

Planning Department Staff Analysis / Tupelo Planning Committee

Project: Flowerdale Commons Multifamily Housing

Application No:	MSP22-01	Application Type:	Major Site Plan/Development Plan
Meeting Date:	May 2, 2022	Parcel No:	075V-22-001-00
Applicant:	Flowerdale Commons LP	Status of Applicant:	Owner/Developer
Location:	East side of Parcel 075V-22-001-00 west of Colonial Estates Rd. and South of McCullough Blvd.		
Purpose:	Multi-family development		
Present Zoning:	Mixed Use Employment		
Existing Land Use:	Vacant		
Surrounding Zoning:	Mixed Use Employment on all sides		
Applicable Regulations:	4.12, Mixed Use Employment Zoning District; 6.4.6 Design Standards for Multi-Family Development; 8.3.2.e and 9.7, Parking requirements, 12.9 and Development Plans and 12.11.2.3 Site Plan Review		

Project Proposal Summary: Engineering Solutions, Inc and McCarty Architects on behalf of Winter Construction and Rosedale Corporation representing Flowerdale Commons LP, has submitted a major site plan for the development of seven (7) two story apartment buildings and one single story community building. Units are lower story living and upper story residential consisting of the following makeup for a total of 47 units:

UNIT SCHEDULE

UNIT TYPE	# UNITS	SF	HEATED SF
UNIT C 2 BR/2 BATH	21	1,140	23,940
UNIT C-ADA 2 BR/2 BATH	2	1,102	2,204
UNIT D 3 BR/2 BATH	21	1,346	28,266
UNIT D-ADA 3 BR/2 BATH	2	1,254	2,508
SUBTOTALS	46	-	56,918
COMMUNITY BUILDING	1	1,590	1,590
TOTALS	47	-	58,508

This site plan submittal is for the total 8-bldg. complex. Major site plan has been reviewed by all relevant City departments and met all standards. No compatible use, flexible use, or variances are

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required. Notices were distributed to property owners within 500 ft of the development relative to the application.

Driving directions: From North Gloster, take McCullough Boulevard west to Colonial Estates Road, then turn left (south). The subject property is off to the right (west) as you go across the railroad. The PUL water pumping station is just north of the subject property.

Planning Committee Action Required: Recommended approval or disapproval of site plan in accordance with Development Code 12.11.2.3 on Parcel 075V-22-001-00, City of Tupelo, MS, which requires Planning Committee review for all multi-family housing other than upper story residential units or more than three commercial spaces.

Recommendation will be made to the City Council as the approving authority for final review at the City Council July 19 meeting at 6:00pm in Council Chambers, 71 East Troy Street, Tupelo, MS

Staff Recommendation: Staff recommends approval

ANALYSIS:

Special Information: Multi-family developments require major site plan approval. Apartments and multi-family residential developments are an allowed use by right in the MUE zoning district but require major site plan approval. Multifamily development site plans require Planning Committee review relative to compliance to site plan requirements.

Deed has not been updated to confirm ownership, however, such confirmation is not required before submission of construction plans for approval. The developer is pursuing funding that cannot be granted until site plan approval is received, at which point, final close on property will take place and the final deed submitted before approval of construction plans.

UPDATE (7/11/22): Deed Received

Zoning: The “mixed-use” of MUE is intended to provide a variety of both employment and residential opportunities, particularly in connection with arterial or collector streets like West Jackson and McCullough with a pathway system to neighborhoods. MUE is intended to provide concentrated higher density development. The MUE area that includes the project location contiguously extends from McCullough to West Jackson and is primarily on the western side of Colonial Estates road. The “mixing” of mixed use is not required to be on the same parcel or as part of the same project development, but rather within the zone.

MUE along Colonial Estates connects West Jackson to McCullough, providing connection of residential development to employment along arterial and collector streets.

Standards for site plan review:

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Per 12.11.4

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. 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 is normally submitted as part of building construction plans and is used to insure that there is no spillover into the roadway that would distract passing traffic.

Access and driveways: The project will have two points of access off Colonial Estates, one on the north end and one on the south end. Code section 6.4.6 (2) requires multi-family developments to have a divided entrance with a landscaped median, which was not shown on the original submittal. Direct access to McCullough is prevented due to the railroad at the northern portion of the property. The property location at the corner of Colonial Estates and McCullough allows for access to Colonial Estates Road.

UPDATE (6/30/22) Divided entrance for the multi-family area has been added per condition of approval

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. This formula provides a minimum required number of parking spaces at 104; 107 are provided on the plan with the 5 required ADA accessible spaces provided. The dimensions of parking spaces and aisles meet the code requirements. Sidewalks connecting the parking areas to the buildings are shown on the plans.

Landscaping: The landscaping plan shown will be reviewed during the building plan review process and presented for zoning approval according to code before a construction permit is issued. Additional

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input from the developer is needed. The tree line that runs across the rear of the property will stay in place and they will be adding a tree buffer on the north end of the lot. Details on the type of trees shown on the front of the property off Colonial Estates will need to be clarified as to mature height and take into consideration placement due to the power lines which run across the front of the property.

Common open space: 10% of the area of property in Mixed Use Employment is to be set aside as open space. For the 11.8 acre multi-family site this would be 51,400 square feet. The development does not show the open space in the plan so no determination could be made if the developer meets this requirement.

Pedestrian facilities: Sidewalks are provided connecting all buildings and parking areas.

Storm Water (UPDATE 6/30/22): A storm water review was requested as part of the approval process. A detention pond has been added at the southeast portion of the development as has satisfied all engineering and water shed management requirements.

Per Tom Wicker, representative of the Town Creek Water Management District, “[the] District has to rely on the engineering expertise of the Natural Resource Conservation Service, our major federal partner, and the NRCS does not see an increase in stormwater runoff sufficient to serve as the basis for objecting to the development.”

Density: Conventional developments are required a maximum floor area ratio (FAR) of .5, requiring that 50% or less of the total square footage of the property be occupied by the combined square footage of the principal and accessory structures. Parcel acreage is 11.8 acres or 514,008 square feet. 58,508 square feet of heated square feet are proposed for development, or 11% of the floor area ration that will be occupied.

The proposed development is classified as medium density. Medium density multifamily residential is largely understood as between 33 and 75 units.

Building design: At this level of review the detailed construction plans are not available. However, the renderings of the building elevations show that the façade has been designed by the developer to avoid “barracks” style development and presents various color changes and recessed walls and roof pitches in order to create a more appealing facade.

Regarding building footprints and elevation:

- Section 6.4.6 (6) (a) states that multi-family buildings shall not be more than 120 feet in length, which needs to be confirmed by the developer. This standard was adopted in order to encourage multi-family buildings of smaller scale, which would be less likely to be disruptive or incompatible in relation to other residential or mixed use buildings in the area. The nearest comparable property, the Mills at McCullough, was built under the previous code and has buildings of larger dimensions which are what is to be avoided.

Other building design requirements such as that for a wall plane change of at least 2 feet in each 50 feet of length, for design features such as balconies, recessed entrances, or dormers, and for the use of masonry have been met.

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UPDATE (5/31/22): An updated site plan includes 7 residential buildings and one community building. All are under the 120 ft. length threshold.

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

UPDATE (6/3/22): Per the Committee's 5/2 tabling the MSP22-01 and requested review and resubmission of the major site plan, the following information was requested and responded to by the developer. In addition to requested revisions, the developer has agreed to also place an emergency call station on site at the development which would allow access to single button call response for emergency services through the use of a two way speaker mounted to a free-standing outdoor station.

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)

REVISIONS: A TIA was conducted by ESI and has found that pre and post development Level of Service on Colonial Estates is rated C, finding that increased traffic will result in an LOS that complies with the capacity of the road design and acceptable congestion. Relative to this development, no action by the Committee or Development Services to adjust traffic flow or road design would be substantiated. However, should traffic safety issues arise, this would fall under the purview of the City Traffic Committee and will be reviewed for road safety and design standards at that time. Stop signs at both the north and south entrances to the development are provided in site plans.

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

REVISIONS: The grading and drainage plans have been revised and a detention pond added. Erosion Control plan also revised to correspond with changes. City Engineering has reviewed updated plans and has approved.

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

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- 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

REVISIONS: All requirements have been met in the updated site plan per the Plan Review team.

Public Input: As is procedure, the public is made aware of all decisions by the Planning Committee and afforded the opportunity for comment. The Planning Committee will review these comments relative only to their bearing on interpretation of the Code and examination of the standards of the Code governing the procedures for approval or disapproval of a project.

All received petitions, letters of support and opposition are included for submittal to the record only.

See enclosed Traffic Impact Analysis, selected

- Pre-development Level of Service (LOS) and post development LOS tables
- Colonial Estates Road, Proposed Drive North and South

See enclosed storm water management plan:

- Drainage Plan with included detention pond

UPDATE: Recommendation: APPROVAL (7/11/22)

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.