COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING & ZONING DIVISION

CITY OF SPRINGFIELD
FORWARD OHIO TOGETHER

City Planning Board Staff Reports 2020

Wednesday, September 9, 2020
7:00 P.M.
Virtual Meeting

Agenda
City Planning Board
Springfield, Ohio
Wednesday, September 9, 2020
7:00 P.M.

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes – August 10, 2020** — ACTION

4. **Case # 20-Z-05 Development Plan** — DISCUSSION & ACTION
   Request to approve a development plan from Redwood USA, LLC for a multi-family development at 3641 Middle Urbana Road in a RM-44, High-Density, Multi-Family Residence District.

5. **Board Comments** — DISCUSSION

6. **Staff Comments** — DISCUSSION

7. **Adjourn - Next meeting October 12, 2020** — ACTION

2020 City Planning Board Call to Order: Roll Call

Name	Term Expiration
Charles Harris	03/30/2022
Trisha George	04/14/2022
Ravi R Shankar	03/05/2020
James Smith	10/24/2020
Charlene Roberge	03/17/2021
Alex Wendt	04/24/2021
Amanda Fleming	01/01/2022
Jack Spencer	06/16/2022
Kathryn Campbell	01/28/2023

CITY PLANNING BOARD
Springfield, Ohio
Monday, August 10, 2020
7:00 P.M.
Virtual Meeting

Meeting Minutes
(Summary Format)

Chairperson Charlene Roberge called the meeting to order at 7:00 P.M.

MEMBERS	Ms. Kathryn Lewis-Campbell, Mr. Charles Harris, Ms. Amanda Fleming, Ms. Trisha George, Mr. Jack Spencer., and Ms. Charlene Roberge.
MEMBERS ABSENT:	Mr. James Smith and Mr. Alex Wendt
OTHERS PRESENT:	Stephen Thompson, Planning, Zoning, and Code Administrator and other interested parties

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Case # 19-Z-14 OPD-H Amendment request from Derby Glen LLC to amend an approved OPD-H plan for Derby Ct to not install public sidewalks.

Mr. Thompson gave the staff report.

Ms. Roberge asked if there was any additional information from the fire department.

Mr. Thompson explained the fire department would prefer the sidewalks for emergency situations to reduce injury to pedestrians in the street or on the sidewalks when emergency vehicles arrive on the scene. Mr. Thompson stated however, when talking to the department director and the city manager's office, they did not feel that was important enough stance to recommend denial for the overall staff recommendation given it is a cul-de-sac and the residence that currently live there. Mr. Thompson stated that was a standard response and did not go into any more depth.

Ms. Roberge asked if there were any further questions for Mr. Thompson. Hearing none, Ms. Roberge asked if there were any questions for the applicant. Hearing none, Ms. Roberge asked if the applicant wished to speak.

Mr. James Pfeiffer. Attorney for developer and representing the applicants. 20 South Limestone St. Springfield, OH.

Mr. Pfeiffer stated he would like to point out some important characteristics of the neighborhood that separate them from other neighborhood that would normally be covered by the subdivision regulations. Mr. Pfeiffer explained the development was unique condominium,

single family homes. Mr. Pfeiffer explained properties were standalone homes on small lots with very little green space. Mr. Pfeiffer explained the development was like a single family residence district in a platted sub-division, which is what they have because there are public streets. In a condominium, streets are generally private. Mr. Pfeiffer explained nearby locations in Ross Commons, do not have sidewalks. Mr. Pfeiffer explained the units were very close to the street, the street is fifty-foot-wide right of way, twenty-two feet of the area is paved, there a four-foot tree lawn starting with the curb, an eight-foot section for utilities and four-foot for sidewalks. Mr. Pfeiffer explained the distance from the front door to the street was a very small distance. Mr. Pfeiffer explained there were no other developments like Derby Glenn in Springfield and it is attractive to Senior living. Mr. Pfeiffer explained there were twenty-one owners and they are all in agreeance, they do not want sidewalks.

Ms. Fleming explained that she drove through the neighborhood and understands why the people who live there would not want the sidewalks. Ms. Fleming explained that she had an issue with the planner and designer of the neighborhood. Ms. Fleming explained that she felt there was a large assumption that it would be fine if you there were no sidewalks knowing they were in the original design and it was a requirement of the city. Ms. Fleming questioned why the designer didn't make the street private. Ms. Fleming felt it was wrong to let the potential buyers think they would not have sidewalks, knowing it was a requirement.

Mr. Bryan Heck, City Manager, 76 East High Street. Springfield, OH.

Mr. Heck explained that he worked with the applicant back in 2013 when he was the Planning and Zoning administrator. Mr. Heck explained there is a huge difference from present to when it was just a plan on paper. It did not make sense to divert from the subdivision regulations. Mr. Heck explained after the development has been built out and all of the lots of either been built on or sold, Mr. Heck felt the most valid point made, would be the storm water related issues, the green space is very limited. Mr. Heck explained that was characteristic of higher density development and being that is actually in a flood plain, you can see that is actually built out and can understand the request. Mr. Heck explained that is the major difference from now and back in 2013 when they were looking at a piece of paper. Mr. Heck explained Staff has seen how unique the development and seeing the home situated on the lots, that's why staff is recommending approval of the request.

Ms. Fleming stated she understood but felt they never intending to have sidewalks and it was an unacceptable to set the precedent.

Mr. Pfeiffer explained the development is very unique and felt it would make since to keep it a public street. Mr. Pfeiffer did originally request that sidewalks not be installed because it did not fit into the development. Mr. Pfeiffer explained there were no assumptions made by the developer, he had a proposal that he made in good faith but the plan board initially turned it down. Mr. Pfeiffer explained the developer did not realize the reaction he would get about putting sidewalks in from the owners until they all started moving in. The owners are very against the sidewalks. Mr. Pfeiffer explained the trees are located in the tree lawn area, that was never meant to have sidewalks. The next eight feet were for public utilities, four feet behind that is where the sidewalks would have been located. Mr. Pfeiffer explained the sidewalks did

not make sense and it was not fair to penalize the residents for what may be an oversight or an assumption by the developer.

Ms. Fleming stated she understood but was not comfortable setting that kind of precedent for future applicants.

Ms. George stated the controversy seems to be over private rules on a public street. Ms. George asked if the street could be made private.

Mr. Pfeiffer believes the public street is a positive thing for the development but there is no need for the sidewalks.

Mr. Thompson explained it was important for the street to remain public do to the development being located in a flood plain and the public services are available to the residents.

Mr. Spencer stated he understood the concerns but felt they needed to do what was best for the community. Mr. Spencer explained he would like to see more developments like it throughout the city. Mr. Spencer stated opportunities may be lost if the board wasn't in favor of approving not putting sidewalks in. Mr. Spencer wants to encourage more developments in Springfield. Mr. Spencer explained the benefits of not putting sidewalks in trumps the developer not following the guidelines the strictest sense. Mr. Spencer explained the city staff thinks its ok and they have more experience on the topic and that he himself would follow the cities suggestion and their expertise.

Ms. George questioned if the board approves the sidewalks not going in, does that mean future developments of this kind do not have to have sidewalks.

Mr. Thompson stated no the board should take this as setting a precedent for cases in the future. Mr. Thompson said the development is unique. Each case should be held on their own merit.

Ms. Roberge just wants to make sure the same situation doesn't arise in the future.

Mr. Thompson stated if he was in the same position, he would make sure the applicants would understand the situation.

Ms. Roberge asked if there were any further questions for the applicant. Hearing none, Ms. Roberge asked for a motion.

MOTION: Ms. George mad a motion to approve Case # 19-Z-14 OPD-H Amendment request from Derby Glen LLC to amend an approved OPD-H plan for Derby Ct to not install public sidewalks. Seconded by Mr. Spencer.

YEAS: Ms. Fleming, Mr. Harris, Ms. George Mr. Spencer and Ms. Roberge.

NAYS: None.

Motion approved 5 to 0.

Case # 19-SUB-03 Subdivision request from Derby Glen LLC to amend an approved subdivision plan for Derby Ct to not install public sidewalks.

Ms. Roberge asked if the board had any further questions. Hearing none, Ms. Roberge asked if there was anyone else that wished to speak. Hearing none, Ms. Roberge asked for a motion.

MOTION: Motion by Ms. George to approve Case # 19-SUB-03 Subdivision request from Derby Glen LLC to amend an approved subdivision plan for Derby Ct to not install public sidewalks. Seconded by Ms. Fleming.

YEAS: Ms. Fleming, Mr. Harris, Ms. George Mr. Spencer and Ms. Roberge.

NAYS: None.

Motion approved 5 to 0.

SUBJECT: Board Comments

Ms. Lewis- Campbell stated she had trouble with her sound and was on the meeting the entire time but was unable to vote. Ms. Lewis-Campbell stated she would have voted yes for both cases.

SUBJECT: Staff Comments

Commissioner Chilton thanked the board and the staff.

SUBJECT: Adjournment

Motion to adjourn by Ms. George. Seconded by Ms. Fleming

Approved by voice vote. Adjourned at 7:40 P.M.

_____

Ms. Charlene Roberge, Chair
Mr. Jack Spencer, Vice-Chairperson.

Agenda Item # 4

Case # 20-Z-05
Developmental Plan

Staff Report

TO: City Planning Board DATE: September 2, 2020

PREPARED BY: Stephen Thompson SUBJECT: Development Plan Case #20-Z-05

GENERAL INFORMATION:

Applicant:	Redwood USA, LLC, 7510 E Pleasant Valley Road, Independence, OH 44131
Owner:	Kingsgate Commons, PO Box 2310, Springfield, OH 45501
Requested Action:	Approval of Development Plan
Location:	3641 Middle Urbana Road
Size:	15.4 acres +/-
Existing Land Use and Zoning:	Undeveloped, RM-44
Surrounding Land Use and Zoning:	North: SR 334 East: Multi-Family Residential, RM-44 South: Single-Family Residential, RS-5 West: Single-Family Residential, RS-5
Applicable Regulations:	Chapter 1114.07 Special Provisions
File Date:	August 17, 2020

BACKGROUND:

The applicant seeks approval for a multi-family development. The development will consist of 94 units. It will consist of single story buildings no taller than 18 feet. The streets will be private and include snow removal and maintenance. Part of this project will consist of connecting the two sections of Kingsgate Road.

The RM-44 zoning district allows for multi-family development of this size, but requires approval from City Commission, stating "Development with two or more principal uses or buildings on a lot larger than two (2) acres or with a multifamily dwelling or dwellings of more than 24 units regardless of the size of the lot shall be subject to the Special Provisions of Subsection 1108.07(b).

In its review of the proposed development, the Planning Board and the City Commission shall make specific finding of fact relative to the following criteria:

A. That the development will be designed, constructed, operated and maintained as to be

harmonious and appropriate in appearance with the existing or officially planned uses of the general vicinity and that such use will not change the essential character of the same area.

B. That the development will not be hazardous or disturbing to existing or officially planned future neighboring uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.

C. That the development will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

D. That the development will not involve uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.

E. Will have vehicular approaches to the property which shall be so designed as not to create and interfere with traffic on surrounding public thoroughfares.

ANALYSIS:

Land Use Plan and Zoning:

The Connect Clark County Comprehensive Plan shows this future character area as "Traditional Neighborhood, High Intensity".

Thoroughfare Plan:

Kingsgate Road is classified as a Collector Street.

Staff Comments:

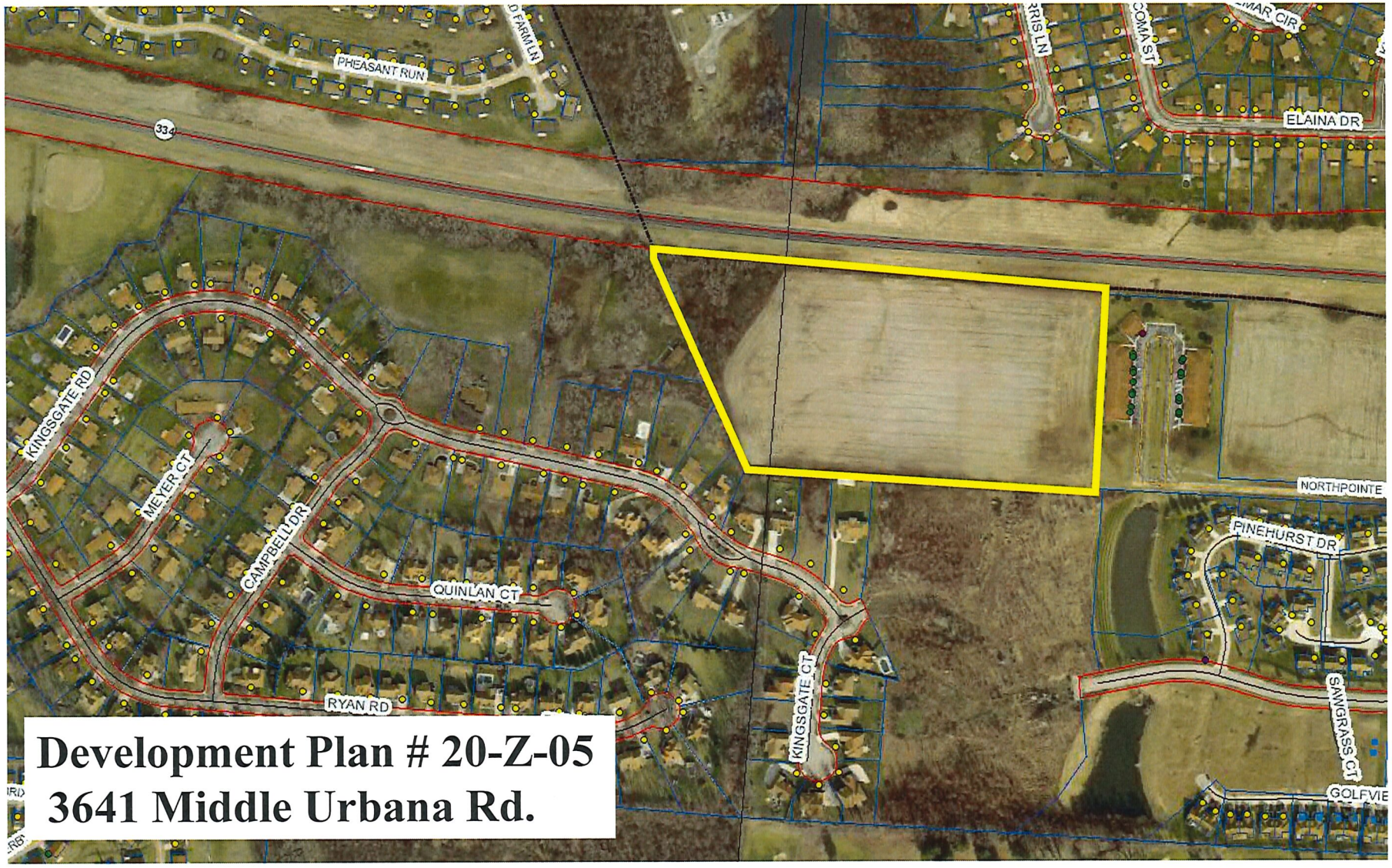
City Engineering Department:	No objections
City Service Department	No objections
City Fire Department	No objections
Planning/Zoning Division:	The development complies with the zoning restrictions of RM-44.

STAFF RECOMMENDATION:

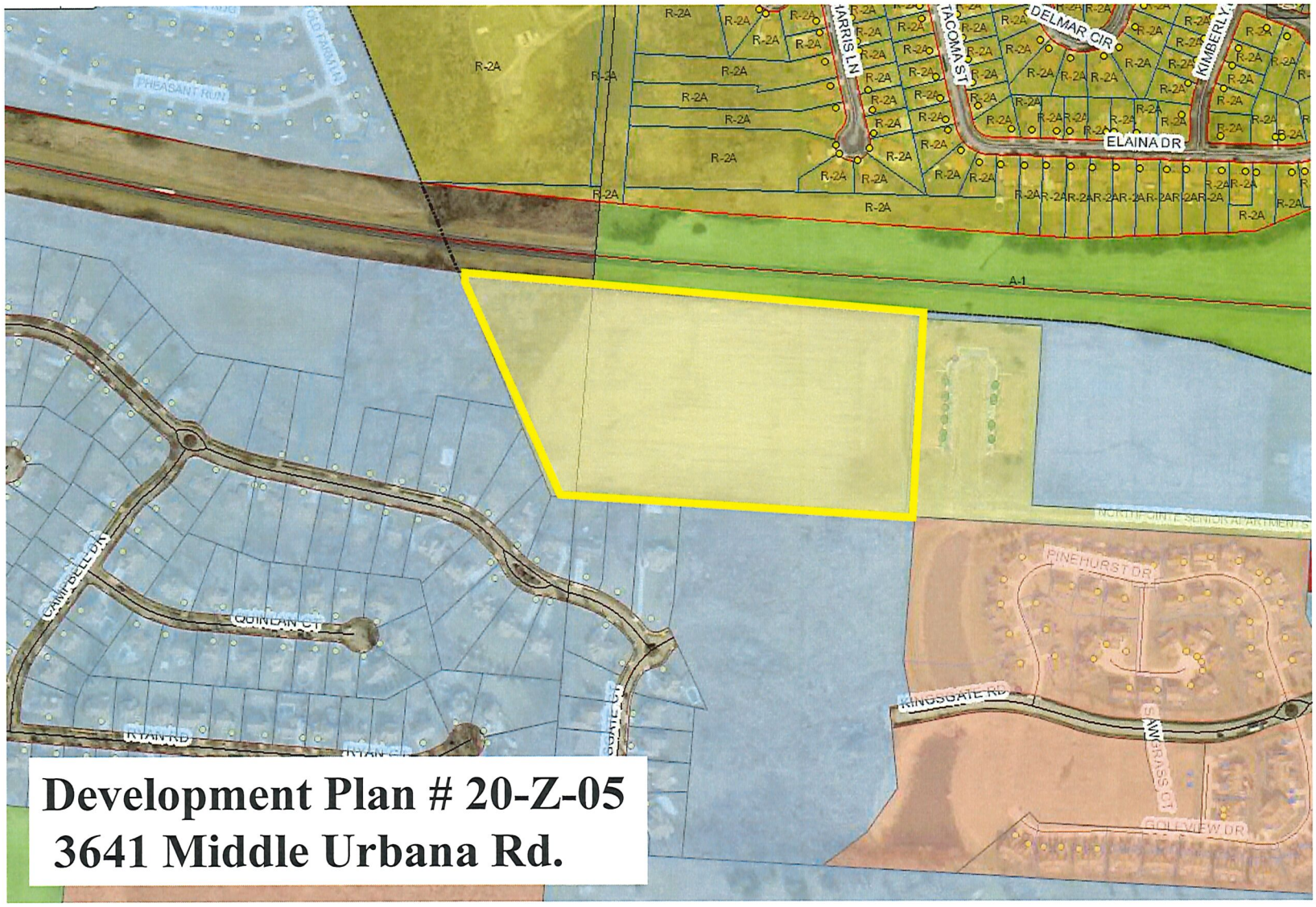
Approval of the development plan.

ATTACHMENTS:

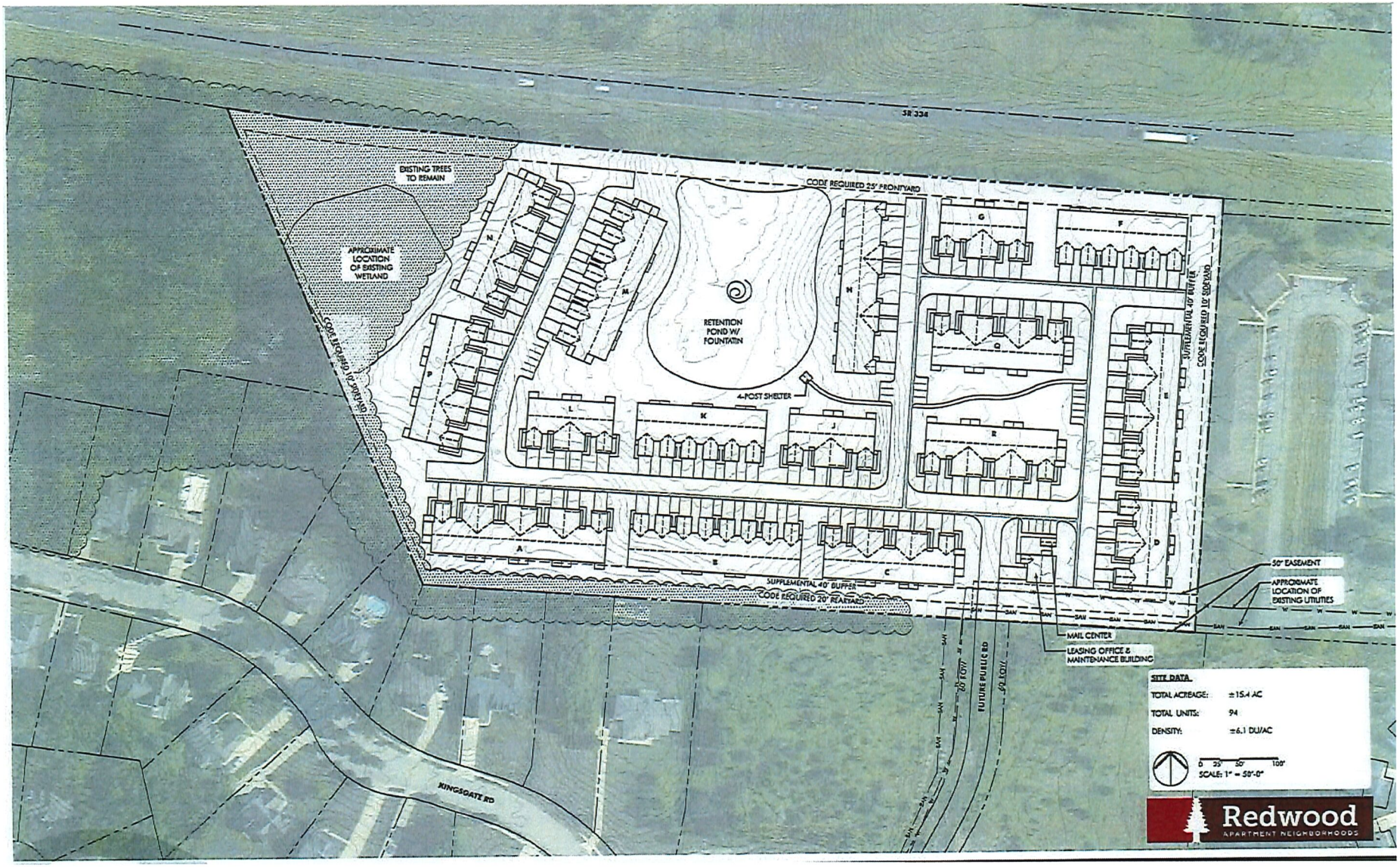
1. Vicinity and zoning map
2. Application



Development Plan # 20-Z-05
3641 Middle Urbana Rd.



Development Plan # 20-Z-05
3641 Middle Urbana Rd.


SR 334
CODE REQUIRED 25' FRONTYARD
EXISTING TREES TO REMAIN
APPROXIMATE LOCATION OF EXISTING WETLAND
CODE REQUIRED 10' SIDEYARD
RETENTION POND W/ FOUNTAIN
4-POST SHELTER
SUPPLEMENTAL 40' BUFFER
CODE REQUIRED 10' SIDEYARD
SUPPLEMENTAL 40' BUFFER
CODE REQUIRED 20' REARYARD
50' EASEMENT
APPROXIMATE LOCATION OF EXISTING UTILITIES
MAIL CENTER
LEASING OFFICE & MAINTENANCE BUILDING
FUTURE PUBLIC RD
20' TOW
60' TOW
KINGSGATE RD
A
B
C
D
E
F
G
H
J
K
L
M
N
P
Q
R
SITE DATA
TOTAL ACREAGE: ±15.4 AC
TOTAL UNITS: 94
DENSITY: ±6.1 DU/AC
0 25' 50' 100'
SCALE: 1" = 50'-0"
Redwood
APARTMENT NEIGHBORHOODS

The City of Springfield
COMMUNITY DEVELOPMENT
Planning & Zoning

FOR OFFICE USE ONLY
Case #: 20-3-05
Date Received: 8/17/20
Received by: ST
Application Fee: $ 285
Review Type:
☐ Admin ☑ CPB ☐ BZA

GENERAL APPLICATION

A. PROJECT

1. Application Type & Project Description *(attach additional information, if necessary)*:
Development Plan submittal per section 1108.07 Special Provisions. Proposing development of a residential neighborhood of attached single story apartment units

2. Address of Subject Property: 3641 Middle Urbana Rd., Springfield OH. 45502

3. Parcel ID Number(s): 3200300020000058

4. Full legal description attached? ☐ yes ☑ no

5. Size of subject property: +/- 15.4 Acres

6. Current Use of Property: Vacant / Agricultural

7. Current Zoning of Property: RM -44 High Density Multifamily Residence District

B. APPLICANT

1. Applicant's Status *(attach proof of ownership or agent authorization)* ☐ Owner

☑ Agent *(agent authorization required)* ☐ Tenant *(agent authorization required)*

2. Name of Applicant(s) or Contact Person(s): Greg Thurman

Title: VP of Acquisitions

Company (if applicable): Redwood USA, LLC

Mailing address: 7510 E. Pleasant Valley Road

City: Independence State: Ohio ZIP: 44131

Telephone: (513) 458-9810 Fax: ( ) NA

Email gthurman@byredwood.com

3. If the applicant is agent for the property owner:
Name of Owner (title holder): NA

Mailing Address: NA

City: NA State: NA ZIP: NA

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

Signature of Applicant

N/A
Signature of Co-applicant

Greg Thurman
Typed or printed name and title of applicant

N/A
Typed or printed name of co-applicant

State of Ohio
County of Hamilton

The foregoing instrument was acknowledged before me this 12th day of August, 2020

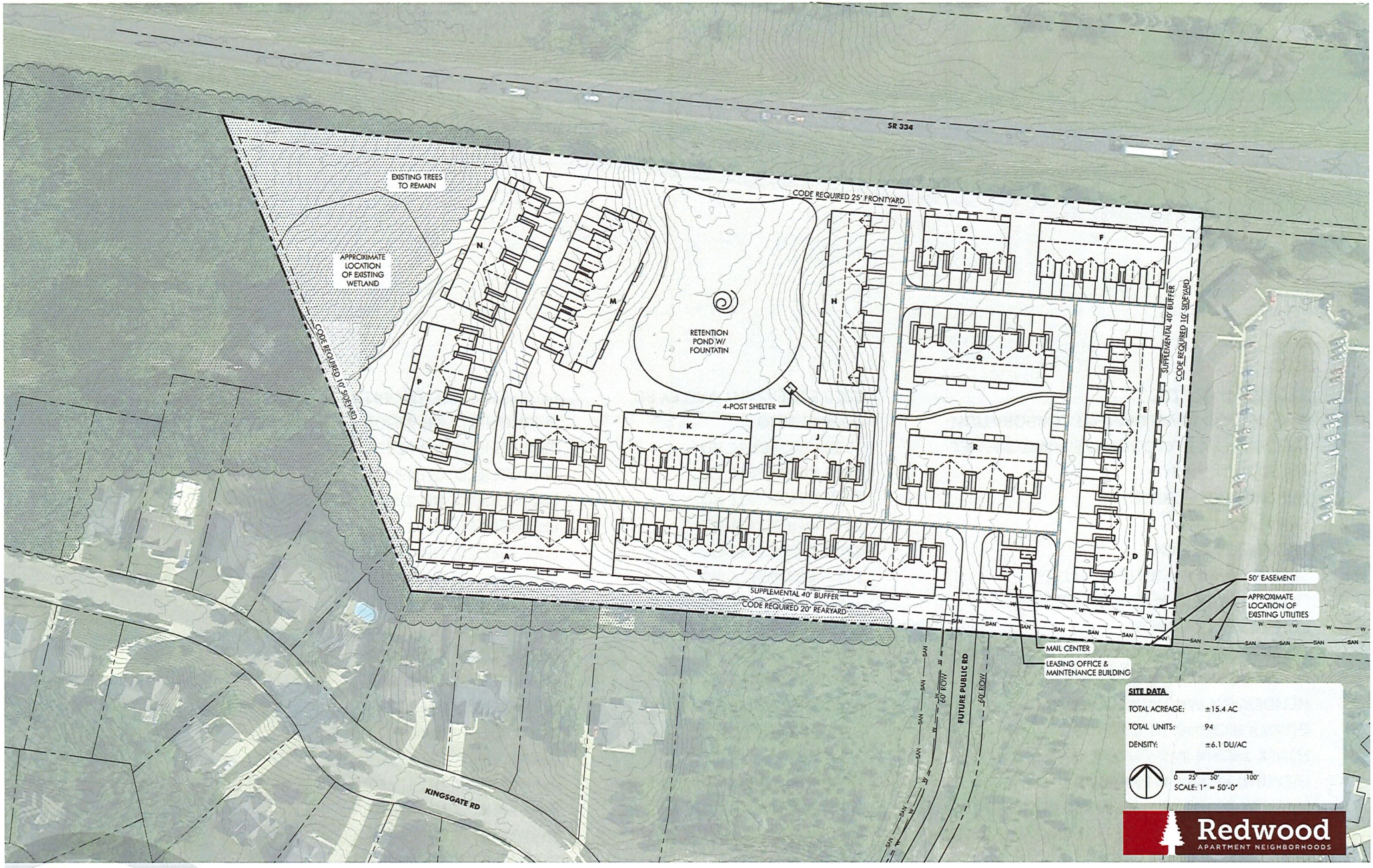
by Gregory S. Thurman (name of person acknowledged).

(seal)

Notary Public Signature

My commission expires: N/A

DONALD A. LOFTY, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration date. Section 147.03 O.R.C.



POD design landscape architecture | planning | urban design

REDWOOD SPRINGFIELD Preliminary Site Plan Concept | 04.29.2020

CONFIDENTIAL
NOT FOR PUBLIC USE

PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS

THIS PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS ("Agreement") is made effective as of April 23, 2020 ("Effective Date"), by and between **KINGSGATE COMMONS**, an Ohio general partnership, ("Seller"), with an address of 333 N Limestone, Springfield, OH 45503 and **REDWOOD USA LLC**, an Ohio limited liability company, or its nominee ("Buyer"), with an address of 7510 E. Pleasant Valley Road, Independence, Ohio 44131.

Seller is the owner of certain real property located south of SR 334 and west of Middle Urbana Road in the City of Springfield, County of Clark and State of Ohio, which is known as Permanent Parcel Number 3200300020000058, consisting of approximately 28.85 acres, which property is described and/or depicted on Exhibit "A" attached hereto and made a part hereof (the "Entire Property").

1. PURCHASE

Seller agrees to sell and Buyer agrees to purchase from Seller approximately 15.3 acres of the Entire Property, in the approximate location shown on Exhibit "B" attached hereto and made a part hereof ("Property"), together with all improvements thereon, and appurtenant rights, privileges and easements, including, without limitation, the right to any and all utility easements, including but not limited to easements for storm water drainage, water, sanitary sewer, electrical, natural gas or telephone service and all plans, specifications, approvals and permits relating to the Property.

2. PURCHASE PRICE

Buyer shall pay at Closing (hereinafter defined) as the purchase price for the Property an amount [redacted] the Property, as verified by a survey and final site plan which has been approved by all applicable governmental authorities (calculated to be [redacted] provided the final, verified acreage is 15.3 acres) ("Purchase Price").

3. DEPOSIT IN ESCROW

Within [redacted] days after the Effective Date, Buyer shall deposit with the Escrow Agent (hereinafter defined) the sum of [redacted] ("Earnest Money"), which shall be applied against the Purchase Price. The Earnest Money [redacted] until the expiration of the Due Diligence Period (defined herein), as may be extended, at which time the [redacted] to Buyer (unless Seller defaults under this Agreement) but shall be applied against the Purchase Price.

4. ESCROW AGENT

[redacted] with an address of [redacted] shall serve as escrow agent ("Escrow Agent") for this transaction and shall perform the title work in connection therewith. This Agreement shall

constitute escrow instructions. The Escrow Agent may attach hereto its usual conditions of acceptance of escrow which shall be controlling insofar as they do not conflict with the terms of this Agreement. Buyer may, at any time upon notice delivered to Seller, elect to use a different Escrow Agent for purposes of this Agreement, in which event Buyer and Seller shall enter into an amendment to this Agreement indicating the new Escrow Agent.

5. DOCUMENT DELIVERY AND DUE DILIGENCE

A. Seller agrees to furnish to Buyer within ten (10) days after the Effective Date, any appraisals, surveys, existing utility location(s), owner's title insurance policies, environmental reports and studies, assessments (special or otherwise), statements, ad valorem and personal property tax bills, lease for farming ("Farm Lease"), notices or correspondence from governmental entities, books, records, files and related items and any other documents or documentation relating to the Property that Buyer may reasonably request, which are in Seller's possession or readily available to Seller.

B. Buyer shall use good faith efforts to obtain necessary zoning and governmental approvals (including, without limitation, permits) (collectively, "Approvals") for the construction of Buyer's proposed single story multi-family apartment development on the Property (the "Project"). Seller understands that in order for Buyer to develop the Property it is necessary, and this transaction is contingent upon, (i) Buyer obtaining the final Approvals for the development and construction of Buyer's proposed Project on the Property, (ii) [redacted] of the Property and the construction of the Project and (iii) [redacted] with the feasibility of the Project and the physical condition of the Property, including, without limitation, the environmental condition of the Property (collectively, "Due Diligence"). [redacted] from [redacted]) to satisfy such contingencies. As used herein, the "Pandemic Cease Date" shall mean the date that all such governmental entities required for Buyer's Approvals are open and fully functioning following the COVID-19 pandemic. In addition, provided that Buyer diligently and in good faith pursues completion of the Due Diligence, Buyer shall have the right and option to extend the Due Diligence Period for up to [redacted] each and Buyer [redacted] an extension fee in the amount of [redacted] which [redacted] of the Due Diligence Period, as extended, at which time the same [redacted] (unless Seller defaults under this Agreement), but [redacted] the Purchase Price. Seller grants to Buyer the authority in its dealing with such governmental bodies to do so in Seller's name where applications may only be made in the name of the title holders and Seller shall execute such documents necessary in connection therewith and shall cooperate with Buyer in that regard. As it will be necessary for Buyer and/or its agents to enter upon the Property in order to perform a survey of the Property, prepare architectural drawings and conduct environmental, soil, geotechnical and other studies and inspections and other due diligence related to the Property prior to the transfer of title, permission to do so is hereby given. Buyer may terminate this Agreement at any time prior to the expiration of the Due Diligence Period, as extended, if Buyer is not satisfied with the results of any such Due Diligence and/or does not obtain the Approvals acceptable to Buyer in its sole discretion and the

The parties have hereunto set their hands effective as of the Effective Date.

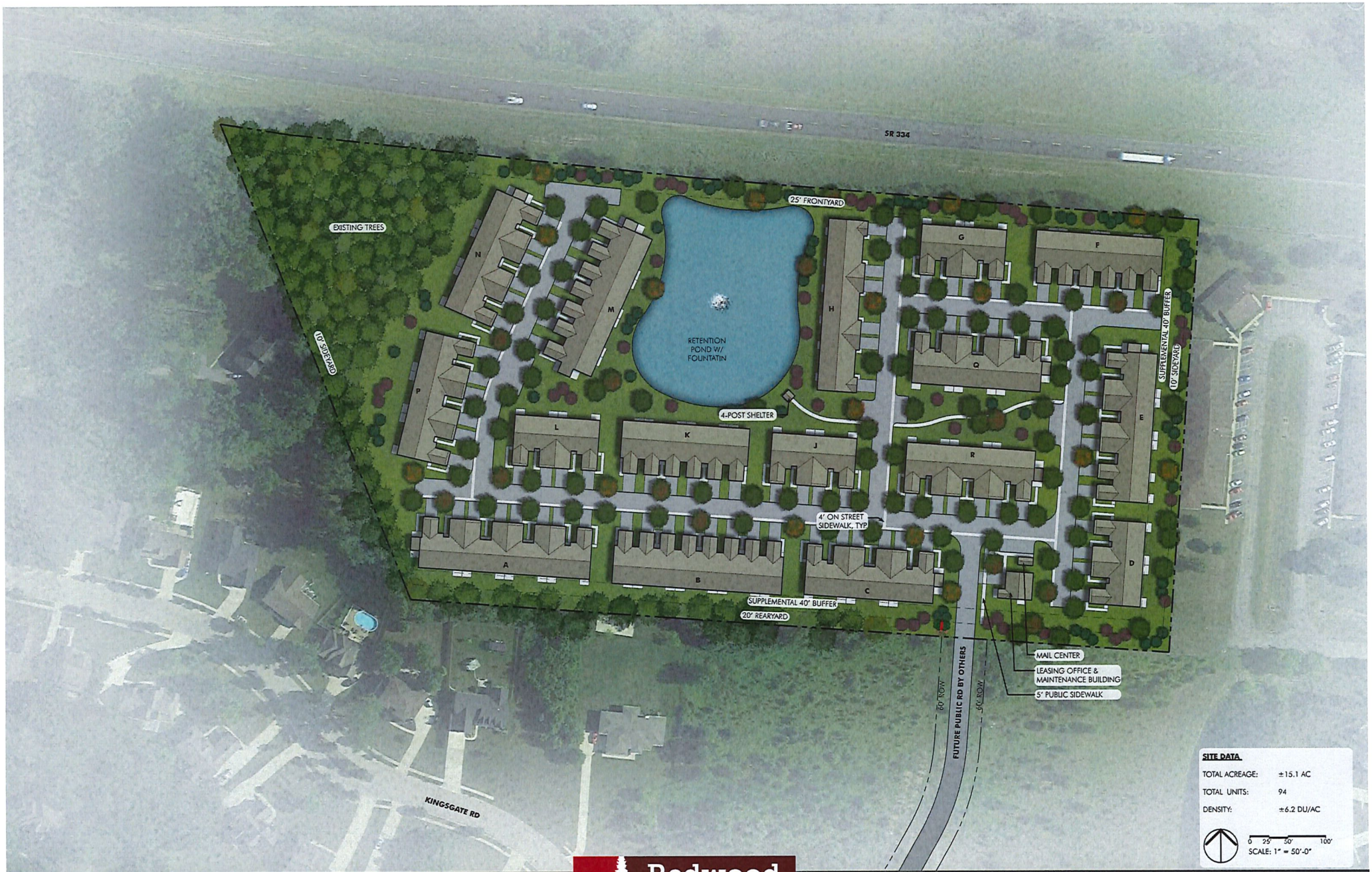
SELLER:

KINGSGATE COMMONS,
an Ohio general partnership

BUYER:

REDWOOD USA LLC,
an Ohio limited liability company

By: _____
David Conwill, Authorized Member



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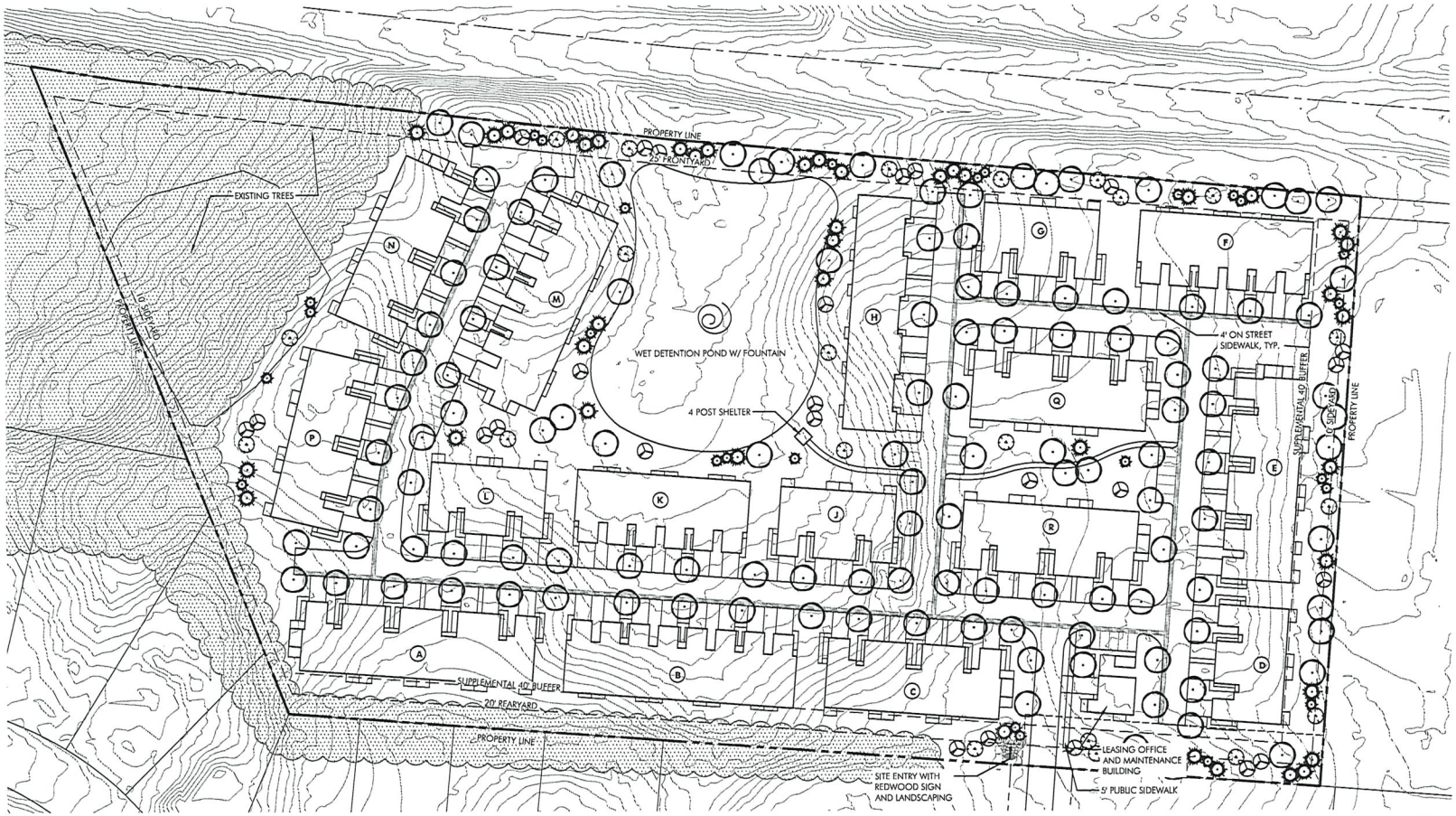
Redwood APARTMENT NEIGHBORHOODS

REDWOOD SPRINGFIELD, OH Illustrative Concept Plan | 09.01.2020



Conceptual Landscape Plan
SCALE: 1" = 50'

0 25 50 100

ZONING

1158(b)(2)(A) - *TREE REGULATIONS*

Trees shall be planted at the minimum ration of one (1) tree for every 500 square feet of total building coverage on the lot.

169,489 sq. ft. Building coverage
339 Trees required

239 Trees provided, ±2.3 ac existing trees preserved

PLANTING LEGEND

- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PERENNIALS & SHRUBS
- EXISTING PLANTING

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name

Redwood Springfield, OH

Middle Urbana Rd.

Springfield, OH 45502

Redwood APARTMENT NEIGHBORHOODS

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Project Info

Project #	20036
Date	09/01/20
By	ZM, SO, TF
Scale	As Noted

Revisions

Sheet Title

CONCEPTUAL LANDSCAPE PLAN

Sheet #

L1.0

Open Space Plan
SCALE: 1" = 50'

0 25 50 100

OPEN SPACE LEGEND

OPEN SPACE:

OPEN SPACE CALCULATIONS

TOTAL SITE AREA:	±15.1 AC
TOTAL OPEN SPACE:	±6.03 AC (40%)

POD design

Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square
Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name

Redwood Springfield, OH

Middle Urbana Rd.
Springfield, OH 45502

Redwood
APARTMENT NEIGHBORHOODS

Prepared For

Redwood Living
7510 Pleasant Valley Rd.
Independence, OH 44131

Project Info

Project #	20036
Date	09/01/20
By	ZM, SO, TF
Scale	As Noted

Revisions

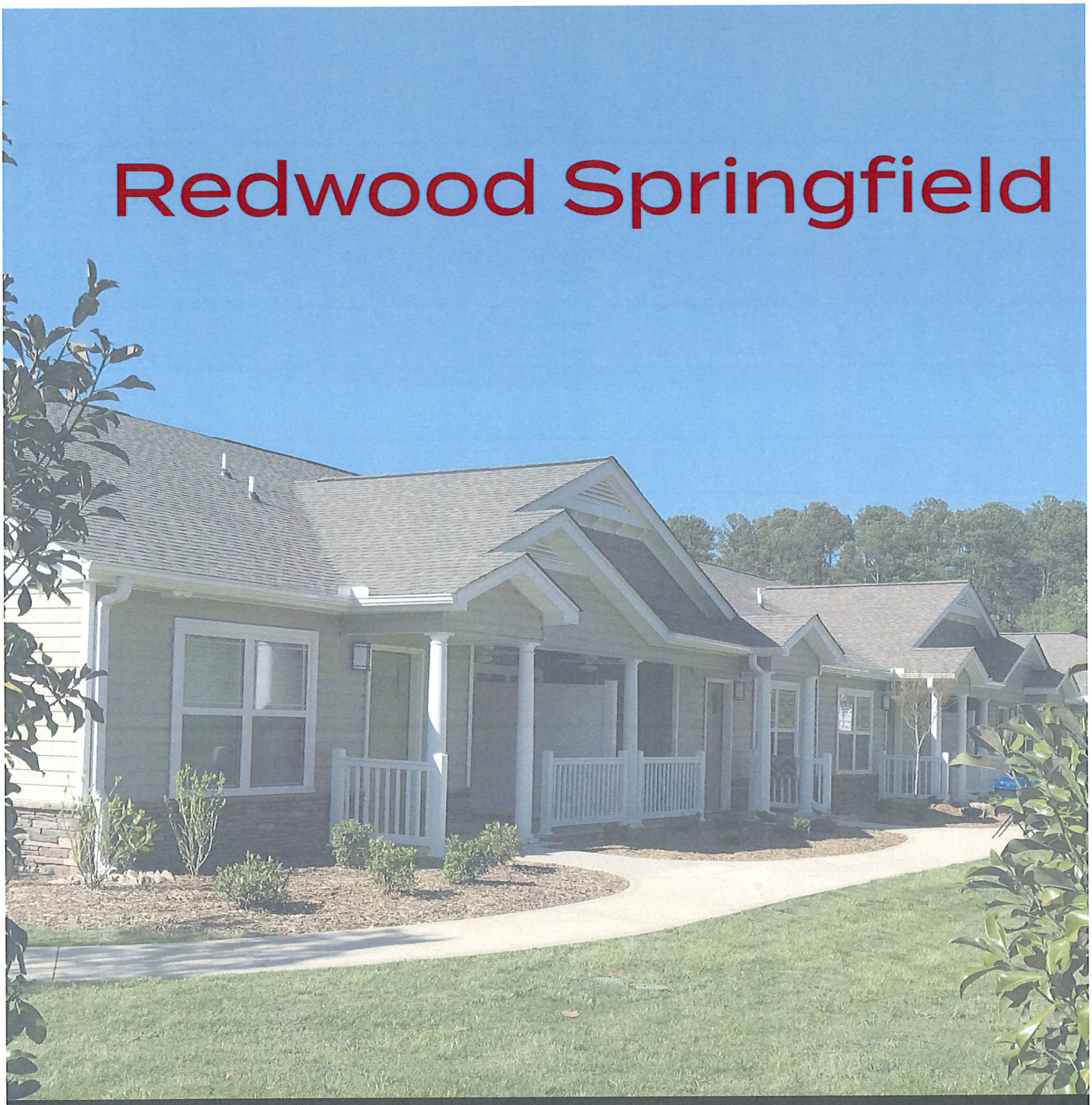
Sheet Title

OPEN SPACE PLAN

Sheet #

L1.1

Redwood Springfield



Redwood
APARTMENT NEIGHBORHOODS™

Development Plan Submittal

Springfield, Ohio
September 1, 2020

www.byRedwood.com

Developer

Redwood
APARTMENT NEIGHBORHOODS™

Greg Thurman
VP of Entitlement & Due Diligence
7510 Pleasant Valley Rd.
Independence, Ohio 44131
(513) 458-9810

Design Team

POD design
landscape architecture | planning | urban design

Todd Foley
Principal
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
(614) 360-3055

CESO

Matthew Graber
Lead Project Engineer
395 Springdale Drive, Suite 202
Akron, OH 44333
(330) 396-5966

MPG
MANN • PARSONS • GRAY
ARCHITECTS

James Keys
3660 Embassy Parkway
Fairlawn, Ohio, 44333
(330) 666-5770

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- Conceptual Landscape Plan
- Open Space Plan
- Architectural Character Exhibit
- Preliminary Record Plat

Project Introduction

Redwood Living would like to bring our beautiful apartment homes to Springfield, OH. Our combination of smart, single-story design, private attached garages, and Redwood's signature features firmly place our apartment homes in a singular category: the maintenance-free convenience of an apartment with a genuine feel of home.

As Redwood's CEO David Conwill puts it, "We offer a condominium atmosphere with the feel of a single-family home—and without association fees or property taxes to worry about."

Redwood's distinctive approach to apartment home development starts with site selection. We choose communities like Springfield, OH because they offer a positive atmosphere, beautiful surroundings, and an appreciation of the qualities that Redwood provides, including energy efficiency.

Being good environmental stewards is a worthwhile goal in itself, but saving money for our residents is also extremely important to us. Our commitment to using specific materials and building processes means there are significant savings for our residents, as documented by our score on the nationally-recognized HERS index. According to this measure, Redwood apartment homes are 40-45% more energy efficient than a home built to current building codes. We're designated "Energy Star" as a result.

Redwood began more than twenty years ago with a simple goal: **give people the kind of apartment that they really wanted to call home.** We listened carefully to what people who lived in apartments had to say about what would simplify and improve the quality of their living experience

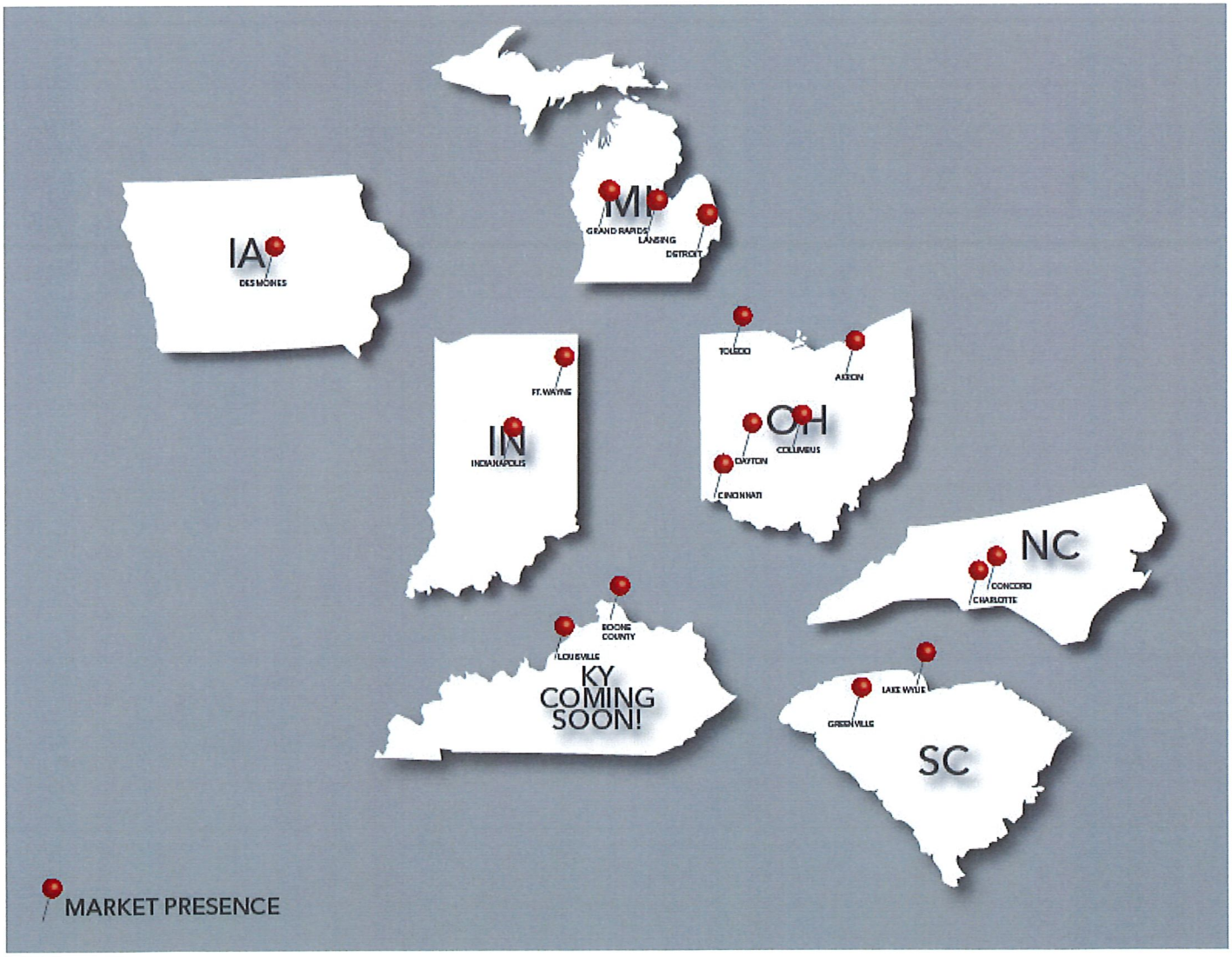
We learned that people want a private attached garage, single-story convenience, open floor plans, large kitchens, an extra full bathroom and plenty of closet space. So that's what we provide.

We invite you to learn more about Redwood Living by visiting www.byRedwood.com, and watching our YouTube channel; youtube.com/RedwoodLivingTV.

Redwood Neighborhoods: Peace, Quiet & Comfort

Who is Redwood?

- Founded in 1991
- Based in Independence, Ohio
- 13,000 Units; Owned and Managed
- Single story apartment developer
- 99% Leased Portfolio
- All communities are conventionally financed
- Vertically integrated: Redwood entitles, builds, owns and manages all of its communities



Redwood Neighborhood Exteriors

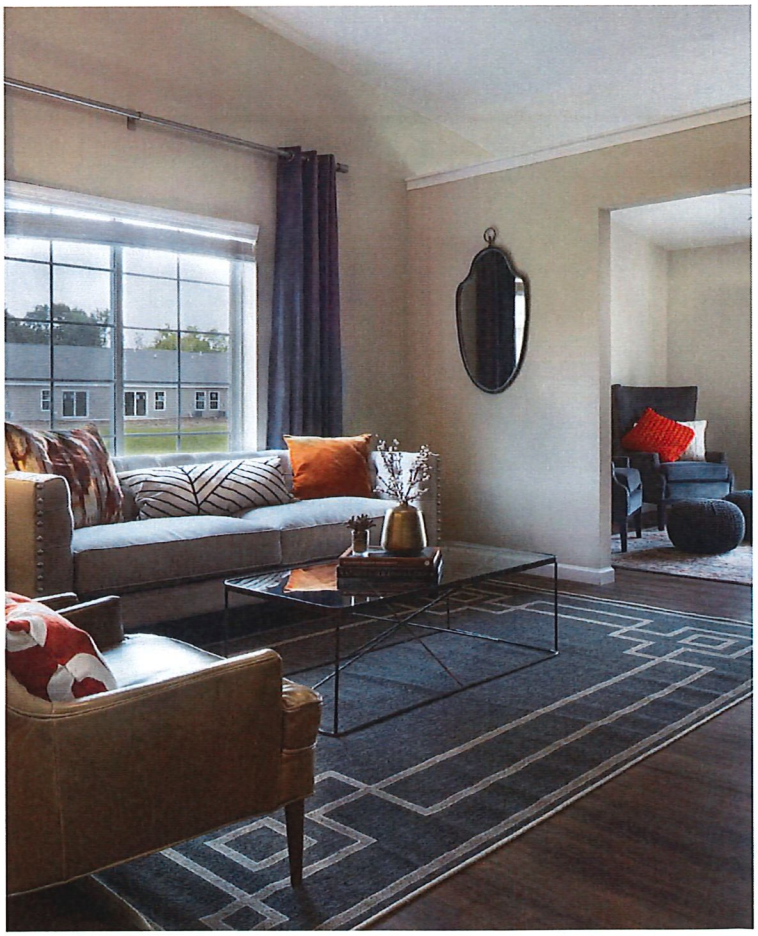
- Attractive traditional architectural design
- Stone and shake siding accents
- Individual driveways to garages; no widespread parking lots
- Upgraded 'carriage-style' garage doors
- Personal outdoor patios

Redwood Neighborhood Exteriors

- All communities use extensive landscaping
- Stone accents on buildings
- 2x6 Exterior walls, filled with R-19 batt insulation
- Varied color siding and shake accent panels
- Lifetime dimensional shingles
- Energy Star certified windows
- Individual driveways to garages, no widespread parking lots
- Carriage style garage doors with windowed panels
- Personal outdoor patio spaces

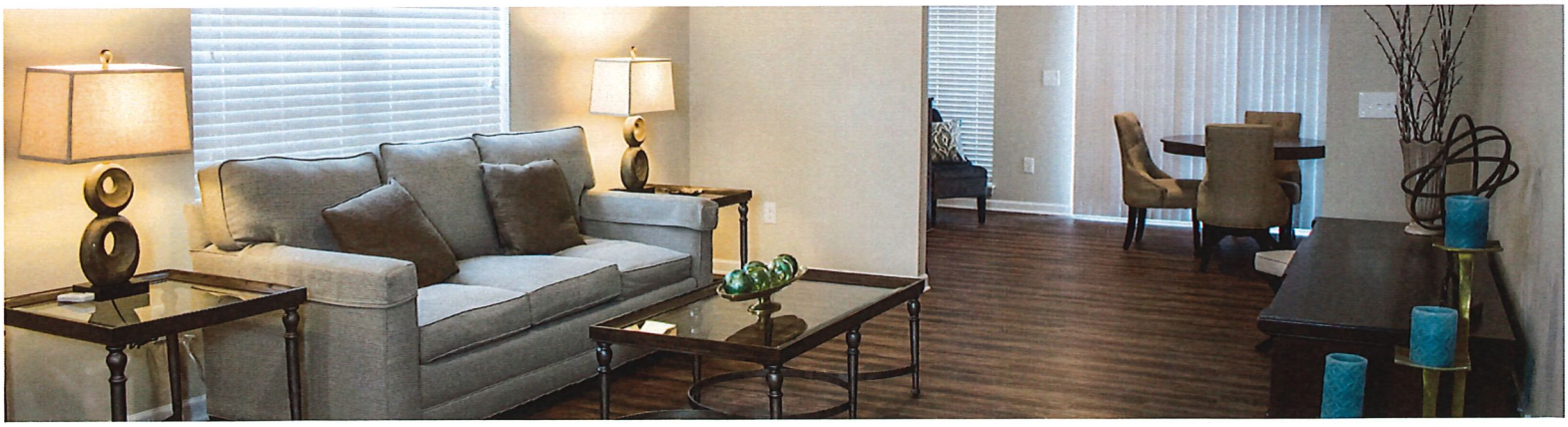
Redwood Neighborhood Interiors

- No stairs, single-story design
- No one living above or below the apartment home
- Spacious living areas with open floor plan
- Large windows for abundant natural interior light
- 2 bedroom, 2 full bath, with a den space
- Walk-in closets and kitchen pantry



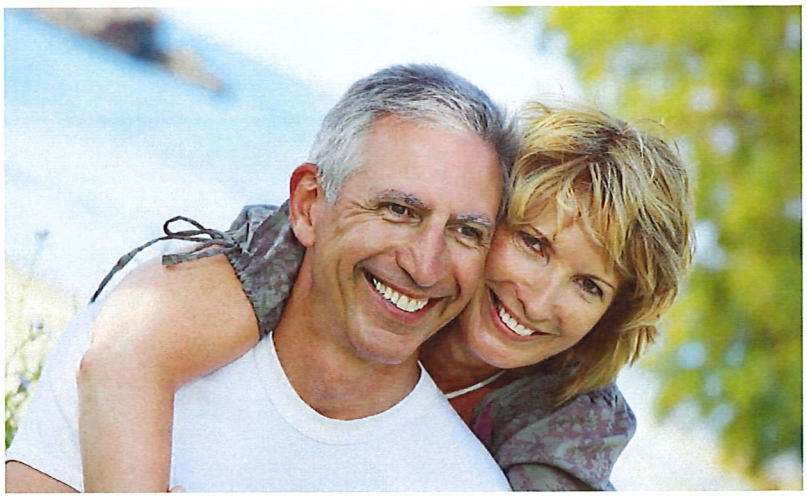
Redwood Neighborhood Interiors

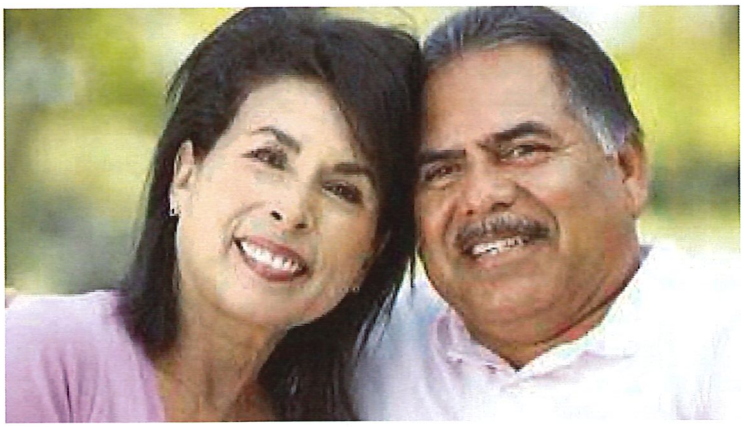
- Vaulted ceilings, quality finishes, open floor plans with waterproof LVT (Luxury Vinyl Tile)
- Energy efficiency certified throughout unit including high efficiency furnace
- Granite countertops in kitchen and baths
- LED lighting throughout the home
- Every bedroom has a ceiling fan and walk in closet
- Full size washer and dryer connections
- Smoke-free apartments

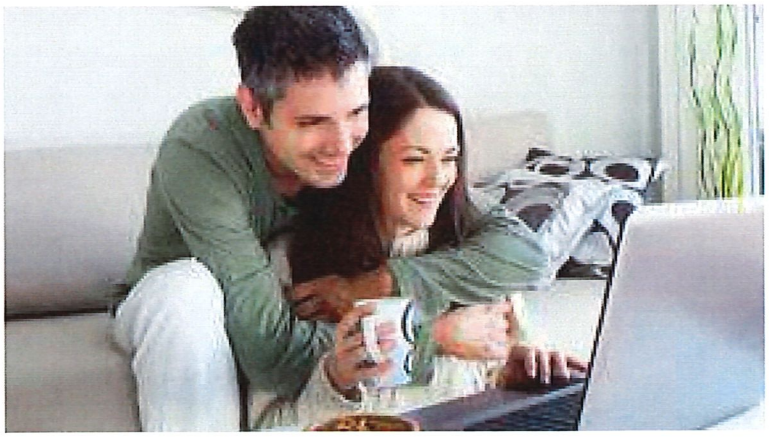


Who are our Residents?

- Residents who want a single-story design
- Residents who want private attached garages
- Those who want a 'peace and quiet' neighborhood
- Maintenance-free lifestyle
- Empty nesters, Young Professionals
- Those who can afford $1,400-$1,800 rent
- Our design and features generate long-term residents







Why the Redwood Formula Works so Well?

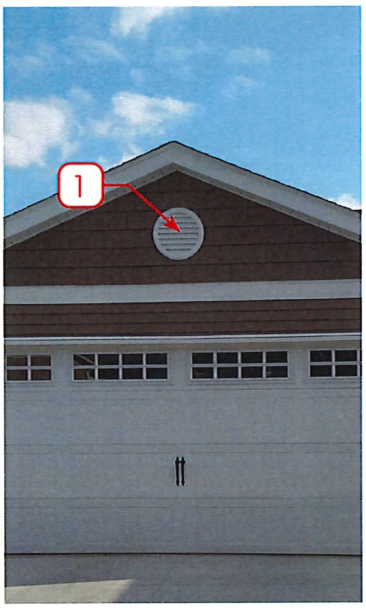
- 24/7 On-site professional management
- Responsive to resident requests
- A unique neighborhood that sells 'quiet and privacy'
- All single-story homes
- Private driveways to attached garages
- Private streets maintained by Redwood
- Attached single family rated construction
- State-of-the-art interior amenities and floor plans

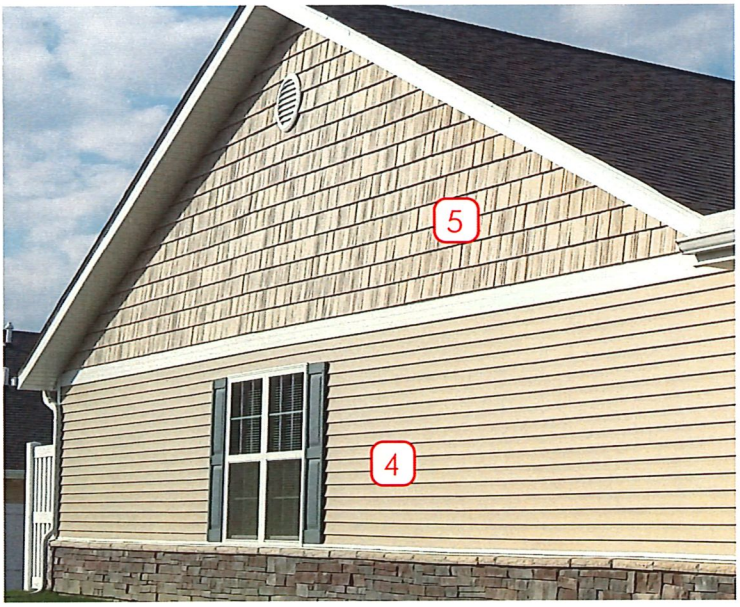
Why Redwood is Good for Springfield, OH:

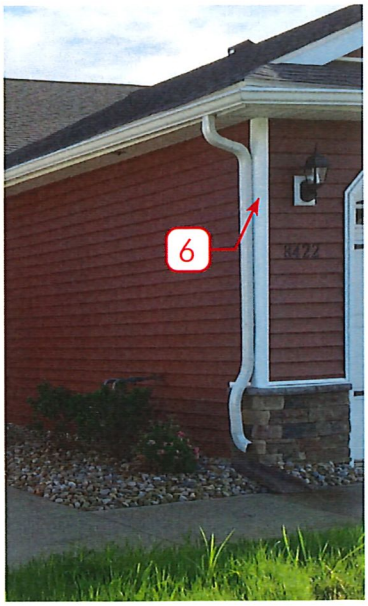
- Appeals to older residents and empty nesters who want to stay in the community but do not want the hassle of maintenance issues
- Provides a distinctive townhome-like community emphasizing peace and quiet
- Will provide positive tax revenues to community with a minimal impact to community services and public works (i.e. police, fire, maintenance, etc.)
- Additional revenue for local business
- Minimal impact to public schools (5-10% of residents with school age children)
- Low traffic volumes relative to traditional single family home developments

Architectural Materials

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
1	DECORATIVE LOUVER	VINYL	WHITE
2	ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
3	GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
4	HORIZONTAL SIDING	VINYL	VARIES (SEE PAGE 14)
5	SHAKE SIDING	VINYL	VARIES (SEE PAGE 14)
6	CORNER TRIM	VINYL	WHITE







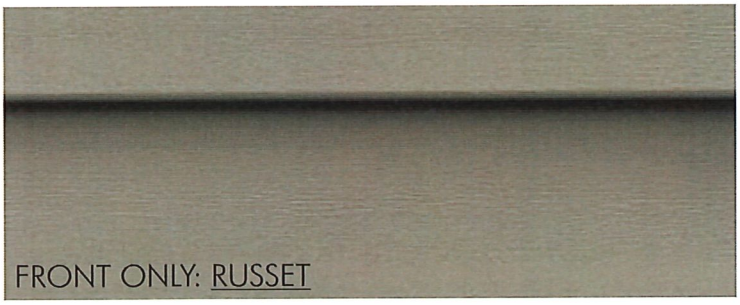
Architectural Materials

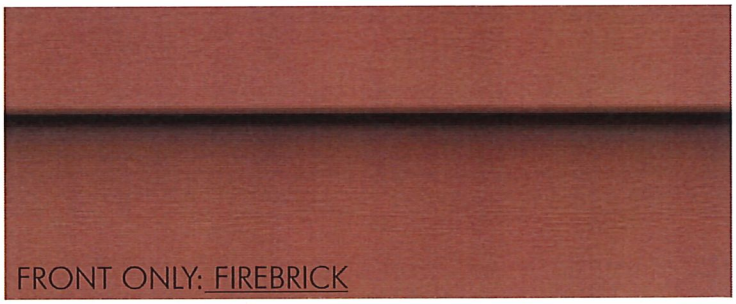
EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
7	STONE VENEER	PRESTIGE	OHIO WHITE VEIN
8	OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
9	SINGLE HUNG WINDOW	VINYL	STANDARD WHITE
10	SLIDING PATIO DOOR	VINYL	WHITE
11	COACH LIGHT	METAL & GLASS	BLACK
12	COLUMN	VINYL	WHITE

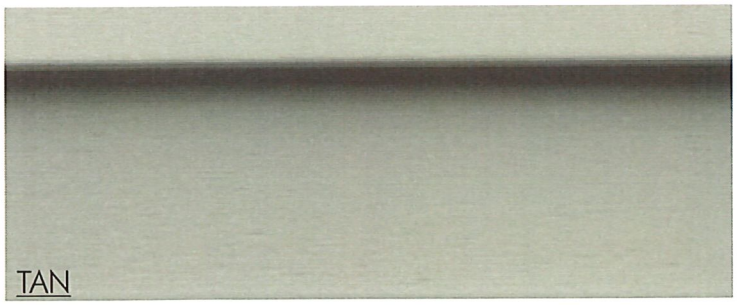
Architectural Materials

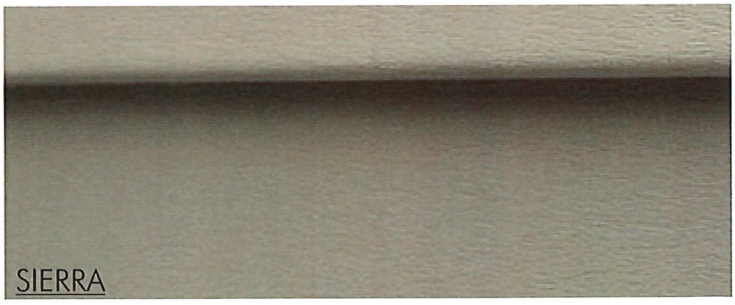
EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
13	LOUVER	ALUMINUM	BROWN
14	PRIVACY FENCE	VINYL	WHITE

SIDING COLORS - BY NORANDEX









NOTES:
1. BUILDING FRONT SIDING COLORS WILL VARY BETWEEN THE ABOVE 4 OPTIONS
2. BUILDING SIDES AND REAR WILL VARY BETWEEN THE LOWER 2 OPTIONS
3. SHAKES BY FOUNDRY SPECIALTY SIDING - TO MATCH SIDING COLORS

Plan Exhibits

- Illustrative Site Plan
- Conceptual Landscape Plan
- Open Space Plan
- Architectural Character Exhibit
- Preliminary Record Plat

RECORD PLAT

3641 MIDDLE URBANA ROAD
SPRINGFIELD, OHIO 45502
PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWN 5 RANGE 10
PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 5, RANGE 10
BETWEEN THE MIAMI RIVERS SURVEY
CITY OF SPRINGFIELD, CLARK COUNTY, OHIO

CLARK COUNTY ENGINEER'S REVISED
RECORD OF LAND SURVEYS
SURVEY RECORD VOLUME _____, PAGE _____.

OWNERS DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND PLATTED HEREIN, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLAT AND DEDICATE THE STREETS AS SHOWN HEREON, COMPRISING A TOTAL OF _____ ACRES, TO THE PUBLIC USE FOREVER.
EASEMENTS SHALL BE OF EIGHT SIZE AND WIDTH AS SHOWN ON THE PLAT MAP AND ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICE, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

VEHICULAR RIGHT-OF-ACCESS SHALL NOT BE ALLOWED ACROSS THE RIGHT-OF-WAY LINE OF _____ STREET, ALONG THE REAR OF LOTS _____, _____, _____ AND _____, AND SUCH RIGHT-OF-VEHICULAR ACCESS IS HEREBY RELINQUISHED AND RELEASED TO THE CITY OF SPRINGFIELD, OHIO, (OR OTHER POLITICAL SUBDIVISION HAVING CONTROL OF SAID STREET).

APPROVAL OF PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE [CITY PLANNING BOARD OF SPRINGFIELD, OHIO, OR CEDA PLANNING COMMISSION, AS APPLICABLE] ON _____. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE CALENDAR YEAR OF THIS APPROVAL.
CERTIFIED _____
SECRETARY, [CITY PLANNING BOARD OF SPRINGFIELD, OHIO, OR CEDA PLANNING COMMISSION, AS APPLICABLE]

CERTIFICATION BY HEALTH OFFICIAL

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CLARK COUNTY COMBINED HEALTH DISTRICT.
_____
HEALTH COMMISSIONER, CLARK COUNTY COMBINED HEALTH DISTRICT

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____.
_____
CLARK COUNTY AUDITOR

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____ AND THAT IT WAS RECORDED ON _____ IN VOLUME _____, PAGE _____ PLAT RECORDS OF CLARK COUNTY, OHIO.
FEE $_____
_____
CLARK COUNTY RECORDER

CERTIFICATION BY THE CITY ENGINEER

I HEREBY CERTIFY THAT A COPY OF THIS PLAT WAS FILED IN THE SERVICE DEPARTMENT AND THAT IT HAS BEEN APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE OHIO REV. CODE 711.09.
DATE _____
BY _____
CITY ENGINEER
(ORD. 20-100, PASSED 4-7-2020)

STATEMENT OF ACCEPTANCE

DEDICATION OF THE LAND SHOWN ON THIS PLAT FOR ROADS, STREETS, OR OTHER PUBLIC PURPOSES IS HEREBY ACCEPTED AS OF _____ BY THE CITY OF SPRINGFIELD, OHIO.
DATE _____
BY _____
CITY MANAGER

ACKNOWLEDGEMENT OF CITY MANAGER

(APPLICABLE ONLY IF CITY IS THE PAYEE OF A CERTIFIED CHECK OR A PARTY TO A BOND AGREEMENT.)
I HEREBY ACKNOWLEDGE THAT ADEQUATE IMPROVEMENT ASSURANCES HAVE BEEN MADE.
DATE _____
BY _____
CITY MANAGER
(ORD. 19-239, PASSED 12-10-19)

SURVEYORS NOTES

THIS SURVEY DOES NOT COMPLY WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS. IT IS COMPILED FROM EXISTING DEEDS AND RECORDED SURVEYS. NO FIELDWORK WAS PERFORMED IN COMPILING THIS PRELIMINARY RECORD PLAT.

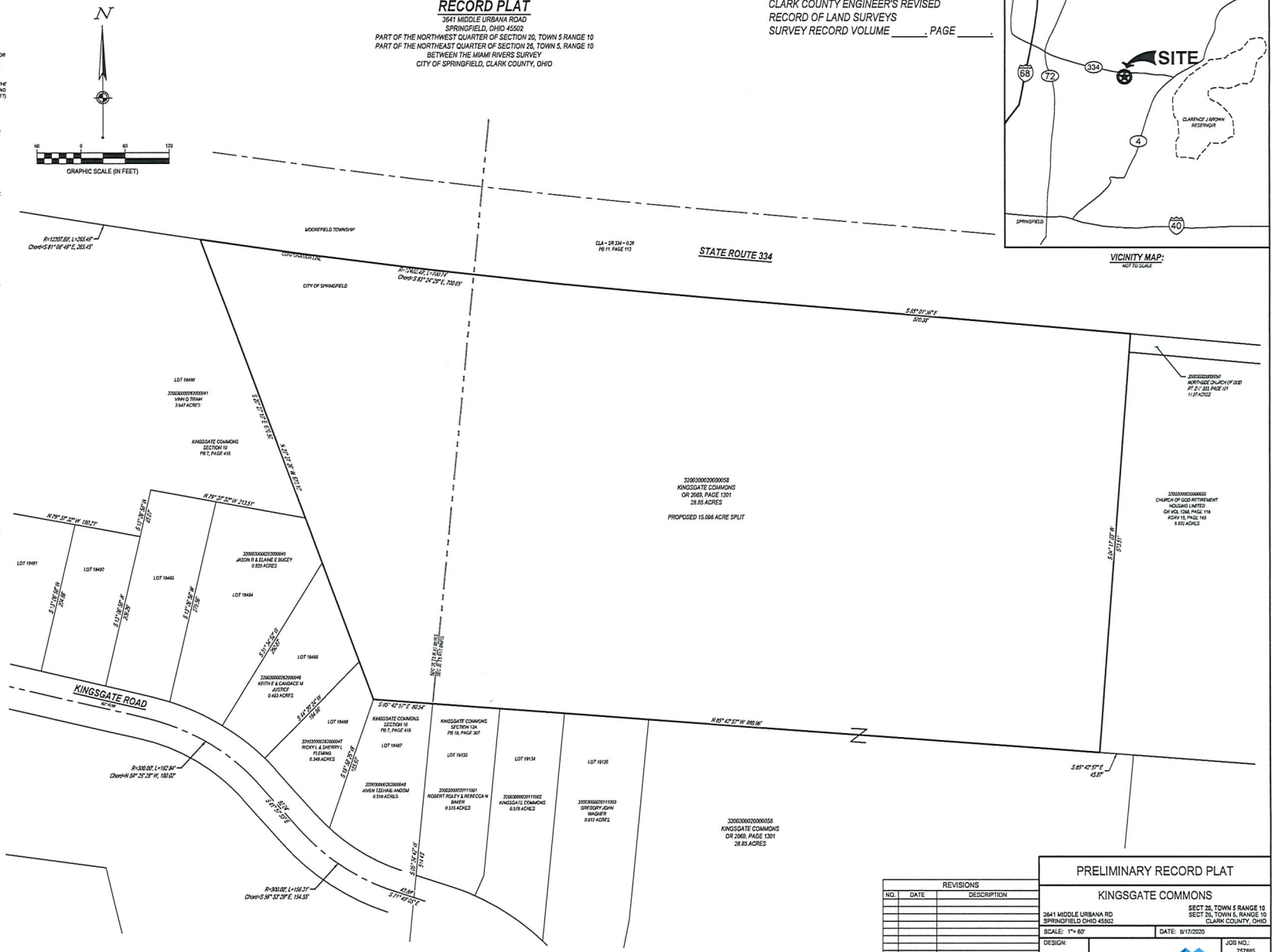
LEGEND

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN _____ AND THAT EXCEPT AS OTHERWISE STATED UPON THE MAP, ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST.

PRELIMINARY

_____ DATE
MICHAEL J WILSON
STATE PROFESSIONAL SURVEYOR #8281



REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY RECORD PLAT

KINGSGATE COMMONS

3641 MIDDLE URBANA RD
SPRINGFIELD OHIO 45502

SECT 20, TOWN 5 RANGE 10
SECT 26, TOWN 5, RANGE 10
CLARK COUNTY, OHIO

SCALE: 1"= 60'
DATE: 8/17/2020
DESIGN:
DRAWN: MJW
CHECKED:
CESO
WWW.CESOINC.COM
JOB NO.: 757885
SHEET NO.: 1 OF 1

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RECORD PLAT

3641 MIDDLE URBANA ROAD
SPRINGFIELD, OHIO 45502
PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWN 5 RANGE 10
PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWN 5, RANGE 10
BETWEEN THE MIAMI RIVERS SURVEY
CITY OF SPRINGFIELD, CLARK COUNTY, OHIO

CLARK COUNTY ENGINEER'S REVISED
RECORD OF LAND SURVEYS
SURVEY RECORD VOLUME _____, PAGE _____.

OWNERS DEDICATION

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EASEMENTS SHALL BE OF SUCH SIZE AND WIDTH AS SHOWN ON THE PLAT MAP AND ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICE, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

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APPROVAL OF PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE [CITY PLANNING BOARD OF SPRINGFIELD, OHIO, OR CEDA PLANNING COMMISSION, AS APPLICABLE] ON _____ THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE CALENDAR YEAR OF THIS APPROVAL.
CERTIFIED _____

SECRETARY, [CITY PLANNING BOARD OF SPRINGFIELD, OHIO, OR CEDA PLANNING COMMISSION, AS APPLICABLE]

CERTIFICATION BY HEALTH OFFICIAL

I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE CLARK COUNTY COMBINED HEALTH DISTRICT.

HEALTH COMMISSIONER, CLARK COUNTY COMBINED HEALTH DISTRICT

COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____.

CLARK COUNTY AUDITOR

COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____ AND THAT IT WAS RECORDED ON _____ IN VOLUME _____, PAGE _____ PLAT RECORDS OF CLARK COUNTY, OHIO.
FEE $ _____

CLARK COUNTY RECORDER

CERTIFICATION BY THE CITY ENGINEER

I HEREBY CERTIFY THAT A COPY OF THIS PLAT WAS FILED IN THE SERVICE DEPARTMENT AND THAT IT HAS BEEN APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE OHIO REV. CODE 711.06.
DATE
BY
CITY ENGINEER
(ORD. 29-100, PASSED 4-7-2020)

STATEMENT OF ACCEPTANCE

DEDICATION OF THE LAND SHOWN ON THIS PLAT FOR ROADS, STREETS, OR OTHER PUBLIC PURPOSES IS HEREBY ACCEPTED AS OF _____ BY THE CITY OF SPRINGFIELD, OHIO.
DATE _____
BY _____
CITY MANAGER

ACKNOWLEDGEMENT OF CITY MANAGER

(APPLICABLE ONLY IF CITY IS THE PAYEE OF A CERTIFIED CHECK OR A PARTY TO A BOND AGREEMENT.)
I HEREBY ACKNOWLEDGE THAT ADEQUATE IMPROVEMENT ASSURANCES HAVE BEEN MADE.
DATE _____
BY _____
CITY MANAGER
(ORD. 19-39, PASSED 12-10-19)

SURVEYORS NOTES

THIS SURVEY DOES NOT COMPLY WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS. IT IS COMPILED FROM EXISTING DEEDS AND RECORDED SURVEYS. NO FIELDWORK WAS PERFORMED IN COMPILING THIS PRELIMINARY RECORD PLAT.

LEGEND

SURVEYORS CERTIFICATION

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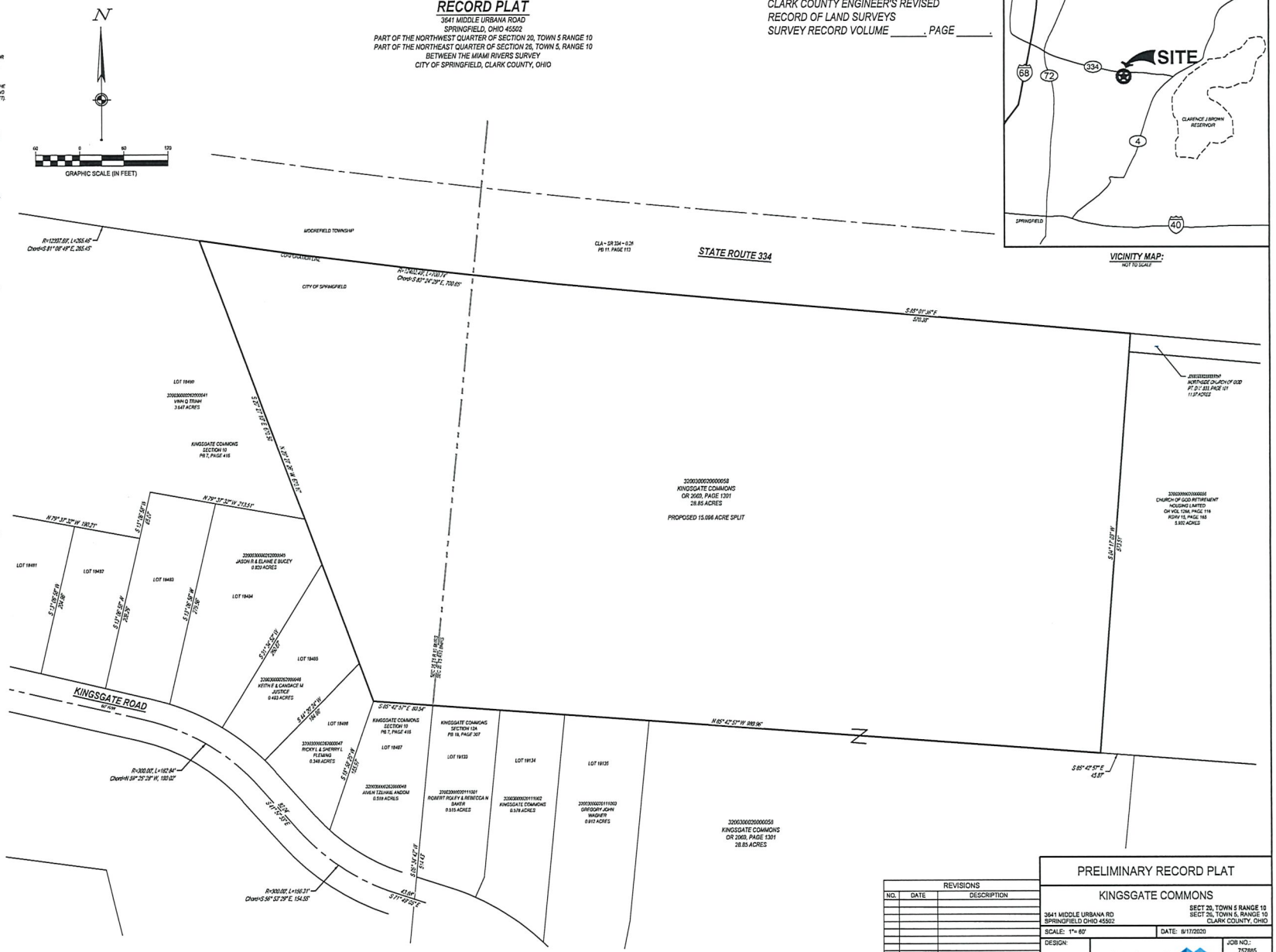
PRELIMINARY

MICHAEL J WILSON — DATE
STATE PROFESSIONAL SURVEYOR #8281



REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY RECORD PLAT

KINGSGATE COMMONS

3641 MIDDLE URBANA RD
SPRINGFIELD OHIO 45502

SECT 20, TOWN 5 RANGE 10
SECT 26, TOWN 5, RANGE 10
CLARK COUNTY, OHIO

SCALE: 1" = 60'
DATE: 8/17/2020
DESIGN:
DRAWN: MJW
CHECKED:
CESO
WWW.CESOINC.COM
JOB NO.: 757865
SHEET NO.: 1 OF 1

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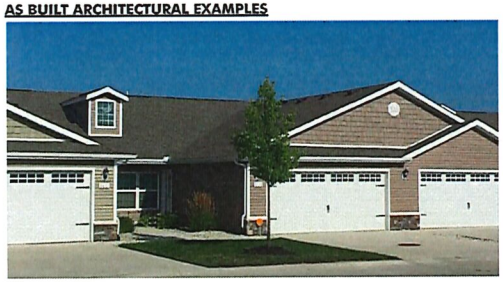
ARCHITECTURAL RENDERINGS

ARCHITECTURAL MATERIALS

EXTERIOR FINISH MATERIAL SELECTIONS			
	ITEM	MATERIAL/STYLE	COLOR
1	DECORATIVE LOUVER	VINYL	WHITE
2	ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
3	GUTTERS AND DOWNSPOUTS	PRE-FINISHED ALUMINUM	WHITE
4	HORIZONTAL SIDING	VINYL	VARIES
5	SHAKE SIDING	VINYL	VARIES
6	CORNER TRIM	COMPOSITE	WHITE
7	STONE VENEER	PRESTIGE	OHIO WHITE VIN
8	OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
9	SINGLE HUNG WINDOW	VINYL	STANDARD WHITE
10	SLIDING PATIO DOOR	VINYL	WHITE
11	COACH LIGHT	METAL & GLASS	BLACK
12	COLUMN	VINYL	WHITE
13	LOUVER	ALUMINUM	BROWN
14	PRIVACY FENCE	VINYL	WHITE

AS BUILT ARCHITECTURAL EXAMPLES



SIDING COLORS - BY NORANDEX

NOTES:
1. BUILDING FRONT SIDING COLORS WILL VARY BETWEEN THE ABOVE 3 OPTIONS
2. SHAKES BY FOUNDRY SPECIALTY SIDING - TO MATCH SIDING COLORS

ARCHITECTURAL RENDERINGS

ARCHITECTURAL MATERIALS

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	ITEM	MATERIAL/STYLE	COLOR
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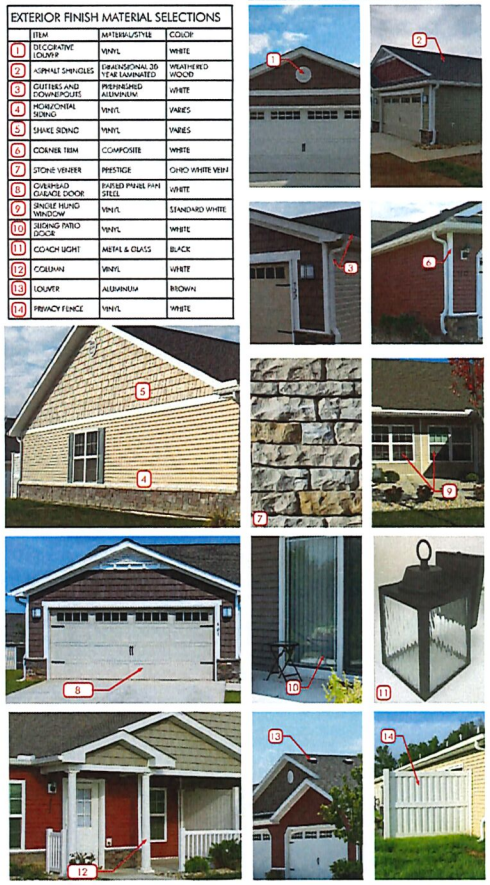

AS BUILT ARCHITECTURAL EXAMPLES

SIDING COLORS - BY NORANDEX

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2020 CITY PLANNING BOARD ATTENDANCE

BOARD MEMBERS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		13	10	9	13	11	8	13	10	9	12	9	7
Ravi R. Shankar Reso. 5967	3-05-2017 3-05-2020	P	P	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Charlene Roberge Reso. 5878	3-17-2018 3-17-2021	P	P	P	N/A	N/A	N/A	P	P				
Kathryn Lewis-Campbell Reso. 5960	01-14-2020 01-28-2023	N/A	P	P	N/A	N/A	N/A	P	P				
Charles Harris Reso. 5927	03-29-2016 03-30-2022	P	P	P	N/A	N/A	N/A	P	P				
Trisha George Reso. 5772	4-02-2013 4-12-2022	P	P	A	N/A	N/A	N/A	P	P				
James Smith Reso. 5987	10/24/2017 10/24/2020	P	P	P	N/A	N/A	N/A	A	A				
Alex Wendt Reso. 6006	4/10/2018 4/24/2021	P	P	A	N/A	N/A	N/A	P	A				
Jack Spencer Reso. 6055	7/18/19 7/22/22	P	P	A	N/A	N/A	N/A	A	P				
Amanda Fleming	8/27/2019 1/01/2022	P	P	P	N/A	N/A	N/A	P	P				

NOTE: The first date shown is the most recent appointment/reappointment date. The second date represents the most recent term's expiration. The City Commission Resolution is also listed.

Commission Meetings
City Holidays

2020 CITY COMMISSION CALENDAR

JANUARY 2020						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY 2020						
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

MARCH 2020						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	Election Day		Retreat	

APRIL 2020						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

MAY 2020						
Su	M	Tu	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

JUNE 2020						
Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

JULY 2020						
Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST 2020						
Su	M	Tu	W	Th	F	Sa
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER 2020						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER 2020						
Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER 2020						
Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30		Budget Mtg		Election Day	

DECEMBER 2020						
Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

2021 Important Dates: Friday, Jan. 1, 2021 – City Holiday