



OFFICIAL AGENDA
STARKVILLE TREE ADVISORY BOARD
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF WEDNESDAY, NOVEMBER 2, 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. CONSIDERATION FOR APPROVAL OF MINUTES
 - A. Consideration of the Unapproved minutes for October 5, 2016
- V. NEW BUSINESS
 - A. LW 16-05 Request for Landscape Waiver from several requirements of the landscape ordinance for a redevelopment of a commercial property at 400 Highway 12 with the parcel number 102C-00-224.04.
- I. ADJOURN

UNAPPROVED

**MINUTES OF THE MEETING OF THE
STARKVILLE TREE ADVISORY BOARD
THE CITY OF STARKVILLE, MISSISSIPPI
OCTOBER 5, 2016**

The Starkville Tree Advisory Board held their regularly scheduled meeting at 11:00 AM on October 5, 2016 in the Community Development Department at City Hall. Members present were Stephen Grado, Robert Brzuszek, Richard Harkness, Kris Godwin, and Jason Gordon. Not present were members Jamey Bachman, John Cartwright and Will Sanders. Attending the Board meeting were City Planner Daniel Havelin and Assistant City Planner Emily Corban. Due to the recent resignation of Johnathan Howell, the Chairmen, City Planner Daniel Havelin started the meeting as Procedural Chair.

**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 Board considered the matter of approval of the written agenda dated OCTOBER 5, 2016. The Board voted unanimously to approve the written agenda as presented.

OLD BUSINESS

ELECT NEW CHAIRMAN FOR THE TREE ADVISORY BOARD

City Planner Daniel Havelin introduced the item to the Board. After a motion and a second the Board voted 5-0 to select Jason Gordon as the new Chairman. Chairman Gordon ran the remainder of the meeting.

NEW BUSINESS

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

City Planner Daniel Havelin presented the waiver request to the Board. The Applicant's representative, Jason Pepper, explain the request to the Board. The Applicant, Mitch Mitchell, and Jason Pepper answered questions from the Board in regards to the proposed development. After discussion, it was decided to vote on the nine separate requests as a total of three items. Requests were grouped by section of the ordinance. Request #1 and #2 both deal with requirements found in Section 5. Request #2, #5, #6, #8, and #9 deal with requirements found in Section 6. Request #3 and #7 deal with requirements found in Section 7.

After discussion among the Board Members, the Board deliberated. Mr. Harkness moved to accept the waiver request from Section 5, which was seconded by Mr. Brzuszek, and the Board voted unanimously to approve. Mr. Brzuszek moved to accept the waiver request from Section 6, which was seconded by Mr. Grado, and the Board voted unanimously to approve. Mr. Harkness moved to accept the waiver request from Section

7, which was seconded by Mr. Brzuszek, and the Board voted unanimously to approve with one condition. Recommended Condition: Total plan unit count not to be less than 50% of the required count without approval of the City Planner.

ADJOURNMENT

There being no further business before the Starkville Tree Advisory Board, the Board adjourned the meeting.

Jason Gordon, Chair

Daniel Havelin, City Planner



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 16-05 Request for Landscape Waiver from several requirements of the landscape ordinance for a redevelopment of a commercial property at 400 Highway 12 with the parcel number 102C-00-224.04.
DATE: November 2, 2016

AREA/BACKGROUND:

The subject property is located at 400 Highway 12. The applicant, Steve Phillips with Action Properties, is in the process of renovating the property. As part of the renovation, Action Properties was required to come into compliance with the current Landscape Ordinance by the Development Review Committee (DRC). The DRC issued an Approved Site Plan on August 16, 2016 which included a landscape plan that met current ordinances (attachment 3). The Applicant has made the request for a Landscape Waiver from the Roadway Landscape Strip requirements, Perimeter Landscape requirements and total number of Canopy Trees required as part of Section 6 of the Landscape Ordinance. The proposed plans (attachment 5) reduces the canopy tree total from 57 to 35, increases the small tree total from 14 to 16 and reduces the shrub total from 165 to 41. See attachments 1-6.

LANDSCAPE WAIVER REQUEST:

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

Waiver Request #1: Relief from the perimeter landscape requirements as required by section 6 subsection B of the landscape ordinance.

Waiver Request #2: Reduction of the total number of canopy trees as required by section 6 subsection A of the landscape ordinance.

APPLICANT STATEMENT:

Waiver Request #1

We are requesting relief from the perimeter landscape requirements as required by section 6 subsection B of the landscape ordinance.

Code Reference

City of Starkville Landscape Ordinance Section 6 Subsection B – Perimeter of Parking Areas.

Request

1. The applicant is requesting relief from the strict adherence to the perimeter landscape requirements in order to reduce the required 5’ landscape screen with a continuous shrub screen to 0’ along the east (right side) property line.
2. The applicant is renovating the existing building and reconfiguring the parking lot to create more space for landscaping as well as providing more parking spaces for our new tenants.
3. The removal of the required 5’ landscape strip along the right side will allow for a 35’ wide drive lane to allow better access and circulation for fire trucks and other emergency vehicles as well as for trash removal trucks servicing the new trash dumpsters along the east property line.

Waiver Request #2

We are requesting relief from the total number of canopy trees as required by section 6 subsection A.3 of the landscape ordinance.

Code Reference

City of Starkville Landscape Ordinance Section 6 Subsection A - Interior of Parking Areas, Item 3

Request

1. The applicant is requesting relief from the strict adherence to the number of required canopy trees from 1 tree for each 200 square feet of required landscape area to 1 tree for each 400 square feet of required landscape area.
2. The existing tenants and future tenants of the shopping center already suffer from limited visibility of their storefronts. The number of required canopy trees, while not an issue at planting, will severely reduce the visibility of the business storefronts as the trees approach maturity.

APPLICANT STATEMENT:

Section 6

Sec. 112-31. - Section 6. 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

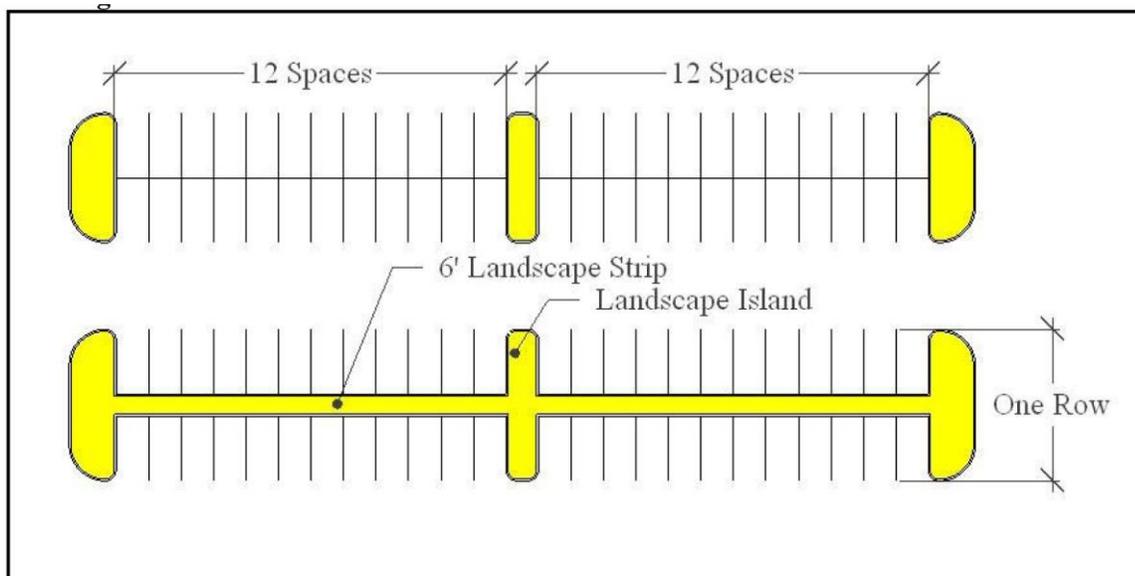
<i>Parking Area</i>	<i>Minimum Landscape area</i>
<i>Less than 50,000 square feet</i>	<i>5% of total parking area</i>

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

<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
LW 16-05 Aerial



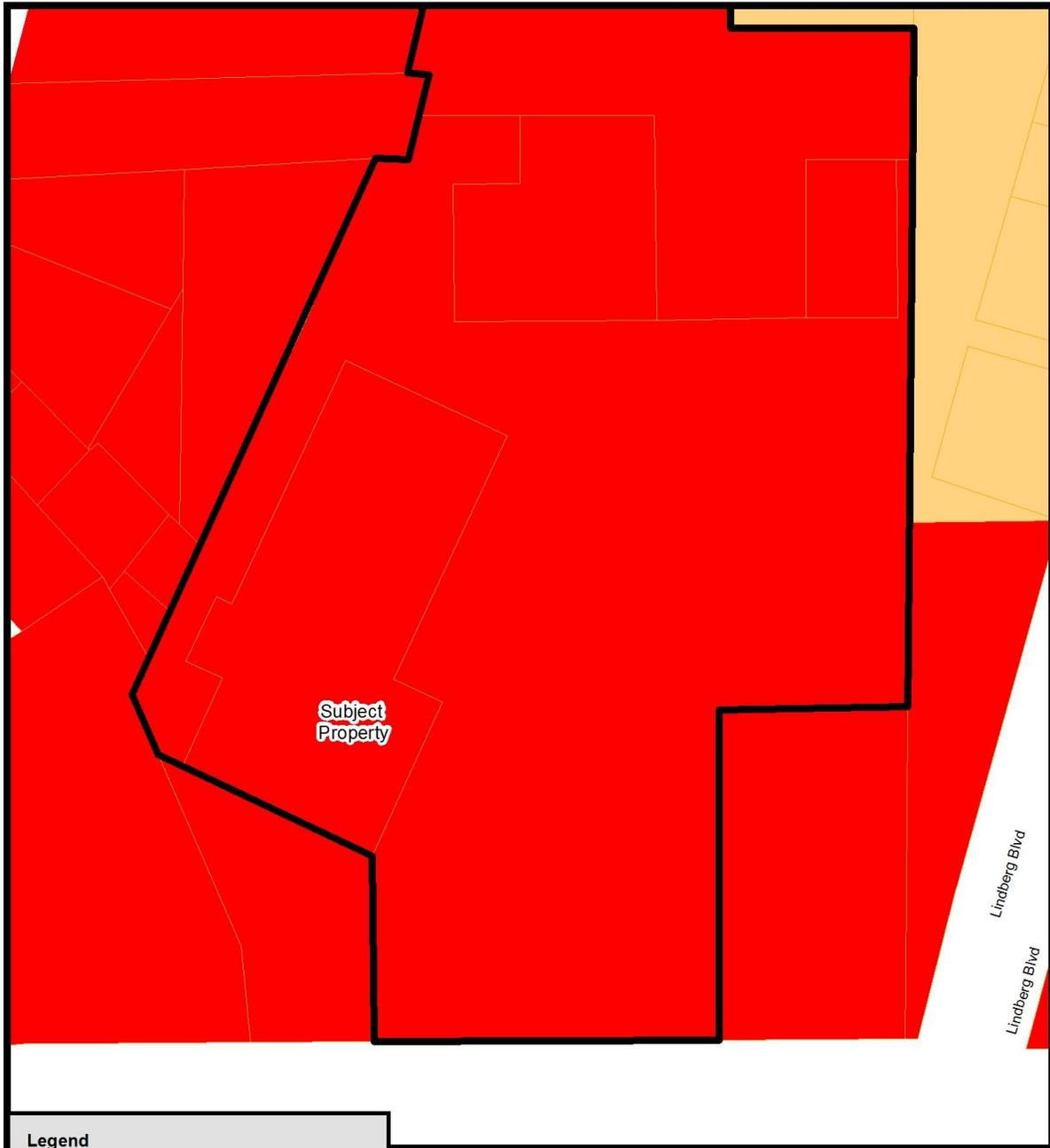
Legend

 Property

 **NORTH**

0 50 100 200 300
Feet

Attachment 2
LW 16-05 Zoning



Legend

 Property

Zoning

ZONING

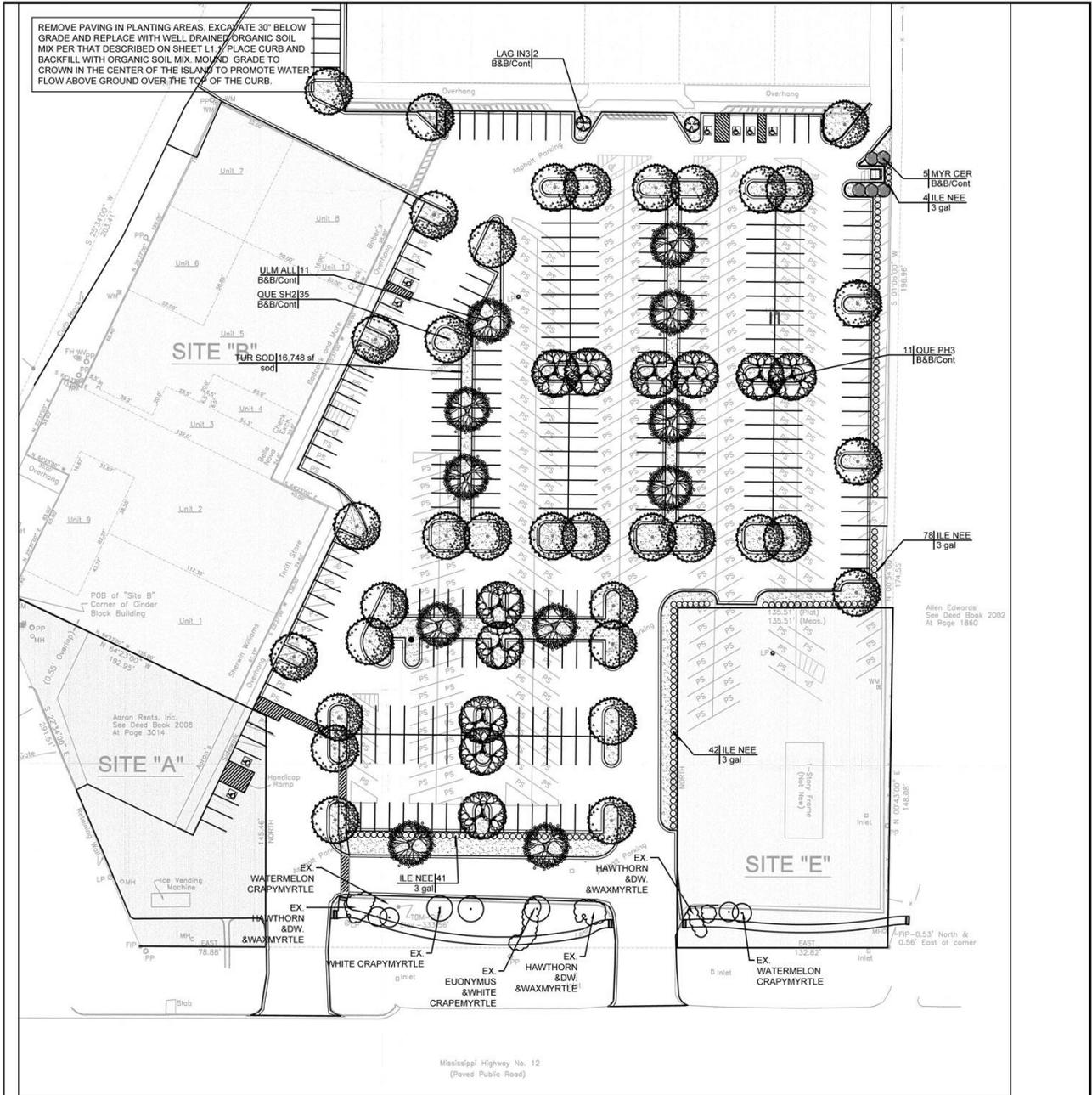
 C-2 General Business

 R-2 Single Family/Duplex

**NORTH**

0 50 100 200 300 Feet

Attachment 3- Approved Landscape Plan August 16, 2016



PLANTING PLAN

2
L1.0

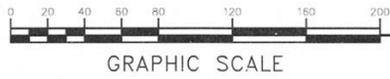
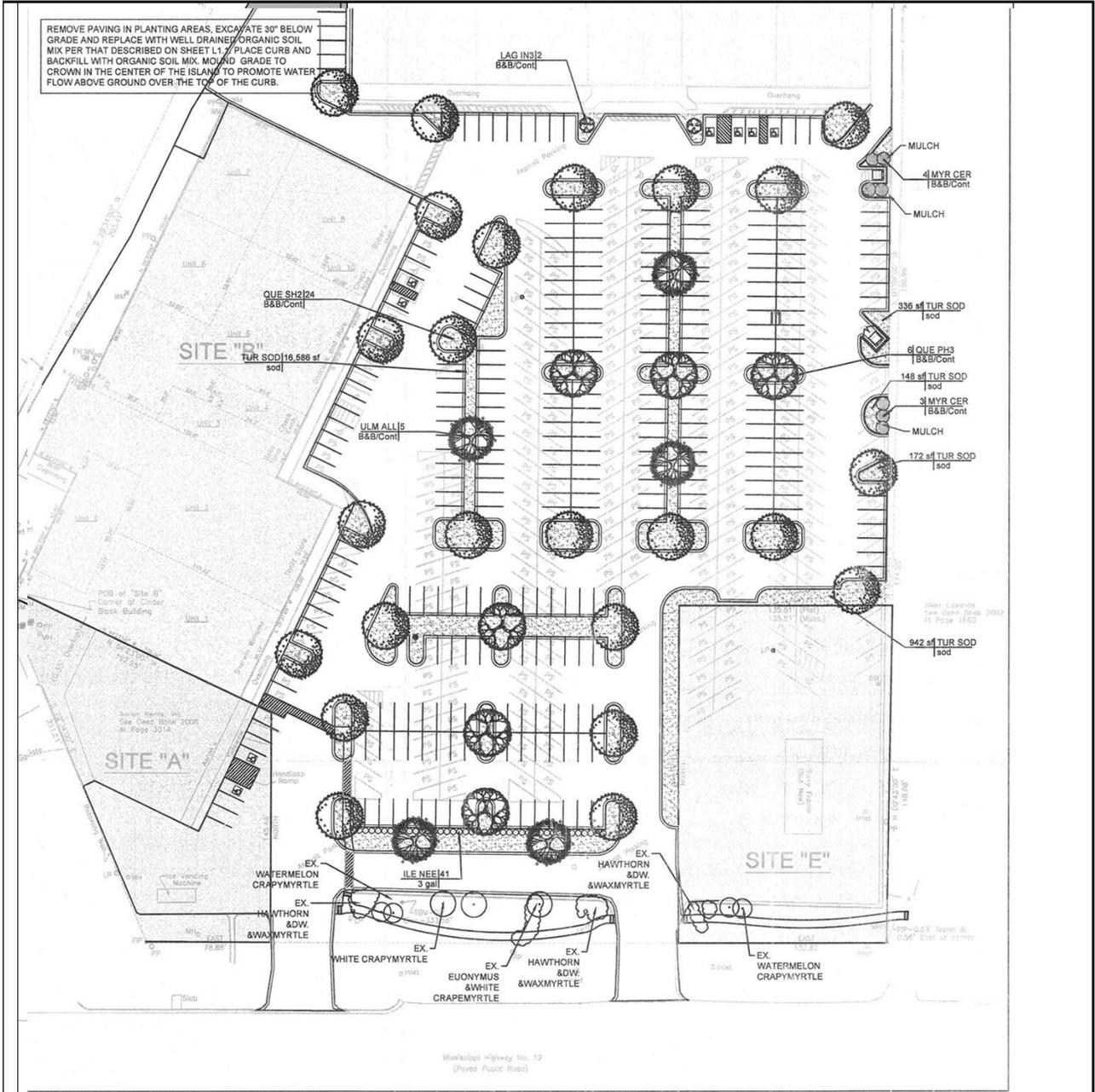


NOT FOR CONSTRUCTION
THESE PLANS ARE BEING PRELIMINARY
PRICING ONLY—NOT FOR CONSTRUCTION.

Attachment 4- Approved Plant Schedule

PLANT SCHEDULE									
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	MIN CAL	MIN. HT.	REMARKS		
LAG IN3	2	Natchez White Grape Myrtle	Lagerstroemia indica 'Natchez White'	B&B/Cont		8'-10'	Multi trunk, tree form, min 3 trunks, Min canopy spread-5'		
MYR CER	12	Wax Myrtle	Myrica cerifera	B&B/Cont		6'-8'	Multi trunk, 3-5 trunks, tree form Full healthy well formed plant.		
QUE PH3	11	Willow Oak	Quercus phellos	B&B/Cont	2.5"Cal	12'-14'	Street Tree Specimen, Straight Trunk, Full Canopy,		
QUE SH2	35	Shumard Red Oak	Quercus shumardii	B&B/Cont	2.5"Cal	12'-14'	Street Tree Specimen, Straight Trunk, Full Canopy,		
ULM ALL	11	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	B&B/Cont	2.5"Cal	12'-14'	Street Tree Specimen, Straight Trunk, Full Canopy		
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	FIELD2	FIELD3	REMARKS		
ILE NEE	165	Needlepoint Holly	Ilex cornuta 'Needlepoint'	3 gal			Full healthy well formed plant.		
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	FIELD2	FIELD3	REMARKS		
TUR SOD	16,748 sf	Trifway 419 Bermuda	Cynodon dactylon 'Trifway 419'	sod			Healthy disease free sod with a min 1" soil base beneath.		

Attachment 5- Proposed Landscape Plan



PLANTING PLAN

2
L1.0



OVERALL PLANTING REDUCTION, PARKING ADJUSTMENT-FAST RISE



THESE PLANS ARE BEING PRELIMINARY PRICING ONLY-NOT FOR CONSTRUCTION.

Attachment 6- Proposed Plant Schedule

PLANT SCHEDULE							
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	MIN CAL	MIN. HT.	REMARKS
LAG IN3	2	Natchez White Grape Myrtle	Lagerstroemia indica 'Natchez White'	B&B/Cont		8'-10'	Multi trunk, tree form, min 3 trunks, Min canopy spread-5
MYR CER	14	Wax Myrtle	Myrica cerifera	B&B/Cont		6'-8'	Multi trunk, 3-5 trunks, tree form Full healthy well formed plant.
QUE PH3	6	Willow Oak	Quercus phellos	B&B/Cont	2.5"Cal	12'-14'	Street Tree Specimen, Straight Trunk, Full Canopy,
QUE SH2	24	Shumard Red Oak	Quercus shumardii	B&B/Cont	2.5"Cal	12'-14'	Street Tree Specimen, Straight Trunk, Full Canopy,
ULM ALL	5	Allee Lacebark Elm	Ulmus parvifolia 'Allee'	B&B/Cont	2.5"Cal	12'-14'	Street Tree Specimen, Straight Trunk, Full Canopy
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	FIELD2	FIELD3	REMARKS
ILE NEE	41	Needlepoint Holly	Ilex cornuta 'Needlepoint'	3 gal			Full healthy well formed plant.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT	FIELD2	FIELD3	REMARKS
TUR SOD	18,184 sf	Tifway 419 Bermuda	Cynodon dactylon 'Tifway 419'	sod			Healthy disease free sod with a min 1" soil base beneath.