

City of Tupelo  
Planning Committee Meeting  
August 4, 2025, 6:00 PM

**Project:** Richardson Subdivision

**Project Proposal Summary:**

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

<b>Application Number:</b>	MAJSUB 2502	<b>Application Type:</b> Major Subdivision
<b>Parcel Numbers:</b>	106C-13-011-00	Meeting Date: August 4, 2025
<b>Applicant:</b>	Jereme Richardson	Developer
<b>Location:</b>	Between William Street and Parish Drive	
<b>Purpose:</b>	Preliminary Plat Approval	
<b>Present Zoning:</b>	Medium Density Residential	
<b>Existing Land Use:</b>	Vacant	
<b>Size of Property:</b>	10.2 acres	
<b>Surrounding Land Use and Zoning:</b>	Medium Density Residential on all sides	
<b>Future Land Use:</b>	Medium Density Residential	
<b>Applicable Regulations:</b>	12.10.15 Subdivisions, Action by Planning Committee 4.8.4, Development Standards in Medium Density Residential zoning districts	

**Driving Directions:** From City Hall proceed west on Main Street to Gloster; South on Gloster Street to South Green Street intersection; west and south on South Green Street to William Street; west on William Street two blocks; subject property is on the south side of William Street.

**Special Information:** There is a short connecting street between William and Parish which is not a public street. The property line forming the east boundary of the property to be subdivided runs down the middle of the street, so the owner of the subject property does not control the street area and cannot request that the city accept the street for public maintenance.

## **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:** The applicant is requesting to subdivide the land into lots for single family detached housing which is use by right.

**Lots, Setbacks, and Boundary Lines:** MDR required lot size (.33 acre minimum, 2 acre maximum) met on all proposed lots. Lot 8 on the southeast corner may be more difficult to fit a house on as it will require two front setbacks.

**Block Length:** The property is defined by existing streets on three sides; it does not create a new block.

**Traffic Impact:** 8 residential lots will not create a traffic impact that would require an impact analysis.

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

**Streets.** No street construction is required as the property already has frontage on existing city streets.

**Sidewalks:** Not shown on plat.

**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, however it does not appear that there are any protected trees on the property.

**Open Space:** 10% required; none provided.

**Allowable Variances and Administrative Adjustments:** Section 6.8.7.2 allows the sidewalk requirement to be waived in locations where there are no sidewalks to connect to and none are likely to be provided in near future; if waived, a payment in lieu of \$25.00 per linear foot of street frontage may be required at the city's option. The proposed development would have 910 feet of frontage which works out to payment in lieu of \$22,750.

The Committee may consider waiving the open space requirement by administrative adjustment based on the small size of the development and the lack of a logical place to set aside as open space. Eight households may not be able to assume maintenance of a private common space and the city would not want to accept it as a public park.

**Summary Analysis and Recommendations:** The proposed subdivision would fill in an undeveloped section of an existing neighborhood. Some infrastructure upgrades would be necessary, which will be determined once construction plans are submitted. The payment in lieu of sidewalk construction is substantial for an 8 lot development, which may help justify a waiver on the open space. Recommendation is to approve.

**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)