

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.

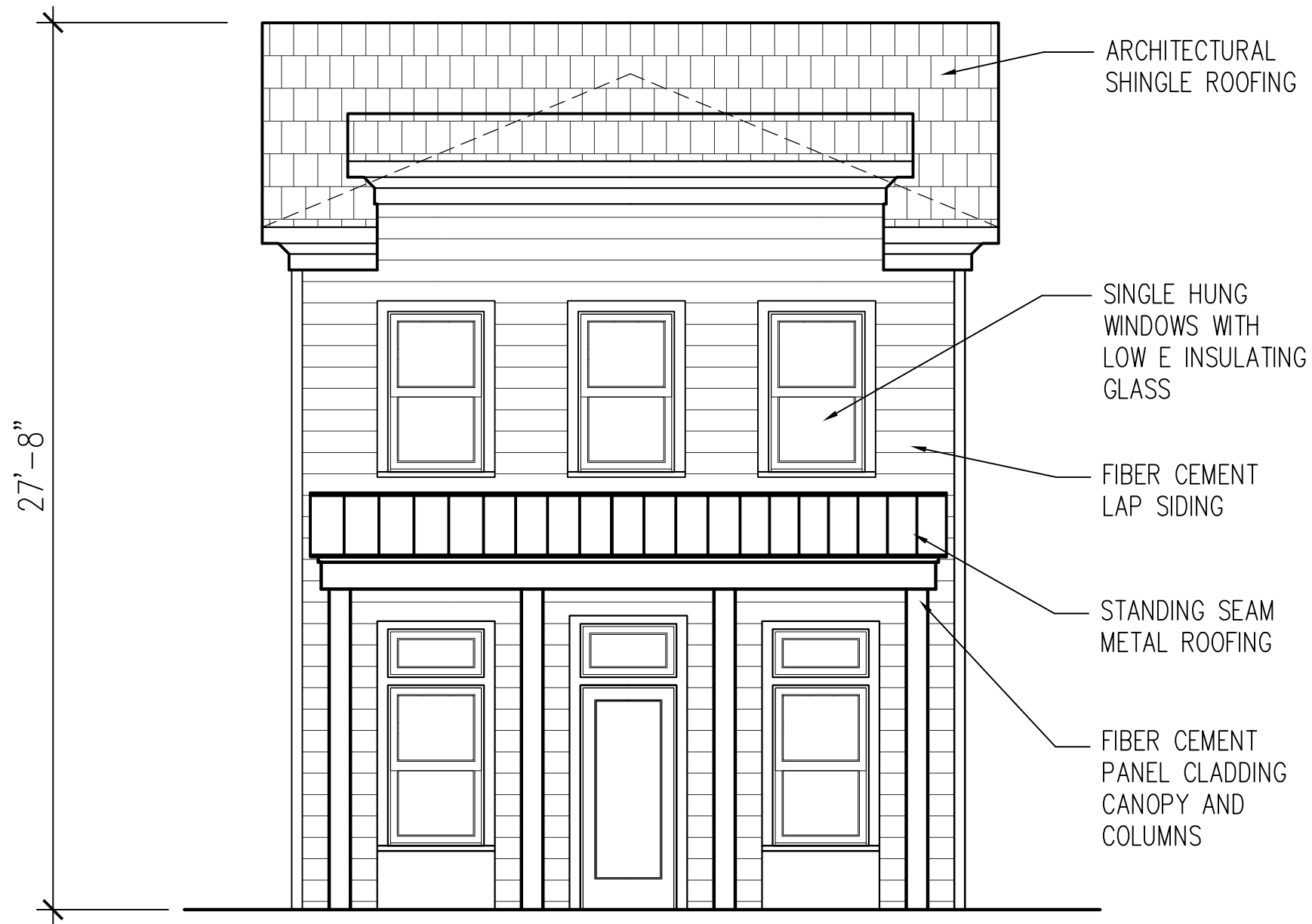
Recommendation: Approve Site Plan for 'Grove Hill' a 60 acre, 208-unit mixed-use development with the following conditions:

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



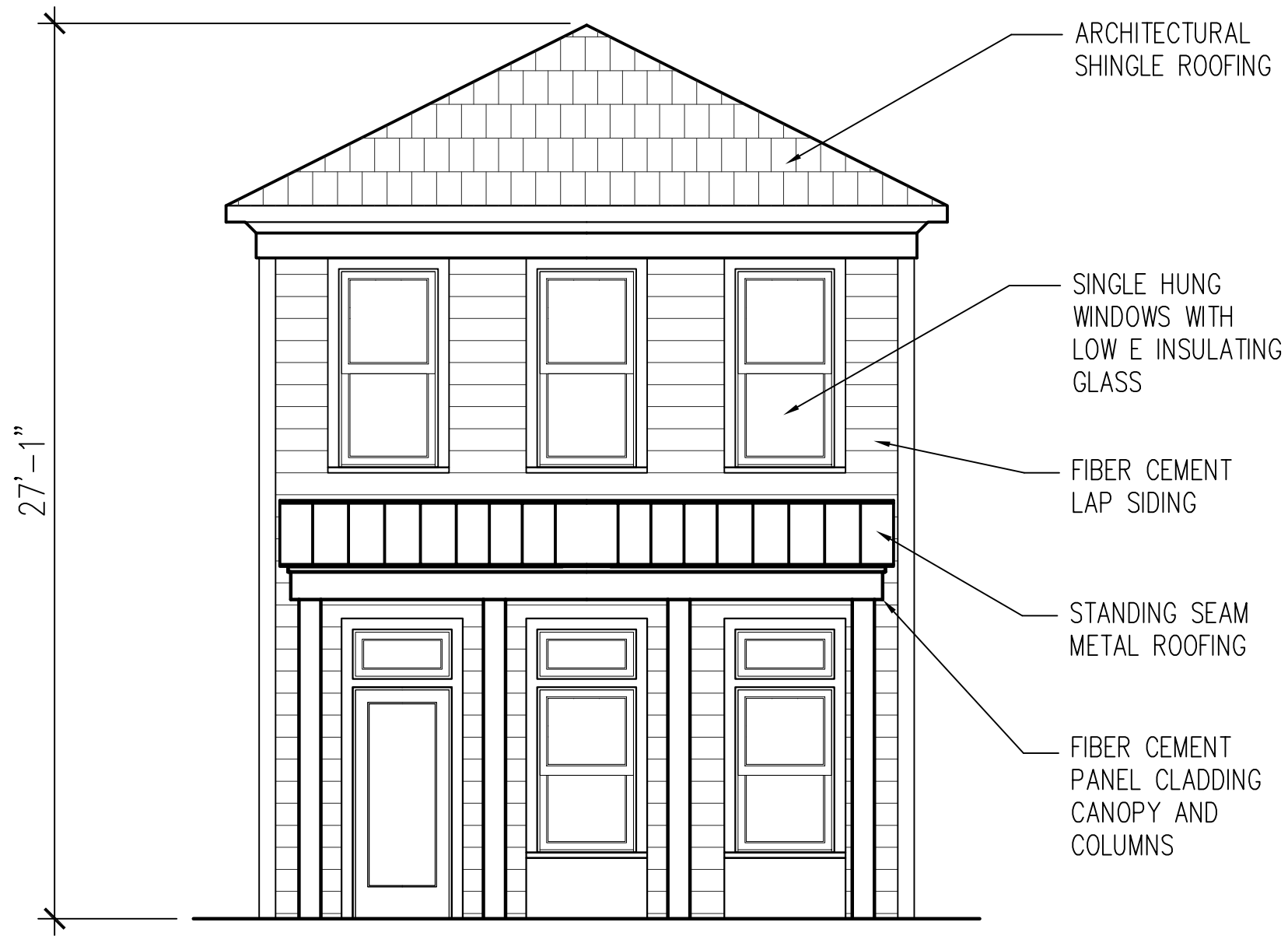
CLUB HOUSE. COFFEE SHOP. LEASING
5.8.2012

GROVE HILL
OXFORD MISSISSIPPI



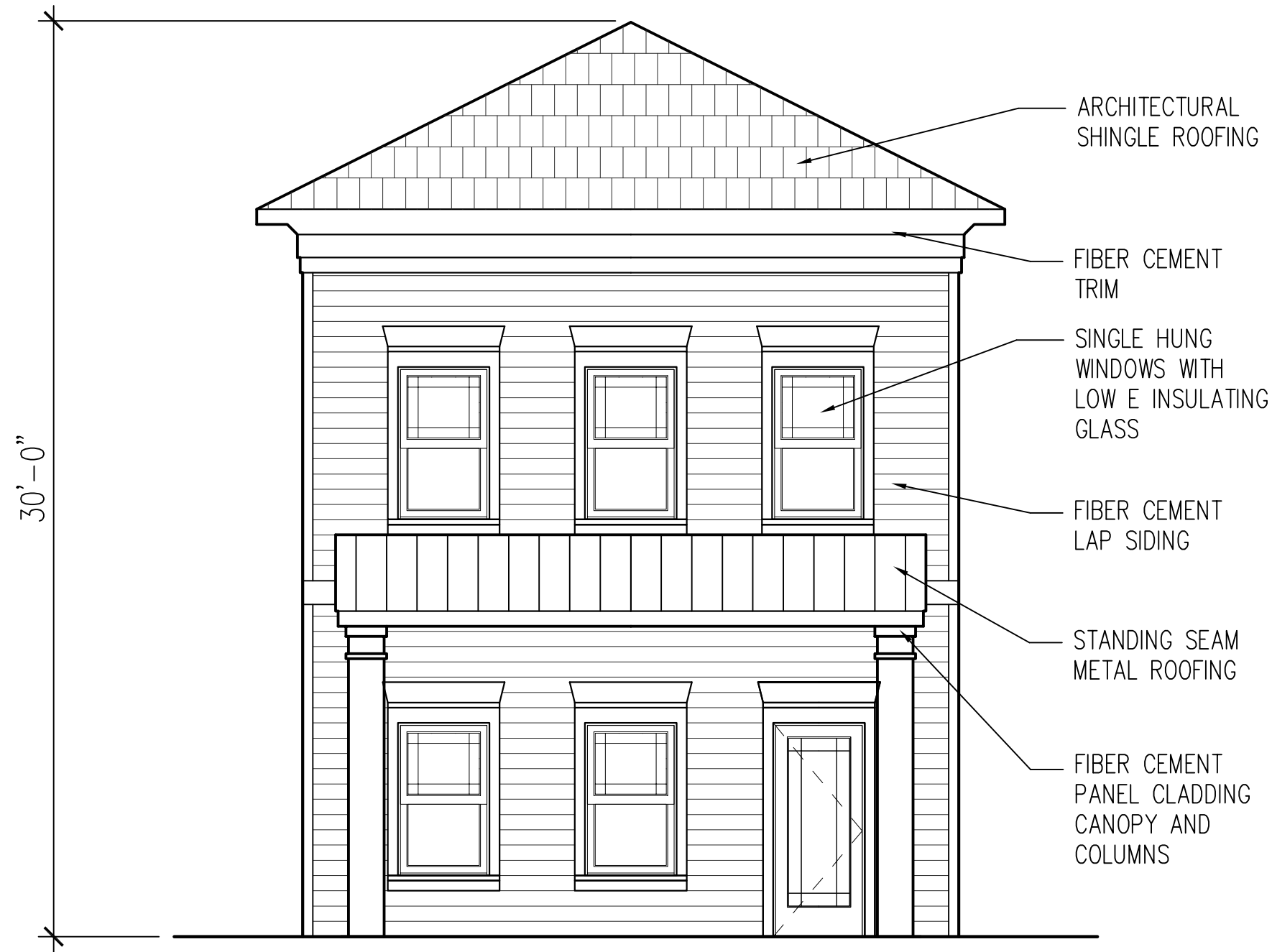
2 BED COTTAGE - STREET ELEVATION

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3 BED COTTAGE - STREET ELEVATION

**GROVE HILL
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4 BED COTTAGE - STREET ELEVATION

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5 BED COTTAGE - STREET ELEVATION

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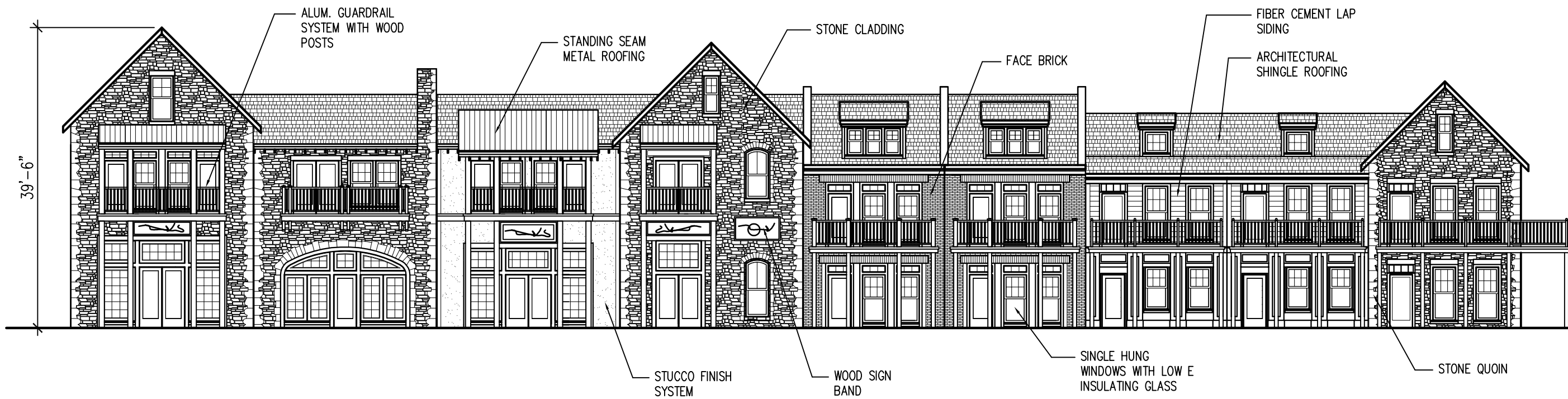


BUILDING T1A - STREET ELEVATION

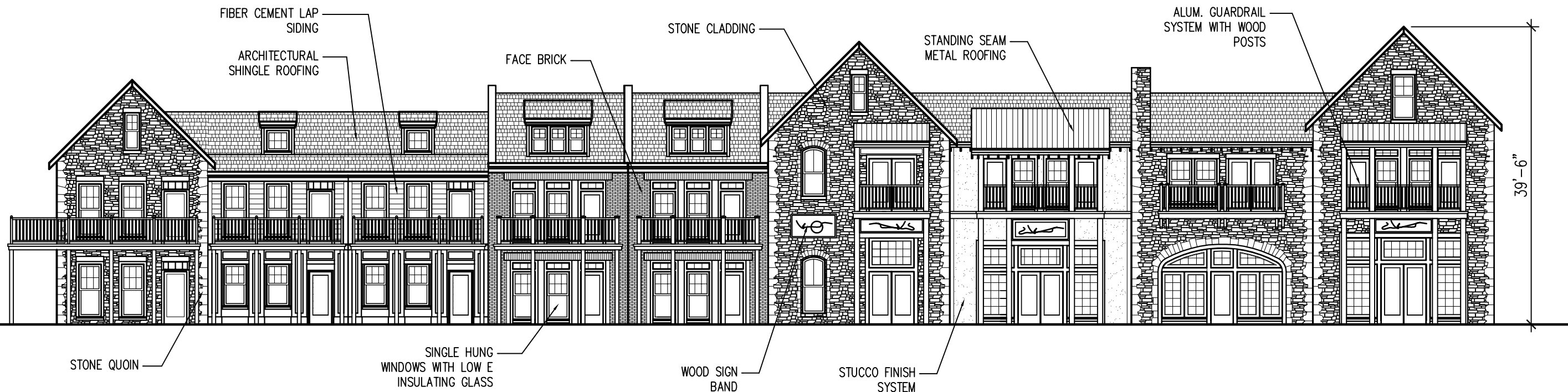


BUILDING T1B - STREET ELEVATION

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BUILDING T2 - STREET ELEVATION



BUILDING T3 - STREET ELEVATION

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BUILDING T4 - STREET ELEVATION

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