



OXFORD

PLANNING
DEPARTMENT

Memorandum

To: Mayor and Board of Aldermen

From: Judy Daniel, AICP; Director of Planning

Date: March 07, 2017

Re: Second Reading, and Public Hearing of Case #2162 a Request to Rezone +/- 47.68 acres from (RE) Residential Estate, (RA) Single-Family Residential and (GB) General Business to (TND) Traditional Neighborhood Development.

Planning Staff Comments:

The subject property is approximately 47.68 acres, located between North Lamar and Chickasaw Road, just south of the intersection with Molly Barr, and including frontage on Molly Barr. The subject property is currently vacant, although portions of it closer to North Lamar were, until recently, occupied by a mobile home park, a mobile dwelling sales lot, and small businesses. The portions closer to Chickasaw have substantial topography and are vacant and wooded.

The applicant is requesting to rezone the subject property to (TND) Traditional Neighborhood Development. The Future Land Use Map in the recently adopted Vision 2037 Comprehensive Plan indicates a recommended use of Traditional Neighborhood Development at this location. The Lamar Town Center (working title) is being planned to create a community of businesses, restaurants, and retail shops opening to tree lined residential streets and open space areas – green and plazas. Primary parking areas will be located behind or under buildings; but parking will be provided along the main streets (reverse angle and parallel).

The Town Center is envisioned to feature upper floor office or residential uses in many buildings, and eventually lodging options and a grocery store. There will also be some “live/work” units, with first floors designed for offices or small retail businesses, and upper floor living areas. Beyond the Town Center, there will be neighborhoods of detached and attached dwellings, and multi-family areas. Closer to the Town Center will be more traditional multi-family structures; while adjoining the neighborhoods of detached dwellings will be smaller attached dwellings of

no more than 4 units per structure, and “mansion houses” at the scale of large detached dwellings, but which house no more than 6 to 12 units.

Neighborhoods are planned to include both attached and detached dwellings of similar scale and size. Many of the attached homes are being designed to face a green courtyard, with rear auto access. The topography of the neighborhoods will allow views toward green spaces and civic centers. And connections to Lamar, Chickasaw, and Molly Barr will provide multiple routes to and from home and the rest of Oxford.

Planner Evaluation: This is the first application for a development in the Traditional Neighborhood Development District. This new zoning districts functions differently from most Oxford zoning districts in that it envisions a rezoning based on a phased development plan that includes residential, natural, civic, and commercial elements that are generally expected to be implemented over a number of years. But to ensure the quality of development proposed for the rezoning, a range of plan elements, more detailed than are generally required, must be submitted with the rezoning proposal. These required elements, as outlined in the zoning district, have been submitted for evaluation. Cumulatively they are the proposed Master Regulating Plan, comprised of the Exhibits attached to this report. The approval process for a Traditional Neighborhood Development are outlined in the Land Development Code. An evaluation of the submitted Regulating Plan follows.

Master Regulating Plan Requirements and Approval Process

A Traditional Neighborhood may be established upon application through the requirements and procedures for rezoning land.

The Master Regulating Plan must include a proposed plan for staging for the three primary required areas: Core, Transition, and Edge. (See Exhibit 1A and 1B) Elements must include, at a minimum, the following:

1) A topographic survey and stormwater drainage plan.

The survey and a concept plan for stormwater drainage have been submitted (Exhibits 3 and 4) and indicate topography and the general concept for stormwater facilities. The Public Works staff comments indicate issues to be resolved at Preliminary Plat and/or Site Plan review for the sequential Phases of development.

2) The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.

The proposed street patterns and types are clearly indicated in Exhibits 6 and 7. The streets reflect the street patterns and types indicated for this type of development in the Vision 2037 Plan, with the exception of rear lanes, although they are specified as a street type in Table 2 and Table 3 in the TND District Standards. This discrepancy will need to be resolved. The Public Works staff indicate the need to resolve the differences between

the street patterns adopted in the Vision 2037 Plan and the current Land Development Code and address design issues if the streets are to be accepted as City Streets. Public Works staff also noted the need to relocate the connection on Molly Barr Road and to provide additional access points to adjacent property for future connectivity.

The Prominent Sites and Vistas Diagram submitted in Exhibit 5 clearly indicates these locations and describes why they are chosen.

3) *Layout and location of residential, commercial, mixed-use and civic building lots.*

The general location of these use type structures are clearly indicated in Exhibit 8. Staff believes that the proposed locations are aligned to the intent of the TND District. Public Works is concerned about the traffic impacts created by locating the large commercial portions near the existing intersection of Chickasaw and Molly Barr. Particularly, larger commercial developments fronting Molly Barr may create the need for a traffic signal, which would be undesirable so close to the existing intersection of Chickasaw. It may be necessary to adjust some of the use types or locations in the future to avoid this problem.

4) *Plan data and statistics to include densities (DU/acre) or intensity (FAR), buildings by type, setbacks, and other explanatory information.*

The proposed densities and intensities of the proposed types are provided as required (Exhibits 9 and 10). These appear to meet the standards of the district although we have asked for a clarification of the percentages proposed for one of the use types.

5) *A list of uses by neighborhood section.*

The Concept Plan (Exhibit 2) and list of proposed uses is provided in Exhibit 9, ties the proposed uses in the Core area to uses allowed in the Neighborhood Business District (or its successor district); and states the proposed residential use types. Staff finds the proposed uses to be appropriate for the intent of a Traditional Neighborhood District.

6) *A master sign plan.*

A conceptual document for a master sign plan has been submitted (Exhibit 11) that is sufficient to be a guide for detailed signage proposals in the various Phases as they are submitted.

7) *A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.*

The proposed phasing plan with schedule and triggers has been submitted (Exhibit 12). While it sufficiently indicates the uses planned in each Phase, and establishes the sequence of the phases to initiate construction. We have confirmed that the applicant plans to start Phases 1 and 2 initially, and then move to subsequent phases when he reaches a 10 percent buildout of those phases.

8) *A series of architectural renderings which convey the overall character of the development.*

The proposals for indicative architectural styles have been submitted (Exhibit 13A-C). They provide indicative illustrations of the building types that will be submitted for each of the sequential phases as they are proposed for development over time. The submitted illustrations reflect a range of styles that will complement the intent for a TND in Oxford.

9) *Architectural design regulating covenants for all site elements and buildings.*

Conceptual proposals for architectural pattern books that will be submitted for each building type as the sequential phases are proposed for development over time have been submitted. The submitted concepts, when submitted with specific standards for this TND, would provide clear guidance as to the structures that will be built in the various phases of the development as they are submitted over time.

10) *An open space plan indicating proposed improvements and the proposed conditions at the project edges.*

An Open Space ("Green Space") Plan has been submitted (Exhibit 15 and 16A) and it clearly indicates area of proposed preserved and designed green spaces. Actual design for those spaces will be submitted with the final plans for those phases.

11) *An overall landscaping plan for the entire development which must include:*

a) *Tree survey plan with tree inventory counts. Should include identification of the location of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed.*

The tree survey and clearing plan has been submitted (Exhibit 16A) indicating areas where trees are to be preserved, planted, and cleared.

b) *Scaled drawing of the site, with north arrow, indicating areas for preservation, location and spacing of new trees and shrubs proposed for use; and existing and proposed 2 foot contours to 10 feet beyond the site.*

Exhibits 16A and 16B provide this required information, and the Site Contours are on Exhibit 3. Staff has determined that 5 foot contours are sufficient at this scale; although 2 foot contours will be required for the individual phase final submittals. For a drawing at this scale, 2 foot contours would make the drawing difficult to decipher. Staff believes the proposed spacing for new trees to be well planned; but placement of shrubs would be a part of the finer grained landscaping proposals to be seen with the final submittals for the individual phases as they are submitted.

- c) *Construction details and/or cross-sections sufficient to explain specific site conditions and solutions. Possible conditions include berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, or culverts to maintain natural drainage patterns.*

Exhibit 16C indicates area of concern to be addressed during the development of the sequential Phases.

- d) *A plant list of all proposed landscape materials including trees, shrubs, and grasses. Showing (for trees) caliper sizes, root type (bare root, balled and burlapped, container size), height of material, botanical and common name.*

Tree planting plans have been submitted (Exhibit 16B). Staff believes these are sufficient and appropriate for the various phases of the TND, establishing a variety of tree types in the different areas. Public Works has noted that trees within City Right-of-Way, particularly within the sidewalk area, must be from a list of approved tree types to be provided by Public Works.

A conceptual list of proposed landscaping materials has been submitted indicating the range of vegetative materials that will be proposed for the various phases. The applicant has stated that it would difficult to determine specifics for all landscaping materials until final plans for the various phase are being prepared. They have submitted a proposed conceptual landscaping and screening plan to indicate the level of detail that will be followed for these phases.

- e) *Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.*

The concepts for planting and staking to be used in the various Phases have been submitted (Exhibit 16C) and are sufficient as a general guide. Submittals for the phases as submitted for final review will have more specific details.

- f) *Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.*

The general locations proposed light poles are included in Exhibits 13D1 and 13D2. Staff has agreed with the applicant that locations for the other elements mentioned are more appropriately determined at the finer grained level of review that will accompany the submittals for the individual phases. Public Works will require street lights at the intersections of any City Streets, which will be determined during future reviews.

- g) *A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.*

The developer has confirmed that all requirements of the landscape ordinance will be followed.

- h) A storm water plan that shows integration of storm water features into the overall project design.*

The conceptual storm water plan (Exhibit 4) has been submitted. The Public Works staff comments indicate issues to be resolved at Preliminary Plat and/or Site Plan review for the sequential Phases of development. Public Works has made the applicant aware that it may be necessary to reduce the number of lots in order to provide for the required stormwater detention as the stormwater plan only provides illustrations at this point.

The ordinance enacting a rezoning to TND shall contain a condition stating that the newly-designated district shall revert to its prior underlying zoning if construction has not begun within two years after the date of approval. Approvals of the Phases designated in the approved Master Regulating Plan will follow the processes for Site Plan and/or Preliminary and Final Plat approvals as appropriate.

The applicant has made application for rezoning land following standard city and state procedures. Should the rezoning be approved, one condition of the approval will be reversion condition noted above requiring that construction of structures must have begun within two years. The applicant states that he plans to submit the first phase for consideration of site plan and plat approval immediately upon approval of the rezoning.

Recommendation of Sufficiency to Meet TND Standards for Rezoning:

A Traditional Neighborhood Development (TND) district should be compact and pedestrian friendly containing a mix of land uses with a defined center, middle and edge. A TND development pattern should include shorter blocks, dense street connections, a variety of uses, diverse housing types, and central public spaces. Such development should be adjacent to, but not bisected by, an arterial street.

The proposed “Lamar TND” meets those basic standards. Its Town Center is proposed to take direct access to North Lamar and Molly Barr, it proposes a wide variety of uses, and a wide variety of housing types, and it proposes several public spaces in central areas.

This proposed TND will also meets all general standards of size and proportions of primary structural elements of the Core (commercial, civic, and mixed use areas with some open space); Transition (attached and detached dwellings and multi-family dwellings); and Edge (green spaces and detached dwellings).

Staff has evaluated the submittal documents that comprise the Master Regulating Plan for this proposed rezoning and we find that they appear to meet the standards outlined for the District.

Some of these standards relate more to site plan or subdivision approvals, but most of the conceptual standards that will guide those evaluations appear to fulfill the vision for this District. To further protect the public interest, a wide range of issues to be addressed at site plan or subdivision during the development of successive phases have been submitted by Public Works staff. These will be helpful for the developer should the rezoning be approved.

From the perspective of the Planning Department, the proposed Master Regulating Plan for this Traditional Neighborhood Development rezoning is sufficient and well presented. While it is impossible to “pin down” all aspects of a multi-phased district development in advance, the commitments inherent in the materials submitted for this proposed TND form a good “skeleton” and set parameters for future development that can guide this and future Planning Commissions and Boards of Aldermen as the various Phases are brought in for final approvals over time. Some modifications can be expected as market needs shift over a three to five or more year buildout scenario. But with the controls noted, the overall neighborhood can become a successful new neighborhood for Oxford residents and visitors to live, work, and play.

State Requirements for Rezoning: The criteria to rezone property are cited in a number of Mississippi cases and are as follows:

“Before a zoning board reclassifies property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2) (a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning.”(Burden v. City of Greenville, 1999).

In another case, the court stated: *“Before property is reclassified, applicant seeking rezoning must prove beyond by clear and convincing evidence either that there was mistake in original zoning, or that character of neighborhood had changed to such an extent as to justify rezoning and that public need existed for rezoning”. (City of Biloxi v. Hilbert, 1992)*

Finally, *Fondren North Renaissance v. Mayor and City Council of City of Jackson, 1999*, stated: *“Under the “change and mistake “ rule of municipal zoning, based on the presumption that the original zoning is well-planned and designed to be permanent, before a zoning board may reclassify property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2)(a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning.*

Therefore, the merits of the applicant’s request for rezoning, based on the criteria established in the cited cases, is as follows:

Mistake: There was not a mistake on the previous rezoning in 2004.

Change and Need: The City of Oxford generally, and this area specifically, have changed substantially since 2004. In response to considerable growth pressure, the City began the process of updating its comprehensive plan in 2013. A goal of that Plan was to seek better tools for facing the challenges and opportunities of that growth. After four public meetings, open houses with the Planning staff, and public hearings for the new plan and future land use map at the Planning Commission and Board of Aldermen; the Vision 2037 was adopted in August 2016. That plan substantiates and describes the nature and extent of change facing Oxford, and outlines strategies to better accommodate that growth. Among the tools in the Vision 2037 Plan is the Traditional Neighborhood Development (TND) place type; and the site of this proposed TND is one of the locations mapped as appropriate for the TND on the Future Land Use Map. Therefore, both change and need related to the city, this area of the city, and this site have been addressed in a comprehensive plan adopted less than a year ago. Reasons for that change in land use recommendation related directly to changes in the city holistically, and to this general area of the city.

Oxford is facing unprecedented development pressures, and ongoing fiscal challenges to meet infrastructure needs resulting from that growth. A primary decision in the Vision 2037 Comprehensive Plan was to move toward more areas of moderate density, reflecting densities of neighborhoods near The Square, and away from a dependence on suburban scale growth. These moderately dense areas are more fiscally sustainable, and (given land prices in Oxford) are far more likely to provide a wider range of housing options for residents than lower density suburban development. To achieve that goal, land uses like the TND are recommended at certain locations where major roads intersect and major infrastructure (water and sewer) can be easily provided.

Further, the specific area of this proposed development is already seeing significant change either occurring or proposed. The area of greatest density in this development is located nearest to Molly Barr and North Lamar where General Business zoning already exists. So the new zoning will be a lower intensity than currently exists. The area of lowest density, comprised mainly of detached single family lots, is located in the southern portion of the development nearest existing single family development. The areas of moderate density – with attached housing, small lot single family, and multi-family development – are generally located between those areas. This plan respects existing development patterns and reflects the changing nature and density of development along North Lamar.

Additional evidence of change in this area of Oxford relates to land use and zoning changes within the general area of this proposed rezoning since the current zoning of General Business (GB), Residential Single Family (RA), and Residential Estate (RE) was mapped in 2004. Aside from many new businesses and shopping areas along North Lamar from the Midtown Shopping Center to the intersection with Molly Barr Road, changes include:

- A rezoning of over 200 acres from Agricultural to PUD for the Blackberry Hills development in 2006, located just south and west of this location along Molly Barr Road.
- A total of four properties rezoned along the west side of North Lamar in this general area from Country Estate or Residential Estate to Neighborhood Business. Citywide, a total of six properties have been rezoned from RA, R1A, RE, or CE (single family zoning districts) to Neighborhood Business, Shopping Center, or Planned Unit Development since 2004.
- Citywide, a total of five Special Exceptions allowing residential uses in commercial districts (establishing mixed use) were approved within the past year, two in the general vicinity of this proposal.
- Substantial upgrades to Molly Barr Road, making it a major western collector road within the City.
- And further exemplifying growth in this area of Oxford, an area of land was recently annexed at the intersection of Hwy. 30 and Hwy. 7, barely a mile from this site.

Thus staff believes that the proposal reflects the need for this type of development expressed in the Vision 2037 Comprehensive Plan, and acknowledges changes in the area, while respecting current development patterns.

Recommendation: Staff recommends approval of the request to rezone the subject property, from the GB (General Business), (RA) Single-Family Residential, and (RE) Residential Estate districts to the (TND) Traditional Neighborhood Development district.

This approval recommendation is based on adherence to the elements submitted with the Master Regulating Plan, and with the understanding that as the Phases of this development are brought in for Subdivision or Site Plan approval that they will adhere to the concepts presented in that Master Regulating Plan and the applicable portions of the Land Development Code for structure design, street types, landscaping, and stormwater. This approval also requires construction to begin within two years after the date of the approval of the rezoning (which staff recommends to be a requirement for construction of buildings to be underway) or the property will revert to its underlying zoning. This approval does not imply Public Works' approval of the streets, utilities or stormwater features included in the exhibits or concept plan. These features will all be evaluated during the Site Plan or Preliminary Plat process, as is the common practice during re-zonings.

Planning Commission Recommendation: On Monday, February 13, 2017, the Planning Commission considered this application. A memo expressing a substantial range of concerns that would need to be addressed during the multi-year implementation process from the Public Works staff and a letter of general support from two members of the Pathways Commission were submitted to the Commission. Three members of the public spoke in opposition to the development.

During a lengthy discussion the elements of most concern expressed by the public and some Commissioners were traffic impacts along North Lamar and Chickasaw, potential for construction traffic and noise, additional density, potential for more student housing, potential that the housing would not be affordable, potential for new development creating drainage issues for homes along Chickasaw and adjacent streets, problems with planning stormwater facilities as buildout progresses, and implementing new street types.

After consideration, the Planning Commission recommended approval of the rezoning. On a motion of Commissioner Huelse, seconded by Commissioner Riddell, the vote was 3 to approve (Huelse, Riddell, Whittington), 1 abstention (Gray), 2 to deny (Bradley and Harmon), and 1 absent (Alexander). A previous motion to deny from Commissioner Bradley failed for lack of a second. No additional conditions were attached to the approval recommendation.

If you need additional information or have further questions, please feel free to contact the Planning Department.



Case 2162

To: Oxford Planning Commission
From: Judy Daniel, AICP, Planning Director
Date: February 13, 2017

Applicant: Updraft Investments, LLC.
Owner: Same
Request: Rezone +/- 48.68 acres to (TND) Traditional Neighborhood Development
Location: West of N. Lamar Boulevard, East of Chickasaw Road, and South of Molly Barr Road (PPINS #5042 & #5067)
Zoning: General Business (GB), Single-Family Residential (RA); Residential Estate (RE)

Surrounding Zoning:

North: (RB) Two Unit Residential;
South: (RE) Residential Estate
East: (GB) General Business; (NB) Neighborhood Business
West: (RA) Single-Family Residential; (R1A) Single-Family Residential

Planners Comments:

The subject property is approximately 48.68 acres, located between North Lamar and Chickasaw Road, just south of the intersection with Molly Barr, and including frontage on Molly Barr. The subject property is currently vacant, although portions of it closer to North Lamar were, until recently, occupied by a mobile home park, a mobile dwelling sales lot, and small businesses. The portions closer to Chickasaw have substantial topography and are vacant and wooded.

The applicant is requesting to rezone the subject property to (TNB) Traditional Neighborhood Development. The recently adopted Vision 2037 Comprehensive Plan indicates a recommended use of Traditional Neighborhood Development at this location. The Lamar Town Center (working title) is being planned to create a community of businesses, restaurants, and retail shops opening to tree lined streets and open space areas – green and plazas. Primary parking areas will be located behind or under buildings; but parking will be provided along the main streets (reverse angle and parallel).

The Town Center will feature upper floor office or residential uses in many buildings, and eventually lodging options and a grocery store. There will also be some “live/work” units, with

first floors designed for offices or small retail businesses, and upper floor living areas. Beyond the Town Center, there will be neighborhoods of detached and attached dwellings, and multi-family areas. Closer to the Town Center will be more traditional multi-family structures; while adjoining the neighborhoods of detached dwellings will be smaller attached dwellings of no more than 4 units per structure, and “mansion houses” at the scale of large detached dwellings, but which house no more than 6 to 12 units.

Neighborhoods may contain both attached and detached dwellings of similar scale and size. Many of the attached homes are being designed to face a green courtyard, with rear auto access. The topography of the neighborhoods will all lovely views toward green spaces and civic centers. And connections to Lamar, Chickasaw, and Molly Barr will provide multiple routes to and from home and the rest of Oxford.

Planner Evaluation: This is the first application for a development in the Traditional Neighborhood Development District. This new zoning districts functions differently from most Oxford zoning districts in that it envisions a rezoning based on a phased development plan that includes residential, natural, civic, and commercial elements that are generally expected to be implemented over a number of years. But to ensure the quality of development proposed for the rezoning, a range of plan elements, more detailed than are generally required, must be submitted with the rezoning proposal. These elements, as outlined in the zoning district, have been submitted for evaluation. Cumulatively they are the proposed Master Regulating Plan and they include:

- Exhibit 1A: Narrative description of the proposed development
- Exhibit 1B: Blocked Layout indicating the Core, Transition, and Edge areas
- Exhibit 2: Use Types Concept Plan
- Exhibit 3: Site Topography Survey
- Exhibit 4: Conceptual Stormwater Drainage Plan
- Exhibit 5: Illustrative Views and Vistas Diagram
- Exhibit 6: Proposed Streets Diagram
- Exhibit 7: Proposed Street Sections
- Exhibit 8: Illustrative Master Plan of Uses
- Exhibit 9: Conceptual Land Use Plan
- Exhibit 10: Conceptual Density Plan
- Exhibit 11: Conceptual Master Signage Plan
- Exhibit 12: Proposed Phasing Plan
- Exhibit 13A: Architectural Concepts: Mixed-Use/Commercial Areas
- Exhibit 13B: Conceptual Design Standards for Mixed-Use Developments
- Exhibit 13C: Architectural Concepts: Multi-Family and SF Attached
- Exhibit 13D: Architectural Concepts: Single Family Detached Dwellings
- Exhibit 13E: Conceptual Architectural Guidelines for Dwellings

Exhibit 14: Conceptual Landscaping Plan (Tree Placement)

Exhibit 15: Proposed Green Space Plan (Natural and Green Spaces)

Exhibit 16: Proposed Location of Streetlights

Master Regulating Plan Requirements and Approval Process

A Traditional Neighborhood may be established upon application through the requirements and procedures for rezoning land.

Approval of a rezoning to Traditional Neighborhood Development and the approved Master Regulating Plan will be valid for two years before construction must begin. The ordinance enacting any such rezoning shall contain a condition stating that the newly-designated district shall revert to its prior underlying zoning if construction has not begun within two years after the date of approval. Approvals of the Phases designated in the approved Master Regulating Plan will follow the processes for Site Plan and/or Preliminary and Final Plat approvals as appropriate.

The applicant has made application for rezoning land following standard city and state procedures. Should the rezoning be approved, one condition of the approval will be reversion condition noted above requiring that construction of structures must have begun within two years.

The applicant states that he plans to submit the first phase for consideration of site plan and plat approval immediately upon approval of the rezoning.

The Master Regulating Plan must include a proposed plan for staging for the three primary required areas: Core, Transition, and Edge. Elements must include, at a minimum, the following:

1) A topographic survey and stormwater drainage plan.

The survey and a concept plan for stormwater drainage have been submitted (Exhibits 3 and 4) and adequately indicate the current topography and the general concept for stormwater facilities. The Public Works staff has not yet completed their review of the proposed conceptual stormwater drainage plan.

2) The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.

The Prominent Sites and Vistas Diagram has been submitted (Exhibit 5), and clearly indicates these locations and describes why they are chosen. The proposed street patterns and types are clearly indicated as required in Exhibits 6 and 7. The streets reflect the street patterns and types indicated for this type of development in the Vision

2037 Plan. The Public Works staff has not yet completed their review of the proposed street patterns and types.

3) *Layout and location of residential, commercial, mixed-use and civic building lots.*

The general location of these use type structures are clearly indicated in Exhibit 8. Staff believes that the proposed locations are aligned to the intent of the TND District.

4) *Plan data and statistics to include densities (DU/acre) or intensity (FAR), buildings by type, setbacks, and other explanatory information.*

The proposed densities and intensities of the proposed types are provided as required (Exhibits 9 and 10). These appear to meet the standards of the district, but staff is awaiting final confirmation of one aspect of the density calculation for the single family attached residential type. A final evaluation cannot be given until that information is received.

5) *A list of uses by neighborhood section.*

The list of proposed uses is provided in Exhibit 9, tying proposed uses in the Core area to uses allowed in the Neighborhood Business District (or its successor district); and stating the proposed residential use types. Staff finds the proposed uses to be appropriate for the intent of a Traditional Neighborhood District.

6) *A master sign plan.*

A conceptual document for a master sign plan has been submitted (Exhibit 11) that is sufficient to be a guide for detailed signage proposals in the various Phases as they are submitted.

7) *A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.*

The proposed phasing plan with schedule and triggers has been submitted (Exhibit 12). While it sufficiently indicates the uses planned in each Phase, and establishes the sequence of the phases to initiate construction; the Commission may wish to request that the developer state a more definitive timing for successive phases than that the “can begin” after a certain percentage of the prior phase is complete.

8) *A series of architectural renderings which convey the overall character of the development.*

The proposals for indicative architectural styles have been submitted (Exhibit 13). They provide indicative illustrations of the building types that will be submitted for each of the sequential phases as they are proposed for development over time. The submitted illustrations reflect a range of styles that will complement the intent for a TND in Oxford.

9) *Architectural design regulating covenants for all site elements and buildings.*

Conceptual proposals for architectural pattern books that will be submitted for each building type as the sequential phases are proposed for development over time have been submitted (also Item 13). The submitted concepts, when submitted with specific standards for this TND, would provide clear guidance as to the structures that will be built in the various phases of the development as they are submitted over time.

10) *An open space plan indicating proposed improvements thereon and the proposed conditions at the project edges.*

An Open Space ("Green Space") Plan has been submitted (Exhibit 15) and it clearly indicates area of proposed preserved and designed green spaces. Actual design for those spaces will be submitted with the final plans for those phases.

11) *An overall landscaping plan for the entire development which must include:*

a) *Tree survey plan with tree inventory counts. Should include identification of the location of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed.*

The tree survey and clearing plan has been submitted (Exhibit 15) but several of the elements are missing. Staff has therefore not evaluated this Plan.

b) *Scaled drawing of the site, with north arrow, indicating areas for preservation, location and spacing of new trees and shrubs proposed for use; and existing and proposed 2 foot contours to 10 feet beyond the site.*

Exhibits 14 and 15 provide this required information, and the Site Contours are on Exhibit 3. Staff has determined that 5 foot contours are sufficient at this scale; although 2 foot contours will be required for the individual phase final submittals. For a drawing at this scale, 2 foot contours would make the drawing difficult to decipher. Staff believes the proposed spacing for new trees to be well planned; but placement of shrubs would be a part of the finer grained landscaping proposals to be seen with the final submittals for the individual phases as they are submitted.

c) *Construction details and/or cross-sections sufficient to explain specific site conditions and solutions. Possible conditions include berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, or culverts to maintain natural drainage patterns.*

The applicant has not yet submitted information regarding this element of the submittal. Therefore staff cannot yet comment on it.

- d) *A plant list of all proposed landscape materials including trees, shrubs, and grasses. Showing (for trees) caliper sizes, root type (bare root, balled and burlapped, container size), height of material, botanical and common name.*

Tree planting plans have been submitted (Exhibit 14). Staff believes these are sufficient and appropriate for the various phases of the TND, establishing a variety of tree types in the different areas.

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- e) *Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.*

The concepts for planting and staking to be used in the various Phases have been submitted (Exhibit 14) and are sufficient as a general guide. Submittals for the phases as submitted for final review will have more specific details.

- f) *Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.*

The general locations proposed light poles are included in Exhibit 16. Staff has agreed with the applicant that locations for the other elements mentioned are more appropriately determined at the finer grained level of review that will accompany the submittals for the individual phases.

- g) *A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.*

The developer has stated that all requirements of the landscape ordinance will be followed.

- h) *A storm water plan that shows integration of storm water features into the overall project design.*

The conceptual storm water plan (Exhibit 4) has been submitted. The Public Works staff has not yet provided comments on the proposal.

Recommendation of Sufficiency to Meet TND Standards for Rezoning:

A Traditional Neighborhood Development (TND) district should be compact and pedestrian friendly containing a mix of land uses with a defined center, middle and edge. A TND development pattern should include shorter blocks, dense street connections, a variety of uses, diverse housing types, and central public spaces. Such development should be adjacent to, but not bisected by, an arterial street.

The proposed “Lamar TND” meets those basic standards. Its Town Center takes direct access to North Lamar, it proposes a wide variety of uses (it will allow uses that are allowed in the Neighborhood Business District or its successor district), and it proposes a wide variety of housing types, and it proposes several public spaces in central areas.

This proposed TND will also meets all general standards of size and proportions of primary structural elements of the Core (commercial, civic, and mixed use areas with some open space); Transition (attached and detached dwellings and multi-family dwellings); and Edge (green spaces and detached dwellings).

Staff has evaluated the submittal documents that comprise the Master Regulating Plan for this proposed rezoning and we find that most of them appear to meet the standards outlined for the District. Some of these standards relate more to actual final site plans or subdivision approvals, but most of the conceptual standards that will guide those evaluations seem to fulfill the vision for this District. A few submittal requirements are missing, and a few clarifications are needed, but these are minor elements of a very substantial submittal and they are to be submitted before the Commission meeting.

The comments from Public Works regarding the streets and stormwater elements are, however, missing. Therefore a full staff recommendation cannot be made at this time. From the perspective of the Planning Department, pending submittal and approval of the final clarifying documentation, the proposed Master Regulating Plan for this Traditional Neighborhood Development rezoning is sufficient and well presented.

And while it is impossible to “pin down” all aspects of a multi-phased district development in advance, the commitments inherent in the materials submitted for this proposed TND form a good “skeleton” and set parameters for future development that can guide this and future Planning Commissions and Boards of Aldermen as the various Phases are brought in for final approvals over time.

Some modifications can be expected as market needs shift over a three to five or more year buildout scenario. But with the controls noted, the overall neighborhood can become a premier new center for Oxford residents and visitors to live, work, and play.

State Requirements for Rezoning: The criteria to rezone property are cited in a number of Mississippi cases and are as follows:

“Before a zoning board reclassifies property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2) (a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning.” (Burden v. City of Greenville, 1999).

In another case, the court stated: *“Before property is reclassified, applicant seeking rezoning must prove beyond by clear and convincing evidence either that there was mistake in original zoning, or that character of neighborhood had changed to such an extent as to justify rezoning and that public need existed for rezoning”. (City of Biloxi v. Hilbert, 1992)*

Finally, *Fondren North Renaissance v. Mayor and City Council of City of Jackson, 1999*, stated: *“Under the “change and mistake “ rule of municipal zoning, based on the presumption that the original zoning is well-planned and designed to be permanent, before a zoning board may reclassify property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2)(a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning.*

Therefore, the merits of the applicant’s request for rezoning, based on the criteria established in the cited cases, is as follows:

Mistake: There was not a mistake on the previous rezoning.

Change and Need: The recently adopted Vision 2037 Comprehensive Plan encourages mixed-use higher density development at certain locations. Vision 2037 identified this property as an area appropriate for Traditional Neighborhood Development.

Recommendation: Should there be a recommendation of approval from Public Works for the Stormwater and Streets elements of this proposed rezoning, staff recommends approval of the request to rezone the subject property, from the GB (General Business), (RA) Single-Family Residential, and RE (Residential Estate districts to the (TND) Traditional Neighborhood Development district.

This approval recommendation is based on adherence to the elements submitted with the Master Regulating Plan, and with the understanding that as the Phases of this development are brought in for Subdivision or Site Plan approval that they will adhere to the concepts presented in that Master Regulating Plan for structure design, street types, landscaping, and stormwater. This approval also requires construction to begin within two years after the date of the approval of the rezoning or the property will revert to its underlying zoning.

To: Planning Commission
From: Reanna Mayoral, P.E., Assistant City Engineer
CC:
Date: 2/13//2017
Re: Case 2162, TND Rezoning (Updraft Investments, Mac Monteith)

Case 2162 is a rezoning case of which city staff supports in concept through the planner's recommendation. This support does not grant or imply any approval of the engineering aspects of the development, including but not limited to the streets, utilities or stormwater. Preliminary topography of the existing site, stormwater concepts and street information has been submitted. However, there is not sufficient information to complete an engineering assessment. A review of the engineering aspects will be completed when plans are presented for site review.

Below is a list of concerns from the Public Works Department to be addressed as individual phases are presented. Public Works has several concerns that will certainly impact, and potentially require change to the concept shown. **This list should not be considered complete or exhaustive. There will certainly be other issues once specific site information is provided:**

- Plan may have to be modified, including the elimination of lots, in order to accommodate city streets, stormwater requirements and utilities.
- Phased development and the lack of comprehensive site plan are going to make designing stormwater detention difficult.
- The developer may have to give up lots in the final phases to meet final detention requirements.
- Most of the "conceptual" ponds are located in areas that scheduled to be developed as the last 3 phases, making it difficult to develop them for use in earlier phases of the development. Since most of the ponds are located in the later phases it is possible that actual storage requirements might exceed conceptual storage.

The design of the stormwater detention system will have to be done as each phase is actually developed. Since there is no set timeline n when each phase will be developed, it could be years between when phases are completed so assumptions will have to be made as to what the final build out might be. Trying to size ponds before complete site plans for a phase are available could result in the detention system not functioning as designed if the site plans differ from the assumptions. Ponds/detention systems will need to be redesigned/sized as additional phases develop.

An example of this would be Phase 1. Conceptually the Phase 1 area is intended to drain to a detention pond located in Phase 3. A detention system for Phase 1 could be located in Phase 3 but once a site plan for Phase 3 is developed the detention system will have to be redesigned/sized to handle the additional runoff created be Phase 3.

- Ownership and maintenance responsibilities of the stormwater facilities will require more involved legal consideration than a typical subdivision due to the phases and the unknown number of owners. Public Works will not support these areas as independent lots without a clear means of enforcing maintenance responsibilities.
- A traffic impact study will be required that considers the entire development and then also addresses each phase to determine that the roads are adequately designed and planned for.
- The ownership of the roads has not been determined. The City does not agree to accept any of the roads shown at this time.
- The street widths shown do not meet the current ordinance and may not meet the new ordinance. They meet the concepts shown in the Vision 2037, but those are only concepts.
- The intersections shown at several locations do not appear appropriate for streets and there is no indication of how traffic would be safely or successfully managed.
- Some lots only have access via a rear lane, which is not consistent with current city code. Currently, all lots are required to front a public street.

The Public Works Department will not recommend these lanes be accepted as public roadway.

- Rear lanes do not appear to provide means for a vehicle to turn around (cars would have to turn around in private drives or reverse the length of the lane, access for fire and sanitation?)
- The road connection to Molly Barr Road is too close to the existing intersections of Chickasaw and do not meet the minimum requirements of the ordinance.
- Retaining walls will likely be required but will not be permitted on the Right-of-Way.
- Typical sections provided don't all show dimensions of sidewalk or the ROW and there is no typical for a rear lane.
- It is not clear if the lanes provide connections to the streets in all locations. (Colored lines on exhibit 6 do not touch and the line work appears solid through the intersection.)
- Is striping proposed for the on-street parking areas? If so, will it only be on one side? There seems to be the same potential for problems similar to 17th Street, Madison, 11th Street, etc.
- There is no indication of consideration for bicycles--particularly on the main connections between north Lamar and Chickasaw or Molly Barr.
- Connectivity to adjacent lots should be provided for future roads.
- There is no discussion of plans for means of providing sewer service. Lift stations are likely required. Where will they be located? Will they be City owned and maintained?
- Depth of the sewer mains is a concern with phased development. City will likely have a maximum allowed depth. Additional easement width will also be required for extra depth sewer lines.

- The City has rejected the “eyebrow” style roadway/lot layout on previous developments.
- Trees planted in the sidewalk (tree wells) of any City streets must be on a list of acceptable trees to be provided by the City.
- Proposed widths for parallel parking (7’ and 8’) do not meet City ordinance.
- The phased construction plan may result in creating traffic problems on adjacent roadways and within the interior due to limited number of access points. (For example, Phase 2 will only have one access point until phases 4 and 5 are built. Traffic from phases 2, 4 and 5 will have to wander through the Phase 4 neighborhood until Phase 7 is built.)
- Are phases proposed to be built in the order shown (i.e. consecutively?)

Public Works again wants to emphasize that this list is not to be considered comprehensive of all potential issues with the concept shown. It is to be expected that additional concerns will be raised once actual engineering documents are provided.

From: Karen Kate Kellum
To: [Ben Requet](#); [Reanna Mayoral](#)
Cc: [Don Fettel](#)
Subject: Monteith TND Application off of North Lamar
Date: Sunday, February 12, 2017 6:32:45 PM

Hi Reanna & Ben,

Thank you so much for sharing the rezoning request with Don and I.



We've spoken a bit about it, but didn't have the chance to talk to the rest of the Pathways Commission. So, here are some initial unofficial thoughts:

- It's really nice to see that all that work that went into Vision 2037 may pay off with a development so quickly.
- Narrow travel lanes generally mean slow speeds, which is likely good for everyone and consistent with the Vision 2037. A few thoughts:
 - The main street with reverse angle parking will likely be ok for most cyclists, but if it were more traditional forward angle parking that might be a bit scarier (much like North Lamar near the square is a bit dicey).
 - Perhaps some of those great big sidewalks could be a multi-use path.
 - If the roads are wider as indicated here, perhaps paths for bikes could be protected by parking?
- We don't see a lot of details, but would love more at some point, about:
 - How people walking, cycling, and driving will interact with the ways in and out of the development
 - How people will walk across streets in the development (n.b. I'm thinking about the new parking lot at the new shopping center with no clear paths for people walking from the toy store to the Marshall's or to the older parts of the development).
 - Timeline for development of pedestrian infrastructure (i.e., Will they build the entire sidewalk network at first, will they build the network for each phase as they build the phase, or do we have to wait for lots to sell and build in order to connect the sidewalks?)
 - How the developers expect cyclists to move within the development (there isn't a single mention of cyclist, bike, or bicycle in the document)?
 - How we expect the hills will impact visibility?
- It seems likely that these details would be addressed after the rezoning is approved and would include discussion with the Pathways Commission as a whole.

We agree that it is very important that this project is done well as it will likely serve as a model for future TNDs. We look forward to working with the developer & city as specific plans are developed to ensure that the infrastructure for active transportation is first rate.

Thanks again for reaching out.

kindly,
Kate

TND – Traditional Neighborhood Development		
Purpose and Description		Allowed Structure Types
<p>The Traditional Neighborhood Development District implements the Traditional Neighborhood Place Type of Vision 2037. TND design is compact and pedestrian friendly containing a mix of land uses and has a defined center, middle and edge in a village-type setting. The development form may be applied as new neighborhoods or to extend existing patterns.</p>		<ul style="list-style-type: none"> • Mixed-use • All forms of residential • Institutional • Assembly
Site Area/ Appropriate Location	30 acres min./ 100 acres (max.) where designated as TND on the Future Development Map ¹	
General Location Characteristics	Adjacent to, but not bisected by an arterial street unless the street is designed to conform to the requirements of an Avenue or Main Street	
Structural Elements	Uses	Land Allocations (% min/max)
Neighborhood Core	Civic, retail, and mixed-use structures mixed with open space uses	10/20
Neighborhood Transition	Single family attached and detached, Multi-unit	25/35
Neighborhood Edge	Single family detached use	45/60
Maximum Residential Density	See Table 1	
Specific Dimensional and Design Standards	See following narrative.	
District Land Uses	A list of uses is to be provided in the master plan reflecting the intent and requirements of this district.	
Development Standards	See following narrative	
Mobility Standards	See following narrative	
Parking Requirements	See following narrative	
Site Plan Review	See Section 212 of the Land Development Code	
<p>NOTES:¹ To allow for incremental development of a TND, which may include the participation of several property owners over an extended period of time, a partial TND of less than the minimum number of acres may be considered for approval, so long as the project shows an integrated design for at least the minimum size and includes segments of each required type.</p>		

143.02 General Access and Layout

- a. Streets - If a proposed TND development is located adjacent to a local, collector or higher-classification street, and the street is not designed to conform to the standards of an “Avenue” or “Main Street” street type, the following criteria shall apply:
- a. The internal streets providing access to the TND are to be aligned perpendicular to the local, collector or higher order street.

b. The buildings or structures that take access from the internal streets are to face the internal streets and not the collector or higher-order streets. However, wall transparency (windows and doors) are to be provided on both streets.

c. A continuous system of sidewalks are to connect the Neighborhood Core with streets and lanes that provide access to dwelling units.

- b. Lot Arrangement - All lots are to include frontage abutting a street, park or plaza (a public square, marketplace, or similar open space in city or town). A substantial percentage of the dwelling units are to be located within a 5-minute walk (1,320 feet) from the perimeter of a plaza or park as noted below:
 - For a proposed TND less than 80 acres in size, at least 90 percent
 - For a proposed TND of 80 to 90 acres in size, at least 70
 - For a proposed TND of 90 to 100 acres in size, at least 50 percent
- c. Variable Block Lengths - Blocks are to have an average length not exceeding 400 feet, with no block exceeding 800 feet in length. No block face should have a length greater than 400 feet without a dedicated alley or pathway providing through access to the opposite side of the block.

143.03 Neighborhood Structural Element Standards

- a. Neighborhood Core
 - a. Parks, plazas and open spaces are to be sited to provide community focal points and public gathering places.
 - b. The focal area must have a minimum area of 30,000 square feet. The neighborhood core may face or surround the plaza or square.
- b. Neighborhood Edge - A greenbelt (a substantial area of woods, parks, or open land surrounding a community on which building is restricted) shall be sited that will provide a clear edge to the community, open space for community residents, and natural areas for stormwater management.

143.04 Unit Density and Intensity Standards - The requested densities, in terms of floor area ratios (FAR) and number of units per gross residential acre and total number of dwelling units, are to be established in the traditional neighborhood master plan and are to comply with the density parameters set out in Table 1.

TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45’
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45’
Upper floor dwellings for retail and office uses	n/a	n/a	-	26	1.5/4	—	3 stories(2)/ 45’
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45’
Single family attached(5) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35’
Single family detached dwellings	25%	50%	4/acre average	6/acre	—	--	2 stories(3)/35’
(1) 1 story by special exception (2) 4 stories by special exception (3) 3 stories by special exception (4) Single store footprint limited to 25,000sf, greater by special exception (5) Single family attached dwellings are a single structures containing 2-4 dwelling units							

143.05 Prominent Sites and Vistas

- a. Prominent sites are reserved for the following building types:
 - c. Civic buildings, such as but not limited to, government offices, libraries, museums, schools, or churches;
 - d. Hotels; or Office buildings.
 - e. Buildings located on a prominent site shall be at least two stories high.
- b. A “prominent site” may include a location along a main street, or the termination of a vista running from a main street, boulevard, or avenue and its intersection with an equal or lower- order street.

143.06 Frontage and Siting Standards

- a. Location of Uses - The location of uses are to be governed by street frontage as shown in Table 3. Street type design is set out in the comprehensive plan.
- b. Building Lines - The setback for principal buildings are to be as established in Table 2. Setbacks for accessory structures or accessory dwellings must comply with that for Accessory Uses and Structures in Sec. 126.05.
- c. The frontage and setback requirements do not apply to parks and open space. In order to allow for setback variations for unique uses, such as anchor retail tenants or auditoriums, the maximum frontage requirements along a street segment are to be computed as an average.

TND Table 2 - Setback for Principal Buildings							
Location by Street Type	Minimum Frontage (ft.)	Max. Avg. Frontage	Min. Front Setback	Max. Front Setback	Min. Side Setback	Max. Side Setback	Min. Rear Setback
Parkways	80	—	10	30	5	—	20
Boulevard	40	80	5	30	5	20	20
Main Street	—	40	—	10	—	5	5
Avenue	20	40	5	20	5	—	20
Local	20	70	5	30	5	—	20
Public Alley or Lane	20	70	5	30	5	--	10
Private Alley	20	70	5	30	5	—	7(1)
(—) = not applicable. (1) If no parking allowed.							

143.07 Building Design

- a. Building designs are to reflect a demonstrated relationship to historic architecture in the Oxford Historic Districts and the character precedents in Vision 2037.
- b. The principal entrance of all buildings must open to a street (excluding outbuildings).
- c. Building Orientation - All principal buildings are to be oriented to parks and open space or to a street. Loading areas must not be oriented to a street. Buildings that abut both a street and parks or open space are to be oriented to both features.
- d. Front Porches - Front porches are to be provided on at least 50 percent of all dwelling units with- in the single-family land-use allocation. Porches are to be constructed of masonry or wood materials. Architectural metal may be used if it is consistent with the exterior or roofing materials of the primary building. The seating area must have a minimum width of 9 feet and a minimum depth of 6 feet.
- e. Mixed Use Buildings
 - i. Retail and service uses may designate the entire building area above the ground floor or the second floor for residential use.
 - ii. The submitted floor plans must identify the use of each room.

- f. Abutting Uses - Uses may abut at side or rear lot lines, or face across streets or parks. This applies regardless of whether they are in the same or a different land-use category.
- g. No single building floor plate (first floor size) may exceed 25,000 sf unless authorized by a special exception.

143.08 Landscaping and Screening

- a. In order to provide a continuous pedestrian transition for residential neighborhoods and commercial areas, retail, service, or civic land uses are not to be separated from multifamily or single-family land uses within the TND by berms or buffers unless a trail or sidewalk is established that provides a direct connection between the uses.
- b. While the nature of development patterns within a TND make a strict adherence to the suburban oriented landscape, tree mitigation and buffering standards in the Land Development Code impractical, these are critically important elements in a TND Master Plan and must be addressed in the proposed Master Regulating Plan. A plan for these elements must be provided as described in Sec. 10(B) below.
- c. Adherence to the Streetscape and Parking lot landscaping standards found in Article II is required for a TND.

143.09 Parking

- a. Adequate parking is to be provided to service all site uses. In order to achieve the intent of the TND District, minimum parking space requirements are to serve as a guide to establishing appropriate levels of parking, but are not intended to be strictly applied. The applicant shall demonstrate adequate parking.
- b. The maximum number of parking spaces for non-residential uses will be 80 percent of the minimum standards of Article 7. Parking for residential uses will follow the standards of Article 7.
- c. Parking lots are to be located at the rear of principal buildings or in mid-block locations. A landscape island a minimum of 9 feet wide and totaling 360 square feet must be provided for every 10 spaces.
- d. Parking lots and parking garages must not abut street intersections or civic use lots.
- e. Parking lots must not be located adjacent to parks or open space.
- f. Parking lots must not occupy lots that terminate a street vista.
- g. Parking lots are to be located in the interior of a block or shall take access from an alley.

143.10 Property Owners Association

- a. A plan for a Traditional Neighborhood District must be accompanied by provisions for a property owners' association (or associations governing different areas) including the following:
 - i. Projected date of organization.
 - ii. Organizational structure, including structure of planned timeline for transfer of control from the developer to the Association.
 - iii. Diagram of areas to held in common.
 - iv. Initial estimated fees for the proper functioning of the property owners' association.
 - v. Plan for collective shared maintenance of common areas including stormwater detention facilities.
- b. Before building permits are issued for any building in an approved Traditional Neighborhood, official organization of the applicable Property Owners Association must have occurred.

TND Table 3 - Traditional Neighborhood Development Use Location				
Street Type	Civic Uses	Retail or Service Uses	Multifamily Uses	Single Family Uses
Parkway	X	-	-	-
Boulevard	X	X	X	-
Main Street	X	X	X	-
Avenue	X	X	X	-
Local	-	-	X	X
Alley or Lanes	-	-	-	X
x = the use or building type is permitted. A dash (“—”) means that the use or building type is not permitted.				

143.11 Master Regulating Plan Requirements and Approval Process

- a. Application for a Traditional Neighborhood is to be accompanied by a Master Regulating Plan developed in accordance with the intent, principles and standards of the district. The Master Regulating Plan must include a proposed plan for staging plan for the three primary required areas: Core, Transition, and Edge. Elements must include, at a minimum, the following:
 - a. A topographic survey and stormwater drainage plan.
 - b. The layout and location and hierarchy of streets and public open spaces and parking areas. This should include the proposed location of all designated prominent sites and vistas.
 - c. Layout and location of residential, commercial, mixed-use and civic building lots.
 - d. Plan data and statistics to include densities (DU/acre) or intensity (FAR), buildings by type, setbacks, and other explanatory information.
 - e. A list of uses by neighborhood section.
 - f. A master sign plan.
 - g. A phasing plan for the entire development along with projected implementation schedule, to include triggers for initiating subsequent phases.
 - h. A series of architectural renderings which convey the overall character of the development.
 - i. Architectural design regulating covenants for all site elements and buildings.
 - j. An open space plan indicating proposed improvements thereon and the pro- posed conditions at the project edges.
- b. An overall landscaping plan for the entire development which must include:
 - a. Tree survey plan with tree inventory counts. Should include identification of the location of vegetation to be preserved including the species, and size range of existing trees to be preserved, and a clearing plan for any areas where tree removal is proposed.
 - b. Scaled drawing of the site, with north arrow, indicating areas for preservation, location and spacing of new trees and shrubs proposed for use; and existing and proposed 2 foot contours to 10 feet beyond the site.
 - c. Construction details and/or cross-sections sufficient to explain specific site conditions and solutions. Possible conditions include berms, retaining walls, screen walls, fences, tree wells to preserve existing trees, or culverts to maintain natural drainage patterns.
 - d. A plant list of all proposed landscape materials including trees, shrubs, and grasses. Showing (for trees) caliper sizes, root type (bare root, balled and burlapped, container size), height of material, botanical and common name.

- e. Planting and staking details to ensure proper installation and establishment of proposed plant materials. To include type and amount of mulch, ground cover and grasses. Should include irrigation plan, if appropriate, or water outlets.
 - f. Proposed location of light poles, refuse container enclosures, walls, fences, protective curbing, mechanical equipment, and other hard landscaping materials.
 - g. A landscape maintenance plan including a statement that all diseased, damaged, or dead material shall be replaced in accordance with the landscape ordinance.
- c. A storm water plan that shows integration of storm water features into the overall project design.
 - d. The Master Regulating Plan will be evaluated by the Site Plan Review Committee for compliance with the intent and standards for Traditional Neighborhoods before review and recommendation of the Planning Commission to the Mayor and Board of Aldermen.

143.12 TND Approval Process

- a. A Traditional Neighborhood Development may be established upon application following the requirements and procedures for rezoning land.
- b. Approval of a rezoning to Traditional Neighborhood Development and the approved Master Regulating Plan will be valid for two years before construction must begin. The ordinance enacting any such rezoning shall contain a condition stating that the newly-designated district shall revert to its prior underlying zoning if construction has not begun within two year after the date of approval. Approvals of the Phases designated in the approved Master Regulating Plan will follow the processes for Site Plan and/or Preliminary and Final Plat approvals as appropriate.

143.13 Conflict with other Provisions - Where the provisions of the Traditional Neighborhood District conflict with other ordinance provisions, the provisions of this district shall apply with the exception of any health or safety regulations which must be met.

143.14 Waivers from Standards – The Planning Director may authorize minor waivers from the strict application of the certain standards of this district, up to 10 percent. Standards appropriate for such waivers are limited to setbacks, height, frontage, land uses, and land allocation percentages. Requests exceeding 10 percent, or appeals from a decision of the Planning Director, will require approval under standard variance procedures. And requests for change in use type are limited to uses that are closely similar in character and nature to originally established use types. Requests deemed by the Planning Director to exceed that standard will require a modification of the Master Regulating Plan.



NARRATIVE FOR THE LAMAR EXHIBIT 1A

The Lamar is a 47 acre Traditional Neighborhood Development out North Lamar, north of downtown Oxford. The Lamar core area and town center will host a thriving community of businesses, restaurants, and retailers adorned with awnings and canopies for sidewalk cafe's and storefronts. Generous tree-lined sidewalks connect the storefronts and shops through town center. The street trees help shape the outdoor room and provide shade for a more pleasant retail and sidewalk cafe' experience.

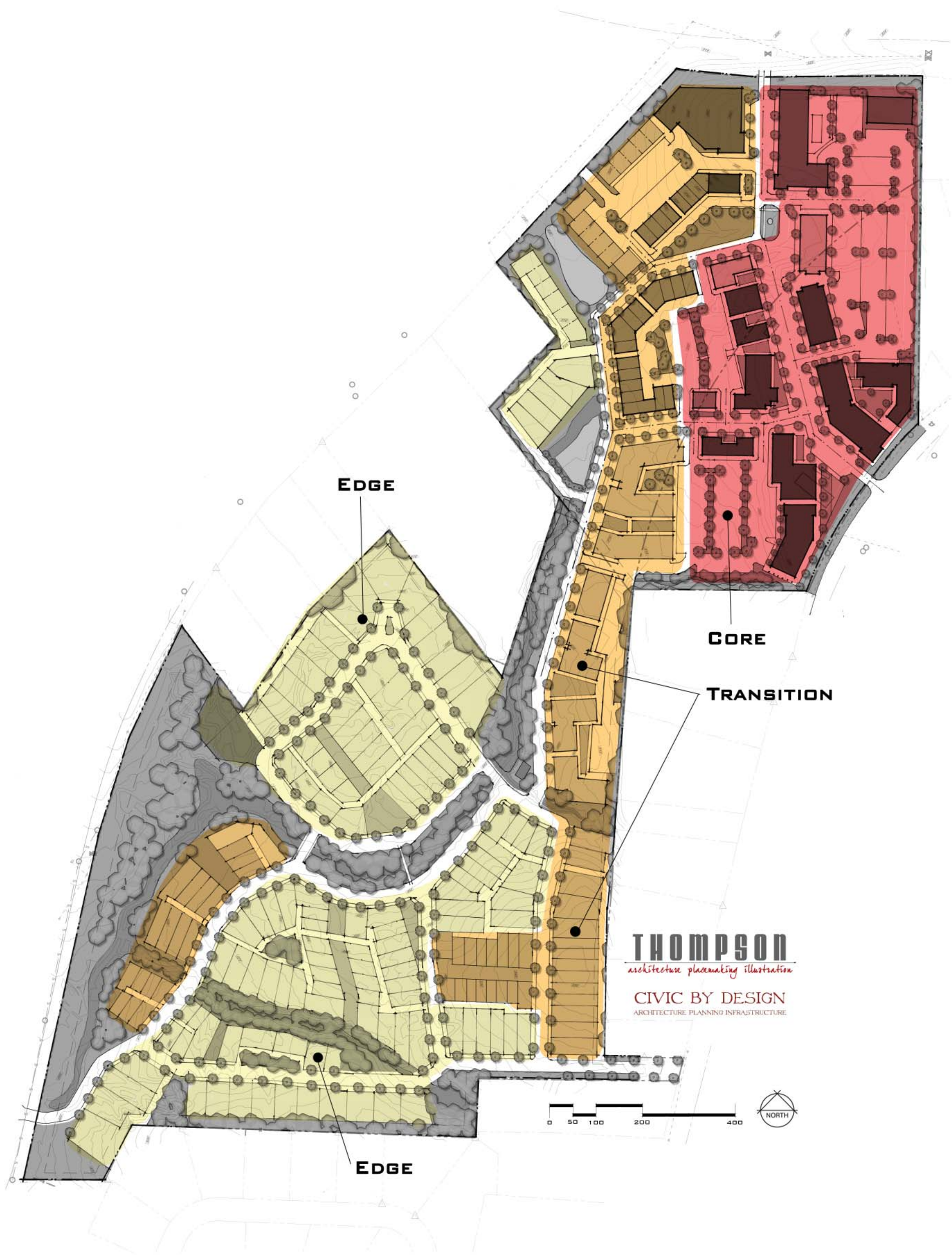
While the main parking lots are in the rear of buildings, the main streets feature on-street parking in the front, designed to be reverse angle parking. The on-street parking allows retailers to enjoy the benefits of parking at their front door without destroying the urbanism of a main street.

The Mixed-use buildings have retail and restaurants on the ground floor with living units on the second and third floors. Many of the buildings have courtyard spaces, excellent for outdoor dining and gathering. The upper level luxury condos peer over the streets from windows and balconies.

Transitioning between town center and the neighborhood of single family homes are an array of building types, including multi-family, live/work (flex units), and single family attached units. Live/Work units are attached and allow tremendous flexibility for construction to adapt to the market and what's needed. The ground floors are designed for retail or small business with live above, either as separate tenant or single tenant. Small business fronts create the urbanism along the street on the edges of town center.

Many of the single family attached homes face interior "courts" and have incredible views to parks as well. A variety of multi-family units are also designed. Near the core area, more conventional multi-family structures are designed. Along the edges of the single family neighborhood, 4 plexes and "mansion houses" of 6, 8, and 12 units are designed to be on the same streets as single family detached homes.

The edge condition of the neighborhood will include single family detached homes. The topography of the neighborhood allows for incredible views toward green spaces and public ways. Connections from both Chickasaw Rd and North Lamar give the residents multiple routes out of the neighborhood.



DEVELOPMENT STRUCTURE

EXHIBIT 1 B



Exhibits 2–10 – See 11x17 diagram sheets.

Exhibit 11 – Conceptual Master Signage plan. We will provide similar information as found in the Hattiesburg Midtown Signage code.

Exhibit 12 – See 11x17 diagram sheet

Exhibit 13A – See 11x17 diagram sheet for character renderings for the “feel” we’re going for on the street. Although they show 1, 2, and 3 story buildings in the renderings, we are doing mostly 3 story buildings in the town center area. The character of traditional architecture and galleries and sidewalk storefronts is consistent with the Oxford Square culture and consistent with what we are proposing. We will provide similar information for mixed-use design guidelines as found in the Mixed-Use Pattern section from the “Pattern Book for Gulf Coast Neighborhoods” by the Mississippi Renewal Forum.

Exhibit 13B – See 11x17 diagram sheet. See also design diagrams attached for 4-plex, 6-plex, and 8 plex units. We do plan to design multi-plexes as large as 12 units in the multi-family area.

Exhibit 13C – We will provide similar information for architectural guidelines for single family dwellings as found in the pattern book for Creole Architecture by Thompson Placemaking.

Exhibit 13D – See 11x17 diagram sheet. Also see Landscape & Screening code from Hattiesburg Midtown. We will provide similar guidelines in our pattern book/code.

Exhibit 14 – We will provide similar information for architectural guidelines for single family dwellings as found in the pattern book for Creole Architecture by Thompson Placemaking.

Exhibit 15 – See 11x17 diagram sheet.

Exhibit 16A – See 11x17 diagram sheet.

Exhibit 16B – See 11x17 Diagram sheet. We will also provide information in pattern book form for landscaping standards for the entire development. For town center areas we will provide information similar to Section 5.1 of the Midtown Code reference here.

Exhibit 16C – See 11x17 diagram sheet.

Exhibit 16D – see Exhibit 16B.



Exhibit 16E – see Exhibit 16B. The developer will maintain all planting areas in the public realm of town center and transition areas and park areas. Individuals will maintain their single family yards.

We will provide landscape guidelines in a pattern book for species and locations of landscaping per project. A landscape architect will be on the team to design all landscaped areas, providing specifications and drawing details for all elements of the landscape design.

Exhibit 16F – see Exhibit 4.



LAMAR NEIGHBORHOOD CONCEPT PLAN

EXHIBIT 2



TOPOGRAPHIC SURVEY
EXHIBIT 3



Highlighted areas shown are either terminated vistas or deflected vistas.
Terminated vistas are intended to highlight special architectural elements, either on the face of the building or a standalone structure. Most terminated vistas highlight structures on street corners and given a special architectural treatment.
Deflected vistas are intended to catch eye when looking down a street at an angle and prevent an open view.



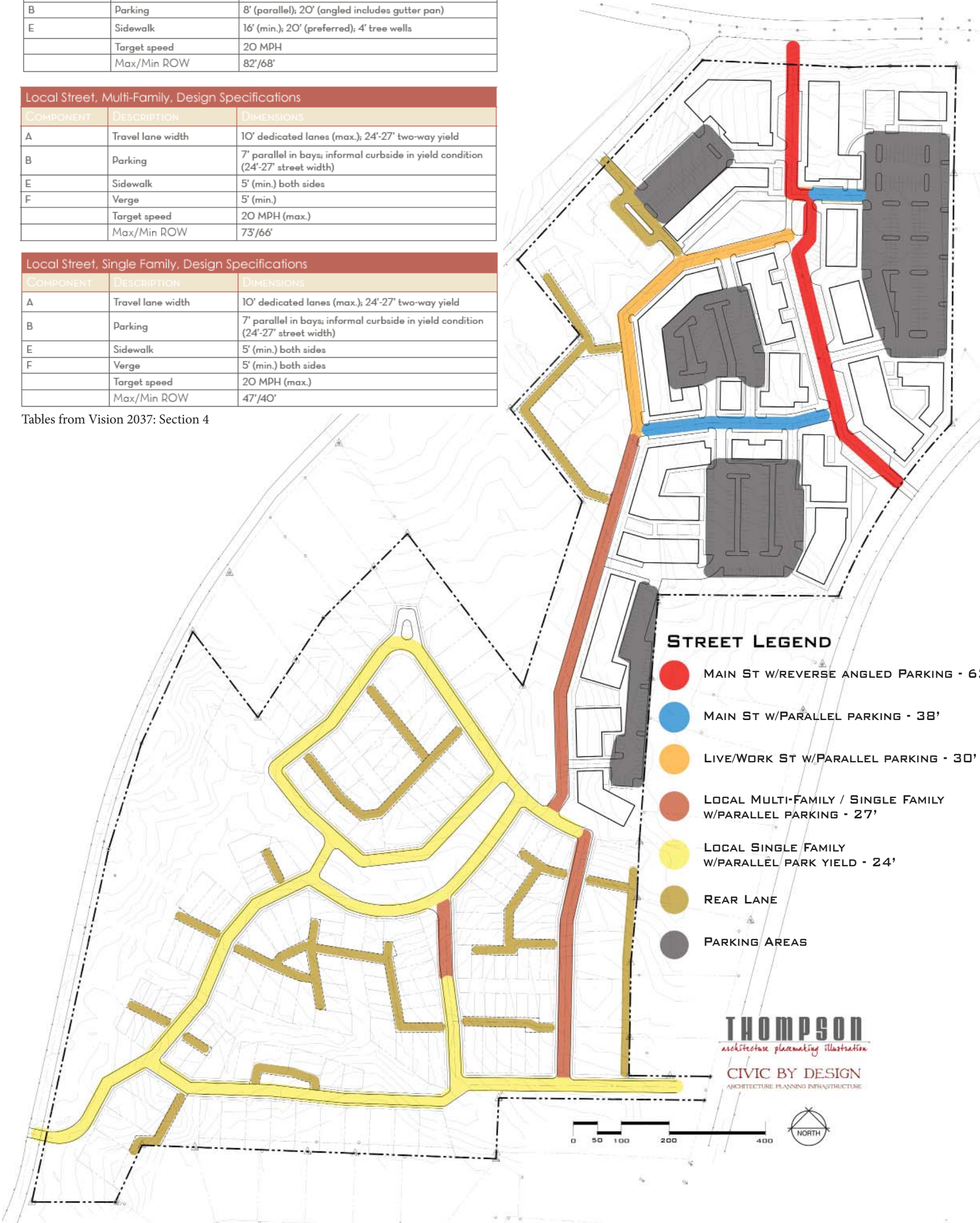
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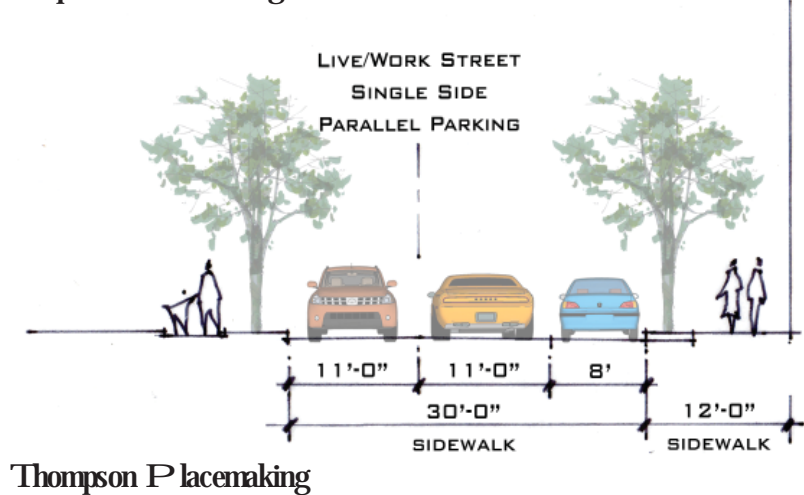
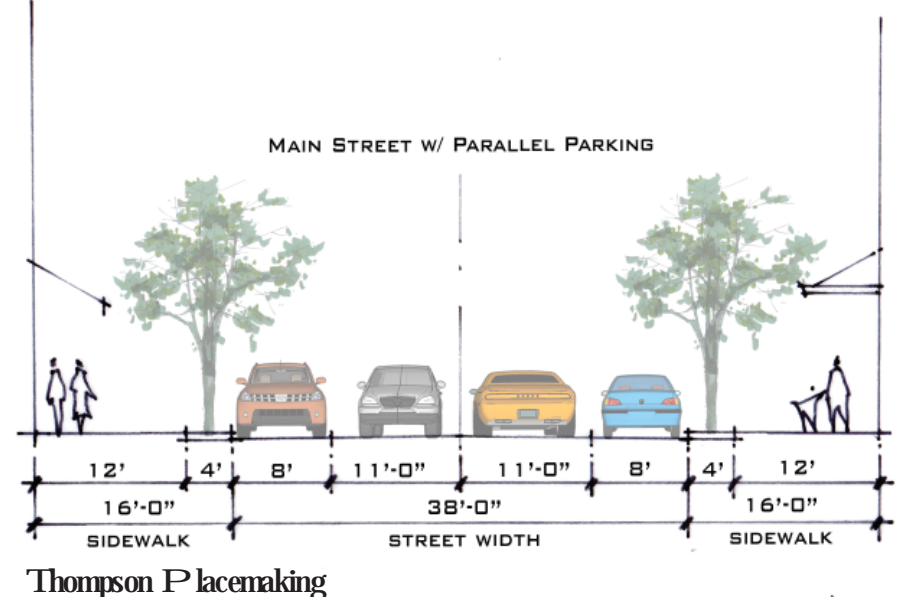
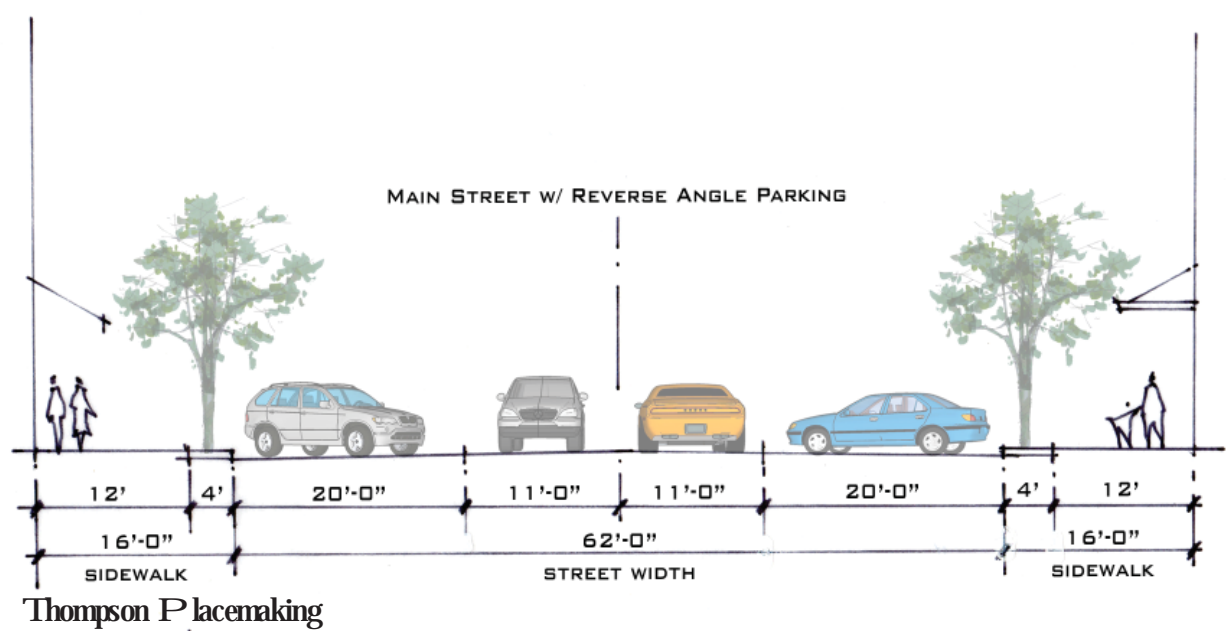
Main Street with Parking - Design Specifications		
COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lane width	10'-13'
B	Parking	8' (parallel); 20' (angled includes gutter pan)
E	Sidewalk	16' (min.); 20' (preferred); 4' tree wells
	Target speed	20 MPH
	Max/Min ROW	82'/68'

Local Street, Multi-Family, Design Specifications		
COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target speed	20 MPH (max.)
	Max/Min ROW	73'/66'

Local Street, Single Family, Design Specifications		
COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.) both sides
	Target speed	20 MPH (max.)
	Max/Min ROW	47'/40'

Tables from Vision 2037: Section 4

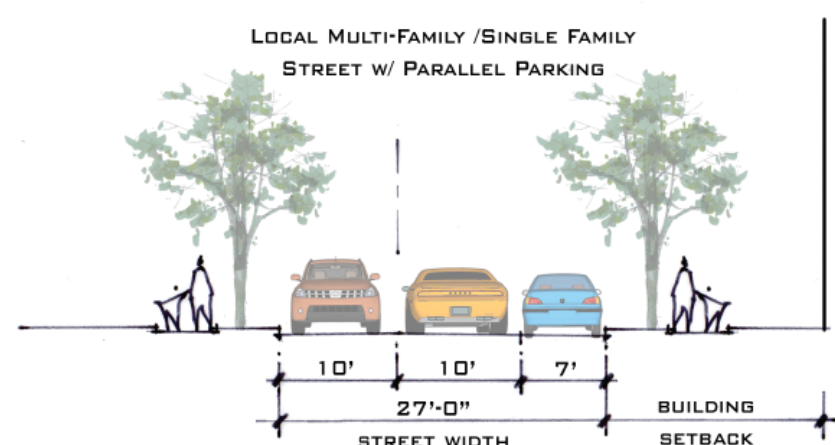
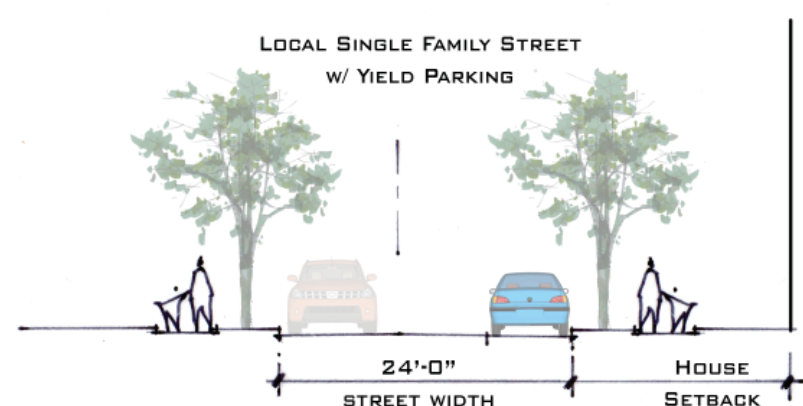




Main Street with Parking - Design Specifications		
Component	Description	Dimensions
A	Travel lane width	10'-13'
B	Parking	8' (parallel); 20' (angled includes gutter pan)
E	Sidewalk	16' (min.); 20' (preferred); 4' tree wells
	Target speed	20 MPH
	Max/Min ROW	82'/68'

Local Street, Multi-Family, Design Specifications		
Component	Description	Dimensions
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.)
	Target speed	20 MPH (max.)
	Max/Min ROW	73'/66'

Local Street, Single Family, Design Specifications		
Component	Description	Dimensions
A	Travel lane width	10' dedicated lanes (max.); 24'-27' two-way yield
B	Parking	7' parallel in bays; informal curbside in yield condition (24'-27' street width)
E	Sidewalk	5' (min.) both sides
F	Verge	5' (min.) both sides
	Target speed	20 MPH (max.)
	Max/Min ROW	47'/40'



Thompson Placemaking

Tables from Vision 2037: Section 4

STREET SECTIONS

EXHIBIT 7



MASTER PLAN OF USES
EXHIBIT 8

TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	-	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(5) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35'
Single family detached dwellings	25%	50%	4/acre average	6/acre	—	--	2 stories(3)/35'
(1) 1 story by special exception (2) 4 stories by special exception (3) 3 stories by special exception (4) Single store footprint limited to 25,000sf, greater by special exception (5) Single family attached dwellings are a single structures containing 2-4 dwelling units							

- 20.0%

MIXED-USE, RETAIL, COMMERCIAL
- 15.0%

MULTI-FAMILY**
- 31.6%

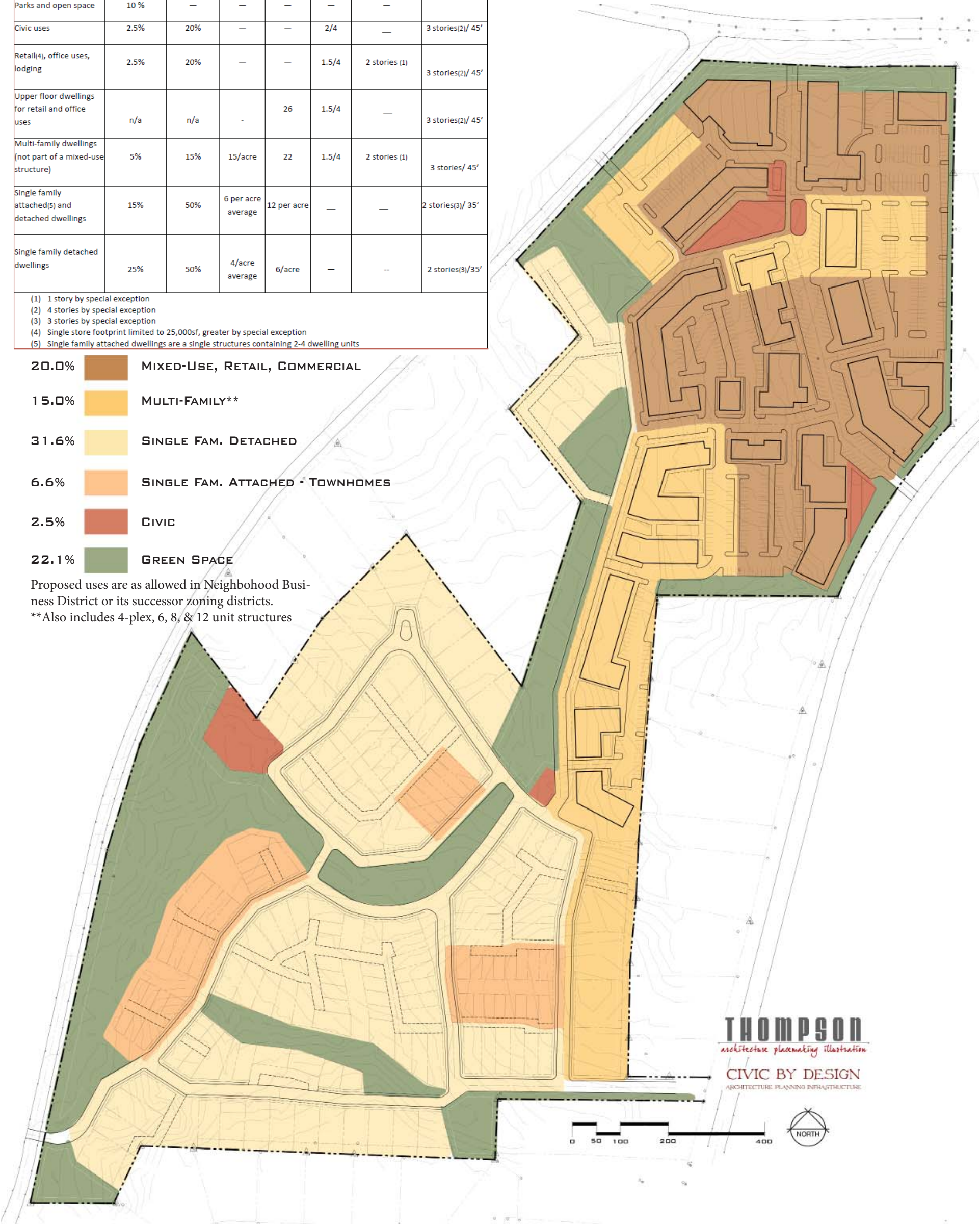
SINGLE FAM. DETACHED
- 6.6%

SINGLE FAM. ATTACHED - TOWNHOMES
- 2.5%

CIVIC
- 22.1%

GREEN SPACE

Proposed uses are as allowed in Neighborhood Business District or its successor zoning districts.
** Also includes 4-plex, 6, 8, & 12 unit structures

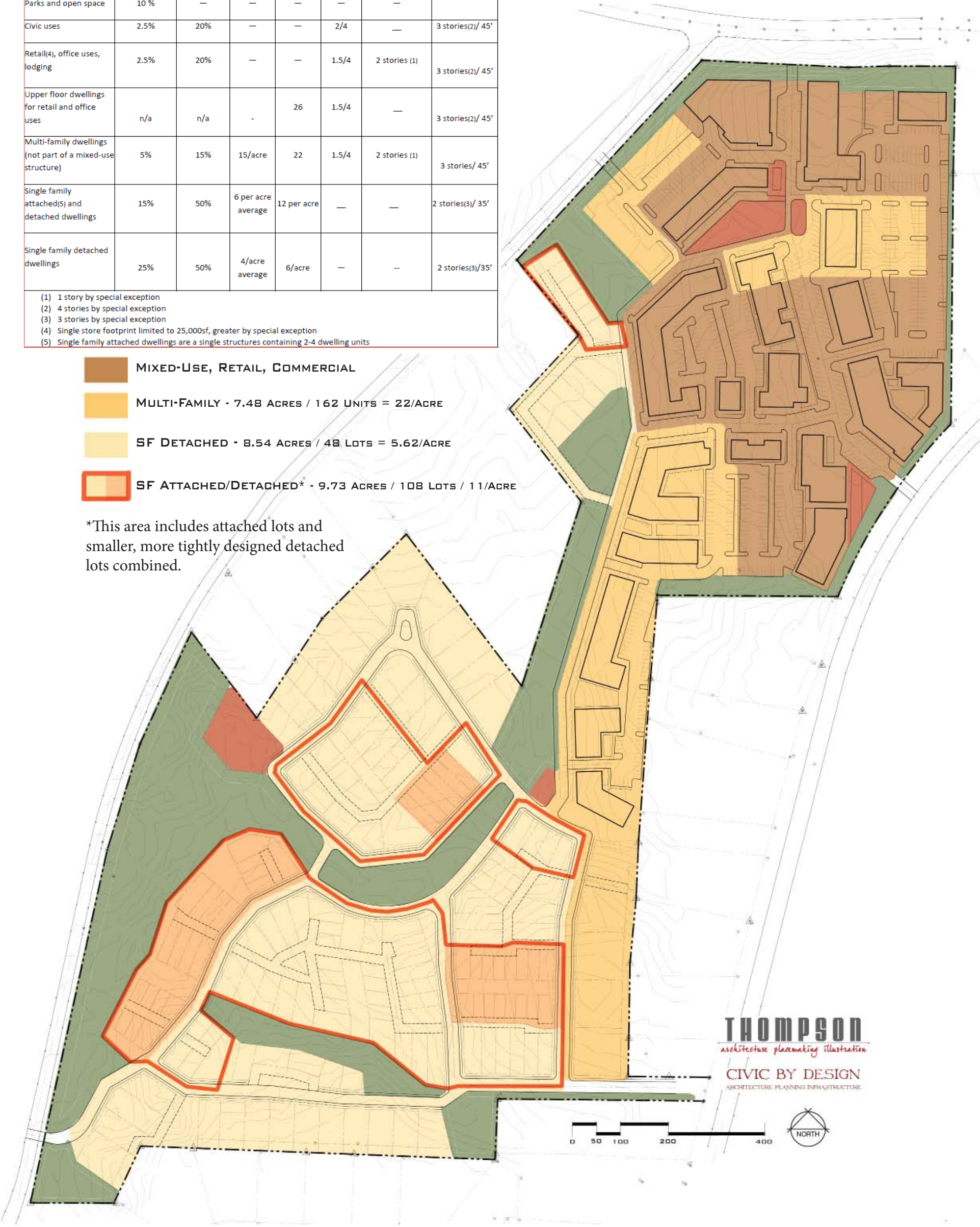


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ARCHITECTURE PLANNING INFRASTRUCTURE

TND Table 1 - Density and Area Allocation Standards							
Use Category	Min. Land Allocation	Max. Land Allocation	Min. Density	Max. Density	Min/Max Intensity (FAR)	Minimum Height	Max Height
Parks and open space	10 %	—	—	—	—	—	
Civic uses	2.5%	20%	—	—	2/4	—	3 stories(2)/ 45'
Retail(4), office uses, lodging	2.5%	20%	—	—	1.5/4	2 stories (1)	3 stories(2)/ 45'
Upper floor dwellings for retail and office uses	n/a	n/a	-	26	1.5/4	—	3 stories(2)/ 45'
Multi-family dwellings (not part of a mixed-use structure)	5%	15%	15/acre	22	1.5/4	2 stories (1)	3 stories/ 45'
Single family attached(5) and detached dwellings	15%	50%	6 per acre average	12 per acre	—	—	2 stories(3)/ 35'
Single family detached dwellings	25%	50%	4/acre average	6/acre	—	—	2 stories(3)/35'
(1) 1 story by special exception (2) 4 stories by special exception (3) 3 stories by special exception (4) Single store footprint limited to 25,000sf, greater by special exception (5) Single family attached dwellings are a single structures containing 2-4 dwelling units							

- MIXED-USE, RETAIL, COMMERCIAL
- MULTI-FAMILY • 7.48 ACRES / 162 UNITS = 22/ACRE
- SF DETACHED • 8.54 ACRES / 48 LOTS = 5.62/ACRE
- SF ATTACHED/DETACHED* • 9.73 ACRES / 108 LOTS / 11/ACRE

*This area includes attached lots and smaller, more tightly designed detached lots combined.



THOMPSON
architecture placemaking illustration
CIVIC BY DESIGN
ARCHITECTURE PLANNING INFRASTRUCTURE



Exhibit 11

T O W N C E N T E R
S I G N A G E S T A N D A R D S

Signage Standards

Sec. I.I. Signs

A. Applicability

- No sign may be erected, altered, refurbished or otherwise modified after the effective date of this Code except in accordance with the requirements of this section.
- In addition to the following sign standards, the requirements of Sec. 95. Signs, of the Land Development Code, applies to all signs within the Midtown Form-Based Code District:
 - Sec. 95.01, General Description;
 - Sec. 95.02, Permit Required for Signs;
 - Sec. 95.03, Signs Excluded for Regulation;
 - Sec. 95.04, Certain Temporary Signs;
 - Sec. 95.05, Determining the Number of Signs;
 - Sec. 95.12, Miscellaneous Restrictions and Prohibitions;
 - Sec. 95.13, Maintenance of Signs;
 - Sec. 95.14, Unlawful Cutting of Trees and Shrubs; and
 - Sec. 95.15, Nonconforming Signs.



B. Signs in the Right-of-Way

- Ground signs and bracket signs cannot encroach into the public right-of-way.
- Wall signs, awning signs, canopy signs, projecting signs, crown signs, shingle signs and sidewalk signs may encroach over the public sidewalk but not over any public street, parking area, driveway or alley. All signs must be a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.

C. Signage Design

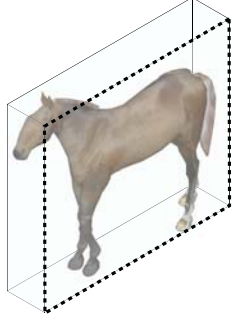
- Common signage must be approved for all sites occupied by a tenant or a large complex. All tenant signs must meet the requirements and the applicant must indicate the standards of consistency of all signs on the property with regard to:
- Colors;
 - Letter/graphics style;
 - Location of each sign;
 - Materials used in sign construction;
 - Maximum dimensions and proportion; and,
 - Directional signage.

D. Computation of Sign Area

The area of all signs is computed as follows:

- For signs consisting of freestanding letters or logos, sign area is calculated as the total area of the rectangle, circle or square that fully encloses all the letters or logo.Two diagrams showing sign area calculation for freestanding letters and logos. The left diagram shows the words 'Coffee Press' with a coffee cup icon, enclosed in a dashed rectangular box. The right diagram shows the words 'Coffee Press' with a coffee cup icon, also enclosed in a dashed rectangular box, but with a different layout.
- For cabinet signs and signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign face and the background used to differentiate the sign from the structure against which it is mounted. Sign area does not include any supports or bracing. The entire ground sign other than the base is considered a background for the purposes of measurement.Two diagrams showing sign area calculation for cabinet signs and signs on a background. The left diagram shows a 'Small Ground SIGN' with a dashed rectangular box around the sign face. The right diagram shows a 'Cabinet Sign' with a dashed rectangular box around the sign face.
- The area for a sign with more than one face is computed by adding together the area of all sign faces that are 45 degrees or greater; if the sign face angle is less than 45 degrees only the area of the largest sign face is computed as part of the sign area.A diagram showing a 3D rectangular sign with the word 'SIGN' on two adjacent faces. An angle of 45 degrees is indicated between the two faces.

- The sign area of a three-dimensional sign is calculated as total area of the smallest rectangle, circle or square that fully encloses the largest profile of the three-dimensional sign.



E. Measurement of Sign Height

The total height of a ground or bracket sign is measured from the highest point of the sign or supporting structure to the top of the abutting sidewalk.



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Signage Standards

F. Sign Types Allowed by District

Signs are allowed by district as established below. Specific requirements for each sign are shown on the following pages.

	Mixed Use	General Commercial	Commercial Live/Work	Residential	Open Space (OS)
Awning Sign	●	●	●		
Bracket Sign	●	●	◐		●
Canopy Sign	●	●	●		
Crown Sign		▲			
Ground Sign, Small		○			
Projecting Sign	●	●	●		
Shingle Sign	●	●	●		●
Sidewalk Sign	●		●		
Wall Sign	●	●	●		
Window Sign	●	●	●		

● = Allowed sign type ○ = Allowed on sites with street frontage on Molly Bar
▲ = Allowed on building 4 stories and higher ◐ = Allowed for permitted non-residential uses

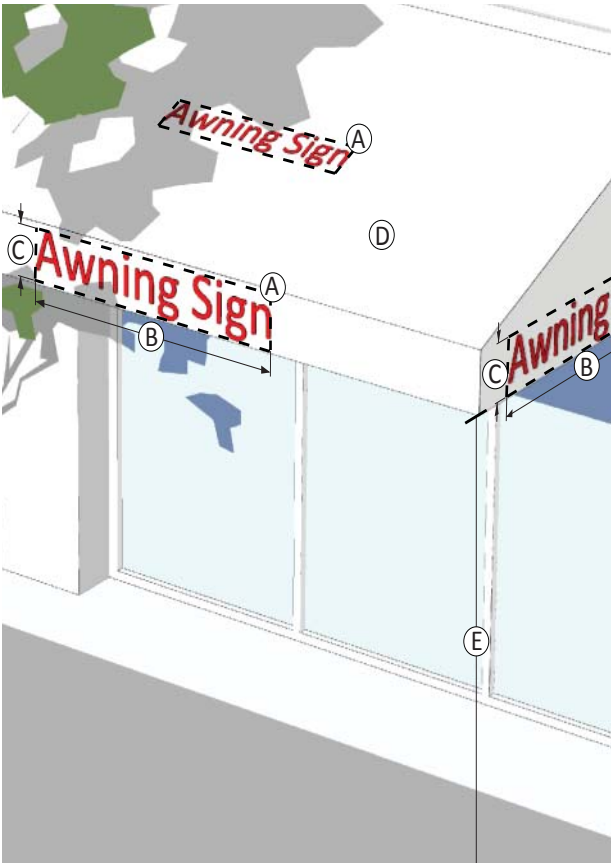
G. Allocation of Sign Area

The maximum sign area for each sign type is determined by the TND and is established below. For each cell in the table there is a maximum allowed sign area that may be utilized with any combination and any number of signs associated with that cell, unless otherwise noted. See *Sec. 1.1.H* thru *Sec. 1.1.R* for additional sign standards by type of sign.

	Mixed Use	General Commercial	Commercial Live/Work	Residential Detached (RD-2)	Open Space (OS)
Awning Sign	1 sf/ft bldg width*	1 sf/ft bldg width*	1 sf/ft bldg width*	--	--
Canopy Sign				--	--
Projecting Sign				--	--
Wall Sign				--	--
Bracket Sign	--	--	9 SF		9 SF
Crown Sign	--	250 SF	--	--	--
Ground Sign, Small	--	40 SF	--	--	--
Shingle Sign	9 SF	9 SF	9 SF	--	9 SF
Sidewalk Sign	6 SF	--	6 SF	--	--
Window Sign**	20%	--	20%	--	--

* ft of building width = width of building facade facing street, or width of tentant frontage facing street. Tenants with frontage narrower than 30' can use 30 SF of overall signage area.
** Window signage does not count toward overall max signage area for tenant.

H. Awning Sign



Description
A sign where graphics or symbols are painted, sewn or otherwise adhered to the awning material as an integrated part of the awning itself.
General Provisions
1. An awning sign cannot extend outside the awning.
2. Only awnings over first and second story doors and windows may contain signs.
3. A maximum of 1 sign is allowed per awning face.
4. An awning sign may only be externally illuminated under <i>Sec. 1.1.S</i> .

Standards		
Ⓐ	Overall area allocation (max)	Sec. 1.1.G
Ⓑ	Width (max % of awning width/depth)	75%
Ⓒ	Height of text and graphics on valance (max)	2'
Ⓓ	Area of sloping plane covered by sign (max)	25%
Ⓔ	Clear height above sidewalk (min)	12'



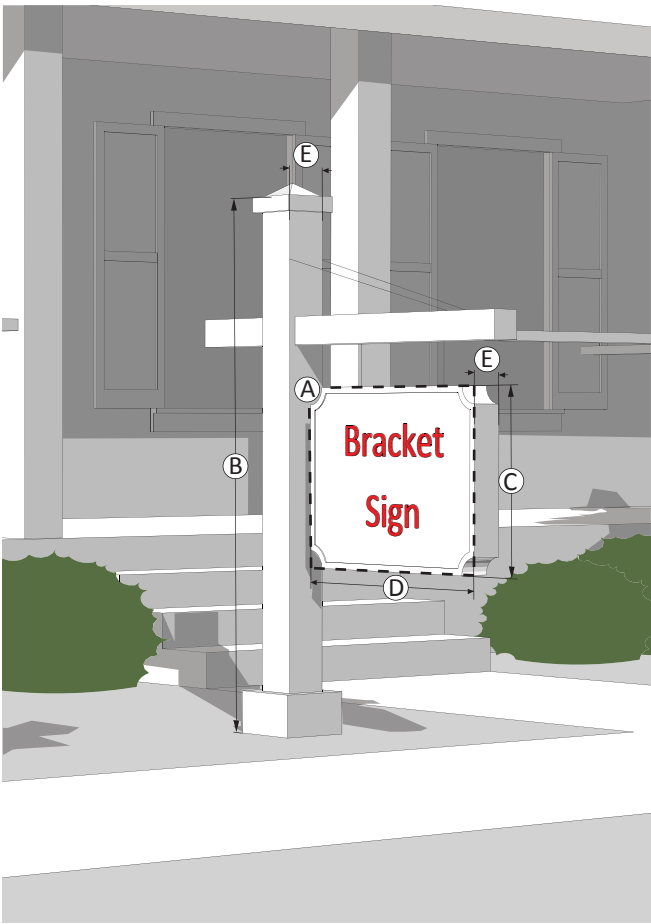
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Signage Standards

I. Bracket Sign



Description
A sign attached to the ground by one or more support structures that is not higher than 5 feet and hangs from a bracket or support.
General Provisions
1. Only 1 bracket sign is allowed per building.
2. A bracket sign must be located at least 25 feet from any other bracket sign.
3. The hanging bracket must be an integral part of the sign design.
4. A bracket sign can only be externally illuminated in accordance with Sec. 1.1.S.

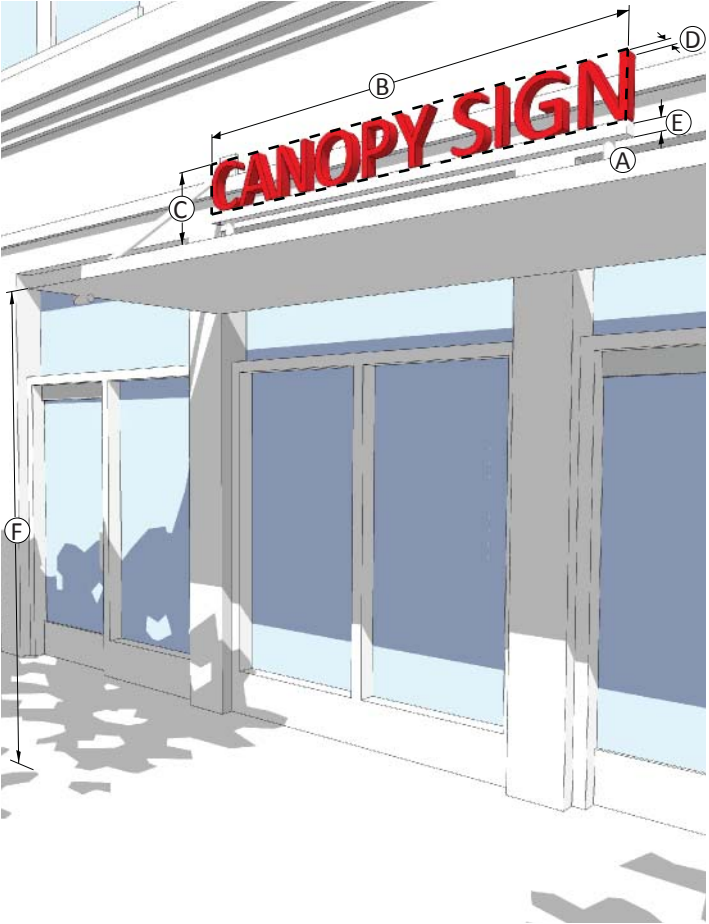


Standards	
A	Sign area (max per sign) 9 SF
B	Structure height (max) 5'
C	Sign height (max) 3'
D	Sign width (max) 3'
E	Structure/sign depth (max) 6"

J. Canopy Sign



Description
A sign placed on a canopy so that the display surface is parallel to the plane of the wall.
General Provisions
1. A canopy sign cannot extend outside the overall length or width of the canopy. However, a canopy sign may extend above or below the canopy.
2. A maximum of 1 sign is allowed per canopy.
3. Raceways are permitted for signs extending below or above the canopy. Otherwise, raceways are not permitted and the sign must be flush with the canopy face.
4. A canopy sign can be externally or internally illuminated under Sec. 1.1.S.



Standards	
A	Overall area allocation (max) Sec. 1.1.G
B	Width (max % of canopy width) 75%
C	Height of text and graphics (max) 2'
D	Depth (max) 1'
E	Raceway (max % of letter height) 50%
F	Clear height above sidewalk (min) 12'



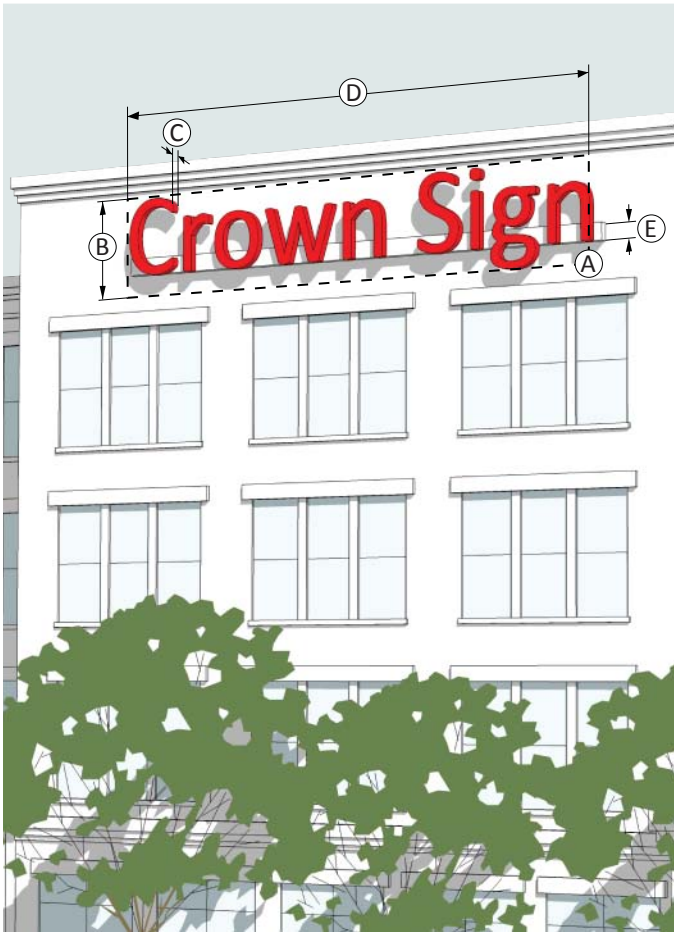
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Signage Standards

K. Crown Sign



Description
A wall sign extending not more than 3 feet from the building facade located on the upper horizontal band of a building at least 4 stories in height.
General Provisions
1. A crown sign is only allowed on buildings 4 stories or greater in height.
2. A crown sign cannot be placed below the start of highest floor and cannot extend above the roof line.
3. A crown sign cannot cover windows or architectural details.
4. No more than 1 crown sign per building facade and no more than 2 crown signs per building are allowed.
5. A crown sign can only be internally illuminated in accordance with Sec. 1.1.S.



Standards	
(A) Sign area (max per sign)	250 SF
(B) Height (max)	8'
(C) Projection - measured from building facade (max)	3'
(D) Width (max % of facade width)	75%
(E) Raceway (max % of letter height)	25%

L. Ground Sign, Small



Description
A sign attached along its entire width to a continuous pedestal that is no higher than 5 feet. A small ground sign is horizontally oriented or is square.
General Provisions
1. One ground sign (small or large) is allowed per street frontage, except that 1 additional ground sign is allowed for properties with 200 feet or more of street frontage. Where more than 1 ground sign is permitted, signs along the same street frontage must be spaced a minimum of 150 feet apart.
2. A small ground sign must be set back at least 5 feet from the front property line and 10 feet from a side property line.
3. A sign erected on a retaining wall is required to meet the standards for a small ground sign. The height of the wall is included in the overall height calculation.
4. A small ground sign can be externally or internally illuminated in accordance with Sec. 1.1.S.



Standards	
(A) Sign area (max per sign)	
General Commercial	40 SF
(B) Height (max)	5'
(C) Depth (max)	18"



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Signage Standards

M. Projecting Sign



Description
A sign that is wholly or partly dependent upon a building for support, which projects at an angle away from the building, extending more than 1 foot.
General Provisions
<div>1. A projecting sign must be at least 25 feet from any other projecting sign.</div> <div>2. A projecting sign may be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both streets may be used, however, in no case can the sign exceed the maximum height and width standards.</div> <div>3. The top of a projecting sign can be no higher than the top of the building. However, on one story buildings, the top of a projecting sign may have a maximum of 20% of the sign height above the top of the building.</div> <div>4. For buildings four stories and higher, a projecting sign cannot be located above the window sills of the fourth story.</div> <div>5. A projecting sign can be externally or internally illuminated under Sec. 1.1.S.</div>



Standards	
Ⓐ Overall area allocation (max)	Sec. 1.1.G
Ⓑ Height (max)	
1 story building	4'
2 story building	8'
3 or more story building	12'
Ⓒ Spacing from building facade (min/max)	1'/2'
Ⓓ Projection width (max)	4'
Ⓔ Depth (max)	1'
Ⓕ Clear height above sidewalk (min)	12'

N. Shingle Sign



Description
A small projecting sign that hangs from a bracket or support and is located over or near a building entrance.
General Provisions
<div>1. A shingle sign must be located within 5 feet of an accessible building entrance.</div> <div>2. The hanging bracket must be an integral part of the sign design.</div> <div>3. A shingle sign must be located below the window sills of the second story on a multi-story building or below the roof line on a single-story building.</div> <div>4. A shingle sign cannot be illuminated.</div>



Standards	
Ⓐ Sign area (max per sign)	9 SF
Ⓑ Height (max)	3'
Ⓒ Spacing from building facade (min)	6"/12"
Ⓓ Projection width (max)	3'
Ⓔ Depth (max)	6"
Ⓕ Clear height above sidewalk (min)	12'



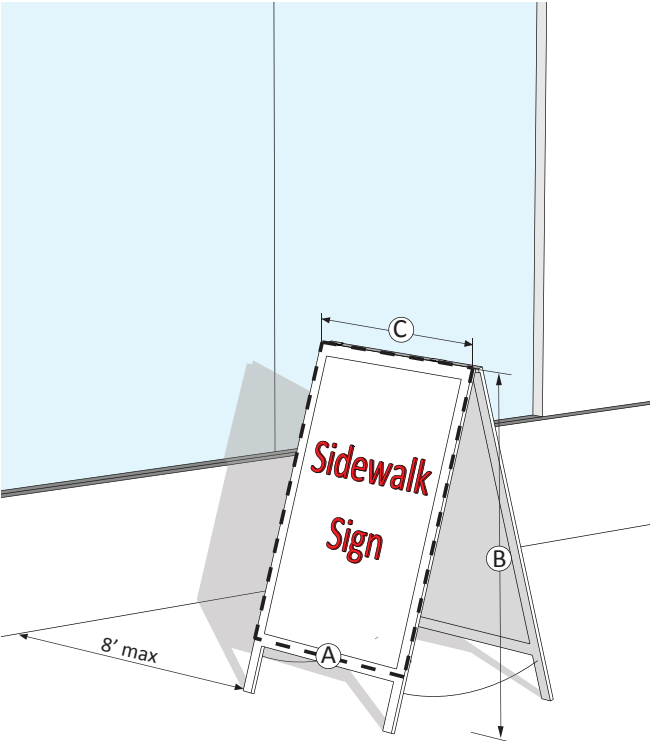
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Signage Standards

O. Sidewalk Sign



Description	
A moveable sign not secured or attached to the ground or surface upon which it is located.	
General Provisions	
1.	Each ground floor tenant can have 1 sidewalk sign that must be located adjacent to the primary facade with the principal customer entrance, but cannot be placed more than 8 feet from that facade.
2.	A sidewalk sign must be located at least 25 feet from any other sidewalk sign.
3.	Sidewalk signs must be removed and placed indoors at the close of business each day.
4.	Sidewalk signs cannot obstruct vehicular, bicycle or pedestrian traffic and must comply with ADA clearance and accessibility.
5.	A sidewalk sign cannot be illuminated.



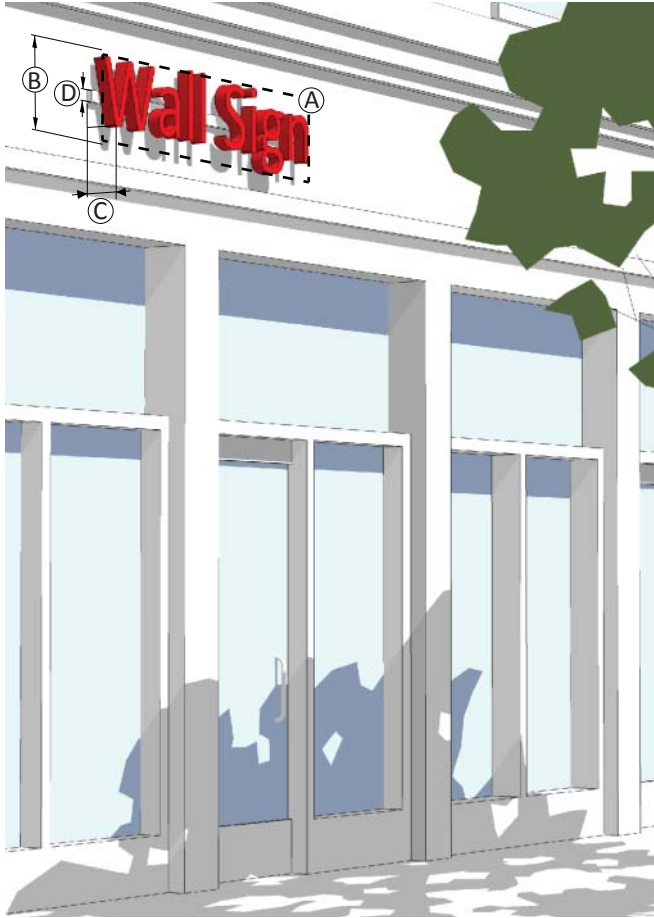
Standards		
(A)	Sign area (max per sign)	6 SF
(B)	Height (max)	3'
(C)	Width (max)	2'

P. Wall Sign



Description	
A sign fastened to or painted on the wall of a building in such a manner that the wall becomes the supporting structure for or forms the background surface of the sign and which does not project more than 1 foot from the building or structure.	

General Provisions



1. A wall sign must be placed no higher than 18 feet above the sidewalk.
2. No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.
3. No portion of a wall sign may extend above the lower eave line of a building with a pitched roof.
4. A wall sign cannot cover windows or architectural details.
5. A wall sign can be externally or internally illuminated under Sec. 1.1.S.



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Signage Standards

Q. Window Sign



Description
A sign affixed to the inside of a window or door or a sign placed within a building so as to be plainly visible and legible through a window or door.
General Provisions
1. Window signs are only allowed on ground story windows and doors.
2. Window signs do not count against overall max signage area for the tenant.
3. A window sign can only be internally illuminated in accordance with Sec. 1.1.S.



Standards
Area of all ground story windows and doors covered by signs (max combination of all windows and doors covered by window signs)
20%

R. Specialty Wall Signage



Description
Specialty wall signage adds a level of creativity and vintage flair. It also gives an opportunity for creating a unique sense of place. A wall sign painted on the wall or surface of a building or structure, the display surface of which does not project from the wall of the building or structure.
General Provisions
1. Specialty wall signage must be reviewed and approved by town architect and/or town ARB.
2. Can only occur on the end walls of brick buildings and/or garbage enclosure doors.
3. Signage size is subject to overall building design, the wall it's designed for, the tenant design, signage content and design, and town architect approval.
4. Signage content can promote an individual tenant or the development as a whole.
5. Signage may be subject to developer's fee.



Standards
(A) Sign area (max per sign)
--
(B) Height (max)
--
(C) Width (max)
--



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Color Plan

S. Sign illumination

Illumination of signs must be in accordance with the following requirements:

1. General Requirements

- a. No sign within 50 feet of an adjacent property may be illuminated between 11 p.m. and 6 a.m.
- b. Strings of lights that outline property lines, sales areas, roof lines, doors, windows or similar area are prohibited, except for temporary lighting erected in connection with observed holidays.
- c. Strings of lights over outdoor courtyard areas are permitted.

2. External Illumination

- a. Lighting directed toward a sign must be shielded so that it illuminates only the face of the sign and does not shine directly into a public right-of-way or onto adjacent properties.
- b. Projecting light fixtures used for externally illuminated signs must be simple and unobtrusive in appearance and not obscure the sign.

3. Internal Illumination

- a. Channel letters may be internally lit or back-lit.
- b. The background of cabinet signs must be opaque or a darker color than the message of the sign.
- c. Exposed neon may be used for lettering or as building accent.

4. Prohibited Light Sources

The following light sources are not allowed:

- a. Blinking, flashing and chasing; and
- b. Bare bulb illumination.

5. Raceways and Transformers

- a. If a raceway is necessary, it cannot extend in width or height beyond the area of the sign.
- b. A raceway must be finished to match the background wall or canopy or integrated into the overall design of the sign.
- c. Visible transformers are not allowed.



External light sources



Internally lit channel letters



Back lit channel letters



Internally lit cabinet signs with darker background



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Sec. 5.4. Site Lighting

A. Applicability

1. General

- a. No permit for the construction, reconstruction, extension or alteration of any building, structure or use of land and no building or land, or any part of any building or land, may be occupied or used until lighting has been provided in accordance with the requirements of this Code.
- b. The installation of site lighting, replacement of site lighting and changes to existing light fixture wattage, type of fixture, mounting or fixture location must be made in compliance with this Code. Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is allowed for all existing fixtures.
- c. This section does not apply to lighting installed in the public right-of-way.

2. Additions

- a. When a building or site is renovated, any new or replaced outdoor light or lighting fixture must conform to the requirements of this Code.
- b. When the gross floor area or improved site area is increased, the additional floor or site area must conform to the lighting requirements of this Code.
- c. When the gross floor area or improved site area is increased by more than 50% cumulatively, both the existing use and the additional floor or site area must conform to the lighting requirements of this Code.

3. Change in Use

A change in use does not trigger application of this section

B. Light Level Measuring

1. Light levels are specified, calculated and measured in footcandles. All footcandles values are maintained footcandles.

2. Measurements are to be made at ground level, with the light-registering portion of the meter held parallel to the ground pointing up.

C. Prohibited Sources

The following light fixtures and sources cannot be used:

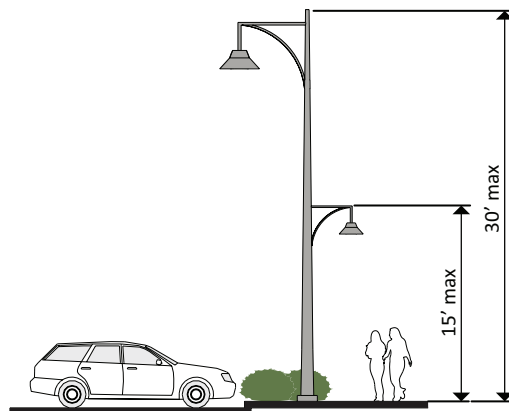
1. Cobra-head-type fixtures having dished or drop lenses or refractors, which contain sources that are not incandescent;
2. Temporary searchlights and other high-intensity narrow-beam fixtures; and
3. Light sources that lack color correction or do not allow for uniform site lighting.

D. Design and Installation Requirements

1. The maximum light level of any light fixture cannot exceed 0.5 footcandles measured at the property line of any protected district or RA-3 or RD-2 district and 2.0 footcandles measured at the right-of-way line of a street.
2. Lighting must not be oriented onto adjacent properties, streets or sidewalks.
3. Service connections for all freestanding lighting fixtures must be installed underground.

E. Parking and Pedestrian Areas

1. Light fixtures within parking and vehicular display areas may be no higher than 30 feet.
2. Light fixtures within pedestrian areas may be no higher than 15 feet.



PHASE TIMING

- PHASE 1 - Immediately
- PHASE 2 - Can be started once 10% of Phase 1 is constructed.
- PHASE 3 - Can be started once 10% of Phase 2 is constructed.
- PHASE 4 - Can be started once 10% of Phase 3 is constructed.
- PHASE 5 - Can be started once 10% of Phase 4 is constructed.
- PHASE 6 - Can be started once 10% of Phase 5 is constructed or developer secures a tenant, whichever comes first.
- PHASE 7 - Can be started once 10% of Phase 6 is constructed.

USES PER PHASE

- PHASE 1 - MIXED-USE, COMMERCIAL, RETAIL, RESIDENTIAL
- PHASE 2 - MULTI-FAMILY, SF ATTACHED, SF DETACHED
- PHASE 3 - MIXED-USE, COMMERCIAL, RETAIL, RESIDENTIAL, LIVE/WORK
- PHASE 4 - SF ATTACHED, SF DETACHED
- PHASE 5 - MULTI-FAMILY
- PHASE 6 - COMMERCIAL, LIVE/WORK, MF, SF DETACHED
- PHASE 7 - SF ATTACHED, SF DETACHED

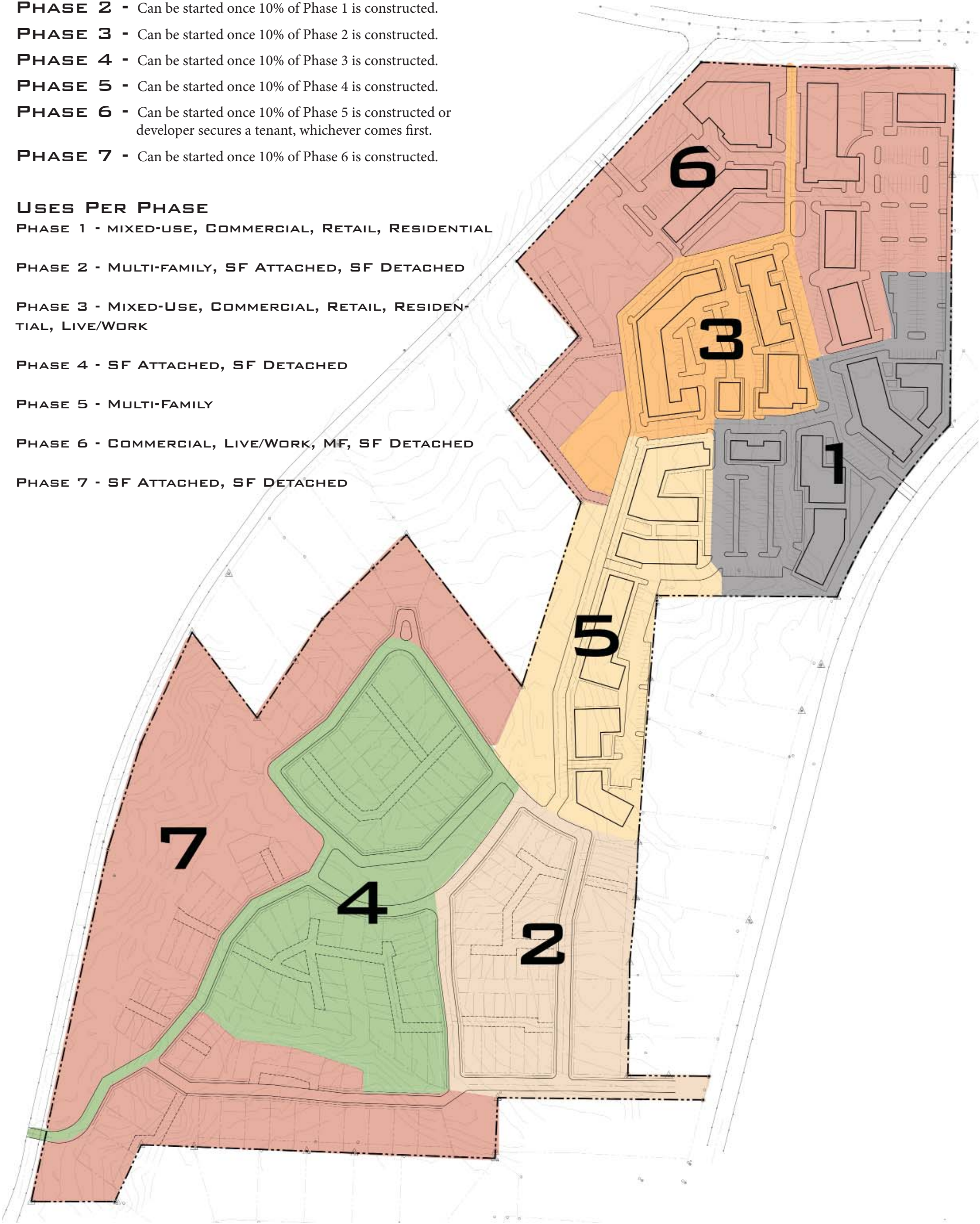




Exhibit 13A



Rendering by Urban Design Associates

MIXED-USE / COMMERCIAL AREA



Rendering from Mississippi Renewal Forum, MossPoint Presentation

MIXED-USE / COMMERCIAL AREA

ARCHITECTURAL CHARACTER
EXHIBIT 13A



Along the edge of town center, transitioning to single family, we've designed some Live/Work and flexible commercial units. Live/Work units are extremely flexible units for the market, sometimes called "flex buildings" or "stacked flats." It's designed as a multi-story building type that accommodates side-by-side attached units where units can be used for both nonresidential and residential use. Ground floor units can be separated from upper-story units or units can be internally connected. The ground floor can be a small office or retail and also gives room for parking for the upper residence. The units are designed to be 2, 3, and sometimes 4 story since the footprint is small and the residential space starts on the 2nd floor.

LIVE / WORK / COMMERCIAL AREA

ARCHITECTURAL CHARACTER

EXHIBIT 13A



**Essential Elements of the
Gulf Coast Mixed use**

- Ground floors have storefront design with large windows and glass doors.
- Two- and three-story buildings with individual expression at storefront level.
- Simple, individual window compositions above the ground floor with vertically proportioned, double-hung sashes.
- Front facades have parapet walls with cornice expression.



GULF COAST MIXED-USE



Partial elevation

Throughout this region, many small towns and villages have a traditional commercial core. In this core, shops and offices line the main commercial streets or crossroads on the ground floor, while apartments and offices occupy space above. This pattern creates a public and civic center for these communities within a relatively close proximity of the surrounding neighborhoods. In more rural communities, these districts serve as a kind of regional center. Neighborhood services and amenities are in walking distance of the neighborhoods. Historic building types tend to have a very regular pattern of large storefront openings, where wood trim frames large glass storefronts and double doors. The upper floors have a regular pattern of windows, usually in either two-bay or three-bay compositions. Gulf Coast buildings often have deep verandas over passages to provide shade.



Massing & Composition

FACADE COMPOSITION DIAGRAMS



Massing

Gulf Coast mixed-use buildings will have a variety of forms and compositions. Front facades are designed as parapet wall fronts with some form of cornice expression. The parapet may be continuous with either an articulated cornice using brackets, paneling, and shaped molding, or the top may be defined using cut or cast stone elements and accent brickwork.

Massing is typically a two- or three-story building with a tall ground floor and more vertical proportions.

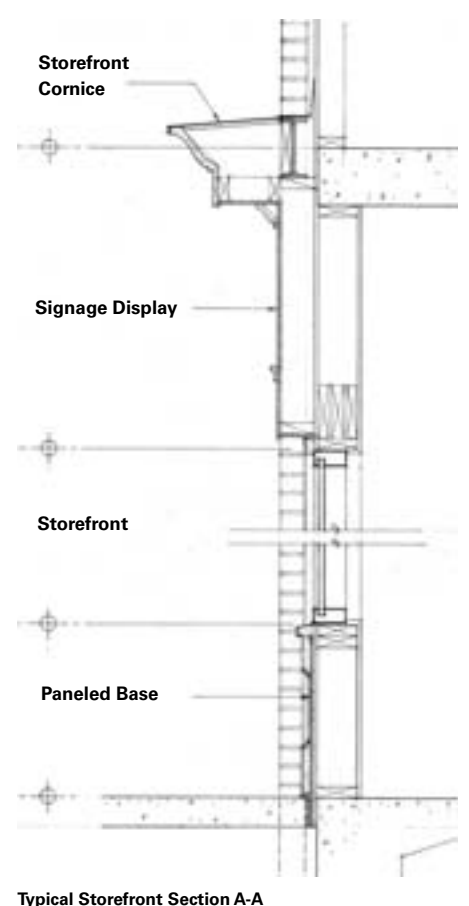
Composition

Typically, these buildings will have two- to three-bay door and window compositions with the ground floor expressed as a single storefront composition. These are

then attached to form a streetscape. Heights may vary from building to building. Larger buildings may have five- or six-bay compositions above the ground floor with varying storefront treatments on the ground floor.

Cornices

The cornice is generally used as device to articulate the parapet and give the building a 'top'. In the Gulf Coast towns, there is considerable variety in their design. The silhouette can be straight or eccentric to create a profile against the sky, ornamentation can be simple or elaborate, the depth of the projections can be shallow or deep to modulate the shadow on the building face.

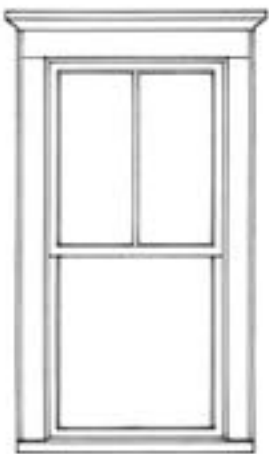
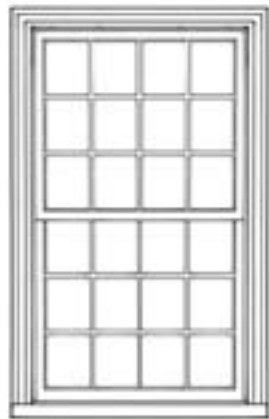


Typical Storefront Section A-A

Windows & Balconies

Standard Windows

Windows above the ground floor are typically vertical in proportion. Standard windows are double hung with a two over one pattern or two over two pattern of divided lights. Jack arches, stone, and pre-cast lintels as well as articulated window hoods and trim are common over windows set in masonry walls.



Balconies and Galleries

Upper-story balconies are typical on Gulf Coast mixed-use buildings. They are usually decorative metal with ornate balusters and columns. Early balconies were wrought iron, later balconies were made of cast iron. Ornate wood balconies are common as well. Many buildings have continuous galleries across the front facade with metal shed or hipped roofs.



BALCONIES



French balcony



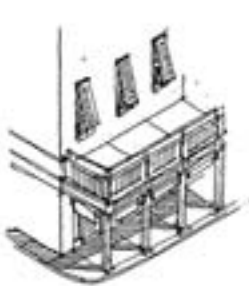
Shallow balcony

Shopfronts

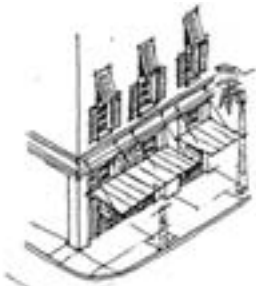
STOREFRONT OPTIONS



Arcade



Gallery



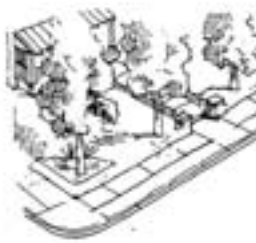
Shopfront



Stoop

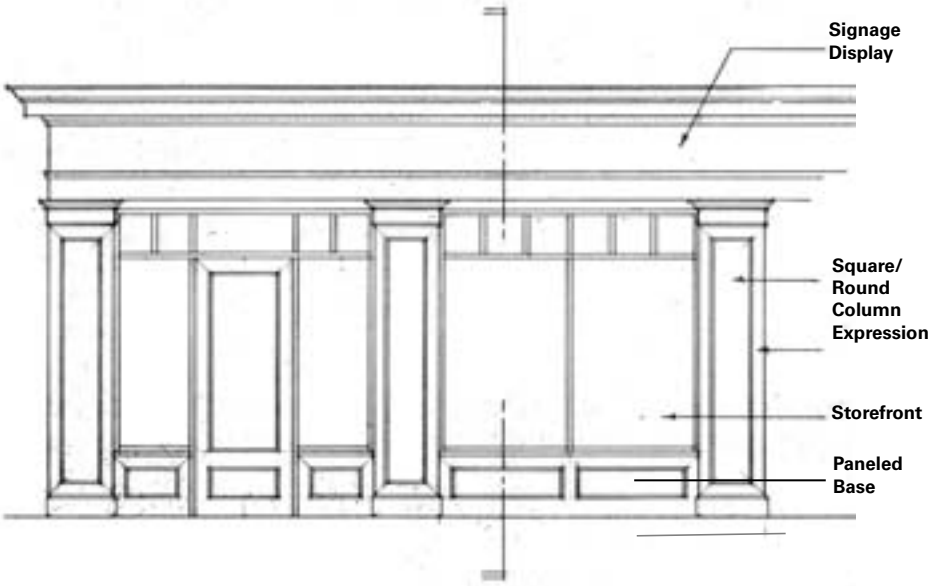
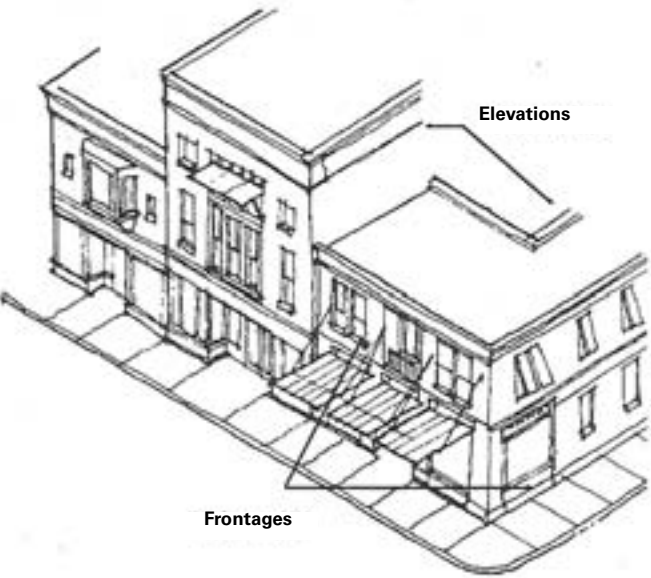


Porch and Fence

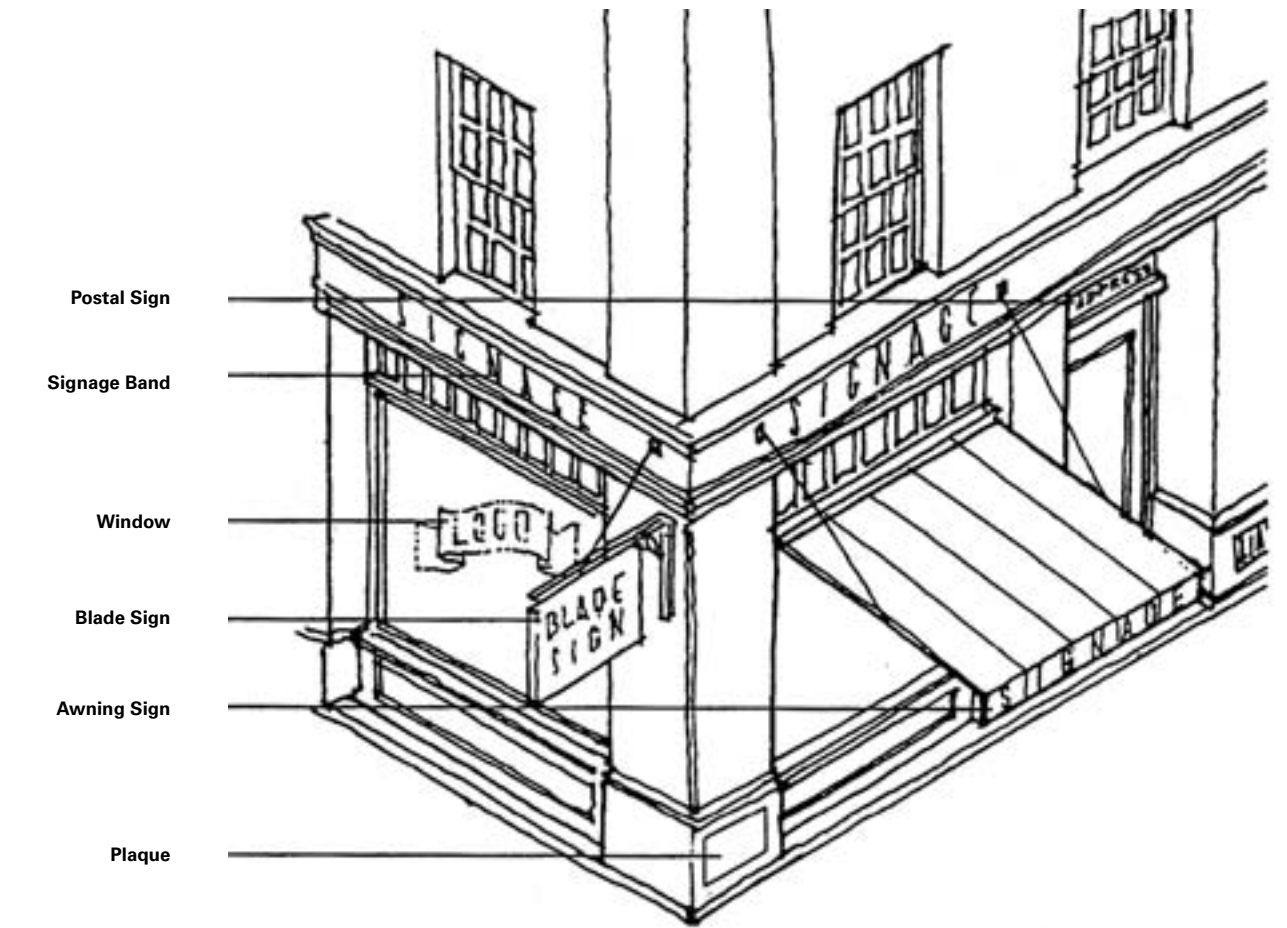


Dooryard

Storefronts on the ground floor are designed using millwork shapes of round or square columns to trim large shopfront windows with a glass panel entrance door centered in between two shopfront windows or off to one side. Storefronts typically have a deep entablature/cornice expression above the shopfront that serves as an area for signs.



Signage



Elements of commercial signage



Awnings are often used for identity signs. etching on shopfronts and Blade signs are also used in combination

Gulf Coast shops and mixed-use buildings have a variety of sign types: blade signs which hang perpendicular to the building, neon signs that also are mounted perpendicular to the building or hang in shopfront windows, individual letters mounted on signage bands above the shopfronts, or logos and names etched on shopfront glass. Signs painted on cloth awnings are also a traditional method of identity.



Gallery & Materials



Siding

- Brick, stucco or horizontal siding with 4-inch lap reveal.

Roofing

- Membrane roofing or shallow pitch gable/hip roof behind parapet wall with composition shingles; composition shingles for sloped roofs

Windows

- Energy-efficient wood, pvc, aluminum-clad, or aluminum; with true divided light appearance (7/8-inch exterior muntins).

Storefronts

- Pre-finished aluminum, steel, aluminum clad wood or decorative metal, with clear glass display windows; decorative translucent glass or opaque glass with ceramic frit can be used in transoms 9 feet or higher above the finished floor. Doors and display windows can be trimmed with pilasters and columns, fiber-cement panels, dense polyurethane or cellular PVC trim, or composite millwork for built-up sections. Structural steel shapes may be expressed as lintels and columns. Canvas awnings with a shallow slope and minimum four foot projection from the building.

Trim

- Cast stone, fiber-cement, polyurethane, PVC or painted wood.

Exterior Ceilings

- Beaded board, smooth surface or plank and beam appearance.

Cornices & Trim

- Wood, composite, cellular PVC or polyurethane millwork; stucco, stone or cast stone

Gutters

- Half-round metal or PVC.

Downspouts

- Round metal or PVC.

Signs

- Painted/screened raised individual letters on entablatures or glass storefronts; perpendicular painted/screened signs on metal brackets or suspended from brackets; exposed neon tubing mounted inside windows; decorative canvas awnings. Signs should be lighted with exterior sources.

Gallery



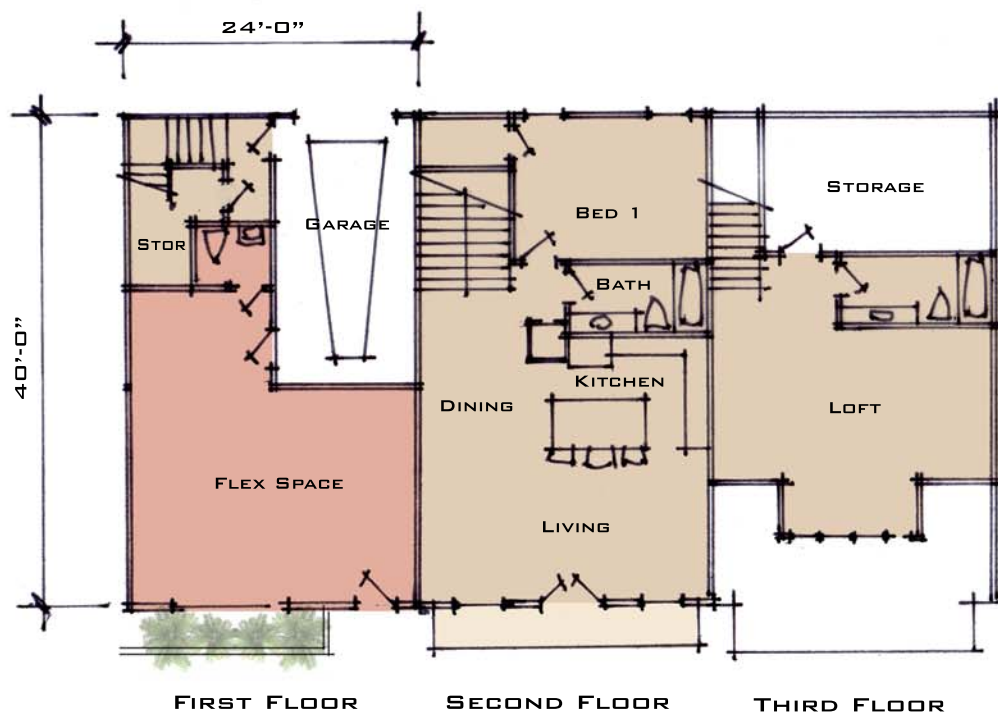
View of proposed mixed-use building provided by Michael Imber



© Thompson Placemaking



© Thompson Placemaking



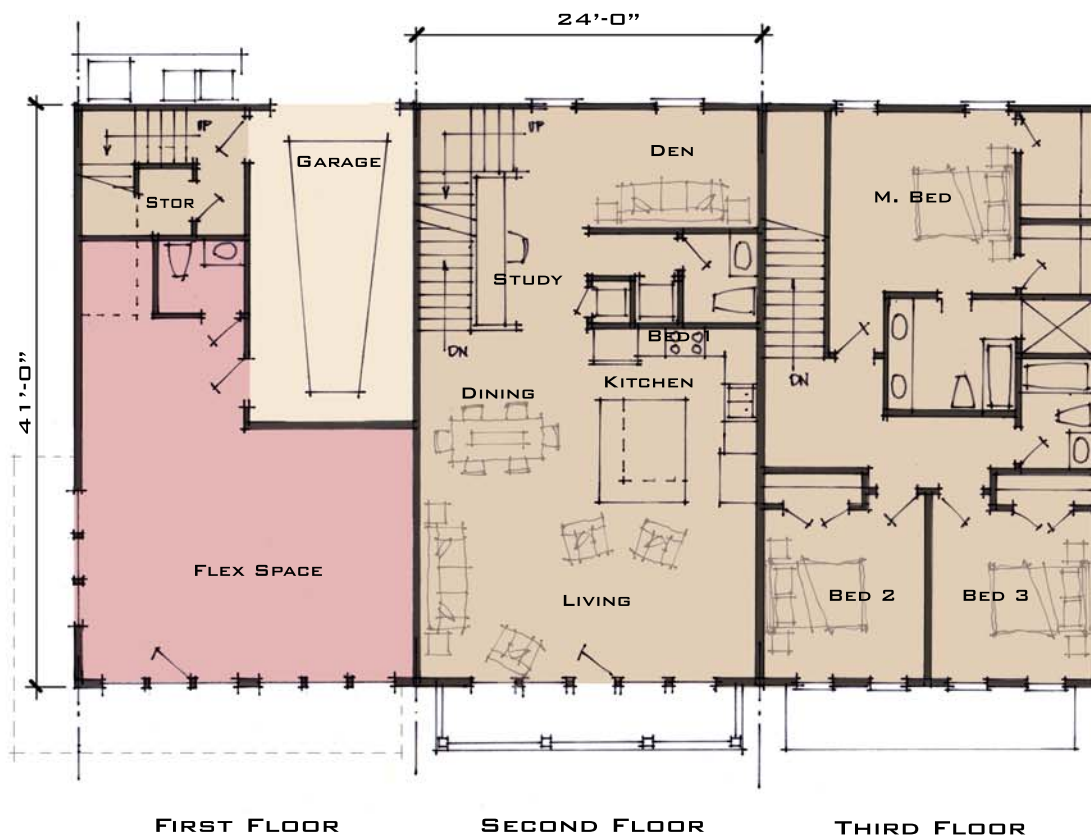




Exhibit 13B



MULTI-FAMILY FLATS & PLEXES



SINGLE FAMILY ATTACHED



SINGLE-FAMILY ATTACHED TYPES
(TOWNHOMES & COURTS)



Thompson Placemaking



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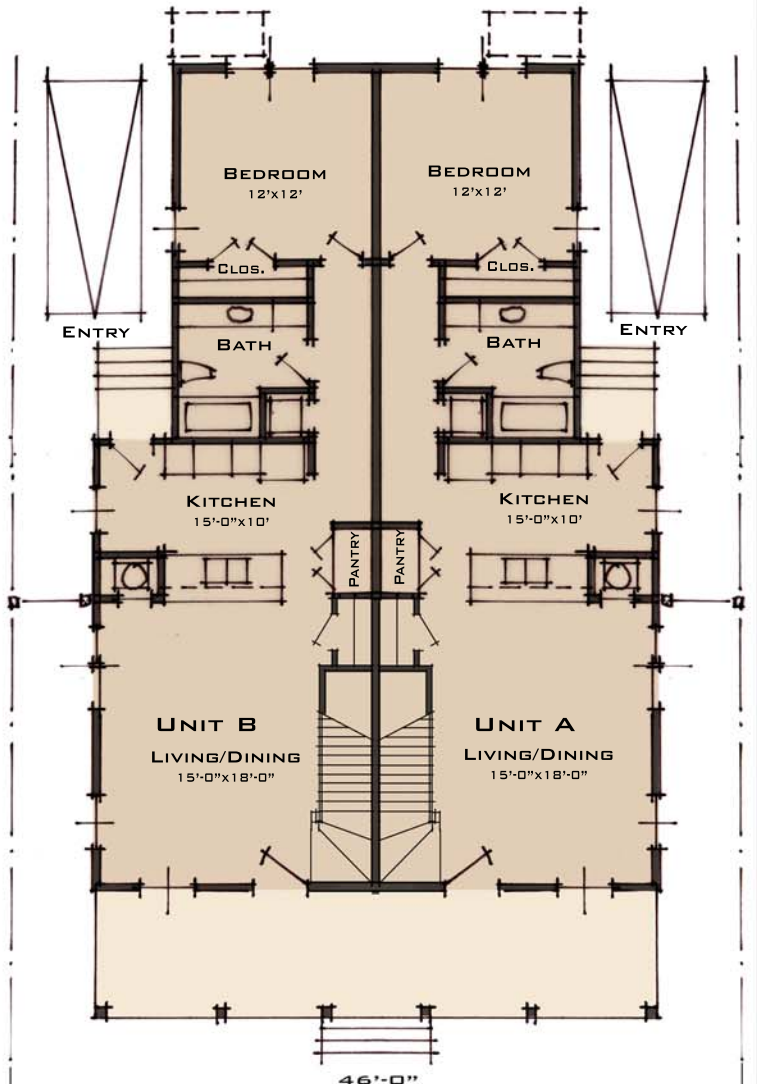
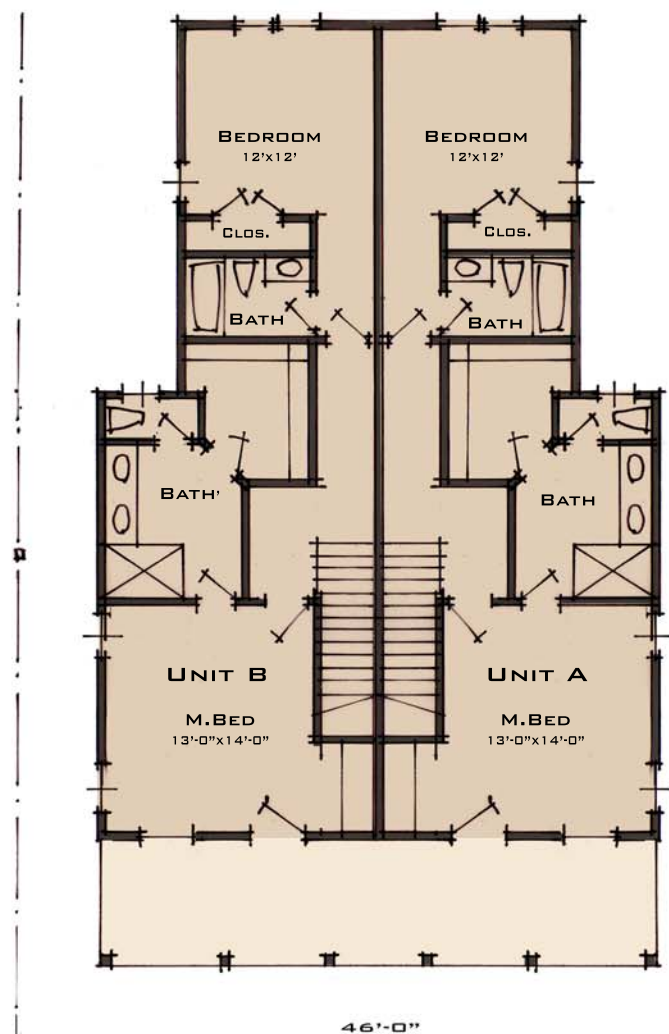
Rendering courtesy of Thompson Placemaking

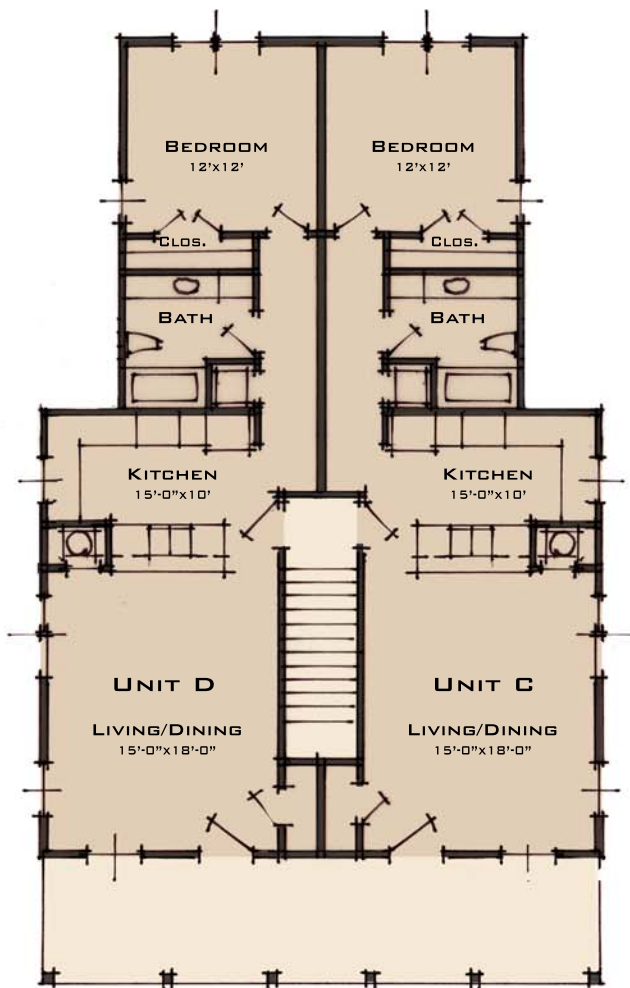
“Mansion Home” is a term affectionately used to describe large multi-family housing units designed to blend into the fabric of a Traditional Neighborhood. They offer the benefit of looking and feeling like a large house, but designed for 6 - 12 residential units. We also have designs for 4-plexes, or “quads” that can sit on the same street and blend right in. Typically these are found along and edge condition of a single family attached or detached neighborhood. They are designed to address the street in the same manor as a single family detached residence.

MULTI-FAMILY UNIT TYPES - MULTI-PLEXES & “MANSION HOUSES”
(SEE 8 1/2 X 11 EXHIBIT SHEETS)

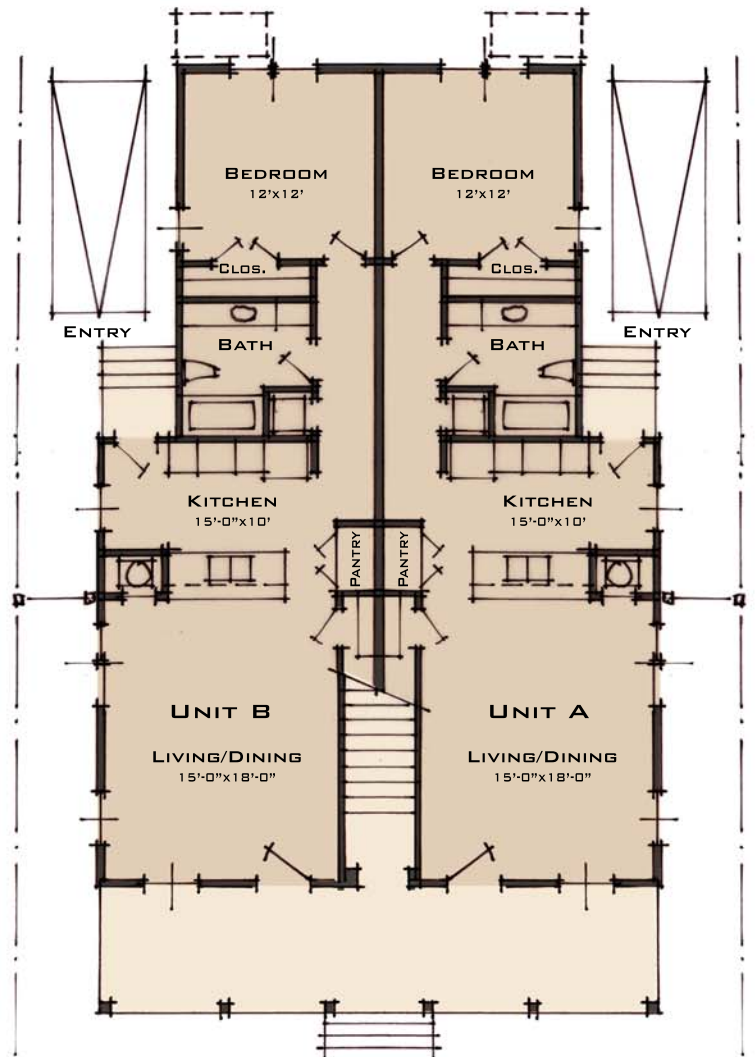
ARCHITECTURAL CHARACTER

EXHIBIT 13B





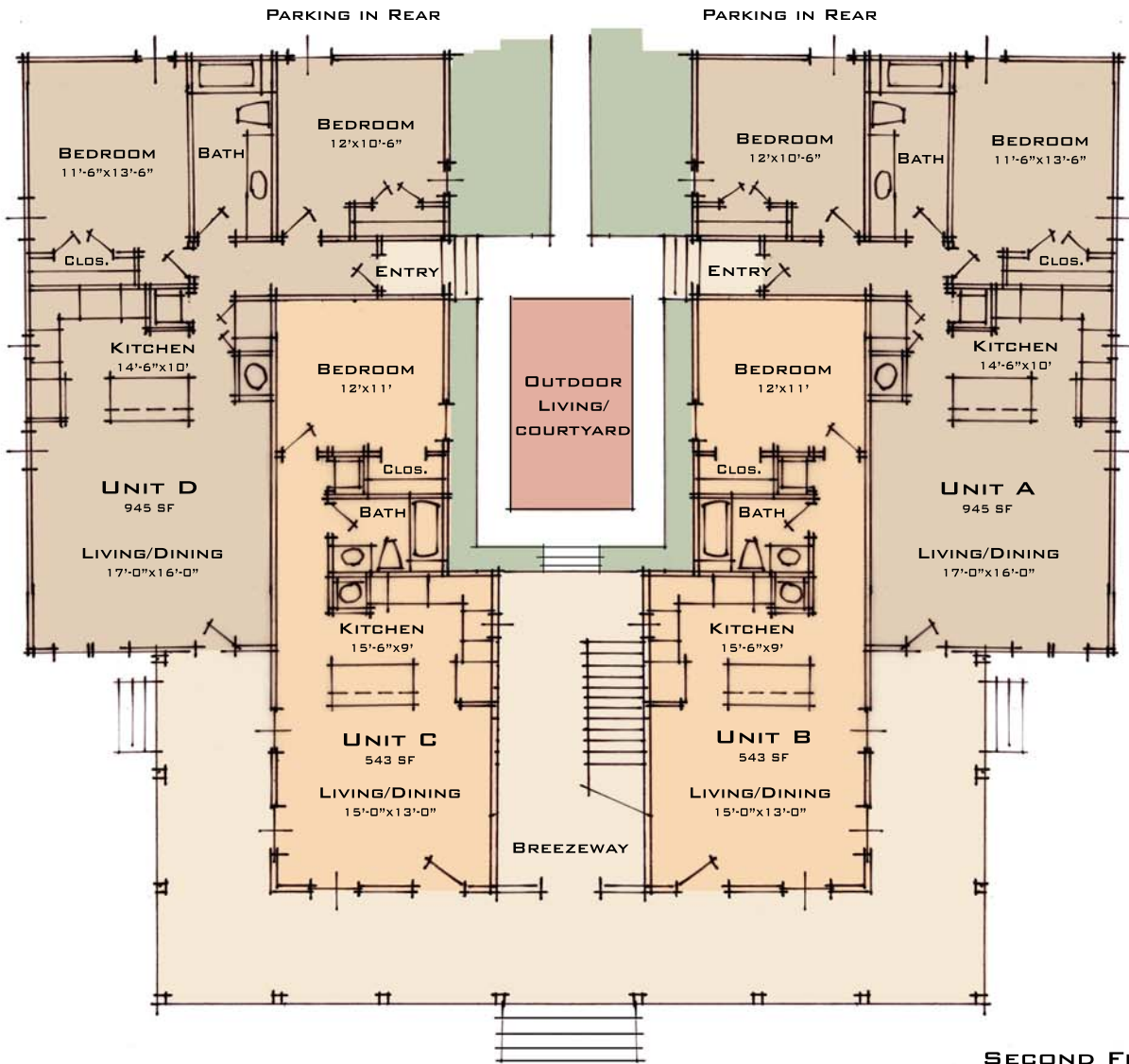
SECOND FLOOR



FIRST FLOOR



© Thompson Placemaking



FIRST FLOOR

SECOND FLOOR
SIMILAR



© Thompson Placemaking



© Thompson Placemaking

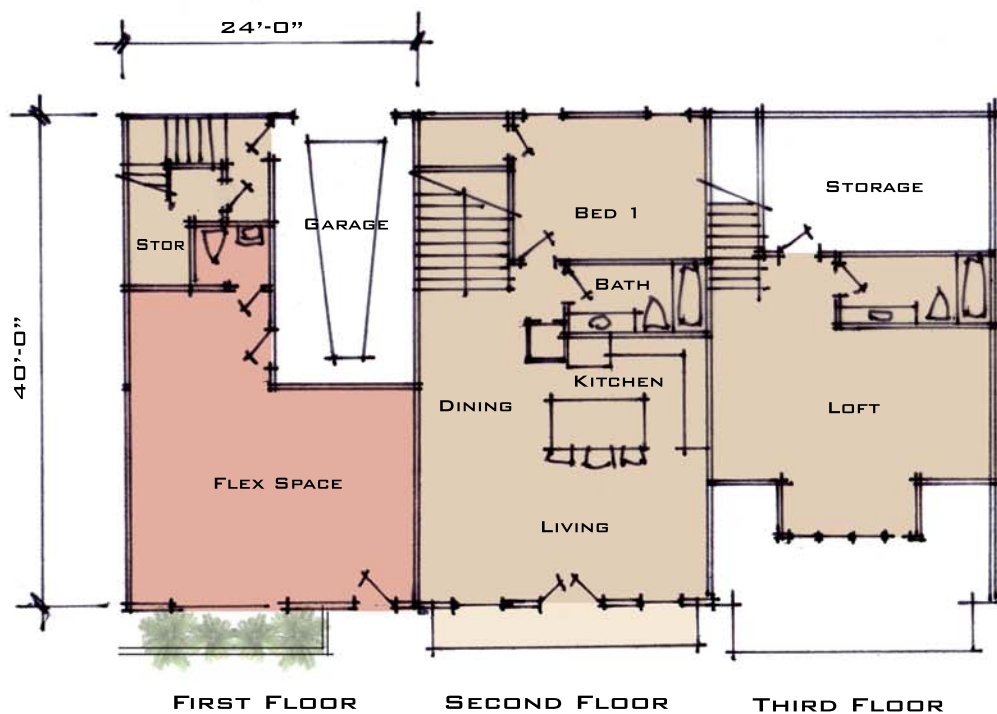




Exhibit 13C & 14



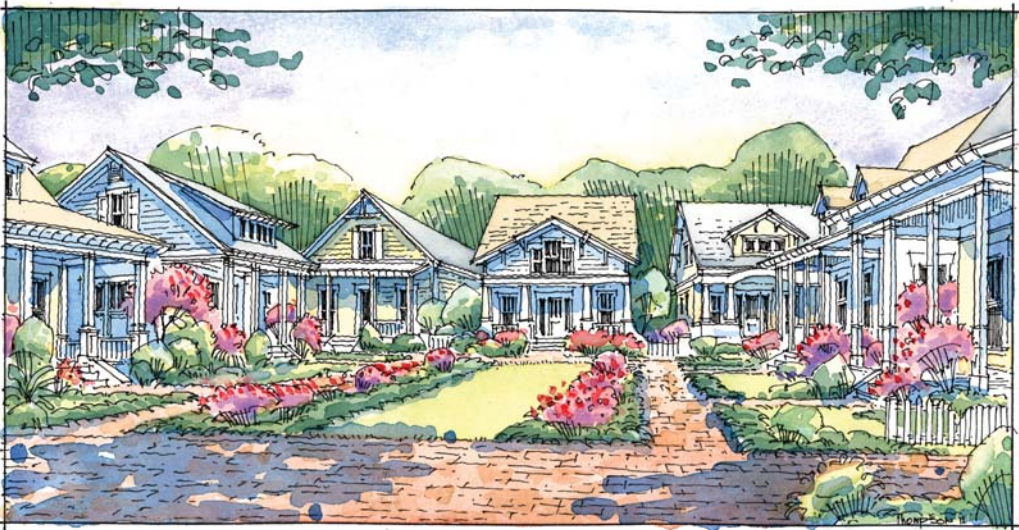
LARGER LOT SINGLE FAMILY

Rendering by Urban Design Associates



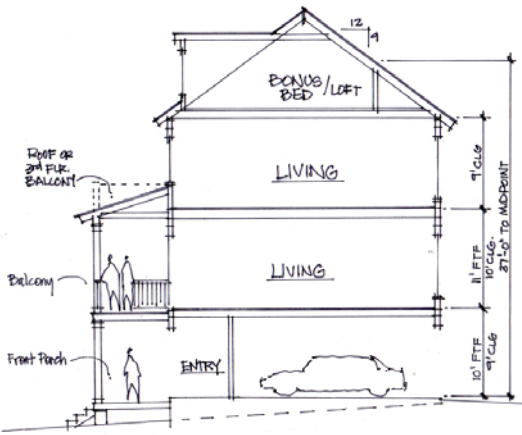
Rendering by Urban Design Associates

1 & 2 STORY ON NARROW LOTS

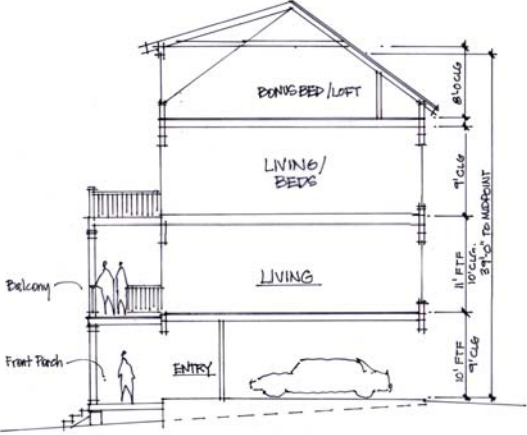


Rendering by Thompson Placemaking

COTTAGE COURTS



SMALL LOT CARRIAGE HOMES



SMALLER LOT SINGLE FAMILY

ARCHITECTURAL CHARACTER

EXHIBIT 13C



Rendering by Thompson Placemaking

SINGLE FAMILY - PARK AREA

This rendering shows an ideal condition. The intent is only to show a park area with houses fronting the park. The park running through our site is likely to be dry. Dependant on budget, we may cross the park area with a road instead of a bridge.

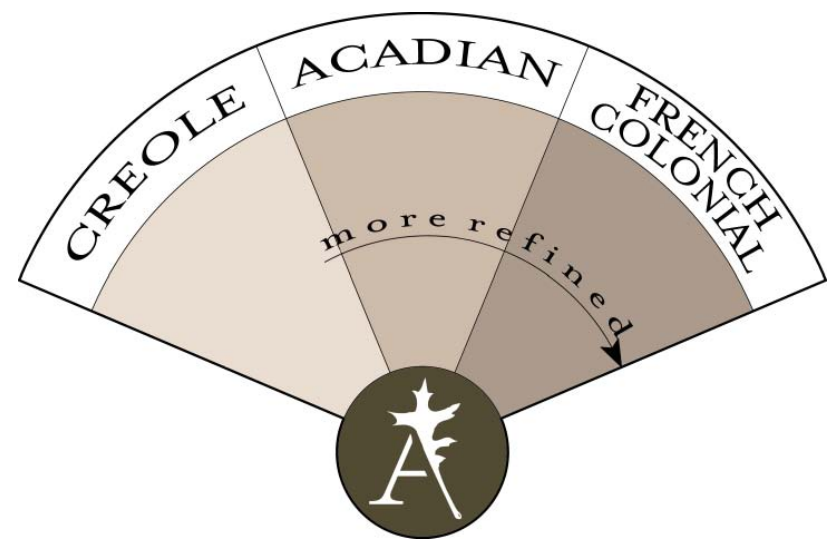


ARCHITECTURE



CREOLE | ACADIAN | FRENCH COLONIAL

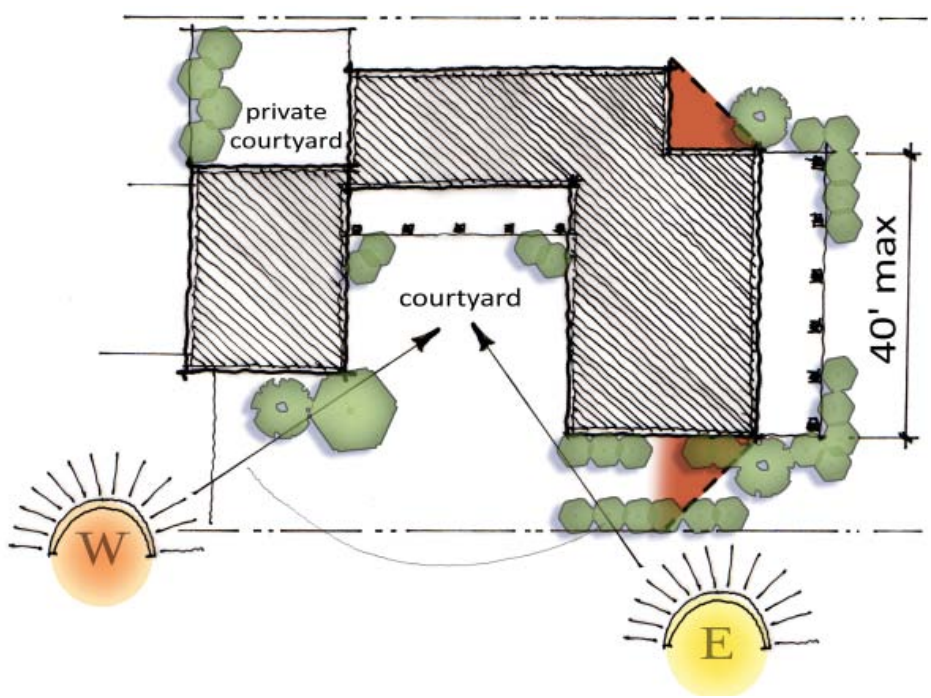
Creating a Creole House



These three styles are uniquely southern Louisiana. To use this pattern book most effectively, first decide which style suits you and your family best.

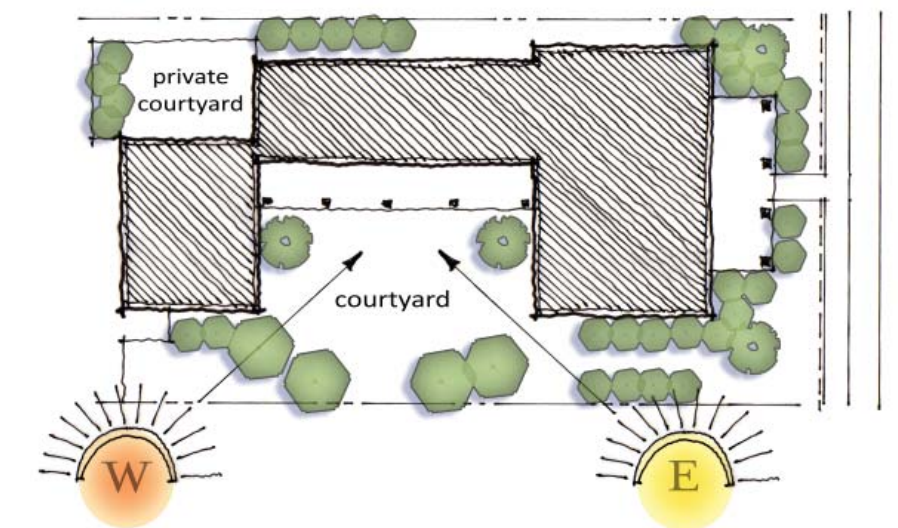
We use the diagram above to give you insight into which style will work best for you. Creole buildings are going to be on the simple side of construction - less detail, more simple shapes, and therefore, less costly construction. Acadian houses are going to be middle of the road, the additional second level and porches increases cost a little, but gives a distinctive look. Finally, French Colonial designs are more refined, with more detail and trimwork, and therefore tend to be more costly than Acadian and Creole.

You can dial the architecture up or down or dial the detail up or down, and by doing so, dial your cost up or down to suit your budget and your dream home look.



Arrange the house on site to take advantage of eastern and southern sun, and protect against western sun. Porches and courtyards work great together and should face south to give shade and provide sunshine that people can enjoy. Think of the courtyard as an outdoor room that you actually use. Porches and courtyards don't necessarily need to face due south, they just need to take advantage of sun in the morning and mid-day, and protect from the heat in late afternoon and early evening. On any given block, courtyards need to face the same direction, and neighborly windows that face courtyards need to guard against viewing straight into the neighbors courtyard.

To add to the street appeal, windows should appear on the side walls of the house within the first eight feet from the corner.



The Main Body of the house should be no greater than 40' wide for houses up to 5,000 square feet and no greater than 50' for houses above 5,000 square feet - not including wrap-around porches.

Narrow side and rear wings allow for more windows and better light through the house. These wings shall be no more than 1 1/2 stories in height and the maximum width and placement of wings is determined by a 45 degree line from the front corners of the Main Body of the house.



The Courtyard

The courtyards of the home design with a Main Body and thin wings has influences from Spanish, French, and West Indies traditions but actually has it's beginning roots in New Orleans Creole architecture when the city began rebuilding after the great fires of 1788 & 1794.

Particularly in more urban or dense developments, interior courtyards can play a vital part of any good house design - providing privacy in an outdoor living space as well as helping deal with the humid climate of the South.



Creating A Usable Front Porch & Outdoor Room

A porch is more than just an attractive addition to the front of the house. Simply adding a porch doesn't make a house fit for a TND. The porch serves a very important purpose. Getting the porch right can make all the difference in the world.

Porches, on American homes prior to World War II, were often built on the front and the back of the house. The back porch was used as another sitting space. Mass production homes post war, started building much smaller porches, often too small for habitable uses or social uses. The small porches were more or less a

decorative nod to the pre-war homes with "real" front porches.

Strive to have usable front porches – porches that families can enjoy as an outdoor room and extension of the house. If done correctly, this can be a successful usable space. To do this, we view the front porch as both public and private – public enough to extend social behavior and interaction with neighbors, and private enough to feel comfortable to actually sit on the front porch and enjoy it. This is achieved with layers of boundaries – boundaries like elevated porches, yard fences, and porch railings. These elements

provide the privacy we need psychologically to feel comfortable enough to actually use our front porches, accomodating chairs or benches, tables, plants, porch swings, rocking chairs, or ceiling fans.

The diagrams and table below show the relationship between the distance of the front porch to the sidewalk and the height of the porch above the sidewalk in order to create a usable and enjoyable front porch.



The Outdoor Room

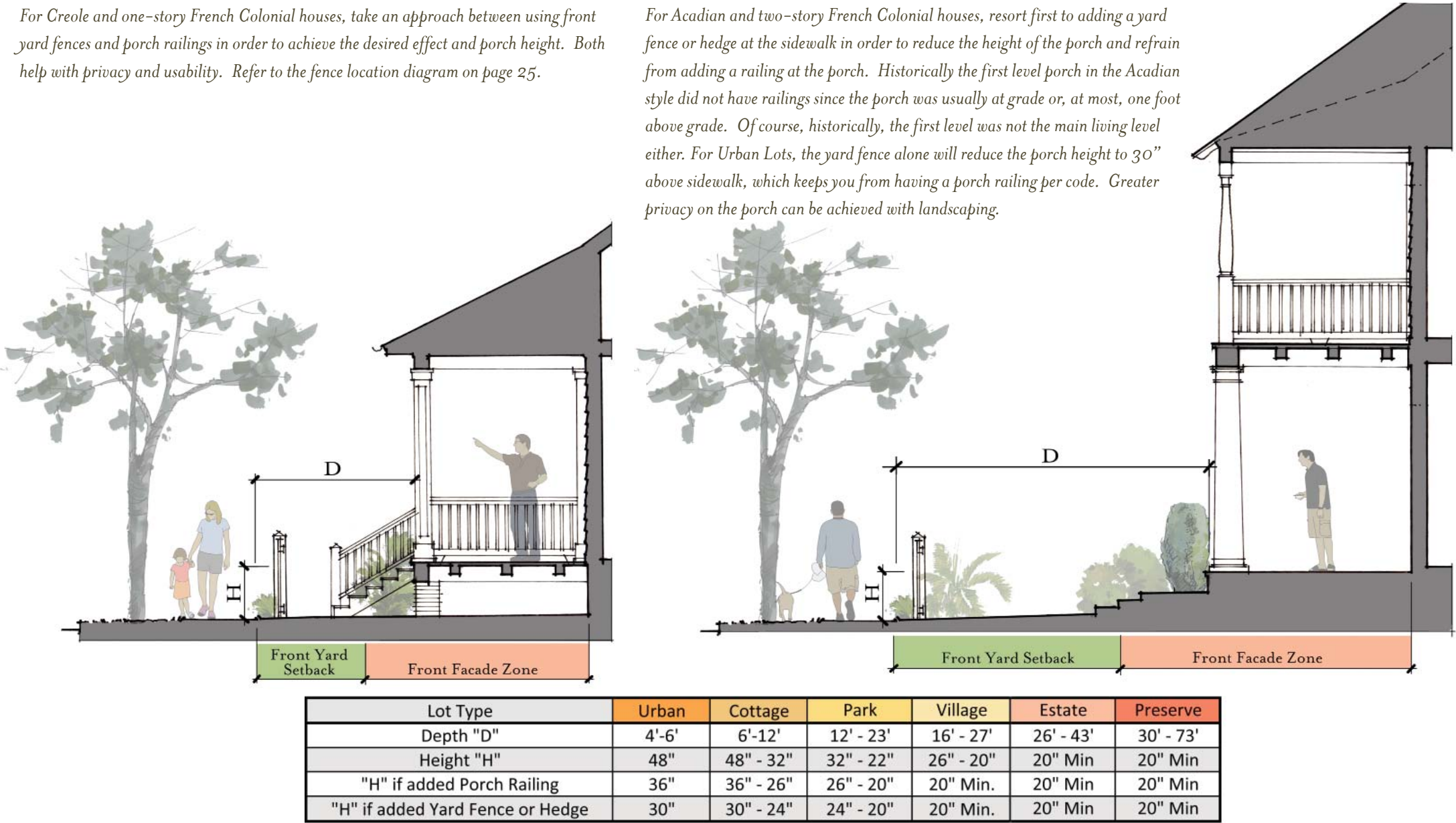
In our southern climate, the porch is a cooling device for the house, providing shade at the exterior wall and working in conjunction with windows that can be opened to improve house ventilation.

Strive to have usable front porches – porches that families can enjoy as an outdoor room and extension of the house. The porch is both public enough to extend social behavior and interaction with neighbors, and private enough to feel comfortable to actually sit on the front porch and enjoy it.



For Creole and one-story French Colonial houses, take an approach between using front yard fences and porch railings in order to achieve the desired effect and porch height. Both help with privacy and usability. Refer to the fence location diagram on page 25.

For Acadian and two-story French Colonial houses, resort first to adding a yard fence or hedge at the sidewalk in order to reduce the height of the porch and refrain from adding a railing at the porch. Historically the first level porch in the Acadian style did not have railings since the porch was usually at grade or, at most, one foot above grade. Of course, historically, the first level was not the main living level either. For Urban Lots, the yard fence alone will reduce the porch height to 30" above sidewalk, which keeps you from having a porch railing per code. Greater privacy on the porch can be achieved with landscaping.





History of the Creole Style

Creoles are the "locals" or "natives", a term from the New World during the time of the French and Spaniard controlled Louisiana. Creoles lives area more public, urban lives, rather than private and rural. Of the three styles - Creole, Acadian, and French Colonial - Creole houses are the most simple and tend to be smaller in nature. Because of the urban nature of Creoles, the vast majority of their houses are cottages, shotguns, townhouses, or camelbacks.

Creole houses were typically built raised off the ground due to the frequent flooding, have steeply pitched roofs, and tall windows to the floor or French doors. Urban examples stand flush with the sidewalk with a roof overhang for cover - no porch - usually attached units or the occassional shotgun style with a narrow hipped roof. Slightly less urban examples have generous porches across the full front with side gables. The simple roof shed to the front made construction simple and gave more roof for a 1/2 story living area above the main level. This roof shape also made adding the porch on front or back easy to do with a simple pitch break.

Architectural styling tends to be void of excessive trimwork or detailing - from the eaves to porch elements to windows and doors. Porch columns are simple timbers with chamgered corners, and the porch beams above are usually timber as well. Window framing is made with simple 1x material, and shutters are usually plank type or board and batten - made from material readily available and inexpensive. The more simple, likely the more authentic Creole. However, since Creole includes French and Spanish roots, components of Spanish Creole detailing can legitimately "season" the architecture. Spanish Creole elements tend to be a little more ornate or decorative, and there are some definite differences in Spanish Creole building massing - see appropriate Spice Styles which include Spanish Creole.

CREOLE HOUSE

Key Elements of style

1. Urban examples are raised and flush to the sidewalk or street with a roof overhang for rain cover.
2. Less urban examples are raised and have deep front porches across the front.
3. Steep pitched roofs with side gables.
4. Full height or tall, vertically proportioned windows with tall shutters.
5. Massing is symmetrical usually with equal bays, but can be slightly off at center or end bays. Windows are not necessarily centered in bays, but preferable.

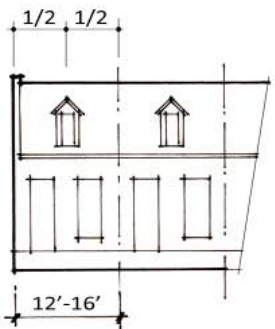


CREOLE HOUSE

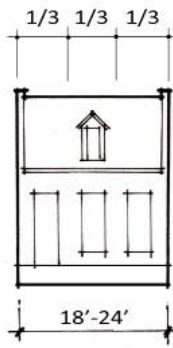
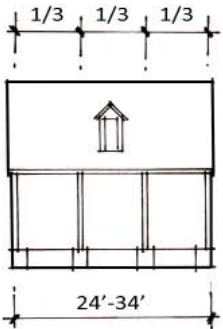
Creole Massing

The Creole people were actually urbanites - living closely together near the heart of the city in urban cottages. Urban conditions led to the side gable or parapet roof form, with variations for attached housing as well. The side gable/parapet form allowed for a more usable attic space, which then led to the use of dormers in the roof. Thus, the Creole Cottage was born, most likely inspired by the Haitian Creoles. Cottages were slightly raised, usually between 8" and 24" and positioned on the front property line and abutting the sidewalk. Both detached and attached examples are prevalent.

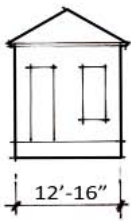
The raised Creole Cottage in more rural areas adopted a post and pier type construction and added the full front porch gallery. Most examples have a single steep pitched roof that covers the porch area, but there are examples of a pitch break and lower pitch over the porch - possibly occurring from additions of the porch to the main house, or inspired from the tradition of the pitch break at the roof extension over the sidewalk on the urban Creole Cottages.



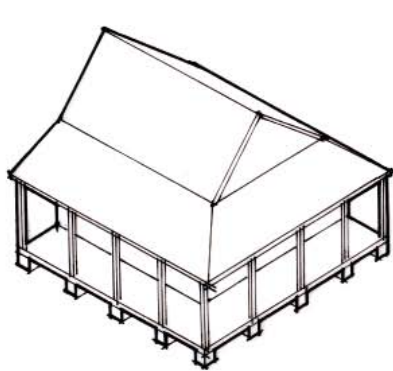
Cottage Attached



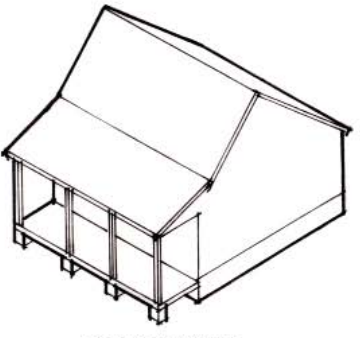
Cottage Rowhouse



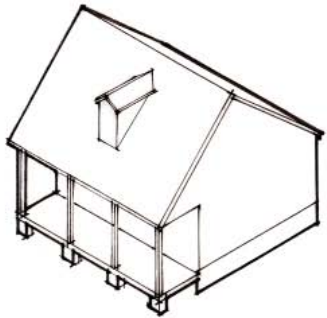
Narrow Front Cottage



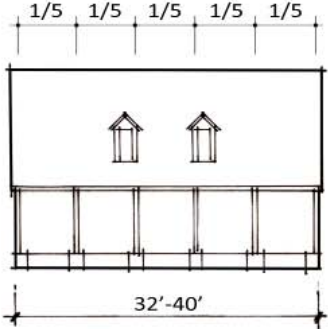
Broad Front w/ Wrap Around



Broad Front w/ Pitch Break



Broad Front 3 BAY



Broad Front 5 BAY

URBAN CONDITIONS

MORE RURAL CONDITIONS

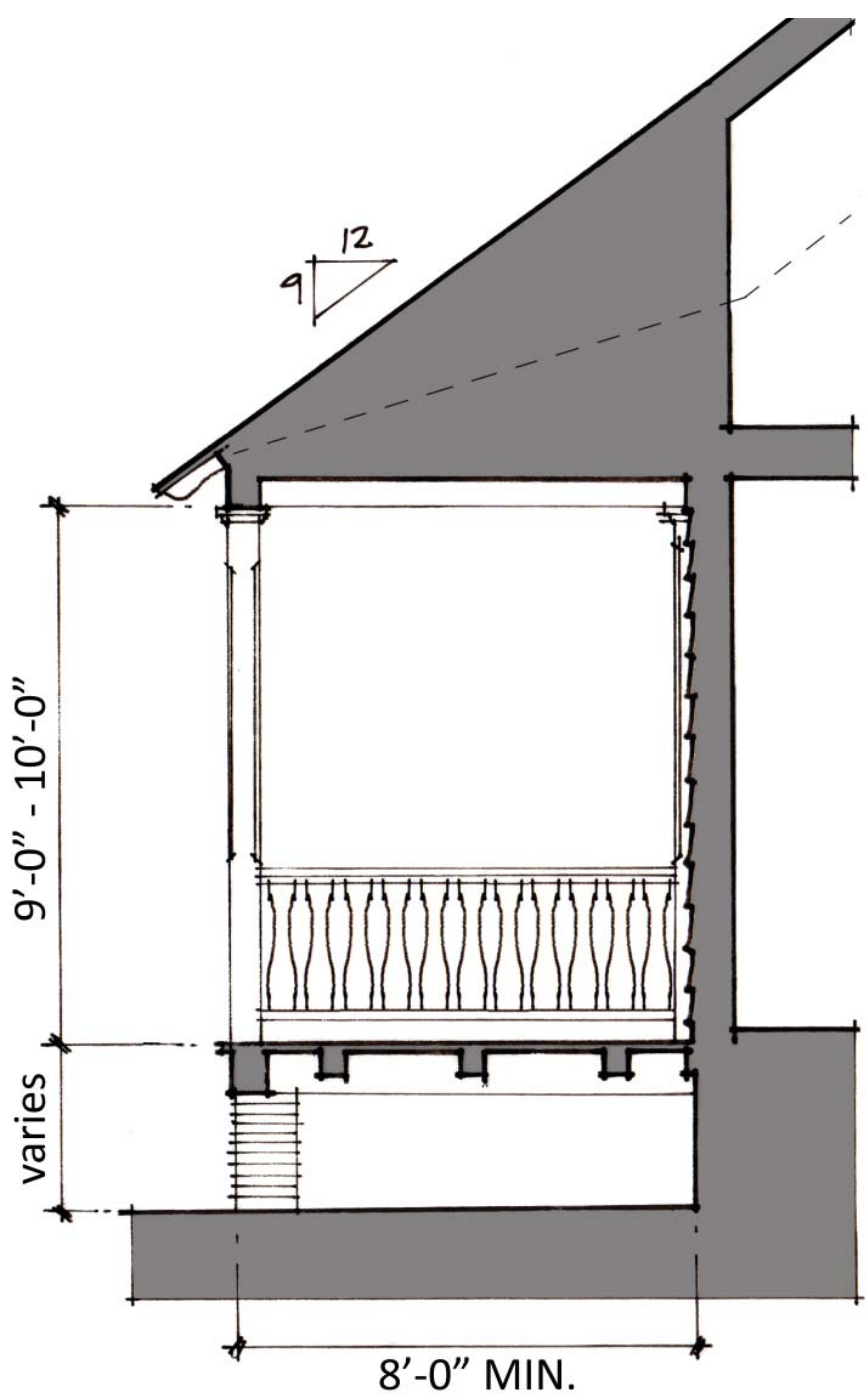


The Creoles

Creole comes from the Spanish word "Criollo" which means "local" or "native." As a people, they have urban origins rather than rural.

Some of the first Creoles came to America in the early 1700's. The Louisiana Creole language resembles Saint-Domingue Creole and was originally a language for rural blacks and impoverished whites working alongside black slaves. As time evolved, Creole came to identify anyone of French or Spanish descent, many of whom became plantation owners who owned slaves.

Creole Elements



One-Story Porch Section

The main body roof pitch is most commonly 9/12-10/12, but can range from 8/12 to 12/12, with secondary roofs being as low pitched as 6/12. Typical porch roof slope, or common pitch break, varies from 4/12 to 6/12.

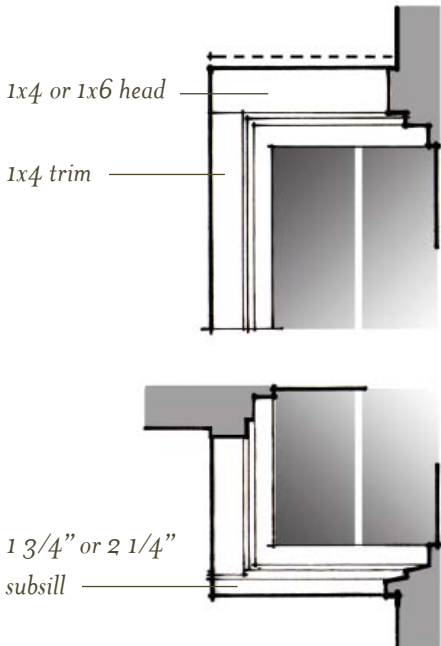
Creole elements are simple, less refined, in nature with minimal trim work.

Minimum recommended depth of front porch is 8 feet. Porches are typically symmetrical and run the length of the facade, but can extend beyond the main body of the house and wrap the side.

Porches are frame construction set up on masonry piers. It is preferred that the space between piers be filled in appropriately.

Columns have a regular spacing of 8 to 12 feet, with a square to vertical proportion (vertical preferred). Creole columns are more slender than you would initially think.

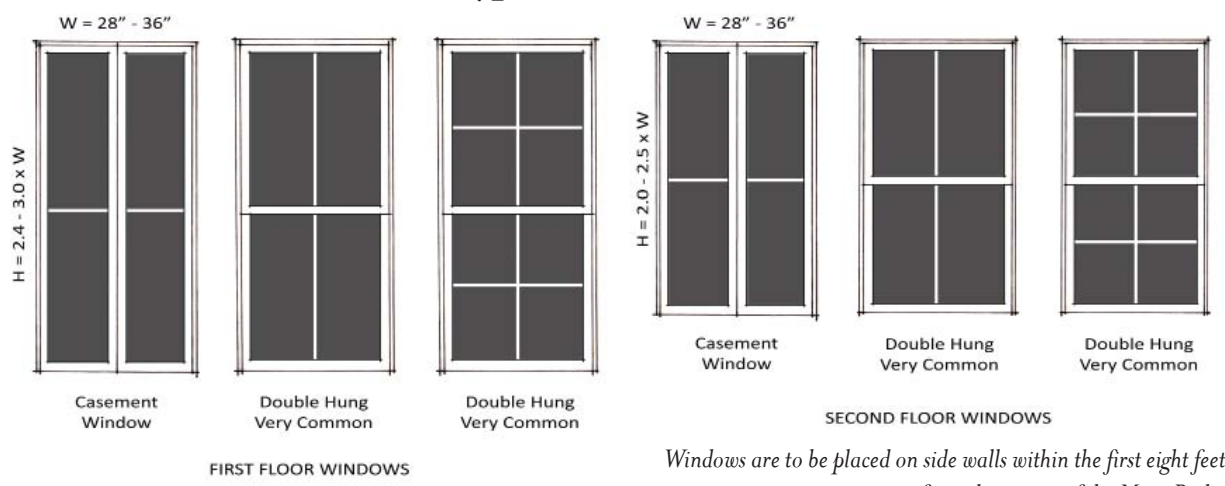
Porch eaves can be either open rafters or flush with the porch beam. Overhang is 8"-12". The rake often has no overhang.



Creole Window Trim

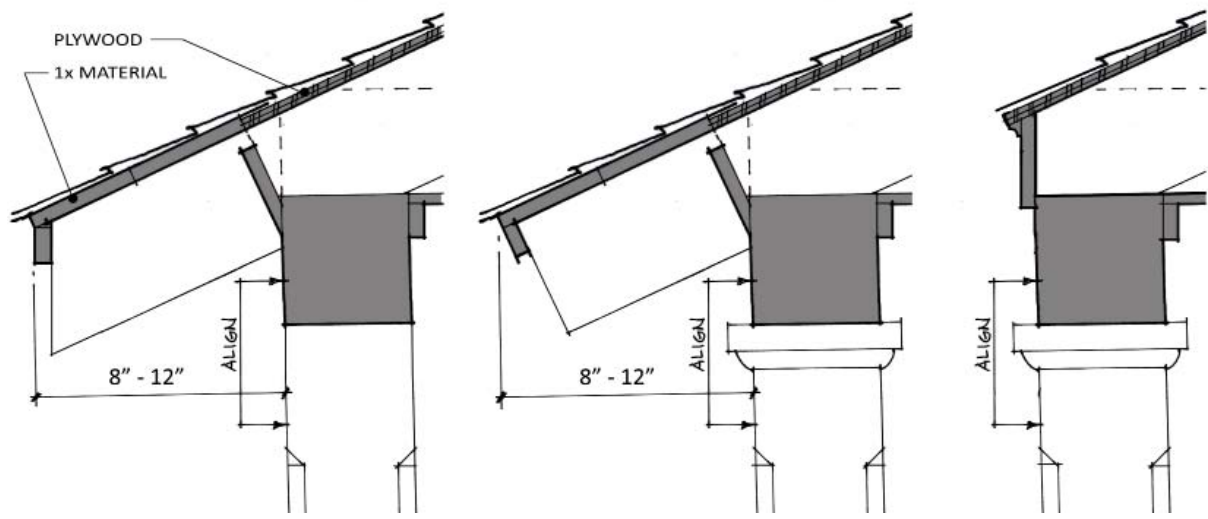


Creole Shutter & Door Types



Creole Window Types

Windows are to be placed on side walls within the first eight feet from the corner of the Main Body.



Creole Eave Conditions



Creole Elements

Wall Materials:
Smooth finish wood or fiber cement lap siding with 6" exposure, brick base, light-colored sand-finish stucco.

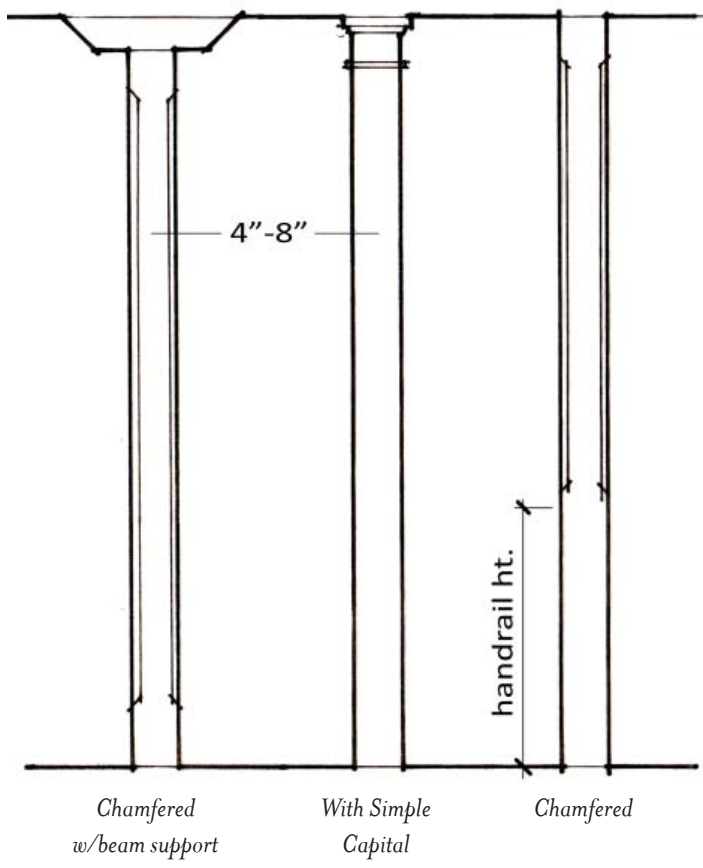
Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: typically large openings of casement or double hung with simple muntin patterns.

Shutters: simple shutters such as slatted panel, or plank (batten).

Roof: asphalt shingle or 5-V metal roof

Creole Elements

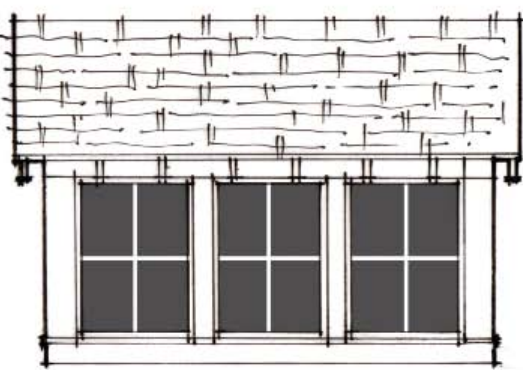


Creole Column Types

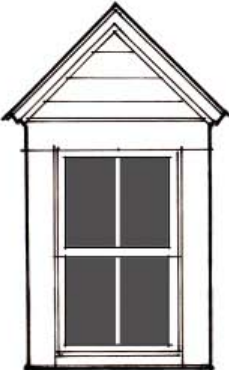
Creole dormers are most commonly pitched to match the pitch of the house, usually 9/12 with simple detailing and no overhang. Common dormers always have a single window opening. Dormers are constructed with single casing boards at the corners – usually 1x8 and never siding on the front face.

Shed dormers are not common, but are found in this style, probably because they are very simple to construct. Shed dormers usually have a pitch of 4/12 – 6/12 with multiple windows – usually 3 to 4 windows with 4” mulls.

Creole columns are simple timber columns, usually with a chamfer size ranging from 1/2” to 1 1/4” inches. If a railing is attached to the column, the chamfer always starts above the railing. The top of the chamfer usually stops within 4 – 8” of the top of the column, equal to the size of the column.



Shed Dormer
Less Common

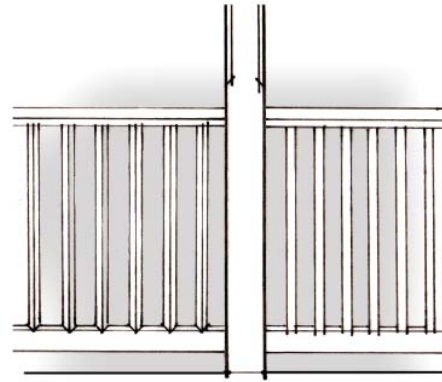


Common
Rural

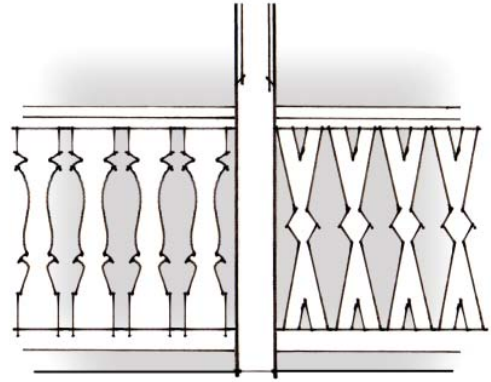


Common
Urban

Creole Dormer / Window Types

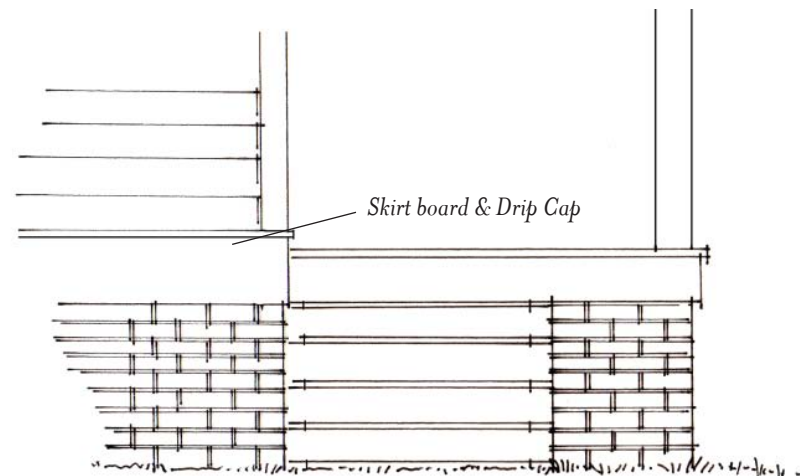


Rotated or Straight Square Balluster – Very Common

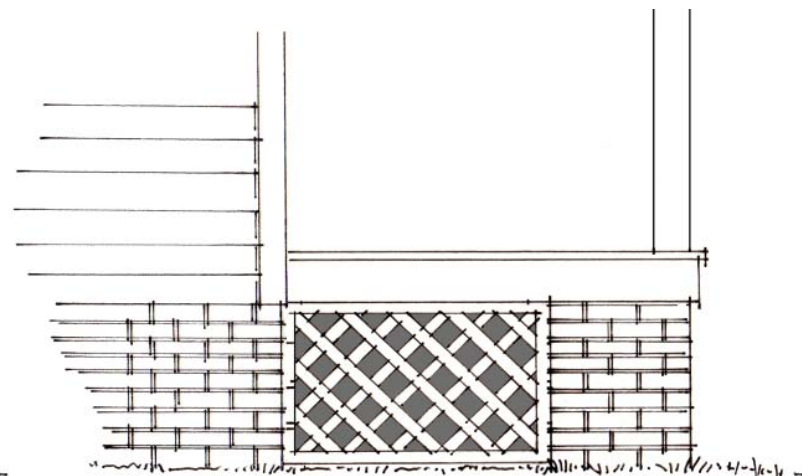


Decorative Plank Balluster – Less Common
Caribbean/Victorian influence

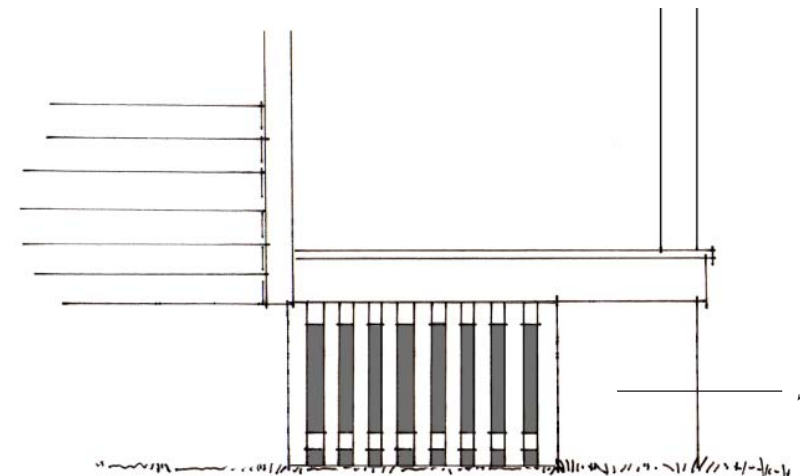
Creole Railing Types



Horizontal plank



Lattice



Vertical Plank

Typical Creole Wall Base Details



Creole Elements

Wall Materials:
Smooth finish wood or fiber cement lap siding with 6” exposure, brick base, light-colored sand-finish stucco.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: typically large openings of casement or double hung with simple muntin patterns.

Shutters: simple shutters such as slatted panel, or plank (batten).

Roof: asphalt shingle or 5-V metal roof

Smooth Stucco

Creole Variations & Inspirations



photograph by Steve Mouzon



photograph by Steve Mouzon



The Creoles

The food of the Creole is Afro-European with some French flair. Creole cooking uses the "holy trinity" of bell peppers, celery and onion, and includes a lot of tomatoes, a sign of Italian influence. They rely heavily on red peppers, mustard, allspice, okra, and garlic for a full flavor that's not necessarily hot.

Creole music is a blend of Caribbean and African music.

Creoles can have strong ties to Catholicism, but also follow other religions based on their personal heritage and background.



photograph by Steve Mouzon



photograph by Steve Mouzon



photograph by Steve Mouzon



Creole Variations & Inspirations



photograph by Steve Mouzon



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photograph by Steve Mouzon



photograph by Steve Mouzon



The Creole Style

Architectural styling tends to be void of excessive trimwork or detailing - from the eaves, to porch elements, to windows and doors.

Porch columns are simple timbers with chamgered corners, and the porch beams above are usually timber as well. Window framing is made with simple 1x material, and shutters are usually plank type or board and batten - made from material readily available and inexpensive.

The more simple, likely the more authentic Creole.



History of the Acadian Style

Acadians are descendants of French settlers having migrated from coastal France via Canada and Maine and finally settling in the swamps of southern Louisiana. The original settled colony in Canada was named "La Cadie" or Acadia. The original settlers called themselves "Acadians" or "Cadiens" which was soon Anglicized as "Cajuns." Say the word "Acadian" in your best Cajun accent and you'll see how that works.

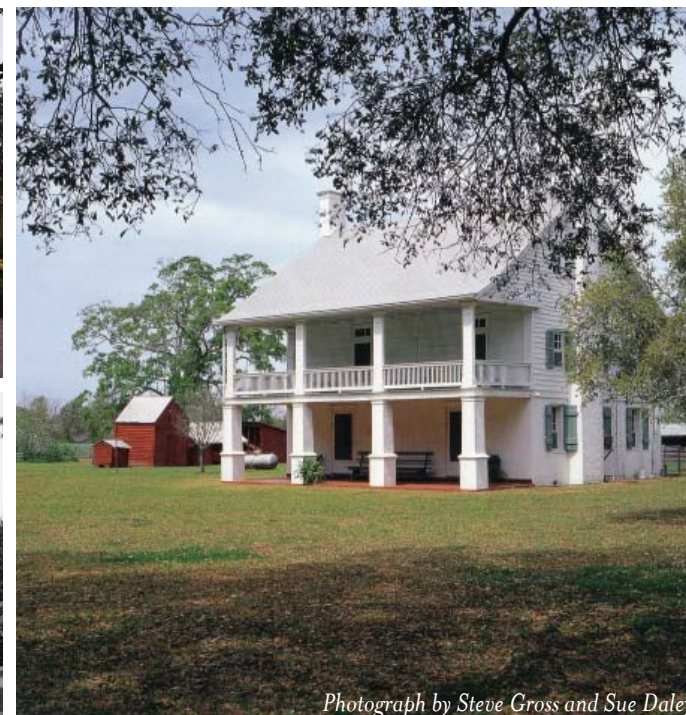
Acadians and Cajuns are not urban folk. They live in rural areas, are clannish, and live private lives. As they settled in the low land areas or swamps, the frequent flooding demanded house adaptations such as building their houses raised off the ground and usually on stilts, including pillars of wood or brick. As they adapted to new life in this area, it seems they learned building techniques from the Creole and native Indians. This is a vital influence on the key elements of Acadian style and especially influences the 2 story massing with living areas on the second level. One-story structures may have been built for temporary housing while repairing their damaged house, but even those often included stairs leading from the front porch into the roof, or from the middle of the house into the roof space for a second level.

Cajuns are an eclectic bunch, often mixing elements of architectural styles into their own. This can make it difficult to distinguish between Creole and French Colonial or even Spanish Creole, and why most pattern books lump all 3 styles together. In truth, it's Cajun culture to do so and seen in Cajun food as well. Gumbo, a main Cajun dish, is a mix of many elements from various cultures with elements of western Africa, the Spanish, Caribbean, native American, and French influences to create something wonderful and unique to Cajuns. Quite often, we see influences of these same cultures in the architecture that creates Acadian homes.

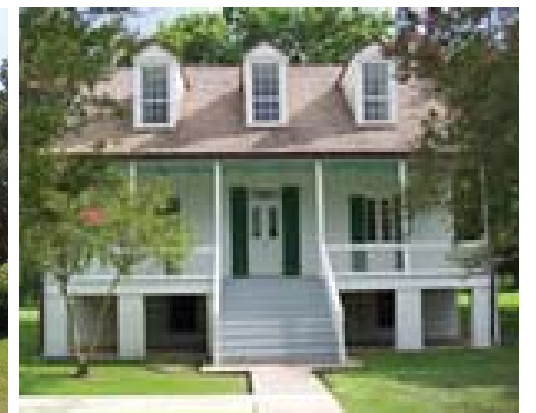
ACADIAN HOUSE

Key Elements of style

1. Steep pitched roofs with side gables.
2. Deep porches most often recessed under one roof form.
3. Most often two story mass with large columns on first floor and thin columns on second floor.
4. Massing and column spacing is symmetrical. Window and door openings are typically centered in bays, but not always.
5. Architectural elements are commonly a mix of Creole and French Colonial.



Photograph by Steve Gross and Sue Daley



ACADIAN HOUSE

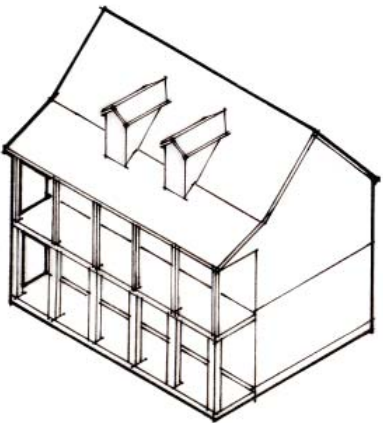
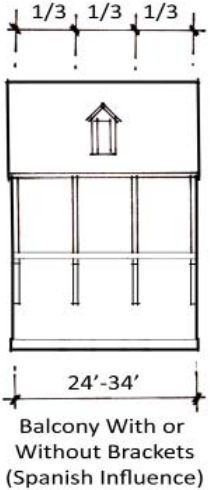
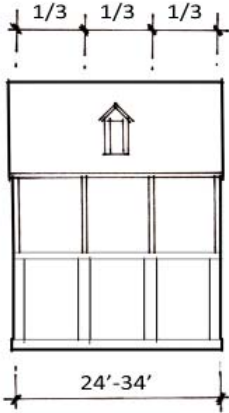
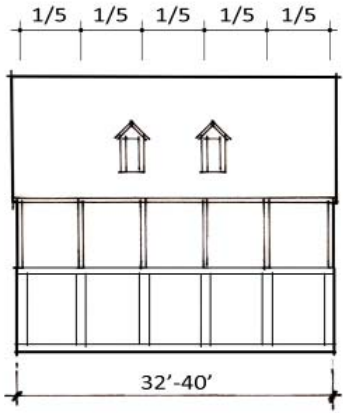
Acadian Massing

The Acadian people were rural folk - living in the outlying areas of town, in the swamps, and in the bayous. The two-story house form came from their need to be off the ground due to extremely wet weather conditions and flooding. The frequent flooding demanded house adaptations such as building their houses raised off the ground and usually on stilts, including pillars of wood or brick. The height of the ground floor varied, but the purpose was to allow the first level to flood and put the living level on the second floor.

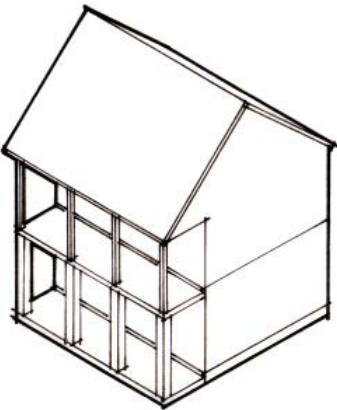
Many examples of Acadian houses have vacant first levels with columns only, and many Acadian homes have enclosed the ground floor for storage or other habitable space. When enclosed, the wall material for the ground floor is brick or stucco, and the second level is often wood siding.

The roof form is always broad front with side gables, with or without dormers. This is most likely because bedroom space was often built into the roof and the gable ends allowed for more square footage. Most commonly, the full front porch fit under the main roof form, but it is also common to see the main roof over the main body of the house and a pitch break at the roofline over the front porch. If porches wrap around the side of the house, they do not count against the maximum width of the main body dimension.

Wrap around porches/galleries do not count in the maximum width dimension.



With Pitch Break



Porch Within Roof Mass
Most Common



Certain elements in the Creole and Acadian Style seem almost interchangeable, or at least have evolved together since Acadian immigrants settled in southern Louisiana with the Creoles - truly like architectural gumbo. For instance, the Spanish influence is seen in both styles. No doubt the Spanish influenced the Creole people, since "Creole" came from the Spanish word "Criollo."

The Spanish influences on the architecture are the overhanging balconies of the upper levels and the interior courtyards. This is widely seen in areas like New Orleans where many styles mix together. Although not authentic to the Acadian "stilt" built style, these elements are easily integrated with the upper balconies and broad front roof, particularly in urban areas.



The Acadians

The word Acadian comes from French Canadian, which was changed to "Cadians" and then Anglicized to "Cajuns."

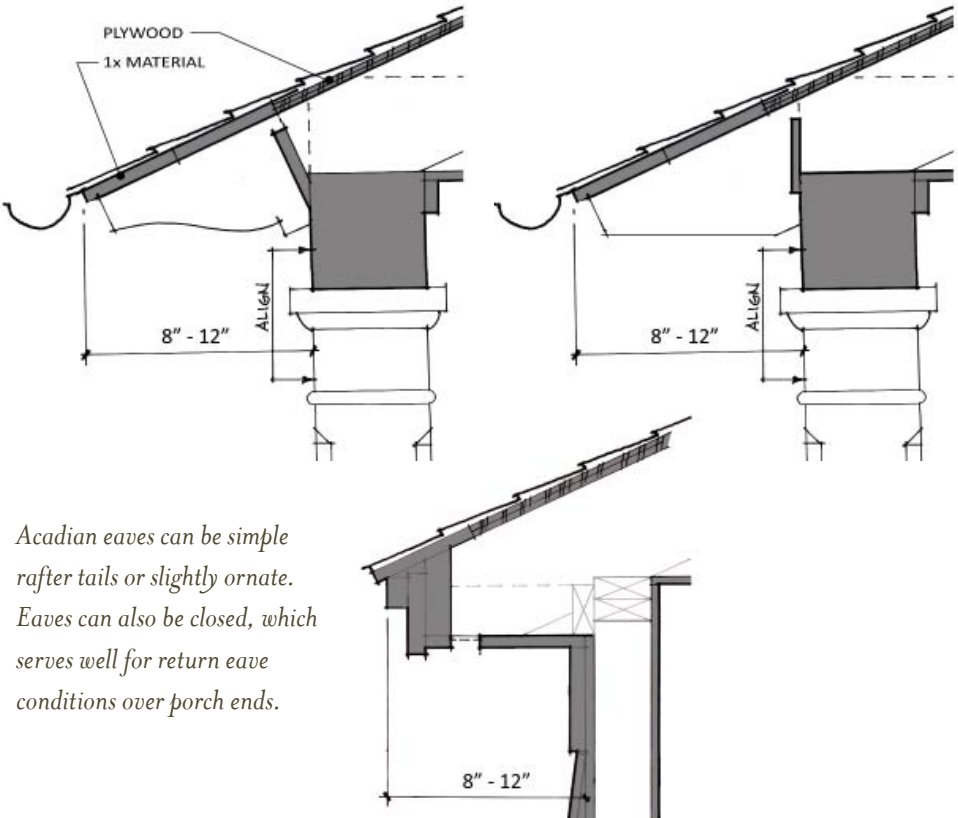
Cajuns were and still are more rural folk, more clannish, and live more private lives. They tend to be more religious with strong ties to Catholicism.

Cajun food is well known for it's spicy gumbos and meals that combine pork, chicken, and sausage. Cajun dishes include a good dose of cayenne pepper, but also use herbs like thyme, paprika, pepper, parsley, and ground sassafras root (file') all starting with a thickening base called a Roux.



Acadian Elements

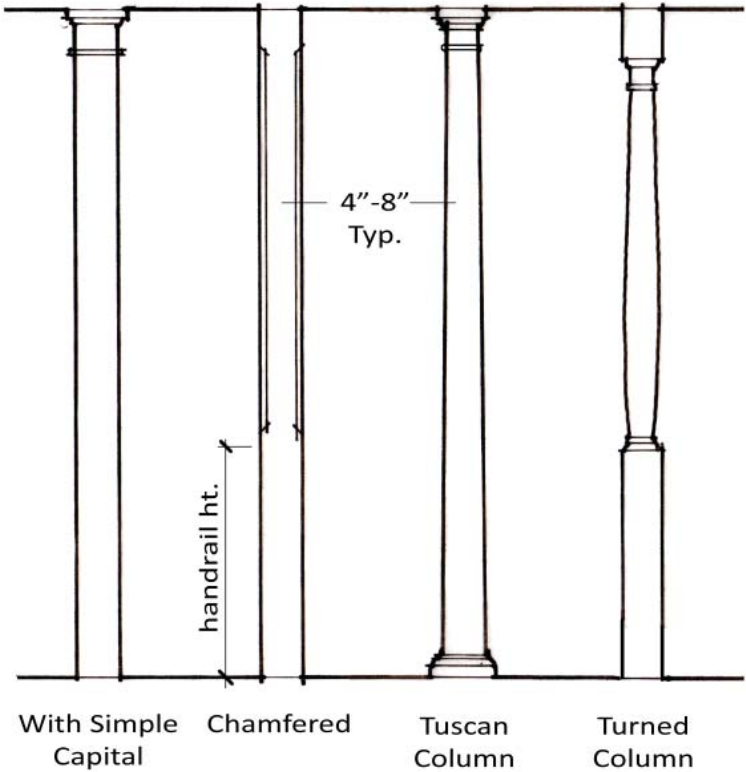
The main body roof pitch is most commonly 9/12-10/12, but can range from 8/12 to 12/12, with secondary roofs being as low pitched as 6/12. Typical porch roof slope, or common pitch break, varies from 4/12 to 6/12.



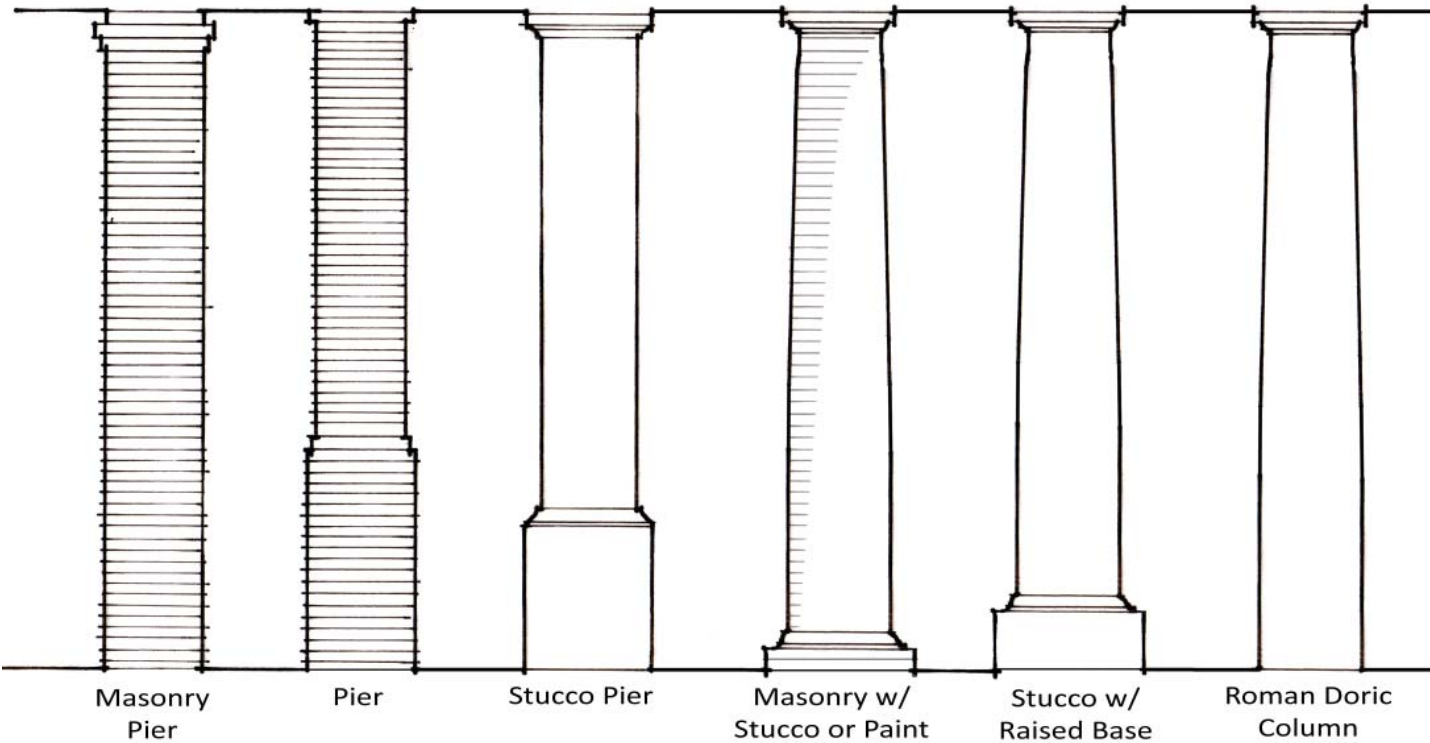
Acadian eaves can be simple rafter tails or slightly ornate. Eaves can also be closed, which serves well for return eave conditions over porch ends.

Acadian Eave Conditions

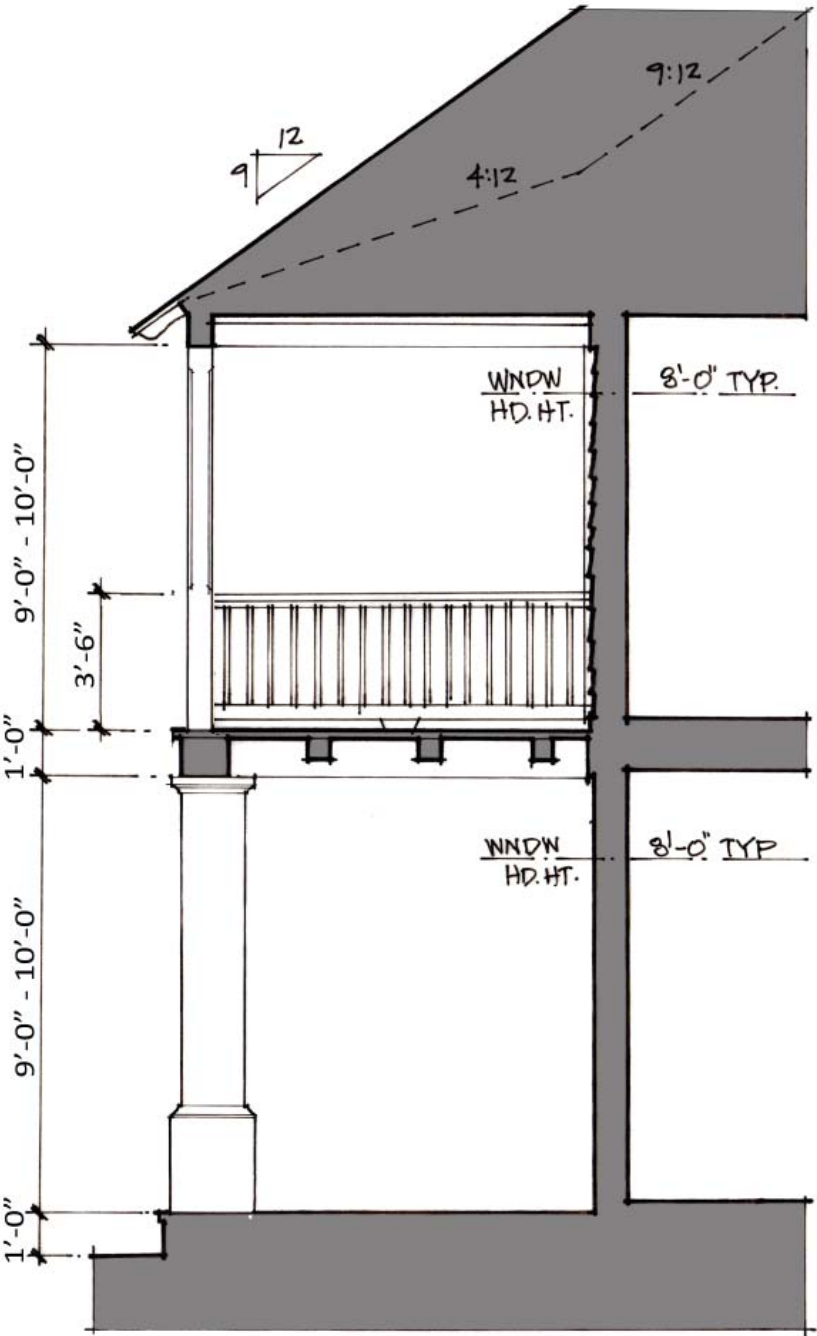
One of the key elements of Acadian columns is the large size of columns on the first floor combined with much thinner columns on the second floor. In Louisiana and Mississippi, the 2nd floor columns are slightly thinner than other areas. It's completely normal to have 4"-6" columns, where elsewhere we may see 8" columns. Typically lower columns are masonry, stucco over masonry, or painted masonry, and upper columns are timber or turned.



Acadian 2nd Floor Column Types



Acadian 1st Floor Column Types



Two-Story Porch Section



Acadian Elements

Wall Materials:
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

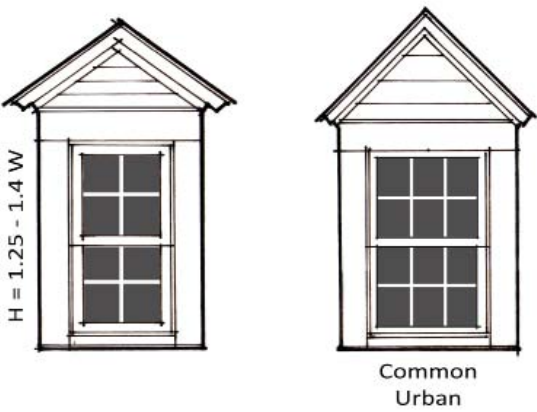
Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: typically large openings of casement or double hung with simple muntin patterns.

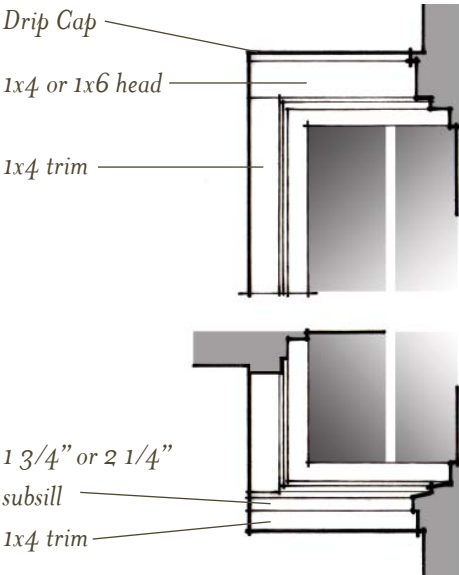
Shutters: slatted panel, or plank (batten), louvered, or solid panel.

Roof: asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.

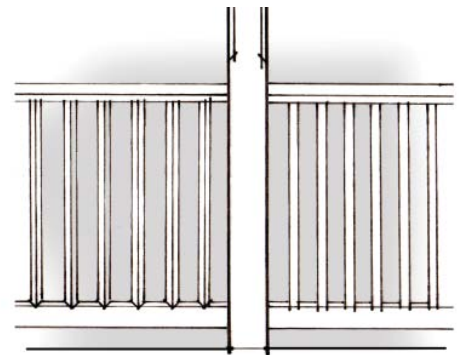
Acadian Elements



Acadian Dormer / Window Types

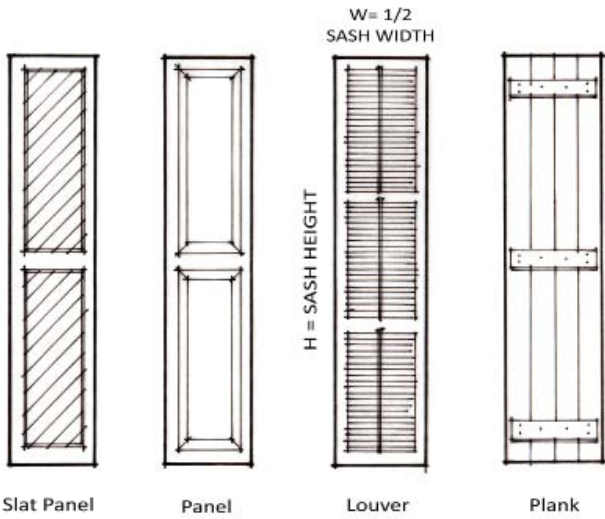


Acadian Window Trim Upper Floor

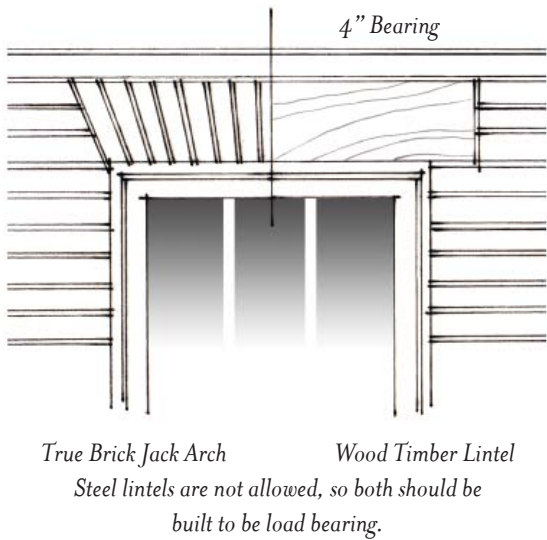


Rotated or Straight Square Balluster - Very Common

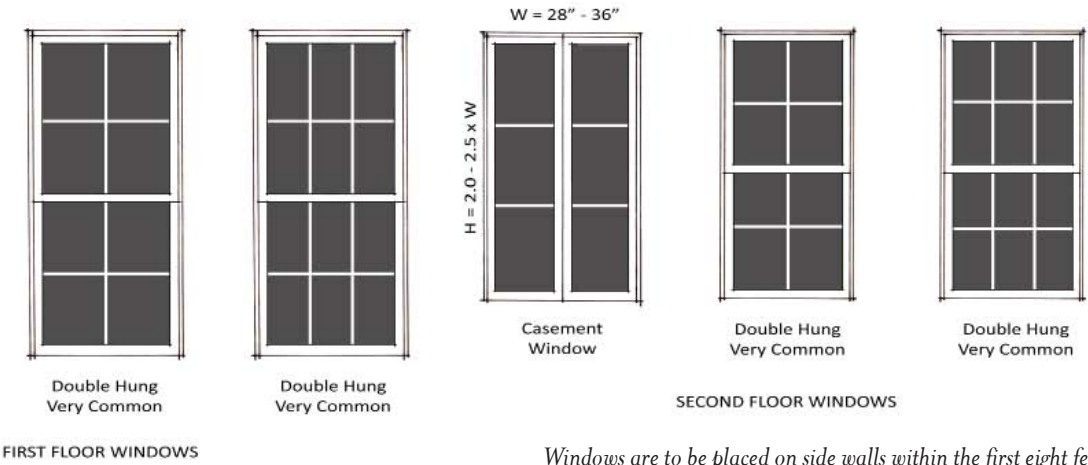
Acadian Railing Types



Acadian Shutter Types



Acadian Window Head Lower Floor

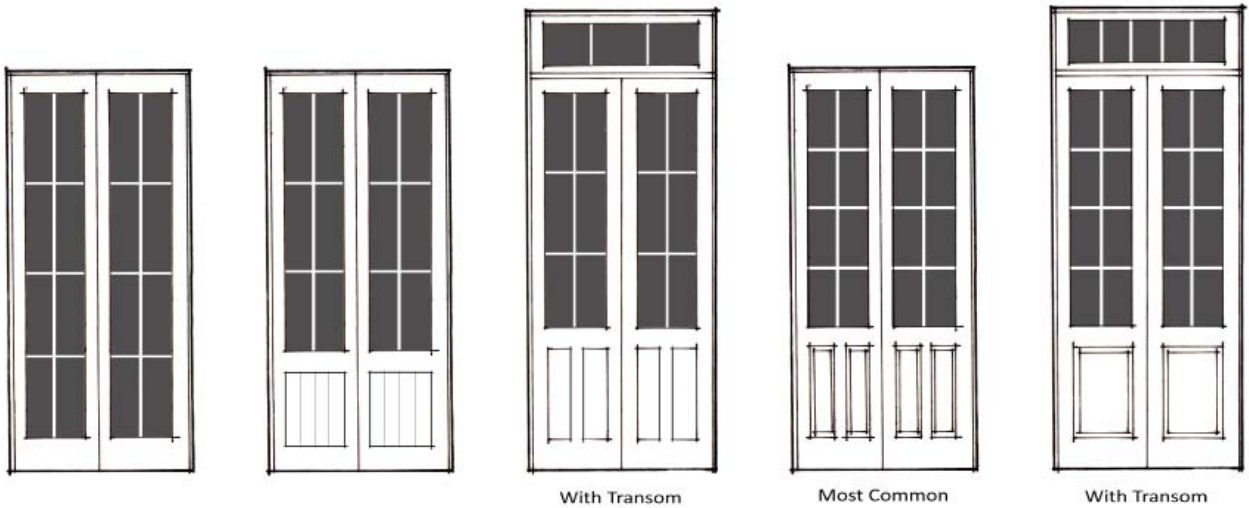


FIRST FLOOR WINDOWS

SECOND FLOOR WINDOWS

Windows are to be placed on side walls within the first eight feet from the corner of the Main Body.

Acadian Window Types



Acadian Door Types



Acadian Elements

Wall Materials:
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: typically large openings of casement or double hung with simple muntin patterns.

Shutters: slatted panel, or plank (batten), louvered, or solid panel.

Roof: asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.

Acadian Variations & Inspirations



Acadian Elements

Wall Materials:
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: typically large openings of casement or double hung with simple muntin patterns.

Shutters: slatted panel, or plank (batten), louvered, or solid panel.

Roof: asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.



Spanish Creole influence



photograph by Steve Mouzon



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History of the French Colonial Style

Colonial dwellings in Louisiana in the late seventeenth century were heavily influenced by French Canadian explorers (Acadians), European French, and the French, West Indian Creoles by way of ships from France via the Haitian Creole community on the north coast of Haiti to the Louisiana colonies. Architectural influences from these three peoples are the roots of the French Colonial Style. In general, the Haitian Creole style is the least refined, the French Canadian style resembles architecture of early French Quebec and Normandy, and the European French style was a simplified French Renaissance style in basic form, strongly influenced by neoclassical principles.

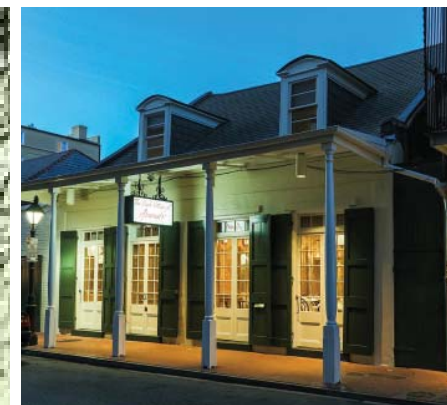
Early buildings were rectangular with high pitched hipped roofs and European French embellishments such as French segmental arches over doors and windows. They were symmetrically designed, built low to the ground, and included shutters, French doors, casement windows, and fireplaces with chimneys. Creoles were much better prepared for the weather conditions in Louisiana than the European French, and therefore the European French style adapted with raised construction and added galleries to the basic rectangular forms. Porch roof forms evolved from simple lean-to roofs over porches to the double-pitched roof form we commonly recognize as French Colonial, and eventually to the single-pitched "umbrella roof", covering the main body and the galleries.

French Colonial inherits the early tradition of the more refined neoclassical, Greek Revival, and French Renaissance roots as well as the environmentally adapted elements of galleries, roof forms, and the more ornate and refined aspects of the Caribbean and Creole influenced columns. What seems to be a straightforward style, is really the evolution of Spanish, French, and English styles originated in Europe, evolved in the West Indies, and served up in southern Louisiana.

FRENCH COLONIAL HOUSE

Key Elements of style

1. Steep pitched hipped roofs, usually broken by a shallower pitch over the galleries.
2. Deep porches and galleries most often recessed under one roof form.
3. One story & two story massing with large Classic influenced columns on 1st floor and slender colonnettes on 2nd floor.
4. Massing and column spacing is symmetrical. Window and door openings are typically centered in bay.
5. West Indian Creole/Colonial influences seen in the detailing.



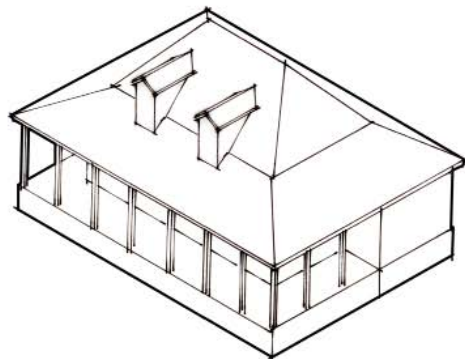
FRENCH COLONIAL HOUSE

French Colonial Massing

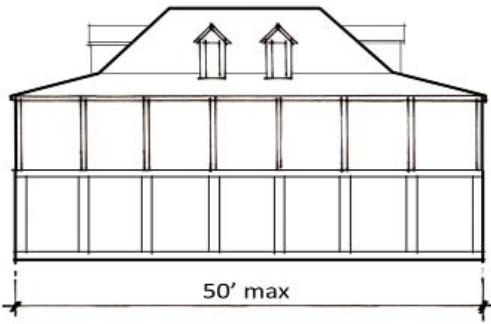
French Colonial houses are usually symmetrical in form and have their roots in a European French style. The most common bay arrangements are 3 bay, 5 bay, and 7 bay, which allow the front door to be in the center, but there are examples of 4 bay houses. The bay spacing is most commonly vertically porportioned. These points are all very similar to Creole and Acadian though. The main "tells" in identifying French Colonial houses are really the hipped roof shapes and the more refined level of detail.

The hipped roof form may also have a pitch break at the porch line. This double pitch likely evolved from the precedent of building a steeper pitched main roof over the main body then building a lower pitched roof over the porches or galleries. Porch roof forms evolved from simple lean-to roofs over porches to the double-pitched roof form we commonly recognize as French Colonial, and eventually to the single-pitched "umbrella roof", covering the main body and the galleries.

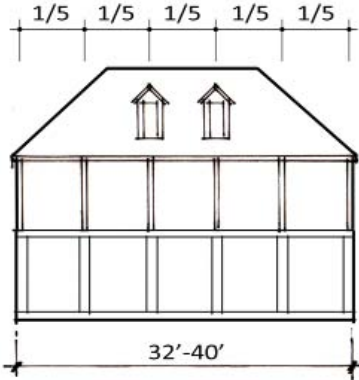
Doors and windows typically are more ornate with their muntin patterns or shapes - including springline arches or French arches and possibly the occasional Roman arch. Door and window treatments tend to be more ornate as well - using a variety of trims. Eave detailing and columns are also more refined than Creole or Acadian columns.



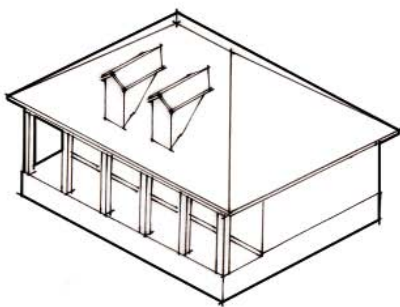
7 Bay, 1 Story Wrap-around
Less Common



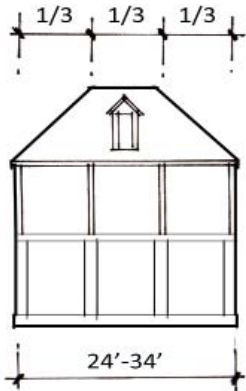
Plantation Home
with wrap around gallery



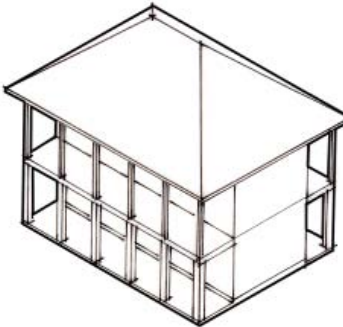
Very Common



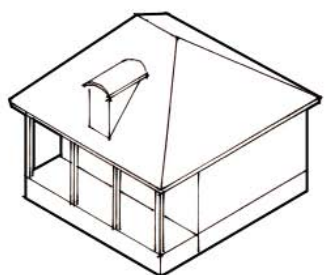
5 Bay, 1 Story
Very Common



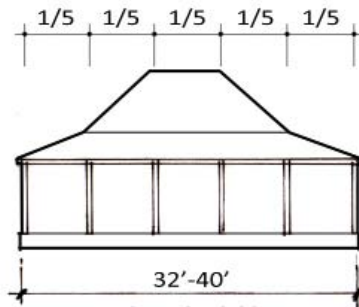
24'-34'



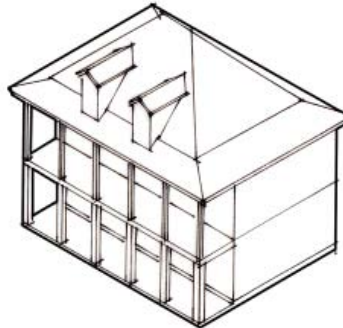
5 Bay Double Arcade Front/Rear
Common



3 Bay, 1 Story
Common



Made to look like
porches were added



5 Bay Double Arcade
Very Common



French Colonial

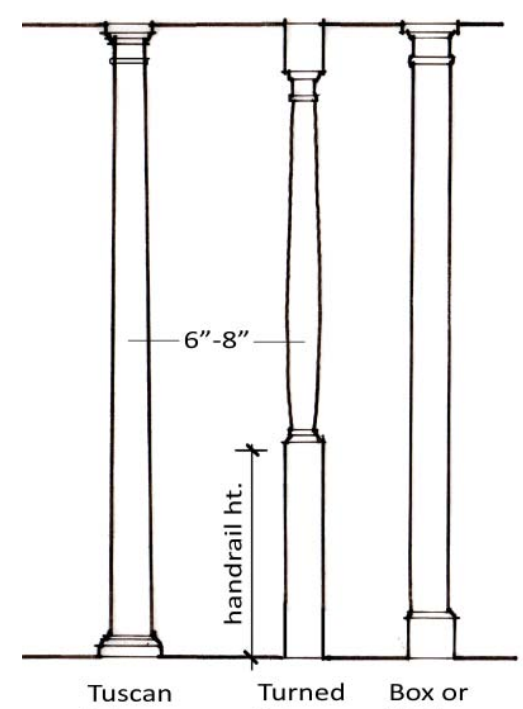
The two main "tells" in identifying French Colonial houses are the hipped roof shapes and the more refined level of detail.

The European French style was a simplified French Renaissance style in basic form, strongly influenced by neoclassical principles.

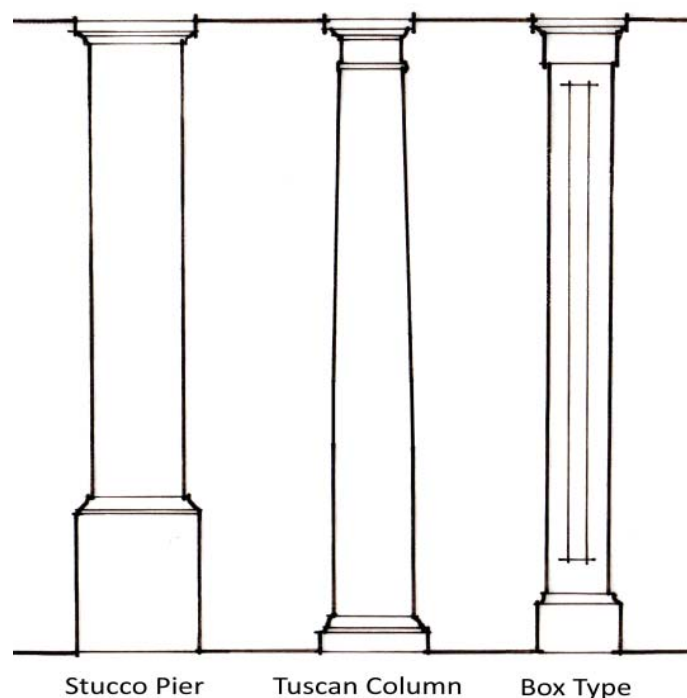
Early buildings were rectangular with high pitched hipped roofs and European French embellishments such as French segmental arches over doors and windows. They were symmetrically designed, built low to the ground, and included shutters, French doors, casement windows, and fireplaces with chimneys.



French Colonial Elements



French Colonial Column Types
Upper Floor



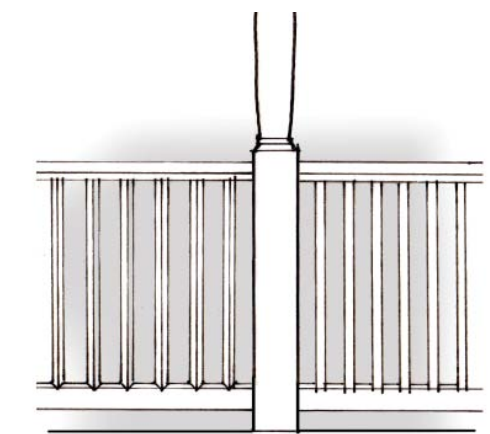
French Colonial Column Types
Lower Floor

French Colonial elements have their roots in Classical architecture, but borrow from Spanish, French, English, and Caribbean traditions.

Essential elements include a raised first floor porch, deep one and two-story porches, vertically proportioned column bays, vertically proportioned windows and openings, French doors and full length windows on the ground floor with tall shutters.

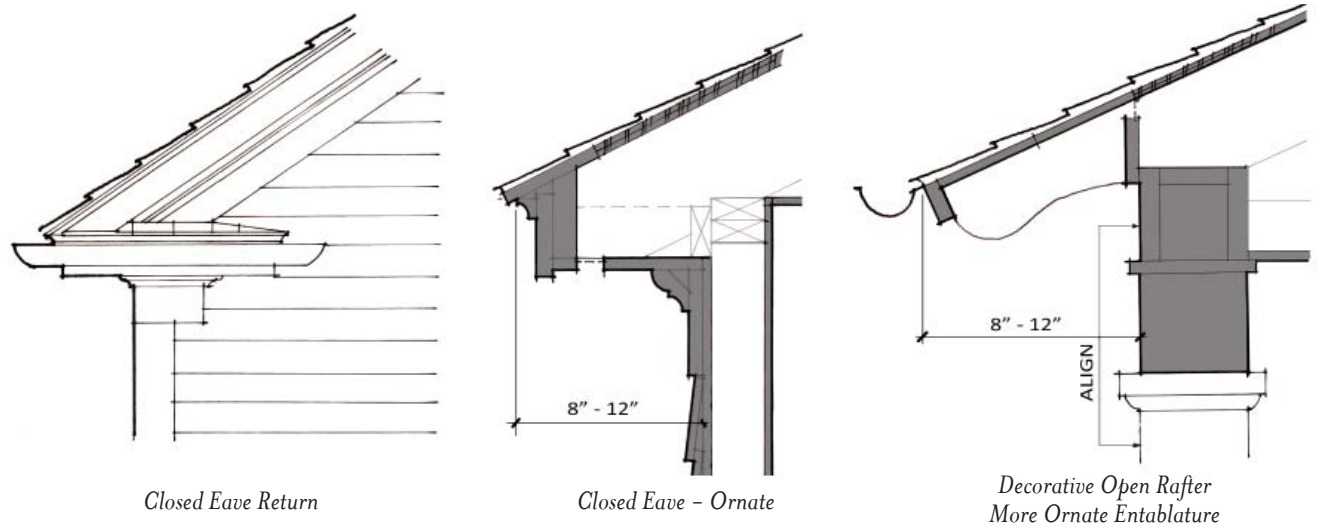
On two-story houses, the ground floor columns are typically 16"-20" and the upper floor columns are 6"-8". The ground floor porch of the one-story house is set roughly 3 feet above grade, and the ground floor porch of the two-story house is set roughly 1 foot above grade. However, refer to page 29 for the proper height of your porch as it relates to the setback and sidewalk.

Window head heights should be 8 feet above the floor.

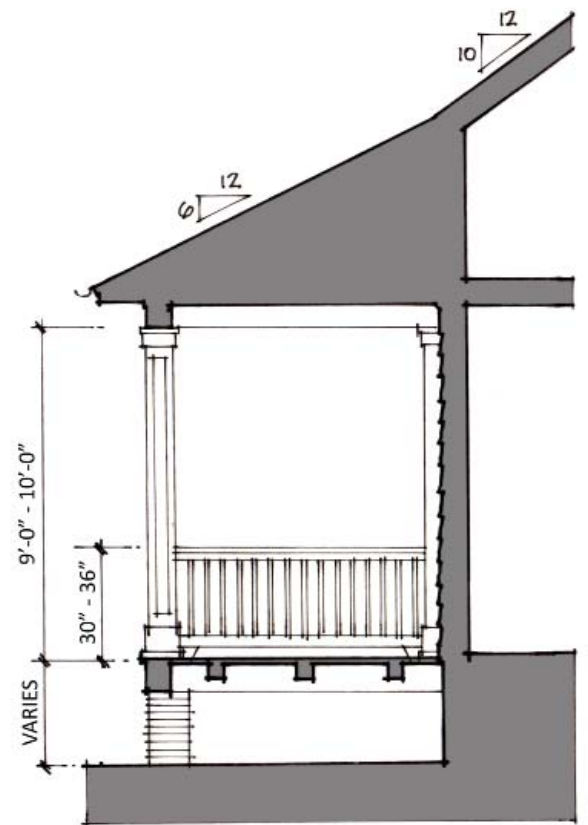


Rotated or Straight Square Balluster - Very Common

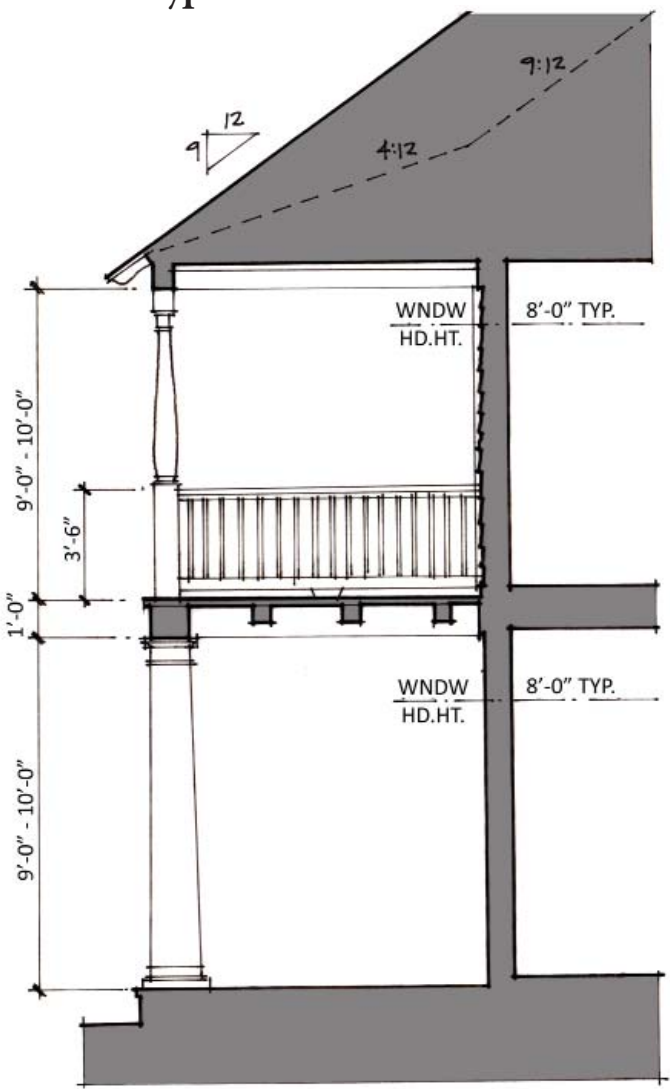
French Colonial
Railing Types



French Colonial Eave Types



One-Story Porch Section



Two-Story Porch Section



French Colonial Elements

Wall Materials:
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: typically large openings of casement or double hung with more elaborate muntin patterns.
Shutters: slatted panel, or plank (batten), louvered, or solid panel.

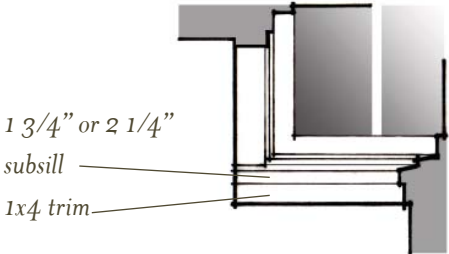
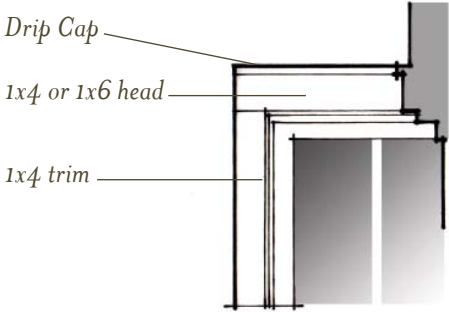
Roof: asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.

French Colonial Elements

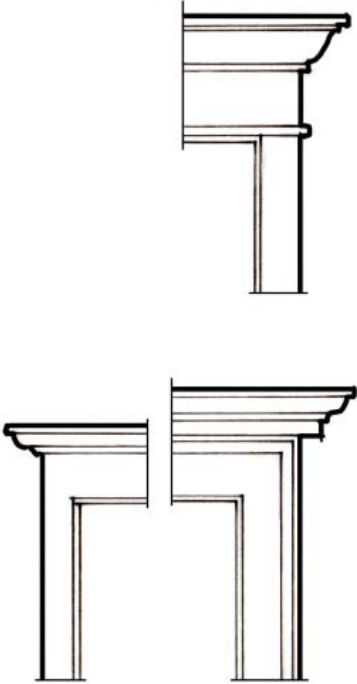
Windows are vertically proportioned and have square or vertically proportioned window panes. The most common muntin patterns are 6 over 6 or 9 over 9. Shutters should be louvered or raised panel and should be operable with proper hardware.

On porches, French Doors are often used place of full length windows. Entry doors are often multi-paneled with transoms, with or without sidelites. Transoms are only used over doors.

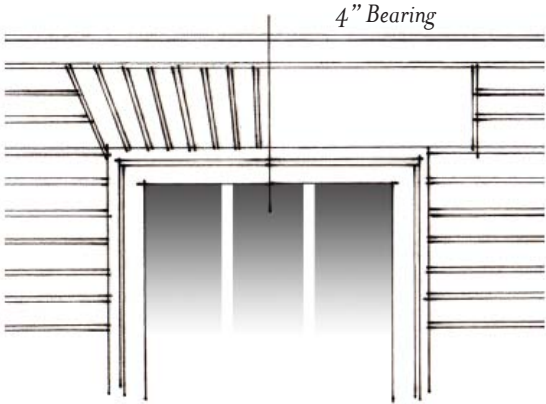
Lintels can be true brick jack arches or cast stone with square end or in jack arch shape. Window and door treatments are more classical, usually back banded or capped with a variety of trimwork. Entry doors sometime have more Classical surrounds with an ornate or fan-lite transom.



French Colonial Window Trim Upper Floor

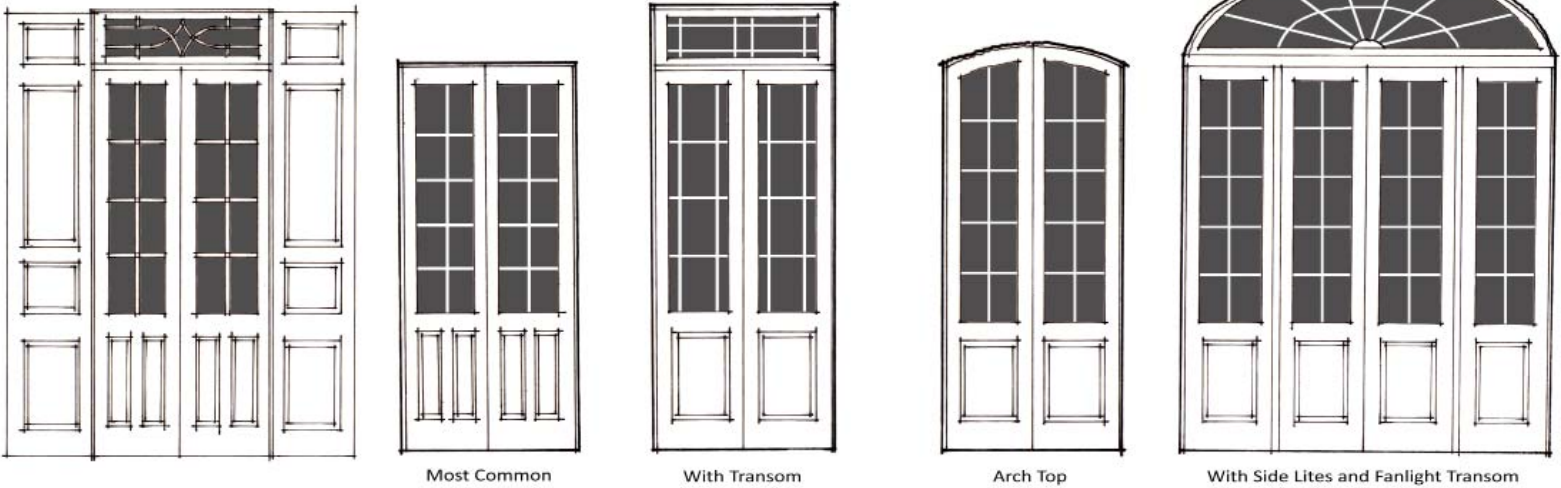


Window & Door Surrounds

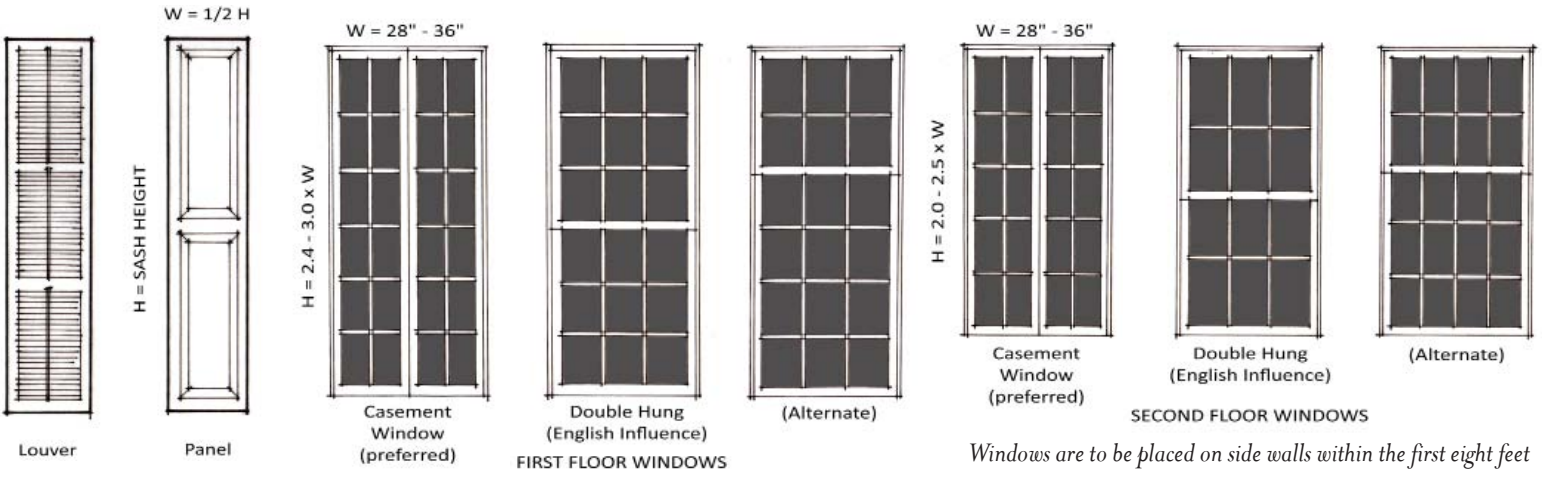


True Brick Jack Arch Limestone Lintel
Steel lintels are not allowed, so both should be built to be load bearing. Limestone lintels can also be Jack Arch.

French Colonial Window Head Lower Floor



French Colonial Door Types



French Colonial Shutter & Window Types



French Colonial Dormer Types



French Colonial Elements

Wall Materials:
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: typically large openings of casement or double hung with more elaborate muntin patterns. Shutters: slatted panel, or plank (batten), louvered, or solid panel.

Roof: asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.

French Colonial Variations & Inspirations



photograph by Steve Gross and Sue Daley



French Colonial Elements

Wall Materials:
Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

Windows: typically large openings of casement or double hung with more elaborate muntin patterns.

Shutters: slatted panel, or plank (batten), louvered, or solid panel.

Roof: asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.



photograph by Philip Gould



photograph by Steve Gross and Sue Daley



French Colonial Variations & Inspirations



French Colonial Elements

Wall Materials: Brick or stucco on the first floor, smooth finish wood or fiber cement lap siding with 6" exposure on the second floor.

Doors: Multi-pane french doors are often used in lieu of windows on the first floor under the porch. Entry doors may or may not include a transom.

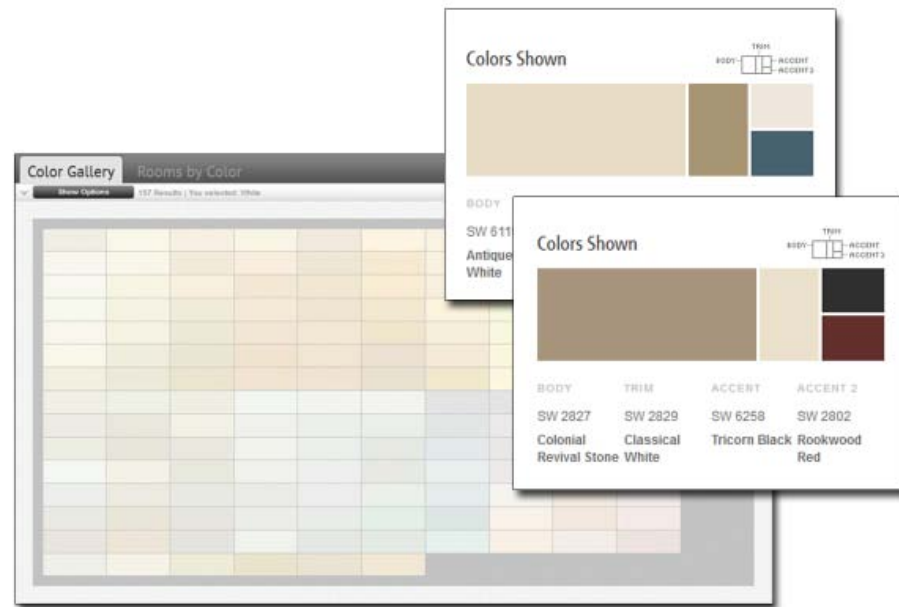
Windows: typically large openings of casement or double hung with more elaborate muntin patterns.

Shutters: slatted panel, or plank (batten), louvered, or solid panel.

Roof: asphalt shingle, 5-V metal roof, standing seam mtl. roof, wood shake shingle.



MATERIAL PALETTE



By far the most common house color family for Creole, Acadian, and French Colonial houses is white.

Main body colors can be in the family of cold whites and warm whites, and lighter earth tones or natural wood tones. Brick colors are to be in the red and brown tones, or painted with main body colors.

House Elements: shutters, window frames, and certain trim pieces can be colors selected from the historic palette of Sherwin Williams or Benjamin Moore, or equal.

Historic pictures of Creole, Acadian, and French Colonial houses can be presented to set a precedent for color selection. Colors can be reviewed by an ARB.

Recommended Materials

Walls

1. Brick, painted brick, or parged brick
2. Hardie bd. Siding/trim
3. Select Wood trim
4. Stucco - not EIFS

Windows

1. Windsor Legend series (preferred for this initial streetscape)
2. Marvin wood or clad
3. Jeld-wen wood or clad
4. Pella wood or clad
5. Weathershield wood or clad

Roofing

1. Timberline Ultra HD Shingles, all colors except Sienna Sunset - 40 year architectural shingle
2. Timberline HD Shingles, Barkwood, Charcoal, Driftwood, Shakewood, Slate, and Weathered Wood - 40 year architectural shingle
3. Metal Roofing - 5 V mtl or standing seam, galvanized color or approved painted color
4. Wood Cedar shake roof
5. Select Slate roof

Gutters

1. Half round only with round downspouts - Copper, aluminum, or galvanized

Garage doors

1. Wood garage doors
2. Panelized metal garage doors (approved by ARB)

Spice Styles



Spice Styles

The number of Spice Style Lots can be varied in each development, per the wishes of the developer.

Spice Styles should be considered just that – a spiced seasoning to the overall main architecture style.

This pattern book assumes the main ingredient architecture of the development would be Creole, Acadian, and French Colonial. So, the 3 main styles should be considered the main ingredients of the development – in Cajun terms, the Roux, or the base stock of chicken or sausage and okra. The Spice Styles are like the peppers, the onions, the thyme, and the sassafras root – adding dashes of flavor to the overall gumbo.

Too much of the one ingredient and the food is bland. If too much spice is used, the dish is ruined. No spice style should be used within 1,000 feet of another one of the same style, on the same thoroughfare. This is measured along the centerline of the main street on the shortest route between the two.

The following pages give examples of appropriate spice styles and the Resources Page gives some good direction on design resources for traditional neighborhood design guidelines that can be applied to any spice style. This should be used in coordination with a form-based code for lot layouts, setbacks, porch zones, etc.

It may be that you have selected Creole architecture as the spice style. In this case, the pattern principles for these styles should still be used to design the homes in the appropriate style depicted in this pattern book.

No architectural guidelines are provided in this pattern book for Spice Styles. The recommendations given here are simply based on the root architecture of these three styles or based on various southern Louisiana towns or cities and their variety of styles that combine with Creole, Acadian, and French Colonial. Research nearby cities and pull architectural styles from the existing inventory – preferably historic homes in the area. Look at each element listed in this pattern book – typical massing, roof types, porches, columns, doors, eaves, various materials used, etc.

Appropriate Spice Styles



Colonial Revival



Classical



Victorian



St. Augustine / West Indies



Colonial Farmhouse



Classical



Victorian Farmhouse



St. Augustine / West Indies



Colonial



Classical



Victorian - Classical Influence



French Colonial/ West Indies



Spice Styles

Colonial, Victorian, West Indian, and Spanish styles blend well with Creole, Acadian, and French Colonial architecture since they are mostly related.

We've also added Victorian Farmhouse and Mississippi Farmhouse styles to the mix. These are identified mainly by their large wrap-around porches, vertical board and batten siding, large windows, and Victorian detailing.

Appropriate Spice Styles



Spanish Creole



Spanish Creole – Courtyard Entry



French Eclectic



Mississippi Farmhouse



Spanish Creole Townhouse



Spanish Creole Sideyard



French Eclectic



Mississippi Farmhouse



Spanish Colonial



West Indies



French Eclectic



Mississippi Farmhouse



Spice Styles

Colonial, Victorian, West Indian, and Spanish styles blend well with Creole, Acadian, and French Colonial architecture since they are mostly related.

Since the community of Adelaide is developed on farmland, we've added Victorian Farmhouse and Mississippi Farmhouse styles to the mix. These are identified mainly by their large wrap-around porches, vertical board and batten siding, large windows, and Victorian detailing.

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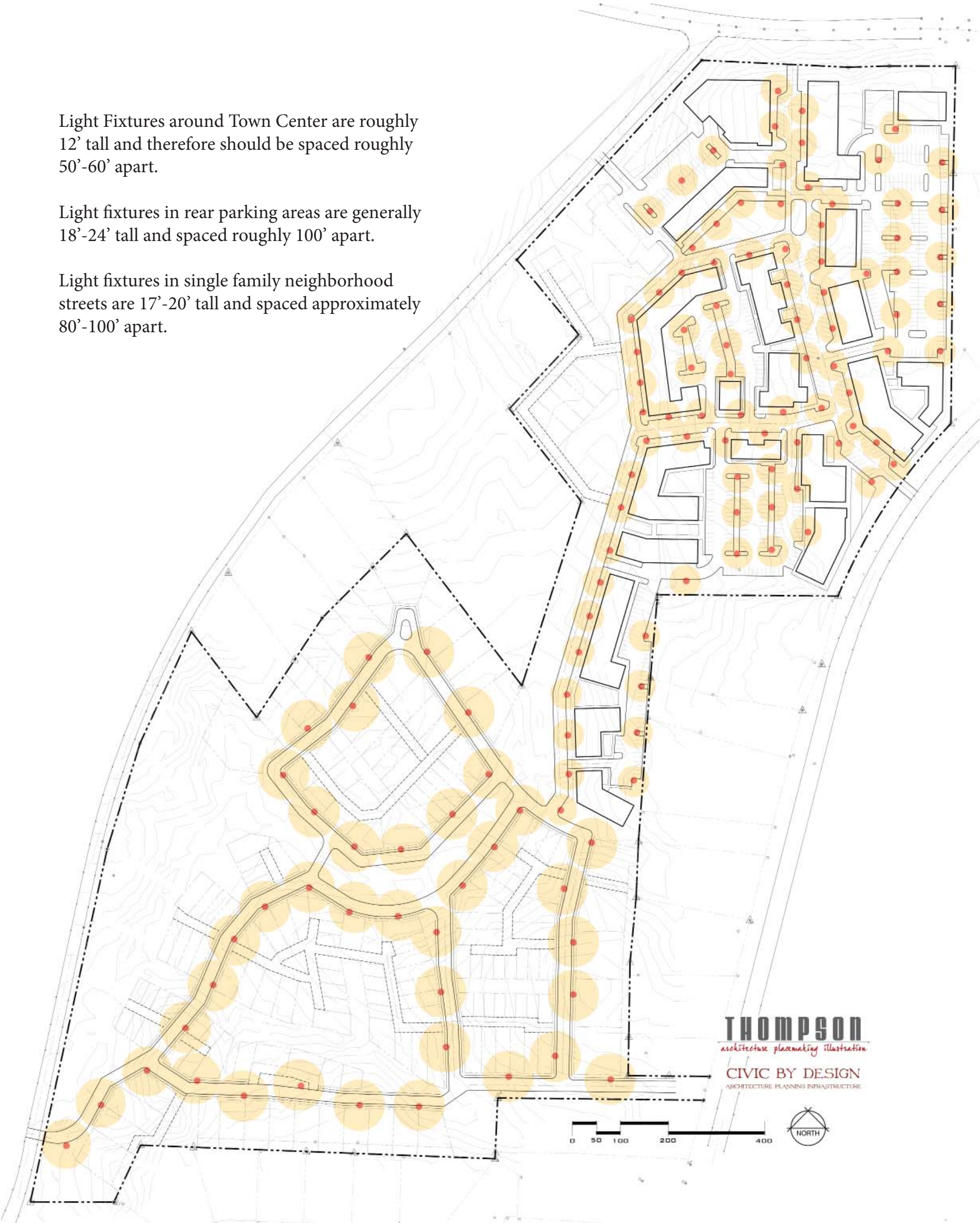


Exhibit 13D

Light Fixtures around Town Center are roughly 12' tall and therefore should be spaced roughly 50'-60' apart.

Light fixtures in rear parking areas are generally 18'-24' tall and spaced roughly 100' apart.

Light fixtures in single family neighborhood streets are 17'-20' tall and spaced approximately 80'-100' apart.



LIGHT FIXTURES PLAN

EXHIBIT 13D



LIGHT FIXTURE EXAMPLES



EQUIPMENT SCREENING EXAMPLES



VARIOUS TYPES OF TRASH ENCLOSURES

Sec. 5.2. Landscaping and Screening

A. Applicability

1. General

No permit for the construction, reconstruction, extension or alteration of any building, structure or use of land and no building or land, or any part of any building or land, may be occupied or used until landscaping and screening has been provided in accordance with the requirements of this Code.

2. Additions

- a. A building or site may be renovated or repaired without providing additional landscaping and screening, provided there is no increase in gross floor area or improved site area.
- b. When the gross floor area or improved site area is increased, landscaping and screening is required for the additional floor or site area only.
- c. When the gross floor area or improved site area is increased by more than 50% cumulatively, both the existing use and the additional floor or site area must conform to the landscaping requirements of this Code.

3. Change in Use

A buffer may be required for a change in use under *Sec. 5.2.B. Transitional Buffers*. Otherwise, a change in use does not trigger application of this section.

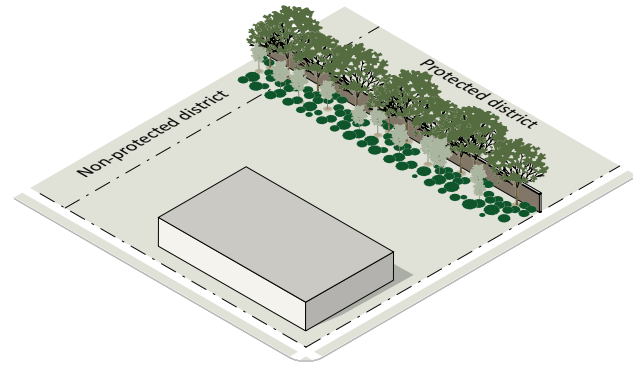
B. Transitional Buffers

1. Applicability

The following transitional buffer requirements apply along a perimeter lot line that abuts a protected district (any R-1A, R-1B, R-1C or R-2 District).

2. General

- a. A required buffer strip must be located within the outer perimeter of the lot, parallel to and extending to the property boundary line and must be provided along the entire lot immediately abutting the property line.



- b. The width of a buffer strip is determined exclusive of any required setback; however, the required buffer strip may be located wholly or partially within a required setback.
- c. The parking of vehicles and the placement of buildings is not allowed in a buffer strip. All required setbacks apply.
- d. No building may be located closer than 10 feet to a buffer strip.
- e. Breaks for pedestrian, bicycle and vehicle access are allowed, as approved by the Urban Development Director.

3. Walls

Walls in a buffer strip must meet the following:

- a. Walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; glass block; or other material approved by the Midtown Development Review Committee.
- b. No walls containing more than 50% exposed standard concrete masonry blocks are allowed, whether painted or not.
- c. No wall can be located within any required drainage or utility easement.

4. Fences

Fences in a buffer strip must meet the following:

- a. Fences must be opaque and be constructed of high quality materials including one or a combination of the following: wood, composite fencing; or other material approved by the Midtown Development Review Committee.

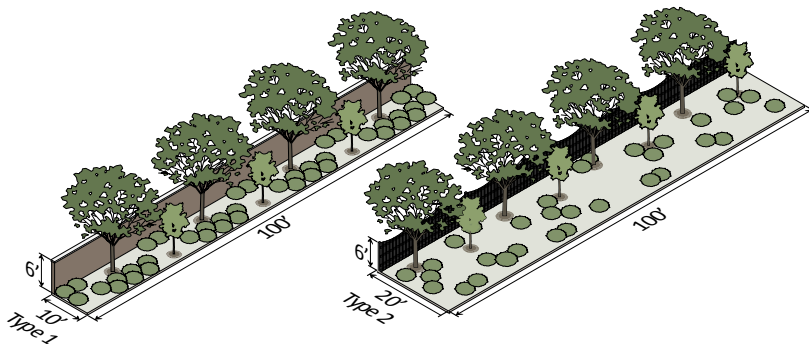
- b. The finished face must be located towards the adjacent property.
- c. Fences that use wooden support posts must be set in a masonry support column at least every 40 feet.
- d. No fence can be located within any required drainage or utility easement.

5. Buffer Materials

- a. In the buffer strip, 50% of required trees must be a locally adapted evergreen species recognized by the State of Mississippi Division of Forestry, as being acceptable for Midtown.
- b. Shrubs must be evergreen and be of a species that under typical conditions can be expected to reach a height and spread of 4 feet within 3 years of planting. All shrubs must be a minimum of 18 inches tall when planted.

6. Buffer Strip Options

One of the following buffer strip options is required along a perimeter lot line that abuts a protected district.



	Type 1	Type 2
Depth (min)	10'	20'
Wall Height (min/max)	6'/8'	6'/8'
Fence Height (min/max)	Not allowed	6'/8'
Shade Trees (min per 100')	4	4
Understory Trees (min per 100')	3	4
Shrubs (min per 100')	40	30
Shrub Height (min)	4'	4'

C. Screening

1. Service Areas

- a. Trash collection, trash compaction, recycling collection and other similar service areas must be located to the side or rear of buildings and must be within a fully screened enclosure as described below.
- b. Service areas that are fully integrated into a building must be within an enclosure closed by a solid roll down door or gate.
- c. Service areas that are not integrated into a building must be screened on 3 sides by a wall constructed of complimentary material as the primary structure and at least 7 feet in height; the service opening on the fourth side must be screened by a solid metal gate at least 7 feet in height.
- d. The service enclosure must be maintained in good working order and must remain closed except when trash pick-up occurs.

2. Roof-Mounted Equipment

- a. Roof-mounted equipment must be screened from ground level view from adjacent property or adjacent public street right-of-way (not including an alley).
- b. New buildings must provide a parapet wall or other architectural element that screens roof-mounted equipment from ground level view.

3. Wall-Mounted Equipment

- a. Wall-mounted equipment cannot be located on any surface that directly faces a public right-of-way (not including an alley).
- b. Wall-mounted equipment located on any surface that is visible from a public right-of-way (not including an alley) must be fully screened by landscaping or an opaque screen.

4. Ground-Mounted Equipment

Ground-mounted mechanical equipment that is visible from a public right-of-way (not including an alley) must be screened from view by landscaping or a wall. The screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

D. Fences and Walls

Walls and fences not within a buffer strip must be designed to comply with the following standards:

1. Fences and walls may be placed up to the property line and any posts or supporting rails must face inward toward the property being fenced.
2. A wall or fence located in a primary or side street setback, not used for a required screen, cannot be more than 6 feet height. The opacity of the wall or fence above 4 feet in height must exceed 50%.
3. A wall or fence located in a side or rear setback cannot be more than 8 feet in height.
4. Walls must be constructed of high quality materials including one or a combination of the following: decorative blocks; brick; stone; cast-stone; split-faced block; stucco over standard concrete masonry blocks; glass block; or other material approved by the Midtown Development Review Committee.
5. No wall containing more than 50% exposed standard concrete masonry blocks are allowed, whether painted or not.
6. Fences must be constructed of high quality materials including one or a combination of the following: wood, composite fencing; wrought iron or other material approved by the Midtown Development Review Committee.
7. No wall or fence may be located within any required drainage or utility easement.
8. Barbed wire or concertina wire is not allowed.
9. Chain-link fences are not allowed in any primary or side street setback.

E. Parking Lot Landscaping

All on-site surface parking lots with more than 10 spaces must be landscaped as specified in *Sec. 5.1.G. Parking Lot Landscaping*.

F. Street Trees

Street trees may also be required to be planted in conformance with *Article 6. Streets*.

G. Plant Installation

1. General Provisions

- a. Plant materials must be hardy to zone 8 in accordance with the U.S. Department of Agriculture's Plant Hardiness Zone Map.
- b. Trees must be a species recognized by the State of Mississippi Division of Forestry, as being acceptable for Midtown.
- c. Plant materials must be able to survive on natural rainfall once established with no loss of health.
- d. Tree height is measured from the top of the root ball to the tip of the main stem.

2. Shade Trees

- a. All shade trees planted to meet the landscaping requirements must be a locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater unless subject to an overhead power line in which case the mature height may be less.
- b. All shade trees planted to meet the landscaping requirements must have a minimum caliper of 3 inches and be at least 10 feet tall at time of planting.

3. Understory Trees

- a. Understory trees planted to meet the landscaping requirements must be a locally-adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.
- b. Single-stem understory trees planted to meet the landscaping requirements must have a minimum caliper of 1½ inches and be at least 6 feet tall at time of planting.
- c. Multi-stem understory trees planted to meet the landscaping requirements must be at least 6 feet tall at time of planting.

H. Maintenance

The owner or tenant is responsible for maintaining all required landscaping in good health and condition. Any dead, unhealthy, deteriorating, broken or missing landscaping must be replaced with landscaping that conforms to this Code within 30 days (or within 180 days where weather concerns would jeopardize the health of plant materials).

I. Visibility at Intersections

Nothing can be erected, placed, planted or allowed to grow in such a manner as to impair or block vision between a height of 2.5 feet and 7 feet above the center line grades of the intersecting streets/driveways in the area bounded by the street lines/driveway lines of the corner and a line joining points along said street lines 30 feet from the point of intersection.









GREEN SPACE / TREE SURVEY PLAN

EXHIBIT 15 & 16A

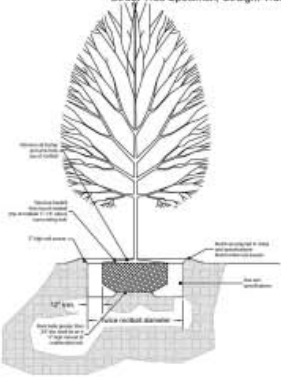


Exhibit 16B

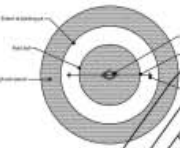
PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME
	ACE RES	Red Maple / <i>Acer rubrum</i> -2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy.
	FRA GRE	Drake Elm/ <i>Ulmus parviflora</i> "Drake"-2" caliper-12'-14' tall Street tree specimen, tree form full canopy, full healthy well formed.
	ILE SA2	Savannah Holly / <i>Ilex x attenuata</i> "Savannah" -10'-12' tall Treeform/Full healthy well formed plant, straight trunk, street tree specimen.
	LAG IND	Natchez White Crape Myrtle / <i>Lagerstroemia indica</i> "Natchez White" Multi trunk, tree form, min 3 trunks, Min canopy spread 5'-8'-10' tall
	QUE ACU	Sawtooth Oak / <i>Quercus acutissima</i> -2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy
	QUE PH3	Willow Oak / <i>Quercus phellos</i> -2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy.
	QUE SH2	Shumard Red Oak / <i>Quercus shumardii</i> -2" caliper-12'-14' tall Street Tree Specimen, Straight Trunk, Full Canopy.

PROPOSED PLANTINGS FOR INDIVIDUAL PROJECTS
WILL BE SUBMITTED FOR REVIEW
AS PART OF THE CITY'S SITEPLAN
REVIEW PROCESS.



Tree Planting Detail
Side View



RED MAPLE



WILLOW OAK



SAVANNAH HOLLY



WILLOW OAK



SAWTOOTH OAK



NATCHEZ WHITE CRAPEMYRTLE



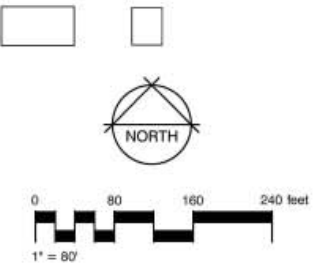
SHUMARD OAK



DRAKE ELM

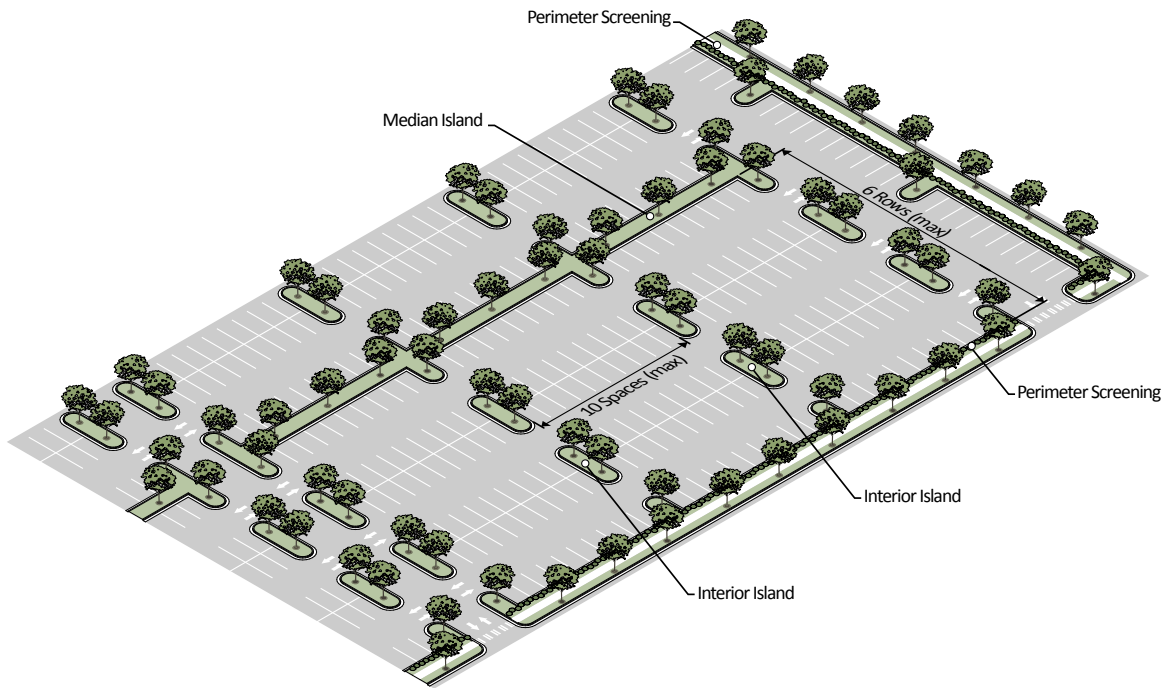


RED MAPLE



STREET TREE PLANTING CONCEPT
THE LAMAR
OXFORD, MISSISSIPPI

THIS PLAN IS INTENDED TO ILLUSTRATE THE GENERAL
STREET TREE PLANTING INTENT. MODIFICATIONS MAY BE MADE AS
PLANS ARE REFINED, BUT WILL ADHERE TO THE CONCEPT SHOWN.



G. Parking Lot Landscaping

1. Applicability

- a. This section applies to all on-site surface parking lots with more than 10 spaces, except as provided under paragraph 2. below. For purposes of this section, multiple platted lots contained on a single site plan and any separate parking areas connected with drive aisles are considered a single parking area.
- b. An existing parking lot may be renovated or repaired without providing additional landscaping, provided there is no increase in the size of the parking lot.
- c. When an existing parking lot square footage is increased in area by more than 10% cumulatively, landscaping is required for the new parking area only.
- d. When an existing parking lot square footage is increased by more than 50% cumulatively, landscaping is required for both the existing parking lot and the new parking area.

2. Perimeter Screening

All surface parking lots with frontage on any portion of a street right-of-way (not including an alley) must be screened with the following:

- a. A minimum 10-foot wide, landscaped area with a continuous row of shrubs must be provided between the street and parking lot.
- b. Shrubs must be a minimum of 18 inches in height when planted and must reach a minimum size of 36 inches in height within 3 years of planting.
- c. The required 10-foot landscaped area may be reduced to 5 feet when a 3-foot high masonry wall is erected.
- d. Breaks for bicycle, pedestrian and vehicle access are allowed.

3. Interior Islands

- a. A landscaped interior island must be provided every 10 parking spaces. Interior islands must be distributed evenly throughout the parking area.

- b. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees.
- c. An interior island must be a minimum of 9 feet in width and 320 square feet in area.
- d. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.

4. Median Islands

- a. A landscape median island must be provided between every 6 single parking rows.
- b. A landscape median island must be a minimum of 5 feet wide.
- c. A median island may also serve as the location for a sidewalk. In such case, the sidewalk must be a minimum of 6 feet wide and the remaining planting area must be no less than 5 feet wide.
- d. Median islands may be consolidated or intervals may be expanded in order to preserve existing trees.
- e. Median islands not containing a sidewalk must be installed below the level of the parking lot surface to allow for runoff capture.

5. Tree Coverage

- a. Each interior island must include at least 2 shade trees.
- b. In no case can there be less than 1 tree for every 3,000 square feet of parking area, including drive lanes.

6. Maintenance and Installation

All required landscaping must meet the maintenance, installation and intersection visibility requirements of *Sec. 5.2. Landscaping and Screening*.

H. Surfacing

1. Impervious Materials

Where on-site facilities are provided for parking or any other vehicular use areas, they must be surfaced with asphalt bituminous concrete or other type of dustless material approved by the City Engineer and maintained in a smooth, well-graded condition.

2. Pervious Materials

Pervious or semi-pervious parking area surfacing materials may be approved by the City Engineer. Permitted materials may include but are not limited to grass, "grasscrete", ring and grid systems used in porous or grid pavers.

3. Curbs and Drainage

- a. All surface parking areas must be graded and drained to collect, retain and infiltrate surface water accumulation on-site to the greatest extent practicable.
- b. Curbs or parking blocks are required at the edges of perimeter and interior landscaped areas. Curbing must have openings to allow drainage to enter and percolate through the landscaped area.

I. Design of Parking Structures

- 1. The ground story of a structured parking garage must have active uses (such as, but not limited to, residential, commercial, office or civic space) located between the parking structure and the street (not including an alley or designated service street).
- 2. Where upper stories of structured parking are located at the perimeter of a building, they must be screened so that cars are not visible from ground level view from adjacent property or adjacent public street right-of-way (not including an alley or designated service street).
- 3. 27th Avenue is a designated service street.
- 4. All floors fronting a public street right-of-way (not including an alley or designated service street) must be level (not inclined).

5. Sloped ramps cannot be discernible along the perimeter of the parking structure.
6. Ground floor facade treatment (building materials, windows and architectural detailing) must be continued on upper stories.

J. Vehicle Loading Areas

1. Loading Not Required

If determined necessary by the Urban Development Director, adequate space must be made available on-site for the unloading and loading of goods, materials, items or stock for delivery and shipping.

2. Location

If a loading area is provided, it must meet the following standards.

- a. The loading area must be located on the same lot occupied by the use served and must be accessible from a public street or alley.
- b. The loading area must be located to the side or rear of buildings and be screened. Loading areas may not be placed between the street and the associated building.
- c. With the exception of areas specifically designated by the City, loading and unloading activities are not permitted in the public right-of-way.
- d. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas and parking areas by vehicles or pedestrians.

K. Accessible Parking

If parking spaces are provided for self-parking by visitors or employees, then accessible spaces must be provided in each such parking area in conformance with the table below. Spaces required by the table need not be provided in the particular lot. They may be provided in a different location if equivalent or greater accessibility, in terms of distance from an accessible entrance, cost and convenience is ensured.

Spaces in Parking Lot	Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total

