

ORDINANCE NO. 2014-

AN ORDINANCE APPROVING AN AMENDMENT TO THE OXFORD COMMONS PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR CERTAIN PROPERTY LOCATED EAST OF HIGHWAY 7 NORTH

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI:

WHEREAS, the Oxford Board of Aldermen approved the Oxford Commons Planned Unit Development (PUD) overlay district with conditions in March 2005; and

WHEREAS, the Oxford Board of Aldermen approved amendments to the Oxford Commons Planned Unit Development (PUD) overlay district with conditions in October 2010 and June 2013; and

WHEREAS, after hearing statements of the Petitioner, and considering the Petitioner's request and information presented by the city planner, including objections thereto, if any, the Planning Commission (Case 1808) found that the applicant had documented (1) a mistake and (2) a need for the requested amendment and a change in the conditions under which the original PUD was established which justifies consideration of an amendment to the original PUD and that the amendment complies with the intent and development standards of the planned unit development (PUD) overlay district outlined in the Land Development Code. Therefore, the Planning Commission recommended approval of the amendment with the following conditions:

1. The frontage access road along Hwy 7 which will connect with Hwy 30 frontage road will be built concurrently and or bonded in phases as Tract A is incrementally developed.
2. Until the frontage access road along Hwy 7 is connected with Highway 30, Certificates of Occupancy shall be issued for not more than 20 residential units.
3. The total number of occupied residential units for the overall development (560 acres+/-) shall not exceed 893 units until a third access route (1st being Sisk Ave., 2nd being the frontage access road along Hwy 7 connecting to Hwy 30) is constructed and the total number of occupied units shall not exceed 1200 until a fourth road is constructed preferably south to University Avenue. The alignment and configuration of said third access route shall be mutually agreeable to the City of Oxford, Oxford Commons Developers and other affected parties.
4. Number of occupants per dwelling unit will be regulated per the definition Section 117.66 Family: as described in Oxford's Development Code, this definition states that no more than three unrelated persons may reside in a dwelling unit, related persons are not regulated.
5. Tract A residential units will be marketed for individual ownership with a maximum of 64 units.
6. Track M shall have a maximum of 185 residential units and comply with the Neighborhood Business District (NB) development standards of the Land Development Code
7. The Oxford Common Design Guidelines shall be made part of the record and used as a guide for development. The purpose of the Guidelines are to provide each owner with a general outline of the Architectural Design Guidelines, Landscape Design Guidelines, Civil Design Guidelines, Site Lighting Standards, Signage Guidelines and Approval and Construction Process at Oxford Commons.
8. Open Space Standards. The owner of the planned unit development shall dedicate or offer an option to the city to purchase open space areas or sites of a character, extent, and location suitable to the needs created by such development for parks and other neighborhood purposes based on the following standards:

	<u>Population</u>	<u>Size of Parcel</u>	<u>Area Served</u>
Mini Park	1-1,000	1 acre or less	less than ¼ radius
Neighborhood Park	1,001 – 5,000	5 + acres	¼ to ½ mile radius
9. Residential uses indicated as yellow on the map shall be limited to either low density detached single family units or attached townhomes. For the purposes of this ordinance, a townhouse shall be defined as a dwelling unit that may have common walls but the units shall not be stacked.

WHEREAS, at the regular April 15, 2014 meeting of the Mayor and Board of Aldermen, the recommendations of the City of Oxford Planning Commission to amend with conditions the Oxford Commons PUD together with supporting documents was introduced; and a public hearing and second reading of the proposed amendment was held at the regular May 6, 2014 meeting of the Mayor and Board of Aldermen; and

WHEREAS, the third reading of the proposed amendment was held at the regular May 20, 2014 meeting of the Mayor and Board of Aldermen.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI, AS FOLLOWS:

Section 1. That the Oxford Commons PUD is hereby amended as depicted on the attached map and with the following conditions:

1. The frontage access road along Hwy 7 which will connect with Hwy 30 frontage road will be built concurrently and or bonded in phases as Tract A is incrementally developed.

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Section 2. That all ordinances, or parts of ordinances in conflict herewith, shall be, and the same are hereby repealed.

Section 3. That this ordinance shall take effect and be in force from and after the time required by Mississippi Code of 1972, as amended.

The above Ordinance having been first reduced to writing and considered at a public meeting of the governing authorities of the City of Oxford, Mississippi, on motion of Alderman seconded by Alderman and the roll being called, the same was adopted by the following vote:

- Alderman Hughes voted
- Alderman Tannehill voted
- Alderman Antonow voted
- Alderman Howell voted
- Alderman Taylor voted
- Alderman Bailey voted
- Alderman Morgan voted

APPROVED, this day the _____ of _____, 2014

GEORGE G. PATTERSON, MAYOR

LISA D. CARWYLE, CITY CLERK

Plan Data

Tract	Tract Area	Residential Units	General Business/ Mixed Use
Tract A*	+/- 63.9 Ac.	+/- 64 Units*	+/- 715,000 s.f.**
Tract B1	+/- 16.7 Ac.		+/- 180,000 s.f.
Tract C	+/- 23.3 Ac.		+/- 249,000 s.f.
Tract D	+/- 20.2 Ac.	School	
Tract E	+/- 56.0 Ac.	+/- 336 Units	
Tract G	+/- 17.1 Ac.	+/- 100 Units	
Tract H	+/- 12.6 Ac.	+/- 128 Units	
Tract I	+/- 9.0 Ac.	+/- 106 Units	
Tract J	+/- 7.0 Ac.		+/- 81,000 s.f.
Tract L	+/- 31.8 Ac.	Residential / Church**	
Tract M	+/- 13.9 Ac.	+/- 45 Units	
Tract N	+/- 19.7 Ac.	+/- 145 Units	
Tract O	+/- 75.0 Ac.	School	
Tract P	+/- 42.8 Ac.	+/- 170 Units	
Tract Q	+/- 34.7 Ac.	+/- 295 Units	
Tract R	+/- 54.5 Ac.	+/- 73 Units	
Tract S	+/- 4.1 Ac.		+/- 60,000 s.f.
Lakes	+/- 10.9 Ac.		
ROW/Misc.	+/- 46.7 Ac.		
Total	+/- 560.0 Ac.	+/- 1,462 Units***	+/- 1,285,000 s.f.

Notes:

1. Land Area Occupied by Residential, Business, Public and Other. Buildings and Accessory Structures Shall Not Exceed 45% of the Total Land Area.
2. Oxford Commons Planned Unit Development Shall Provide at Least 20% of Total Land Area for Passive or Active Recreational Purposes.
3. Business Uses Not to Exceed 25% of Total Land Area.
4. At the Submittal of the Recorded Plan the Developer Shall Establish a Set of Covenants Running with the Land Providing for an Automatic Membership in the Homes Association.

LEGEND

- RESIDENTIAL
- MIXED USE
- GENERAL BUSINESS
- OXFORD CONFERENCE CENTER
- SCHOOL SITE
- WATER FEATURE
- BICYCLE PATH
- VEHICULAR CIRCULATION
- POTENTIAL ACCESS POINT

* Residential Units and General Business SF Totals which occur within Mixed Use Areas.

** Tract L may be developed as Residential Use with 180 Units maximum or a Church with 15 Acres maximum and the remaining Residential developed at the same proportional density.



Mixed Use Square Streetscape



Oxford's active historic square
Photo from: ConventionSouth, July 2003



Offices on a square



Waterfront estate residential



Bungalow residential



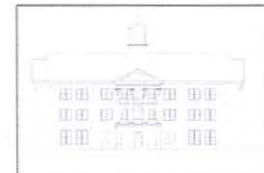
Cottage residential



Attached waterfront residential



Estate residential



The Courthouse Inn



Scenic Bridge



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REVISED PUD PLAT (APRIL 2014)

