



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY, June 14, 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. PP 16-06- Request for Preliminary Plat approval for subdividing a +/- 1.4 acre parcel and a +/-0.3 acres portion of Lot 1 of the Bay Meadows Subdivision into seven lots. The parcel is located at the southwest corner of the intersection of Old West Point Road and Rose Perkins Evans Drive in a B-1, C-1 and R-1 Zoning districts with the parcel numbers 101D-00-042.00 and 117M-00-179.00
 - B. PP 16-07- Request for Preliminary Plat approval for subdividing a +/- 1.8 acre parcel into ten lots. The parcel is located at the south of the intersection of Yellow Jacket Road and Vine Street in a R-3 Zoning districts with the parcel number 102H-00-191.07
 - C. PP 15-18- Request for Preliminary Plat approval for subdividing and replatting two parcels into three lots located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-003.00, and 103I-00-004.00
 - D. RZ 16-05- Request for Rezoning one parcel at 116 North Montgomery Street from C-2 to T-5 with the parcel number 117M-00-137.00
 - E. RZ 16-06- Request for Rezoning one parcel located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road from R-1/R-3 to C-1 with the parcel number 118J-00-028.00
- VII. PLANNER REPORT
 - A. Announcement of Public Meeting dates for the Highway 182 Corridor Redevelopment Plan (see page 3)
- VIII. ADJOURN

FOR IMMEDIATE RELEASE

Date: June 8, 2016
Contact: Tammy Carlisle
(662) 323-2525 ext. 3129
t.carlisle@cityofstarkville.org

BE IT KNOWN THAT THE CITY OF STARKVILLE WILL CONDUCT A SERIES OF PUBLIC INPUT SESSIONS REGARDING THE REDEVELOPMENT PLANS FOR THE HIGHWAY 182 CORRIDOR. THE MEETINGS WILL BE IN THE SECOND FLOOR CONFERENCE ROOM OF CITY HALL, WHICH IS LOCATED AT, 110 WEST MAIN STREET STARKVILLE.

THE MEETING SCHEDULE IS AS FOLLOWS:

MONDAY, JUNE 20, 2016 BEGINNING AT 6:00 PM AND ENDING AT 8:00PM-Open Presentation and Visions Design Workshop.

TUESDAY, JUNE 21, 2016 BEGINNING AT 6:00PM AND ENDING AT 7:30 PM -Concept Plan Presentation Public Pin-up and Review.

WEDNESDAY, JUNE 22, 2016- Daylong Community Input Session

THURSDAY, JUNE 23, 2016-Closing Presentation Public Pin up and Review

THE ABOVE NOTICE PROVIDED TO THE LOCAL PRESS VIA ELECTRONIC TRANSMISSION – EMAIL; WITH SAID NOTICE DISPLAYED ON THE BULLETIN BOARD LOCATED INSIDE CITY HALL AND POSTED ON THE CITY'S SOCIAL MEDIA ACCOUNTS.

A handwritten signature in black ink, appearing to read "Buddy Sanders", written over a horizontal line.

Buddy Sanders, Community Development Director

SAID NOTICE WAS EXECUTED AT LEAST ONE WEEK PRIOR TO SCHEDULE PUBLIC MEETINGS.



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: Jason Pepper, Owner Providence Hill, LLC
SUBJECT: PP 16-06 Request for Preliminary Plat approval for subdividing a +/- 1.4 acre parcel and a +/- 0.3 acres portion of Lot 1 of the Bay Meadows Subdivision into seven lots. The parcel is located at the southwest corner of the intersection of Old West Point Road and Rose Perkins Evans Drive in a B-1, C-1 and R-1 Zoning districts with the parcel numbers 101D-00-042.00 and 117M-00-179.00
DATE: June 14, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Providence Hill, LLC for Preliminary Plat approval for subdividing a +/- 1.4 acre parcel and a +/-0.3 acres portion of Lot 1 of the Bay Meadows Subdivision into seven lots. The majority of the proposed subdivision is located in a B-1 Buffer district. The applicants are in the process of purchasing +/- 0.3 acres from the owner of Lot 1 of Bay Meadows Subdivision to provide frontage for 3 of the proposed lots. The portion of Lot 1 of Bay Meadows is currently split zoned C-1 Neighborhood Commercial and R-1 Single Family. The proposed seven lot development would have frontage along Rose Perkins Evans and Old West Point Road, but will be accessed by private drive from Boyd Road. No curb cuts would be placed along Rose Perkins Evans or Old West Point Road. All future development plans for the property will require Site Plan Approval from the Development Review Committee. Please see attachments 1-4.

Below is information pertaining to B-1 Buffer Districts, R-1 Single Family, and C-1 Commercial

Sec. J. - B-1 buffer district regulations.

These [B-1 buffer] districts are intended to be composed mainly of compatible mixed commercial and residential uses. Although usually located between residential and commercial areas, these districts may in some instances be freestanding in residential areas. Limited commercial uses are permitted that can in this district be compatible with nearby residential uses. The character of the district is protected by requiring that certain yard and area requirements be met. [The following regulations apply to B-1 districts:]

- 1. See chart for uses permitted.*
- 2. See chart for uses that may be permitted as an exception.*

3. *Minimum lot size: Residence uses shall meet the minimum standards that are least restrictive for the type residential use proposed in the residential districts listing. There is no minimum lot size for commercial uses except that other yard and parking requirements of the ordinance be met.*
4. *Required lot area and width, yards, building areas and heights for buffer districts:*
 - a) *Minimum depth of front yard: 25 feet.*
 - b) *Minimum width of side yard: Five feet.*
 - c) *Minimum depth of rear yard: 20 feet.*
 - d) *Maximum height of structure: 45 feet.*
5. *Off-street parking requirements: Off-street parking is as required in article VIII of this ordinance.*
6. *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.*
7. *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 of 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. 2014-2, 9-16-14)

Sec. C. - R-1 residence zoning district regulations.

These [R-1 residential] districts are intended to be composed mainly of single-family residential properties along with appropriate neighborhood facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-1 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: 10,000 square feet.*

- (b) *Minimum lot width at the building line: 75 feet.*
 - (c) *Minimum depth of front yard: 30 feet.*
 - (d) *Minimum depth of rear yard: 35 feet.*
 - (e) *Minimum width of each side yard: Ten feet.*
 - (f) *Maximum height of structure: 45 feet.*
4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

Sec. K. - C-1 business (local shopping) zoning district regulations.

These [C-1 business (local shopping)] districts are intended to be composed mainly of neighborhood (local) shopping and services facilities that supply the daily household needs of surrounding residential neighborhoods. Often located on one or more arterial streets, these districts are small and are located within convenient walking distance of most of the areas they will serve. To protect surrounding areas certain yard and area standards are required. [The following regulations apply to C-1 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, 35 feet; rear, 20 feet; side, ten feet, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than that required by the residential district.*
5. *Maximum height of building or structures: 35 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 of no longer than twelve 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. 2014-3, 9-16-14)

PLAT PROPOSAL

General Information

The subdivision has a gross acreage of +/-1.4 acres with a total of 7 lots.

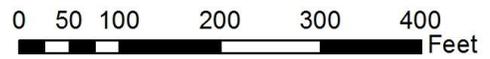
Easements and Dedications

An existing TVA easement is shown on the plat no dedications required.

Findings and Comments

Utility connections are available

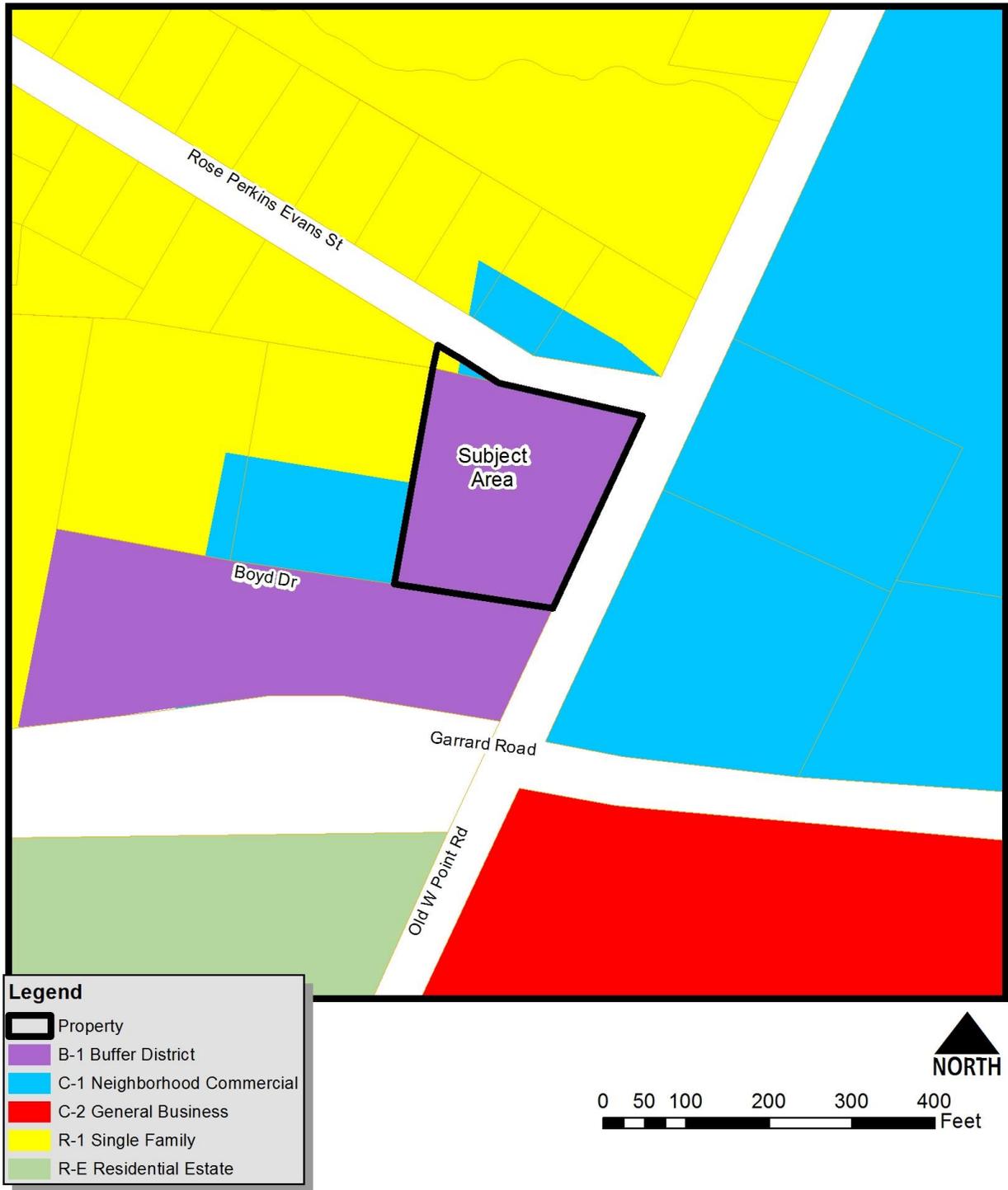
Attachment 1
PP 16-03 Aerial



Legend

 Property

Attachment 2
PP 16-03 Zoning





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: Jason Pepper, Owner Neil Heizmann
SUBJECT: PP 16-07 Request for Preliminary Plat approval for subdividing a +/- 1.8 acre parcel into ten lots. The parcel is located at the south of the intersection of Yellow Jacket Road and Vine Street in a R-3 Zoning districts with the parcel number 102H-00-191.07
DATE: June 14, 2016

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Neil Heizmann for Preliminary Plat approval for subdividing a +/- 1.8 acre parcel into ten lots. The proposed subdivision is located in an R-3 Residential zone. The proposed subdivision will have 5 lots that front Yellow Jacket Drive, but are rear load from a new proposed street. No curb cuts would be placed along Yellow Jacket Drive. The remaining 5 lots will front the new proposed street. The new proposed street will connect to Yellow Jacket Drive south of the Vine Street intersection and continue through the property to existing Howard Road. All future development plans for the property will require Site Plan Approval from the Development Review Committee. Please see attachments 1-4.

Below is information pertaining to R-3 residential zoning

Sec. E. - R-3 residential zoning regulations.

These [R-3 residential] districts are intended to be composed mainly of multifamily residential properties, with single-family and duplex properties permitted. Under special conditions, mobile home subdivisions and mobile home parks are also permitted. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring certain minimum yard and area standards. [The following regulations apply to R-3 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: 5,000 square feet.*
 - (b) *Minimum lot area, duplex dwelling: 7,000 square feet.*
 - (c) *Minimum lot area, triplex dwelling: 9,000 square feet.*

(d) *Minimum lot area, fourplex dwelling: 11,000 square feet.*

(e) *Minimum lot width at the building line:*

One-family dwelling: 50 feet.

Duplex, triplex or fourplex: 70 feet.

(f) *Minimum depth of front yard: 25 feet.*

(g) *Minimum depth of rear yard: 20 feet.*

(h) *Minimum width of each side yard: Five feet.*

(i) *Maximum height of structure: 45 feet.*

4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

PLAT PROPOSAL

General Information

The subdivision has a gross acreage of +/-1.8 acres with a total of 10 lots. The proposed development has a gross density of 5.5 units per acre.

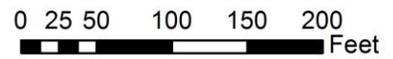
Easements and Dedications

The proposal includes one new road (extension of the currently named Howard Road) with right of way. 15' Utility easement is shown along Yellow Jacket Drive. 10' Landscape Buffer is shown on the plat.

Findings and Comments

Utility connections are available

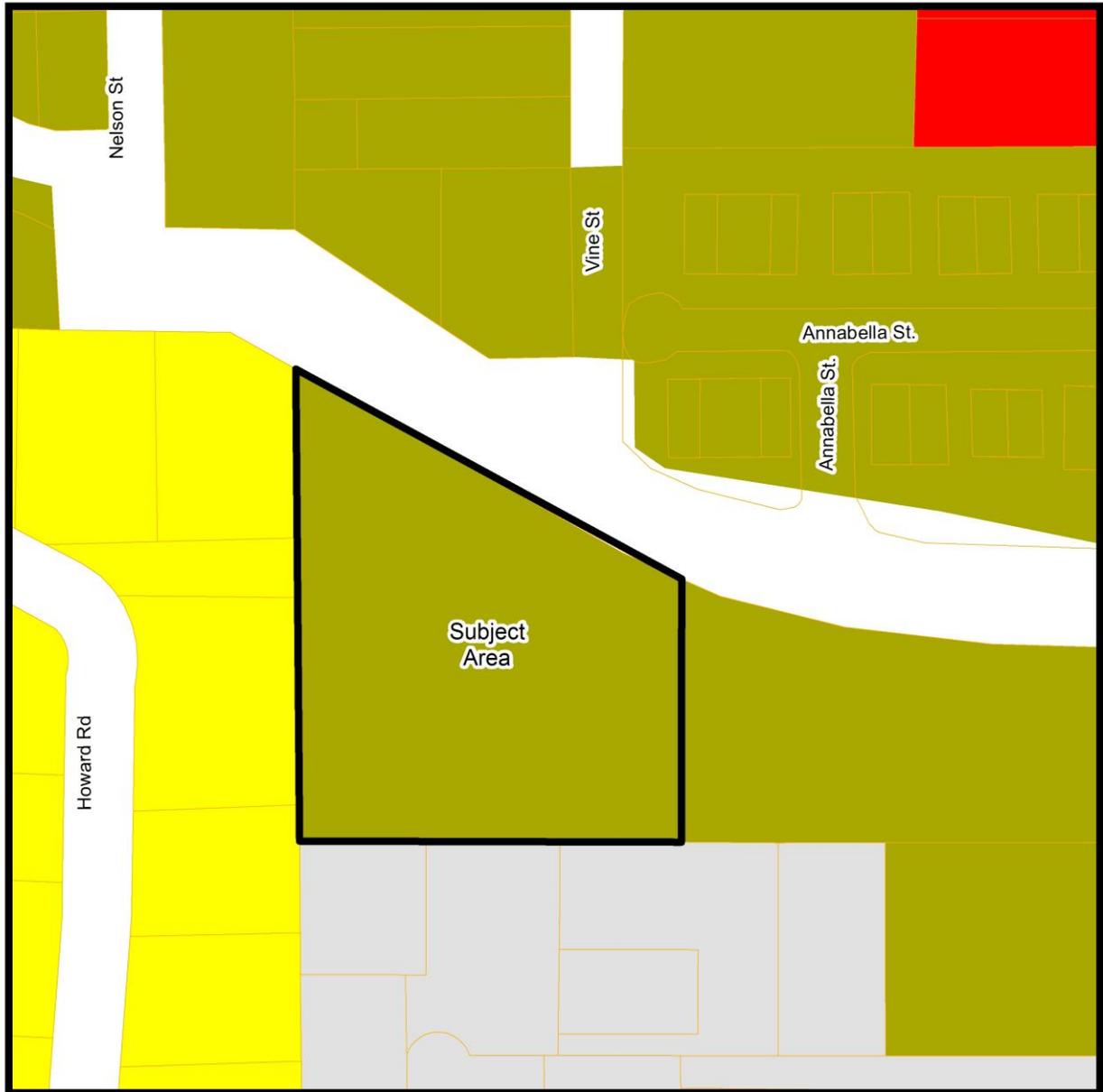
Attachment 1
PP 16-07 Aerial



Legend

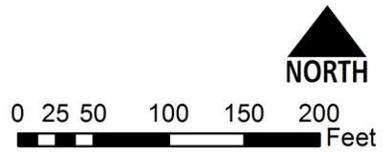
 Property

Attachment 2
PP 16-07 Zoning

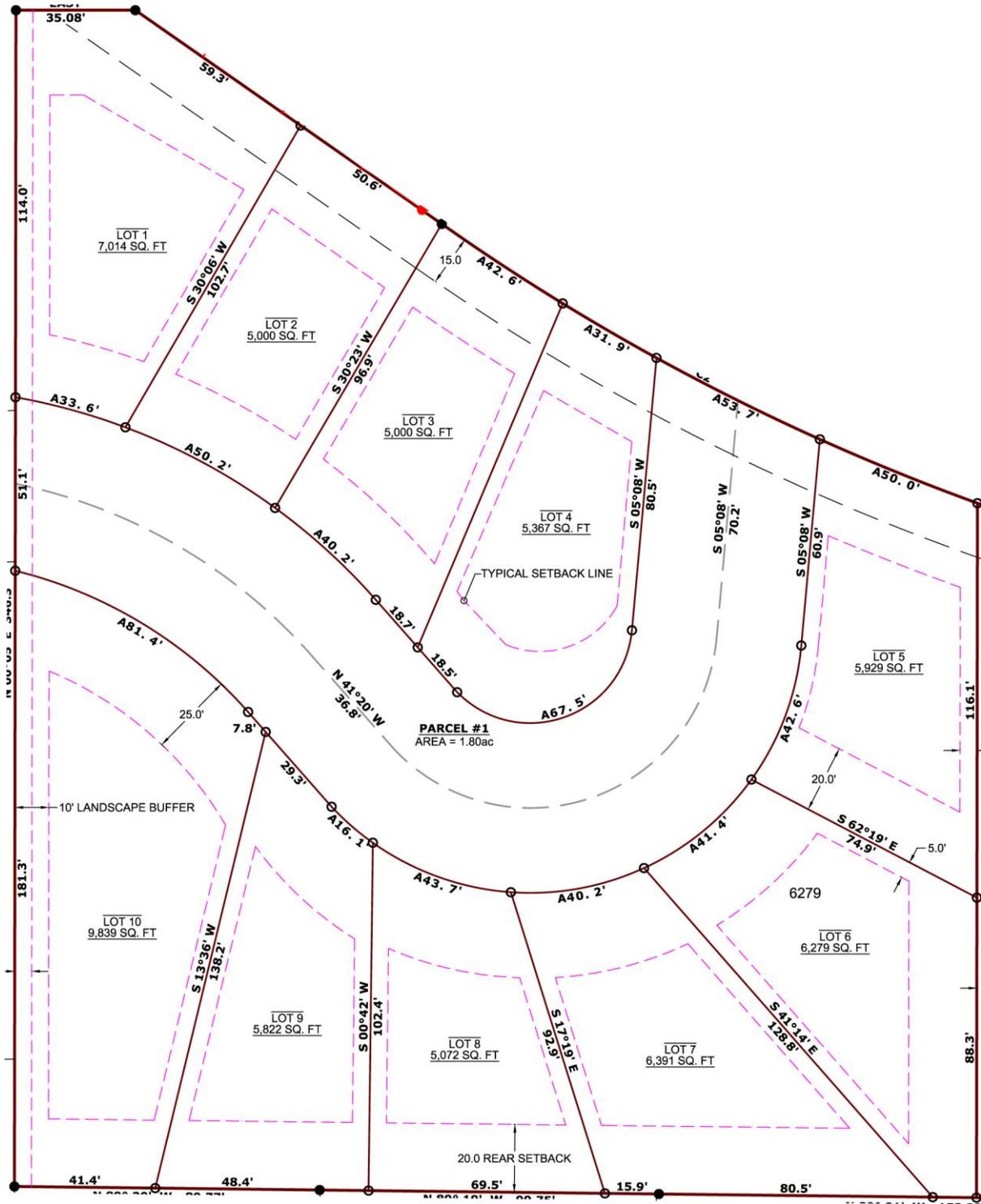


Legend

- Property
- C-2 General Business
- PUD Planned Unit Development
- R-1 Single Family
- R-3 Multi-Family



Attachment 3- Enlargement of Plat





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: Mike Rozier Construction, LLC
SUBJECT: PP 15-18 Request for Preliminary Plat approval for subdividing and replatting two parcels into three lots located on Hwy 12 West on the west side of the Stark Road intersection with the parcel numbers 103I-00-003.00, and 103I-00-004.00
DATE: June 14, 2015

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by Jason Pepper on behalf of Mike Rozier Construction, LLC for approval of a Preliminary Plat for subdividing and replatting two parcels into three. The parcels are located on the north side of Hwy 12 West between Stark Road and Crossgate Street. Part of parcel 103I-00-004.00 (the existing drive between Sweet Peppers and AT&T) will be added to new Lot 1. The southern part of 103I-00-003.00 that contains the current AT&T store and parking will be added to the western portion of 103I-00-004.00 to create Lot 2. The remainder of 103I-00-004.00 will become Lot 3. All parcels are currently zoned C-2 General Business. Please see attachments 1-7.

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 +/-10.64 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. Easement locations may be altered prior to application for Final 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.

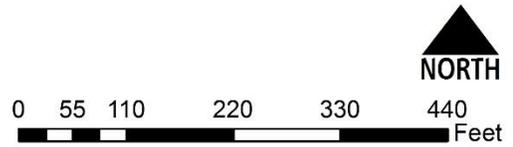
This parcel is not a part of a platted subdivision. No authorization needed

Attachment 1
PP 16-08 Aerial

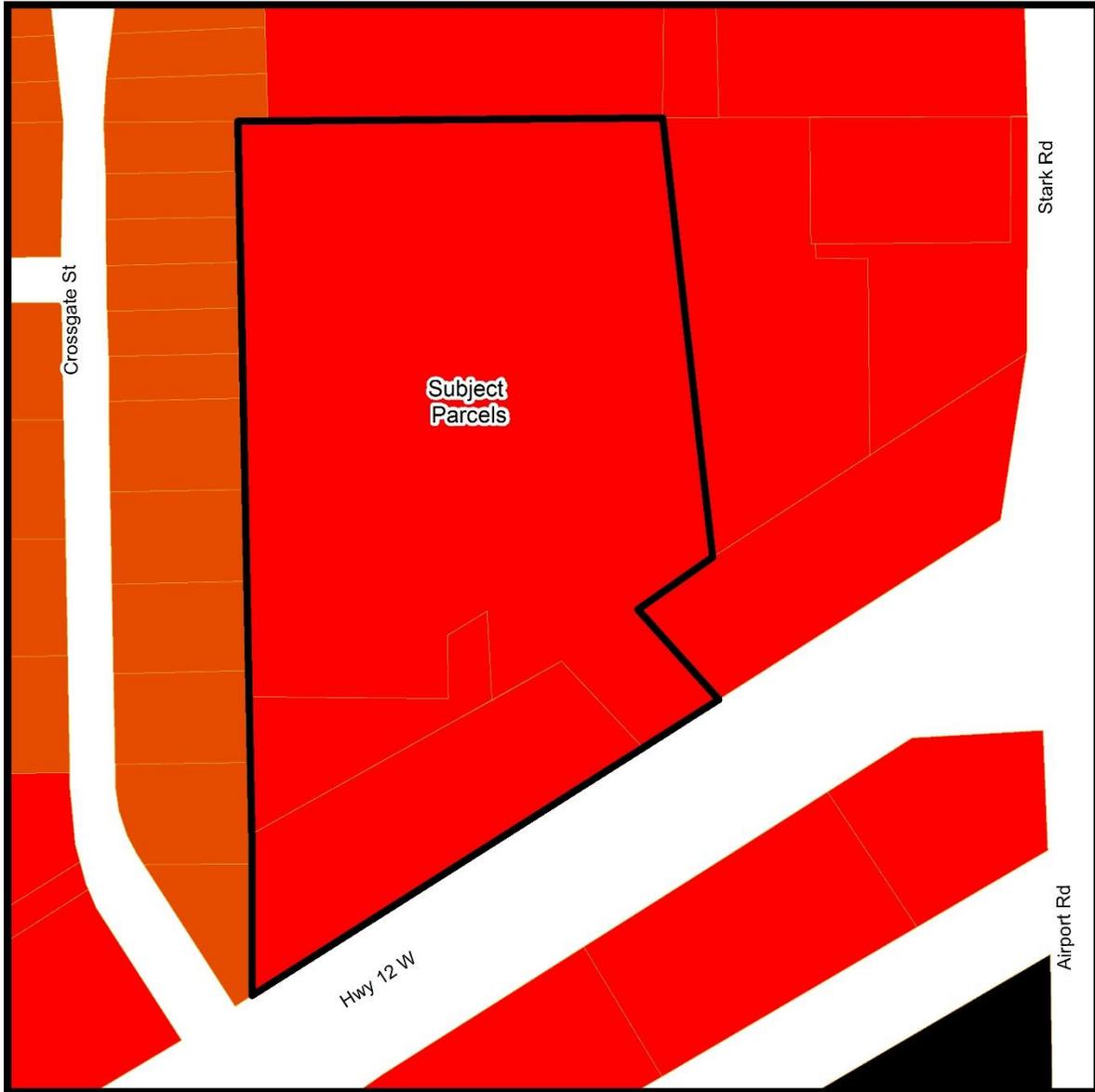


Legend

 Property

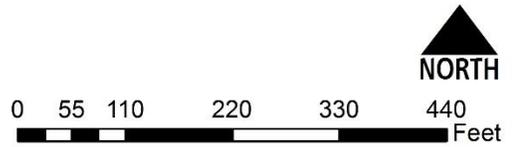


Attachment 2
PP 16-08 Zoning



Legend

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



Attachment 4



View of subject properties facing north across Highway 12

Attachment 5



View of proposed Lot 1

Attachment 6



View of proposed Lot 3

Attachment 7



View of proposed Lot 2



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: Saunders Ramsey Owner: Kane Overstreet
SUBJECT: RZ 16-05 Request for Rezoning one parcel at 116 North Montgomery Street from C-2 to T-5 with the parcel number 117M-00-137.00
DATE: June 14, 2016

The purpose of this report is to provide information regarding the request by Saunders Ramsey on behalf of Kane Overstreet to rezone one parcels located at 116 North Montgomery Street. The parcel is currently zoned C-2 General Business. The applicant is seeking to rezone to T-5. Please see attachments 1-6.

BACKGROUND INFORMATION

The earliest zoning map (1960's-1970's Map) that staff has available illustrates the subject property as being zoned C-2 as it currently is today. The applicants are proposing to develop this property as part of an overall master plan for developing the 3 lots located on the northeast corner of the intersection of University Drive and North Montgomery. The other properties included in their plans are currently zoned T-5.

Zoning Change Subject Property				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
117M-00-137.00	C-2	C-2	C-2	C-2
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	C-2	C-2	C-2	C-2
East	C-2	C-2	C-2	T-5
South	C-2	C-2	C-2	C-2
West	C-3	C-3	C-2	C-2
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	C-2	Multi-Family		
East	T-5	Commercial- Hotel		
South	C-2	Commercial- Nursing Home		
West	C-2	Multi-Family		

NOTIFICATION

21 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 May 27th 2016 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 calls against and one call requesting information about this request

REZONING REQUEST

The subject rezoning requests are from C-2 to T-5. Differences between zones are:

Current 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)

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, Reryard, 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

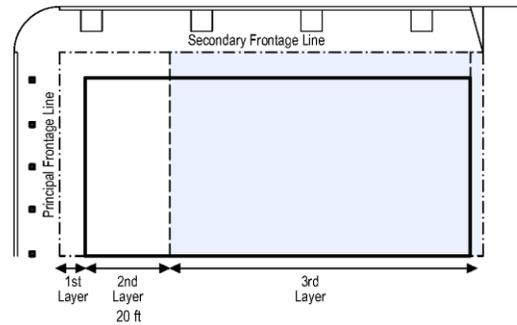
- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront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

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

PARKING PLACEMENT

- 1. Uncovered parking spaces may be provided within the third layer.*
- 2. Covered parking shall be provided within the third layer.*
- 3. Trash containers shall be stored within the third Layer.*

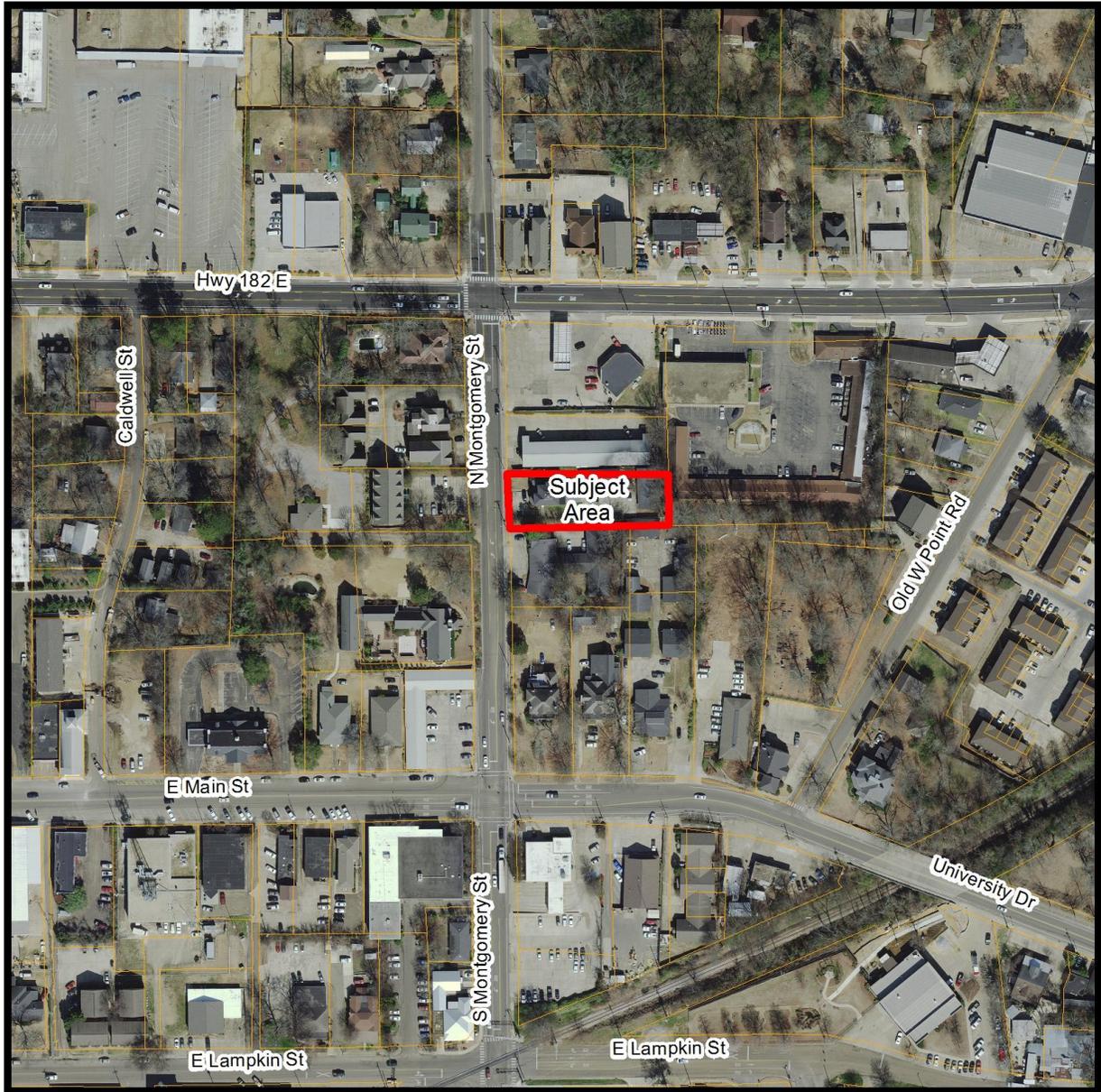


STATE REZONING CRITERIA

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:
 - No error
- 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.
 - On January 12, 2012, the Board of Aldermen adopted Form Based Code for MS Highway 182, Main Street, University Drive, Lampkin Street, and Russell Street. As a result, 84 parcels were rezoned to either T District or Civic District. The subject parcel is adjacent to a T5 District parcel to the north and is currently planned to be developed with the parcel to the north as one project.
 - On August 18, 2015, The Terry Parrish Property on South Jackson was rezoned from C-2 to T-5.
 - On March 15, 2016, One parcel on Hartness Street was rezoned from R-3 to T-5

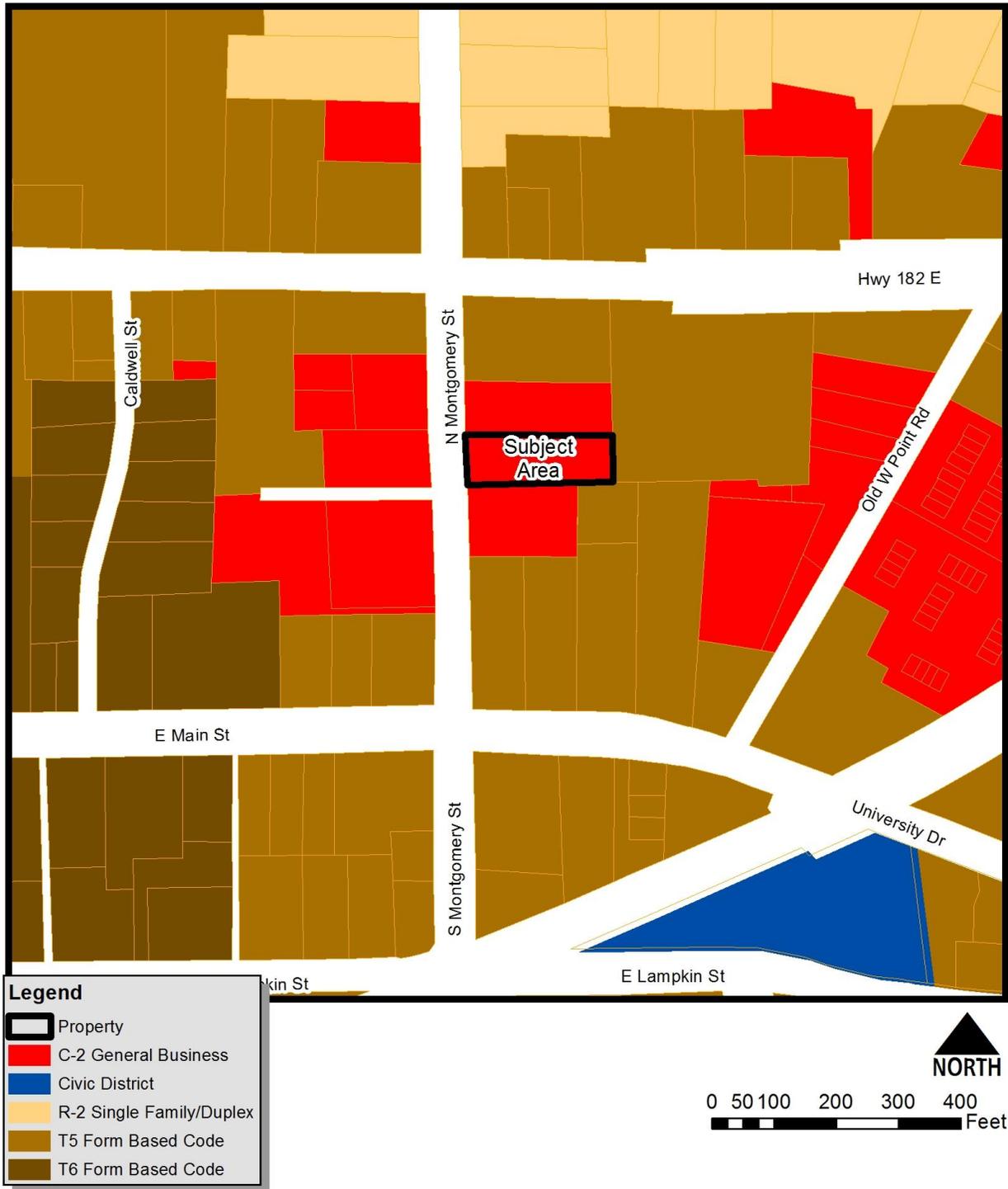
Attachment 1
RZ 16-05 Aerial



0 50 100 200 300 400 Feet

Legend
 Property

Attachment 2
RZ 16-05 Zoning



Attachment 3



View looking west at adjacent properties

Attachment 4



Property to the south of subject property

Attachment 5



View looking east at subject property

Attachment 6





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: Carlos B White
SUBJECT: RZ 16-06 Request for Rezoning one parcel located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road from R-1/R-3 to C-1 with the parcel number 118J-00-028.00
DATE: June 14, 2016

The purpose of this report is to provide information regarding the request by Carlos B. White to rezone one parcels located at the southwest corner of the intersection of Hiwassee Drive and Hospital Road. The parcel is currently zoned currently split zoned R-1 Single Family and R-3 Multi-Family. The applicant is seeking to rezone to C-1. Please see attachments 1-6.

BACKGROUND INFORMATION

The earliest zoning map (1960's-1970's Map) that staff has available illustrates the subject property as being zoned C-1. The 1982-1990 zoning map has the property as being split zoned R-1/R-3 as it currently is today. The applicant is seeking the rezoning to allow for expansion of the medical uses currently located on the eastern portion of Hospital Road. The current split zoning of the property also creates challenges to developing the property.

Zoning Change Subject Property				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
117M-00-137.00	C-1	R-1/R-3	R-1/R-3	R-1/R-3
Zoning Change Adjacent Properties				
Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map
North	C-1	R-1	R-1	R-1
East	C-1	C-1	C-1	C-1
South	C-1	R-3	R-3	R-3
West	C-1	R-1/R-3	R-1/R-3	R-1/R-3
Zoning and land uses adjacent to the subject property				
Direction	Zoning	Current Use		
North	R-1	Single Family		
East	C-1	Commercial- Nursing Home		
South	R-3	Single Family		
West	R-1/R-3	Church		

NOTIFICATION

25 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 May 27th 2016 and a placard was posted on the property concurrent with publication of the notice. As of this date, the Planning Office has received one phone calls against.

REZONING REQUEST

The subject rezoning requests are from R-1/R-3 to C-1. Differences between zones are:

Current Zoning District

Sec. C. - R-1 residence zoning district regulations.

These [R-1 residential] districts are intended to be composed mainly of single-family residential properties along with appropriate neighborhood facilities, with their character protected by requiring certain minimum yard and area standards to be met. [The following regulations apply to R-1 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: 10,000 square feet.*
 - (b) *Minimum lot width at the building line: 75 feet.*
 - (c) *Minimum depth of front yard: 30 feet.*
 - (d) *Minimum depth of rear yard: 35 feet.*
 - (e) *Minimum width of each side yard: Ten feet.*
 - (f) *Maximum height of structure: 45 feet.*
4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

Sec. E. - R-3 residential zoning regulations.

These [R-3 residential] districts are intended to be composed mainly of multifamily residential properties, with single-family and duplex properties permitted. Under special conditions, mobile home subdivisions and mobile home parks are also permitted. Appropriate neighborhood supporting facilities are provided for and the district's open residential character is protected by requiring certain minimum yard and area standards. [The following regulations apply to R-3 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: 5,000 square feet.*
 - (b) *Minimum lot area, duplex dwelling: 7,000 square feet.*

- (c) *Minimum lot area, triplex dwelling: 9,000 square feet.*
 - (d) *Minimum lot area, fourplex dwelling: 11,000 square feet.*
 - (e) *Minimum lot width at the building line:*
 - One-family dwelling: 50 feet.*
 - Duplex, triplex or fourplex: 70 feet.*
 - (f) *Minimum depth of front yard: 25 feet.*
 - (g) *Minimum depth of rear yard: 20 feet.*
 - (h) *Minimum width of each side yard: Five feet.*
 - (i) *Maximum height of structure: 45 feet.*
4. *Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.*

Proposed Zoning District

Sec. K. - C-1 business (local shopping) zoning district regulations.

These [C-1 business (local shopping)] districts are intended to be composed mainly of neighborhood (local) shopping and services facilities that supply the daily household needs of surrounding residential neighborhoods. Often located on one or more arterial streets, these districts are small and are located within convenient walking distance of most of the areas they will serve. To protect surrounding areas certain yard and area standards are required. [The following regulations apply to C-1 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, 35 feet; rear, 20 feet; side, ten feet, except on a lot adjoining along its side lot line a lot which is in a residential district, there shall be a side yard not less than that required by the residential district.*
5. *Maximum height of building or structures: 35 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 of no longer than twelve 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. 2014-3, 9-16-14)

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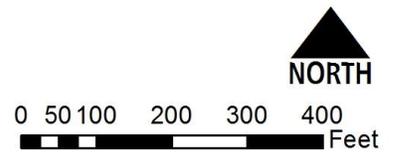
With $\frac{3}{4}$ miles of the subject property, two Rezoning changes from residential to commercial have occurred since 2013:

- On April 2, 2013, 1011 Evergreen Street was rezoned from R-3 to C-1.
- On December 2, 2014, Lot 32, 34, 37 and 39 of Plantation Homes Subdivision along North Jackson Street was rezoned from R-E to C-2

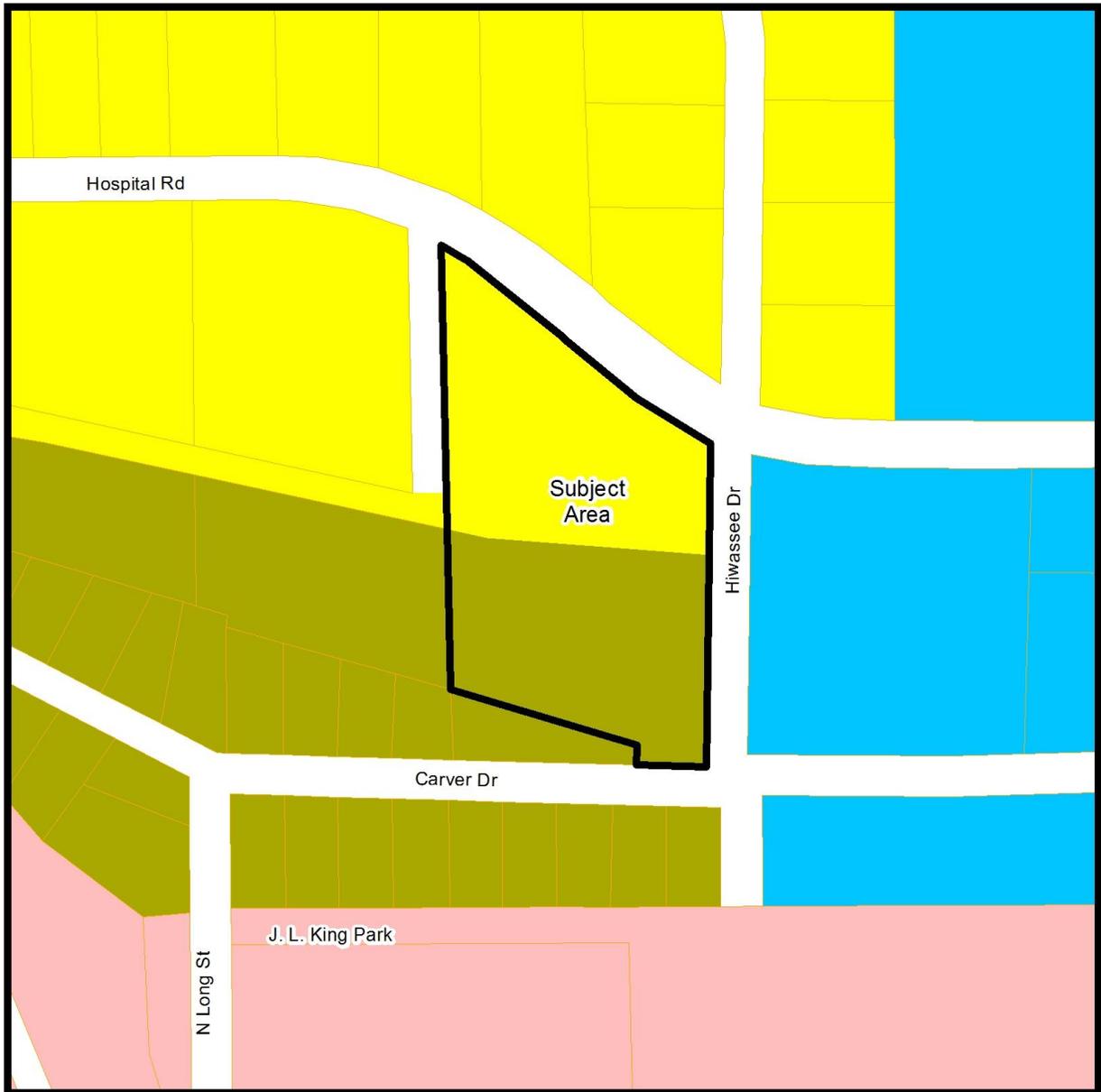
Attachment 1
RZ 16-06 Aerial



Legend
 Property

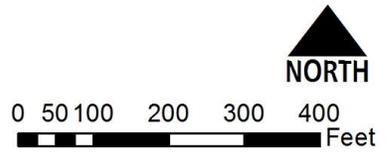


Attachment 2
RZ 16-06 Zoning



Legend

- Property
- C-1 Neighborhood Commercial
- R-1 Single Family
- R-3 Multi-Family
- R-5 Multi-Family, High-Density



Attachment 3



View of adjacent property to the north

Attachment 4



View of adjacent property to the west

Attachment 5



View of adjacent property to the east

Attachment 6



View of adjacent property to the south