



CITY OF TUPELO

Department of Development Services

May 3, 2022

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

Re: Flowerdale Commons Multi-family development, Parcel 075V-22-001-00

To Whom It May Concern,

The City of Tupelo Planning Committee upon reviewing application MSP22-01 for major site plan approval at a public hearing May 2, 2022, voted to table a decision for approval with the following requirements prior to further review:

1. A Traffic Impact Analysis (TIA), per section 12.5, of the City of Tupelo Development Code, must be conducted within 90 days of the date of decision (May 2)
2. A storm water management plan must be conducted with a certified engineer within 90 days of the date of decision (May 2) and all requirements of the plan be included in an amended site plan for final review for approval by City Engineering
3. Amendment of the site plan to meet City of Tupelo Development Code requirements and other requirements as presented by Plan Review, including
 - a. Representation in site plan and all other documentation that no building included as part of the development exceed one-hundred and twenty (120) feet in length
 - b. Representation of required open space, 10% for Mixed Use Employment Zoning, equaling 51,400 square feet of a 11.8 acre developed area
 - c. A six inch (6") fire protection line should be looped in to the main line
 - d. Turning radius of the access road should be a minimum of twenty-five feet (25')
 - e. Representation on the site plan at that a six inch (6") water line is looped throughout the development and a separate 2" water meter is installed on each building

An amended site plan is required to be submitted to the Department of Development Services for final review within 90 days of the date of Planning Committee's decision. The deadline to submit an amended site plan for further consideration by the Planning Committee is August 1, 2022. Please feel free to contact me by phone (662-208-5063) or email (jenny.savely@tupeloms.gov) should you have any questions.

Sincerely,

Jenny Savely
City Planner

MAYOR
Todd Jordan

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