



MAJOR SITE PLAN APPLICATION

City of Tupelo | Department of Development Services

Mail: P O Box 1485, Tupelo, MS 38802-1485

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MUNIS

Received By: MS

Date Received: 9.1.20
(for office use only)

Permit Fee: \$200 + \$20/COMMERCIAL UNIT AND/OR \$10/RESIDENTIAL UNIT (Non-refundable)

A pre-application conference with a member of the Planning Division is required prior to application submittal. All materials required 4 weeks prior to scheduled Planning Committee Review. Applicant must be present at Planning Committee review. All reviews are held at City Hall, 71 E. Troy St.

PROJECT DESCRIPTION

PROJECT LOCATION: 836 Circle (Parcel 113E-06-139-00); 805 Garfield (Parcel: 113E-06-137-00; 901 Garfield (Parcel: 101H-01-076-00); 0 Garfield (Parcel: 101H-01-142-00); a Portion of 915 Garfield (Parcel 101H-01-079-00)

PROPOSED LAND USE: Walkable Mixed Use

PROPOSED RESIDENTIAL CONSTRUCTION TYPE(S): V-A, V-B

PROPOSED NON-RESIDENTIAL CONSTRUCTION TYPE(S): I-A

Phase 1: 3 Parcels as platted: 7.51 acres plus ROW (public)

PARCEL ACREAGE: _____ **CURRENT LAND USE:** undeveloped **CURRENT ZONING:** MUE

IS LAND DEVELOPMENT REQUIRED (demolition, clearing, cut/fill, tree removal)? YES ☒ NO ☐

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: NMHS Property Holdings, LLC **Email:** c/o Jhand@ironbridgecapital.com
Address: 830 S. Gloster St. **City:** Tupelo **State:** MS **Zip Code:** 38801
Phone Number(s): (843) 343-4485

APPLICANT CONTACT INFORMATION (if different from owner):

Owner Name: IBCP Garfield, LLC **Email:** _____
Address: 997 Morrison Drive **City:** Charleston **State:** SC **Zip Code:** 29403
Phone Number(s): (843) 343-4485

GENERAL CONTRACTOR CONTACT INFORMATION:

Name: Unicorp - Jason Walker **Phone Number(s):** 601.321.7641
Email Address: jason@theparkcompanies.com **CID (office use only)** _____

PLEASE SEE REVERSE SIDE

Required Attachments (all required documents must be submitted BEFORE Planning Committee Review)

1. Recorded deed; if owner and applicant are not the same, current lease and owner permission _____
2. Major Site Plan _____
3. Overlay Application, if applicable _____
4. Zoning Request (Compatible Use, Flexible Use, Variance Application), if applicable _____

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code. I understand that if I or my representative does not attend the Planning Committee meeting, the application could be tabled or denied. I further understand that if I am not the property owner, notarized permission from the property owner is required for application to be processed.

Applicant Signature: _____

Date: _____

2/20/20