

Case 1597 A & B

Applicant: Callicutt Properties, LLC

Owner: JCA Investments, LLC

Request: Site Plan Approval for 'Taylor Bend'
1597A - Phase 1: 84-unit residential development
1597B - Phase 2: 12-unit residential development

Location: Old Taylor Road

Zoning: (RC) Multi-Unit Residential and (RB) Two-Unit Residential

Past Zoning History: Part of the City of Oxford's 2007 annexation

Surrounding Zoning and Uses:

North: (RC) Multi Unit Residential- Multi-unit residences
South: (RC) Multi Unit Residential- Fleur De Lis Condominiums
East: (RB) Two Unit Residential- Shiloh Place subdivision
West: (RC) Multi Unit Residential-multi unit residences

Planner's Comments: The subject property is two lots, one is a triangular shaped lot measuring approximately 6.36 acres is located on the south side of Old Taylor Road to the east of Shiloh Place Subdivision and is zoned (RC) Multi-Unit Residential (Phase I). The second lot is located adjacent to Shiloh Place Subdivision zoned (RB) Two Unit Residential (Phase 2). With the exception of a gravel driveway and a small structure on the northeastern property line, the site remains primarily undeveloped and vacant. With a combined total of 7.36 acres, the more level portions of the site occur along Old Taylor Road and slope sharply in the rear 'point' of the property.

The applicant is seeking site plan approval for 'Taylor Bend' a 96- unit residential development. Two access points are proposed for this development; one located to the southernmost portion of the site and the other between phase 1 and 2. The more challenging part of the site to the south east will remain undeveloped and undisturbed.

Old Taylor Road is a part of the Transportation Enhancement grant recently awarded to the City of Oxford. Installation of bike lanes is scheduled to take place within the next year. Additionally, the applicants have agreed to install a transit shelter adjacent to the property, along Old Taylor Road to service the areas future residents.

1597 A: Phase one of the site plan consists of 84 proposed units

1597 B: Phase two contains 12 units

The applicants have met with the Site Plan Review Committee on three occasions: August 17th, 24th and 31st. All revisions have been made for compliance.

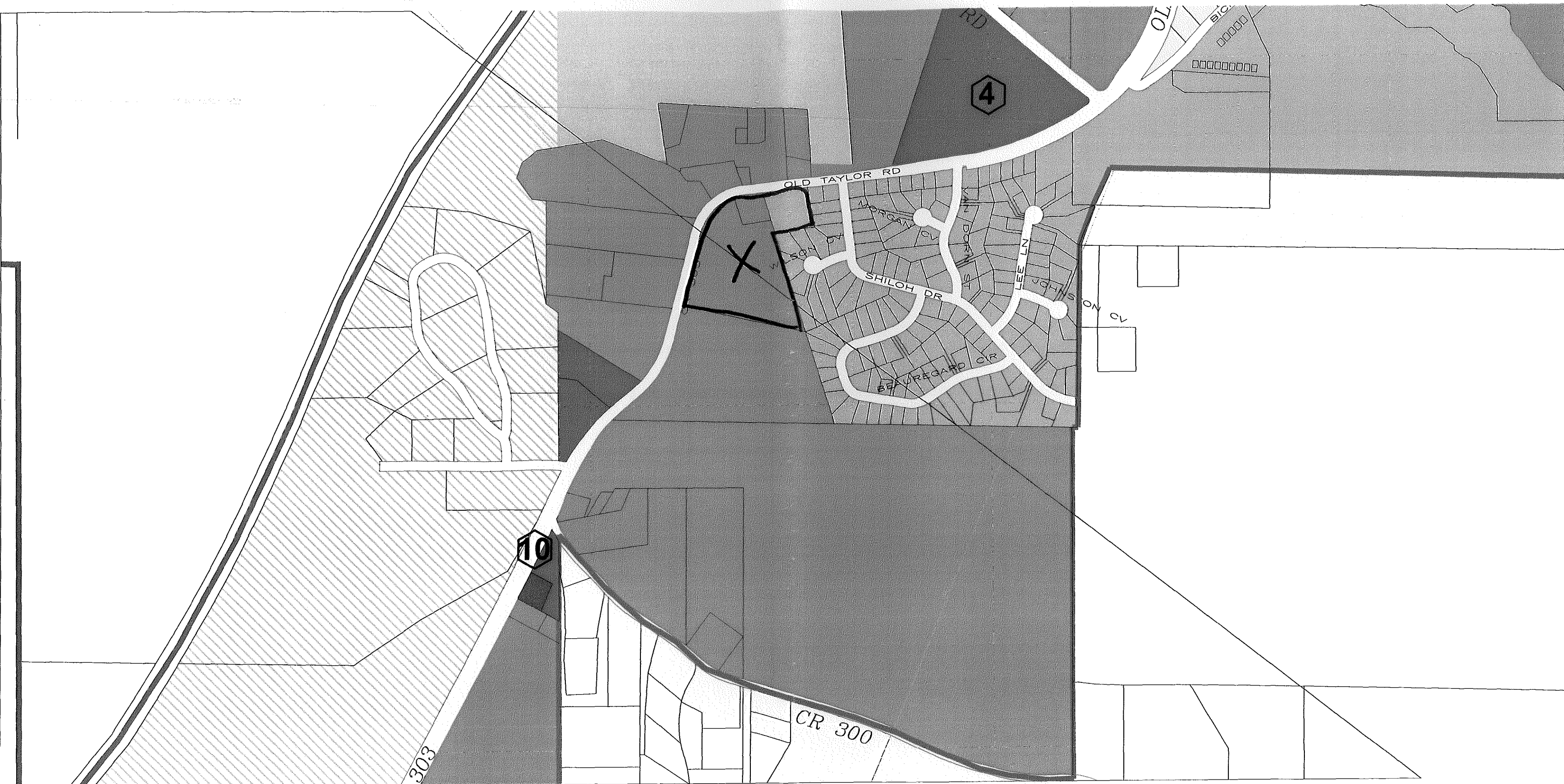
Recommendation:

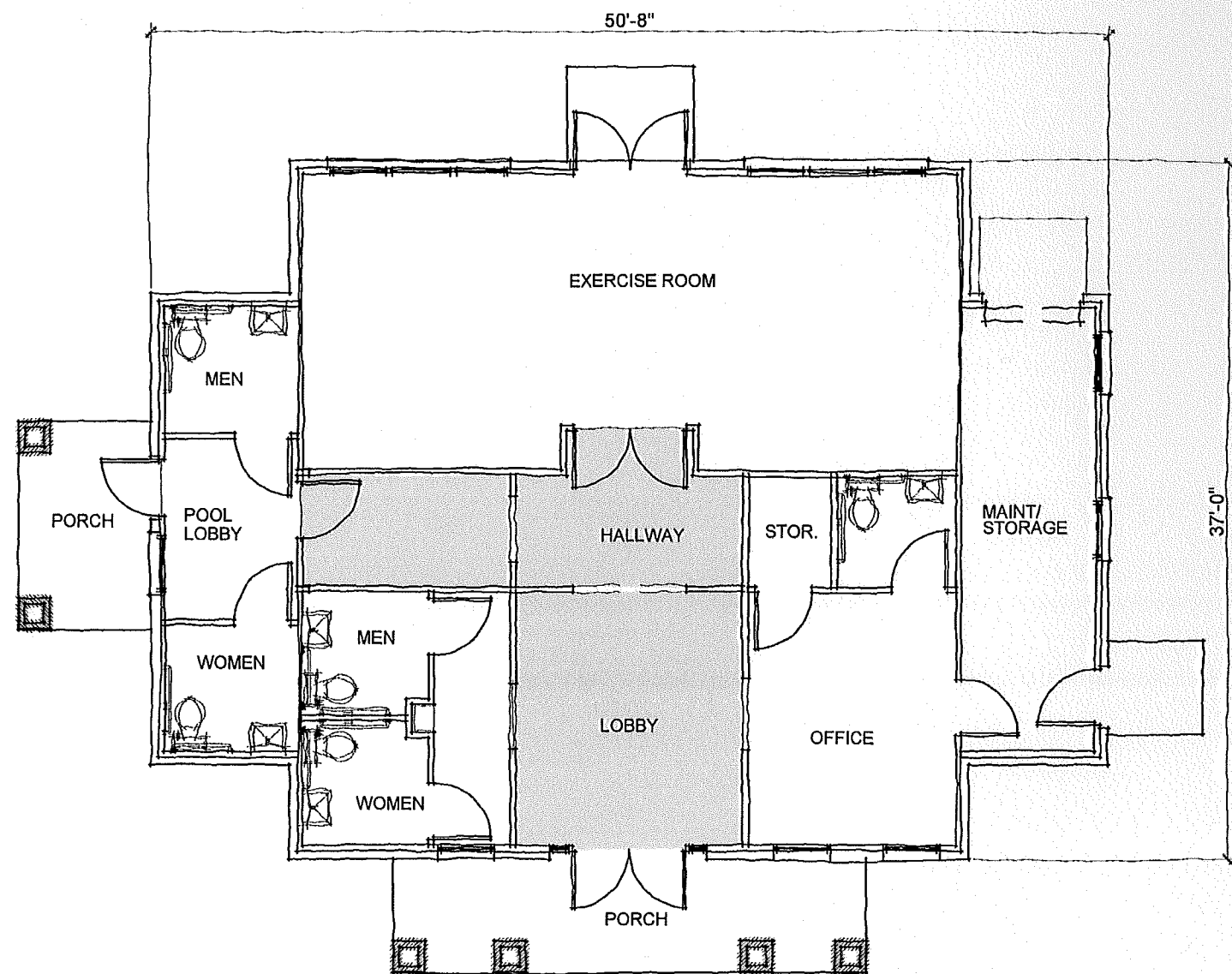
Phase 1

1597 A: Approve the request for site plan for 'Taylor Bend' an 84-unit residential development.

Phase 2

1597 B: Approve the request for site plan for 'Taylor Bend', a 12-unit residential development conditioned upon rezoning from (RB) to (RC) Case #1596





Clubhouse Floor Plan
1670 SF

Taylor Bend Apartments
Oxford Mississippi
Ray Underwood, Architect



Clubhouse Elevation



Front Elevation

Taylor Bend Apartments
Oxford Mississippi
Ray Underwood, Architect



Front Elevation

8/12

LEGEND

These standard symbols may be found in the drawing.

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- CURB
- EDGE OF PAVEMENT
- CENTERLINE OF ROAD
- SIDEWALK
- ACCESS ROUTE
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING GAS LINES
- PROPOSED FENCE LINES
- EXISTING FENCE LINES
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- RETAINING WALL (SEGMENTAL BLOCK)
- EXISTING WATER LINE
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING SEWER GRAVITY
- PROPOSED SEWER GRAVITY
- PROPOSED SEWER SERVICE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOURS
- PROPOSED CURB & GUTTER

- TO-XXXX SPOT ELEVATION @ TOP OF CURB
- BC-XXXX SPOT ELEVATION @ BOTTOM OF CURB
- PVT-XXXX SPOT ELEVATION @ PAVEMENT GRADE
- XXXX SPOT ELEVATION @ DIRT GRADE
- XXXX SPOT ELEVATION @ SIDEWALK GRADE

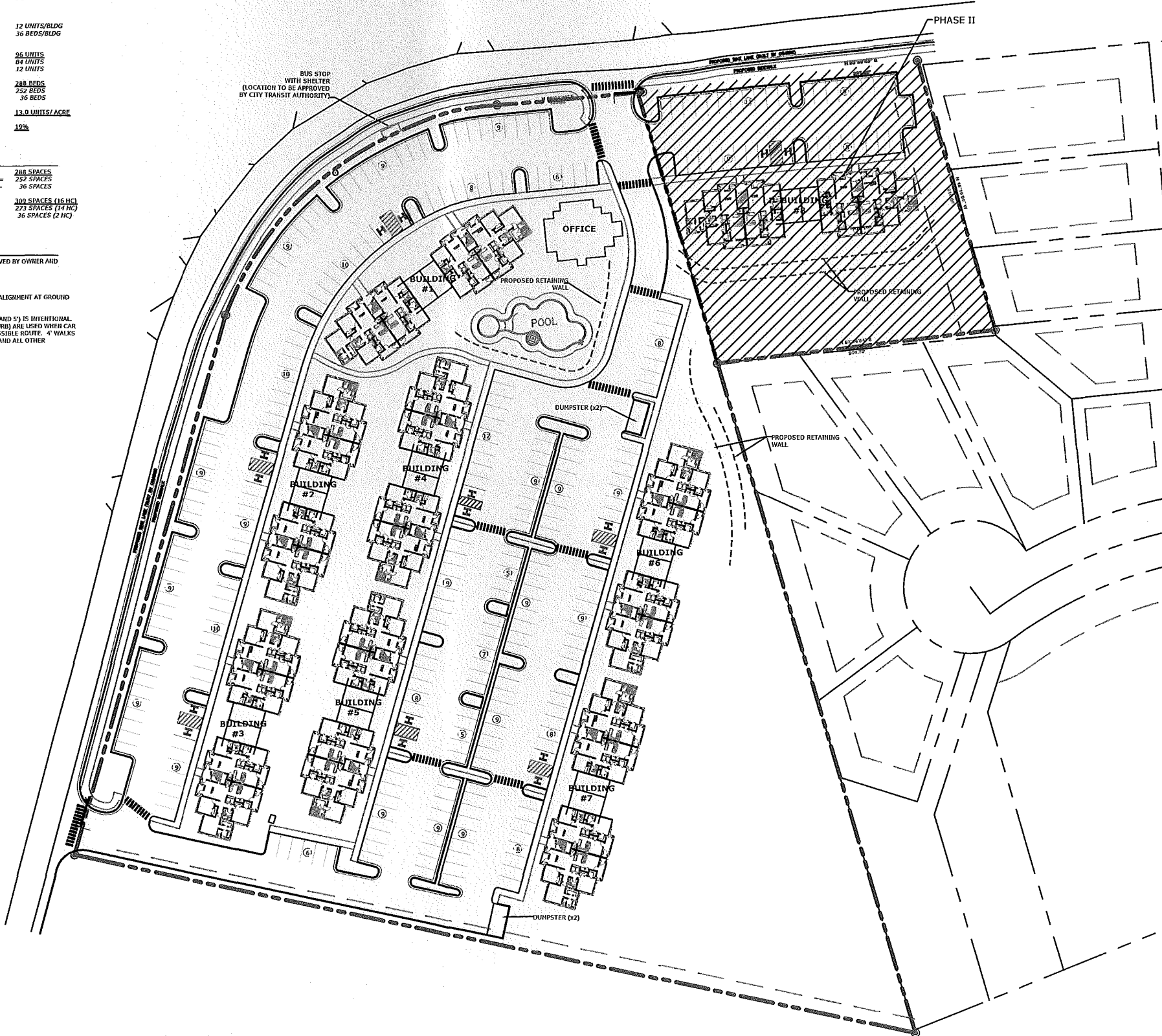
- PARKING SPACE COUNT
- AD UNIT
- DUMPSTER
- EXISTING
- PROPOSED
- GRADE AT TOP OF WALL
- GRADE AT BOTTOM OF WALL
- GRATE INLET
- AREA INLET
- CURB INLET
- FLARED END SECTION
- DOWNSPOUT
- SANITARY SEWER MANHOLE
- CONCRETE
- H.D.P.E. HIGH DENSITY POLYETHYLENE
- C.P.P. CORRUGATED PLASTIC PIPE
- F.F.E. FINISHED FLOOR ELEVATION
- DUCTILE IRON
- MECHANICAL JOINT
- HANDICAP PARKING
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED SIGN
- PROPERTY CORNERS
- EXISTING MONUMENTS
- POWER POLES
- OFFSETS TO CORNERS
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- PRESSURE RELEASE VALVE
- STREET LAMP



SITE DATA:	
TOTAL ACREAGE	7.36 ACRES
RC	6.36 ACRES
RB	1.00 ACRES
TOTAL BUILDINGS	
PHASE I	8 BUILDINGS
PHASE II	1 BUILDING
PHASE I BUILDINGS	
OFFICE	1 BUILDING
APARTMENTS	7 BUILDINGS
PHASE II BUILDINGS	
APARTMENTS	1 BUILDING
APARTMENT UNITS	
UNITS	12 UNITS/BLDG
BEDS	36 BEDS/BLDG
TOTAL UNITS	
PHASE I	84 UNITS
PHASE II	12 UNITS
TOTAL BEDS	
PHASE I	288 BEDS
PHASE II	36 BEDS
DENSITY	13.9 UNITS/ACRE
LOT COVERAGE	19%

PARKING CALCULATIONS:	
TOTAL CITY REQUIREMENTS	288 SPACES
PHASE I BEDROOMS	252 SPACES
PHASE II BEDROOMS	36 SPACES
TOTAL PROVIDED PARKING	309 SPACES (16 HC)
PHASE I	273 SPACES (14 HC)
PHASE II	36 SPACES (2 HC)

- SITE NOTES:
- ANY HORIZONTAL DESIGN CHANGES MUST BE APPROVED BY OWNER AND PRECISION ENGINEERING.
 - ALL RESIDENT BUILDINGS ARE 3 STORY.
 - ALL RETAINING WALL LINEWORK REPRESENTS WALL ALIGNMENT AT GROUND LEVEL.
 - THE USE OF TWO DIFFERENT SIDEWALK WIDTHS (4' AND 5') IS INTENTIONAL. AS A GENERAL RULE 5' WALKS (4.5' SIDEWALK + 0.5' CURB) ARE USED WHEN CAR OVERHANGING MAY REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE. 4' WALKS ARE USED AROUND POOL AREAS, HIGH TRAFFIC AREAS, AND ALL OTHER SITUATIONS.



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REVISIONS:

NO.	DATE	REVISIONS	BY

SITE LAYOUT FOR TAYLOR BEND

DRAWN BY: L. HIEZ	DATE: 8/3/11
CHECKED BY: P. KOSIENKA	SCALE: 1"=40'
DRAWING NO.: 5731	

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LEGEND

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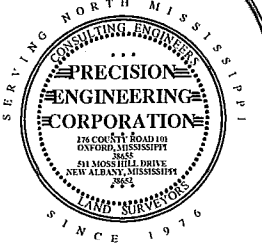
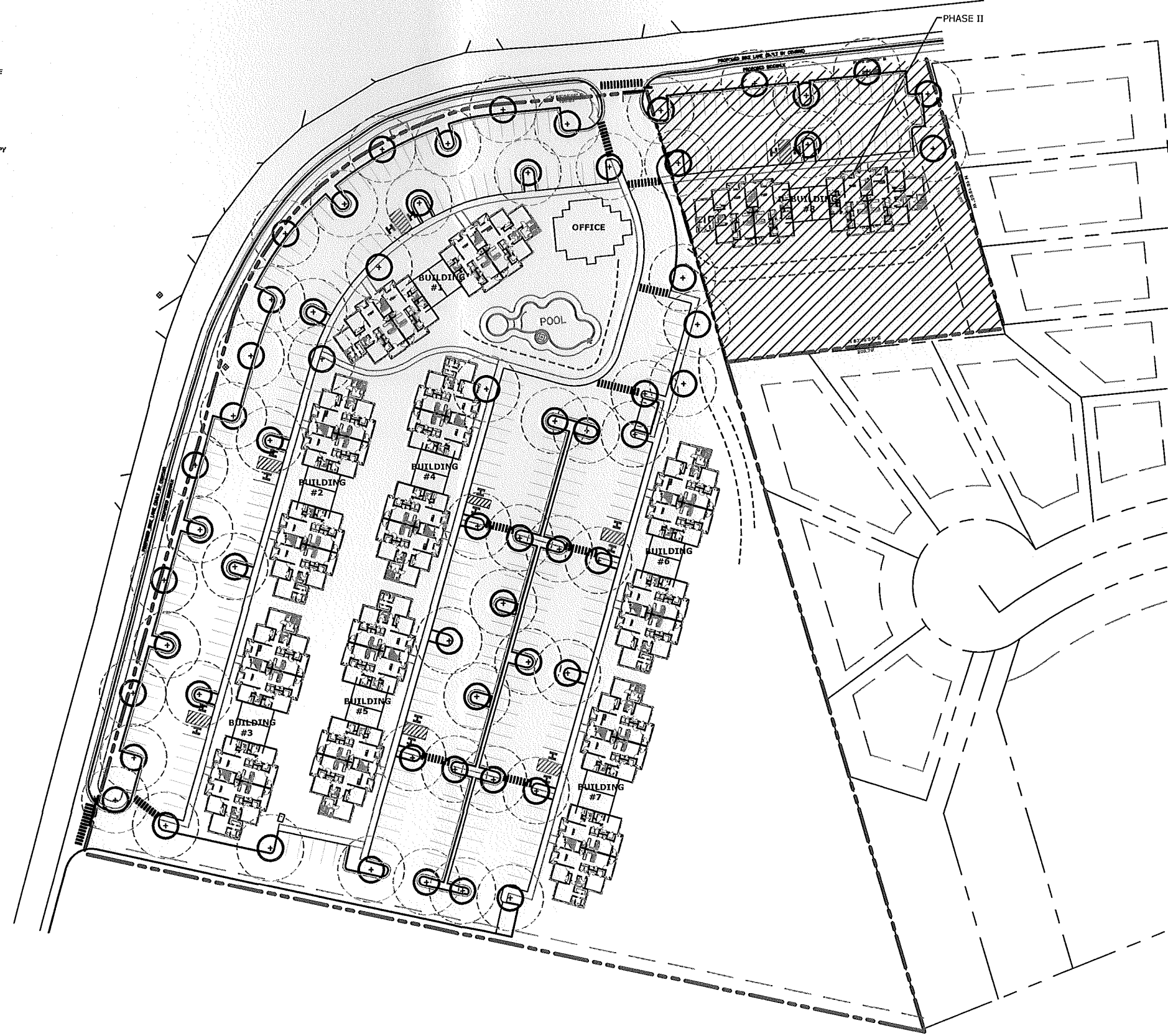
(S) PARKING SPACE COUNT

- AD UNIT
- D DUMPSTER
- EX EXISTING
- PR PROPOSED
- TW GRADE AT TOP OF WALL
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- D.S. DOWNSPOUT
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PARKING LOT CANOPY TREE

PROJECTED CANOPY



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REVISIONS:

NO.	DATE	REVISIONS	BY

TREE CANOPY PLAN FOR TAYLOR BEND

DRAWN BY: L. MIZE	DATE: 9/2/11
CHECKED BY: P. KOSHENKA	SCALE: 1"=40'
DRAWING NO.: 5731	

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