

City of Tupelo
Planning Committee Meeting
September 12, 2022

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

ZONING REQUEST



CASE NO: RZ22-03

LOCATION:
EAST MAIN ST
HWY 45 TO VETERANS

ZONING: MUCC & MUAC

FLOODZONE: FLOODWAY

HISTORIC DISTRICT: N/A

CHICKASAW REVIEW: N/A

SUSPECT SOILS: N/A

WARD: 5

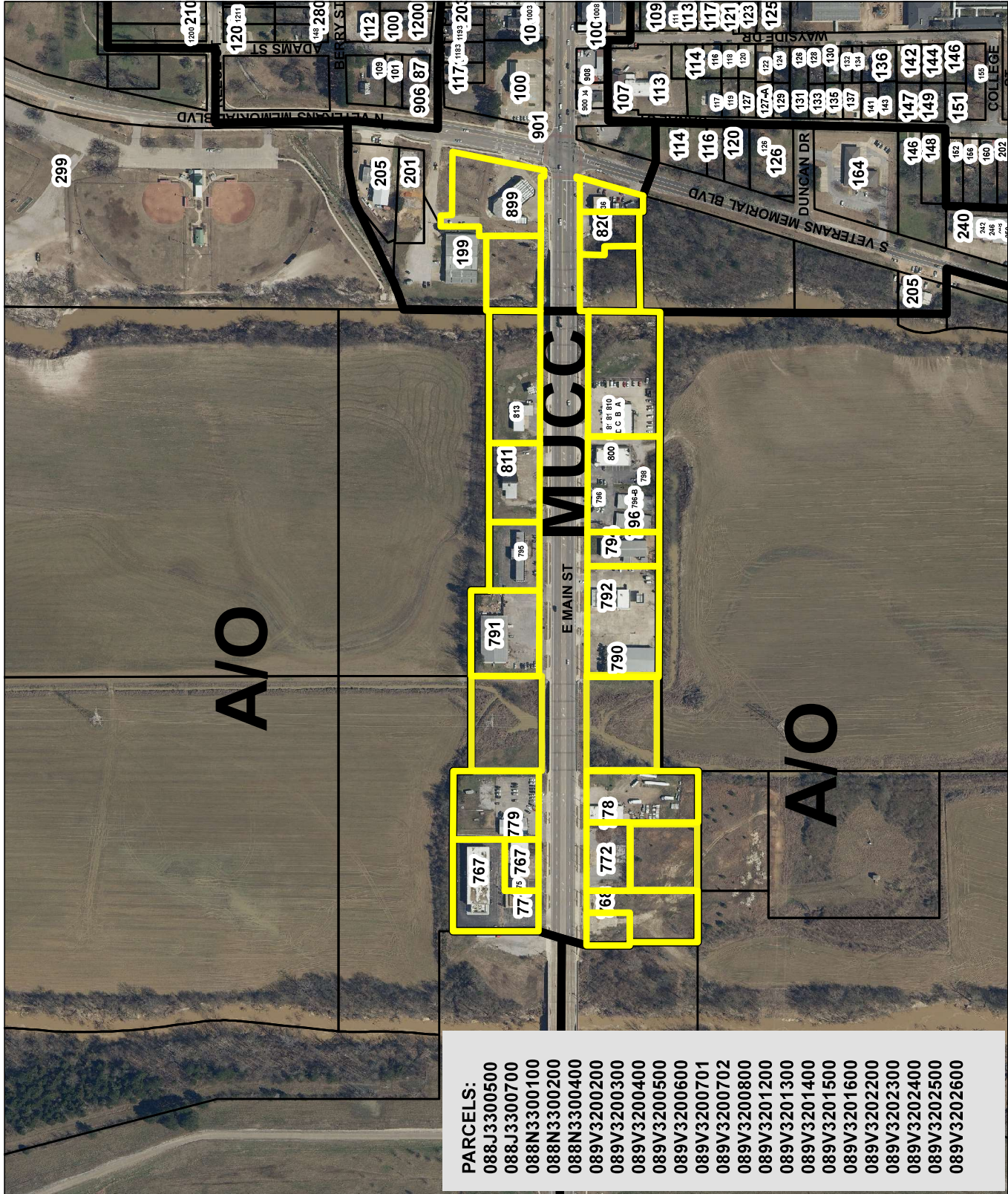
SUBJECT PROPERTY

Zoning Districts

1 inch = 417 feet

0 40 80 160 240 320 400 480 Feet

IMAGE DATE: 2019



- PARCELS:
- 088J3300500
 - 088J3300700
 - 088N3300100
 - 088N3300200
 - 088N3300400
 - 089V3200200
 - 089V3200300
 - 089V3200400
 - 089V3200500
 - 089V3200600
 - 089V3200701
 - 089V3200702
 - 089V3200800
 - 089V3201200
 - 089V3201300
 - 089V3201400
 - 089V3201500
 - 089V3201600
 - 089V3202200
 - 089V3202300
 - 089V3202400
 - 089V3202500
 - 089V3202600

The City of Tupelo Development Code and Official Zoning Map can be viewed online at <http://www.tupeloms.gov/development>
Tupelo City Hall 71 East Troy Street P O Box 1485 Tupelo Mississippi 38802 662-841-6510

A/O	AGRICULTURAL/OPEN	LDR	LOW DENSITY RESIDENTIAL	MUAC	MIXED USE ACTIVITY CENTER	MUD	MIXED USE DOWNTOWN	MUR	MIXED USE RESIDENTIAL
I	INDUSTRIAL	MDR	MEDIUM DENSITY RESIDENTIAL	MUCC	MIXED USE COMMERCIAL CORRIDOR	MUE	MIXED USE EMPLOYMENT	RC	REGIONAL COMMERCIAL

ZONING REQUEST



CASE NO: RZ22-03

LOCATION:
WEST MAIN ST
MADISON TO GLOSTER

ZONING: MUCC & MUAC

FLOODZONE: N/A

HISTORIC DISTRICT: N/A

CHICKASAW REVIEW: N/A

SUSPECT SOILS: N/A

WARD: 3

SUBJECT PROPERTY

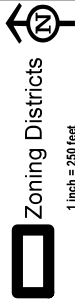
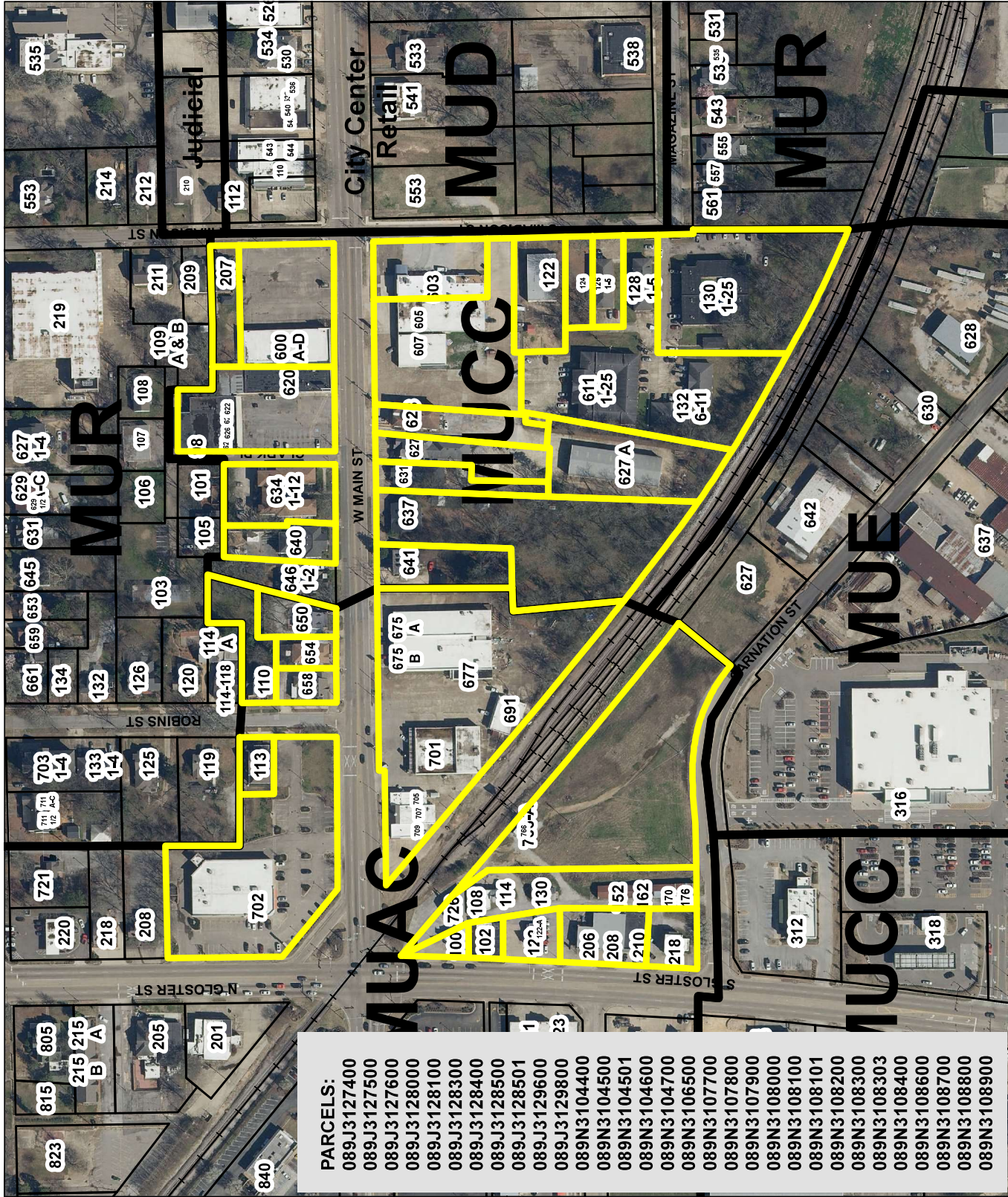


IMAGE DATE: 2019



PARCELS:

- 089J3127400
- 089J3127500
- 089J3127600
- 089J3128000
- 089J3128100
- 089J3128300
- 089J3128400
- 089J3128500
- 089J3128501
- 089J3129600
- 089J3129800
- 089N3104400
- 089N3104500
- 089N3104501
- 089N3104600
- 089N3104700
- 089N3106500
- 089N3107700
- 089N3107800
- 089N3107900
- 089N3108000
- 089N3108100
- 089N3108101
- 089N3108200
- 089N3108300
- 089N3108303
- 089N3108400
- 089N3108600
- 089N3108700
- 089N3108800
- 089N3108900

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A/O	AGRICULTURAL/OPEN	LDR	LOW DENSITY RESIDENTIAL	MUAC	MIXED USE ACTIVITY CENTER	MUD	MIXED USE DOWNTOWN	MUR	MIXED USE RESIDENTIAL
I	INDUSTRIAL	MDR	MEDIUM DENSITY RESIDENTIAL	MUCC	MIXED USE COMMERCIAL CORRIDOR	MUE	MIXED USE EMPLOYMENT	RC	REGIONAL COMMERCIAL

Northeast Mississippi Daily Journal, 1242 S. Green Street

Account: 3486	Ad ID: 1605688
Name: TIFFANY MAY	Description: #1605688 LEGAL NOTICE NOTICE OF PUBL
Company: CITY OF TUPELO	Run Dates: 08/26/22 to 08/26/22
Address: P.O BOX 1485	Class: 1401
TUPELO, MS 38802	Orig User: PMW
Telephone: (662) 841-6487	Words: 151
	Lines: 34
	Agate Lines: 34

Other Charges:	\$3.00	Net Cost:	\$21.12	Notes:
Discount:	\$0.00			
Surcharge:	\$0.00	Paid Amount:	- \$0.00	
Credits:	\$0.00			
Bill Depth:	3.347	Amount Due:	\$21.12	

#1605688

LEGAL NOTICE

**NOTICE OF PUBLIC HEARING
CITY OF TUPELO,
MISSISSIPPI**

A Public Hearing will be held by the Tupelo Planning Committee to consider comprehensive amendments to Chapter 5, Overlay Districts, of the City of Tupelo Development Code to update, supplement, clarify, and conform the chapter and Chapter 2, Definitions Rules of Construction as related to such amendments.

The Public Hearing will be held in City Council Chambers on the second floor of City Hall, 71 East Troy Street, Tupelo, Mississippi at 6:00 p.m. on Monday, September 12, 2022. All interested parties and citizens are urged to attend.

Copies of the proposed amendments will be available for inspection during regular business hours Tupelo City Hall, Department of Development Services, 71 East Troy Street (3rd Floor), Tupelo, Mississippi as of August 29, 2022.

WITNESS MY SIGNATURE, THIS
THE 10th DAY OF August 26, 2022.

/s/Todd Jordan
TODD JORDAN, MAYOR

August 26, 2022

Northeast Mississippi Daily Journal, 1242 S. Green Street

Account: 3486	Ad ID: 1606406
Name: TIFFANY MAY	Description: #1606406 LEGAL NOTICE NOTICE OF PUBL
Company: CITY OF TUPELO	Run Dates: 08/26/22 to 08/26/22
Address: P.O BOX 1485	Class: 1401
Telephone: (662) 841-6487	Orig User: PMW
	Words: 200
	Lines: 44
	Agate Lines: 43

Other Charges:	\$3.00	Net Cost:	\$27.00	Notes:
Discount:	\$0.00			
Surcharge:	\$0.00	Paid Amount:	- \$0.00	
Credits:	\$0.00			
Bill Depth:	4.292	Amount Due:	\$27.00	

#1606406

LEGAL NOTICE

NOTICE OF PUBLIC HEARING CITY OF TUPELO, MISSISSIPPI

A Public Hearing will be held by the Tupelo Planning Committee to consider a request to rezone 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 Public Hearing has been scheduled to consider this application on Monday, September 12, 2022 at 6:00 P.M. This Public Hearing will be held in the Council Chambers on the second floor of City Hall, located at 71 East Troy Street.

Copies of the rezoning application, list of impacted parcels, and supporting information are available for inspection during regular business hours at the Department of Development Services on the third floor of City Hall, 71 East Troy Street, Tupelo, Mississippi.

WITNESS MY SIGNATURE, THIS
THE 26th DAY OF August 2022.

/s/Todd Jordan
Todd Jordan, MAYOR

August 26, 2022



City of Tupelo

Department of Development Services

Tanner Newman, Director

NOTICE TO ADJACENT PROPERTY OWNERS OF PROPOSED MUD SUB-DISTRICT MAP CHANGE

Case No.: RZ22-03

Location: Select parcels within the Mixed Use Downtown (MUD) Zoning District

Proposed By: Department of Development Services; Downtown Main Street Association, Convention and Visitors Bureau, Tupelo Redevelopment Agency

Meeting Date: September 12, 2022 at 6:00 p.m.

A Public Hearing has been scheduled by the Tupelo Planning Committee to consider this proposed Sub-district map change within the existing Mixed Use Downtown (MUD) Zoning District on **September 12, 2022 at 6:00 P.M.** This Public Hearing will be held in the City of Tupelo Council Chambers on the second floor of City Hall, located at 71 East Troy Street. (The elevators are located on the south end of City Hall).

The Department of Development Services; Downtown Main Street Association, Tupelo Convention and Visitors Bureau, and Tupelo Redevelopment Agency propose subdistrict map changes for select parcels located within the existing Mixed Use Downtown Zoning District. No parcels will be removed from the existing zoning district. Proposed changes impact Sub-district designates utilized by the City of Tupelo Department of Development Services and Mixed Use Downtown Overlay Design Review Committee regarding allowed uses and development standards within each sub-district. Existing uses on effected parcels will not be impacted by this zoning map change. This Sub-district map change is part of a comprehensive development plan to strategically develop infill (undeveloped) parcels, proposed uses, and development standards within the MUD Zoning District corresponding with the 2020 "Main Street Refresh" Initiative developed by the Downtown Main Street Association in partnership with the Mississippi Main Street Association.

A copy of the proposed sub-district map change, Main Street Refresh initiative, and proposed City of Tupelo Development Code amendments (TA22-03) that will codify the proposed development plan are available for inspection at the Department of Development Services, located on the 3rd floor of City Hall, 71 East Troy Street, Tupelo, MS. A map on the reverse side of this notice contains further details with the property being considered for rezoning outlined in yellow.

As an owner of property located within 500 feet of the property to be affected by this application, you are invited to attend the scheduled public hearing for further information and to provide feedback to the Planning Committee as part of their review of the proposed zoning map change. If you have any questions or need further information, please contact Jenny Savely at jenny.savely@tupeloms.gov.

Sincerely,

Jenny Savely
City Planner

MAYOR
Todd Jordan

CITY COUNCIL
Chad Mims
Ward One

Lynn Bryan
Ward Two

Travis Beard
Ward Three

Nettie Davis
Ward Four

Buddy Palmer
Ward Five

Janet Gaston
Ward Six

Rosie Jones
Ward Seven



City of Tupelo

Department of Development Services

Tanner Newman, Director

NOTICE TO ADJACENT PROPERTY OWNERS OF PROPOSED REZONING

Case No.: RZ22-03

Location: **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 (see attached map)**

Proposed By: **Department of Development Services; Downtown Main Street Association, Convention and Visitors Bureau, Tupelo Redevelopment Agency**

Meeting Date: **September 12, 2022 at 6:00 p.m.**

A Public Hearing has been scheduled by the Tupelo Planning Committee to consider this proposed rezoning on **September 12, 2022 at 6:00 P.M.** This Public Hearing will be held in the City of Tupelo Council Chambers on the second floor of City Hall, located at 71 East Troy Street. (The elevators are located on the south end of City Hall).

The Department of Development Services; Downtown Main Street Association, Tupelo Convention and Visitors Bureau, and Tupelo Redevelopment Agency propose a rezoning of parcels along the Main Street Corridor from their current zoning districts, Mixed Use Activity Center (MUAC) and Mixed Use Commercial Corridor (MUCC), respectively, into the Mixed Use Downtown (MUD) Zoning District with inclusion into the Gateway East Subdistrict.. This rezoning is part of a comprehensive development plan to strategically develop infill (undeveloped) parcels and revitalize properties along the Main Street Corridor. These parcels provide a gateway into the City's central arts and entertainment district and, as part of inclusion into the MUD, will benefit from strategic development and incentives provided by the Mixed Use Downtown Overlay District. Existing uses on effected parcels will not be impacted by this zoning map change.

A copy of the proposed zoning map change and proposed City of Tupelo Development Code amendments (TA22-03) that will codify the proposed development plan are available for inspection at the Department of Development Services, located on the 3rd floor of City Hall, 71 East Troy Street, Tupelo, MS. A map on the reverse side of this notice contains further details with the property being considered for rezoning outlined in yellow.

As an owner of property located within 500 feet of the property to be affected by this application, you are invited to attend the scheduled public hearing for further information and to provide feedback to the Planning Committee as part of their review of the proposed zoning map change. If you have any questions or need further information, please contact Jenny Savely at jenny.savely@tupeloms.gov.

Sincerely,

Jenny Savely
City Planner

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City of Tupelo

Department of Development Services

Tanner Newman, Director

NOTICE TO ADJACENT PROPERTY OWNERS OF PROPOSED REZONING

Case No.: RZ22-03

Location: **Parcels along Main Street within the existing Mixed Use Commercial Corridor (MUCC) and Mixed Use Activity Center (MUAC) Zoning Districts 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 (see attached map)**

Proposed By: **Department of Development Services; Downtown Main Street Association, Convention and Visitors Bureau, Tupelo Redevelopment Agency**

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Rosie Jones
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[illegible]

MU