

Case 1767

Applicant: Pat Chisholm, PLC Partners, LLC
2460 Forest Club Drive, Orlando FL
407-923-8366.

Developer: Same

Owner: Same

Request: Special Exception to permit residential in a GB District

Location: 1550 University Avenue (old Oxford University Bank site)

Zoning: The subject property is zoned General Business (GB)

Zoning History: The zoning of the subject property was established in 2004.

Surrounding Zoning:

North: Commercial in a GB District
South: Commercial in a GB District
East: Commercial in a GB District
West: Commercial in a GB District

Planner's Comments: The subject property is along the University Avenue commercial corridor. Applicant plans a mixed use development with 30 residential units (22 2 bed and 8 I bed) and 2,800 square feet of retail space on .89 acre site. There will be 62 parking spaces – 47 covered and 15 surface parking spaces. The project will feature a 5,100 square foot roof garden/green roof. Two large trees located along South 16th Street in the right –of-way will need to be protected with fencing located outside the drip line during construction. A traffic signal and cross walk will be installed by the applicant on University Avenue.

The project was reviewed and approved by the Site Plan Review Committee on October 30, 2013.

Recommendation: Staff finds that the request for a special exception to permit residential uses within a General Business district is not contrary to the public welfare and recommends approval of the request with the following conditions:

1. The special exception is granted for the attached site plan;
2. if a building permit is not issued within 18 months, the special exception expires;
3. a green roof maintenance plan shall be approved by the planning office
4. the traffic signal design shall be approved by the Public Works Department.



City of Oxford
107 Courthouse Square
Oxford, MS 38655

APPLICATION FOR SPECIAL EXCEPTION

Applicant's Name Pat Chisholm, President, PLC Partners, LLC

Mailing Address 2460 Forest Club Dr. Orlando, FL 32804

Address of Property in Question 1550 University Avenue

Telephone Number (s) Day (407) 923-8366 (Night) (407) 923-8366

Interest in Property Owner Leaseholder Option to Purchase Other

Application for Special Exception is being made under Section 137.03 of Zoning Ordinance

Property is zoned GB

Describe in detail the proposed Special Exception being sought Allowing residential condominium/ residential townhouse in General Business zoned parcel. Retail/commercial will also be included in the overall footprint for a mixed use development.

Explain how the proposed Special Exception would be in harmony with the character of the neighborhood and not detrimental to other property or persons in the neighborhood

The commercial portion of the development would front University Avenue, which currently has many commercial businesses. The residential portion would be behind the commercial and front more along South 16th Street. Currently, the more one travels along South 16th Street, leaving University Avenue, the neighborhood transitions to residential. We feel this development will be in harmony with both the commercial along University Avenue and the residential found along South 16th Street.

Attach a map or sketch of what you propose including applicable measurements along with a \$100.00 filing fee made payable to the City of Oxford.

Signature of Owner or Authorized Agent *Ken McNeil* FOR PAT CHISHOLM Date 10/29/13

FOR CITY USE ONLY

Date Filed _____

Filing Fee \$100.00

Date of Public Hearing _____

Decision of Board of Adjustment _____

Effective Date _____

Zoning Administrator

Date

Lafayette County, Mississippi

