

SILO SQUARE

live • work • play
a traditional neighborhood development
Southaven, Mississippi

 DALHOFF THOMAS
DESIGN STUDIO
landscape architecture | urban design

PREPARED FOR:
Lifestyle Communities LLC
1074 Thousands Oaks Dr, Suite 1
Hernando, MS 38632

REVISED ON: 7/12/2021

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November 6, 2017 (Site data updated July 12, 2021)

Ms. Whitney Choat-Cook
City of Southaven
8710 Northwest Drive
Southaven, Mississippi 38671

RE: SILO SQUARE
PLANNED UNIT DEVELOPMENT APPLICATION
SOUTHAVEN, MISSISSIPPI

Dear Ms. Choat-Cook:

We are excited to submit this application for Planned Unit Development approval for Silo Square on behalf of Lifestyle Communities, LLC led by Brian Hill. After months of design work and collaboration with our consultant team and critical assistance from the Office of Planning and Development, we have created a Conceptual Master Plan that we believe will ultimately transform an undeveloped property into a high quality mixed-use neighborhood. The developer is striving to create a walkable neighborhood with a strong sense of place and a diverse mixture of various residential products and commercial/office uses that will make this development one of the most unique places in North Mississippi.

The subject property is approximately 308.51 acres of undeveloped land currently zoned PUD within the Snowden Farms property. It has public road frontage on Getwell Road and Tchulahoma Road south of where these two roads intersect Goodman Road. The property sits directly across the street from Snowden Grove Park and the BankPlus Amphitheater. This ideal location provides the future development with immediate access to two of the most utilized amenities in Desoto County, which will attract many patrons to visit Silo Square and choose to live in one of the residential areas.

The property is composed of open pastures and large stands of mature trees, of which many will be preserved in common open spaces dispersed throughout the single-family area of the development. Silo Square will have a total of $80.81 \pm$ acres of common open space consisting of wooded areas, lakes, trail systems, and parks. This significant amount of green space represents nearly 26% of the gross property acreage, and will contribute immensely to the character and identity of the neighborhood.

Approximately 160 acres of the development will be dedicated to residential uses with a variety of product types intended to appeal to residents of all ages and at many different stages in life. The single family residential areas include front loaded and rear loaded lots ranging in size from 6,000 SF up to 15,000 SF. The front-loaded homes will have driveway access directly from public streets, but rear loaded lots will be accessed from 20' private alleys. The rear loaded arrangement allows homes with front porches to be brought close to the street, which will be composed of landscaped areas with sidewalks to make the streetscape a 'people space' that fosters a Sense of Community and becomes a significant component of the development's identity. To keep the proposed East-West Public Street functioning as a local neighborhood road, two passive gated entrances will be installed, and no key code will be required for operation. Additionally, 128 loft units will offer a highly desired residential product missing from the existing market. These lofts with an associated clubhouse and pool area will appeal to those individuals who don't want the burden of maintaining a home and yard but still want the amenities associated with a quaint, walkable neighborhood.

Providing extensive pedestrian connectivity throughout the neighborhood was critical to the developer, so a continuous 10' wide urban greenway will be provided from the entrance at Tchulahoma Road across to the eastern part of the site where the Mixed-Use Center will be located. The large majority of residents in Silo Square will be located within a ½ mile (10 minute) walk from the heart of the Mixed-Use Center, and no resident will be further than a ¾ mile (15 minute) walk from this activity node. Achieving walkability is essential for a truly successful neighborhood, and the proposed 4-mile pedestrian network within the development will lay the foundation for that to occur.

The signature piece of this neighborhood will be the $68.02 \pm$ acres of Mixed-Use development anchored by a central Main Street boulevard lined with two and three-story mixed-use buildings. As residents and visitors enter Silo Square from Getwell Road, a landscaped median and street tree lined boulevard will signify the entrance to the neighborhood and establish an urban tree canopy similar to many of the great 'main streets' in the Southeast. The street tree plantings and mixed-use buildings will frame the terminus view of a landscaped roundabout where these multi-story buildings will form a 'Square' around this central space with a clock or bell tower in the middle. The ground floor of the multi-story buildings will be occupied by retail, restaurant, and office users, and residential lofts with balconies overlooking the street will fill the majority of the upper floors. Crosswalks, lush landscaping, classic building architecture, courtyards, plazas, and outdoor dining areas will bring life and activity to the streetscape on the main street boulevard and set the tone for the rest of the development. This Mixed-Use Center will truly allow residents the opportunity to live, work, and play in their neighborhood.

The remaining portions of the Mixed-Use Development will contain commercial lots, hotels, office buildings, a farmer's market, and possibly a grocery store. The lots fronting Getwell Road will be marketed in a traditional commercial outparcel arrangement, but users will be vetted to ensure the high quality of the development is secured. Depending on market demand, the intent is for restaurants, banks, and retail services to be developed on these outparcels. To capitalize on the significant number of users to Snowden Grove Park and BankPlus Amphitheater, two hotels are envisioned for this development, which will help support these community amenities and sustain the restaurants and retailers in the Mixed-Use Center. Additionally, a traffic signal and distinguishable crosswalk across Getwell Road has been requested by the Developer to be provided by the City to establish a direct pedestrian connection from the Mixed-Use Center to Snowden Grove Park. Another major goal for the development will be to attract a grocery store user to serve as the anchor tenant. Traditionally, the most successful mixed-use developments all have grocery stores as they serve as a catalyst for attracting residents and businesses alike.

Identity for any project starts at the front door or entrance to a neighborhood, so the developer has made several key design decisions to integrate some of the agricultural history into the development. Along the property's entire Getwell Road frontage a wooden cross-buck fence painted black will be installed with white painted brick columns spaced intermittently to establish a signature aesthetic on the perimeter similar to that of a traditional farm. The historic silo existing on the property will be preserved and situated in the middle of a roundabout to serve as the central icon sign for the development. It will be restored with a silver metal roof and painted white, and it will have the 'Silo Square' logo painted on the concrete surface. Also, the developer has already begun discussions with a local operator to run a Farmers' Market where seasonal produce will be offered, and pumpkins and Christmas trees will be sold in the fall and winter months.

We believe this PUD application is a significant first step towards creating an extraordinary neighborhood. This will be a neighborhood in which the City of Southaven will be proud to have taken part in its realization. The developer's commitment to this project is sincere in pledging to make the neighborhood an integral part of the growth and prominence of the area. The staff's favorable response to this development application will be very much appreciated, and if we can be of any help with the review process, please do not hesitate to call.

Sincerely,



Robert Dalhoff

Principal

DALHOFF THOMAS design studio

The Silo Square traditional neighborhood is located on 308.51 ± acres in the middle of the property known as Snowden Farms. The property has frontage on Getwell Road on the east and Tchulahoma Road on the west and is located within the City of Southaven, Mississippi. To the south and north are the remaining portions of the Snowden Farms Property. This area continues to experience tremendous growth and change, and Silo Square will only add to the investment currently taking place in this part of Southaven.



REGIONAL LOCATION

Silo Square is located within close proximity to the Memphis city limits, which are approximately three miles north of the property, and it is included within the Memphis Metropolitan Area containing a population of over 1.34 million. Silo Square's location within the Memphis Metropolitan Area will provide its residents with everything that a large city has to offer while living in the comfort and safety of a small town.



IMMEDIATE LOCATION

The subject property has approximately 2,286 linear feet of Getwell Road frontage on its eastern boundary, and along its western boundary there is 1,874 linear feet of frontage on Tchulahoma Road. The entrance to the property from Getwell Road will be aligned with the main entrance to Snowden Grove Park and is directly across the street from the BankPlus Amphitheater.

Southaven, MS Demographics:

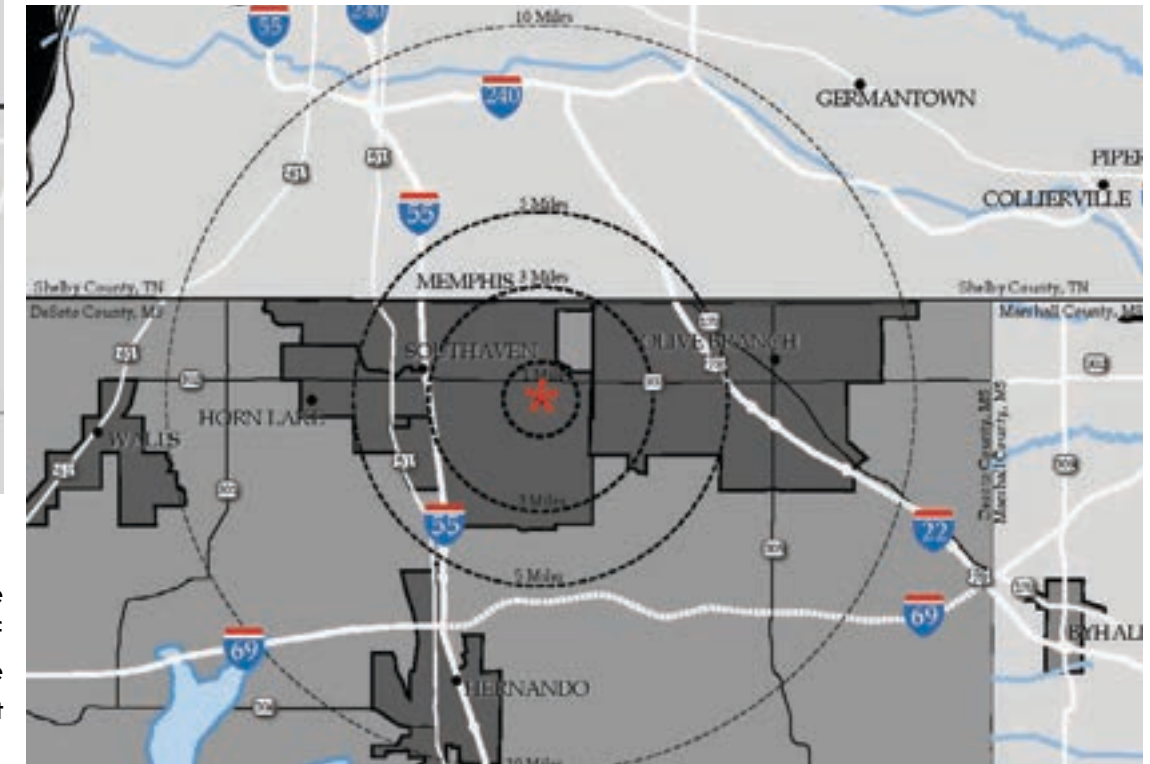
(2016) Population	56,581
Median resident age	36
Population increase since 2010	15.51%
Average household income (w/in 1 Mile)	\$89,262
Average household income (w/in 3 Miles)	\$86,744

Southaven, MS Profile:

Total Land Area	41.25 square miles
Population density	1,369.2 people/square mile
Family Households	67.1 %
Cost of Living Index	88 / 100

CURRENT MUNICIPALITIES

The property falls entirely within the City of Southaven, a municipality of DeSoto County. Approximately 187,958 people reside within the County, which has experienced an 15.51% growth in population since 2010. The US Census Bureau estimates for 2020 show Southaven had an approximate population of 56,581 encompassed in 41.25 square miles.

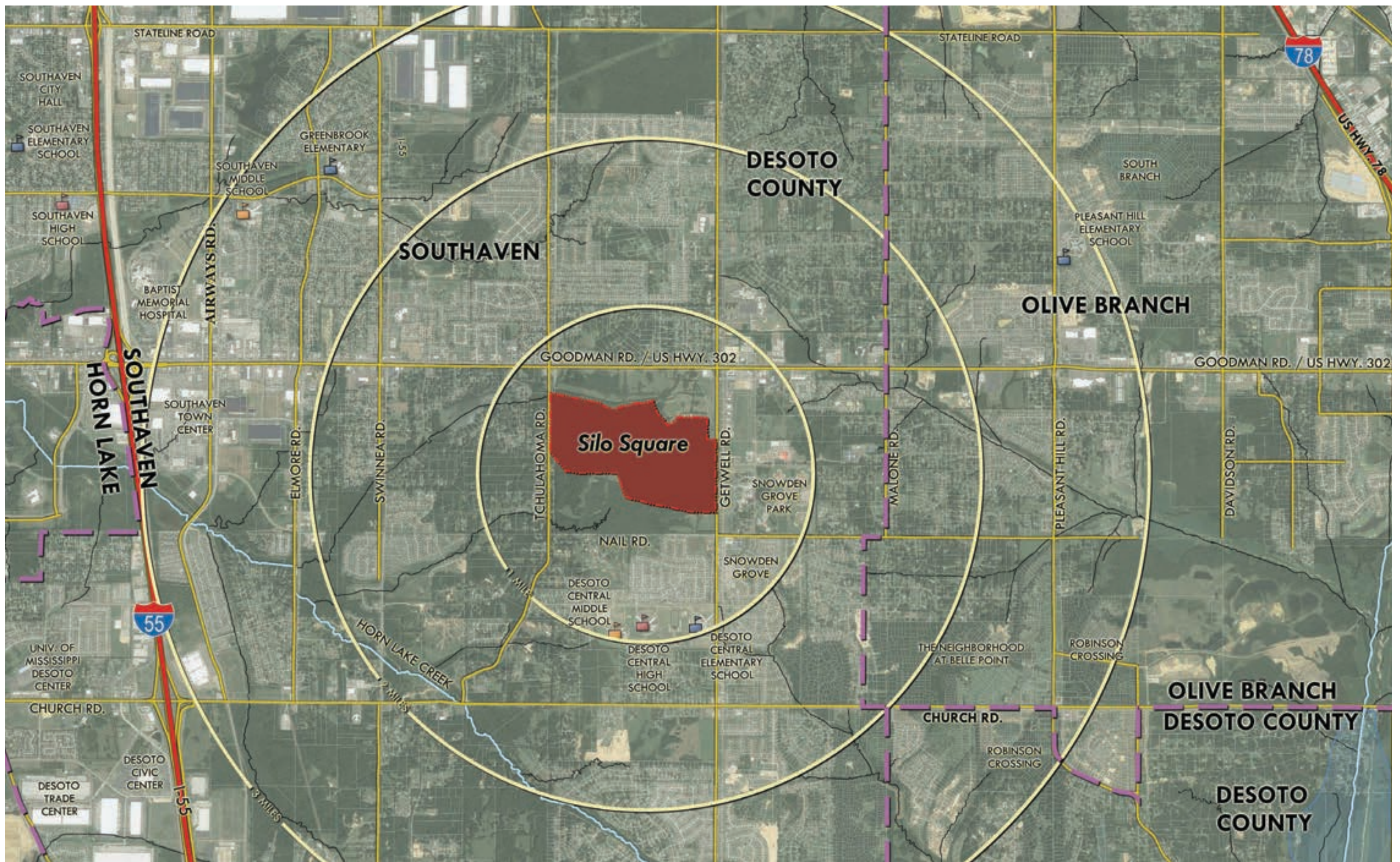


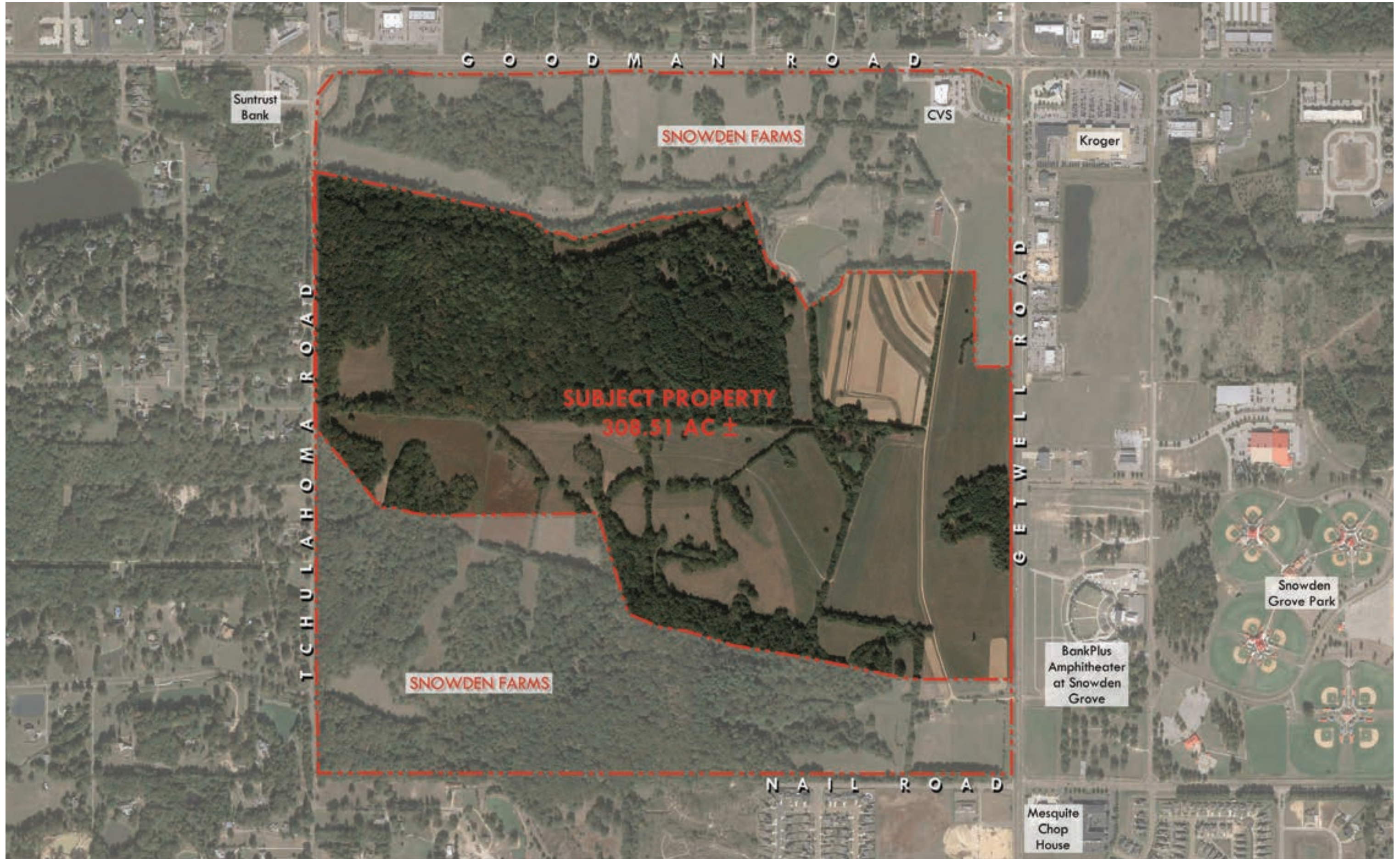
Travel Miles to Surrounding Cities:

Memphis, TN	3
Horn Lake, MS	6
Olive Branch, MS	6
Hernando, MS (county seat)	12
Germantown, TN	16
Collierville, TN	26
Senatobia, MS	29
Tunica, MS	40
Batesville, MS	51
Oxford, MS	73
Tupelo, MS	92

Travel Miles to Landmarks:

Baptist Hospital – DeSoto	3
Memphis Int. Airport	5
DeSoto Civic Center	6
Univ. of Mississippi – DeSoto	7
University of Memphis	17
Downtown Memphis	20







Silo Square encompasses approximately 308.51 ± acres of contiguous land. The property is bound by Getwell Road on the east and Tchulahoma Road on the west and is situated between Goodman Road to the north and Nail Road to the South, all of which are major transportation thoroughfares. Getwell Road and Tchulahoma provide Silo Square with approximately 4,160± feet of road frontage. These four roadways are key connectors of Silo Square to the surrounding areas offering direct access to Olive Branch to the east, Horn Lake to the west, and Memphis and the Memphis International Airport to the north.

The site has a mixture of wooded areas, both hardwoods and evergreens, and cultivated farmland. Common open space areas will be dedicated throughout Silo Square preserving massive groves of hardwood and evergreen trees that help to enhance the development while also giving back to the natural environment. The historic silo bin will be preserved in a landscaped roundabout and incorporated as a central feature of the development, which will help preserve the history of the site. Protective zones around drainage ways will ensure the quality and character of existing streambeds while creating areas for valuable parklands and the greenway trail system. The greenway system will consist of approximately 4 miles of pedestrian and bicycle trails that promote connectivity and walkability throughout the entire mixed-use community of Silo Square. Additionally, a 10-foot-wide urban greenway will connect residents on the western end of the property to all the mixed-use areas in the eastern portion of the site. Achieving significant pedestrian connectivity throughout the neighborhood was paramount during the conceptual design process for this development.









RESIDENTIAL
100' x 150'
FRONT LOADED



RESIDENTIAL
75' x 135'
FRONT LOADED



RESIDENTIAL
75 ' x 135'
REAR LOADED



RESIDENTIAL
65 ' x 130'
FRONT LOADED



RESIDENTIAL
50 ' x 120'
REAR LOADED



SILO DISTRICT LOFTS



MIXED USE



RETAIL



HOTEL



OFFICE



FARMERS' MARKET



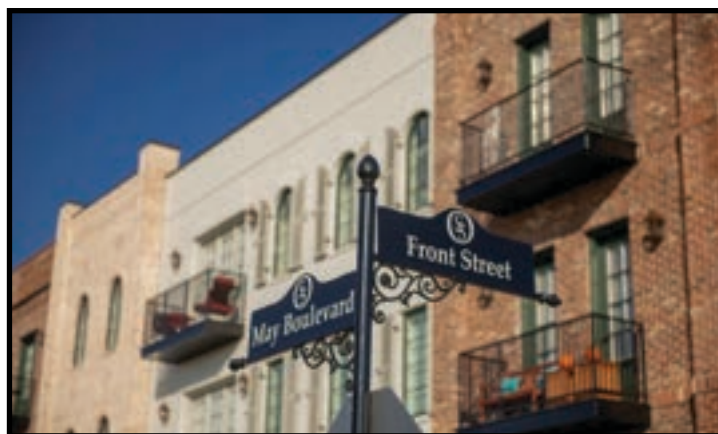
COMMON OPEN SPACE

USE		MIN. LOT SIZE	ACREAGE	LOTS / UNITS
MIXED USE AREA				
A	RETAIL		12.29 ±	
B	HOTEL		6.33 ±	
C	MIXED USE		15.62 ±	128
D	MIXED USE		5.47 ±	36
E	FARMERS' MARKET		1.29 ±	
F	OFFICE		5.64 ±	
G	SILO DISTRICT LOFTS		10.95 ±	128
A-1	RETAIL		1.93 ±	
R	OFFICE		6.00 ±	
S	FARMERS' MARKET		2.50 ±	
RESIDENTIAL AREA				
H	FRONT LOADED LOT	8,450 ft²	11.85 ±	36
I	REAR LOADED LOT	6,000 ft²	24.21 ±	98
J	REAR LOADED LOT	10,125 ft²	21.71 ±	59
K	FRONT LOADED LOT	10,125 ft²	8.65 ±	25
L	FRONT LOADED LOT	15,000 ft²	41.60 ±	89
T	FRONT LOADED LOT	8,450 ft²	6.46 ±	21
U	REAR LOADED LOT	6,000 ft²	8.38 ±	33
V	FRONT LOADED LOT	10,125 ft²	16.40 ±	46
W	REAR LOADED LOT	10,125 ft²	4.80 ±	14
X	FRONT LOADED LOT	15,000 ft²	15.62 ±	35
COMMON OPEN SPACE				
M	COMMON OPEN SPACE		3.28 ±	
O	COMMON OPEN SPACE		23.37 ±	
P	COMMON OPEN SPACE		5.75 ±	
Q	COMMON OPEN SPACE		29.82 ±	
O-1	COMMON OPEN SPACE		2.52 ±	
O-2	COMMON OPEN SPACE		3.34 ±	
Q-1	COMMON OPEN SPACE		12.74 ±	
TOTALS			308.51 ±	748 ±
GROSS DENSITY			2.42 DU/ACRE	
TOTAL GREENSPACE			80.81 ACRES	
PERCENTAGE OF SITE			26%	

LOT	ACREAGE	USE	STATUS	TENANT
1	1.21	RETAIL OUTPARCEL		
3	2.02	BANK OUTPARCEL		
4	1.42	RETAIL OUTPARCEL		
5	1.73	RETAIL OUTPARCEL		
6	2.01	RETAIL OUTPARCEL		
7	1.23	RETAIL OUTPARCEL		
8	2.33	HOTEL		
9	3.15	HOTEL		
10	0.85	MIXED USE		
11	0.82	MIXED USE		
12	0.63	MIXED USE		
13	0.76	MIXED USE		
15	0.76	MIXED USE		
16	0.84	MIXED USE		
17	1.07	MIXED USE		
18	0.96	MIXED USE		
20	0.96	MIXED USE		
21	0.72	MIXED USE		
22	0.82	MIXED USE		
23	1.02	MIXED USE		
24	1.80	MIXED USE		
25	5.40	MIXED USE		
26A	1.65	RETAIL OUTPARCEL		
26B	1.06	RETAIL OUTPARCEL		
27	1.26	OFFICE		
28A	0.85	OFFICE		
28B	1.22	OFFICE		
29	1.67	OFFICE		
30	5.63	SILO DISTRICT LOFTS		
31	7.92	SILO DISTRICT LOFTS (INCLUDING AREA M)		
33	2.01	FARMERS' MARKET		
34	1.34	OFFICE		
35	1.15	OFFICE		
36	1.34	OFFICE		
37	1.47	RETAIL OUTPARCEL		
38	1.21	OFFICE		
62.27		TOTAL ACREAGE		
				= SOLD
				= PENDING

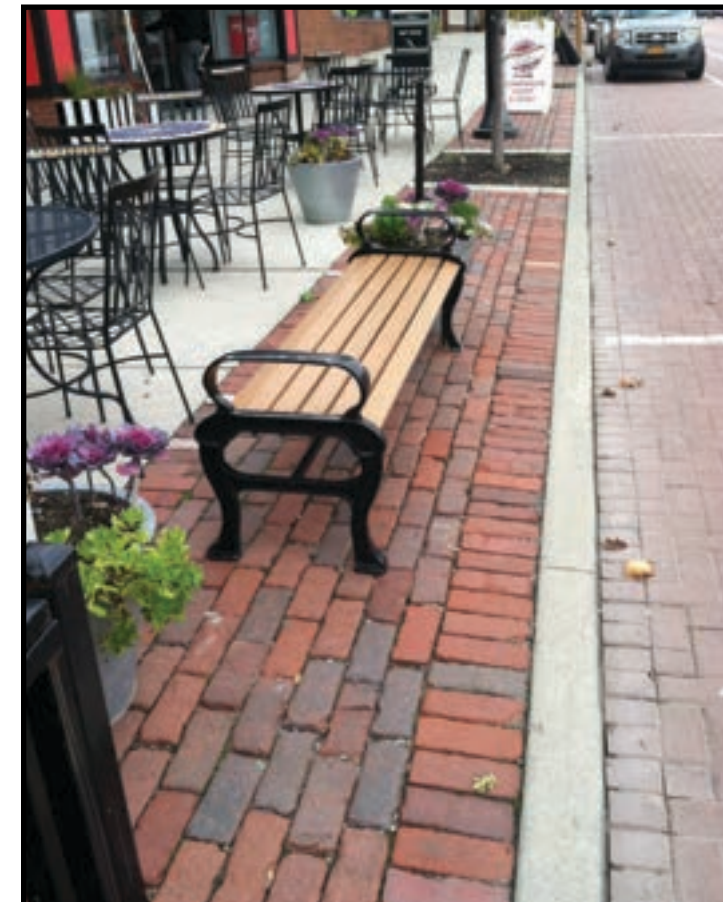
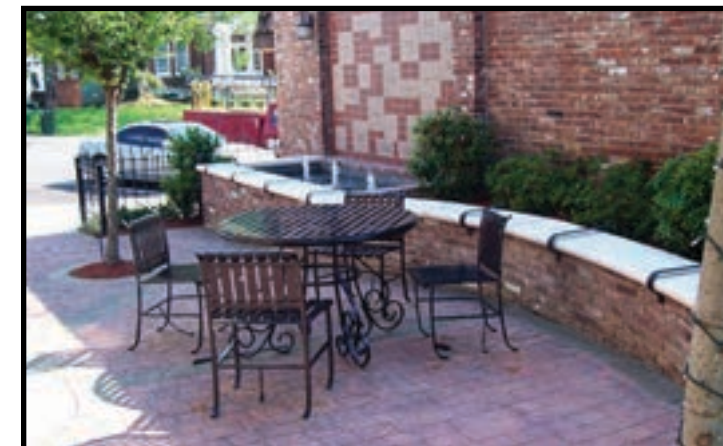
NOTE:
LOT SIGNS, LOCATIONS, LAYOUT OF
PROPERTY LINES, AND PROPOSED
USES ARE ALL SUBJECT TO CHANGE
DURING FINAL DESIGN.





The Mixed-Use Center is intended to serve the needs of the future residents of Silo Square, the surrounding Southaven Community, and patrons utilizing Snowden Grove Park and the BankPlus Amphitheater. With year-round recreational activity and concerts at these adjacent amenities, there is significant potential for a nearby thriving Mixed-Use Center with plazas, courtyards, outdoor dining, and rooftop patios. The area will be restricted to retail, business, professional office, hotel, banking and restaurant uses as defined in the outline plan. This area is planned as a “lifestyle center” setting that attracts local businesses and shops. Instead of the typical “strip center,” careful planning and classic architecture will ensure the retail center is of high quality and will attract businesses and shoppers alike for many years to come.

The planning of the mixed-use center paid close attention to making the center walkable and connected to the residential areas of Silo Square. Wider sidewalks, lush landscaping, raised crosswalks, and architectural details give it a very pedestrian friendly feel with a strong sense of place.





Appropriate Residential Townhouse



Appropriate Front Loaded Home



Appropriate Mixed Use



Appropriate Rear Loaded Home



Appropriate Front Loaded Home



Appropriate Mixed Use



Appropriate Rear Loaded Home

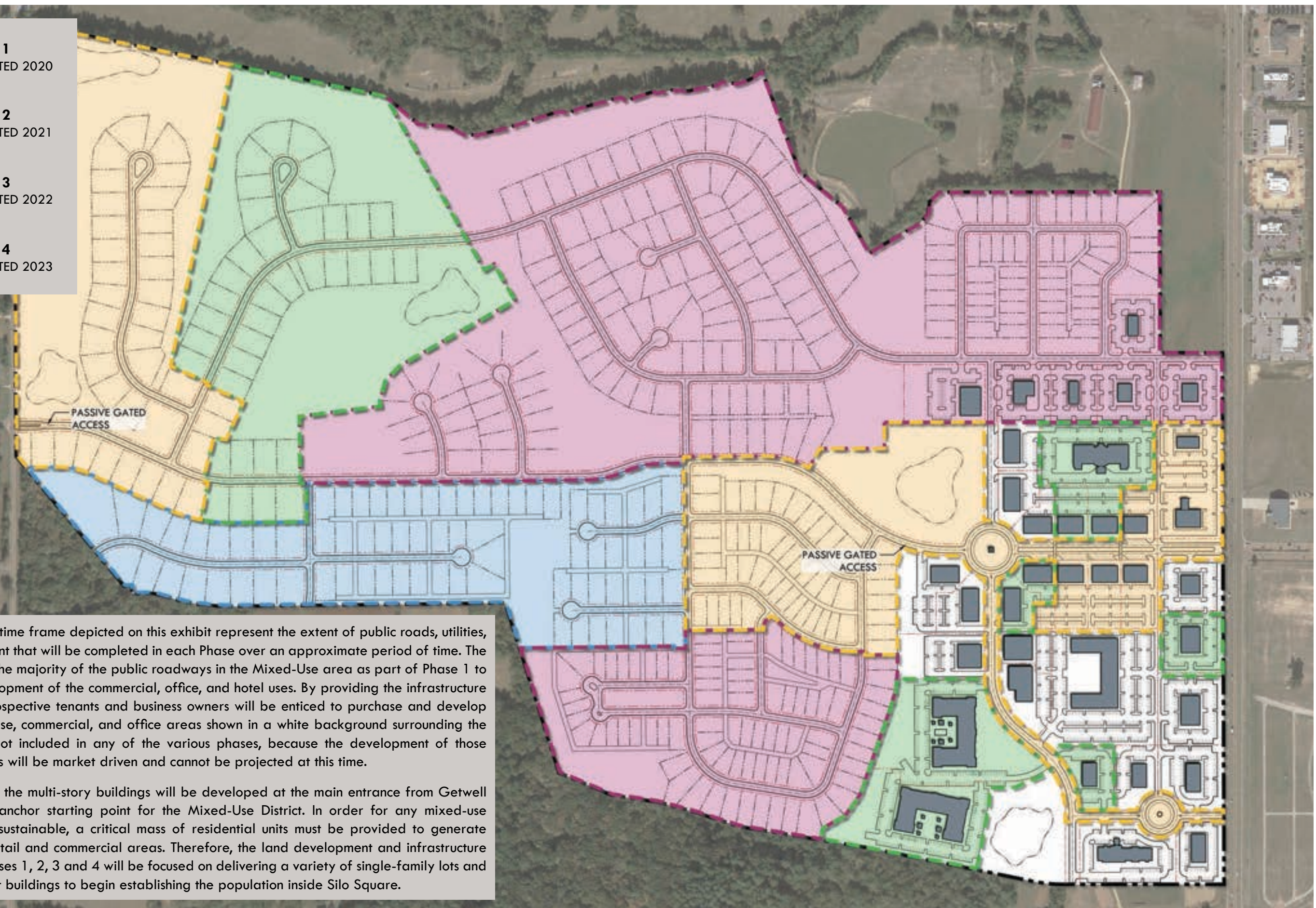


Appropriate Front Loaded Home

Silo Square is planned as a Mixed-Use Development with the majority of the land area being dedicated to single family lots and common open space. Silo Square includes six types of single family lot products. These include a wide range of lot sizes from 15,000 ft² front-loaded lots to 6,000 ft² rear-loaded lots serviced by private alleys. Additionally, there will be a mixture of loft buildings and upper story lofts above office and retail uses on the ground floor of two and three story mixed-use buildings. Silo Square meets the needs of the residential marketplace while being sensitive to the site and its adjacent properties. It is the definition of a true "Mixed-Use" residential development, while allowing an overall residential density of approximately 2.42 dwelling units per acre. The lofts will provide a much needed residential product that is currently missing from the Desoto County Market and is needed to support the retail uses. These residential products provide flexibility to individuals with a lifestyle that doesn't necessarily fit into a single-family home. Millennials returning to North Mississippi to start their professional careers will be specifically attracted to this style of residential living.

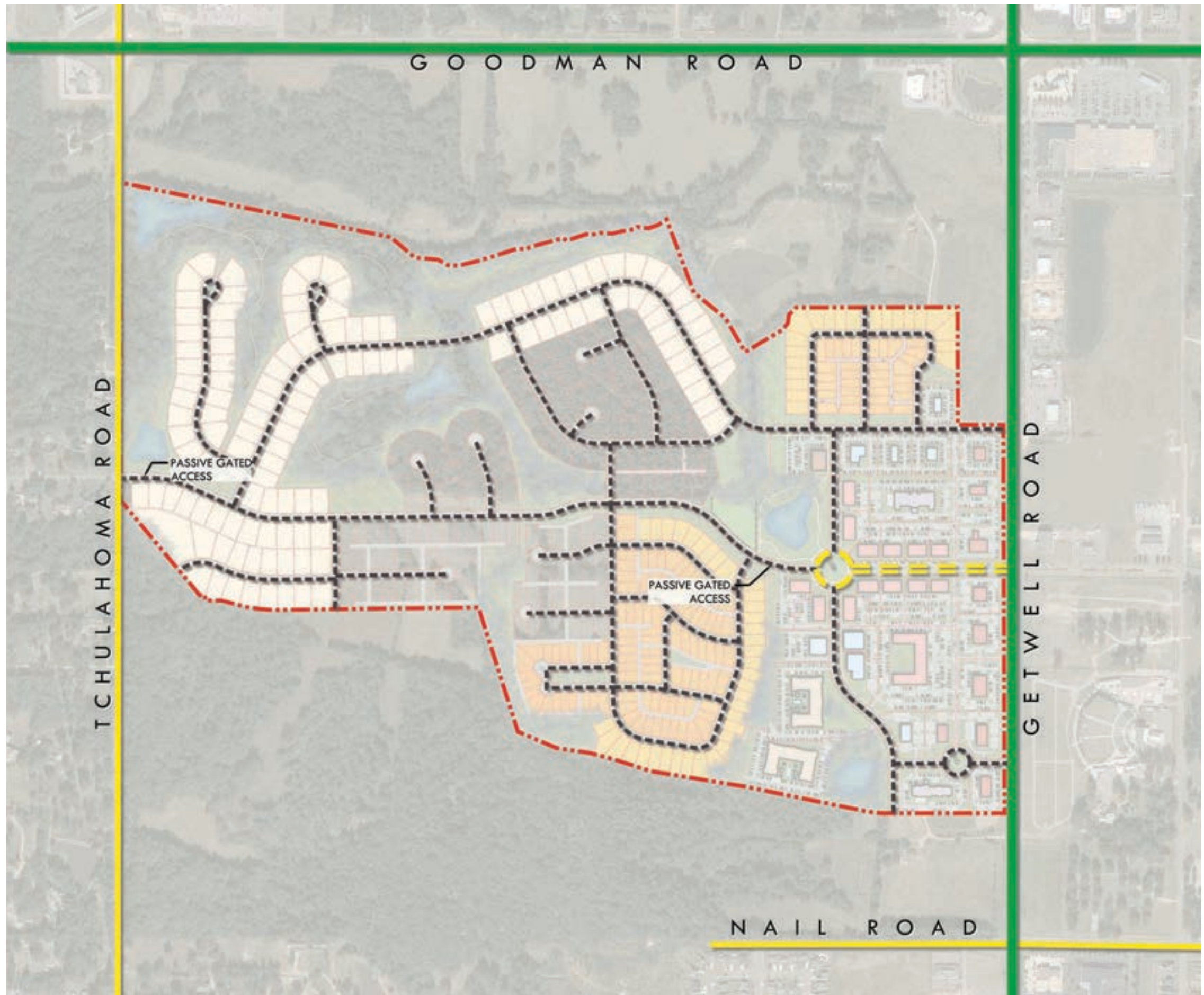
Silo Square also contains a large Mixed-Use Area in which the needs of the commercial and office marketplace are met. Included within this Mixed-Use Area will be Retail, Mixed-Use Retail/Residential, Professional Office, Hotels, Restaurants, Banks, a Farmers' Market, and possibly a Grocery Store. The Mixed-Use Area shall be designed in such a way as to be seamlessly integrated into the architecture and form of the overall development. Commercial and office buildings often add to sprawl and blight within their respective communities. The Retail and Offices at Silo Square will add character, stability, and sustainability to the general area and to the City of Southaven.

- PHASE 1**
PROJECTED 2020
- PHASE 2**
PROJECTED 2021
- PHASE 3**
PROJECTED 2022
- PHASE 4**
PROJECTED 2023



The Phase limits and time frame depicted on this exhibit represent the extent of public roads, utilities, and land development that will be completed in each Phase over an approximate period of time. The intent is to construct the majority of the public roadways in the Mixed-Use area as part of Phase 1 to help ignite the development of the commercial, office, and hotel uses. By providing the infrastructure on the front end, prospective tenants and business owners will be enticed to purchase and develop parcels. The mixed-use, commercial, and office areas shown in a white background surrounding the Phase 1 limits are not included in any of the various phases, because the development of those buildings and parcels will be market driven and cannot be projected at this time.

Additionally, two of the multi-story buildings will be developed at the main entrance from Getwell Road to create an anchor starting point for the Mixed-Use District. In order for any mixed-use development to be sustainable, a critical mass of residential units must be provided to generate consistent users of retail and commercial areas. Therefore, the land development and infrastructure improvements of Phases 1, 2, 3 and 4 will be focused on delivering a variety of single-family lots and several two story loft buildings to begin establishing the population inside Silo Square.



CIRCULATION

Proposed public streets will be constructed as each phase is developed to ensure proper emergency access and support the marketability of each phase of development. All other vehicular circulation areas shown on the conceptual master plan will be composed of private drives and private alleys with cross access easements to allow for interconnectivity between users and residents.

PROJECTED TRIP GENERATIONS:

748± Residential Units	6,300 trips/day
60,000 ft ² General Office	800 trips/day
150± Hotel Rooms	1,000 trips/day
200,000 ft ² Retail/Commercial	8,000 trips/day

*ESTIMATED ACCORDING TO ITE HANDBOOK AND ONCEPT PLAN GROUND FLOOR BUILDING AREA

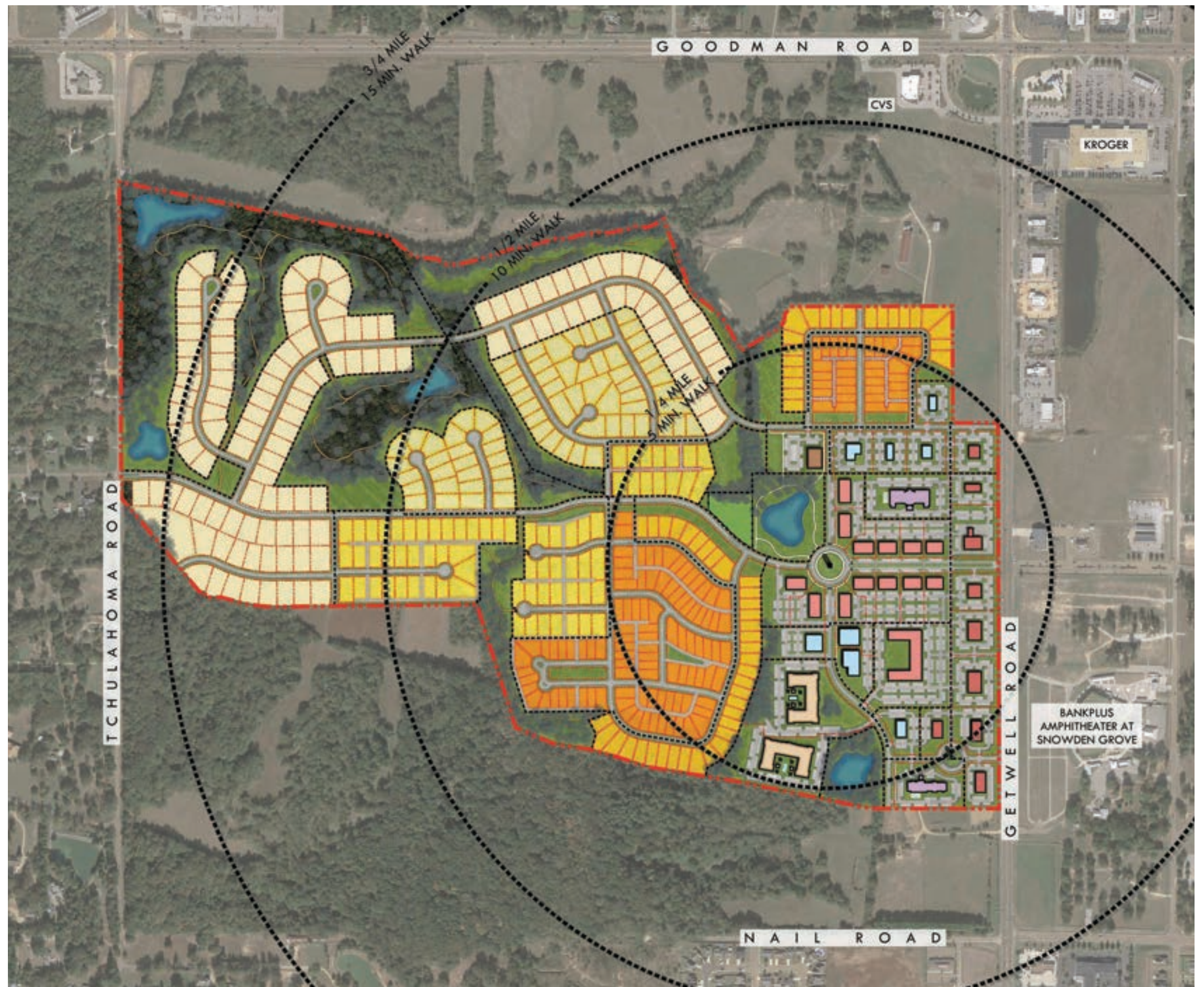
- EXISTING MINOR ARTERIAL ROAD
- EXISTING COLLECTOR ROAD
- PROPOSED COLLECTOR
- PROPOSED LOCAL STREET

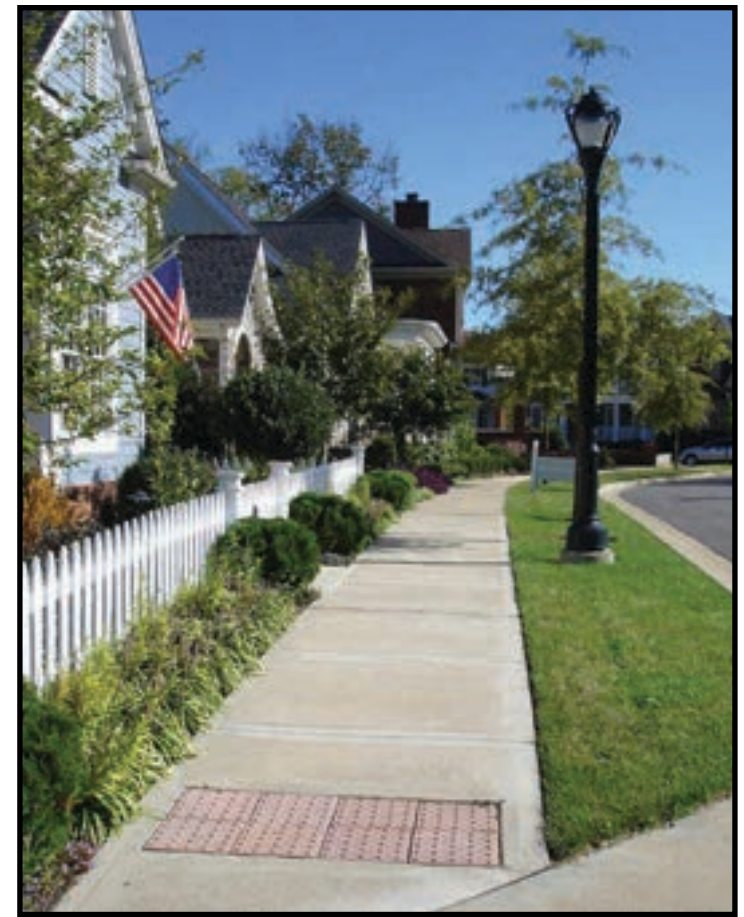
WALKABILITY

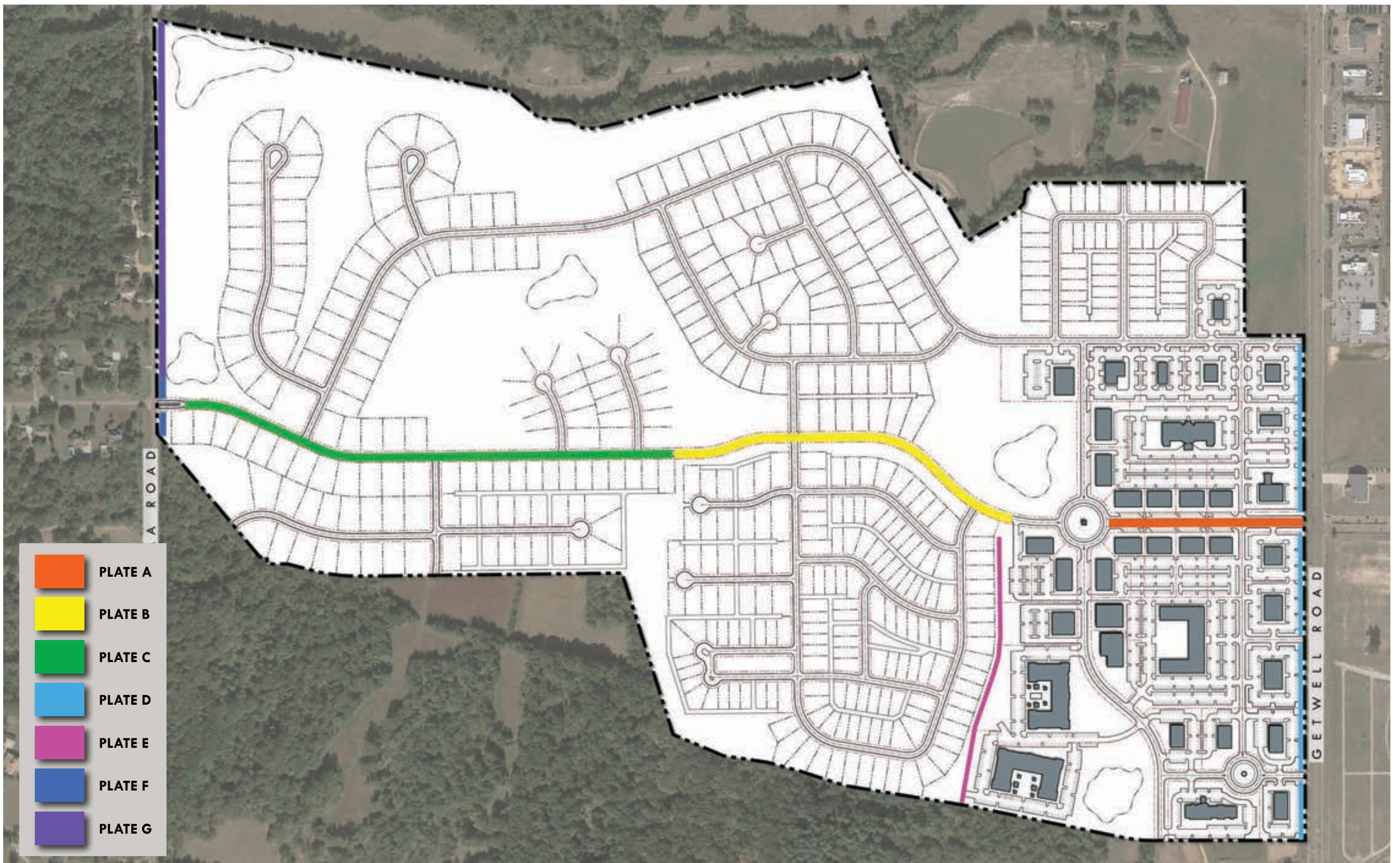
Appreciation of a community's character and a sense of place within it are influenced significantly by one's interaction with a neighborhood's physical elements. A development that is planned in such a way as to offer its residents opportunities for interaction increases community pride and feelings of "home." Walkability is one of the key principles guiding the planning of Silo Square. Approximately 4 miles of trails along with sidewalks allow the residents and patrons of Silo Square the opportunity to experience the natural wooded Greenway System, parks and lakes, interesting architecture and vistas throughout the development. Smaller homes are placed in closer proximity to streets creating streetscape corridors that make for a more interesting stroll and give residents an opportunity to socialize with neighbors. Additional street elements such as benches, lighting, landscaping, and way-finding signage add flavor to the pedestrian's experience.

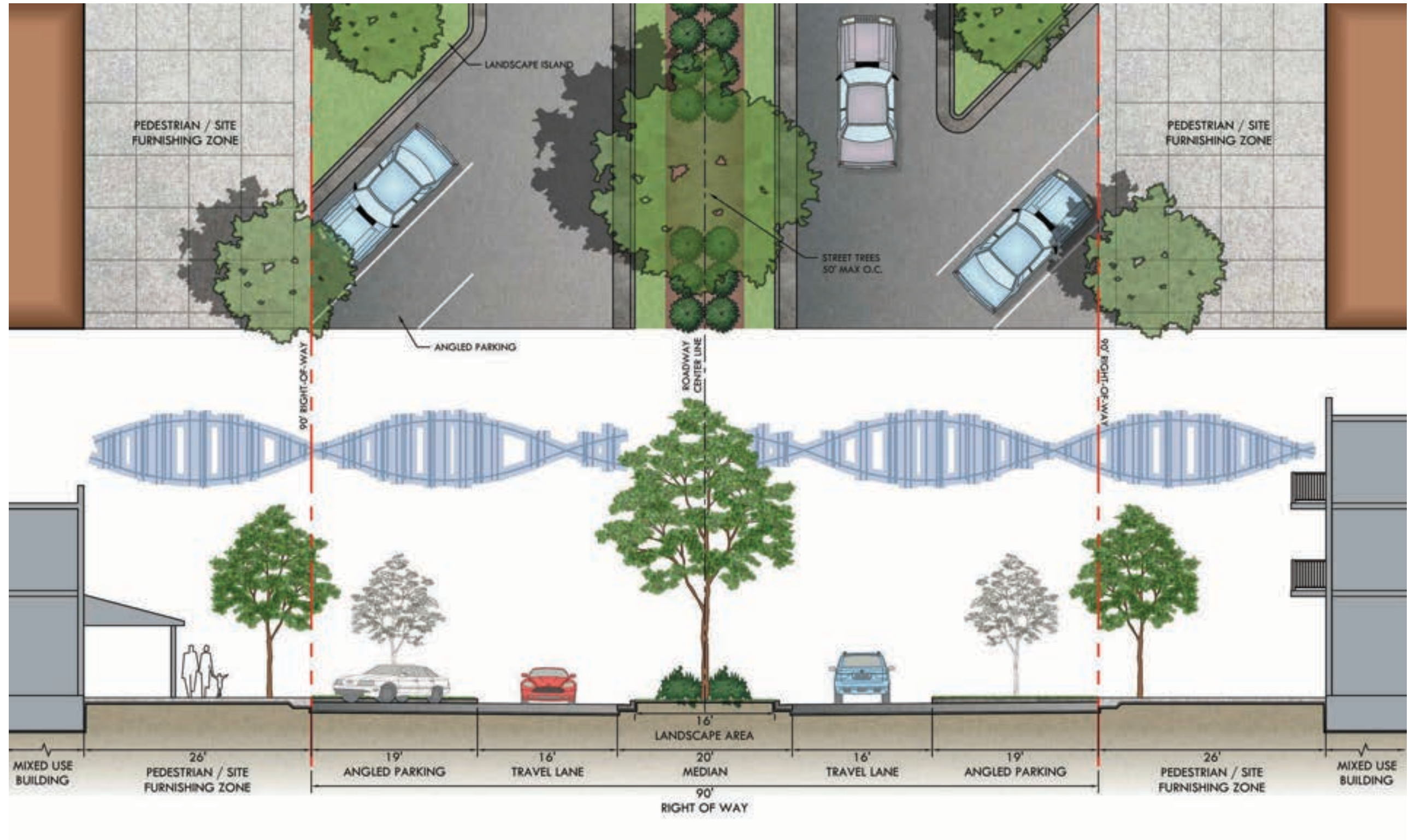
The exhibit on this page illustrates the "walkability" within the Silo Square community. As a general rule $\frac{1}{4}$ mile equals a five-minute walk. The $\frac{1}{4}$ mile and $\frac{1}{2}$ mile radius circles show that key destination areas within the community are typically a 5 to 10 minute walk.

A walkable community is a thriving community. When the residents of a community walk to many places, it is an indication that they feel safe in the environment created within the community. The vision for Silo Square is to create such an environment.

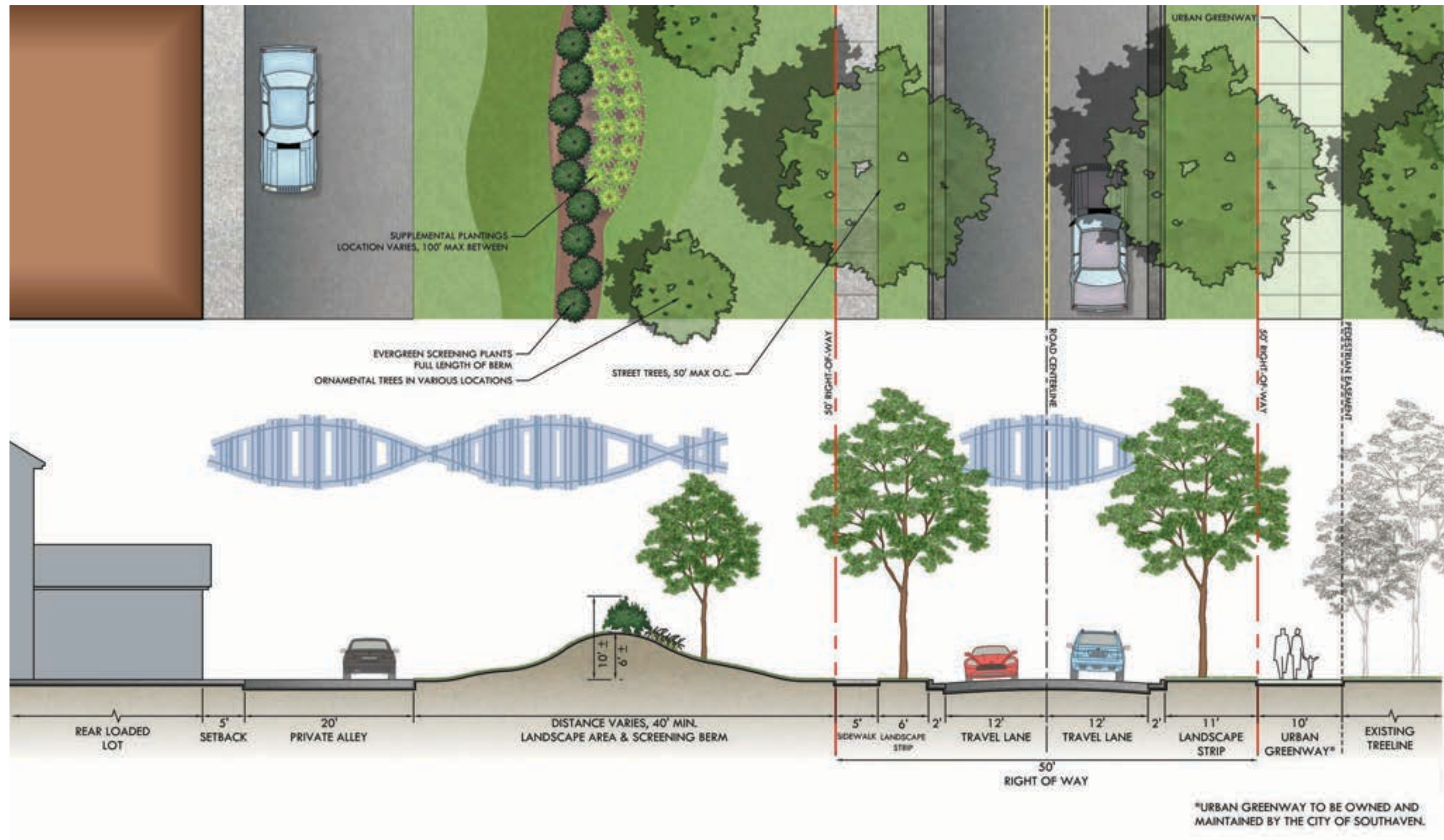




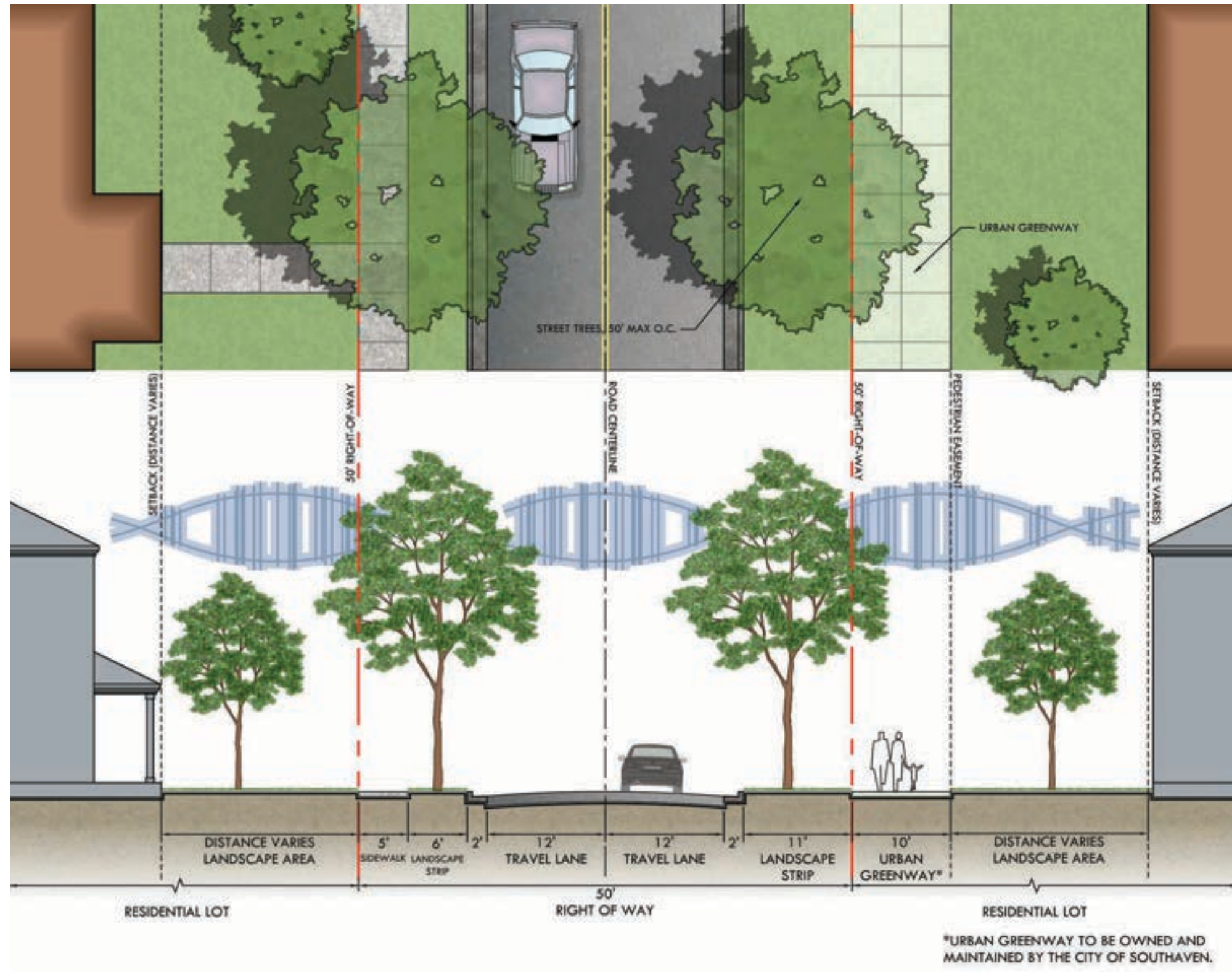




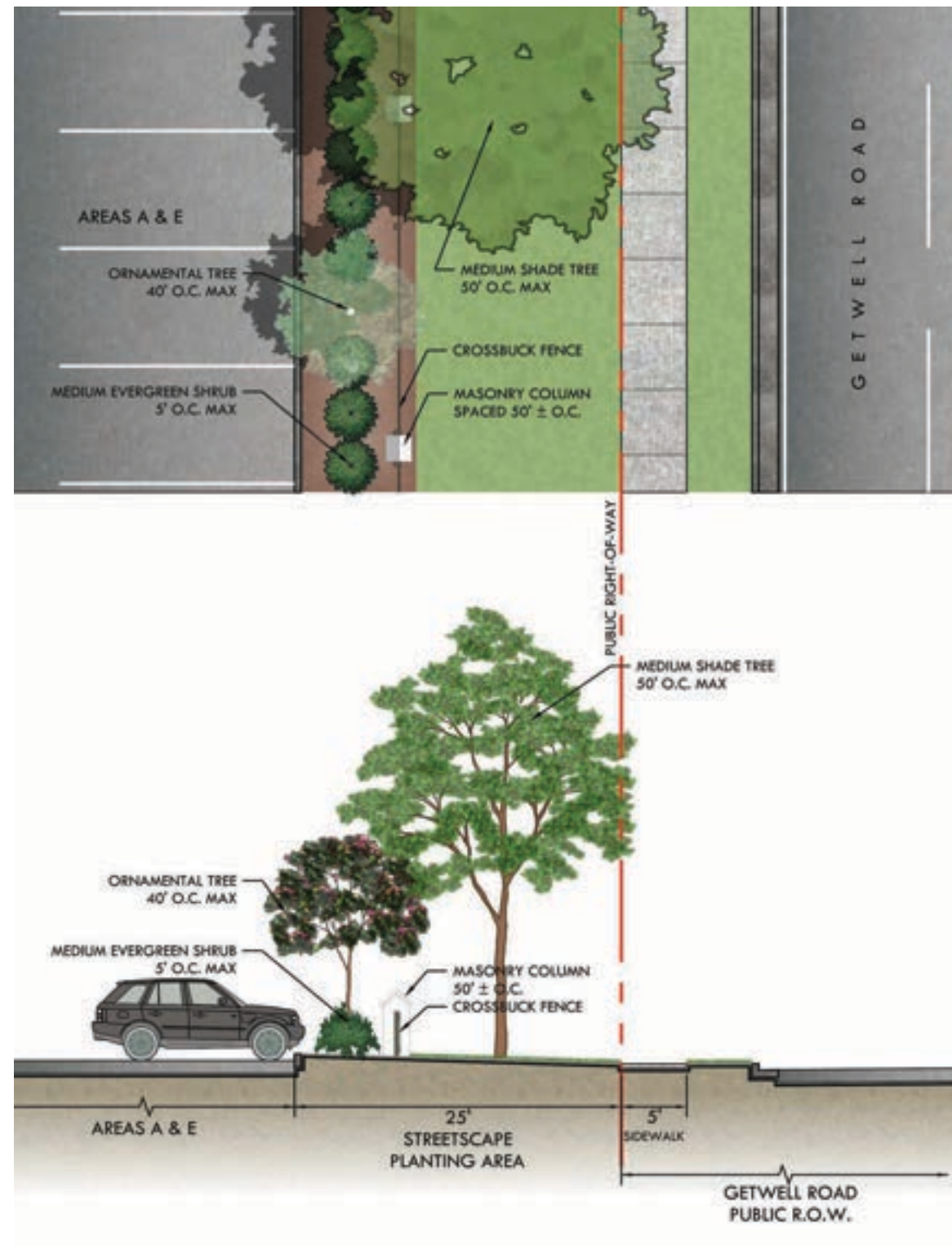
STREETSCAPE PLATE A



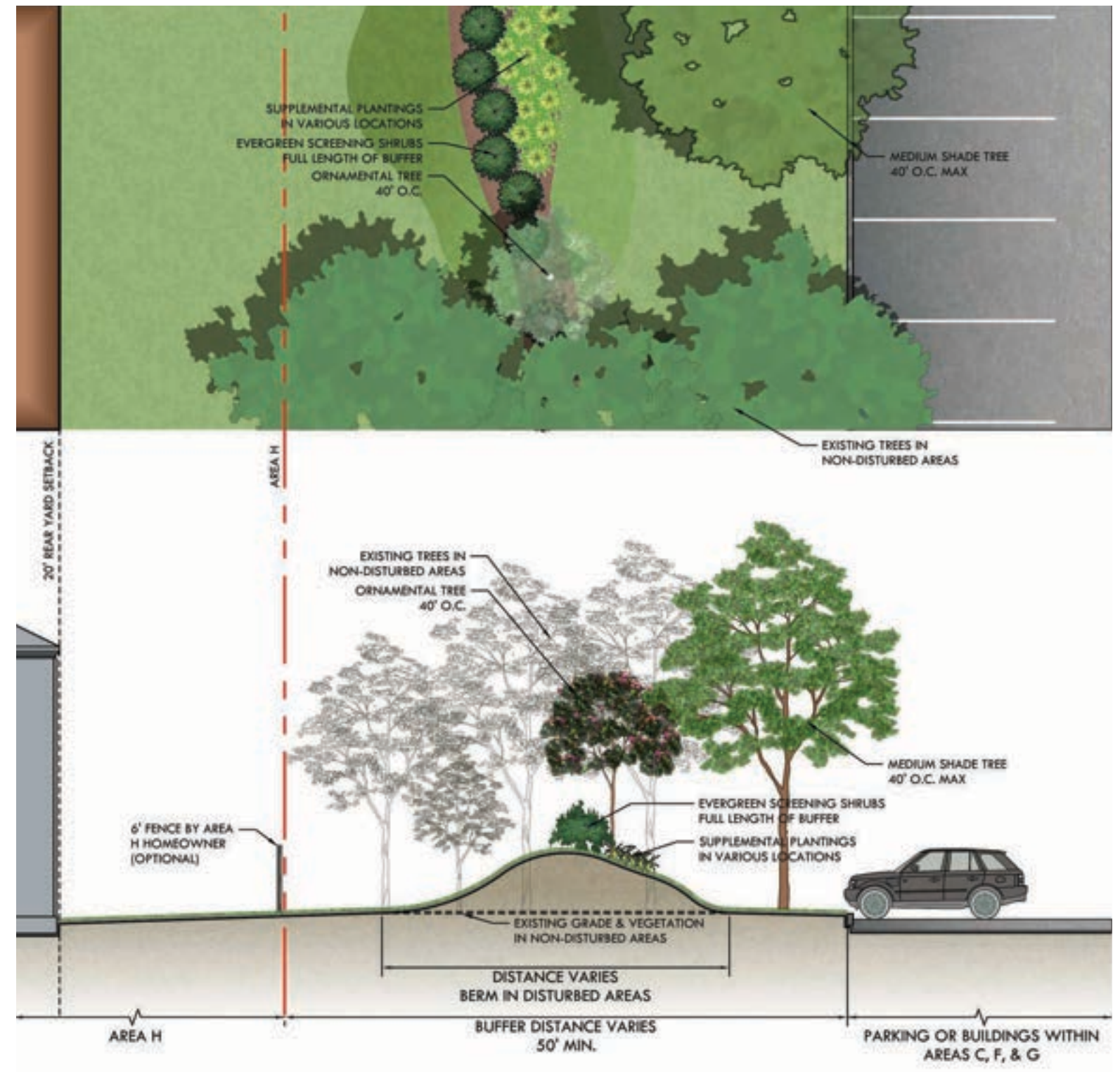
STREETSCAPE PLATE B



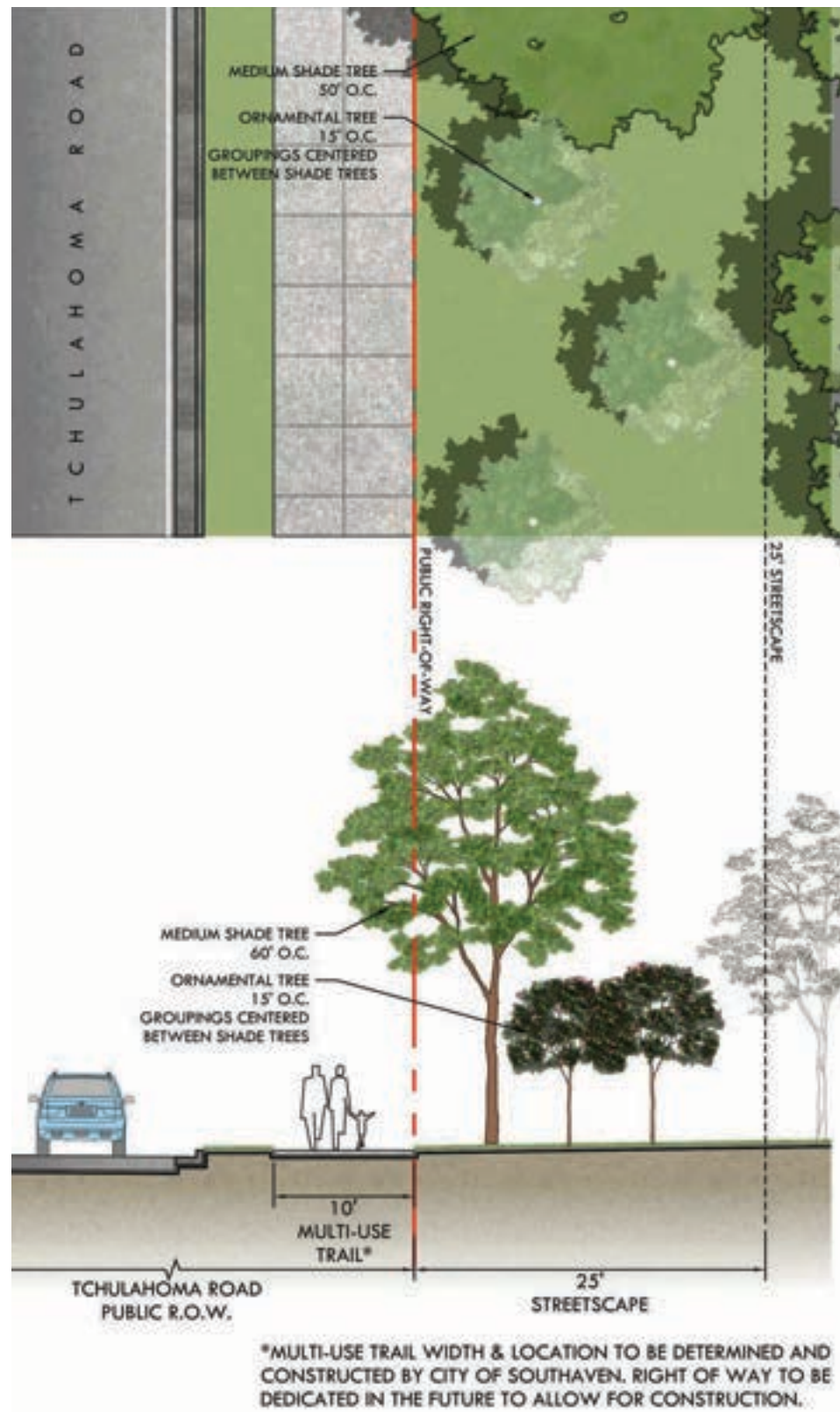
STREETSCAPE PLATE C



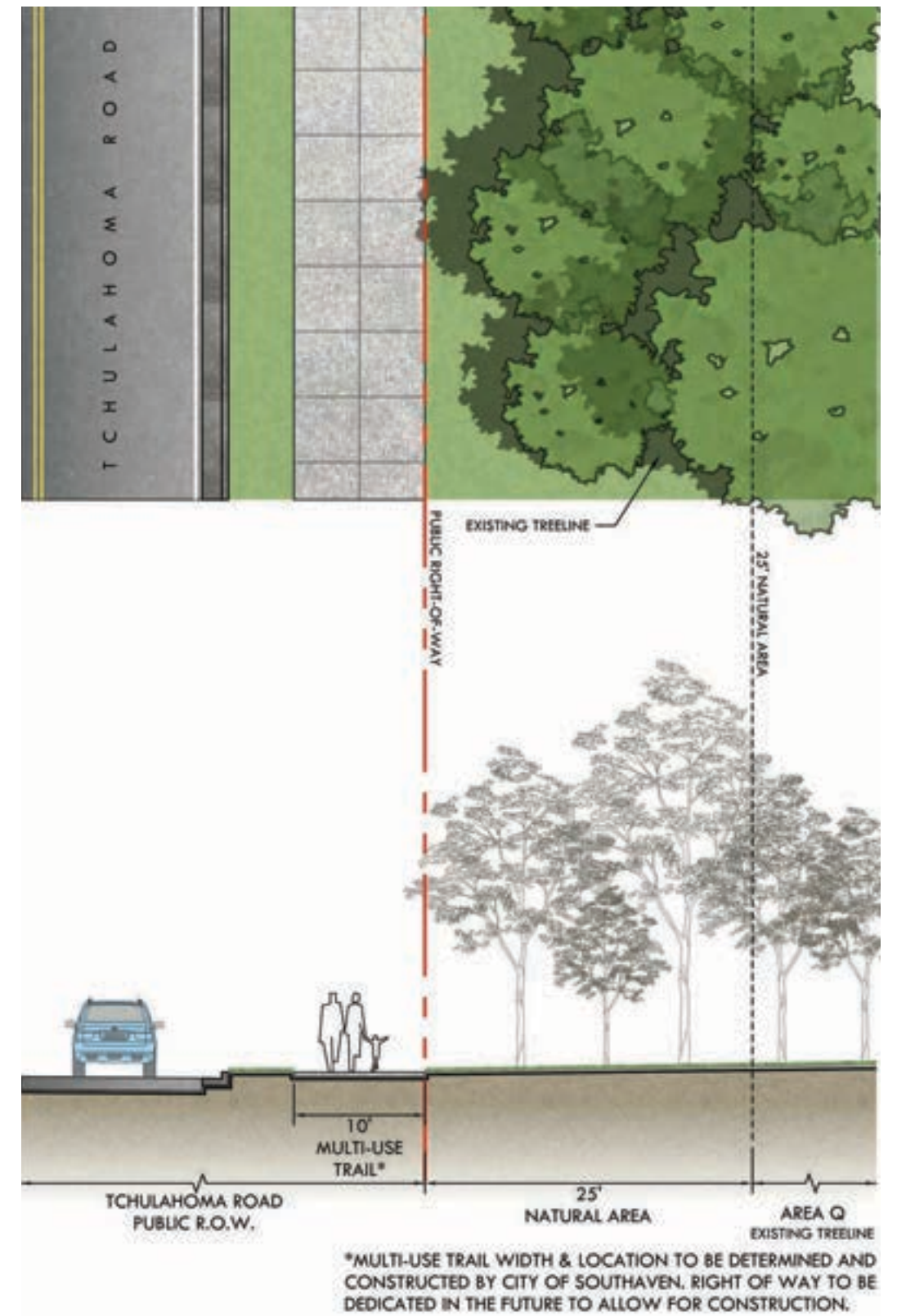
LANDSCAPE PLATE D



LANDSCAPE PLATE E



LANDSCAPE PLATE F



LANDSCAPE PLATE G

OUTLINE PLAN – SILO SQUARE, PLANNED DEVELOPMENT

The Outline Plan shall serve as the general land use plan for the development. It is understood that internal roadways and lot arrangements illustrated may be adjusted somewhat at the time of final design to address market demands, end user requirements, and to take advantage of topography, natural resources, and other site considerations. The Conceptual Master Plan shall serve as the conceptual visual plan for Silo Square and a statement of what is the intent of the development prior to the preparation of final plans.

Due to the size of this project and the necessarily general nature of the Conceptual Master Plan, final plans for each phase will be required. Prior to the development of a given phase, the Developer will submit to the City of Southaven 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. The plan will further provide a visual 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.

I. DESIGN / DEVELOPMENT VISION

- A. Declaration of Covenants, Conditions and Restrictions, hereinafter the “Declaration” shall be applicable to all properties within the planned development. A Homeowners Association and Business Association shall be maintained to assure that development within the neighborhood is completed to the high standards anticipated by the residents and to assure that all features and amenities of the neighborhood, which are considered to be common assets, are continuously maintained in a quality manner. Declarations may be separated between residential uses and the business uses including the mixed-use areas.
- B. The community will be developed so that it not only preserves and protects, but also should enhance surrounding property. Silo Square will reflect sensitivity to the adjacent land uses and encourage the highest quality development of the adjacent properties.
- C. As the common areas of the community are developed in overall development phasing, Final Plans may incorporate water, landscaping, walking trails, and other design features which will contribute to an overall positive aesthetic appearance and provide for passive recreational and circulation alternatives for residents within Silo Square. The Master Plan, conservation area, lakes, and walks may be modified as final design and engineering documents are completed.

II. USES PERMITTED

Areas A, B, and A-1: Retail/Commercial uses are allowed throughout these districts. Retail/Commercial uses shall be permitted by the allowable uses listed in the “C-4” Planned Commercial District as modified herein.

The following uses shall be permitted but not limited to:

- 1. Antique Store
- 2. Art or Photo Studio
- 3. Bakery, retail
- 4. Banks
- 5. Barber and/or Beauty Shop
- 6. Bookstore (with or without restaurant)
- 7. Catering Establishment
- 8. Cell Phone Retailer
- 9. Church
- 10. Clothing & Shoe Store
- 11. Computer & Electronics
- 12. Doctor or Dentist Offices
- 13. Drug Store or Pharmacy
- 14. Dry Cleaning Establishment (Pick up only)
- 15. Emergency Medical Facility
- 16. Eyeglass Store
- 17. Florist
- 18. Furniture Store
- 19. Grocery Store
- 20. Hardware Store
- 21. Health Club/Spa & Gym
- 22. Hotel/Hospitality Use
- 23. Interior Design Store/Studio
- 24. Jewelry Store
- 25. Medical Offices

- 26. Merchandise Showrooms
- 27. Music/Dance Studio
- 28. Music Recording Studio
- 29. Nursery School
- 30. Nutrition/Health Food Store
- 31. Office Uses
- 32. Party/Reception Halls
- 33. Pet Grooming
- 34. Photography Studio
- 35. Print Shop
- 36. Restaurants (indoor and/or outdoor seating), with or without drive-in or drive-thru facilities
- 37. Specialty Food Store
- 38. Specialty Gift Shop
- 39. Veterinary Clinic
- 40. Other Office Uses, Retail Shops, Sales and Services, which are similar to those uses described above, and may be approved by the developer and City Planning Staff.

Areas C and D: The Mixed-Use Buildings in these areas can vary in height from one-story to three-story. Residential loft units are excluded from the ground floor, but allowed on the second and third floors. Office, commercial/retail, and restaurant uses are allowed on any floor level and rooftops. Office uses shall be permitted by the allowable uses listed in the “O” Planned Office District and as modified herein. Retail/Commercial uses shall be permitted by the allowable uses listed in the “C-4” Planned Commercial District as modified herein.

The following uses shall be permitted but not limited to:

- 1. Antique Store
- 2. Art or Photo Studio
- 3. Bakery, retail
- 4. Barber and/or Beauty Shop
- 5. Bookstore (with or without restaurant)
- 6. Boutique Hotel

- 7. Catering Establishment
- 8. Clothing & Shoe Store
- 9. Church
- 10. Cinema, Movie Theater
- 11. Drug Store or Pharmacy
- 12. Dry Cleaning Establishment (Pick up only)
- 13. Florist
- 14. Grocery Store
- 15. Interior Design Store/Studio
- 16. Jewelry Store
- 17. Music/Dance Studio
- 18. Party/reception halls
- 19. Photography Studio
- 20. Restaurants (indoor and/or outdoor seating), without drive-in or drive-thru facilities
- 21. Specialty Gift Shop
- 22. Accountant’s office
- 23. Architects/Engineers
- 24. Art Gallery
- 25. Attorney’s Office
- 26. Graphic Designer
- 27. Insurance Office
- 28. Licensed Counseling
- 29. Psychiatrist’s Office
- 30. Real Estate Office
- 31. Sales Office for Developer
- 32. Seamstress/Tailor
- 33. Travel Agent
- 34. Other Office Uses, Retail Shops, Sales, and Services, which are similar to those uses described above and which would be typically found in a main street environment, may be approved by the developer and City Planning Staff.

Area E and S: A Farmer’s Market with a gravel parking lot shall be allowed in this area. Other acceptable Office Uses, Hotel/Hospitality uses, Retail Shops, Sales and Services may be approved by the developer and City Planning Staff. So long as this area remains or is used as a Farmer’s Market, the underlying zoning shall remain agriculture.

Area F and R: Office uses shall be permitted by the allowable uses listed in the “O” Planned Office District as modified herein.

The following uses shall be permitted but not limited to:

- 1. Antique Store
- 2. Accountant’s office
- 3. Architects/Engineers
- 4. Art Gallery
- 5. Attorney’s Office
- 6. Graphic Designer
- 7. Insurance Office
- 8. Interior Design Studio
- 9. Licensed Counseling
- 10. Painting and Sculpture
- 11. Psychiatrist’s Office
- 12. Real Estate Office
- 13. Sales Office for Developer
- 14. Seamstress/Tailor
- 15. Travel Agent
- 16. Tutors
- 17. Doctor or Dentist Offices
- 18. Drug Store or Pharmacy
- 19. Medical Offices
- 20. Post Office
- 21. Office Uses, which are similar to those uses described above, and may be approved by the developer and City Planning Staff.

Area G: Two story buildings shall be allowed in this area with attached residential loft units on each floor. Up to 8 attached units on the ground floor. Additionally, complimentary uses such as a clubhouse and pool amenity area shall be allowed.

Area H, I, J, K, L, T, U, V, W, and X : Single-Family detached homes and accessory structures are allowed throughout these areas. Single-Family lots may be front loaded from public streets or rear loaded with access from private alleys.

Area M, O, P, Q, Q-1, O-1, and O-2: These areas are to remain undeveloped to preserve existing woods and create passive recreation amenities such as trails or open green space. Additionally, detention ponds are allowed in these areas and earthwork activities required to develop roadways and adjacent residential, office, and mixed-use areas.

III. **BULK REGULATIONS**

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

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

A. **OVERALL PLAN DATA**

Total Property Area.....	309.25 ± AC
Residential Area.....	159.68 ± AC
Mixed-Use, Retail, Office Areas.....	67.62 ± AC
Neighborhood Open Space (C.O.S.).....	81.21 ± AC
Overall Density.....	2.42 DU/AC

The land use density is based on gross property acreage. The total development density is 2.42 dwelling units per acre. The actual acreage of areas and the overall density may vary slightly and is subject to final design and final engineering.

B. BUILDING SETBACKS / STANDARDS

Areas A, B, E, and A-1 – Retail/Commercial Use:

- 1. The maximum height of buildings shall be four (4) stories
- 2. A minimum separation of 20 feet shall be provided between adjacent structures
- 3. The following minimum setbacks shall apply:
 - i. Front: 50 feet (along Getwell Road)
 - ii. Front: 25 feet (along future public roads)
 - iii. Side: N/A
 - iv. Rear: N/A
 - v. An awning and window encroachment of up to 6 feet shall be allowed in the Front Setback.

Areas C and D – Office/Commercial/Residential Mixed-Use:

- 1. The maximum height of buildings shall be three (3) stories, except for any architectural design elements, which may be taller than (3) stories.
- 2. A minimum separation of 20 feet shall be provided between adjacent structures
- 3. A front balcony is allowed on all upper story loft units
- 4. The following minimum setbacks shall apply:
 - i. Front: 24 feet (along future public roads)
 - ii. Side: N/A
 - iii. Rear: 30 feet only when adjacent to single-family use
 - iv. An awning and window encroachment of up to 16 feet shall be allowed in the Front Setback.

Area F and R – Office:

- 1. The maximum height of buildings shall be two (2) stories
- 2. A minimum separation of 20 feet shall be provided between adjacent structures
- 3. The following minimum setbacks shall apply:

- i. Front: 15 feet (along future public roads)
- ii. Side: N/A
- iii. Rear: 30 feet only when adjacent to single-family use

Area G – Silo District Lofts:

- 1. The maximum height of buildings shall be two (2) stories
- 2. The maximum number of units per building is 16 units
- 3. A minimum separation of 20 feet shall be provided between adjacent structures
- 4. A balcony is allowed on all second story loft units
- 5. The following minimum setbacks shall apply:
 - i. Front: 12 feet from face of curb
 - ii. Side: N/A
 - iii. Rear: 25 feet only when adjacent to single-family use

Area H and T – Residential – Front Loaded Single Family Lots

- 1. The minimum lot size is 8,450 SF (65'x130')
- 2. Minimum heated space per house is 1,800 SF
- 3. The following minimum setbacks shall apply:
 - i. Front: 20 feet (along future public roads)
 - ii. Side: 5 feet
 - iii. Rear: 20 feet
 - iv. A front porch encroachment up to 4 feet shall be allowed in the Front Setback.

Area I and U – Residential – Rear Loaded Single Family Lots

- 1. The minimum lot size is 6,000 SF (50'x120')
- 2. Minimum heated space per house is 1,800 SF
- 3. The following minimum setbacks shall apply:
 - i. Front: 10 feet (along future public roads)
 - ii. Side: 3 feet, with a required total width of 8 feet for adjoining setbacks
 - iii. Rear: 5 feet
 - iv. A front porch encroachment up to 4 feet shall be allowed in the Front Setback.

C. STANDARDS FOR MIXED-USE AREAS C AND D

Area J and W – Residential – Rear Loaded Single Family Lots

1. The minimum lot size is 10,125 SF (75'x135')
2. Minimum heated space per house is 2,000 SF
3. The following minimum setbacks shall apply:
 - i. Front: 10 feet (along future public roads)
 - ii. Front: 20 feet (facing urban greenway)
 - iii. Side: 5 feet
 - iv. Rear: 5 feet
 - v. A front porch encroachment up to 4 feet shall be allowed in the Front Setback.

Area K and V – Residential – Front Loaded Single Family Lots

1. The minimum lot size is 10,125 SF (75'x135')
2. Minimum heated space per house is 2,000 SF
3. The following minimum setbacks shall apply:
 - i. Front: 20 feet (along future public roads)
 - ii. Side: 5 feet
 - iii. Rear: 20 feet
 - iv. A front porch encroachment up to 4 feet shall be allowed in the Front Setback.

Area L and X – Residential – Front Loaded Single Family Lots

4. The minimum lot size is 15,000 SF (100'x150')
5. Minimum heated space per house is 2,300 SF
6. The following minimum setbacks shall apply:
 - i. Front: 20 feet (along future public roads)
 - ii. Side: 5 feet with a required total width of 15 feet for adjoining setbacks
 - iii. Rear: 30 feet
 - iv. A front porch encroachment up to 4 feet shall be allowed in the Front Setback.

In general, store fronts shall orient toward a main street or drive. Building setbacks shall be measured from the back of curb.

Entries:

Primary entries shall address a public street, private drive, or designated pedestrian connection. Secondary entries may face parking areas or loading areas.

Façades:

Building facades must be articulated at a minimum with windows, entries, and/or display bays. Facades shall not consist of an undifferentiated blank wall when facing a public street or sidewalk. Towers or other special vertical elements may be used in a limited fashion to focus views to the area from surrounding streets. Consistent design elements shall be used throughout the store front area to ensure that the entire mixed-use center functions as a unit. Display windows must line facades facing public streets and private drives with no more than six (6) feet of blank non-window wall space in every 25 feet of storefront. All windows shall occur above a stem wall and shall not extend to the ground level.

IV. **ROADWAYS, ACCESS, PARKING, AND CIRCULATION**

- A. Getwell Road and Tchulahoma Road shall be dedicated and improved in accordance with the Silo Square Outline Plan, the City of Southaven Design Standards, and approved by the City Engineer.
- B. All public streets interior to the development shall be dedicated and improved to a 50' right-of-way with curb and gutter, unless proposed otherwise, in accordance with the Silo Square Outline Plan, the City of Southaven Subdivision Design Standards, and approved by the City Engineer.
- C. Parking and loading spaces shall be in accordance with the City of Southaven Zoning Regulations. Shared parking shall be allowed in the Mixed-Use Areas C and D between residential units and the office/retail uses.
- D. All dedicated public improvements required herein shall be made to the specifications of the City of Southaven, unless otherwise approved.

- E. Street light plans to be submitted for review and approval by City, as part of final plans.

V. **LANDSCAPING, SCREENING, AND OPEN SPACE**

- A. A Landscape Plan shall be submitted to the developer as part of each final plan for commercial/office areas.
- B. All Common Open Space areas are to be preserved and maintained by a Home Owners Association and or Business Owners Association. At the time Phase 1 of the Final Plan is submitted, the articles of incorporation and bylaws of the Business and Home Owners Associations shall be submitted to staff for review.
- C. A separate Business Owners Association and Homeowners Association shall be established prior to the recording of any final plat. Any buffer areas, retention basins, landscape areas, open areas, street medians, entrance signs, and any other common elements, proposed to be dedicated to the Owners Association in that phase shall be deeded over to the Owners Association with the recording of the final plat of that respective phase. A copy of the finalized incorporation papers and any deeds transferring common elements to the Owners Association shall be submitted to the City of Southaven for inclusion in the file.
- D. Open space and Greenway System includes approximately 80.81 acres. This totals 26% of the gross residential portion of the project area. The common open space areas are located within areas of existing tree cover, lakes, and where proposed detention areas are to be located.
- E. Landscaping internal to the parking lots for non-residential uses shall provide one landscaped island for every 100 linear feet of parking. Landscaped island shall consist of one shade tree, 2.5 inches in caliper, and low shrubs or groundcover at least 10 inches high.
- F. The minimum tree size proposed shall be 2.5 inches in caliper. Although, special specimen trees may be planted in prominent locations determined at the time of the final design.
- G. Medians, streetscape areas, and neighborhood greens shall be maintained by the Homeowners Association and/or Business Owners Association.
- H. Refuse containers and loading areas shall be screened from view of adjacent public roadways and residential properties.

- I. All construction improvements within the development shall be in compliance with erosion and sediment control guidelines and ordinances of the City of Southaven and the State of Mississippi.

- J. Landscape plates and buffers shall be located according to the following exhibits on pages 19 - 24.

VI. **SIGNAGE**

- A. Signage for residential areas shall be in conformance with the Residential District regulations of the City of Southaven Zoning Ordinance. All residential subdivision entrance signage shall be submitted to the City of Southaven Planning Commission for review and approval with the submission of the respective final plan where such signage occurs.
- B. Signage for Mixed-Use, Retail, Commercial, and the Office Areas shall be similar the signage traditionally seen in historic main street environments, including but not limited to signage painted directly on brick building facades. Signage shall be in conformance with the City of Southaven Sign Regulations and shall be submitted to the City of Southaven Planning Commission for review and approval with the submission of the respective preliminary plan where such signage occurs.
- C. Proposed Signage to be painted on the existing on-site Silo shall be allowed to exceed the text height allowed in the City Sign Regulations so as to allow the text to be legible from Getwell Road. The final sign design shall be approved by the City Planning Department, and if necessary, the City of Southaven Planning Commission.
- D. Portable and temporary signs shall not be permitted except temporary construction and realtor signs shall be permitted. Temporary Café style signage shall be allowed to be placed on the sidewalk area as long as it doesn't impede ADA access and is removed at the end of each business day.

VII. **DRAINAGE FACILITIES AND SERVICES**

- A. The stormwater drainage system shall be designed and constructed to the drainage design standards of the City of Southaven stormwater management program and State of Mississippi Department of Environmental Quality.

- B. A Storm Water Pollution Prevention Plan (SWPP) will be filed with the state authorities prior to commencement of construction.
- C. The drainage plan submitted to the City Engineer must include a written determination from the State of Mississippi regarding their jurisdiction over watercourses on this site.
- D. Grading, drainage, and engineering construction plans to be approved by the City Engineer.
- E. All public storm drainage shall require a public easement.
- F. The following note shall be placed on the final plat of any development requiring on-site drainage facilities: The areas denoted by “Reserved for Stormwater Retention” 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 is not limited to removal of sedimentation, fallen objects, debris, trash mowing, outlet cleaning and repair of drainage structures.

VIII. **SANITARY SEWER**

- A. A Master Sanitary Sewer Concept Plan shall be submitted at the time Phase One Preliminary Plan is submitted for review and approval. The City of Southaven will provide sanitary sewer service.
- B. Sanitary sewer improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Southaven and the State of Mississippi.
- C. Sizes of sanitary sewer lines shall be determined at the time the final construction plans are submitted to the City Engineer.
- D. Sanitary Sewer Plans shall be submitted to the Mississippi Department of Environmental Quality (MDEQ) for written approval.

IX. **WATER SERVICE / UTILITIES**

- A. A Master Water Service Concept Plan shall be submitted at the time Phase One Preliminary Plan is submitted for review and approval. The City of Southaven will provide public potable water service.
- B. Public water improvements shall be provided by the Developer under contract in accordance with the subdivision regulations and specifications of the City of Southaven and the State of Mississippi.
- C. All water services shall be constructed in compliance with the City of Southaven and the State of Mississippi regulations.
- D. Water service lines shall be installed with tracing wire at the top.
- E. All utilities and services (telephone, cable, etc.) to be installed underground, except for any 3-phase electric service.

X. **DEVELOPMENT PHASING**

- A. An Updated Phasing Plan for Silo Square shall be submitted to the City of Southaven at the time Final Plans are submitted for each Phase.
- B. Each phase shall be planned not to have an adverse impact on the development of its surroundings at any stage of the development.
- C. A final site plan/plat for each phase shall be made in accordance with the City of Southaven Zoning Ordinance and Subdivision Regulations. A final plan for each area or portion thereof shall be submitted for review by the City of Southaven Planning Commission and Mayor and Board in order to establish that it substantially conforms to the conditions of the Outline Plan.

welcome home.