4,489.50
2		Bull Run Dr	Jeffrey F. & Carolyn B. Winslow	Jeffrey F. & Carolyn B. Winslow 2 Bull Run Dr. Oxford, OH 45056	H4100125000018	\$ 6,380.25
1127		Tollgate Dr	Nancy E. Wilson	Nancy E. Wilson 1127 Tollgate Dr. Oxford, OH 45056	H4100125000017	\$ 2,173.00
1201		Tollgate Dr	Russell L. & Brittany R. Peterson	Russell L. & Brittany R. Peterson 1201 Tollgate Dr. Oxford, OH 45056	H4100125000009	\$ 3,941.50
1205		Tollgate Dr	Thomas & Sue Ann Thompson	Thomas & Sue Ann Thompson 1205 Tollgate Dr. Oxford, OH 45056	H4100125000008	\$ 3,551.00

1213	Tollgate Dr	Venelin I. & Mila M. Ganev	Venelin I. & Mila M. Ganev 1213 Tollgate Dr. Oxford, OH 45056	H4100125000006	\$	3,312.25
1221	Tollgate Dr	Toby & Terese Acheson	Toby & Terese Acheson 1221 Tollgate Dr. Oxford, OH 45056	H4100125000004	\$	7,242.00
1225	Tollgate Dr	Stephen A. & Maureen R. Nimis	Stephen A. & Maureen R. Nimis 1225 Tollgate Dr. Oxford, OH 45056	H4100125000001	\$	5,431.00
1114	Tollgate Dr	Clare E. & Joseph P. Squance	Clare E. & Joseph P. Squance 1114 Tollgate Dr. Oxford, OH 45056	H4100125000052	\$	715.50
1020	Tollgate Dr	John E. & Sandra A. Buchanan	John E. & Sandra A. Buchanan 1020 Tollgate Dr. Oxford, OH 45056	H4100125000057	\$	9,278.50
1016	Tollgate Dr	Nancy G. Solomon	Nancy G. Solomon 1016 Tollgate Dr. Oxford, OH 45056	H4100125000058	\$	6,491.25
1012	Tollgate Dr	Harold E. Ramsey Tr. & Joan C. Ramsey Tr.	????	H4100125000059	\$	8,131.00
940	Tollgate Dr	Doris M. Ponder	Doris M. Ponder 8307 Luster Dr. West Chester, OH 45069	H4100124000053	\$	7,791.00
936	Tollgate Dr	Virginia D. Swanson	Virginia D. Swanson 936 Tollgate Dr. Oxford, OH 45056	H4100124000052	\$	5,157.50
930	Tollgate Dr	Morrison Rentals Oxford LLC, C/O L. Wayne & Carmen Morrison	Morrison Rentals Oxford LLC, C/O L. Wayne & Carmen Morrison PO Box 855 Oxford, OH 45056	H4100124000051	\$	7,198.75
926	Tollgate Dr	Glenn & Laveda A. Bailey	Glenn & Laveda A. Bailey 25225 Bullfork Rd. Oldenburg, IN 47036	H4100124000050	\$	7,026.50
922	Tollgate Dr	City of Oxford		H4100124000079	\$	3,224.50
918	Tollgate Dr	Talafor Manor LLC	Talafor Manor LLC PO Box 498008 Cincinnati, OH 45249	H4100124000049	\$	788.00
900	Tollgate Dr	Talafor Manor LLC	Talafor Manor LLC PO Box 498008 Cincinnati, OH 45249	H4100124000048	\$	8,693.00
6025	Fairfield Rd.	Talawanda Recreation Inc.	??????	H4000119000008	\$	4,986.25

Tollgate Drive Totals

\$ 187,726.75

12	Stone Hedge Cir	Timothy K. Richmond & Heather R. Mandrell	Timothy K. Richmond & Heather R. Mandrell 12 Stone Hedge Circle Oxford, OH 45056	H4000125000033	\$	4,394.25	Permit pulled by J. Baker 3/29/22
16	Stone Hedge Cir	Joseph Michael Morrison	Joseph Michael Morrison 16 Stone Hedge Circle Oxford, OH 45056	H4000125000034	\$	3,702.50	

		Stone Hedge Cir	Heath & Maureen Kelly	Heath & Maureen Kelly 11 Bull Run Dr. Oxford, OH 45056	H4100126000009	\$	1,325.00	
24		Stone Hedge Cir	Stephanie & Matthew Aerni	Stephanie & Matthew Aerni 24 Stonehedge Cir. Oxford, OH 45056	H4000126000008	\$	3,286.00	
28		Stone Hedge Cir	Timothy A. Poff	Timothy A. Poff PO Box 963 Oxford, OH 45056	H4100126000007	\$	3,034.25	
417		Emerald Woods Dr	Warren & Peggy Mandrell	Warren & Peggy Mandrell 417 Emerald Woods Dr. Oxford, OH 45056	H4100124000001	\$	3,201.75	
							\$	-

Stone Hedge Cir. Totals	\$	18,943.75
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220	S	Beech St	RT3 Oxford LLC	RT3 Oxford LLC 11190 Terwilligers Hill Ct. Cincinnati, OH 45249	H4100004000181	\$	337.50	Permit pulled by E. Abernathy 3/7/22
216	S	Beech St	D & T Thomas Rentals LLC	D & T Thomas Rentals LLC 812 Mariner Cove Eaton, OH 45320	H4100004000180	\$	1,586.00	
212	S	Beech St	John E. Pritchett	John E. Pritchett 2214 Lake Park Dr. Anacortes, WA 98221	H4100004000174	\$	3,210.00	
210	S	Beech St	Franklin D. Gross	Franklin D. Gross 10205 Camden College Corner Rd. College Corner, OH 45003	H4000004000173	\$	6,445.00	
202	S	Beech St	OX Box 202 S. Beech LLC	OX Box 202 S. Beech LLC 9735 Mirabella Pt. Lone Tree, CO 80124	H4100004000172	\$	795.00	
120	S	Beech St	Mesler Student Rentals LLC	Mesler Student Rentals LLC PO Box 461, Oxford, OH 45056	H4000004000167	\$	5,457.50	
114	S	Beech St	Mesler Student Rentals LLC	Mesler Student Rentals LLC PO Box 461, Oxford, OH 45056	H4100004000166	\$	3,375.00	
108	S	Beech St	Mesler Student Rentals LLC	Mesler Student Rentals LLC PO Box 461, Oxford, OH 45056	H4100004000162	\$	3,240.00	
103	W	Walnut St	Kathryn Z. Peterka & Kimberly Peterka	Kathryn Z. Peterka & Kimberly Peterka 6396 S. Brookville Pike West College Corner, IN 47003	H4000004000160	\$	2,391.25	
109	S	Beech St	M & M Student Rentals LLC	M & M Student Rentals LLC PO Box 461 Oxford, OH 45056	H4100003000041	\$	6,714.00	
115	S	Beech St	Dudley Prime Properties LLC	Dudley Prime Properties LLC 6744 Contreras Rd. Oxford, OH 45056	H4100003000044	\$	3,476.25	
121	S	Beech St	Mesler Student Rentals LLC	Mesler Student Rentals LLC PO Box 461 Oxford, OH 45056	H4100003000045	\$	3,992.50	
201	S	Beech St	Church of Christ	?????	H4100003000049	\$	7,615.00	

211	S	Beech St	Oxford Church of Christ	?????	H4100003000052	\$	-
215	S	Beech St	D & T Thomas Rentals LLC	D & T Thomas Rentals LLC 812 Mariner Cove Eaton, OH 45320	H4100003000055	\$	913.50
219	S	Beech St	Cameron Myers LLC	Cameron Myers LLC 216 McKee Ave. Oxford, OH 45056	H4000003000056	\$	1,132.50
						\$	-

South Beech Street Totals	\$	50,681.00
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125	S	College St	College Street Properties INC	College Street Properties INC 316 S College Ave. Oxford, OH 45056	H4100004000194	\$	6,916.50
116	W	Collins St	Hoelzer/Hoelzer Rentals INC	Hoelzer/Hoelzer Rentals INC 116 E High St. Oxford, OH 45056	H4100004000117	\$	2,154.00
114	W	Collins St	Mesler Student Rentals LLC	Mesler Student Rentals LLC PO Box 461 Oxford, OH 45056	H4100004000169	\$	1,537.00
104	W	Collins St	Mesler Student Rentals LLC	Mesler Student Rentals LLC PO Box 461 Oxford, OH 45056	H4000004000168	\$	1,529.75
18	W	Collins St	Dudley Prime Properties LLC	Dudley Prime Properties LLC 6744 Contreras Rd. Oxford, OH 45056	H4100003000275	\$	-
16	W	Collins St	Richard Heisel	Richard Heisel 21 N Poplar St. Oxford, OH 45056	H4100003000064	\$	3,410.00
120	S	Main St	Tres Walnut LLC Properties	Tres Walnut LLC Properties 116 E High St. Oxford, OH 45056	H4100003000065	\$	477.00
121	S	Main St	Ox Box 121 S Main LLC	Ox Box 121 S Main LLC 9735 Mirabellat Pt. Lone Tree CO 80124	H4100003000110	\$	867.50
10	E	Collins St	Sous Le Ciel Investments LLC	Sous Le Ciel Investments LLC 21 N Poplar St. Oxford, OH 45056	H4100003000111	\$	5,540.75
16	E	Collins St	Leonard Giambra	Leonard Giambra 74 Stonewall Rd. Salem, CT 06420	H4100003000112	\$	602.50
18	E	Collins St	Sergio & Linda Sanabria	Sergio & Linda Sanabria 18 E Collins St. Oxford, OH 45056	H4100003000132	\$	3,070.50
20	E	Collins St	William A. & Gladys Phillips TRS	William A. & Gladys Phillips TRS 5735 Booth Rd. Oxford, OH 45056	H4100003000133	\$	5,932.75
22	E	Collins St	Robert F. Schuette Miami Properties	Robert F. Schuette Miami Properties 4600 N Mason Montgomery Rd. Mason, OH 45040	H4100003000134	\$	5,181.25
119	S	Poplar St	Nancy S. Crell & Janet C. Meeks	Nancy S. Crell & Janet C. Meeks 2793 Begonia Ct. Delray Beach, FL 33445	H4100003000193	\$	337.50

Permit pulled by J. Baker 3/14/22

110	E	Collins St	William A. & Gladys Phillips TRS	William A. & Gladys Phillips TRS 5735 Booth Rd. Oxford, OH 45056	H4100003000194	\$	3,713.75
114	E	Collins St	Hoelzer/Hoelzer Rentals INC	Hoelzer/Hoelzer Rentals INC 116 E High St. Oxford, OH 45056	H4100003000195	\$	2,139.50
122	S	Campus Ave	Ohio Lambda Co	Ohio Lambda Co 205 McCutcheon Rd. Gahanna, OH 43230	H4100003000214	\$	3,720.00
200	S	Campus Ave	200 S Campus LLC Miami Redhawk Investment LLC	200 S Campus LLC Miami Redhawk Investment LLC PO Box 91 West Chester, OH 45071	H4100003000213	\$	2,202.50
117	E	Collins St	CKC Rentals LLC	CKC Rentals LLC 125 W. Spring St. Oxford, OH 45056	H4100003000212	\$	1,609.50
115	E	Collins St	CKC Rentals LLC	CKC Rentals LLC 125 W. Spring St. Oxford, OH 45056	H4000003000196	\$	2,660.50
109	E	Collins St	Robert F. Schuette	Robert F. Schuette 489 White Oak Dr. Oxford, OH 45056	H4100003000197	\$	-
101	E	Collins St	Tres Walnut LLC	Tres Walnut LLC 3401 Lanes Mill Rd. Oxford, OH 45056	H4100003000198	\$	1,325.00
23	E	Collins St	PJ Kellems Consulting LLC	PJ Kellems Consulting LLC 8747 Mt. Hope Rd. Harrison, OH 45030	H4000003000129	\$	3,325.00
21	E	Collins St	PJ Kellems Consulting LLC	PJ Kellems Consulting LLC 8747 Mt. Hope Rd. Harrison, OH 45030	H4000003000130	\$	291.50
19	E	Collins St	Jacqueline Kenney Noblitt	Jacqueline Kenney Noblitt 5324 Anacala Ct. Westerville, OH 43082	H4100003000131	\$	2,747.50
15	E	Collins St	GD Pearl Properties LLC	GD Pearl Properties LLC 10295 Southwind Dr. Cincinnati, OH 45242	H4100003000113	\$	337.50
7	E	Collins St	Smellek LLC	Smellek LLC 8747 Mt. Hope Rd. Harrison, OH 45030	H4100003000114	\$	4,443.00
201	S	Main St	Marilyn Henke	Marilyn Henke 1377 Sugar Knoll Dr. Akron, OH 44333	H4100003000115	\$	7,253.75
200	S	Main St	Redskin LTD Miami Properties	Redskin LTD Miami Properties 4600 N Mason Montgomery Rd. Mason, OH 45040	H4100003000062	\$	7,191.63
15	W	Collins St	Stephenson-OBrien LLC	Stephenson-OBrien LLC 24 Deer Trail Cir. Oxford, OH 45056	H4100003000063	\$	771.25
17	W	Collins St	17 W. Collins LLC	17 W. Collins LLC PO Box 91 West Chester, OH 45071	H4100003000047	\$	1,282.50
19	W	Collins St	EMD Property Management LLC	EMD Property Management LLC 4515 Longwood Ct. Liberty Township, OH 45011	H4000003000048	\$	1,802.00
113	W	Collins St	OX Box 113 W. Collins LLC	OX Box 113 W. Collins LLC 9735 Mirabella PT. Lone Tree, CO 80124	H4000004000171	\$	5,475.00
115	W	Collins St	OX Box 115 W. Collins LLC	OX Box 113 W. Collins LLC 9735 Mirabella PT. Lone Tree, CO 80124	H4000004000170	\$	2,217.50

117	W	Collins St	David & Joan Walker		H4100004000116	\$	3,817.50	
131	W	Collins St	Prudence Z. Dana & Stephen F. Dann II	Prudence Z. Dana & Stephen F. Dann II 131 W. Collins St. Oxford, OH 45056	H4100004000115	\$	7,598.50	
				Collins Street Totals		\$	103,481.88	
315		Erickson Dr	John D. & Jessica Hallberg	John D. & Jessica Hallberg 315 Erickson Dr. Oxford, OH 45056	H4100125000053	\$	1,620.00	
311		Erickson Dr	Joseph R. Reed Jr. & Mandi Lee Reed	Joseph R. Reed Jr. & Mandi Lee Reed 311 Erickson Dr. Oxford, OH 45056	H4100125000054	\$	8,515.50	
309		Erickson Dr	Caroline B. Wilkinson TR.	Caroline B. Wilkinson TR. 309 Erickson Dr. Oxford, OH 45056	H4100125000055	\$	-	
						\$	-	
305		Erickson Dr	Evan Michael & Camille Pitts	Evan Michael & Camille Pitts 305 Erickson Dr. Oxford, OH 45056	H4000125000056	\$	-	
						\$	-	
306		Erickson Dr	Cindy F. Satkowski TR	Cindy F. Satkowski TR 306 Erickson Dr. Oxford, OH 45056	H4100125000063	\$	-	
310		Erickson Dr	Mark & Elizabeth Walker	Mark & Elizabeth Walker 310 Erickson Dr. Oxford, OH 45056	H4100125000062	\$	2,602.50	
312		Erickson Dr	William Gerald Wickham	William Gerald Wickham 312 Erickson Dr. Oxford, OH 45056	H4000125000061	\$	7,602.50	Has Storm Manhole in Sidewalk
316		Erickson Dr	Robert & Barbara Kleefeld	Robert & Barbara Kleefeld 316 Erickson Dr. Oxford, OH 45056	H4100125000060	\$	5,827.50	
				Erickson Drive Totals		\$	26,168.00	
19	E	Spring St	Donald Arthur Daiker & Victoria Ann Daiker	Donald Arthur Daiker & Victoria Ann Daiker 19 E. Spring St. Oxford, OH 45056	H4100103000076	\$	1,576.00	Permit pulled by J. Baker 3/14/22
312	S	Poplar St	Oxford Off Campus Student Housing LTD	Oxford Off Campus Student Housing LTD 1121 Dubois Rd. Callsie, OH 45005	H4100103000078	\$	337.50	
316	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000079	\$	3,604.00	

320	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000080	\$	1,590.00
322	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000081	\$	4,736.13
10		Wooster Pl	EMD Property Management LLC	EMD Property Management LLC 4515 Longwood Ct. Oxford, OH 45056	H4100103000111	\$	1,855.00
325	S	Poplar St	Paul W. Baer Trust Properties LLC	Paul W. Baer Trust Properties LLC PO Box 622 Hamilton, OH 45012	H4100103000135	\$	-
321	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000082	\$	5,349.00
319	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000083	\$	-
315	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000084	\$	1,590.00
311	S	Poplar St	Dollar Investments LLC	Dollar Investments LLC 116 E. High St. Oxford, OH 45056	H4100103000085	\$	4,351.25
101	E	Spring St	Dudley Prime Properties LLC	Dudley Prime Properties LLC 6744 Contreras Rd. Oxford, OH 45056	H4100103000086	\$	6,307.00

South Poplar Street Totals	\$	31,295.88
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2		Wooster Pl	Natrey LLC Miami Redhawk Investment LLC	Natrey LLC Miami Redhawk Investment LLC PO Box 91 West Chester, OH 45071	H4100103000064	\$	2,320.00
4		Wooster Pl	John & Cheryl Corcoran	John & Cheryl Corcoran PO Box 922 Oxford, OH 45056	H4000103000063	\$	4,243.50
6		Wooster Pl	Charles B & Andrea Parsons	Charles B & Andrea Parsons 2631 Ostrom Ave. Long Beach, CA 90815	H4100103000113	\$	2,378.00
8		Wooster Pl	College Street Properties INC	College Street Properties INC 316 S. College Ave. Oxford, OH 45056	H4100103000112	\$	2,023.00
7		Wooster Pl	CKC Rentals LLC	CKC Rentals LLC 125 W. Spring St. Oxford, OH 45056	H4100103000060	\$	6,117.00
101		Oberlin Ct.	Morrison Rentals Oxford LLC	Morrison Rentals Oxford LLC 6560 Fairfield Rd. Oxford, OH 45056	H4100103000049	\$	4,204.00
1		Wooster Pl	First Class LLC	First Class LLC 5876 Stillwell Rd. Oxford, OH 45056	H4100103000048	\$	4,876.50

Wooster Place Totals	\$	26,162.00
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102	Oberlin Ct	Nicolas Fears ETAL	Nicolas Fears ETAL 4493 Huston Rd Hamilton, OH 45013	H4100103000047	\$	4,409.00
104	Oberlin Ct	Park Place Property Group LLC	Park Place Property Group LLC 11530 Fringe Tree Dr. Walton, KY 41094	H4100103000046	\$	2,560.00
106	Oberlin Ct	Hot Pad Properties LLC	Hot Pad Properties LLC 7900 Brookville Rd. Oxford, OH 45056	H4100103000045	\$	5,948.00
110	Oberlin Ct	Red Hawk Rental Homes LLC	Red Hawk Rental Homes LLC 5501 Pine Loch Ln. Williamsville, NY 14221	H4100103000042	\$	477.00
111	Oberlin Ct	First Class LLC	First Class LLC 5876 Stillwell Rd. Oxford, OH 45056	H4100103000117	\$	802.00
109	Oberlin Ct	Brinley D. & Dorothy A. Varchol	Brinley D. & Dorothy A. Varchol 109 Oberlin Ct. Oxford, OH 45056	H4100103000116	\$	3,715.75
107	Oberlin Ct	Ann L. Rypstra TR	Ann L. Rypstra TR 107 Oberlin Ct. Oxford, OH 45056	H4100103000052	\$	3,539.00
105	Oberlin Ct	Claddagh House LLC	Claddagh House LLC 9 Olde Farm Rd. Oxford, OH 45056	H4100103000051	\$	405.00
103	Oberlin Ct	Miami Campus Rentals LLC	Miami Campus Rentals LLC 11190 Terwilligers Hill Ct. Cincinnati, OH 45249	H4100103000050	\$	1,072.00
Oberlin Court Totals						\$ 22,927.75
						\$ 467,387.00

CITY OF OXFORD QUANTITIES

Address	Direction	Street Name	Property Owner	Parcel #	Estimated Cost
6025		Fairfield Rd	Talawanda Recreation Inc	H4100119000008	\$ -
					\$ -

COMPLAINT PROPERTIES

Address	Direction	Street Name	Property Owner	Parcel #	Estimated Cost
302	N	Main St	JLS PROPERTIES LLC	H4100007000066	\$ 1,756.25
200	S	Locust St.	Oxford Pharmacy DST	H4100016000110	\$ 2,915.00

\$ 4,671.25

CGS TOTALS: \$ 472,058.25

TOTAL: \$ 472,058.25



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Finance
PREPARED BY:	Joseph Newlin
DATE PREPARED:	2/24/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	An Ordinance amending Ordinance No. 3697 Supplemental Budget Ordinance number 2 to make supplemental appropriations for fiscal year 2023. (Joe Newlin, Finance Director)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	N/A
ACCOUNT CODE:	Various
RECOMMENDATION:	Pass
CITY MANAGER/DEPT HEAD APPROVAL:	JN 2-24-2023

DISCUSSION:

Issue 1

To make adjustments to budget revenue and appropriations for ARPA funding from the County to a Social Service Agency. The City will in turn forward the funds to the Social Service Agency.

Action Needed:

Revenue Side

Coronavirus Local Fiscal Recovery Fund (429)	1,500,000.00
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Expense Side

Coronavirus Local Fiscal Recovery Fund (429)	1,500,000.00
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Net Effect on Fund Balance/(s) Increase/(Decrease)	0.00
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Issue 2

To make adjustments to budget revenue for the take-over
of Oxford Cemetery from the Oxford Cemetery Association

Action Needed:

Revenue Side

General Fund (110)	99,118.58
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Expense Side

Net Effect on Fund Balance/(s) Increase/(Decrease)	99,118.58
---	-----------

Total Net Effect on Fund Balance/(s) Increase/(Decrease)	99,118.58
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Breakdown by Fund

General Fund (110)	99,118.58
Coronavirus Local Fiscal Recovery Fund (429)	

Net Effect on Fund Balance/(s) Increase/(Decrease)	99,118.58
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ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 3697 SUPPLEMENTAL BUDGET ORDINANCE NUMBER 2 TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR FISCAL YEAR 2023.

WHEREAS, additional appropriations are needed for the current fiscal year and monies are available for appropriation in those funds, and changes to estimated revenues.

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

SECTION 1: Additional appropriations are needed for the current fiscal year and monies are available for appropriation in those funds, and changes to estimated revenues;

SECTION 2: The following increase/(decrease)in revenues be made:

Coronavirus Local Fiscal Recovery Fund 429	1,500,000.00
General Fund 110	99,118.58

SECTION 3: The following increase/(decrease)in expenditures be made:

Coronavirus Local Fiscal Recovery Fund 429	1,500,000.00
--	--------------

SECTION 4: In all other respects, Ordinance No. 3697 shall remain in full force and effect.

SECTION 5: This ordinance shall take effect immediately upon its adoption.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry, Zachary Moore
DATE PREPARED:	2/28/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	An Ordinance accepting the recommendation of the Planning Commission to remove the Planned Development Designation and approve a new Preliminary Subdivision for Heron Pond located along Kehr Road in the City of Oxford with conditions. (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Housing Opportunities for Everyone
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Accept Planning Commission Recommendation
CITY MANAGER/DEPT HEAD APPROVAL:	

DISCUSSION:

Proposal Summary:

HPCT Properties LLC (c/o Shane Coffman) owns a 4.5-acre site at 4147 Kehr Road, and previously received approval for a 15-unit landminium-style community on the site which was to be named Heron Pond. Although the most recent plat approval by Council has expired as of early December, a Final Planned Development (PD) is still valid until 2026. The original plan entailed a new private street oriented north-south through the site, connecting Roberts Drive to the existing driveway serving the Cobblestone Community Church campus to the west. A homeowners association would have been responsible for maintaining the private street, stormwater quality basin, and other common amenities. Mr. Coffman has expressed to the City he no longer intends to move forward with the original plan for 15 units.

The applicant now proposes replacing the original Heron Pond plan with a more conventional subdivision consisting of nine (9) individual lots sized according to the underlying R-1B single-family residential zoning district. This alternate plan does not involve the creation or extension of any new public or private streets, instead relying on existing thoroughfares for access. In order to move forward

with this updated proposal, the applicant must request approval of a new Preliminary Subdivision. In addition, the prior approved Planned Development must be dissolved in order to avoid inconsistency with the new plan. Mr. Coffman has expressed he intends to serve as the sole builder for his development, building houses on a speculative basis for future buyers.

This type of application is what many in the planning profession would call a “straight” subdivision process, meaning the review relies primarily on the design specifications in the City’s Subdivision Regulations. Absent consideration of a Planned Development, the City has considerably less negotiating power and discretion over matters traditionally addressed by the Zoning Code such as land use, density, building architecture, amenities, and open space. Instead, the focus of a subdivision review is more ensuring good quality design and efficient function of the public and private infrastructure proposed.

Background:

The subject site has been involved in numerous past applications and approvals by the City of Oxford following annexation from Oxford Township in the early 1990s. A much larger development plan was originally approved in 1991 for a total of 186 single-family lots and 220 multi-family units on approximately 94 acres. The only portion of the original plan that ever came to fruition was South Farm Section I, consisting of 11 lots on Morgan Circle, which had been recorded in 1993. The site was later affected by site planning intertwined with development plans for the Cobblestone Church campus. A second phase for South Farm (“Section IV”) containing a total of 25 planned single-family lots is currently approved for development at the western end of Roberts Drive, though construction has been delayed for some time. The original 15-unit Heron Pond plan received all of its approvals from Council in 2021, beginning with a Preliminary Planned Development in March; this was followed by approval of a Final Planned Development in August and approval of a Final Plat approval in December. The plat approval has since expired as of December 2022 but the Planned Development still remains valid.

Planning Commission Recommendation:

The Oxford Planning Commission first heard the case for the alternative Heron Pond subdivision on January 10. City staff initially recommended tabling the application due to two main reasons: the configuration of one of the proposed lots (Lot #9) was undesirable due to a future homeowner being able to own the existing Cobblestone Community Church driveway and build a new residential drive off of this driveway; and the desire for further exploration of shared access alternatives to reduce the number of curb cuts on Kehr Road. During the January 10 hearing, the Commission heard from staff, the applicant, and three other members of the public: Mr. John Johnston, Pastor at Cobblestone Community Church; Mr. Michael Rudolph, President of the South Farm Owners Association (SFOA); and Mr. Coe Potter, a local real estate agent who has served as an advisor to the applicant.

After hearing comments and discussing the proposal, the Planning Commission made a motion to **table** the request per staff’s recommendation, citing the configuration of Lot #9 pertaining to the existing Church driveway was not acceptable and in keeping with the spirit of the Subdivision Regulations.

Following the January meeting, the applicant worked with staff to revise the proposal such that Lot #9 would no longer become a home site, instead tightening the boundaries only for the sake of appropriately encapsulating the driveway and an existing light pole near the pond. The applicant has agreed to a condition that once the subdivision is recorded, the newly created Lot #9 would be transferred back to the Church so they may again hold free and clear title to the driveway and associated land. With this primary issue resolved, it no longer made sense to entertain “common” use for Lot #9 as shared access for the other residential lots, leading staff to reconsider its original recommendation for alternative access. With Lot #9 now solely reserved for Cobblestone’s own access/benefit, the Planning Commission accepted the paired driveway access originally proposed for the four (4) remaining single-family lots fronting on Kehr Road.

Another key subject of discussion was the construction of a bike path segment along the north side of

Roberts Drive, planned consistent with the City's latest plans for OATS Phase 5. This segment is about 175 feet shorter than shown on the original Heron Pond plan, as the developer no longer has permission to build on SFOA property. Given there will likely be overlapping construction periods between the new Heron Pond project and OATS Phase 5, a condition (#5) has been recommended which seeks to clarify coordination between the applicant and the City when it comes to construction and/or funding of bike & pedestrian infrastructure. The applicant has agreed to a timeline of 5 years to complete the infrastructure. OATS Phase 5 is anticipated to be in place by 2025.

In light of the resolutions achieved, the Planning Commission voted 7-0-0 at its February 14 meeting to recommend **approval** of the application subject to the following conditions:

1. Following recording of the subdivision, the applicant shall submit evidence of the transfer of Lot #9 to Cobblestone Community Church prior to approval of the first residential Building Permit. Upon ownership transfer, the applicant and Church may choose to dissolve the existing Access and Utility Easement.
2. New access easements shall be created as necessary for shared driveways off of Kehr Road, and included as part of the future record plat.
3. The planting of street trees in the right-of-way along Kehr Road shall be to the discretion of the Service Department, in consideration of possible interference with drainage or the creation of some other health or safety hazard.
4. Cluster Box Unit (CBU) installation shall be per City staff discretion, with opportunity for review/comment by USPS.
5. The installation of all bike path and sidewalk segments in conjunction with dwelling unit construction shall be per the discretion of the Service Department. The City may utilize the developer's financial security to construct any segments not in place within 5 years of Final Plat approval. If construction of OATS Phase 5 occurs prior to this 5 year deadline, all remaining Heron Pond bike path & sidewalk segments shall be completed sooner so as to coincide with construction of the new OATS route; should this situation arise, the developer shall be given the opportunity to complete all remaining segments at their expense, contribute funding for construction of all remaining segments by the City, or allow the City to utilize financial securities in place to fund construction of all remaining segments.

Staff recommends that City Council accept the Planning Commission recommendation.

ORDINANCE NO.

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO REMOVE THE PLANNED DEVELOPMENT DESIGNATION AND APPROVE A NEW PRELIMINARY SUBDIVISION FOR HERON POND LOCATED ALONG KEHR ROAD IN THE CITY OF OXFORD WITH CONDITIONS.

WHEREAS, City Council approved on March 16, 2021 by Ordinance No. 3615 a Preliminary Planned Development application for a 15-unit landminimum community known as Heron Pond on a 4.5-acre site located along Kehr Road; and

WHEREAS, Council approved on August 17, 2021 by Ordinance No. 3631 a Final Planned Development application for Heron Pond; and

WHEREAS, Council approved on December 7, 2021 by Ordinance No. 3653 a Final Subdivision application for Heron Pond, which has since expired as of December 7, 2022; and

WHEREAS, the developer now desires to move forward with a different development concept subdividing the site according to the provisions of the underlying R-1B zoning district; and

WHEREAS, Council hereby finds the Planning Commission held public hearings on January 10 and February 14, 2023 in accordance with Chapters 1101 and 1145 of the Codified Ordinances of the City of Oxford, on the application of HPCT Properties LLC for removal of an approved Planned Development designation and approval of a new Preliminary Subdivision for Heron Pond consisting of 4.5719 acres and containing 9 lots; and

WHEREAS, the Planning Commission, after due deliberation found the application satisfied the basic code requirements in Chapter 1101 the Codified Ordinances of the City of Oxford, and recommended approval of the Preliminary Subdivision application for Heron Pond with conditions.

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

SECTION 1: Council hereby accepts the recommendation of the Planning Commission and further removes the Planned Development designation and approves the Preliminary Subdivision application for Heron Pond located along Kehr Road in the City of Oxford with the following conditions:

1. Following recording of the subdivision, the applicant shall submit evidence of the transfer of Lot #9 to Cobblestone Community Church prior to approval of the first residential Building Permit. Upon ownership transfer, the applicant and Church may choose to dissolve the existing Access and Utility Easement.
2. New access easements shall be created as necessary for shared driveways off of Kehr Road, and included as part of the future record plat.
3. The planting of street trees in the right-of-way along Kehr Road shall be to the discretion of the Service Department, in consideration of possible interference with drainage or the creation of some other health or safety hazard.
4. Cluster Box Unit (CBU) installation shall be per City staff discretion, with

opportunity for review/comment by USPS.

5. The installation of all bike path and sidewalk segments in conjunction with dwelling unit construction shall be per the discretion of the Service Department. The City may utilize the developer's financial security to construct any segments not in place within 5 years of Final Plat approval. If construction of OATS Phase 5 occurs prior to this 5 year deadline, all remaining Heron Pond bike path & sidewalk segments shall be completed sooner so as to coincide with construction of the new OATS route; should this situation arise, the developer shall be given the opportunity to complete all remaining segments at their expense, contribute funding for construction of all remaining segments by the City, or allow the City to utilize financial securities in place to fund construction of all remaining segments.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: JASON BRACKEN/DAVID PRYTHERCH

PREPARED BY: LAW (STAFF)



Community Development Department
Planning Commission Action Letter
513-524-5204

February 15, 2023

John Bayer
Bayer Becker
110 S College Avenue
Oxford, OH 45056

VIA EMAIL:

johnbayer@bayerbecker.com
shanecoffman@aol.com

RE: PC-2022-10, 4147 Kehr Road, PRELIMINARY SUBDIVISION, Heron Pond, 9 lots for single-family homes, HPCT Properties, LLC, Applicant

Dear Mr. Bayer:

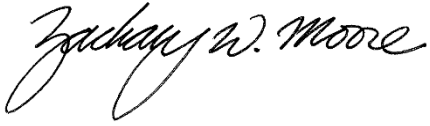
On February 14, 2023, the City of Oxford Planning Commission voted 7-0-0 to recommend **approval** of your request for a Preliminary Subdivision at 4147 Kehr Road subject to the following conditions:

1. Following recording of the subdivision, the applicant shall submit evidence of the transfer of Lot #9 to Cobblestone Community Church prior to approval of the first residential Building Permit. Upon ownership transfer, the applicant and Church may choose to dissolve the existing Access and Utility Easement.
2. New access easements shall be created as necessary for shared driveways off of Kehr Road, and included as part of the future record plat.
3. The planting of street trees in the right-of-way along Kehr Road shall be to the discretion of the Service Department, in consideration of possible interference with drainage or the creation of some other health or safety hazard.
4. Cluster Box Unit (CBU) installation shall be per City staff discretion, with opportunity for review/comment by USPS.
5. The installation of all bike path and sidewalk segments in conjunction with dwelling unit construction shall be per the discretion of the Service Department. The City may utilize the developer's financial security to construct any segments not in place within 5 years of Final Plat approval. If construction of OATS Phase 5 occurs prior to this 5 year deadline, all remaining Heron Pond bike path & sidewalk segments shall be completed sooner so as to coincide with construction of the new OATS route; should this situation arise, the developer shall be given the opportunity to complete all remaining segments at their expense, contribute funding for construction of all remaining segments by the City, or allow the City to utilize financial securities in place to fund construction of all remaining segments.

Unless otherwise notified, the Oxford City Council will hold a First Reading to consider the Preliminary Subdivision at an upcoming meeting on Tuesday, March 7, 2023, with a Second Reading and final vote occurring at the following meeting on Tuesday, March 21, 2023.

Should you have any questions related to this action, please contact the Community Development Department at 513-524-5204.

Respectfully,

A handwritten signature in black ink that reads "Zachary W. Moore". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Zachary Moore, AICP
City Planner / GIS Coordinator
zmoore@cityofoxford.org
513-524-5204

Cc: File



Internal Use Only:

Case No.

PC-2022-10

Date Filed

11/28/2022

Preliminary Subdivision Application

Applicant Information

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

Name * HPCT Properties Inc

Mailing Address * 5282 W Booth Road

City, State & Zip Code * Liberty, IN 47353

Telephone Number(s) * 765-580-0378

Email Address shanebcoffman@aol.com

Engineer/Surveyor Information

Name * Bayer Becker

Mailing Address * 110 South College Avenue

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * 513-336-6600

Email Address johnbayer@bayerbecker.com

Location and Lot Information

Location of Property * 4147 Kehr Road

Legal Description * H4100-00-137-000-039

Zoning District * R-1B PD Proposed Lots * 9 Total Area * 4.57 Acres

Requirements and Documentation

Plat

Twenty (20) copies of the plat on bond. Drawing size must be at least 17x22" and should never exceed 24x36." The plat must be prepared in accordance with Chapter 1101, Subdivision Regulations and Chapters 1121-1137, Zoning Code of the City of Oxford¹. Scale should not exceed 1" = 100.' Plats containing less than three lots are exempted from the provisions of this section. The preliminary plat shall show:

No.	Required Item Description
1	20 sets (17" x 22" minimum)
2	Electronic version of all documentation submitted (PDF preferred)
3	Digital copy in Auto CAD format submitted on a CD. Shall utilize the NAD-83 Ohio South State Plane Coordinate System for horizontal control and the NAVD-1988 for vertical control. All subdivision boundary corners shall also be tied to the NAD-83 Ohio South State Plane Coordinate System and labeled with a northing and easting, as well as centerline intersections, temporary turn-around center points and easement centerline that does not follow a lot line.
4	The name, mailing address, and telephone number of the applicant and owner.
5	Letter of Agency. (A statement from the owner that the applicant is entitled to apply on his or her behalf.)

No.	Required Item Description
6	Attach a written, detailed description of the request.
7	Metes and bounds description of the property (Legal Description).
8	Vicinity Map
9	The zoning district in which the site is located.
10	Required Fee.
11	Number of proposed lots.
12	Preliminary Plat shall show the following:
12	A. The location of present property and section lines, streets, buildings, lakes and watercourses.
12	B. Boundary lines, size and tract of whole site and each individual lot in square feet and/or acres.
12	C. Any existing water mains, culverts, sewer lines, railroads, easements, parks, permanent buildings, power poles, other underground structures and streets within the tract or immediately adjacent thereto, including the location, dimension and size of the nearest water main and sewer line.
12	D. The proposed location and width of streets, alleys, lots, parking areas, pedestrian walks, ingress/egress, setback lines and easements.
12	E. The title under which the proposed subdivision is to be recorded and the name of the subdivider and owner if other than the subdivider platting the tract.
12	F. The names and boundaries of all adjoining subdivisions and the names of recorded owners of adjoining parcels including mailing addresses and parcel numbers within 200 feet of the site.
12	G. North point, scale and date.
12	H. Existing contours with intervals of five feet or less referred to U.S.G.S. datum and obtained from a field survey.
12	I. The seal, registry number and signature of the registered surveyor and professional engineer who prepared the plat.
12	J. The plan should evaluate existing watercourses, channels, storm sewers, culverts and proposed improvements pertaining to drainage and flood control in regard to their ability to handle the anticipated greater volume of run-off and peak flows.
12	K. Any existing building(s) to remain or to be razed.
12	L. Location of any wooded areas, topographic and natural features that are within and adjacent to the proposed project area to be preserved.
12	M. If and how the proposed subdivision will be subdivided in Phases.
12	N. Site Analysis as stipulated in Section 402(b).
12	O. Landscaping Plan
12	P. Building Concepts, as applicable.
12	R. Any other information that may be necessary as determined by Staff.

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 Search²](#) is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number.

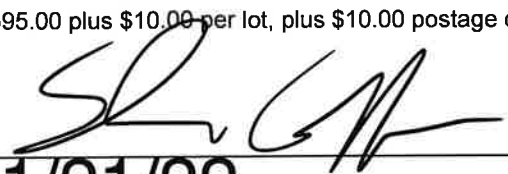
Fees & Receipt

The required fee for preliminary plan is \$595.00 plus \$10.00 per lot, plus \$10.00 postage charge.

Sign and Date

Applicant Signature *

Date *


11/21/22

Submit Application, Plans and Documentation, and Fees

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

Send or drop off this application with required copies of the preliminary plans containing all required information as attachments and a check for the 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 Department 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/>

November 23, 2022

Zachary Moore
City of Oxford
Planner / GIS Coordinator
15 South College Avenue
Oxford, Ohio 45056

Re: Heron Pond Preliminary Plat
4147 Kehr Road
Oxford, Ohio 45056

Dear Mr. Moore,

Enclosed please find the following items in support of HPCT Properties INC's application for Preliminary Subdivision approval for the above noted project:

- 1) Executed Preliminary Subdivision Application
- 2) List of property owners within 200 feet of the site
- 3) Legal description of the property
- 4) Existing Access Easement Documentation
- 5) Written request for removal of planned development overlay
- 6) Preliminary Plat
- 7) Preliminary Landscape Plan

It is understood that an invoice will be provided by City of Oxford staff for fee payment for this project.

The subject property is zoned R-1B Single-Family Medium Density Residential District with a planned development overlay. Under a separate letter, HPCT Properties INC has requested that City Council remove the planned development overlay from this property.

Heron Pond is a single-family residential subdivision consisting of 9 lots along Kehr Road and Roberts Drive. All lots are designed to meet the site development regulations for R1-B zoning.

A 5-foot-wide sidewalk is proposed along the west side of Kehr Road. A 10-foot-wide asphalt path is proposed along the north side of Roberts Drive which is understood to become a part of the Oxford Area Trails (OATs). Site improvements to construct this section of the OATs includes relocation of an existing fire hydrant along Roberts Drive. HPCT Properties requests that the fire hydrant relocation be performed by the City of Oxford prior to paving of the trail. In conjunction with these improvements and the City of Oxford Transportation Plans, additional right-of-way dedication is proposed along the north side of Roberts Drive and the west side of Kehr Road.

The development will be served by City of Oxford utilities. The existing sanitary sewer and water mains along Kehr Road and Roberts drive will serve the proposed residences. The existing pond located west of the site will provide stormwater management necessary for the development. Residences of Heron Pond will become members of the Home Owners Association which currently maintains the existing pond.

Please place this item on the January 10th Planning Commission Meeting agenda. Should you have any questions, or need any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, reading 'John A. Bayer'.

John A. Bayer, PE
Associate
Bayer Becker
513.336.6600
johnbayer@bayerbecker.com

November 23, 2022

Mr. Zachary Moore
City Planner / GIS Coordinator
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: Heron Pond
Planned Unit Development Overlay Removal

Dear Mr. Moore,

HPCT Properties INC herein requests that the Planned Unit Development Overlay be removed from the 4.97-acre property located at the northwest corner of Kehr Road and Roberts Drive, more specifically Parcel No. H4100-137-000-039. This request is being made to permit development of the property as a single-family residential subdivision in accordance with the R-1B Single Family Medium Density Residential District.

Should you need any additional information, please do not hesitate to contact us.

Sincerely,


Shane B. Coffman
HPCT Properties INC

Property Owners within 200 feet:

H4100132000014
COBBLESTONE COMMUNITY CHURCH INC
4191 KEHR RD
OXFORD OH 45056 9292

H4100137000040
SOUTH FARM OWNERS ASSOC INC
221 MORGAN CIR
OXFORD OH 45056 9404

H4100132000017
SOUTH FARM DEVELOPMENT LLC
3225 INDIAN CREEK RD
OXFORD OH 45056 9244

H4100117000043
WILLIAM D & MARY L WARREN
5855 K BELL ST
OXFORD OH 45056

H4100117000067
H4100117000066
MICHAEL S & SANDRA L CASON
4211 KEHR RD
OXFORD OH 45056 9293

H4000117000055
JIMMY R MARCUM
5845 K BELL ST
OXFORD OH 45056 9261

H4100117000054
JEFFREY THOMAS KRUTH
5839 K BELL ST
OXFORD OH 45056

H4100117000053
MARY N BURNS
1155 TOBE LEWIS RD
LYNX OH 45650

H4100117000052
KYLE & NANCY WALKER
5825 K BELL ST
OXFORD OH 45056 9261

H4000117000049
TIMARA WILBURN
4225 KEHR RD
OXFORD OH 45056 9293

H4100117000072
DANIEL FLACK
4215 KEHR RD
OXFORD OH 45056 9293

H4000116000054
DANIEL B AND NANCY L CURTISS
14 GARDENIA DR
OXFORD OH 45056

H4100116000032
DEBRA A RAMSEY
11 GARDENIA DR
OXFORD OH 45056 2583

H4100116000033
TROY AND DEBRA ALLBRIGHT
13 GARDENIA DR
OXFORD OH 45056 2583

H4000132000015
ABRAHAM A AND EULIN M KURANGA
5797 BOOTH RD
OXFORD OH 45056 9042

H4100137000001
DONALD W AND KIMBERLEE K SMITH
201 MORGAN CIR
OXFORD OH 45056

H4100137000002
JOSEPH & WILLIAM EVEN
205 MORGAN CIR
OXFORD OH 45056 9404

H4100137000010
JENNIFER BEARDSLEE
204 MORGAN CIR
OXFORD OH 45056 9403

H4100137000011
PATRICIA L & MICHAEL A RUDOLPH
200 MORGAN CIR
OXFORD OH 45056 9403

H4100137000049
JOHN BOYLE ETAL
3225 INDIAN CREEK RD
OXFORD OH 45056 9244

Date: May 27, 2021

Description: Lot #3556
Cobblestone Community Church

Location: City of Oxford
Butler County, Ohio



Situated in the State of Ohio, Congress Lands West of Miami River, Section 34, Town 5, Range 1, City of Oxford, Butler County and being all of Lot #3556 of the City of Oxford and being the lands of Cobblestone Community Church as recorded in Official Record 7665, Page 632 of the Butler County, Ohio Recorder's Office and being further described as follows.

Commencing at the southwest corner of said Lot #3556 and being southeast corner of Lot #3555 of the City of Oxford and being the lands of South Farm Owners Association (4.204 Ac.) as recorded in Official Record 7389, Page 1791 of the Butler County, Ohio Recorder's Office and being on the northerly right of way of Roberts Drive and being the **True Point of Beginning**;

thence, leaving the northerly boundary of said Roberts Drive and with the easterly boundary of said Lot #3555 and with the westerly boundary of said Lot #3556 for the following five courses:

- 1.) North 39° 08' 43" West, 134.42 feet;
- 2.) North 18° 32' 17" East, 170.28 feet;
- 3.) North 00° 49' 13" West, 147.22 feet;
- 4.) North 56° 32' 43" West, 100.36 feet;
- 5.) North 64° 25' 13" West, 166.87 feet to the southerly boundary of Lot #2667 of the lands of Sandra Lynn Cason as recorded in Official Record 9620, Page 907 of the Butler County, Ohio Recorder's Office;

thence, leaving the southerly boundary of said Lot #3555 and with the southerly boundary of said Lot #2667 and with the northerly boundary of said Lot #3556, South 86° 11' 00" East, 594.99 feet to the westerly right of way of Kehr Road and being the southeast corner of said Lot #2667 and being the northeast corner of said Lot #3556;

thence, leaving said Lot #2667 and with the westerly right of way of said Kehr Road, South 02° 46' 47" West, 512.02 feet to the northerly right of way of said Roberts Drive;

thence, leaving the westerly right of way of said Kehr Road and with the northerly right of way of said Roberts Drive and with the southerly boundary of said Lot #3556 for the following four courses:

- 1.) with a curve to the right, having a central angle of 90° 00' 54", a radius of 30.00 feet, an arc length of 47.13 feet and a chord bearing and distance of South 47° 46' 21" West, 42.43 feet;
- 2.) with a curve to the right, having a central angle of 21° 34' 47", a radius of 261.54 feet, an arc length of 98.51 feet and a chord bearing and distance of North 78° 14' 10" West, 97.92 feet;
- 3.) North 73° 51' 10" West, 43.29 feet;

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

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

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

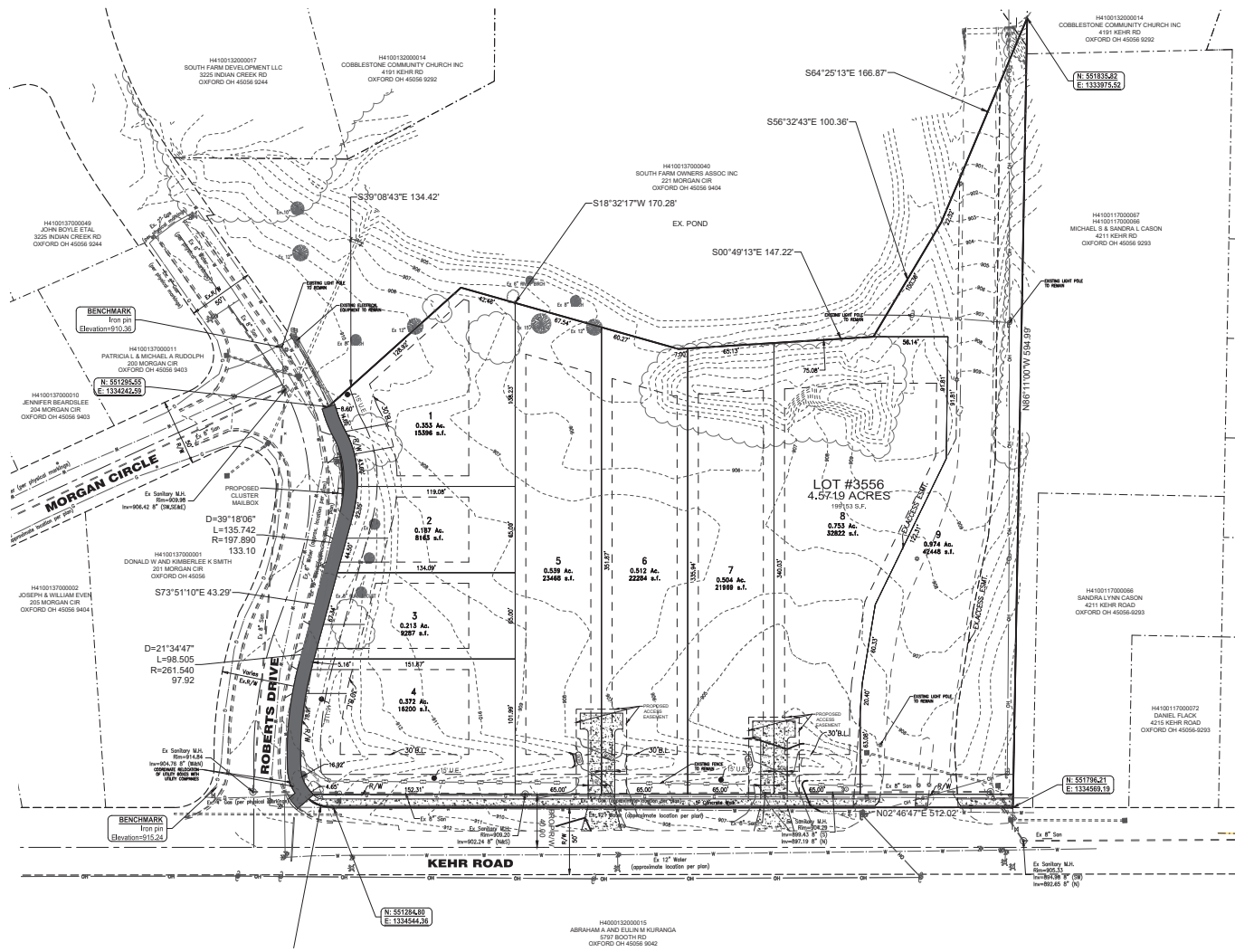
209 Grandview Drive
Fort Mitchell, KY 41017
859-261-1113

<http://www.bayerbecker.com>

- 4.) with a curve to the left having a central angle of $39^{\circ} 18' 06''$, a radius of 197.89 feet, an arc length of 135.74 feet and a chord bearing and distance of North $86^{\circ} 52' 16''$ West, 133.10 feet to the **True Point of Beginning** containing 199,153 square feet or 4.5719 acres of land, more or less and being subject to all easements, legal highways, restrictions and agreements of record.

SITE ANALYSIS

- SITE DOES NOT CONTAIN MAPPED FLOODPLAIN AND IS DENOTED AS ZONE X PER FEMA COMMUNITY PANEL 39017C0151F, DATED OCTOBER 19, 2018.
- PER THE NRCS WEB SOIL SURVEY, MUCH OF THE SITE CONTAINS PRIME FARMLAND. HOWEVER, THE PROPOSED SINGLE FAMILY RESIDENTIAL USE WILL BE COMPARABLE TO THE ADJACENT USES.
- THE SITE IS NOT LOCATED WITHIN AREAS NOTED BY THE CITY OF OXFORD HISTORIC AND ARCHITECTURAL PRESERVATION COMMISSION.
- THE SITE DOES NOT CONTAIN ANY MAPPED WETLAND PER THE NATIONALS WETLANDS INVENTORY MAP ADMINISTERED BY THE U.S. FISH AND WILDLIFE SERVICE.
- THE PROJECT SITE IS NOT LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
- OKI ENVIRONMENTAL RESOURCES AND GREENSPACE MAPPING DOES NOT DENOTE ANY ENVIRONMENTAL RESOURCES WITHIN THE PROJECT SITE.
- THE SITE CONTAINS VERY MINIMAL AREAS OF STEEP SLOPES GREATER THAN 15% (APPROXIMATELY 0.27 ACRES). THE SITE DOES NOT CONTAIN ANY AREAS STEEPER THAN 25%.



VICINITY MAP
NO SCALE

SITE DEVELOPMENT DATA

EXISTING ZONING: R1-B SINGLE AND TWO FAMILY RESIDENTIAL DISTRICT

TOTAL AREA = 4.57 AC.
PROPOSED R/W = 0.15 AC.
REMAINDER = 4.42 AC.

UNIT COUNT:
SINGLE FAMILY LOTS = 9

SETBACKS:
FRONT YARD - 30' MINIMUM
SIDE YARD - 8' MINIMUM
REAR YARD - 35' MINIMUM

MINIMUM LOT AREA- 7500 SQFT.

OWNER/DEVELOPER

HPCT PROPERTIES, INC.
5282 BOOTH ROAD
LIBERTY, IN 47353
SHANEBOCFFMAN@AOL.COM
(765) 580-0378

LEGEND

- ASPHALT PATH
- CONCRETE

GENERAL NOTES

- SANITARY, STORM AND WATER SERVICES SHALL BE CONNECTED TO EXISTING CITY OF OXFORD SYSTEMS AND CONSTRUCTED PER CITY OF OXFORD STANDARDS AND SPECIFICATIONS.
- STORMWATER DETENTION TO BE PROVIDED IN EXISTING POND WEST OF DEVELOPMENT.
- ELECTRIC TO BE SUPPLIED BY BUTLER RURAL.
- GAS TO SUPPLIED BY GLENWOOD ENERGY
- 1-FOOT INTERVAL CONTOURS PROVIDED BY FIELD TOPOGRAPHY BY BAYER BECKER DATED MARCH 2021
- LOTS 1-4 SHALL HAVE DRIVEWAY ACCESS TO ROBERTS DRIVE. LOTS 5 AND 6 SHALL HAVE A SHARED ACCESS DRIVE TO KEHR ROAD, LOTS 7 AND 8 SHALL HAVE A SHARED ACCESS DRIVE TO KEHR ROAD. DETAILS OF DRIVEWAY CONSTRUCTION FOR REFERENCE ONLY - FINAL LOCATION AND GRADING TO BE PROVIDED WITH CONSTRUCTION DRAWINGS.
- LOT 9 TO BE TRANSFERRED TO COBBLESTONE COMMUNITY CHURCH.
- ALL DRIVEWAYS ACCESSING KEHR ROAD SHALL BE INSTALLED TO ALLOW FOR VEHICLES TO TURN AROUND OUTSIDE KEHR ROAD RIGHT-OF-WAY. DRIVEWAYS SHOWN FOR REFERENCE ONLY, LOCATION AND DETAILS TO BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL TO CITY OF OXFORD.
- SIDEWALK ALONG KEHR ROAD TO BE CONSTRUCTED AFTER COMPLETION OF HOMES ON LOTS 5-8. ASPHALT PATH ALONG ROBERTS DRIVE TO BE CONSTRUCTED AFTER COMPLETION OF HOMES ON LOTS 1-4.

Scale of Drawing
State Plane NAD83 (2011)
SCALE 1" = 40'

Date	Drawn	CHK
1/25/23	JMW	
1/25/23	JAB	
1/25/23	JAB	
1/25/23	JAB	

Revision Description

Rev	Description
1	Revised P&C City of Oxford
2	Revised P&C City of Oxford
3	Revised P&C City of Oxford
4	Revised P&C City of Oxford

HERON POND

SECTION 34, TOWN 5, RANGE 1
CITY OF OXFORD
BUTLER COUNTY, OHIO

PRELIMINARY PLAT

bayer
becker

www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 - 713.225.4270

Drawing: 20-0205-CD
Drawn by: JMW
Checked by: JAB
Issue Date: 11-23-22
Sheet: PRE

GENERAL NOTES

- TREE LOCATIONS MAY NEED TO BE ADJUSTED FOR FUTURE DRIVEWAYS

CHAPTER 935.05 STREET TREE SPECIES TO BE PLANTED

- THE TREE PLAN CONTAINS A LIST OF OFFICIAL STREET TREE SPECIES FOR THE CITY OF OXFORD

- PLANTED AT 2" DBH

CHAPTER 935.06 SPACING

- MIN. SPACING: SMALL TREES: 30FT, MEDIUM TREES: 40FT, LARGE TREES: 50FT
- ALL NEWLY PLANTED STREET TREES SHALL BE PLANTED EQUAL DISTANCE BETWEEN THE SIDEWALK AND THE CURB.

SECTION 1148.03 STREET TREE REQUIREMENTS:

TREES SHALL BE PLANTED IN THE TREE LAWN OR OTHER APPROPRIATE AREAS IN THE STREET RIGHTS-OF-WAY AS REQUIRED IN CHAPTER 935.

SECTION 1148.04 TREE PLANTING REQUIREMENTS:

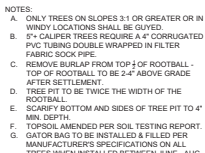
- (b) (1) RESIDENTIAL SINGLE-, TWO- & THREE- FAMILY STANDARDS:
- ON SINGLE-FAMILY LOTS, A MINIMUM OF ONE (1) TREE FOR EACH UNIT SHALL BE PLANTED WITHIN THE CORRESPONDING REQUIRED FRONT YARD AREA.
- (d) EACH REQUIRED TREE SHALL BE INSTALLED AT A MINIMUM TWO (2) INCH CALIFER AND MUST BE A SPECIES THAT APPEARS ON THE CITY'S TREE LIST

SECTION 1148.05 TREE PRESERVATION REQUIREMENTS:

- (a) **TREE REPLANTING**
- (1) ALL EXISTING TREES TEN (10) INCHES DBH OR GREATER IN SIZE SHALL BE REPLACED AT A RATE OF "1" CALIPER FOR EVERY 2" CALIPER REMOVED, EXCEPT AS PROVIDED IN SUBSECTION (2) BELOW.
- (2) FOLLOWING TREES SHALL BE EXEMPTED FROM REQUIRED PLANTING:
- TREES WITHIN FUTURE PUBLIC RIGHTS-OF-WAY OR PRIVATE ACCESS WAYS
 - TREES WITHIN THE BUILDING FOOTPRINT OF PROPOSED STRUCTURES OR WITHIN 15 FEET FROM THE PERIMETER OF SUCH STRUCTURES
 - TREES THAT ARE DAMAGED, DECAYED, OVERMATURE, INTERFERE WITH UTILITY LINES, OR ARE AN APPROPRIATE HAZARD TO TRAFFIC SPECIES FOR THAT SPECIFIC LOCATION.
 - TREES REMOVED FOR A STORMWATER RETENTION POND OR DETENTION
 - TREES WITHIN FIVE (5) FEET OF A HARD-SURFACED PARKING AREAS, DRIVEWAYS OR WALKWAYS.
 - TREES REMOVED FOR NECESSARY UTILITY INSTALLATIONS OR WITHIN UTILITY EASEMENTS
- FOR INDIVIDUAL SINGLE-FAMILY LOTS, ALL TREES WITHIN THE FRONT AND SIDE YARDS. ALL EXISTING TREES TO BE REMOVED SHALL BE EXEMPT FROM REPLACEMENT DUE TO BEING LOCATED WITHIN 15' OF PROPOSED BUILDINGS, 3 TREES NEEDED FOR REPLACEMENT

PLANT SCHEDULE ZONING MINIMUM						
GEORGIAN TREES	QTY	BT/TANGIAL NAME	COMMON NAME	TYPE	MIN. SIZE	
ACE MOU	4	Acer saccharum 'Green Mountain' TM	Green Mountain Sugar Maple	B & B	2.0' Cal	
COR TUR	3	Corylus californica	Turkish Filbert	B & B	2.0' Cal	
GIN AUT	4	Ginkgo biloba 'Autumn Gold'	Maenhoffer Tree	B & B	2.0' Cal	
GLE IM2	5	Gleditsia triacanthos inermis 'Impolco' TM	Imperial Honey Locust	B & B	2.0' Cal	
ULM MOR	4	Ulmus x 'Morton Accolade' TM	Morton Accolade Elm	B & B	2.0' Cal	
ZEL GRE	4	Zelkova serrata 'Green Vase'	Green Vase Sawleaf Zelkova	B & B	2.0' Cal	

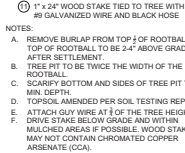




NOT TO SCALE

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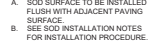
(2) NOT TO SCALE

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321623-01

- A. THE CONTRACTOR SHALL VISIT THE SITE AND COMPLETELY REVIEW THESE DOCUMENTS AND THE INFORMATION CONTAINED HEREIN PRIOR TO THE BEGINNING OF ANY WORK. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE LANDSCAPE OR ANY OTHER PROPERTY OF THE PROJECT INTENDED BY THE OWNER. IN ADDITION, THE CONTRACTOR SHALL AT ONCE REPORT TO THE OWNER ANY DAMAGE TO THE LANDSCAPE OR ANY OTHER PROPERTY OF THE PROJECT TO REASONABLY RECOGNIZE OR NOTIFY THE LANDSCAPE ARCHITECT OF SUCH ITEMS IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL NOT REMOVE OR DESTROY ANY OF THE EXISTING PLANTS AND TREES WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.
- B. THE CONTRACTOR SHALL PROTECT ALL EXISTING VEGETATION TO REMAIN WITHIN 2' OF CONSTRUCTION DISTURBANCE AS PER PLANS AND SPECIFICATIONS. INSTALL MINIMUM 2" FENCE 3' OUTSIDE THE DRAINAGE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.
- C. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING INSTALLATION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.
- D. CONTRACTOR MUST CERTIFY THAT ITS SAFETY PROGRAM MEETS REGULATORY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, SIZE, AND AGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.
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- H. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH OTHER CONTRACTORS AND/OR LOCATING PROPOSED SITE UTILITIES, STORM STRUCTURES, EASEMENTS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.
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- M. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN PRICE OF ROOTS OR BALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PLANTS AND TREES.
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A. STRIP TOPSOIL TO ITS FULL DEPTH AT AREAS IMPACTED AND AT ALL AREAS TO BE RE-GRADED.

- AND RESURFACED. TOP SOIL SHALL STRIP/UP OUTSIDE THE DRIP LINE OF TREES TO REMAIN NOT STRIP AS TO IMPACT THE ROOT LINE OF TREES TO REMAIN.
- B. COORDINATE WITH THE OWNER PRIOR TO ESTABLISHING TOPSOIL STORAGE AREAS. GRASS/SEED STOCKPILES FOR PROPER DRAINAGE AND TO PREVENT EROSION. THE REUSE OF TOPSOIL WITHIN THE PROJECT SITE MUST BE APPROVED FOR PLACEMENT BY LANDSCAPE ARCHITECT.
- C. ALL TOPSOIL SHALL BE SHREDED, CLEAN, AND UNIFORM IN QUALITY FREE FROM HARD CLUMP, STUMP, OR PARTIALLY DISINTEGRATED STONE, LIMESTONE, SLAG, OR OTHER UNDESIRABLE MATERIAL. TOPSOIL SHALL CONFORM TO THE FOLLOWING:
- ORGANIC CONTENT - BETWEEN 3% - 10% ORGANIC MATTER
 - pH - SHALL RANGE BETWEEN 6.0 - 7.5
 - SOIL TEXTURE - TOPSOIL SHALL CONSIST OF THE FOLLOWING PERCENTAGES OF SAND, SILT, AND CLAY PASSING THROUGH A 2.00 MM (#10) SIEVE
 - a. SAND - 30%-75%
 - b. SILT - 10%-70%
 - c. CLAY - 1%-70%

A. CONTRACTOR SHALL PROVIDE OWNER WITH A MINIMUM ONE YEAR WRITTEN WARRANTY FOR

- B. CONTRACTOR SHALL GUARANTEE EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND DISEASE, FOR A PERIOD OF TWO YEARS, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.**
- C. CONTRACTOR SHALL INCREASE SPECIFIC WARRANTY PERIODS FROM DATE OF ACCEPTANCE OF TREES AND SHRUBS, GROUND COVERS, AND OTHER EXTERIOR PLANTS.**
- WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSS OR REPLACEMENT OF TREES, WHICH SHALL BE LIMITED TO ONE COMPLY WITH REQUIREMENTS.**
- WARRANTY FOR IRRIGATION SERVICE, PLUMBING, & DRAINAGE SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AND WILL INCLUDE START-UP, WINTERIZATION, AND SECOND SEASON START-UP. WARRANTY SHALL INCLUDE ALL LABOR, MATERIAL, TOOLS, AND EQUIPMENT AS WELL AS PROVIDING A MAINTENANCE SYSTEMS MANUAL AND ADJUSTED AND ADJUSTED PROPERLY FOR APPROPRIATE WATER DELIVERY TO ALL PLANT MATERIAL.**

A. REFER TO BID DOCUMENTS AND COMPLY WITH ALL STATE & LOCAL REQUIREMENTS

- REGARDING APPROVED WORK TIMES, SCHEDULING OF INSTALLATION, AND ALL OTHER REQUIREMENTS.

- EXPOSED SUBGRADE OF PLANTING AREAS TO A DEPTH OF TWELVE (12) INCHES. REMOVE EXCESSIVE SOIL TO A DEPTH OF TWELVE (12) INCHES. EXPOSED SUBGRADE SHALL BE PROPERLY LOOSENED AND LEGALLY DISPOSED OF THEM BY THE OWNER'S RESPONSIBILITY.
3. SPREAD TOPSOIL, APPLY SOIL AMENDMENTS AND FERTILIZER ON SURFACE, AND THINNING AND PLANTING TREES AND SHRUBS. APPLY TURFGRASS SOIL AMENDMENT TO THE FOLLOWING RATIOS:
- FOR 4" DEEP BEDS - 1:500 LBS / 1000 SF
 - FOR 4" DEEP BEDS - 1:500 LBS / 1000 SF
 - FOR 4" DEEP BEDS - 1:500 LBS / 1000 SF
 - FOR 8" DEEP BEDS - 1:750 LBS / 1000 SF
 - FOR 8" DEEP BEDS - 1:750 LBS / 1000 SF
4. DELAY MOWING TREES WITH PLANTING SOIL. IF PLANTING WILL NOT PROCEED WITHIN 2 WEEKS, MOW TREES TO A MAXIMUM OF 12 INCHES ABOVE THE LAWN OR (12) TWELVE INCHES FOR BEDS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES. PLANTING AREAS SHALL BE MAINTAINED TO MEET FINISH GRADES.
5. GRASS PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOGICAL, UNIFORM SLOPES. ALL SLOPES SHALL BE MAINTAINED TO MEET FINISH GRADES.
6. PREPARE PLANTING AREAS IF EXPOSED OR OTHERWISE DISTURBED AFTER FINISH GRASS GRADINGS.
- EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR PLANTING PITTS AND TRENCHES. EXCAVATE CIRCUAR PLANTING PITTS WITH SIDES SLOPING INWARD AT A FORTY-FIVE (45) DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES SHALL BE REMOVED IMMEDIATELY. EXCAVATE BOTTOM LEAVING THE CENTER AREA OF THE TRENCH BARRIED AT TO SUPPORT THE ROOT BALL AND ASSIST WITH DRAINAGE AWAY FROM PLANTING PITTS. EXCAVATE TRENCHES TO A MAXIMUM OF 12 INCHES DEEPER THAN THE ROOT BALL. EXCAVATE TRENCHES TO MEET FINISH GRADES ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF THE PLANTING PITTS TO MEET FINISH GRADES.
 - EXCAVATE APPROXIMATELY TWO (2) TIMES THE DIAMETER OF THE ROOT BALL FOR PLANTING AREAS TO BE PLANTED.
 - FOR BARE ROOT STOCK, EXCAVATE AT LEAST TWELVE (12) INCHES WIDER THAN THE ROOT BALL. EXCAVATE DEEP ENOUGH TO ALLOW THE ROOT BALL TO BE PLANTED.
 - IF DRAIN TIE IS SHOWN ON DRAWINGS OR NOTES, OR REQUIRED UNDER PLANTING AREAS, EXCAVATE TO TOP OF POUSSIN BACKFILL OVER.
7. EXCAVATE, REMOVE, AND DISPOSE OF ALL EXISTING PLANTING AREAS USED AS PLANTING SOIL PROVIDED IT IS FREE FROM ROCKS AND OTHER DETERIORATIVE MATERIALS.
8. EXCAVATE, REMOVE, AND DISPOSE OF ALL EXISTING PLANTING AREAS USED AS PLANTING SOIL PROVIDED IT IS FREE FROM ROCKS AND OTHER DETERIORATIVE MATERIALS.
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63. EXCAVATE, REMOVE, AND DISPOSE OF ALL EXISTING PLANTING AREAS

A. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND

- [illegible]

ACCESS AND UTILITY EASEMENT

HPCT Properties, Inc., an Indiana Corporation ("Grantor), whose address is 5282 West Booth Road, Liberty, Indiana 47353, for valuable consideration paid, grants, with general warranty covenants, to Cobblestone Community Church, Inc., an Ohio nonprofit corporation ("Grantee," whether one or more), whose address is 4191 Kehr Road, Oxford, Ohio 45056, a perpetual, non-exclusive easement for purposes of ingress and egress, both pedestrian and vehicular, and for all customary private road purposes, on, over and across the real property described in Exhibit A, as well as a perpetual, nonexclusive easement for general utility purposes, together with the right to construct, operate, maintain, repair, replace and/or remove any facilities that may be necessary for the supply of gas, water, electrical power, sewage and waste disposal, drainage, telephone, communications, cable television or other utilities on, over and across the real property described in Exhibit A (the easements granted herein are the "Access and Utility Easement").

Grantor is the owner of the real property described in Exhibit A. Grantee is owner the real property described in Exhibit B. The easements granted herein are for the benefit of Grantee's said real property. The portion of the Grantor's real property on, across, over which the easements apply (the "Easement Area") is legally described in Exhibit C. Grantor's real property is the servient tenement and Grantee's property is the dominant tenement regarding all of the easements granted herein. The easements herein are appurtenant and shall run with the land and be binding upon and inure to the benefit of the respective heirs, personal representatives, successors and assigns of Grantor and Grantee and as to all future owners of Grantor's real property described in Exhibit A and Grantee's real property described in Exhibit B.

This Access and Utility Easement is granted subject to the following terms and conditions:

1. Other Consistent Uses. Grantor reserves the right to use the Easement Area for any purposes not inconsistent with rights granted by this Easement.

2. Indemnification; Restoration of Property. Grantee by its acceptance of this Access and Utility Easement shall indemnify, defend and hold Grantor harmless against any claims, damages, losses or expenses arising as a result of Grantee's exercise of the rights granted by this Easement, but excepting any claims, damages, losses or expenses to the extent caused by the negligent acts or omissions of Grantor or Grantor's agents, employees or contractors, or others for whom Grantor is responsible.

If any damage to Grantor's property is caused by Grantee's exercise of its rights under this Access and Utility Easement, Grantee, at Grantee's expense, shall promptly restore any disturbed areas as nearly as possible to the condition existing prior to the occurrence of the damage.

3. Building Restriction. No buildings or other structures shall be constructed in the Easement Area by Grantor, nor shall Grantor cause any excavating or filling to be done which, in the reasonable judgment of Grantee, would impair Grantee's exercise of the rights granted by this Easement or its ability to maintain its utility facilities. Grantor reserves the right, however, to construct driveways, sidewalks, surface roads and similar improvements across the Easement Area.

4. Title. Grantor covenants with Grantee that Grantor is the owner of the Easement Area described above and has full power to convey the rights conveyed by this Easement. Grantor warrants and will defend the same against the claims of all persons, subject, however, to (a) all legal highways, (b) easements, covenants and restrictions of record, (c) real estate taxes and

DG

assessments not yet due and payable and (d) zoning, building and other applicable laws, codes and regulations.

5. Maintenance of Easement Area. Grantor and Grantee shall jointly maintain in a reasonably clean and orderly condition the driveway in the Easement Area. The maintenance and repair obligations with respect to the driveway in the Easement Area shall include, but not be limited to, snow and ice removal, sweeping, patching and paving, with Grantor and Grantee each responsible for one half of any such expense respectively.

With respect to any utility facilities now or hereafter located in the Easement Area for the benefit of Grantee, responsibility for maintaining, repairing and replacing easement facilities shall be born by Grantee.

Prior instrument reference: Deed Volume 9717, Page 1928, Butler County, Ohio, Records.

SIGNED this 31st day of August, 2021.

HPCT PROPERTIES, INC., an Indiana corporation

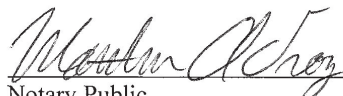
By: 
Name: Christyanne Coffman
Its: President

STATE OF OHIO)
) SS
COUNTY OF BUTLER)

The foregoing instrument was acknowledged before me this 31st day of August, 2021 by Christyanne Coffman, President of HPCT Properties, Inc., an Indiana corporation, on behalf of said corporation.

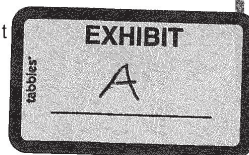


MATTHEW A. TROY
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My Commission has no Expiration Date
Section 147.03 R.C.


Notary Public

This Instrument Prepared By: Matthew A. Troy, Esq., 29 N. Beech St., Oxford, Ohio 45056.

Date: August 20, 2021
 Description: Lot #3556
 Access and Utility Easement
 Location: City of Oxford
 Butler County, Ohio



Situated in the State of Ohio, Congress Lands West of the Miami River, Sections 27 and 34, Town 5, Range 1, City of Oxford, Butler County and being an Access and Utility Easement in part of Lot #3556 of the lands of HPCT, Inc. as recorded in Official Record 9717, Page 1928 of the Butler County, Ohio Recorder's Office and being further described as follows:

Commencing at the northeast corner of said Lot #3556 and being on the westerly right of way of Kehr Road; thence leaving the northerly line of said Lot #3556 and with the westerly right of way of said Kehr Road, South 02° 46' 47" West, 41.11 feet to the **True Point of Beginning**;

thence, continuing with the westerly right of way of said Kehr Road, South 02° 46' 47" West, 79.21 feet; thence, leaving the westerly right of way of said Kehr Road and through said Lot #3556 for the following four courses:

- 1) North 83° 01' 46" West, 93.67 feet;
- 2) North 77° 51' 05" West, 60.33 feet;
- 3) North 61° 17' 06" West, 139.32 feet;
- 4) North 86° 25' 36" West, 195.72 feet to the easterly boundary of Lot #3555 and being the lands of South Farm Owners Association, Inc. as recorded in Official Record 7389, Page 1792 of the Butler County, Ohio Recorder's Office;

thence, with the easterly boundary of said Lot #3555, North 64° 25' 13" West, 78.46 feet;

thence, leaving the easterly boundary of said Lot #3555 and through said Lot #3556 for the following six courses:

- 1) South 86° 29' 22" East, 282.88 feet;
- 2) South 82° 10' 30" East, 58.87 feet;
- 3) South 75° 35' 35" East, 56.84 feet;
- 4) South 78° 16' 51" East, 76.55 feet;
- 5) South 82° 58' 58" East, 28.94 feet;
- 6) North 89° 14' 00" East, 44.70 feet to the **True Point of Beginning**.

The above description was prepared from an easement exhibit prepared by Bayer Becker, David Douglas Smith, Professional Surveyor #7121 in the State of Ohio, August 20, 2021.

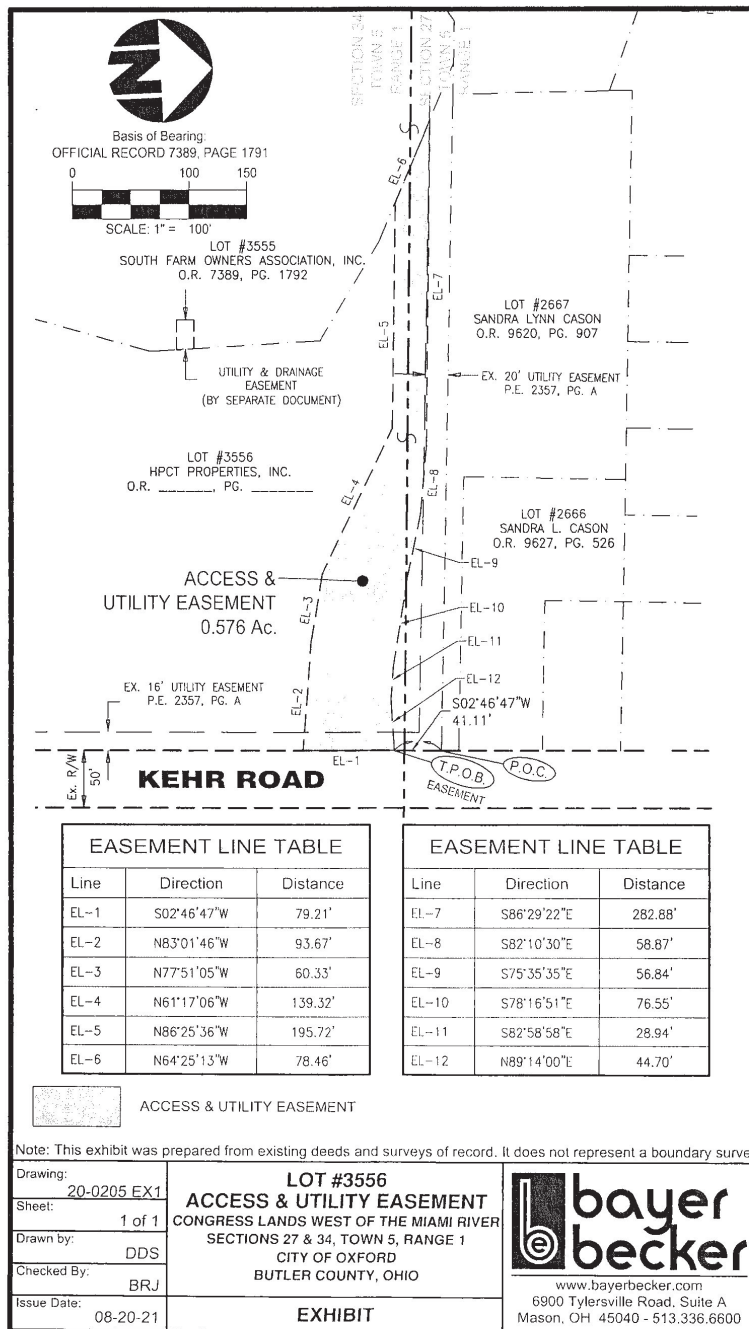
6900 Tylersville Road, Suite A
 Mason, OH 45040
 513-336-6600

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

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

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

<http://www.bayerbecker.com>



PC-2022-10

Surrounding Property Owners Notifications Map

Legend

-  Subject Area
-  200 Ft. Buffer
-  Oxford Corp. Limit
-  Address Point
-  16.5' Vacated ROW
-  Building Footprint



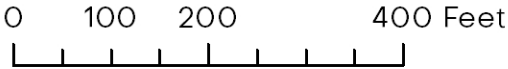
1 inch = 150 feet

Prepared on Tuesday, November 29, 2022

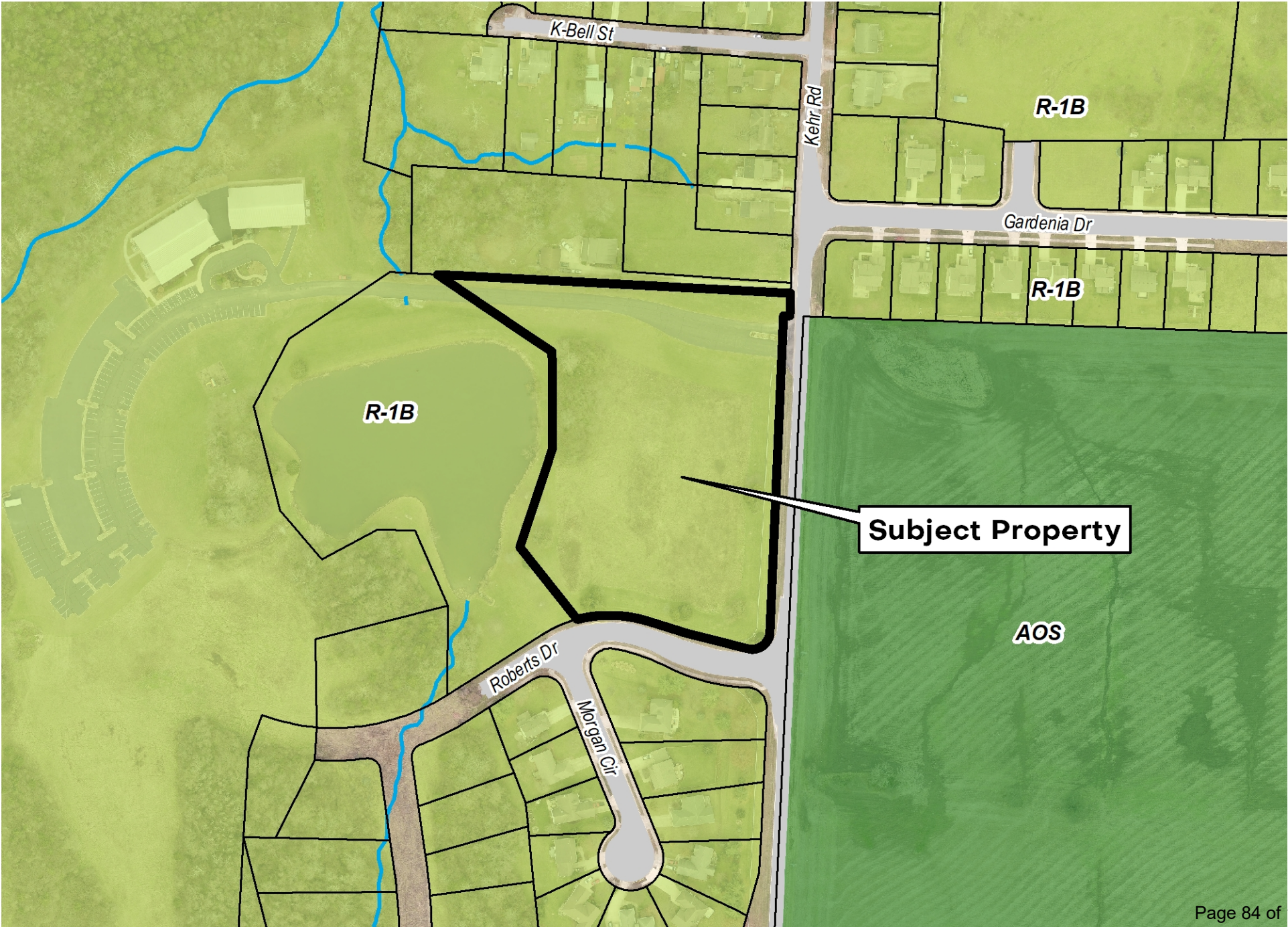
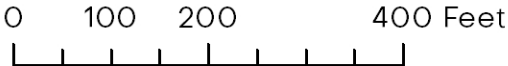
The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.



Location Map



Location Map





The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	2/28/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	An Ordinance approving a conditional use permit application to allow for the establishment of a restaurant use exceeding the Oxford zoning code's maximum parking limit at 5000 College Corner Pike, Oxford, Ohio, 45056, with conditions. (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	A Thriving and Resilient Year-Round Economy A Connected, Livable, and Equitable Community for All
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Accept Planning Commission recommendation
CITY MANAGER/DEPT HEAD APPROVAL:	

DISCUSSION:

Proposal Summary:

The applicant is requesting Conditional Use approval in order to establish a new Waffle House restaurant on a vacant site at 5000 College Corner Pike, immediately west of Mt. Olivet Cemetery and southeast of the Coldwell Banker office complex. The proposed restaurant totals 1,760 square feet in size and is planned to contain seating for up to 36 customers. Like any other Waffle House location, the business is planned to operate 24 hours a day. An off-street parking area is planned surrounding the proposed building and would be accessed from the existing driveway currently serving the Coldwell Banker office complex at 5020 College Corner Pike.

Restaurants which do not entail a drive-through or drive-in aspect are normally a Permitted Use in the GB General Business District. The primary reason why a Conditional Use needs to be requested is to approve the proposed parking layout. This stems from **Section 1149.05(a)** of the Oxford Zoning Code, which specifies that *the maximum number of spaces is limited to no more than 150% of the minimum unless approved by Conditional Use Permit*. Per **Table 1149.05-1** in the Parking Chapter, the minimum

number of spaces for a restaurant use is 1 per 150 square feet of usable floor area, thus the required number of spaces is estimated to be 12 ($1,760 \div 150$) which would mean the maximum number is 18 (12×1.5). The applicant's submitted plan contains a total of 23 spaces, thus 5 more spaces than the estimated Code maximum.

By submitting for this discretionary review process, this also allows the applicant to request an additional waiver in order to allow for two wall signs on the building (lettering spelling out "WAFFLE HOUSE" along with a "WH" logo/medallion) in addition to a ground-mounted sign. The Code normally only allows for a total of two signs for a single-tenant site.

Background:

The subject property is part of a three-lot subdivision known as "Grand View #2" that was recorded in 1990. The other two lots were quickly developed with office buildings (now Coldwell Banker and other tenants) in the 1990s. A public street known as "Fye Avenue" was previously dedicated as part of the original Grand View subdivision (primarily comprising the block north of W Vine Street and west of N Locust Street) and used to run north-south between W Vine Street and College Corner Pike, but the right-of-way was later vacated in 1981 and the original street removed. This contributed to the subject parcel's unique curved shape along its eastern boundary. The approval of Grand View #2 also included a restriction that no ingress/egress be established between the new commercial subdivision and the residential block along W Vine Street via the former Fye Avenue connection.

Planning Commission Recommendation:

On February 21, the Oxford Planning Commission held a public hearing and reviewed the proposal and the decision standards. City staff recommended approval of the application subject to 7 conditions. The Commission heard from staff, the applicant (Mr. Walter Barineau, representing Waffle House), and Ms. Kathryn Currie who is a nearby resident on W Vine Street. Ms. Currie expressed concern about the potential impacts the 24-hour business would have on the adjacent residential neighborhood.

Two main subjects emerged from Commission questions and discussion: (1) providing appropriate screening between the future business and adjoining residential, to serve as a buffer from external effects such as lights and noise, and as a barrier to deter patrons from using W Vine Street or the cemetery property as a cut-through; and (2) the provision of a second walkway down to College Corner Pike to better facilitate pedestrian traffic emanating from the Mile Square.

After weighing the comments heard as well as the various competing interests in the Zoning Code, the Commission ultimately voted 6-1-0 to recommend **approval** of the Conditional Use subject to the following conditions:

1. A waiver to **Section 1151.05(a)(3)(A)** is hereby granted to allow for up to three (3) total signs on the site as opposed to two (2), provided the installed signs conform to submitted plans in terms of design, scale and placement.
2. Plans submitted for Building Permit approval shall conform to the submitted "Proposed Waffle House" architectural elevations dated 12/7/2022. Exterior materials, colors, and architectural elements such as awnings and lighting shall be consistent with these elevations.
3. Consistent with **Section 1141.04(j)(3)(D)**, the refuse enclosure shall be compatible with the principal structure by utilizing identical or substantially similar exterior materials and colors.
4. Regarding the walkway connection to the public sidewalk, one of the following options shall be pursued: (1) the accessible connection shall be relocated such that it is more centrally located along the site frontage; or (2) an additional non-ADA walkway shall be added to better serve walk-in traffic emanating from the south.
5. Crosswalk(s) across vehicular drive aisles shall consist of differing material consistent with **Section 1149.07(e)(7)(B)**.
6. Off-site and shared-use parking normally requires Conditional Use approval pursuant to **Section 1149.03(c)**. This approval does not preclude the possibility of revocation in the future should it

become apparent that insufficient parking capacity is posing challenges, or is resulting in a public health or safety concern, affecting adjoining properties and/or the public right-of-way. Revocation of the approval is possible pursuant to **Section 1147.02(e)** of the Oxford Zoning Code.

7. A six (6) foot tall board-and-batten fence, or other sound and light mitigating fencing, shall be included along property lines within the northeastern area of the site as approved by staff.

Updated Staff Recommendation:

Following the Planning Commission meeting, the applicant has diligently revised their plans to accommodate requests for a second walkway, plus fencing along the northern and eastern boundaries to provide additional screening/shielding. These particular plan changes have been reviewed by Community Development and Service Departments and found to be acceptable. As a result, there are now two walkways – one will be ADA compliant and located next to the vehicular entrance, and the new walkway will include a series of steps down to the sidewalk due to the site's slope. In addition, the new fence row is planned to be installed such that it will not cross over an existing sanitary sewer main in the area, as well as allow all the planting of all originally planned trees so they may grow and be maintained by the restaurant over time.

Staff therefore recommends the following revised list of conditions appearing below. Language to be removed is ~~struck-through~~ and new language is shown **in bold and underlined**.

1. A waiver to **Section 1151.05(a)(3)(A)** is hereby granted to allow for up to three (3) total signs on the site as opposed to two (2), provided the installed signs conform to submitted plans in terms of design, scale and placement.
2. Plans submitted for Building Permit approval shall conform to the submitted "Proposed Waffle House" architectural elevations dated 12/7/2022. Exterior materials, colors, and architectural elements such as awnings and lighting shall be consistent with these elevations.
3. Consistent with **Section 1141.04(j)(3)(D)**, the refuse enclosure shall be compatible with the principal structure by utilizing identical or substantially similar exterior materials and colors.
4. ~~Regarding the walkway connection to the public sidewalk, one of the following options shall be pursued: (1) the accessible connection shall be relocated such that it is more centrally located along the site frontage; or (2) an additional non-ADA walkway shall be added to better serve walk-in traffic emanating from the south.~~ **Two walkways between the building and the public sidewalk shall be constructed as shown on the revised plan.**
5. Crosswalk(s) across vehicular drive aisles shall consist of differing material consistent with **Section 1149.07(e)(7)(B)**.
6. Off-site and shared-use parking normally requires Conditional Use approval pursuant to **Section 1149.03(c)**. This approval does not preclude the possibility of revocation in the future should it become apparent that insufficient parking capacity is posing challenges, or is resulting in a public health or safety concern, affecting adjoining properties and/or the public right-of-way. Revocation of the approval is possible pursuant to **Section 1147.02(e)** of the Oxford Zoning Code.
7. A six (6) foot tall board-and-batten fence **shall be installed in the northeastern area as shown on the revised plan.** ~~, or other sound and light mitigating fencing, shall be included along property lines within the northeastern area of the site, as approved by staff.~~

Staff recommends accepting the recommendation of the Planning Commission.

ORDINANCE NO.

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT APPLICATION TO ALLOW FOR THE ESTABLISHMENT OF A RESTAURANT USE EXCEEDING THE OXFORD ZONING CODE'S MAXIMUM PARKING LIMIT AT 5000 COLLEGE CORNER PIKE, OXFORD, OHIO 45056, WITH CONDITIONS.

WHEREAS, the Planning Commission met pursuant to Oxford Codified Ordinance Section 1147.02 on February 14, 2023, for the purpose of considering the request of Waffle House Inc., c/o Walter Barineau, Applicant/Agent, for a Conditional Use permit to allow for the establishment of a new restaurant use exceeding the Oxford Zoning Code's maximum parking limit at 5000 College Corner Pike, Oxford, Ohio 45056; and

WHEREAS: the Planning Commission, after a public hearing and discussion, voted and approved a motion recommending approval of the Conditional Use permit application to allow for the establishment of a new restaurant use exceeding the Oxford Zoning Code's maximum parking limit at 5000 College Corner Pike, Oxford, Ohio 45056 with the following conditions:

- a) A waiver to Section 1151.05(a)(3)(A) is hereby granted to allow for up to three (3) total signs on the site as opposed to two (2), provided the installed signs conform to submitted plans in terms of design, scale and placement.
- b) Plans submitted for Building Permit approval shall conform to the submitted "Proposed Waffle House" architectural elevations dated 12/7/2022. Exterior materials, colors, and architectural elements such as awnings and lighting shall be consistent with these elevations.
- c) Consistent with Section 1141.04(j)(3)(D), the refuse enclosure shall be compatible with the principal structure by utilizing identical or substantially similar exterior materials and colors.
- d) Regarding the walkway connection to the public sidewalk, one of the following options shall be pursued: (1) the accessible connection shall be relocated such that it is more centrally located along the site frontage; or (2) an additional non-ADA walkway shall be added to better serve walk-in traffic emanating from the south.
- e) Crosswalk(s) across vehicular drive aisles shall consist of differing material consistent with Section 1149.07(e)(7)(B).
- f) Off-site and shared-use parking normally requires Conditional Use approval pursuant to Section 1149.03(c). This approval does not preclude the possibility of revocation in the future should it become apparent that insufficient parking capacity is posing challenges, or is resulting in a public health or safety concern, affecting adjoining properties and/or the public right-of-way. Revocation of the approval is possible pursuant to Section 1147.02(e) of the Oxford Zoning Code.
- g) A six (6) foot tall board-and-batten fence, or other sound and light mitigating fencing, shall be included along property lines within the northeastern area of the site as approved by staff.; and

WHEREAS: the applicant has since taken steps to revise the corresponding site plan to accommodate Planning Commission requests for a second walkway between the building and public sidewalk, as well as fencing in the northeastern area of the site to provide additional screening/shielding from neighboring properties.

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

SECTION 1: Council hereby accepts the recommendation report submitted by the Planning Commission and incorporates the same herein with appropriate revisions as recommended by staff, and further grants the request for a Conditional Use permit to allow for the establishment of a new restaurant use exceeding the Oxford Zoning Code's maximum parking limit at 5000 College Corner Pike, Oxford, Ohio 45056 with the following conditions:

- a) A waiver to Section 1151.05(a)(3)(A) is hereby granted to allow for up to three (3) total signs on the site as opposed to two (2), provided the installed signs conform to submitted plans in terms of design, scale and placement.
- b) Plans submitted for Building Permit approval shall conform to the submitted "Proposed Waffle House" architectural elevations dated 12/7/2022. Exterior materials, colors, and architectural elements such as awnings and lighting shall be consistent with these elevations.
- c) Consistent with Section 1141.04(j)(3)(D), the refuse enclosure shall be compatible with the principal structure by utilizing identical or substantially similar exterior materials and colors.
- d) Two walkways between the building and the public sidewalk shall be constructed as shown on the revised plan.
- e) Crosswalk(s) across vehicular drive aisles shall consist of differing material consistent with Section 1149.07(e)(7)(B).
- f) Off-site and shared-use parking normally requires Conditional Use approval pursuant to Section 1149.03(c). This approval does not preclude the possibility of revocation in the future should it become apparent that insufficient parking capacity is posing challenges, or is resulting in a public health or safety concern, affecting adjoining properties and/or the public right-of-way. Revocation of the approval is possible pursuant to Section 1147.02(e) of the Oxford Zoning Code.
- g) A six (6) foot-tall board-and-batten fence shall be installed in the northeastern area as shown on the revised plan.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: JASON BRACKEN/DAVID PRYTHERCH

PREPARED BY: LAW (STAFF)



Community Development Department
Planning Commission Action Letter
513-524-5204

February 15, 2023

Walter Barineau
Waffle House Inc.
5986 Financial Drive
Norcross, GA 30071

VIA EMAIL:
walterbarineau@wafflehouse.com

RE: PC-2022-12, 5000 College Corner Pike, CONDITIONAL USE, exceeding 150% maximum parking, Waffle House, Inc., Applicant/Agent

Dear Mr. Barineau:

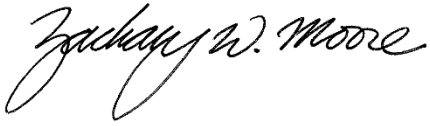
On February 14, 2023, the City of Oxford Planning Commission voted 6-1-0 to recommend **approval** of your request for a Conditional Use at 5000 College Corner Pike for a new Waffle House restaurant with off-street parking exceeding the maximum allowable by Code, subject to the following conditions:

1. A waiver to **Section 1151.05(a)(3)(A)** is hereby granted to allow for up to three (3) total signs on the site as opposed to two (2), provided the installed signs conform to submitted plans in terms of design, scale and placement.
2. Plans submitted for Building Permit approval shall conform to the submitted "Proposed Waffle House" architectural elevations dated 12/7/2022. Exterior materials, colors, and architectural elements such as awnings and lighting shall be consistent with these elevations.
3. Consistent with **Section 1141.04(j)(3)(D)**, the refuse enclosure shall be compatible with the principal structure by utilizing identical or substantially similar exterior materials and colors.
4. Regarding the walkway connection to the public sidewalk, one of the following options shall be pursued: (1) the accessible connection shall be relocated such that it is more centrally located along the site frontage; or (2) an additional non-ADA walkway shall be added to better serve walk-in traffic emanating from the south.
5. Crosswalk(s) across vehicular drive aisles shall consist of differing material consistent with **Section 1149.07(e)(7)(B)**.
6. Off-site and shared-use parking normally requires Conditional Use approval pursuant to **Section 1149.03(c)**. This approval does not preclude the possibility of revocation in the future should it become apparent that insufficient parking capacity is posing challenges, or is resulting in a public health or safety concern, affecting adjoining properties and/or the public right-of-way. Revocation of the approval is possible pursuant to **Section 1147.02(e)** of the Oxford Zoning Code.
7. A six (6) foot tall board-and-batten fence, or other sound and light mitigating fencing, shall be included along property lines within the northeastern area of the site (as identified with a yellow dashed line in Exhibit A on the following page), as approved by staff.

Unless otherwise notified, the Oxford City Council will hold a First Reading to consider the Conditional Use at an upcoming meeting on Tuesday, March 7, 2023, with a Second Reading and final vote occurring at the following meeting on Tuesday, March 21, 2023.

Should you have any questions related to this action, please contact the Community Development Department at 513-524-5204.

Respectfully,



Zachary Moore, AICP
City Planner / GIS Coordinator
zmoore@cityofoxford.org
513-524-5204

Cc: File

EXHIBIT A



Kate and Brian Currie
420 W. Vine St.
Oxford, OH 45056

Keena Lykins
411 W. Vine St.
Oxford, OH, 45056

Virgie Sharp
409 W. Vine St.
Oxford, OH 45056

February 6, 2023

Planning Commission
City of Oxford
15 South College Ave.
Oxford, OH 45056

Dear Members of Oxford Planning Commission:

We are writing to express our concern regarding the proposed construction of a Waffle House restaurant at 5000 College Corner Pike. We have serious concerns about the construction of a 24-hour restaurant at this site. Though it is zoned general business the lot is a grassy area on the edge of Mt. Olivet cemetery directly adjacent to the residential neighborhood on the west end of Vine Street. Our house at 420 W. Vine and our neighbor across the street at 411 W. Vine are the two last house on the end of Vine Street and thus closest to the proposed restaurant. We are very concerned about noise and light pollution, litter, pedestrian and automotive traffic, as well as the potential for behavior requiring police intervention at this location.

Light pollution is already a serious problem in this neighborhood and most of us who live here have struggled with the light spill over from KDS, Parkview Arms, and the Comfort Inn motel. The proposed signage as well as parking lot lighting are sure to be an additional source of light pollution in this residential area. We would ask that serious consideration be given to all means of curtailing light pollution from both building and parking lot lighting as well as from cars and trucks as they traverse the parking lot 24 hours a day. In addition, we ask that all measures possible be put in place to address the potential noise pollution from the business operation and traffic anticipated.

Litter generated from the business operation as well as that generated by the foot traffic going to and from the business is worrying.

The 400 block of West Vine Street has long had an issue with both pedestrian traffic going to and from Parkview Arms as well as automobile traffic from drivers who do not understand

there is no outlet and attempt to cut through to the Coldwell Banker office complex or to North 27. We can only imagine the presence of a 24-hour restaurant will drastically increase this existing problem.

We would ask that the Oxford police department be engaged with the planning and design of this site. 24-hour breakfast restaurants and Waffle House in particular are known to draw a crowd that tends to be intoxicated and sometimes volatile. In an article for the New York Times published January 25, 2023, Niela Orr noted,

"If there is a quintessential hub of subterranean America, it's Waffle House. Like many 24-hour enterprises, the chain tends to be associated with the cranked-up energy of its after-hours patrons, from long-distance truckers to inebriated clubgoers. It is a site of boundary-crossing and clashing, one of the last settings where people of truly different social milieus and motivations intersect, scrape and sometimes scrap — a twilight zone for the twilight set, the real-life analogue of a chaotic internet forum." This area of town is already a site that sees more than average need for police intervention. We have significant concerns about what the addition of a 24-hour restaurant into the mix of this already turbulent area might hold for the residences nearby. We imagine the restaurant hopes to see students navigating west of uptown when the bars close to patronize this establishment, which means an increase of intoxicated drivers and pedestrians in the early hours of the morning in a residential neighborhood. Finally, as noted in the above quote, Waffle House also tends to draw truck drivers which should also be considered when planning for parking, as well as light and noise mediation.

Thank you for your time and consideration.

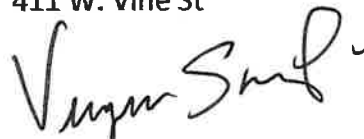
Sincerely,



Kate Currie
Brian Currie
420 W. Vine St



Keena Lykins
411 W. Vine St



Virgie Sharp
409 W. Vine St.



C-1 Family of Parishes

ST. MARY, OXFORD - VISITATION OF BVM, EATON - ST. MARY, CAMDEN - ST. JOHN, NEW PARIS

PREBLECOUNTYCATHOLICS.ORG

STMOX.ORG

EATON OFFICE PHONE: (937) 456-3395
EATON OFFICE ADDRESS:
407 E. MAIN ST / EATON, OH 45320

OXFORD OFFICE PHONE: (513) 523-2153
OXFORD OFFICE ADDRESS:
111 E. HIGH ST. / OXFORD, OH 45056

City of Oxford
15 South College Ave.
Oxford, OH 45056

Community Development Department
Re: Case No. PC-2022-12

To: Zachary Moore

Thank you for sending us the courtesy notice concerning the proposed Waffle House.

We have a request concerning the privacy of our future burial plots. If possible, could you extend the white spruce tree line south along the east property line, to a point near the northeast corner of the new building. This would help block the view of the dumpster and some parking.

Thank you for taking this under consideration. We have been making improvements to the cemetery. The addition of those trees would be appreciated by the family members that come to pay respects to their loved ones.

St. Mary Catholic Church/Mt. Olivet Cemetery

Fr. David Doseck, Pastor

Mark Leuthold, Mt. Olivet Board Member

Zachary Moore

From: Herron, Olivia <herronol@miamioh.edu>
Sent: Thursday, February 9, 2023 1:24 PM
To: Sam Perry; Zachary Moore
Cc: Avery Coates
Subject: Planning Commission - Waffle House

Dear Members of the Oxford Planning Commission:

We are writing to express our concern regarding the proposed construction of a Waffle House at 5000 College Corner Pike. As the closest residential property to the restaurant (411 W. Vine), we are worried that increases in foot traffic will result in pedestrians cutting through the dead end of West Vine and ultimately our backyard. While we appreciate the inclusion of evergreen trees to promote privacy, this does not discourage leaving the property from the back parking lot. We request that you encourage fencing at the rear of the property if possible.

Thanks,

Olivia Herron & Avery Coates

--



Olivia Herron

Director of Sustainability

Miami University

Physical Facilities

164G Cole Services Building

O: 513-529-3813

Pronouns: she/her





Internal Use Only:

Case No.

PC-2022-12

Date Filed

12/27/22

Conditional Use Permit Application

Applicant Information

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

Name * Waffle House, Inc - Walter Barineau

Mailing Address * 5986 Financial Dr.

City, State & Zip Code * Norcross, GA 30071

Telephone Number(s) * 678-427-0567

Email Address walterbarineau@wafflehouse.com

Owner Information

Name * Oxford Legacy, LLC

Mailing Address * 29 North Beech St.

City, State & Zip Code * Oxford, OH 45056

Telephone Number(s) * 513-523-6369

Email Address rob@bolintroy.com

Location and Lot Information

Location of Property * 5000 College Corner Pike (Parcel ID H4100015000084)

Legal Description * Grandview Subdivision #2, PB 1931, Pg. A (Parcel ID H4100015000084)

Zoning District * GB - General Business

Total Area * .5742 → Check One * Acres ☒ Square Feet ☐

Existing Use Description * Vacant

Proposed Use Description * 24 Hour Sit Down Restaurant

Submission Requirements and Documentation

From Section 1147.02(a)¹.

- (1) Contents of application for conditional use permit. Thirteen complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. Please contact the Zoning Administrator prior to submitting an application to discuss the submission requirement. If any information is submitted in color or on non-standard paper, more copies may be required.
- Application Fee.
 - Description of Use and Site.
 - A written, detailed description shall include the following information. A separate response is required for each subsection.
 - The name, mailing address, and telephone number of the applicant and the property owner.
 - If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf.
 - A legal description of the site, including all separate lots.

4. A description of the existing uses of the site.
 5. The zoning district in which the site is located.
 6. A description of the proposed use.
 - a. A description of operations, including type of goods sold, services performed, and expected number of customer, clientele, delivery, and service vehicles.
 - b. The hours of operation.
 7. A narrative statement that evaluates the compatibility of the proposed use with the general vicinity and adjacent properties.
 - a. How the use is similar to or different from existing area uses and if there will be any interaction between the proposed use and existing uses.
 - b. How any existing structures, proposed structures, and the site design relate to adjacent structures and sites.
 - c. If the use will involve any operations that create potential nuisances such as excessive noise, lighting, odor, fumes, vibration, or emissions.
 - d. How any potential negative effects on adjacent land will be mitigated.
 8. A statement about why the location proposed is more appropriate for the use than other locations.
 9. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
 10. Separate, detailed statements that individually address each of the items listed as potential concerns for the proposed use.
 11. A list of the names and mailing addresses of all land owners within 200 feet of the site (see [next section](#)).
 12. Such other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by Planning Commission.
- C. Site Plan. A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
1. North arrow.
 2. Scale.
 3. Vicinity map.
 4. All existing and proposed lot lines within the site.
 5. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
 6. Location, height, and use of all proposed and existing structures.
 7. Location and design of all proposed vehicle management areas.
 8. Location, size, and type of all proposed signs.
 9. Location, height, and type of all proposed screening and landscaping.
 10. Distances to residential zoning districts if within 1,000 feet.
 11. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
 12. Other information as required by the Planning Commission.
- D. Landscape Plan. The plan shall demonstrate compliance with the requirements of Chapter 1148.
- E. Elevations of proposed structures, or typical elevations if structures are not yet designed, shall be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.
- F. Other. Photographs of the existing use and its surroundings.

See Chapter 1147, *Conditional Uses*, for the full text, particularly 1147.03 for use-specific regulations¹.

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.

Planning Commission Review

From Section 1147.02(c)¹.

The Planning Commission shall base its review of a proposed Conditional Use upon the complete application, upon any staff report, and upon any relevant and credible testimony presented during the public hearing.

If the Planning Commission finds that the information provided is insufficient to make a determination, it may suspend its review until sufficient information has been provided.

From Section 1147.02(c)(2) General Decision Standards¹. All Conditional Uses shall satisfy these General Decision Standards.

- A. The proposed use is in fact a Conditional Use appropriate for in the zoning district in which it is proposed.
- B. The use and site will satisfy the general intent of this Zoning Code.
- C. The use and site will be compatible with the general intent of the Comprehensive Plan.
- D. The size and shape of the site are sufficient for the proposed use.
- E. The use will not be hazardous or disturbing to existing or potential future neighboring uses that are permitted in the zoning district.
- F. The use will not involve activities, processes, materials, equipment, or conditions of operation that will be detrimental to any person, property, or the general welfare because of excessive production of traffic, noise, smoke, fumes, glare, odors, or other emissions.
- G. The only accessory uses will be directly related to the operation of the principal use and will not be operated independent of the principal use.
- H. The use and site will be adequately served by public facilities and services such as streets, water and sewer, drainage structures, police and fire protection, and refuse disposal, or adequate provisions will be made to provide the same services privately.
- I. Development of the site and operation of the use will not require substantial public expenditure for additional infrastructure or services.
- J. The site will be designed, constructed, and maintained in a character harmonious in appearance and general character with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area. Structures to be constructed, reconstructed, or altered in a residential zoning district shall have the appearance of residential buildings permitted in the zoning district.
- K. The site is designed so that on-site traffic and traffic accessing the site will not inappropriately impact the movement of traffic on adjacent public streets.
- L. Proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
- M. Proposed construction will not result in the complete elimination of existing mature trees on the site. Effort shall be made to direct disturbance and construction around or away from existing mature trees without completely taking away use of the site or connectivity to existing infrastructure.
- N. All necessary permits and licenses for the Conditional Use and its operation have been or can be obtained for the use at the proposed location.

Fees & Receipt

The required fees are \$525.00 plus \$10.00 for postage. You may write a \$535.00 check payable to **City of Oxford**. You may also pay in-person using Visa, MasterCard, and Discover.

Sign and Date

Applicant Signature *



Date *

12/20/2022

Submit Application, Submission Requirements and Documentation, and Fees

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

Send or drop off this application with required plans and documentation as attachments and a check for fee and postage 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 Planning Commission meeting on which the action is requested. City Staff will place a public hearing sign on the subject property. **The Applicant is responsible for removing the signage at the completion of the hearing(s).**

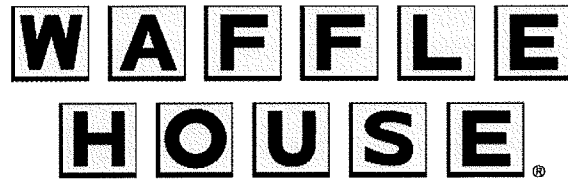
For Staff Use Only

Fee Paid Date *

Receipt Number *

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/>



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5986 FINANCIAL DRIVE, NORCROSS, GEORGIA 30071
(770) 729-5700

December 14, 2022

Mr. Zachary Moore, AICP
City Planner/GIS Coordinator
City of Oxford
15 S. College St.
Oxford, OH 45056

RE: Waffle House Restaurant
5000 US 27 (College Corner Pike)
Conditional Use Submittal

Dear Mr. Moore,

Through electronic submittal please find the following items in support of Waffle House, Inc's Application for Conditional Use approval of the construction of a 1760 SF 24 hour, diner style restaurant on Parcel H4100015000084 located on the north side of US 27 (College Corner Pike):

1. Executed Conditional Use Permit Application.
2. Signed Letter of Agency from property owner.
3. Engineered Civil Plan.
4. Signage Plans (wall and freestanding)
5. Landscaping Plan
6. Building Elevations, with details on architectural materials and colors to be utilized.
7. Processing fee (to be paid by credit card).

Project Narrative:

The applicant is proposing a 1760 sf, freestanding, 24 hour, diner style restaurant (Waffle House). The proposed site consists of a masonry one story building of medium parapet design containing a 36 seat restaurant. The building will have the necessary height and setback

articulation utilizing columns, parapets, and cornice treatments. In addition, gooseneck lights and accent striping will be added to “break-up” the side walls. The site will contain the necessary trash enclosure to match the building design and accommodate for recycling as well as refuse.

The site will be landscaped to meet the required code with proper shrubbery and trees with additional trees to buffer the adjacent residential property to the northeast.

Access to the property will be through an existing shared curb cut (via recorded easement included in the package) off of College Corner Pike. The site will have an asphalt parking lot with 23 total parking spaces. There will be a bike rack large enough for 4 bicycle parking spaces. There will be a concrete sidewalk connecting to the sidewalk along College Corner Pike that meets ADA requirements. Waffle House does not anticipate any changes to the existing curb cut due to the fact that the International Traffic Engineers Trip Generation Manual, 11th edition classifies this use as a High Turnover Sit Down Restaurant. Based on the size of the building and the classification, the number of added peak hour trips will be approximately 18. In addition, since Waffle House is a breakfast-oriented restaurant, the peak hours of operation do not occur with the peak hours of typical traffic.

The signage for the Project will include a 36 sf monument that is 6 ft. tall. The building signage proposed is a 30 sf channel cut sign across the front of the building facing College Corner Pike and a 4 sf medallion sign on the side of the building facing the drive aisle and entrance.

The parking lot will be lit with cutoff fixtures to meet the requirement of the code. There is a photometric plan provided that shows the light distribution across the site.

Code Waivers Required:

1. Section 1149.05(a) provides that the maximum number of off-street parking spaces is limited to no more than 150% of the minimum unless approved by Conditional Use Permit.

The minimum number of spaces calculated to be allowed by code is 12. Therefore, the maximum allowed would 18. The proposed number per the site plan is 23. There are an additional 5 spaces is being requested. We believe this is necessary due to the unique nature of Waffle House’s specific use. Waffle House does not have a drive thru and all meals are cooked to order and served by wait staff. While we are quick serve, there is a need for parking for employees (as many as 5 wait staff, two cooks, and a manager) and customers. The restaurant has 34 seats and a waiting area that accommodates approximately 7 customers. In addition, while the College Corner Pike area is near downtown and campus, it is far enough away that the main mode of transportation is automobile. We are providing bike racks as an option but expect most of our customers and employees to arrive by car. Thus, the need for the additional spaces. In addition, with nearly 2000 restaurants, we at Waffle House have found that our restaurants that can park 20-30 cars are our most successful and accommodate our customer base the best.

Finally, I believe this request is in keeping with other nearby restaurants (Burger King, Wendy's, Bob Evans), especially once the drive thru adjustments are considered.

2. Section 1151.05 (3)(A)(1) provides that no more than a total of two (2) wall or freestanding signs are permitted per site for a Single Tenant site.

This application proposes a freestanding sign of 36 sf at six(6) ft. tall and wall signs of 30 sf facing College Corner Pike and a 4 sf medallion sign facing the private access road to the west. This is a total of three signs, but we feel the added medallion sign provides accent over the entrance to the restaurant. In addition, the private access road effectively puts this site as a corner site and the medallion will face the main entrance off of College Corner Pike. Finally, with a total front footage of approximately 193 ft, the total allowable signage is 396 sf. This proposal, with the third medallion sign, calls for a total of 70 sf of signage. Therefore, even with the third sign we are far below the allowable limit.

Please place this item on the February 14, 2023 Planning Commission Meeting agenda. Should you have any questions, or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Walter Barineau', with a long horizontal flourish extending to the right.

Walter Barineau
Real Estate Director – Waffle House, Inc.

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Waffle House, Inc. - Walter Barineau

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding

Conditional Use Permit for Parcel ID H4100015000084

(Application Description)

located at

5000 College Corner Pike

(Property Address/Location)

Thank you,

L. Robert Bolin

(Property Owner Printed Name – must be a person)

Oxford Legacy, LLC

(Property Owner Company Name – if applicable)

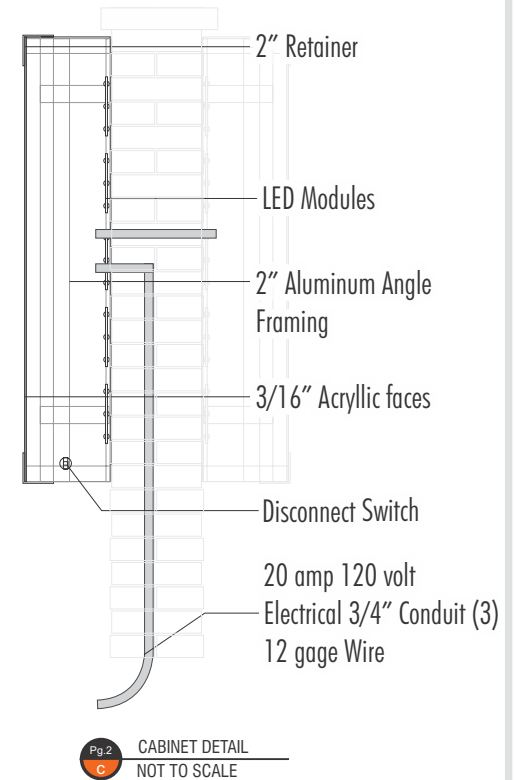
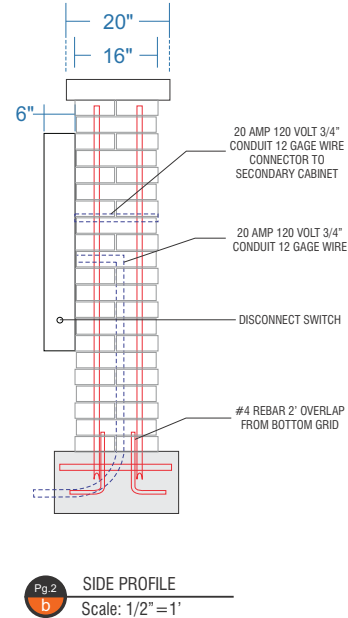
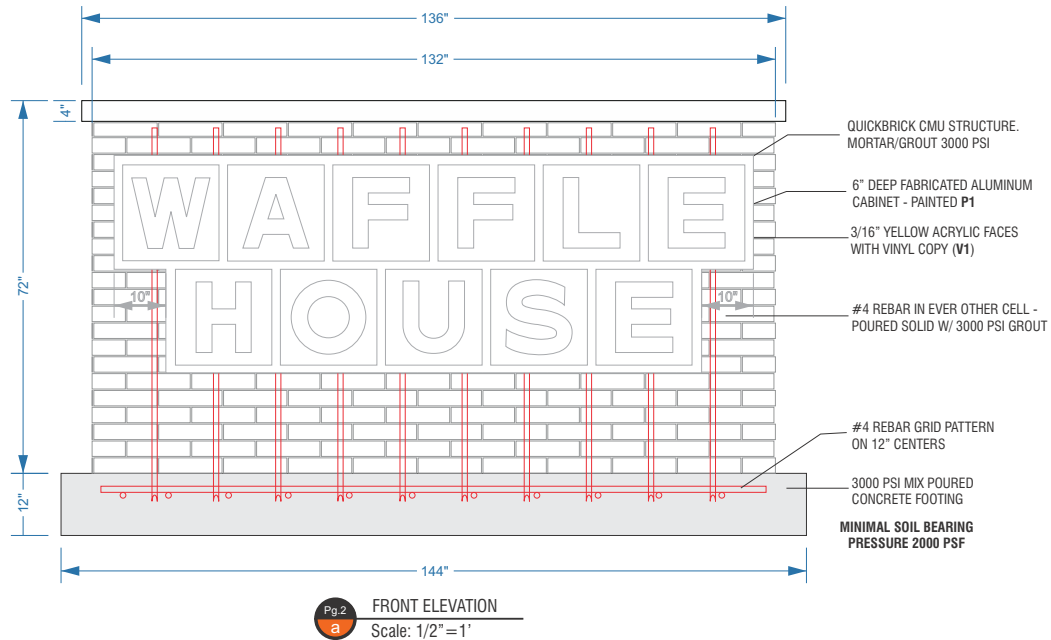


(Property Owner Signature – must correspond to printed name above)

12/8/2022

(Date)

SIGN TYPE: MONUMENT DETAIL



SINGLE FACED CABINET		WET LOCATION	
LED's GEWHSSPS3 - 71K - SINGLED SIDED POWER SUPPLY GEPS12 - 12V POWER SUPPLY			CONNECT THE AC LINE TO THE BLACK (LINE) AND WHITE (NEUTRAL) INPUT WIRES OF THE POWER SUPPLY USING 18-14 AWG TWIST ON WIRE CONNECTORS. GROUND POWER SUPPLY GREEN WIRE TO GROUNDING SCREW. REPLACE JUNCTION BOX COVER.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN.

P1 SHERWIN WILLIAMS 6258 "TRICORN BLACK" (GLOSS FINISH)

V1 VINYL - GLOSS BLACK



5198 NORTH LAKE DRIVE
LAKE CITY, GA 30260
404-361-3800
FAX 404-361-7038
WWW.CLAYTONSIGNS.COM

DATE - 10 / 14 / 2022
SIGN TYPE
MONUMENT

CLIENT
WAFFLE HOUSE
OXFORD, OH

REVISIONS:
REVISION # - DATE

DESIGNER Nathan Diffeo
ACCOUNT REP. NAME

SCALE: AS INDICATED

DRAWING FILE NAME
O:\Nathan Diffeo\ WAFFLE HOUSE \ OXFORD, OH \
WAFFLE HOUSE OXFORD, OH MONUMENT
SIGN - 10_14_22.CDR

DRAWING
STATUS:



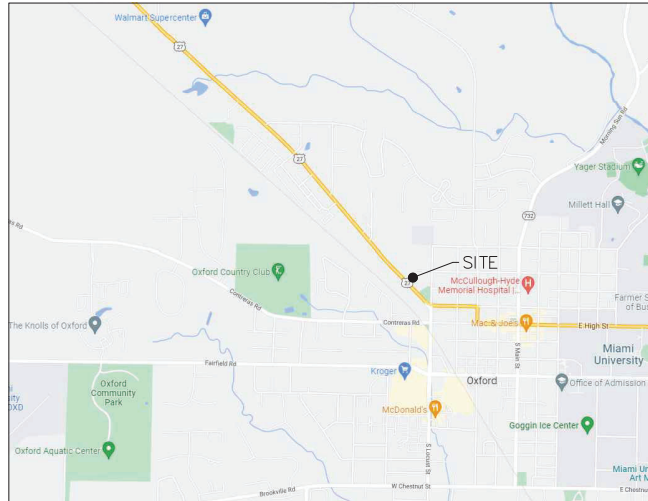
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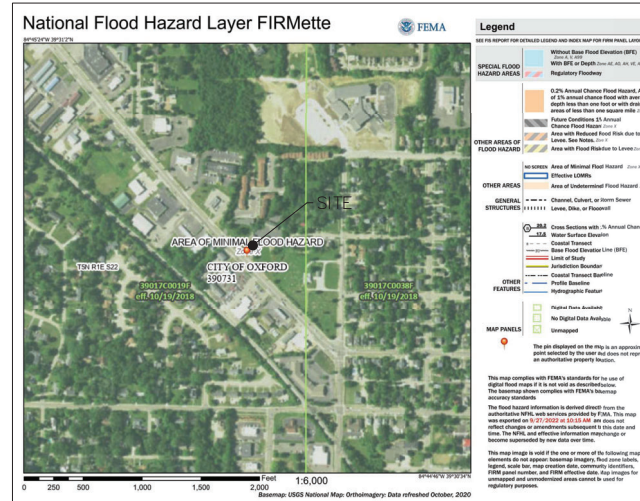
WAFFLE HOUSE

OXFORD, OH

EAST OF 5020 US-27,
OXFORD, OH 45056



VICINITY MAP
N.T.S.



FEMA MAP
N.T.S.

GENERAL NOTES:

CONTRACTOR'S RESPONSIBILITY TO INCLUDE, BUT NOT LIMITED TO:

1. CAUSE THE WORK TO BE COMPLETED PER FEDERAL, STATE AND LOCAL CODES DURING ALL PHASES OF THE PROJECT.
2. VERIFY THE EXISTING CONDITIONS ON WHICH THE PROJECT DESIGNS (ALL PHASES) ARE BASED AND BECOME FAMILIAR WITH ALL NECESSARY INFORMATION, WHETHER ON THE SUBJECT TRACT OR ADJACENT PROPERTIES. IF UNKNOWN CONDITIONS ARE DISCOVERED WHICH COMPROMISE THE SCOPE AND DELIVERY OF THE PROJECT, THE CONTRACTOR IS TO PROVIDE IMMEDIATE WRITTEN NOTIFICATION TO THE ENGINEER.
3. COORDINATE WITH UTILITY PROVIDERS TO CONFIRM THE LOCATION OF EXISTING AND PROPOSED SERVICES WILL BE ADEQUATE FOR THE DEVELOPMENT. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITY LOCATIONS AND PROPOSED LOCATIONS ARE APPROXIMATE IN NATURE.
4. CONSTRUCTION LIMITS SHALL BE PROPERLY MARKED AND BARRIERS CREATED AS NECESSARY TO PROTECT CONSTRUCTION PERSONNEL, AS WELL AS THE PUBLIC, OSHA AND ALL OTHER GOVERNING STANDARDS.
5. PROVISION OF ALL NECESSARY WORK IN ORDER TO CAUSE THE PROJECT TO BE COMPLETED WHETHER OR NOT THE WORK IS SPECIFICALLY DESCRIBED WITHIN THE PROJECT DESIGNS OR REQUIRED BY REGULATION IN THE COURSE OF WORK.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT.
7. DEMOLITION RESPONSIBILITIES:
 - A. CONSTRUCTION DEBRIS AND REFUSE RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE CONSTRUCTION LOCATION UNDER MEANS THAT ADHERE TO FEDERAL, STATE AND LOCAL REGULATIONS. UNDER NO CIRCUMSTANCES SHALL REFUSE MANAGEMENT COMPROMISE THE DELIVERY SCHEDULE OR QUALITY OF THE PROJECT.
 - B. FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE ADHERED TO AT ALL TIMES DURING DEMOLITION.
 - C. PRIOR TO DEMOLITION COMMENCEMENT, CONTACT LOCAL "CALL DIG" SERVICES.
 - D. PROPER SHORING AND BRACING SYSTEMS SHALL BE UTILIZED FOR ALL EXCAVATIONS AT ALL TIMES. COMPLETELY FILL ALL EXCAVATIONS AT THE END OF EACH DAY.
 - E. BURNING OF MATERIALS IS PROHIBITED EXCEPT BY PROPER PERMIT FROM GOVERNING AGENCY.
 - F. EXISTING AND REMAINING FACILITIES, WHETHER ON THE PROPERTY OR ON ADJACENT PROPERTIES, SHALL BE MAINTAINED IN THEIR ORIGINAL CONDITIONS. IF DISTURBED, THESE STRUCTURES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - G. EROSION CONTROL MEASURES DURING DEMOLITION PHASE SHALL BE MAINTAINED AT ALL TIMES DURING ALL PHASES OF THE PROJECT, FOR FEDERAL, STATE AND LOCAL CODES. NO EARTHMOVING OR DISTURBANCE SHALL BE CAUSED TO HAPPEN UNTIL ALL APPROPRIATE MEASURES HAVE BEEN PUT INTO PLACE.

24-HOUR EMERGENCY CONTACT:

DAVID MITCHELL
CELL: (678) 873-8842
EMAIL: DAVIDMITCHELL@WAFFLEHOUSE.COM

OWNER / DEVELOPER

NAME: WAFFLE HOUSE
ADDRESS: 3086 FINANCIAL DRIVE, NORCROSS, GA 30071
PHONE: 770-729-5700
CONTACT: WALTER BARREAU
EMAIL: WALTERBARREAU@WAFFLEHOUSE.COM

ENGINEER

NAME: CONTINUED GROUP, LLC
ADDRESS: 755 COMMERCE DRIVE, SUITE 800,
DECATUR, GA 30030
JUAN DEL RIO
PHONE: 404-389-5192
EMAIL: JUAN@CONTINUEDGROUP.COM

PROJECT NARRATIVE:

THE PROPOSED DEVELOPMENT CONSISTS IN THE CONSTRUCTION OF A NEW WAFFLE HOUSE BUILDING WITH PARKING AREAS AND ASSOCIATED UTILITIES TO SERVE THE RESTAURANT.

SHEET INDEX

C01	COVER SHEET
C02	SITE PLAN
C03	GRADING PLAN
C04	UTILITY PLAN
C05	INITIAL & FINAL EROSION CONTROL PLAN
C06	DETAILS 1
C07	DETAILS 2
LS-1	LANDSCAPE PLAN (BY OTHERS)
P-1	LIGHTING PLAN (BY OTHERS)
S1	SURVEY (BY OTHERS)



CONTINUED GROUP
755 COMMERCE DRIVE
SUITE 800
DECATUR, GA 30030
770.335.9403
www.fcj-engineer.com



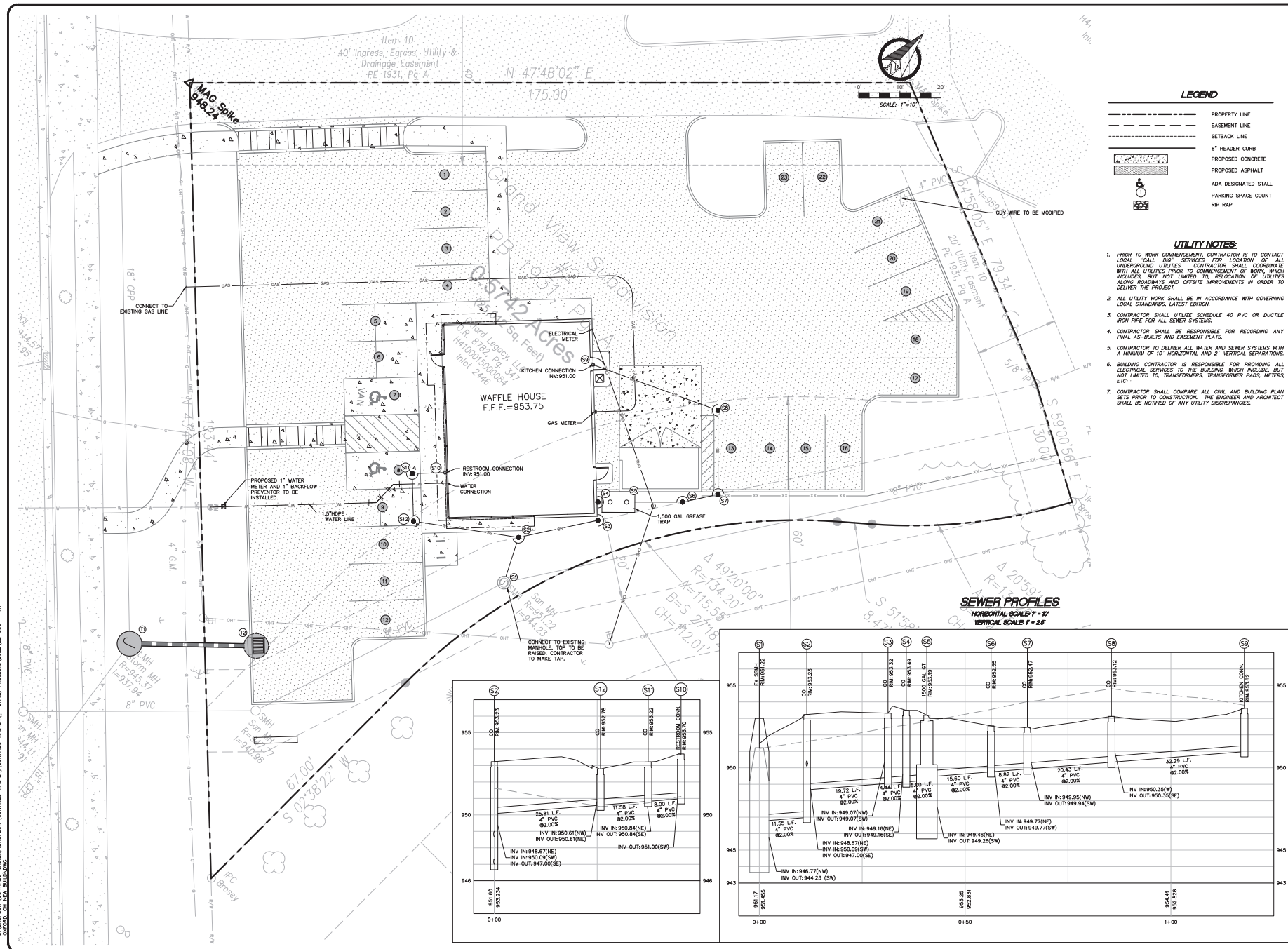
"A UNIQUE AMERICAN PHENOMENON"
WAFFLE HOUSE
"AMERICA'S PLACE TO EAT, AMERICA'S PLACE TO WORK"
5986 FINANCIAL DRIVE, NORCROSS, GA 30071
(770) 729-5700

WAFFLE HOUSE
OXFORD, OH
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF OXFORD
LOCATION: EAST OF 5020 US-27,
OXFORD, OH 45056

#	DATE	REVISIONS
1	12/16/23	CORRECT ADDRESS
2	02/24/24	CORRECT ADDRESS

DRAWN:	CDB	CHECK:	JPR
JOB NO:	22-330	DATE:	10/18/22

COVER
SHEET **C01**

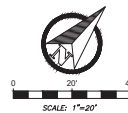
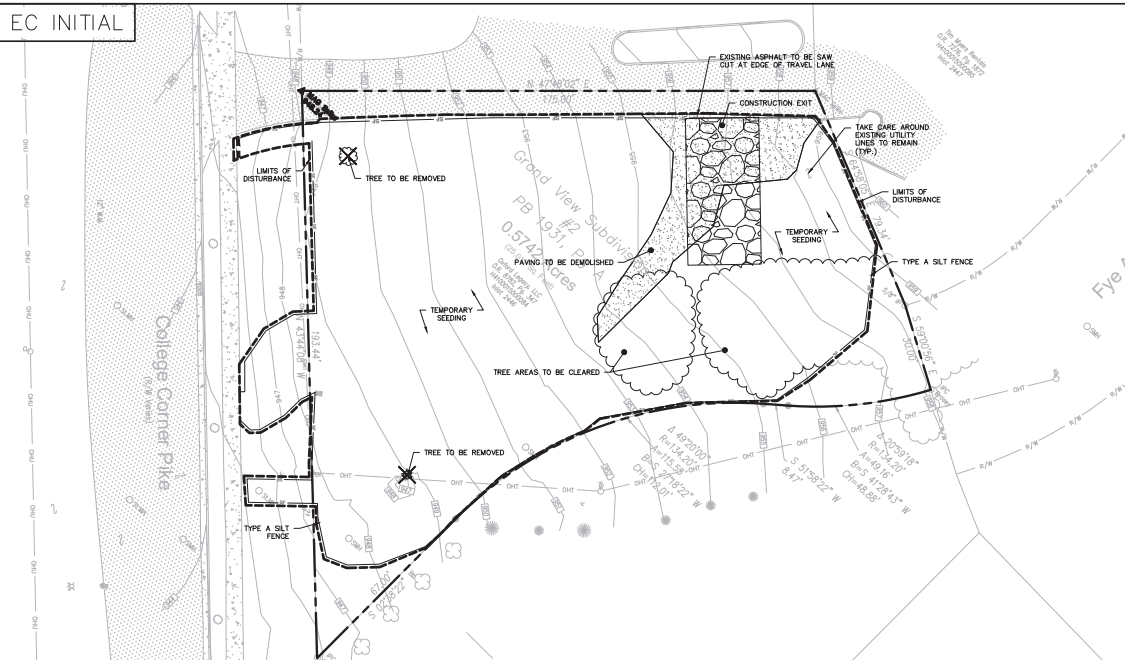


WAFFLE HOUSE
OXFORD, OH

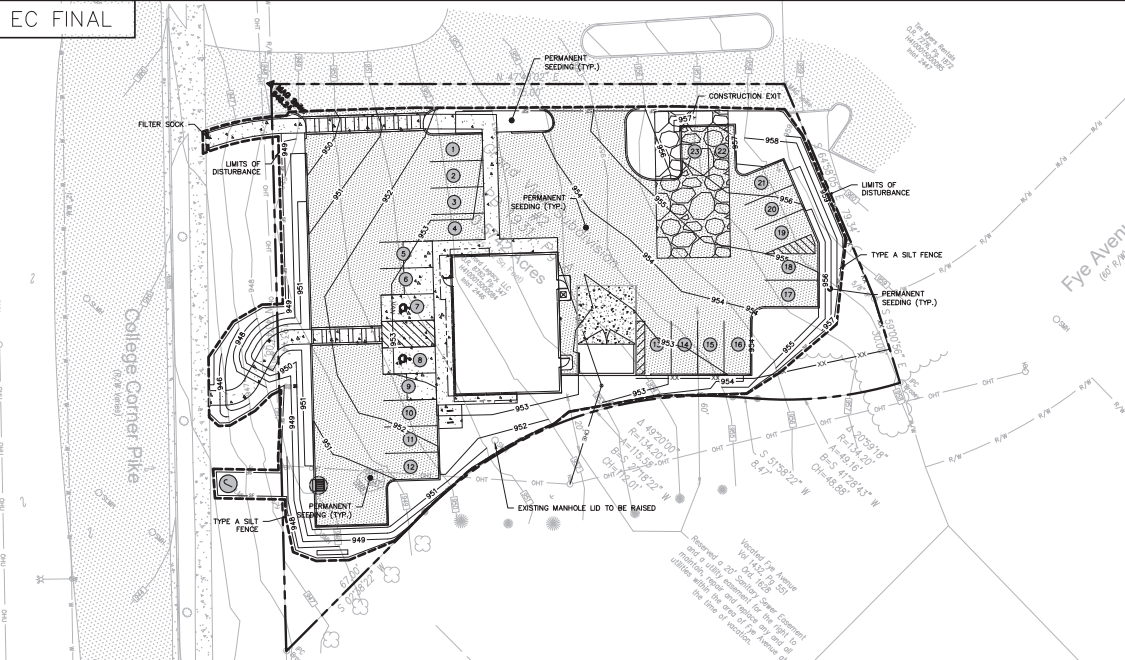
ISSUED FOR:	CONSTRUCTION
JURISDICTION:	CITY OF OXFORD
LOCATION:	EAST OF 5020 US-27, OXFORD, OH 43086

DRAWN: CDB	CHECK: JPDR
JOB NO: 22-330	DATE: 10/18/

EC INITIAL



EC FINAL



24-HOUR EMERGENCY CONTACT:
DAVID MITCHELL (678) 873-6842

GPS LOCATION (DECIMAL DEGREES)
LATITUDE: N 39.520588
LONGITUDE: W -84.750689

SITE CALCULATIONS
TOTAL SITE AREA= 0.57 AC
TOTAL DISTURBED AREA= 0.44 AC

DEMO NOTES:

1. ALL MATERIALS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR UNLESS APPROVED FOR REUSE ON SITE BY THE STRUCTURAL, GEOTECHNICAL ENGINEERS AND GOVERNING AGENCIES.
2. REMOVAL OF THE EXISTING STRUCTURES SHALL BE AS REQUIRED FOR THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND OR LOCAL LAWS AND ORDINANCES.
3. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED. THOSE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A MANNER AS APPROVED BY ALL GOVERNING AGENCIES AND IN A LANDFILL OR DISPOSAL FACILITY LICENSED TO ACCEPT HAZARDOUS MATERIAL.
4. PREDEMOLITION PHOTOGRAPHS SHALL BE TAKEN BY THE CONTRACTOR FOR OWNER, SHOWING EXISTING CONDITIONS OF THE SITE AND ADJACENT BUILDINGS TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS.
5. EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE INCURRED DURING THE CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR INSTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL GOVERNING AGENCIES.
6. IT IS THE RESPONSIBILITY OF CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL, AND LOOSE MATERIALS DUMPED FROM THIS SITE. ONTO OTHER PROPERTIES. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL TRY TO REDUCE AROMINE DUST THROUGH OUT THE ENTIRE JOB. THIS MAY BE DONE BY WATERING DOWN AREAS AFFECTED BY THIS WORK.
7. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL DEVICES AS REQUIRED DURING DEMOLITION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER AND ALL UTILITY COMPANIES AND DEPARTMENTS 72 HOURS OR AS REQUIRED, BEFORE DEMOLITION IS TO START, TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS WHEN EXCAVATING AROUND OR OVER UTILITIES. THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY 50 A REPRESENTATIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE PROCESS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS. NO TRENCHES SHALL BE LEFT OPEN OVERNIGHT.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND PAY ALL FEDERAL, STATE, COUNTY, CITY AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL MAKE AN EFFORT TO SALVAGE ANY VEGETATION OR OTHER LANDSCAPING MATERIALS WHEN AND WHERE POSSIBLE. NOTIFY LANDSCAPE ARCHITECT AND OWNER OF RELOCATION AREA TO PREVENT ANY FUTURE ISSUES.
11. ALL ASPHALT AND CONCRETE CUTS SHALL BE SMOOTH, CLEAN AND IN STRAIGHT LINES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE MADE TO CONCRETE THAT IS TO REMAIN AS PART OF THE NEW DEVELOPMENT.



CONTINIO GROUP
755 COMMERCE DRIVE
SUITE 800
DECALUR, GA 30030
770.335.9403
www.fcj-engineer.com



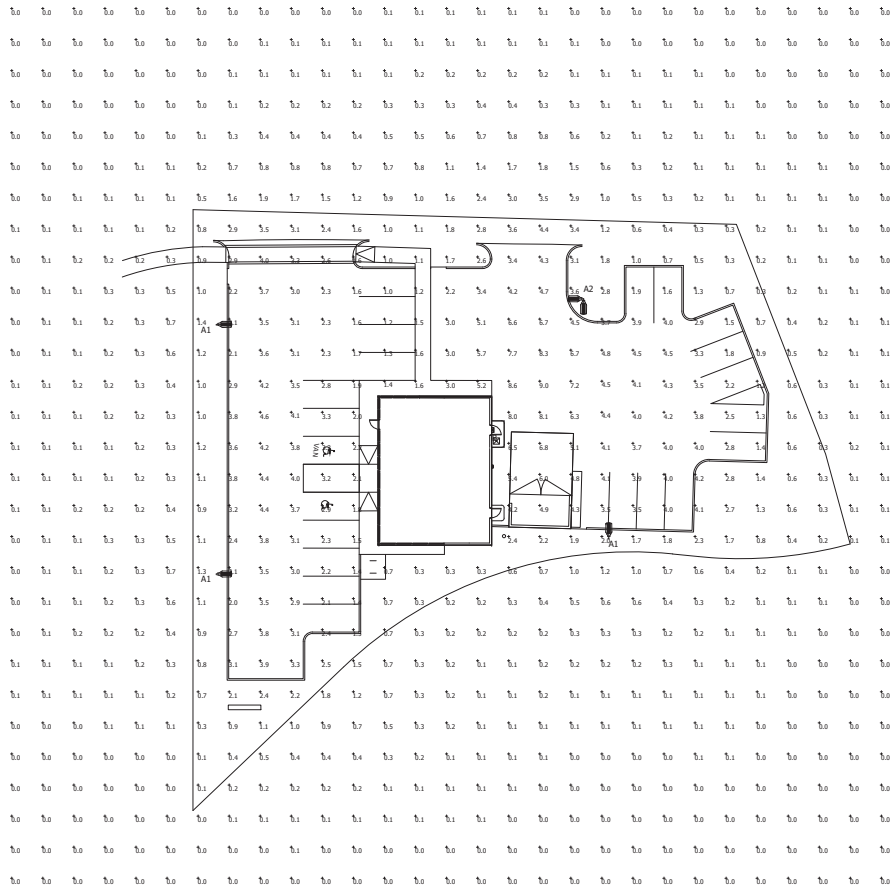
"A UNIQUE AMERICAN PHENOMENON"
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5986 Financial Drive, Norcross, GA 30071
(770) 724-5700

WAFFLE HOUSE
OXFORD, OH
ISSUED FOR: CONSTRUCTION
JURISDICTION: CITY OF OXFORD
LOCATION: EAST OF 5020 US-27, OXFORD, OH 43056

#	DATE	REVISIONS
1	12/16/23	CONTRACT ADDRESS
2	02/27/23	CONTRACT ADDRESS

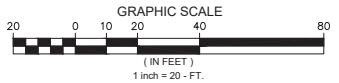
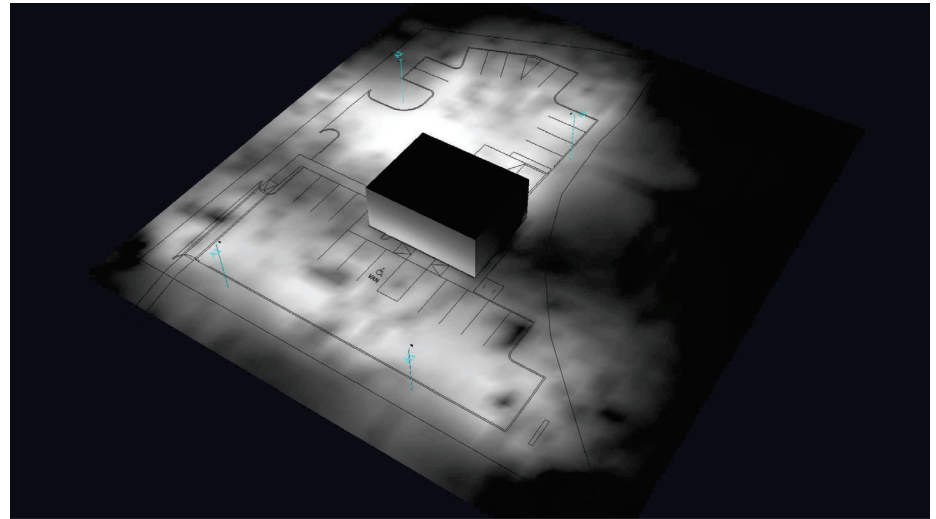
DRAWN: CDB
JOB NO: 22-330
CHECK: JPDR
DATE: 10/18/22

EROSION CONTROL PLAN
SHEET C05

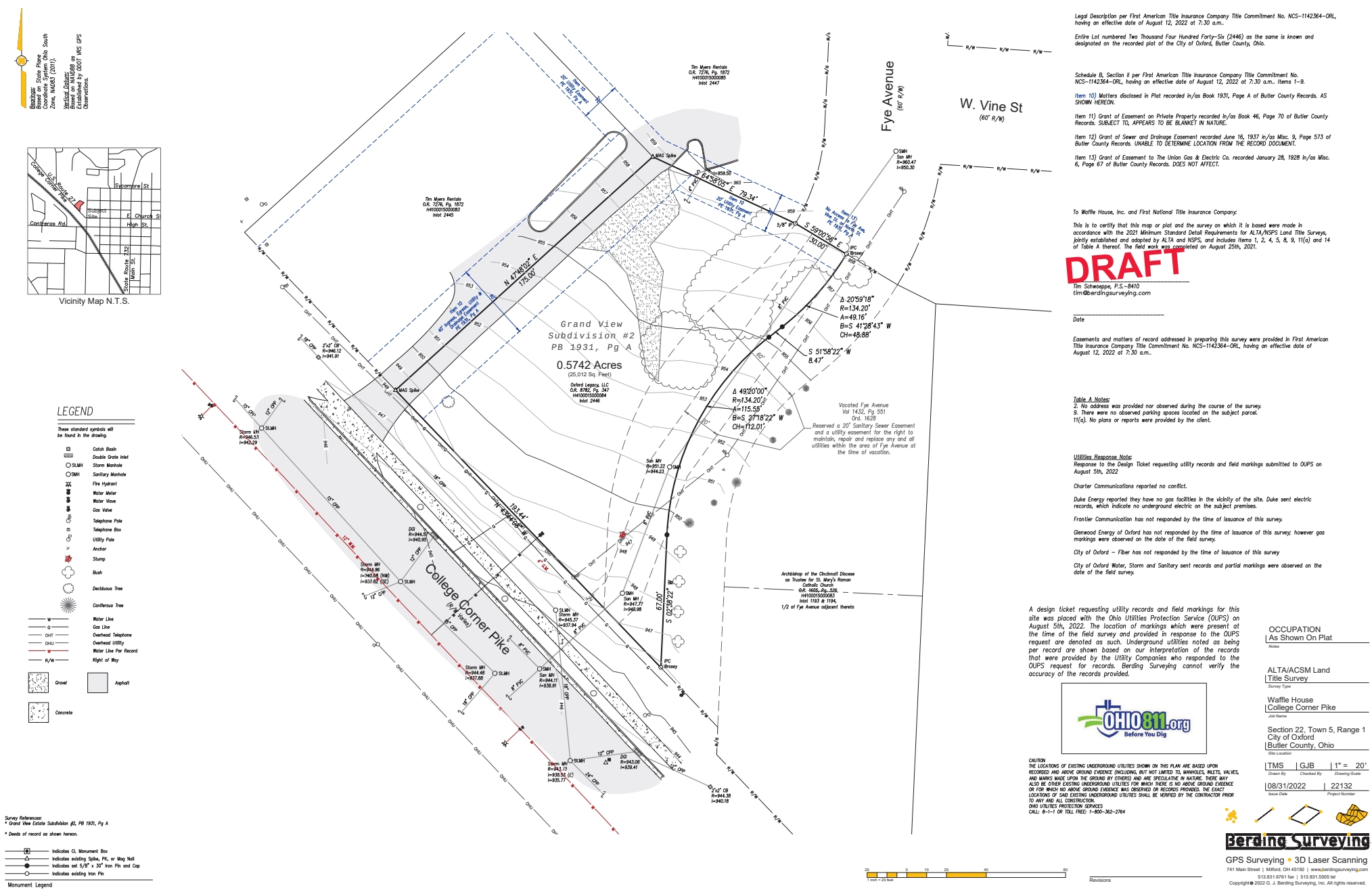


Luminaire Schedule							
Symbol	Qty	Label	Mounting Height	LLF	Lum. Lumens	Lum. Watts	Description
	3	A1	23' - 0" AFG	0.900	17653	135	ASL1-160L-135-5K7-4W-U
	1	A2	23' - 0" AFG	0.900	17653	135	ASL1-160L-135-5K7-4W-U
	1	B	12' - 0" AFG	0.900	2715	28	LC2-12LU-4K-4

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Area	Illuminance	Fc	0.92	9.0	0.0	N.A.	N.A.
Parking Area	Illuminance	Fc	3.53	9.0	1.0	3.53	9.00



1. THE LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO CURRENT. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (PLS, LOCATION, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.			
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.			
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.			
TITLE: WAFFLE HOUSE OXFORD, OH SITE PHOTOMETRIC PLAN			
REVISED FROM DRAWING NUMBER(S) R1: 01/04/22		DATE: 01/04/22 SCALE: AS NOTED	
DESIGNED BY: DHK CHECKED BY: DHK DATE: 01/04/22 SCALE: AS NOTED		DRAWING DESIGN NO: A221177R1	



Boundary Survey of the Grand View Subdivision #2, PB 1931, Pg A, Zone, NAB3 (2011).
Map of the Grand View Subdivision #2, PB 1931, Pg A, Zone, NAB3 (2011).
Map of the Grand View Subdivision #2, PB 1931, Pg A, Zone, NAB3 (2011).
Map of the Grand View Subdivision #2, PB 1931, Pg A, Zone, NAB3 (2011).



LEGEND

These standard symbols will be found in the drawing.

- Catch Basin
- Double Gate Inlet
- Storm Manhole
- Sanitary Manhole
- XX Fire Hydrant
- W Water Meter
- W Water Valve
- W Gas Valve
- Telephone Pole
- Telephone Box
- Utility Pole
- Anchor
- Slump
- Bush
- Deciduous Tree
- Coniferous Tree
- Water Line
- Gas Line
- Overhead Telephone
- Overhead Utility
- Water Line Per Record
- Right of Way
- Gravel
- Asphalt
- Concrete

Survey References:

- * Grand View Subdivision #2, PB 1931, Pg A
- * Deeds of record as shown herein.

Monument Legend

- Indicates CL Monument Box
- △ Indicates existing Spike, PK, or May Nail
- Indicates set 5/8" x 30" Iron Pin and Cap
- Indicates existing Iron Pin

Legal Description per First American Title Insurance Company Title Commitment No. NCS-1142364-ORL, having an effective date of August 12, 2022 at 7:30 a.m.:

Entire Lot numbered Two Thousand Four Hundred Forty-Six (2446) as the same is known and designated on the recorded plat of the City of Oxford, Butler County, Ohio.

Schedule B, Section 8 per First American Title Insurance Company Title Commitment No. NCS-1142364-ORL, having an effective date of August 12, 2022 at 7:30 a.m. Items 1-9.

Item 10) Matters disclosed in Plat recorded in/as Book 1931, Page A of Butler County Records. AS SHOWN HEREON.

Item 11) Grant of Easement on Private Property recorded in/as Book 46, Page 70 of Butler County Records. SUBJECT TO, APPEARS TO BE BLANKET IN NATURE.

Item 12) Grant of Sewer and Drainage Easement recorded June 16, 1937 in/as Misc. 9, Page 573 of Butler County Records. UNABLE TO DETERMINE LOCATION FROM THE RECORD DOCUMENT.

Item 13) Grant of Easement to The Union Gas & Electric Co. recorded January 28, 1928 in/as Misc. 6, Page 67 of Butler County Records. DOES NOT AFFECT.

To Waffle House, Inc. and First National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS (Land Title Surveys), jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 5, 8, 9, 11(a) and 14 of Table A thereof. The field work was completed on August 25th, 2021.

DRAFT

Tim Schwespe, P.S.-8410
tim@berdingssurveying.com

Date

Easements and matters of record addressed in preparing this survey were provided in First American Title Insurance Company Title Commitment No. NCS-1142364-ORL, having an effective date of August 12, 2022 at 7:30 a.m.

Table A Notes:

2. No address was provided nor observed during the course of the survey.
9. There were no observed parking spaces located on the subject parcel.
11(a). No plans or reports were provided by the client.

Utilities Response Note:

Response to the Design Ticket requesting utility records and field markings submitted to OUPS on August 5th, 2022.

Charter Communications reported no conflict.

Duke Energy reported they have no gas facilities in the vicinity of the site. Duke sent electric records, which indicate no underground electric on the subject premises.

Frontier Communication has not responded by the time of issuance of this survey.

Cleveland Energy of Oxford has not responded by the time of issuance of this survey; however gas markings were observed on the date of the field survey.

City of Oxford - Fiber has not responded by the time of issuance of this survey.

City of Oxford Water, Storm and Sanitary sent records and partial markings were observed on the date of the field survey.

A design ticket requesting utility records and field markings for this site was placed with the Ohio Utilities Protection Service (OUPS) on August 5th, 2022. The location of markings which were present at the time of the field survey and provided in response to the OUPS request are denoted as such. Underground utilities noted as being per record are shown based on our interpretation of the records that were provided by the Utility Companies who responded to the OUPS request for records. Berding Surveying cannot verify the accuracy of the records provided.

OHIO811.org
Before You Dig

CAUTION
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORDED AND ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OWNERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED OR RECORDS PROVIDED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

OWN UTILITIES PROTECTION SERVICES
CALL: 8-1-1 OR TOLL FREE: 1-800-362-2764

OCCUPATION
As Shown On Plat

ALTA/NSPS Land Title Survey

Survey Type

Waffle House
College Corner Pike

Job Name

Section 22, Town 5, Range 1
City of Oxford
Butler County, Ohio

Site Location

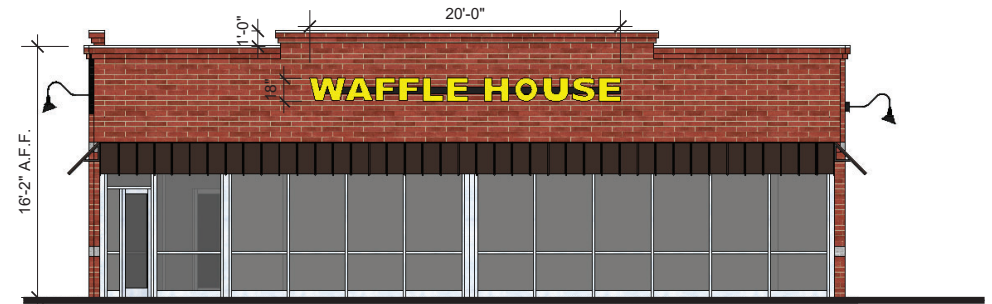
1" = 20'

Drawn By: TMS
Checked By: CJB
Issue Date: 08/31/2022
Project Number: 22132

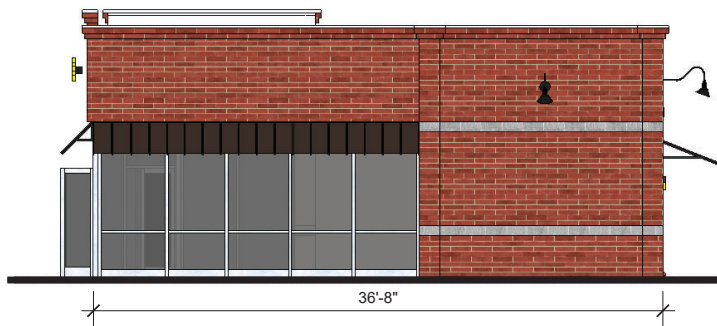
Berding Surveying
GPS Surveying • 3D Laser Scanning
741 Main Street | Milford, OH 45150 | www.berdingsurveying.com
513.821.6761 fax | 513.821.5959 cell
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LEFT WALL
SCALE: 1/8" = 1'-0"



FRONT WALL
SCALE: 1/8" = 1'-0"



RIGHT WALL
SCALE: 1/8" = 1'-0"



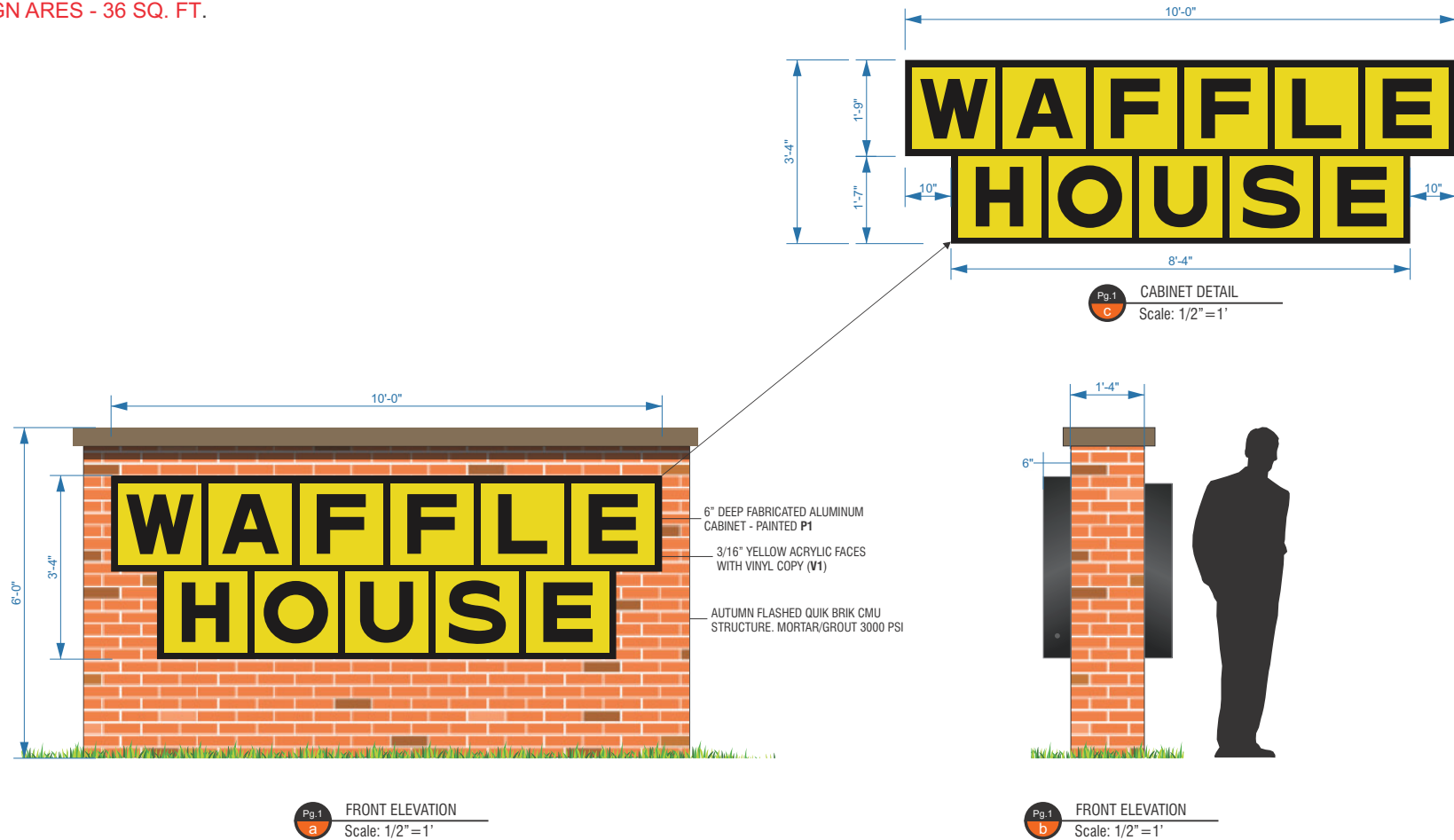
REAR WALL
SCALE: 1/8" = 1'-0"

BUILDING DESCRIPTION:

RIGHT HAND, MEDIUM PARAPET, DOUBLE STACK BUILDING
QUIK BRIK FLASHED "RICHFIELD BLEND" W/STEPPED CORNICE & RAISE PARAPET
SPLIT-FACE BLOCK GREY CMU ACCENT STRIPES
BRONZE STANDING-SEAM METAL AWNING
GOOSE-NECK LIGHTING



SIGN TYPE: 6' TALL MONUMENT
 DOUBLE-FACED, INTERNALLY ILLUMINATED
 QTY: 1 **SIGN AREAS - 36 SQ. FT.**



5198 NORTH LAKE DRIVE
 LAKE CITY, GA 30260
 404-361-3800
 FAX 404-361-7038
 WWW.CLAYTONSIGNS.COM

DATE - 10 / 14 / 2022
 SIGN TYPE
 MONUMENT

CLIENT
 WAFFLE HOUSE
 OXFORD, OH

REVISIONS:
 REVISION # - DATE

DESIGNER Nathan Diffie
 ACCOUNT REP. NAME

SCALE: AS INDICATED

DRAWING FILE NAME
 O:\Nathan Diffie\ WAFFLE HOUSE \ OXFORD, OH \
 WAFFLE HOUSE OXFORD, OH MONUMENT
 SIGN - 10_14_22.CDR

DRAWING
 STATUS:



THIS DRAWING IS AN ORIGINAL, UNPUBLISHED
 DESIGN CREATED BY CLAYTON SIGNS, INC. IT IS
 NOT TO BE REPRODUCED, CHANGED, OR
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 SUBJECT TO LEGAL ACTION IN A COURT OF LAW.
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PAGE
 1

GRAND VIEW SUBDIVISION #2 PART OF LOT #1212, CITY OF OXFORD, BUTLER COUNTY, OHIO.

Scale 1"=40'

(Revised Dec. 1980)

Nov. 1980

For (Revised Feb. 1981)

ERNEST A. MYERS
909-137.

Approved by the City of Oxford Planning Commission on this
day of January 13, 1981.

Eoning Administrator

Approved and accepted by the City of Oxford Council by
Ordinance No. 1629 passed April 7, 1981.

Clerk of Council

Mayor

The accompanying plat is hereby consented to and accepted
by Miami University on July 20, 1981.

Secy., Board of Trustees, Miami University

Entered for transfer July 19, 1981

Transferred July 19, 1981

Deputy

Filed for record July 20, 1981 at 3:35pm

Recorded July 20, 1981

File 44586 Fee \$21.60

Book 1931 Page A

Book 1931 Page A

Book 1931 Page A

Book 1931 Page A

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Book 1931 Page A

Book 1931 Page A

Book 1931 Page A

Book 1931 Page A

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Book 1931 Page A

Book 1931 Page A

Book 1931 Page A

I hereby certify this plat to be a correct
return of a survey made by me. All monuments
placed as shown.

J. Paul Albert
J. Paul Albert, Reg. No. 2997.

We, the undersigned, being the owners and lien holders of 1.555 acres (67,715 sq. ft.)
of land situated in Lot #1212 in the City of Oxford, Butler County, Ohio
hereby certify that the accompanying plat is a subdivision of said
land to be known as GRAND VIEW SUBDIVISION #2; that the lots are in
the shapes and dimensions shown on said plat and that the roadway shown
is hereby dedicated to the perpetual use of the public according to the
law in such cases made and provided. All land to be dedicated as shown
to be free and unencumbered from mortgages and mechanics liens.

There are shown on said plat easements designated utility easements
(U.E.) which are provided for the construction, maintenance and operation
of poles, wires, conduits and the necessary attachments in connection
therewith for the transmission of electricity and for telephone and
other purposes for the construction and maintenance of surface and
underground storm water drains, pipe lines for supplying gas, water
heat and for any other public or quasi-public utility function together
with the necessary lateral connections and also the right of ingress
to and from said easements and to trim trees thereon as may be
necessary is hereby reserved for persons engaged in such operation
and maintenance.

Street construction shall be done by the developer along with
drainage work as shown on the preliminary plat and at the direc-
tion of the City of Oxford, Ohio. Monuments shall be placed
as shown on this plat.

In witness whereof the undersigned have hereunto set
their hands and seals this 7th day of April 1981.

witnesses:
Randy Wardrup
Verna H. Horack

Ernest A. Myers
Eugene R. Myers

State of Ohio, County of Butler, S.S.

Be it known that on this 7th day of April 1981,
before me, a Notary Public, in and for said County,
personally came Ernest A. Myers and Gitzene
Myers, his wife, who acknowledged that they did sign
seal the foregoing instrument and that the same
is a free act and deed for the uses and purposes
therein mentioned.

Verna H. Horack
Notary Public, Butler County, Ohio

COVENANTS AND RESTRICTIONS

1. No access, with ingress or egress, is permitted between the real estate in
the subdivision and any other real estate.
2. There shall be no ingress or egress permitted between real estate in
the subdivision & U.S. Route 27 (College Corner Pike) until and unless express
approval of the entrance point engineering, construction and design has been
given in writing by the Engineer for the City of Oxford and then only one such
access point for ingress and egress shall be permitted between the real estate
in the subdivision & U.S. Route 27 (College Corner Pike) and that ingress and
egress shall be by means of that certain 40 foot access easement as same is
created and approved hereon.
3. The 40 foot easement shown hereon running between U.S. 27 (College
Corner Pike) and the southwest property line of subdivision Lot 2447
shall be for public access and use, ingress and egress, between U.S. 27
(College Corner Pike) and subdivision lots 2445, 2446 and 2447, but no use
of said easement for access purposes is permitted until the foregoing
covenants and restrictions requiring engineering approval has been
completed with fully said 40 foot easement is further expressly
reserved as a general drainage and utility easement for the
purposes of providing and permitting the installation and
maintenance of proper utility and drainage facilities and
structures. Maintenance of the easement as well as road
surface construction and maintenance shall be the shared
responsibility of the owners of subdivision lots 2445, 2446 and
2447.
4. These covenants and restrictions shall run in perpetuity
to the City of Oxford as well as to the owners of real estate
within said subdivision and the same are enforceable by the
City of Oxford, as well as individual property owners, and
cannot be waived, altered or modified without the express
and official consent of the Council of the City of Oxford.

Covenants and Restrictions printed hereon by J. Patrick Cogan, L.S.#3734

MIAMI UNIVERSITY
OXFORD, OHIO
TRANSFERRED FOR LAND REVENUE
AND APPROVED FOR RECORD
BOOK OF RECORDS

DETAIL
Land to be VACATED
ON FIVE AVE.

TOTAL AREA
VACATED
TO BE ADDED TO
LOT #1212 - 7000 sq. ft.
LOT #1193 - 1670
LOT #1194 - 5723

PC-2022-12

Surrounding Property Owners Notifications Map

Legend

-  Subject Area
-  200 Ft. Buffer
-  Oxford Corp. Limit
-  Address Point
-  Building Footprint



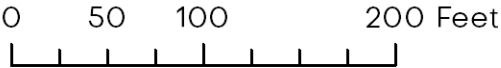
1 inch = 100 feet

Prepared on Friday, December 30, 2022

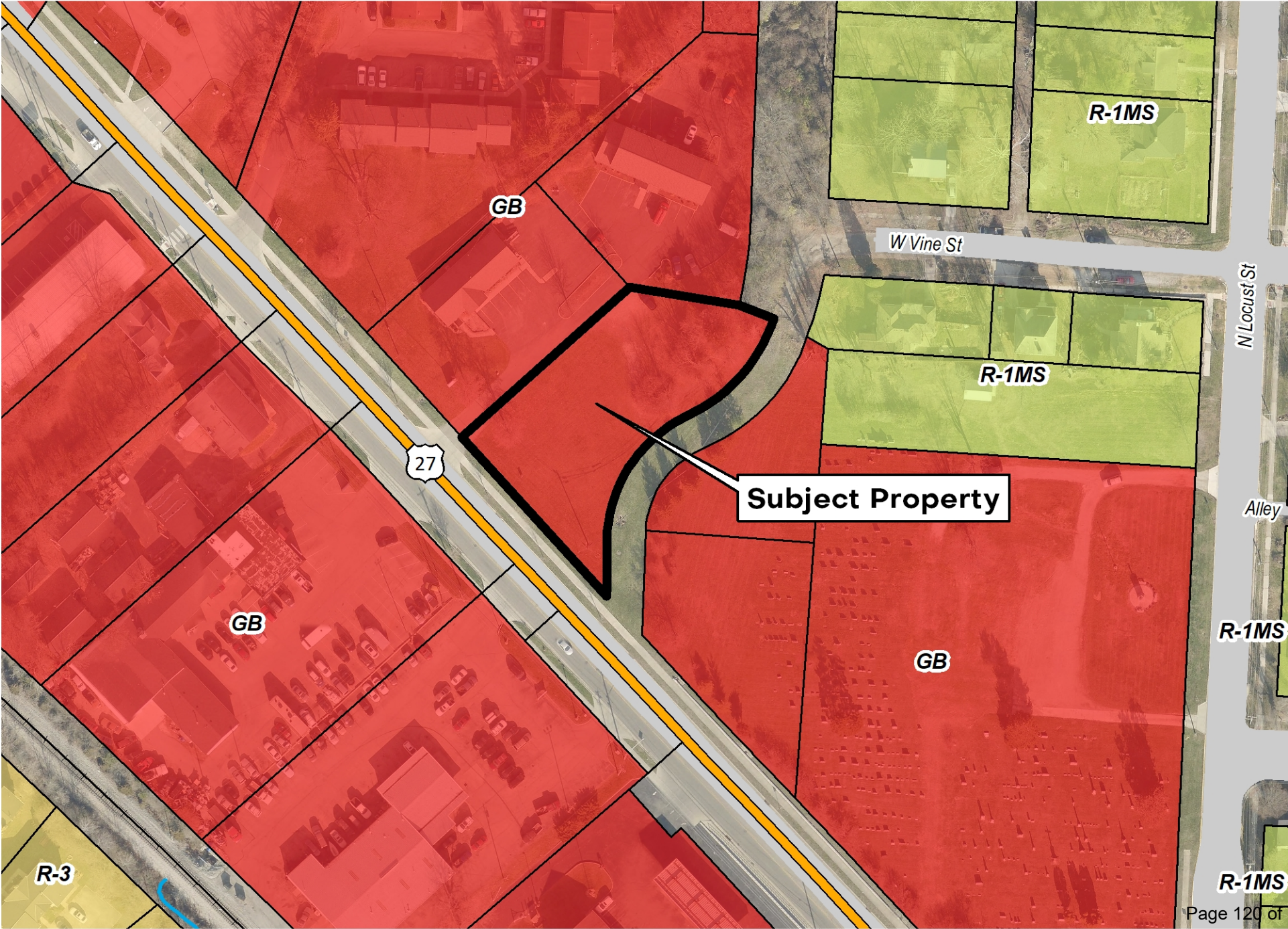
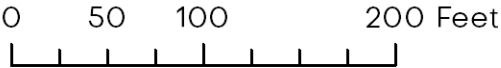
The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats or a professional survey.



Location Map



Location Map





The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	2/28/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	An Ordinance changing the names of future private streets in the Owl's Landing subdivision and directing the Clerk of Council to forward a certified copy of this Ordinance to the County Engineer. (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Essential Operations
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	March 7 agenda update: Staff recommends removing this item from the agenda based on the updated information that was not available for the 1st reading.
CITY MANAGER/DEPT HEAD APPROVAL:	

DISCUSSION:

Following the February 21 Council meeting, the agent for the owner of Owl's Landing further reviewed the street names and has asked for this request to be withdrawn. Names that are more in line with a natural theme have been submitted to staff for review. Those names are not yet ready for Council action. Staff will ensure that the updated plat and final names that are used will only be the Council-approved names.

ORDINANCE NO.

AN ORDINANCE CHANGING THE NAMES OF FUTURE PRIVATE STREETS IN THE OWL'S LANDING SUBDIVISION AND DIRECTING THE CLERK OF COUNCIL TO FORWARD A CERTIFIED COPY OF THIS ORDINANCE TO THE COUNTY ENGINEER

WHEREAS, Bayer Becker, serving as agent for Owl Landing LLC, has submitted a formal request to change the names of future private streets associated with the Owl's Landing subdivision accessed from Brookville Road; and

WHEREAS, agent requests the following modifications to street names be made: (1) change "Great Horned Drive" to "Parker Drive"; (2) change "Screech Avenue" to "Cooper Avenue"; and (3) change "Snowy Lane" to "Griffey Street"; and

WHEREAS, address numbers have been assigned on a preliminary basis, but not yet officially assigned, to lots platted within the recorded Owl's Landing Block A as well as to all other lots planned to be platted in future phases which are yet to be recorded; and

WHEREAS, building permits have not yet been obtained for the construction of individual residential dwelling units within the Owl's Landing subdivision.

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

SECTION 1: Council hereby orders the change of that certain street in the Owl's Landing subdivision presently designated as "Great Horned Drive" be changed and officially designated as "Parker Drive".

SECTION 2: Council hereby orders the change of that certain street in the Owl's Landing subdivision presently designated as "Screech Avenue" be changed and officially designated as "Cooper Avenue".

SECTION 3: Council hereby orders the change of that certain street in the Owl's Landing subdivision presently designated as "Snowy Lane" be changed and officially designated as "Griffey Street".

SECTION 4: The Clerk of Council shall prepare a certified copy of this Ordinance upon its passage and shall forward the same to the office of the County Engineer, requesting that the appropriate change of said street name be entered upon the plat and appropriate records.

SECTION 5: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

January 30, 2023

Mr. Zachary Moore
City Planner / GIS Coordinator
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: Owl's Landing Subdivision
Street Names

Dear Mr. Moore,

On behalf of Owl Landing, LLC, I am providing this letter as a request to change the street names for the Owl's Landing Subdivision. Owl Landing, LLC hereby requests the following changes to street names as shown on the Owl's Landing Block A Record Plat:

- Change Great Horned Drive to Parker Drive
- Change Screech Avenue to Cooper Avenue
- Change Snowy Lane to Griffey Street

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'John A. Bayer'.

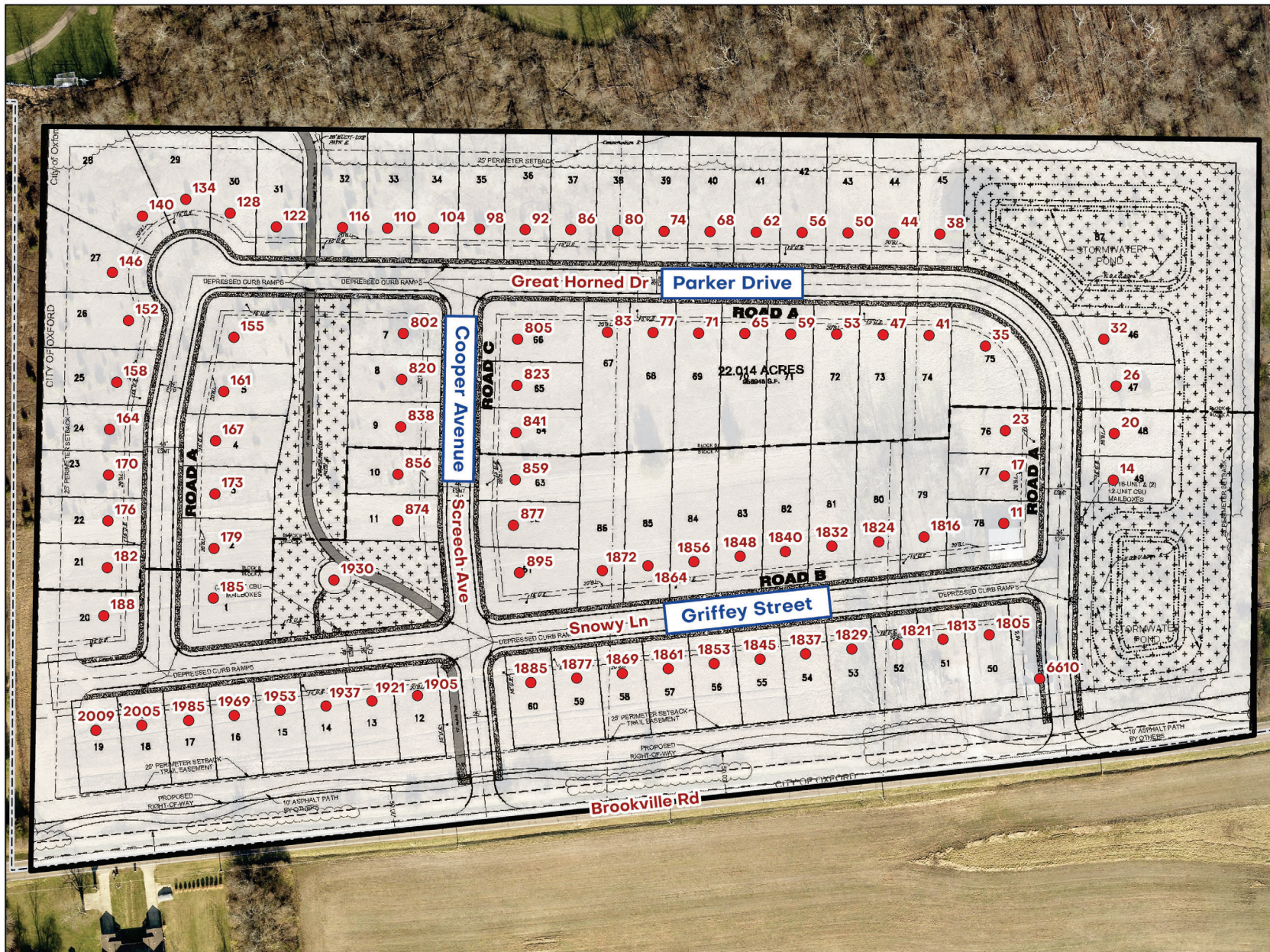
John A. Bayer, PE

Enclosures

Cc: Owl Landing, LLC, Todd Hall

Owl's Landing Street Name Changes

- Address Points
- US/State Highways
- Railroads
- Oxford Corporate Limits
- ▭ Owl's Landing Site



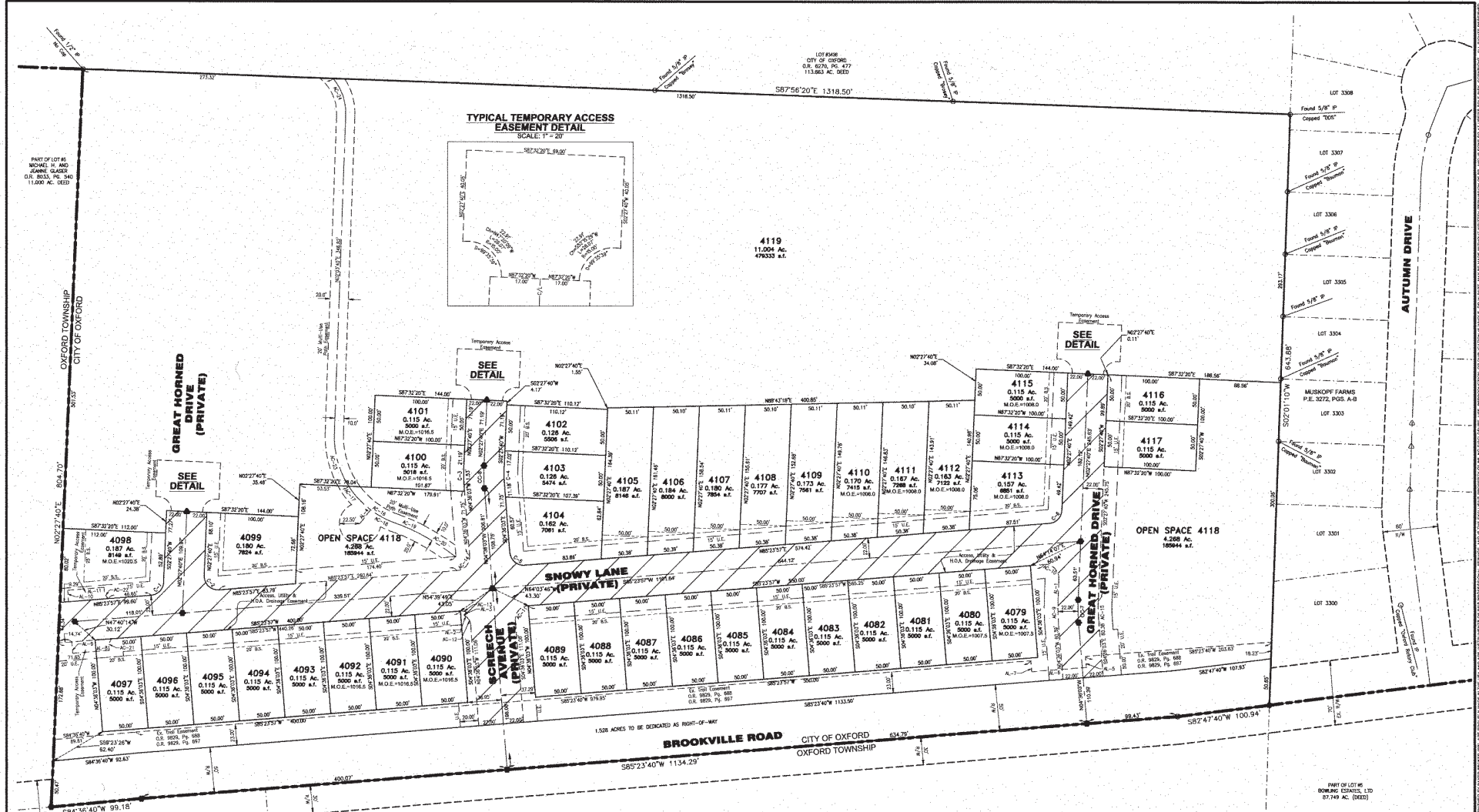
200
Feet

Date: 1/27/2023



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.

9933-1895



LOT LINE CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	82°36'14"	15.00'	21.71'	54°55'40"W 18.87'
C-2	97°53'44"	15.00'	25.41'	54°04'12"W 22.48'
C-3	75°54'44"	222.00'	77.35'	50°10'41"E 22.35'
C-4	75°54'44"	178.00'	21.84'	50°10'41"E 21.83'
C-5	80°10'00"	15.00'	23.56'	54°30'52"W 21.21'
C-6	82°56'16"	15.00'	21.71'	54°55'40"W 18.87'

CENTERLINE CURVE TABLE

Curve	Delta	Radius	Length	Chord
CC-7	7°02'44"	200.00'	24.89'	N0°10'12"W 24.64'
CC-8	7°02'44"	200.00'	24.89'	N0°10'12"W 24.64'

ACCESS EASEMENT CURVE TABLE

Curve	Delta	Radius	Length	Chord
AC-9	7°05'44"	222.00'	27.38'	N0°10'12"W 27.30'
AC-10	9°07'00"	15.00'	25.41'	N45°01'27"E 22.48'
AC-11	9°07'00"	15.00'	25.41'	S45°01'27"E 22.48'
AC-12	49°00'11"	15.00'	7.85'	N0°10'12"W 7.85'
AC-13	22°31'44"	15.00'	6.68'	N0°10'12"W 6.63'
AC-14	9°07'00"	15.00'	25.41'	N45°01'27"E 22.48'
AC-15	7°05'44"	222.00'	27.38'	S0°10'12"E 27.30'
AC-16	39°20'04"	150.00'	68.81'	S5°13'40"E 65.67'
AC-17	22°02'00"	150.00'	26.77'	N45°01'27"E 24.68'
AC-18	18°11'00"	150.00'	21.74'	S45°01'27"E 21.61'
AC-19	9°46'13"	177.80'	37.40'	S45°01'27"E 37.37'
AC-20	9°29'30"	263.70'	47.01'	S5°27'40"E 46.96'
AC-21	57°24'18"	15.00'	13.46'	S1°30'38"W 13.01'
AC-22	57°24'18"	15.00'	13.46'	S5°27'40"E 13.01'
AC-23	34°45'18"	150.00'	68.80'	N1°13'38"W 58.72'
AC-24	41°48'27"	60.00'	43.78'	N1°13'38"W 43.67'

ACCESS EASEMENT LINE TABLE

Line	Direction	Distance
AL-1	N0°27'40"E	21.85'
AL-2	N45°01'27"E	4.00'
AL-3	N45°01'27"E	4.14'
AL-4	N37°09'27"E	15.85'
AL-5	S54°30'20"E	12.00'
AL-6	S85°23'40"W	60.00'
AL-7	N0°10'12"E	12.00'
AL-8	S85°23'40"W	60.00'
AL-9	N45°01'27"E	12.00'
AL-10	N45°01'27"E	12.00'
AL-11	N85°23'40"E	60.00'

LEGEND

- Found 5/8" Iron Pin (see note)
- Found MAG Nail
- Found MAG Nail
- Found 1/2" Iron Pin
- Found 1/4" Iron Pin
- Found 1/8" Iron Pin
- Found 1/16" Iron Pin
- Found 1/32" Iron Pin
- Found 1/64" Iron Pin
- Found 1/128" Iron Pin
- Found 1/256" Iron Pin
- Found 1/512" Iron Pin
- Found 1/1024" Iron Pin
- Found 1/2048" Iron Pin
- Found 1/4096" Iron Pin
- Found 1/8192" Iron Pin
- Found 1/16384" Iron Pin
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The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Sam Perry
DATE PREPARED:	2/28/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	An Ordinance approving the final subdivision application and plat for Owl's Landing Block B, being a replat of lot 4119 within Owl's Landing Block A, with conditions. (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Housing Opportunities for Everyone
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Approve with four conditions. Additional condition added regarding street name correction.
CITY MANAGER/DEPT HEAD APPROVAL:	

DISCUSSION:

Proposal Summary:

City Council approved the first Record Plat section for the Owl's Landing subdivision on July 19, 2022. A Record Plat is a legal instrument which officially subdivides new lot/parcel boundaries and establishes necessary easements to support development. The first plat section, officially titled "Owl's Landing Block A," enabled the creation of 39 out of the 86 dwelling units planned for the subdivision. Following the posting of bonds, Block A was officially recorded with the Butler County Recorder on January 5, 2023.

As of the writing of this report, the developer has commenced grading activities and installation of utilities associated with Block A. Building permits have yet to be issued for any future homes within this phase. It has now become the developer's desire to expand the boundary of the first phase of construction to include 8 additional single-family homes/lots, thus increasing to 47 potential dwelling units once subdivision infrastructure is complete. In order for such expansion to be possible, approval and recording of a second Final Plat section is necessary.

Block A had effectively platted the entire 22.014-acre development site, leaving behind a large 11.004-

acre parcel (Lot 4119) for the platting of future phases. The newly proposed “Owl’s Landing Block B” Plat would effectively be a “Replat” of Lot 4119, turning 3.053 of the 11.004 acres into area devoted to new lots, streets and open spaces; and thus leaving behind 7.951 acres (Lot 4130) as a remainder for future phases. Furthermore, the Block B plat is drafted to include new street names as requested by the developer’s agent on January 30, 2023; the renaming of streets will require approval of a separate Ordinance.

Background:

The Owl’s Landing project has thus far garnered the following approvals:

- Preliminary Planned Development (PD) & Preliminary Subdivision – approved by Council on January 18, 2022 by Ord. No. 3658
- Construction Drawings – approved administratively on June 13, 2022; revisions to coincide with Block B currently under staff review
- Final Planned Development (PD) – approved by Council on June 21, 2022 by Ord. No. 3682
- Final Plat for Block A – approved by Council on July 19, 2022 by Ord. No. 3685 and officially recorded on January 5, 2023

Discussion and Recommendation:

City staff has reviewed the proposed Record Plat instrument and believes it satisfies all prior design-related approval conditions inherent to previous Council approvals. Additional steps will still need to be satisfied administratively prior to the signing of the plat instrument itself by City officials, including: (1) approval of infrastructure bond estimates by the Service Department; and (2) posting of bonds or other acceptable form of financial security for public & private improvements and landscaping.

In keeping with Section 203 of the Oxford Subdivision Regulations, staff recommends the subject application be **approved** subject to the following conditions:

1. The Final Subdivision shall be valid for 1 year from the City Council ordinance date. All recordings shall be completed and construction of the infrastructure improvements started within this 1 year time period.
2. As necessary, the applicant shall update and/or re-file Construction Drawings along with any necessary cost estimates for approval by applicable City departments.
3. The applicant shall file with the City a suitable form of financial security in order to guarantee construction of the improvements. The Record Plat shall not be released to the subdivider for recording until such financial security is accepted by the City.
4. The recorded plat and the posted street names shall only be those approved by Council.

An additional condition has been added to reflect street name correction.

ORDINANCE NO.

AN ORDINANCE APPROVING THE FINAL SUBDIVISION APPLICATION AND PLAT FOR OWL'S LANDING BLOCK B, BEING A REPLAT OF LOT 4119 WITHIN OWL'S LANDING BLOCK A, WITH CONDITIONS.

WHEREAS, in accordance with Oxford Codified Ordinance Section 1101.203, the City of Oxford's Community Development Department received the Final Subdivision Application and Final Plat for Owl's Landing Block B (Exhibit "A") on January 9, 2023; and

WHEREAS, the Community Development Department, in coordination with the Service Department, has reviewed the Final Plat in correspondence to the Preliminary Plat & Preliminary Planned Development approved on January 18, 2022 by Ordinance No. 3658 as well as the Final Planned Development approved on June 21, 2022 by Ordinance No. 3682; and

WHEREAS, the Community Development Department finds that the Final Plat meets the requirements of Oxford Codified Ordinance Section 1101.203 and further finds the Final Plat substantially corresponds to the approved Preliminary Plat; and

WHEREAS, the first Final Plat section was entitled Owl's Landing Block A ("Block A"), which was approved by City Council on July 19, 2022 by Ordinance No. 3685 and recorded with the Butler County Recorder on January 5, 2023; and

WHEREAS, Block A resulted in the platting of the entire 22.014-acre development site, with 11.01 acres devoted to the first development phase supporting the creation of 39 single-family residential lots, and 11.004 acres reserved as a remainder in Lot 4119 for future phases; and

WHEREAS, the developer now desires to further subdivide the remaining 11.004 acres with 8 additional single-family residential lots, thus necessitating a Replat to Lot 4119 and referred to as Owl's Landing Block B ("Block B"); and

WHEREAS, Block B includes a reduced remainder in Lot 4130 comprising 7.951 acres, which is reserved for one or more future development phases; and

WHEREAS, Block B is drafted to include new names for the three private streets within the development, as were later requested by the developer's agent on January 30, 2023; and

WHEREAS, the City Manager and the Community Development Director recommend Council approve the Final Subdivision Application and Plat for Block B attached hereto as Exhibit "A" with the following conditions:

1. The Final Subdivision shall be valid for one year from the City Council Ordinance date. All recordings shall be completed and construction of the infrastructure improvements started within this one year time-period.
2. As necessary, the applicant shall update and/or re-file construction drawings along with any necessary cost estimates for approval by applicable City departments.
3. The applicant shall file with the City a suitable form of financial security in order to guarantee the construction of the public improvements. The Record Plat shall not be released to the subdivider for recording until such financial security is accepted by the City.
4. The recorded plat and the posted street names shall only be those approved by Council.

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

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Community Development Director and further approves the Final Subdivision Application and Plat for Owl's Landing Block B consisting of 11.004 acres with the conditions set forth above.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

**Internal Use Only:**

Case No.

PC-2023-01

Date Filed

1/9/2023

Final Subdivision Application

Applicant Information

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

Name * Todd Homes LLC

Mailing Address * 7791 Joan Drive

City, State & Zip Code * West Chester, Ohio 45069

Telephone Number(s) * 513-887-1111

Email Address toddhall@toddhomesllc.com

Engineer/Surveyor Information

Name * Bayer Becker

Mailing Address * 110 S. College Avenue

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * 513-336-6600

Email Address johnbayer@bayerbecker.com

Location and Lot Information

Name of Subdivision * Owl's Landing Block B

Location of Property * North of Brookville Road, West of Autumn Drive

Legal Description * Lot 4119

Date of Planning Commission Preliminary Approval * 12/14/2021

Number of Lots * 9

Zoning District * R-1B PUD

Total Area * 11.004 Acres

Requirements and Documentation

Plat

Fifteen (15) copies of the plat on bond. Drawing size must be at least 18x24" and should never exceed 24x36." The plat must be prepared in accordance with Chapter 1101, Subdivision Regulations and Chapters 1121-1137, Zoning Code of the City of Oxford¹. Scale should not exceed 1" = 100.' Plats containing less than three lots are exempted from the provisions of this section. The following information must appear on the plat:

- A. Boundary lines of the area being subdivided with accurate distances and bearings. Each section which is presented for final plat approval must have all of the required improvements extended to the property lines where necessary in order that future final plat sections may connect with them to maintain the continuity of the approved preliminary plan.
- B. A statement dedicating all proposed streets and alleys with their widths and names.

- C. The accurate outline of any portions of the property to be dedicated or granted for public use.
- D. The lines of adjoining streets and alleys with their widths and names.
- E. All lot lines together with an identification system for all lots and blocks. Lot numbers shall be secured from the County Auditor.
- F. The locations of all building lines and easements provided for public use, services or utilities.
- G. All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements and any other areas for public or private use. Linear dimensions are to be given to the nearest one hundredth of a foot.
- H. The radii, arcs, lengths, points of tangency and central angles for all curvilinear streets and the radii and lengths for rounded corners.
- I. The location of all survey monuments and benchmarks together with their descriptions. There shall be a minimum of four permanent markers in each subdivision section located at or near the outer corner.
- J. The name of the subdivision, the scale of the plat, points of the compass and name of owner or owners and subdivider if other than the owner and name of the surveyor and engineer preparing the plat.
- K. The certificate of the surveyor attesting to the accuracy of the survey and to the correct locations of all monuments shown.
- L. Any private restrictions and trusteeships and their duration. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable, thus necessitating the preparation of a separate instrument, reference to such instrument shall be made on the plat.
- M. Acknowledgement by the owner or owners of the plat restrictions.
- N. One tracing cloth or comparable material of the approved final plat, for the City records.
- O. The names and record owners of all adjoining subdivisions and the names of recorded owners of adjoining parcels of un-subdivided land.
- P. A receipt showing that all legally due taxes have been paid.
- Q. North arrow, scale and date.
- R. The location of all present property lines, streets, alleys, rights-of-way, buildings, easements, lakes, watercourses, and drainage ways.
- S. Any existing water mains, culverts, water or sewer lines, easements, buildings and streets, within the tract or immediately adjacent thereto.
- T. Size of the tract in acres and lots in square feet and the boundary lines along with the linear measurement thereof.
- U. The proposed location and width of streets, alleys lots and easements.
- V. The seal, registry number and signature of the public surveyor who prepared the plat.
- W. Any portion of the floodplain as delineated by the Butler County Flood Insurance Rate Maps (FIRM), effective December 17, 2010, must be clearly illustrated and labeled on the plat.

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.

Fees & Receipt

The required fee for final plan is \$595.00 plus \$10.00 per lot, plus \$10.00 postage charge.

Sign and Date

Applicant Signature *


todd hall (Jan 6, 2023 12:36 EST)

Date *

1/6/23

Submit Application, Plans and Documentation, and Fees

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

Send or drop off this application with required copies of the plat containing all required information as attachments and a check for fees and postage charge made payable to **City of Oxford**, to Community Development Director, 15 S. College Ave., Oxford, OH 45056.

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

Notes

- You must adhere to notification and publication requirements.
- Submit materials 14 days prior to the 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).**
- Per Planning and Zoning Code 1101.203(H)¹, after final recording at the Butler County Recorder's Office, the applicant shall furnish a proof of such recording for filing to the Community Development Department prior to the issuance of any construction permits for site preparation.

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/>

March 21, 2022

Mr. Zach Moore
Planner
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

Re: Parcel H4100-141-000-006
Parcel H4100-141-000-007
Parcel H4100-141-000-008

Dear Mr. Moore,

Please be advised that Todd Homes LLC has our permission to submit applications for the approval of a Final Planned Development and a Final Subdivision on Parcels H4100-141-000-006, Parcel H4100-141-000-007, and Parcel H4100-141-000-008 located north of Brookville Road, west of Autumn Drive and east of Kay Rench Drive in the City of Oxford, Ohio.

Should you have any questions, please do not hesitate to contact us.

Sincerely,



Buck Creek Farm, Inc.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER OF LOT #4119 OF OWL'S LANDING, BLOCK A AS RECORDED IN OFFICIAL RECORD 9933, PAGE 1894 OF THE BUTLER COUNTY, OHIO RECORDERS OFFICE AND BEING LOCATED IN SECTION 28, TOWN 5, RANGE 1, CONGRESS LANDS WEST OF THE MIAMI RIVER, IN THE CITY OF OXFORD, BUTLER COUNTY, OHIO, DOES HEREBY ASSENT TO AND ADOPT THE ACQUIRING PLAT OF SUBDIVISION TO BE KNOWN AS OWL'S LANDING, BLOCK B AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY: OFFICIAL RECORD 9817, PAGE 1774

OWNER: OWL LANDING, LLC

SIGNATURE:

PRINTED NAME & TITLE:

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE: NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF:

COUNTY OF:

BE REMEMBERED THAT ON THIS DAY OF 2023, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF STATE, PERSONALLY CAME OWL LANDING, LLC, A DELAWARE CORPORATION, AS REPRESENTED BY ITS WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES, FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS, TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS, THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS, AND TO CUT, TRIM, OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, GLENWOOD ENERGY, CINCINNATI BELL, FRONTIER COMMUNICATIONS, CHARTER COMMUNICATIONS, AND THE CITY OF OXFORD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI-PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

DUKE GRANT OF UTILITY EASEMENT:

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES AND AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNATED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FACILITIES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR 4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER, I DO ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATEROALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

CITY OF OXFORD:

IT IS UNDERSTOOD THAT THE CITY OF OXFORD WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS APPROVED THE PLANS FOR THE PROPOSED EASEMENTS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID MINIMUM SERVICE LEVELS SHALL BE RECORDED ON ALL PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF SAID SERVICE LINES AND APPURTENANCES, METER PITS, MANHOLES, CLEANOUTS, ETC. INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE SURFACE SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER LINE AND APPURTENANCES, REPAIR OR REPLACEMENT THERETO NECESSARY TO THE OPERATION THEREOF AND ARE PERMANENTLY DEDICATED TO THE CITY OF OXFORD.

THE CITY ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

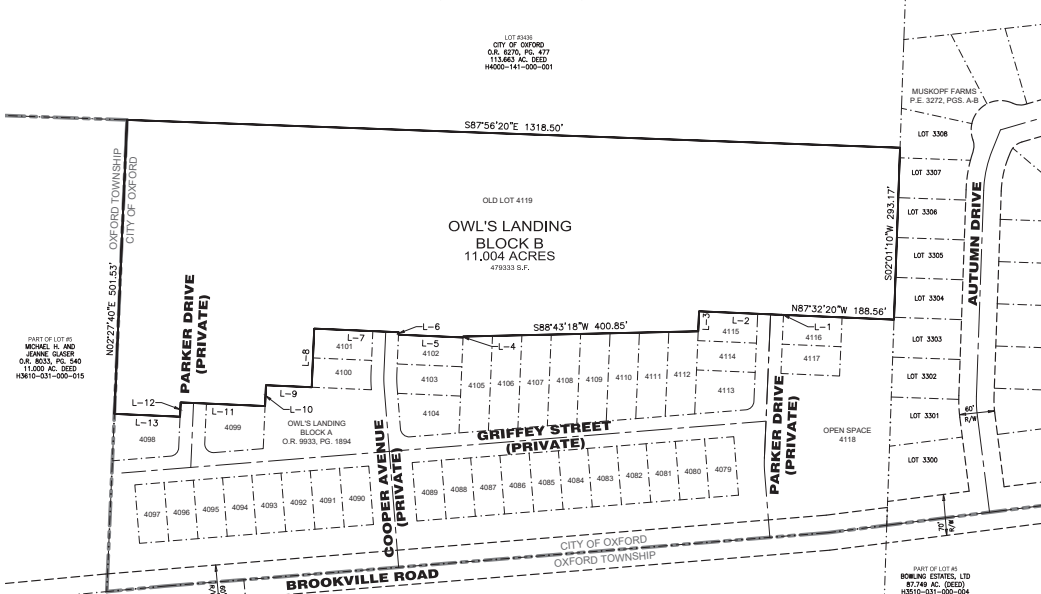
ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED AS TO PROVIDE GRAVITY FLOW TO THE SANITARY SEWER MAIN.

POOL DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO ENSURE THE BASEMENT STAYS DRY.

OWL'S LANDING BLOCK B

ENTIRE LOT #4119 OF OWL'S LANDING, BLOCK A
OFFICIAL RECORD 9933, PAGE 1894
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 28, TOWN 5, RANGE 1
CITY OF OXFORD, BUTLER COUNTY, OHIO



LINE TABLE		
Line	Direction	Distance
L-1	S02°27'40\"W	0.11'
L-2	N87°32'20\"W	144.00'
L-3	S02°27'40\"W	34.08'
L-4	S02°27'40\"W	1.55'
L-5	N87°32'20\"W	110.12'
L-6	N02°27'40\"E	4.17'
L-7	N87°32'20\"W	144.00'
L-8	S02°27'40\"W	100.00'
L-9	N87°32'20\"W	78.04'
L-10	S02°27'40\"W	35.48'
L-11	N87°32'20\"W	144.00'
L-12	S02°27'40\"W	24.38'
L-13	N87°32'20\"W	112.00'

MULTI-USE PATH EASEMENTS:

MAINTENANCE OF ALL IMPROVEMENTS WITHIN MULTI-USE PATH EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWL'S LANDING HOMEOWNERS ASSOCIATION AS PROVIDED FOR IN THE DECLARATION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY ENGINEER. IMPROVEMENTS SHALL BE MAINTAINED CONTINUOUSLY BY THE H.O.A. THE CITY OF OXFORD SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, MAINTAIN OR REPAIR ANY INSTALLATION IN SAID EASEMENTS. IN ADDITION, THE MULTI-USE PATH EASEMENTS SHOWN SHALL GRANT THE GENERAL PUBLIC A NON-EXCLUSIVE RIGHT FOR INGRESS AND EGRESS TO AND FROM PROPERTIES AND PUBLIC RIGHTS-OF-WAY WHICH ARE ADJOINING TO THE EASEMENTS.

PARCEL NUMBER H4100-147-000-041

DEED REFERENCE: OFFICIAL RECORD 9933, PAGE 1894

ORIGINAL ACRES (LOT #4119): 11.004 ACRES

OWL'S LANDING, BLOCK B: 11.004 ACRES

REMAINING ACRES: 0.000 ACRES

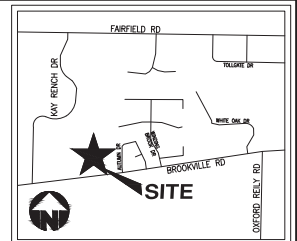
CITY OF OXFORD NOTES:

THE CITY OF OXFORD DOES NOT ACCEPT ANY PRIVATE DRIVEWAY EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS OF THE CITY ENGINEER, WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW, THE MAINTENANCE OF THE DETENTION AREAS IS THE RESPONSIBILITY OF THE OWNER OF THE LAND ON WHICH THEY ARE LOCATED.

THE CITY OF OXFORD ALSO WILL NOT BE RESPONSIBLE FOR ADJUSTING MANHOLES, VALVES, FIRE HYDRANTS, METER PITS, ETC. AS A RESULT OF GRADE CHANGES. THE GRANTOR SHALL BE RESPONSIBLE FOR THE PROPER ADJUSTMENT OF MANHOLES, VALVES, FIRE HYDRANTS, METER PITS, ETC. TO THE SATISFACTION OF THE CITY OF OXFORD, DUE TO GRADE CHANGES, PAVING, REPAVING, ETC. INITIATED BY THE GRANTOR.

ALL EASEMENTS SHALL BE KEPT CLEAR OF DECKS, POOLS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES. EAVES MAY ENCRONCH NO MORE THAN 18\" INTO ANY EASEMENT.

ALL STREETS IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS ON FILE IN THE OFFICE OF THE CITY ENGINEER. STREET NAME SIGNS ERECTED, AND DRAINAGE STRUCTURES CONSTRUCTED AS PER APPROVED PLANS ON FILE IN THE CITY ENGINEERS OFFICE. ALL STREETS SHALL BE CONSTRUCTED WITHIN ONE YEAR FROM THE DATE THE PLAT IS APPROVED BY THE CITY COUNCIL, AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED AND ACCEPTED BY THE CITY ENGINEER.



**VICINITY MAP
(NOT TO SCALE)**

OWNER
OWL LANDING, LLC
7791 JOAN DRIVE
WEST CHESTER, OHIO 45569
513-887-1111

ENGINEER / SURVEYOR
BAYER BECKER
110 SOUTH COLLEGE AVENUE, SUITE 101
OXFORD, OH 45056
(513) 523-4270

BENCHMARK
FOUND MAG SPIKE AT THE
INTERSECTION OF GREAT HORNED
DRIVE AND SNOWY LANE
ELEVATION = _____

SHEET INDEX:
1. TITLE
2. PLAT
3, 4. EASEMENTS

CITY OF OXFORD

CLERK OF COUNCIL _____ DATE _____

MAYOR _____ DATE _____

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER _____ A.D. 2023.

TRANSFERRED _____ A.D. 2023.

AUDITOR, BUTLER COUNTY, OHIO _____ BY _____ DEPUTY _____

BUTLER COUNTY RECORDER

FILED FOR RECORD _____ AT _____

RECORDED _____ PAGES _____

OFFICIAL RECORD _____ PAGES _____

RECORDER, BUTLER COUNTY, OHIO _____ BY _____ DEPUTY _____

FILE _____ FEE _____

SURVEYORS CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR "OWL'S LANDING, BLOCK B," MONUMENTS SET AND THEIR LOCATION AND SIZE ARE CORRECT AS SHOWN ON THE PLAT AND THAT THE CITY OF OXFORD SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

JEFFREY O LAMBERT _____ DATE _____
PROFESSIONAL SURVEYOR #7568
IN THE STATE OF OHIO

Checked By: PAH
Issue Date: JOL
11-05-23

Scale of Bearing
O.R. 9933, PG. 1894
0.0 100 200
SCALE: 1"=100'

**OWL'S LANDING
BLOCK B**

ENTIRE LOT #4119 OF OWL'S LANDING, BLOCK A
OFFICIAL RECORD 9933, PAGE 1894
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 28, TOWN 5, RANGE 1
CITY OF OXFORD, BUTLER COUNTY, OHIO

**bayer
becker**

www.bayerbecker.com
110 S. College Avenue, Suite 101
Oxford, OH 45056 • 513.523.4270

20-0233 RP B TITLE

Drawn by: PAH
Checked by: JOL
Issue Date: 11-05-23
Sheet: 1/4



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	2/28/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	An Ordinance approving the second six-month extension of the approved final subdivision plat for South Forest Edge Section 1. (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Housing Opportunities for Everyone
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Staff recommends approval of the additional 6-month extension request as allowed by Code.
CITY MANAGER/DEPT HEAD APPROVAL:	

DISCUSSION:

Summary:

Section 1 of the South Forest Edge Subdivision was approved in September 2021. This Final Plat contains 36 “landominium” sites, to be located on the north side of Lake Forest Drive, near the intersection of U.S. 27 South (Millville Oxford Road). A landominium is a type of land parcel where the owner of the portion of the building also owns the land under it. The owner, 4 Leaf Development LLC, is working to develop a financing plan to provide sanitary sewer access to the subdivision. Oxford Subdivision Regulations **Section 1101.205** allows for up to two 6-month extensions of a previous approval. One of these 6-month extensions has already been granted by City Council on August 16, 2022 by Ord. No. 3687, which extended the validity of the South Forest Edge Section 1 Final Plat to March 21, 2023. 4 Leaf Development LLC is now requesting the second allowable 6-month extension be granted, which would further extend Final Plat validity to September 21, 2023.

Section 1101.205 of the Oxford Subdivision Regulations reads:

A subdivider may request in writing that City Council grant an extension of six (6) months, for the approval to the Preliminary Plat, Construction Drawings or Final Plat, provided they can show reasonable cause for inability to complete said improvements within the required timeframe. A maximum

of two (2) extensions may be granted.

The subdivider is solely responsible for knowing the expiration dates and meeting or extending them in accordance with these Regulations. The City shall have no duty, obligation or responsibility to remind or notify subdividers of approaching expiration dates.

ORDINANCE NO.

AN ORDINANCE APPROVING A SECOND SIX-MONTH EXTENSION OF THE APPROVED FINAL SUBDIVISION PLAT FOR SOUTH FOREST EDGE SECTION 1.

WHEREAS, Ordinance No. 3638 was adopted on September 21, 2021, approving, with conditions, the final subdivision application and plat for South Forest Edge Section 1 consisting of 36 lots on 11.663 acres; and

WHEREAS, Ordinance No. 3687 was adopted on August 16, 2022, authorizing a 6-month extension of final subdivision plat approval; and

WHEREAS, the applicant still requires more time in order to extend sanitary sewer utilities to service the project; and

WHEREAS, Oxford Code Section 1101.205 allows for up to two 6-month extensions of plat approval; and

WHEREAS, the time extension makes no changes to the Ordinance No. 3638 conditions of approval; and

WHEREAS, the City Manager and the Community Development Director recommend Council approve a second six-month extension request of the Final Subdivision Plat attached hereto as Exhibit "A" for South Forest Edge Section 1.

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

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Community Development Director and further approves a second six-month extension request for the Final Subdivision Plat of South Forest Edge Section 1.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

Plot time: Aug 24, 2021 - 2:34 pm
Drawing name: J:\2012\20-0204\SM\DWG\20-0204 RP TITLE.dwg - Layout Tab: TITLE

• • • • •

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	10°03'05"	1100.00'	192.97'	N05°30'03"E 192.73'
C-2	26°28'23"	527.50'	243.73'	S02°42'36"E 241.57'
C-3	16°25'18"	472.50'	135.42'	S07°44'09"E 134.96'
C-4	55°47'35"	1172.50'	1141.75'	S28°22'18"W 1097.17'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-5	10°43'44"	158.75'	28.73'	N04°14'46"W 29.88'
C-6	24°07'52"	1147.50'	53.58'	N07°40'24"W 53.58'
C-7	14°52'24"	158.75'	41.23'	S75°53'19"W 41.12'
C-8	14°56'21"	158.75'	41.39'	S56°45'18"W 41.28'
C-9	13°18'07"	158.75'	36.86'	S39°01'28"W 36.77'
C-10	13°02'24"	181.25'	41.15'	S38°52'37"W 41.06'
C-11	11°57'51"	158.75'	32.81'	N03°17'57"E 32.77'
C-12	16°59'11"	181.25'	53.75'	S70°07'07"W 45.54'
C-13	24°07'52"	158.75'	41.23'	S75°53'19"W 41.12'
C-14	19°52'53"	137.50'	37.07'	S07°10'17"W 36.90'
C-15	16°37'58"	205.70'	59.73'	N04°47'38"E 59.52'
C-16	14°19'08"	108.25'	32.11'	N02°15'58"E 32.11'
C-17	30°17'51"	133.75'	70.73'	S37°43'07"W 68.96'
C-18	18°47'54"	133.75'	36.86'	S10°52'37"W 36.78'
C-19	17°01'57"	318.75'	8.29'	S01°43'48"W 8.29'
C-20	12°03'57"	318.75'	67.12'	S06°04'07"W 66.99'
C-21	7°28'27"	318.75'	41.60'	S16°30'12"E 41.57'
C-22	8°07'48"	318.75'	45.33'	N03°00'57"W 45.19'

LOT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-23	4°16'56"	461.75'	56.31'	S21°14'17"E 56.26'
C-24	4°09'17"	1147.50'	83.32'	N07°10'07"E 83.16'
C-25	4°12'31"	461.75'	32.88'	S47°07'25"E 32.87'
C-26	4°30'15"	318.75'	25.06'	N41°10'00"W 25.09'
C-27	12°40'01"	251.25'	56.20'	N39°53'36"W 56.20'
C-28	8°46'46"	5.00'	7.40'	N09°44'17"E 6.74'
C-29	3°56'31"	268.75'	36.77'	N05°08'23"E 36.76'
C-30	4°16'41"	627.75'	46.87'	S07°10'07"E 46.86'
C-31	4°43'01"	568.75'	45.17'	S44°04'42"E 45.12'
C-32	4°30'27"	627.75'	53.07'	S44°04'46"E 53.05'
C-33	4°43'09"	568.75'	46.16'	N03°00'16"E 46.14'
C-34	1°03'10"	1147.50'	21.11'	S34°42'37"E 21.11'
C-35	2°50'58"	627.75'	31.86'	S39°58'41"E 31.86'
C-36	4°16'17"	568.75'	41.86'	S10°52'37"E 41.97'
C-37	0°17'11"	1080.75'	3.85'	N17°22'32"E 3.85'
C-38	2°26'51"	1146.75'	19.84'	S23°27'00"E 19.84'
C-39	2°27'00"	1080.75'	44.88'	N02°53'27"E 44.87'
C-40	2°23'57"	1146.75'	47.86'	S23°27'00"E 47.86'

PEDESTRIAN ACCESS NOTE:

ANY "PEDESTRIAN ACCESS EASEMENT" AS SHOWN ON THIS PLAN IS GRANTED IN FAVOR OF THE CITY OF OXFORD. THE EASEMENT GRANTS THE CITY OF OXFORD, ITS EMPLOYEES OR AGENTS, THE RIGHT TO ACCESS, SURVEY, CONSTRUCT, USE, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, AND REMOVE SIDEWALKS AND STAIRS, TO ALLOW GRADING, REPAIR, REALIGNMENT, WIDENING FOR SIDEWALK AND STAIR CONSTRUCTION AND FOR PROVIDING INGRESS AND EGRESS OVER AND ACROSS THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED FOR PEDESTRIAN USE FOREVER.

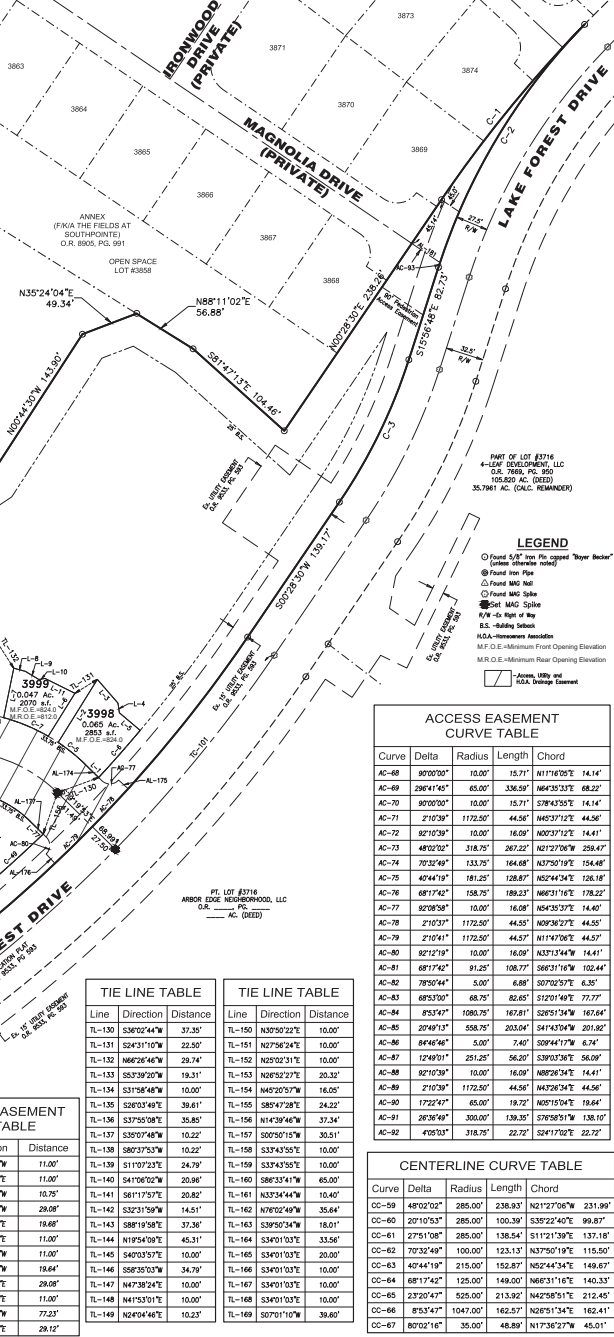
LOT LINE TABLE		
Line	Direction	Dist.
L-1	N07°19'33"W	16.00'
L-2	N07°19'33"W	63.98'
L-3	S74°04'21"E	26.78'
L-4	S45°07'17"E	8.40'
L-5	N07°30'52"E	23.19'
L-6	S01°15'17"E	43.12'
L-7	N02°09'30"W	43.00'
L-8	N07°25'10"E	10.23'
L-9	N07°25'10"E	13.42'
L-10	N07°19'33"W	5.26'
L-11	N02°39'37"E	38.52'
L-12	S32°52'39"E	4.98'
L-13	S29°09'30"E	60.32'
L-14	N02°02'30"W	67.36'
L-15	N05°11'04"E	49.50'
L-16	N07°10'07"E	14.44'
L-17	S07°10'07"E	36.24'
L-18	S42°31'17"E	34.23'
L-19	S32°22'29"E	8.62'
L-20	N07°33'39"E	64.88'
L-21	N07°33'39"E	65.87'
L-22	S32°22'29"E	63.59'
L-23	S32°22'29"E	51.20'
L-24	N07°33'39"E	64.24'
L-25	N07°33'39"E	51.20'
L-26	S32°22'29"E	12.08'

LOT LINE TABLE		
Line	Direction	Dist.
L-27	N47°02'21"W	72.80'
L-28	N32°22'25"E	14.83'
L-29	S05°29'42"E	72.90'
L-30	S45°07'17"E	8.40'
L-31	N07°30'52"E	23.19'
L-32	N07°30'52"E	32.32'
L-33	S21°15'17"E	72.90'
L-34	N34°54'42"E	72.03'
L-35	S34°54'42"E	49.30'
L-36	N07°30'52"E	24.80'
L-37	N44°07'39"W	28.48'
L-38	N47°02'21"W	96.90'
L-39	S05°29'42"E	59.21'
L-40	S05°29'42"E	65.00'
L-41	N04°13'12"E	47.10'
L-42	N47°02'21"E	25.50'
L-43	N05°10'07"E	56.47'
L-44	S70°04'13"W	50.73'
L-45	N06°45'18"W	79.26'
L-46	N07°04'34"E	61.24'
L-47	S70°04'13"W	60.38'
L-48	N16°30'12"E	44.81'
L-49	N06°45'18"W	83.01'
L-50	S05°47'35"E	83.00'
L-51	S47°04'21"E	18.86'
L-52	S47°04'21"E	83.01'

LOT LINE TABLE		
Line	Direction	Dist.
L-53	N47°02'21"W	25.41'
L-54	N05°29'42"E	8.45'
L-55	S47°04'21"E	69.00'
L-56	N47°02'21"E	69.00'
L-57	S47°04'21"E	69.00'
L-58	N06°45'18"W	69.00'
L-59	S32°52'39"E	67.96'
L-60	N32°52'39"W	65.83'
L-61	S05°29'42"E	65.00'
L-62	N05°29'42"E	65.00'
L-63	S07°30'52"E	65.00'
L-64	N07°30'52"E	65.00'
L-65	S05°29'42"E	65.00'
L-66	N05°29'42"E	65.00'
L-67	S05°29'42"E	65.11'
L-68	N72°40'57"W	68.14'
L-69	S05°29'42"E	47.17'
L-70	S05°29'42"E	31.71'
L-71	N07°33'39"E	43.31'
L-72	N07°45'39"E	42.50'
L-73	N02°22'25"E	34.97'
L-74	S07°42'31"E	75.57'
L-75	S07°42'31"E	35.48'
L-76	N07°42'31"E	96.47'
L-77	S70°19'57"E	15.98'
L-78	N06°45'18"W	32.69'

LOT LINE TABLE		
Line	Direction	Dist.
L-79	N37°43'50"W	52.23'
L-80	N06°45'18"W	50.00'
L-81	S37°43'50"E	52.10'
L-82	S07°42'31"E	50.00'
L-83	N37°43'50"E	45.00'
L-84	N06°45'18"W	50.00'
L-85	S37°43'50"E	45.00'
L-86	S07°42'31"E	50.00'
L-87	N37°43'50"E	52.61'
L-88	N07°17'17"E	27.07'
L-89	N02°46'46"E	26.59'
L-90	S37°43'50"E	45.00'
L-91	N07°42'31"E	45.00'
L-92	S47°04'21"E	24.59'
L-93	S22°28'28"E	31.26'
L-94	S37°43'50"E	18.27'
L-95	S06°16'05"E	47.17'
L-96	S47°04'21"E	63.05'
L-97	N05°29'42"E	32.88'
L-98	N02°15'17"E	39.77'
L-99	S07°42'31"E	45.00'
L-100	S06°45'18"W	65.24'
L-101	S10°52'37"E	45.00'
L-102	S07°42'31"E	63.99'
L-103	N47°04'38"E	20.83'

LOT LINE TABLE		
Line	Direction	Dist.
L-104	N06°45'18"W	20.83'



CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	10°03'05"	1100.00'	192.97'	N05°30'03"E 192.73'
C-2	26°28'23"	527.50'	243.73'	S02°42'36"E 241.57'
C-3	16°25'18"	472.50'	135.42'	S07°44'09"E 134.96'
C-4	55°47'35"	1172.50'	1141.75'	S28°22'18"W 1097.17'

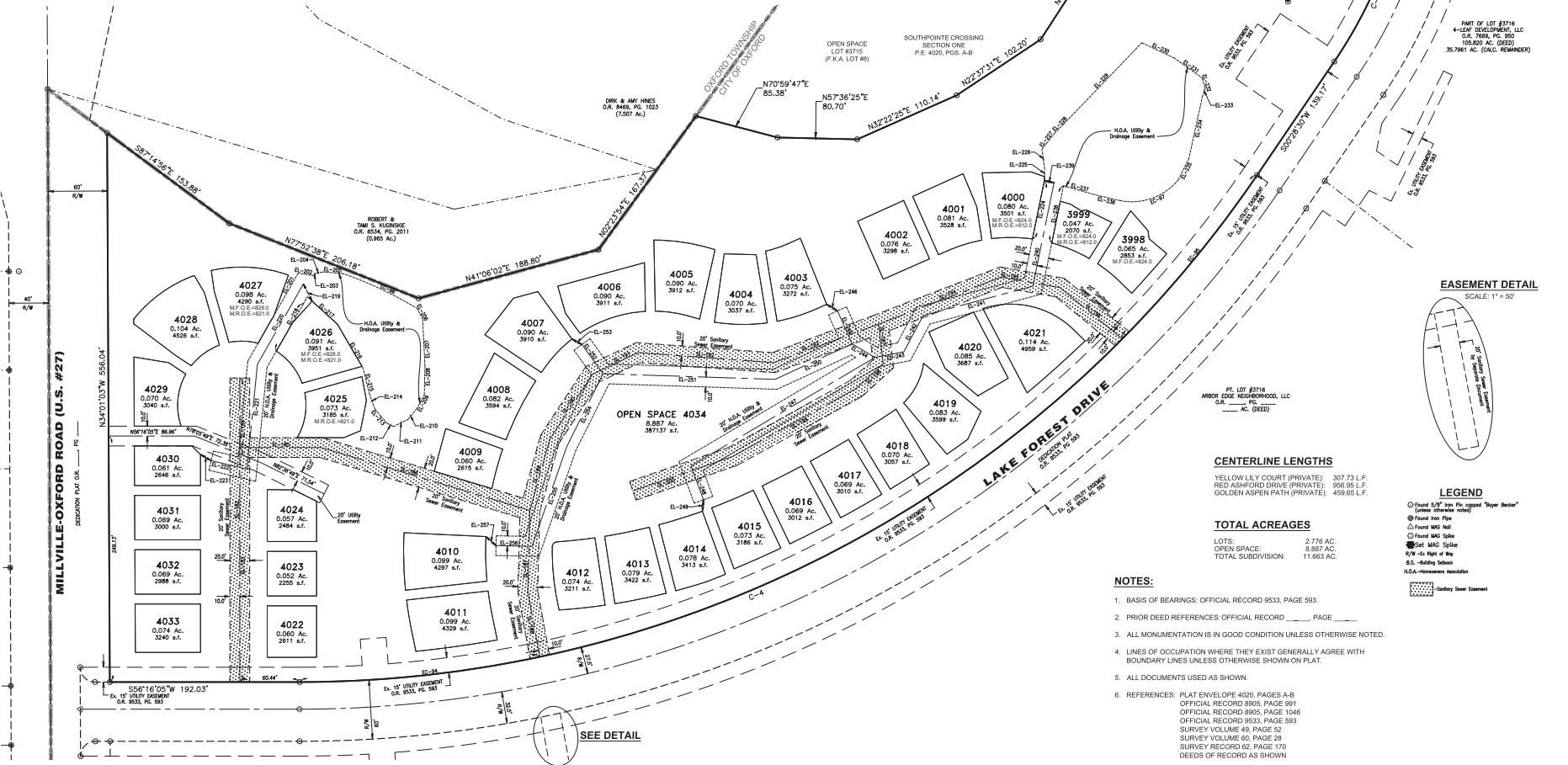
EASEMENT CURVE TABLE				
Curve	Delta	Radius	Length	Chord
EC-94	17°59'37"	1172.50'	245.10'	N02°16'40"E 244.80'
EC-95	10°30'19"	1172.50'	214.68'	N02°47'30"E 214.68'
EC-96	17°48'28"	603.64'	83.31'	N07°27'46"E 83.18'
EC-97	62°37'16"	60.84'	66.50'	N35°40'14"E 63.24'

SANITARY EASEMENT LINE TABLE		
Line	Direction	Distance
SL-182	N37°43'50"W	207.86'
SL-183	N37°43'50"W	207.37'
SL-184	N37°43'50"W	207.37'
SL-185	S56°16'05"W	82.48'
SL-186	S73°02'54"W	220.69'
SL-187	N32°13'37"W	82.16'
SL-188	S44°08'25"E	67.22'
SL-189	N18°08'54"W	74.90'
SL-190	N02°23'03"W	78.87'
SL-191	N37°56'50"E	55.94'
SL-192	N60°28'50"E	127.66'
SL-193	N38°04'50"E	113.23'
SL-194	N37°17'31"E	132.90'
SL-195	N66°19'10"E	60.49'
SL-196	S84°18'39"E	81.75'
SL-197	S40°14'41"E	40.60'
SL-198	S14°05'49"W	37.15'
SL-199	S27°25'25"E	142.64'
SL-200	S37°18'15"W	106.84'

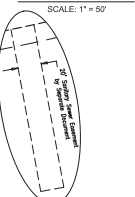
EASEMENT LINE TABLE		
Line	Direction	Distance
EL-201	N07°50'25"W	81.84'
EL-202	N07°50'25"E	81.84'
EL-203	N16°49'08"E	3.55'
EL-204	N44°36'57"E	7.23'
EL-205	N60°50'50"E	20.32'
EL-206	S60°44'54"E	12.18'
EL-207	S36°32'56"E	47.45'
EL-208	S32°33'41"E	29.22'
EL-209	S05°41'40"E	15.42'
EL-210	S05°34'50"W	14.44'
EL-211	S30°12'24"W	16.69'
EL-212	S84°43'25"W	2.57'
EL-213	N57°54'50"W	9.84'
EL-214	N52°42'25"W	16.87'
EL-215	N47°47'48"W	36.60'
EL-216	N65°55'48"W	51.53'
EL-217	N81°33'38"W	41.14'
EL-218	S07°50'25"E	55.66'
EL-219	N60°30'59"W	19.52'

EASEMENT LINE TABLE		
Line	Direction	Distance
EL-220	S03°50'25"E	93.68'
EL-221	S08°02'54"E	106.75'
EL-222	S69°38'54"W	37.24'
EL-223	N08°14'25"E	12.43'
EL-224	S22°09'30"E	60.32'
EL-225	S32°52'59"E	12.84'
EL-226	S41°53'51"E	19.07'
EL-227	S04°21'47"W	20.83'
EL-228	S11°21'19"W	13.23'
EL-229	S10°07'02"W	114.00'
EL-230	S81°28'39"W	36.59'
EL-231	N80°51'41"W	34.90'
EL-232	N61°16'50"W	15.80'
EL-233	N15°21'30"E	9.37'
EL-234	N21°25'34"W	43.90'
EL-235	N07°25'24"W	23.88'
EL-236	N69°31'58"E	26.96'
EL-237	N72°18'22"E	31.84'
EL-238	N22°09'30"W	58.15'

EASEMENT LINE TABLE		
Line	Direction	Distance
EL-239	N67°50'10"E	10.00'
EL-240	N22°59'50"W	107.00'
EL-241	N41°14'10"E	115.08'
EL-242	N05°42'04"W	41.47'
EL-243	N45°08'59"E	29.84'
EL-244	N87°03'54"E	26.93'
EL-245	S57°37'30"E	36.50'
EL-246	N87°24'43"E	12.81'
EL-247	S25°42'45"W	216.23'
EL-248	S53°52'30"E	36.50'
EL-249	N29°23'51"W	11.81'
EL-250	N07°51'52"E	85.80'
EL-251	N69°08'17"E	176.24'
EL-252	N69°29'30"W	36.50'
EL-253	N84°50'35"E	11.55'
EL-254	N07°16'19"W	82.64'
EL-255	N1°43'52'59"W	106.73'
EL-256	N67°22'54"E	36.50'
EL-257	S81°45'51"E	13.72'



EASEMENT DETAIL
SCALE: 1" = 50'



CENTERLINE LENGTHS

YELLOW LILY COURT (PRIVATE): 307.73 L.F.
RED ASHFORD DRIVE (PRIVATE): 956.95 L.F.
GOLDEN ASPEN PATH (PRIVATE): 459.65 L.F.

TOTAL ACRES

LOTS: 2.776 AC.
OPEN SPACE: 8.887 AC.
TOTAL SUBDIVISION: 11.663 AC.

NOTES:

1. BASIS OF BEARINGS: OFFICIAL RECORD 9533, PAGE 593.
2. PRIOR DEED REFERENCES: OFFICIAL RECORD _____ PAGE _____
3. ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. LINES OF OCCUPATION WHERE THEY EXIST GENERALLY AGREE WITH BOUNDARY LINES UNLESS OTHERWISE SHOWN ON PLAT.
5. ALL DOCUMENTS USED AS SHOWN.
6. REFERENCES: PLAT ENVELOPE 4020, PAGES A-B
OFFICIAL RECORD 8905, PAGE 991
OFFICIAL RECORD 8905, PAGE 1046
OFFICIAL RECORD 9533, PAGE 593
SURVEY VOLUME 48, PAGE 52
SURVEY VOLUME 60, PAGE 28
SURVEY RECORD 62, PAGE 170
DEEDS OF RECORD AS SHOWN

LEGEND

- Found 5/8" Iron Pin (used "Super Spikes") (shown otherwise noted)
- Found Iron Pipe
- Found M&M Nail
- Found M&M Spike
- Set MAG Spike
- N/A - No Sign of Nail
- B.S. - Boundary Station
- H.A. - Homeowner Association
- Shaded Area - Shaded Area

South Forest Edge Section 1
PART OF LOT 83716
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 36, TOWN 5, RANGE 1
CITY OF OXFORD, BUTLER COUNTY, OHIO

RECORD PLAT

Drawing: 20-0204 RP
Drawn by: PAH
Checked by: BRJ
Issue Date: 07-15-21
Sheet: 3/3

Scale: 1" = 50'

Scale of Bearing: 1" = 50'

Official Record 9533, Page 593

4-Leaf Development, LLC
125 West Spring Street --- Oxford, OH 45056
(513) 524-9500 / FAX (513) 523-9415

February 6, 2023

Zachary Moore
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

RE: Ordinance Approval Extension for South Forest Edge
Section 1 - Ordinance#3638
Section 2 - Ordinance#3672

Mr. Moore,

This request from 4-Leaf Development, LLC is related to South Forest Edge Section 1 (Ordinance#3638, Condition 1 and 3, expiring 03/21/2023) and Section 2 (Ordinance#3672, Condition 1 and 3, expiring 09/15/2023) which granted approval of the Final Plat for one year, plus the previously approved 6 month extension requested in July 2022, via Ordinances 3687 and 3688. Due to delays in the project timeline, we are requesting an additional 6 month extension of the Final Plat approval to be 9/21/2023 and 3/15/2024 respectively.

We are requesting this additional extension for the following reasons:

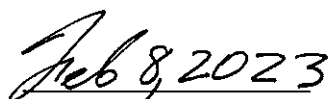
- The sewer extension which would serve these two projects is extensive
- We are working on financing specifically for this portion of the project
- It takes more time to obtain bids for this work because contractors are very busy and the pricing does not hold for very long

We have made some progress on this development and have received the EPA sewer permit extension through 3/30/2024.

We would like this request to be placed on the next City Council Meeting Agenda. Thank you for your consideration.

Thank-you,

Signed: 
James M. Clawson
4-Leaf Development LLC


Date:



The City of Oxford
(513) 524-5200
15 S. College Ave.
Oxford, OH 45056

STAFF REPORT

ORIGINATING DEPARTMENT:	Community Development
PREPARED BY:	Zachary Moore, Sam Perry
DATE PREPARED:	2/28/2023
COUNCIL MEETING DATE:	March 7, 2023
AGENDA TITLE:	An Ordinance approving the second six-month extension of the approved final subdivision plat for South Forest Edge Section 2. (Sam Perry, Community Development Director)
COUNCIL GOAL AREA:	Housing Opportunities for Everyone
BUDGETED AMOUNT:	
ACCOUNT CODE:	
RECOMMENDATION:	Staff recommends approval of the 6-month extension request as allowed by Code.
CITY MANAGER/DEPT HEAD APPROVAL:	

DISCUSSION:

Summary:

Section 2 of the South Forest Edge Subdivision was approved in March 2022. This Final Plat contains 21 single-family lots, to be located on the south side of Lake Forest Drive, near the intersection of U.S. 27 South (Millville Oxford Road). The owner, 4 Leaf Development LLC, is working to develop a financing plan to provide sanitary sewer access to the subdivision. Oxford Subdivision Regulations **Section 1101.205** allows for up to two 6-month extensions of a previous approval. One of these 6-month extensions has already been granted by City Council on August 16, 2022 by Ord. No. 3688, which extended the validity of the South Forest Edge Section 2 Final Plat to September 15, 2023. 4 Leaf Development LLC is now requesting the second allowable 6-month extension be granted, which would further extend Final Plat validity to March 15, 2024.

Section 1101.205 of the Oxford Subdivision Regulations reads:

A subdivider may request in writing that City Council grant an extension of six (6) months, for the approval to the Preliminary Plat, Construction Drawings or Final Plat, provided they can show reasonable cause for inability to complete said improvements within the required timeframe. A maximum of two (2) extensions may be granted.

The subdivider is solely responsible for knowing the expiration dates and meeting or extending them in accordance with these Regulations. The City shall have no duty, obligation or responsibility to remind or notify subdividers of approaching expiration dates.

ORDINANCE NO.

AN ORDINANCE APPROVING A SECOND SIX-MONTH EXTENSION OF THE APPROVED FINAL SUBDIVISION PLAT FOR SOUTH FOREST EDGE SECTION 2.

WHEREAS, Ordinance No. 3672 was adopted on March 15, 2022, approving, with conditions, the final subdivision application and plat for South Forest Edge Section 2 consisting of 21 lots on 17.870 acres; and

WHEREAS, Ordinance No. 3688 was adopted on August 16, 2022, authorizing a 6-month extension of final subdivision plat approval; and

WHEREAS, the applicant still requires more time in order to extend sanitary sewer utilities to service the project; and

WHEREAS, Oxford Code Section 1101.205 allows for up to two 6-month extensions of plat approval; and

WHEREAS, the time extension makes no changes to the Ordinance No. 3672 conditions of approval; and

WHEREAS, the City Manager and the Community Development Director recommend Council approve a second six-month extension request of the Final Subdivision Plat attached hereto as Exhibit "A" for South Forest Edge Section 2.

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

SECTION 1: Council hereby accepts the recommendation of the City Manager and the Community Development Director and further approves a second six-month extension request for the Final Subdivision Plat of South Forest Edge Section 1.

SECTION 2: This Ordinance shall take effect at the earliest time allowed by law.

MAYOR

ADOPTED:

ATTEST:

CLERK OF OXFORD CITY COUNCIL

INTRODUCED BY: WILLIAM SNAVELY

PREPARED BY: LAW (STAFF)

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNERS OF PART OF LOT #3716 OF THE CITY OF OXFORD AS RECORDED IN OFFICIAL RECORD _____, PAGE _____ OF THE BUTLER COUNTY, OHIO RECORDER'S OFFICE AND BEING LOCATED IN THE CONGRESS LANDS WEST OF THE MIAMI RIVER, SECTION 36, TOWN 5, RANGE 1, IN THE CITY OF OXFORD, BUTLER COUNTY, OHIO, DO HEREBY ASSENT TO AND ADOPT THE ACCOMPANYING PLAT OF SUBDIVISION TO BE KNOWN AS SOUTH FOREST EDGE, SECTION 2 AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, IN ACCORDANCE WITH THE LAWS IN SUCH CASES MADE AND PROVIDED, THE STREETS AND ROADWAYS AS SHOWN ON SAID PLAT, AND DECLARE THE SAME TO BE FREE AND UNENCUMBERED.

THE TITLE WAS ACQUIRED BY: OFFICIAL RECORD _____, PAGE _____

OWNER: ARBOR EDGE NEIGHBORHOOD, LLC

SIGNATURE: _____

PRINTED NAME & TITLE: _____

THIS IS AN ACKNOWLEDGEMENT CERTIFICATE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER WITH REGARD TO THIS NOTARIAL ACT.

STATE OF: _____

COUNTY OF: _____

BE REMEMBERED THAT ON THIS _____ DAY OF _____, 2022, BEFORE THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME ARBOR EDGE NEIGHBORHOOD, LLC, AS REPRESENTED BY _____ ITS _____

WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL ON THE DAY AND YEAR LAST AFORESAID.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

UTILITY EASEMENTS:

EASEMENTS ON SAID PLAT, DESIGNATED AS UTILITY EASEMENTS, ARE PROVIDED FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF POLES, WIRES AND CONDUITS, AND THE NECESSARY ATTACHMENTS IN CONNECTION THEREWITH, FOR THE TRANSMISSION OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PURPOSES; FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE AND UNDERGROUND STORM WATER DRAINS, PIPELINES FOR SUPPLYING GAS, WATER, HEAT, AND OTHER PUBLIC OR QUASI-PUBLIC UTILITY FUNCTIONS TOGETHER WITH THE NECESSARY LATERAL CONNECTIONS; THE RIGHT OF INGRESS TO AND EGRESS FROM SAID EASEMENTS; AND TO CUT, TRIM, OR REMOVE TREES AND UNDERGROWTH OR OVERHANGING BRANCHES WITHIN SAID EASEMENT OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO 1) REDUCE THE CLEARANCE OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; 2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; 3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITY OR 4) CREATE A HAZARD.

THE ABOVE PUBLIC UTILITY EASEMENTS ARE FOR THE BENEFIT OF ALL PUBLIC UTILITY PROVIDERS INCLUDING, BUT NOT LIMITED TO DUKE ENERGY, CINCINNATI BELL, FRONTIER COMMUNICATIONS, CHARTER COMMUNICATIONS, AND THE CITY OF OXFORD.

THE ABOVE EASEMENTS ARE ALSO PROVIDED FOR OTHER USES AS DESIGNATED AND SHALL BE USED FOR THE CONSTRUCTION OF STORM WATER DRAINS, OPEN CHANNELS, PUBLIC AND PRIVATE SEWERS, PIPELINES FOR THE SUPPLYING OF WATER, CABLE TELEVISION AND FOR ANY OTHER PUBLIC OR QUASI PUBLIC UTILITY OR FUNCTION, CONDUCTED, MAINTAINED OR PERFORMED BY ORDINARY METHODS BENEATH OR ABOVE THE SURFACE OF THE GROUND TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS LOTS TO AND FROM SAID EASEMENTS.

DUKE GRANT OF UTILITY EASEMENT:

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY OHIO/KENTUCKY, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS DESIGNED "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER, WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

ALSO HEREBY GRANTED TO DUKE ENERGY OHIO/KENTUCKY, INC. AND ITS SUBSIDIARIES, SUCCESSORS, AND ASSIGNS IS THE RIGHT TO LATERALLY EXTEND, REPAIR, AND MAINTAIN NATURAL GAS SERVICES TO SERVE INDIVIDUAL LOTS AS CONSTRUCTED BY THE ORIGINAL BUILDER ALLOWING DISTURBANCE ONLY OVER EXISTING SERVICE LINES NECESSARY FOR THE REPAIR ONLY ON THE LOT ON WHICH THE SERVICE IS LOCATED. RECONSTRUCTION OR RELOCATION IS PERMISSIBLE ONLY WITH THE WRITTEN PERMISSION OF THE PARCEL OWNER AND SAID UTILITY PROVIDER TO A MUTUALLY AGREEABLE LOCATION. NO PART OF THE UTILITY EASEMENTS SHALL ENCUMBER EXISTING BUILDINGS OR ADJOINING LOTS.

CITY OF OXFORD:

IT IS UNDERSTOOD THAT THE CITY OF OXFORD WILL NOT BE ABLE TO ISSUE ANY CONNECTION PERMITS OR BUILDING PERMITS UNTIL THE OHIO ENVIRONMENTAL PROTECTION AGENCY (EPA) HAS APPROVED THE PLANS FOR THE PROPOSED EXTENSIONS OF THE PUBLIC WATER AND SEWER SYSTEMS WITHIN THIS SUBDIVISION, UNLESS ON-SITE SYSTEMS ARE PROPOSED AND APPROVED.

ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED SO AS TO PROVIDE A MINIMUM OF FOUR (4) FEET OF VERTICAL SEPARATION BETWEEN THE PUBLIC SANITARY SEWER, AT THE POINT OF CONNECTION, AND THE LOWEST BUILDING LEVEL SERVED BY A GRAVITY SEWER CONNECTION. IN ADDITION, SAID BUILDING LEVEL SHALL BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST POINT OF FREE-OVERFLOW (NON-SEALED MANHOLE COVER) UPSTREAM OF ANY TREATMENT FACILITY OR WASTEWATER PUMPING FACILITY THAT RECEIVES THE DISCHARGE FROM SAID BUILDING. SAID BUILDING SERVICE LEVELS SHALL BE RECORDED ON THE "AS-BUILT" PLANS FOR THE DEVELOPMENT WHICH WILL BE KEPT ON FILE IN THE OFFICE OF THE CITY ENGINEER.

PRIVATE DRIVEWAYS, PARKING LOTS AND OTHER PAVED AREAS, EARTHEN BERMS, OR STRUCTURES SHOULD NOT BE CONSTRUCTED OVER PRIVATE WATER OR SEWER SERVICE LINES WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN EASEMENT AREAS FOR THE PUBLIC UTILITIES. SHOULD THIS OCCUR, THE PROPERTY OWNER SHALL BE HELD RESPONSIBLE FOR THE PROTECTION AND REPAIR OF AND FOR PROVIDING ACCESS TO ANY CURB STOPS, METER PITS, MANHOLES, CLEANOUTS, ETC., INSTALLED IN CONJUNCTION WITH THESE PRIVATE SERVICE LINES AND FOR ANY DAMAGE OR RESTORATION OF THE PAVED SURFACES OR STRUCTURES THAT MAY RESULT FROM THE FUTURE OPERATION, MAINTENANCE, REPAIR OR REPLACEMENT OF SAID SERVICE LINES AND APPURTENANCES.

EASEMENTS ON SAID PLAT, DESIGNATED AS "SANITARY SEWER EASEMENTS" OR "WATER MAIN EASEMENTS" ARE PROVIDED FOR THE RIGHT TO CONSTRUCT, USE, MAINTAIN AND KEEP IN REPAIR THEREON A SANITARY SEWER PIPELINE AND/OR WATER MAINS AND APPURTENANCES THERETO NECESSARY TO THE OPERATION THEREOF AND ARE PERPETUALLY DEDICATED TO THE CITY OF OXFORD.

THE CITY ENGINEER DOES NOT ACCEPT ANY RESPONSIBILITY FOR THE RELOCATION, REPAIR OR REPLACEMENT OF ANY OTHER UTILITY INSTALLED WITHIN FIVE (5) FEET OF THE CENTERLINE OF ANY SANITARY MAIN SEWER OR WATER MAIN.

SANITARY SEWER LATERALS, WHICH SHALL INCLUDE ALL PIPE AND APPURTENANCES FROM THE BUILDING TO THE PUBLIC SEWER MAIN, AND THE CONNECTION TO THE PUBLIC SEWER MAIN SHALL BE CONSIDERED PRIVATE AND THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN. THE CONNECTION TO THE SEWER WOULD BE ANY PIPING THAT EXTENDS OUT FROM THE MAIN BARREL OF THE SEWER MAIN.

ALL LOTS SHOWN HEREON SHALL BE SERVED BY PUBLIC SANITARY SEWERS AND WATER.

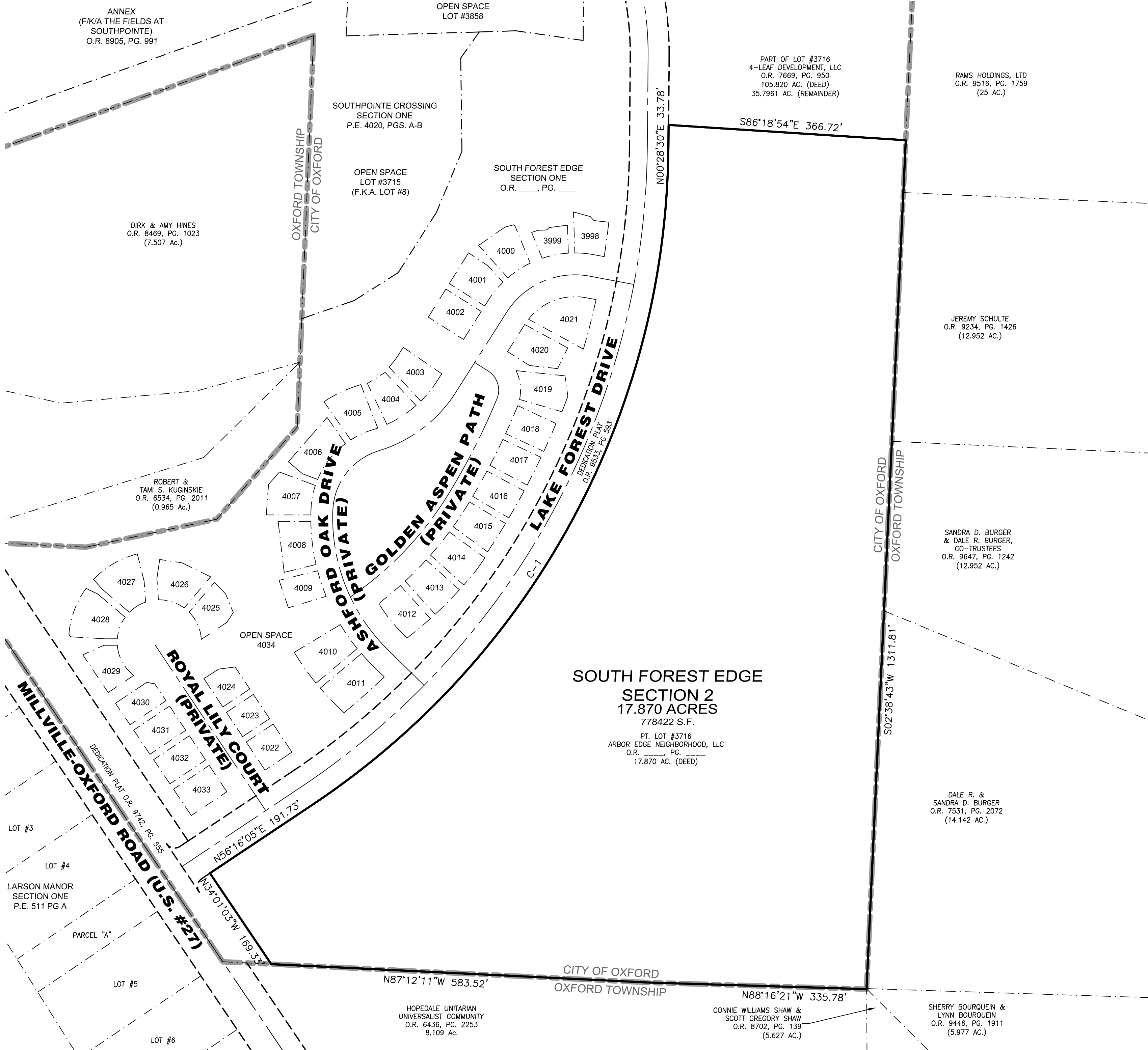
ALL BUILDINGS TO BE SERVED BY THE PUBLIC SEWER SYSTEM SHALL BE CONSTRUCTED AS TO PROVIDE GRAVITY FLOW TO THE SANITARY SEWER MAIN.

ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

HIGH WATER TABLES ARE APPARENT IN THIS AREA. IF BASEMENTS ARE CONSTRUCTED, IT IS THE RESPONSIBILITY OF THE BUILDER TO TAKE SPECIAL PRECAUTIONS TO ENSURE THE BASEMENT STAYS DRY.

SOUTH FOREST EDGE
SECTION 2

PART OF LOT #3716
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 36, TOWN 5, RANGE 1
CITY OF OXFORD, BUTLER COUNTY, OHIO



PARCEL NUMBER H

DEED REFERENCE: OFFICIAL RECORD _____, PAGE _____

ORIGINAL ACRES (PT. LOT #3716): 17.870 ACRES

SOUTH FOREST EDGE, SECTION 2: 17.870 ACRES
REMAINING ACRES: 0.000 ACRES

MINIMUM OPENING ELEVATIONS

ON ANY LOTS WITH AN IDENTIFIED MINIMUM OPENING ELEVATION (M.O.E.), NO DOOR, WINDOW, VENT, OR OTHER OPENING THROUGH THE WALL OF ANY STRUCTURE MAY BE LOCATED BELOW THE MINIMUM ELEVATION NOTED ON THE AFFECTED LOT(S). IF THE BASEMENT FLOOR IS BELOW THE NOTED ELEVATION, IT IS THE RESPONSIBILITY OF THE BUILDER TO PROVIDE A SUMP WELL AND SUMP PUMP, WHICH SHALL DISCHARGE ON THE LOT AT OR ABOVE THE NOTED ELEVATION.

PLAT ALTERATIONS:

ANY CHANGE TO OR ALTERATION OF THIS PLAT, INCLUDING THE SPLITTING OF ANY LOT TO CREATE A NEW BUILDING SITE, SHALL REQUIRE PLANNING COMMISSION APPROVAL AS A REPLAT.

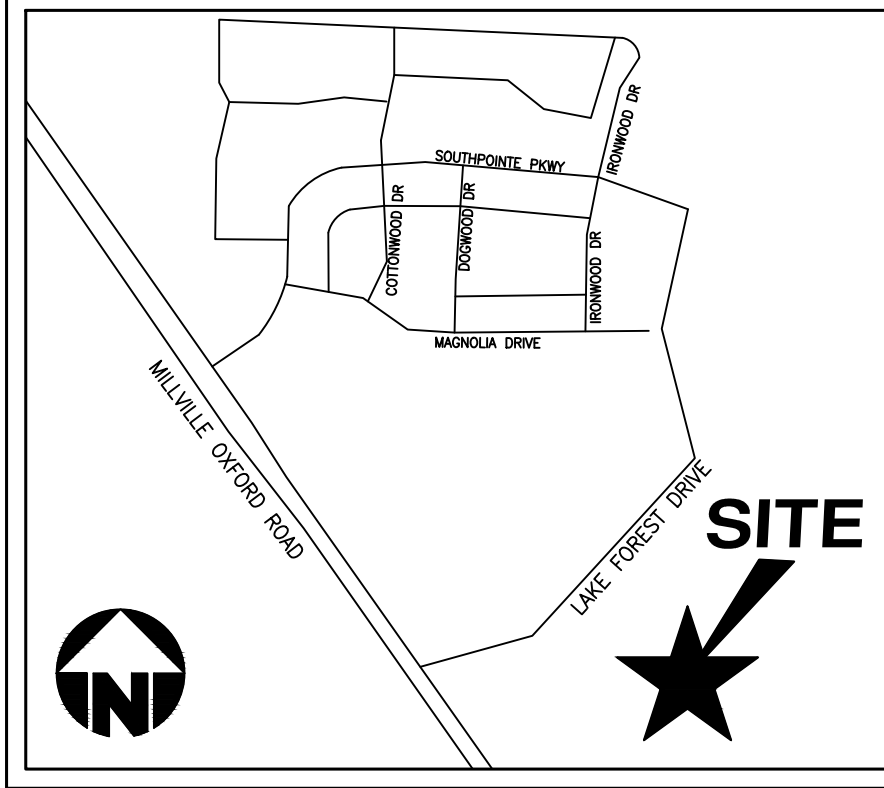
CITY OF OXFORD NOTES:

THE CITY OF OXFORD DOES NOT ACCEPT ANY PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND IS NOT OBLIGATED TO MAINTAIN OR REPAIR ANY CHANNELS OR INSTALLATIONS IN SAID EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT. IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS OF THE CITY ENGINEER, WITHIN THE EASEMENT AREA, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR CHANGE THE DIRECTION OF THE WATER FLOW. THE MAINTENANCE OF THE DETENTION AREAS IS THE RESPONSIBILITY OF THE OWNER OF THE LAND ON WHICH THEY ARE LOCATED.

THE CITY OF OXFORD ALSO WILL NOT BE RESPONSIBLE FOR ADJUSTING MANHOLES, VALVES, FIRE HYDRANTS, METER PITS, ETC., AS A RESULT OF GRADE CHANGES. THE GRANTOR SHALL BE RESPONSIBLE FOR THE PROPER ADJUSTMENT OF MANHOLES, VALVES, FIRE HYDRANTS, METER PITS, ETC., TO THE SATISFACTION OF THE CITY OF OXFORD, DUE TO GRADE CHANGES, PAVING, REPAVING, ETC., INITIATED BY THE GRANTOR.

ALL EASEMENTS SHALL BE KEPT CLEAR OF DECKS, POOLS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE UTILITIES. EAVES MAY ENCRoACH NO MORE THAN 18" INTO ANY EASEMENT.

ALL STREETS IN SAID SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS ON FILE IN THE OFFICE OF THE CITY ENGINEER, STREET NAME SIGNS ERECTED, AND DRAINAGE STRUCTURES CONSTRUCTED AS PER APPROVED PLANS ON FILE IN THE CITY ENGINEER'S OFFICE. ALL STREETS SHALL BE CONSTRUCTED WITHIN ONE YEAR FROM THE DATE THE PLAT IS APPROVED BY THE CITY COUNCIL, AND SHALL BE MAINTAINED AND KEPT IN REPAIR FOR A PERIOD OF ONE YEAR FROM THE DATE THE CONSTRUCTED STREETS ARE APPROVED AND ACCEPTED BY THE CITY ENGINEER.



VICINITY MAP
(NOT TO SCALE)

OWNER
ARBOR EDGE NEIGHBORHOOD, LLC
OXFORD, OH 45056

ENGINEER / SURVEYOR
BAYER BECKER
110 SOUTH COLLEGE AVENUE, SUITE 101
OXFORD, OH 45056
(513) 523-4270

BENCHMARK
FOUND MAG NAIL AT THE
INTERSECTION OF LAKE FOREST
DRIVE AND MILLVILLE-OXFORD ROAD
ELEVATION = _____

CURVE TABLE

Curve	Delta	Radius	Length	Chord
C-1	55°47'35"	1232.50'	1200.17'	N28°22'18"E 1153.31'

CITY OF OXFORD

CLERK OF COUNCIL _____ DATE _____

MAYOR _____ DATE _____

COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

BUTLER COUNTY AUDITOR

ENTERED FOR TRANSFER _____ A.D., 2022.

TRANSFERRED _____ A.D., 2022.

AUDITOR, BUTLER COUNTY, OHIO _____ BY: _____ DEPUTY _____

BUTLER COUNTY RECORDER

FILED FOR RECORD _____ AT _____

RECORDED _____ PAGES _____

OFFICIAL RECORD _____ PAGES _____

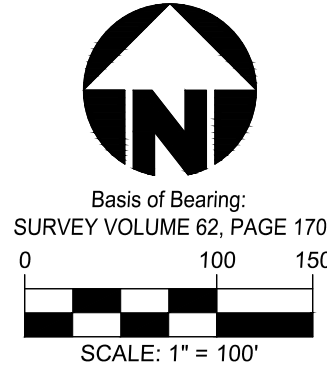
RECORDER, BUTLER COUNTY, OHIO _____ BY: _____ DEPUTY _____

FILE _____ FEE _____

SURVEYORS CERTIFICATION

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE ACCOMPANYING PLAT IS THE CORRECT RETURN OF A SURVEY MADE UNDER MY DIRECTION FOR "SOUTH FOREST EDGE, SECTION 2, CONGRESS LANDS WEST OF THE MIAMI RIVER, SECTION 36, TOWN 5, RANGE 1, CITY OF OXFORD, BUTLER COUNTY, OHIO". I HAVE REVIEWED THE PLAT AND THAT THE CITY OF OXFORD SUBDIVISION REGULATIONS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

JEFFREY O. LAMBERT _____ DATE _____
PROFESSIONAL SURVEYOR #7568
IN THE STATE OF OHIO



Item	Revision Description	Date	Chk:
1	REVISIONS PER STAFF & CITY COMMENTS	01-24-22	PAH

**SOUTH FOREST EDGE
SECTION 2**
PART OF LOT #3716
CONGRESS LANDS WEST OF THE MIAMI RIVER
SECTION 36, TOWN 5, RANGE 1
CITY OF OXFORD, BUTLER COUNTY, OHIO
RECORD PLAT



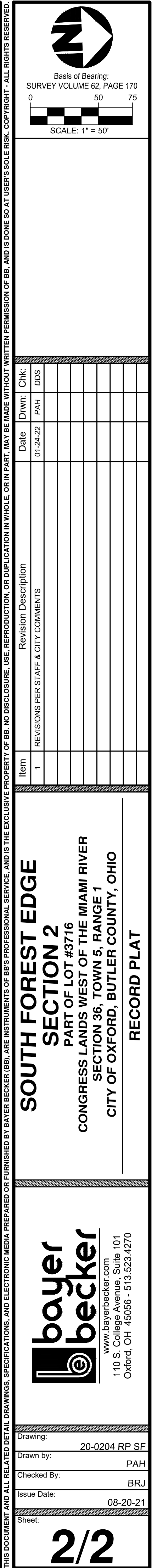
Drawing: 20-0204 RP SF TITLE

Drawn by: PAH

Checked by: JOL

Issue Date: 08-20-21

1/2



4-Leaf Development, LLC
125 West Spring Street --- Oxford, OH 45056
(513) 524-9500 / FAX (513) 523-9415

February 6, 2023

Zachary Moore
City of Oxford
15 South College Avenue
Oxford, Ohio 45056

RE: Ordinance Approval Extension for South Forest Edge
Section 1 - Ordinance#3638
Section 2 - Ordinance#3672

Mr. Moore,

This request from 4-Leaf Development, LLC is related to South Forest Edge Section 1 (Ordinance#3638, Condition 1 and 3, expiring 03/21/2023) and Section 2 (Ordinance#3672, Condition 1 and 3, expiring 09/15/2023) which granted approval of the Final Plat for one year, plus the previously approved 6 month extension requested in July 2022, via Ordinances 3687 and 3688. Due to delays in the project timeline, we are requesting an additional 6 month extension of the Final Plat approval to be 9/21/2023 and 3/15/2024 respectively.

We are requesting this additional extension for the following reasons:

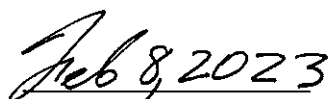
- The sewer extension which would serve these two projects is extensive
- We are working on financing specifically for this portion of the project
- It takes more time to obtain bids for this work because contractors are very busy and the pricing does not hold for very long

We have made some progress on this development and have received the EPA sewer permit extension through 3/30/2024.

We would like this request to be placed on the next City Council Meeting Agenda. Thank you for your consideration.

Thank-you,

Signed: 
James M. Clawson
4-Leaf Development LLC


Date: