



OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, June 22, 2016
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 West Main Street, 4:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. NEW BUSINESS
 - A. VA 16-05 Request for Variance from maximum lot width requirements for a proposed lot aggregation of three lots on the northeast corner of the intersection of University Drive and North Montgomery Street with the parcel numbers 117M-00-160.00, 117M-00-159.00, and 117M-00-155.00
- I. PLANNER REPORT
- II. ADJOURN



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

STAFF REPORT

TO: Members of the Board of Adjustments & Appeals
FROM: Daniel Havelin (662-323-2525 ext. 3136)
SUBJECT: VA 16-05 Request for Variance relief from maximum lot width requirements for a proposed lot aggregation of three lots on the northeast corner of the intersection of University Drive and North Montgomery Street with the parcel #117M-00-160.00, 117M-00-159.00, and 117M-00-155.00
DATE: June 22, 2016

AREA:

The combination of the subject properties would be +/-1.77 acres and is located on the northeast corner of the intersection of University Drive and Montgomery Street in a T-5 District.

PROPOSED USE & BACKGROUND:

The applicant, Saunders Ramsey, is requesting relief from the maximum lot width requirements on behalf of Kane Overstreet. The three properties are part of a proposed mixed use development. The applicant is requesting to aggregate all three properties into one property. The proposed aggregated property would exceed the maximum lot width for a T-5 District. The proposed new lot width along University Drive is 258'. A Variance from the maximum lot width of 120' would be required prior to the lot aggregation. If the request for Variance is recommended for approval, the applicant's requests will be heard by the Board of Aldermen at the July 5, 2016 meeting. See attachments 1-4.

NOTIFICATION

33 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 June 6th 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 call against this request.

Variance Requests From:

1. Appendix A- Zoning, Article VII. - District Regulations, Sec. T. - Transect districts., § 4 – Specific to T5 Districts, 7.1 Lots, A

**Appendix A- Zoning, Article VII. - District Regulations
Sec. T. - Transect districts**

§ 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.*

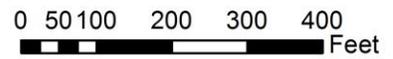
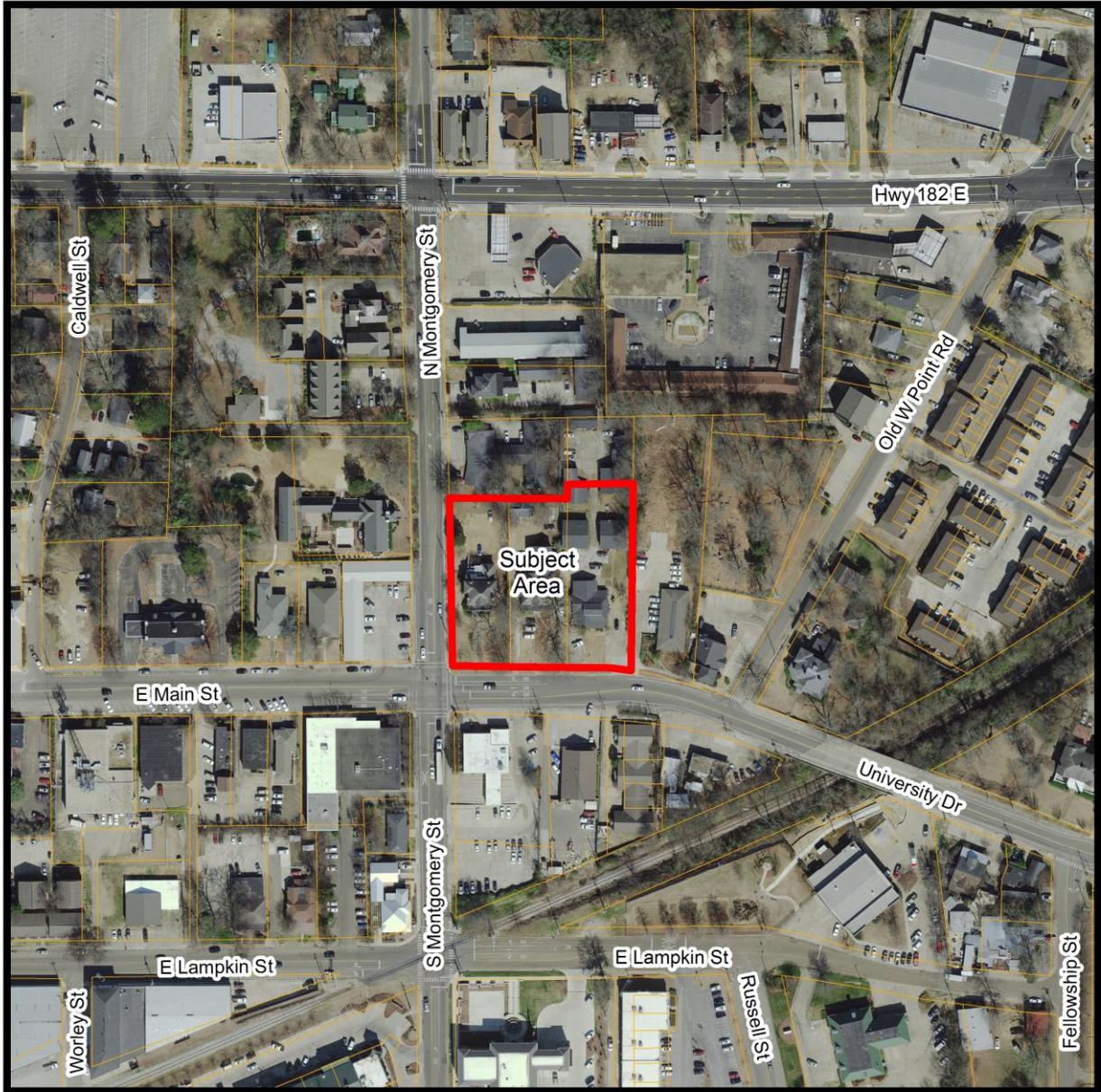
VARIANCE REQUEST REQUIREMENTS:

Appendix A, Article VI, Section K outlines four conditions a Variance request needs to meet:

To authorize an appeal in specific cases such variance from the terms of this ordinance [may be issued] as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. A variance from the terms of this ordinance shall not be granted by the board of adjustments and appeals unless and until a written application for a variance shall be submitted, demonstrating:

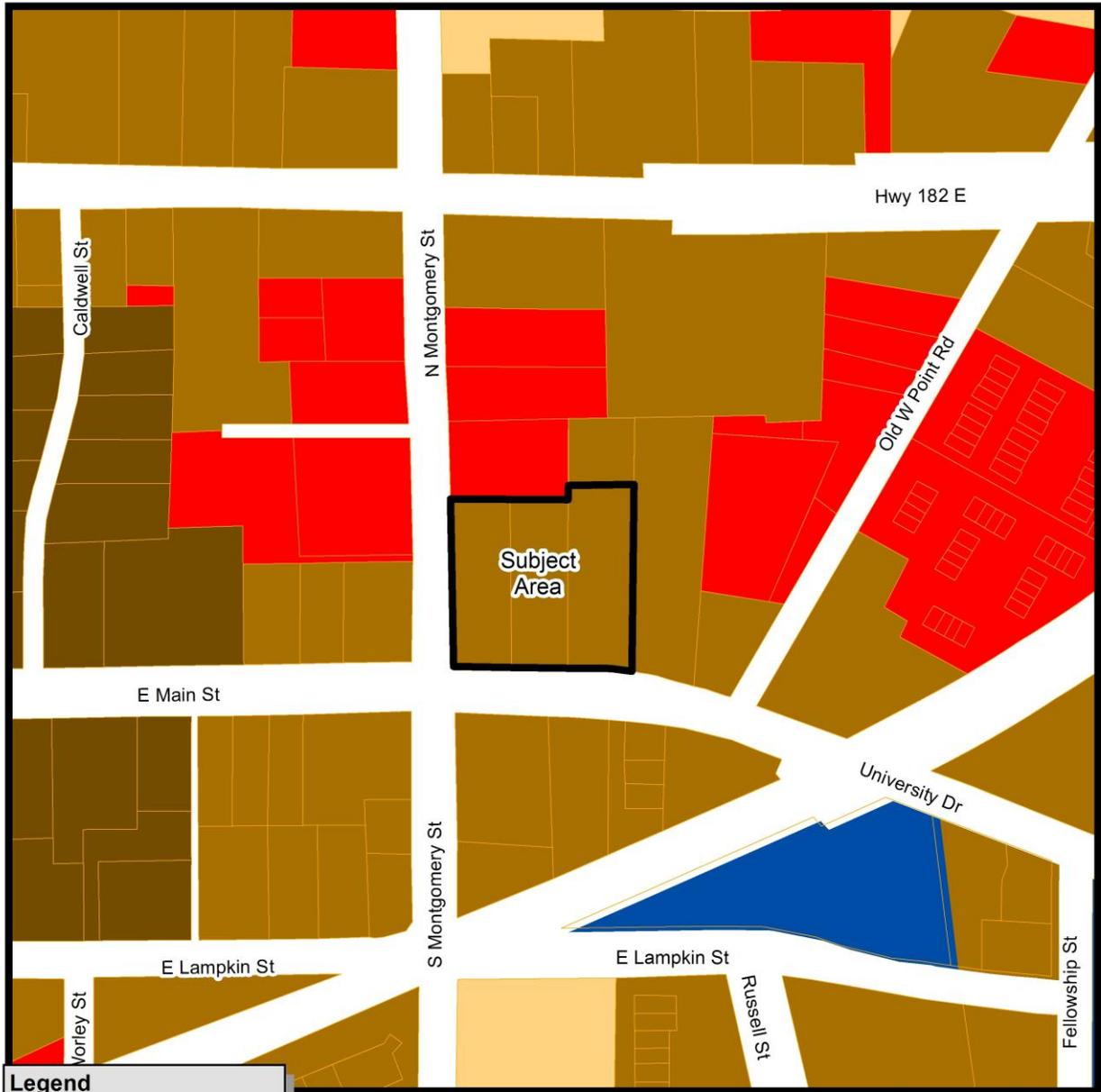
1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures and buildings in the same district.
2. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
3. That the special conditions and circumstances have not resulted from the actions of the applicant.
4. That granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district. In granting any variance, the board of adjustments and appeals shall have the authority to prescribe appropriate conditions and safeguards in conformity with this ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this ordinance. Under no circumstances shall the board of adjustments and appeals grant a variance to permit a use other than a use permitted generally, or by special exception, in the district involved, nor shall a variance be granted to any use expressly or by implication prohibited by the terms of this ordinance in said district.

Attachment 1
VA 16-05 Aerial



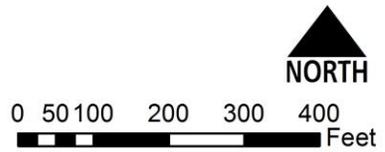
Legend
 Property

Attachment 2
VA 16-05 Zoning



Legend

- Property
- C-2 General Business
- Civic District
- R-2 Single Family/Duplex
- T5 Form Based Code
- T6 Form Based Code



Attachment 3- Lots 14, 15, and 16



Attachment 4



Attachment 5



Attachment 6- Conceptual Plan

A PRELIMINARY MASTER PLAN FOR
UNIVERSITY DRIVE & N. MONTGOMERY PROPERTY
HARLESS & COMPANY, LLC
STARKVILLE, MISSISSIPPI

DEVELOPMENT DETAILS

BUILDING PROGRAM

Building A: +/- 2,091 SF
Building B: +/- 3,369 SF*
Building C: +/- 3,225 SF*
Building D: +/- 3,000 SF*
Building E: +/- 2,280 SF*
Building F: +/- 2,940 SF*
Building G: +/- 3,600 SF

TOTAL SF DEPICTED: +/- 20,505 SF

*Does not include balcony sq. footages

SITE PROGRAM

On-Site Parking: +/- 117*
Off-Site Parking: +/- 14*
On-Site Dumpster: 1
Courtyard: +/- 960 SF
Public Plaza @ Intersection

*Parking counts based on current site layout.
Parking count may change as site design progresses.
ADA spaces will need to be recalculated based on updated plans and other development factors as the project moves further into design.

