



OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, JANUARY 12, 2016
CITY HALL - COURT ROOM,
110 West Main Street, 5:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. FP 16-01 Request for Final Plat approval for subdividing and replatting four parcels into three located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, and 103I-00-004.00
 - B. PP 16-02 Request for Preliminary Plat approval for platting the final 45 lots of Phase 8 of Huntington Park Subdivision with the parcel number 105 -15-003.04.
 - C. RZ 16-01 Request for Rezoning by Dan Camp Real Estate to rezone five parcels located along University Drive from T-6 to T-5 with the parcel numbers 117M-00-194.00, 117M-00-193.00, 101D-00-116.00, 101D-00-143.00, and 101 D-00-005.00.
- VII. PLANNER REPORT
- VIII. ADJOURN



THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525)
CC: Applicant: Jason Pepper Owner: Multisite Properties, LLC
SUBJECT: FP 16-01 Request for Final Plat approval for subdividing and replatting four parcels into three located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-001.02, 103I-00-003.00, 103I-00-003.01, and 103I-00-004.00
DATE: January 12, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Multisite Properties, LLC for approval of a Final Plat for subdividing and replatting four parcels into three. The parcels are located on the north side of Hwy 12 West between Stark Road and Crossgate Street. This subdivision is part of a development plan to provide access to parcels 103I-00-003.01 and 103I-00-001.02. Currently only two parcels have frontage along HWY 12, 103I-00-003.00 and 103I-00-004.00. Parcel 103I-00-003.01, the Sweet Pepper's Deli Site, only contains the building. Parcel 103I-00-003.00, AT&T wireless store, has frontage, but blocks access to the rest of parcel 103I-00-003.00 and all of parcel 103I-00-001.02. As part of this subdivision, parcel 103I-00-004.00 (Sweet Peppers parking lot) will be added to parcel 103I-00-003.01 (Sweet Peppers). The existing private drive that is part of parcel 103I-00-004.00, will be added to parcel 103I-00-003.01 to create Lot 3. The AT&T store (building and parking) will be removed from parcel 103I-00-003.00 and parcel 103I-00-004.00 to create Lot 2. The remaining portions of parcel 103I-00-003.00 (property behind AT&T) and the portion of parcel 103I-00-004.00 with the entrance drive, will then be added to parcel 103I-00-001.02 to create Lot 3. The Planning and Zoning Commission approved the Preliminary Plat on December 8, 2015. The Board of Aldermen approved the Preliminary Plat on December 15, 2015 with conditions. All parcels are currently zoned C-2 General Business. Please see attachments 1-3.

Below is information pertaining to C-2 General Business Zoning District

Sec. L. - C-2 business (general business) zoning district regulations.

These [C-2 general business] districts are intended to be composed of the wide range of commercial goods and services to support community needs. Under special conditions some light industrial and distribution uses are also permitted. Usually located

along arterial streets or near the intersection of two or more arterials, these districts are usually large and within convenient driving distance of the entire community. The district regulations provide for certain minimum yard and area standards to be met to assure adequate open space and compatibility with surrounding districts. [The following regulations apply in the C-2 districts:]

- 1. See chart for uses permitted.*
- 2. See chart for uses which may be permitted as an exception.*
- 3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.*
- 4. Minimum yard size: Front, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot [in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.*
- 5. Maximum height of building or structures: 45 feet.*
- 6. Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.*
- 7. Off-street loading and unloading: The required rear or side yard may be used for loading and unloading.*
- 8. All building facades that are visible from public right-of-way or adjacent property zoned residential shall meet these requirements.*
 - a) The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco, natural stone, and split faced concrete masonry units that are tinted and textured. Architectural metal panels may be used as long as the panels make up less than 40 percent of an individual façade.*
 - b) The following materials are not allowed for use on a building facade: smooth faced concrete masonry units, vinyl siding, tilt-up concrete panels, non-architectural steel panels (R Panels), and EIFS (exterior insulation and finish systems). EIFS is permitted to be used for trim and architectural accents.*
 - c) The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.*
- 9. All parking lots adjacent to public right-of-way shall be paved either entirely or with a combination of the following: asphalt, concrete, porous pavement, concrete pavers, or brick pavers. Gravel can be used temporarily as a parking surface for a period on no longer than 12 months upon the approval of the community development director. All temporary gravel lots must provide ADA accessible parking and access ways in accordance with the ADA guidelines.*

(Ord. No. 2014-4, 9-16-14)

PLAT PROPOSAL

General Information

The proposed parcels have a combined acreage is +/-9.79 acre. The individual acreages of the proposed parcels will be; Lot 1 8.40 acres, Lot 2 0.85 acres, and Lot 3 1.39 acres. The parcels are located within a C-2 General Business district.

Easements and Dedications

Easements for utilities are shown on the plat.

Findings and Comments

All utility connections are currently available.

Is this lot a part of a previously platted subdivision? If so, were letters of authorization provided by adversely affect property owners adjacent to the parcel.

This parcel is not a part of a platted subdivision. No authorization needed

Conditions placed on Preliminary Plat by Board of Aldermen on January 15, 2016

1. Locate a frontage drive stub out to the undeveloped parcel (PPIN 4772) to the north to allow for future connection to Hollywood Boulevard.
2. Locate a drive stub out to the south to allow for future connection to PPIN 7933
3. Place sidewalk, as required by City ordinance, along south property line of Lot 3 on the preliminary plat
4. Place sidewalk, as required by City ordinance, along the west property line of Lot 2 on the preliminary plat

Recommended conditions

1. A bond for any infrastructure will need to be in place prior to consideration by the Board of Aldermen.

Attachment 1
FP 16-01 Aerial

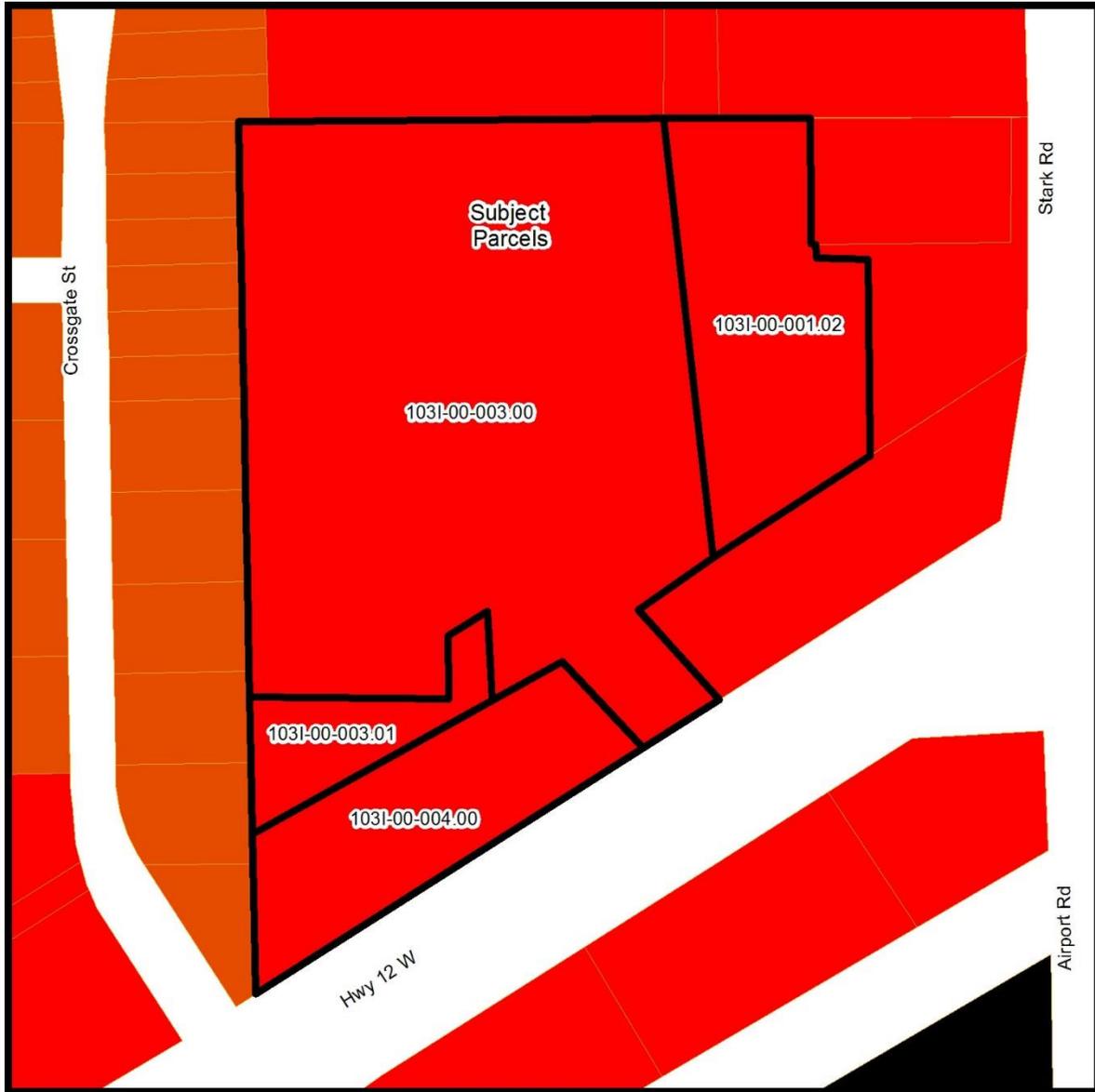


Legend

Property_N	Parcel ID
	1031-00-001.02
	1031-00-003.00
	1031-00-003.01
	1031-00-004.00



Attachment 2
FP 16-01 Aerial



Legend

- properties
- C-2 General Business
- M-1 Manufacturing
- R-4 Zero Lot Line/Cluster Development



Attachment 3 Preliminary Plat



Certificate of Final Approval
Present to the Starkville, Mississippi, Subdivision Regulations, this document was given approval by the Starkville City Planning and Zoning Commission at a meeting held on this the _____ day of _____, 20____. All of the conditions on approval having been completed, this document is hereby accepted, and this certificate executed under authority of these regulations.
Starkville, Mississippi

Secretary _____
Date _____
Date _____

Mayor _____
Date _____
City Clerk _____
Date _____
City Engineer _____
Date _____
Public Works Director _____
Date _____
Starkville Electric _____
Date _____
Fire Department _____
Date _____

STATEMENT OF COMPARISON
We, Megan Banks, Customer Clerk, and Jason W. Popper, Professional Land Surveyor, do hereby state that we have carefully compared the original plat of The Chantry at Cecens Station, L.L.C., a condominium, made by said Jason W. Popper with the original survey and plat being in the Public Records of Chickasaw County, Mississippi, and that this is an exact duplicate of the original survey and plat.
Witness our signatures this the _____ day of _____, 20____.

Megan Banks _____
Jason W. Popper, P.L.S. _____
Signature _____
Date _____

Surveying Certificate:
I, Jason W. Popper, P.L.S., hereby certify that this plat correctly represents a survey completed by me or under my supervision on _____, and is a true and correct representation of surveys made on the ground, and that all monuments which were found or placed on the property are correctly described and located.
Date of Execution _____
Jason W. Popper, P.L.S.
Professional Surveyor
No. 2528, Mississippi

Certificate of Ownership:
I, _____, a managing member of _____, the undersigned, owner of the real estate shown and described herein do hereby certify that I have had off, planned and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.
Source of Title: _____

Certificate of Ownership:
I, _____, a managing member of _____, the undersigned, owner of the real estate shown and described herein do hereby certify that I have had off, planned and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.
Source of Title: _____

Certificate of Ownership:
I, _____, a managing member of _____, the undersigned, owner of the real estate shown and described herein do hereby certify that I have had off, planned and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.
Source of Title: _____

Certificate of Ownership (Mortgage):
I, _____, being a duly authorized representative of the _____, do hereby certify that I have had off, planned and subdivided, and do hereby lay off, plat and subdivide the real estate in accordance with the within plat.
Mortgage Representative Signature _____

State of Mississippi
County of Chickasaw
Notary Public in and for said County, in and said State, hereby certify that Jason W. Popper, whose name appears on this document as Secretary, signed this foregoing voluntarily.
GIVEN under my hand and official seal this the _____ day of _____, 20____.

Notary Public: _____
State of _____
County of _____
I, _____, Notary Public in and for said County, in said State, hereby certify that _____, whose name appears on this document as Owner, signed the foregoing voluntarily.
GIVEN under my hand and official seal this the _____ day of _____, 20____.

Notary Public: _____
State of _____
County of _____
I, _____, Notary Public in and for said County, in said State, hereby certify that _____, whose name appears on this document as Owner, signed the foregoing voluntarily.
GIVEN under my hand and official seal this the _____ day of _____, 20____.

Notary Public: _____
State of _____
County of _____
I, _____, Notary Public in and for said County, in said State, hereby certify that _____, whose name appears on this document as Owner, signed the foregoing voluntarily.
GIVEN under my hand and official seal this the _____ day of _____, 20____.

Notary Public: _____
State of _____
County of _____
I, _____, Notary Public in and for said County, in said State, hereby certify that _____, whose name appears on this document as Owner, signed the foregoing voluntarily.
GIVEN under my hand and official seal this the _____ day of _____, 20____.

Notary Public: _____
State of _____
County of _____
I, _____, Notary Public in and for said County, in said State, hereby certify that _____, whose name appears on this document as Owner, signed the foregoing voluntarily.
GIVEN under my hand and official seal this the _____ day of _____, 20____.

Notary Public: _____
State of _____
County of _____
I, _____, Notary Public in and for said County, in said State, hereby certify that _____, whose name appears on this document as Mortgagee, signed the foregoing voluntarily.
GIVEN under my hand and official seal this the _____ day of _____, 20____.

Notary Public: _____
State of _____
County of _____
I, _____, Notary Public in and for said County, in said State, hereby certify that _____, whose name appears on this document as Mortgagee, signed the foregoing voluntarily.
GIVEN under my hand and official seal this the _____ day of _____, 20____.



THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525)
CC: Applicant: Mike Brent Owner: Jackson Construction Inc.
SUBJECT: PP 16-02 Request for Preliminary Plat approval for platting the final 45 lots of Phase 8 of Huntington Park Subdivision with the parcel number 105 -15-003.04.
DATE: January 12, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Mike Brent on behalf of Jackson Construction Inc. for approval of a Preliminary Plat for platting the final 45 lots of Phase 8 of the Huntington Park Subdivision. The lots are located on the west side of the existing subdivision on the north and south side of Huntington Drive. Fifteen of the proposed lots (145-152 and 160-166) will be located on existing street Kingston Court. Twenty lots (167-186) will be located on the proposed street Crest Drive on the south side of Huntington Drive. Ten lots (117-126) will be located on the proposed street Kempwood on the north side of Huntington Drive. The Preliminary Plat was reviewed by the Development Review Committee. The remainder of Phase 8 will have to comply with all applicable ordinance. The parent parcel is currently zoned R-4 Zero Lot Line/Cluster Development. Please see attachments 1-4.

Below is information pertaining to R-4 Zero Lot Line/Cluster Development

Sec. F. - R-4 residential zoning regulations.

These [R-4 residential] districts are intended to be composed mainly of zero lot line and cluster development type single-family dwellings, with duplex and three- and four-family dwellings also permitted. Mobile home parks and mobile home subdivisions are also permitted under certain special conditions. Appropriate residential support facilities are provided for along with certain yard and area standards to protect the open character of the district. [The following regulations apply to R-4 districts:]

1. *See chart for permitted uses.*
2. *See chart for uses which may be permitted as a special exception.*
3. *Required lot area and width, yards, building areas and height for residences:*

- (a) *Minimum lot area, one-family dwelling: 3,200 square feet.*
 - (b) *Minimum lot width at building line: 34 feet.*
 - (c) *Minimum depth of front yard: 25 feet.*
 - (d) *Minimum width of side yard (only one required): Ten feet.*
 - (e) *Minimum depth of rear yard: 20 feet.*
 - (f) *Maximum height of structure: 45 feet.*
 - (g) *Minimum distance between buildings: Ten feet.*
4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

PLAT PROPOSAL

General Information

All of Phase 8 has a gross acreage of 29.85 acres with a total of 92 lots. 47 of the lots have been platted as part of Phase 8 Parts 1-8. The combined density of Phase 8 is 3.08 units per acre.

Easements and Dedications

Easements for utilities streets are shown on the plat. The extension of one existing street (Huntington Drive) and the creation of two new streets (Kempwood and Crest Drive) are shown on the plat.

Findings and Comments

All utility connections are currently available.

Is this lot a part of a previously platted subdivision? If so, were letters of authorization provided by adversely affect property owners adjacent to the parcel.

This parcel is not a part of a platted subdivision. No authorization needed

Attachment 1
RP 16-02 Aerial



Legend

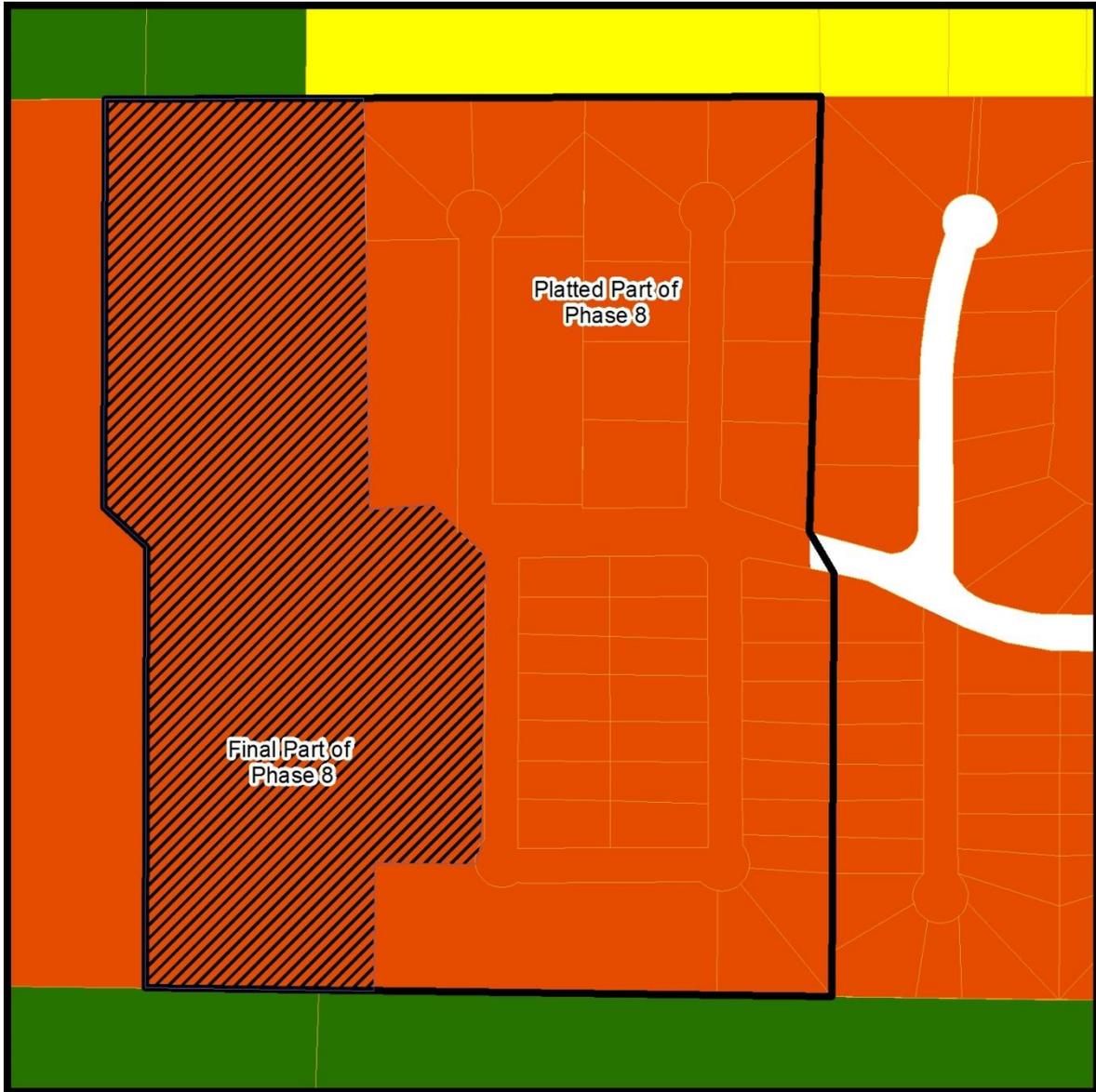
-  Final Part of Phase 8
-  Phase 8 Boundary


NORTH

0 50 100 200 300 400
Feet

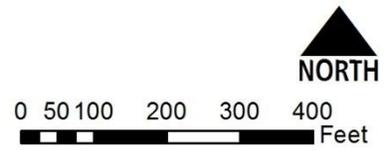


Attachment 2
RP 16-02 Zoning



Legend

-  Final Part of Phase 8
-  Phase 8 Boundary
-  A-1 Agricultural
-  R-1 Single Family
-  R-4 Zero Lot Line/Cluster Development





THE CITY OF STARKVILLE
 COMMUNITY DEVELOPMENT DEPT
 CITY HALL, 110 WEST MAIN STREET
 STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
CC: Applicant/Owner: Dan Camp Real Estate
SUBJECT: RZ 16-01 Request for Rezoning by Dan Camp Real Estate to rezone five parcels located along University Drive from T-6 to T-5 with the parcel numbers 117M-00-194.00, 117M-00-193.00, 101D-00-116.00, 101D-00-143.00, and 101 D-00-005.00.
DATE: January 12, 2016

The purpose of this report is to provide information regarding the request by Dan Camp Real Estate to rezone five parcels located at 513 University Drive-Parcel Number 117M-00-194.00, 515-517 University Drive- Parcel Number 117M-00-193.00, 612 University Drive-Parcel Number 101D-00-116.00, 700 University Drive- Parcel Number 101D-00-143.00, and 701 University Drive-Parcel Number 101 D-00-005.00 . The parcels are currently zoned T-6. The applicant is seek to rezone to T-5. Please see attachments 1-7.

BACKGROUND INFORMATION

The subject properties have gone through several changes in appearance and zoning since the earliest zoning maps available to City staff. The most recent change is the adoption of Form Base Code for University Drive in 2012. The applicant’s property was rezoned to T-6 at that time. The applicant is requesting that the properties be rezoned to T-5 due to an error. Four of the five properties are currently built out and the fifth is under construction. All of the structures on the four properties with buildings, are built to a T-5 standard. The fifth property currently under construction is also being built to a T-5 standard.

Zoning Change 513 University				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
117M-00-194.00	C-2	C-2	C-2	T-6
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-2A	R-3	R-3	R-3
East	C-2	C-2	C-2	T-6
South	R-3	R-5	R-5	CD
West	C-2	C-2	C-2	T-5

Zoning and land uses adjacent to the subject property

Direction	Zoning	Current Use
North	R-3	Multi-Family
East	T-6	Mixed Use
South	CD	Cemetery
West	T-5	Multi-Family

Zoning Change 515-517 University

Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
117M-00-193.00	C-2	C-2	C-2	T-6

Zoning Change Adjacent Properties

Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-2A	R-3	R-3	R-3
East	C-2	C-2	C-2	CD
South	R-3	R-5	R-5	CD
West	C-2	C-2	C-2	T-5

Zoning and land uses adjacent to the subject property

Direction	Zoning	Current Use
North	R-3	Multi-Family
East	CD	Cemetery
South	CD	Cemetery
West	T-5	Multi-Family

Zoning Change 612 University

Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
101D-00-116.00	C-2	C-2	C-2	T-6

Zoning Change Adjacent Properties

Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	C-2	C-2	C-2	T-6
East	C-2	C-2	C-2	T-6
South	R-3	R-5	R-5	T-6
West	C-2	C-2	C-2	T-6

Zoning and land uses adjacent to the subject property

Direction	Zoning	Current Use
North	T-6	Multi-Family
East	T-6	Mixed Use
South	T-6	Mixed Use
West	T-6	Multi-Family

Zoning Change 700 University				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
101D-00-143.00	C-2	C-2	C-2	T-6
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	C-2	C-2	C-2	T-6
East	C-2	C-2	C-2	T-5
South	R-3	R-5	R-5	T-6
West	C-2	C-2	C-2	T-6
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	T-6	Mixed Use		
East	T-5	Commercial		
South	T-6	Multi-Family		
West	T-6	Mixed Use		

Zoning Change 701 University				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
101 D-00-005.00	C-2	C-2	R-1	T-6
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	R-2A	R-3	R-1	R-1
East	C-2	C-2	R-1	T-5
South	C-2	C-2	C-2	T-6
West	C-2	C-2	C-2	T-6
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	R-1	Single Family		
East	T-5	Commercial		
South	T-6	Mixed Use		
West	T-6	Multi-Family		

NOTIFICATION

82 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News December 14th 2015 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received no phone call against this request.

REZONING REQUEST

The subject rezoning requests are from T-6 to T-5. Differences between zones are:

Current Zoning District

§ 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.*

8.2 LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.*
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.*
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rereyard or Courtyard. (see Table 3)*
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.*
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.*

8.3 BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)*
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.*
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.*
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.*
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.*
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.*
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.*
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.*

- (i) *The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.*

8.4 BUILDING USE

- (a) *Buildings may combine two (2) or more Uses listed on Table 6.*
- (b) *The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.*

8.5 PARKING

- (a) *All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.*
- (b) *Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.*
- (c) *Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.*

8.6 LANDSCAPE

- (a) *The first Lot Layer may be paved.*

8.7 SIGNAGE

- (a) *Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.*
- (b) *Permitted signage types shall conform to the specifications of Table 8.*
- (c) *Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.*

	<i>PRINCIPAL BUILDING</i>	<i>OUTBUILDING</i>
<i>Front Setback (Principal)</i>	<i>0 ft. min. 15 ft. max.</i>	<i>n/a</i>
<i>Front Setback (Secondary)</i>	<i>0 ft. min. 15 ft. max.</i>	<i>n/a</i>
<i>Side Setback</i>	<i>0 ft. min. 24 ft. max.</i>	<i>n/a</i>
<i>Rear Setback</i>	<i>0 ft. min.</i>	<i>n/a</i>
<i>Illustration</i>		<i>n/a</i>

	<i>PRINCIPAL BUILDING</i>	<i>OUTBUILDING</i>
<i>Height (in Stories)</i>	<i>5 stories</i>	<i>n/a</i>
<i>Illustration</i>		

<i>PARKING PLACEMENT</i>	
<ol style="list-style-type: none"> <i>1. Uncovered parking spaces may be provided within the third Layer.</i> <i>2. Covered parking shall be provided within the third Layer.</i> <i>3. Trash containers shall be stored within the third Layer.</i> 	



Zoning Map Key

	T4
	T5
	T6
	CD

Proposed Zoning District

§ 4 - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 LOTS

- (a) *Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.*

7.2 LOT OCCUPATION

- (a) *For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.*
- (b) *Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.*
- (c) *Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)*

- (d) Lot coverage by buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

7.3 BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (c) The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.
- (e) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (f) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (g) A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (h) Loading docks and service areas shall be permitted on Frontages by Exception.
- (i) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (j) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (k) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.

7.4 BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.
- (d) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (e) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.

(f) Retail Uses under 1,500 square feet shall be exempt from parking requirements.

7.5 PARKING LOCATION

- (a) All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

7.6 LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear
Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

	<i>PRIMARY/SECONDARY BUILDING</i>	<i>OUTBUILDING</i>
<i>Height (in Stories)</i>	<i>4 stories</i>	<i>2 stories</i>
<i>Illustration</i>		

<i>PARKING PLACEMENT</i>	
<ol style="list-style-type: none"> <i>1. Uncovered parking spaces may be provided within the third layer.</i> <i>2. Covered parking shall be provided within the third layer.</i> <i>3. Trash containers shall be stored within the third Layer.</i> 	



Zoning Map Key

-  T4
-  T5
-  T6
-  CD

USE CHART

TRANSECT DISTRICT	T4	T5	T6
Assisted Living Facility	■	■	
Dwelling, Accessory Unit	■	■	
Dwelling, Single Family	■	■	
Dwelling, 2-Family	■	■	
Dwelling, 3 & 4 Family	□	■	■
Dwelling, Multi-Family	□	■	■
Dwelling, Live/Work	□	■	■
Dormitory		■	■
Fraternity/Sorority House		■	■
Group Home		■	
Business Offices	□	■	■
Conference/Convention Center		□	■
Eating/Drinking Establishment	□	■	■
General Retail/Services	□	■	■
Personal Services	□	■	■
Recreation and Entertainment, Indoor		■	■
Recreation and Entertainment, Outdoor		■	■
Visitor Accommodations & Services		■	■
Parking Lot/Garage		□	□
Home Occupation	■	■	■
Bed & Breakfast Inn	■	■	□
Boarding/Rooming House		□	□
Hotel (no room limit)		□	■
Child Care		□	■
Community Services	■	■	■
Family Run Child Care	■	■	
Educational Facilities	■	■	■
Governmental Facilities	□	■	■
Institutional & Health Care Facilities	□	■	■
Places of Worship	□	□	□
Transportation			■
Utilities	■	■	■
Industrial, Light		□	
Manufacturing, Light		□	
Fire Station	■	■	■
Police Station	■	■	■

Post Office		■	■
Funeral Home	□	□	□

■ BY RIGHT

□ BY EXCEPTION

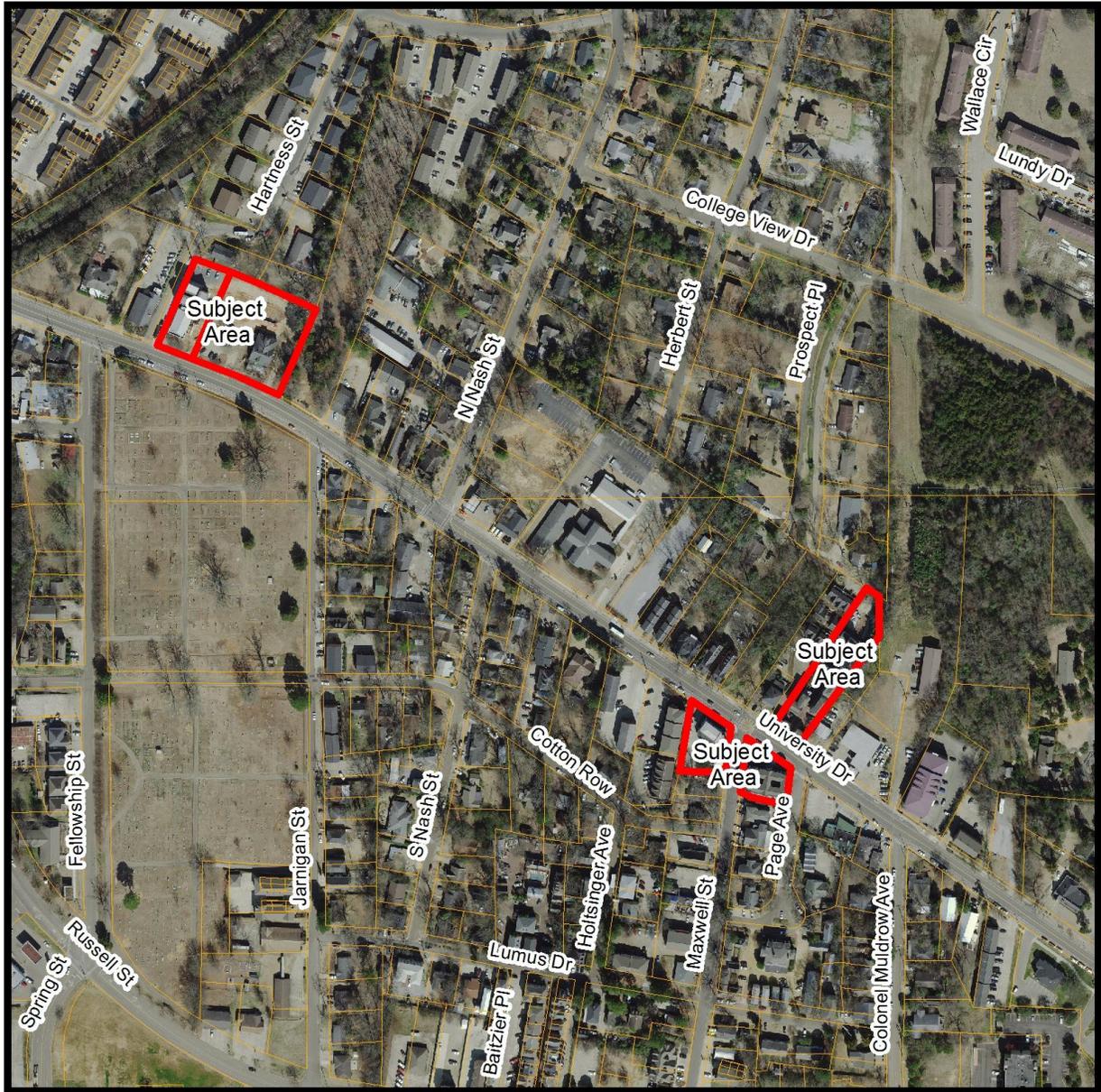
STATE REZONING CRITERIA

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

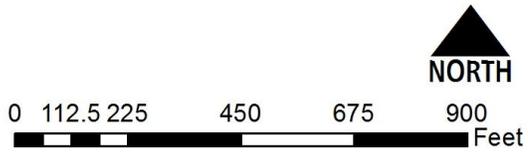
1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
 - The applicant states that there is an error in the 2013 Zoning Map and request change to T-5 to reflect the conforming structures built.

2. **Change in conditions:** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

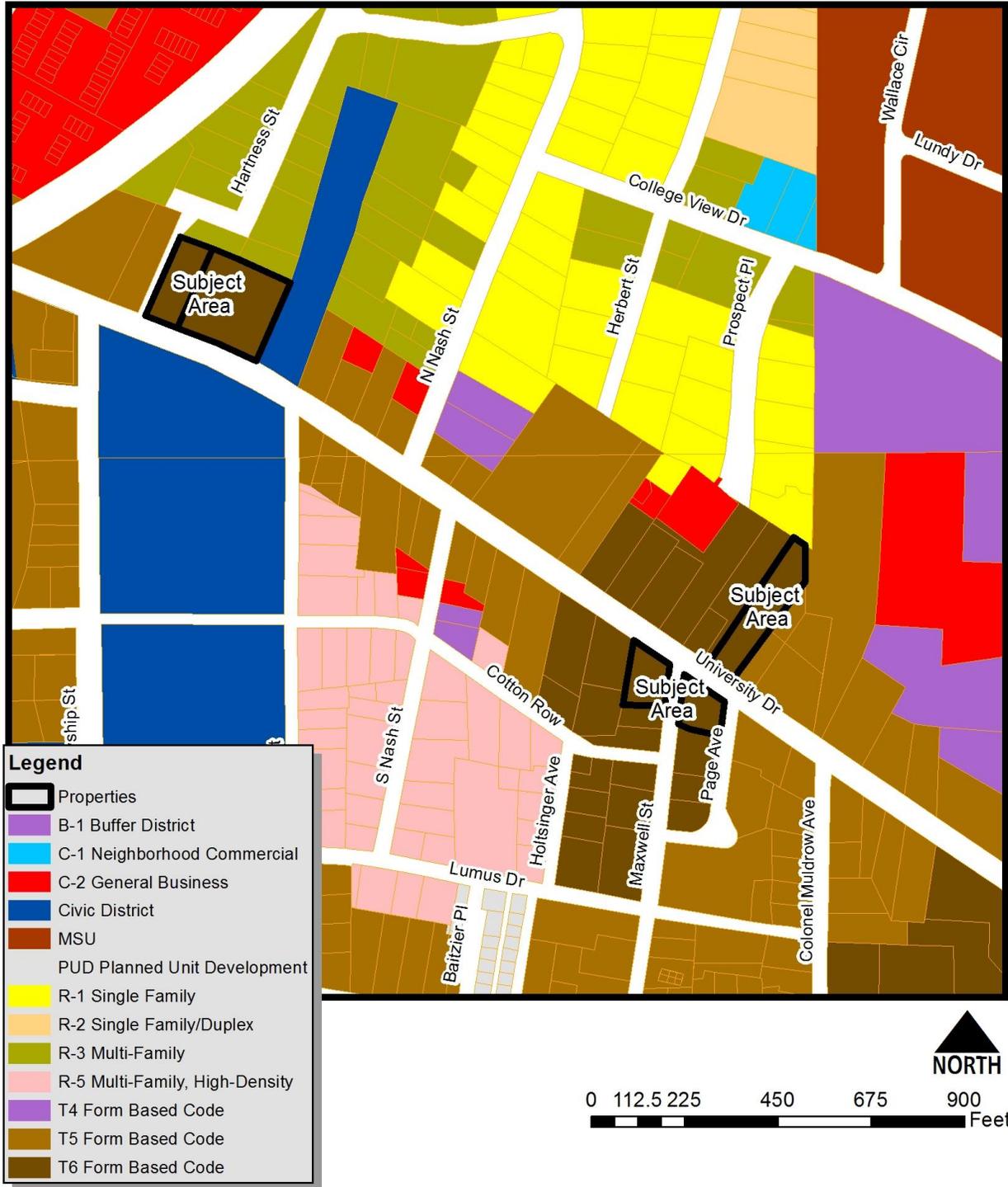
Attachment 1
RZ 16-01 Aerial



Legend
 Properties



Attachment 2
RZ 16-01 Zoning



Attachment 3



513 University Drive-Parcel Number 117M-00-194.00

Attachment 4



515-517 University Drive- Parcel Number 117M-00-193.00

Attachment 5



612 University Drive- Parcel Number 101D-00-116.00

Attachment 6



700 University Drive- Parcel Number 101D-00-143.00

Attachment 7



701 University Drive-Parcel Number 101 D-00-005.00