OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF TUESDAY MARCH 29, 2023
1ST FLOOR CITY HALL – COURTROOM
110 WEST MAIN STREET AT 5:30 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

III. ROLL CALL

IV. CONSIDERATION OF THE OFFICIAL AGENDA

V. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF SE 23-01 A REQUEST FOR SPECIAL EXCEPTION TO ALLOW FOR A DEVIATION FROM PARKING REQUIREMENTS AT BROOKVILLE GARDENS LOCATED AT 305 EVERGLADE AVENUE IN AN MDU-20 ZONING DISTRICT.

VI. ADJOURN

THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION

CITY HALL, 110 WEST MAIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To:	Members of the Planning & Zoning Commission
From:	Daniel Havelin, City Planner (662-323-2525 ext. 3136) Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject:	Public Hearing and consideration of SE 23-01 a request for Special Exception to allow for a deviation from parking requirements at Brookville Gardens located at 305 Everglade Avenue in an MDU-20 zoning district.
Date:	March 29, 2023

The purpose of this report is to provide information regarding a Special Exception request by Springer Engineering, Inc on behalf of Scott King with Triangle Development to allow for a reduction in the amount of required parking located in Brookville Gardens at 305 Everglade Avenue in an MDU-20 zoning district with the property # 118K-00-016.00, 118K-00-015.00, 118J-00-069.00, and 118J-00-074.00. Please see attachments 1-3.

BACKGROUND INFORMATION

The applicant is currently proposing to remodel the existing buildings. The applicant is also proposing to overlay, stripe, and do minor modifications to the existing parking lot, but not add any additional parking spaces. Section 13.5.6.B.1 requires (1.25) parking spaces per bedroom. The applicant is not proposing to increase either the number of units or number of bedrooms as part of the proposed remodel. The existing and proposed number of bedrooms in the development is (332). Under the current code, (415) parking spaces would be required. The number of current and proposed parking spaces that are existing is (191). Nine (9) of the spaces would be ADA compliant spaces. In accordance with the Unified Development Code, section 3.4 requires a Special Exception to deviate from any use standards that is non-dimensional in nature. The applicant is also requesting a Variance from the dimensional requirements of a parking lot. That request will be heard by the Board of Adjustments and Appeals on March 29, 2023. If the request for Special Exception is recommended for approval or denial, the Special Exception requests and Variance request will be heard by the Board of Aldermen at the April 4, 2023 meeting.

SPECIAL EXCEPTION REQUEST FROM

13.5.6 Dwelling, Multiplex

B. Parking:
   1. In form-based districts one (1) parking space per bedroom is required. In all other zoning districts one and a quarter (1.25) parking space per bedroom is required for all new construction.

CRITERIA FOR SPECIAL EXCEPTION REVIEW AND APPROVAL (Section 3.4.1.)

1. **Site suitability.** The proposed location of the structure and use has adequate space for development, adequate access to the site, fits contextually with the surrounding area, and has been properly designed for any environmental constraints.
2. **Traffic.** There is no undue nuisance or serious hazard to pedestrian or vehicular traffic in the surrounding area by the proposed structure and use.

3. **Immediate neighborhood impact.** The proposed structure and use is not detrimental, injurious, obnoxious, or offensive to other properties in the neighborhood. Negative impacts can include excessive trip generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, and inappropriate hours of operation.
4. **Availability of public services.** The proposed structure and use is adequately served by sewer, water, electricity, fire protection, police protection, and provides for any stormwater requirements.
5. **Site Plan.** A site plan shall be reviewed by the Development Review Committee prior to review by the Planning and Zoning Commission. This review shall be to determine if elements have been adequately provided on the plan. These elements can include, but are not limited to: parking areas, loading areas, buffers, screening, landscaping, and signage. Additional approval by the Development Review Committee may be required for site plan approval after approval of a special exception.
6. **Impact on property values.** The proposed location of the structure and use will not cause or contribute to a decline in property values of surrounding properties.
7. **Consistency with Comprehensive Plan.** The proposed special exception is consistent with the goals, objectives, and policies of the Comprehensive Plan.
8. **Additional Standards.** All associated additional standards for the proposed building, sign, accessory structure, or site associated with the use have been adequately provided for on the site plan.

ABANDONMENT OR DISCONTINUANCE (Section 3.4.3.K)

Any built structure or site associated with an approved special exception may continue with the associated use unless the use is made a nonconformity by any subsequent zoning ordinance n and/or action by the Board of Aldermen. All nonconformities shall be regulated in accordance with section 3.17. If a specific time is not set as part of the approval of a special exception, the special exception shall expire within 18 months if no building permit has been issued and/or construction activities have ceased on the site. A special exception for any sign type shall expire upon the abandonment or discontinuance of the use or business. Reapplication for a special exception for sign will be required.

NOTIFICATION

The request was noticed in accordance with Section 3.4.3.E of the Unified Development Code.

1. 19 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
2. A legal ad was published in the Starkville Daily News on March 12, 2023.
3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

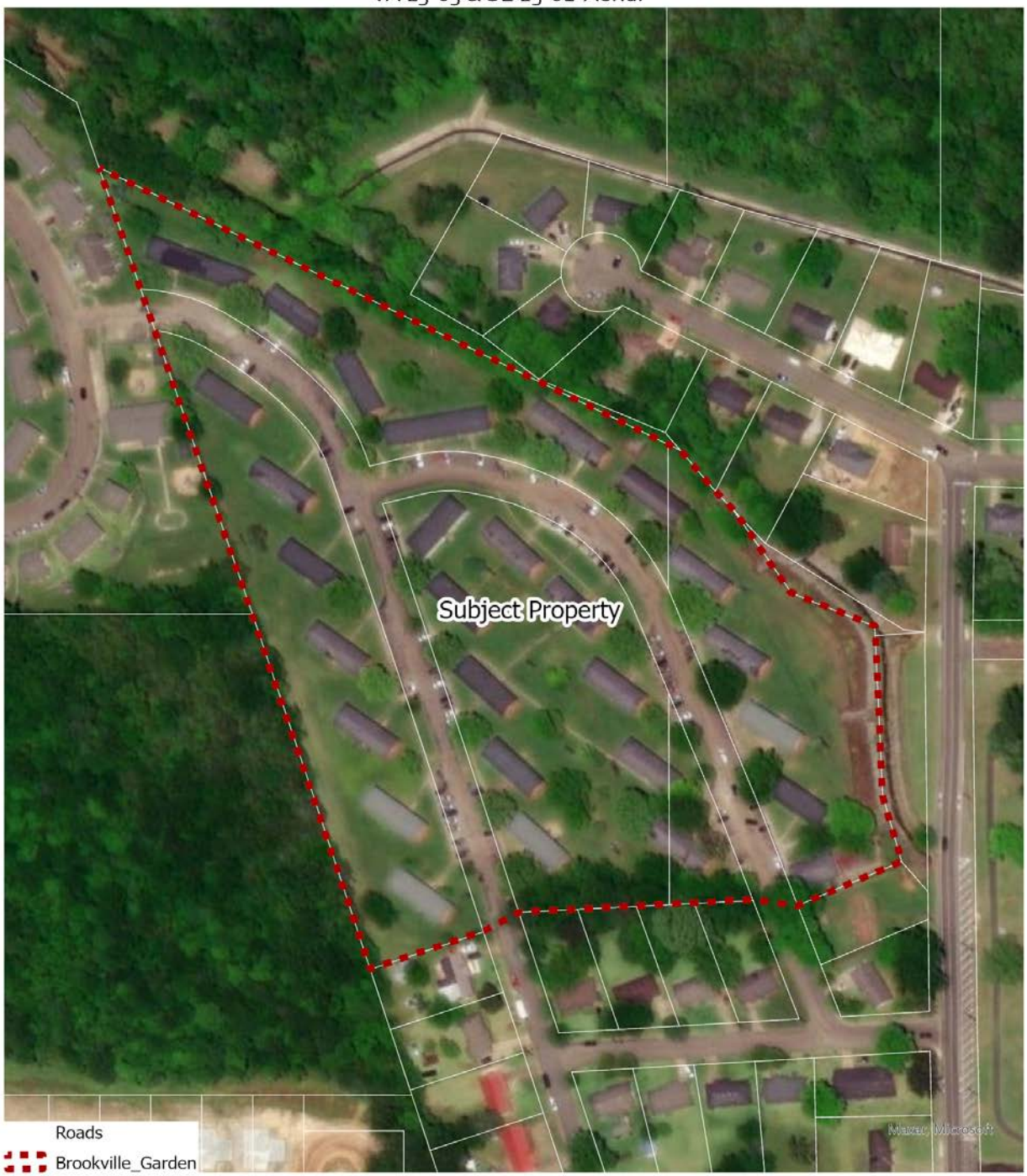
As of this date, the Planning Office has received no response to the notifications.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a special exception by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the use of the building, sign, accessory structure, or site (Section 3.4.3.J).

Attachment 1

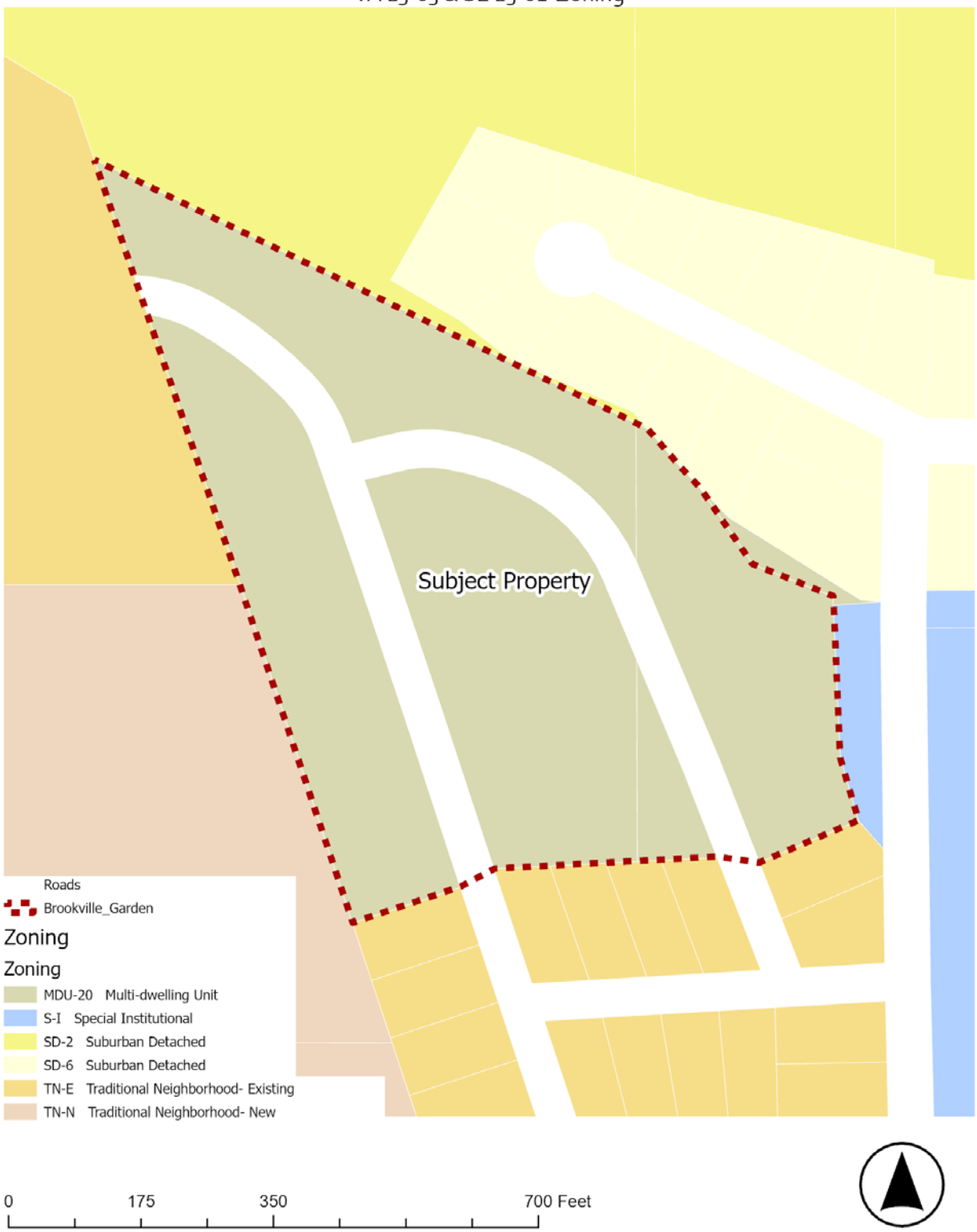
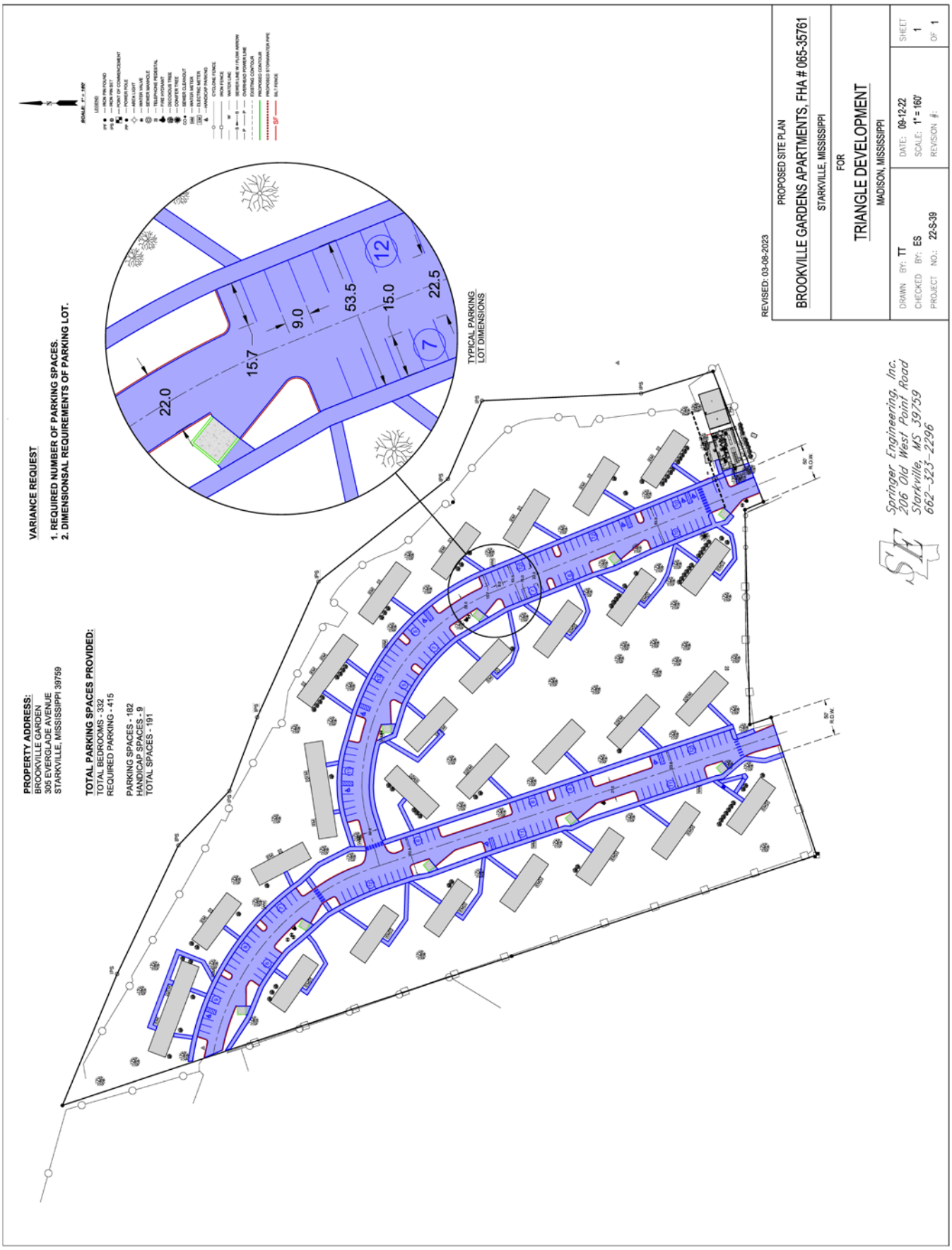
VA 23-03 & SE 23-01 Aerial



0 175 350 700 Feet

Attachment 2

VA 23-03 & SE 23-01 Zoning



Attachment 3- Applicant's Site Plan