



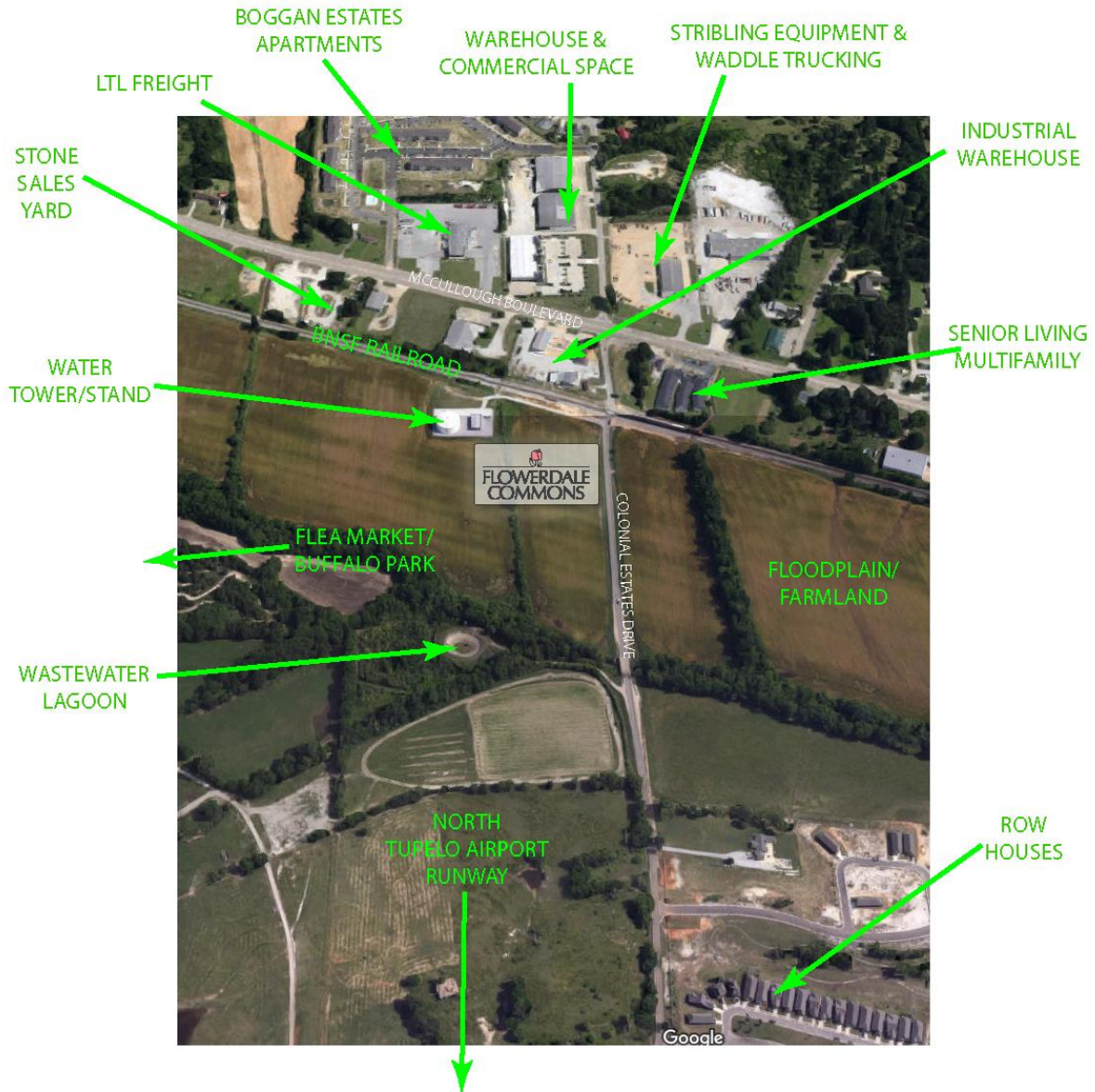
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# FLOWERDALE COMMONS

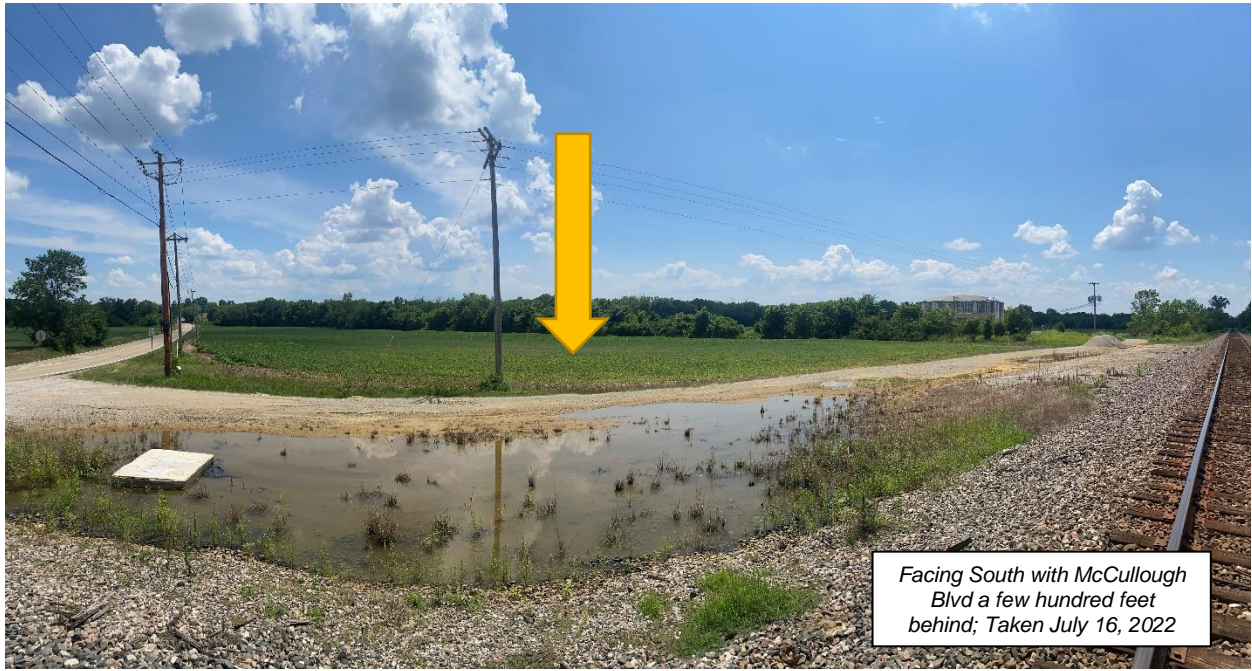
# The Site



## NEARBY PLACES







# Code Compliance





Department of Development Services

June 2, 2022

MAYOR  
Todd Jordan

CITY COUNCIL  
Chad Mims  
Ward One

Lynn Bryan  
Ward Two

Travis Beard  
Ward Three

Nettie Davis  
Ward Four

Buddy Palmer  
Ward Five

Janet Gaston  
Ward Six

Rosie Jones  
Ward Seven

Flowerdale Commons 2021, LP  
1739 University Avenue, Suite 292  
Oxford, MS 38655

To Whom It May Concern:

Please accept this letter as zoning verification for Lee County Parcels Number 075V-22-001-00 and 075G1501600. A proposed apartment development named "Flowerdale Commons" is proposed to be built on the portion of these parcels 900 feet south of the intersection of Colonial Estates Road and McCullough Boulevard on the west side of Colonial Estates Road. The intended use of Flowerdale Commons is to construct forty-six multifamily dwellings. This site is zoned MUE (Mixed Use Employment) which permits multifamily construction by right; thus, the property is properly zoned for its intended use.

Sincerely,

Russ Wilson  
Zoning Administrator  
Department of Development Services  
City of Tupelo, MS  
662-871-7059



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# City of Tupelo

Department of Development Services

## COUNCIL

Markel Whittington

Ward One

Lynn Bryan

Ward Two

Travis Beard

Ward Three

Nettie Y. Davis

Ward Four

Buddy Palmer

Ward Five

Mike Bryan

Ward Six

Willie Jennings

Ward Seven

March 17, 2021

Flowerdale Commons 2021, LP

1739 University Avenue, Suite 292

Oxford, MS 38655

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Sincerely,

Pat Falkner

Director of Development Services

71 East Troy St. • P.O. Box 1485 • Tupelo, Mississippi 38802-1485 • 662-841-6510 • Fax 662-841-6550



## FLOWERDALE COMMONS

VERSION: JUL 29, 2021 (CURRENT) ▼

District (MDR).

- 4.9. - Mixed-Use Residential District (MUR).
  - 4.10. - Mixed-Use Downtown District (MUD).
  - 4.11. - Mixed-Use Commercial Corridor District (MUCC).
  - 4.12. - Mixed-Use Employment District (MUE).
  - 4.13. - Mixed Use Activity Center District (MUAC).
  - 4.14. - Regional Commercial District (RC).
  - 4.15. - Industrial District (I).
- CHAPTER 5. - OVERLAY DISTRICTS
- CHAPTER 6. - DESIGN AND DEVELOPMENT STANDARDS
- CHAPTER 7. - ACCESSORY AND TEMPORARY STRUCTURES AND USES
- CHAPTER 8. - OFF-STREET PARKING
- Amended**
- CHAPTER 9. - LANDSCAPING AND BUFFERING

4.12.5.1. - Uses by Right - MUE-1.

**Amended by** Ordinance of 04-05-2022 (1)

- (1) Accessory Dwelling Unit (ADU).
- (2) Townhouse. \*
- (3) Upper-Story Residential Unit. \*\*
- (4) Apartment Development.
- (5) Broadcasting Facility, Radio and/or Television.
- (6) Conference Center.
- (7) Congregate Living 1. x
- (8) Congregate Living 2. x
- (9) Convenience Store with Fuel Sales. \*\*
- (10) Day Care Center. \*\*
- (11) Day Care Home, Small. \*
- (12) Day Care Home, Large. \*
- (13) Drug Store or Pharmacy with Drive-Through Service.
- (14) Educational Facility, College or University.
- (15) Educational Facility, Vocational Training.
- (16) Financial Establishment.
- (17) Government Facility.
- (18) Home Business.
- (19) Home Occupation.
- (20) Hospital.
- (21) Library.
- (22) Nursing Home.



# FLOWERDALE COMMONS



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Search or jump to

Select Language

Tupelo, Mississippi - De... / CHAPTER 12. - APPLI... / 12.11. - Site Plan Revi... / 12.11.4. - Site Plan Re...

VERSION: JUL 29, 2021 (CURRENT) ▼

12.11.1. - Applicability.

12.11.2. - Types of Site Plans.

12.11.2.1. - Basic Site Plans.

12.11.2.2. - Minor Site Plans.

12.11.2.3. - Major Site Plans.

12.11.3. - Review.

12.11.4. - Site Plan Review Criteria.

12.11.5. - Modifications Required for Approval.

12.11.4. - Site Plan Review Criteria.


(1) The following evaluations shall be made during the site plan review process. Site plans that meet the following criteria shall be approved by the approving authority:

(a) The site plan complies with all applicable Code requirements, including design standards in [Chapter 6](#);

(b) The site plan complies with all previously approved applicable City plans, such as the comprehensive plan;

(c) The site plan displays a site design and development intensity appropriate for and tailored to the unique natural characteristics of the site, which may include the location of significant wooded areas, specimen trees, wetlands, steep slopes, Natural Inventory sites, and floodplains;

(d) For nonresidential and multifamily projects, the site plan displays the location of trash handling, recycling, grease bins, and other waste related facilities employed



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From City of Tupelo Official Report:

Additional requirements requested by Plan Review **(UPDATED: ALL REQUIREMENTS HAVE BEEN MET, 6/30/2022):**

- Building length should be maximum 120 feet.
- Fire: Loop 6" fire protection line back into main (2.) Make turning radius on access road 25'
- Zoning: approved parking, stripping and dumpster plans, but still reviewing landscape plans
- Water: 6" water line needs to be looped through this development. Each building will require a separate 2" water meter
- Light: TEPA is good with this project so far, they did request finalized plans for the site and building when submitted

**Summary Analysis:**

6/30/2022: The City of Tupelo has found that the impact of this development will provide no significant negative impact to the surrounding residential community, storm water management system, or traffic flow.

**UPDATE: Recommendation: APPROVAL (6/30/2022)**



# Letters of Support





## B & B CONCRETE CO., INC.

P.O. BOX 407  
ADMIN. PHONE 662-842-6312

130 N. INDUSTRIAL ROAD  
DISPATCH 662-842-6313

TUPELO, MS 38802-0407  
FAX 662-842-6327

June 27, 2022

City of Tupelo, Mississippi  
71 East Troy Street  
Tupelo, MS 38804

Re: Support for Britton Jones Housing

Dear Mayor Jordan, City Council, and Planning Committee:

B & B Concrete Co., Inc. has had the privilege of being a proud member of the Tupelo community since 1949. We have been blessed with employees, customers, suppliers, and relationships from here in Tupelo for over 73 years.

We are pleased to learn that Britton Jones and his team are bringing additional new construction housing to Tupelo in the coming months. We have been a member of the construction team for Britton Jones in other communities located here in north Mississippi. We have valued our professional working relationship with Britton Jones and his team, and we have strived to support the company in accomplishing the goal of building high quality construction housing. We believe that the result has been high quality housing for the residents of the communities.

We have a great community. Our first choice is to hire locally for positions here at our Tupelo operations. One of our challenges in hiring locally, however, is the limited availability of affordable high quality housing here in Tupelo for prospective employees.

We support the City of Tupelo's attraction and approval of the construction of new housing by the Britton Jones team in appropriate areas of our community.

Sincerely,

David Brevard  
President & CEO

BLUE SPRINGS 534-2626 • BOONEVILLE 728-4431 • CORINTH 286-6407 • FULTON 862-3692 • HOLLY SPRINGS 252-4262 • IUKA 423-6238  
NEW ALBANY 534-2626 • OXFORD 234-7088 • PONTOTOC 489-2233 • RIPLEY 837-3221 • SALTILLO 842-6313 • TUPELO 842-6313 • VERONA 842-6313

READY MIX CONCRETE • CONTRACTORS SUPPLIES • PLANT & EQUIPMENT SALES



# FLOWERDALE COMMONS



# PONTOTOC COUNTY SHERIFF'S DEPARTMENT



June 28, 2022

City of Tupelo, Mississippi  
71 East Troy St.  
Tupelo, MS 38804

Re: Letter of support and commendation for Mr. Britton Jones

Mayor Jordan and City Council:

I understand that the City of Tupelo is considering some new construction proposed by Mr. Britton Jones. Mr. Jones recently completed the development of a residential community here in Pontotoc County, and, as the Sheriff of Pontotoc County, I believe that I am in a good position to comment on Mr. Jones's work.

Mr. Jones's development has been an asset to our community, and he and his team have performed their work faithfully, reliably, and with the utmost integrity. Further, the resulting product he created is something any community should desire and support. And, once the bricks are laid, Mr. Jones's properties are operated and managed as strictly as any you could find. They raise the bar for neighborhoods.

In fact, Mr. Jones's development is so outstanding that my own daughter now lives there, and she and I are both very happy with the high quality housing he provided for Pontotoc County.

Every community deals with a variety of developers and housing types, and I am personally familiar with what Mr. Jones produces. This is the type of housing communities would be wise to encourage and actively promote, and I strongly recommend that the City of Tupelo approve and support Mr. Jones's latest communities in Tupelo.

Given that I am both the Chief Law Enforcement Officer and have my own daughter living in one of Mr. Jones's communities, I am going to be more knowledgeable about the quality of Mr. Jones's efforts than just about anyone, so I hope this letter is helpful to you.

Thank you for your time, and I appreciate your consideration.

Sincerely,

A handwritten signature in black ink that reads "Leo Mask".

Leo Mask  
Sheriff, Pontotoc County

SHERIFF LEO MASK  
POST OFFICE BOX 240 ~ PONTOTOC, MISSISSIPPI 38863  
PHONE (662) 489-3915 ~ FAX (662) 489-3182



## FLOWERDALE COMMONS

UNION COUNTY



SHERIFF'S DEPARTMENT

**Sheriff Jimmy Edwards**  
**Baron Baker, Chief Deputy**  
300 Carter Avenue  
New Albany, MS 38652

Phone: 662-534-1941

Fax: 662-534-1993

July 3, 2022

City of Tupelo, Mississippi  
71 East Troy St.  
Tupelo, MS 38804

Re: Letter of support and acknowledgement; Britton Jones

Mayor Jordan and Council Members:

I am the Sheriff of Union County, Mississippi, and, in this position, I have a firsthand knowledge of those communities which are an asset to the community and those which are a challenge. Mr. Britton Jones has developed a substantial residential community in Union County, and not only is it an asset to the community, it provides valuable high quality housing to match the great job growth we have experienced in the county.

Mr. Jones's property was not only constructed to high quality standards, it is run with extremely diligent management who are clearly highly skilled at operating a residential community.

It is understandable for people to be concerned about the development of new communities and what type of effect they will have on the community, but please allow me to speak from personal knowledge that Mr. Jones's work is the type of development a community should encourage and hope to attract.

As such, I recommend and applaud the City of Tupelo for its work in bringing high quality housing such as this to its residents.

Sincerely,

A handwritten signature in blue ink that reads "Jimmy Edwards".

Jimmy Edwards  
Sheriff



FLOWERDALE  
COMMONS

Cal Adams, M.D. • Tyler Marks, M.D. • Taylor Mathis, M.D. • Matthew Miller, M.D. • Ryves Moore, M.D.  
Richard Rainey, M.D. • Rowland Roberson, M.D. • Phillip Sandifer, M.D. • David Vecchione, M.D.

June 22, 2022

City of Tupelo, Mississippi  
71 East Troy Street  
Tupelo, MS 38804

Re: Support for the development of workforce housing

Mayor Jordan, City Council, and Planning Committee:

On behalf of Specialty Orthopedic Group, please accept this letter as our statement of support and also need for the development and construction of new workforce housing in Tupelo.

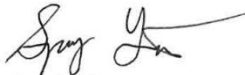
As you know, Specialty Orthopedic Group is a major employer in Tupelo, and we have been blessed to grow alongside the City and to grow our relationships with other local healthcare providers. Our staff, and the staff of the healthcare industry in general, are always in need of new options for housing. We have many employees who currently have to commute into Tupelo, and the housing needs hinder our ability to grow.

But, thanks to the foresight of the City, we know that new housing is being developed at this very moment, and we appreciate that fact. We at SOG are personally familiar with the developers of the "Flowerdale Commons" and "Tulip Creek" developments, and we are excited that you have attracted such high quality developers to Tupelo. We are familiar with their prior work around north Mississippi and beyond, and their product is respected and appreciated in these communities.

The housing they will build will be vital to our growth, and we want to clearly state our support for this positive progress in Tupelo.

Thank you for your work to grow our City, and we look forward to seeing these communities become a new option for our organization.

Sincerely,



Sparky Luster  
Chief Executive Officer

**HAMILTON, AL**  
1500 Military St. S  
Suite 11  
Hamilton, AL 35570

**NEW ALBANY, MS**  
118 Fairfield Dr.  
IM&PC Specialty Clinic  
New Albany, MS 38652

**OXFORD, MS**  
100 Baptist Memorial Cir.  
Suite 330  
Medical Plaza I  
Oxford, MS 38655

**SENATOBIA, MS**  
2778 Hwy 51 S  
Senatobia, MS 38668

**STARKVILLE, MS**  
521 S Montgomery St.  
Suite 3  
Starkville, MS 39759

**TUPELO, MS**  
1211 S Gloster St.  
Tupelo, MS 38801

**SOGMS.COM 662.767.4200**



**FLOWERDALE  
COMMONS**

ROBYN M. TANNEHILL  
MAYOR



KARA W. GILES  
EXECUTIVE ASSISTANT TO THE MAYOR

June 24, 2022

City of Tupelo, Mississippi  
71 East Troy Street  
Tupelo, MS 38804

Re: Letter of commendation

Mayor Jordan, City Council, and Planning Committee:

It is my understanding that Britton Jones has proposed and is developing two new residential communities in your City. Mr. Jones previously developed three communities here in Oxford and we couldn't be more pleased with the outcome. Based on our experience here, please accept this letter as our support and recommendation of Mr. Jones's team's work. If the City of Tupelo approves and supports the developments proposed there, I believe you will also be proud of the amazing opportunity it will provide for your citizens.

Mr. Jones develops extremely high quality new construction but, through limited tax incentives, his development team is able to offer these new homes at prices which are accessible to workforces such as those found in Oxford or Tupelo. His work has been a boon for the City of Oxford, and it has raised the bar for new development in our town.

Now, please let me acknowledge that I am well aware that some people instantly oppose any development which may target our working residents, but Mr. Jones's properties are an asset to the community. I would invite you to Oxford for a tour at your convenience. Mr. Jones's properties are extremely well maintained and the quality of construction surpasses most of our "traditional" properties in town.

Plainly put, these types of developments, which are highly limited in nature, are sought after nationally, and, having seen the full life cycle of these in our community, we are very happy that we were able to bring this type of development to Oxford.

Based on this, I congratulate you and Tupelo on attracting this type of high quality development and look forward to celebrating its opening with you in the near future.

Sincerely,

107 COURTHOUSE SQUARE, OXFORD, MS 38655 | TEL: (662) 232-2340 | FAX: (662) 232-2337 | WWW.OXFORDMS.NET





04/08/2022

RE: Greenwood Place Apartments

Attn: Stewart Rutledge

265 Quinland Lake Rd.


Cookeville, TN. 38506

My name is Tony Hogan, I am a 30-year employee with the City of Algood (acting on my own behalf), long-time resident of Algood, and I am also on Algood's zoning board. In addition, I live across from the Greenwood Apartments located at 265 Quinland Lake Rd.

During a recent zoning board meeting a request came through associated with the expansion of the Greenwood Apartments. Some people are hesitant to quickly approve request submitted in reference to apartment buildings being built without more time to study the request. As well, I often hear comments in the community about how we already have too many apartments. I also understand that there is a great concern with who will be moving in these buildings, whether they will be sublet, and the upkeep just to name a few. I genuinely understand the concern from citizens. When considering the request by the Greenwood apartments I was not only faced with voting for the approval or denial of the request, but I was also going to be affected directly by the project, as the additional expansion will be directly across the street from where me and my family live. However, I can wholeheartedly tell you that I was actually glad to hear that they were expanding the apartments. The units that are already there are beautifully landscaped, the yard is always well manicured, no trash or garbage is ever laying around, and the area is very quiet. If all apartments were as well-kept and managed the way these properties are I do not believe people would be as fearful of how an apartment building would affect them or their property. Due to the upkeep of these apartments it was without hesitation that I was able to comfortably vote yes to the request that was submitted.

In closing, I want to add, thank you Greenwood properties for being such good, respectful neighbors. The pride that you take in your properties deserves to be commended.

Sincerely,



Tony Hogan



# Construction Quality





*Townhouse Style Homes*

  
FLOWERDALE  
COMMONS





*Minimalist Elegant Exteriors*

  
FLOWERDALE  
COMMONS





*Centrally Located Community Building*



*Existing Communities*



  
FLOWERDALE  
COMMONS



*Existing Communities*



  
FLOWERDALE  
COMMONS

# Traffic Study Results





From Traffic Impact Analysis 1:

### **7.0 CONCLUSION**

Based on the comparison of the results from the analysis for the pre and post development scenarios, the additional traffic flow generated by the proposed Flowerdale Commons Apartments will not have a significant impact on the quality and level of service on Colonial Estates Road. A Level of Service C will be maintained both before and after the estimated additional traffic generated by the proposed development.

Based on the results from the Two-Way Stop-Controlled intersection for both the peak A.M. and P.M. hours, it was determined that the delay time of the proposed intersection is not significant enough to adversely affect traffic flows.



## From Traffic Impact Analysis 2:

Tupelo, MS 38804

Re: Unrelated Third Party Concurrence of "Flowerdale Commons" Traffic Impact Analysis

Ms. Savely and Members of the Planning Committee,

I am pleased to present for you a second review of the Traffic Impact Analysis (TIA) conducted by Engineering Solutions, Inc. (ESI) of Tupelo, MS for the Flowerdale Commons development. I am a registered professional engineer (MS #32827) with experience in traffic engineering and have no other interest in the subject project. It is my finding that the additional traffic flow generated by the subject development will not have a significant impact on the quality and level of service of Colonial Estates Road and that additional capacity will remain on the road after construction.

The initial TIA was provided by ESI in May of 2022 at the request of McCarty Architects, P.A.



### From Traffic Impact Analysis 3:

Solutions, Inc. in May 2022, and a second analysis was provided by W. L. Burie Engineers, P.A. in June 2022. Both studies demonstrated that the proposed development would have no significant impact on the quality and level of service along Colonial Estates Road and that the geometry and construction of Colonial Estates Road complies with both City Code and industry standards.

My review and analysis confirms the findings of the prior two studies. The impact produced by the Development will be small, and the roadway has more than sufficient capacity to support this Development and also future growth which may occur in this area. Further, Colonial Estates Road at the location of the Development is straight and flat and, thus, has excellent sight lines and safety characteristics.

Further, although not noted in the other analyses, Colonial Estates Road at this location, as compared to many other roadways in the City of Tupelo on which development has and continues to occur, has lower congestion and higher visibility and safety characteristics.

#### 1. Background

I am a registered Professional Engineer (PE) in five states including Mississippi, and I am a registered Professional Traffic Operations Engineer (PTOE). I have over twenty years of traffic engineering experience performing work all over the southeastern United States for various

