Case 1795

Applicant: North Lamar Commons LLC
265 North Lamar
Suite D
Oxford, MS 30655.

Developer: David Daniels

Owner: North Lamar Commons LLC

Request: Special Exception to permit residential in a NB District

Location: 720 North Lamar

Zoning: The subject property is zoned Neighborhood Business (NB)

Zoning History: The zoning of the subject property was established in 2004.

Surrounding Zoning:
- North: Commercial in a NB District
- South: Commercial in a NB District
- East: Residential in a NB and R-1A District
- West: Commercial in a SC District

Planner's Comments: The subject property is approximately .69 acres and is located on the east side of the North Lamar commercial corridor across from Mid Town Shopping Center. Currently there are three structures on the site - a one story office building, a one story accessory building used as a lab, and an abandoned two story metal structure. The applicant is requesting a Special Exception to replace the metal structure with a two story 2 unit 4 bedroom residential structure. Adequate parking will be available on site for the new residential use.

The project was reviewed and approved by the Site Plan Review Committee on February 19, 2014.

Recommendation: Staff finds that the request for a special exception to permit residential uses within a Neighborhood Business district is not contrary to the public welfare and recommends approval of the request with the following conditions:

1. The special exception is granted for the attached site plan; and

2. if a building permit is not issued within 18 months, the special exception expires.
APPLICATION FOR SPECIAL EXCEPTION

Applicant's Name  Mr. David Daniels

Mailing Address  265 North Lamar, Suite D, Oxford, MS 38655

Address of Property in Question  720 North Lamar

Telephone Number(s)  Day (662) 232-8887  (Night)  

Interest in Property  Owner  Leaseholder  Option to Purchase  Other

Application for Special Exception is being made under Section  of Zoning Ordinance

Property is zoned  N-B

Describe in detail the proposed Special Exception being sought  

residential apartments in a neighborhood business zone

Explain how the proposed Special Exception would be in harmony with the character of the neighborhood and not detrimental to other property or persons in the neighborhood replacing an old and unsightly existing building with a new one

Attach a map or sketch of what you propose including applicable measurements along with a $100.00 filing fee made payable to the City of Oxford.

Signature of Owner or Authorized Agent

Date Filed  1-4-2013

Filing Fee $100.00

Date of Public Hearing

Decision of Board of Adjustment

Effective Date

Zoning Administrator  

Date
Planning Commission
City of Oxford
107 Courthouse Square
Oxford, MS 38655

re: 720 North Lamar

Dear Commission Members,

Mr. David Daniels is requesting to remove an existing, unsightly and unsafe building and replace it with a new building which meets the current building code.

The property is zoned neighborhood business (NB) which according to the City's land Development Code, "is intended to permit a mixture of small-scale neighborhood commercial and residential uses." Our request is to construct a two-unit apartment building on the same location as the existing building. The new building is shorter than the existing building. The rear yard neighbor is also residential use.

The existing building is 5 feet from the rear property line and we are requesting to place the new building on the same location and therefore, a variance of 5 feet is requested.

The remainder of the existing site is small scale commercial use and will remain unaffected.

We appreciate your time and consideration.

Sincerely,

Corey Aimo Alger, Architect, AIA
NEW FLOOR PLAN

LINE OF EXISTING BUILDING

NEW GREEN SPACE

LINE OF EXISTING PAVING

NEW PAD FOR TRANSFORMER

NEW GREEN SPACE

LINE OF EXISTING PAVING

UP

BEDROOM 11'-6" X 12'-0"

BEDROOM 11'-6" X 12'-0"

ADDED PARKING SPACE