

Case 1711

Applicant: Hyneman Properties
Owner: same
Request: Site Plan Approval for 'The Vineyards' – commercial development
Location: 112 CR 303 and fronting Old Taylor Road
Zoning: (PUD) Planned Unit Development

Past Zoning History: Part of the 2007 Annexation
6/2012 – Case #1627 – Special Exception to permit 'Vineyards' a (PUD) Planned Unit Development
5/2012 – Final approval of the (PUD) by the Mayor and Board of Alderman
3/2013 – Case #1699 – Site plan approval for 'Falkner Flats'- residential development

Surrounding Zoning and Uses:

North: (CE) Country Estate – vacant land
South: Lafayette County – vacant land
East: (RC) Multi-Unit Residential – 'The Mark' Condominiums
West: Lafayette County – 'Rail to Trails' bike path with vacant acreage beyond

Planner's Comments: The subject property, measuring approximately 7.2 acres is located on the west side of Old Taylor Road across from the Mark condominiums. Approved as a planned unit development (PUD) in 2012, the residential portion was approved in March of this year.

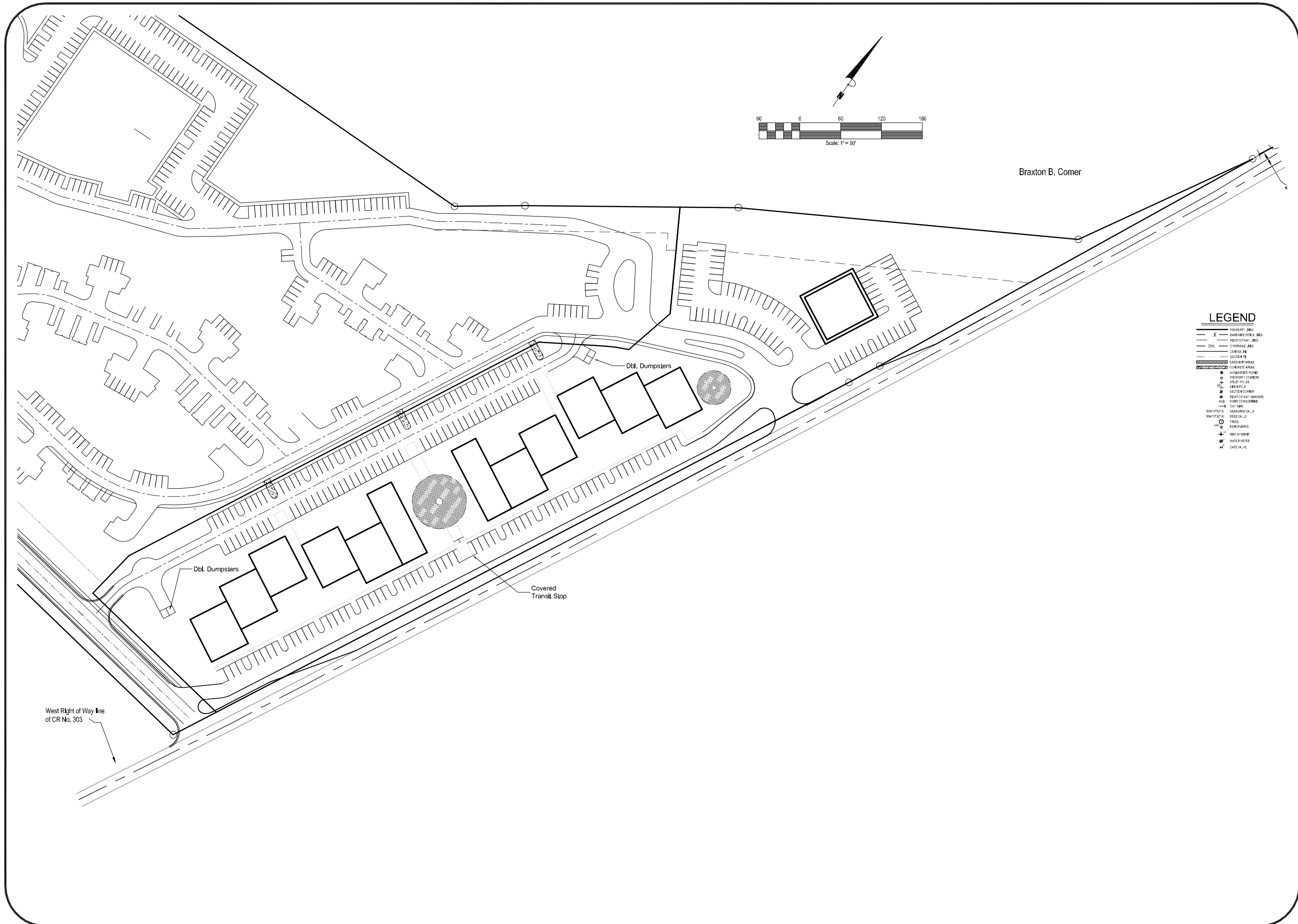
The applicant is proposing to construct thirteen (13) individual retail/commercial structures with some buildings sharing a common wall for a total of 56,710 S.F. floor space. There are also common outdoor spaces and a transit stop planned for the proposed development.

The site plan review committee met with the applicant on April 17th and April 24th. All necessary revisions have been made to meet city regulations.

Recommendation: Approve site plan for the 'Vineyards' - commercial development

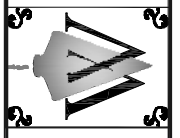
Lafayette County, Mississippi





- LEGEND**
- PROPERTY LINE
 - X BARRIABLE FENCE LINE
 - - - - - WEST OF WAY LINE
 - - - - - OVERHEAD LINE
 - - - - - CENTER LINE
 - - - - - SECTION LINE
 - ▨ TRAPEZOIDAL AREAS
 - ▨ CONCRETE AREAS
 - MONUMENT FOUND
 - PROPERTY CORNER
 - UTILITY POLES
 - SERVICE
 - ✕ SECT ENCORNER
 - ▣ BENT OF PLAY LINES
 - PCB POINT OF BEGINNING
 - CUP WIRE
 - W10727A MEASURED CALL
 - W10727B TREE CALL
 - TREE
 - BENCH MARK
 - 100' MARK
 - WATER METER
 - DATE VALUE

WILLIAMS ENGINEERING CONSULTANTS, INC.
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P.O. BOX 1197 OXFORD, MISSISSIPPI 38655
662.233.3675



Site Layout For:
**Pointe South Land Trust - Commercial Area of
The Vineyards P.U.D.**
A fraction of the East Half of Section 31, T 8 S, R 3 W,
City of Oxford, Lafayette County, Mississippi

REVISION	DATE

Scale: 1" = 60'
Date: April 16, 2013
Files: SD-12220\bridge\Project - 07R\Design.dwg
Proj. No.: SD-122200
Drawn By: EDJ
Checked By: JWW

Sheet Title:
**Property
Layout**

Sheet No.:
2

