



MAJOR SUBDIVISION APPLICATION

City of Tupelo | Department of Development Services

Mail: P O Box 1485, Tupelo, MS 38802-1485

Phone: (662) 841-6510 Fax: (662) 841-6550

Email: permits@tupeloms.gov

MUNISUB 26-03

Received By: PK / MS

Date Received: 05/04/26

(for office use only)

Permit Fee: \$250.00 (Non-refundable)

A pre-application conference is required prior to application submittal. All materials required 4 weeks prior to scheduled Planning Committee Review. Applicant must be present at Planning Committee review. All reviews are held at City Hall, 71 E. Troy St. See Major Subdivision Checklist for required attachments.

PROJECT DESCRIPTION

PROJECT LOCATION:

(LOCATION AND/OR EXISTING PARCEL NUMBER(S): THOMAS ST & EXTENSION OF VISTERIA LANE
PART OF PARCEL NO. 101A-02-211+00

PROPOSED SUBDIVISION NAME: SUNNY WAY SPRING LAKE

PROPOSED RESIDENTIAL CONSTRUCTION TYPE(S): SINGLE FAMILY RESIDENTIAL

PROPOSED NON-RESIDENTIAL CONSTRUCTION TYPE(S): N/A

Project Acreage	6.65	Current Zoning	MOR	Existing Structures	Y (N)
Number of Lots	8	Proposed Zoning	MOR	Demolition Required	Y (N)
Minimum Lot Size	0.433AC	Current Land Use	VACANT	Clearing Required	(Y) N
Maximum Lot Size	0.9477AC	Proposed Land Use	RESIDENTIAL	Cut/Fill Required	(Y) N
Chickasaw Review	Y (N)	Overlay District	Y (N)	Proposed Signage	Y (N)
Flood Zone	Y (N)	Historic District	Y (N)	Other Zoning Requests	Y (N)
Suspect Soils	Y (N)	Special Use Standards	Y (N)		

CONTACT INFORMATION

OWNER CONTACT INFORMATION:

Owner Name: VIVIAN, LLC Email: VINOD1087@ICLOUD.COM

Address: 3640 Hwy 178 E City: MOOREVILLE State: MS Zip Code: 38857

Phone Number(s): 662-315-4445

APPLICANT CONTACT INFORMATION (if different from owner):

Name: VINOD KUMAR Email: SAME

Address: _____ City: _____ State: _____ Zip Code: _____

Phone Number(s): SAME

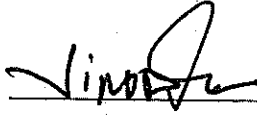
PLEASE SEE REVERSE SIDE

Required Attachments (all required attachments must be submitted BEFORE the permit can be issued)

1. Recorded deed; if owner and applicant are not the same, current lease and owner permission ☒
2. Site/Development Plan. (Signed and Sealed) ☐
3. Preliminary Plat (Signed and Sealed) ☒
4. Geo-referenced AutoCad .dwg file of survey ☐
5. Survey of lots ☐
6. Assigned Parcels and Parcel Map from the Tax Assessor's Office ☐

I hereby certify the above information is true and correct and completed in accordance with the Tupelo Development Code. I understand that if I or my representative does not attend the Planning Committee meeting, the application could be tabled or denied. I further understand that if I am not the property owner, notarized permission from the property owner is required for application to be processed.

Applicant Signature: _____



Date: 05-03-2026

City of Tupelo
 Planning Committee Meeting
 June 1, 2026, 6:00 PM

Project: Major Subdivision

Project Proposal Summary: Sunny Way Springlake subdivision, 8 lots

Planning Committee Action Required: Public Hearing to consider recommendation of approval, disapproval, or deferment of the preliminary plat (3.2.1)

Application Number:	MAJSUB26-03	Application Type: Major Subdivision
Parcel Numbers:	101A-02-211-00	Meeting Date: June 1, 2026
Applicant:	Vindo Kumar	Owner/developer
Location:	West side of South Thomas Street, south of Yates Acres subdivision	
Purpose:	Preliminary Plat Approval	
Present Zoning:	MDR	
Existing Land Use:	Vacant	
Size of Property:	6.65 acres	
Surrounding Land Use and Zoning:	Medium Density Residential on all sides	
Future Land Use:	residential	
Applicable Regulations:	12.10.15 Subdivisions, Action by Planning Committee;4.8.4, Development Standards in Medium Density Residential zoning district.	

Driving Directions: From City Hall proceed west on Main Street to Thomas Street; south on Thomas Street; subject property is on the right past Pendleton Avenue.

Special Information: The property connects to the Spring Lake street system and was bought from the owners of that development, but is not otherwise connected.

STAFF ANALYSIS

Development Code Review:

12.10.15 (3)

The preliminary plat shall be approved by the Planning Committee if it meets the following criteria:

- (a) Conforms with all the provisions and requirements of applicable adopted plans, including but not limited to the Comprehensive Plan, greenways plans, or transportation plans;
- (b) Conforms with all the provisions and requirements of this Code; and
- (c) Conforms with all the provisions and requirements of other applicable Codes not included in this Code.

Use: Proposed use is for single family residential which is a use by right in MDR.

Lots, Setbacks, and Boundary Lines:

Residential lots proposed adjacent to existing residential lots may not be smaller than 75% of the average size of the adjacent lots. The development adjoins lots in the Spring Lake development and in the Yates Acres subdivision; proposed lots meet the minimum size standard for this requirement. Because the new development is planned to be consistent with the Spring Lake development pattern, which was established prior to the current zoning of Medium Density, the lots exceed the maximum lot size for MDR. This point is addressed as a variance request on the present agenda.

Block Length: Maximum block length in the zoning district is 750 feet. The length of the block created by the subdivision is less than 500 feet.

Traffic Impact: Access drive ingress/egress is proposed by connection to Wisteria Drive on the west and a gated exit onto Thomas Street on the east. The exit to Thomas will allow traffic from the new development to avoid having to drive through Spring Lake to the main exit.

Storm Water Management/Drainage: No storm water/drainage plan submitted, will be reviewed as part of subdivision construction application.

Streets. The street rights of way meet the minimum dimensions.

Sidewalks: Sidewalks are not shown on the preliminary plat. Section 6.8.7.2 (2) allows the sidewalk requirement to be waived on a finding that there are no sidewalks existing or planned to which the new subdivision could be connected. There are no sidewalks in the vicinity to be connected to.

Utilities:. Final utility access will be reviewed as part of subdivision construction application.

Lighting Plan: No proposed lighting plan submitted, will be reviewed as part of subdivision construction application.

Buffers:. Low intensity residential use is not required to provide buffers against adjacent properties.

Tree Survey: No tree survey submitted.

Open Space: 10% required (.67 acres); two areas of green space are shown; area is not calculated but appears to be sufficient.

Allowable Variances and Administrative Adjustments: Sidewalk requirement is waived.

Summary Analysis and Recommendations: The proposed subdivision is intended to be compatible with the development pattern of the adjacent Spring Lake subdivision, which is why the lots will require a variance to match those larger lot sizes rather than having smaller lots that fit the MDR maximum size standard. The recommendation is for approval contingent on approval of the concurrent variance application.

Note: All Major Subdivision decisions are recommendations to the City Council. Tupelo City Council must approve any Major Subdivision to provide the development with a permit (3.1.1)