

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

AGENDA

SUBJECT: Special Call- Starkville Tree Advisory Board
DATE/TIME/PLACE: OCTOBER 28, 2015, 11:00 AM, CITY HALL CONFERENCE ROOM

Waiver Request:

LW 15-08 HPM Development LLC, Landscape Waiver, Southeast corner of Hwy 12 and Garrard Road, Zoned C-2, Ward 5, Seeking relief from Section 6A and 6B, Applicant: Wes Jones, Owner HPM Development

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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 15-08 HPM Development LLC, Landscape Waiver, Southeast corner of Hwy 12 and Garrard Road, Zoned C-2, Ward 5, Seeking relief from Section 6A and 6B, Applicant: Wes Jones, Owner HPM Development
DATE: October 28, 2015

AREA/BACKGROUND:

HPM Development is in the process of designing a car dealership at the southwest corner of Garrard road and Hwy 12. The applicant is seeking relief from the perimeter parking requirements for the north, south and west side of the property. They are also seeking relief from the interior parking requirements. HPM Development is currently in the process of subdividing the existing parcel into 4 parcels. They received a Preliminary Plat approval from the Board of Aldermen on October 20th of 2015. See attachments 1-3.

LANDSCAPE WAIVER REQUEST:

Request #1: Section 6.B. Perimeter Parking Areas- North, South and West side

Request #2: Section 6.A. Interior Parking Areas- Canopy Tree Requirement

APPLICANT STATEMENT:

Landscape Ordinance #6-B Requirements for Vehicular Use Areas- Perimeter of Parking Areas

We request a waiver of the required number of canopy trees noted in Section 6-B of the LO on three separate locations on the site.

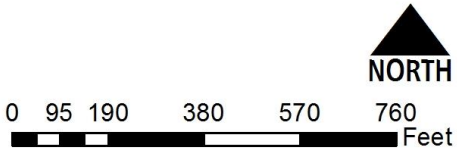
1. North side of development - We request a waiver of the 1 0' landscape strip that is adjacent to the sidewalk on the north side of the development. Starkville's sidewalk ordinance requires the sidewalk in this location and this reduces the landscape strip down to a 1' strip.
2. West side of development - We request a waiver of the canopy trees located on the west side of the development. The LO states that a canopy tree must be planted in a space that is a minimum of 9' X 18'. This space is 6' X 18' because of the sidewalk that is required by Starkville's sidewalk ordinance.
3. South side of development- We request a reduction in the number of canopy trees required on the south side of the development. The development will rely on visual

openness to be successful and the required number of canopy trees on this side will heavily reduce the visual accessibility thus reducing in lower sales.

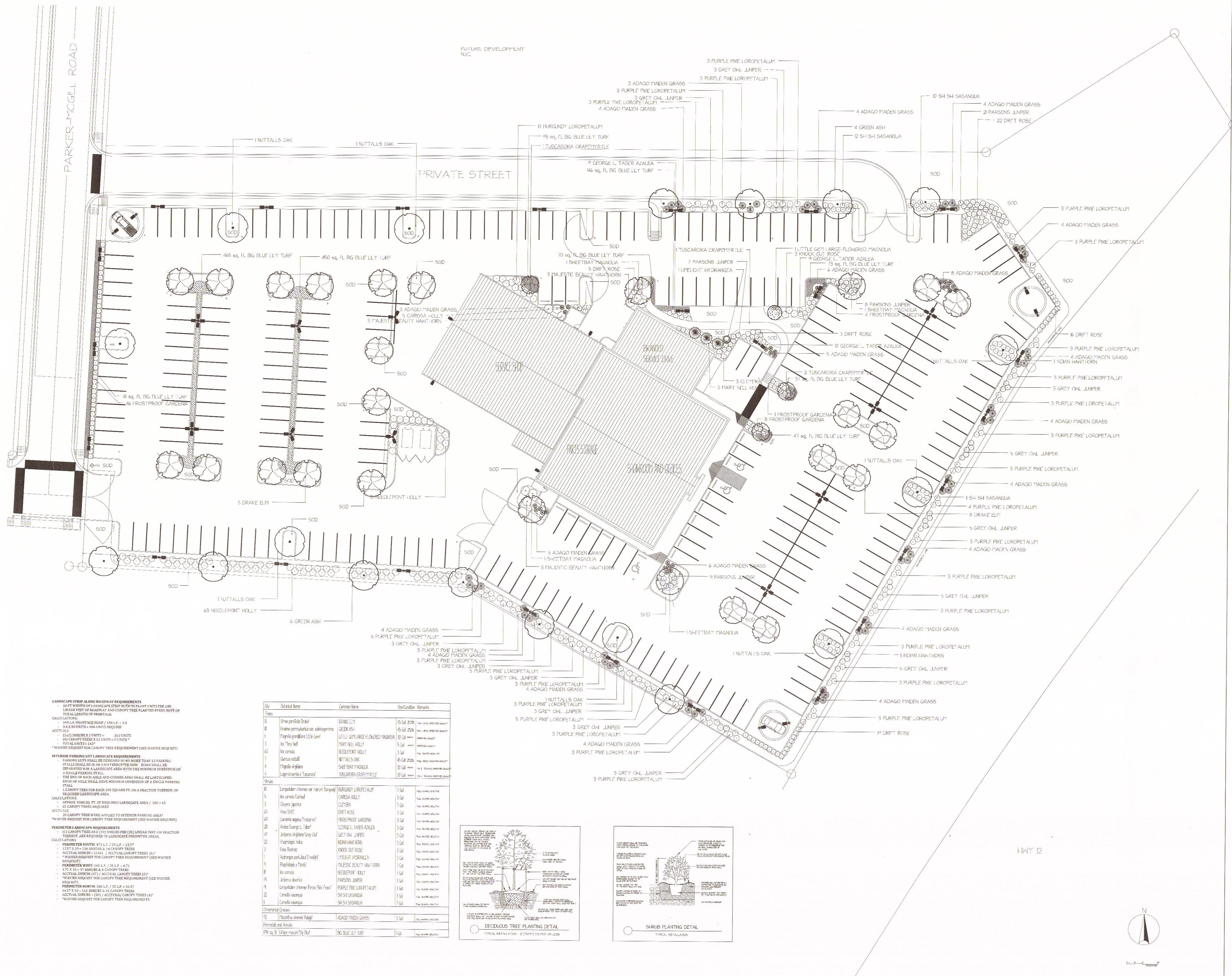
Landscape Ordinance #6-A - Requirements for Vehicular Use Areas - Interior of Parking Areas

We request a waiver of the required number of canopy trees noted in Section 6-A of the LO. The proposed development's use delegates that a majority of the property be for parking. This large amount of parking spaces would require an unusually large amount of canopy trees. These trees would hinder day to day operations as well as block visual access to the product that will be sold from the development thus resulting in lower sales and financial hardship on the owner.

Attachment 1
LW 15-08 Aerial

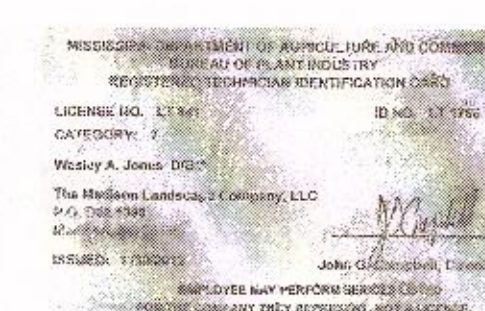


These drawings are for communication of design intent only. These are progress drawings and subject to change. These drawings are not suited or intended for construction or fabrication.



NOTES

A Landscape Plan for
STARKVILLE
CHRYSLER - DODGE - JEEP - RAM
Starkville, MS

[illegible]LANDSCAPE
PLANTING PLAN

SCALE	$1" = 20'-0"$
DRAWN BY	WJ
CHECKED BY	WJ
DATE	08-18-2015
DATE OF PRINT	

PROJECT NO.

SHEET NO.

1 OF 1

