



To: Mayor and Board of Aldermen

From: Andrea C. Correll, City Planner

Re: First Reading of Case 1947 to add needed underlying agricultural zoning to Blackberry Hill PUD

Date: April 30, 2015

The purpose of this memorandum is to explain why we are having to zone the Blackberry Hill PUD.

The zoning of the subject property was established in 2007 as a PUD after it was annexed. However, the needed underlying agricultural zoning was not established at that time. The requested agricultural zoning by staff is consistent with the approved plans for the Blackberry Hill PUD.

The Planning Commission at their regular meeting April 13, 2015 unanimously recommended approval of this clean up item. Tom Howorth, one of the property owners, has worked with staff the last several months as we took the property through this needed process.

If you have questions or need additional information, please contact me at 232-2305.



Case 1947

Applicant: City of Oxford

Owners: BMT, LLC and Highland Square MS Borrower, LLC

Request: To zone property in the Blackberry Hills, Planned Unit Development to (A) Agricultural which is the inlying zoning district for a PUD containing +/- 234.8 acres bounded on the east by Christman Drive and Molly Bar Rd. The property is further identified as PPIN #27679, PPIN #30470, PPIN #27678, PPIN#30880, PPIN#30881, PPIN#30882, PPIN#30883, PPIN#30663, PPIN#27674, PPIN#30362, PPIN#4975 and PPIN# 26268.

Location: The property is bounded by Molly Bar Road and Christman Drive and includes the Highland Court Development

Surrounding Uses and Zoning:

South: Agricultural Zoned property

North: Unzoned property in Lafayette County

East: Property zoned RB part of the PUD fronting Molly Bar

West: The Airport zoned Public/Open Land and Agricultural Zoned property

Zoning History –The zoning of the subject property was established in 2005 and 2006 as a PUD when it was annexed. However, the needed underlying zoning was not established. At that time PUDs were zoned agricultural. Examples of PUDs with underlying agricultural zoning are Grand Oaks Phase I and Oxford Commons.

Case # 1634- May 15, 2012 Site Plan for the Blackberry Hill Planned Unit Development was approved with conditions by the Board of Aldermen.

Case # 1636- An amendment of the Blackberry Hill PUD was approved April 2012.

Planner's Comments:

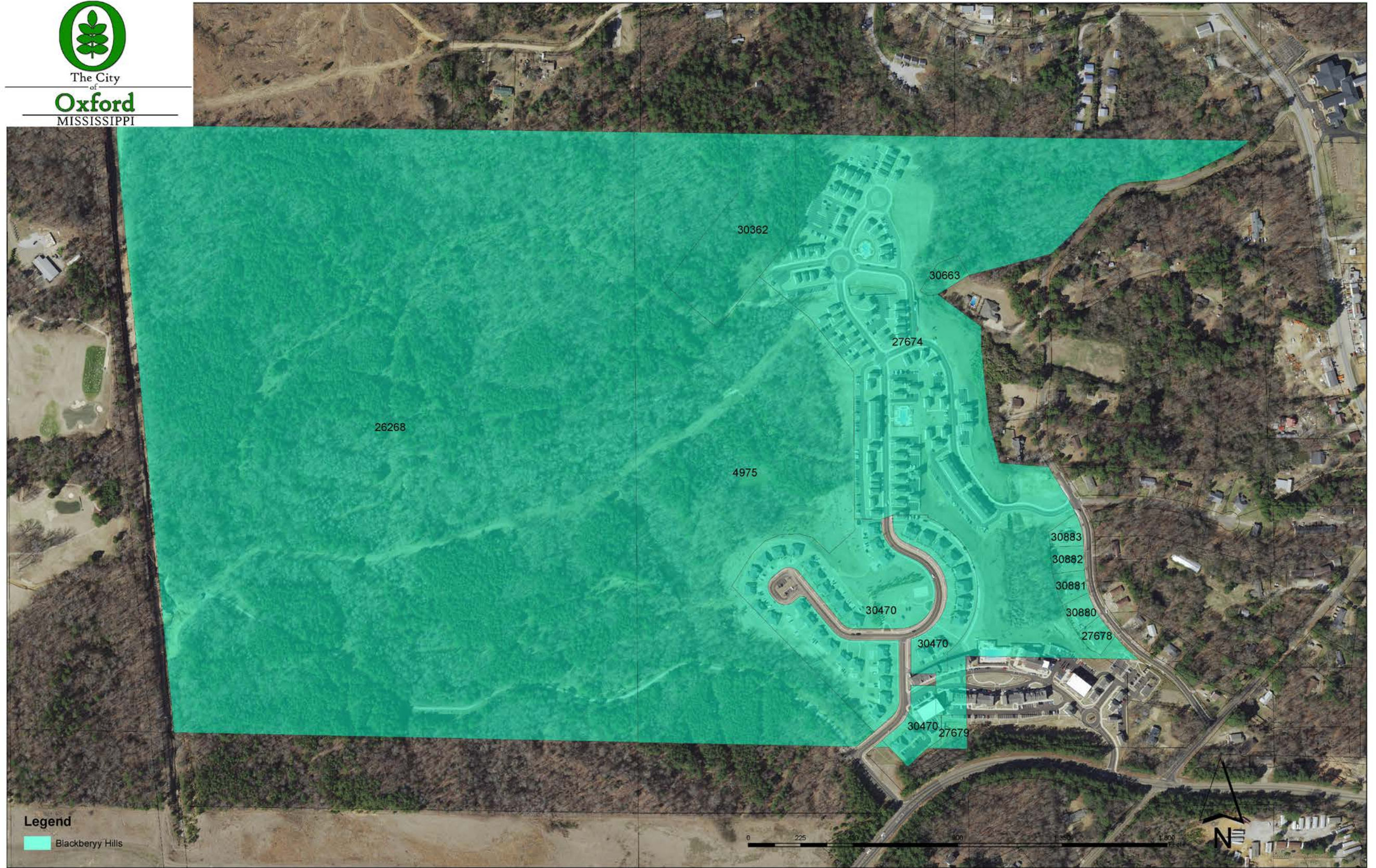
The requested Zoning by staff is consistent with approved Master Plan. Please find attached the previous cases for your information. The only land included in this request is the +/- 234.8 acres without the underlying agricultural zoning needed for the PUD overlay.

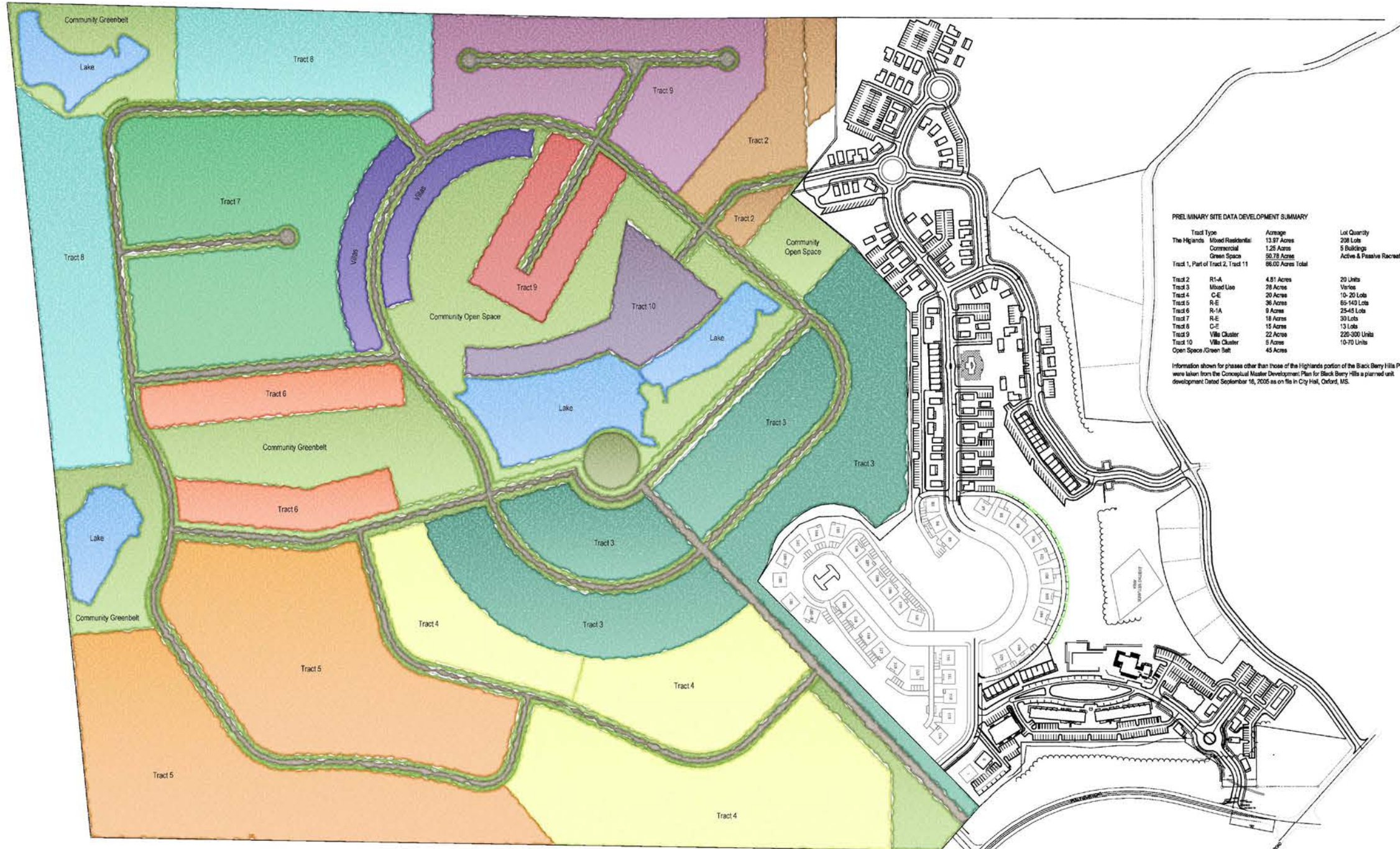
Recommendation: Zone the 234.8 acres of land to agricultural further identified as PPIN #27679, PPIN #30470, PPIN #27678, PPIN#30880, PPIN#30881, PPIN#30882, PPIN#30883, PPIN#18585, PPIN#4971, PPIN#18586, PPIN#30663, PPIN#27674, PPIN#30362, PPIN#4975 and PPIN# 26268.

Please find attached the cases referenced above. If you have additional questions or need further clarification, please contact me at 232-2305.



The City
of
Oxford
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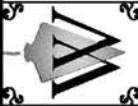
PRELIMINARY SITE DATA DEVELOPMENT SUMMARY

Tract Type	Acreage	Lot Quantity
The Highlands Mixed Residential	13.87 Acres	208 Lots
Commercial	1.25 Acres	5 Buildings
Open Space	52.75 Acres	Active & Passive Recreation
Tract 1, Part of Tract 2, Tract 11	66.02 Acres Total	
Tract 2 R-1A	4.81 Acres	20 Units
Tract 3 Mixed Use	25 Acres	Villas
Tract 4 C-E	20 Acres	10-20 Lots
Tract 5 R-E	36 Acres	60-140 Lots
Tract 6 R-1A	9 Acres	25-45 Lots
Tract 7 R-E	18 Acres	30 Lots
Tract 8 C-E	15 Acres	13 Lots
Tract 9 Villa Cluster	22 Acres	220-300 Units
Tract 10 Villa Cluster	5 Acres	10-70 Units
Open Space/Green Belt	45 Acres	

Information shown for phases other than those of the Highlands portion of the Black Berry Hills PUD were taken from the Conceptual Master Development Plan for Black Berry Hills a planned unit development Dated September 16, 2006 as on file in City Hall, Oxford, MS.

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

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OXFORD, MISSISSIPPI 38655
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OXFORD, MISSISSIPPI 38652



Black Berry Hills
A Planned Unit Development
Melby Barr Road
Oxford, Mississippi

REVISION	DATE

Scale: NTS

Date: April 8, 2012

File:

Proj. No.: SD-1121119

Drawn By:

Checked By:

Sheet Title:

Sheet No.:

1

This plan only revises the Highlands portion of the Black Berry Hills PUD consisting of tract 1, a portion of tract 2, and tract 11 of the Conceptual Master Development Plan for Black Berry Hills a planned unit development Dated September 16, 2006 as on file in City Hall, Oxford, MS.

Case 1634

Applicant: Christopher Kritzman
Chance Properties
5256 Peachtree Road
Atlanta, GA

Developer: Same

Request: Special Exception request to amend Blackberry Hills Planned Unit Development (PUD)

Location: 100 Grove Hill Drive (north of Molly Barr Road west of Cristman Drive)

Zoning History: The Blackberry Hills PUD was approved by Planning Commission on October 10, 2005 and by the Board of Aldermen on February 7, 2006

Planner's Comments: The original Blackberry Hills PUD was a 262 acreage project predominately residential in use with 28 acres of mixed use. The property owners were BMT Properties and Alumni Properties. Since approval of the original PUD, approximately 39 residential structures have been completed on property owned by Alumni Properties. The applicant, Chance Properties, has an option on the Alumni Properties portion of Blackberry Hills and is requesting not only to amend the Alumni portion of the PUD but to add an additional 20 acres on the north side of the original PUD.

Commercial uses in a planned unit development shall not constitute over 25 % of the land area and land area occupied by residents, business, public and other buildings and accessory structures shall not exceed 45 % of the total land area of such development. Further, planned unit developments shall provide at least 20 % of the parcel proposed for passive or active recreational purposes. Except for commercial, the development densities for the amended portion of the PUD are less than approved in the original PUD. The commercial uses in the original PUD constituted 10.7% of the total land area and the commercial uses in the amended PUD (not including the additional 20 acres to the north) will constitute 11 % of the total land area.

Findings and Conditions: If the Planning Commission finds granting the Special Exception would not adversely affect the public interest staff would recommend approval with the following conditions:

1. All improvements to Cristman Drive shall be completed as directed by the Director of Public Works and;

2. Permits for the project shall be issued within 18 months from the date of final approval or the Special Exception is voided and;
3. Commercial uses depicted on the presented conceptual site plan shall be limited to the uses permitted in the (NB) Neighborhood Business District and;
4. Turn lanes shall be constructed at all points of access to the project from Molly Barr Road and;
5. The \$10,000 voluntary contribution to the city shall be used for improvements to the pedestrian pathway and/or transit capital expenses associate with provision of service to the development.

Case 1636

Applicant: Chance Partners, LLC
Owner: Alumni Properties, LLC
Request: Site Plan Approval – ‘Grove Hill’- a 208-Unit Residential Rental Development
Location: 62 acre parcel of the 270 acre Blackberry Hills (PUD) Planned Unit Development
Zoning: (PUD) Planned Unit Development
Zoning History: Included in the 2007 Annexation

North: (PUD) Blackberry Hills PUD - Lafayette County
South: (RE) Residential Estate across Molly Barr Road
East: (NA) Lafayette County - Residential
West: (PUD) Planned Unit Development – Blackberry Hills PUD

Planner’s Comments: The subject property measures approximately 62 acres and is located on the North side of Molly Barr Road in the eastern section of the Blackberry Hills (PUD) Planned Unit Development. Christman Drive and occupied residential lots border the subject property to the east. Currently existing on the property is the ‘Grove Hill’ condominium development. Approved in 2005, only 39 of the originally 139 units have been constructed. A large portion of this development was previously cleared and remains relatively flat, vacant land. Approximately 18 acres of the subject property lying to the north is undisturbed and mature trees and understory vegetation remain. There is a natural water shed area that bisects a northern part of the property from east to west. Existing ingress and egress to the subject property is by way of Blackberry Hills Parkway off of Molly Barr Drive.

The applicants are requesting approval of a site plan that deviates from the initial 139-unit condominium complex in favor of a mixed use development. Proposed for the remaining acreage is a combination of mixed use of varying densities. Two additional points of ingress and egress are indicated in the proposed plan; the main entrance is on Molly Barr Road and the other on Christman Drive. A denser, mixed use core is proposed for the southern portion between the main entry and the existing entry from BlackBerry Hills Parkway. Within this center, five multi-story buildings, a club house with pool surround a large open green space. Other amenities include two additional swimming pools, a 1.5 acre dog park and an interconnected pathway system. Residential units total 208 with 737 beds. Commercial/retail space totals approximately 50,000 square feet. Of the 62 acres roughly 14 acres will be

impervious; 17 acres will be left undisturbed. As a public safety measure, the development will include a traffic calming device near the halfway point of a long stretch of roadway adjacent to one of the swimming pools. Also, 2% of the residential units will be ADA accessible. The City of Oxford is studying innovative and progressive techniques for capturing and retaining storm water on site as it seeks to develop a new ordinance. The applicants have determined that some of these practices fit well with their project concept and will be employing them in their development. Public Works is in agreement with the plan, but would like additional time to review the calculations. These innovative measures include bio-retention areas, depressed islands for storm water detention.

A Traffic Impact Study was conducted to determine whether road improvements were necessary due to the anticipated impact of the proposed development. The applicants will be installing all recommended improvements suggested in the study to maintain the current level of service.

The applicants have met with the site plan review committee on April 25 and May 2 and have made all necessary revisions for compliance.

Recommendation: Approve Site Plan for 'Grove Hill' a 60 acre, 208-unit mixed-use development with the following conditions:

1. Improvements to Christman Drive to be approved by the City Engineer
2. Stormwater calculation to be approved by City Engineer
3. Implementation of all recommendations from the traffic study