



AGENDA REQUEST

TO: Mayor and City Council

FROM: Tanner Newman, Director of Development Services

DATE: August 2, 2022

SUBJECT: IN THE MATTER OF REVIEW/APPROVE/REJECT MAJOR SITE PLAN
APPLICATION MSP22-01 FOR FLOWERDALE COMMONS APARTMENT
DEVELOPMENT TN

Request:

The Tupelo Planning Committee voted 4-2 on July 11, 2022 to recommend the City Council **reject** Major Site Plan application MSP22-01 based on City of Tupelo Development Code Section 12.11.4 (f), Site Review Criteria, which requires the Committee to review according to the following: “The site plan includes an adequate design of traffic patterns, traffic control measures and street pavement areas and has provisions for maintaining traffic flow and reducing negative impacts of traffic on nearby properties.”

The City Council moved the application from the Routine Agenda to the Study Agenda at their July 19, 2022 meeting. The City Council held a work session regarding the application on July 26, 2022.

Attachments:

1. Application for Major Site Plan
2. Final/Revised Major Site Plan for Flowerdale Commons Apartment Development
3. Warranty Deed
4. Zoning Map of Property
5. Staff Analysis
6. Mixed-Use Employment Zone – 4.12. of Tupelo, MS Development Code
7. Planning Committee Minutes of May 2, 2022
8. Planning Committee May 3, 2022 Decision Letter
9. Planning Committee Minutes of July 11, 2022
10. Planning Committee July 15, 2022 Decision Letter

11. 1st Traffic Impact Analysis – Dated May 2022
12. 2nd Traffic Impact Analysis – Dated July 1, 2022
13. 3rd Traffic Impact Analysis – Dated July 18, 2022
14. Applicant Presentation Packet from July 19, 2022 City Council Meeting
15. Public Input in Support
16. Public Input in Opposition