



# McINGVALE SQUARE

Planned Unit Development  
Hernando, Mississippi



**AERC**  
ARCHITECTURE

342 WEST VALLEY  
STREET HERNANDO,  
MS 38632  
662.298.0057  
WWW.AERCPLLG.COM



June 16, 2022

Austin Cardosi, Director of Planning  
City of Hernando  
475 West Commerce St.  
Hernando, MS 38632

Dear Mr. Cardosi,

On behalf of McIngvale Square, LCC, we are pleased to submit the Master Plan for McIngvale Square on land located at west side of McIngvale Road, North of Southern Bancorp in Hernando, Mississippi. As a premier Mixed Use Development, revisions are needed to the original 1948 PUD to ensure the architectural quality and allow for the urban-feel requested by the City and the Developer.

Key features of the development include:

- Front facades placed close to McIngvale Road, with no parking in front.
- Connections to public walkways to encourage pedestrian travel.
- Details congruent with downtown Hernando.
- High-quality, low-maintenance exterior materials.
- Mixed Use including Retail, Restaurant, Office and Lofts.

We feel this project will transform the McIngvale street scape in profound ways for generations to come. While increasing the economic base of Hernando, these centralized mixed uses should encourage increased use of the new McIngvale pedestrian network. Likewise, its location on the new McIngvale arterial will allow for rapid entry/exit to I-269, thereby minimizing traffic in other parts of Hernando. It will also set the standard for future development in the rapidly developing McIngvale corridor.

Sincerely,



Doug Thornton, AIA, LEED BD+C

AERC, pllc  
President

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342 WEST VALLEY STREET  
HERNANDO, MS 38632  
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*Our goal for this project is to take this small, underutilized 4 acre lot, and transform it into a beautiful mixed use area.*



# INTRODUCTION

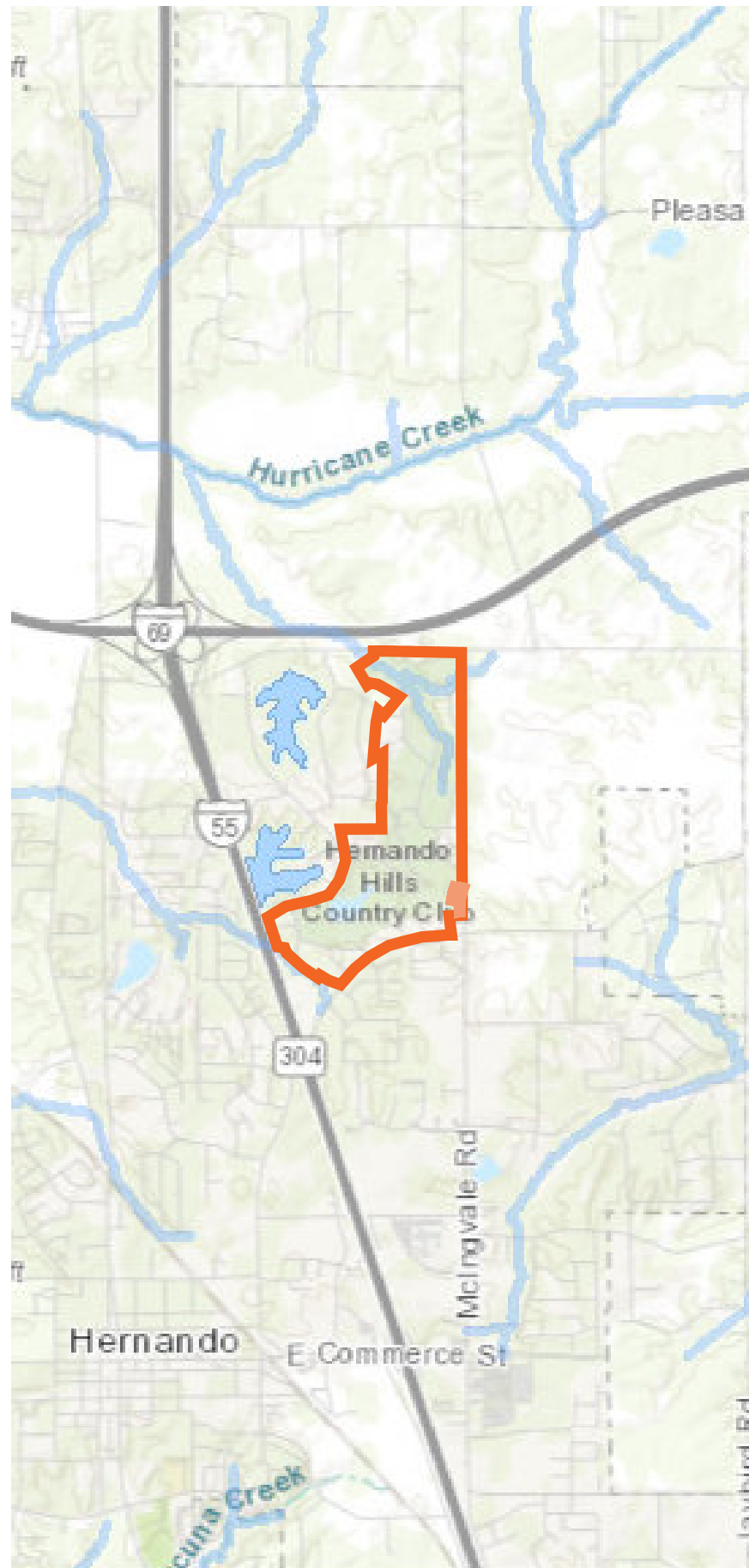
McIngvale Square is a ~4 acre proposed Mixed Use development located in Hernando, Mississippi at McIngvale Road, sub-divided from the original 1958, ~277 acre Hernando Hills Golf and Racquet Club Planned Unit Development (PUD).

The original PUD has fully developed out as a Golf Course with amenities, and R-3 Residential. These zones will remain as is, with no proposed changes. The new site is located along the rapidly developing, and transitioning McIngvale Road. With the completion of the McIngvale/I-269 Interchange and widening of McIngvale, the area has seen growth in residential homes, commercial businesses, restaurants, a public school, and recreational facilities. These new developments have increased demand for additional family- and community-oriented facilities. The proposed development is also located within walking distance of many of these, which should lessen the impact of additional traffic.

To meet these needs, the McIngvale Square Planned Unit Development proposes:

- Three, four-story, mixed-use buildings
- Heavily landscaped site with multiple hard-scaped patios
- Views onto the beautiful golf course to the west
- Sidewalks throughout and connected to the public pedestrian network
- Design features to create a high value, low maintenance and aesthetically distinctive setting.

The illustrations to the left show the location of the McIngvale Square site. Green T Rd E is the northern site boundary of the original PUD. McIngvale Rd is the east side of the site with Hwy 51 being the western site boundary of the original PUD. The proposed site has Golf Course to the north, and Southern Bancorp Commercial Office to the south. The overall concept plan, regulating plan, design features, utilities plan, and phasing plan are described in the following sections of this Planned Unit Development Plan.



# EXISTING CONDITIONS



## Image #1

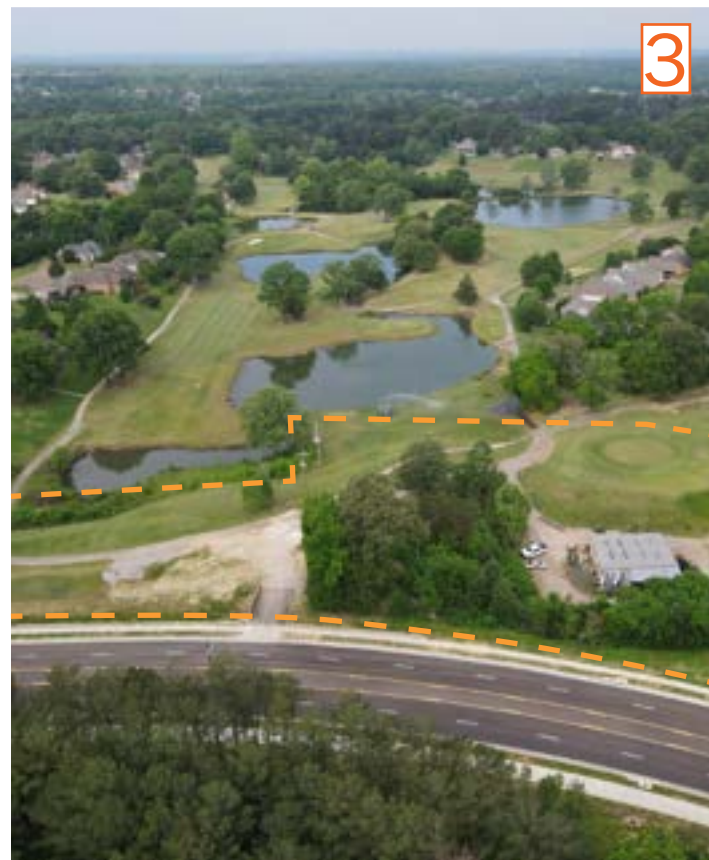
Drone image taken from west of the proposed area, facing McIngvale Road. In this image you can see the Hernando Golf & Racquet Club storage shed. This shed is to be demolished in proposed design.

## Image #2

Drone image taken from the north side of the site. Here you can see the Hernando Golf & Racquet Club storage shed with the intersection of McIngvale Road and Byhalia Road in the back. Also, at that intersection you can see Southern Bancorp Bank and the roof of Longview Point Baptist Church.

## Image #3

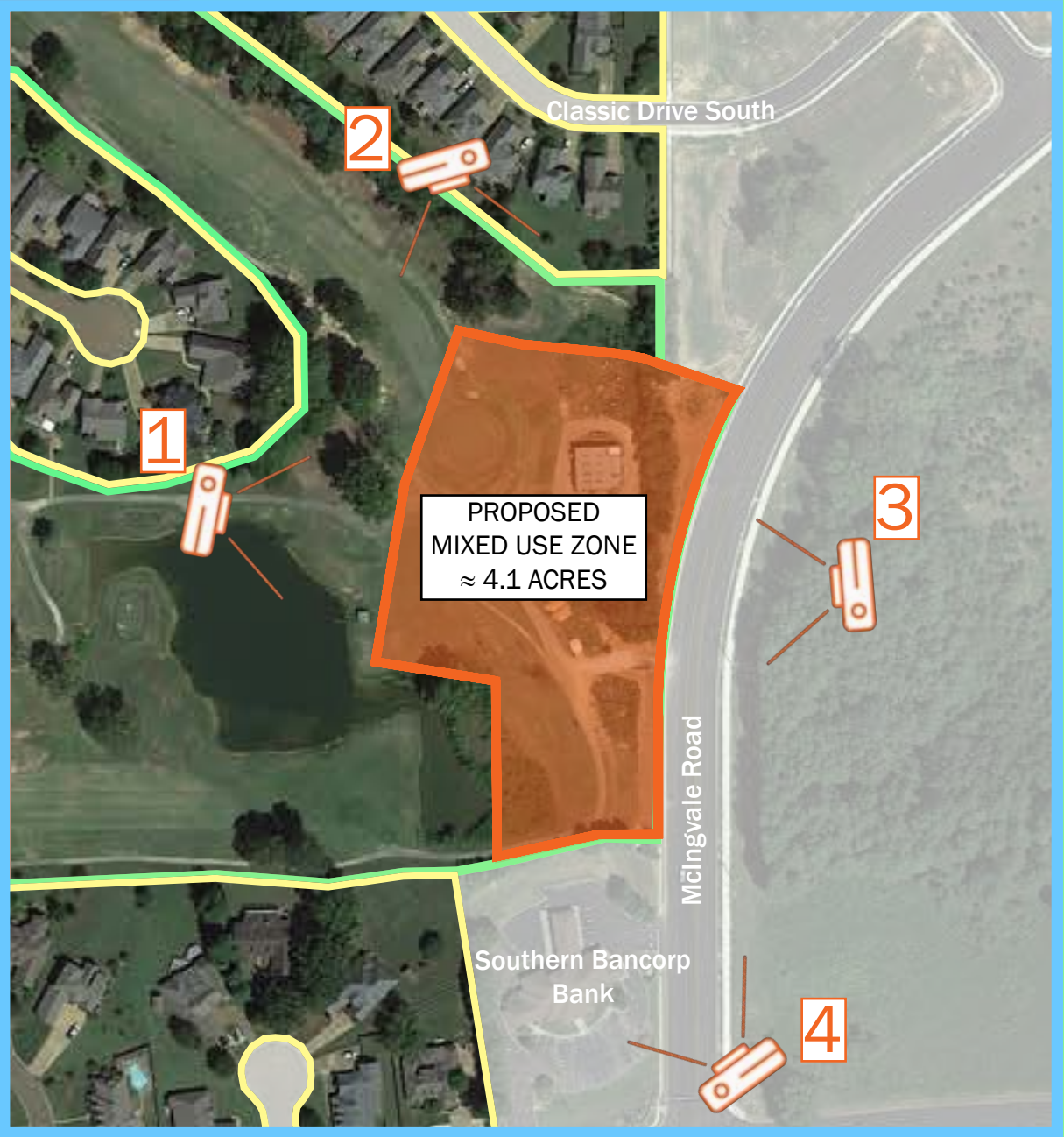
This image was taken from the east side of the site. At the bottom of the image is McIngvale Road with a dirt drive to access the Hernando Golf & Racquet Club storage shed. In the back you can see the rest of the Hernando Golf Course with the surrounding neighborhoods.



## Image #4

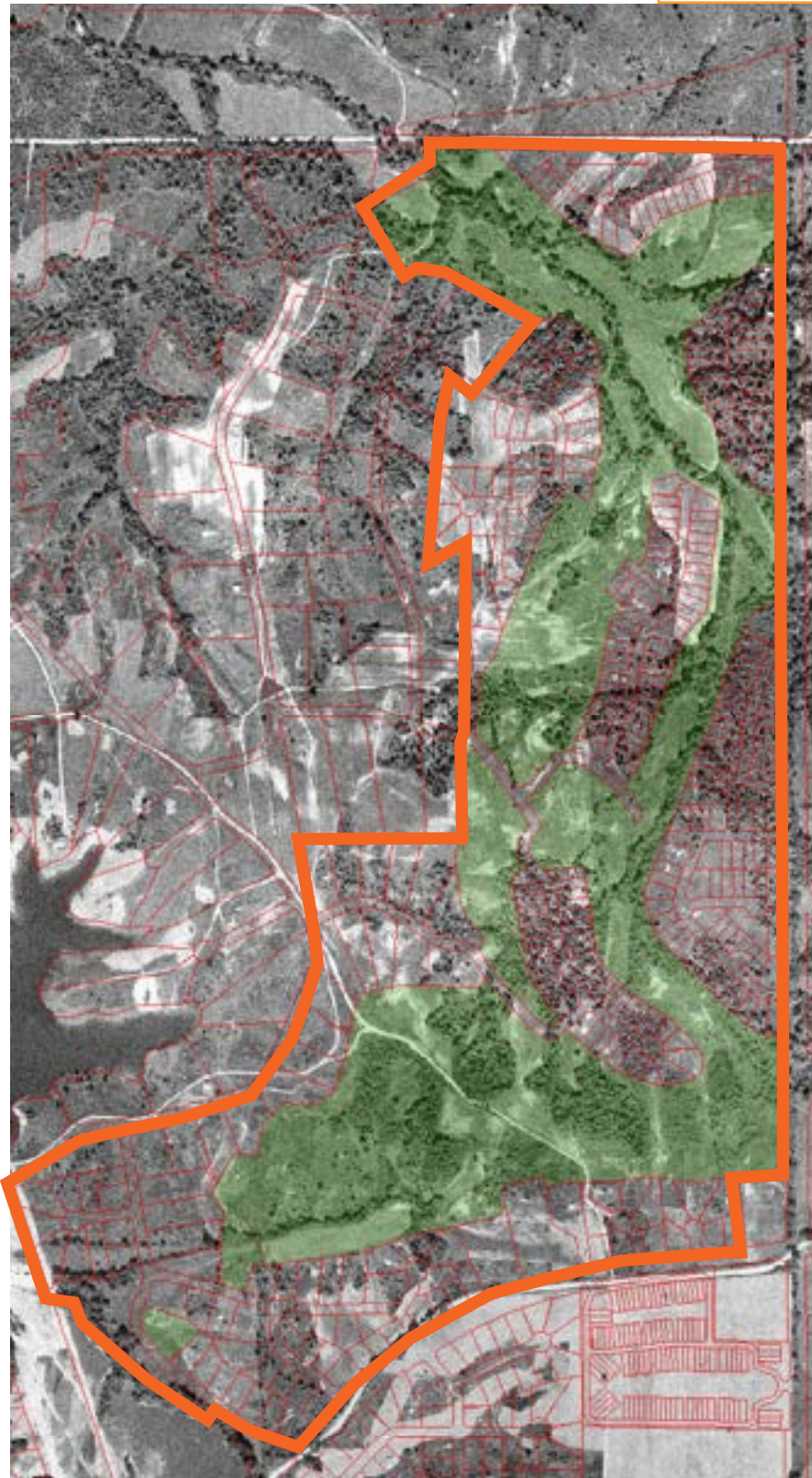
Image of the site from the southeast, approximately over the intersection of McIngvale Road and Byhalia Road. At the bottom of the image is the Southern Bancorp Bank. On the top of the image, you can see Old McIngvale road and the neighborhoods that surround the golf course.

# PROJECT LOCATION



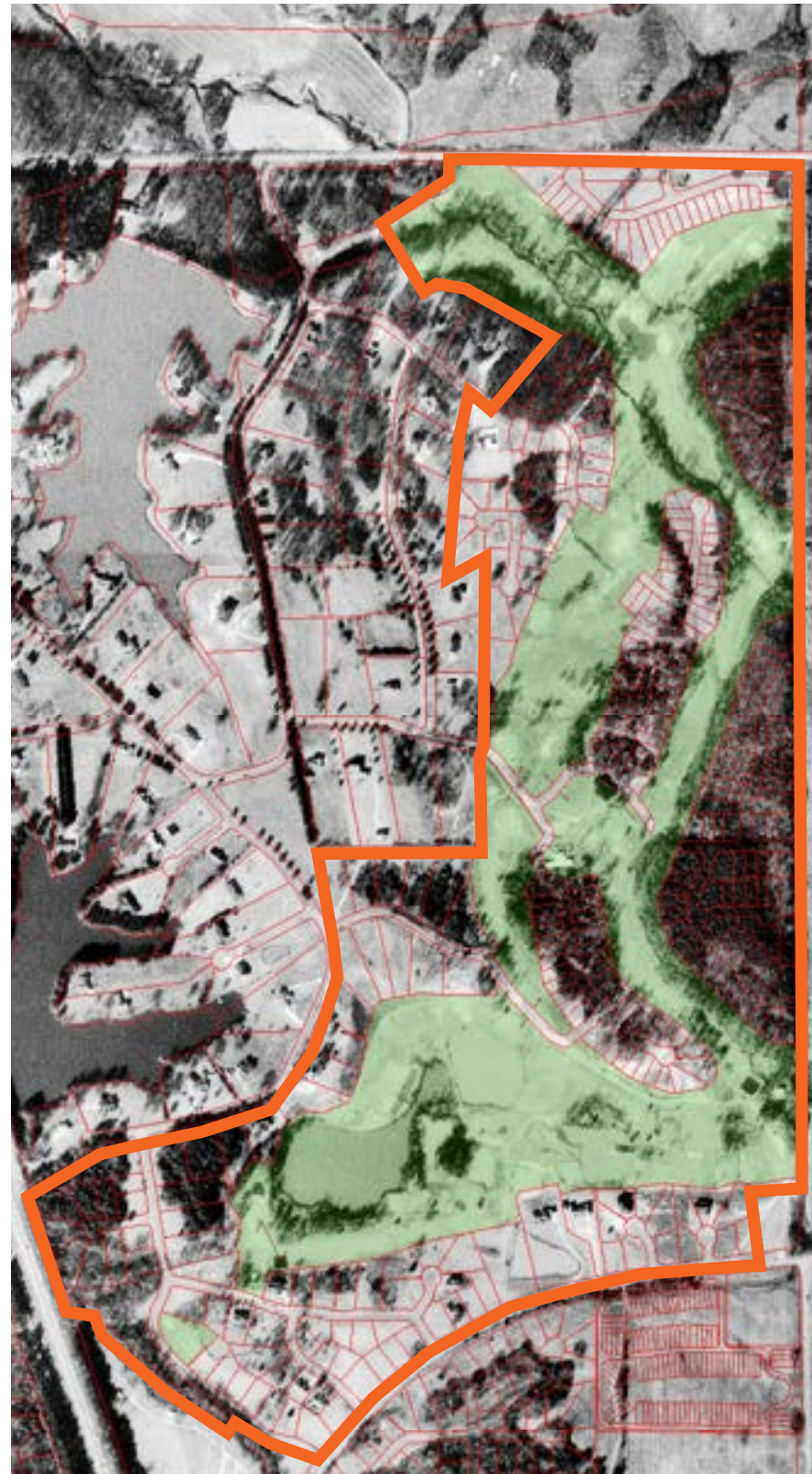
# SITE HISTORY

1957



Rural agricultural, mostly undeveloped land

1991



Agricultural/ undeveloped land, some residential growth

2022



High residential density & new commercial uses



# SITE DEVELOPMENT PLAN

This proposed development transforms the current golf course maintenance area with deep ravines and rough undergrowth into a vibrant mixed use live-work-play complex, capitalizing and enhancing the existing golf course green space and creating a vibrant street scape along McIngvale Road.

The current, fully developed golf course and residential lots will be largely unaffected by this development as it is in the furthest distance and the only portion of the original PUD abutting a major arterial roadway. This project will have views onto the existing golf course, with its mature trees, yet minimizes views into existing residential areas. It is also sited to avoid blocking existing residential views of the golf course.

MCINGVALE SQUARE PLAN DATA	
Area Usage	Acreage
Proposed Mixed Use	≈ 4.1
Existing Recreation To Remain As Is	≈ 125.8
Existing Residential To Remain As Is	≈ 147.1
<b>Total</b>	<b>≈ 277</b>



# UTILITY PLAN



ATTRACTIVE LANDSCAPED ENTRY

IMPROVED STREET CONNECTIVITY

SENSE OF NATURE

Water Line

Overhead Electrical & Telecommunications

Sanitary Sewer Line

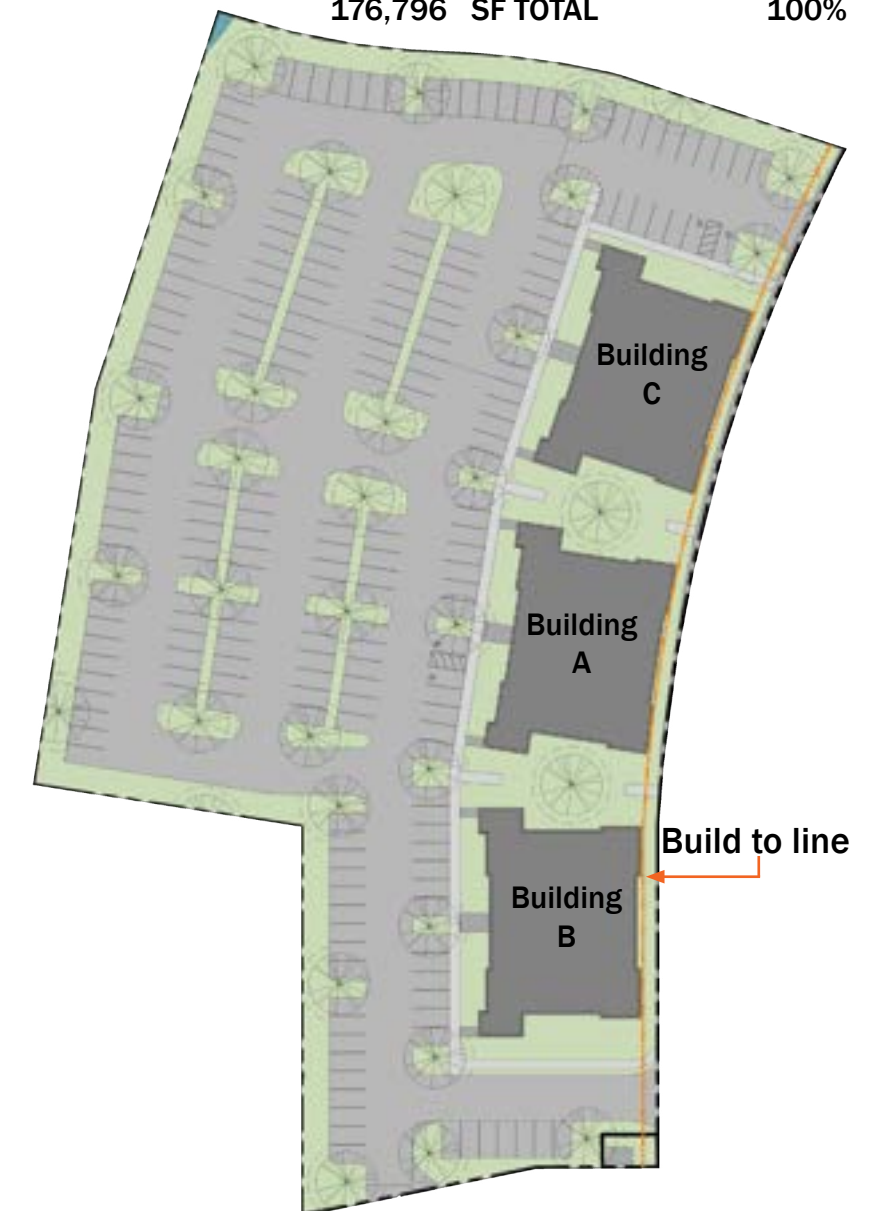
# REGULATING PLAN

1. Proposed land uses and population densities:
  - a. Development will eventually have three mixed use buildings.
  - b. Phase 1 . Building A is proposed to contain:
    - i. 1st Floor: Retail and/or Restaurant Uses ~8,000 NSF.
    - ii. 2nd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
    - iii. 3rd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
    - iv. 4th Floor: Office Use: Up to ~5,000 NSF with Rooftop Terrace of ~3,000 NSF
  - c. Phase 2 . Building B is proposed to contain:
    - i. 1st Floor: Retail and/or Restaurant Uses ~8,000 NSF.
    - ii. 2nd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
    - iii. 3rd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
    - iv. 4th Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
  - d. Phase 3 . Building C is proposed to contain:
    - i. 1st Floor: Retail and/or Restaurant Uses ~8,000 NSF.
    - ii. 2nd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
    - iii. 3rd Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
    - iv. 4th Floor: Office and/or Loft Uses: ~8,000 NSF (or up to 8 Lofts)
  - e. Proposed Property Set-backs:
    - i. Front Yard: 12' Build-to Line. Canopies, fascias and balconies may encroach into the Front Yard Area.
    - ii. Side Yard adjacent to Golf Course, Commercial or Office Uses: 10' Building Setback.
    - iii. Rear Yard adjacent to Golf Course: 10' Building Setback.
  - f. Building Height Limitation: 65' from Finish Grade at Building to Top of Parapets or Exposed Roofs.
  - g. Parking Requirements: As a mixed use development, parking sharing is anticipated due to day-use commercial hours of operation, and overnight loft uses; therefore,
    - i. Retail sales and services: 1 space per 200 net square feet.
    - ii. Office and professional services: 1 space per 300 net square feet.
    - iii. Commercial recreation facilities and restaurants: 1 space per 100 net square feet.
    - iv. One Bedroom Lofts: 1 space per unit.
    - v. Two or Three Bedroom Lofts: 1.5 space per unit
2. Proposed primary circulation pattern:
  - a. Vehicular Traffic:
    - i. All vehicular traffic will enter the property from McIngvale Road, which currently has four traffic lanes and a turn lane.
    - ii. All vehicular traffic will park on the west side of the buildings. No vehicular traffic is proposed between the buildings and McIngvale Road.
    - iii. Internal streets and drives will be designed to accommodate standard vehicles, as well as, fire apparatus vehicles, garbage trucks, buses and small delivery vans.
    - iv. Internal drives and parking will be paved with concrete or asphalt and will have concrete curb and gutter.
  - b. Pedestrian Traffic:
    - i. All buildings will be designed to have and encourage pedestrian access to public walks along McIngvale Road.
    - ii. Concrete walks are provided for safe access to and from parking to the west of the building.
    - iii. Site is designed to minimize crossing of vehicular and pedestrian crossings.
    - iv. See attached Site Layout Plans.
3. Proposed parks and playgrounds:
  - a. The proposed development is adjacent to the existing Hernando Golf and Racquet Club golf course; therefore, no additional parks or playgrounds are proposed for this PUD.
4. Delineation of the units or phases to be constructed together with a proposed timetable:

- a. Phase 1: Scheduled for immediate implementation upon City Approval.
    - i. Site work grading for entire site.
    - ii. Site work paving, walks and landscaping for Building A.
    - iii. Building A.
    - iv. See attached Phasing Plans.
  - b. Phase 2: Scheduled for implementation upon completion of Phase 1 and dependent on Market demand and conditions.
    - i. Site work paving, walks and landscaping for Building B.
    - ii. Building B.
    - iii. See attached Phasing Plans.
  - c. Phase 3: Scheduled for implementation upon completion of Phase 2 and dependent on Market demand and conditions.
    - i. Site work paving, walks and landscaping for Building C.
    - ii. Building C.
    - iii. See attached Phasing Plans.
5. Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance, and preservation of common open space.
    - a. McIngvale Square, LLC will be the sole owner of the described PUD; and as such will be responsible for maintenance, and preservation of common open space.
  6. Relation to the City General Development Plan, land uses in the surrounding area and the general plan of the PUD.
    - a. The General Development Plan 2007-2027 lists:
      - i. Current Land Use of the subject property as 'Recreation District,' as it is currently part of the Golf Course.
      - ii. Property to the north is 'Recreation District (Golf Course),' and R-3 Residential.
      - iii. Property to the east is a PUD with Proposed Commercial Use along McIngvale Road with Residential Uses further east.
      - iv. Property to the south is Office Commercial (Southern Bancorp) with Residential south and west.
    - b. The Future Land Use Plan indicates the intersection of McIngvale and Byhalia as a Mixed Use area with 'Employment - Distribution,' 'Activity - Service Commercial,' and 'Residential - Dependent Single Family Low Density.'
      - i. The subject property is ~375 feet north of this intersection.
      - ii. The proposed amended PUD proposes including the uses identified, and is therefore, compliant with the intended Future Land Use Plan.
  7. Review Standards: The site plan must provide for and conform entirely to the following standards and requirements:
    - a. The proposed maximum residential density is 64-family Lofts, or 16-Family Lofts per Acre, which is less than the maximum 20 families per acre in multifamily dwellings allowed in the Zoning Ordinance.
    - b. All drives and parking lots in the proposed development will be privately owned and maintained.
      - i. No public streets are proposed in this PUD.
      - ii. Drives will comply with City of Hernando standards:
        - 25 feet width (back-of-curb to back-of-curb)
        - Paved with concrete curb and gutter or concrete walk.
        - Parking spaces shall be 10 feet wide x 20 feet deep, minimum.
    - c. Provisions for water supply, sanitary sewers, storm water drainage, and connections shall be made to the satisfaction and requirements of the City of Hernando and the appropriate State Authority.
      - i. McIngvale Square PUD will comply with City of Hernando utility requirements.
    - d. All improvements are to be installed and maintained by the developer unless other arrangements approved by the City of Hernando are made.
      - i. McIngvale Square PUD will install and maintain all improvements.
    - e. The City of Hernando may require other special improvements as they are required if they are deemed reasonable and essential, and my require that appropriate deed restrictions to be filed enforceable by the City of Hernando for 20 years.
      - i. McIngvale Square PUD does not anticipate the need for 'other special improvements,' but will consider reasonable and essential requirements proposed.

- f. A minimum total area of 10% of the gross residential area shall be set aside as parks and playgrounds. Of this 10%, a maximum of one half may be covered with water. A maximum of 5% of the area designated to be parks and playgrounds may be covered with structures to be used in the recreational use of the area. Parks and playgrounds must be suitably improved for its intended use but parks and playgrounds containing natural features clearly worthy of preservation may be left unimproved.
  - i. The McIngvale Square is currently design with ~25 to 30% of open landscaped area and abuts to a golf course to the north and west.
- g. The developer shall also submit sketches of the plat for the entire project showing the relationship of uses, streets patterns, open space and the general character of the proposed development, including a schematic drawing illustrating a typical segment of the development.
  - i. See attached Drawings and Sketches.

130,248	SF HARDSCAPE	74%
+ 46,548	SF GREEN SPACE	26%
<b>176,796</b>	<b>SF TOTAL</b>	<b>100%</b>



## ARCHITECTURAL STANDARDS

- Primary facades materials shall be brick (natural or painted), natural stone, cast stone, or painted fiber-cement (or similar material) siding.
- Secondary façade materials shall be non-mirrored glass, synthetic stucco (above 8' AFF only), architectural concealed fastener prefinished metal panels, or painted fiberglass.
- Other low maintenance material may be considered by the architectural committee and city.
- Detailing shall be congruent with buildings in Downtown Hernando, and should be painted iron or steel, cast stone, painted fiberglass, pre-finished metals with 25+ year warranty, painted synthetic or composite wood trim.
- The use of flat-faced concrete block is prohibited.
- All sides of the building should express consistent architectural detail and character.
- All site walls, screen walls shall be architecturally integrated with the building by using similar materials, color, and details.
- Window openings, awnings, canopies, cornices, texture variations, color variations, shall be employed to scale the building mass.
- Exterior doors and windows shall be pre-finished aluminum, metal-clad or fiberglass. Vinyl must be pre-approved by architectural review committee and City prior to construction.
- All membrane roofs and roof top mechanical units shall be hidden from view with a parapet wall.
- Parapet facades shall be of unified construction with the primary surface of the wall and of the same material and color. The parapet shall be designed such that the reverse side of all elements shall not be visible to public view.
- Building Accents should be expressed through differing materials and/ or architectural detailing and not through applied finishes such as paint.
- Signage shall be permitted in accordance with the city of Hernando's sign requirements
- All site improvements shall be the responsibility of the developer, and not the City of Hernando.
- Exterior building materials that are prohibited include: vinyl siding; and unpainted concrete block
- All utilities shall be installed underground
- Exterior lighting shall not emit any light above a horizontal plane. Searchlights, laser source lights, or any similar high intensity light for advertising purposes shall be prohibited. The lighting plan shall comply with all other provisions of the Design Review Ordinance.
- Ground-mounted mechanical equipment shall not be located in the front yard. All ground-mounted mechanical equipment shall be screened from view from the parking area and McIngvale road using walls, fences, or landscaping.
- Pole signs are not permitted. Ground signage shall be "monument style"
- Trees shall be provided for every 36ft along the street frontage but may be grouped.
- The provisions of all other development regulations and standards of the City of Hernando not at variance with other stipulations in this project text shall apply to the development, use and maintenance of the property.

# BUILDING TYPOLOGY



# COMMUNITY GOVERNANCE

**COMMUNITY GOVERNANCE:**

1. McIngvale Square is composed of three zones
  - a. Recreation Zone (Golf Course and Amenities)
  - b. Residential Zone (R-3)
  - c. Mixed Use Zone (Proposed)
2. McIngvale Square LLC shall oversee governance of all design, maintenance and management elements associated with McIngvale Square Planned zone only.
3. All exterior Site and Architectural Design Elements shall be reviewed and approved by McIngvale Square LLC prior to submittal to the City of Hernando for Certificate of Development or Design Review processes:
  - a. Written approval from McIngvale Square LLC shall be submitted to the City of Hernando in addition to other documents currently required by the City of Hernando prior to issuance of the Certificate of Development Approval.
  - b. McIngvale Square LLC shall also review Permit Drawings and Specifications and submit written approval of Permit Documents to the City of Hernando prior to issuance of a Building Permit.
  - c. McIngvale Square LLC shall also review Final Construction and submit written approval of Final Construction prior to issuance of a Certificate of Occupancy by the City of Hernando.

**RECREATION ZONE**

The existing PUD contains a golf course and clubhouse area connected by golf cart paths and a sidewalk system. In total, the recreation zone makes up ~45.5 percent of the total PUD. Golf Course and Clubhouse consist of both active and passive spaces.

**RESIDENTIAL ZONE**

A majority of the existing PUD is residential neighborhoods surrounding the golf course. In total, the residential zone makes up ~53.1 percent of the total site.

**MIXED USE ZONE**

The proposed McIngvale Square zone of the mixed-use development makes up ~ 1.4 percent of the total site. Of which, 30 percent will be green space.

**MIXED USE BUILDINGS SHALL HAVE THE FOLLOWING DESIGN AND FORMAL ELEMENTS:**

1. All exterior elevations shall have congruently compatible architectural styling and materials.
2. Building shall predominantly vertical proportions.
3. Detailing shall be Historically accurate or historically influenced, compatible with detailing of buildings located in Downtown Hernando.
4. Exterior materials shall be durable and low maintenance. The following materials are pre-approved:
  - a. Unpainted Brick
  - b. Unpainted Pre-Cast Stone.
  - c. Unpainted Natural Stone.
  - d. Integrally colored Concrete Masonry Units.
  - e. Fiber-cement Siding and Trim, pre-finished or field painted.
  - f. Stained or Clear-sealed Natural Wood Timbers.
  - g. Pre-finished Metals with concealed fasteners.
  - h. Fiberglass or Synthetic Architectural Elements, pre-finished or field painted.
  - i. Unpainted Concrete.
  - j. Natural or Integrally colored Masonry Pavers.
  - k. Asphalt and/or Fiberglass/Asphalt Shingles with minimum 25-year warranty.
  - l. Slate or Terra-Cotta Shingles.
  - m. Copper or Pre-Finished Standing Seam Metal Roofs with concealed fasteners
  - n. All other materials must be reviewed and pre-approved by McIngvale Square LLC.
5. All building developments shall meet or exceed City of Hernando Landscaping requirements, and Landscaping Design and Materials must be reviewed and approved by McIngvale Square LLC.

STREET SPECIFICATIONS			
Street Type	ROW	Surface	Sidewalk
Internal			
Type A Local	N/A	Min. 25' BoC to BoC	Optional
Type C McIngvale	Existing	Existing	Existing



# MIXED USE & PHASING PLAN

## PHASING PLAN

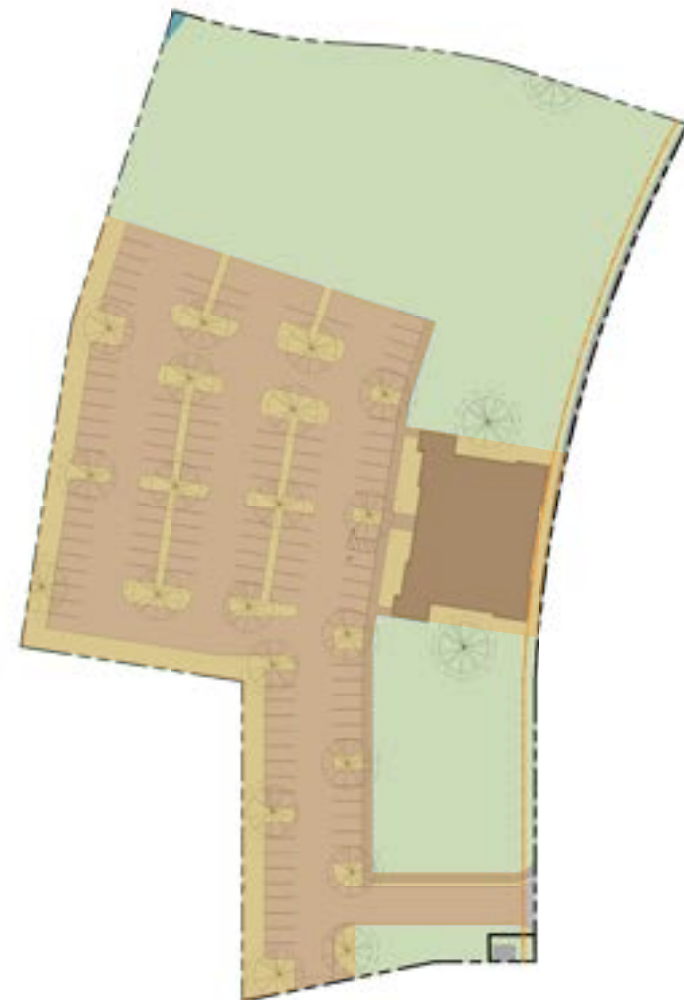
- Phase 1:**
- All site grading for current and future building pads, drives and parking.
  - Building A and associated parking, walks and landscaping.
  - Utility rough-in and provisions for future buildings.
  - Temporary grassing and landscaping in future building locations.
  - Timeline: Immediately upon City Approval
- Phase 2:**
- Building B (south) and associated parking, walks and landscaping.
  - Timeline: Upon Market Demand.
- Phase 3:**
- Building C (north) and associated parking, walks and landscaping.
  - Timeline: Upon Market Demand.

## GENERAL UTILITY PLAN

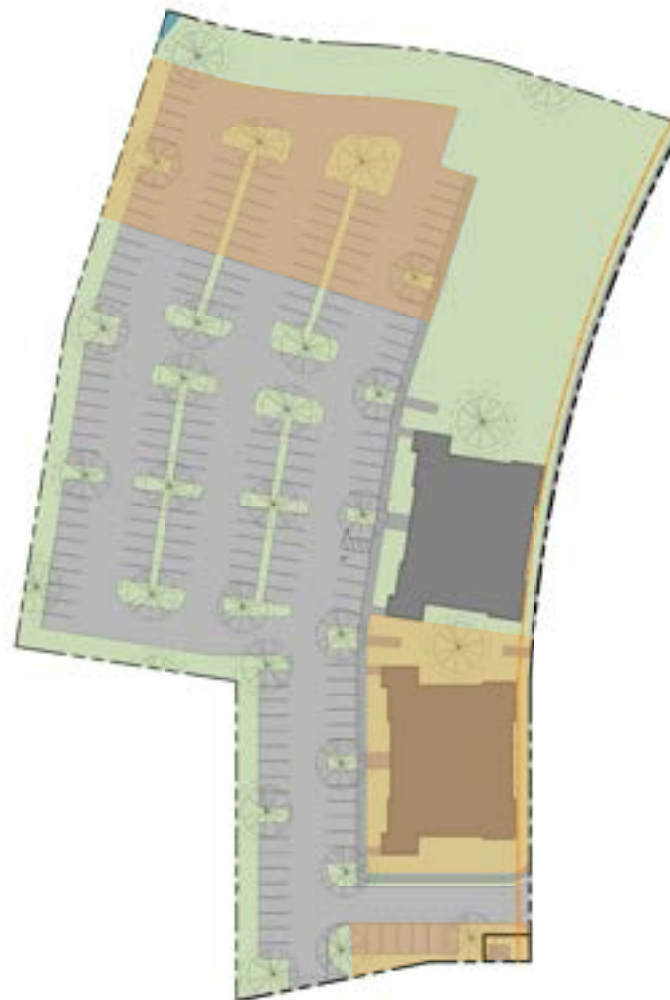
The site will be served by the City of Hernando Sewer and Water. Natural Gas will be provided by Atmos Energy Corporation. Electrical Service is provided by Entergy Mississippi, Inc. A general utility plan for water and sewer service is illustrated on the General Utility Plan Map on the left.

MCINGVALE PHASING		
Phase	Effected Area in Acres	Projected Construction Start
Phase 1	2.18	2022
Phase 2	1.10	TBD
Phase 3	.82	TBD

**PHASE 1**



**PHASE 2**



**PHASE 3**



# LANDSCAPE PLAN

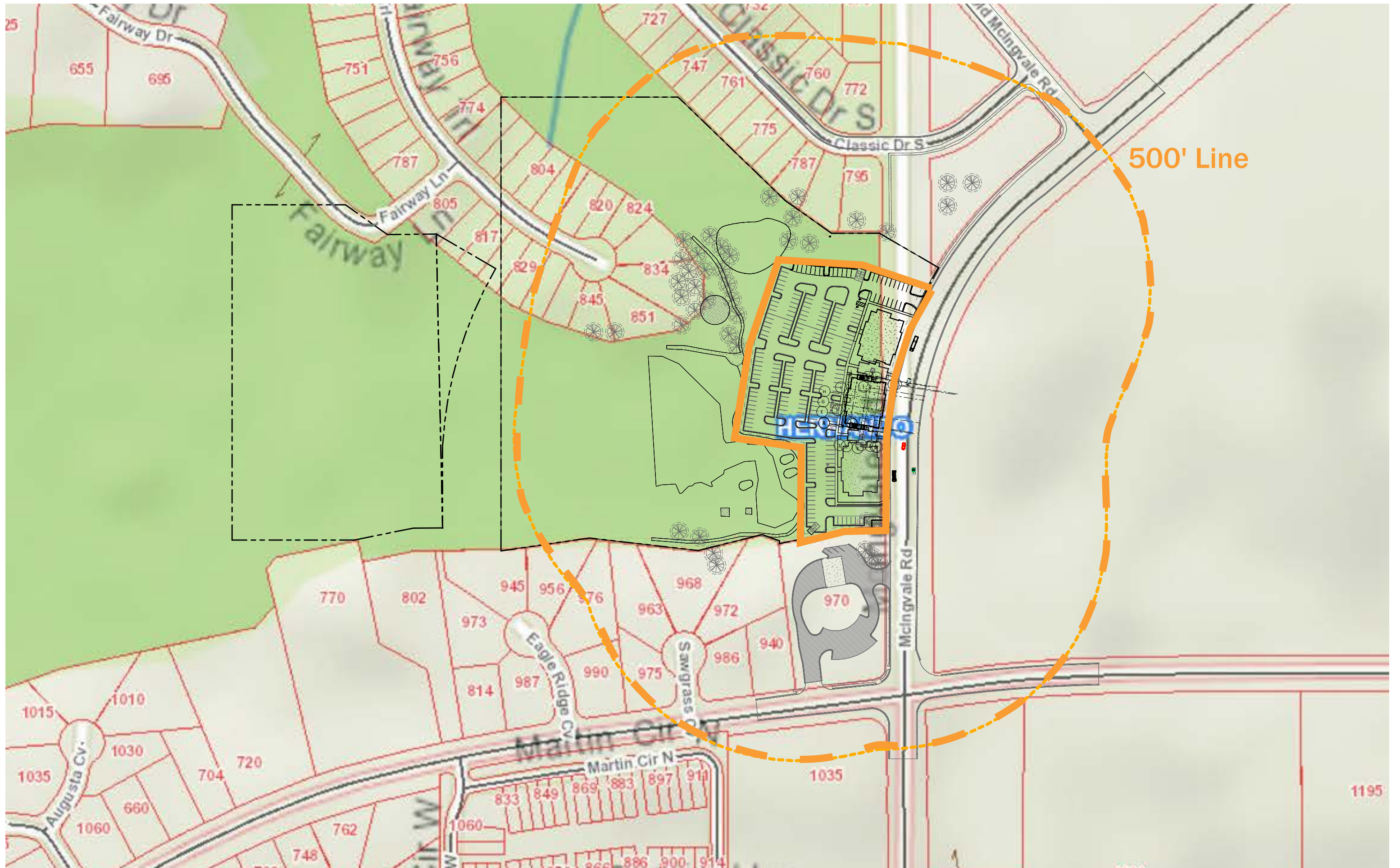
## APPROVED TREES LIST

1. Large - Maturing Trees.
  - a. Deciduous.
    - White Ash (*Fraxinus Americana*)
    - Bald Cypress (*Taxodium Distichum*)
    - River Birch (*Betula Nigra*)
    - Lacebark Elm (*Ulmus Parvifolia*)
    - Ginko (*Ginko Biloba*)
    - Laurel Oak (*Quercus Laurifolia*)
    - Pin Oak (*Quercus Palvstris*)
    - Sawtooth Oak (*Quercus Acutissima*)
    - Shumard Oak (*Quercus Shumardii*)
    - Water Oak (*Quercus Nigra*)
    - White Oak (*Quercus Alba*)
    - Willow Oak (*Quercus Phellos*)
    - Japanese Pagoda Tree (*Sophora Japonica*)
    - London Planetree (*Plantanus Acerifolia*)
    - Tupelo Black Gum (*Nyssa Aquatica*)
    - Tulip Poplar (*Kiriodendron Tulipifera*)
    - Japanese Zeikova (*Zeikova Serrata*)
  - b. Evergreen.
    - Leyland Cypress (*Cupressocyparis Leylandii*)
    - Canadian Hemlock (*Taug Canadensis*)
    - Southern Magnolia (*Magnolia Grandiflora*)
    - Austrian Pine (*Pinus Nigra*)
    - Loblolly Pine (*Pinus Taeda*)
    - Virginia Pine (*Pinus Virgnana*)
2. Medium to Small Maturing Trees.
  - a. Flowering.
    - Kwanzan Cherry (*Prunus Serrulata*)
    - Yoshino Cherry (*Prunus Yedoensis*)
    - Crabapple (*Malus Spp.*)
    - Crapemyrtle (*Lagerstroemia Indica*)
    - Flowering Dogwood (*Cornus Florida*)
    - Kousa Dogwood (*Cornus Kousa*)
    - Hawthorne (*Crataegus Viridis*)
    - Saucer Magnolia (*Magnolia Souciangeana*)
    - Aristocrat Pear (*Pyrus Calleryana*)
    - Bradford Pear (*Pyrus Calleryana*)
    - Capital Pear (*Pyrus Calleryana*)
    - Redspire Pear (*Pyrus Calleryana*)
    - Purpleleaf Plum (*Pyrus Calleryana*)
  - b. Non-Flowering.
    - Carolina Cherry Laurel (*Prunus Caroliniana*)
    - Foster Holly #2 (*Ilex x Attenuata "Foster"*)
    - Savannah Holly (*Ilex x Attenuata*)
    - American Hornbeam (*Carpinus Caroliniana*)
    - European Hornbeam (*Carpinus Betulus*)
    - Hedge Maple (*Acer Palmatum*)
    - Japanese Maple (*Acer Palmatum*)
    - Bayberry Wax Myrtle (*Myrica Cerifera*)

## SUGGESTED SHRUB LIST

- a. Suggested Shrub Species, 24" to 36" in Height.
  - Red Leaf Photinia
  - Wax Leaf Ligustrum
  - Florida Jasmine
  - Varigated Privet
  - Pyracanima
  - Eleagnus
  - Golden Euonymus
  - Gold Spot Euonymus
  - Japanese Cleyera
  - Burford Holly
  - Dwarf Yaupon
  - Azalea
  - Japanese Holly
- b. Suggested Shrub Species, 18" to 24" in Height.
  - Andorra Juniper
  - Pfitzer Juniper
  - Mugho Pine
  - Dwarf Japanese Holly
  - Dwarf Chinese Holly
  - Variegated Privet
  - Manhattan Euonymus
  - Florida Jasmine
- c. Suggested Groundcovers.
  - Ajuga
  - Cotoneaster
  - Wintercreeper Euonymus
  - English Ivy
  - Vinca
  - Shore Juniper
  - Creeping Juniper
  - Liriope
  - Monkey Grass
  - Jasmine
  - Common Periwinkle





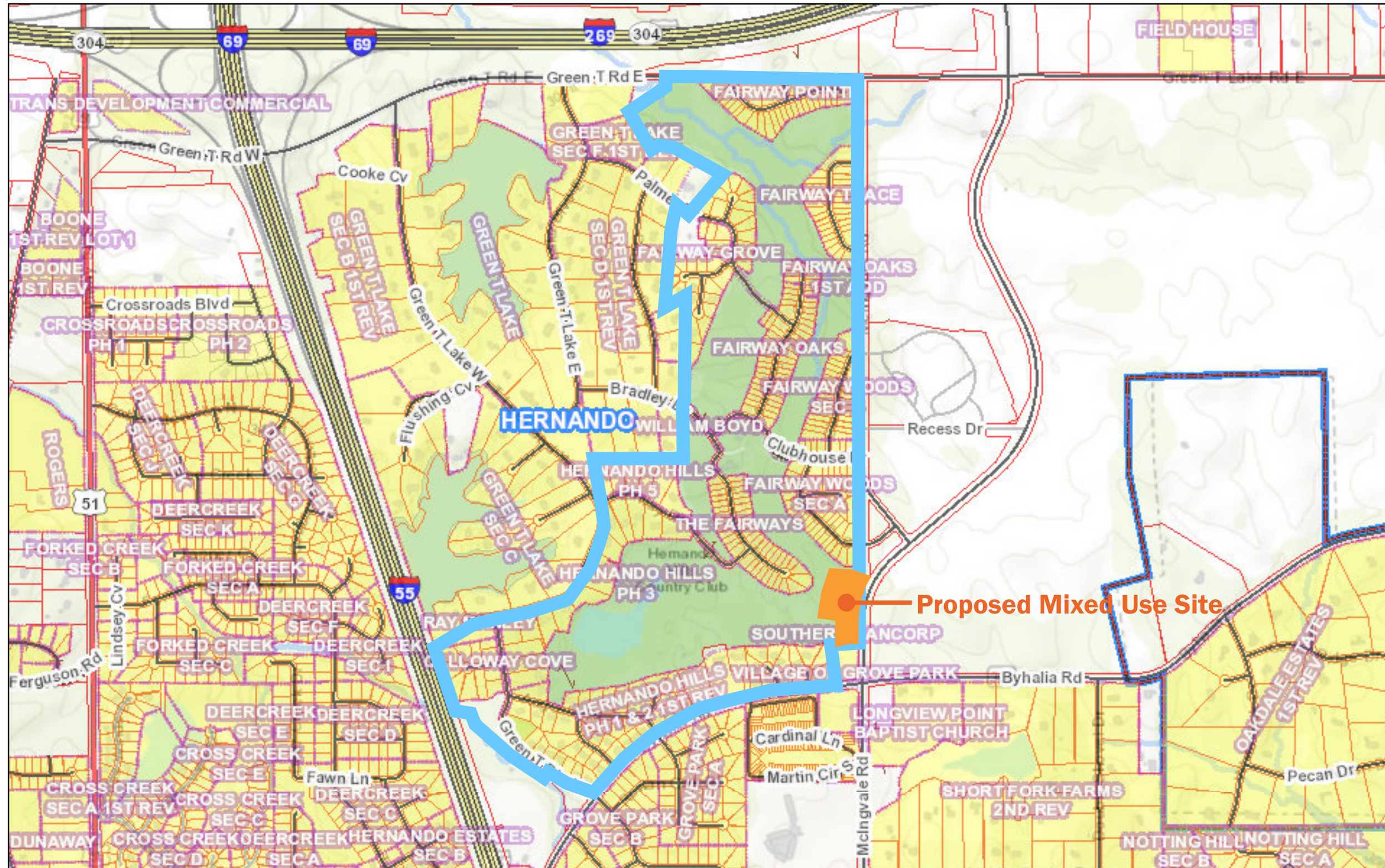
500' Line

970

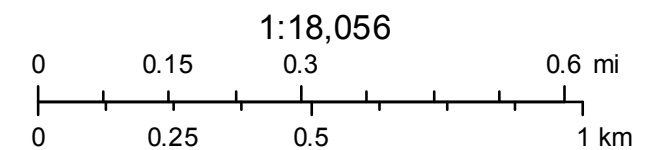
1195



# EXISTING SUBDIVISIONS

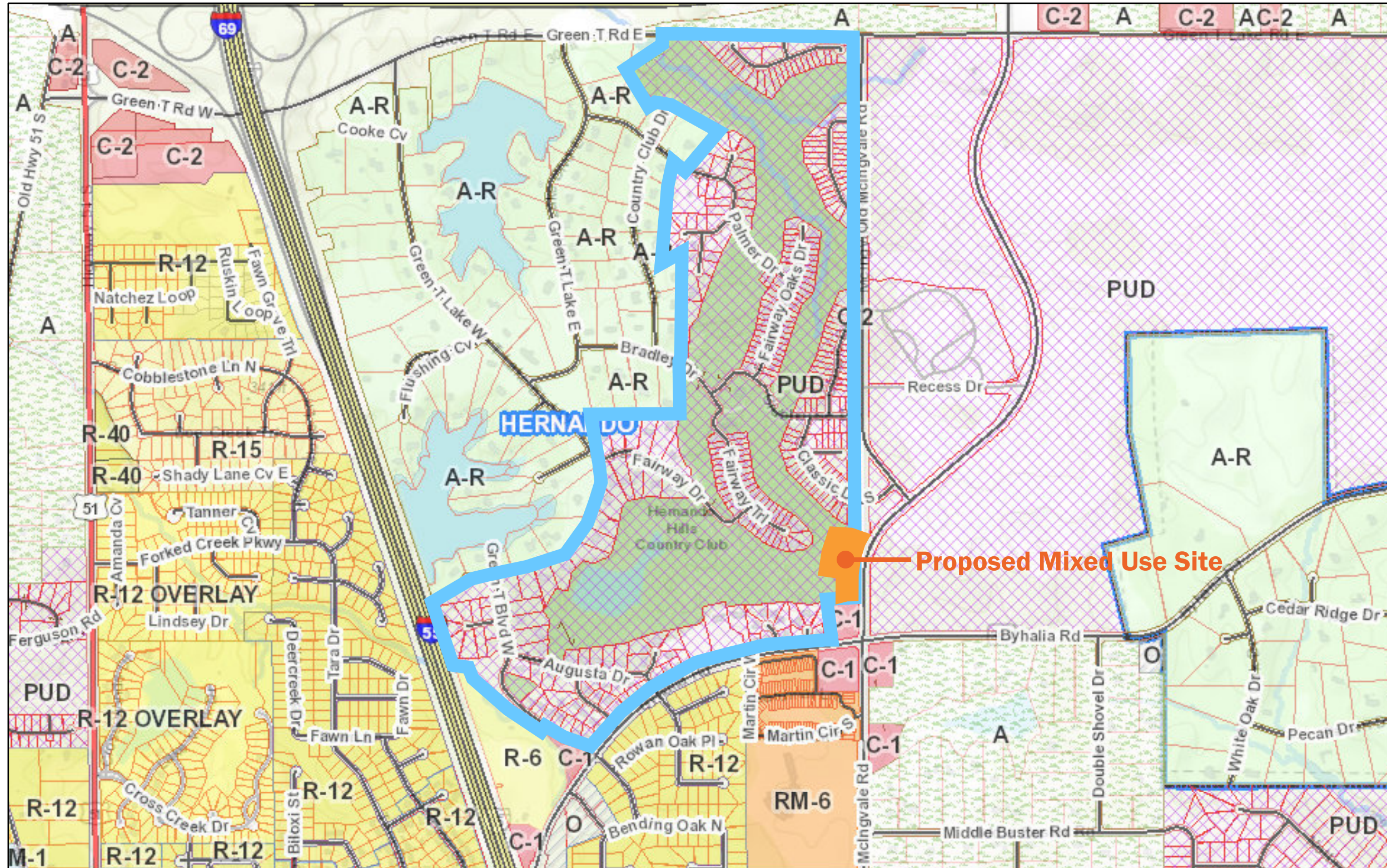


June 14, 2022



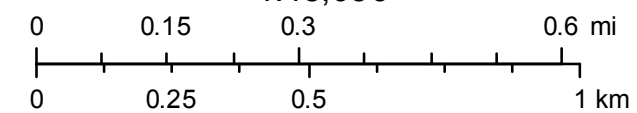
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

# EXISTING ZONING



June 14, 2022

1:18,056



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri