



# CALLICUTT FARMS (ADDITION)

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*Oxford, Mississippi*

PROPERTY RE-ZONING

PREPARED FOR  
Mr. Andy Callicutt  
Oxford, Mississippi

## OWNER

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Mr. Andy Callicutt  
Oxford, Mississippi

## PLANNER - LANDSCAPE ARCHITECT

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## ENGINEER

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**DISCLAIMER:** Photographs, architectural styles, and character imaging included in this booklet are solely to convey form and cohesiveness of a development within the Callicutt Farms community and are not intended to be a final design product. All site design, architecture, engineering, graphics, and images are subject to final design.

September 12, 2014

Mrs. Andrea C. Correll, AICP  
City Planner  
City of Oxford  
107 Courthouse Square  
Oxford, Mississippi 38655

**RE: CALLICUTT FARMS COMMUNITY (ADDITION)  
REZONING OF ADDITIONAL 21.14 ACRES (+/-)**

Dear Mrs. Correll,

We are pleased, on behalf of the owners to submit this rezoning application for the **Callicutt Farms Community**. The owners are very excited about this proposed addition to the previously approved community and zoning, and they recognize the importance of its location to the future growth and prominence of Lafayette County, and the City of Oxford. We feel strongly that because of the location of Callicutt Farms, creativity in sustainable design, enhanced character, superior architectural vision, and a commitment to the conservation of natural resources will make it a model of superior development practices raising the bar for future development within the City of Oxford.

This application is being made to rezone an additional 21.14 acres of property currently zoned Agriculture that has been acquired by the Callicutt Farms Developer and will be an important part of the overall development and future stability of the overall area. The northern most part of Callicutt Farms is located approximately 800 feet south of the new Baptist Hospital Campus, contains approximately 166.74 acres, and has 1,425 linear feet  $\pm$  of frontage on South Lamar Blvd. In August 2014, 76.63 acres  $\pm$  within the current City of Oxford limits was rezoned, and approximately 90.11 acres  $\pm$  that was just annexed into the City of Oxford was zoned to allow a mix of residential, commercial, retail, and office uses.

This additional 21.14 acres will bring the total acreage of Callicutt Farms to 187.88 acres  $\pm$ . The 21.14 acre site has a mixture of wooded areas, both hardwoods and evergreens, and the southern boundary line is an existing drainage way. The property has approximately 565 linear feet  $\pm$  of frontage on South Lamar Blvd as a continuation of the existing Callicutt Farms frontage.

Callicutt Farms is being planned as a Mixed-Use Community and the rezoning of this 21.14 acre site will continue with that as the guiding principle. A 3.18 acre area will be designated as a Conservation Area and will remain as Agriculture Zoning. No development will be allowed so all the existing vegetation can be preserved. On the remaining 18 acres, residential products are planned with surrounding office and limited commercial use to support the development and the residents living along South Lamar Blvd. This rezoning is consistent with the recently adopted Land Use Plan, which designates this area as mixed-use. Once fully developed, the Callicutt Farms Community will offer a variety of residential living opportunities, whether for a young professional, a young family, or a senior citizen searching for a low-maintenance lifestyle.

Overall, the Callicutt Farms Community addresses the needs of the residential markets and the area services while being sensitive to the site and the adjacent properties. The community is the definition of a true mixed-use community. We believe the Callicutt Farms Community offers the City of Oxford a unique opportunity to be proactive regarding the development of this area of the City, and to set a tone of high quality for future developments. This development plan will be an important document for creating an extraordinary community; a community in which the City of Oxford and the Owners will be proud to be a part of. The Owners commitment to the plan is sincere in pledging to make the Callicutt Farms Community an integral part of the growth and prominence of the City. The Staffs favorable response to this development application will be very much appreciated. If we can be of any assistance, or can answer any questions, please do not hesitate to call.

Sincerely,



Robert Dalhoff  
Principal

DALHOFF THOMAS design studio

## **GUIDING PRINCIPLES**

Callicutt Farms is designed to implement many traditional neighborhood development standards. Throughout the planning process, several design principles were focused on in an attempt to give Callicutt Farms a unique “sense of place,” where the community as a whole is greater than the sum of its parts.

The *FIRST DESIGN PRINCIPLE* used in the initial planning stages of Callicutt Farms is the determination of a hierarchy of land uses. When determining the best use of landmasses, an understanding of product types and how they interrelate is essential to a development’s success. Other factors in determining the hierarchy of land uses include existing site conditions such as the topography, vegetation, and other existing elements that might constrain how the site is used. Open spaces and areas of community activity should be planned and not be the product of finding ways to use small chopped up pieces of the leftover land. A hierarchy of land uses addresses the location of retail, office, community and civic elements, as well as residential areas using design elements to create a seamless interconnection from use to use.

A *SECOND DESIGN PRINCIPLE* focuses on the residential products available to the community. Lot sizes and architectural character are key components of the final residential product. Callicutt Farms provides a large variety of housing types to cover a full range of



residential markets. This variety offers a unique living experience for the young family just getting started, to the growing family looking for a larger home, to the senior citizen looking for a low maintenance lifestyle. Individuals at many different stages in their lives are able to find the perfect home at Callicutt Farms. Higher-density housing types available include small detached row-house style homes, attached townhomes, condos, apartments, and lofts over retail or office uses. Other housing types include typical detached homes on a variety of lot sizes. Senior housing is also available in areas throughout Callicutt Farms to provide a low-maintenance lifestyle for senior who are independent. Attention was paid to the placement of these housing types including focusing higher density products around green spaces and activity areas as well as in areas with relatively flat existing topography; therefore reserving large lots and estate lots for areas with greater slopes to prevent mass grading.

A *THIRD DESIGN PRINCIPLE* considers the design of pedestrian and vehicular circulation patterns. While attention is paid to vehicular traffic and the hierarchy of road system needed to move that traffic, an equal emphasis is placed upon pedestrian traffic and the pathway system needed for the pedestrian to move freely within the Callicutt Farms Community. Callicutt Farms’ streets are lined with sidewalks providing connections for both modes of traffic between neighborhoods, retail and office villages, and open spaces. Due to the sites topography, streets meander with the properties



natural features to create visual site lines and interest while providing more green space and preserving mature existing trees. Narrow roadway corridors pull architectural elements and focal points closer to the streets creating a safer, more inviting environment for pedestrians and vehicles alike. Integrating Callicutt Farms’ circulation plan into the City of Oxford’s Major Road Plan, which shows plans for improvements of existing roads and plans for future roads, insures that the community’s vehicular traffic patterns function efficiently.

All of these design principles come together to create the community of Callicutt Farms, a place where you know not only your neighbor, but also your neighborhood.

## **DEFINING ELEMENTS**

Traditionally-planned communities, such as Callicutt Farms, strive to distinguish themselves from other communities by using a creative approach to design unique defining elements. These elements make a statement as to the nature of the development. In this way Callicutt Farms will set itself apart from other developments in the surrounding area.

- From the initial planning stages of Callicutt Farms, creating a walkable community was considered a primary element in its long term success. One of the main objectives in creating a successful walkable community is the proximity between major destination points within the community.



At Callicutt Farms, this objective is achieved by healthy mixing of residential, retail/office, and recreational uses. Sidewalk lined streets provide pedestrian circulation from one’s home to the local corner store or café. Residential loft homes over shops provide convenient access to retail areas, and sidewalk and greenway access provide residents the opportunity to walk or bike instead of taking a car. Residential homes, many with front porches, are placed closer to the street providing a more inviting pedestrian-friendly streetscape.

- Callicutt Farms boasts a premium location along two major thoroughfares; South Lamar Boulevard and the proposed east/west



connector road travelling through the site to Old Taylor Road. The outskirts of a traditionally-planned community are planned with mixed-use retail, business and office uses to supply the larger needs for a household, as well as support the job and economic base of Callicutt Farms, other surrounding developments, and the City of Oxford. This is important to maintain because of the potential number of residents within Callicutt Farms. With retail and business establishments located nearby, a large number of residents are able to work within a short distance of their home, making Callicutt Farms much more self-sufficient. Most notably, the new Baptist Healthcare campus is just to the north of Callicutt Farms, connected by a roadway leading directly into the heart of the campus.

- An important component of Callicutt Farms is the large number of pocket parks, neighborhood common areas, and greenway conservation areas. A main goal in the design process is strategically locating these parks to where any home is within walking distance of a park or a usable open space. These open spaces provide open areas for a number of activities or gatherings, play areas for children, walking trails, bicycle trails and education trails. They also play an important role in keeping Callicutt Farms entirely walkable and in connecting every neighborhood within the larger community.

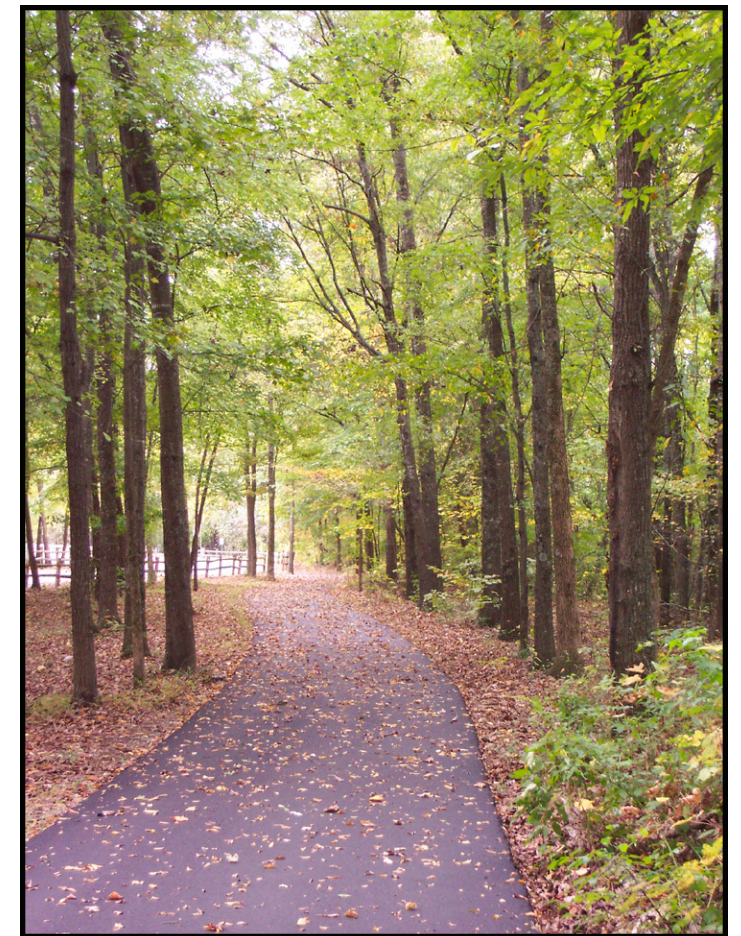


- Vehicular circulation is an important and necessary component to all successful communities. While a walkable community is desired, vehicles and the pedestrian are linked together and must coexist to create a safe and user-friendly environment. Proposed vehicular circulation connects the neighborhoods to other elements of the community including the mixed-use and retail components while creating a safe environment for pedestrians.
- It is crucial that every area within the community be connected by streets and/or pedestrian routes. Streets within the neighborhood do this by forming a connected network, which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination. Creating a suitable network of vehicular and pedestrian routes is a key component of any traditionally-planned community and is important in the success of Callicutt Farms. Throughout the design process, measures were taken to ensure effective



routes from every part of the community that inevitably takes residents and visitors to the heart of Callicutt Farms and its distinct entrances and exit points.

- Greenway access throughout the community is one of the many features of Callicutt Farms promoting interaction between neighbors, as well as a pedestrian-friendly environment. The greenway system provides the opportunity for walking and bicycle trails leading to many destination points throughout the development, including preserved lakes, parks and common open space and community buildings. There are many points of access and connection for the greenway to tie neighborhoods within close proximity to the trails.
- To ensure that the network of streets creates effective routes and a sound environment, different elements are introduced to streets and streetscapes. The community's streets are planned to be relatively narrow and shaded by rows of trees. The streets are planned narrow, but wide enough for on-street parking. Street trees and on-street parking, in turn, slows traffic, creating an environment suitable for pedestrians and bicycles. In parts of Callicutt Farms, some streets are planned through densely wooded areas. Within these areas, measures are taken

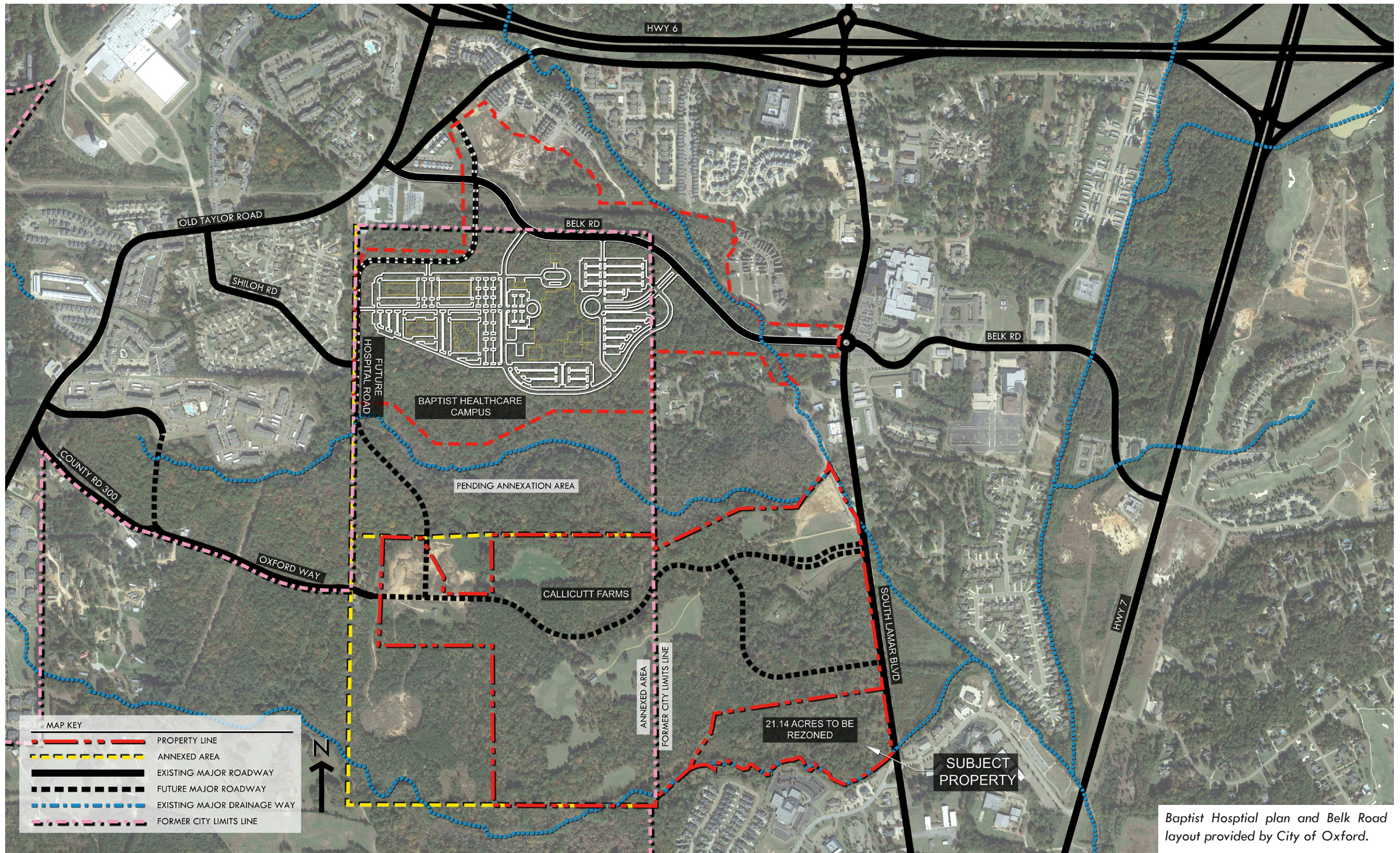


to provide road geometry that saves as many larger specimen trees as possible. Some areas are planned to have split and winding boulevards in an effort to go around large masses of trees.

- Other aesthetics are taken into account through the design process as well. A great effort was made to terminate each street with a pleasing view or vista point. This view can be a house perfectly on axis with the street intersection, a neighborhood icon, or a park or other green space. These are easily identifiable to the community and provide sites for community and neighborhood gatherings. These parks and gathering spaces are what set certain neighborhoods apart from each other and, in turn, connect the entire community.
- The community is organized to be self-governing. A formal Homeowners Association (HOA) debates and decides matters of maintenance, security, and physical change to the entire community.



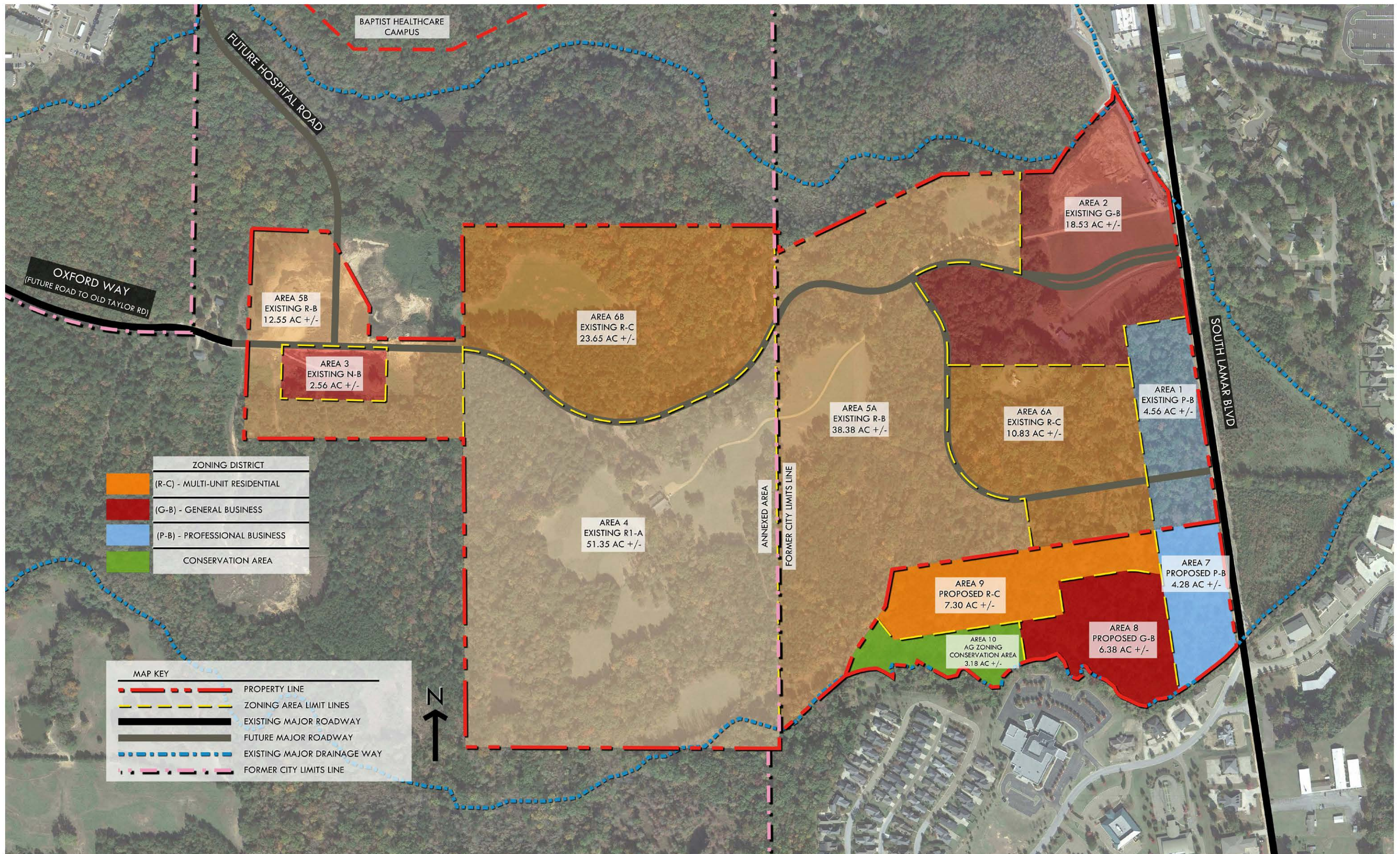


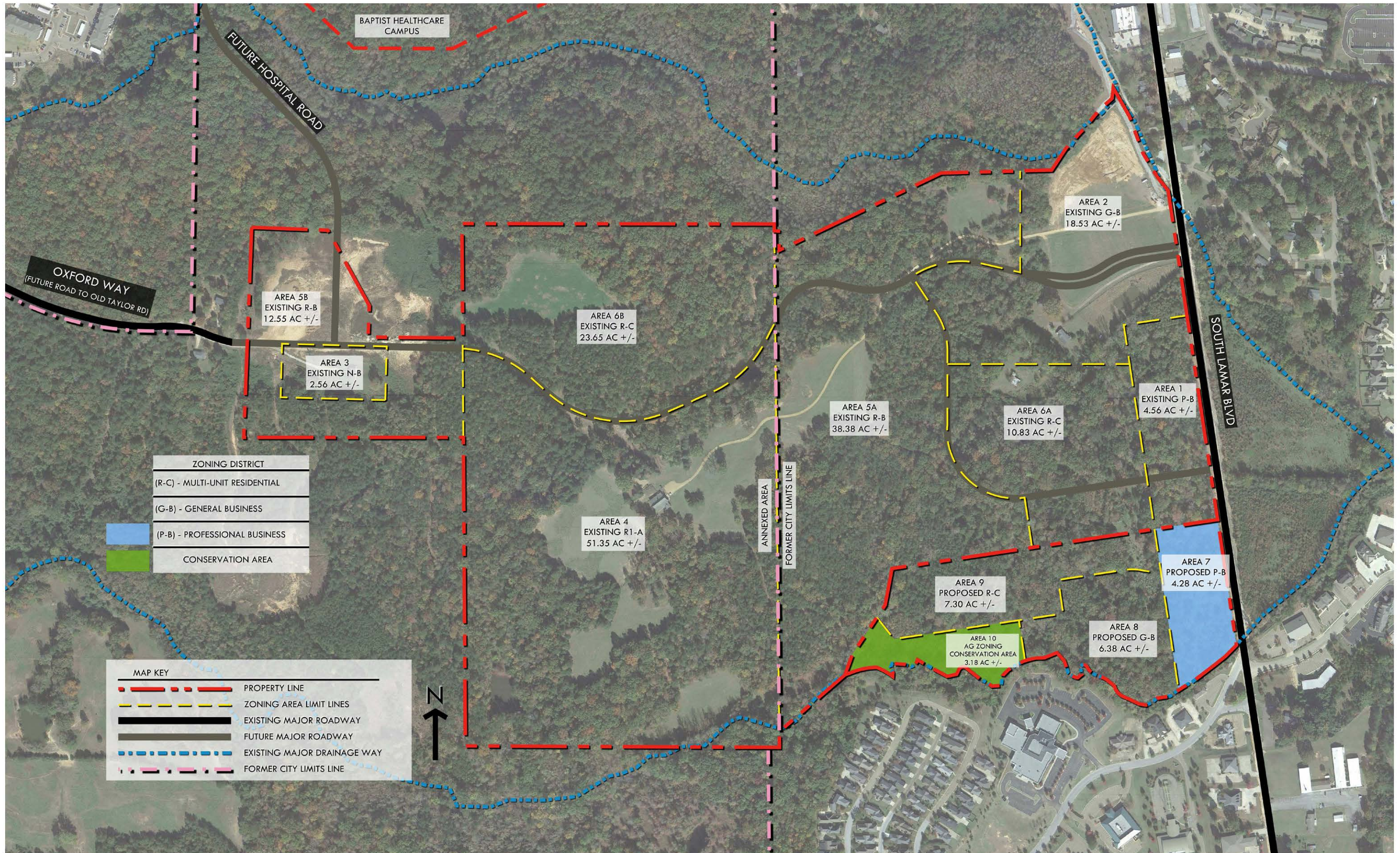


Baptist Hospital plan and Belk Road layout provided by City of Oxford.









## AREA 7 – PROFESSIONAL BUSINESS ZONING (PB)

### 142.01 ESTABLISHED:

The P.B. or Professional Business District is established to provide areas for development of professional offices and limited commercial uses adjacent to major commercial, industrial, or public facilities and to serve as a buffer zone between such uses and the surrounding neighborhood. No use permitted in this district shall be incompatible or detrimental to the intended character of such district or to the surrounding neighborhood.

### 142.02 INTENTION:

The P.B. [or] Professional Business District is intended to allow clustering of professional business adjacent to major commercial, industrial, or public facilities and to serve as a buffer zone between such uses and the surrounding neighborhoods. No use permitted in this district shall be dangerous or offensive, or detrimental to the intended character of such district or adjacent neighborhoods.

### 142.03 USES PERMITTED:

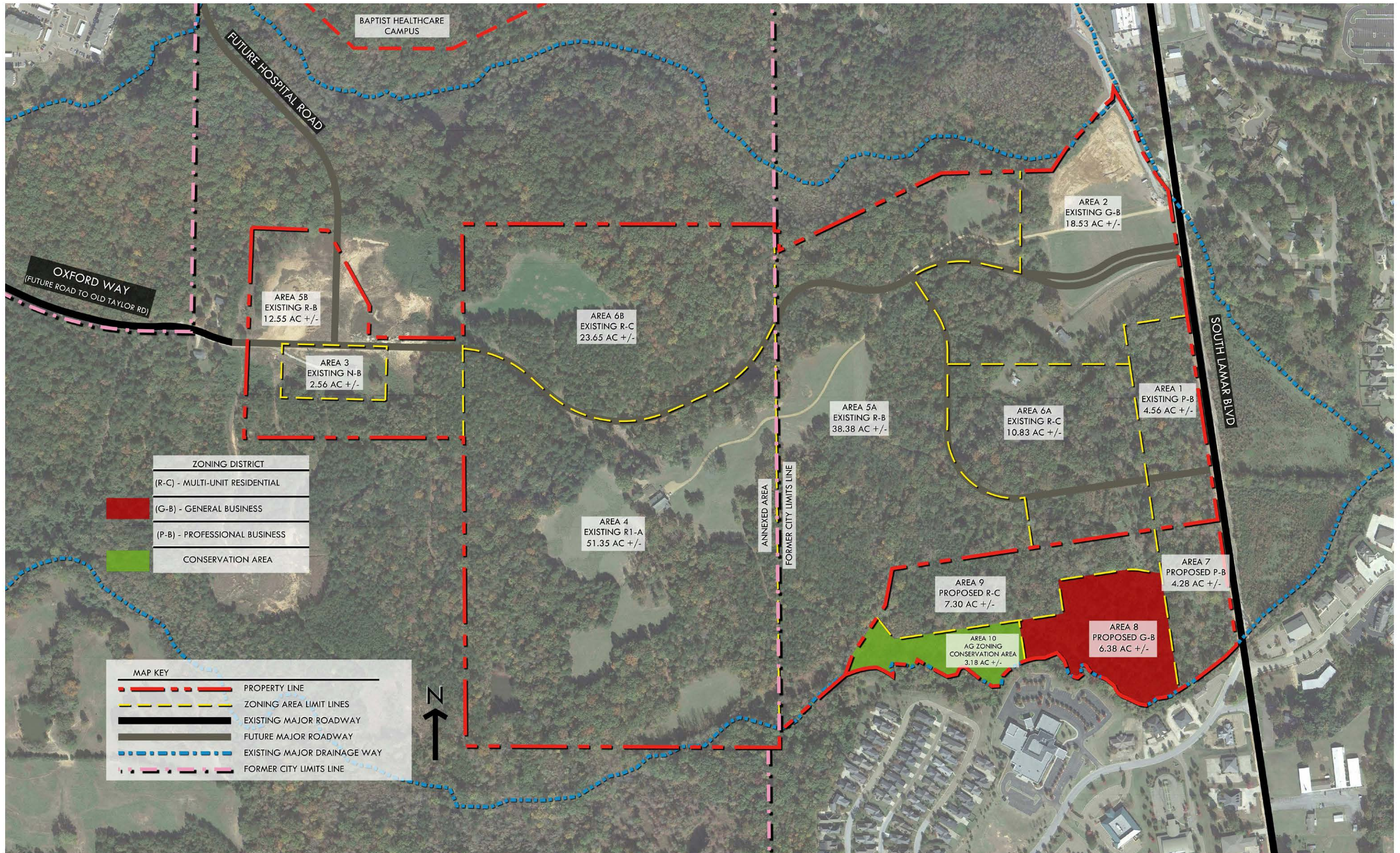
1. Professional offices, including offices of physicians, dentists, lawyers, engineers, architects, accountants, and similar professions, which generate a minimum amount of traffic [and] at which no products, except those normally associated with the above offices, are sold retail, wholesale, or otherwise.
2. Commercial condominiums, See section 153.01, Condominiums, limited to uses mentioned in section 142.03(1).
3. Public park and/or playground.
4. Accessory use, as defined in Section 117.
5. Agriculture, limited to use and/or enjoyment by occupants of the premises; no livestock or poultry, except horses for pleasure. A minimum of one acre of pasture per animal must be available for horses for pleasure.

### 142.04 USES PERMITTED BY SPECIAL EXCEPTION:

1. Retail and service businesses directly related to the professional offices permitted in such zone, including, but not limited to, pharmacies, medical services, technical schools, nursing homes, hospitals, office supply, and other similar uses.
2. 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.
4. **Single-family dwellings:**
5. **Two-unit dwellings:**
6. **Residential condominium:**
7. **Zero-lot-line project:**

## APPROPRIATE DEVELOPMENT CHARACTER





## AREA 8 – GENERAL BUSINESS ZONING (GB)

### 137.01 ESTABLISHED

The G.B. or General Business District is established to provide areas for those heavier types of commercial uses which generate significant amounts of truck traffic, require outdoor storage, or which, because of other characteristics, are not compatible when located adjacent to other types of commercial uses. No uses permitted in this district shall be dangerous or offensive or detrimental to the present or intended character of this district or vicinity by reason of the emission of dust, gas, smoke, noise, fumes, glare, odors, vibration or fire hazards.

### 137.02 USES PERMITTED:

1. ~~Hotels, motels, tourist cabins, and tourist courts:~~
2. ~~Restaurants, drive-in restaurants, ice cream sales and similar related uses:~~
3. ~~Service stations:~~
4. ~~Taverns:~~
5. ~~Garages for repair of motor vehicles within closed buildings:~~
6. ~~Theaters, including drive-in theaters:~~
7. ~~Automobile (new and used), truck, house trailer (or mobile homes), boat sales and service, and recreation vehicles:~~
8. ~~Recreational uses and places of amusement:~~
9. ~~Liquor stores:~~
10. ~~Farm equipment sales and service:~~
11. ~~Construction equipment sales and service:~~
12. ~~Building supply store:~~
13. ~~Lumberyards:~~
14. ~~Animal hospitals:~~
15. ~~Creamery for the production of butter and cheese and sale of milk:~~
16. ~~Ice plants:~~
17. ~~Plumbing equipment sales and service:~~
18. ~~Trucking terminals:~~
19. ~~Warehouses:~~
20. ~~Nurseries and greenhouses:~~
21. ~~Mortuaries or funeral homes:~~
22. ~~Hospitals, medical and dental clinics and offices, drugstores, and other directly related uses. Dental office or doctor's office: A facility for the examination and treatment of patients with no more than three practitioners. Convalescent, rest, or nursing home: A health facility where persons are housed and furnished with medical and/or nursing care~~
23. ~~Grocery stores:~~
24. ~~Any retail business or service establishment, such as professional offices, including offices of doctors, lawyers, engineers, architects, accountants or similar professions, which generate a minimum amount of traffic and at which no products, except those normally associated with the above offices and business activities therein, are sold retail, wholesale or otherwise, but not to include industrial uses permitted in the Industrial District.~~

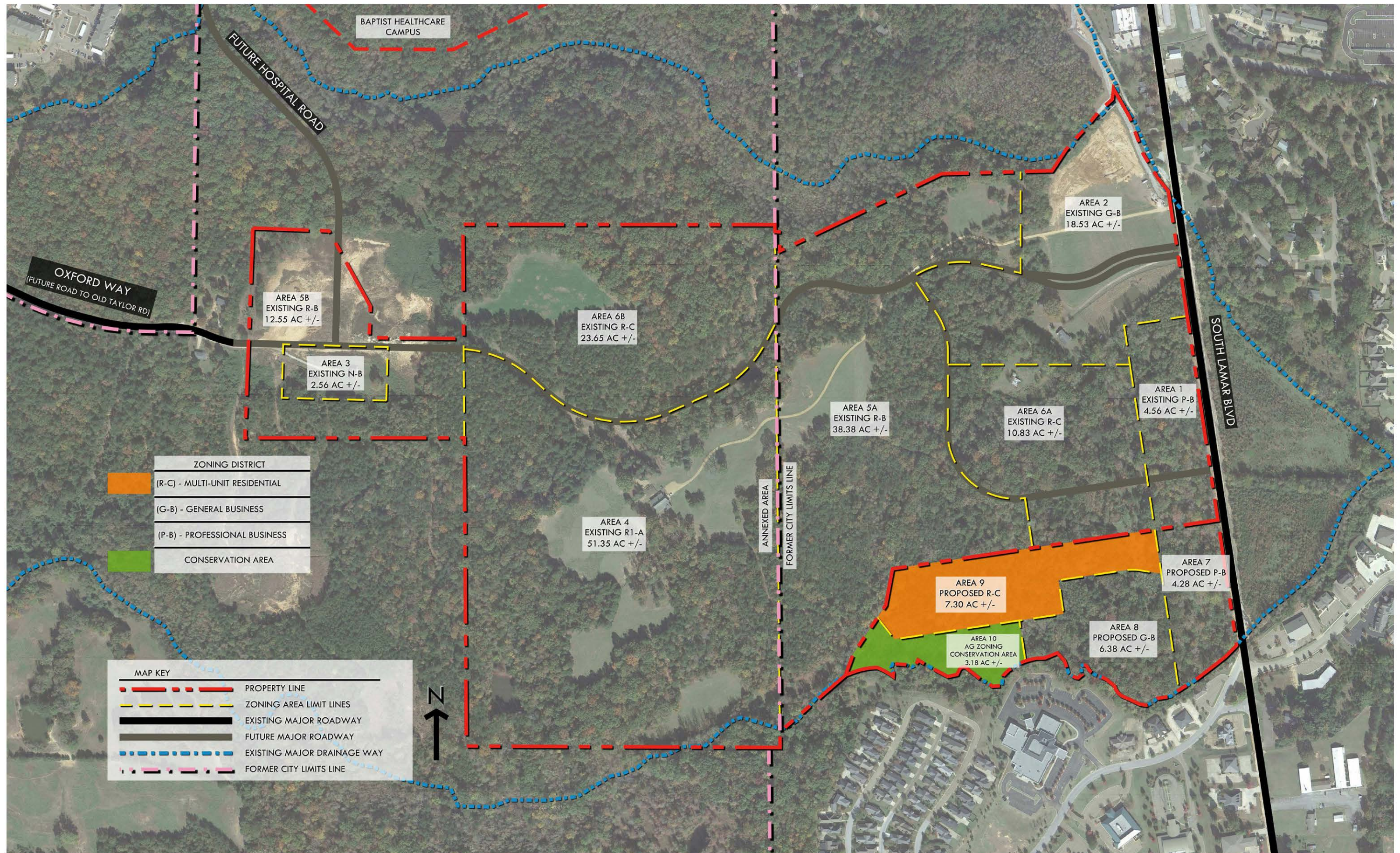
25. ~~Commercial condominiums, See section 153.01, Condominiums:~~
26. ~~Public park and/or playground.~~
27. ~~Accessory use, as defined in Section 117~~
28. ~~Firing ranges, indoor only:~~
29. ~~Church and/or church facilities, but not to include dormitory or commercial facilities.~~
30. ~~Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality.~~

### 137.03 USES PERMITTED BY SPECIAL EXCEPTION:

1. ~~Single-family dwellings:~~
2. ~~Two-unit dwellings:~~
3. ~~Multi-unit residential:~~
4. ~~Residential condominium:~~
5. ~~Residential townhouse:~~
6. ~~Zero lot line project:~~
7. ~~Mobile home parks:~~
8. ~~Travel trailer parks:~~
9. ~~Recreational vehicle parks:~~
10. ~~Crematoriums:~~

## APPROPRIATE DEVELOPMENT CHARACTER





## AREA 9 – MULTI-UNIT RESIDENTIAL (RC)

### 135.01 USES PERMITTED:

1. Single-family dwellings;
2. Two-unit dwellings;
3. Multi-unit residential;
4. Residential condominium, See Section 153.
5. Residential townhouse, See Section 153.
6. Public park and/or playground.
7. Accessory use or structure, as defined in Section 117.

### 135.02 USES PERMITTED BY SPECIAL EXCEPTION:

1. Hospitals, institutions for children or the aged, not including penal or correctional types, when located on a major street as designated in the major thoroughfare plan of the Oxford comprehensive plan and having a minimum lot size of three acres;
2. Home occupations as defined in Section 117. See Section 156, Home Occupations;
3. Preschool, including nursery schools and kindergartens, which provide a minimum of 30 square feet of usable indoor play space per child and 65 square feet of usable outdoor play space per child and meet any other requirements which the board of adjustment or City of Oxford may deem necessary for such schools in this district;
4. Planned unit development as defined in Section 117, and according to the requirements of Section 150, Planned Unit Developments (PUDs);
5. Church and/or church facilities, but not to include dormitory or commercial facilities, see Section 155, Religious Facilities in Residential Districts;
6. Public facilities and/or utility facilities necessary to provide service to the surrounding area, or to the entire municipality;
7. Professional offices, including offices of doctors, lawyers, engineers, architects, accountants or similar professions, which generate a minimum amount of traffic and at which no products, except those normally associated with the above offices and business activities therein, are sold retail, wholesale or otherwise;
8. Zero lot line residential dwellings, single family, two-unit, or multi-unit;
9. Bed & breakfast, See Section 154;

## APPROPRIATE DEVELOPMENT CHARACTER

