



THE CITY OF STARKVILLE
DEVELOPMENT REVIEW COMMITTEE
CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

AGENDA

SUBJECT: Starkville Tree Advisory Board
DATE/TIME/PLACE: JULY 6, 2016, 11:00 AM, 2ND FLOOR CITY HALL

Waiver Request:

LW 16-03 Request for Landscape Waiver from requirements for interior landscaping for off-street parking areas for the parking lot adjacent to Little Dooey at the intersection of Lampkin and Fellowship Street with the parcel #s 117M-00-179.00, 101D-00-041.00, & 101D-00-042.00

Additional Items:



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

STAFF REPORT

TO: Members of the Tree Advisory Board
FROM: Daniel Havelin (662-323-2525 ext. 3136)
SUBJECT: LW 16-03 Request for Landscape Waiver from requirements for interior landscaping for off-street parking areas for the parking lot adjacent to Little Dooley at the intersection of Lampkin and Fellowship Street with the parcel #s 117M-00-179.00, 101D-00-041.00, & 101D-00-042.00
DATE: July 6, 2016

AREA/BACKGROUND:

The subject property is +/-0.84 acres and is located on the southwest corner of the intersection of East Lampkin St and Fellowship St at the site of the new Fellowship Place. The applicant, Margaret Ann Wood, is requesting a Landscape Waiver from the Landscape Ordinance of the requirements for interior landscaping for off-street parking areas. The applicant attended a Development Review Committee meeting on April 28, 2016 for a modification of the site plan which was approved (Attachment 7-8). See attachments 1-12.

LANDSCAPE WAIVER REQUEST:

Little Dooley is seeking a Landscape Waiver from requirements in Section 6 A (Section 112-31 as shown on www.municode.com). Requirements for vehicular use areas in Interior Parking Areas

Request #1. 6.A.2. A landscape island is required at the end of each row of parking. The applicant is requesting relief from this requirement on the center parking row and the area south of the Fellowship Entrance. (Attachments 9-11)

Request #2: 6.A.1. A landscape island is required every 12 spaces in a row of parking. The applicant is requesting relief from this requirement on center parking area. (Attachments 9-11)

Section 6 (Section 112-31 as shown on www.municode.com)- Requirements for vehicular use areas.

(a) Interior of parking areas. Landscape requirement are shown on Table 6-1.

Table 6-1. Minimum Interior Landscaping for Offstreet Parking

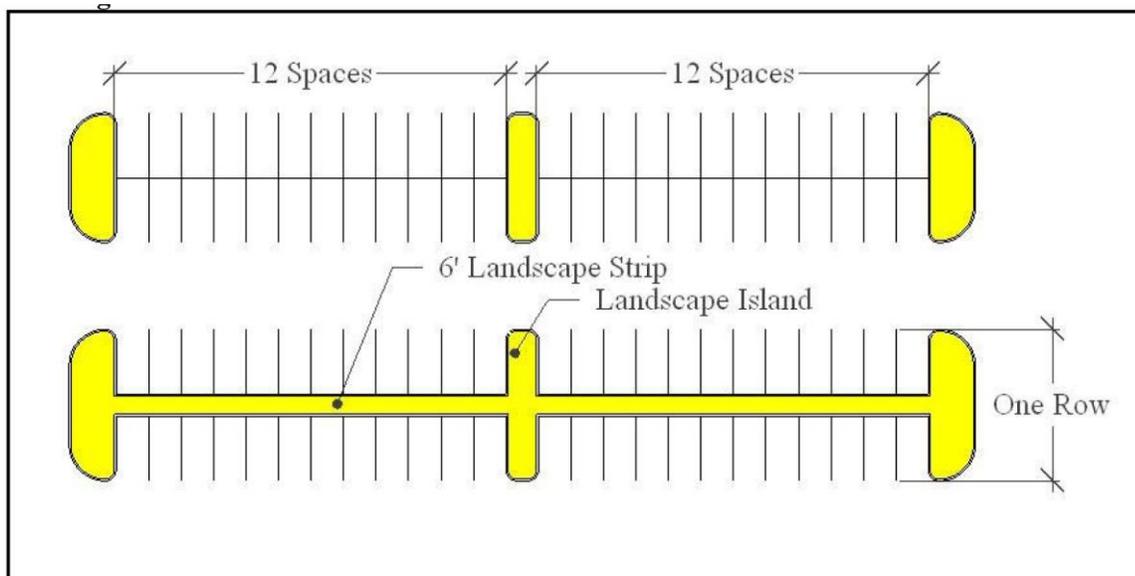
<i>Parking Area</i>	<i>Minimum Landscape area</i>
<i>Less than 50,000 square feet</i>	<i>5% of total parking area</i>

More than 50,000 square feet	10% of total parking area
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Does not include required perimeter landscape area.

- (1) Parking lots shall be designed so no more than 12 parking stalls shall be in an uninterrupted row. Rows shall be separated with a landscaped area with the minimum dimension of a single parking stall (refer to Appendix A Zoning, Article VIII Off-Street Parking for dimensions).
- (2) The end of each aisle and corner area shall be landscaped. End of aisle shall have minimum dimension of a single parking stall.
- (3) Total number of required canopy trees shall be one tree for each 200 square feet or a fraction thereof, of required landscape area.
- (4) Where two rows of parking spaces are adjacent (head to head) to one another, a landscaped strip with a minimum width of six feet shall be planted along the common boundary to separate the parking stalls. For lots with more than two rows of parking and more than 100 parking spaces, every other row shall have landscaped strip. See Figure 6-1.

Figure 6-1



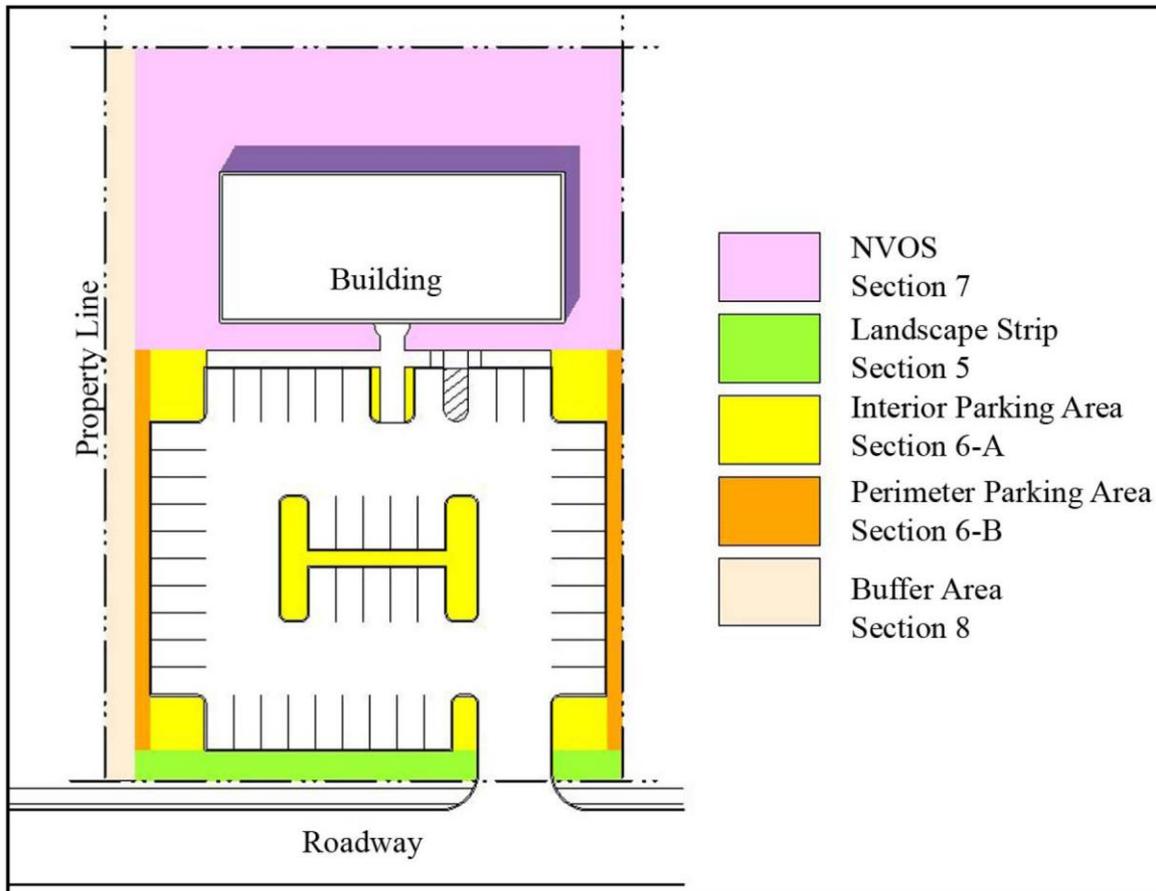
(b) Perimeter of parking areas. Landscape area dimensional requirements for the perimeter of the parking area are shown on Table 6-2.

- (1) A shrub screen with a height shown in Table 5-3 shall be continuous along perimeter of parking areas adjacent to property lines. For perimeter adjacent to roadway landscape strips, the landscape strip shall have the required landscape screening. See section 112-30(b).
- (2) Perimeter calculations shall not include accessways or cross easements to adjacent properties or roadways.

Table 6-2. Minimum Perimeter Landscaping for Offstreet Parking

Parcel Size	Perimeter Landscaping Width	One Canopy Tree Per
Less than 50,000 square feet	5 feet	175 square feet
More than 50,000 square feet	10 feet	350 square feet

(Ord. No. 2014-1, § 6, 9-16-14)



(b) Screening material in landscape strip requirements.

- (1) Any combination of decorative masonry walls, shrubs, or landscaped berms shall be planted or installed along the entire length of each required landscape strip if landscape strip abuts parking area.
- (2) Decorative masonry walls, if used, shall be minimum of three feet off property line with landscaping on the road side of wall.
- (3) For berms and decorative masonry walls see section 112-36(b) of this article.
- (4) Masonry walls must meet Appendix A, Zoning, Article VI General Provisions, Section A of the Starkville Code of Ordinance.

Table 5-3. Screening Material Requirements by District

<i>Districts</i>	<i>Zones</i>	<i>Minimum Height of Screen</i>
<i>Residential</i>	<i>R-3, R-3-A, R-4-A, R-5, R-6</i>	<i>4 feet</i>
<i>Commercial</i>	<i>C-1, C-2, C-3</i>	<i>3 feet</i>
<i>Manufacturing</i>	<i>M-1</i>	<i>5 feet</i>

See Table 4-2 for Screen Hedge Requirements.

(Ord. No. 2014-1, § 5, 9-16-14)

Attachment 1
LW 16-03 Aerial

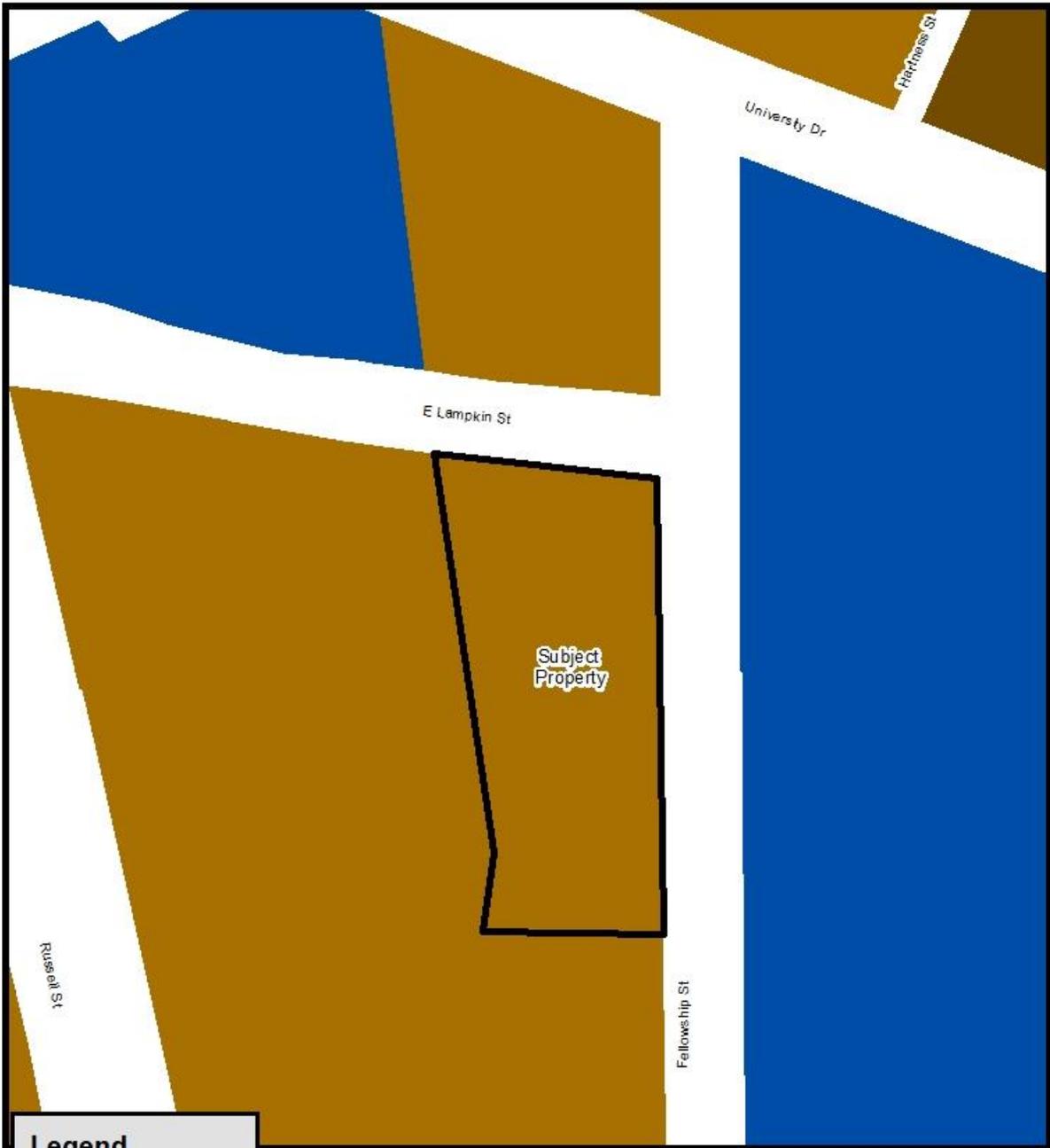


Legend

 Project

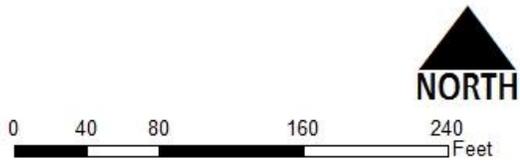


Attachment 2 LW 16-03 Zoning



Legend

- Project1
- Civic District
- T5 Form Based Code
- T6 Form Based Code



Attachment 3



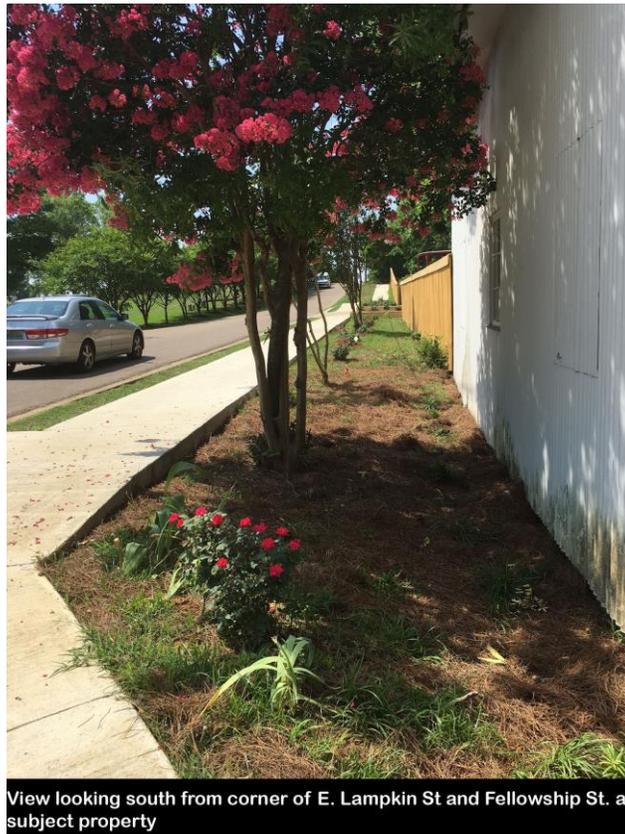
View looking North on southern property line

Attachment 4



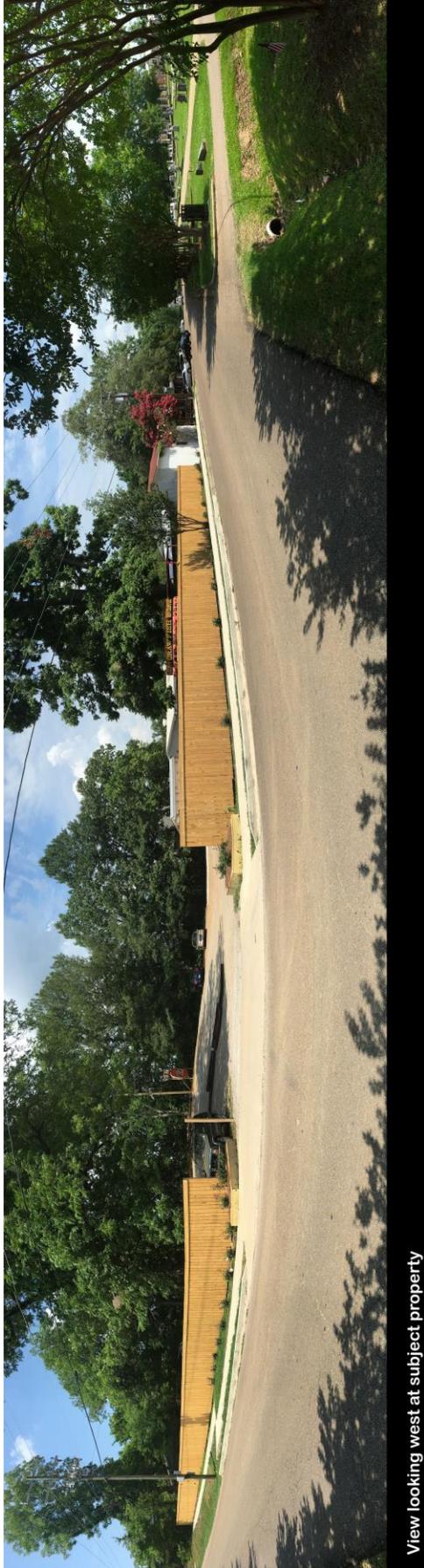
View looking north from southeastern property line

Attachment 5



View looking south from corner of E. Lampkin St and Fellowship St. at subject property

Attachment 6



View looking west at subject property

Attachment 8

PLANTING LIST

(ALL PLANTS MAY NOT BE UTILIZED BY THIS PLAN)

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT	ROOT	MAX SPACE
TREES								
	LANA	LAGERSTROEMIA X 'NATCHEZ'	'NATCHEZ' CRAPE MYRTLE	6	2-1/2"	8' TO 12'	45 GAL	-
	QUSH	QUERCUS SHUMARDII	SHUMARD OAK	5	2-1/2"	12' TO 14'	45 GAL	30'-0"
	ULPA	ULMUS PARVIFOLIA	LACEBARK ELM	3	2-1/2"	12' TO 14'	30 GAL	30'-0"
	QUPH	QUERCUS PHELLOS	WILLOW OAK	5	2-1/2"	12' TO 14'	30 GAL	30'-0"
SHRUBBERY								
	ILCO	ILCO CORNUTA 'BURFODII COMPACTA'	DWARF BUFFORD HOLLY	122	-	2'-0"	3 GAL	4'-6"
	RORA	ROSA 'RADRAZZ'	KNOCKOUT ROSE	8	-	2'-0"	3 GAL	5'-0"
	JUPA	JUNIPERUS 'PARSONII'	PARSONS JUNIPER	42	-	2'-0"	3 GAL	4'-0"
GROUND COVER								
	TRAS	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	COVERAGE FOR 4,175 s.q. Ft.	-	-	PLUG / BARE ROOT	3'-0"
	LIMU	LIRIOPE MUSCARI	LIRIOPE / BORDER GRASS		-	-	PLUG	1'-6"

Attachment 10

PLANTING LIST

(ALL PLANTS MAY NOT BE UTILIZED BY THIS PLAN)

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	LIMU	LIRIOPE MUSCARI	LIRIOPE / BORDER GRASS		-	-	PLUG	1'-6"

Attachment 12: Applicant letter

MOORE LAW OFFICE

JOHN STUART MOORE
ATTORNEY AT LAW

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ATTORNEY AT LAW

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FAX (662) 324-2262

June 30, 2016

Daniel Havelin
City Planner
City of Starkville
110 W. Main Street
Starkville, MS 39759

RE: Little Dooley / Margaret Ann Wood

Dear Mr. Havelin:

My firm is now representing Little Dooley and Margaret Ann Wood regarding the property located at 100 Fellowship Street, in the City of Starkville.

On behalf of our clients, we are requesting relief from the perimeter parking requirements for two (2) separate locations on the property.

1. East side of development: We request a waiver of Section 6(A)(2) which requires that the end of each aisle shall be landscaped and have a minimum dimension of a single parking stall.
2. Middle parking strip of development: We request a waiver of Section 6(A)(1) which requires that parking lots with more than 12 parking stalls in an uninterrupted row shall be separated with a landscaped area equivalent to the width of a single parking stall, and Section 6(A)(2) which requires that the end of each aisle and corner area shall be landscaped and have a minimum dimension of a single parking stall.

It is our position that as there is a valid public safety concern regarding both of the landscaped locations we are requesting waivers for. As a six (6) foot wooden fence has been

constructed surrounding the parking area, pursuant to Starkville Ordinances, visibility into the parking area from the street is limited for pedestrians, vehicular traffic, and law enforcement personnel. Due to the popularity of Little Dooey and the surrounding neighborhood, it is an extremely popular destination for MSU students and alumni, and Starkville residents alike. Our concern is that due to the already limited visibility into the parking area, the addition of the landscaped areas mentioned above would further restrict and impair law enforcement capabilities to ensure the parking area is safe for all patrons and the surrounding neighborhood. By removing the requested landscaped locations from the parking area, a clear line of sight will be created across the parking area from the entry and exit points, ensuring the safety of the area.

We would like to bring to the Board's attention that we are not requesting that all of the landscaped areas be removed from the parking area. We are strictly requesting that only the landscaped areas that would cause a visual hindrance be removed from the area to ensure the safety of the public who will be using the parking spaces. Furthermore, as our clients have already constructed a fence surrounding the parking area and have landscaped the area adjacent to the roadway, removing the landscaped areas inside of the parking area will not take away from the overall visual aesthetic.

Sincerely,



John Stuart Moore

* Landscape Plan Attached