

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN
THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Tree Advisory Board
FROM: Daniel Havelin (662-323-2525 ext. 136)
SUBJECT: LW 15-01 The Gin, Landscape Waiver, Zoned T-5, Ward 4 , Applicant: Christian Preus
Landscape Architecture, PLLC, Owner: Starkville Condominiums, LLC
DATE: February 4, 2015

AREA/BACKGROUND:

Starkville Condominiums LLC is proposing to build a condominium building on the site located on the north side of Russell Street between Colonel Muldrow and Maxwell Street. This site is approximately +/- 1.78 acre and is zoned T-5. Due to the limited amount of space of this infill project, the applicant is seeking relief on some of the landscape requirements.

Please see Attachment 1-7.

LANDSCAPE WAIVER REQUEST:

Starkville Condominiums LLC is seeking a Landscape Waiver from requirements in Section 6 of the current landscape ordinance

Section 6. Requirements for vehicular uses areas

A. Interior of Parking Areas. Landscape requirement are shown on Table 6-1.

***Table 6-1. Minimum Interior Landscaping for Offstreet
Parking***

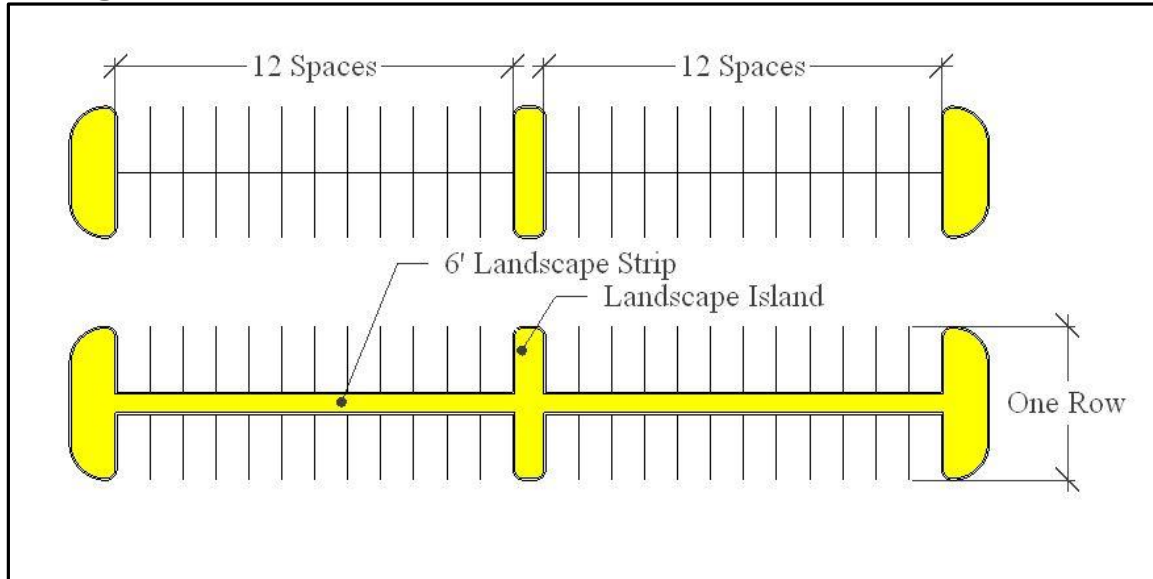
<i>Parking Area</i>	<i>Minimum Landscape area</i>
<i>Less than 50,000 square feet</i>	<i>5% of total parking area</i>
<i>More than 50,000 square feet</i>	<i>10% of total parking area</i>

Does not include required perimeter landscape area

- 1. Parking lots shall be designed so no more than 12 parking stalls shall be in an uninterrupted row. Rows shall be separated with a landscaped area with the minimum dimension of a single parking stall (refer to Appendix A Zoning, Article VIII Off Street Parking for dimensions).*
- 2. The end of each aisle and corner area shall be landscaped. End of aisle shall have minimum dimension of a single parking stall.*
- 3. Total number of required canopy trees shall be 1 tree for each 200 square feet or a fraction thereof, of required landscape area.*

4. Where two rows of parking spaces are adjacent (head to head) to one another, a landscaped strip with a minimum width of 6 feet shall be planted along the common boundary to separate the parking stalls. For lots with more than 2 rows of parking and more than 100 parking spaces, every other row shall have landscaped strip. See figure 6-1

Figure 6-1



B. *Perimeter of Parking Areas.* Landscape area dimensional requirements for the perimeter of the parking area are shown on Table 6-2.

1. A shrub screen with a height shown in table 5-3 shall be continuous along perimeter of parking areas adjacent to property lines. For perimeter adjacent to roadway landscape strips, the landscape strip shall have the required landscape screening. See Section 5 B.
2. Perimeter calculations shall not include accessways or cross easements to adjacent properties or roadways.

Table 6-2. Minimum Perimeter Landscaping for Offstreet Parking

Parcel Size	Perimeter Landscaping Width	One Canopy Tree Per
Less than 50,000 square feet	5 feet	175 square feet
More than 50,000 square feet	10 feet	350 square feet

Applicant Statement

Waiver Request #1

We request a variance for the Vehicular Use Area requirements stated in Section 6 of the Landscape Ordinance.

Code Reference

Ordinance Code 2013-04, Section 6 – Requirements for Vehicular Use Areas

Request

- According to Part A of Section 6, all rows of parking of no more than 12 stalls must be separated by a landscaped area with a dimension of no less than that of a parking stall. With limited space to achieve the required amount of parking

Waiver Request #2

We request a variance for the Vehicular Use Area requirements stated in Section 6 of the Landscape Ordinance.

Code Reference

Ordinance Code 2013-04, Section 6 – Requirements for Vehicular Use Areas

Request

- Part A of Section 6 states that a landscape strip of no less than 6 feet wide must divide head-to-head rows of parking spaces. Due to limited space for parking there is only room for 3 feet including the 6-inch wide curb on either side. Relief is requested to allow a smaller strip between head-to-head parking.

Waiver Request #3

We request a variance for the Vehicular Use Area requirements stated in Section 6 of the Landscape Ordinance.

Code Reference

Ordinance Code 2013-04, Section 6 – Requirements for Vehicular Use Areas

Request

- Table 6-2 shows that a 5' landscape strip shall border the edge of a parking surface that is less than 50,000 square feet. The strip must also contain one canopy tree per 175 square feet. As illustrated in the attached plan, there are multiple areas along the parking lot that cannot accommodate this requirement due to an irregular property line.

REQUEST FOR LANDSCAPE WAIVER
City of Starkville Planning & Zoning Commission
City Hall, 101 E. Lampkin Street
Starkville, Mississippi 39759-2944
Phone: (662) 323-8012 Fax: (662) 323-4143
e-mail: buildingdept@cityofstarkville.org



APPLICANT / AGENT INFORMATION

Name: Christian Preus Landscape Architecture, PLLC Phone: 855-539-5086
Address: 1011 Desoto Street, Ocean Springs, MS 39564
E-mail address: christian@christianpreus.com

PROPERTY OWNER INFORMATION

Name: Starkville Condominiums, LLC Phone: (662)-513-4194 x 23
Address: 2088 Old Taylor Rd., Oxford, MS 38655
E-mail address: dblackburn@rjaa.com

If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: Property between Col. Muldrow and Maxwell Street on North side of Russell Street.
Tax Map/Parcel ID Number: 101D-00-155:156:157:158:159:160:165:166 Zoning: T-5
Legal Description: SEE ATTACHED
(Attach separate sheet if necessary)
Waiver From: SEE ATTACHED

Submittal deadline is approximately 30 days prior to proposed public hearing date; please refer to P&Z schedule.

☐ Application Fee ☐ Drawings ☐ Notarized Owner Authorization

Submitted by: Christian H. Preus, PLA Date: 01.29.15

LEGAL DESCRIPTION

Commencing at a found $\frac{3}{4}$ " rebar being urban renewal corner monument 6 as shown on the official University Urban Renewal Area Plat, Plat Book 2, pages 39-45, as recorded in the office of the Chancery Clerk of Oktibbeha County, Mississippi; said found $\frac{3}{4}$ " rebar is also the POINT OF BEGINNING of this description.

Thence South 85 degrees 16 minutes 27 seconds East a distance of 26.23 feet to a found 1" disk set in concrete stamped "URA 5"; thence North 14 degrees 49 minutes 30 seconds East a distance of 20.79 feet to a found $\frac{1}{2}$ " rebar; thence South 81 degrees 43 minutes 53 seconds East a distance of 138.10 feet to a found $\frac{1}{2}$ " rebar; thence North 05 degrees 07 minutes 56 seconds East a distance of 29.15 feet to a found $\frac{1}{2}$ " rebar; thence South 86 degrees 29 minutes 01 second East a distance of 125.87 feet to a found 1" pipe on the West right-of-way of Colonel Muldrow Avenue; thence along said right-of-way South 00 degrees 06 minutes 16 seconds East a distance of 232.40 feet to a found $\frac{1}{2}$ " rebar on the North right-of-way of Russell Street; thence along said right-of-way North 78 degrees 48 minutes 17 seconds West a distance of 434.40 feet to a found $\frac{1}{2}$ " rebar on the East right-of-way of Maxwell Street; thence along said right-of-way North 09 degrees 00 minutes 00 seconds East a distance of 107.99 feet to a found $\frac{1}{4}$ " drill hole in concrete; thence South 82 degrees 10 minutes 17 seconds East a distance of 22.21 feet to a found $\frac{1}{2}$ " rebar; thence North 10 degrees 48 minutes 07 seconds East a distance of 16.48 feet to a found $\frac{1}{2}$ " rebar; thence South 81 degrees 03 minutes 10 seconds East a distance of 74.26 feet to a found $\frac{1}{2}$ " rebar; thence North 08 degrees 07 minutes 54 seconds East a distance of 65.72 feet to a found $\frac{1}{2}$ " rebar; thence South 79 degrees 22 minutes 19 seconds East a distance of 9.92 feet to a found 1" pipe; thence South 06 degrees 42 minutes 53 seconds West a distance of 43.13 feet to the POINT OF BEGINNING, containing 1.71 acres, more or less.

Plus or minus a strip of land across the Western end to the right-of-way for Maxwell Street.

Plus or minus a strip of land across the Southern end to the right-of-way for Russell Street.

Plus or minus strip of land across the Eastern end to the right-of-way for Muldrow Avenue.

Being all or part of Lots 1, 2, 2A, 3, 3A, 4, 5, 6, 7, 7A, 8 and 9 in Block 1 of the University Urban Renewal Area Plat, as recorded in the office of the Chancery Clerk of Oktibbeha County in Plat Book 2 at pages 39-45.

SUBJECT TO:

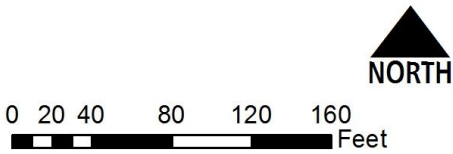
A 10 foot utility easement as shown on the Official University Urban Renewal Area Plat, as recorded in the office of the Chancery Clerk of Oktibbeha County in Plat Book 2 at pages 39-45.

Attachment 1
LW 15-01 Aerial



Legend

 Property



Attachment 2
Birdseye View of Property





View looking west at adjacent property



View looking south at adjacent property



View looking east at adjacent property



View looking north across the site at the adjacent property to the north

Attachment 7

