

City of Tupelo  
 Planning Committee Meeting  
 December 4, 2023, 6:00 PM

**Project:** Magnolia Grove Townhomes

**Project Proposal Summary:** Proposed Townhome development including three (3) tri-plex townhome units with single entrance off of North Green Street.

**Planning Committee Action Required:** Recommended approval, approval with modifications, or denial to City Council in accordance with Development Code 12.11. Multi-family housing other than upper story residential or with 3 or more commercial spaces requires Major Site Plan review (12.11.2.3).

**Staff Recommendation:** Approval

<b>Application Number:</b>	MSP23-01	<b>Application Type:</b> Major Site Plan
<b>Parcel Numbers:</b>	084N-19-042-02, 084N-19-042-00, 084N-19-042-10, 084N-19-042-09	Meeting Date: December 4, 2023
<b>Applicant:</b>	John Crawley, Principal Engineer	Engineer
<b>Location:</b>	1737, 1729, 1721, 1717 North Green Street	
<b>Purpose:</b>	Major Site Plan Review	
<b>Present Zoning:</b>	Mixed Use Commercial Corridor (MUCC)	
<b>Existing Land Use:</b>	Vacant/Undeveloped	
<b>Size of Property:</b>	1.35 Acres	
<b>Surrounding Land Use and Zoning:</b>	South – Commercial development (MUCC); East – residential developed (MDR); North – Proposed City Electrical Substation (MDR); West – Commercial development (MUCC)	
<b>Future Land Use:</b>	N/A	
<b>Applicable Regulations:</b>	Site Plan Review - 12.11	

**Driving Directions:** From the intersection of Main Street and Hwy 45, proceed north on Hwy 45. Keep left at the fork toward McCullough Blvd. Take the exit ramp to North Gloster. At the intersection of North Gloster and North Green Street, turn east. The project site is on the southern side of North Green Street directly behind the existing shopping center.

**Special Information:** Townhomes are Use by Right in MUCC if on a local or collector street and adjacent to A/O, LDR, MDR, or MUR. North Green Street is classified as a Major Collector Street.

Parcels will be combined prior to construction permitting.

## **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. Site plans that meet the following criteria shall be approved by the approving authority:

- 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:** Approximately 40 ft front setback, equivalent to surrounding existing MUCC and MDR uses, 16-20 ft setback from drive, approximately 40 ft side setback from property line.

**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. Each Townhome Tri-plex includes one 2 bedroom/ 2 bath unit and Two (2) 3 bedroom/ 3 bath units, for a total of Three 2 bedroom/2 bath units and Six 3 bedroom/3 bath units. Each unit contains a 2 car garage and paved area adequate for 2 additional vehicles. Parking access provided through one-way ingress/egress at two points on North Green.

**Landscaping/Tree Protection:** One 12" protected oak is proposed for removal. Submitted landscaping replaces caliper inches on site. Proposed landscaping meets commercial development, street tree, and buffering requirements. .

**Common Open Space:** 10% required open space in Mixed Use Commercial Corridor, requirement met.

**Pedestrian Facilities:** Sidewalks are provided connecting all buildings and parking areas as well as onto existing North Green Street sidewalk.

**Building Design:** Triplex architectural elements met with the use of 1.5:1 vertical to horizontal ratio windows with smaller individual panes of glass and distinctive roof of each unit.

**Waste Management:** Individual residential cans will be provided at each unit.

**Allowable Variances and Administrative Adjustments:**

No variances or adjustments required.

**Summary Analysis and Recommendations:**

All Major Site Plan requirements have been met.

**Final Recommendation:** Recommend approval of Major Site Plan

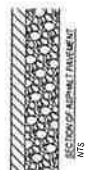


**LEGEND**

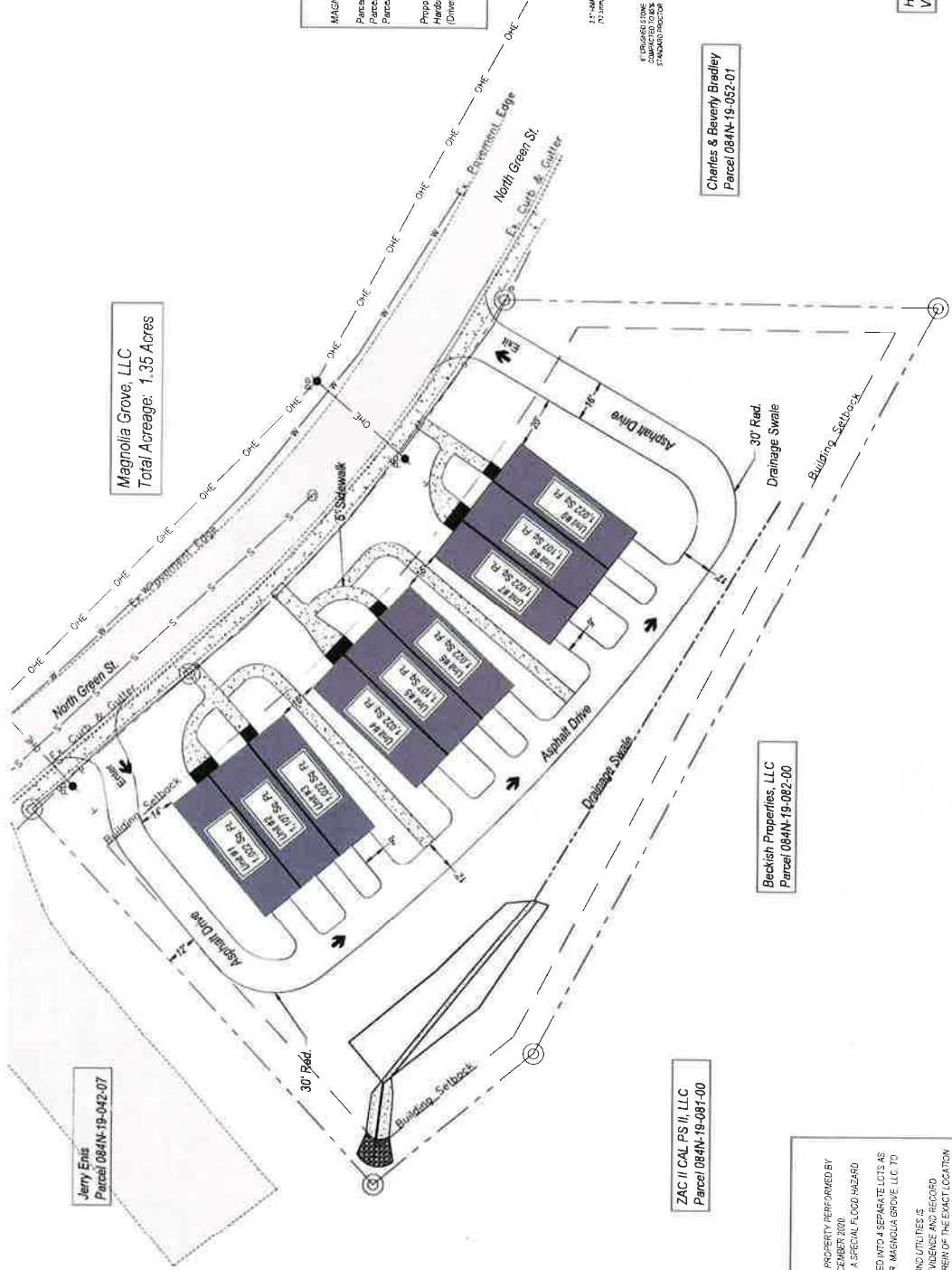
Water Line	W
Gas Line	G
Underground Electrical	UOE
Overhead Electrical	OHE
Underground Telecommunications	UDT
Overhead Telecommunications	ODT
Wood Privacy Fencing	WF
Utility Pole	UP
Water Meter	WM
Property Center	PC
Concrete Sidewalk	CS
Asphalt Pavement	AP

**SITE PLAN DATA TABLE**

MAGNOLIA GROVE LLC	
Parcel Area:	1.35 Acres (58,896 Sq. Ft.)
Parcel Zoning:	MUCC 2
Parcel Setbacks:	Front: 30' Side / Rear: 10'
Proposed Bldg Area:	9,460 Sq. Ft.
Hardship Area:	34,163 Sq. Ft. (Driveway / Sidewalk)



SCALE: 1" = 20'  
Horizontal Datum: MSPCS MAD 83 East  
Vertical Datum: NAVD 1988



Magnolia Grove, LLC  
Total Acreage: 1.35 Acres

Charles & Beverly Bradley  
Parcel 084N-19-052-01

Beckish Properties, LLC  
Parcel 084N-19-082-00

ZAC II CAL PS II, LLC  
Parcel 084N-19-081-00

Jerry Enis  
Parcel 084N-19-042-07

- EXISTING PROPERTY NOTES:**
1. EQUITY A TOPOGRAPHIC SURVEY OF PROPERTY PERFORMED BY DAVID MATTHEWS/COURTNEY P.S. DATED 06/20/2012.
  2. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA).
  3. THE PROPERTY IS CURRENTLY SUBDIVIDED INTO 4 SEPARATE LOTS AS SHOWN. IT IS THE INTENT OF THE OWNER, MAGNOLIA GROVE, LLC, TO COMBINE ALL LOTS INTO ONE PARCEL.
  4. LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS APPROXIMATED FROM ABOVE GROUND EVIDENCE AND RECORD DRAWINGS. NO GUARANTEE IS MADE HEREIN OF THE EXACT LOCATION AND ALL EXISTING UTILITIES. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND MAKE NECESSARY ADJUSTMENTS TO THE LOTS AND PROPERTY ZONING. Meet Use Commercial Center (MUCC).
  5. BUILDING SETBACKS: Front - 30' / Side - 10' / Rear - 10'

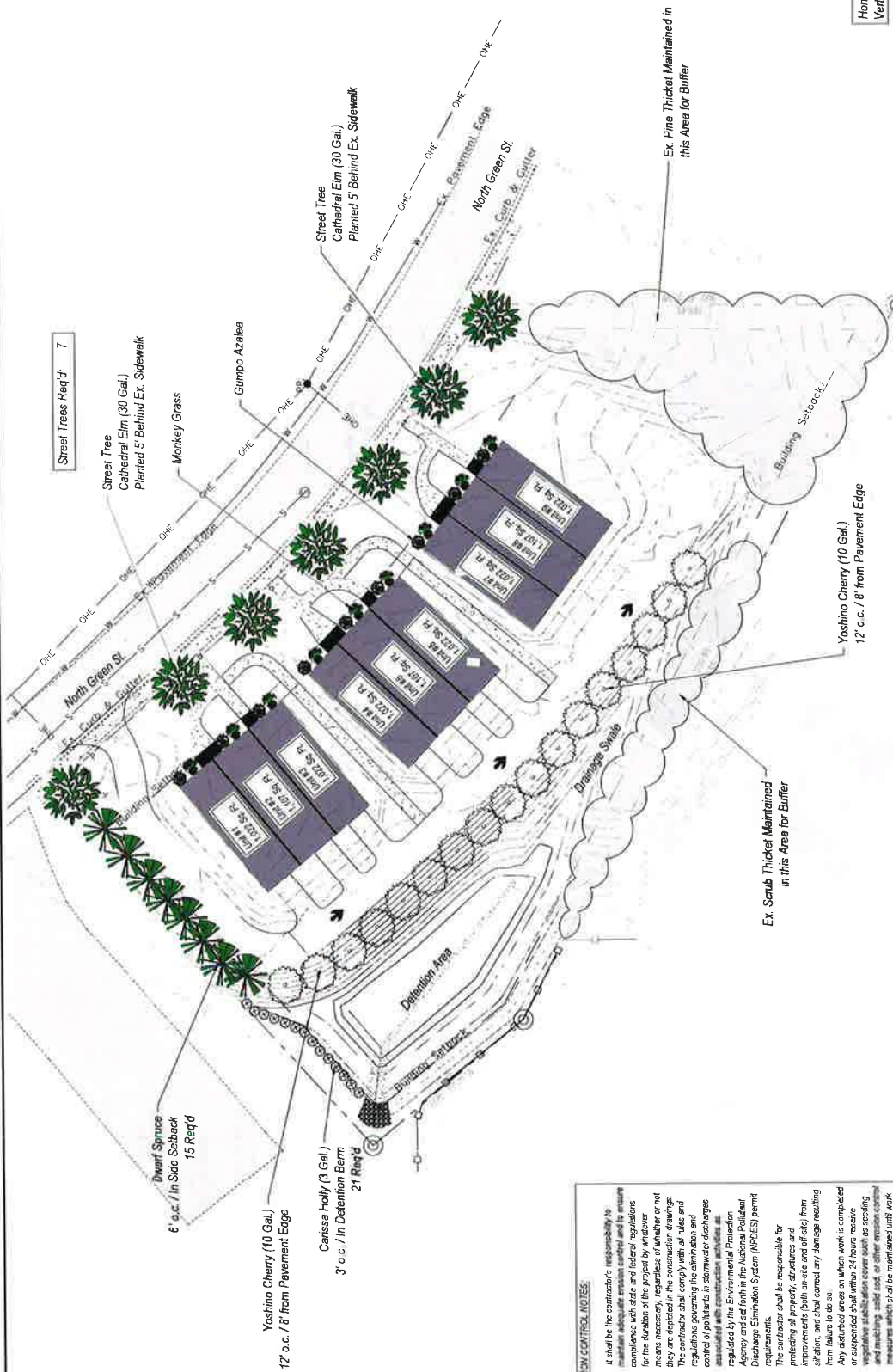
TUPELO, LEE COUNTY, MISSISSIPPI  
MAGNOLIA GROVE TOWNHOME DEVELOPMENT

**PROPOSED SITE LAYOUT**

DATE:	REVISED:	SCALE:	WORKING NUMBER:
08/11/2022			
DR: JOC	CD: JOC	DATE:	10/11/2022
FILE: V:\MAGNOLIA-GROVE.DWG			
			<b>4</b>

**LEGEND**

Water Line	○
Gas Line	—
Overhead Electrical	—
Overhead Electrical	—
Underground Telecommunications	—
Wood Privacy Fence	—
Fire Hydrant	○
Utility Pole	○
Property Corner	○
Cont. Sidewalk	—
Asphalt Pavement	—



Horizontal Datum: MSPCS MAD 83 East  
Vertical Datum: NAVD 1988

TUPELO, LEE COUNTY, MISSISSIPPI	
MAGNOLIA GROVE TOWNHOME DEVELOPMENT	
<b>LANDSCAPE PLAN</b>	
PROJECT NUMBER	8
DATE	10/14/2023
FILE	Y:\LANDSCAPE\LMG\DWG
DATE	10/14/2023

- EROSION CONTROL NOTES:**
- It shall be the contractor's responsibility to maintain adequate erosion control and to ensure compliance with state and federal regulations for the duration of the project by whatever means necessary, regardless of weather or not they are depicted in the construction drawings. The contractor shall apply mulch, sod, and other stabilization to exposed soil and shall control of pollutants in stormwater discharges associated with construction activities as regulated by the Environmental Protection Agency and set forth in the National Pollutant Discharge Elimination System (NPDES) permit requirements.
  - The contractor shall be responsible for protecting all property, structures, and utilities from erosion control materials and debris from the site, and shall correct any damage resulting from failure to do so.
  - Any disturbed areas in which work is completed or suspended shall within 24 hours receive vegetative stabilization cover such as seeding and mulching, sod, or other erosion control measures which shall be maintained until work resumes on the project or until the site is stabilized.
  - Temporary erosion control measures shall be maintained at all water flow areas.
  - All erosion control measures shall conform to the USMA Planning and Design Manual for the control of erosion, sediment, and siltation.
  - Temporary soil fencing will be cleared of debris and silt when it has reached 3/4 of its height.

LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS APPROXIMATED FROM ABOVE GROUND EVIDENCE AND RECORD DRAWINGS. NO GUARANTEE IS MADE HEREIN OF THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES. THE CONTRACTOR WILL BE REQUIRED TO VERIFY LOCATIONS PRIOR TO BEGINNING WORK AND ALL NECESSARY RECORDS WILL BE MAINTAINED. ALL UTILITIES TO BE PERFORMED PRIOR TO ANY GROUND DISTURBANCE TAKING PLACE.