



CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS

MAJOR SITE PLAN- DEVELOPMENT PLAN
MIXED USE EMPLOYMENT

Application No.:	MSP26-01
Meeting Date:	Oct. 5, 2026
Parcel No.:	101H-01-076-00; PART OF 101H-01-079-00; 101H-01-142-00; 113E-06-137-00; 113E-06-139-00

PROPERTY INFORMATION

Property Location:	836 Circle, 805, 901, and a portion of 915 Garfield St.	 <i>Subject Property – 836 Circle, 805, 901, and a portion of 915 Garfield St.</i>
Parcel Number:	101H-01-076-00; PART OF 101H-01-079-00; 101H-01-142-00; 113E-06-137-00; 113E-06-139-00	
Application Type:	Major Site Plan/Major Subdivision Development Plan	
Purpose:	Redevelop former site of One Deville apartments as mixed-use, primarily residential	
Current Zoning:	Mixed Use Employment	
Current Land Use:	Vacant	
Surrounding Zoning	MUCC on east side, MDR on north, west, and east	
Setback Requirements:	Front: minimum 10', maximum 30', side and rear 10'	
Applicant:	IBCP Garfield LLC	
Status of Applicant:	Developer	

REQUEST SUMMARY

Request:	Approve Development Plan under the standards in Development Code section 12.9.
Applicable Regulations:	4.12.1, Purpose and Objectives of Mixed-Use Residential zoning district; 4.12.3, Pedestrian Scale Development; 12.9 Development Plans
Committee Action Required:	Approve, approve with conditions, deny, or table the request.
Staff Recommendation:	Approval

SITE CONTEXT

Driving Directions:	Take South Gloster past Crossover Road; right on Garfield Street; subject property is on left behind three commercial properties facing Garfield.
---------------------	---

Special information: This project is being reviewed as a Development Plan under the standards in Development Code section 12.9. The Development Plan concept is intended to accommodate master-planned projects which include elements of both commercial site plans and subdivisions and which involve requests for modification of multiple zoning standards. Review and decision on a Development Plan serves as a record of recommendations that can include site plan approval, subdivision preliminary plat approval, modification of allowable uses, compatible or flexible use approval, and variance of development standards. The Development Plan process also requires a Development Agreement outlining the applicant's commitment to completing the project as described in the application materials. A development agreement between the applicant/developer and the City of Tupelo has been completed.

Because of the scale of the project, and the extent of master-planning already included in the development agreement, overall impact and value is taken to be the primary consideration. Specific details are to be handled with flexibility rather than as representing non-compliance or deficiency. Code Section 4.12.1, Purpose and Intent of Mixed Use Residential Zoning District, reads as follows:

The objective of the Mixed-Use Employment District (MUE) is to provide concentrated areas of high-quality employment facilities that may be integrated with or adjacent to complementary retail and commercial uses and medium density residential uses. Mixed-use employment areas should have direct access to arterial or collector streets and shall be compatible with and connected to the surrounding development as well as any nearby parks, open space, and pathways. Mixed use employment areas may include corporate office headquarters, hospitals and medical centers, research and development facilities, business parks, and educational facilities in planned, campus-like settings. Secondary uses such as live-work units, medium-density residential housing, and complementary commercial uses are encouraged. Developers in the MUE districts may choose between pedestrian - scaled standards (MUE-1) and conventional standards (MUE-2), with the exception that properties adjoining pedestrian-oriented development shall use that set of standards.

The project has been designed in compliance primarily with pedestrian-scale development standard (MUE-1), as described in Code Section 4.12.3:

A developer who chooses walkable development will be allowed significantly higher density as well as reduced landscaping and no open space requirements. Landscaping requirements may be reduced for a development with side and rear parking areas. In general, dimensional standards may be adjusted to allow increases in the intensity of use if such increase is compatible with existing development. Buffer requirements between non-residential and residential areas may be replaced by architectural transition and pedestrian connections. Tree replacement requirements may be reduced for pedestrian-oriented development. Vertically mixed uses are encouraged. Standards for building design or materials may be reduced if additional landscaping is provided. Sidewalk requirements may be waived if a system of internal pedestrian circulation or another pedestrian amenity is more appropriate. Requests for flexibility considerations that reduce the pedestrian accessibility or appeal of a proposed development will not normally be considered. A development that consists of at least 50 percent residential uses shall be built with the walkable set of standards (MUE-1).

Plan elements that may require flexibility include the dimensions of boundary buffer on the northwest, between a multi-use building planned for a future phase and the Lee Acres residential zoning district; the height of the three multi-use buildings; and the 3% open space requirement. Some of these points may be resolved as construction plans, including final dimensions of project elements, for the future phases are prepared.

The total impact of the project includes the elimination of the deteriorated apartment complex that formerly occupied part of the site. The first phase will see the production of 56 single family dwelling units and 48 upper-floor apartments. The residential units are intended to provide housing for personnel of North Mississippi Medical Center and its associated facilities. Creating this new cluster of population near the medical employment Planning Department Staff Analysis / Tupelo Planning Committee 3 area will substantially and positively impact the South Gloster commercial zone, as well as improving the value of the nearby Lee Acres residential area. The project also represents a major investment in the tax base of the city.

Recommendation: Approval