



OFFICIAL AGENDA
STARKVILLE TREE ADVISORY BOARD
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, OCTOBER 5, 2016
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 West Main Street, 11:00 AM

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. OLD BUSINESS
 - A. Elect new Chairman for the Tree Advisory Board
- V. NEW BUSINESS
 - A. LW 16-04 Request for Landscape Waiver from several requirements of the landscape ordinance for a proposed development at 519 University Drive parcel #s 117M-00-191.00, 117M-00-190.01, & 117M-00-190.00
- I. ADJOURN



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 16-04 Request for Landscape Waiver from several requirements of the landscape ordinance for a proposed development at 519 University Drive parcel #s 117M-00-191.00, 117M-00-190.01, & 117M-00-190.00
DATE: October 5, 2016

AREA/BACKGROUND:

The subject properties are located at 519 University Drive. The applicant, Mitch Mitchell, is proposing to redevelop the property into a residential development consisting of 8 free standing dwellings and an interior courtyard. The existing apartment building located on the northern part of the site will remain. The other buildings will be removed. In addition to this request, the applicant is also currently seeking a variance from lot width from Board of Adjustments and Appeals and an Exception for Lot Occupation from the Planning and Zoning Commission. Both requests are to be heard this month. The applicant attended a Development Review Committee meeting but has not received site plan approval. See attachments 1-6.

LANDSCAPE WAIVER REQUEST:

Sparrow Properties is seeking a Landscape Waiver from several requirements listed below.

- Request #1. Section 5: Screening material and landscape strip
- Request #2. Section 6B: Perimeter of Parking Area
- Request #3. Section 7A: Landscape requirements for Non Vehicular Open Space Areas
- Request #4. Section 5A: Landscape strip along frontage
- Request #5. Section 6A: Interior parking area
- Request #6. Section 6B2: Perimeter landscaping for off-street parking
- Request #7. Section 7: Plant Count
- Request #8. Section 6A1: Interior of parking areas
- Request #9. Section 6A4: Interior of parking areas

Section 5 (Section 112-30 as shown on www.municode.com)

Sec. 112-30. - Landscape strips required along roadway frontage.

- (a) Location of landscape strip. A landscape strip shall be required to be located within the property line and/or building setback as established by the land development regulations*

or as otherwise established. Landscape strips, when required in easements, may be adjusted upon recommendation by the director of community development.

(1) Minimum standards. The landscape strip shall comply with minimum standards stipulated in Tables 5-1 and 5-2 below:

Table 5-1. Minimum Standards for Landscape Strips along Roadways

Area of Site	Width of Landscape Strip	Plant Units Required per 100 Linear Feet of Roadway Frontage
0—2 acres	5 feet	60*
More than 2 acres	10 feet	90*

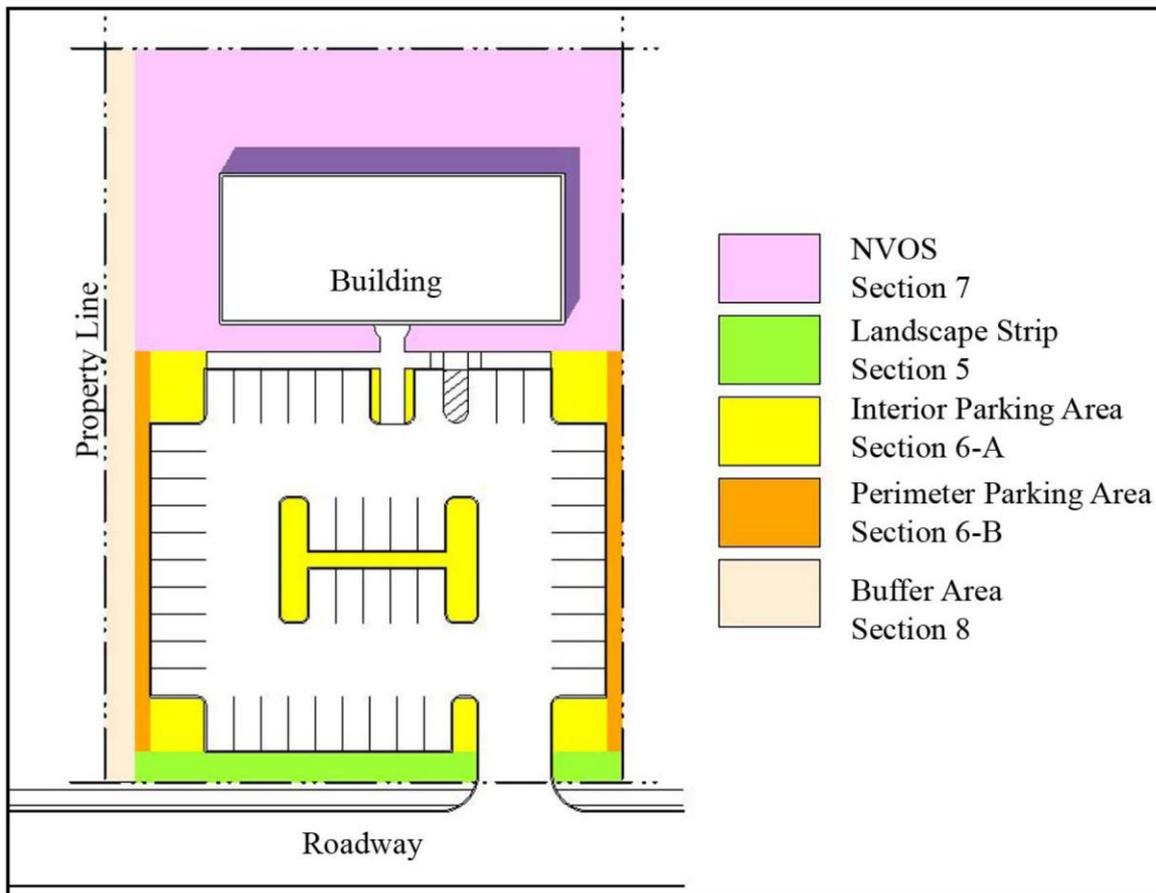
Accessways from public rights-of-way are not included in calculation.

* Canopy Trees shall be planted every 30'.

Table 5-2. Plant Unit Value

Type of Plant Material	Plant Units
Canopy Tree	15
Small Tree	8
Shrub	1

Figure 5-1



(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)

Section 6 (Section 112-31 as shown on www.municode.com)

Sec. 112-31. - Requirements for vehicular use areas.

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

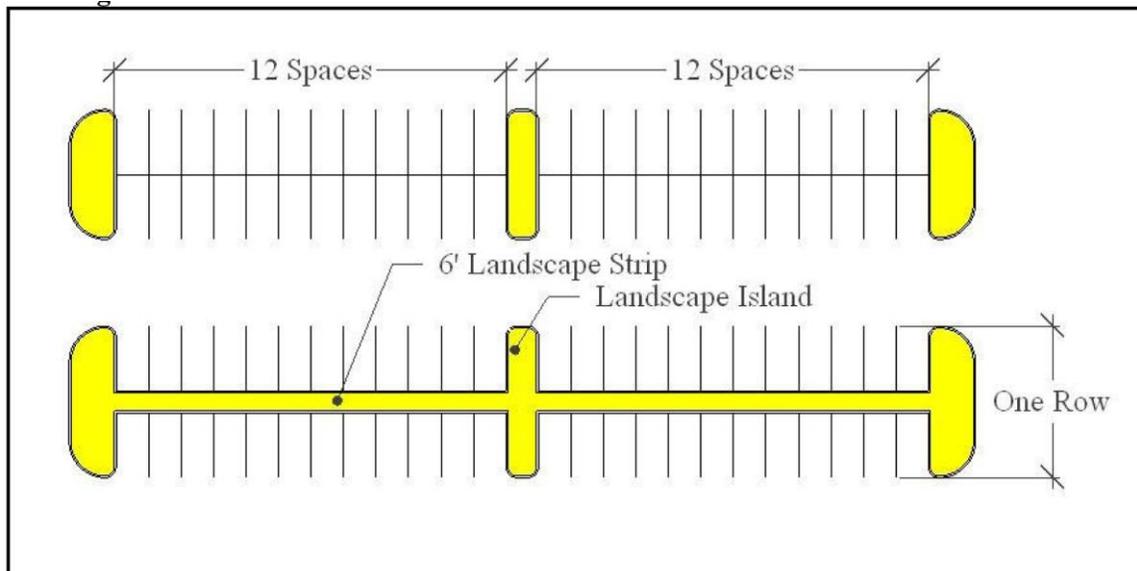
Table 6-1. Minimum Interior Landscaping for Offstreet Parking

Parking Area	Minimum Landscape area
Less than 50,000 square feet	5% of total parking area
More than 50,000 square feet	10% of total parking area

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

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

(Ord. No. 2014-1, § 6, 9-16-14)

Section 7 (Section 112-32 as shown on www.municode.com)

Sec. 112-32. - Landscape requirements for non-vehicular open space areas.

Landscape material shall be planting in the non-vehicular open space not included in the roadway frontage or vehicular use area requirements.

Table 7-1. Non-Vehicular Open Space Requirements

<i>Percentage of Site in Non-Vehicular Open Space</i>	<i>Plant Units Required**</i>
<i>Less than 50%</i>	<i>120 per 1,800 square feet</i>
<i>More than 50%</i>	<i>50 per 1,800 square feet</i>

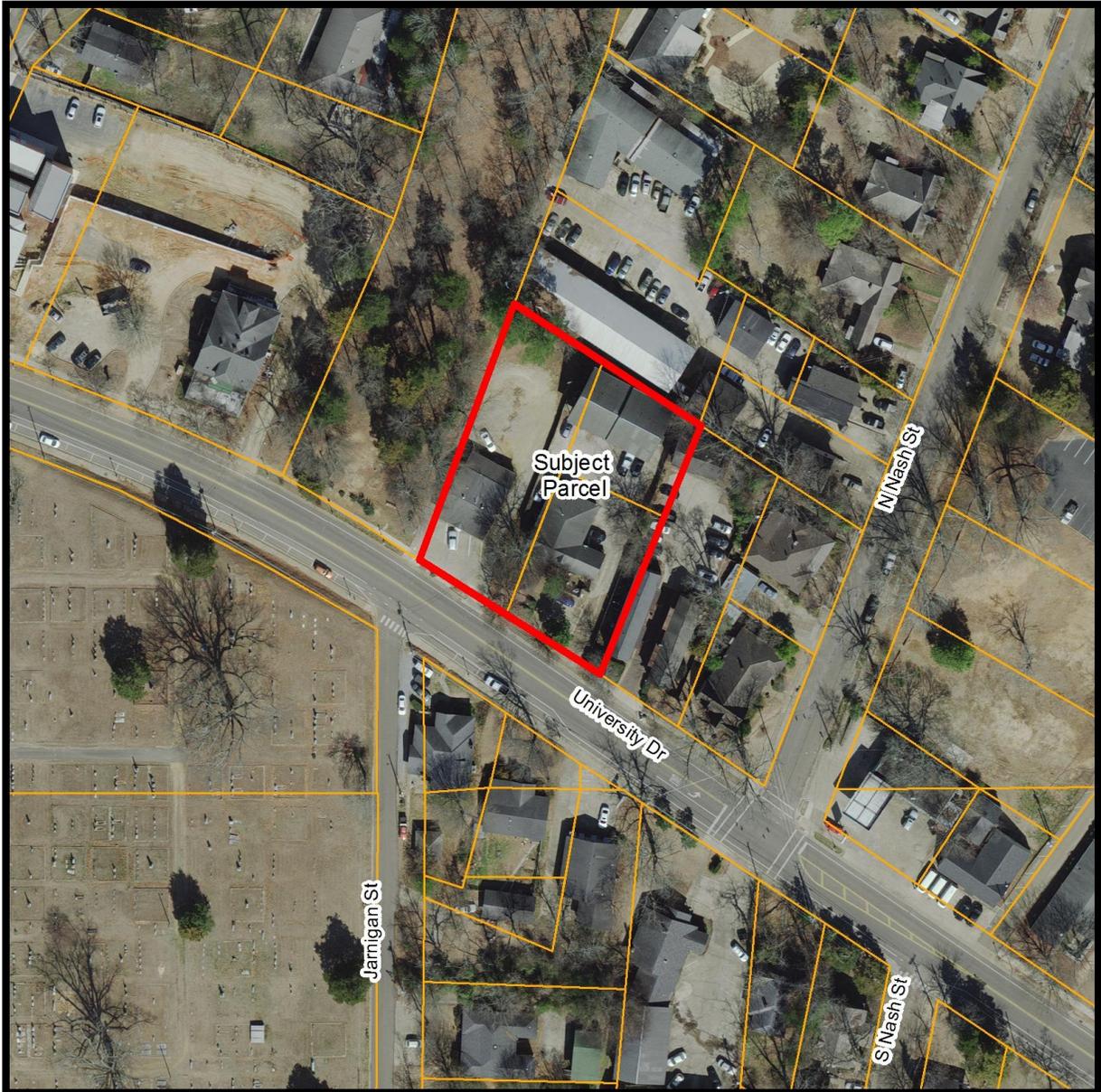
One Canopy Tree is required per 1,800 square feet.

See Table 5-2. Plant Unit Value.

- (a) *All structures shall have landscaping around their base.*
- (b) *Canopy trees, as required above, shall be spaced in clusters or situated in strategic locations consistent with good principles of design and plant installation. Trees will be planted in locations where they can grow to their mature height and spread.*

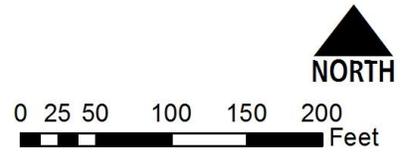
(Ord. No. 2014-1, § 7, 9-16-14)

Attachment 1
LA 16-04 Aerial

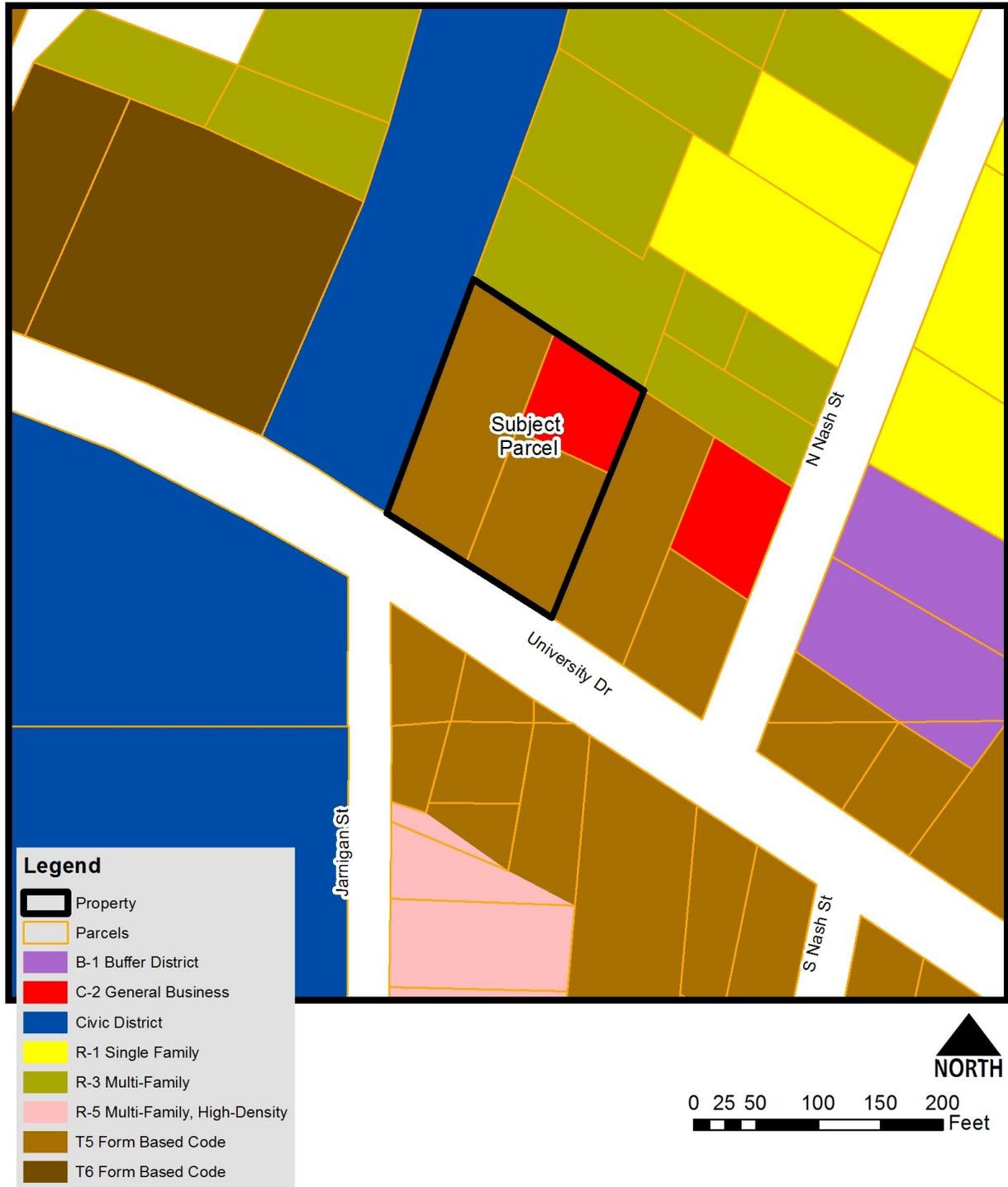


Legend

-  Property
-  Parcels



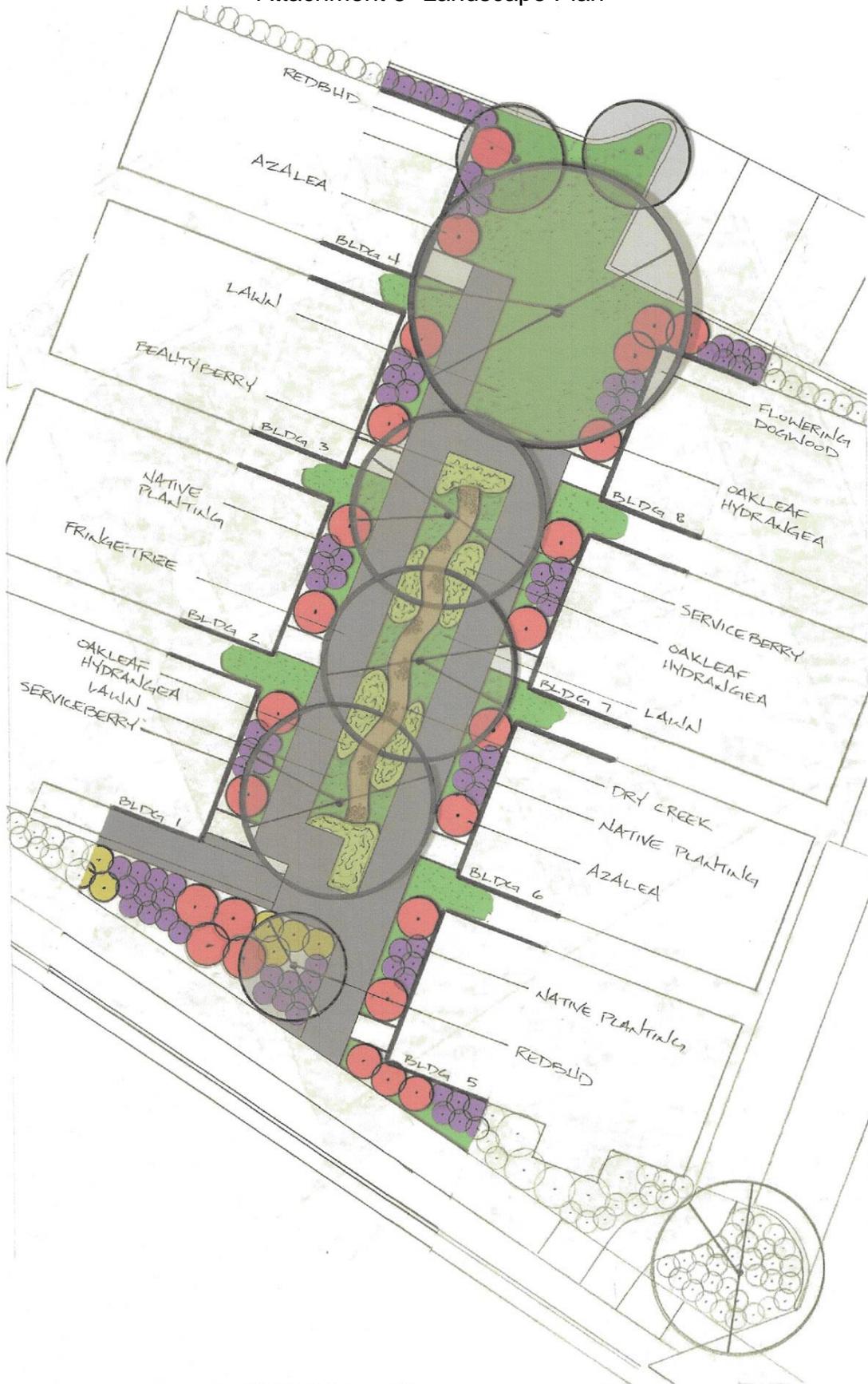
Attachment 2
LA 16-04 Zoning



Attachment 4- Proposed Plan



Attachment 5- Landscape Plan



Attachment 6- Plant Schedule

PLANTING LIST

COMMON NAME	BOTANICAL NAME	QUANTITY	CALIPER	HEIGHT	ROOT	MAX SPACE
TREES						
FLOWERING DOGWOOD	CORNUS FLORIDA	1	2-1/2"	8' TO 12'	30 GAL	-
EASTERN REDBUD	CERCIS CANADENSIS	3	2-1/2"	8' TO 12'	30 GAL	-
FRINGE TREE	CHIONANTHUS VIRGINICUS	1	2-1/2"	8' TO 12'	30 GAL	-
SERVICEBERRY	AMELANCHIER ARBOREA	2	2-1/2"	8' TO 12'	30 GAL	-
SHRUBBERY						
OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	10	-	2'-0"	3 GAL	4'-6"
AZALEA	RHODODENDRON SP.	25	-	2'-0"	3 GAL	5'-0"
BEAUTYBERRY	CALLICARPA DICHOTOMA	10	-	2'-0"	3 GAL	4'-0"
MIXED NATIVE	TBD	149	-	2'-0"	3 GAL	4'-0"
GROUND COVER						
ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	TBD	-	-	PLUG / BARE ROOT	3'-0"
LIRIOPE	LIRIOPE MUSCARI	TBD	-	-	PLUG	1'-6"