



### **Callicutt Farms Rezoning to PB # 1839a**

**Applicant:** Andy Callicutt

**Owners:** Same

**Request:** Conditional Rezoning of Property from (A) Agricultural to Professional Business part of the master planned Callicutt Farms

**Location:** South Lamar the southeast portion of the proposed Callicutt Farms

**Zoning** Agricultural

**Zoning History:** Zoning established in 2004  
Part of the Comprehensive Land Use amendment to Mixed Use 2014

**Surrounding:** North: Proposed Hospital and King Property part of the Inclusion slated to be designated Medical Land Use/Medical District and Mixed Use land use.  
South: Vacant land-McDonough Property zoned Agricultural and the Azalea PUD (developed with office and residential)  
East: Office Park Drive (developed with medical and other offices)  
West: Proposed Callicutt Farms

**Planner's Comments:** The property is located in the proposed Callicutt Farms project. However, the Oxford Pediatric Clinic wants to site their practice on the Professional Business portion of the development as soon as possible.

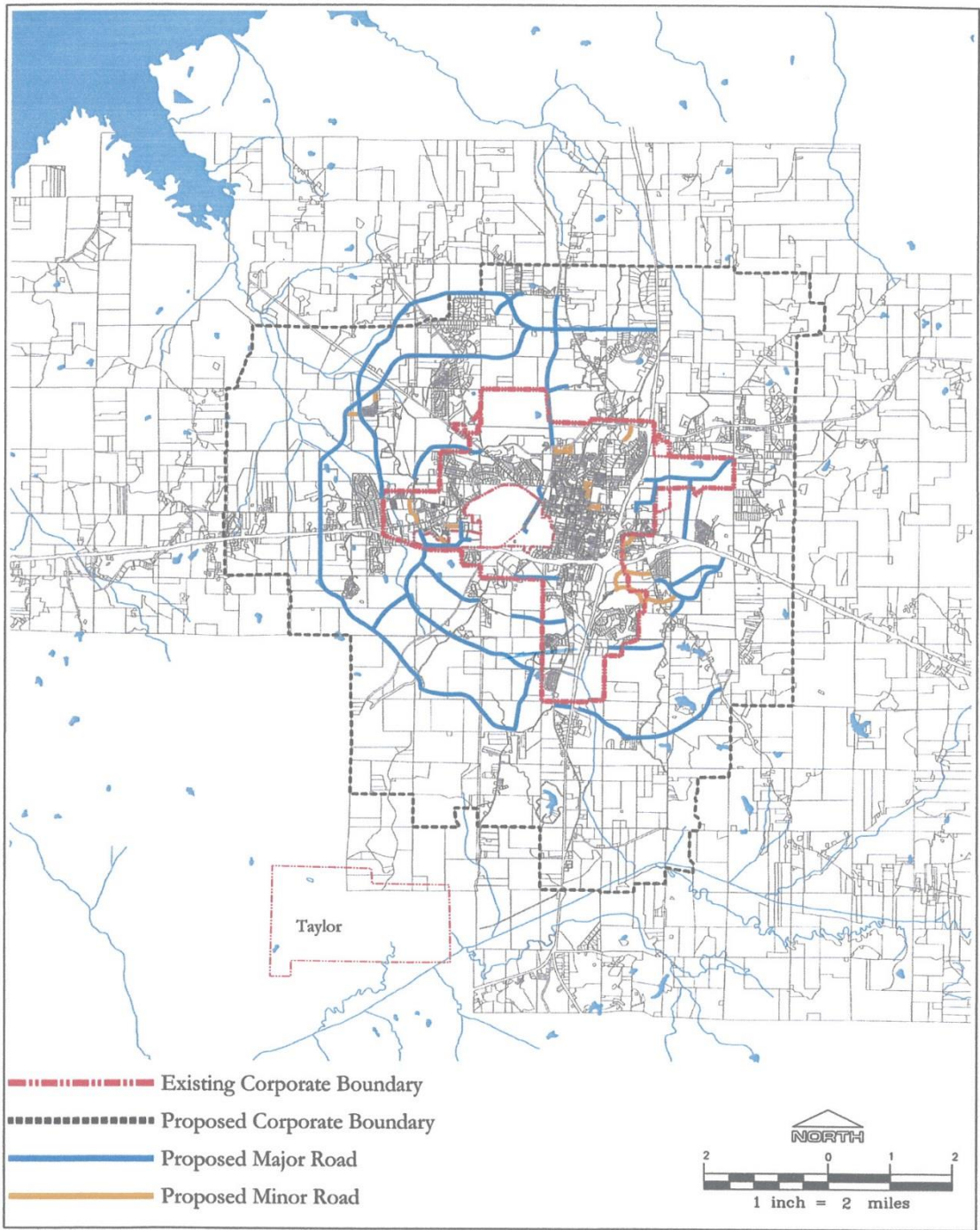
**The change in land use** is the proposed mixed use land use which is supported and documented. These map changes include part of Callicutt Farms that was annexed effective May 2014. The change to mixed-use is also recommend for the remainder of Callicutt Farms, which will be mixed use. It should be noted the areas previously identified incorrectly as the PUD zoning category were relabeled as mixed use land use. This land use change is consistent with the adjacent mixed use development. It is an important strategy of the 2004 Comprehensive Plan to promote smart growth by including mixed-use development.

**The change in need** is directly related to the development of the new Baptist Hospital and the associated new roads and need for support mixed use. The Hospital property is slated to develop as a medical district. The Hospital Campus is north of the proposed Callicutt Farms. There is an immediate need for doctor's offices in close proximity to the Hospital. The City's major transportation plan indicates an east-west collector roadway through the property designated to connect Old Taylor Road with South Lamar Boulevard. Also, as with the approval of Baptist Hospital, there will be a north-south connector road that ties the Hospital Campus to the Callicutt Farms Community. Please see attached the major Thoroughfare Plan from the Comprehensive Plan which documents the extension of 300 across the Callicutt Property to South Lamar.

The request to site professional offices is consist to the development, land use and zoning in the area. Please find documentation on the first site proposed for the Professional Office district.

**Recommendation:** Since this is a conditional rezoning the Professional Business Zoning District must be limited to the following permitted uses:

1. Professional offices, including offices of physicians, dentists, lawyers, engineers, architects, accountants, and similar professions, which generate a minimum amount of traffic [and] at which no products, except those normally associated with the above offices, are sold retail, wholesale, or otherwise.
2. Commercial condominiums, See section 153.01, Condominiums, limited to uses mentioned in section 142.03(1), above.
3. Public park and/or playground.
4. Accessory use, as defined in section 117
5. Agriculture, limited to use and/or enjoyment by occupants of the premises; no livestock or poultry, except horses for pleasure. A minimum of one acre of pasture per animal must be available for horses for pleasure.

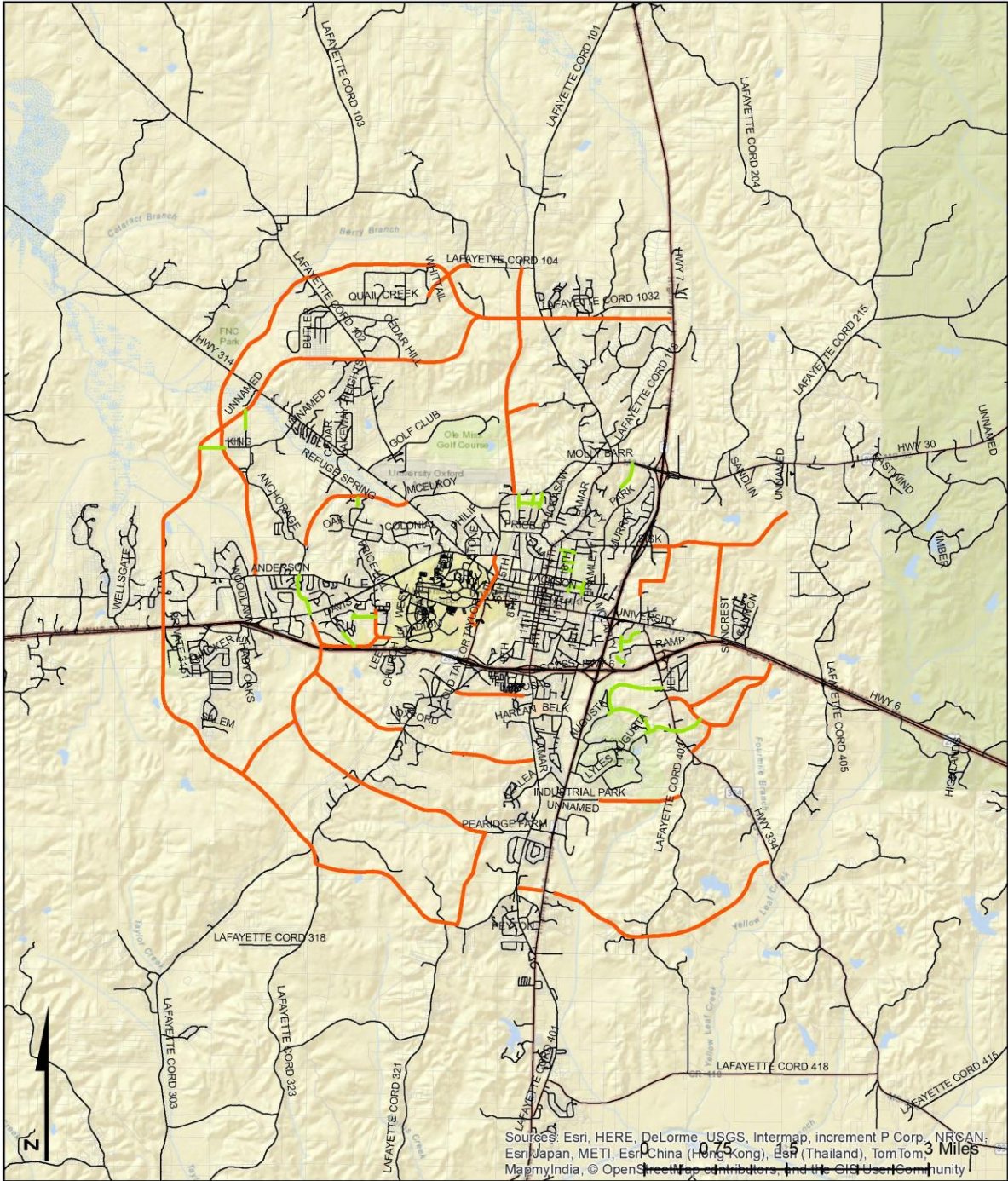


• Architects  
 • Engineers  
 • Environmental Consultants  
 • Interior Designers  
 • Landscape Architects  
 • Planners  
 • Surveyors


**FISHER & ARNOLD, INC.**  
 3825 Poplar Club Parkway, Memphis, Tennessee, 38125-0265  
 901-748-1811 • Fax: 901-748-2110 • Email: farnold@aol.com

Oxford, Mississippi Comprehensive Plan

Figure 6  
Major Thoroughfare Plan  
Page 36



**Legend**

- Proposed Minor Roads
- Proposed Major Roads
- Existing Transportation Network

**Major Thoroughfare Plan**  
 City of Oxford  
 Lafayette County, Mississippi



The City  
 of  
**Oxford**  
 MISSISSIPPI



**WILLIAMS ENGINEERING CONSULTANTS, INC.**  
Professional Engineers | Professional Land Surveyors

July 2, 2014

Mrs. Andrea Correll, Director of Planning  
City of Oxford  
107 Courthouse Square  
Oxford, MS

RE: Oxford Pediatric Group Office  
South Lamar Boulevard  
City of Oxford

Dear Mrs. Correll,

I am submitting a Site Plan for the Oxford Pediatric Group (OPG) office building. This project will consist of one building approximately 8,025 sf in size along with drives and parking.

OPG is located on South Lamar Boulevard on property currently owned by Andy Callicutt commonly referred to as Callicutt Farms. The current site is a wooded lot two hundred feet (200') along South Lamar and two hundred eighty five feet deep off of South Lamar Boulevard.

Access to this lot will come from a "Future" City street; a two hundred eighty five foot portion of which will be constructed during the development of this lot. At such time it is appropriate, the newly constructed street would be dedicated to the City of Oxford.

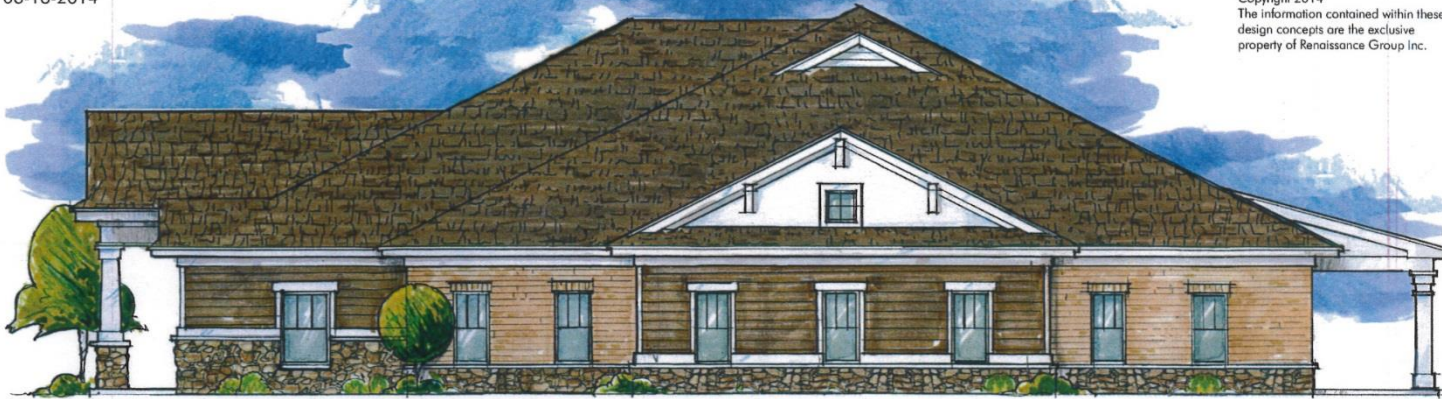
If you have any questions, do not hesitate to call.

Sincerely,

Jeffery W. Williams, PE/PLS  
Consulting Engineer

06-18-2014

Copyright 2014  
The information contained within these  
design concepts are the exclusive  
property of Renaissance Group Inc.



**typical side elevation**

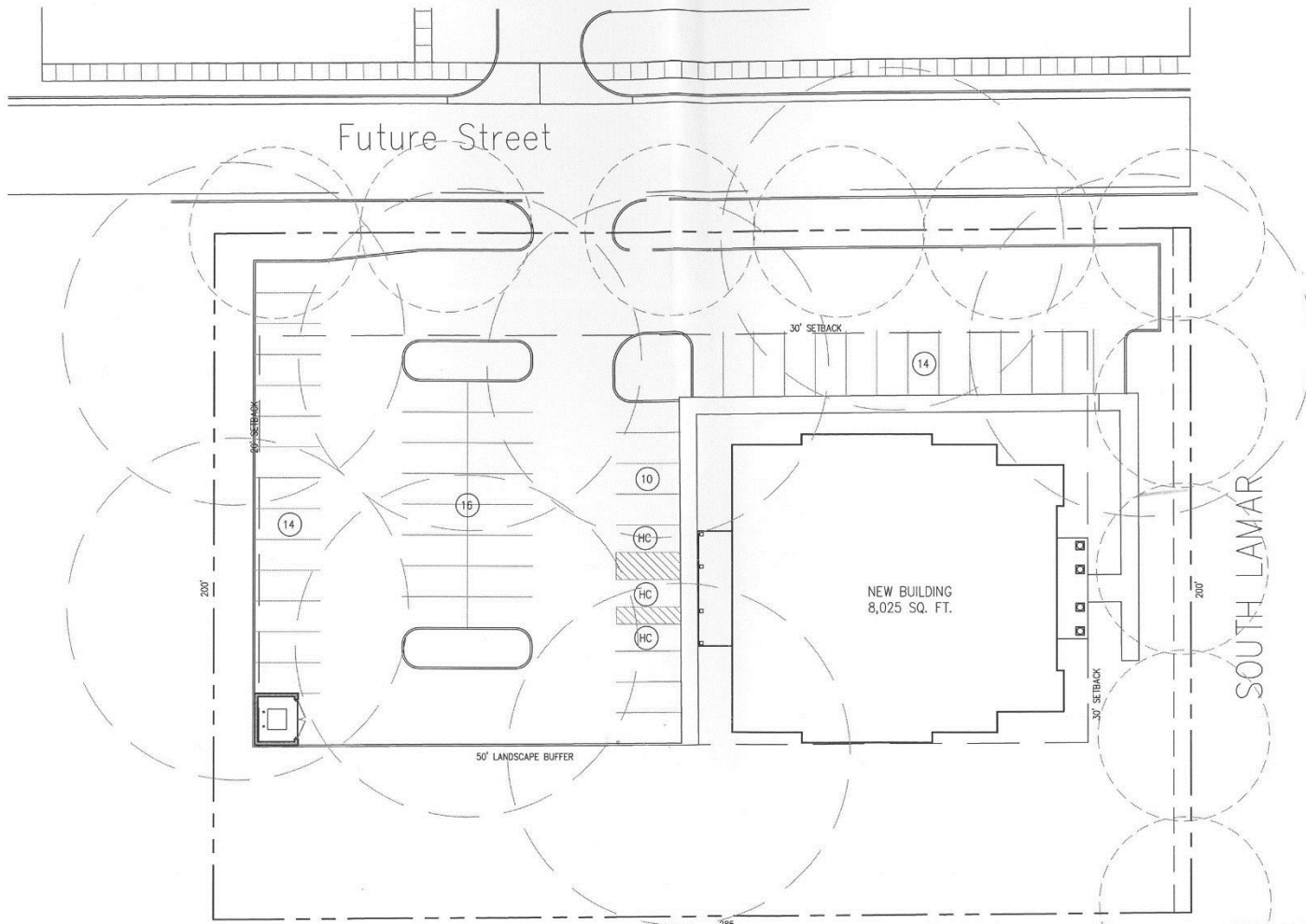
proposed elevations for

**Oxford Pediatric Group**  
Oxford, Mississippi



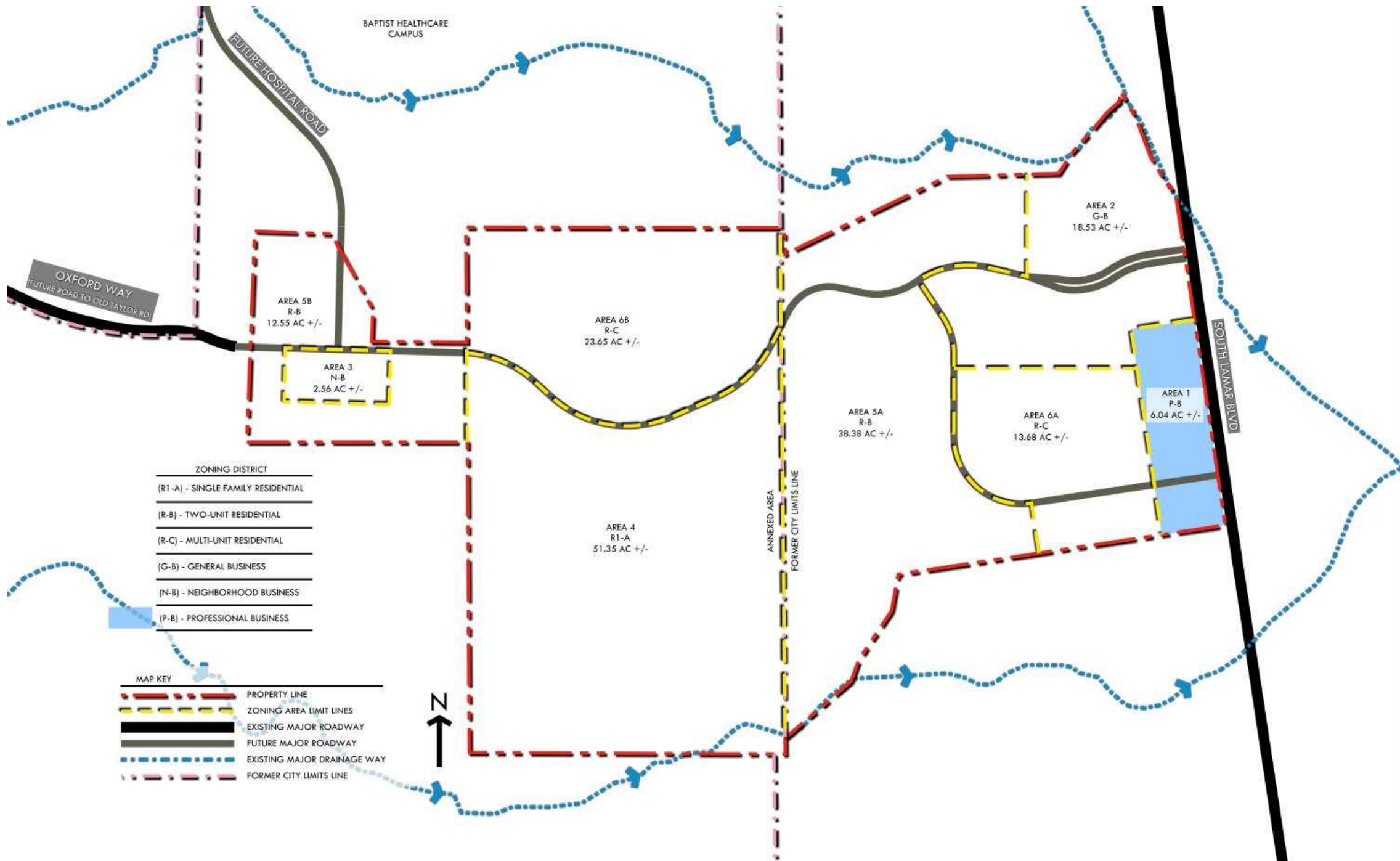
**rear elevation**





1.54 TOTAL ACRES  
48.9% GREENSPACE

(97) REQUIRED PARKING SPACES  
(54) TOTAL PARKING SPACES







**ORDINANCE NO. 2014-**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OXFORD, MISSISSIPPI, 2004, FOR CERTAIN PROPERTY LOCATED ON SOUTH LAMAR TO BE REZONE FROM (A) AGRICULTURAL DISTRICT TO (PB) PROFESSIONAL BUSINESS.**

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

**WHEREAS**, on July 14, 2014, the Oxford Planning Commission in accordance with public notice, held a public hearing to rezone a tract of the following described property from (A) Agricultural District to (PB) Professional Business District part of the master-planned Callicutt Farms attached (Case # 1839a):

Area 1 Description: A tract of land being a fraction of the Southwest Quarter ( SW 1/4 ) of Section 33, Township 8 South, Range 3 West, City of Oxford, Lafayette County Mississippi; being described in more detail as follows:

Commencing at a 8" wood post found marking the Northeast corner of the Northwest Quarter ( NW 1/4 ) of Section 33, Township 8 South, Range 3 West, City of Oxford, Lafayette County, Mississippi; run thence to S 16° 29' 05" W for a distance of 3,114.41 feet to a Point on the West right-of-way line of South Lamar Boulevard, said Point being the Point of beginning of this description; run thence S 08° 32' 06" E along said West right-of-way line for a distance of 922.82 feet to a Point; run thence S 81° 27' 54" W leaving said West right-of-way line for a distance of 285.25 feet to a Point; run thence N 08° 32' 06" W for a distance of 746.15 feet to a Point; run thence N 08° 32' 06" W for a distance of 176.67 feet to a Point; run thence N 81° 27' 54" E for a distance of 285.25 feet to the Point of beginning of the herein described tract of land. Said tract contains 6.04 acres, more or less.

**WHEREAS**, after hearing statements of the Petitioner, and considering the Petition's request to rezone certain property to Conditional (PB) Professional Business district, and information presented by the city planner, including objections thereto, if any, the Oxford Planning Commission found that there was no mistake in the original zoning and that a change in the land use character of the neighborhood had occurred and that there was a need for additional PB zoned property in the area to accommodate medical offices in close proximity to the new Baptist Hospital and determined to recommend to the Mayor and Board of Aldermen that the Petitioner's request to rezone certain property to conditional PB be approved with the following uses:

1. Professional offices, including offices of physicians, dentists, lawyers, engineers, architects, accountants, and similar professions, which generate a minimum amount of traffic [and] at which no products, except those normally associated with the above offices, are sold retail, wholesale, or otherwise.
2. Commercial condominiums, See section 153.01, Condominiums, limited to uses mentioned in section 142.03(1), above.
3. Public park and/or playground.
4. Accessory use, as defined in section 117.
5. Agriculture, limited to use and/or enjoyment by occupants of the premises; no livestock or poultry, except horses for pleasure. A minimum of one acre of pasture per animal must be available for horses for pleasure.

**WHEREAS**, on July 14, 2014, the recommendation of the Oxford Planning Commission to approve the rezoning with conditions of the above described property from A to PB with supporting documents that demonstrated that there was no mistake in the original zoning and that a change in the land use character of the neighborhood had occurred and that there was a need for additional PB zoned property in the area was presented and made part of the record; and

**WHEREAS**, a public hearing and first reading of the proposed rezoning was held at the regular July 15, 2014 meeting of the Mayor and Board of Aldermen; and

**WHEREAS**, a public hearing and second reading of the proposed rezoning was held at the regular August 5, 2014 meeting of the Mayor and Board of Aldermen; and

**WHEREAS**, the third reading of the proposed rezoning with conditions was held at the regular August 19, 2014 meeting of the Mayor and Board of Aldermen and the Mayor and Board of Aldermen found that while there was no mistake in the original zoning, there had been a change in the land use character of the neighborhood and that there was a need for additional PB zoned property in the area; and

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

Section 1. That the Official Zoning Map for the City of Oxford, Mississippi, 2004, be, and it is hereby amended by changing the zoning classification of the above described property from A to conditional PB limiting the permitted uses to the following:

1. Professional offices, including offices of physicians, dentists, lawyers, engineers, architects, accountants, and similar professions, which generate a minimum amount of traffic [and] at which no products, except those normally associated with the above offices, are sold retail, wholesale, or otherwise.
2. Commercial condominiums, See section 153.01, Condominiums, limited to uses mentioned in section 142.03(1).
3. Public park and/or playground.
4. Accessory use, as defined in section 117
5. Agriculture, limited to use and/or enjoyment by occupants of the premises; no livestock or poultry, except horses for pleasure. A minimum of one acre of pasture per animal must be available for horses for pleasure.

Section 2. That the above change shall be made upon the official zoning map promptly, and the following entry shall be placed thereon, "By Official Action of the Board of Aldermen, This Map Was Amended as Authorized by Ordinance as Listed Below: Ordinance and Case Number and "C" to indicate conditions, Date; From; To: City Clerk's Signature; and Mayor's Signature.

Section 3. That all ordinances, or parts of ordinances in conflict herewith, shall be, and the same are hereby repealed.

Section 4. That this ordinance shall take effect and be in force from and after the time required by Mississippi Code of 1972, as amended, provided, however, that such change or amendment made by this ordinance shall not become effective until such has been duly entered upon the Official Zoning Map of the City of Oxford, Mississippi.

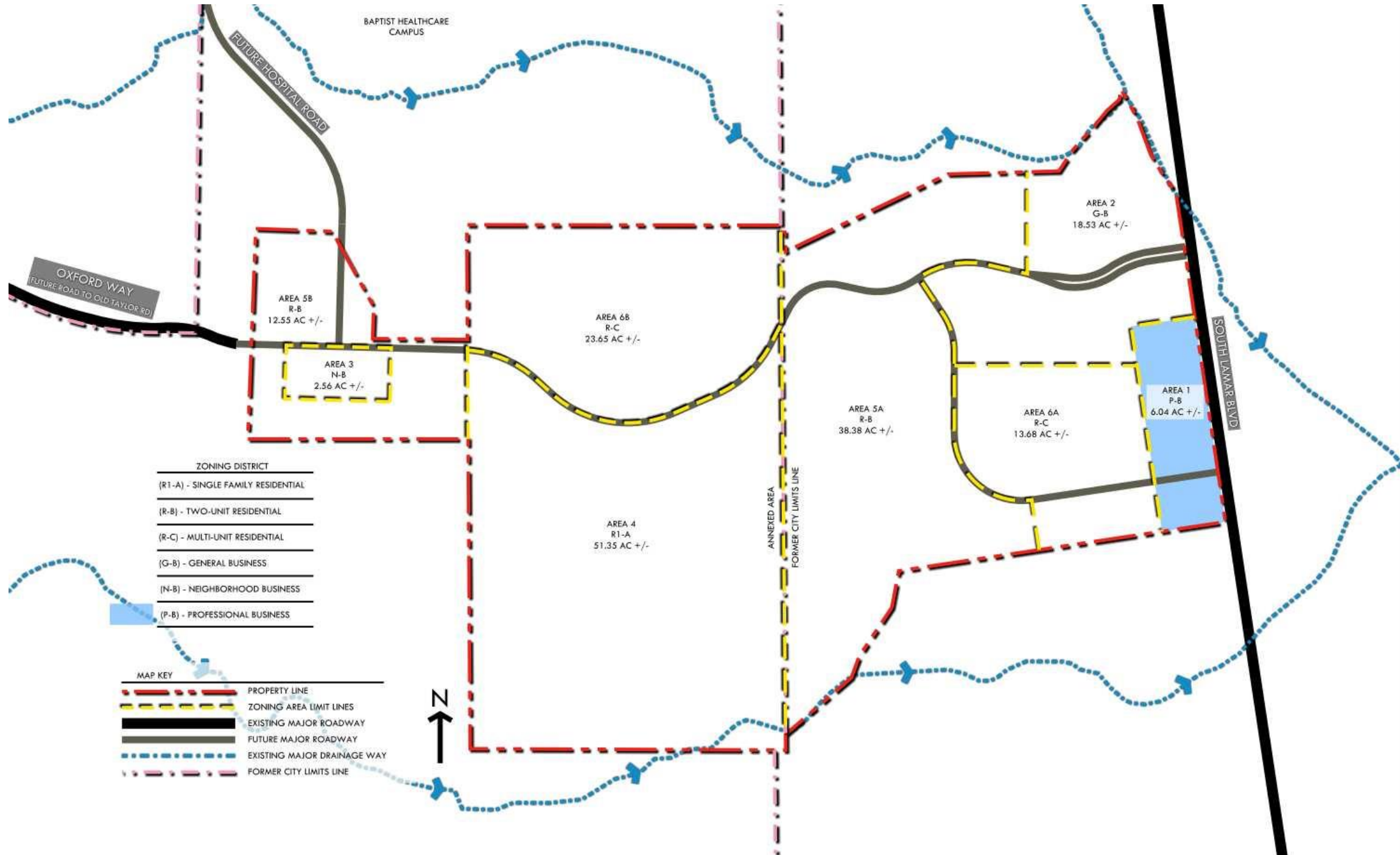
The above Ordinance having been first reduced to writing and considered at a public meeting of the governing authorities of the City of Oxford, Mississippi, on motion of Alderman seconded by Alderman and the roll being called, the same was adopted by the following vote:

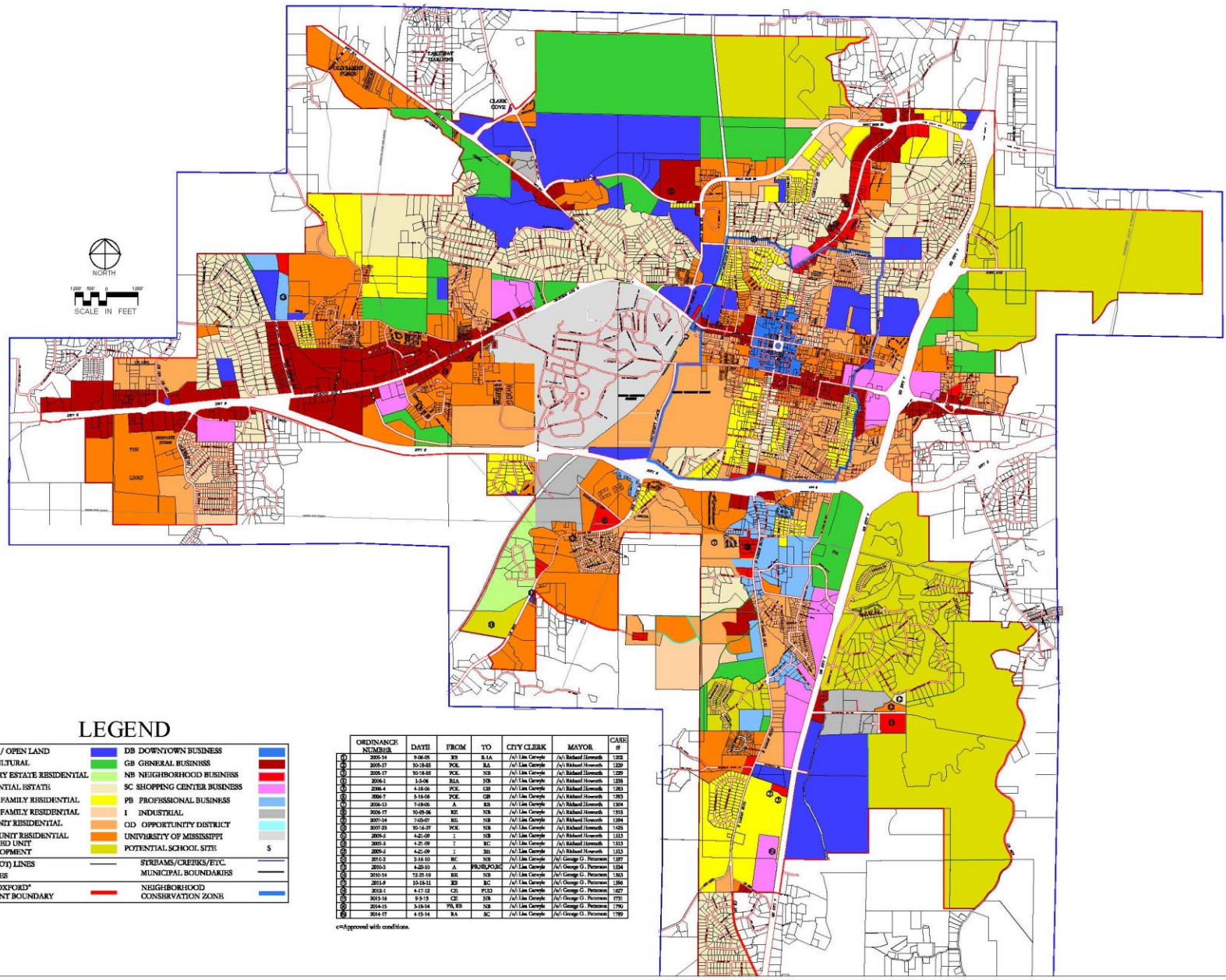
|                    |       |
|--------------------|-------|
| Alderman Hughes    | voted |
| Alderman Tannehill | voted |
| Alderman Antonow   | voted |
| Alderman Howell    | voted |
| Alderman Taylor    | voted |
| Alderman Bailey    | voted |
| Alderman Morgan    | voted |

APPROVED, this day the \_\_\_\_\_ of \_\_\_\_\_, 2014

\_\_\_\_\_  
GEORGE G. PATTERSON, MAYOR

\_\_\_\_\_  
LISA D. CARWYLE, CITY CLERK





**LEGEND**

|  |                                |                              |
|--|--------------------------------|------------------------------|
| POL PUBLIC / OPEN LAND                 | DB DOWNTOWN BUSINESS           | SB SUBURBAN BUSINESS         |
| A AGRICULTURAL                         | GB GENERAL BUSINESS            | SC SHOPPING CENTER BUSINESS  |
| CE COUNTRY ESTATE RESIDENTIAL          | NB NEIGHBORHOOD BUSINESS       | SI SINGLE-FAMILY INDUSTRIAL  |
| RH RESIDENTIAL ESTATE                  | SC SHOPPING CENTER BUSINESS    | OD OPPORTUNITY DISTRICT      |
| RA SINGLE FAMILY RESIDENTIAL           | PB PROFESSIONAL BUSINESS       | UM UNIVERSITY OF MISSISSIPPI |
| R1A SINGLE FAMILY RESIDENTIAL          | I INDUSTRIAL                   | PS POTENTIAL SCHOOL SITE     |
| RB TWO-UNIT RESIDENTIAL                | OD OPPORTUNITY DISTRICT        | S                            |
| RC MULTI-UNIT RESIDENTIAL              | UM UNIVERSITY OF MISSISSIPPI   |                              |
| PUD PLANNED UNIT DEVELOPMENT           | PS POTENTIAL SCHOOL SITE       |                              |
| PROPERTY LOT LINES                     | STREAMS/CREEKS, ETC.           |                              |
| SUBSECTION LINES                       | MUNICIPAL BOUNDARIES           |                              |
| "SUBURBAN OXFORD" DEVELOPMENT BOUNDARY | NEIGHBORHOOD CONSERVATION ZONE |                              |

| ORDINANCE NUMBER | DATE     | FROM   | TO       | CITY CLERK | MAYOR       | CASE # |
|------------------|----------|--------|----------|------------|-------------|--------|
| 2005-11          | 9-28-05  | RD     | R-1A     | J/L Lee    | C/ Peterson | 1282   |
| 2006-03          | 10-14-06 | PCK    | BA       | J/L Lee    | C/ Peterson | 1289   |
| 2006-17          | 10-18-06 | PCK    | NB       | J/L Lee    | C/ Peterson | 1229   |
| 2006-1           | 1-3-06   | RIA    | NB       | J/L Lee    | C/ Peterson | 1290   |
| 2006-4           | 4-18-06  | PCK    | GB       | J/L Lee    | C/ Peterson | 1281   |
| 2006-7           | 5-18-06  | PCK    | GB       | J/L Lee    | C/ Peterson | 1283   |
| 2006-10          | 7-28-06  | A      | RB       | J/L Lee    | C/ Peterson | 1284   |
| 2006-17          | 10-28-06 | R1E    | NB       | J/L Lee    | C/ Peterson | 1303   |
| 2007-24          | 7-25-07  | RIE    | NB       | J/L Lee    | C/ Peterson | 1304   |
| 2007-28          | 10-15-07 | PCK    | NB       | J/L Lee    | C/ Peterson | 1428   |
| 2008-3           | 4-22-08  | I      | NB       | J/L Lee    | C/ Peterson | 1513   |
| 2008-4           | 4-22-08  | I      | BC       | J/L Lee    | C/ Peterson | 1513   |
| 2008-5           | 4-22-08  | I      | SB       | J/L Lee    | C/ Peterson | 1513   |
| 2010-2           | 2-18-10  | BC     | NB       | J/L Lee    | C/ Peterson | 1587   |
| 2010-3           | 4-20-10  | A      | PS/PS/PC | J/L Lee    | C/ Peterson | 1594   |
| 2010-14          | 12-21-10 | RIE    | NB       | J/L Lee    | C/ Peterson | 1561   |
| 2011-9           | 10-23-11 | RD     | BC       | J/L Lee    | C/ Peterson | 1595   |
| 2012-1           | 4-11-12  | CB     | PS/3     | J/L Lee    | C/ Peterson | 1627   |
| 2013-18          | 9-3-13   | CB     | NB       | J/L Lee    | C/ Peterson | 1751   |
| 2014-15          | 3-18-14  | PK, RB | NB       | J/L Lee    | C/ Peterson | 1790   |
| 2014-17          | 4-15-14  | BA     | BC       | J/L Lee    | C/ Peterson | 1792   |

\*Approved with conditions.



### **Callicutt Farms Rezoning #1839b**

**Applicant:** Andy Callicutt

**Owners:** Same

**Request:** Conditional Rezoning of a 18.53-acre tract to be rezoned from (A) Agricultural to (GB) General Business, a 38.38-acre tract which is proposed to be rezoned from (A) Agricultural to (RB) Two-Unit Residential, and a 13.68-acre tract which is proposed to be rezoned from (A) Agricultural to (RC) Multi-Family.

**Location:** South Lamar

**Zoning** Agricultural

**Zoning History:** Zoning established in 2004  
Part of the Comprehensive Land Use amendment to Mixed Use 2014

**Surrounding:** North: Proposed Hospital and King Property part of the Inclusion slated to be designated Medical Land Use/Medical District and Mixed Use land use.  
South: Vacant land-McDonough Property zoned Agricultural and the Azalea PUD (developed with office and residential)  
East: Office Park Drive (developed with medical and other offices)  
West: Proposed Callicutt Farms

**Planner's Comments:** The property is located in the proposed Callicutt Farms project.

**The change in land use** is the proposed mixed use land use which is supported and documented. These map changes include part of Callicutt Farms that was annexed effective May 2014. The change to mixed-use is also recommend for the remainder of Callicutt Farms. which will be mixed use. It should be noted the areas previously identified incorrectly as the PUD zoning category were relabeled as mixed use land use. This land use change is consistent with the adjacent mixed use development. It is an important strategy of the 2004 Comprehensive Plan to promote smart growth by including mixed-use development.

**The change in need** is directly related to the development of the new Baptist Hospital and the associated new roads and need for support mixed use. The Hospital property is slated to develop as a medical district. The Hospital Campus is north of the proposed Callicutt Farms. There is an immediate need for doctor's offices in close proximity to the Hospital. The City's major

transportation plan indicates an east-west collector roadway through the property designated to connect Old Taylor Road with South Lamar Boulevard. Also, as with the approval of Baptist Hospital, there will be a north-south connector road that ties the Hospital Campus to the Callicutt Farms Community. See the Thoroughfare Map Plan from the adopted Comprehensive Plan documenting the expansion of 300 across the Callicutt property supporting change in need.

The request for the mixed use Callicutt Farms rezoning is consistent with the Comprehensive Plan and existing and proposed development patterns, land use and zoning in the area.

**Recommendation:** All portions of Callicutt Farms are required to develop consistently with the Master Plan prepared by Dalhoff Thomas Design and Williams Engineering. Since this is a conditional rezoning the each zoning district should be approved with the specific conditions outlined below:

**Approval: Conditional Rezoning of an 18.53-acre tract to be rezoned from (A) Agricultural to (GB) General Business known as area 2 and shown in the location documented below with the following conditions:**

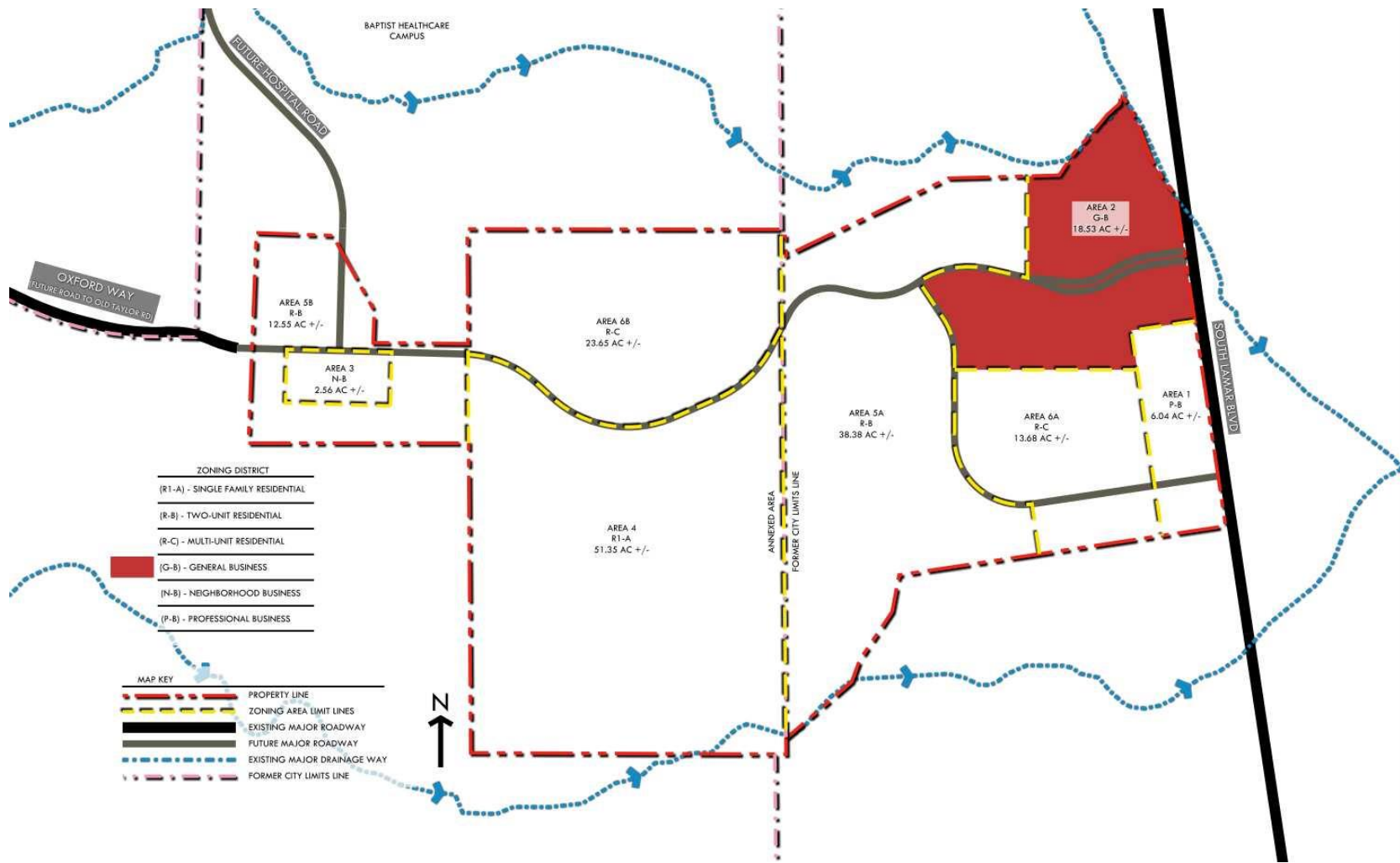
**Conditional General Business**

**USES PERMITTED:**

1. Hotels
2. Restaurants and ice cream sales
3. Taverns.
4. Liquor stores.
5. Hospitals, medical and dental clinics and offices, drugstores, and other directly related uses. Dental office or doctor's office: A facility for the examination and treatment of patients with no more than three practitioners. Convalescent, rest, or nursing home: A health facility where persons are housed and furnished with medical and/or nursing care
6. Grocery stores.
7. Any retail business or service establishment, such as professional offices, including offices of doctors, lawyers, engineers, architects, accountants or similar professions, which generate a minimum amount of traffic and at which no products, except those normally associated with the above offices and business activities therein, are sold retail, wholesale or otherwise, but not to include industrial uses permitted in the Industrial District.
8. Public park and/or playground.
9. Accessory use, as defined in Section 117
10. Church and/or church facilities, but not to include dormitory or commercial facilities.
11. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.
12. Commercial condominiums, See section 153.01, Condominiums

**ONLY USES PERMITTED TO REQUEST SPECIAL EXCEPTION:**

1. Residential condominium
2. Residential townhouse





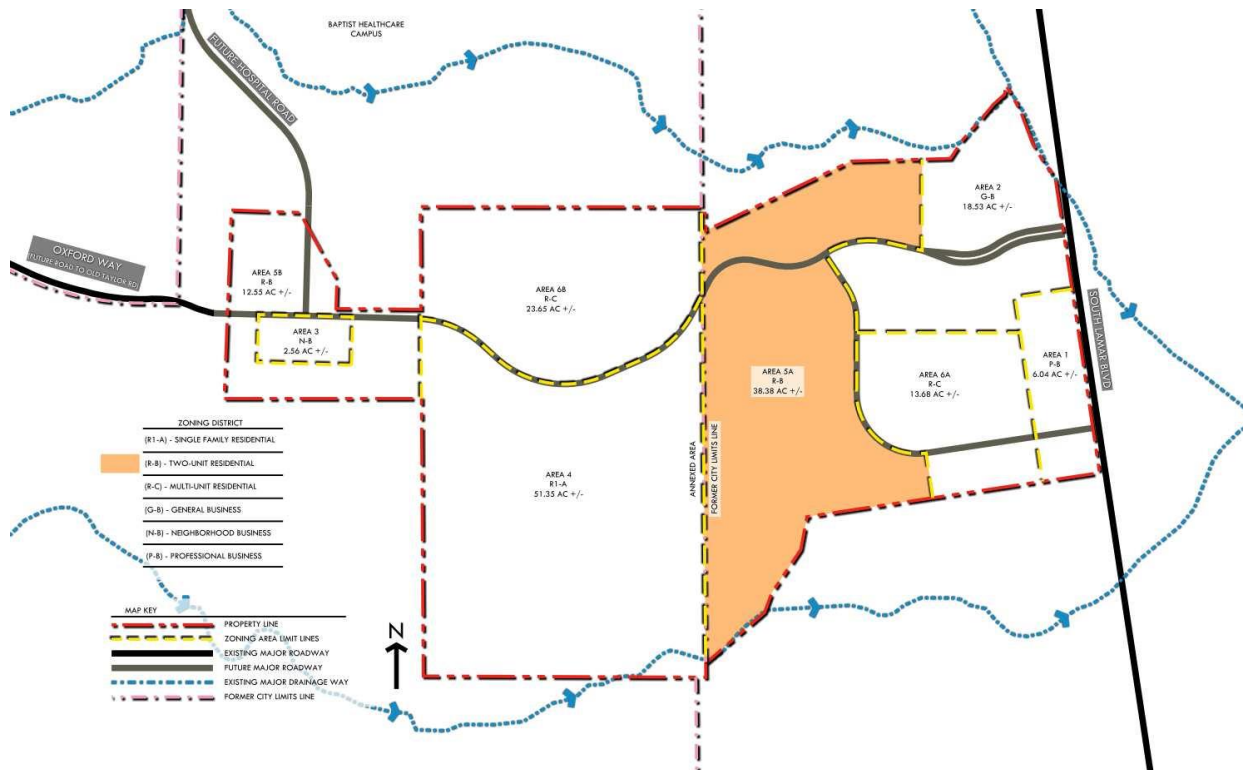
**Recommendation: Approval of Conditional Rezoning of a 38.38-acre tract from (A) Agricultural to (RB) Two-Unit Residential known as area 5a and shown in the location documented below with the following conditions:**

**USES PERMITTED:**

1. Single-family dwellings.
2. Two-unit dwellings
3. Residential townhouse (up to two attached units).
4. Residential condominium (up to two units).
5. Public Park and/or playground.
6. Accessory use or structure, as defined in Section 117.
7. Agriculture, limited to use and/or enjoyment by occupants of the premises; no livestock or poultry,

**ONLY USES PERMITTED TO REQUEST SPECIAL EXCEPTION:**

1. Home Occupation as defined in Section 117. See Section 156, Home Occupations
2. Preschool, including nursery schools and kindergartens, which provide a minimum of 30 square feet of usable indoor play space per child and 65 square feet of usable outdoor play space per child and meet any other requirements which the board of adjustment or City of Oxford may deem necessary for such schools in this district.
3. Planned unit development as defined in section 117, and according to the requirements of section 150, Planned Unit Developments (PUDs).
4. Church and/or church facilities, but not to include dormitory or commercial facilities.
5. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.
6. Residential condominiums (three or more units).
7. Residential townhouses (three or more units).
8. Zero lot line residential dwellings, either single or two-unit.



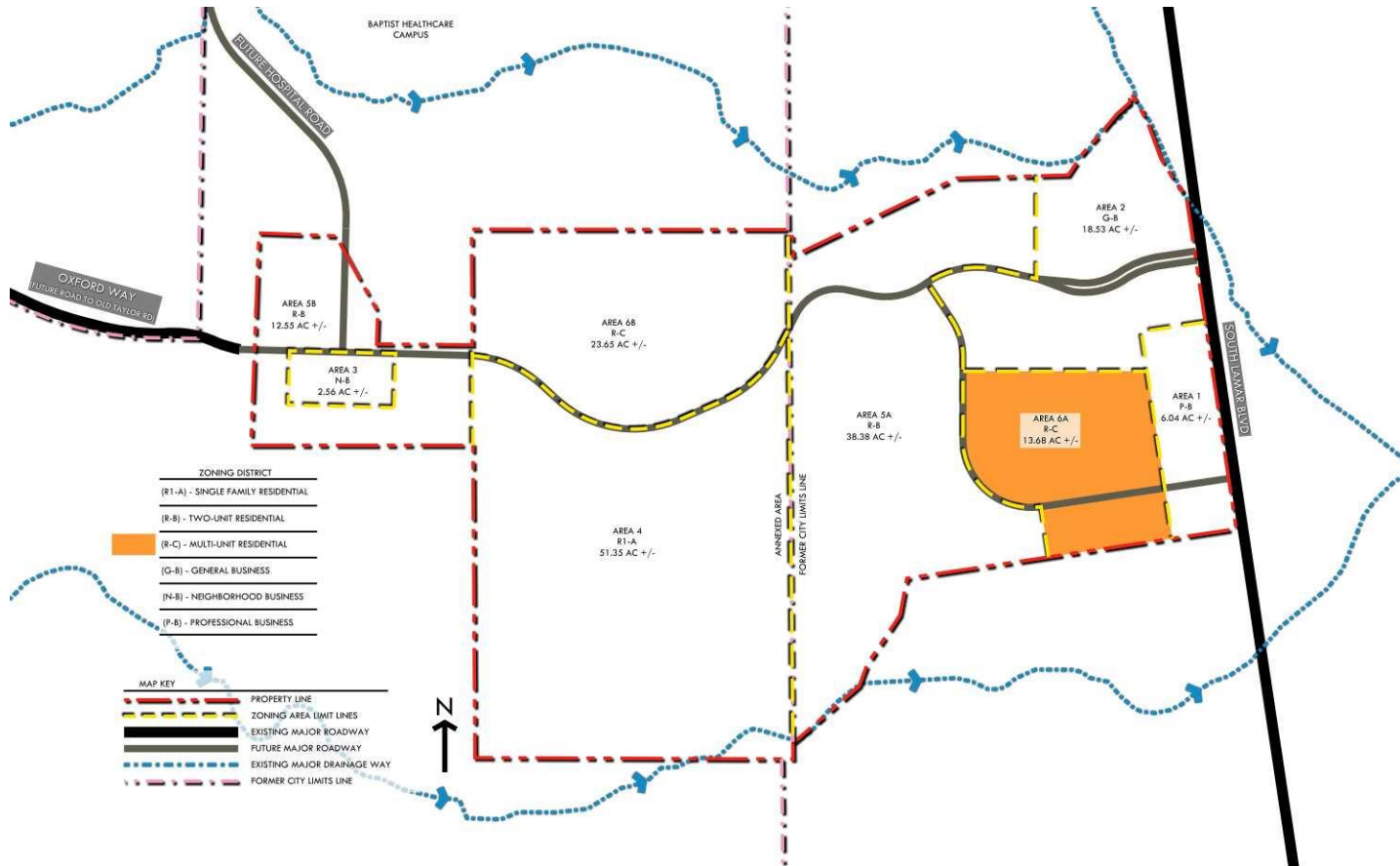
**Recommendation: Approval of Conditional Rezoning of a 13.68-acre tract to be rezoned from (A) Agricultural to (RC) Multi-Family known as area 6A and shown in the location documented below with the following conditions:**

**Conditional Uses permitted.**

1. Single-family dwellings.
2. Two-unit dwellings(limited to no larger than 3 bedroom units)
3. Multi-unit residential (limited to no larger than 3 bedroom units)
4. Residential condominium, See section 153 (limited to no larger than 3 bedroom units)
5. Residential townhouse, See section 153 (limited to no larger than 3 bedroom units)
6. Public park and/or playground.
7. Accessory use or structure, as defined in section 117

**Only Uses permitted to Request a Special Exception.**

1. Hospitals, institutions for children or the aged, not including penal or correctional types, when located on a major street as designated in the major thoroughfare plan of the Oxford comprehensive plan and having a minimum lot size of three acres.
2. Home occupations as defined in section 117. See section 156, Home Occupations.
3. Preschool, including nursery schools and kindergartens, which provide a minimum of 30 square feet of usable indoor play space per child and 65 square feet of usable outdoor play space per child and meet any other requirements which the board of adjustment or City of Oxford may deem necessary for such schools in this district.
4. Planned unit development as defined in section 117, and according to the requirements of section 150, Planned Unit Developments (PUDs).
5. Church and/or church facilities, but not to include dormitory or commercial facilities, see section 155, Religious Facilities in Residential Districts.
6. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.
7. Professional offices, including offices of doctors, lawyers, engineers, architects, accountants or similar professions, which generate a minimum amount of traffic and at which no products, except those normally associated with the above offices and business activities therein, are sold retail, wholesale or otherwise.
8. Zero lot line residential dwellings, single family, two-unit, or multi-unit.
9. Bed & breakfast, See section 154



**ORDINANCE NO. 2014-**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OXFORD, MISSISSIPPI, 2004, FOR CERTAIN PROPERTY LOCATED ON SOUTH LAMAR TO BE REZONE FROM (A) AGRICULTURAL DISTRICT TO (R1A), (RC), (RB), and (NB).**

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

**WHEREAS**, zoning must be in conformance with the City of Oxford’s Comprehensive Plan and;

**WHEREAS**, the City of Oxford’s Comprehensive Plan Future Land Use was amended by the Board of Aldermen after public hearings and recommendations by the Planning Commission for certain areas in City of Oxford and

**WHEREAS**, on July 14, 2014, the Oxford Planning Commission in accordance with public notice, held a public hearing to rezone tracts of land known as Callicutt Farms containing a 18.53 acre tract to be rezoned from (A) Agricultural to (GB) General Business, a 38.38-acre tract to be rezoned from (A) Agricultural to (RB) Two-Unit Residential, and a 13.68-acre tract to be rezoned from (A) Agricultural to (RC) Multi-Family located on the Callicutt Property west of South Lamar, east of Old Taylor Road, south of the proposed future hospital road and north of Azalea Road of the following described property part of the master-planned Callicutt Farms attached (Case # 1839b):

**WHEREAS**, after hearing statements of the Petitioner, and considering the Petition’s request to rezone certain property to Conditional (GB) General Business (Area 2), Conditional (RB) Two-Unit Residential (Area 5A), and (RC) Multi-Family (Area 6A), and information presented by the city planner, including objections thereto, if any, the Oxford Planning Commission found that there was no mistake in the original zoning and that a change in the land use character of the neighborhood had occurred and that there was a need for additional zoned property in the area to accommodate neighbor commercial, and all types of residential zoning in close proximity to the new Baptist Hospital and determined to recommend to the Mayor and Board of Aldermen that the Petitioner’s request to rezone certain property to conditional rezoning be approved for the following uses:

**Conditional Rezoning of an 18.53-acre tract to be rezoned from (A) Agricultural to (GB) General Business known as area 2 and shown in the location documented below with the following conditions:**

**Conditional General Business**

**USES PERMITTED:**

1. Hotels
2. Restaurants and ice cream sales
3. Taverns.
4. Liquor stores.
5. Hospitals, medical and dental clinics and offices, drugstores, and other directly related uses. Dental office or doctor’s office: A facility for the examination and treatment of patients with no more than three practitioners. Convalescent, rest, or nursing home: A health facility where persons are housed and furnished with medical and/or nursing care
6. Grocery stores.
7. Any retail business or service establishment, such as professional offices, including offices of doctors, lawyers, engineers, architects, accountants or similar professions, which generate a minimum amount of traffic and at which no products, except those normally associated with the above offices and business activities therein, are sold retail, wholesale or otherwise, but not to include industrial uses permitted in the Industrial District.
8. Public park and/or playground.
9. Accessory use, as defined in Section 117
10. Church and/or church facilities, but not to include dormitory or commercial facilities.
11. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.
12. Commercial condominiums, See section 153.01, Condominiums

**ONLY USES PERMITTED TO REQUEST SPECIAL EXCEPTION:**

1. Residential condominium
2. Residential townhouse

**Conditional Rezoning of a 38.38-acre tract from (A) Agricultural to (RB) Two-Unit Residential known as area 5a and shown in the location documented below with the following conditions:**

**USES PERMITTED:**

1. Single-family dwellings.
2. Two-unit dwellings
3. Residential townhouse (up to two attached units).
4. Residential condominium (up to two units).
5. Public Park and/or playground.
6. Accessory use or structure, as defined in Section 117.
7. Agriculture, limited to use and/or enjoyment by occupants of the premises; no livestock or poultry,

**ONLY USES PERMITTED TO REQUEST SPECIAL EXCEPTION:**

1. Home Occupation as defined in Section 117. See Section 156, Home Occupations
2. Preschool, including nursery schools and kindergartens, which provide a minimum of 30 square feet of usable indoor play space per child and 65 square feet of usable outdoor play space per child and meet any other requirements which the board of adjustment or City of Oxford may deem necessary for such schools in this district.
3. Planned unit development as defined in section 117, and according to the requirements of section 150, Planned Unit Developments (PUDs).
4. Church and/or church facilities, but not to include dormitory or commercial facilities.
5. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.
6. Residential condominiums (three or more units).
7. Residential townhouses (three or more units).
8. Zero lot line residential dwellings, either single or two-unit.

**Recommendation: Approval of Conditional Rezoning of a 13.68-acre tract to be rezoned from (A) Agricultural to (RC) Multi-Family known as area 6A and shown in the location documented below with the following conditions:**

**Conditional Uses permitted.**

1. Single-family dwellings.
2. Two-unit dwellings (limited to no larger than 3 bedroom units)
3. Multi-unit residential (limited to no larger than 3 bedroom units)
4. Residential condominium, See section 153 (limited to no larger than 3 bedroom units)
5. Residential townhouse, See section 153 (limited to no larger than 3 bedroom units)
6. Public park and/or playground.
7. Accessory use or structure, as defined in section 117

**Only Uses permitted to Request a Special Exception.**

1. Hospitals, institutions for children or the aged, not including penal or correctional types, when located on a major street as designated in the major thoroughfare plan of the Oxford comprehensive plan and having a minimum lot size of three acres.
2. Home occupations as defined in section 117. See section 156, Home Occupations.
3. Preschool, including nursery schools and kindergartens, which provide a minimum of 30 square feet of usable indoor play space per child and 65 square feet of usable outdoor play space per child and meet any other requirements which the board of adjustment or City of Oxford may deem necessary for such schools in this district.

4. Planned unit development as defined in section 117, and according to the requirements of section 150, Planned Unit Developments (PUDs).
5. Church and/or church facilities, but not to include dormitory or commercial facilities, see section 155, Religious Facilities in Residential Districts.
6. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.
7. Professional offices, including offices of doctors, lawyers, engineers, architects, accountants or similar professions, which generate a minimum amount of traffic and at which no products, except those normally associated with the above offices and business activities therein, are sold retail, wholesale or otherwise.
8. Zero lot line residential dwellings, single family, two-unit, or multi-unit.
9. Bed & breakfast, See section 154

**WHEREAS**, on July 14, 2014, the recommendation of the Oxford Planning Commission to approve the rezoning with conditions of the above described property from A Conditional zone GB, RB, and RC, with supporting documents that demonstrated that there was no mistake in the original zoning and that a change in the land use character of the neighborhood had occurred and that there was a need for additional zoned land to support the new Baptist Hospital; and

**WHEREAS**, a public hearing and first reading of the proposed rezoning was held at the regular July 15, 2014 meeting of the Mayor and Board of Aldermen; and

**WHEREAS**, a public hearing and second reading of the proposed rezoning was held at the regular August 5, 2014 meeting of the Mayor and Board of Aldermen; and

**WHEREAS**, the third reading of the proposed rezoning with conditions was held at the regular August 19, 2014 meeting of the Mayor and Board of Aldermen and the Mayor and Board of Aldermen found that while there was no mistake in the original zoning, there had been a change in the land use character of the neighborhood and that there was a need for additional PB zoned property in the area; and

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

Section 1. That the Official Zoning Map for the City of Oxford, Mississippi, 2004, be, and it is hereby amended by changing the zoning classification of the above described property from A to conditional GB, RB and RC limiting the permitted uses to the following:

**Conditional Rezoning of an 18.53-acre tract to be rezoned from (A) Agricultural to (GB) General Business known as area 2 and shown in the location documented below with the following conditions:**

**Conditional General Business**

**USES PERMITTED:**

1. Hotels
2. Restaurants and ice cream sales
3. Taverns.
4. Liquor stores.
5. Hospitals, medical and dental clinics and offices, drugstores, and other directly related uses.  
Dental office or doctor's office: A facility for the examination and treatment of patients with no more than three practitioners. Convalescent, rest, or nursing home: A health facility where persons are housed and furnished with medical and/or nursing care
7. Grocery stores.
8. Any retail business or service establishment, such as professional offices, including offices of doctors, lawyers, engineers, architects, accountants or similar professions, which generate a minimum amount of traffic and at which no products, except those normally associated with the above offices and business activities therein, are sold retail, wholesale or otherwise, but not to include industrial uses permitted in the Industrial District.
9. Public park and/or playground.
10. Accessory use, as defined in Section 117
11. Church and/or church facilities, but not to include dormitory or commercial facilities.

12. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.

13. Commercial condominiums, See section 153.01, Condominiums

**ONLY USES PERMITTED TO REQUEST SPECIAL EXCEPTION:**

1. Residential condominium
2. Residential townhouse

**Conditional Rezoning of a 38.38-acre tract from (A) Agricultural to (RB) Two-Unit Residential known as area 5a and shown in the location documented below with the following conditions:**

**USES PERMITTED:**

1. Single-family dwellings.
2. Two-unit dwellings
3. Residential townhouse (up to two attached units).
4. Residential condominium (up to two units).
5. Public Park and/or playground.
6. Accessory use or structure, as defined in Section 117.
7. Agriculture, limited to use and/or enjoyment by occupants of the premises; no livestock or poultry,

**ONLY USES PERMITTED TO REQUEST SPECIAL EXCEPTION:**

1. Home Occupation as defined in Section 117. See Section 156, Home Occupations
2. Preschool, including nursery schools and kindergartens, which provide a minimum of 30 square feet of usable indoor play space per child and 65 square feet of usable outdoor play space per child and meet any other requirements which the board of adjustment or City of Oxford may deem necessary for such schools in this district.
3. Planned unit development as defined in section 117, and according to the requirements of section 150, Planned Unit Developments (PUDs).
4. Church and/or church facilities, but not to include dormitory or commercial facilities.
5. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.
6. Residential condominiums (three or more units).
7. Residential townhouses (three or more units).
8. Zero lot line residential dwellings, either single or two-unit.

**Recommendation: Approval of Conditional Rezoning of a 13.68-acre tract to be rezoned from (A) Agricultural to (RC) Multi-Family known as area 6A and shown in the location documented below with the following conditions:**

**Conditional Uses permitted.**

1. Single-family dwellings.
2. Two-unit dwellings (limited to no larger than 3 bedroom units)
3. Multi-unit residential (limited to no larger than 3 bedroom units)
4. Residential condominium, See section 153 (limited to no larger than 3 bedroom units)
5. Residential townhouse, See section 153 (limited to no larger than 3 bedroom units)
6. Public park and/or playground.
7. Accessory use or structure, as defined in section 117

**Only Uses permitted to Request a Special Exception.**

1. Hospitals, institutions for children or the aged, not including penal or correctional types, when located on a major street as designated in the major thoroughfare plan of the Oxford comprehensive plan and having a minimum lot size of three acres.
2. Home occupations as defined in section 117. See section 156, Home Occupations.
3. Preschool, including nursery schools and kindergartens, which provide a minimum of 30 square feet of usable indoor play space per child and 65 square feet of usable outdoor play space per child and meet any other requirements which the board of adjustment or City of Oxford may deem necessary for such schools in this district.



4. Planned unit development as defined in section 117, and according to the requirements of section 150, Planned Unit Developments (PUDs).
5. Church and/or church facilities, but not to include dormitory or commercial facilities, see section 155, Religious Facilities in Residential Districts.
6. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.
7. Professional offices, including offices of doctors, lawyers, engineers, architects, accountants or similar professions, which generate a minimum amount of traffic and at which no products, except those normally associated with the above offices and business activities therein, are sold retail, wholesale or otherwise.
8. Zero lot line residential dwellings, single family, two-unit, or multi-unit.
9. Bed & breakfast, See section 154.

Section 2. That the above change shall be made upon the official zoning map promptly, and the following entry shall be placed thereon, "By Official Action of the Board of Aldermen, This Map Was Amended as Authorized by Ordinance as Listed Below: Ordinance and Case Number and "C" to indicate conditions, Date; From; To: City Clerk's Signature; and Mayor's Signature.

Section 3. That all ordinances, or parts of ordinances in conflict herewith, shall be, and the same are hereby repealed.

Section 4. That this ordinance shall take effect and be in force from and after the time required by Mississippi Code of 1972, as amended, provided, however, that such change or amendment made by this ordinance shall not become effective until such has been duly entered upon the Official Zoning Map of the City of Oxford, Mississippi.

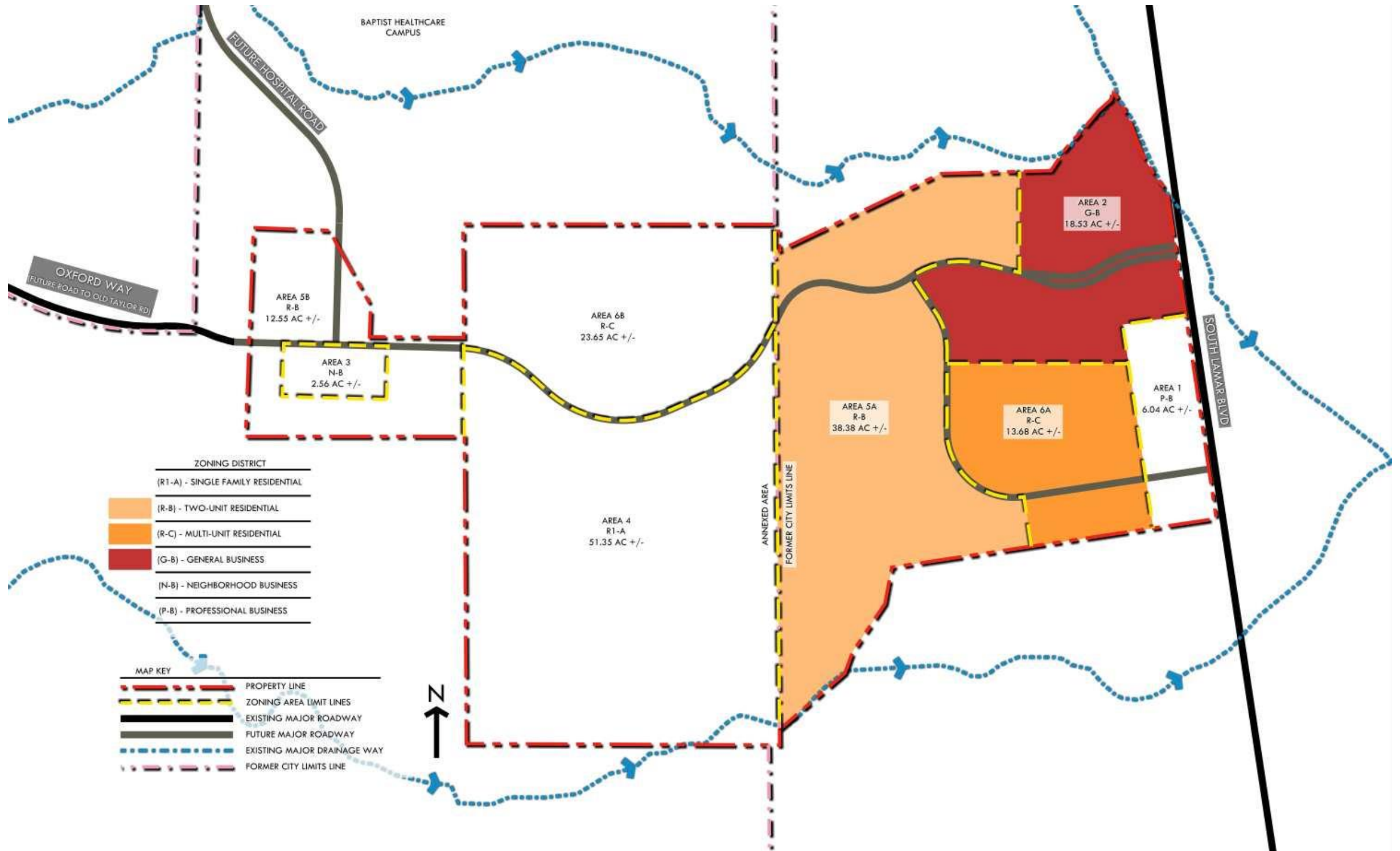
The above Ordinance having been first reduced to writing and considered at a public meeting of the governing authorities of the City of Oxford, Mississippi, on motion of Alderman seconded by Alderman and the roll being called, the same was adopted by the following vote:

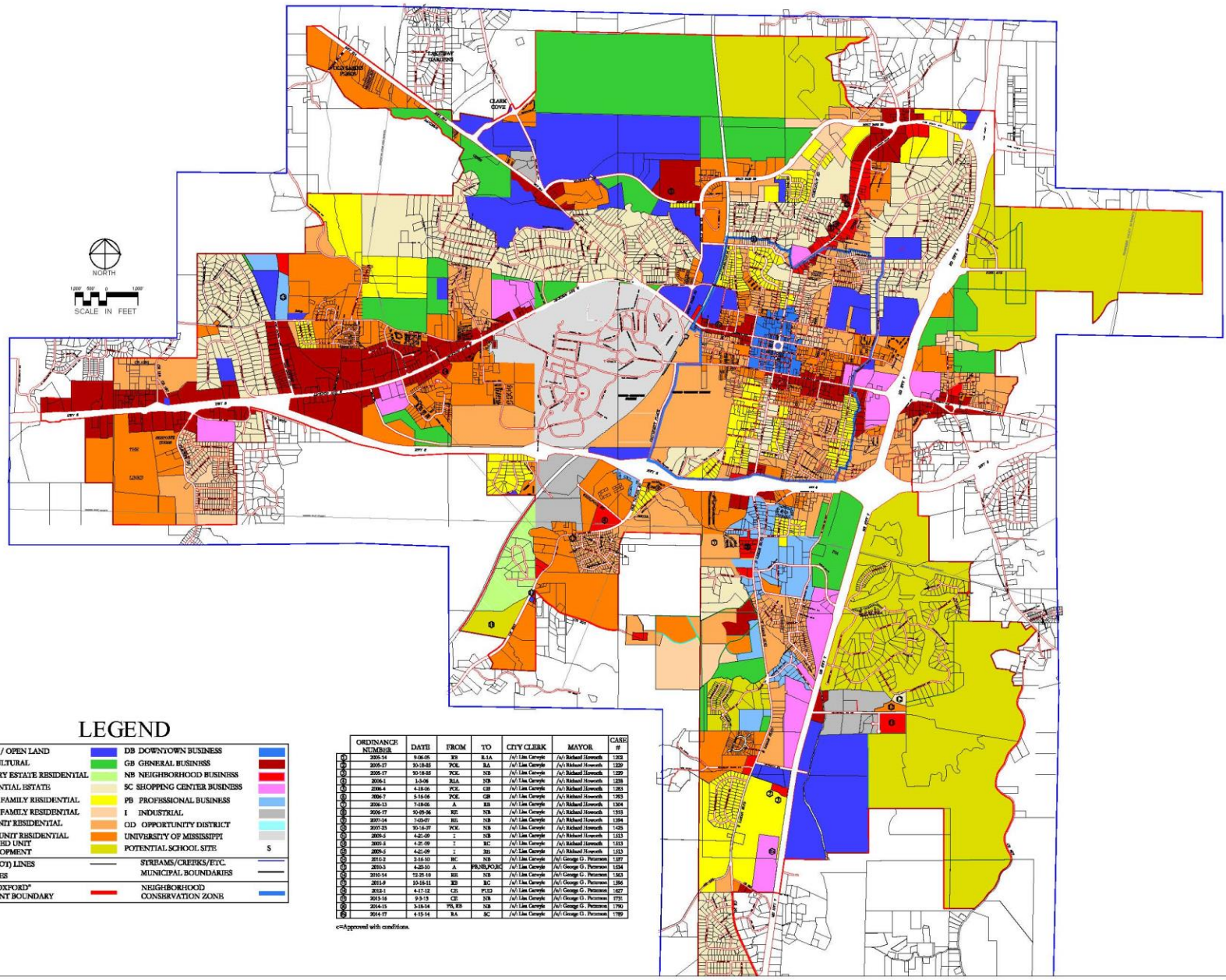
|                    |       |
|--------------------|-------|
| Alderman Hughes    | voted |
| Alderman Tannehill | voted |
| Alderman Antonow   | voted |
| Alderman Howell    | voted |
| Alderman Taylor    | voted |
| Alderman Bailey    | voted |
| Alderman Morgan    | voted |

APPROVED, this day the \_\_\_\_\_ of \_\_\_\_\_, 2014

\_\_\_\_\_  
GEORGE G. PATTERSON, MAYOR

\_\_\_\_\_  
LISA D. CARWYLE, CITY CLERK





**LEGEND**

|  |                                |    |
|--|--------------------------------|----|
| POL PUBLIC / OPEN LAND                 | DB DOWNTOWN BUSINESS           | DB |
| A AGRICULTURAL                         | GB GENERAL BUSINESS            | GB |
| CE COUNTRY ESTATE RESIDENTIAL          | NB NEIGHBORHOOD BUSINESS       | NB |
| RH RESIDENTIAL ESTATE                  | SC SHOPPING CENTER BUSINESS    | SC |
| RA SINGLE FAMILY RESIDENTIAL           | PB PROFESSIONAL BUSINESS       | PB |
| R1A SINGLE FAMILY RESIDENTIAL          | I INDUSTRIAL                   | I  |
| RB TWO-UNIT RESIDENTIAL                | OD OPPORTUNITY DISTRICT        | OD |
| RC MULTI-UNIT RESIDENTIAL              | UNIVERSITY OF MISSISSIPPI      | UN |
| PUD PLANNED UNIT DEVELOPMENT           | POTENTIAL SCHOOL SITE          | S  |
| PROPERTY LOT LINES                     | STREAMS/CREEKS/ETC.            |    |
| SUCTION LINES                          | MUNICIPAL BOUNDARIES           |    |
| "SUBURBAN OXFORD" DEVELOPMENT BOUNDARY | NEIGHBORHOOD CONSERVATION ZONE |    |

| ORDINANCE NUMBER | DATE     | FROM   | TO     | CITY CLERK | MAYOR       | CASE # |
|------------------|----------|--------|--------|------------|-------------|--------|
| 2005-11          | 9-28-05  | RD     | R-1A   | J/L Lee    | C/ Peterson | 1282   |
| 2006-03          | 10-14-06 | PCE    | BA     | J/L Lee    | C/ Peterson | 1289   |
| 2006-17          | 10-18-06 | PCE    | NB     | J/L Lee    | C/ Peterson | 1229   |
| 2006-1           | 1-3-06   | RIA    | NB     | J/L Lee    | C/ Peterson | 1290   |
| 2006-4           | 4-18-06  | PCE    | GB     | J/L Lee    | C/ Peterson | 1281   |
| 2006-7           | 5-18-06  | PCE    | GB     | J/L Lee    | C/ Peterson | 1283   |
| 2006-10          | 7-28-06  | A      | RB     | J/L Lee    | C/ Peterson | 1284   |
| 2006-17          | 10-28-06 | R1E    | NB     | J/L Lee    | C/ Peterson | 1303   |
| 2007-24          | 7-25-07  | RIE    | NB     | J/L Lee    | C/ Peterson | 1304   |
| 2007-28          | 10-15-07 | PCE    | NB     | J/L Lee    | C/ Peterson | 1428   |
| 2008-3           | 4-22-08  | I      | NB     | J/L Lee    | C/ Peterson | 1513   |
| 2008-4           | 4-22-08  | I      | BC     | J/L Lee    | C/ Peterson | 1513   |
| 2008-5           | 4-22-08  | I      | SB     | J/L Lee    | C/ Peterson | 1513   |
| 2010-2           | 2-18-10  | BC     | NB     | J/L Lee    | C/ Peterson | 1587   |
| 2010-3           | 4-20-10  | A      | PARADE | J/L Lee    | C/ Peterson | 1594   |
| 2010-14          | 12-21-10 | RIE    | NB     | J/L Lee    | C/ Peterson | 1561   |
| 2011-9           | 10-23-11 | RD     | BC     | J/L Lee    | C/ Peterson | 1595   |
| 2012-1           | 4-11-12  | CE     | R1D    | J/L Lee    | C/ Peterson | 1627   |
| 2013-18          | 9-3-13   | CE     | NB     | J/L Lee    | C/ Peterson | 1751   |
| 2014-15          | 3-18-14  | PK, RB | NB     | J/L Lee    | C/ Peterson | 1790   |
| 2014-17          | 4-15-14  | BA     | BC     | J/L Lee    | C/ Peterson | 1792   |

\*Approved with conditions.