



**MEETING OF THE MAYOR AND BOARD OF ALDERMEN
SOUTH AVEN, MISSISSIPPI
CITY HALL
May 21, 2019
6:00 p.m.
AGENDA**

- 1. Call To Order**
- 2. Invocation**
- 3. Pledge Of Allegiance**
- 4. Planning Agenda: Item #1 Application by Dalhoff Thomas Design Studios to amend the PUD text for Snowden Grove Area 15 on the southeast corner of Getwell Road and Nail Road
Item #2 Application by Dalhoff Thomas Design Studios for design review approval of a two-story mixed use building on lot 3 of Area 15 Snowden Grove PUD on the southeast corner of Getwell Road and Nail Road**
- 5. Mayor's Report**
- 6. Citizen's Agenda**
- 7. City Attorney's Legal Update**

**Any citizen wishing to comment on the above items may do so.
Items may be added to or omitted from this agenda as needed.**

SNOWDEN GROVE PUD
AMENDED OUTLINE PLAN TEXT

I. GENERAL STATEMENT

The Snowden Grove Development, a 309± acre tract of land located in Southaven, Mississippi, is a Planned Mixed-Use Development that provides for a compatible and complementary mixture of single-family residential markets and supporting retail-office development. It is the intent of the Developer that the Snowden Grove Development shall maintain an overall neighborhood setting through the use of unifying architectural guidelines and cohesive landscaping criteria. From distinctive entrances into the neighborhoods, as well as corresponding open space, the Snowden Grove Development will establish itself as a unique and carefully planned neighborhood that will stand apart from other developments having its own "Sense of Place" and overall identity.

The Outline Plan and Site Plan shall serve as the land use and transportation plan for development of the site. It is understood that internal roadways and lotting arrangements may be adjusted somewhat at the time of final design to take advantage of topography and other site considerations. The Master Plan Illustration shall serve as the conceptual visual plan for development and a statement of what is the intent of development. It is not intended as a blueprint for buildings, or a specific circulation plan within the office and retail areas.

The purpose of this General Statement is to set forth the conceptual vision of the Snowden Grove Planned Unit Development as depicted in the Master Plan Illustration. The actual permitted uses, dimensional regulations, access and circulation, design criteria, etc., for the project shall at all times be governed by the Outline Plan and these Conditions of Approval, along with the Snowden Grove Development Declaration of Covenants, Conditions and Restrictions.

The community will contain a mix of residential markets, which not only reflects the demands of the residential market, but also exemplifies the needs and desires of the residents of DeSoto County. It is anticipated that the various areas may be developed as depicted on the Outline Plan to include:

- A. Areas 1 through 14 - The planned use is limited to single-family detached residential housing.
- B. Areas 15 and 16 - The planned uses are limited to the "C-4" Planned Commercial District as modified herein. Attention shall be given to the relationship of adjacent land uses. Within Area 15, residential and office use shall be permitted ~~on the second floor above retail use~~ as identified on the Outline Plan.
- C. Area 17 - The planned uses are limited to "O" Office District as modified herein. Attention shall be given to the relationship of adjacent land uses.
- D. C.O.S. 1 through 15 - The planned uses are limited to landscaping, signage, architectural elements and neighborhood passive recreation.
- E. Because of the size of the project and the general nature of the preliminary development plan, a final plan for each phase will be required. Prior to the development of a given phase, the Developer will submit to the City, for approval, a final site plan which will illustrate not only the spatial relationship of areas and lots within the phase to be undertaken, but also how those areas and lots relate to adjacent phases, areas and lots. The plan will further provide a statement which outlines how the new phase contributes to the completion of the "whole" project. It is the intent of this provision to help assure that the neighborhood will develop in such a way that each phase is capable of standing on its own as an example of good development practices.

II. USES PERMITTED

- A. Area 1
Single-Family Detached residential uses shall be permitted and regulated in the R-30 Low Density Residential Single-Family District as modified herein.
- B. Area 2
Single-Family Detached residential uses shall be permitted and regulated in the R-20 Low Density Residential Single-Family District as modified herein.
- C. Area 3
Single-Family Detached residential uses shall be permitted and regulated in the R-15 Low/Medium Density Residential Single-Family District as modified herein.
- D. Area 4
Single-Family Detached residential uses shall be permitted and regulated in the R-15 Low/Medium Density Residential Single-Family District as modified herein. This area shall be allowed to develop in a private gated manner.
- E. Area 5
Single-Family Detached residential uses shall be permitted and regulated in the R-12 Medium Density Residential Single-Family District as modified herein.
- F. Area 6
Single-Family Detached residential uses shall be permitted and regulated in the R-10 Medium Density Residential Single-Family District as modified herein.
- G. Areas 7, 8, 9, 10, 11, and 12
Single-Family Detached residential uses shall be permitted and regulated in the R-8 Medium Density Residential Single-Family District as modified herein.
- H. Area 13
Single-Family Detached residential uses shall be permitted and regulated in the R-6 Medium Density Residential Single-Family District as modified herein.
- I. Area 14
Single-Family Detached residential uses shall be permitted and regulated in the R-6 Medium Density Residential Single-Family District as modified herein. This area may be developed as a standard residential neighborhood (minimum lot size 6,000 SF) or as a retirement-oriented residential neighborhood (minimum lot size 5,000 SF) and both uses may be developed in a gated manner.
- J. Area 17
Uses shall be permitted and regulated in the "O" Office District as modified herein.

K. Area 15

Uses shall be permitted and regulated in the "C-4" Planned Commercial District as modified herein.

The following uses shall be permitted:

1. Antique store
2. Art or photo studio
3. Bakery, retail
4. Banks, financial services, savings and loan associations (no check cashing only)
5. Barber or beauty shop
6. Bed and Breakfast
7. Bookstore, with or without restaurant
8. Card shop
9. Cleaning establishment pickup station
10. Clothing/shoe store
11. Computer and electronics store
12. Convenience store as conditional use; must have architectural image of square
13. Doctor or dentist offices
14. Drug store or pharmacy
15. Eyeglass store
16. Flower or plant store
17. Furniture store, less than 10,000 SF
18. Grocery store, not to exceed 20,000 SF
19. Health club, health spa, reducing salon and similar uses
20. Jewelry store
21. Medical offices
22. Merchandise showrooms, indoor display
23. Music/dance academy
24. Music recording studio
25. News stand
26. Nutrition/health food store
27. Office uses
28. Pet grooming shop without open kennel
29. Photo finishing and photo finish pickup station
30. Photography studio
31. Post office or postal facility
32. Print shop
33. Restaurants with indoor seating and without drive-in or drive-thru facilities
34. Specialty food store
35. Specialty gift shop
36. Specialty hardware store
37. Veterinary clinic
38. Video/music store
39. Retail shop, sales and services (other similar uses may be approved by the Planning Staff administratively)

L. Area 15

Residential dwellings (lofts) shall be permitted ~~above-retail-uses~~ and regulated in the mixed-use district, as modified herein and as indicated on the Outline Plan.

- M. Area 15
Office uses shall be permitted ~~above-retail-uses~~ and regulated in the "O" Office District as modified herein and as indicated on the Outline Plan.
- N. Area 16
Uses shall be permitted and regulated in the "C-4" Planned Commercial District as modified herein.

The following uses shall be permitted:

1. Antique store
2. Art or photo studio
3. Auto parts store (retail sales)
4. Banks, financial services, savings and loan associations (no check cashing only)
5. Barber or beauty shop
6. Bookstore, with or without restaurant
7. Card shop
8. Catering establishment
9. Cell phone store
10. Cleaning establishment and pickup station
11. Clothing/shoe store
12. Computer and electronics store
13. Convenience store, with or without gas pumps
14. Doctor or dentist offices
15. Emergency medical facility
16. Eyeglass store
17. Flower or plant store
18. Furniture store
19. Grocery store (requires Site Plan and Design Review Commission approval)
20. Health club, health spa, reducing salon and similar uses
21. Home decorating/paint decorating store
22. Housewares
23. Jewelry store
24. Medical offices
25. Music/dance academy
26. Music recording studio
27. Musical instrument store
28. News stand
29. Nursery school
30. Nutrition/health food store
31. Office uses
32. Pet grooming shop without open kennel
33. Photo finishing and photo finish pickup station
34. Photographic processing or blueprinting
35. Post office or postal facility
36. Print shop
37. Restaurant and carryout restaurant with indoor seating, and without drive-in or drive-thru facilities
38. Specialty food store
39. Specialty gift shop
40. Specialty hardware store

41. Sporting goods store
 42. Video/music store
 43. Retail shop, sales and services (other similar uses may be approved by the Planning Staff administratively)
- O. Common Open Space – C.O.S. 1 through 15
Common Open Space shall be for the residents of the Snowden Grove Development passive recreational use. Landscaping, passive recreation and architectural elements shall be allowed including, but not limited to pathways, playgrounds, shelters and benches. The community area shall be improved to provide an area for the overall neighborhood to use as an area for community activities.
- P. Accessory uses and structures shall be permitted in accordance with the applicable provisions of the City of Southaven Zoning Ordinance pertaining to the principle use of the property as permitted and provided for in subsections A through O of this Section II.
- Q. The overall project will be developed in a neighborhood-like setting with a strong definition of neighborhood through the use of entranceways, streetscapes, and an interconnecting pedestrian system, which provides for a people-friendly environment.
- R. Concern and attention to common areas, landscaping, views, relationships of buildings and preservation of the pastoral setting shall be evident throughout the neighborhood.
- S. Aesthetic design consideration shall be given to all development on all parcels to assure development compatibility.
- T. The neighborhood will be developed with an interconnecting roadway system, which is designed to take advantage of the site's existing topography and which facilitates development of the site. The roadway system shall provide adequate traffic service levels for occupants of the neighborhood and will become an integral part of the overall transportation system that serves the City of Southaven.
- U. A Declaration of Covenants, Conditions and Restrictions, hereinafter the "Declaration" shall be applicable to all properties within the community. An Owner's Association shall be maintained to assure that development within the neighborhood is completed to the high standards anticipated by the residents of Southaven and to assure that all features and amenities of the neighborhood that are considered to be common assets are continuously maintained in a quality manner. Multiple declarations will be allowed within different types of land uses and/or individual neighborhoods.
- V. The neighborhood will be developed so that it not only preserves and protects existing drainage ways, but also enhances surrounding property. The Snowden Grove Development will reflect sensitivity to adjacent land uses and encourage the highest quality development of the adjacent properties.

It is anticipated that as areas of the neighborhood are developed, the Final Plans will incorporate portions of trails and architectural elements, which will contribute to the overall aesthetic appearance and provide recreational alternatives for residents within the community.

III. BULK REQUIREMENTS

Development of the community will be guided by the Outline Plan, Preliminary Site Plan, and the area use descriptions provided above. Development of individual parcels must be in compliance with the provisions for dimensional regulations, and access and circulation conditions provided below.

Areas are designated with a Referenced District, referring to zoning districts in the City of Southaven Zoning Ordinance. Other restrictions not specifically addressed here or elsewhere in the conditions (and its attachments) including, but not limited to setbacks, side and rear yard requirements, minimum lot areas, accessory uses, and parking and loading shall be as defined in the City of Southaven Zoning Ordinance as applicable to the Referenced District for the particular parcel in question. Where provisions of this agreement are in conflict with the above-referenced Ordinance, these provisions shall apply.

A. PLAN DATA

AREA	USE	LOT SIZE	ACREAGE	LOTS / UNITS	MAX. DENSITY
1	Estate Lots	30,000 SF	12.62	15	1.19 DU/AC
2	Mini-Estate Lots	20,000 SF	25.68	40	1.56 DU/AC
3	Large Lots	15,000 SF	11.71	22	1.88 DU/AC
4	Large Lots	15,000 SF	17.32	29	1.67 DU/AC
5	Standard Lots	12,000 SF	21.81	55	2.52 DU/AC
6	Medium Lots	10,000 SF	38.44	102	2.65 DU/AC
7	Small Lots	8,000 SF	2.66	9	3.38 DU/AC
8	Small Lots	8,000 SF	6.75	22	3.26 DU/AC
9	Small Lots	8,000 SF	4.52	17	3.76 DU/AC
10	Small Lots	8,000 SF	6.48	23	3.55 DU/AC
11	Small Lots	8,000 SF	5.55	17	3.06 DU/AC
12	Small Lots	8,000 SF	26.29	94	3.58 DU/AC
13	Patio Lots	6,000 SF	23.11	102	4.41 DU/AC
14	Retirement Lots	5,000 SF	19.92	88	4.42 DU/AC
* 15	Upstairs Residential Mixed-Use	-	10.00	24 65	2.40 6.5 DU/AC
	SUB-TOTAL		232.86	659 700	
C.O.S. 1	Common Open Space		21.18		
C.O.S. 2	Common Open Space		10.48		
C.O.S. 3	Common Open Space		1.55		
C.O.S. 4	Common Open Space		1.15		
C.O.S. 5	Common Open Space		10.14		
C.O.S. 6	Common Open Space		2.66		
C.O.S. 7	Common Open Space		0.67		
C.O.S. 8	Common Open Space		0.12		
C.O.S. 9	Common Open Space		0.47		
C.O.S. 10	Common Open Space		0.58		
C.O.S. 11	Common Open Space		1.33		
C.O.S. 12	Common Open Space		0.93		
C.O.S. 13	Common Open Space		0.20		
C.O.S. 14	Common Open Space		0.84		
C.O.S. 15	Common Open Space		0.58		
	SUB-TOTAL		52.88		
	TOTAL RESIDENTIAL		285.74	659 700	2.30 2.45 DU/AC
17	Office	61,593.8 SF	7.07		0.20 FAR
	TOTAL OFFICE	61,593.8 SF	7.07		
*15	Neighborhood Retail	108,900 SF	10.00		0.25 FAR
16	Neighborhood Retail	159,756.3 SF	15.24		0.25 FAR
	TOTAL RETAIL	268,658.30 SF	25.24		
	NAIL ROAD DEDICATION		1.74		
	** SUMMARY TOTAL		309.79		

** Acreage for Summary Total reflects Area 15 (10.00 AC) being counted once.

Total Site Area	309.79	AC
Retail Area	25.24	AC
Office Area	7.07	AC
Neighborhood Acreage	285.74	AC
Overall Neighborhood Density	2.30 2.45	DU/AC
Neighborhood Open Space (C.O.S. 1-15)	52.88	AC/19%

Note: C.O.S. acreage does not include medians within roadways.

The land use density is based on gross open space and residential acreage. The total development density is ~~2.30~~ 2.45 dwelling units per acre. The actual acreage of individual development areas may vary slightly subject to final design and final engineering.

B. Design standards for single-family detached residences:

1. *Areas 1, 2, and 4*
The minimum heated square footage of a house will be 2,200 square feet. These areas are exclusive of open porches, garages and basements.
2. *Areas 3, 5, and 11*
The minimum heated square footage of a house will be 2,000 square feet. These areas are exclusive of open porches, garages and basements.
3. *Areas 6, 7, 8, 9, 10, 12, and 13*
The minimum heated square footage of a house will be 1,800 square feet. These areas are exclusive of open porches, garages and basements.
4. *Area 14*
The minimum heated square footage of a house will be 1,500 square feet. These areas are exclusive of open porches, garages and basements.
5. *Area 15*
The minimum heated square footage of a single-family loft, ~~above retail use,~~ shall be ~~1,300~~ 650 square feet. These areas are exclusive of open porches, garages, and basements.
6. Two-car garages shall be included in the construction of all single-family detached residences. An 18-foot garage setback is required for all areas rear loaded by a service drive. Homes shall be a minimum of 2/3 brick or masonry-type construction.

C. Minimum Building Setback for Residential Uses:

1. *Area 1*

Minimum Front Yard Setback	40 feet
Minimum Side Yard Setback	25 feet
Minimum Rear Yard Setback	30 feet
2. *Area 2*

Minimum Front Yard Setback	40 feet
Minimum Side Yard Setback	15 feet
Minimum Rear Yard Setback	30 feet

3.	Area 3	
	Minimum Front Yard Setback	35 feet
	Minimum Side Yard Setback	10 feet
	Minimum Rear Yard Setback	20 feet
4.	Area 4	
	Minimum Front Yard Setback	30 feet
	Minimum Side Yard Setback	10 feet
	Minimum Rear Yard Setback	20 feet
5.	Areas 5 and 6	
	Minimum Front Yard Setback	30 feet
	Minimum Side Yard Setback	7.5 feet
	Minimum Rear Yard Setback	25 feet
6.	Areas 7, 8, 9, 10, and 12	
	Minimum Front Yard Setback	25 feet
	Minimum Side Yard Setback	5 feet
	Minimum Rear Yard Setback	20 feet
7.	Area 11	
	Minimum Front Yard Setback	30 feet
	Minimum Side Yard Setback	5 feet
	Minimum Rear Yard setback	25 feet
8.	Areas 13 and 14	
	Minimum Front Yard Setback	20 feet
	Minimum Side Yard Setback	5 feet
	Minimum Rear Yard Setback	18 feet

Homes accessed by service drive from the rear shall provide two (2) additional parking spaces located behind the garage within the rear yard setback.

9. Area 15
Setbacks shall conform to the retail building setbacks as defined within this document.

D. Minimum Building Setback for Non-Residential uses:

1.	Area 15	
	Getwell Road and Nail Road Setback	60 feet
	Interior Side Yard	15 feet
	Interior Front Yard Setback	30 feet
	Setback Adjacent to Residential	50 feet
	Setback Minimum between Buildings	30 feet
2.	Area 16	
	Getwell Road and Church Road Setback	60 feet
	Setback Adjacent to Residential	50 feet

3. Area 17

Getwell Road Setback	60 feet
Setback Adjacent to Residential	50 feet
Setback between Office Buildings	50 feet

E. Maximum heights shall be as follows:

1. Residential uses - 35 feet
2. Areas 16 and 17

Retail and Office - 35 feet

3. Area 15

Retail and Residential - 40 feet
Retail and Office - 35 feet

IV. ROADWAYS, ACCESS, AND CIRCULATION

- A. Getwell Road, Church Road, and Nail Road shall be dedicated 53 feet from centerline in accordance with the City of Southaven Design Standards.
- B. All internal public streets shall be dedicated and improved in accordance with the City of Southaven Design Standards, as modified herein.
- C. Areas 15, 16, and 17 shall provide an internal egress/ingress cross easement along frontage of Getwell Road, Nail Road, and Church Road frontages.
- D. Parking and loading spaces shall be in accordance with the Zoning Ordinance requirements.
- E. All dedicated public improvements required herein shall be made to the specifications of the City of Southaven.
- F. Roads within the Estate Lots and Mini-Estate Lots (Areas 1 and 2) may be improved with a rural street cross-section. Transition between rural and urban pavement width shall be consistent within designated driving surface system.
- G. Roads within Areas 4 and 14, if developed as private gated areas, shall be allowed private streets with an alternative right-of-way.

V. LANDSCAPING, SCREENING, AND OPEN SPACE

- A. Open space/common areas within The Neighborhood at Snowden Grove include approximately 53 acres of common open space. This totals 19% of the residential portion of the community. These calculations do not include roadway medians.
- B. Streetscape within Area 3 includes a 20-foot median and shall be in accordance with Plate 1.
- C. Streetscape within Area 6 includes a 30-foot median and shall be in accordance with Plate 2.
- D. Streetscape area for non-residential areas along Goodman Road, Nail Road, and Church Road shall be a minimum of 20 feet in width in accordance with Plate 3.

- E. Streetscape areas for reverse frontage residential lots along Goodman Road, Nail Road, and Church Road shall be a minimum of 40 feet in width in accordance with Plate 4.
- F. Buffer requirements between neighborhood retail (Areas 15 and 16) and residential land uses shall be a minimum of 30 feet in width and in accordance with Plate 5.
- G. Buffer areas between office, Area 17, and residential land uses shall be a minimum of 30 feet in width and in accordance with Plate 5.
- H. Pedestrian streetscape easement within Areas 13 and 14 shall be 15 feet in width and in accordance with Plate 6.
- I. Buffer easement area between Area 13 and the City of Southaven property shall be a minimum of 15 feet in width and in accordance with Plate 7.
- J. Medians, streetscape areas, and neighborhood greens shall be maintained by the Homeowner's Association and/or Business Association.
- K. To further enhance the neighborhood-like setting of the Development, a premium will be placed on the preservation of the natural tree cover within greenways and other unique characteristics of the landscape. This is deemed necessary in order to maintain a sense of natural amenity and to preserve the intrinsic environmental values and continuity of mature, native tree cover within greenways as a wildlife habitat and as protection against erosion and contamination by runoff on the site. Particular attention shall also be given to grade changes and other work adjacent to the trees designated to be preserved. Existing grades, drainage and aeration shall be maintained around the trees to be saved. At the time each Final Plan is submitted, a tree protection plan shall be submitted for that phase.
- L. Required landscaping shall not conflict with any existing easements.
- M. The Planning Commission may make minor modifications at the request of the Developer to the bulk, access, parking, circulation, signage, lighting, landscaping and other site design requirements if equivalent alternatives are provided; however, the Planning Commission shall not increase the intensity or modify the uses permitted on the property without approval by the Mayor and Board of Aldermen.

VI. SIGNS – RETAIL AND OFFICE AREAS

- A. The minimum sign setback from any public right-of-way shall be 5 feet, excluding directional and stop signs.
- B. Portable and temporary signs shall not be permitted, with the exception of temporary construction signs and real estate signs.
- C. Signage within the "O" Office District (Area 17) shall be regulated by the Office District Requirements as modified herein.
- D. Signage within the "C-4" Planned Commercial District (Areas 15 and 16) shall be regulated by the "C-4" Planned Commercial District Requirements as modified herein.

Signage - Retail and Office Areas (Areas 15, 16, and 17)

A. Design Criteria

1. Signage should be consistent in size, material, and location within each development area.
2. Signage shall conform to the architectural character of the building/development in terms of style, location, size, configuration, materials, and color. (Blade type signs shall be allowed within Area 15.)
3. Illumination of Signs:
 - Signs adjacent to residential neighborhoods shall be backlit, not internally lit.
 - Internally lit or neon signs are prohibited in windows.
 - Exposed bulbs or exposed neon is prohibited.
 - Animated, blinking, or flashing signs are prohibited.
 - Only logos may be located on service station canopies.
 - Beacon lights are prohibited.
4. Exposed neon or illuminated bands of color or light shall not be used as a building design element.
5. Within shopping centers with more than five tenants, a uniform sign policy shall be submitted for approval at the time of Final Plan. The sign policy shall outline the colors, type, illumination, size, and location of all signage within the center. The benefit of sign policies is they allow sign applications that are in conformance with an approved sign policy to be approved at the staff level.
6. Where multiple tenants occupy one parcel, a project sign shall be installed rather than each tenant having an individual monument sign. (Maximum sign height – 30 feet).
7. All business signs shall face a public street and not be located on the rear or side of buildings.
8. No wording other than the name of the business and street address shall be permitted. Telephone numbers are not permitted.
9. Signs should not be of a design or material that attracts attention excessively and disrupts the public environment. Specifically, these are signs which:
 - Are an illumination of traffic signals or may be confused with them.
 - Have moving parts.
 - Have reflective materials, pulsating light, strobe lights or are beacons.
 - Have guy wires or unsightly bracing.
 - Pole signs, roof signs and advertising signs, including but not limited to billboard signs.
10. Ground-mounted signs shall be separated from adjacent monument signs by a minimum of 100 feet of horizontal separation. Ground-mounted signs shall be placed in the middle of the lot frontage where practical so as not to impede visibility from entrances and exits.
11. Ground-mounted signs shall have a two-foot tall base and shall be landscaped. The sign base shall have a solid skirt and not consist of exposed poles.
12. One ground-mounted sign shall be permitted per street frontage of a singular building.
13. All signs and components shall be kept in good repair and in safe, neat, clean, and attractive condition.
14. Ground Sign: A sign mounted at ground level; the bottom face of which shall be twenty-four (24) inches from the surrounding natural grade.
15. Maximum Height: No sign shall be more than six feet in height from surrounding natural grade.
16. Maximum Length: No sign shall be more than eight feet in length at any point.

Business Signs - Retail and Office Areas (Areas 15, 16, and 17)

- A. Each ground floor occupant of a business structure is permitted one business sign facing each street upon which his business fronts. The area of said sign or signs shall not exceed one and one-half (1½) square feet of sign for every foot of front footage of the applicable building, subject to the following restrictions:
 1. The maximum square footage sign allotment shall not exceed one hundred fifty (150) square feet, except as provided herein.
 2. Where the front footage of a building would allow for more than the maximum sign size as stated in (1) above, additional sign square footage may be allowed by the City of Southaven Design Review Commission. This additional square footage shall not exceed 1½ square feet per linear foot of building, and shall not exceed a maximum sign size of 300 square feet.
 3. Where frontage is on more than one street, only the signs computed with the front footage along that street shall face that street; but in no case shall the total square footage of signs exceed one hundred fifty (150) square feet, except where additional square footage has been approved by the City of Southaven Design Review Commission as cited in (2) above.
 4. In those instances where a building frontage is less than 100 linear feet, the Southaven Design Review Commission may vary the maximum square footage allowed for that building by a figure not to exceed ten percent (10%).
- B. The business sign may be a ground sign, wall sign, or permanent window sign, subject to the following restrictions:
 1. Wall signs shall not be higher than the roof line of the building or eighteen (18) feet, whichever is lower.
 2. Ground signs in retail and office districts shall be a maximum of 32 square feet (4 feet x 8 feet) and shall be situated at least ten (10) feet from the pavement edge or curb of a public street or outside the public right-of-way, whichever is further. Berms or landscaping shall not be allowed for the purpose of elevating signage, except as provided through the site plan review process.

VII. LIGHTING – RETAIL AND OFFICE AREAS (Areas 15, 16, and 17)

- A. Site and Parking Area Lighting

Some form of site lighting should be provided for all developments. Such lighting shall be designed to be part of the architectural and landscape themes of the site. Providing illumination is important as a crime deterrent. However, to reduce adverse impacts on adjacent sites and minimize energy consumption, the intensity and location of lighting should be the minimum necessary for safety. The following design criteria shall apply to all lighting that is provided:

 1. Site or parking area lighting shall not cast light beyond property boundaries. Where necessary, cut-off devices or shields should be installed to avoid light throw onto adjacent sites. Light fixtures shall be installed so the light is directed toward the ground, rather than parallel to the ground.
 2. Lighting levels should be as even as possible.
 3. The height of light fixtures should be in proportion to the building mass. However, light fixtures shall not exceed 25 feet in height.
 4. Light fixtures should be compatible in style with associated buildings.

5. Lighting should be compatible with adjacent sites. Metal halide fixtures are recommended for all exterior lighting applications.
6. All electrical service shall be underground. Electrical transformers shall be positioned in the rear yard where practical and shall be appropriately screened with plant materials.
7. The use of creative lighting in landscaped compositions is encouraged, including but not limited to uplighting, downlighting accent lighting and façade lighting. To prevent glare, fixtures shall not be aimed toward sidewalks, pathways, driveways, or public rights-of-way in such a manner as to distract travel.
8. Night lighting of buildings should be done in a selective fashion. Special features may be highlighted; however, lighting which results in a daylight appearance shall be avoided.

VIII. DRAINAGE FACILITIES AND SERVICES

- A. The stormwater drainage system shall be designed and constructed to the standards of the City of Southaven Stormwater Management Program.
- B. The drainage plan submitted to the City Engineer must include written determination from the Mississippi Department of Health and Environment regarding their jurisdiction over the water courses on this site.
- C. All public storm drainage shall require a public easement.
 1. The following note shall be placed on the final plat of any development requiring on-site stormwater detention facilities: The areas denoted by "Reserved for Stormwater Detention" shall not be used as a building site or filled without first obtaining written permission from the City Engineer. Stormwater detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the respective property owner. Such maintenance shall be performed so as to insure that the system operates in accordance with the approved plan on file in the City Engineer's office. Such maintenance shall include, but are not limited to removal of sedimentation, fallen objects, debris, trash, mowing, outlet cleaning and repair of drainage structures.

IX. SANITARY SEWER FACILITIES AND SERVICE

- A. A Master Sanitary Sewer Plan shall be submitted at the time Phase One Development Site Plan is submitted for review and approval.
- B. The Developer, in accordance with specifications of the City of Southaven, shall provide all sewer lines within the development.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.

X. WATER SERVICE

- A. A Master Water Plan shall be submitted at the time Phase One Development Site Plan is submitted for review and approval.
- B. Public water to be provided by the City of Southaven.

XI. PHASING

- A. The Phasing Plan for the Snowden Grove Planned Unit Development for initial development stages is shown on the Phasing Plan, Exhibit N. Because of the size of the development, any Phasing Plan illustrated is subject to change by way of development market needs and the overall market economy.

City of Southaven
Office of Planning and Development
Design Review Staff Report



Date of Hearing:	April 29, 2019
Public Hearing Body:	Planning Commission
Applicant:	Dalhoff Thomas Design Studio 6465 N Quail Hollow Road Suite 401 Memphis, TN 38120 901-646-5070
Total Acreage:	2.16 acres
Existing Zone:	Planned Unit Development (Snowden Grove)
Location of Design Review Application	East side of Getwell Road, south of Nail Road
Comprehensive Plan Designation:	Mixed Use

Staff Comments:

The applicant is requesting design review approval for two story mixed use building to be located on the east side of Getwell Road, south of Nail Road. The following items were submitted:

Building Elevations:

The applicant is proposing to use a mixture of brick and EIFS for the overall building. To keep with the overall look of the area the applicant has used the materials for full sections of the building in increments. The brick is used in a true red brick color wrapping all four corners of the building. On the interior of the façade the applicant is using a painted brick in a dark green. Additional areas of the façade are shown as different shades of EIFS which are proposed to match the existing colors of the mixed use building adjacent to this site. There is black pre finished railing similar to the existing building along the second story balconies and around those areas on the first floor proposed for a dwelling. The office space and retail areas have been left open from the railing to allow for customer access. The roofline varies in height with a parapet line that creates more depth to the building including two points where the parapet incorporates a pitch line with decorative accents. The main entrance also incorporates signage identifying the area as Town Square. All storefronts and exterior dwelling egresses are shown as whole window pane lines with dual doors painted in different colors to further enhance the main street feel. Window lines are accented with two EIFS bands or brick soldier lines on top and bottom to aid in the design. The four ends of the building associated with the red brick material incorporate a covered balcony line which wraps the entire corner on both the first and second floor.

The photometric plan submitted shows no lighting associated with the building in terms of wall mounts on the actual façade. It does identify exterior lighting for the perimeter shown at 25' above grade around the entire perimeter of the building. The applicant has also provided specs for light guards so that the lighting can be directional and not intrusive to the surrounding areas especially the residential to the south and east. This lighting is not identified as decorative but does match the existing interior parking lot lighting of the existing lot 2 building.

The hardscape amenity in the rear of the building which could be defined as a private courtyard area shows a circular concrete sidewalk which is accented with a red brick band on both sides to tie it into the building look. A large patio area is adjacent to this walk along the west side. Further accent design has incorporated an interior circle designed with different hardscape materials and colors. The east end also incorporates additional hardscape materials to further break up the design. As stated before, this area is sectioned off from the public access via a black wrought iron fence and gate system. There is patio seating shown at both east and west ends of this area.

The buffer line between this building and the residential properties to the east and south have been designed with a thirty (30) foot buffer line with a six (6) foot wooden privacy fence with brick columns to match the building at a 50 O.C. spacing.

Landscaping:

The landscape plan incorporates the following materials:

Shade Trees: Nutall Oak and Tulip Poplars @ 3" caliper

Ornamental Trees: Little Gem Dwarf Southern Magnolia @ 2" caliper and Sweet Bay Magnolia @ 8-10' height minimum.

Shrubs: Dwarf Japanese Aucuba, Coppertone Distylium, Rudy Haag Burning Bush, Little Lime Hardy Hydrangea and Fire Dance Chinese Fringe all at 18"-24" minimum height. Emerald Green Arborvitae @ 36" minimum upright height

Decorative grass: Mexican Feather grass and Dwarf Mondo grass.

Seasonal color and grass

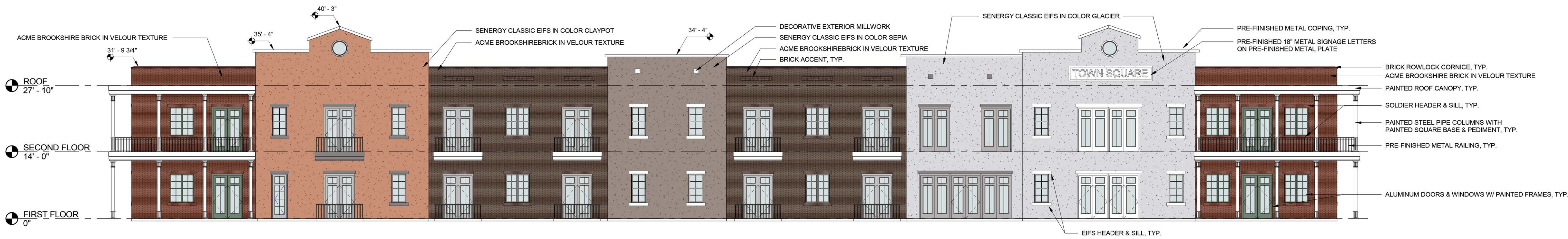
The applicant is not adjacent to a public right of way so there is no streetscape to review. The exterior parking lot medians show a single Nutall Oak with Vinca Minor ground cover. The area along the proposed fence line on the south and east show a double staggered row of Little Gem magnolias. There is an existing grove of pine trees on along the south property line which is proposed to remain and be mulched and maintained as is. The perimeter of the building incorporates a mixture of the Emerald Green arborvitae, Rudy Haag burning bush and the Coopertone Distylium. The main frontage of the building also incorporates Little Lime hydrangea, Nutall Oaks, Japanese Aucuba, mondo grass and a season flower bed. The courtyard has an extensive planting design including Sweetbay Magnolias and Tulip Poplars along with other materials already discussed.

Staff Recommendations:

The applicant has matched the existing building on site very well with the materials and architectural elevations. Staff has no comments regarding the building. The design of the courtyard is a great asset to the design also. Staff would like to see some decorative lighting added to this area for night use. The applicant can use the standard black acorn lighting that can be given to them by staff. Staff surveyed the existing site and the acorn lighting was not used on the interior areas and since this site is situated on an interior lot without access to public roads, staff does not feel that additional decorative site lighting is necessary. The photometric plan shows options for lighting temperature and the city's policy is to remain in the warm family with no more than 4,000K but a preference of 3,000K to give off the warmest lighting possible. Also since there is single family residential mainly to the east, staff wants consideration to the height and wattages for the light along that boundary. It is noted that the applicant has placed shields on the lighting to ensure proper illumination and they may be sufficient but staff wants to make sure that this area is closely looked at to ensure full screening.

The only comment staff would have regarding the landscaping is that there needs to be more screening material used along the fence line between the existing single family residential and this lot. Although the magnolias are a beautiful tree and should be incorporated into this area, they don't get much height to them which negates their use for screening along with the six-foot privacy fence. Staff would request that a couple of Nutall Oaks replace some of the magnolia groupings and possibly the addition of an evergreen type tree such as a Leland Cypress or similar to aid in the screening. The landscaping areas should be irrigated per city requirements.

Staff has no further comments and recommends approval with the stated comments.



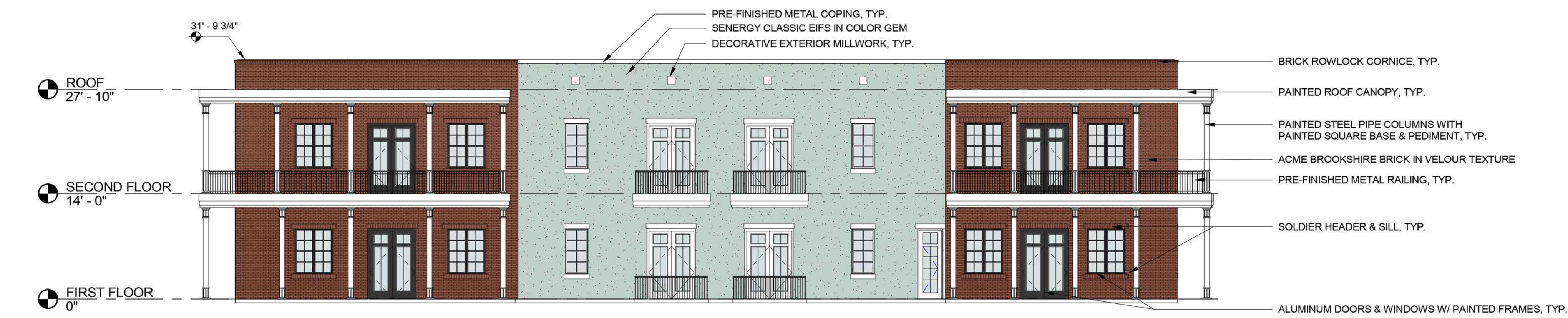
1 NORTH ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"

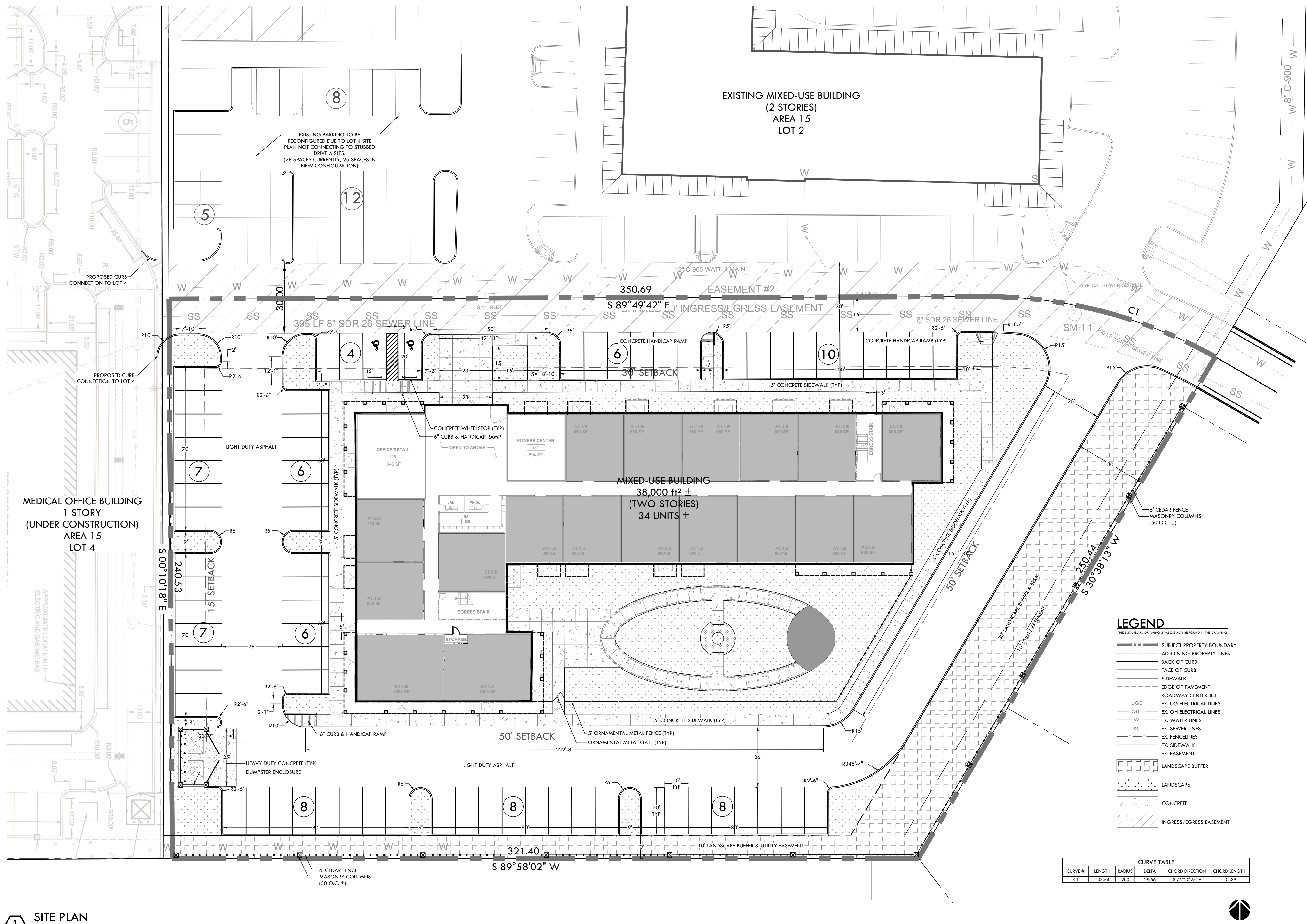


3 EAST ELEVATION
1" = 10'-0"



4 WEST ELEVATION
1" = 10'-0"

REVISIONS		
Revision	Rev. #	Revision Description
PROJECT NUMBER		
220219		
DATE OF ORIGINAL ISSUE		
3/08/2019		
SHEET NUMBER		

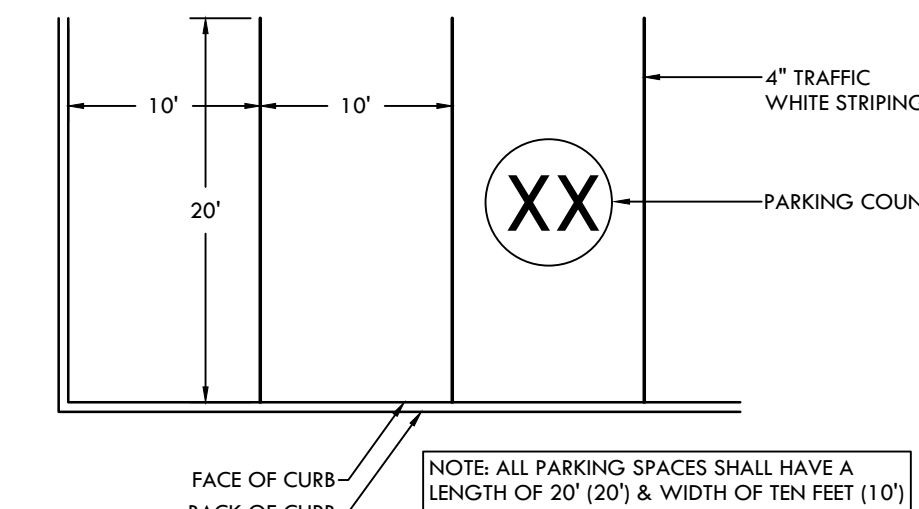


1 SITE PLAN

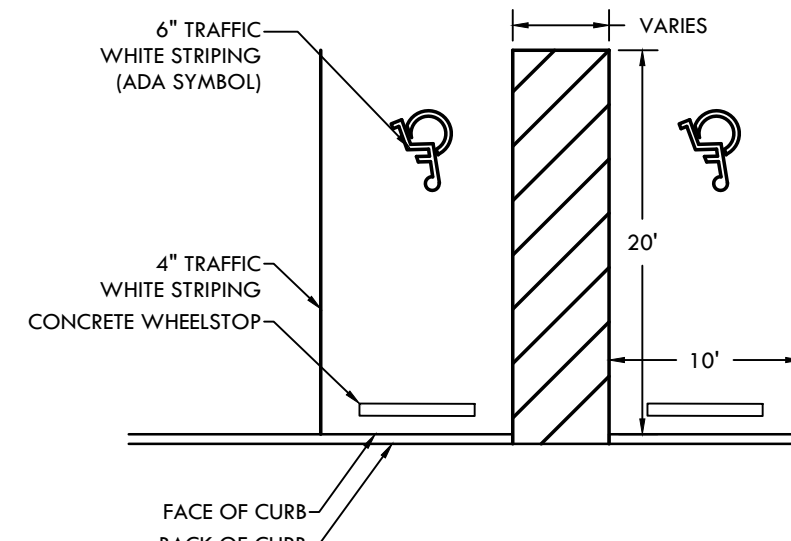
SCALE: 1"=20'

NOTES:

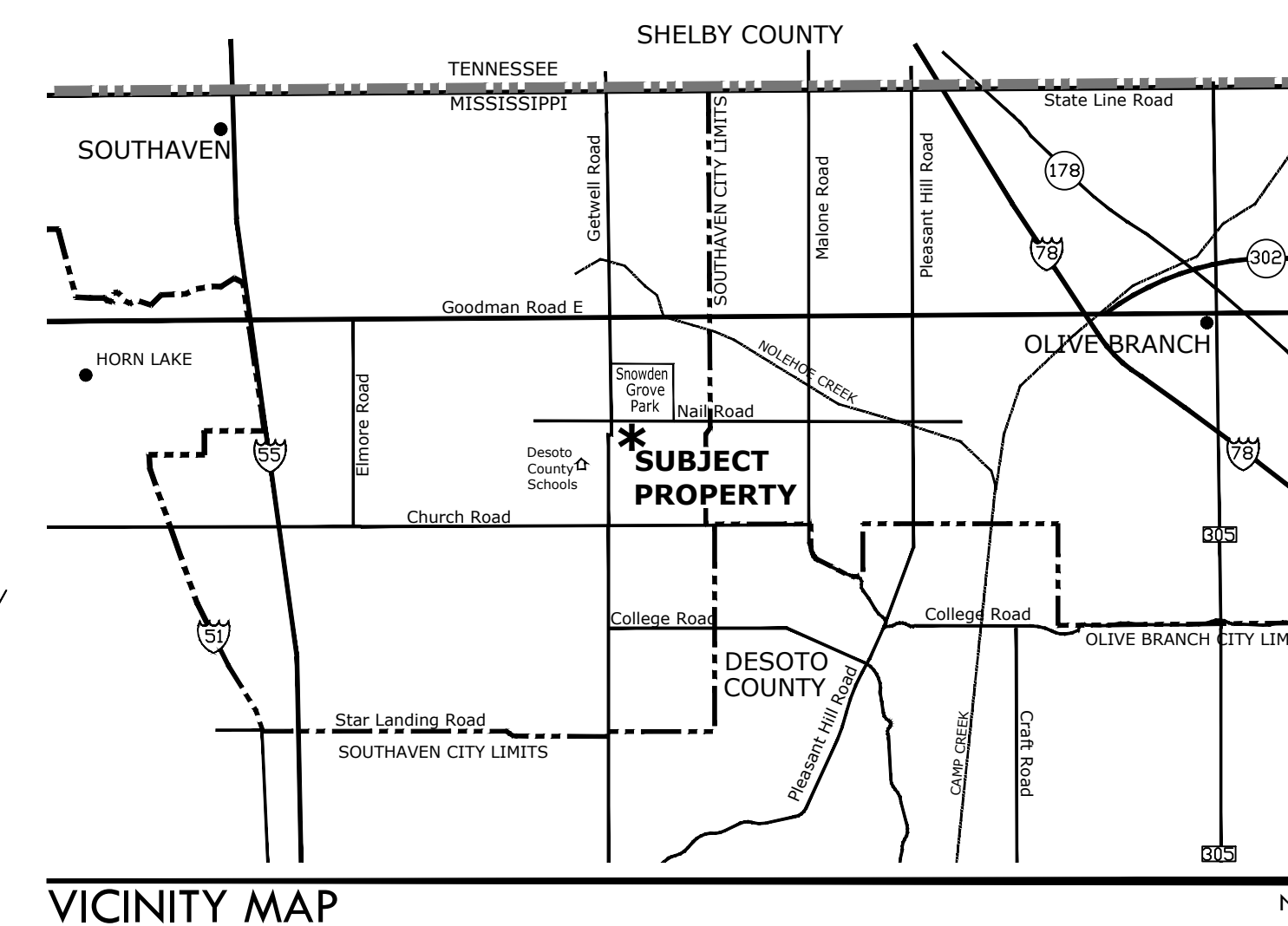
- DEVELOPER/CONTRACTOR RESPONSIBLE FOR ENSURING THAT ALL SIGHT TRIANGLES ARE CLEAR OF OBSTRUCTIONS
- ALL SIDEWALK AND DRIVE/STREET CROSSINGS SHALL MEET CURRENT ADA, COUNTY, AND CITY REGULATIONS.
- ALL SIDEWALKS, CURB RAMPS, DETECTABLE WARNING STRIPS (TRUNCATED DOMES), CURB & GUTTER, DRIVEWAYS, ETC. SHALL BE IN ACCORDANCE WITH THE CITY OF SOUTHAVEN'S STANDARD DETAILS UNLESS NOTED OTHERWISE.
- ALL PARKING LOT STRIPING SHALL BE TRAFFIC WHITE UNLESS NOTED OTHERWISE
- PARKING SPACE DIMENSIONS AS INDICATED ON THIS SHEET SHALL HAVE SUFFICIENT 2.0' OVERHANG DISTANCE INTO THE LANDSCAPE BUFFER OR SIDEWALK AND SHALL CONFORM TO THE "TYPICAL PARKING SPACE LAYOUT" AND "TYPICAL ADA PARKING SPACE LAYOUT" DETAILS.
- THE CITY OF SOUTHAVEN ZONING ORDINANCE REQUIRES 2 PARKING SPACES PER 1 DWELLING UNIT. HOWEVER, CONSIDERING THE NUMBER OF 1 BEDROOM UNITS WITHIN THE BUILDING, IT IS PROPOSED THAT THE PARKING RATIO BE REDUCED TO 1.5 SPACES PER 1 DWELLING UNIT.
ZONING ORDINANCE REQUIREMENT: 2 SPACES x 38 DWELLING UNITS = 76 SPACES
PROPOSED PARKING RATIO: 1.5 SPACES x 38 DWELLING UNITS = 57 SPACES
PARKING ILLUSTRATED: 70 SPACES ÷ 38 DWELLING UNITS = 1.8 SPACES / 1 DWELLING UNIT



2 TYPICAL PARKING SPACE LAYOUT
SCALE: 1:10



3 TYPICAL ADA PARKING SPACE
SCALE: 1:10



VICINITY MAP



THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DALHOFF THOMAS DESIGN, LLC. IT IS NOT TO BE COPIED, REPRODUCED, OR USED BY THE CLIENT FOR ANY PURPOSE DETRIMENTAL TO THE INTEREST OF DALHOFF THOMAS DESIGN, LLC.

DATE: MARCH 2019
DT PROJECT NO.: 19,390
DRAWN BY: JOH
CHECKED BY: LDT

SITE PLAN		
PROJECT NAME	SNOWDEN GROVE PUD - AREA 15 - LOT 3	
SITE PLAN TYPE	SITE PLAN APPLICATION	
SUBDIVISION / PUD	SNOWDEN GROVE PUD	
LOT NUMBER	AREA 15 - LOT 3	
PROPERTY ADDRESS	N/A	
CITY, COUNTY, STATE	SOUTHAVEN, DESOTO, MS	
PARCEL ID #	207203170 0000300	
EXISTING ZONING & APPLICABLE OVERLAYS	PUD (uses as permitted & regulated in the C-4 Planned Commercial District)	
SITE ACREAGE	2.16 ±	
MINIMUM REQUIRED SETBACKS	MINIMUM REQUIRED	PROVIDED
NORTH (FRONT)	30'	45' ±
SOUTH (REAR)	50'	80' ±
EAST (SIDE)	50'	66' ±
WEST (SIDE)	15'	83' ±
OWNERSHIP: CGL INVESTMENTS LLC		
REPRESENTED BY MAKOWSKY RINGEL GREENBERG, LLC		
ADDRESS	1010 JUNE RD MEMPHIS, TN 38119	
PHONE	901.683.2220	
FAX	901.683.9247	
EMAIL	gmakowsky@mrgrmemphis.com	
CONTACT	Gary Makowsky	
APPLICANT/DESIGN PROFESSIONAL: DALHOFF THOMAS DESIGN STUDIO		
ADDRESS	6465 N QUAIL HOLLOW RD, SUITE 401 MEMPHIS, TN 38120	
PHONE	901.646.5070	
FAX	N/A	
EMAIL	owen@dt-designstudio.com	
CONTACT	Owen Harris, PLA	
SITE PLAN DATA CHART		
PROPOSED USE(S)	MIXED-USE	
BUILDING HEIGHT(S)	40' ±	
NONRESIDENTIAL BUILDING SF (ANY EXISTING ON SITE & PROPOSED)	1,836 ft²	
RESIDENTIAL DWELLING UNITS WITHIN SNOWDEN GROVE PUD AREA 15	MAXIMUM UNITS ALLOWED (with PUD amendment)	RESIDENTIAL DWELLINGS PROVIDED
	65	64
RESIDENTIAL DENSITY WITHIN SNOWDEN GROVE PUD AREA 15 (10 AC ±)	MAXIMUM DENSITY ALLOWED	DENSITY PROVIDED
	6.50 UNITS / ACRE	6.40 UNITS / ACRE
NONRESIDENTIAL FLOOR AREA RATIO (FAR)	MAXIMUM LIMIT	PROVIDED
	0.25	0.02
OPEN SPACE PERCENTAGE (% PERVIOUS AREA/GREEN SPACE)	MINIMUM REQUIRED	PROVIDED
	N/A	25% ±
PROPOSED PARKING (EXCEPTION REQUESTED TO REDUCE PARKING RATIO TO 1.5 : 1 FROM 2 : 1)	MINIMUM REQUIRED	PROVIDED
	2 SPACES / 1 D.U. = 76 1.5 SPACES / 1 D.U. = 57	70 SPACES (1.8 : 1)

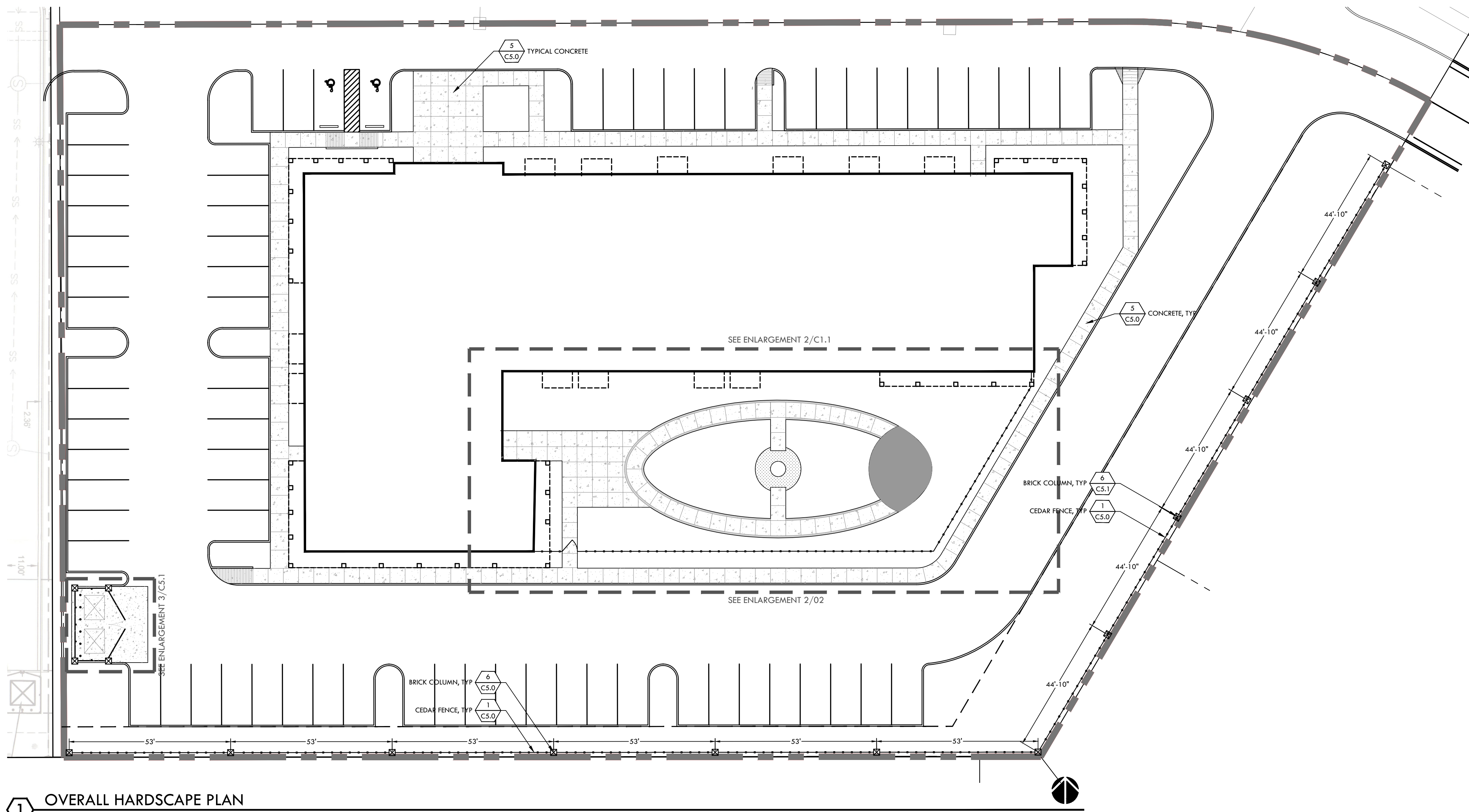
SOUTHAVEN TOWN SQUARE APARTMENTS
MAKOWSKY RINGEL GREENBERG, LLC
GETWELL ROAD - E NAIL ROAD
SOUTHAVEN, MS

PRELIMINARY
NOT FOR
CONSTRUCTION

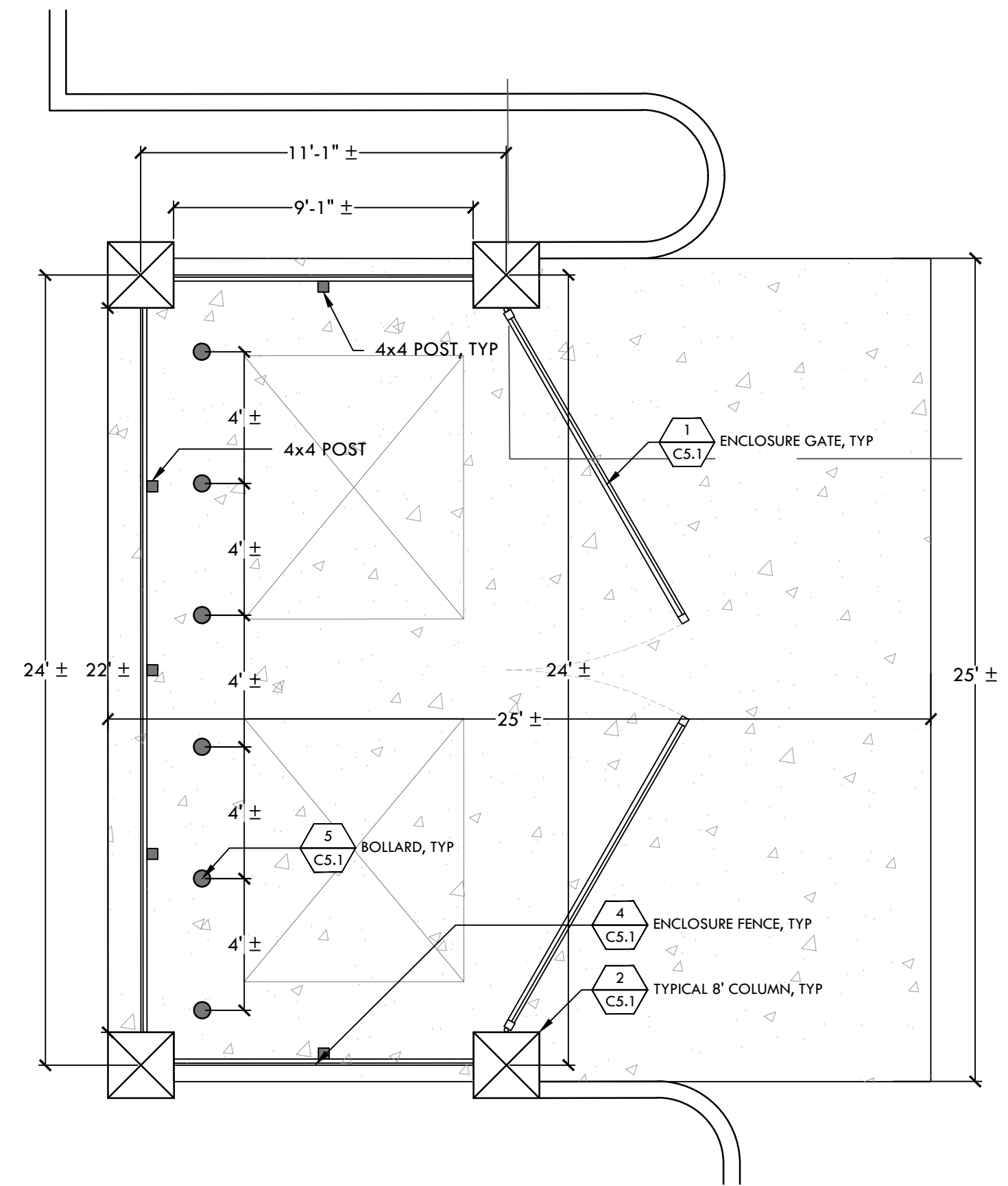
HARDSCAPE PLAN & DETAILS

REVISIONS		
Revision	Rev. #	Revision Description
PROJECT NUMBER		
220219		
DATE OF ORIGINAL ISSUE		
3/08/2019		
SHEET NUMBER		

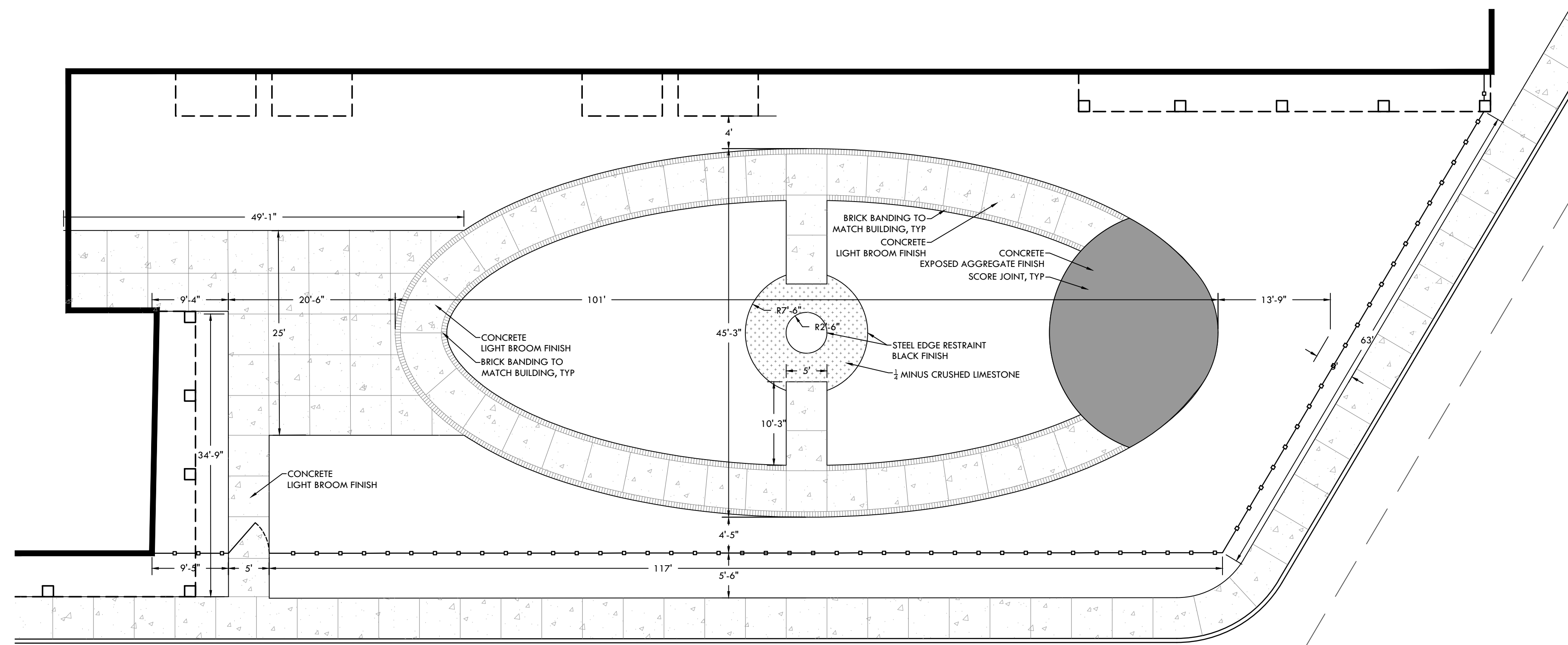
C1.0



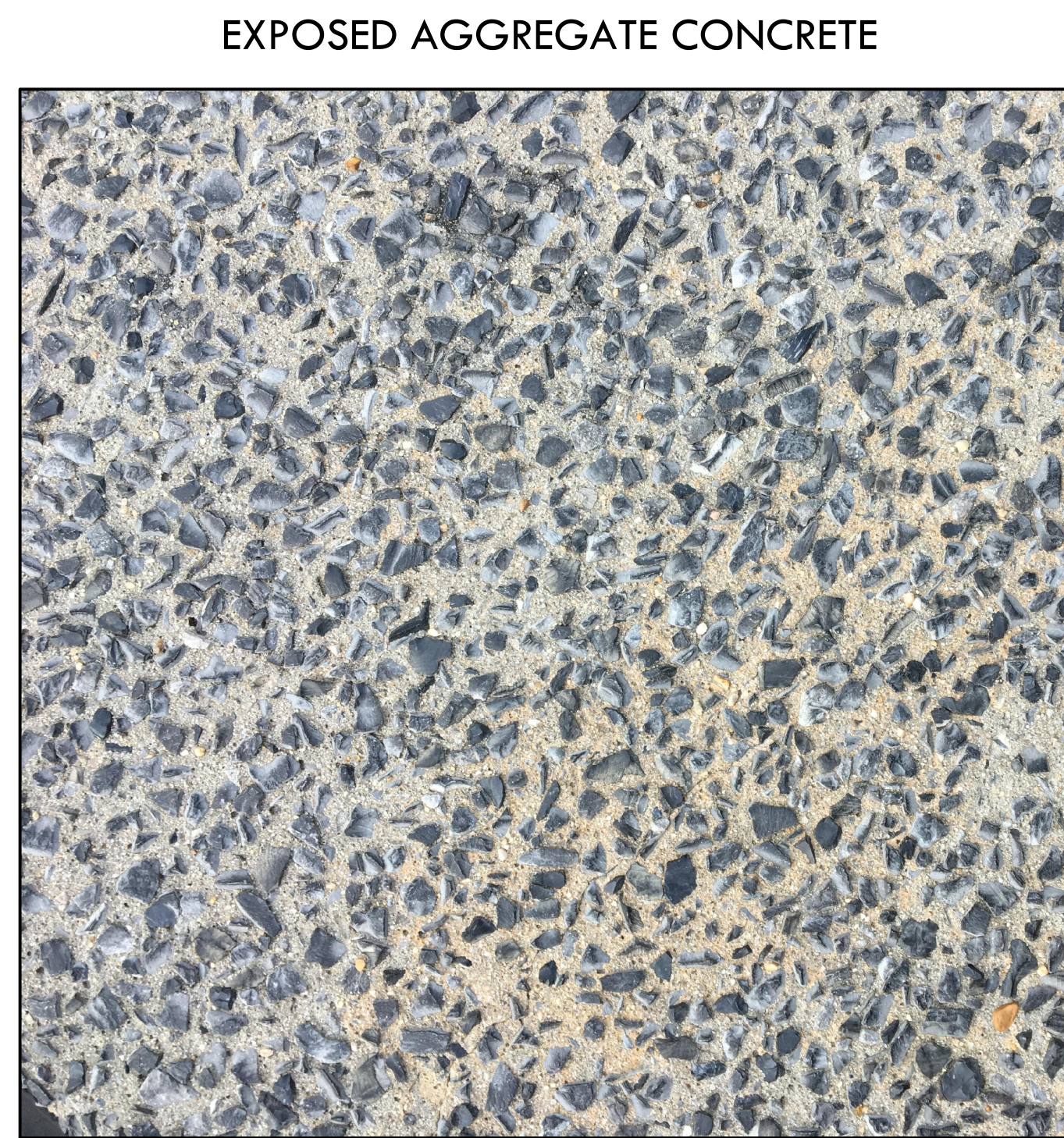
1 OVERALL HARDSCAPE PLAN
SCALE: 1"=20'



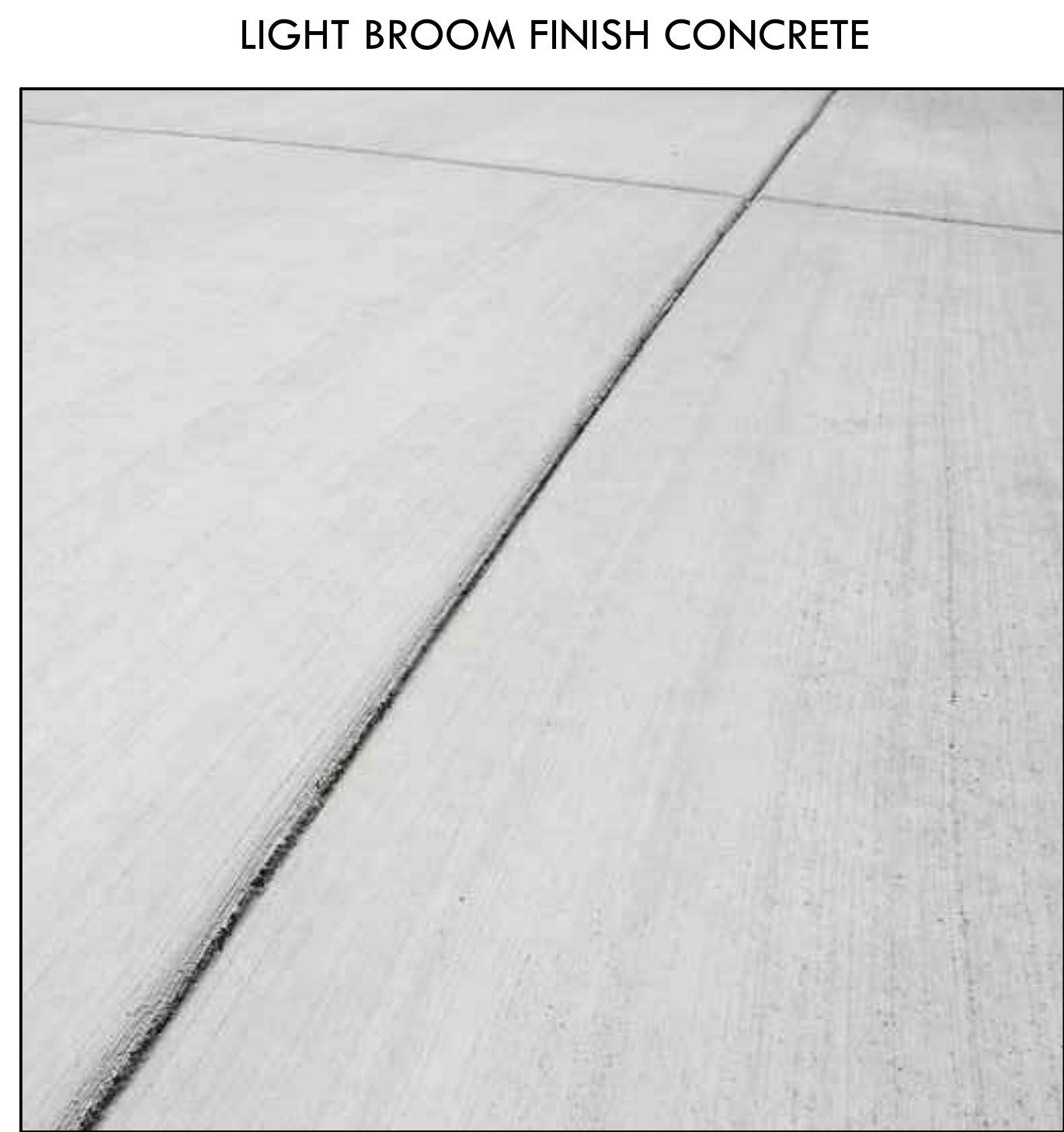
3 AMENITY AREA ENLARGEMENT
SCALE: 1"=4'



2 AMENITY AREA ENLARGEMENT
SCALE: 1"=10'



4 HARDSCAPE MATERIALS
SCALE: NTS



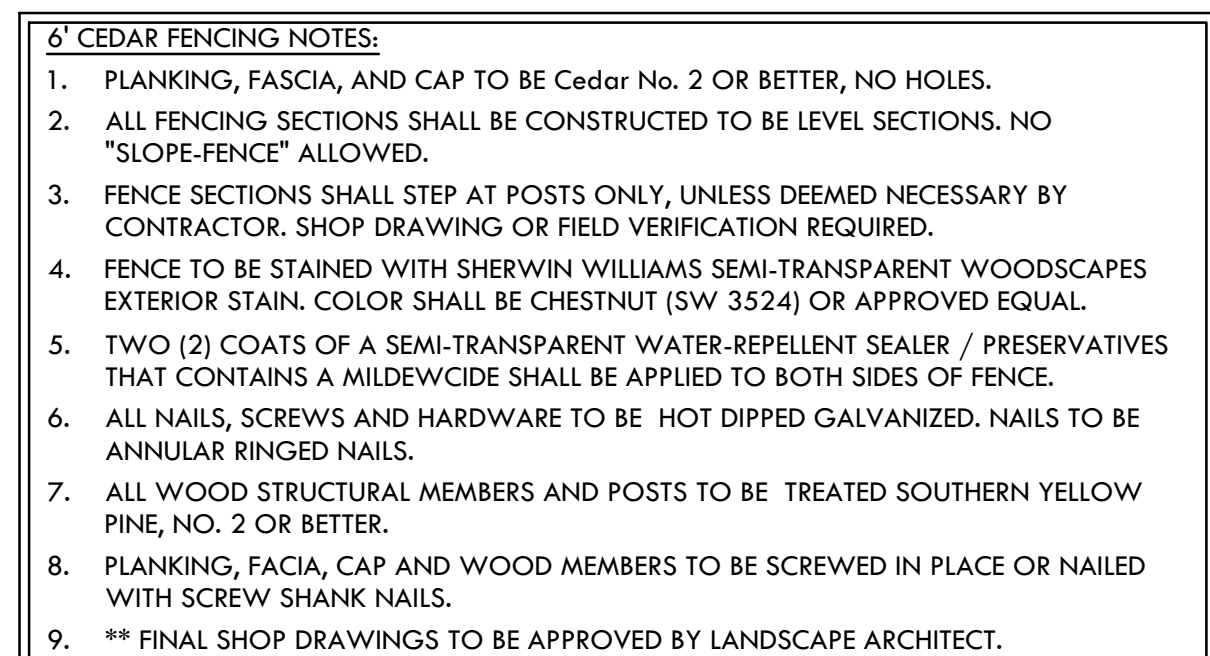
REVISIONS		
Revision Date	Rev. #	Revision Description
PROJECT NUMBER		
220219		
DATE OF ORIGINAL ISSUE		
3/08/2019		
SHEET NUMBER		



dt-designstudio.com
info@dt-designstudio.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DALHOFF THOMAS DESIGN, LLC. IT IS NOT TO BE COPIED IN WHOLE OR PART OR USED BY THE CLIENT FOR ANY PURPOSE DETRIMENTAL TO THE INTEREST OF DALHOFF THOMAS DESIGN, LLC.

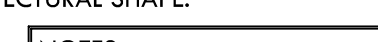
DATE: MARCH 2019
DT PROJECT NO.: 19.390
DRAWN BY: JOH
CHECKED BY: LDT



SCALE: 1/2"=1



2 TYPICAL
SCALE: 1/2"=1'



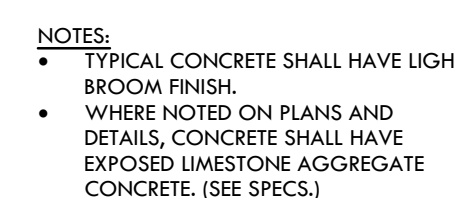
NOTES:

1. FENCE SHALL BE AMERISTAR MONTAGE PLUS WELDED ORNAMENTAL STEEL FENCE IN GENESIS STYLE WITH 3 RAIL, EXHIBIT PCKET BOTTOM, AND BLACK FINISH. AMERISTAR ITEM NO. 1 RCB370

AMERISTAR FENCE
WWW.AMERISTARFENCE.COM
888.333.3422

2. FENCE ON SLOPED AREAS SHALL FOLLOW GRADE BY RACKING EACH FENCE PANEL. PANELS CAN BE BAKED 30" OVER R.

3 ORNAM
SCALE: 1/2"=1'



5 TYP. C
SCALE: NTS



NOTES:

- 1.) POST SIZE DEPENDS ON FENCE HEIGHT, WEIGHT AND WIND LOADS.
SEE *MONTAGE PLUS™* POST SIZING CHART.
- 2.) SEE *AMERISTAR* GATE TABLE FOR STANDARD OUT TO OUTS. CUSTOM
GATE OPENINGS AVAILABLE FOR SPECIAL OUT TO OUT/LEAF WIDTHS
- 3.) ADDITIONAL STYLES OF GATE HARDWARE ARE AVAILABLE ON REQUEST.
THIS COULD CHANGE THE LATCH & HINGE CLEARANCE

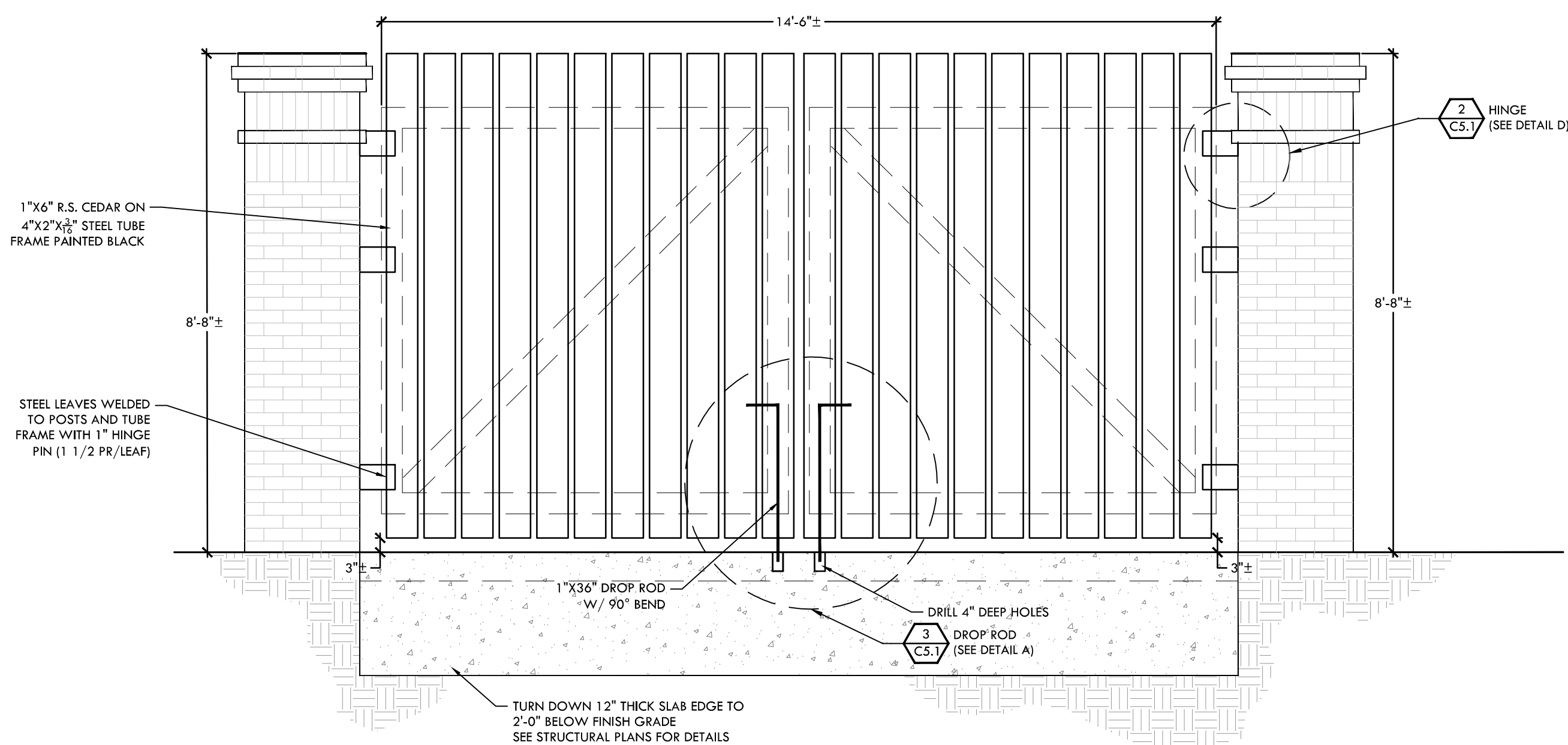
SOUTHAVEN TOWN SQUARE APARTMENTS
MAKOWSKY RINGEL GREENBERG, LLC
GETWELL ROAD - E NAIL ROAD
SOUTHAVEN, MS

PRELIMINARY
NOT FOR
CONSTRUCTION

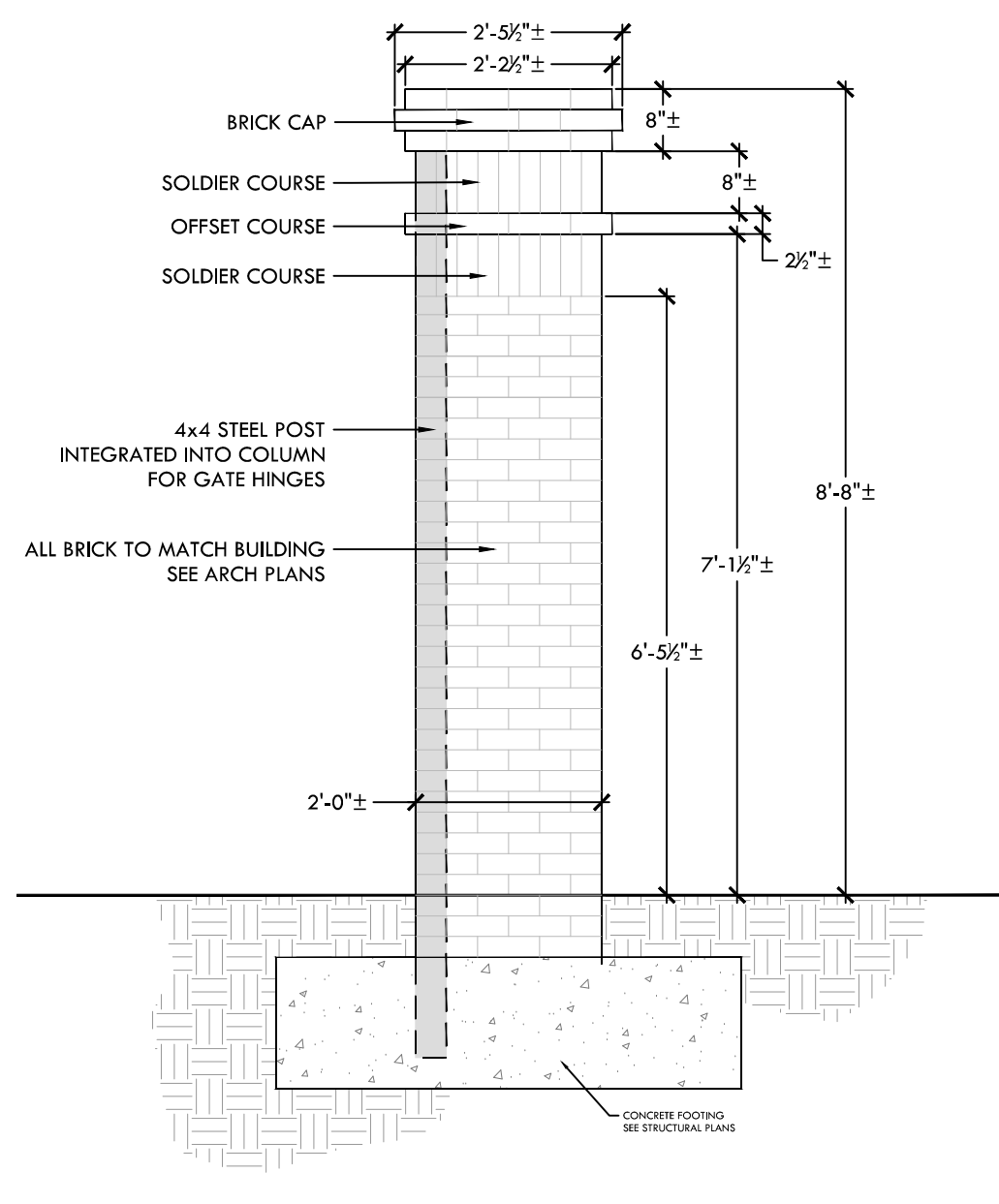
HARDSCAPE DETAILS

REVISIONS		
Revision Date	Rev. #	Revision Description
PROJECT NUMBER		
220219		
DATE OF ORIGINAL ISSUE		
3/08/2019		
SHEET NUMBER		

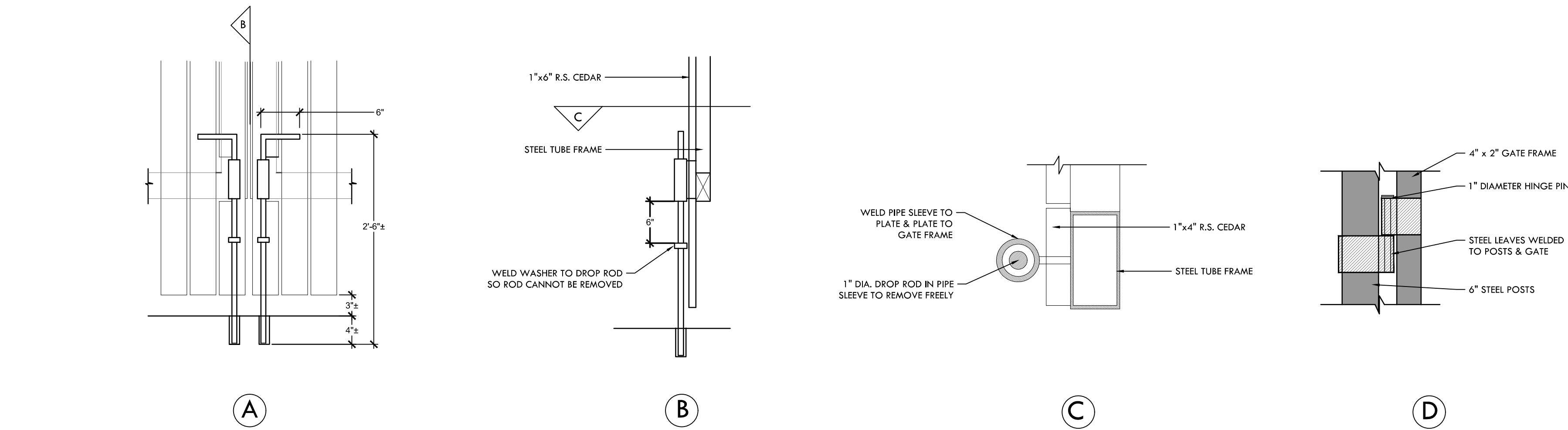
C5.0



1 ENCLOSURE GATE
SCALE: 1/2"=1'

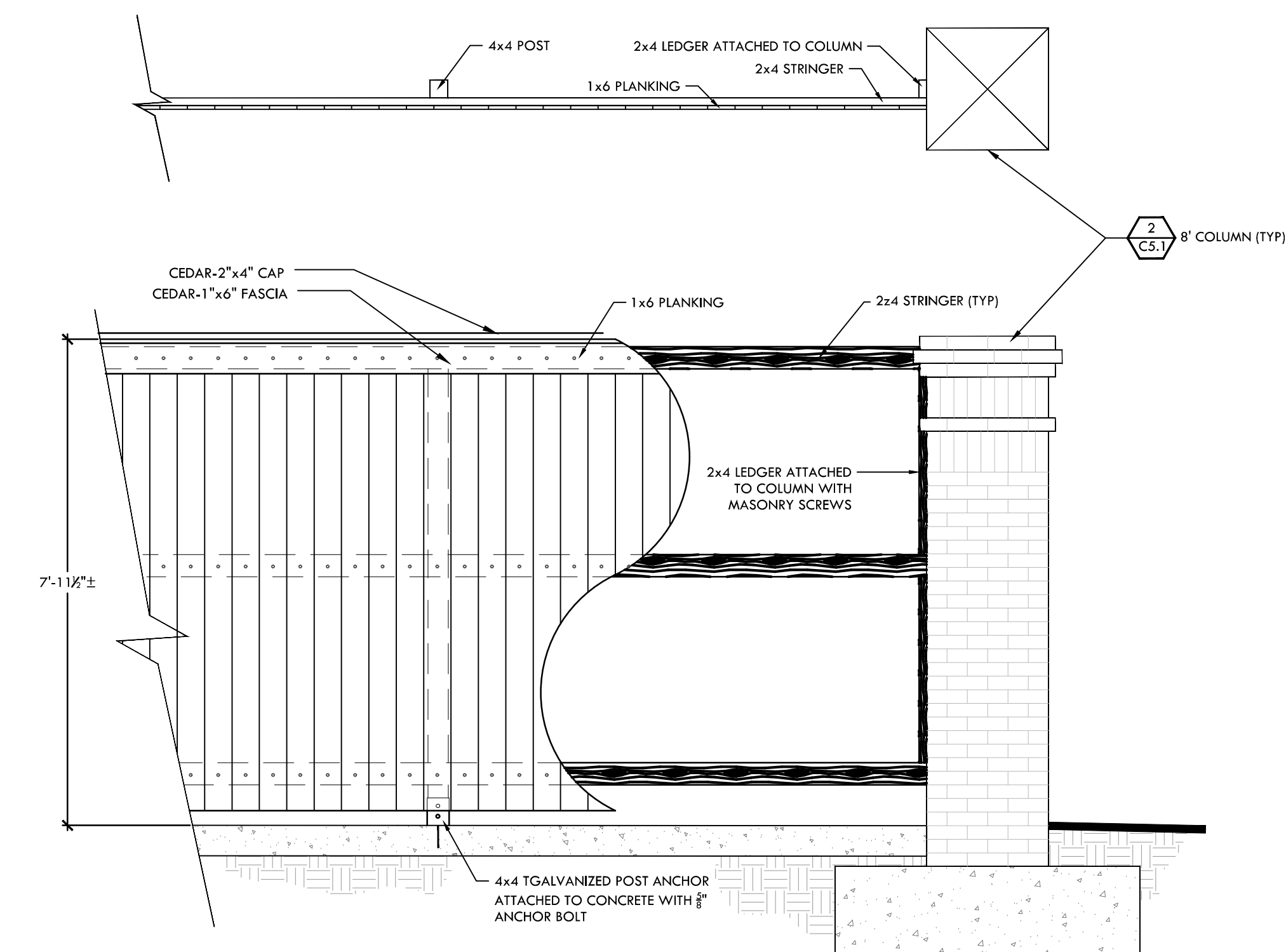


2 TYPICAL 8' COLUMN
SCALE: 1/2"=1'

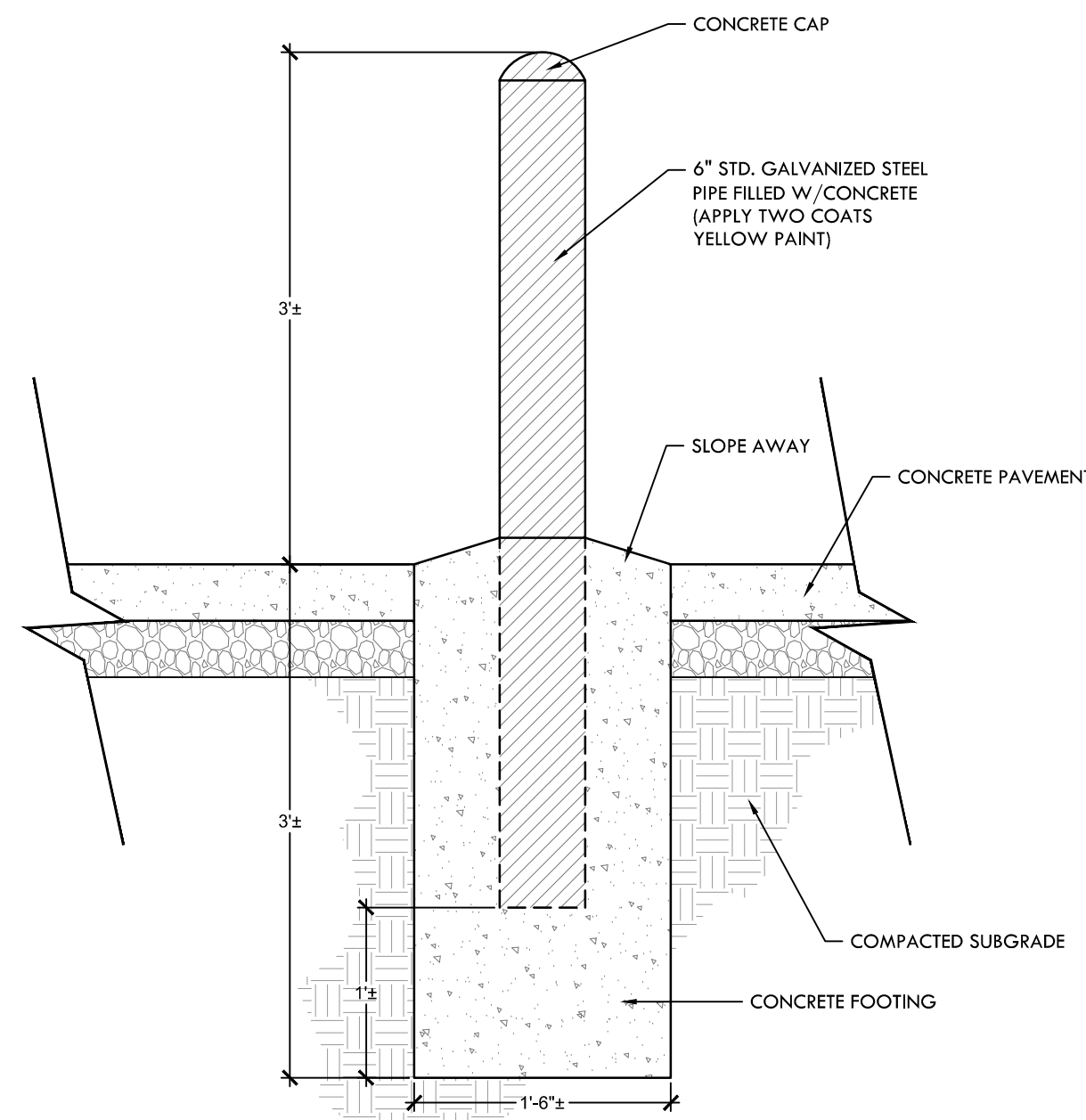


3 CONNECTION DETAILS
SCALE: 1"=1'

- ENCLOSURE FENCING NOTES:
1. PLANKING, FASCIA, AND CAP TO BE Cedar No. 2 OR BETTER, NO HOLES.
 2. FENCE TO BE STAINED WITH SHERWIN-WILLIAMS SEMI-TRANSPARENT WOODSCAPES EXTERIOR STAIN. COLOR SHALL BE CHESTNUT (SW 3524) OR CLOSEST MATCH TO EXISTING VILLAGE PARK FENCE. PROVIDE SAMPLE TO ENSURE PROPER MATCH TO EXISTING.
 3. TWO (2) COATS OF A SEMI-TRANSPARENT WATER-REPELLENT SEALER / PRESERVATIVES THAT CONTAINS A MILDEWICIDE SHALL BE APPLIED TO BOTH SIDES OF FENCE.
 4. ALL NAILS, SCREWS AND HARDWARE TO BE HOT DIPPED GALVANIZED, NAILS TO BE ANNULAR RINGED NAILS.
 5. ALL WOOD STRUCTURAL MEMBERS AND POSTS TO BE TREATED SOUTHERN YELLOW PINE, NO. 2 OR BETTER.
 6. PLANKING, FACIA, CAP AND WOOD MEMBERS TO BE SCREWED IN PLACE OR NAILED WITH SCREW SHANK NAILS.
 7. ** FINAL SHOP DRAWINGS TO BE APPROVED BY PROJECT MANAGER.



4 ENCLOSURE FENCE
SCALE: 1/2"=1'



5 BOLLARD
SCALE: 1"=1'

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DALHOFF THOMAS DESIGN, LLC. IT IS NOT TO BE COPIED, REPRODUCED, OR USED BY THE CLIENT FOR ANY PURPOSE DETRIMENTAL TO THE INTEREST OF DALHOFF THOMAS DESIGN, LLC.

DATE: MARCH 2019
DT PROJECT NO.: 19.390
DRAWN BY: JOH
CHECKED BY: LDT

SOUTHAVEN TOWN SQUARE APARTMENTS
MAKOWSKY RINGEL GREENBERG, LLC
GETWELL ROAD - E NAIL ROAD
SOUTHAVEN, MS

PRELIMINARY
NOT FOR
CONSTRUCTION

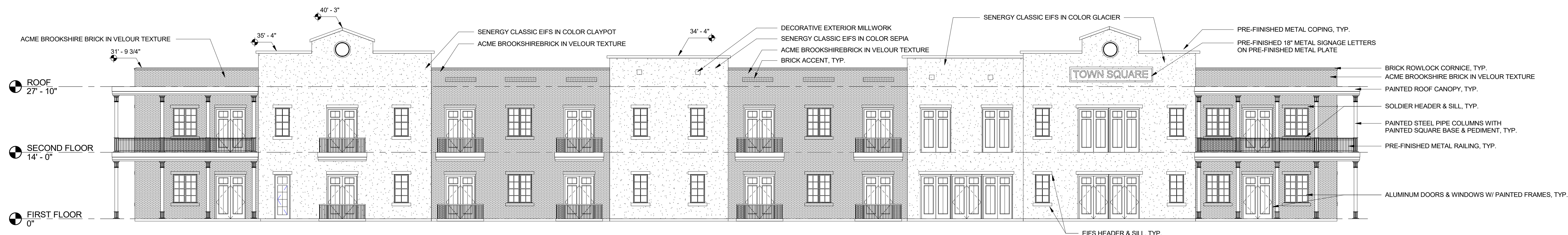
REVISIONS		
Revision Date	Rev. #	Revision Description
PROJECT NUMBER		
220219		
DATE OF ORIGINAL ISSUE		
3/08/2019		
SHEET NUMBER		

HARDSCAPE DETAILS

C5.1

REVISIONS		
Revision Date	Rev. #	Revision Description

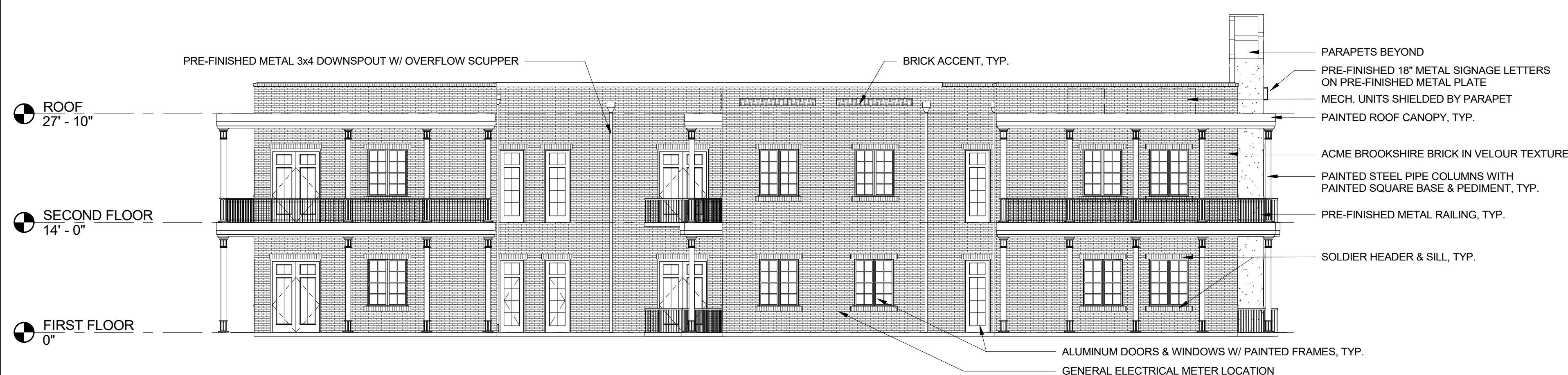
PROJECT NUMBER	220219
DATE OF ORIGINAL ISSUE	3/08/2019
SHEET NUMBER	



1 NORTH ELEVATION
1" = 10'-0"



2 SOUTH ELEVATION
1" = 10'-0"



3 EAST ELEVATION
1" = 10'-0"



4 WEST ELEVATION
1" = 10'-0"



dt-designstudio.com
info@dt-designstudio.com

DATE: MARCH 2019
DT PROJECT NO.: 19.390
DRAWN BY: DEG
CHECKED BY: JOH

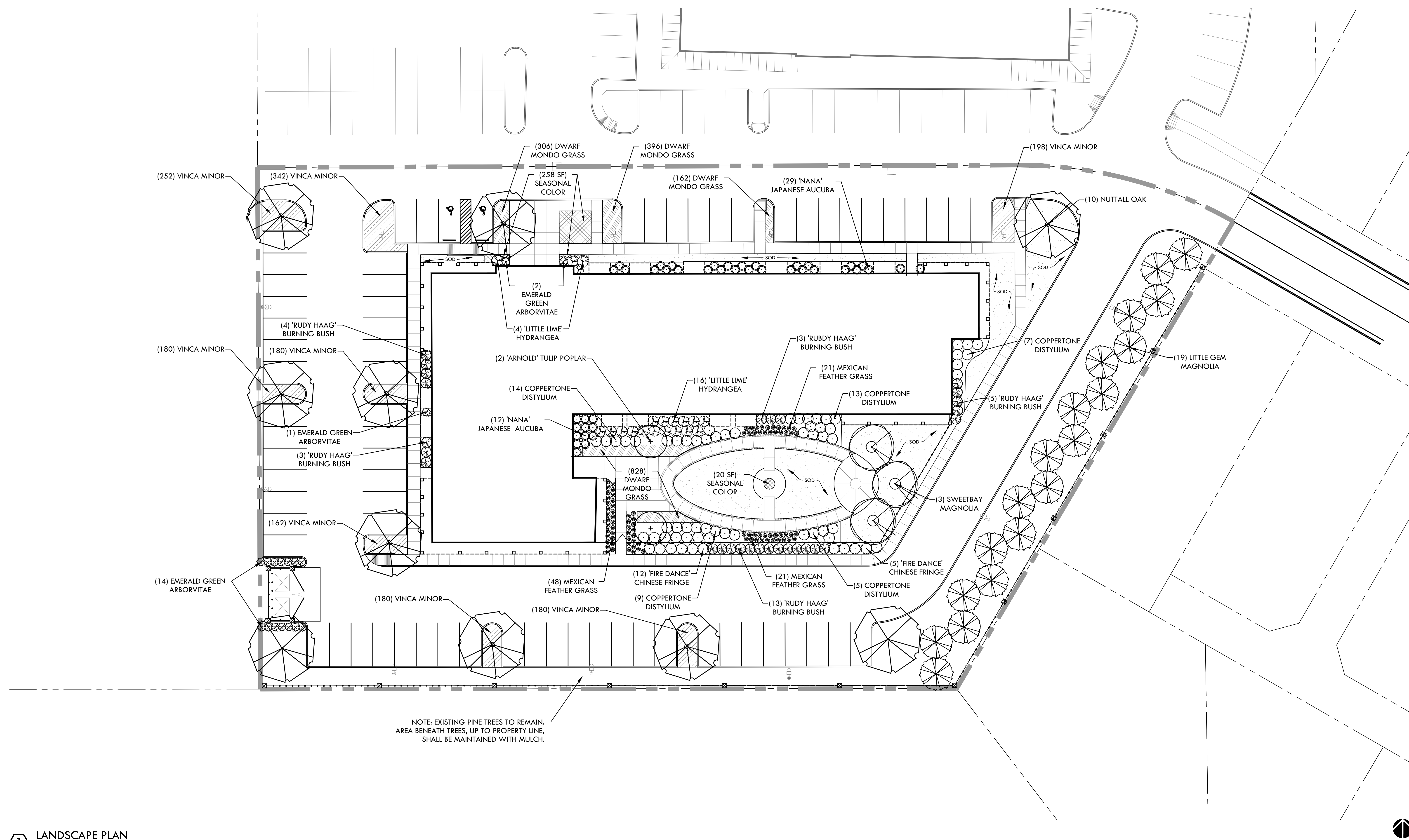
SOUTHAVEN TOWN SQUARE APARTMENTS
MAKOWSKY RINGEL GREENBERG, LLC
GETWELL ROAD - E NAIL ROAD
SOUTHAVEN, MS

PRELIMINARY
NOT FOR
CONSTRUCTION

PLAN & PLANT SCHEDULE	REVISIONS		
	Revision Date	Rev. #	Revision Description
	PROJECT NUMBER		
	220219		
	DATE OF ORIGINAL		
	ISSUE		
	3/08/2019		
	SHEET NUMBER		

L1.0

LANDSCAPE PLAN & PLANT SCHEDULE



1 LANDSCAPE PLAN
SCALE: 1"=20'

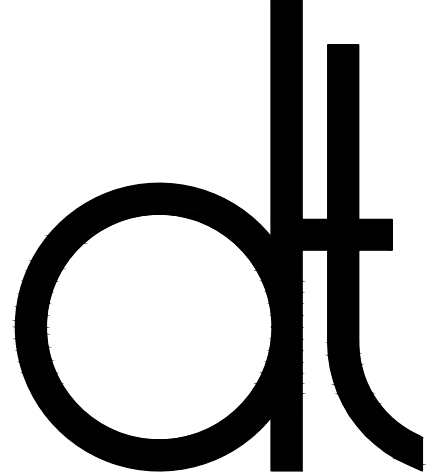
PLANT SCHEDULE

Trees

Botanical Name	Common Name	Quantity	Cond.	Unit	Install Size (Min.)	Comments
Liriodendron tulipifera 'Arnold'	'Arnold' Tulip Poplar	2	B&B	EA	3" Cal	Fastigiated cultivar
Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	19	B&B	EA	2" Cal	Uniform branching, dominant leader
Magnolia virginiana	Sweet Bay Magnolia	3	B&B	EA	8'-10' HT	3 Cane min. @ 1" cal. each, No Crossing Leaders
Quercus nuttallii	Nuttall Oak	10	B&B	EA	3" Cal	Uniform branching, dominant leader

Shrubs, Perennials, and Groundcovers

Botanical Name	Common Name	Quantity	Cond.	Unit	Install Size (Min.)	Comments
Aucuba japonica 'Nana'	Dwarf Japanese Aucuba	42	Cont.	EA	18"-24" HT	Full plant, free of weeds
Distylium 'PIIDIST-III' PP25,304	Coppertone Distylium	48	Cont.	EA	18"-24" HT	Full plant, free of weeds
Euonymus alatus 'Rudy Haag'	Rudy Haag' Burning Bush	28	Cont.	EA	18"-24" HT	Full plant, free of weeds
Hydrangea paniculata 'Jane' P.P.A.F	'Little Lime' Hardy Hydrangea	20	Cont.	EA	18"-24" HT	Full plant, free of weeds
Loropetalum chinense 'Fire Dance'	'Fire Dance' Chinese Fringe	17	Cont.	EA	18"-24" HT	Full plant, free of weeds
Nassella tenuissima	Mexican Feather Grass	87	Cont.	EA	1-GAL FULL	Full plant, free of weeds
Ophiopogon japonicus 'Nanus'	Dwarf Mondo Grass	1,692	Cont.	EA	4" CONT	8 pips minimum, Spaced 8" O.C.
Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	17	Cont.	EA	36" HT	Upright Form
Vinca Minor	Vinca	1,674	Cont.	EA	4" CONT	Full plant, free of weeds, Spaced 12" O.C.
Seasonal Color	Varies by season	278	Cont.	SF		Owner to Choose
Sod	Tifway 419 Bermuda	552		SY		Free of weeds



DALHOFF THOMAS
DESIGN STUDIO

6465 North Quail Hollow Rd. Suite #81
Memphis, TN 38120
Phone: 901.646.5070

720 N. Lamar Blvd. Suite A
Oxford, MS 38655
Phone: 662.550.4554

dt-designstudio.com
info@dt-designstudio.com

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF DALHOFF THOMAS DESIGN, LLC. IT IS NOT TO BE COPIED, IN WHOLE OR IN PART, OR USED BY THE CLIENT FOR ANY PURPOSE DETRIMENTAL TO THE INTEREST OF DALHOFF THOMAS DESIGN, LLC.

DATE: MARCH 2019

DT PROJECT NO.: 19_390

DRAWN BY: DEG

CHECKED BY: JOH

SOUTHAVEN TOWN SQUARE APARTMENTS
MAKOWSKY RINGEL GREENBERG, LLC
GETWELL ROAD - E NAIL ROAD
SOUTHAVEN, MS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NUMBER
220219
DATE OF ORIGINAL
ISSUE
3/08/2019
SHEET NUMBER

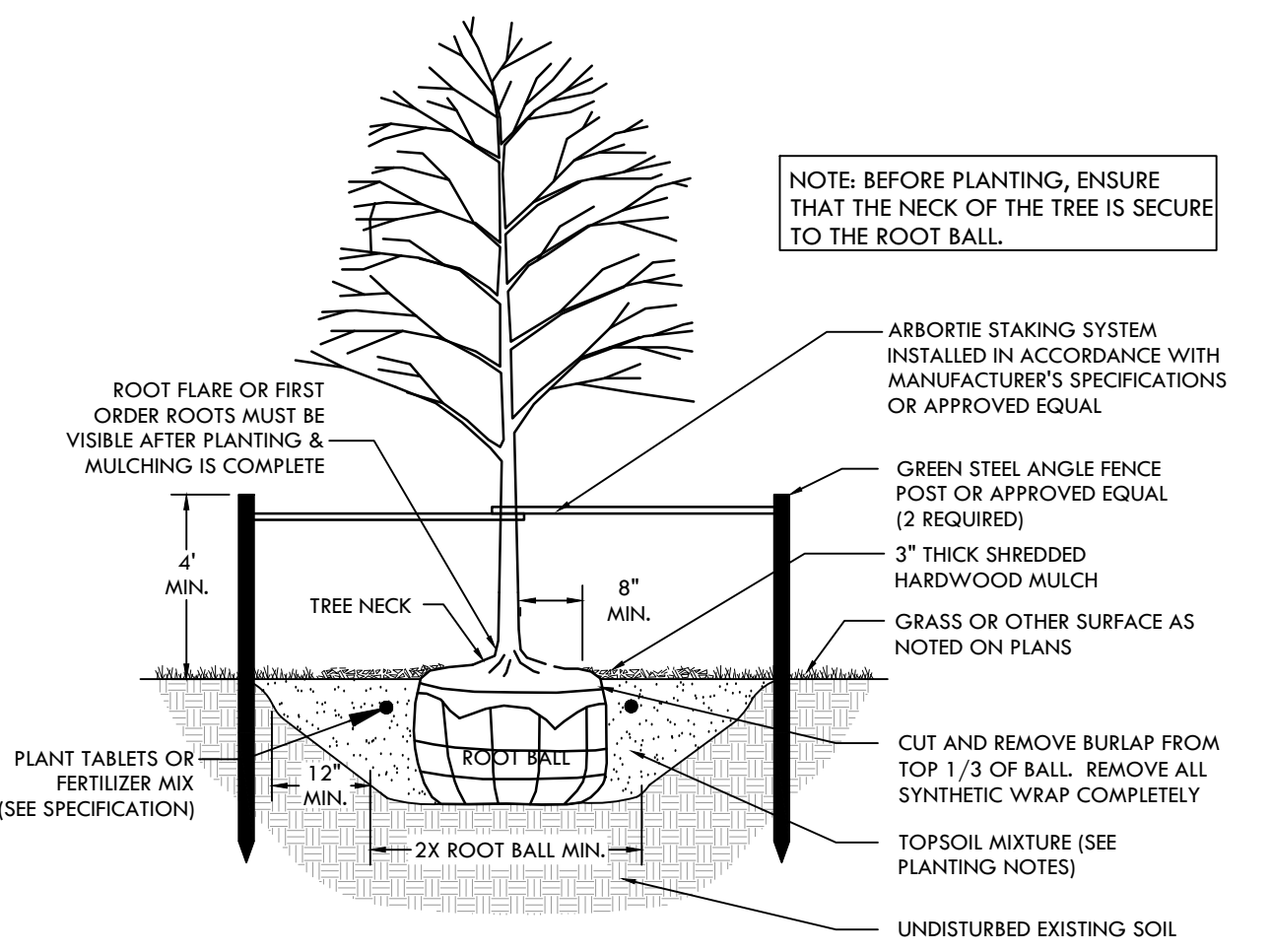
C5.0

LANDSCAPE NOTES

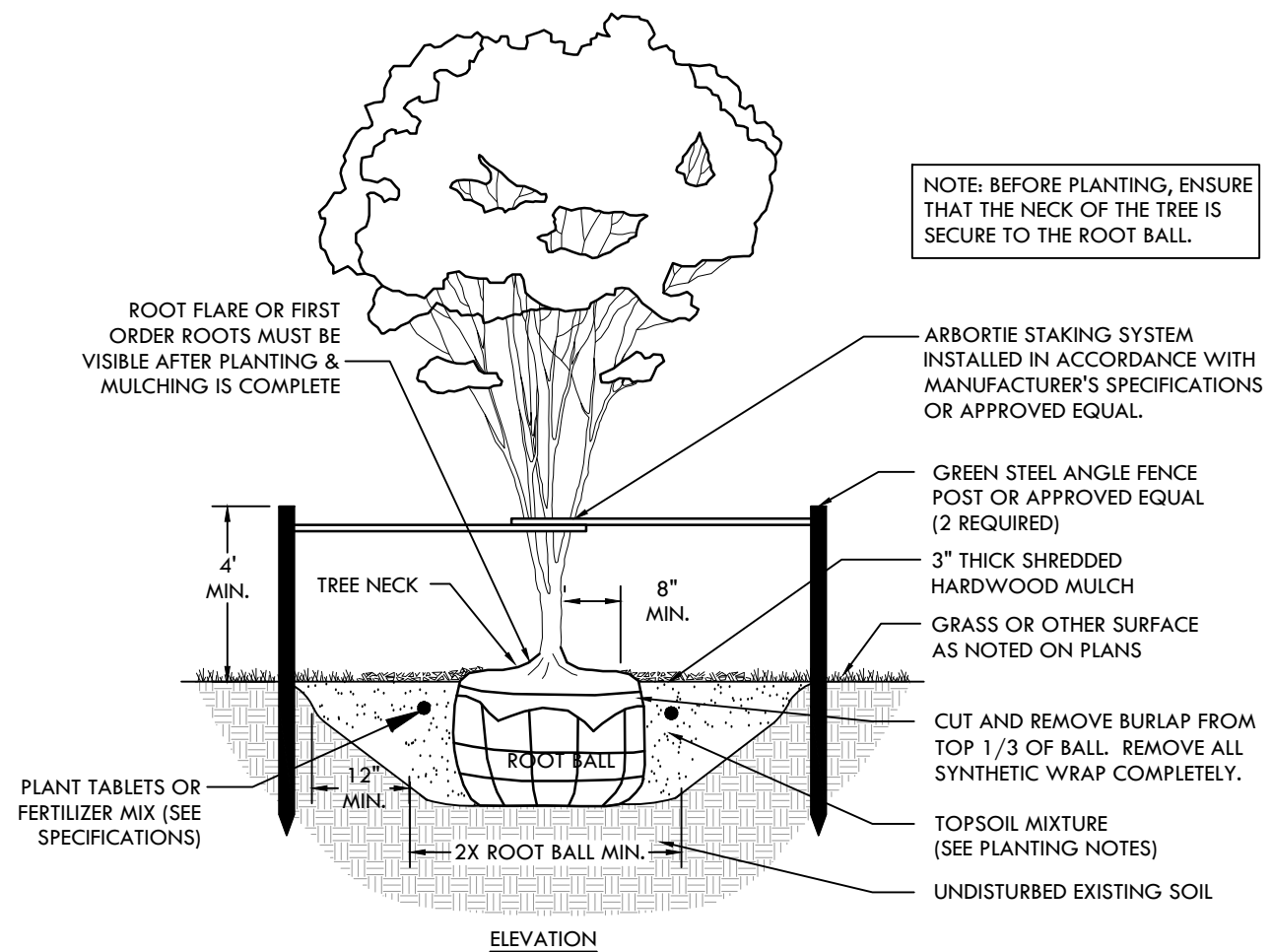
- CONTRACTOR TO CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS BEFORE SUBMITTING BID PROPOSAL OR COMMENCING WORK.
- ALL AREAS TO BE SEEDS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. FRESH GRADE TOLERANCE OF 1" ACCEPTABLE. VERIFY THAT FRESH GRADE IS FREE OF STONES OR CLODS LARGER THAN 1 1/2" DIAMETER AND FREE OF TRASH. NOTIFY GENERAL CONTRACTOR IF THESE CONDITIONS ARE NOT PRESENT.
- PLANT QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE. VERIFY BEFORE SUBMITTING BID PROPOSAL THAT QUANTITIES SHOWN WILL ADEQUATELY FULFILL THE DESIGN INTENT. VERIFY PRIOR TO PLACEMENT THAT QUANTITIES ARE ADEQUATE. CONTACT PROJECT MANAGER WITH DISCREPANCIES.
- ALL TREES TO BE STAKED AS SHOWN ON THE PLANTING DETAIL AT LEAST THROUGHOUT THE ONE YEAR WARRANTY PERIOD.
- TREES AND SHRUBS THAT ARE 25% DEAD DURING WARRANTY PERIOD SHALL BE REPLACED. ANY WARRANTY PERIOD THAT EXTENDS PAST THE GROWING SEASON SHALL BE CONTINUED INTO THE NEXT SEASON.
- DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS CAUSED BY THE CONTRACTOR ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE REPAIRED OR REFUSED AT HIS COST, SUBJECT TO OWNER'S APPROVAL.
- CONTRACTOR'S BASE BID TO INCLUDE ALL MATERIALS, RED PREP LABOR, PERMITS, EQUIPMENT, TOOLS, INSURANCE, ETC. TO PERFORM THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS.
- CONTRACTOR TO COMPLETE WORK WITHIN SCHEDULE ESTABLISHED BY OWNER.
- CONTRACTOR TO PROVIDE ONE YEAR WARRANTY FOR ALL MATERIAL FROM DATE OF COMPLETION.
- PROVIDE UNIT PRICE FOR ALL MATERIALS (INSTALLED COST) LISTED ON THE PLANT SCHEDULE.
- CONTRACTOR TO PROVIDE INTERNAL MAINTENANCE (WATERING, PRUNING, FERTILIZING, GUYING, MOVING, BENDING, AND/OR BRANCHING OF FERTIGING AREAS, EGOING, WEEDING, MULCHING, APPLICATION OF INSECTICIDES/HERBICIDES, AND GENERAL LANDSCAPE CLEANUP) UNTIL SUBSTANTIAL COMPLETION NOTICE IS PROVIDED BY THE OWNER OR PROJECT MANAGER.
- PERFORM WORK IN COMPLIANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK AND PROVIDE FOR PERMITS REQUIRED BY LOCAL AUTHORITIES.
- TOPSOIL SHALL BE NATURAL, FERTILE, FRIABLE, SANDY CLAY LOAM CAPABLE OF SUSTAINING PLANT GROWTH, FREE OF STONES, STUMPS, ETC.
- FOR ALL TURF LAWN AREAS, TOPSOIL SHALL BE USED TO REACH FINISH GRADE. CULTIVATE EXISTING SOIL TO A DEPTH OF 6" BELOW TOPSOIL LAYER. HAND MAKE FINISHED GRADES TO PROVIDE EVEN CONTOURS. GENERAL CONTRACTOR TO PROVIDE GRADES WITHIN 10 TO TWO-TENTHS (2.0-1) OF A FOOT OF PROPOSED FINISH GRADES.
- ALL PLANT MATERIAL TO BE SPECIFIC QUALITY AS DETERMINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, PRACTICAL STANDARDS, LATEST EDITION, INTERIOR PLANT MATERIAL TO BE REJECTED.
- ALL PLANTING BEDS TO HAVE A MINIMUM 2" DEEP SHREDED HARDWOOD MULCH. BARK CHIPS ARE NOT ACCEPTABLE. PLANTING BEDS WITH SLOPES GREATER THAN 20% (5:1) SHALL USE FINE STRAW MULCH.
- HERBICIDE PRE-EMERGENT (TRIFLORALOR EQUIVALENT) TO BE APPLIED TO ALL PLANTING BEDS AND TREE RINGS FOR WEED CONTROL PRIOR TO PLANTING.
- PLANT MATERIAL TO BE FREE OF DISEASE, INSECT PESTS, EGGS, OR LARVAE. DAMAGED PLANT MATERIAL SHALL BE REJECTED.
- ALL TREES SHALL BE TRUE TO NAME AS ORDERED OR SHOWN ON THE PLANTING PLANS AND SHALL BE LABELED INDIVIDUALLY.
- ALL TREES SHALL COMPLY WITH FEDERAL AND STATE LAWS AND REGULATIONS REQUIRING INSPECTION FOR PLANT DISEASES, PESTS, AND WEEDS. INSPECTION CERTIFICATES REQUIRED BY LAW SHALL ACCOMPANY EACH SHIPMENT OF PLANTS.
- UNLESS NOTED, ALL TREES SHALL HAVE A SINGLE RELATIVELY STRAIGHT CENTRAL LEADER AND TAPERED TRUNK, FREE OF CO-DOMINANT STEMS AND VERTICAL BRANCHES THAT COMPETE WITH THE CENTRAL LEADER.
- ALL TREES SHOULD HAVE MAIN BRANCHES DISTRIBUTED RADIALY AROUND AND VERTICALLY ALONG THE TRUNK, FORMING A GENERALLY SYMMETRICAL CROWN TYPICAL FOR THE SPECIES.
- BRANCH DIAMETER ON ALL TREES SHALL BE NO GREATER THAN 8" (TWO THIRDS) THE DIAMETER OF THE TRUNK MEASURED 1" ABOVE THE BRANCH POINT OF SPECIES. THE ATTACHMENT OF SCAFFOLD BRANCHES SHALL BE FREE OF INCLUDED BARK.
- TRUNK DIAMETER AND TAPER SHALL BE SUFFICIENT SO THAT THE TREE WILL REMAIN VERTICAL WITHOUT THE SUPPORT OF A NURSERY STAKE.
- ALL TREE TRUNKS SHALL BE FREE OF WOUNDS EXCEPT PROPERLY MADE PRUNING CUTS, SANBURNED AREAS, CONK (LENGUA TRUEN-ROBLES), WOOD CRACKS, KNEED AREAS, WOUNDS OF BORING INSECTS, GALLS, CANCERS AND OR LESIONS.
- ALL PLANT MATERIALS' ROOT COLLAR/ROOT CROWN AND LARGE ROOTS SHALL BE FREE OF CIRCLING AND/OR FORKED ROOTS. SOIL REMOVAL NEAR THE ROOT COLLAR MAY BE NECESSARY TO INSPECT FOR CIRCLING AND/OR FORKED ROOTS.
- UPON INSPECTION OF ALL PLANT MATERIALS THE FOLLOWING CHARACTERISTICS SHALL BE FOUND:
 - CROWN FORM: THE FORM OR SHAPE OF THE CROWN IS TYPICAL FOR SPECIES AND IS NOT DEFORMED BY WIND, HERBICIDE, OR OTHER FACTORS.
 - LEAVES: THE SIZE, COLOR AND APPEARANCE OF LEAVES ARE TYPICAL FOR THE TIME OF YEAR AND STAGE OF GROWTH OF THE SPECIES/CULTIVAR. LEAVES ARE NOT STUNTED, MISSHAPEN, VATTED, DISCOLORED OR OTHERWISE ATYPICAL.
 - BRANCHES: SHOOT GROWTH (LENGTH AND DIAMETER) THROUGHOUT THE CROWN IS TYPICAL FOR THE SPECIES/CULTIVAR. TREES DO NOT HAVE DEAD, DISEASED, BUCKED, DISTORTED OR OTHER SERIOUS DEFECTS.
 - ADJUST: THE TREES HAVE THIN, BROWN, BRUISED OR WOUNDED TRUNKS AND TRUNKS.
 - DIAMETER: ARE TYPICAL OF AGE, SPECIES/CULTIVAR AND CONTAINER SIZE.
 - ROOTS: THE ROOT SYSTEM IS FREE OF NITRUM FROM BOTTLE INSECTS, PATHOGENS, ETC. AND ABNORMALLY HERBICIDE TOXICITY, SALT INJURY, EXCESS IRRIGATION, ETC. ROOT DISTRIBUTION IS UNIFORM THROUGHOUT THE SOIL MIX OR GROWTH MEDIA AND GROWTH IS TYPICAL FOR THE SPECIES/CULTIVAR.
- TEST PLANT BEDS AND PLANT FITS FOR ADEQUATE DRAINAGE. WORK SHALL BE MADE BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER. HARDScape OR HOUSING MATERIALS SHALL BE BROKEN OR BURNED TO BE INSTALLED TO PROVIDE PROPER DRAINAGE OF PLANT AREAS. PLANT FITS SHALL BE EXCAVATED TO THE BOTTOM OF THE FIT. FILL EACH PLANT FIT WITH WATER AND OBSERVE THE FIT FOR TWO (2) HOURS. IF 50% HAS NOT DISAPPEARED WITHIN TWO HOURS, NOTIFY PROJECT MANAGER OR OWNER'S REPRESENTATIVE OF SUCH IN WRITING BEFORE PROCEEDING WITH PLANTING IN THE QUESTIONABLE AREA. OTHERWISE CONTRACTOR SHALL BE HELD LIABLE FOR THE UNLAWFULITY OF THE PLANT.
- TREES SHALL BE INSTALLED 3" ABOVE FINISH GRADE IN HARDScape AREAS UNLESS OTHERWISE DIRECTED TO PROVIDE DRAINAGE.
- ALL DISTURBED AREAS NOT LANDSCAPED, RAYED OR SODDED SHALL BE SEEDS WITH BERMUDA SEED FROM APRIL 1 TO SEPTEMBER 1. SEED MIXTURE USED AFTER SEPTEMBER 1 SHALL BE APPROVED BY OWNER'S REPRESENTATIVE. ALL BEDS SHALL HAVE A GERMINATION RATE NOT LESS THAN 90%.
- GROUND COVER AND SHRUB MASS BEDS SHALL BE CULTIVATED TO A DEPTH OF 12 INCHES BELOW GRADE TO BREAK THROUGH COMPACTED OR HARDScape SOIL. REMOVE ALL STONES, ROOTS, AND FOREIGN MATERIAL. ADD SPECIFIED SOIL AMENDMENTS AND FERTILIZER. RAKE TO A CONSISTENT SMOOTH SURFACE, INSTALL PLANTS, EDGE BED AREA, MULCH AND WATER THOROUGHLY.
- AGRIFORM 21 GRAM SLOW RELEASE FERTILIZER TABLET SHALL BE USED FOR ALL TREE AND SHRUBS AT THE FOLLOWING RATES:

FERTILIZER TABLET APPLICATION RATES
CONTAINER/TREE SIZE - NO. OF TABLETS
4" POTS - 1 TABLET
10 GAL - 3 TABLETS
7 GAL - 3 TABLETS
15 GAL - 10 TABLETS
1.5" CAL TREE - 20 TABLETS
3.5" CAL TREE - 30 TABLETS

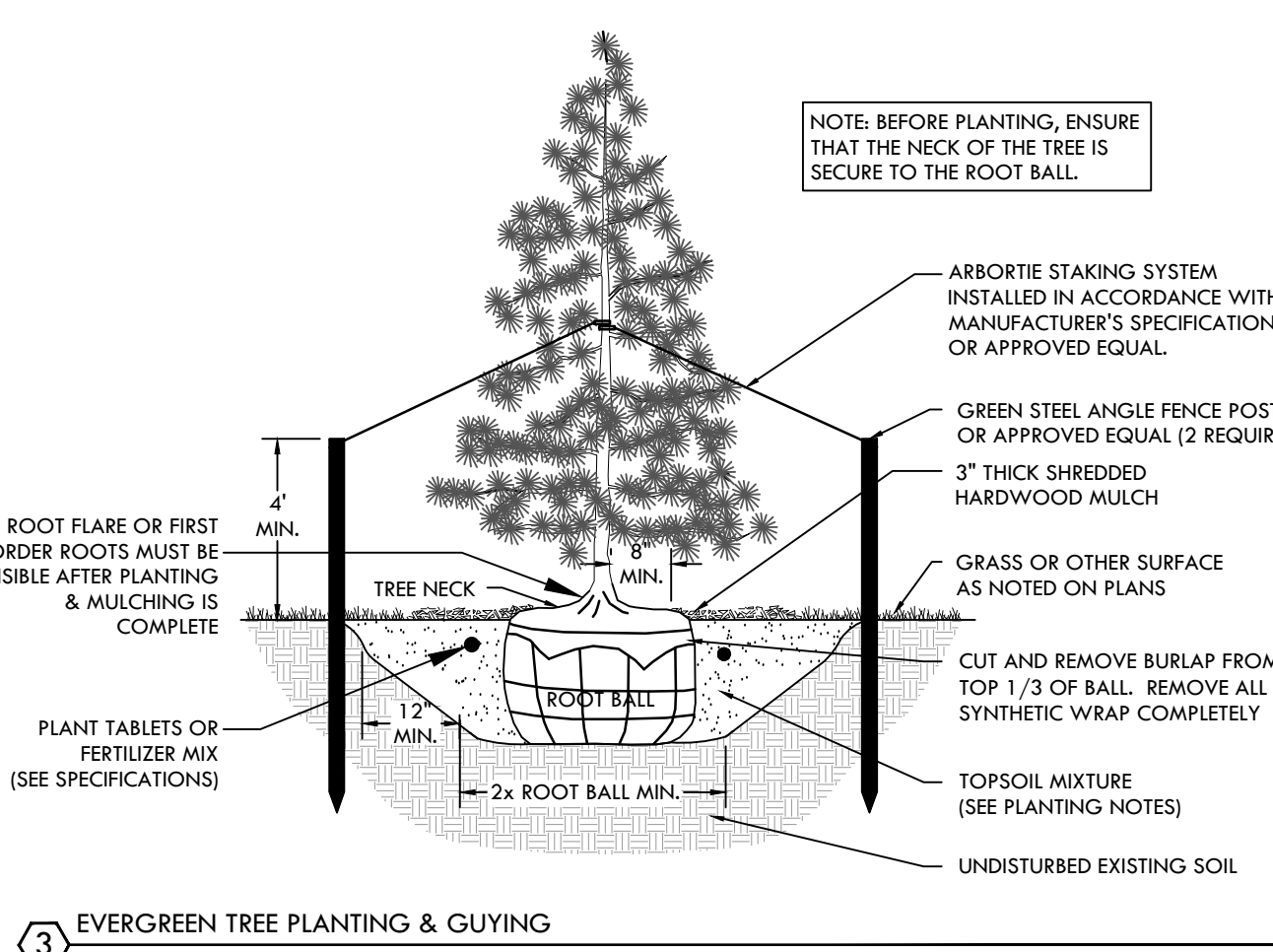
FOR MORE INFORMATION SEE SPECIFICATION DOCUMENT.)
- ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT SHALL BE IN STRAIGHT ROWS.
- SET ALL PLANTS PLUMB AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- PLANTS SHALL BE MEASURED TO THEIR MAIN STRUCTURE, NOT TIP TO TIP OF BRANCHES.
- REMOVE TOP ONE-THIRD BURLAP OF B&B WRAPPINGS. REMOVE ALL BINDING, CAGING, AND LIFT BELTS.
- TREE FIT AND SHRUB FIT TO BE TWICE THE SIZE OF THE ROOT MASS. FILL WITH PLANT MIX. SEE DETAILS.
- BROKEN ROOT BALLS FOR TREES SHALL BE REJECTED.
- ANY PLANT MATERIALS SHIPPED TO SITE IN UNCOVERED VEHICLES/TRAILER SHALL BE REJECTED, REGARDLESS OF SEASON.
- SCARIFY ROOT MASS OR SHRUBS AND GROUND COVER BEFORE INSTALLING.
- SPACE SHRUBS, GROUND COVER, AND SEASONAL COVER EVENLY AND IN STRAIGHT ROWS.
- ALL TREE SCARS OVER 1-1/2" SHALL BE REJECTED AND TREE TO BE REPLACED.
- PAINT ALL TREE SCARS WITH TREE PAINT.
- ALL SHRUBS TO BE DENSE AND FULL. ALL TREES TO HAVE A SYMMETRICAL GROWTH HABIT (360 DEGREES UNLESS OTHERWISE NOTED) TO PLANT TYPE.
- REMOVE ALL EXCESS GROWTH OF TREES AND SHRUBS AS DIRECTED BY PROJECT MANAGER OR OWNER'S REPRESENTATIVE. DO NOT CUT CENTRAL LEADER.
- LAYOUT ALL PLANT MATERIAL ACCORDING TO LANDSCAPE DRAWINGS. RECEIVE APPROVAL OF ALL LAYOUTS BEFORE INSTALLATION. ADJUSTMENTS TO THE LAYOUT SHALL BE MADE BY THE OWNER/PROJECT MANAGER. LANDSCAPE CONTRACTOR TO MAKE ADJUSTMENTS TO LAYOUT AT NO ADDITIONAL COST TO THE OWNER. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ADJUSTMENT OF LAYOUT IN ORDER TO AVOID UTILITIES. NOTIFY OWNER OR PROJECT MANAGER OF COMPENSATED ADJUSTMENTS TO THE LAYOUT AND RECEIVE APPROVAL BEFORE COMMENCING. OWNER OR PROJECT MANAGER SHALL REVIEW PLANTS IN COMPLETION OF INSTALLATION FOR COMPLETION. FINAL COMPLETION SHALL BE GIVEN AT THE END OF THE WARRANTY PERIOD IF ALL ITEMS ARE COMPLETED TO THE OWNER'S SATISFACTION. CONTRACTOR SHALL BE NOTIFIED IN WRITING OF FINAL COMPLETION DATES.



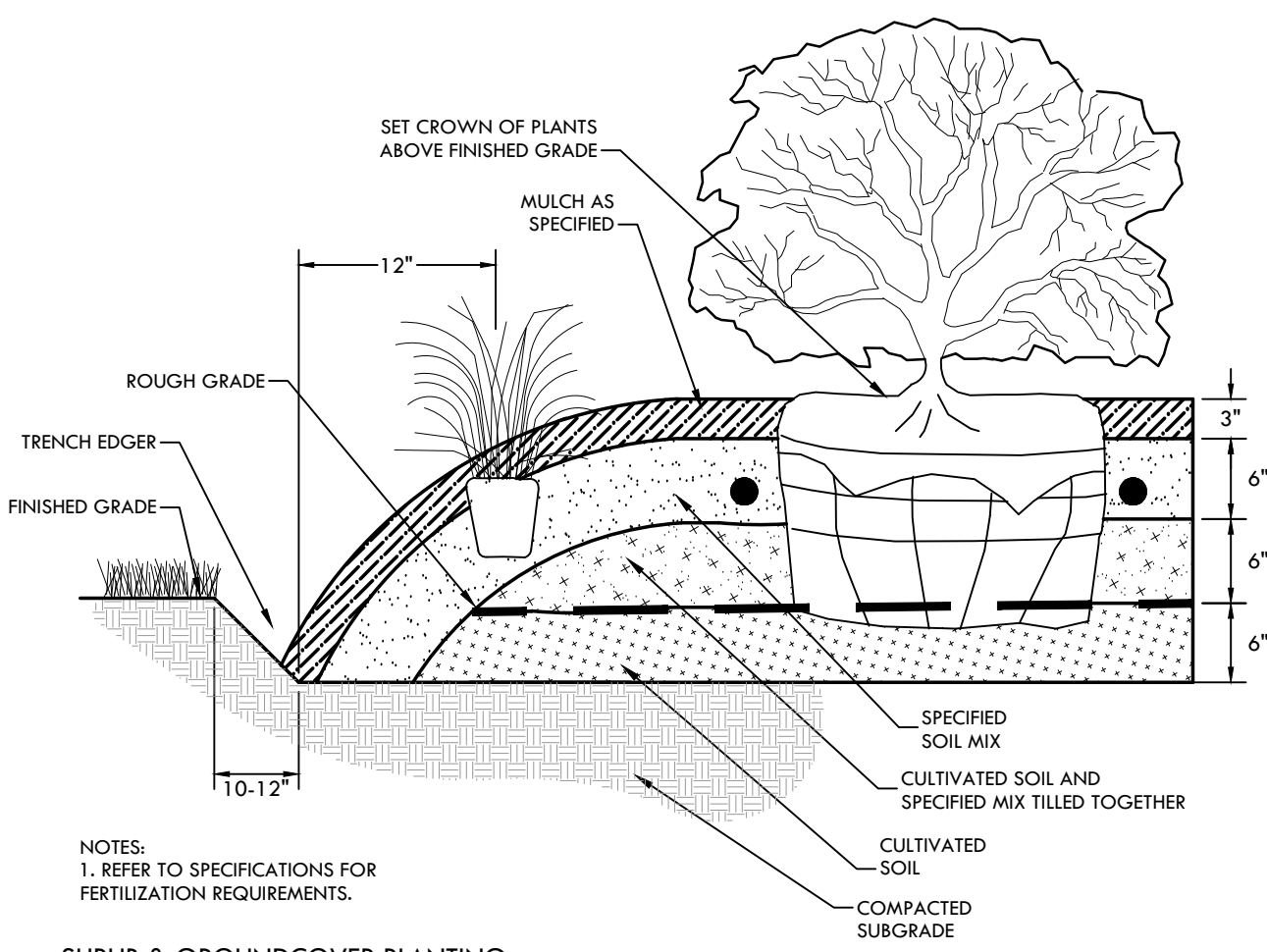
1 TREE PLANTING & GUYING
N.T.S.



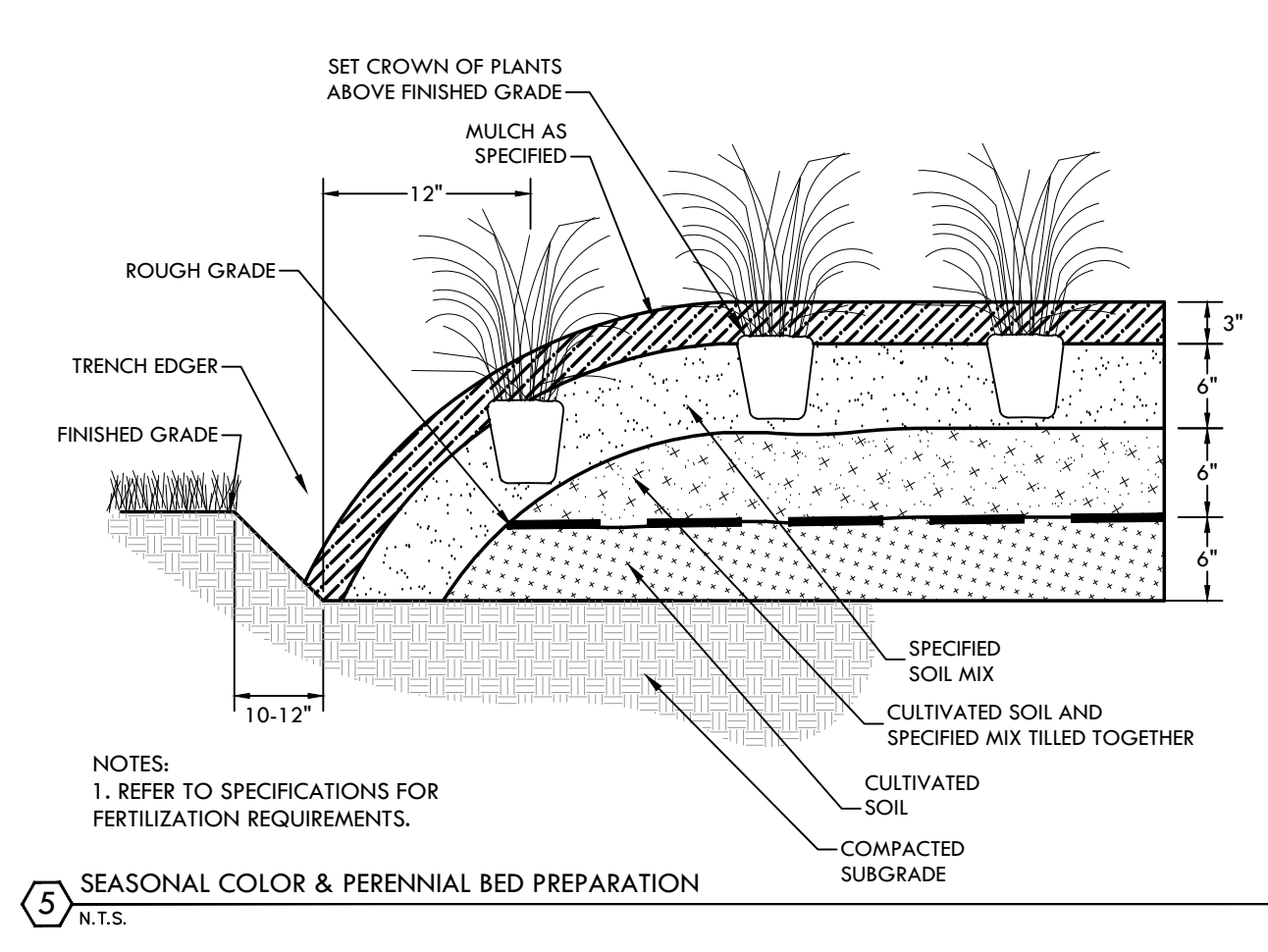
2 TREE PLANTING & GUYING (MULTI TRUNK)
N.T.S.



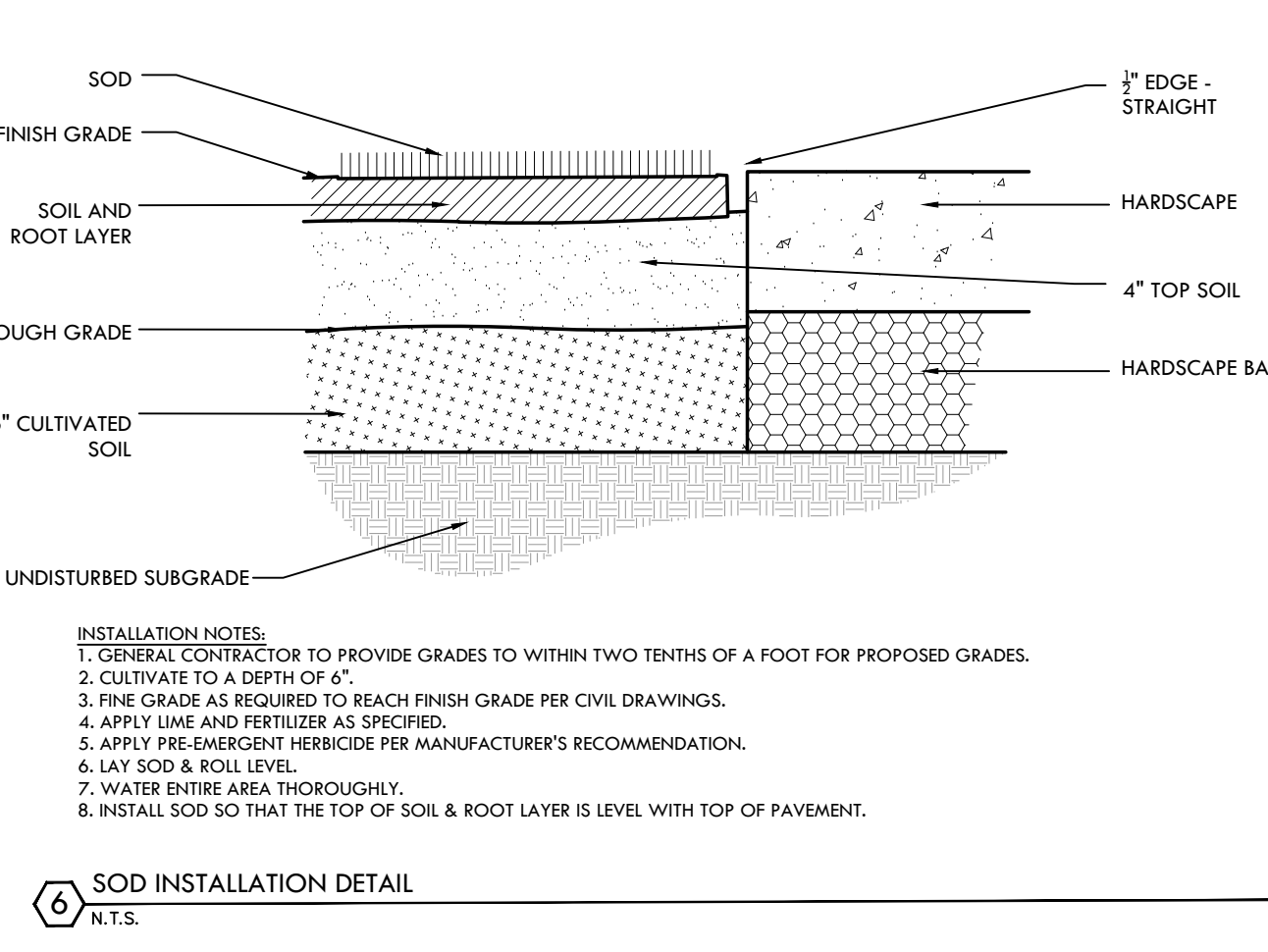
3 EVERGREEN TREE PLANTING & GUYING
N.T.S.



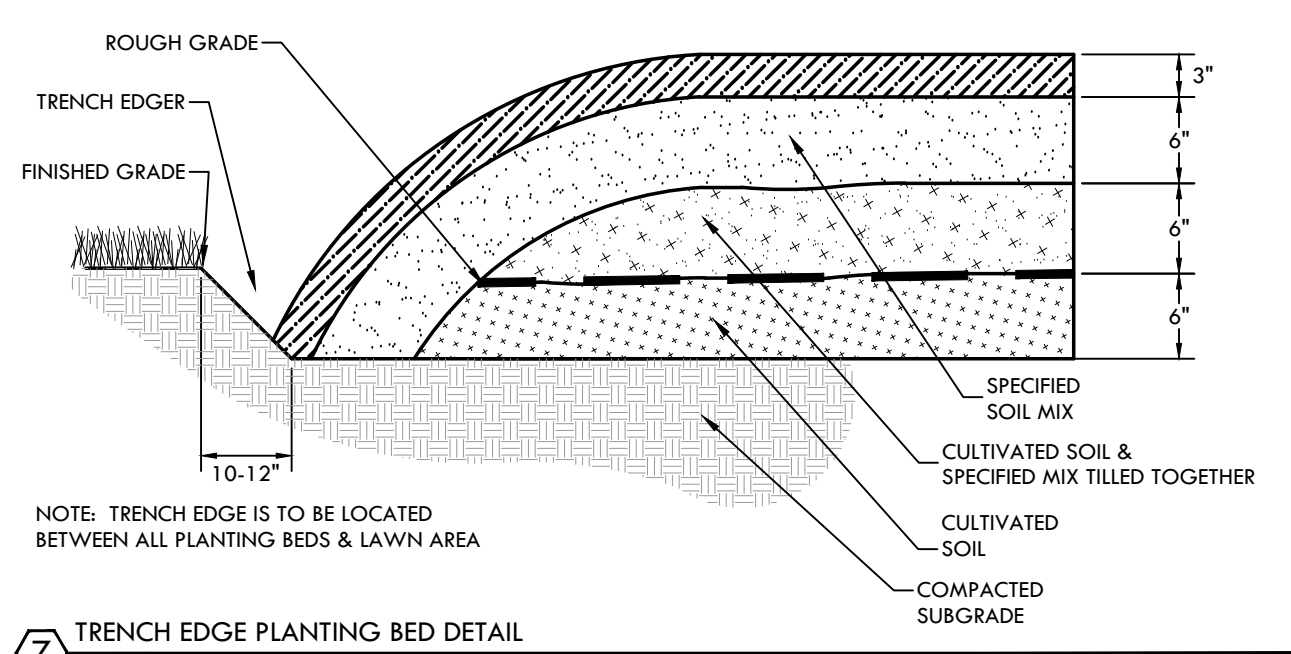
4 SHRUB & GROUND COVER PLANTING
N.T.S.



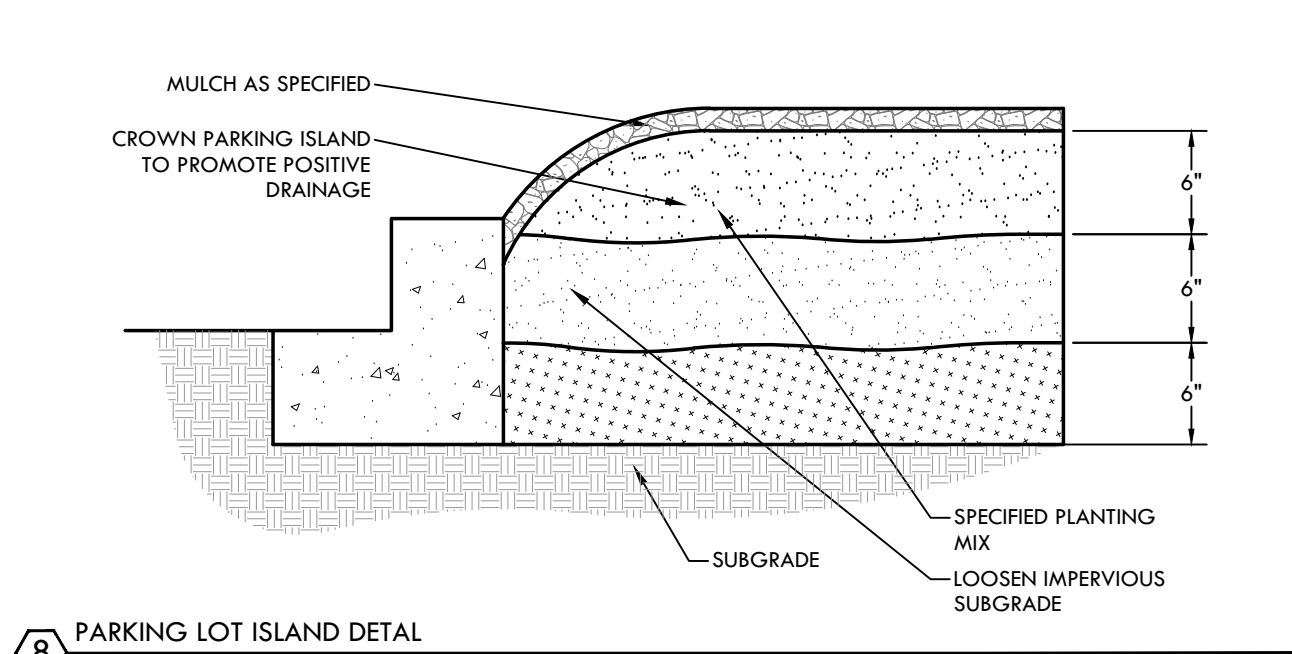
5 SEASONAL COLOR & PERENNIAL BED PREPARATION
N.T.S.



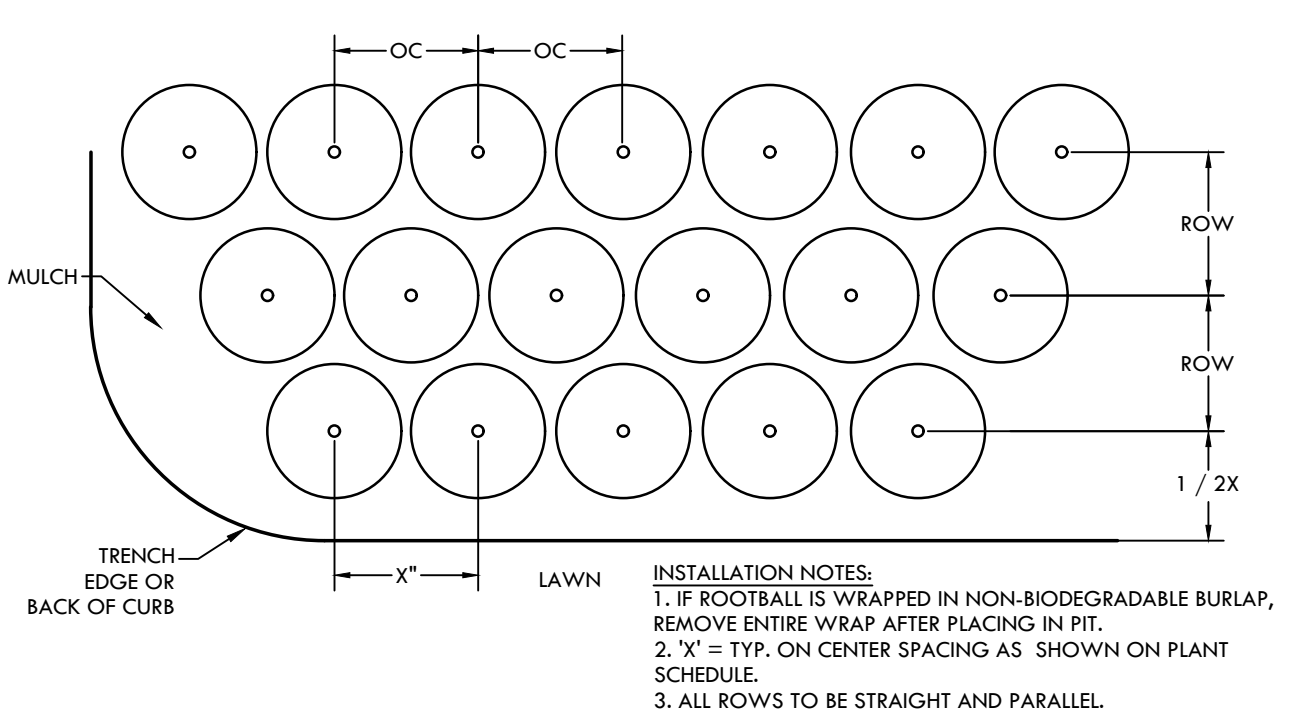
6 SOD INSTALLATION DETAIL
N.T.S.



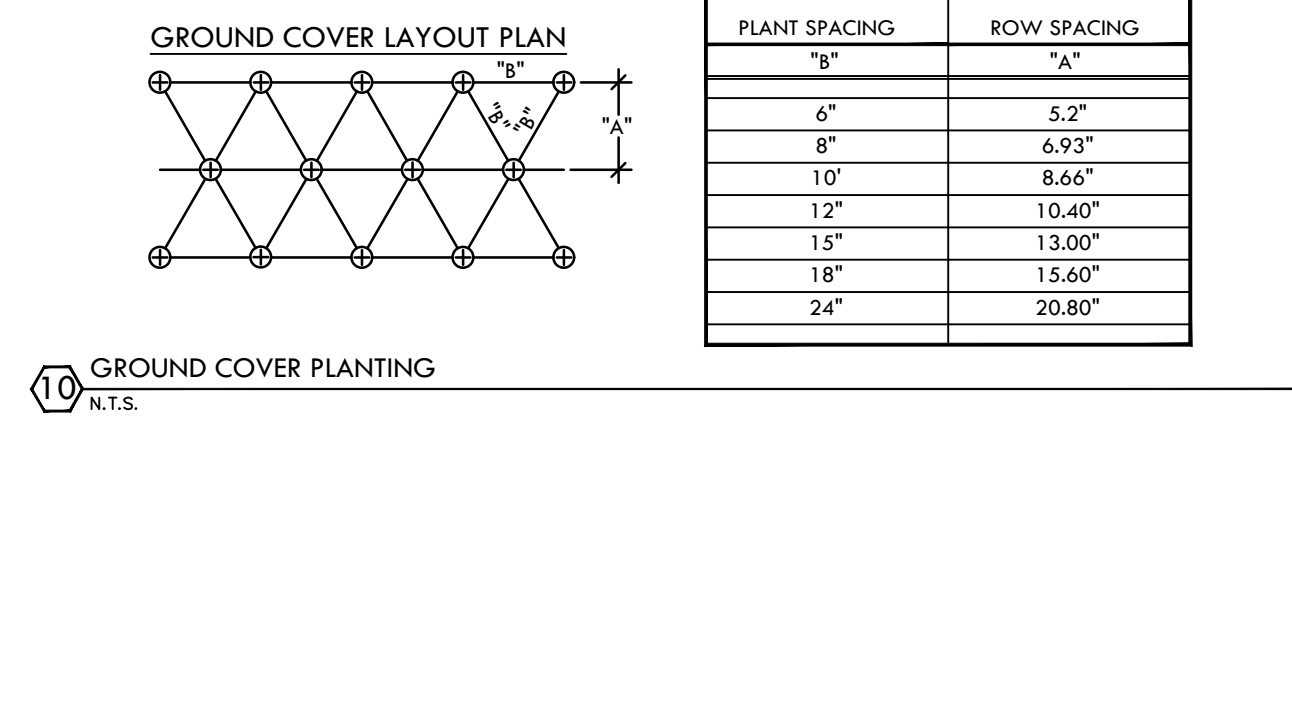
7 TRENCH EDGE PLANTING BED DETAIL
N.T.S.



8 PARKING LOT ISLAND DETAIL
N.T.S.



9 TYPICAL PLANT MASS SPACING DETAIL
N.T.S.



10 GROUND COVER PLANTING
N.T.S.



SNOWDEN GROVE PD

SITE RENDERING **SOUTHAVEN, MS**

M:\DT\Job File\19.390- Snowden Grove PD\ACAD\XREF\BASE PLAN RENDERING.dwg
© 2019, DALHOFF THOMAS design studio

0 15 30 60
SCALE: 1"=30'



**DALHOFF THOMAS
DESIGN STUDIO**

6465 North Quail Hollow Rd | Suite 401
Memphis, Tennessee 38120
901.646.5070

720 North Lamar Blvd | Suite A
Oxford, Mississippi 38655
662.550.5545

dt-designstudio.com



City of Southaven
Office of Planning and Development
Amendment to PUD Staff Report



Date of Hearing:	April 29, 2019
Public Hearing Body:	Planning Commission
Applicant:	Dalhoff Thomas Design Studio 6465 N Quail Hollow Road Suite 401 Memphis, TN 38120 901-646-5070
Total Acreage:	NA acres
Existing Zone:	Planned Unit Development
Location of PUD Amendment application	Southeast corner of Nail Road and Getwell Road.
Surrounding Property zoning: North: South: East: West:	Planned Commercial –Vacant C-4 Planned Unit Development/Office Planned Unit Development/Residential Planned Unit Development/Office and Retail
Comprehensive Plan Designation:	Planned Unit Development

Staff Comments:

The applicant is requesting to amend the PUD text of Snowden Grove Planned Unit Development Area 15 for lots 2 and 3. Lot 2 has the existing two story mixed use structure with the lofts and retail space along Nail Road and lot 3 is the vacant lot to the south of this lot. There are several text amendment request:

1. The existing text states “above retail uses” in many areas of reference for Area 15. By definition, this requires that the bottom floor must be used only for office and commercial and that the second floor should be used for residential. The applicant would like the option to use both floors for all the uses. This text amendment request would allow lofts on the first floor while also allowing commercial and/or office on the second floor if the market demand was there;
2. A decrease in the minimum square footage of the lofts. The trend for young professional’s lofts is studio and one bedroom designs which range in size from 600 sq. ft. to 1,000 sq. ft. in the downtown districts. The applicant is requesting to meet this

demographic for the new building to create a loft design not presently in this area. The request is to decrease the minimum to 650 sq. ft. to allow for studio and single bedroom design;

3. The overall density is set at 2.3 per the existing text which the applicant is requesting to increase to 2.45 to allow for the decrease in the square footage footprint. This would also include a unit density change from 24 to 65 for Area 15 and a total residential change from 659 to 700.

Staff Recommendations:

1. The site is still proposed for mixed use so the designation is not changing and staff does not see an issue with allowing flexibility in the uses for both the first and second floors. Also, allowing for the residential portion on the first floor gives better access for ADA needs of possible residents without the use of an elevator if they so desired. The existing building already had existing office uses on the second floor so the request is already being somewhat met by the existing tenant space usage.
2. Staff does believe that there is a gap in the demographics of Southaven with the young professional who don't require a lot of space. In researching the trending market in both Memphis and Nashville around the downtown central business areas there are mixed use developments which have the same ideology as this and have been extremely successful. The footprints range in size from 593 sq. ft. up to 1,200 sq. ft. which are studio, one and two bedroom designs. This application is requesting to incorporate studio and one bedrooms while leaving the two-bedroom option as is. Staff believes that the requests submitted by the applicant are not detrimental to the site or the area. The existing lofts on lot 2 are 100% occupied and there is always a waiting list for a vacancy so the demand is there for the space along with additional retail/office.
3. It is also a valid fact that an increase in density will assist in bringing more energy to the commercial areas of this corner and that also expands into the overall Snowden District idea. Increasing the density provides more pedestrian traffic into this area for the retail and restaurant components.

Staff is agreeable to the requested changes and recommends approval as submitted.

5.

Mayor's Report

6.

Citizen's Agenda

7.

City Attorney's Legal Update