



## Case 1936

**Applicant:** FNC, Inc.  
**Owner:** Same  
**Request:** Site Plan Approval for FNC Headquarters  
**Location:** Highway 7 South, between the intersections of Belk Boulevard and Lyles Drive  
**Zoning:** (S-C) Shopping Center District and is located in Oxford's first "Planned Employment Overlay District"

**Zoning History:** Zoning established in 2004

**Surrounding:** North: (S-C) Shopping Center  
South: (RB) Two Unit Residential  
East: (PUD) Planned Unit Development  
West: (RB) Two Unit Residential

**Planner's Comments:** The subject property is an irregularly shaped lot located on the south side of Belk Boulevard, west of Highway 7, measures approximately 20.35 acres and is currently vacant land.

The applicant is seeking to construct a three-story, 68,934 sq/ft building. The applicant is proposing two points of ingress and egress, one being developed by MDOT off of Highway 7 and the other off of Belk Boulevard. The applicant is proposing a private drive that will connect both points of ingress and egress. This site plan does include two proposed transit stops, both within a ¼ mile of the building. This building has a proposed height of forty-five (45) feet which is allowed according to *145.07 Design Standards* of the Planned Employment Overlay District.

Currently, the stormwater management plan is still under review by the Public Works Department.

The applicant has met with staff, has made all necessary revisions required by the Site Plan Review Committee and is in compliance with all ordinances of the Land Development Code. According to the recently amended ordinance, Article 9, Section 226, "No application requiring approval by the Planning Commission or Board of Adjustment shall be heard before the complete submittal has been on file with the Director of Planning for at least 45 days." This complete application was received on February 9, 2015 and complies with the newly amended ordinance.

**Recommendation:** Approve the request for site plan for 'FNC Headquarters' with the following conditions:

1. All stormwater requirements are met and approved by the Public Works Department prior to the issuance of a building permit.

## **Section 145. Planned Employment Center Overlay District**

### **145.01 Intent**

It is the intent of the Planned Employment Center Overlay District to provide for the development of aesthetically attractive working environments, exclusively for research and development institutions, tech businesses in campus like settings which are compatible with the surrounding area. Building types are intended for single user campuses but are also appropriate for multiple tenant parks. Quality design with a walkable character built with the purpose of developing a beautiful site with the land.

The purpose of the Planned Employment Center Overlay District is as follows:

- a. To allow and encourage the attraction of aesthetically attractive working environments
- b. To protect and enhance the livability of the city;
- c. To enhance the City's real property tax base
- d. To promote new compatible development and to reduce conflict caused by insensitive and incompatible development;
- e. To promote and retain clean development including research and development institutions; and
- f. To encourage and strengthen civic pride;
- g. To encourage the design of developments in the Planned Employment Center Overlay District that foster a sense of openness with and connectivity to adjacent developments and the surrounding community and make a positive contribution to Oxford's current cityscape.

### **145.02 Zoning authority.**

1. Separate ordinances are required to designate each district. Ordinances designating each Planned Employment Center shall identify the designated district boundaries, and specify the individual purposes and standards for that district.

- a. Overlay district.

2. Planned Employment Centers are designed as overlays to the regular zoning districts. Property designated within these districts must also be designated as being within one of the General use Districts. Authorized uses must be permitted in both the General use District and the overlay district. Property designated as a Planned Employment Center may have additional designations. Such property shall comply with all applicable use restrictions.

- a. Zoning designation.

- 1) The zoning designation for property located within a Planned Employment Center shall consist of the base zone symbol and the overlay district symbol (PEC) as a suffix. Planned Employment Centers shall be numbered sequentially to distinguish among different districts, i.e., GB (PEC-1), SC (PEC-2), etc.
- 2) The designation of property within a Planned Employment Center places such property in a new zoning district classification and all procedures and requirements for zoning/rezoning must be followed.

- 3) In the event of a conflict between the provisions of a specific Planned Employment Center ordinance and the General use District regulations, the provisions of the Planned Employment Center ordinance shall control.

#### **145.03 Designation criteria.**

1. To be designated a Planned Employment Center, the area must meet the following criteria:
  - a. To encourage and allow more creative design of land development than may be provided on other general zoning districts.
  - b. The district is intended to create economic vitality by appropriately locating uses and emphasizing design detail and performance standards such as LEED certification
  - c. The area must possess one or more of the following distinctive features that create a cohesive identifiable setting, character or association:
    - 1) scale, size, type of construction, or distinctive building materials;
    - 2) lot layouts, setbacks, street layouts, alleys or sidewalks;
    - 3) special natural or streetscape characteristics, such as creek beds, parks, gardens or street landscaping;
    - 4) land use patterns, including mixed or unique uses or activities;

#### **145.04 Application procedures.**

1. A proposal for designation as a Planned Employment Center may be initiated:
  - a. At the direction of the mayor and board of aldermen;
  - b. At the request of owners representing 51 percent of the land area within the proposed district;  
or
  - c. At the request of 51 percent of the owners in a proposed district.
2. Following initiation for designation of a Planned Employment Center, the planning commission shall develop a plan for the proposed district that includes:
  - a. Maps indicating the boundaries, age of structures and land use of the proposed district;
  - b. Maps and other graphic and written materials identifying and describing the distinctive Planned Employment Center and building characteristics of the proposed district; and
  - c. Design standards for new construction, additions or alterations to the street facades of existing buildings or structures within the proposed district.
3. A Planned Employment Center plan shall be approved as part of a Zoning Map creating a Planned Employment Center.

#### **145.05 Design standards.**

1. The Planned Employment Center plan approved as part of the zoning ordinance creating a Planned Employment Center shall include design standards for new construction or placement of any building, structure, foundation, sign, public art or outdoor apparatus or equipment (including visible utility boxes or mechanical equipment; trucks; lawn or landscaping equipment, but not including lawnmowers or hand tools; playground equipment; or sports equipment), and any additions, alterations, relocation or rehabilitation to the street facades of existing buildings, structures, foundations, sign, public art, or outdoor apparatus or equipment.

2. The Planned Employment Center plan, and requisite design standards shall not apply to those activities which constitute ordinary repair and maintenance, i.e., using the same material and design.
3. The Design Standards for the Planned Employment Center shall include the minimum following elements governing the physical characteristics and features of all property (public or private) within the proposed district:
  - a. Building height, number of stories;
  - b. Building size, massing (frontage, entrance location/features);
  - c. Lot size, coverage;
  - d. Front and side yard setbacks;
  - e. Off-street parking and loading requirements;
  - f. Roof line and pitch;
  - g. Paving, hardscape covering.
4. In addition, the design standards may include, but shall not be limited to, the following elements:
  - a. Building orientation;
  - b. General site planning (primary, ancillary structures);
  - c. Density;
  - d. Floor area ratio;
  - e. Signage;
  - f. Architectural style and details;
  - g. Building materials;
  - h. Entrance location;
  - i. Front window, dormer size and location;
  - j. Landscaping;
  - k. Fences and walls;
  - l. Entrance lighting;
  - m. Driveways and sidewalks;
  - n. Street furniture; and
  - o. On-site parking.

#### **145.06 Administration of ordinance.**

1. No building permit shall be issued for new construction or an alteration or addition an existing building or structure within a designated Planned Employment Center without the submission and approval of design plans and the issuance of a certificate of zoning compliance by the director of planning and development.
2. The director of planning and development shall review the design plans to determine compliance with the design standards contained in the neighborhood Planned Employment Center plan adopted for the district.

3. If the director of planning and development determines that the design plans are in conformance with the design standards adopted for the district, the director of planning and development shall approve the plans and issue a certificate of zoning compliance and a building permit.
4. If the director of planning and development determines that the design plans are not in conformance with the design standards adopted for the district, the director of planning and development shall not approve the plans, and will issue notification of non-compliance, identifying the specific design standards violated.
5. The applicant may appeal the director of planning and development's determination to the board of aldermen for a final determination.

#### **145.07 Design standards**

1. Building height: Maximum with a maximum height of 45 feet. If parking is contained underneath the structure, such parking area shall only be accessible from the rear of the structure.
2. Building orientation: On lots with frontage on existing streets, buildings shall be oriented to the existing streets. This orientation applies only to buildings on the front perimeter of the lot.
3. Lot coverage: Lot coverage shall not exceed 65% for properties zoned I, GB, SC, PB. Lot coverage shall include building footprint, driveways, parking pads, and sidewalks. The remainder of the site shall be landscaped/ green space which shall not be less 35% of the lot area.
4. Front yard: A minimum front yard of 50 feet shall be provided.
5. Side yard: A minimum side yard of 20 feet shall be provided.
6. Rear yard: A minimum rear yard of 25 feet shall be provided.
7. Access: All lots shall have frontage and access to an approved public street in accordance with Section 160, Land Subdivision.
8. Parking location: Parking located is allowed within the required front yard
9. Flag lots: Flag lots, as defined in section 162.03 of the land development code, shall not be created in the Planned Employment Center District.
10. Lot size: A minimum lot size of 3.5 acres.

#### **145.08 Special Exception**

Special exceptions can be requested should the building height need to be greater than 45 feet;

February 5<sup>th</sup>, 2015

Mrs. Andrea Correll, City Planner  
City of Oxford  
107 Courthouse Square  
Oxford, MS 38655

Dear Andrea,

FNC is excited to submit their Site Plan Review Package to the City of Oxford's Planning Department. The project is located on Highway 7 South, between the intersections of Belk Boulevard and Lyles Drive in a designated "Planned Employment District." The design was created with concern for the cohesiveness and functionality of the adjoining neighborhoods while enhancing a major gateway into the City of Oxford. The project, in its first phase, will be approximately 68,500 square feet of class "A" sustainable office space with aesthetic qualities that are representative of the City and high tech Company's. FNC will be seeking a LEED certification during the development of this project and looks forward to partnering with the City on this endeavor.

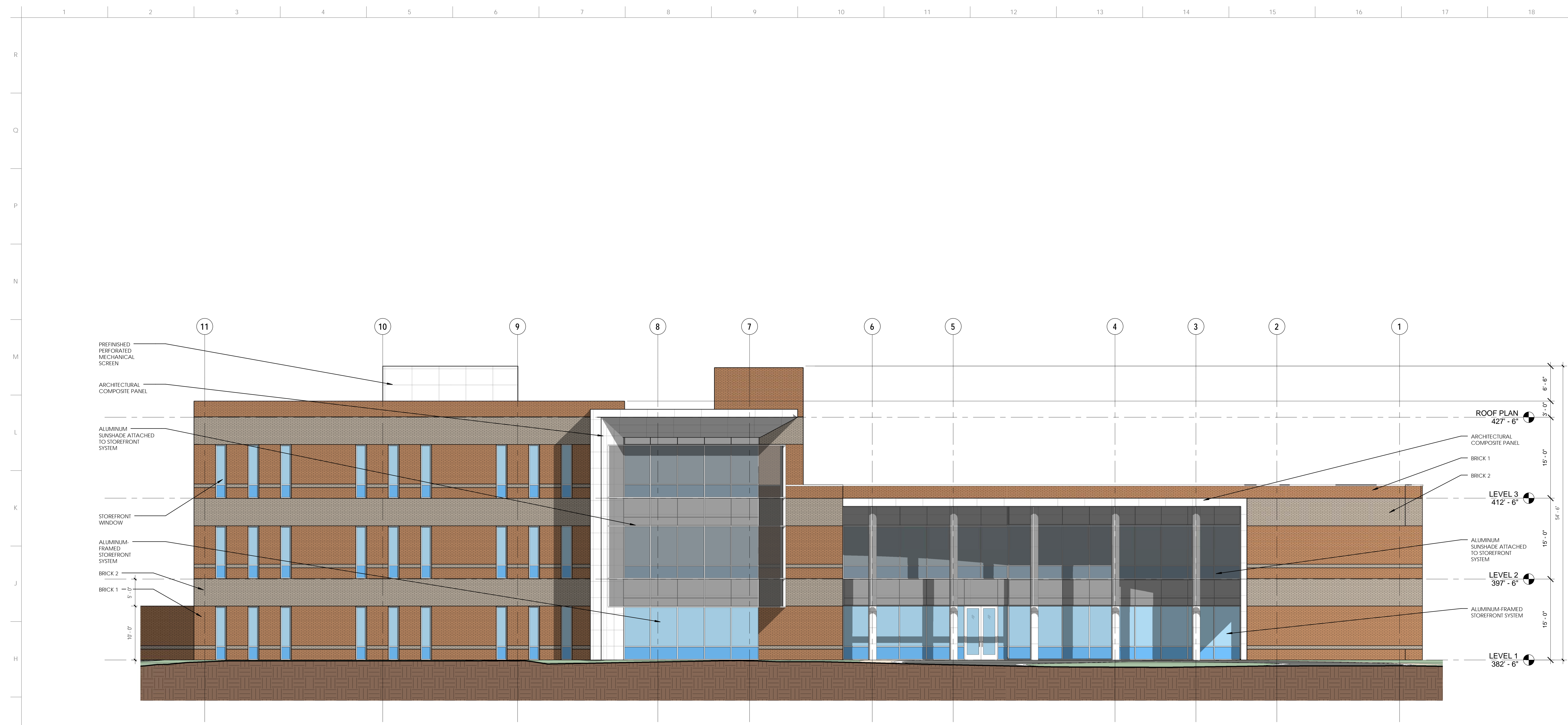
FNC, Inc. values its partnership with the City of Oxford and appreciates the efforts of the City's planning & Engineering Departments. For additional information or details, please contact me at 662-816-4707 or [warren@miconipm.com](mailto:warren@miconipm.com).

Sincerely,

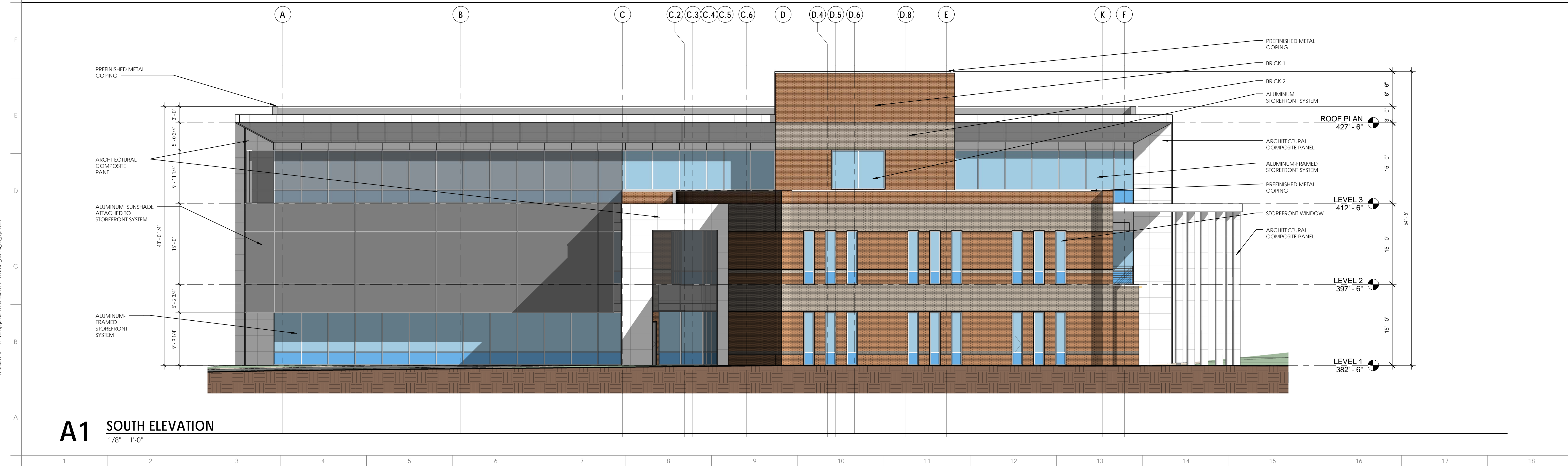
A handwritten signature in black ink, appearing to read "Warren Miconi". The signature is fluid and cursive, with a long horizontal stroke at the end.

Warren Miconi  
Project Manager





**G1 WEST ELEVATION**  
1/8" = 1'-0"



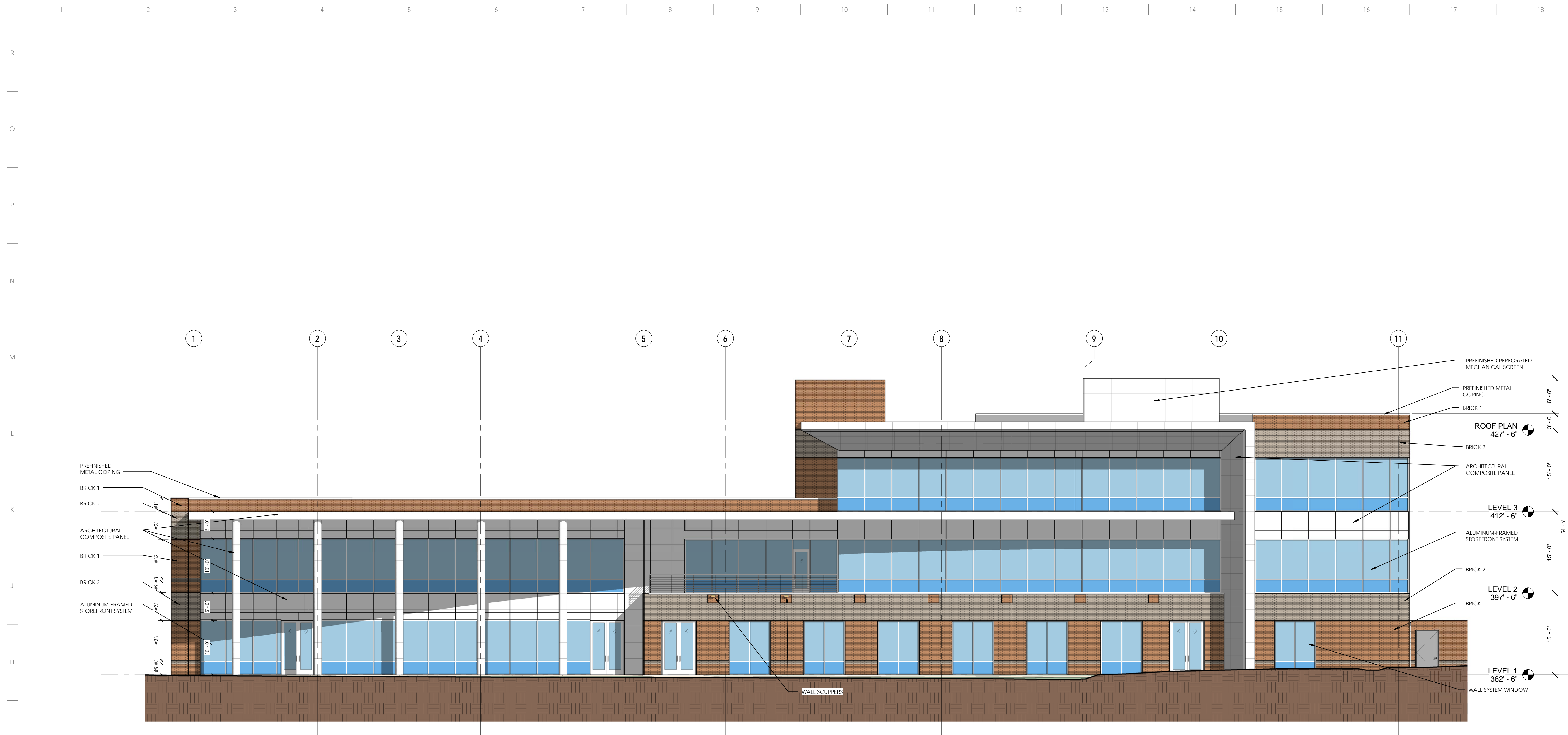
**A1 SOUTH ELEVATION**  
1/8" = 1'-0"

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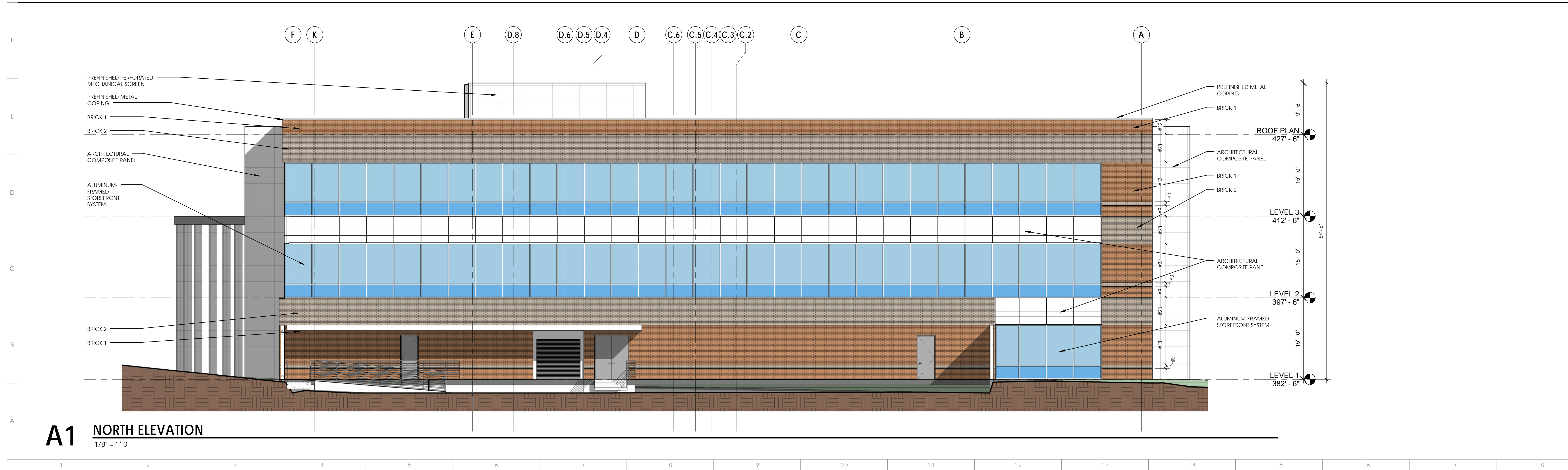
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Project Number: 21.13519.00  
Project Director \_\_\_\_\_  
Quality Assurance \_\_\_\_\_  
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**ELEVATIONS**





**G2 EAST ELEVATION**  
1/8" = 1'-0"



**A1 NORTH ELEVATION**  
1/8" = 1'-0"

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Project Number: 2113519.00

Project Director

Quality Assurance

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ELEVATIONS