


ORDER: OPEN PUBLIC HEARING ON REQUEST TO REDESIGNATE LAFAYETTE COUNTY PARCEL 139Q-32-001 FROM RESIDENTIAL LOW DENSITY (R-1) TO RESIDENTIAL HIGH DENSITY (R-3)

Motion was made by John Morgan, duly seconded by Greg Bynum, to open Public hearing on request to redesignate Lafayette County Parcel 139Q-32-001 from Residential Low Density (R-1) to Residential High Density (R-3).

The vote on the motion was as follows:

Supervisor Brent Larson, voted yes
Supervisor John Morgan, voted yes
Supervisor Tim Gordon, voted yes
Supervisor Scott Allen, voted yes
Supervisor Greg Bynum, voted yes

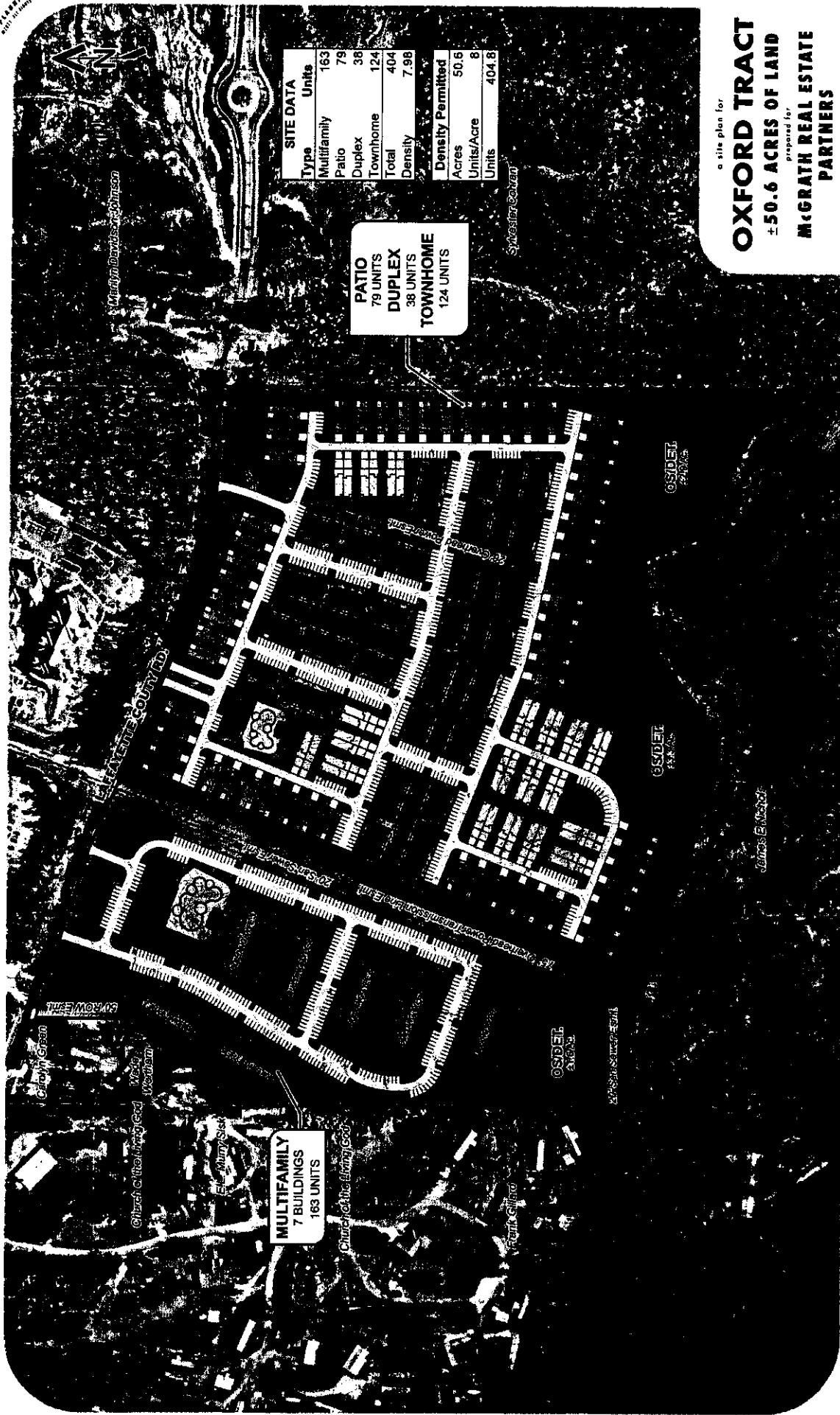
After the vote, President Larson, declared the motion carried, this the 17th day of June, 2024.



**Brent Larson, President
Board of Supervisors**



Mike Roberts, Chancery Clerk



SITE DATA	
Type	Units
Multifamily	163
Patio	79
Duplex	38
Townhome	124
Total	404
Density	7.98

Density Permitted	
Acres	50.6
Units/Acre	8
Units	404.8

PATIO
79 UNITS

DUPLEX
38 UNITS

TOWNHOME
124 UNITS

MULTIFAMILY
7 BUILDINGS
163 UNITS

a site plan for

OXFORD TRACT

± 50.6 ACRES OF LAND

prepared for

MCGRATH REAL ESTATE PARTNERS

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

META
ARCHITECTURE
PLANNING & INTERIOR DESIGN

SCALE
1" = 100'

DATE: OCTOBER 31, 2013

THIS DRAWING IS A PRELIMINARY CONCEPTUAL DESIGN AND NOT FOR CONSTRUCTION. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS A PRELIMINARY CONCEPTUAL DESIGN AND NOT FOR CONSTRUCTION. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE DRAWING IS A PRELIMINARY CONCEPTUAL DESIGN AND NOT FOR CONSTRUCTION. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

OPTION

HC OXFORD 20 LLF

REQUEST FOR ZONING CHANGE



April 8, 2024

Joel Hollowell
Director of Development Services
300 North Lamar Boulevard
Oxford, MS 38655

RE: Zoning Change Request for PPIN 27457

Dear Mr. Hollowell,

I would like to request a Zoning Change on behalf of the owner of PPIN on CR 300 (Oxford Way). This property is approximately 50.6 AC and is currently zoned R-1 Residential Low Density. The owner is seeking a zoning change from R-1 Residential Low Density to R-3 Residential High Density. Section 2106.3.A in the Lafayette County Zoning Ordinance states "that the character of the neighborhood has changed to such an extent as to justify reclassification, and that there is a public need for the rezoning."

The applicant is seeking to construct a multi-family development on the property. Currently, there is no existing R-3 designated land within Lafayette County. The owner feels that this location is a great location for R-3 zoning due to its proximity to the City of Oxford city limits (along the eastern and northern property lines) and existing utilities that already serve the property. The Lafayette County Future Land Use Map, shows the future zoning of the property to be R-2 Medium Density Residential.

The R-3 High Density Residential Zoning allows for 8 dwelling units per gross acre. The city properties at are adjacent to the development are zoned NR (9 units per acre), SR (6 dwellings per acre) and SMF (52 beds per acre).

We believe the character of the neighborhood has changed since the Lafayette County zoning map was created in 2017. The Oxford Farms Development immediately to the east has been developed with numerous high density projects since then including: The Reserve, Stillwater, Adelia, and The Mill. These projects were zoned for either 9 units per acre or 52 bedrooms per acre. This area, with it's close proximity to the University of Mississippi Campus (driving distance approx. 1.49 miles) and Baptist Hospital (driving distance approx. 1.38 miles); has become an essential location for high density residential developments.

Due to the tremendous growth of the University of Mississippi and Lafayette County, there is a tremendous need for more housing. The increase in population has driven the demand and prices of homes up in the area. By allowing 8 units per acre, Lafayette County is allowing the construction of approximately 400 units but only impacting 50 acres. If the property remained zoned either R-1 or R-2, the construction of 400 units would impact 400 to 121 acres, respectively. Allowing for greater density on this parcel will allow for more homes to be constructed while allowing the minimum amount of impact to Lafayette County overall.

Attached is a recent housing study of the Oxford and Lafayette County markets. This data displays the current and future population growth of the area including the University of Mississippi campus. Since this will be a professional managed student housing project, information has been included that lists similar projects dating back to 2005, their current age, occupancy rate, and bedroom data.

Sincerely,

Joseph Moore, P.E.
Owner / Senior Engineer
JM Engineering and Design, LLC

Single Family Housing Data

Lafayette County

Population July 2023: 58,467

Average household size: 2

Housing units needed: 29,233 (58,467/2)

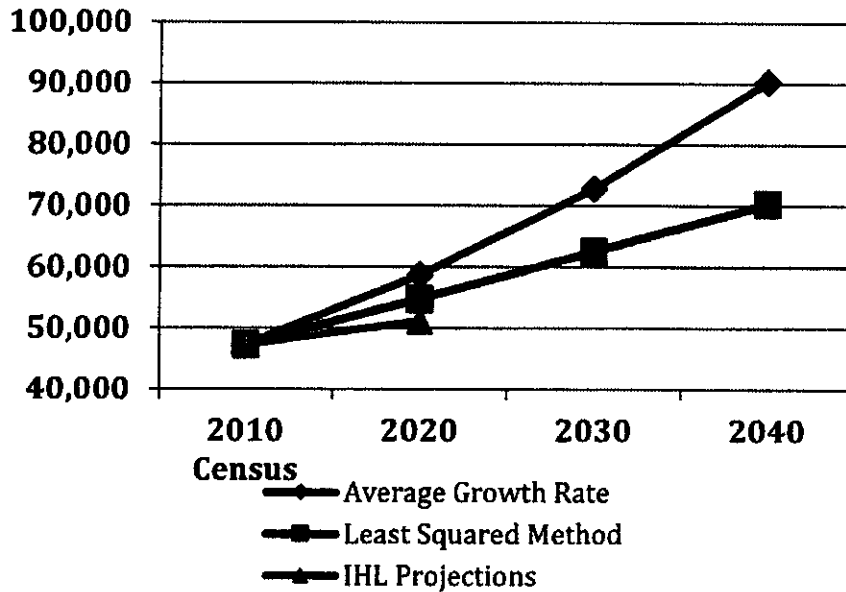
Housing units as of July 2022: 28,625 (608 units shortage)

SF new house construction permits 2022: 225

Projected Population in 2030 (per County Comp. Plan 2017 p.12): 62,595 to 72,807 (depending on calculation method)

Housing units needed in 2030: 31,297 to 36,403

FIGURE 2.4 COUNTY POPULATION PROJECTIONS 2010 – 2040



Source: Mississippi Institute of Higher Learning, US Census Bureau, and Slaughter & Associates calculations

Sources:

<https://www.census.gov/quickfacts/fact/table/lafayettecountymississippi,MS,US/PST045223#PST045223>

Census Bureau defines a housing unit as a **house, an apartment, a mobile home, a group of rooms, or a single room** that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters

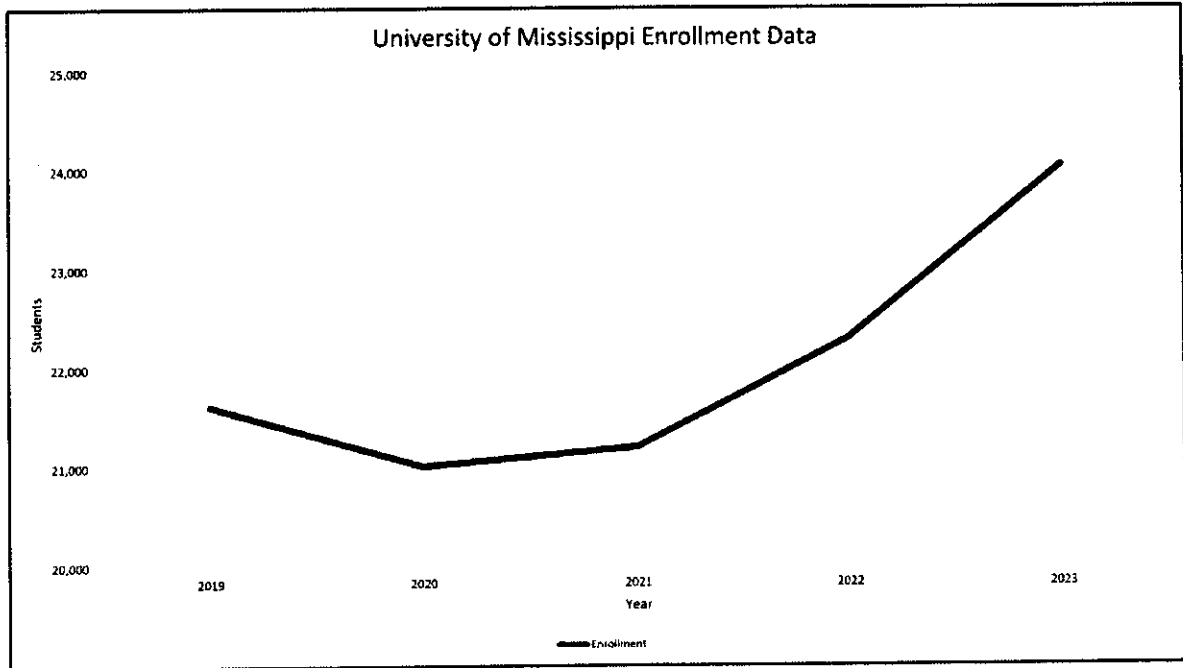
are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall.

https://www.city-data.com/county/Lafayette_County-MS.html#google_vignette

Student Housing Data

Total Enrollment Growth 2020 – 2023: 3,029

Undergrad Enrollment Growth 2020 – 2023: 2,915



	2019	2020	2021	2022	2023
Undergraduate	17,139	16,179	16,092	17,302	19,094
Graduate	4,478	4,835	5,111	4,998	4,949
Total	21,617	21,014	21,203	22,300	24,043

Fall '22 record enrollment:

<https://www.clarionledger.com/story/news/2022/11/02/ole-miss-enrollment-2022-numbers-statistics-mississippi-colleges-rankings/69614042007/>

- "With the largest freshman class in the school's history, the University of Mississippi reports an enrollment of 22,967, a 5% increase from 2021."
- "The uptick in Ole Miss's enrollment also goes against the grain of what is happening nationwide. The National Student Clearinghouse reports that enrollment nationally has declined 1.1% compared to fall 2021 and that it has declined a total of 3.2% since fall 2020. By comparison, enrollment at Ole Miss has increased 6% since the fall of 2020."

Fall '23 record enrollment:

<https://olemiss.edu/news/2023/11/enrollment-rises-2023/index.html#:~:text=The%20university's%20freshman%20class%20grew,of%20the%20state's%2082%20countie>

- The university's freshman class grew 16.9%, or more than 750 students, making it the largest incoming class in state and university history.
- "As the university continues to enroll record numbers of new freshmen, retention rates are also at all-time highs," said Kyle Ellis, director of the Center for Student Success and First-Year Experience. "The university is experiencing more second- and third-year students enrolled on the main campus than ever before."

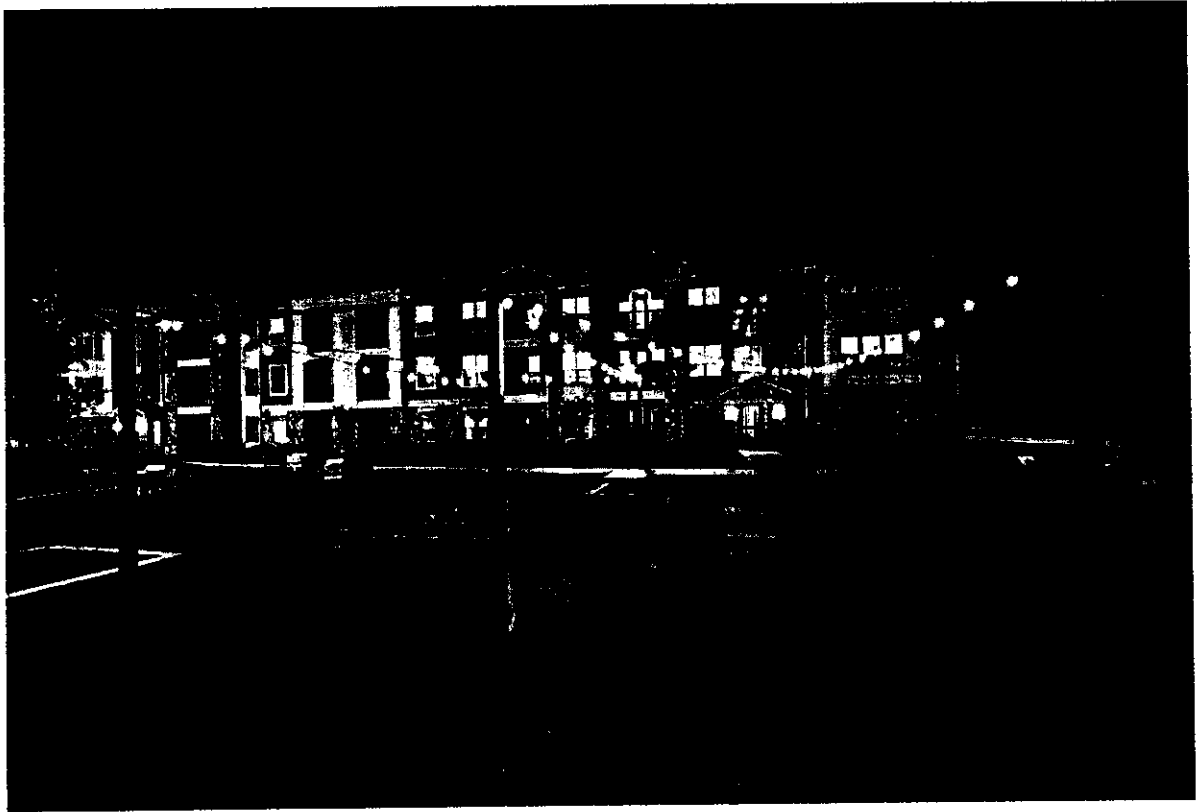
Professionally Managed Student Housing Projects:

- 12 properties dating back to 2005
- Average age of beds in set: 10 years
- Average Current Occupancy: 99%
- Average Prelease Occupancy: 99%
- One project totaling 324 beds in the pipeline, opening Summer 2025 and is 100% preleased under a master lease for the next five years
- Three projects opened in 2018 totaling 1,938 beds
 - They are all 99% or 100% occupied and 100% preleased for next year

Project Name	YOC	Beds	Current Occupancy	Prelease Occupancy
Pearl at Oxford	2025	324	N/A	100%
ARCHIVE Oxford	2018	790	99%	100%
U Club Townhomes	2018	528	99%	100%
Arbors at the Park	2018	620	100%	100%
Domain at Oxford	2016	642	100%	100%
The Cottages at Hooper Hollow	2016	280	100%	Undisclosed
Faulkner Flats	2014	434	98%	Undisclosed
Lark Oxford	2013	582	97%	100%
College Town Oxford	2013	1,018	100%	96%
Revel	2009	366	100%	100%
Azul Apartments	2008	816	94%	Undisclosed
The Quarters Oxford	2005	636	100%	100%
<i>Averages</i>		<i>2014</i>	<i>99%</i>	<i>99%</i>

Sample Multifamily/Student Housing Project Pictures









Sample For Sale Product Pictures



