

City of Tupelo  
 Planning Committee Meeting  
 February 5, 2024, 6:00 PM

**Project:** Mount Vernon Place Subdivision

**Project Proposal Summary:** Chip Waterer proposes a 26 lot subdivision east of Mt. Vernon Road at the intersection of McCullough Boulevard for single family housing. Lots intended to be sold as vacant.

**Planning Committee Action Required:** Public Hearing to consider recommendation of approval, disapproval, or deferment of the preliminary plat (3.2.1). Public hearing to consider single family/detached housing as use by compatibility in MUCC-1 for approval, denial, or approval with conditions.

**Staff Recommendation:** Approval of preliminary plat and compatible use

<b>Application Number:</b>	MAJSUB24-01	<b>Application Type:</b> Major Subdivision, Compatible Use
<b>Parcel Numbers:</b>	076Q-24-024-01	Meeting Date: February 5, 2024
<b>Applicant:</b>	Chip Waterer	Developer
<b>Location:</b>	North of McCullough Blvd, East of Mt Vernon	
<b>Purpose:</b>	Preliminary Plat, Compatible Use Approval	
<b>Present Zoning:</b>	Mixed Use Commercial Corridor (MUCC)	
<b>Existing Land Use:</b>	Vacant	
<b>Size of Property:</b>	20.14 Acres	
<b>Surrounding Land Use and Zoning:</b>	North – Residential developed LDR, South, West – Commercial developed MUCC, East, Natchez Trace Parkway	
<b>Future Land Use:</b>	Mixed Use – Commercial/LDR development	
<b>Applicable Regulations:</b>	12.10.15 Subdivisions, Action by Planning Committee 12.12 Compatible Use Permits,	

**Driving Directions:** From City Hall proceed East on East Main Street to Hwy 45 Northbound. Take the exit left toward McCullough Boulevard. Continue to the intersection of McCullough and Mount Vernon Road. Property entrance is east of Mt. Vernon north of the funeral home.

**Special Information:** Proposed development is located at the boundary of Low Density Residential zoning and shares a boundary with Mixed Use Commercial Corridor. Parcel frontage along McCullough is less than 150 feet and shares a boundary with the Natchez Trace Parkway, with the majority of acreage lying between developed commercial and developed residential.

Restrictive covenants will be developed for this project. The City does not require presentation of completed covenants at time of preliminary plat approval.

**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.

12.12.2. Application Process

*(7) Criteria for Approval of Compatible and Flexible Use Permits.* Applications for compatible or flexible use permits shall be approved only if the approving authority finds that the use as proposed or the use as proposed with conditions:

- (a) Is in harmony with the area and is not substantially injurious to the value of properties in the general vicinity;
- (b) Conforms with all special requirements applicable to the use; and
- (c) Will not adversely affect the health or safety of the public.

**Use:** Single family residential use by compatibility in MUCC

**Lots, Setbacks, and Boundary Lines:** Compatible use approval requires development to meet MUCC-1 pedestrian standards.

Lots range from .27 acres (Lot 17) to .83 acres (Lot 20). Minimum allowed lot size is 5,000 sq ft, approximately .11 acres, no maximum.

Lot frontage ranges from 244.64 ft (Lot 22) to 50.18 ft (Lot 14). Minimum width is 50 ft, no maximum.

Setbacks: Front: 30 ft; Side: 10 ft minimum, Rear: 10 ft minimum

**Block Length:** Lots are contiguous, no distinctive blocks.

**Traffic Impact:** Access drive ingress/egress onto Mt. Vernon Road. Traffic Impact Analysis required only where 130+ vehicle trips at peak hour are anticipated. 26 lots at 2 cars per dwelling = approximately 52 vehicles in subdivision. Negative impact not anticipated.

**Storm Water Management/Drainage:** Flood zone A area defined through center portion of parcel running north to south along existing drainage infrastructure. Multiple ditch developments proposed throughout property. Detailed grading and drainage plans provided and approved by Engineering, Building, and Public Works

**Streets:** Streets are intended to be dedicated to the City. Single ingress/egress allowed, Fire Department working with developer/engineer to ensure turn radius on loop terminus, no significant impact to lots anticipated.

**Sidewalks:** Sidewalks internal to the development are sufficient to meet requirement.

**Utilities:** Access is sufficient.

**Lighting Plan:** Lighting will be planned and provided by Tupelo Water and Light

**Buffers:** Buffer areas to be reviewed as part of subdivision construction application. Existing wooded area north of existing funeral home south of development will serve as buffer between residential and commercial. Future commercial development on western lot facing Mount Vernon will be separated from development by open space.

**Tree Survey:** Tree survey presented. Mitigation plan will be reviewed as part of subdivision construction.

**ROW/Easements:** Development does not encroach on ROW. A permanent utility easement is required to provide access to the drainage easement running north and south between lots 4/5 and 23/24 and along the western boundary of Lot 22. An entry easement at the south side of the entry drive will provide access to future commercial development on the western parcel.

**Open Space:** Southern undesignated lot will be used as open space with a natural surface walking trail along the existing creek. Parcel north of immediate entrance off of Mount Vernon and a portion of the parcel south of the entry will be designated open space. Southern entry portion yet to be determined due to tentative commercial development plans. Dimensions and acreage of open space will be reviewed for 10% open space required, 30% useable open space as part of construction.

**Cluster Mailbox:** Cluster mailbox located south of entry road with parallel parking stall at the sidewalk terminus.

**Life Safety Street Signage:** Traffic control at western ingress/egress onto Mt. Vernon required, included on plat.

**Allowable Variances and Administrative Adjustments:**

No variances or administrative adjustments identified.

**Summary Analysis and Recommendations:**

Subdivision will provide a variety of home sizes as determined by lot size diversity. Available acreage for housing development is in a high demand area. Compatible use made harmonious by adjacent residential development, low impact commercial development, and Natchez Trace Parkway to provide high quality of life. Development is walkable and provides access to commercial amenities and transportation routes.

**Final Recommendation:** Approval of compatible use and recommendation to City Council to approve preliminary plat.

**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)