To: Mayor Patterson and the Board of Aldermen

From: Andrea Correll, City Planner

Date: October 16, 2014

Re: Second reading and public hearing of a newly created zoning district Section 145 (MD) Medical district as well as signage cross references found in Section 192.09 Special provisions 5 of the Land Development Code

The MD or Medical District is established to create an environment conducive to medical practices and operations containing concentrated medical facilities and related uses in a “campus” setting to better accommodate the needs of the medical profession, and those served by it. This district does include many unique signage requirements. However when hotels or other commercial establishments are included in the hospital campus, they must follow the appropriate signage regulation found in Article 5 of the Development Ordinance.

On August 20th, 2014, the Ordinance Review Committee made up of Alderman Antonow, Planning Commissioner Whittaker, the City Engineer Bart Robinson, City Attorney Paul Watkins, along with planning staff met and recommended unanimously the changes being proposed. Two members were on vacation and unable to attend the meeting.

The Planning Commission recommended approval of the proposed amendments referenced above at their regular September 8, 2014 meeting for your consideration.

Bill Henning met several times with planning staff to review and revise the proposed zoning district. Also Andy Reynolds from A2H attended the ordinance review committee to answer questions and represent the hospital.

Please find attached the Medical District text as well as the cross reference found in Article 5 Section 192.09 of the sign ordinance subsection 5.

If you have additional questions or need further clarification, please contact me at 232-2305.
Ordinance 2014-

ORDINANCE ADDING ARTICLE 2 SECTION 143. MD MEDICAL DISTRICT TO THE LAND DEVELOPMENT CODE, CODE OF ORDINANCES OF THE CITY OF OXFORD, MISSISSIPPI

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

SECTION I. That Article 2, Section 143 of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

ADD Sec. 143. - MD Medical District

143.01 PURPOSE: The MD or Medical District is established to create an environment conducive to medical practices and operations. The intent is for concentrations of medical facilities and related uses to be in “campus” settings to better accommodate the needs of the medical profession and those served by it. The district shall be provided to serve compatible and related activities such as hospitals, public health centers, nurse training facilitates, including community college programs, extended care and nursing care, mental health facilities, medical and other professional offices. No use permitted in this district shall be incompatible or detrimental to the intended character of such district or to the surrounding neighborhood.

143.02 Uses permitted. (Refer to Section 192 for signage requirements if not part of the Hospital Campus)

1. Hospitals, public health centers, nurse training facilitates, including community college programs, extended care and nursing care, mental health facilities, medical and other professional offices and similar professions at which no products, except those normally associated with the above offices, are sold retail, wholesale, or otherwise
2. Hotels
3. Restaurants (excluding drive-through)
4. Commercial condominiums, limited to uses mentioned in section 143.02(1), above.
5. Public park and/or playground.
6. Accessory use, as defined in section 117
7. Nursing homes, assisted living/residential care facilities, residential homes for the aged and adult day care centers.
8. Fitness centers
9. Retail and service businesses directly related to the professional offices permitted, including, but not limited to, pharmacies, medical services, technical schools, office supply, gift shops, florists, beauty and barber shops, coffee shops, and other similar uses. (Refer to Section 192 for signage requirements)
143.03 Uses permitted by special exception. (Refer to Section 192 for signage requirements)

1. Church and/or church facilities, minimum lot size of one acre.

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

143.04 Area and setback regulations

9. Lot width: None required.

10. Lot area: None required

11. Lot coverage: The building area shall not cover over 90 percent of the lot area.

12. Green space: The minimum required landscaped, green space shall be 10 percent of the lot area.

13. Height regulations: No building shall exceed 40 feet in height except hotels which shall not exceed 65 feet and hospitals which shall not exceed 80 feet in height.

14. Driveways: No driveway or automobile access laid out in the District shall be greater in width than 20 feet, and no property shall be provided with more than two street accesses excluding the new hospital and the existing/former hospital.

143.05. Hospital Campus Signage

This subsection will apply only to signage in the Medical Zoning District.

1. Signage will be approved based on the comprehensive signage plan submitted. From time to time the when new development occurs in the district or changes are needed the comprehensive signage plan will be amended and submitted to City staff for review and approval. All signs must be internally illuminated if applicable.
   a. Ground mounted identification signs on the road entrances to the hospital are permitted on land zoned Medical District. An encroachment agreement from the City must be obtained from the City Engineer prior to approval of the Building Official. One face of the sign shall not exceed twenty-five (25) square feet and in no case shall the total sign area exceed fifty (50) square feet.
   b. Other allowable signage in the Medical District with internal illumination if needed includes:
      1. On site ground signage
      2. Directional signage
      3. Wall mounted signage
      4. Canopy mounted signage
      5. Temporary Signage

143.06. Parking and off-street loading areas shall be provided as specified in Article 7, Sections 200—209.

143.07. Landscaping: Where this district abuts a single family residential district the landscape requirements shall be met (Chapter 34 Article II Section 34-23). For required landscape standards refer to the Code of Ordinances Chapter 34.
SECTION II. That Article 5, Section 192.09 Special Provision 5. of the Land Development Code, Code of Ordinances, Oxford, Mississippi, is hereby amended to read as follows:

Article 5. Sign Regulations
192.09 Special provisions.

5. Medical district signage as allowed in Section 143.03.

SECTION III. REPEALING CLAUSE

All ordinances or parts of ordinances in conflict herein shall be, and the same are hereby repealed.

SECTION IV. EFFECTIVE DATE

All ordinances shall take effect and be in force as provided by law.

The above ordinance having being first reduced to writing and read and considered section by section at a public meeting or the governing authorities of the City of Oxford Mississippi on motion of Alderman ____________, seconded by Alderman ____________, and the roll being called, the same by the following votes:

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.

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GEORGE G. PATTERSON, MAYOR

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LISA D. CARWYLE, CITY CLERK