



CITY OF TUPELO

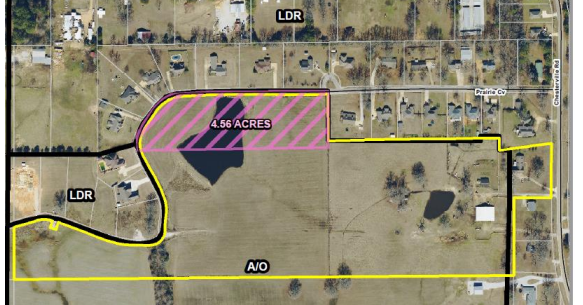
DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS

Rezoning Application – A/O to LDR

Application No.:	RZ26-05
Meeting Date:	Oct. 5, 2026
Parcel No.:	079S-30-057-00

PROPERTY INFORMATION

Property Location:	4.56-acre tract adjoining Prairie Cove within the 6201 Chesterville Road parent parcel	
Parcel Number:	079S-30-057-00	
Parcel Size:	4.56 acres proposed for rezoning / 36.60-acre parent parcel	
Application Type:	REZONING	
Purpose:	Continue development of the adjoining existing residential subdivision	
Current Zoning:	A/O (Agriculture/Open)	
Current Land Use:	Undeveloped portion of larger tract adjoining existing residential development	
Proposed Land Use:	Continuation / expansion of adjoining Low-Density Residential (LDR) subdivision	
Applicant:	Larry T. McCord	
Status of Applicant:	Owner	

REQUEST SUMMARY

Project Proposal Summary:	Rezone 4.56 acres of the 36.60-acre parent parcel from A/O to LDR to allow continuation of the adjoining existing residential subdivision along Prairie Cove.
Staff Recommendation:	APPROVAL
Committee Action Required:	Recommend approval, approval with contingencies, denial, or tabling of the rezoning request.
Applicable Regulations:	Applicable A/O and LDR district standards; Development Code Sec. 12.8 – Zoning Map Change.

SITE CONTEXT

Surrounding Land Use & Zoning:	Existing LDR residential development (Prairie Cove subdivision) adjoin the subject tract; remaining A/O land in the surrounding area,
Access:	The August 2026 survey shows the 4.56-acre tract adjoining the eastern and southern right-of-way of Prairie Cove, providing access through the existing subdivision street network.
Special Information:	Only 4.56 acres of the approximately 36.60-acre parent parcel are proposed for rezoning. The request is intended to extend the existing residential development pattern and continue development of the adjoining subdivision.
Driving Directions	From City Hall, travel west on Main Street, turn north onto Coley Road, continue to Chesterville Road, then turn west on Chesterville Road and left onto Prairie Cove. The subject tract is located at the rear of the existing subdivision.

Development Code Section 12.8 Zoning Map Change Requirements:

All parcels proposed for rezoning must be approved first by the Planning Committee by a 2/3rd majority, followed by approval of the City Council.

A notice of this public hearing was published in the Daily Journal.

12.8.14. Written Recommendation and Review Criteria.

The Planning Committee shall provide a written recommendation regarding whether each proposed map change is consistent with the comprehensive plan and other applicable adopted plans. The recommendation shall be based on the reasons articulated by Committee members voting in the majority, and the recommendation shall be developed as determined in the Committee's Rules of Procedure. In addition to plan consistency, Committee members may also consider other matters deemed appropriate by the Committee, which may include but are not limited to:

- (1) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- (2) Suitability of the subject property for uses permitted by the current versus the proposed district;
- (3) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City; and
- (4) The availability of adequate school, road, parks, wastewater treatment, water supply and stormwater drainage facilities for the proposed use.

12.8.15. Action by the Governing Body.

Before taking action on a zoning map change request, the governing body shall consider any recommendations of the Planning Committee, Director of Development Services or designee, and of staff agencies, and shall conduct a public hearing where interested parties may be heard.

- (1) Notice and public hearing requirements shall be in accordance with Section 12.3, Notice and Public Hearings.
- (2) Continuances may be granted before action on the request.
- (3) Following the public hearing, the governing body may approve the request, deny the request, or send the request back to the Planning Committee for additional consideration.
- (4) In adopting or rejecting a zoning map change, the governing body shall adopt a statement describing whether its action is consistent with the Comprehensive Plan and why the action is reasonable and in the public interest. The governing body may adopt the statement furnished by staff or agencies, including but not limited to the Director of Development Services or the Planning Committee, or it may formulate its own statement.
- (5) The map change request approved by the governing body may include changes from the request presented. Changes to a development plan may be made upon the proffer by the applicant of such changes.
- (6) Approval of a petition gives the applicant the ability to proceed with any additional required approvals.

Comprehensive Development Plan Compliance (per Section 12.8.14):

- 1.) **Compatibility and conforming uses:** The proposed LDR classification is compatible with the adjoining LDR property and the established residential character of Prairie Cove. Extending LDR to the 4.56-acre tract would continue the existing zoning and development pattern rather than introduce a new or substantially different land use. Future subdivision design should maintain applicable dimensional, buffering, lighting, drainage, and other development standards. No appraisal evidence has been submitted quantifying effects on nearby property values.
- 2.) **Suitability of proposal:** The subject area is a 4.56-acre portion of a larger 36.60-acre A/O parcel and directly adjoins the existing LDR residential subdivision. The survey shows the tract along the Prairie Cove right-of-way, making it suitable for coordinated residential planning with the adjoining subdivision. LDR zoning is more consistent with the stated purpose of continuing residential development than the current A/O classification. Any subdivision plat, lot configuration, street extension, access, and utility improvements require separate review and approval.
- 3.) **Balance of use and City demand:** The request would provide a logical, incremental extension of an established low-density residential area and reduce a fragmented zoning edge between the existing subdivision and the portion of the parent tract proposed for development. The rezoning may provide additional residential lots within an area already developed for residential use. The application does not, by itself, establish a citywide shortage of LDR-zoned land.

- 4.) **Availability of schools, roads, parks, wastewater treatment, water supply, and storm water drainage:**
The tract adjoins an existing residential subdivision and the Prairie Cove street right-of-way, allowing future development to be evaluated as an extension of the existing neighborhood. No detailed subdivision or infrastructure plan is included with the rezoning request. Adequacy and capacity of streets, water, wastewater, stormwater drainage, and other public facilities should therefore be confirmed during subsequent subdivision and development review. Drainage and utility easements, stormwater management, and emergency access should be addressed before development approval.

Final Recommendation: Staff recommends **Approval** of RZ26-05, rezoning approximately 4.56 acres of Parcel 079S-30-057-00, a 36.60-acre parent parcel, from A/O (Agriculture/Open) to LDR. The recommendation is based on the tract's direct relationship to the adjoining LDR property and existing Prairie Cove residential subdivision, the compatibility of the proposed classification with the established residential development pattern, and the opportunity to continue the subdivision under a consistent zoning classification.