

ORDINANCE NO. 2013-

**AN ORDINANCE APPROVING AN AMENDMENT TO THE OXFORD COMMONS
PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR CERTAIN PROPERTY
LOCATED WEST OF HIGHWAY 7 NORTH**

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

WHEREAS, the Oxford Board of Aldermen approved the Oxford Commons Planned Unit Development (PUD) overlay district with conditions in March 2005; and

WHEREAS, the Oxford Board of Aldermen approved the an amendment to the Oxford Commons Planned Unit Development (PUD) overlay district with conditions in October 2010; and

WHEREAS, on May 13, 2013, the City of Oxford Planning Commission in accordance with public notice, held a public hearing to consider an additional amendment to the Oxford Commons PUD; and

WHEREAS, after hearing statements of the Petitioner, and considering the Petition's request and information presented by the city planner, including objections thereto, if any, the Planning Commission found that that the applicant had documented a need for the requested amendment and a change in the conditions under which the original PUD was established which justifies consideration of an amendment to the original PUD and that the amendment complies with the intent and development standards of the planned unit development (PUD) overlay district outlined in the Land Development Code. Therefore, the Planning Commission recommended approval of the amendment with the following conditions:

DELETE 1. Tract B2 will be marketed individually as Cottage Residential Units and have a maximum of 108 units.

1. The frontage access road along Hwy 7 which will connect with Hwy 30 frontage road will be built concurrently and or bonded in phases as Tract A is incrementally developed. **(DELETE and approved for site plan/subdivision plat. No construction will begin on Phase II North until this road is completed.)**

NEW: 2. Until the frontage access road along Hwy 7 is connected with Highway 30, Certificates of Occupancy shall be issued for not more than 20 residential units.

NEW: 3. The total number of occupied residential units for the overall development (560 acres+/-) shall not exceed 893 units until a third access route (1st being Sisk Ave., 2nd being the frontage access road along Hwy 7 connecting to Hwy 30) is constructed to either Hwy 30 or University Avenue. The alignment and configuration of said third access route shall be mutually agreeable to the City of Oxford, Oxford Commons Developers and other affected parties.

DELETE 3. A southern access road to University Avenue at any of the southern access points shown on the PUD proposal shall be built or bonded before any construction begins in Phase II South.

4. Number of occupants per dwelling unit will be regulated per the definition Section 117.66 Family: as described in Oxford's Development Code, this definition states that no more than three unrelated persons may reside in a dwelling unit, related persons are not regulated.

5. Tract A residential units will be marketed for individual ownership with a maximum of 64 units.

6. Track M shall have a maximum of 185 residential units and comply with the Neighborhood Business District (NB) development standards of the Land Development Code

7. The Oxford Common Design Guidelines shall be made part of the record and used as a guide for development. The purpose of the Guidelines are to provide each owner with a general outline of the Architectural Design Guidelines, Landscape Design Guidelines, Civil Design Guidelines, Site Lighting Standards, Signage Guidelines and Approval and Construction Process at Oxford Commons.

NEW: 8. Open Space Standards. The owner of the planned unit development shall dedicate or offer an option to the city to purchase open space areas or sites of a character, extent, and location suitable to the needs created by such development for parks and other neighborhood purposes based on the following standards:

| | <u>Population</u> | <u>Size of Parcel</u> | <u>Area Served</u> |
|-------------------|-------------------|-----------------------|--------------------|
| Mini Park | 1-1,000 | 1 acre or less | less than ¼ radius |
| Neighborhood Park | 1,001 – 5,000 | 5 + acres | ¼ to ½ mile radius |

WHEREAS, at the regular May 21, 2013 meeting of the Mayor and Board of Aldermen, the recommendations of the City of Oxford Planning Commission to amend with conditions the Oxford Commons PUD together with supporting documents was introduced; and a public hearing and second reading of the proposed amendment was held at the regular June 4, 2013 meeting of the Mayor and Board of Aldermen; and

WHEREAS, the third reading of the proposed amendment was held at the regular June 18, 2013, meeting of the Mayor and Board of Aldermen.

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

Section 1. That the Oxford Commons PUD is hereby amended as depicted on the attached maps and with the following conditions:

~~DELETE 1. Tract B2 will be marketed individually as Cottage Residential Units and have a maximum of 108 units.~~

1. The frontage access road along Hwy 7 which will connect with Hwy 30 frontage road will be built concurrently and or bonded in phases as Tract A is incrementally developed. ~~(DELETE and approved for site plan/subdivision plat. No construction will begin on Phase II North until this road is completed.)~~

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| | <u>Population</u> | <u>Size of Parcel</u> | <u>Area Served</u> |
|-------------------|-------------------|-----------------------|--------------------|
| Mini Park | 1-1,000 | 1 acre or less | less than ¼ radius |
| Neighborhood Park | 1,001 – 5,000 | 5 + acres | ¼ to ½ mile radius |

Section 2. That all ordinances, or parts of ordinances in conflict herewith, shall be, and the same are hereby repealed.

Section 3. That this ordinance shall take effect and be in force from and after the time required by Mississippi Code of 1972, as amended.

The above Ordinance having been first reduced to writing and considered at a public meeting of the governing authorities of the City of Oxford, Mississippi, on motion of Alderman seconded by Alderman _____ and the roll being called, the same was adopted by the following vote:

| | |
|-------------------|-------|
| Alderman Williams | voted |
| Alderman Oliver | voted |
| Alderman Antonow | voted |
| Alderman Howell | voted |
| Alderman Taylor | voted |
| Alderman Mayo | voted |
| Alderman Morgan | voted |

APPROVED, this day the _____ of _____, 2013

 GEORGE G. PATTERSON, MAYOR

 LISA D. CARWYLE, CITY CLERK

Lafayette County, Mississippi



Plan Data

| Tract | Tract Area | Residential Units | General Business/ Mixed Use |
|--------------|----------------------|--------------------------|-----------------------------|
| Tract A* | +/- 63.9 Ac. | +/- 64 Units* | +/- 775,000 s.f.* |
| Tract B1 | +/- 16.7 Ac. | | +/- 180,000 s.f. |
| Tract B2 | +/- 10.8 Ac. | +/- 108 Units | |
| Tract C | +/- 23.3 Ac. | | +/- 249,000 s.f. |
| Tract D | +/- 20.2 Ac. | Residential / School | |
| Tract E/F | +/- 60.0 Ac. | | +/- 650,000 s.f. |
| Tract G | +/- 17.1 Ac. | +/- 100 Units | |
| Tract H | +/- 12.8 Ac. | +/- 128 Units | |
| Tract I | +/- 9.0 Ac. | +/- 106 Units | |
| Tract J | +/- 7.0 Ac. | | +/- 81,000 s.f. |
| Tract L | +/-21.0 Ac. | +/- 210 Units | |
| Tract M | +/- 13.9 Ac. | +/- 185 Units* | +/- 65,000 s.f.* |
| Tract N | +/- 19.7 Ac. | +/- 145 Units | |
| Tract O | +/- 75.0 Ac. | Residential / School** | |
| Tract P | +/- 42.8 Ac. | +/- 170 Units | |
| Tract Q | +/- 34.7 Ac. | +/- 295 Units | |
| Tract R | +/- 54.5 Ac. | +/- 55 Units | |
| Lakes | +/- 10.9 Ac. | | |
| ROW/Misc. | +/- 46.7 Ac. | | |
| Total | +/- 560.0 Ac. | +/- 1566 Units*** | +/- 2,000,000 s.f. |

- Notes:**
1. Land Area Occupied by Residential, Business, Public and Other. Buildings and Accessory Structures Shall Not Exceed 45% of the Total Land Area.
 2. Oxford Commons Planned Unit Development Shall Provide at Least 20% of Total Land Area for Passive or Active Recreational Purposes.
 3. Business Uses Not to Exceed 25% of Total Land Area.
 4. At the Submittal of the Recorded Plan the Developer Shall Establish a Set of Covenants Running with the Land Providing for an Automatic Membership in the Homes Association.

LEGEND

- RESIDENTIAL
- MIXED USE
- GENERAL BUSINESS
- OXFORD CONFERENCE CENTER
- SCHOOL SITE (PROPOSED)
- WATER FEATURE
- BICYCLE PATH
- VEHICULAR CIRCULATION
- POTENTIAL ACCESS POINT
- BRIDGE

* Residential Units and General Business SF Totals which occur within Mixed Use Areas.
 ** To Be K-12 Public or Private School, College, University or Other Academic Institution of Higher Learning.
 *** If Tract O is Developed as Residential this Number will Increase by 650 Units.



Mixed Use Square Streetscape



Oxford's active historic square
Photo from: ConventionSouth, July 2003



Offices on a square



Waterfront estate residential



Bungalow residential



Cottage residential



Attached waterfront residential



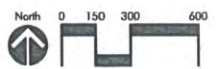
Estate residential



The Courthouse Inn



Scenic Bridge



Oxford Commons
 Planned Unit Development
 Kenlan Development, LLC • Memphis, TN
 01.03166.07 • February 15, 2005
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REVISED PUD PLAT



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 Internet www.lrk.com
 Celebration Rosemary Beach
 Memphis Nashville Princeton
 Architecture Planning Interiors Research

Plan Data

| Tract | Tract Area | Residential Units | General Business Mixed Use |
|--------------|----------------------|---------------------------|----------------------------|
| Tract A* | +/- 63.9 Ac. | +/- 64 Units* | +/- 775,000 s.f.* |
| Tract B1 | +/- 16.7 Ac. | | +/- 180,000 s.f. |
| Tract B2 | +/- 6.8 Ac. | +/- 68 Units | |
| Tract C | +/- 23.3 Ac. | | +/- 249,000 s.f. |
| Tract D | +/- 20.2 Ac. | | School |
| Tract E | +/- 60.0 Ac. | +/- 360 Units | |
| Tract G | +/- 17.1 Ac. | +/- 100 Units | |
| Tract H | +/- 12.8 Ac. | +/- 128 Units | |
| Tract I | +/- 9.0 Ac. | +/- 106 Units | |
| Tract J | +/- 7.0 Ac. | | +/- 81,000 s.f. |
| Tract L | +/- 13.0 Ac. | +/- 130 Units | |
| Tract M | +/- 13.9 Ac. | +/- 185 Units* | +/- 65,000 s.f.* |
| Tract N | +/- 19.7 Ac. | +/- 145 Units | |
| Tract O | +/- 75.0 Ac. | | School |
| Tract P | +/- 42.8 Ac. | +/- 170 Units | |
| Tract Q | +/- 34.7 Ac. | +/- 295 Units | |
| Tract R | +/- 54.5 Ac. | +/- 55 Units | |
| Tract S | +/- 12.0 Ac. | | Residential / Church** |
| Lakes | +/- 10.9 Ac. | | |
| ROW/Misc. | +/- 46.7 Ac. | | |
| Total | +/- 560.0 Ac. | +/- 1,806 Units*** | +/- 1,350,000 s.f. |

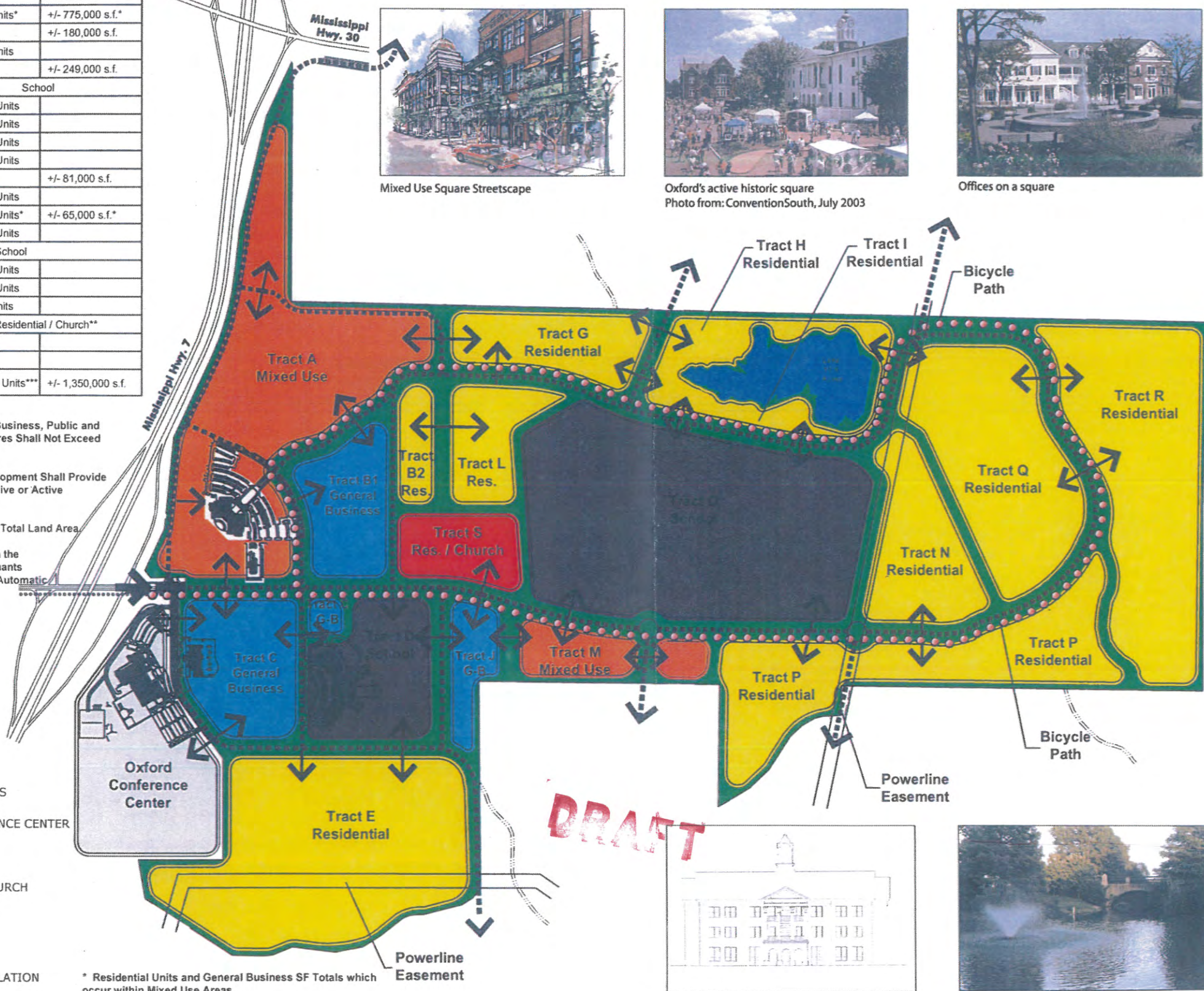
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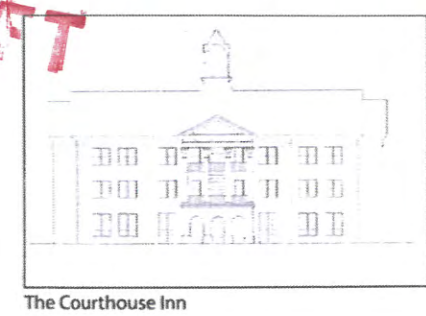
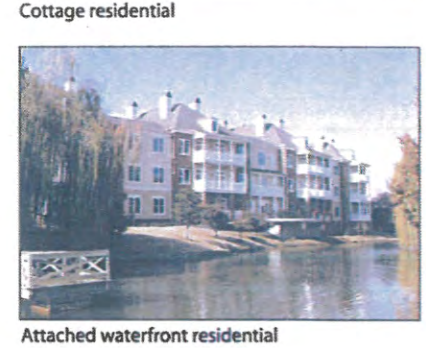
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- RESIDENTIAL / CHURCH
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- VEHICULAR CIRCULATION
- POTENTIAL ACCESS POINT

* Residential Units and General Business SF Totals which occur within Mixed Use Areas.
 ** Tract S may be developed as Residential Use with 120 Units maximum or a Church.
 *** Total Units based on current plan.



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REVISED PUD PLAT (MAY 2013)



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