

City of Tupelo
 Planning Committee Meeting

Project: Mixed Used Downtown Zoning District – Rezoning

Project Proposal Summary: City of Tupelo Department of Development Services proposes the rezoning of parcels fronting Main Street East of Hwy 45 to the intersection of Veterans Boulevard and Main Street for inclusion into the Mixed Used Downtown Zoning District; and proposes the rezoning of parcels fronting Main Street West of Madison Street to the intersection of Gloster Street.

Planning Committee Action Required: Public Hearing to consider adoption or rejection of rezoning requested [zoning districts impacted] on [Parcels] City of Tupelo, MS. Approval requires decision to recommend rezoning approval, approval with contingencies, denial, or tabling.

Staff Recommendation: Staff recommends approval

Application Number:	RZ22-03	Application Type: Rezoning	
Parcel Numbers:		Meeting Date: September 12, 2022	
Applicant:	Department of Development Services; Downtown Main Street Association, Convention and Visitors Bureau, Tupelo Redevelopment Agency	City of Tupelo and partners	
Location:	Parcels fronting Main Street East of Hwy 45 to the intersection of Veterans Boulevard and Main Street; parcels fronting Main Street West of Madison Street to the intersection of Gloster Street		
Purpose:	Expansion of the Mixed Use Downtown to include the Main Street Corridor from Crosstown to the intersection of Main Street and Veterans		
Present Zoning:			
Existing Land Use:	Vacant, Non-residential		
Size of Property:			
Surrounding Land Use and Zoning:			
Future Land Use:	MUD		
Applicable Regulations:	Section 12.8, Zoning map changes, 12.16 Variances and Administrative Adjustments, State Law		

Development Code Section 12.8 Zoning Map Change Requirements: The proposal to rezone has been set forth by the property owner with a development plan for approval (required for 5+

acre rezoning). TA22-03 amending the Mixed Used Downtown Overlay Design District shall serve as the proposed development plan for purposes of strategic planning required for rezoning.

evaluation of the consistency of the requested classification with adopted plans and the impact of the requested classification on public infrastructure, as well as any specific requirements of the requested classification.

Rezoning is proposed only for lots in the represented in the boundary map of the proposed rezoning included in this analysis of the following parcels: parcels along Main Street within the existing Mixed Use Commercial Corridor (MUCC) and Mixed Use Activity Center (MUAC) Zoning Districts from Hwy 45 to Veterans Boulevard and ALSO of parcels bounded by the existing Mixed Use Commercial Corridor (MUCC) Zoning District, between Madison Street on the East, and parcels within the existing Mixed Use Activity Center (MUAC) Zoning District bounded by Gloster Street to the West into the Mixed Use Downtown (MUD) Zoning District.

A Traffic Impact Analysis is exempt from the development plan per Section 12.5 and is therefore exempt from a Neighborhood Meeting.

All parcels proposed for rezoning must be approved first by the Planning Committee by a 2/3rd majority, followed by approval of the City Council.

A notice of this public hearing was published in the Daily Journal, August 26, 2022.

12.8.14. Written Recommendation and Review Criteria.

The Planning Committee shall provide a written recommendation regarding whether each proposed map change is consistent with the comprehensive plan and other applicable adopted plans. The recommendation shall be based on the reasons articulated by Committee members voting in the majority, and the recommendation shall be developed as determined in the Committee's Rules of Procedure. In addition to plan consistency, Committee members may also consider other matters deemed appropriate by the Committee, which may include but are not limited to:

- (1) Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood;
- (2) Suitability of the subject property for uses permitted by the current versus the proposed district;
- (3) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City; and
- (4) The availability of adequate school, road, parks, wastewater treatment, water supply and stormwater drainage facilities for the proposed use.

12.8.15. Action by the Governing Body.

Before taking action on a zoning map change request, the governing body shall consider any recommendations of the Planning Committee, Director of Development Services or designee, and of staff agencies, and shall conduct a public hearing where interested parties may be heard.

- (1) Notice and public hearing requirements shall be in accordance with Section 12.3, Notice and Public Hearings.
- (2) Continuances may be granted before action on the request.
- (3) Following the public hearing, the governing body may approve the request, deny the request, or send the request back to the Planning Committee for additional consideration.

- (4) In adopting or rejecting a zoning map change, the governing body shall adopt a statement describing whether its action is consistent with the Comprehensive Plan and why the action is reasonable and in the public interest. The governing body may adopt the statement furnished by staff or agencies, including but not limited to the Director of Development Services or the Planning Committee, or it may formulate its own statement.
- (5) The map change request approved by the governing body may include changes from the request presented. Changes to a development plan may be made upon the proffer by the applicant of such changes.
- (6) Approval of a petition gives the applicant the ability to proceed with any additional required approvals.

Comprehensive Development Plan Compliance (per Section 12.8.14):

- 1) Compatibility and conforming uses: Existing land uses in the immediate vicinity include the existing Mixed Use Downtown Zoning District. With the growth of the Downtown area's influx of development and increasing role as the City of Tupelo's entertainment and social district, rezoning of parcels adjacent to the existing zone allows standards for conformity to the Mixed Used Downtown Zoning district design standards and uses as set forth in City of Tupelo Development Code Chapter 5, Overlay Districts, Section 5.3 Mixed Use Downtown Overlay Design District.
- 2) Suitability of proposal: Expansion of the MUD will benefit tourism, quality of life, and the expansion central entertainment district of the City.
- 3) Balance of use and City demand: Increasing property values in the City's Downtown and the needed revitalization of adjacent parcels, available land within the zoning district and proposed benefit to the parcels proposed for rezoning provides and opportunity to improve the quality of life for residents as well as to attract development around the City's primary centers of community and social life.
- 4) Availability of schools, roads, parks, wastewater treatment, water supply, and storm water drainage: City infrastructure and school district have sufficient capacity to support this development.

Proposed zoning changes are compatible with present zoning and conforming uses of nearby property and the character of surrounding neighborhoods. There is no direct conflict or violation of the comprehensive development plan.

Allowable Variances and Administrative Adjustments: None required

Final Recommendation: Staff recommends approval of rezoning of recommended parcels into the Mixed Use Downtown Zoning District