



CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS

*Development Code Amendment - Allowed Uses
MUD Coliseum Subdistrict*

Application No.:	TA26-05
Meeting Date:	October 5, 2026
Area Affected:	Subdistrict wide

AMENDMENT INFORMATION

Prepared for: Tupelo Planning Committee

Prepared by: Department of Development Services Staff

Request: Amend Table 5.3.4.3(2), Allowed Non-Residential Uses in the Mixed Use Downtown Overlay District.

Area affected: All property within the MUD Coliseum Subdistrict. No zoning-map boundary change is proposed.

Staff recommendation: Approval of the proposed use classifications, with existing site-specific standards retained and coordinated as described in this report.

PROPOSED USE CLASSIFICATIONS

Use	Current classification	Proposed classification
Retail Sales	Not listed	By Right
Restaurant	By Compatibility	By Right
Financial Institutions	By Compatibility	By Right
Office	By Compatibility	By Right
Office, Medical	By Compatibility	By Right
Outdoor Dining	By Compatibility	By Right
Microbrewery	Not listed	By Right
Brewpub	Not listed	By Right
Office with Storage	Not listed	By Compatibility
Drive-Through Service	Not listed	By Compatibility

By-right classifications remain subject to applicable location-specific standards. A restaurant, financial institution, or other establishment proposing drive-through service would require separate compatibility approval for that component.

REQUEST SUMMARY

Staff recommends these changes to support dining, shopping, professional and medical services, outdoor activity, craft beverage establishments, and reinvestment around the coliseum complex. The amendment would provide a predictable approval path for customary downtown commercial uses while retaining site-specific review for storage operations and drive-through facilities.

PLANNING ANALYSIS

District purpose and development objectives

Section 4.10 establishes the MUD district to support employment, shopping, housing, lodging, open space, and civic uses. Its development emphasis includes adaptive reuse and redevelopment that preserve a pedestrian-oriented form. Section 5.3.3 identifies the Coliseum Subdistrict as an area supporting pedestrian connections to tourism resources, event spaces, professional services, convenience uses, lodging, and educational establishments.

The proposed amendment advances those objectives by expanding the range of commercial uses available near the coliseum. This is a subdistrict-wide text amendment, not approval of a particular business, parcel, or development plan.

Retail sales, restaurants, offices, medical offices, and outdoor dining by right

Retail stores, restaurants, professional offices, medical offices, and outdoor dining are customary mixed-use downtown activities that can serve event visitors, residents, employees, and hotel guests. Storefront activity and outdoor dining can strengthen pedestrian connections between the coliseum and surrounding businesses, while office and medical uses support daytime employment and professional-service activity.

Allowing these uses by right would improve certainty for prospective tenants and property owners and make existing commercial space easier to reuse. It would remove routine compatibility review for Office, Office, Medical, Outdoor Dining, and Restaurant uses where no separate site-specific rule applies. Parking, design, building, signage, accessibility, and other applicable standards would continue to govern each proposal.

Financial institutions by right

Financial institutions provide services to downtown businesses, employees, residents, and visitors and complement the professional-service component of the subdistrict. For conventional customer-service facilities, existing development standards can generally address building placement, parking, lighting, and access. By-right classification would reduce approval uncertainty without eliminating those requirements.

A financial institution with drive-through service would still require compatibility review of the drive-through component. The amendment should state this expressly so the by-right principal use does not automatically authorize vehicle-service lanes.

Microbrewery and brewpub by right

Microbreweries and brewpubs can complement the Coliseum Subdistrict's tourism, event, restaurant, and evening activity by creating destination-oriented establishments. By-right classification would remain subject to building, fire, alcoholic-beverage licensing, parking, loading, noise, and nuisance requirements. Because neither use is presently listed in Table 5.3.4.3(2), the adopting ordinance should add or cross-reference clear definitions.

Office with storage by compatibility

Office-with-storage uses could provide reuse opportunities for buildings with service areas or storage space unsuitable for conventional storefronts. The Code defines this use broadly enough to include indoor or outdoor storage of materials or vehicles, trade contractors, and transportation businesses. Compatibility review is therefore necessary to evaluate the actual operation rather than its office label alone.

Review should address the amount and location of storage, screening, loading, commercial-vehicle activity, operating hours, noise, lighting, and effects on nearby properties. The proposed classification would not automatically authorize a warehouse, industrial operation, or unrestricted outdoor storage yard.

Drive through service by compatibility

Drive-through service can conflict with downtown pedestrian activity and event traffic. Compatibility review should address stacking, access, sidewalk crossings, screening, lighting, and service-window placement, with side or rear placement preferred to preserve active frontage.

FINDINGS AND STAFF RECOMMENDATION

Development Code amendment findings

Section 12.7.6(2) directs consideration of plan consistency, substantial adverse impacts, and the effectiveness of the Code. Staff supports the amendment on the following grounds.

Consistency with planning objectives: The proposed uses support the economic-development, shopping, dining, professional-service, medical-service, tourism, evening-activity, and adaptive-reuse objectives expressed in Sections 4.10 and 5.3. Retaining design and pedestrian protections is essential to that consistency.

Potential adverse impacts: Retail, restaurant, office, medical office, outdoor dining, financial-service, microbrewery, and brewpub proposals would remain subject to applicable development, building, fire, licensing, parking, noise, and nuisance standards. Office-with-storage and drive-through proposals warrant compatibility review because their impacts vary more significantly with site layout and operating characteristics. With those safeguards, staff does not anticipate substantial adverse impacts from the classification changes themselves.

Effectiveness of the Code: The amendment would provide a clear approval path for the ten listed uses and focus compatibility review on proposals with greater potential site-specific impacts. It would apply consistently throughout the subdistrict, subject to express location-based exceptions.

Existing standards and implementation

The amendment should retain applicable parking, design-review, landscaping, signage, building, fire, licensing, alcoholic-beverage, accessibility, and nuisance requirements. It should not imply that public or event parking automatically satisfies a private development's parking obligation. Section 5.3.4.2(2)(c) retains off-street parking requirements in the Coliseum Subdistrict, with a limited shared-parking provision requiring supporting plans and an adjacent property not divided by a street.

The adopting ordinance should expressly reconcile the new table entries with Sections 5.3.4.1 and 5.3.4.2 and, for Microbrewery and Brewpub, add or cross-reference definitions sufficient to distinguish those uses from other restaurant, manufacturing, or alcoholic-beverage establishments. Existing provisions include operating-hour rules on specified street frontages, the Commerce Street first-floor requirement, and the requirement for compatibility review of allowed uses north of Franklin Street that remain open after 5:00 p.m. A table-only change would not necessarily remove those exceptions. Staff recommends retaining them unless the City separately elects to amend them.

Office-with-storage and drive-through-service applications must satisfy applicable compatibility standards, including Section 5.3.4.4, which requires the applicant to demonstrate adherence to six of eight criteria. Any additional operational or design conditions should be tied to applicable Code authority and documented site findings.

Staff recommendation

Staff recommends **APPROVAL** of the amendment establishing Retail Sales, Restaurant, Financial Institutions, Office, Office, Medical, Outdoor Dining, Microbrewery, and Brewpub as uses by Right, and Office with Storage and Drive-Through Service as uses by Compatibility in the Coliseum Subdistrict. Approval should preserve the existing site-specific standards discussed above, expressly require separate compatibility review for drive-through service associated with a by-right use, and include clear definitions or cross-references for Microbrewery and Brewpub.