



CITY OF TUPELO

Department of Development Services

July 27, 2022

Keith Henley
218 N. Gloster St.
Tupelo, MS 38804

Re: *The Presley, Major Subdivision Application – Parcel 088N-33-148-00*

Mr. Henley:

The City of Tupelo Planning Committee, upon reviewing application MAJSUB22-02 application for Major Subdivision, recommended APPROVAL of the Major Subdivision at their special session meeting serving as the August 2022 regular meeting on July 25, 2022. This recommendation for approval of MAJSUB22-02 includes the following variances:

1. Flexibility Variance for the allowed use of “townhomes” per 12.16.9(c) which finds “that the strict enforcement of this Code would deprive the owner or applicant of reasonable use of the property that is substantially consistent with the intent of this Code”
 - a. “Townhome” is defined for this variance as a structure with 3-8 units with a shared wall but being individually owned and without jointly owned property beyond shared use of the adjoining parking lot. This variance is allowed per the allowed use of patio homes and zero lot line homes, with similar density and floor area ratio allowances, by compatibility and duplexes, with similarly shared walls, by flexibility.
2. Compatibility Variance and Flexibility Variance in dimension for the required 90 ft minimum lot width per Section 12.16.1 and 12.16.2, per finding that the development is infill and no similar structures exist within the immediate vicinity, and a finding of fact per Section 12.16.9 for consideration of the parcel’s limited buildable area relative to the steep grade along the perimeter where additional disturbance may negatively impact adjacent property impact from drainage and erosion.
 - a. Compatibility Variance allows the minimum lot dimension for width to be reduced to 63 ft. The following lots require the have received variance accordingly: Compatibility (C) and/or Flexibility (F)

Lot	Proposed Width (in feet)	Variance Approved
3-7	80	80 ft (C)
2	80.2	80.2 ft (C)
9	65.8	65.8 ft (C)
10	50.19	63 (C) w/ additional 12.81 ft (F) = 50.19
11	59.61	63 (C) w/ additional 3.39 ft (F) = 59.61
12-17	80	80 ft (C)
13	80.71	80.71 ft (C)

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3. Compatibility Variance of the required LDR density of 3 dwellings/acre maximum, per Section 12.16.1 toward an increase in dimension relative to density with the finding that similarly existing property within the immediate vicinity includes infill and duplex development at 1299, 1307, and 1323 Hankins where density is comparable at 3.7 dwellings/acre. The following lots have been provided with the indicated allowed variance in density:

Lot	Lot Size (in acres)	Proposed Number of Units/Acre
1	1.91	3.14/1
18	1.65	3.6/1

These approvals are contingent upon the following items:

1. Approval of all required plat items per the City of Tupelo Development Code by the Department of Development Services and Plan Review which includes, but is not limited to the following:
 - a. Drainage and erosion control approval
 - b. Required utility placement and construction approval
 - c. Fire repression and prevention approval, including fire hydrant placement at the entrance and cul-de-sac and automatic sprinkler system included in townhome structures

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 October 17, 2022.

Please know that this recommendation for approval will be reviewed for final approval by the City of Tupelo City Council at a regularly scheduled meeting after all requirements of the Department of Development Services have been reviewed and approved.

Thank you again for your application and interest in development within the City of Tupelo. 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