



CITY OF TUPELO

DEPARTMENT OF DEVELOPMENT SERVICES

STAFF ANALYSIS

Rezoning Application – LDR to MUCC

Application No.:	RZ26-06
Meeting Date:	Oct. 5, 2026
Parcel No.:	076K-23-064-00

PROPERTY INFORMATION

Property Location:	Landlocked tract adjoining McCullough Boulevard frontage property (Busylad Rent-All)	 Subject Property – Behind Busylad – McCullough BLVD
Parcel Number:	076K-23-064-00	
Parcel Size:	1.025 acres, approximately 44,682 square feet	
Application Type:	REZONING	
Purpose:	Incorporate tract into adjoining MUCC property	
Current Zoning:	LDR (Low Density Residential)	
Current Land Use:	Vacant landlocked tract	
Proposed Land Use:	Coordinated use with adjoining property; specific use not identified	
Applicant:	Dennis Bonds, Bonds Properties LLC	
Status of Applicant:	Owner	

REQUEST SUMMARY

Project Proposal Summary:	Rezone 1.025 acres to MUCC to allow coordinated use with the adjoining MUCC property fronting McCullough Boulevard.
Staff Recommendation:	APPROVAL
Committee Action Required:	Recommend approval, approval with contingencies, denial, or tabling of the rezoning request.
Applicable Regulations:	Applicable LDR and MUCC district standards; Development Code Sec. 12.8 – Zoning Map Change.

SITE CONTEXT

Surrounding Land Use & Zoning:	Adjoining MUCC frontage property; Northshire Subdivision (LDR) to the east
Access:	The subject property is landlocked and has no direct public street access.
Special Information:	The subject property is landlocked. The adjoining MUCC property owner intends to incorporate the tract into that property. The August 20, 2026 survey depicts a narrow, irregular tract along the western boundary of Northshire Subdivision, with a ditch along its eastern boundary.
Driving Directions	From City Hall, proceed to Main Street and travel west to Gloster Street. Travel north on Gloster, then take McCullough Boulevard west toward 1818 McCullough Boulevard. The subject tract lies behind the adjoining commercial property and has no direct public street access.

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:** Extending the adjoining MUCC classification to this tract would support continuity with the existing zoning pattern and coordinated use of the combined site. Future development should address compatibility with Northshire Subdivision and nearby properties through applicable setbacks, landscaping, buffering, lighting, and drainage standards. Review should consider the range of MUCC uses, not only the current owner's intended property combination. No appraisal evidence quantifies effects on nearby property values.
- 2.) **Suitability of proposal:** The landlocked condition and narrow, irregular configuration limit practical use as an independent LDR parcel. MUCC zoning would allow the tract to be planned with the adjoining MUCC property, with access and circulation addressed together. Any required conveyance, lot consolidation or replat, and access documentation must be completed separately.
- 3.) **Balance of use and City demand:** The site-specific need is to integrate a constrained interior tract into the adjoining corridor property under consistent zoning. This would reduce fragmented zoning and support coordinated site planning. The request does not establish a citywide shortage of MUCC land.
- 4.) **Availability of schools, roads, parks, wastewater treatment, water supply, and storm water drainage:** Coordinated site planning offers an opportunity to address access, utilities, and drainage through the adjoining frontage property. No specific development program is proposed, and facility capacity should be confirmed for the anticipated uses and intensity. Drainage review should address the surveyed ditch and preserve applicable easements and maintenance access.

Final Recommendation: Staff recommends Approval of RZ26-06, rezoning Parcel 076K-23-064-00, approximately 1.025 acres, from LDR to MUCC. The recommendation is based on the property's landlocked condition, its relationship to the adjoining MUCC property fronting McCullough Boulevard, and the opportunity for coordinated use under a consistent zoning classification.