



Memorandum

To: Mayor and Board of Aldermen
From: Benjamin Requet, Senior Planner
Date: June 20, 2017

Re: Planning Commission Case 2198
Preliminary Plat & Final Plat Approval for 'The Spargo'
(PPIN #26605; Section A1 of the Oxford Commons PUD)

Zoning: (SC) Shopping Center / Planning Unit Development (PUD)

Planners Comments: This is a request for preliminary plat and final plat approval for a two-lot subdivision on approximately 4.142 acres with frontage along Oxford Commons Boulevard. The subject property is undeveloped with sparse vegetation along the southern portion of the site with mature trees to the north. The applicant is proposing 'The Spargo', a two lot subdivision of commercially zoned property. Lot 1, which is located to the north, will consist of approximately +/- 2.686 acres; Lot 2, located to the south, will consist of approximately +/- 1.456 acres. Lot 1 is to be used for a hotel development (Hyatt Place) (the subject of a site plan in Case #2199 that was approved by the Planning Commission with several contingencies). The Site Plan review committee reviewed this request with few comments and recommended approval.

Recommendation: Staff recommends approval of this Preliminary and Final Plat with the following conditions:

1. Approval of 'The Spargo', by the Mayor and Board of Alderman.
2. A copy of the covenants for the subdivision are to be submitted to the Planning Department prior to permitting.
3. Approval is for the plans as submitted.



Case 2198

To: Oxford Planning Commission
From: Benjamin Requet, Senior Planner
Date: June 12, 2017

Applicant: Oxford Commons Retail Phase II, LLC.
Owner: Same
Request: Preliminary Plat & Final Plat Approval for 'The Spargo'
Location: Oxford Commons Boulevard (PPIN #26605)
Zoning: (SC) Shopping Center / Planning Unit Development (PUD)

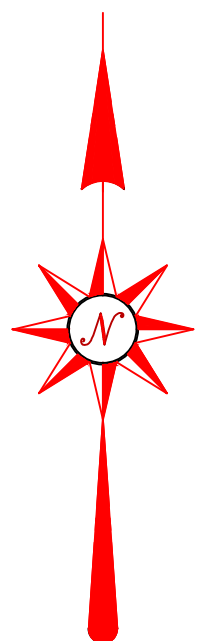
Surrounding Zoning:

North: (SC) Shopping Center / Planning Unit Development (PUD)
South: (SC) Shopping Center / Planning Unit Development (PUD)
East: (SC) Shopping Center / Planning Unit Development (PUD)
West: (RE) Residential Estate

Planners Comments: The subject property is located within the Oxford Commons Planned Unit Development (PUD) and consists of approximately +/- 4.142 acres with frontage along Oxford Commons Boulevard. The subject property is undeveloped with sparse vegetation along the southern portion of the site with mature trees to the north. The applicant is proposing 'The Spargo', a two lot subdivision of commercially zoned property. Lot 1, which is located to the north, will consist of approximately +/- 2.686 acres; Lot 2, located to the south, will consist of approximately +/- 1.456 acres.

Recommendation: Staff recommends approval of the Preliminary and Final Subdivision Plat for 'The Spargo', a two lot commercial subdivision with the following conditions:

1. Approval of 'The Spargo', by the Mayor and Board of Alderman.
2. A copy of the covenants for the subdivision are to be submitted to the Planning Department prior to permitting.
3. Approval is for the plans as submitted.

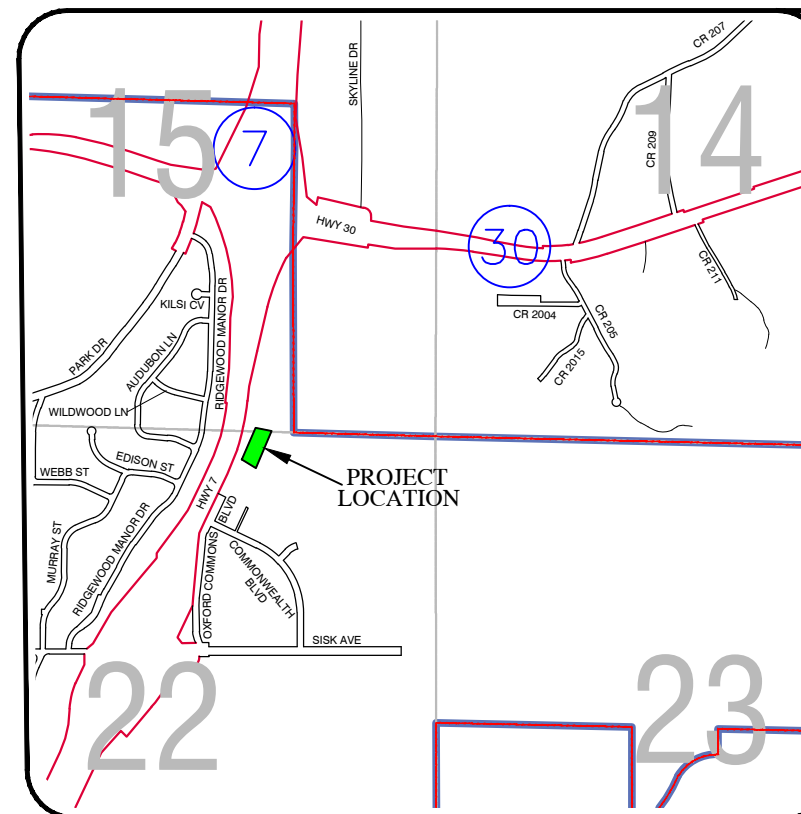


LEGEND

These standard symbols may be found in the drawing.

- PROPERTY LINES
- ADJOINING PROPERTY LINES
- EASEMENT LINES
- SETBACK LINES
- EDGE OF PAVEMENT
- BUILDING
- CENTERLINE OF ROAD
- ELECTRIC LINE
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- FIRE HYDRANT
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- WATER METER
- LAMP POST
- MANHOLE



VICINITY MAP



EMAIL: OXFORD@PECORPMS.COM
PHONE: (662) 234-8539
WEB SITE: PECORPMS.COM
FAX: (662) 234-8639

REVISIONS:

NO.	DATE	REVISIONS	BY:

PLAT OF SURVEY PRELIMINARY SUB-DIVISION FOR THE SPARGO

A FRACTION OF THE NE 1/4 OF SEC. 22, & SE 1/4 OF SEC. 15
TOWNSHIP 8 SOUTH, RANGE 3 WEST, CITY OF OXFORD,
LAFAYETTE COUNTY, MS

DRAWN BY: P. SNEED	DATE: 04/25/2017
CHECKED BY: J. ADAMS, P.S.	SCALE: 1"=50'
DRAWING NO.: NUMBER	

ALL ENGINEERING
DRAWINGS ARE IN
CONFIDENCE AND
DISSEMINATION MAY NOT
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THOMAS & MURRAY AVENUE
REFERENCE MATERIAL
DB-512, P-123

SECTION 15
SECTION 22

LOT 1
117021.98 Sq. Feet
2.686 Acres

~SURVEYOR'S NOTES~

- This Property Has A Land Use Classification Of Class "A" As Defined In Appendix "A" And The Boundary Survey Meets The Minimum Quality Requirements For Condition "A" As Defined In Appendix "B" Of The "MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING".
- All Bearings on this plat are based on the record bearing of Oxford Commons Subdivision, Phase II, As recorded in plat cabinet "B", slide 142 in the office of the Chancery Clerk of Lafayette County, Mississippi.
- Setbacks Are Shown On This Plat.
- All Property Corners Are 1/2" X 18" Rebar, Unless Noted Otherwise On This Plat.
- Date Of Field Survey: August 2015.
- THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR ANY ERROR OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. THE SURVEYOR DOES CERTIFY THAT THE UTILITIES ARE SHOWN AS ACCURATE AS POSSIBLE BASE ON THE INFORMATION PROVIDED TO PRECISION ENGINEERING CORPORATION.
- SEWER, WATER, & ELECTRIC
City Of Oxford Public Works
107 Courthouse Square
Oxford, Mississippi 38655
GAS
CenterPoint Energy
399 Highway 6 West
Oxford, MS 38655
TELEPHONE
AT&T
2000 Jackson Ave. West
Oxford, MS 38655
- This Survey Is Subject To Any Easements Recorded Or Unrecorded, Shown Or Not Shown On This Plat.
- Storm Drain Pipe Located Inside The Street Right-Of-Way Will Be Property Of The City Of Oxford. Any Pipe Located Outside Street Right-Of-Way Will Be Privately Owned

~SURVEYOR'S CERTIFICATE~

I DO HEREBY CERTIFY THAT THIS CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "B" SURVEY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JONATHAN E. ADAMS
MS PS-2879

DATE

POINT OF BEGINNING
1/2" Iron Rod Found

POINT OF COMMENCEMENT
24" OAK TREE @ FENCE INTERSECTION
MARKING THE SOUTHEAST CORNER OF
THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 8 SOUTH, RANGE 3 WEST,
LAFAYETTE COUNTY, MISSISSIPPI

1/2" Iron Rod Found
Sewer Manhole

WEST

NORTH

1762.66'

1985.99'

CITY OF OXFORD
STATE OF MISSISSIPPI

~DESCRIPTION OF PROPERTY~

A Fraction Of The Southeast Quarter Of Section 15 & A Fraction Of The Northeast Quarter Of Section 22, Township 8 South, Range 3 West, In The City Of Oxford, Lafayette County, Mississippi, And Containing 4.142 Acres. This Description Being In More Detail As Follows:

Commencing At An 24" Oak Tree At A Fence Intersection Designated And Accepted As Being The Southeast Corner Of The Northeast Quarter Of Section 22, Township 8 South, Range 3 West, Lafayette County, Mississippi, Run Thence Due North A Distance Of 1985.99 Ft To A Point, Thence Due West A Distance Of 1762.66 Ft To A ½" Iron Rod Set At The POINT OF BEGINNING; Run Thence N 25° 17' 04" E A Distance Of 192.02 Ft To A ½" Iron Rod Set, Thence Along A Circular Curve To The Left Having A Radius Of 2286.88 Ft, An Arc Length Of 616.93 Ft, A Chord Bearing Of N 17° 51' 52" E, And A Chord Distance Of 615.06 Ft To A ½" Iron Rod Set, Thence N 79° 56' 20" W A Distance Of 231.64 Ft To A ¼" Iron Rod Set On The East Right-Of-Way Line Of Oxford Commons Boulevard, Thence Along Said East Right-Of-Way Line And Along A Circular Curve To The Right Having A Radius Of 2054.88 Ft, An Arc Length Of 553.42 Ft, A Chord Bearing Of S 17° 53' 51" W, And A Chord Distance Of 551.75 Ft To A ½" Iron Rod Set, Thence S 25° 17' 04" W Continuing Along Said East Right-Of-Way Line A Distance Of 193.93 Ft To A ½" Iron Rod Set, Thence S 64° 42' 56" E Leaving Said East Right-Of-Way Line A Distance Of 232.00 Ft To The POINT OF BEGINNING Of This Description.

Approved and recommended for acceptance by the CITY OF OXFORD PLANNING COMMISSION, this the ____ day of _____, 20____.

DARRYAIL WHITTINGTON, CHAIRMAN
CITY OF OXFORD PLANNING COMMISSION

CITY OF OXFORD
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

Approved and recommended for acceptance by the City of Oxford, Board of Aldermen, this the ____ day of _____, 20____.

George "Pat" Patterson
MAYOR, CITY OF OXFORD

SURVEYOR'S CERTIFICATE

I certify that the within plot of THE SPARGO SUBDIVISION, in Lafayette County, Mississippi, is a true and correct representation of said subdivision and that I signed and delivered it as my own act and deed.

Witness my hand and signature this the ____ day of _____, 20____.

JONATHAN E. ADAMS
MISSISSIPPI PS. #2879

ENGINEER'S CERTIFICATE

I certify that THE SPARGO SUBDIVISION, is in conformance with the design requirements of the subdivision regulations and specific conditions imposed on this development, and takes into account all applicable federal, state and local laws and regulations.

Witness my hand and signature this the ____ day of _____, 20____.

PAUL KOSHENINA
MISSISSIPPI PE #14912

CITY ENGINEER'S CERTIFICATE

I certify that THE SPARGO SUBDIVISION has complied with one of the following alternatives for THE OXFORD COMMONS RETAIL, PHASE II, LLC:

1. All improvements have been installed by the sub-divider in accordance with the requirements of these regulations and with the action of the Board of Aldermen, giving approval of the preliminary plat, and accepting maintenance of utilities and streets.
2. A bond, certified check or irrevocable letter of credit has been posted by the sub-divider which is available to the city in a sufficient amount to ensure completion of all required improvements,

As of this the ____ day of _____, 20_____.

BART ROBINSON, PE
CITY ENGINEER, CITY OF OXFORD

RESTRICTIVE COVENANTS

Recorded in Instrument number_____, of the Land Records in the Chancery Clerk's Office of Lafayette County, Mississippi.

OWNER'S CERTIFICATE

I, Blake Tart, III, as Manager of THE SPARGO SUBDIVISION, and as owners of the tract of land herein described, certify that we did cause said land to be subdivided and platted, as shown on the attached plat of THE SPARGO SUBDIVISION, and the streets are dedicated to the use of the public forever. Streets are hereby dedicated to the use by the public and/or private utility companies which serve this subdivision, subject to the regulations of and approval by the Board of Alderman of Oxford, Mississippi. Utility easements are also dedicated to the public and/or private utility companies which serve this subdivision. Such subdivision and dedication is the owner's own act and deed of their own free will.

Witness my hand and signature this the ____ day of _____, 20____.

BLAKE TART III
OXFORD COMMONS RETAIL, PHASE II, LLC
3270 SUL ROSS
HOUSTON, TX 77098

STATE OF MISSISSIPPI

Personally appeared before me, Sherry Wall, CHANCERY CLERK, in and for Lafayette County, Mississippi, David B. Blackburn, who executed the attached owner's certificate that was signed and delivered of their own free act and deed, and also appeared Jonathan E. Adams, PROFESSIONAL SURVEYOR, who executed the attached surveyor's certificate and acknowledged that it was signed and delivered as his own free act and deed.

Witness my hand and official seal this the ____ day of _____, 20____.

SHERRY WALL
CHANCERY CLERK

COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

I, Sherry Wall, CHANCERY CLERK in and for said county and state, hereby certify that this instrument was filed for record in my office at _____ o'clock on the ____ day of _____, 20____, and was duly recorded in Plat Cabinet ____, Slide ____.

Witness my hand and official seal this the ____ day of _____, 20____.

SHERRY WALL
CHANCERY CLERK



EMAIL: OXFORD@PECORPMS.COM FAX:
PHONE: (662) 234-8539 WEB SITE: PECORPMS.COM (662) 234-8639

REVISIONS:

NO.:	DATE:	REVISIONS:	BY:
NO.:	DATE:	REVISIONS:	BY:
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CERTIFICATE SHEET
PRELIMINARY SUB-DIVISION
FOR
THE SPARGO

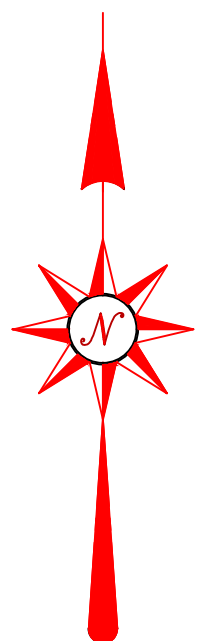
A FRACTION OF THE NE 1/4 OF SEC. 22, & SE 1/4 OF SEC. 15
TOWNSHIP 8 SOUTH, RANGE 3 WEST, CITY OF OXFORD,
LAFAYETTE COUNTY, MS

DRAWN BY: P. SNEED	DATE: 4/25/2017
CHECKED BY: J. ADAMS, P.S.	SCALE: N/A
DRAWING NO.: NUMBER	

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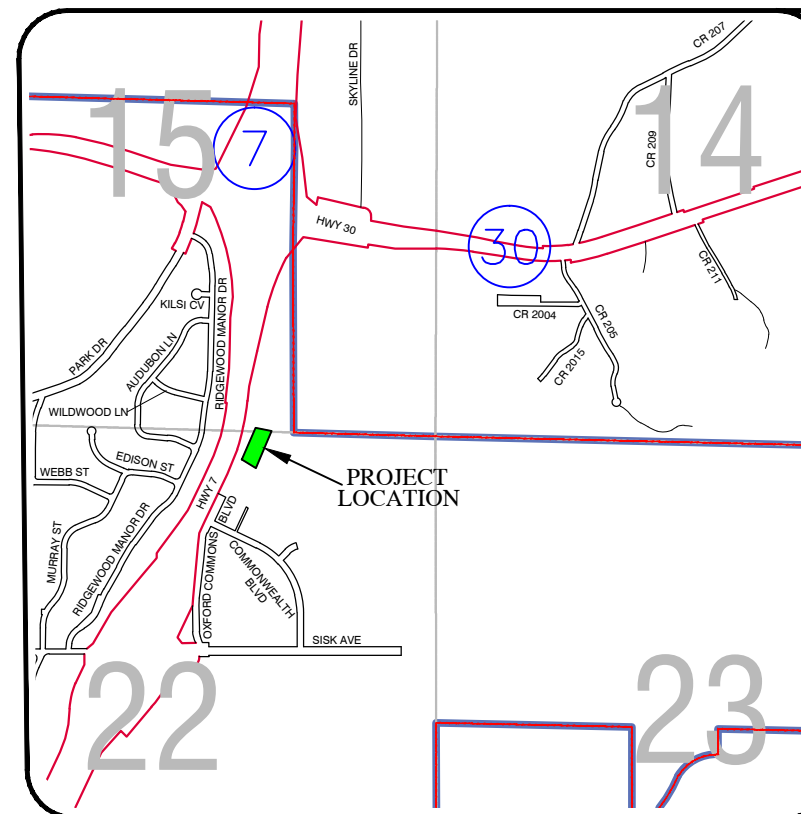


LEGEND

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VICINITY MAP



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~SURVEYOR'S NOTES~

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City Of Oxford Public Works
107 Courthouse Square
Oxford, Mississippi 38655
GAS
CenterPoint Energy
399 Highway 6 West
Oxford, MS 38655
TELEPHONE
AT&T
2000 Jackson Ave. West
Oxford, MS 38655
- This Survey Is Subject To Any Easements Recorded Or Unrecorded, Shown Or Not Shown On This Plat.
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JONATHAN E. ADAMS
MS PS-2879

DATE

PLAT OF SURVEY FINAL SUB-DIVISION FOR THE SPARGO

A FRACTION OF THE NE 1/4 OF SEC. 22, & SE 1/4 OF SEC. 15
TOWNSHIP 8 SOUTH, RANGE 3 WEST, CITY OF OXFORD,
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DRAWN BY: P. SNEED	DATE: 04/25/2017
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Approved and recommended for acceptance by the CITY OF OXFORD PLANNING COMMISSION, this the ____ day of _____, 20____.

DARRYAIL WHITTINGTON, CHAIRMAN
CITY OF OXFORD PLANNING COMMISSION

CITY OF OXFORD
COUNTY OF LAFAYETTE
STATE OF MISSISSIPPI

Approved and recommended for acceptance by the City of Oxford, Board of Aldermen, this the ____ day of _____, 20____.

George "Pat" Patterson
MAYOR, CITY OF OXFORD

SURVEYOR'S CERTIFICATE

I certify that the within plot of THE SPARGO SUBDIVISION, in Lafayette County, Mississippi, is a true and correct representation of said subdivision and that I signed and delivered it as my own act and deed.

Witness my hand and signature this the ____ day of _____, 20____.

JONATHAN E. ADAMS
MISSISSIPPI PS. #2879

ENGINEER'S CERTIFICATE

I certify that THE SPARGO SUBDIVISION, is in conformance with the design requirements of the subdivision regulations and specific conditions imposed on this development, and takes into account all applicable federal, state and local laws and regulations.

Witness my hand and signature this the ____ day of _____, 20____.

PAUL KOSHENINA
MISSISSIPPI PE #14912

CITY ENGINEER'S CERTIFICATE

I certify that THE SPARGO SUBDIVISION has complied with one of the following alternatives for THE OXFORD COMMONS RETAIL, PHASE II, LLC:

1. All improvements have been installed by the sub-divider in accordance with the requirements of these regulations and with the action of the Board of Aldermen, giving approval of the preliminary plat, and accepting maintenance of utilities and streets.
2. A bond, certified check or irrevocable letter of credit has been posted by the sub-divider which is available to the city in a sufficient amount to ensure completion of all required improvements,

As of this the ____ day of _____, 20____.

BART ROBINSON, PE
CITY ENGINEER, CITY OF OXFORD

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Recorded in Instrument number_____, of the Land Records in the Chancery Clerk's Office of Lafayette County, Mississippi.

OWNER'S CERTIFICATE

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CHANCERY CLERK

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STATE OF MISSISSIPPI

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SHERRY WALL
CHANCERY CLERK



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