To: Mayor Patterson and the Board of Aldermen

From: Benjamin Requet, City Planner

Date: February 11, 2016

Re: Case #2042 Preliminary Plat Approval for Oxford Farms Phase IV

The request is for the Mayor and Board of Aldermen to approve a preliminary plat for Phase IV of the Oxford Farms subdivision containing one +/- 22.33 acre tract. The preliminary plat divides ownership of the property and establishes boundaries that will then be used during the development of a Site Plan. Additionally, the developers of the Helix Oxford have committed to construct Oxford Way/CR300 from South Lamar to existing CR 300 and overlay the existing CR 300 to Old Taylor Road through the new road being built for the Domain.

At the February 8, 2016 meeting, the Planning Commission unanimously recommended the preliminary plat for Oxford Farms Phase IV to the Board of Aldermen. If you have additional questions or need further clarification, please contact me at 232.2305
Applicant: Oxford Farms, LLC
Owner: Andy Callicutt
Request: Preliminary Plat Approval for Oxford Farms Phase IV, Containing One Lot
Location: Proposed Oxford Way/CR 300 (PPIN 7984)

Zoning: (RC) Multi-Unit Residential

Planner’s Comments:
The subject property is Phase IV of the Oxford Farms subdivision located in the Oxford Farms Development. The applicant is requesting a preliminary plat for Phase IV located on the north side of proposed Oxford Way/CR 300 in the Oxford Farms development on approximately +/- 22.33 acres and contains one lot, site of the Helix Oxford development. The developers of the Helix Oxford have committed to construct Oxford Way/CR 300 from South Lamar to existing CR 300 and overlay the existing CR 300 to Old Taylor Road through the new road being built for the Domain; the road specifications are included in the Preliminary Plat for Oxford Farms Phase IV. Bonding of this road is a requirement before Phase IV may be conveyed in order to meet the requirements for access.

Construction of the sewer line along future Oxford Way/CR 300 includes work outside the right of way on the undeveloped (RB) property to the east within the Oxford Farms development. Mitigation of the heritage trees removed with the installation of utilities is required. The applicant shall submit to the Planning Department for review and approval, a tree survey and mitigation calculations for the areas impacted by the installation of the sewer.

A traffic impact study was reviewed on January 27, 2016 but has not been thoroughly reviewed at the time this report was prepared. Traffic counts for the study were taken on Wednesday, April 29, 2015. A preliminary review of the traffic impact study indicates that development along future Oxford Way/CR 300 will warrant a traffic signal at the intersection with South Lamar. Additional conditions resulting from the Traffic Impact Study are expected and will be provided at the Planning Commission meeting on February 8, 2016.

The applicant’s site plan has been before the site plan review committee on several occasions and received final approval on 1/28/2016. All revisions have been made for compliance.

Recommendation: Approve the request for Preliminary Plat for Oxford Farms Phase IV of the subdivision with the following conditions:

1. Approval of Oxford Farms Phase IV by the Board of Aldermen
2. Tree survey and mitigation calculations to be submitted to the Planning Department for review and approval prior to the issuance of permits. Any required payments into the tree escrow account shall also be made prior to the issuance of any permits.

3. Approval is for the plans as submitted.
Oxford Farms Phase 4

CITY ENGINEER'S CERTIFICATE

City of Oxford Board of Aldermen Approved: ______________________

Date: ______________________

COUNTY OF LAFAYETTE

City of Oxford

COUNTY OF LAFAYETTE BOARD OF SUPERVISORS APPROVED: ______________________

Date: ______________________

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

City of Oxford Board of Aldermen Approved: ______________________

Date: ______________________

COUNTY OF LAFAYETTE BOARD OF SUPERVISORS APPROVED: ______________________

Date: ______________________

NOTARY PUBLIC

JRFY WALL - CHANCERY CLERK

P.O. BOX 1197

720 NORTH LAMAR BOULEVARD, SUITE A

OXFORD, MISSISSIPPI 38655

662.236.9675

I CERTIFY THAT THE WITHIN PLAT OF OXFORD FARMS, PHASE 4, IN LAFAYETTE COUNTY, MISSISSIPPI IS A TRUE AND CORRECT REPRESENTATION OF SAID

SURVEYORS CERTIFICATE:

SIGNED:_______________________________________

CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

OWNERS CERTIFICATE (DEVELOPER):

SIGNED:_______________________________________

1. THERE IS A 10' LANDSCAPED AREA ALONG OXFORD WAY

NOTE:

Oxford Farms Phase 4

Proposed Oxford Way Centerline Description: A strip of land to be used as City Road right-of-way lying 34.00 feet either side of ( 68.00 feet total width ) the proposed centerline of Oxford Way being

Description: A tract of land being a fraction of the Southeast Quarter ( SE 1/4 ) of Section 32, Township 8 South, Range 3 West, City of Oxford, Lafayette County, Mississippi; being described in

NOTE:

Date:

INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT __________O'CLOCK ON THE ___________DAY OF

Sheet No.:

Sheet Title:

Drawn By:

Scale:

File:

1" = 100'

WILLIAMS ENGINEERING CONSULTANTS, INC.

2 of 2

2338x1290

P.O. BOX 1197    OXFORD,  MISSISSIPPI  38655

662.236.9675

1" = 60'

RSD

JWW

SD-152667

Sheet No.:

Sheet Title:

Checked By:

File:

Date:

1" = 100'

RSD

JCP

SD-152667 (Innovative Realty - Callicutt)

Survey.dwg

1" = 60'

RSD

JCP

SD-152667 (Innovative Realty - Callicutt)

Survey.dwg
By the best of my knowledge, information and belief, all information thereon is true and accurately shown.

1. This is not a Boundary Survey. This is a topographical survey and only shows physical features shown on the ground.
3. "True" Geodetic Bearings were established from GPS Observation by Williams Engineering.
4. Surveyed and reviewed by various utility owners. Underground utilities may exist which were not marked by various utility owners.
5. BM-1: Nail with a known elevation of 453.72.
6. Scale: 1" = 60'

Richard S. Daniels, PLS No. 02922

February 16, 2015

Richard S. Daniels, PLS No. 02922
NOTE:
All Junction Boxes will have accessible lid for maintenance access.