

City of Tupelo  
Planning Committee Meeting  
June 6, 2022, 6:00 PM

**Project:** Tulip Creek Apartment Development

**Project Proposal Summary:** Engineering Solutions, Inc and McCarty Architects on behalf of Winter Construction and Rosedale Corporation representing Tulip Creek Apartments, has submitted a major site plan for the development of six (6) two story apartment buildings and one single story community building on 14.53 acres in size. (See attached plat of proposed development)

**Planning Committee Action Required:** Approval or disapproval of site plan in accordance with Development Code 12.11 on Parcel 088V-34-024-09, City of Tupelo, MS.

**Staff Recommendation:** Staff recommends approval contingent upon completion of required tree survey prior to land development.

<b>Application Number:</b>	MSP22-02	<b>Application Type:</b> Major Site Plan
<b>Parcel Numbers:</b>	088V3402409	Meeting Date: June 7, 2022
<b>Applicant:</b>	Jay Bryan, McCarty Architects	Architect
<b>Location:</b>	North Eason Blvd	
<b>Purpose:</b>	Major Site Plan Review/Approval	
<b>Present Zoning:</b>	Mixed Use Employment (MUE)	
<b>Existing Land Use:</b>	Vacant/Undeveloped	
<b>Size of Property:</b>	14.53 Acres	
<b>Surrounding Land Use and Zoning:</b>	LDR immediately adjacent to the north, otherwise adjacent MUE; MUCC, IND, A/O closely to the south	
<b>Future Land Use:</b>	N/A	
<b>Applicable Regulations:</b>	Tree Protection – 9.11; Site Plan Review - 12.11	

**Driving Directions:** Located on North Eason Blvd on the west side of the road between 237 N. Eason and 369 N Eason. Parcel lies north of Main Street near the intersection of Main and Eason near the eastern boundary of City of Tupelo incorporated area.

**Special Information:** Apartments and multi-family residential developments are an allowed use by right in the MUE zoning district. Multi-family developments require major site plan approval.

Parcel is subject to base zoning standards, commercial development, vehicular use area, and infill development standards. Property is not located in a special flood zone or designated for Chickasaw Review.

Plan Review has reviewed the site plans and find that the all criteria have been met and that the following required items will be approved relative to construction plans:

Section 9.11 – A tree survey will be conducted prior to any land development

Section 12.11.4 – Lighting plan, landscaping plan

## **STAFF ANALYSIS**

### **Development Code:**

Development requires a Major Site Plan submission per Section 12.11.2.3 (c) due to proposed multi-family housing other than upper story residential.

#### **Per 12.11.4**

Site plans shall meet the following criteria:

- a. Compliance with Code requirements of Chapter 6
- b. Compliance with comprehensive development plan
- c. Site design and development intensity are appropriate for and tailored to the unique natural characteristics of the site
- d. Location of trash handling, recycling, grease bins, or other waste related facilities employed in the normal operation of use
- e. Adequate and clearly marked parking areas and pedestrian and vehicular access points
- f. Adequate design of traffic patterns, traffic control measures, and street pavement areas and has provisions for maintaining traffic flow and reducing negative impact of traffic on nearby properties
- g. Compliance with construction specifications such as finished floor elevation
- h. Adequate storm water facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as compliant with department standards, specifications, and guidelines
- i. Compliant with requirements for easements and dedications
- j. Where a TIA is submitted, site plan accommodates anticipated traffic generated by the development or proposes mitigation measures

**Setbacks:** Setbacks in the Mixed Use Employment district are 30 feet on front, 10 on sides and rear. The closest points of any buildings in the project meet or exceed these setbacks.

**Lighting:** Section 6.4.8 is applicable, however no lighting plan has been provided yet. This will be submitted as part of building construction plans and is used to insure that no adjacent property will be impacted and light pollution as it contributes to the overall environment will be limited.

**Parking:** Chapter 8 of the Development Code requires multi-family developments to provide parking at a ratio of 1.5 spaces per 1 bedroom apartment, 2 per 2 bedroom, and 2.5 per 3 bedroom. Twenty-four (24) 2 bedroom/2 bath units and Twenty-four (24) 3 bedroom/3 bath units, with 1 ADA unit per building requires 108 parking stalls. Off-street parking requirements are met at 130 provided on the plan and 5 required ADA accessible spaces. The dimensions of parking spaces and aisles meet the code requirements. Stop signs are provided internally and at the exit point along the access road onto Eason.

**Landscaping:** Landscaping spaces have been identified on the site plan. Full landscaping will be submitted with the development's construction plan and will be reviewed alongside building plan review and approval processes. Landscaping requirements relative to vehicular use areas, commercial development, and infill development will be reviewed. Planting bed areas total 2,750 sq ft and will not require irrigation.

**Common Open Space:** 10% of the area of property in Mixed Use Employment is to be set aside as open space. Of the 634,289.80 sq ft of total gross land area on the parcel, 70% or 444,035 sq ft is provided by the developer. 44% or 28,405 sq ft is provided as usable open space, defined as 95 percent of the lots shall be within a 2,600 foot walking distance of accessible open space. Central open space will include a playground.

**Pedestrian Facilities:** Sidewalks are provided connecting all buildings and parking areas as well as along the access road for connectivity onto Eason Blvd.

**Building Design:** Buildings are within 120 ft length requirement. Other design standards will be reviewed during building plan review. Requirements relative to infrastructure development have been met by the developer as requested by plan review.

#### **Allowable Variances and Administrative Adjustments:**

Section 6.6.2 – Administrative Exception related to street design, transportation and utilities, has requested an emergency call device be located on the property within the vehicular use area.

#### **Summary Analysis and Recommendations:**

The development will utilize approximately 4.5 acres of the 14.5 acre parcel for residential living, vehicular use, and required landscaping, allowing 70% of the parcel to remain undisturbed and to act as a buffer to surrounding non-residential development and adjacent single family residential.

The project will locate an access drive through undisturbed wooded area that will act as a buffer along the entire perimeter of the property.

4.367 acres will be developed for use as commercial multifamily housing in seven (7) buildings with forty-eight (48) living units

Point of discharge for drainage occurs at the south point of the parcel onto curb and gutter and at the northern end of the parcel bordered by undeveloped LDR parcels. Drainage and erosion plans have been provided by the developer and reviewed by Engineering.

**Final Recommendation:** Approve Major Site Plan contingent upon completion of a Tree Survey and mitigation prior land development