

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
DEVELOPMENT REVIEW COMMITTEE
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

AGENDA

SUBJECT: Starkville Tree Advisory Board
DATE/TIME/PLACE: MAY 6, 2015, 11:00 AM, CITY HALL CONFERENCE ROOM

Waiver Request:

- LW 15-02 Ergon Properties, Landscape Waiver, Mercantile Street, Zoned T6, Ward 4, Seeking relief from the requirement to have 1 canopy tree per landscape island, Applicant/ Owner: Ergon Properties, Inc. / Jim Defoe
- LW 15-03 Starkville Apartments LLC, Landscape Waiver, Southeast corner of Russell Street and Spring Street, Zoned T-5, Ward 4, Seeking relief from the requirement for landscaped perimeter of parking area, Applicant: Christian Preus Landscape Architecture, PLLC, Owner: Starkville Apartments, LLC
- LW 15-04 South Montgomery, Landscape Waiver, South Montgomery south of the Central Station development, Zoned T-5, Ward 5, Seeking relief from the requirement for landscaped island size for one landscape island in the proposed parking lot, Applicant: Jason Pepper Owner: TAG Investments

Additional Items:

Discussion of possible Arbor Day project for an area north of Starkville Electric's Office building located on North Lafayette Street

Presentation by Leslie Moma, research assistant, on Starkville Biodiversity Study.



THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Tree Advisory Board
FROM: Daniel Havelin (662-323-2525 ext. 136)
SUBJECT: LW 15-02 Ergon Properties, Landscape Waiver, Mercantile Street, Zoned T6, Ward 4, Seeking relief from the requirement to have 1 canopy tree per landscape island, Applicant/ Owner: Ergon Properties, Inc./ Jim Defoe
DATE: May 6, 2015

AREA/BACKGROUND:

Ergon Properties is proposing to build a large scale multiuse development at the southeast corner of Russell Street and Mercantile Street. This site is approximately +/- 6.17 acre and is zoned T-6. The applicant is proposing on-street parking along Mercantile Street. The current plans do have landscape island spaced no more than 12 spaces apart. Due to the existing overhead power lines, the applicant is seeking relief on having one canopy tree per Landscape Island.

Please see Attachment 1-5.

LANDSCAPE WAIVER REQUEST:

Ergon Properties is seeking a Landscape Waiver from requirements in Section 6 of the current landscape ordinance

Section 6. Requirements for vehicular uses areas

A. Interior of Parking Areas. Landscape requirement are shown on Table 6-1.

Table 6-1. Minimum Interior Landscaping for Offstreet Parking

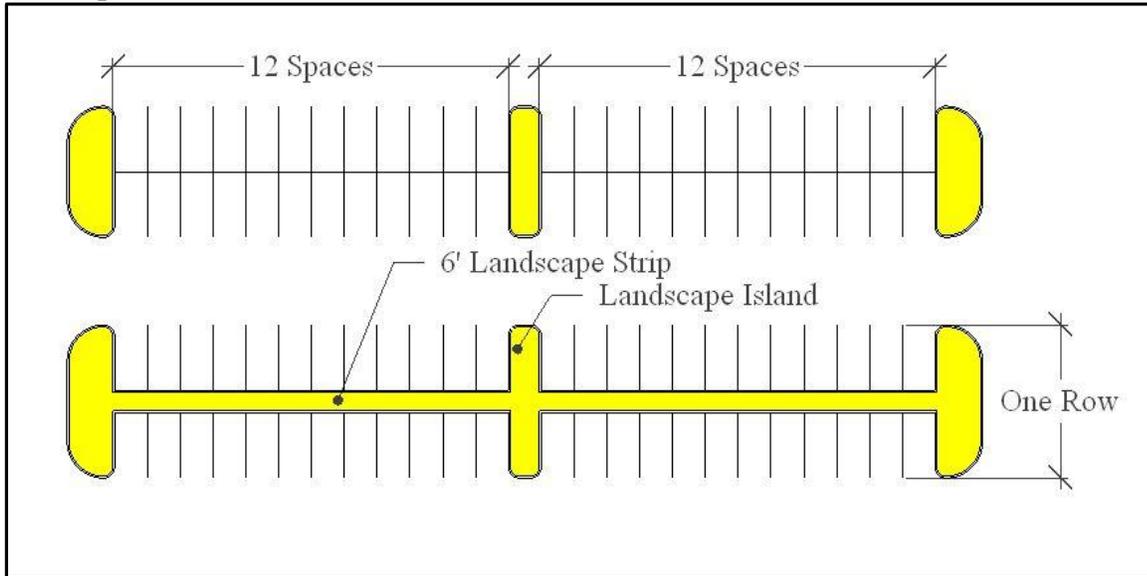
<i>Parking Area</i>	<i>Minimum Landscape area</i>
<i>Less than 50,000 square feet</i>	<i>5% of total parking area</i>
<i>More than 50,000 square feet</i>	<i>10% of total parking area</i>

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 1 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 6 feet shall be planted along the common boundary to separate the parking stalls. For lots with more than 2 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 5 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
<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>

Applicant Statement

Waiver Request #1

We request a variance for the Vehicular Use Area requirements stated in Section 6 of the Landscape Ordinance.

Code Reference

Section 6 – Requirements for Vehicular Use Areas

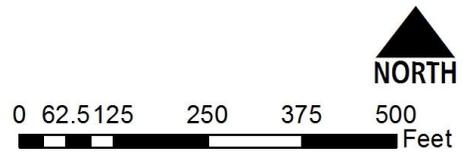
Request

- According to Part A of Section 6, One tree is required for each 200 square feet of required landscape area (in this case the parking lot islands). Due to overhead power, Applicant is seeking relief from the canopy requirement in this area.

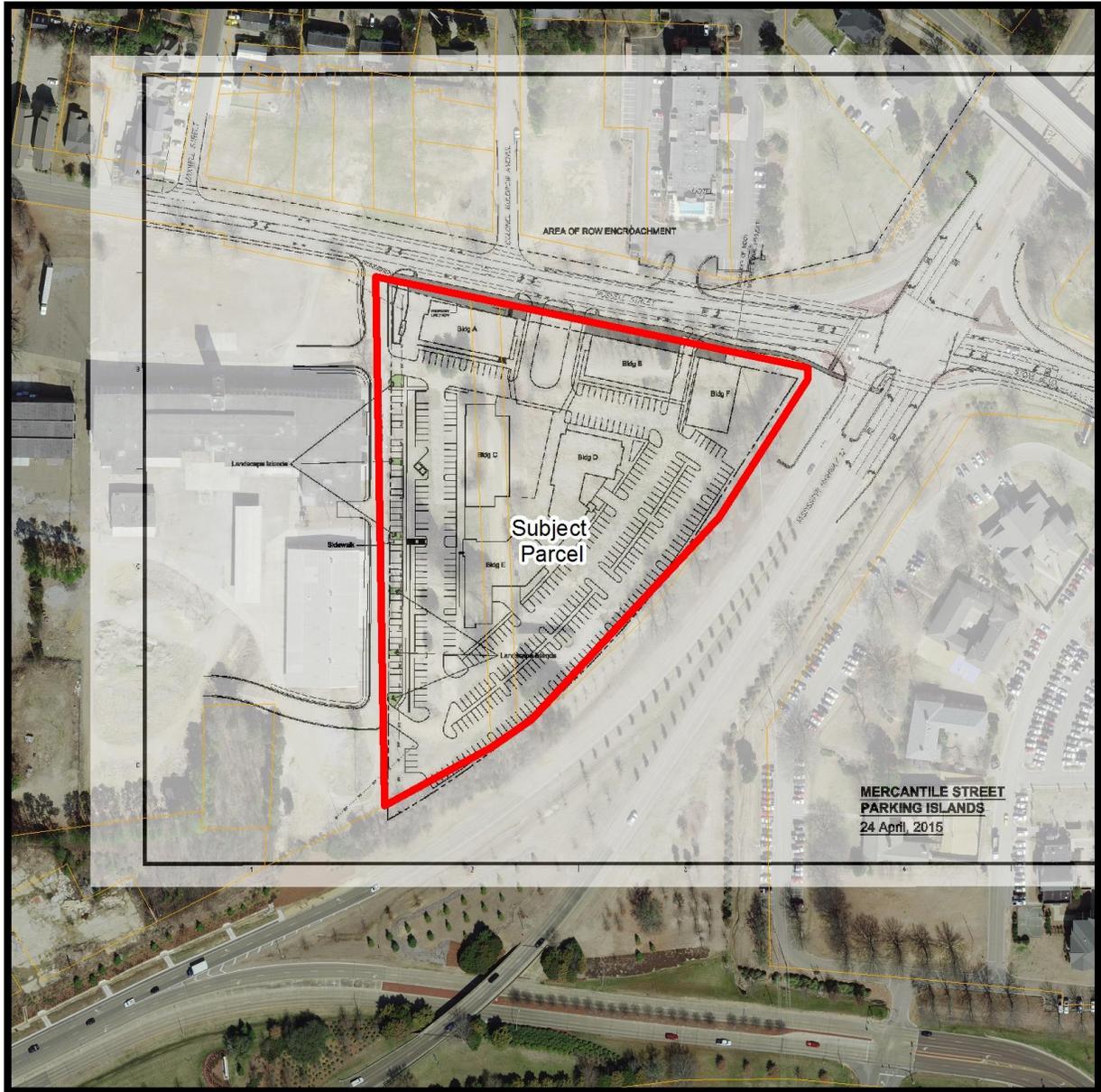
LW 15-02 Aerial



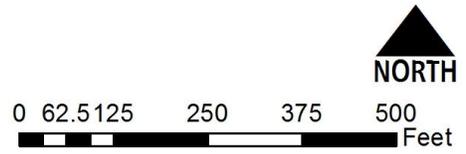
Legend
 Property



LW 15-02 Aerial with Plan Overlay



Legend
 Property



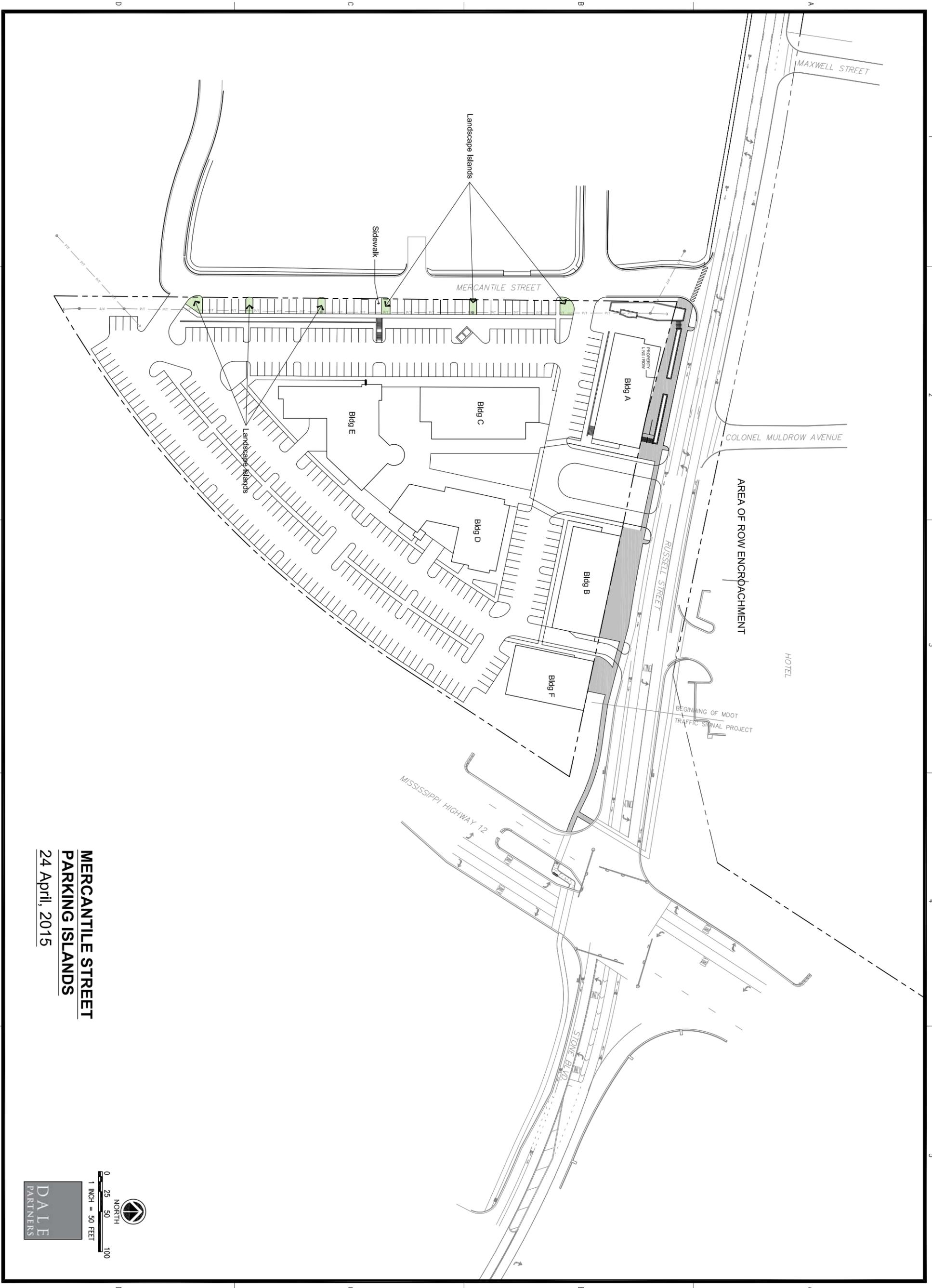
Attachment 3



Attachment 4



Attachment 5



**MERCANTILE STREET
PARKING ISLANDS**
24 April, 2015

0 25 50 100
NORTH
1 INCH = 50 FEET
DALE PARTNERS

SHEET NUMBER: _____ DESCRIPTION: _____	SEAL: _____	<p>ERGON PROPERTIES CORNER OF RUSSELL ST. AND HWY 12 Starkville, Mississippi</p>	 Pickering Pickering Firm, Inc. Facility Design • Civil Engineering • Surveying • Transportation • Natural / Water Resources 2001 Airport Road, Suite 201 Flowood, MS 39232 601.956.3663	REVISIONS: _____ <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td><td> </td></tr> </table>																		
		PRODUCT #: _____ DATE: 4-20-15 DRAWN BY: JMC DESIGNER: _____ CHECKED BY: _____																				



THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Tree Advisory Board
FROM: Daniel Havelin (662-323-2525 ext. 136)
SUBJECT: LW 15-03 Starkville Apartments LLC, Landscape Waiver, Southeast corner of Russell Street and Spring Street, Zoned T-5, Ward 4, Seeking relief from the requirement for landscaped perimeter of parking area, Applicant: Christian Preus Landscape Architecture, PLLC, Owner: Starkville Apartments, LLC
DATE: May 6, 2015

AREA/BACKGROUND:

Starkville Apartments LLC is proposing to build an apartment development at the southeast corner of Russell Street and Spring Street. This site is approximately +/- 1.86 acre and is zoned T-5. The applicant is proposing to park the site on the south side of the property. The applicant is seeking relief on the perimeter parking requirements of planting shrubs along the edge of the parking lot. In lieu of shrubs, the applicant would like to use a fencing and sod. The dimensional requirement of the perimeter area would meet the current ordinance as would the canopy tree requirement. The applicant has expressed the desire to plant the front of the building in lieu of this requirement.

Please see Attachment 1-3.

LANDSCAPE WAIVER REQUEST:

Starkville Apartments LLC is seeking a Landscape Waiver from requirements in Section 6 Requirements for vehicular use areas, B Perimeter of Parking Area, part 1 of the current landscape ordinance

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

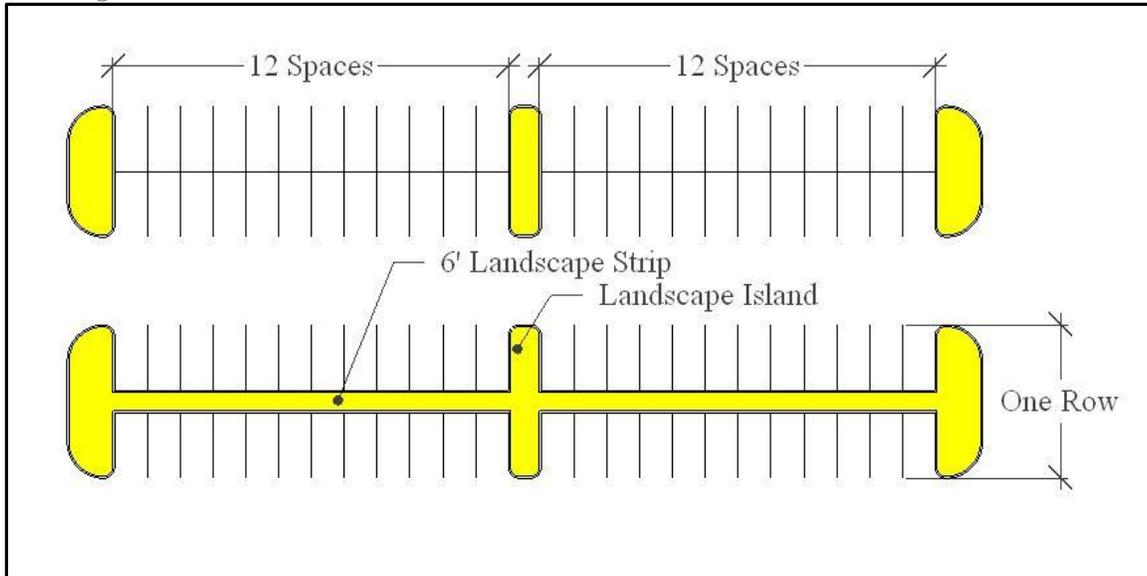
<i>Parking Area</i>	<i>Minimum Landscape area</i>
<i>Less than 50,000 square feet</i>	<i>5% of total parking area</i>
<i>More than 50,000 square feet</i>	<i>10% of total parking area</i>

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 1 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 6 feet shall be planted along the common boundary to separate the parking stalls. For lots with more than 2 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 5 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

Applicant Statement

Waiver Request #1

We request a variance for the Vehicular Use Area requirements stated in Section 6 of the Landscape Ordinance.

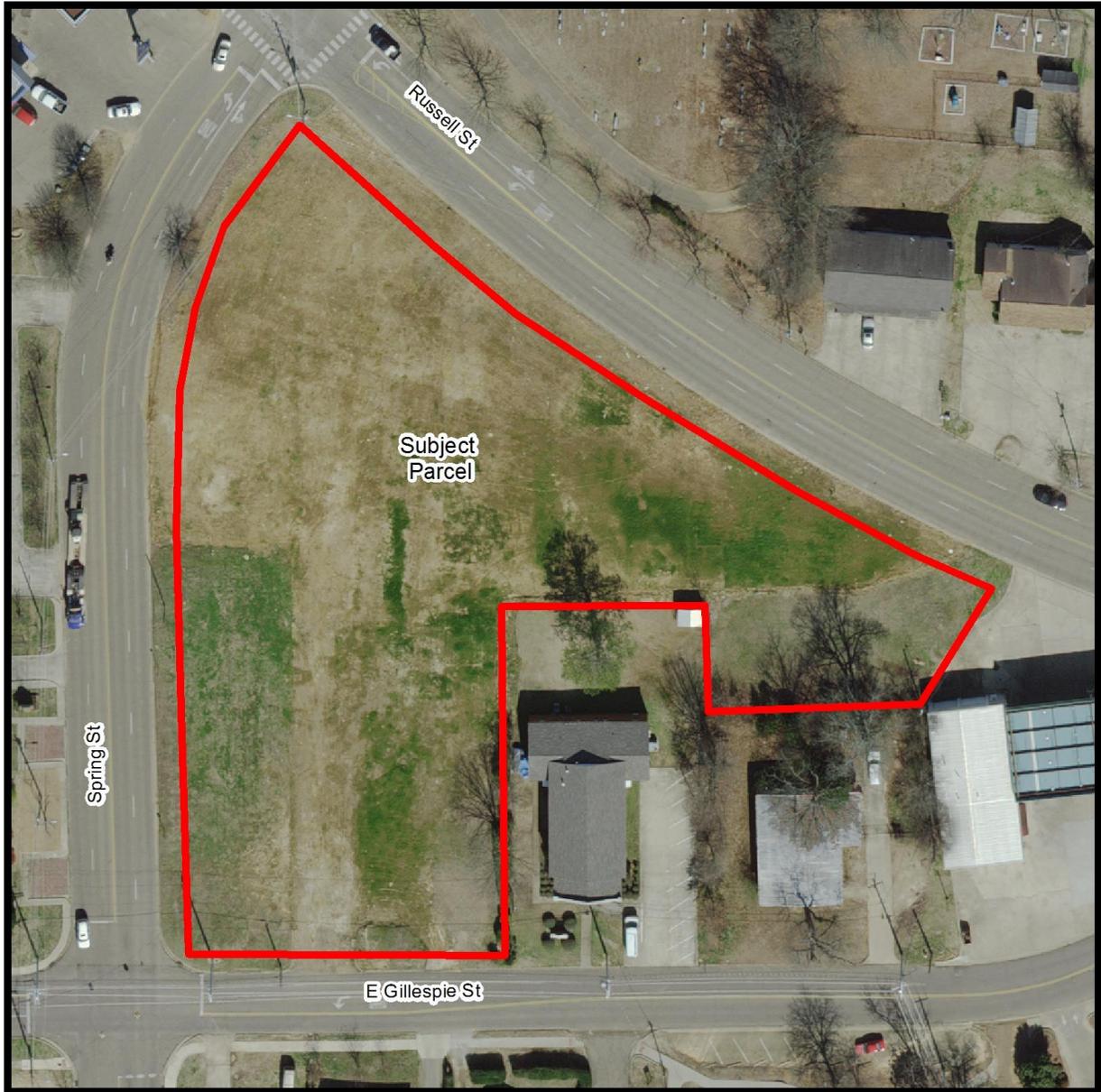
Code Reference

Section 6 – Requirements for Vehicular Use Areas; B. Perimeter of Parking Areas; Part 1

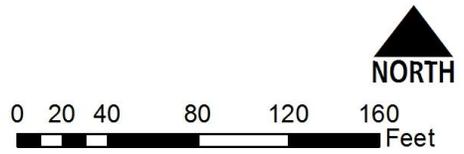
Request

- According to Section 6 – Part B-1 a shrub screen with a height of 4 feet shall be continuous along perimeter of parking areas adjacent to property lines. Due to budget constraints and vehicular circulation requirements, relief is requested to allow a privacy fence in lieu of the required shrub screen.
- Note: Required Overall Site Plant Units are in compliance because the landscape emphasis was placed along the principal road frontages for community aesthetic value.

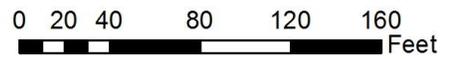
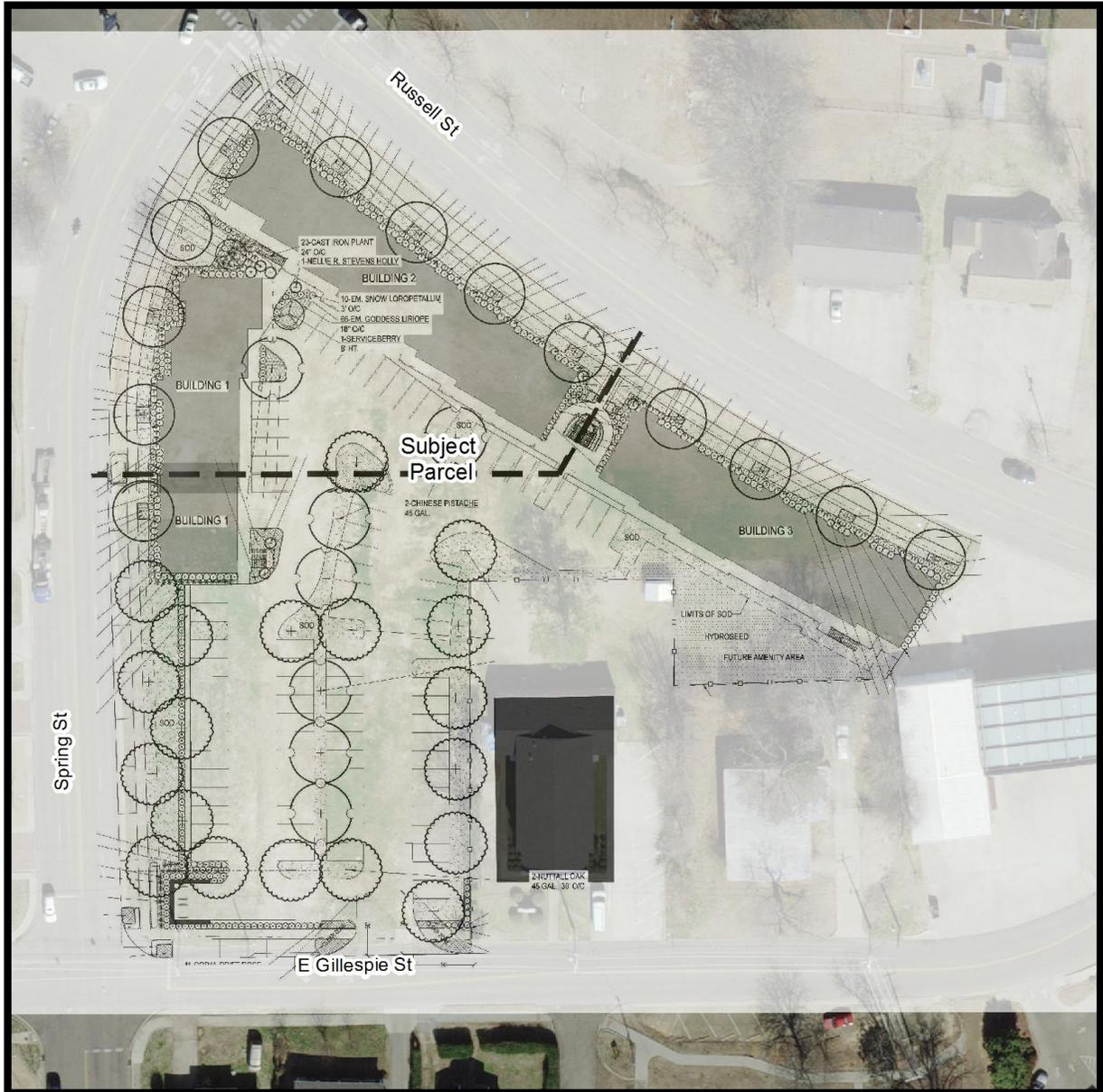
LW 15-03 Aerial



Legend
 Property



LW 15-03 Aerial with Plan Overlay



Legend

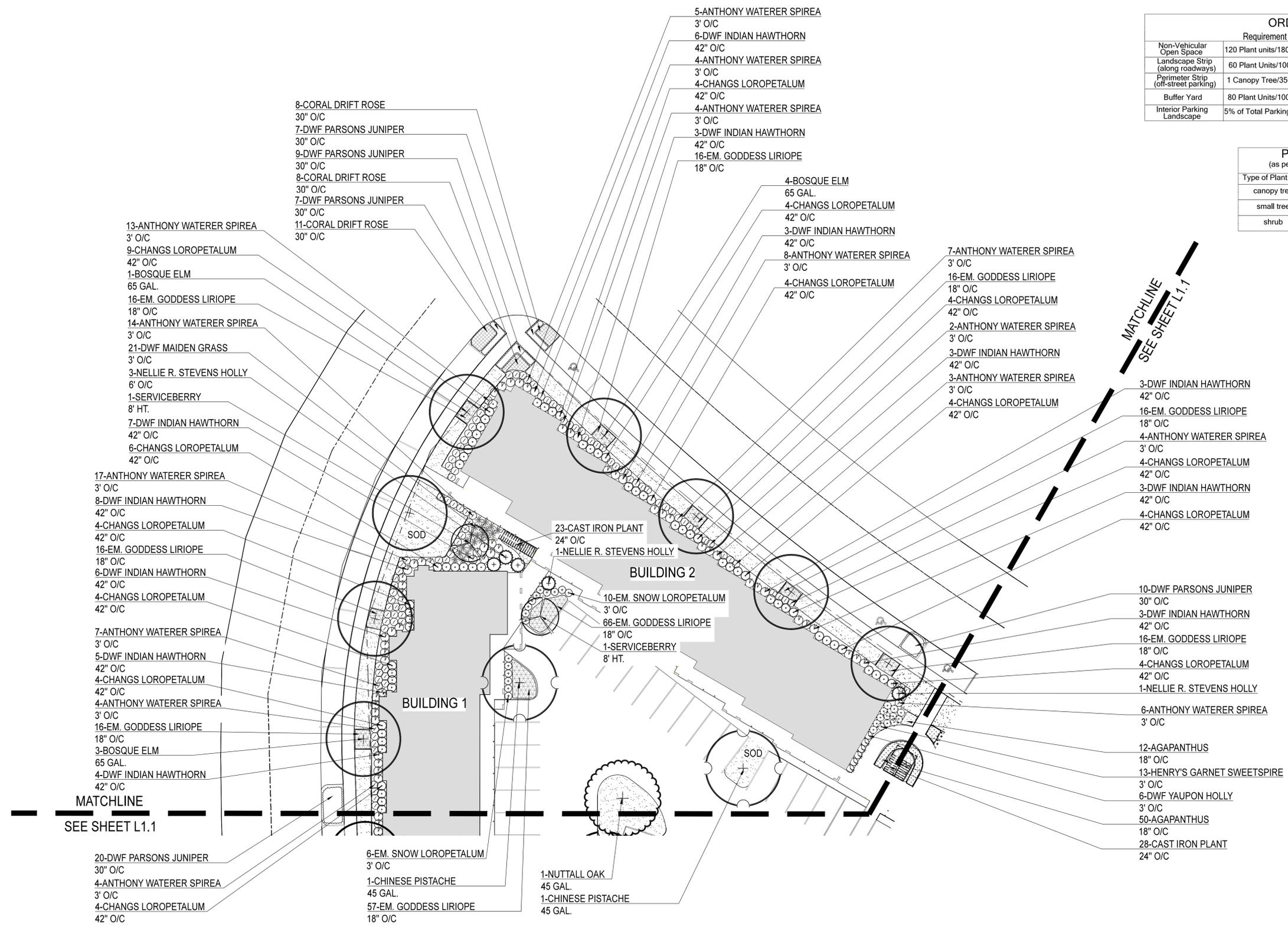
Attachment 3



ORDINANCE REQUIREMENTS				
	Requirement	**Plant Units Required	Plant Units Proposed	Plant Requirement Met
Non-Vehicular Open Space	120 Plant units/1800 SF	986	989	Yes
Landscape Strip (along roadways)	60 Plant Units/100 LF	---	---	---
Perimeter Strip (off-street parking)	1 Canopy Tree/350 SF	128	212	Yes
Buffer Yard	80 Plant Units/100 LF	---	---	---
Interior Parking Landscape	5% of Total Parking Area	360	424	Yes

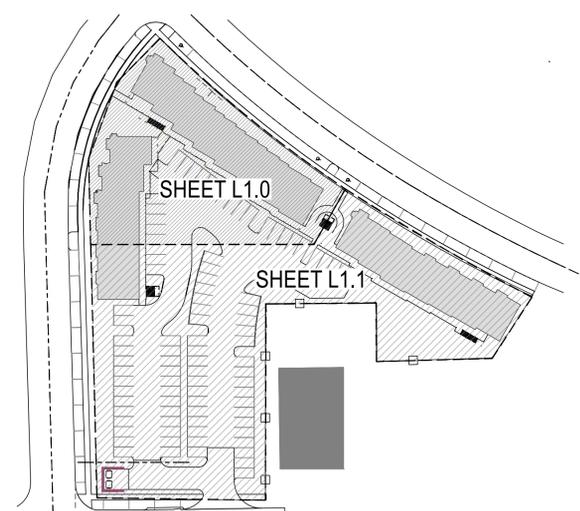
PLANT UNIT REQUIREMENTS AND VALUES (as per section 5 of the Landscaping Regulations for the City of Starkville, MS)			
Type of Plant Units	Plant Units/Type	Number of Type	Total Number of Plant Units
canopy tree	15 units/tree	39 canopy trees	585 plant units
small tree	8 units/tree	2 small trees	16 plant units
shrub	1 unit/shrub	1024 shrubs	1024 plant units

SITE CALCULATIONS	
Total Area of Site	81,031 square feet
Building Area	19,408 square feet
Vehicular Area (within property)	32,559 square feet
Non-Vehicular Open Space	14,803 square feet
Landscape Areas (within property)	21,795 square feet
Required number of Plant Units	1,474
Actual # of Proposed Plant Units	1,625

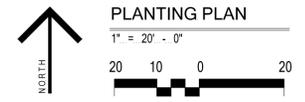


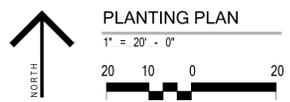
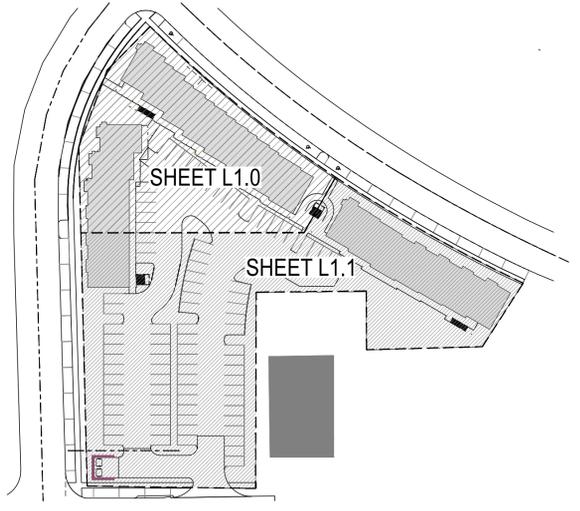
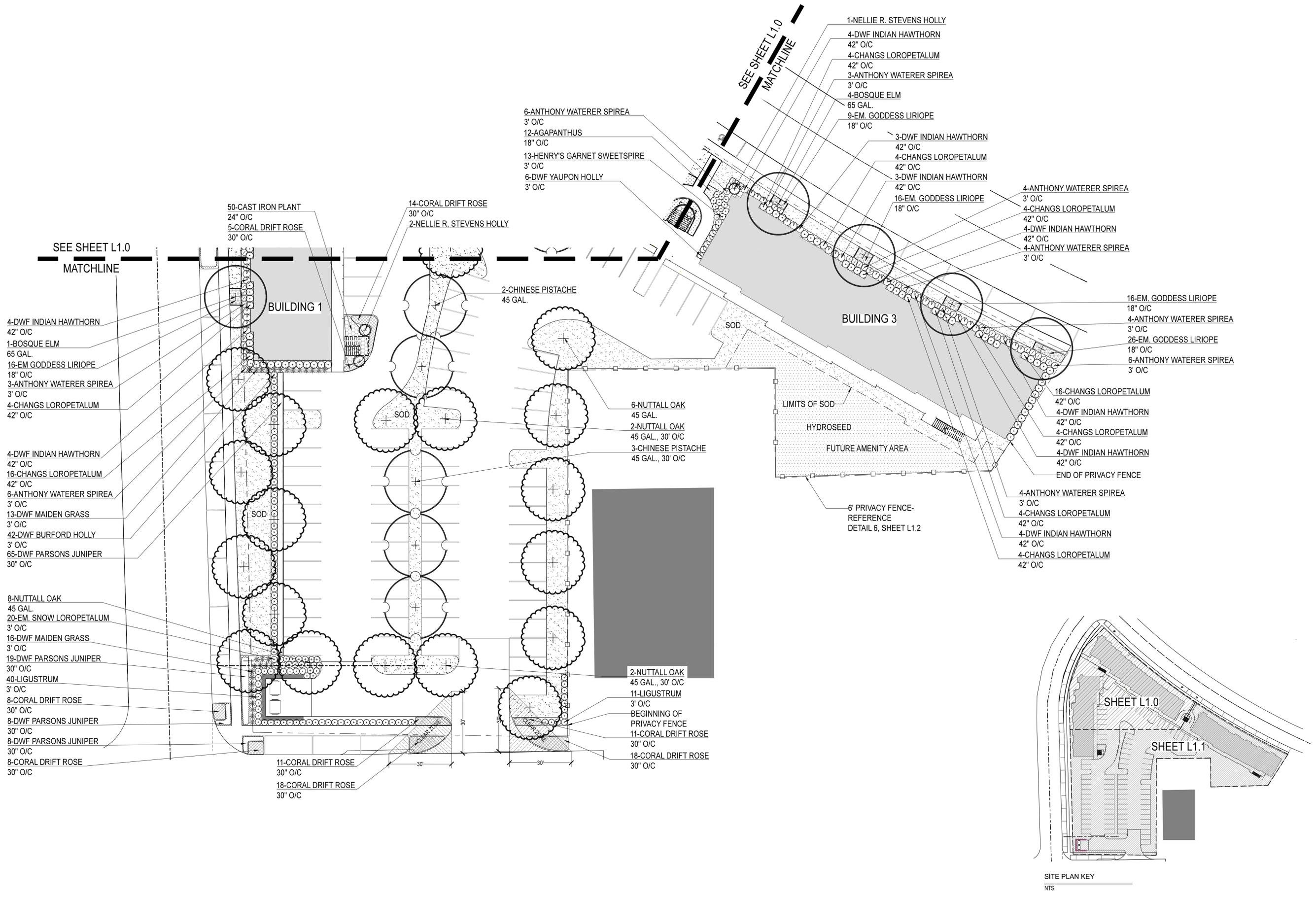
MATCHLINE
SEE SHEET L1.1

MATCHLINE
SEE SHEET L1.1



SITE PLAN KEY
NTS







THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Tree Advisory Board
FROM: Daniel Havelin (662-323-2525 ext. 136)
SUBJECT: LW 15-04 South Montgomery, Landscape Waiver, South Montgomery south of the Central Station development, Zoned T-5, Ward 5, Seeking relief from the requirement for landscaped island size for one landscape island in the proposed parking lot, Applicant: Jason Pepper Owner: TAG Investments
DATE: May 6, 2015

AREA/BACKGROUND:

PLC Partners. LLC is proposing to build an apartment development on the parcel directly south of the Central Station development on South Montgomery. This site is approximately +/- 1.69 acre and is zoned T-5. The applicant is proposing to park the site on the western side of the property behind the proposed building. As currently design, they are proposing a common area in the middle of the parking lot. They are required to have an ADA path to the common area from the building. To accomplish this, they will need to use at least 3' of the parking lot island to cross the parking area. The applicant is seeking relief on the interior parking requirements of having a landscape island at the end of each row of parking.

Please see Attachment 1-3.

LANDSCAPE WAIVER REQUEST:

Jason Pepper is seeking a Landscape Waiver from requirements in Section 6 Requirements for vehicular use areas, A Interior of Parking Area, part 2 of the current landscape ordinance

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>
<i>More than 50,000 square feet</i>	<i>10% of total parking area</i>

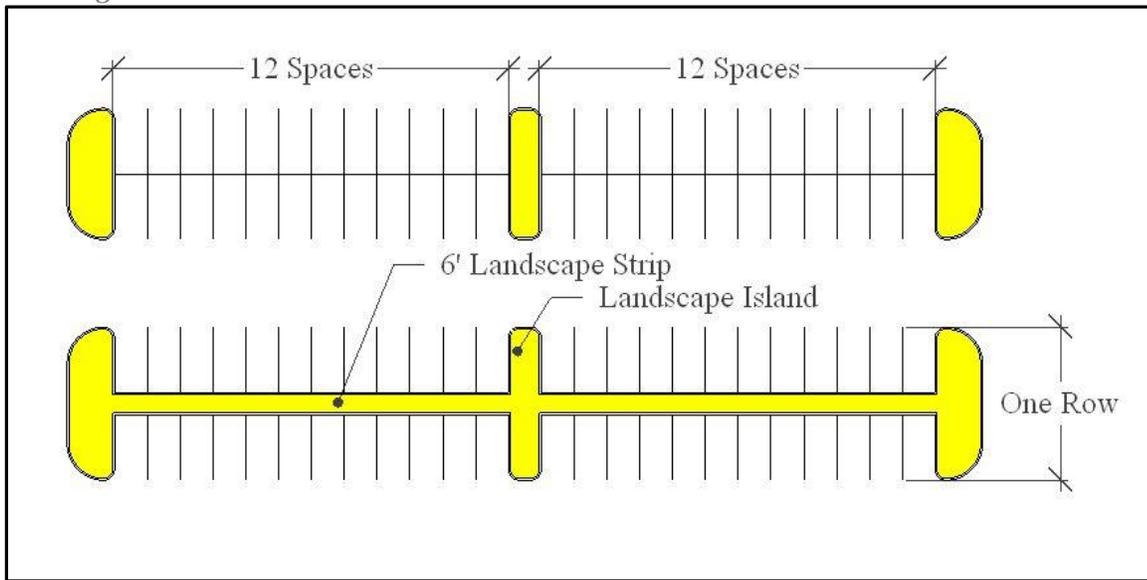
Does not include required perimeter landscape area

- 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 1 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 6 feet shall be planted along the common boundary to separate the parking stalls. For lots with more than 2 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 5 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

Applicant Statement

Waiver Request #1

We request a variance for the Vehicular Use Area requirements stated in Section 6 of the Landscape Ordinance.

Code Reference

Section 6 – Requirements for Vehicular Use Areas; A. Interior of Parking Area; Part 2

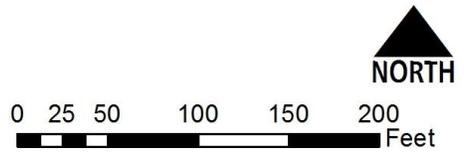
Request

- According to Part A of Section 6, all rows of parking of no more than 12 stalls must be separated by a landscaped area with a dimension of no less than that of a parking stall. With requirements of an ADA accessible route to the proposed amenity area, sidewalks will be required to pass through the north islands on one section of landscape area (See Attachment). We request relief of this ordinance in order to locate the required ADA path..

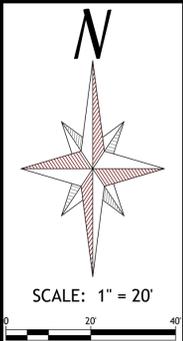
LW 15-04 Aerial



Legend
 Property



Attachment 3



MAP LEGEND:

	PROPOSED PARKING COUNT
	PROPOSED ADA PARKING
	PROPOSED TRAFFIC CONTROL SIGN
	PROPOSED EXTERIOR LIGHTING
	PROPOSED DUMPSTER
	PROPOSED WHEEL STOP
	PROPOSED RETAINING WALL

	PROPOSED BUILDING
	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING
	PROPOSED GRAVEL SURFACE
	PROPOSED GRASSED AREAS
	PROPOSED SURFACE WATER
	PROPOSED WOOD DECKING

	EXISTING GRAVEL SURFACE
	EXISTING CONCRETE PAVING
	EXISTING ASPHALT PAVING
	EXISTING SURFACE WATER

SEE TOPOGRAPHIC LEGEND FOR OTHER EXISTING CONDITIONS SYMBOLS

PREPARED FOR:

PLC PARTNERS, LLC
 CONTACT: BRIAN MALONE
 2460 FOREST CLUB DRIVE
 ORLANDO, FLORIDA 32804
 bmalone850@gmail.com

SITE DATA TABLE

CURRENT ZONING	T5 (TRANSECT DISTRICT)
SITE ACREAGE	73,897.6 FT ² (1.69 AC)
GROUND COVERAGE	
EXISTING BUILDINGS	159 FT ²
EXISTING PAVING & WALKS	12,061.4 FT ²
EXISTING WATER TANK	688.7 FT ²
PROPOSED BUILDING (PERCENT SITE COVERAGE)	14,223.0 FT ² (19.2%)
PROPOSED PEDESTRIAN WALKS & HARDSCAPE	2,007.5 FT ²
PROPOSED VEHICLE PARKING & PAVED PARKING	39,540.1 FT ²
TOTAL PROPOSED COVERAGE (PERCENT SITE COVERAGE)	55,782.0 FT ² (75.5%)
BUILDING DETAILS	
4-FLOOR STRUCTURE W/ RESIDENTIAL UNITS, LEASE OFFICE & RECREATION SPACE	
34 RESIDENTIAL UNITS (112 BEDROOMS)	
HEATED / COOLED AREA	50,090.0 FT ²
LEASE OFFICE AREA	948.0 FT ²
TENANT RECREATION AREA	478.0 FT ²
PARKING	
EXISTING PARKING	NOT ESTIMATED
REQUIRED PARKING (1 PER DWELLING + 3 PER 1,000 FT ² RETAIL SPACE + 2 PER 1,000 FT ² OFFICE SPACE)	38
PROPOSED PARKING	109
SETBACKS	
REQUIRED FRONT	2 FT MINIMUM / 15 FT MAXIMUM
REQUIRED BACK	3 FT MINIMUM
REQUIRED SIDE	0 FT MINIMUM / 24 FT MAXIMUM
PLANNED FRONT	7.6 FT
PLANNED BACK	VARIES, EXCEEDS REQD MINIMUM
PLANNED SIDE	5.0 FT MINIMUM
FRONT BALCONIES ENCROACH 0.46 FT INTO FRONT SETBACK AS ALLOWED PER TABLE 3 TRANSECT ZONE T5	
OPEN / LANDSCAPED AREA	
PROPOSED TOTAL OPEN AREA	15,378.0 FT ² (33.8%)
PROPOSED LANDSCAPED AREA	TBD FT ² (TBD%)

Lot Coverage/Usage Notes:

- Total Area of Building Footprint = 14,223 sq. ft.
- Total Area of Heater/Cooled Space = 50,090 sq. ft.
- Total Residential Units = 34
- Total Beds = 112
- Total Area of Tenant Only Recreation = 478 sq. ft.
- Total Area of lease space = 948 sq. ft. (Does not include tenant only recreation.)

Total Area of Project = 73,795 sq. ft./1.69 acres
 Total Area of Building Footprint = 14,223 sq. ft.
 Percentage of Lot Coverage by Building = 19%



WOOTEN ENGINEERING
 CIVIL PLANNING + DESIGN

1249 PENCARRO BLVD
 FOLEY, ALABAMA 36535

TEL: (251) 269-8689
 www.wooteneng.com

April 29, 2015
 DRAWING NOT VALID WITHOUT DATE & SIGNED STAMP

DRAWING DATA:

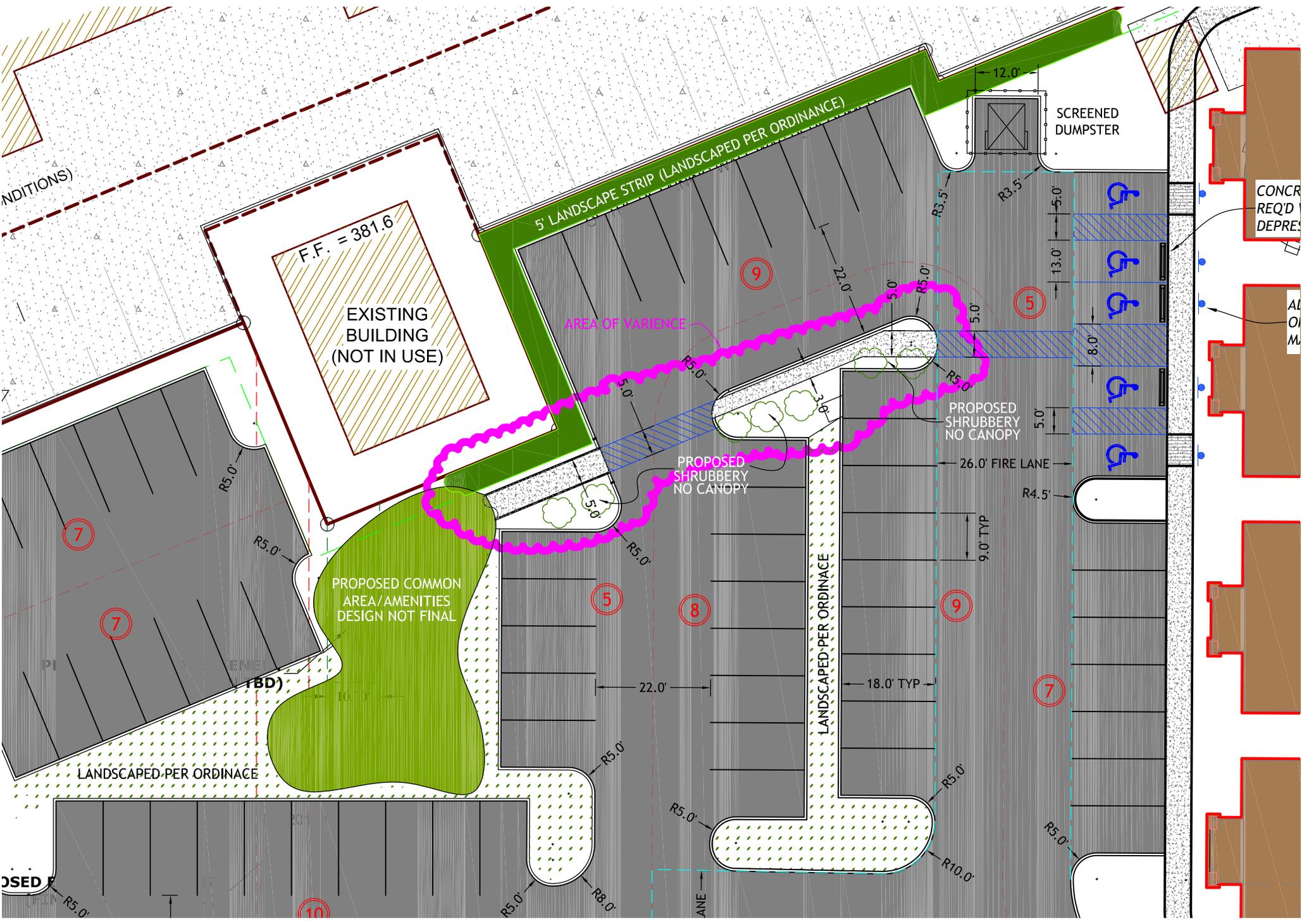
PROJECT NUMBER:	WE15-004-023
DRAWING FILE:	LANDSCAPE VARIANCE.DWG
DATE:	APR 29, 2015
DRAWN BY:	JWP / JWW
CHECKED BY:	JWW
REVISIONS:	04/29/2015 REVISED PRELIM PLAN OPTION C PER CLIENT COMMENTS. ADDED REBUILT ARCH FLOOR PLAN

SITE PLAN

DWELL AT CENTRAL STATION

STARKVILLE, MISSISSIPPI

SHEET NUMBER:
C-00 OF XX





NORTH LAFAYETTE GREEN SPACE

