



OFFICIAL AGENDA

PLANNING & ZONING COMMISSION

CITY OF STARKVILLE, MISSISSIPPI

MEETING OF TUESDAY, March 11, 2014

CITY HALL - COURT ROOM,

101 E. LAMPKIN STREET, 5:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CONSIDERATION FOR APPROVAL OF THE JANUARY 14, 2014 MINUTES
- VI. CITIZEN COMMENTS
- VII. OLD BUSINESS
- VIII. NEW BUSINESS
 - A. RZ 13-08: Rezoning request by the Catholic Diocese of Jackson to Rezone properties located at or near 102 North Nash Street or Lots 16, 17, and 18 of Block 28 from R-1 Single Family to B-1 Buffer District.
 - B. RZ 14-02: Rezoning request by the Cottages at Starkville Station, LLC to Rezone 4.03 acres at the end of R.V. Way from R-5 Multi-Family High Density to R-4A Single Family High Density.
 - C. PP 14-01: Request for Preliminary Plat approval of a 22-lot, 4.03 acre single family subdivision.
- IX. PLANNER REPORT
- X. ADJOURN

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator, Mr. Joyner Williams, at (662) 323-2525, ext. 121 at least forty-eight (48) hours in advance for any services requested.

UNAPPROVED

MINUTES OF THE PLANNING & ZONING COMMISSION MEETING OF JANUARY 14, 2014 THE CITY OF STARKVILLE, MISSISSIPPI

The Planning & Zoning Commission of the City of Starkville, Mississippi, held its regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. The meeting was called to order by Commission Chair Jerry Emison. Present were Commissioners Michael Brooks, Jerry Emison, Dora Herring, James Hicks, Ira Loveless, John Moore, and Jeremy Murdock. Attending the Commissioners were City Attorney Chris Latimer, City Planner Buddy Sanders, CAO Taylor Adams, and Recording Secretary Bill Green.

A CONSIDERATION OF THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated January 14, 2014. Upon the motion of Commissioner Hicks, which was seconded by Commissioner Moore, the Commission voted unanimously to approve the written agenda as presented.

CITIZEN COMMENTS

Chair Emison asked if any member of the public cared to address the Commission, reminding them of the Public Hearing on the Agenda and that comments regarding proposed items would be called for at the appropriate time. No citizen comments were received.

NEW BUSINESS

**RZ 13-14: Request by Garden Properties, LLC,
to rezone 4.97 acres, parcel 102H-00-060.00,
from R-1 Single Family to R-3A Single Family Medium Density; Ward 4.**

Chair Emison asked the City Planner to introduce item RZ 13-14, a Public Hearing noticed by the City of Starkville to rezone 4.97 acres, parcel 102H-00-060.00, from R-1 Single Family to R-3A Single Family Medium Density; Ward 4.

City Planner Buddy Sanders stated that the Applicant is requesting to rezone 4.97 acres from R-1 Single Family to R-3A Single Family Medium Density to allow for garden homes to be constructed. Under the City of Starkville's Code of Ordinances Permitted and Conditional Use Chart in Appendix A, Article VIII, Section M, a single-family detached dwelling is listed as a permitted use in an R-3A zoning district. The minimum lot area allowed in an R-3A zone is 5,000

square feet, which would allow for construction of garden homes. The subject area is currently an open field; to the north and east, properties are zoned R-1 Single Family and are single family/residential in use. Properties to the south and west are zoned R-1 Single Family but are civic in use, with Starkville High School's athletic facilities allowed as a Conditional Use, and to the north of Yellow Jacket Drive are C-2 zoning districts, a storage unit business in a B-1 Buffer District, and multi-family housing in an R-3 Multi-Family Zone.

In order for a zoning change in Mississippi to occur, one of two criteria has to apply: Manifest Error in the Zoning Map or Change in Condition. No mapping errors exist in the proposed zone, and Mr. Sanders presented a historical series of zoning maps to illustrate zoning changes in the vicinity of the subject property.

The subject property, along with adjacent properties to the east, south, and west, is classified as R-1 in the 1982-91, 2000, 2012, and 2013 zoning maps. The zoning changes to the north and along Yellow Jacket Drive are illustrated on the following maps:

1982-91 Zoning Map: R-3
2000 Zoning Map: R-3
2012 Zoning Map: R-3, B-1 & C-2
2013 Zoning Map: R-3, B-1 & C-2

Electrical, water, and sewer lines are available in the area. Access for the property is off Yellow Jacket Drive, which is classified as a collector street. Staff is unaware of any environmental issues at the site. There would be an increase in property tax revenue due to the increase in property value over the current use due to the creation of multiple single family homes. Temporary jobs would be created from construction of a proposed development. Any development proposal for the subject property would be required to conform to the City's land development regulations and would require review by the City's Development Review Committee prior to the commencement of any construction activities. The proposed Rezoning would allow additional housing options for Starkville and would be an infill development, which is supported by the Starkville Comprehensive Plan. The Applicant has submitted a market analysis illustrating the need for a new garden home community in Starkville.

Community Development has received e-mails and calls concerning the proposed Rezoning to R-3A, with most of the communications being against the proposed Rezoning. The Pleasant Acres neighborhood is concerned that an adjacent garden home development would negatively affect their area, which is a traditional neighborhood in an R-1 zoning district. Community Development has received four e-mails against the proposed zoning change. Staff has received one e-mail in favor of the zoning change to R-3A. Mr. Clinton Graves of 812 Pine Circle and Ms. Betty Templeton of 800 Lindley Avenue called Community Development and stated that they were against the Rezoning request by Garden Properties, LLC.

Staff recommends, based on the above findings, approval of the requested zoning change from R-1 Single Family to R-3A Single Family Medium Density of 4.97 acres with the following conditions:

- 1) A Type B buffer yard (20 feet wide, 80 planting units per 100 feet) will be required, with the exception of the entrance area from Yellow Jacket Drive to the south property line of 102H-00-043.00.
- 2) All restrictive covenants in Deed Book 2008, page 6800, will be required.

Chair Emison asked for clarification on whether the restrictive covenants in the Staff's conditions of approval would be made an enforceable responsibility of the City. Mr. Latimer stated that he would further research and verify in the interim (between the meetings of the Planning & Zoning Commission and the Board of Aldermen), whether the privity of covenants solely belonged to the landowners and successors of the landowners who made the agreement.

Mr. Latimer requested a precise record showing the parcels that changed from R-3 to C-2 and R-1 to B-1 so that the Commission could make an informed decision regarding evidence of change in the neighborhood. Mr. Sanders provided maps that illustrated that the only evidence of change happened in two properties that changed from R-3 to C-2 in 2007 and from R-1 to B-1 somewhere between 2000 and 2007 (due to a filing issue, Staff is unable to provide the exact date at this time).

Commissioner Herring noted that since the 20-foot setback could count as the required 20-foot buffer, there would essentially be no buffer because the back yard would be the 20-foot buffer and that the only real requirement is the planting of trees in the back yard.

Commissioner Loveless noted that in an e-mail from one of the neighbors in Pleasant Acres, an existing sewer drainage problem was mentioned, and he asked if the proposed development would tie in to the problematic one in Pleasant Acres. Mr. Sanders redirected the response to be answered by proper Staff.

Mr. Murdock inquired about the number of maximum units per acre for an R-3A and was given the response by Mr. Sanders of eight units per acre. A discussion ensued about the number of units for the subject property, and it was determined that the report's information of 39 units is in error. Further discussion determined (with Dr. Herring's input reminding the Commission that after taking out the buffer, the roads, the retention, and common area, and making a calculation based on what is left), the subject property could be divided into not more than 24 units. Commissioner Herring noted that Table 32 of the comprehensive plan, where the amount of units per acre in an R-3 is referenced, should have read "per usable land for lots" per acre. Mr. Murdock suggested that at some point the wording be cleaned up. Mr. Emison stated that the Commission should base its decision on what is currently on the books.

After no further questions by Commissioners, Chair Emison opened the Public Hearing.

The first citizen to speak was John Moore, a local attorney representing Garden Properties, LLC, owners of record and developers of the property. Mr. Moore stated that zoning map changes are not the only reflection of change in the area, and urged the Commission to notice the actual changes in the area, as well, when determining a verdict on rezoning, and mentioned that the closer one gets to Hwy 12, the more logical the trend is toward higher density, indicated by overall activity in the area. He suggested that when reviewing changes in the vicinity, a broader area beyond what actually touches Pleasant Acres should be considered. Regarding traffic, he stated that there has been an 800-car reduction in traffic due to another cut-through road, Yellow Jacket Extended, so 23 additional homeowners would not affect current flow adversely. Also, a covenant was omitted from the City Planner's report, which stated that no rentals would be allowed, and he asked to add it to the conditions of the report. Mr. Moore noted that only four lots of Pleasant Acres would back up to the proposed development and would have nominal impact on the neighborhood. Out of the 94 residents, 45 have less square footage than the 1500-square-foot minimum requirement of the subject property. The average assessed value of homes in Pleasant Acres is 117 thousand, compared to 190 thousand for the subject property. Regarding the Pleasant Acres residents' petition against the development, Mr. Moore noted the following inaccuracies:

- 1) The petition states that the proposed development is for multi-family units; the homes to be developed are single family; and
- 2) The rezoning change affects Pleasant Acres; the rezoning request is not to rezone Pleasant Acres. He asked the Board to incorporate the report and consider the rezoning request.

Commissioner Herring noted that the sample comparable garden homes listed in the report included homes with garages and buried lines and that most all were 100 percent brick. In 3-A homes, there are no such requirements and, thus, are not comparable.

The second citizen to speak was Robert Boyd, who delivered petitions from Pleasant Acres residents stating their opposition to the proposed zoning change, citing the following reasons for their dissent:

- 1) Increase in traffic;
- 2) Decrease in property value;
- 3) Lack of evidence for demand for R-3A; and
- 4) Lack of Sidewalks, which should be required.

Mr. Boyd stated that the Pleasant Acres residents request denial of the proposed zoning change, because the rezoning requirements haven't been met.

The third citizen to speak was Thomas Bourgeois, who voiced his opposition to the proposed zoning change.

The fourth citizen to voice a complaint was Kristin Dechert, who gave the following as her rebuttal to Mr. John Moore:

- 1) If a broad scope regarding change in surrounding area is being considered as a basis for a decision to rezone, then the same broader scope must also be extended in considering that more than the four bordering properties would be affected by the proposed rezoning;
- 2) Today's values can't be compared to 1950s prices;
- 3) The garden homes listed as comparables are zoned R-1; and
- 4) Public Need can't be cited as a reason for developing the property as R-3A, because a nearby property zoned as such has not yet been developed. She also stated that she is not against medium-density housing, but when a medium density zone is placed in the middle of a very large area of low density, stipulations need to be placed on such development, such as enforcing restrictive covenants already in place, as well as the buffering restrictions, so that the potential for uncertainties can be reduced. She requested a denial of the proposed rezoning to maintain the stability of the area.

The fifth citizen was Clinton Graves, who maintained that he was contesting only the change in zoning, not the development of the property. The following are his reasons for opposition:

- 1) Increased density would affect the school, as well as the subdivision;
- 2) Howard Drive would potentially be used as a through drive, which would affect the value of the property in this highly desirable neighborhood.

He also mentioned that the school board voted to oppose the change in density in the neighborhood, because of the hazardous situation created by the increase in traffic.

The sixth citizen was Marty Haug, who voiced his opposition to the development, stating that the neighborhood is not Highway 12 and that the adjacent area shouldn't be zoned as such.

The seventh citizen was Craig Piper, who requested that the Board consider the residents living in Pleasant Acres, and that the area was zoned R-1 for a reason.

The eighth citizen to speak was Abby Poe, who opposed based on her concern for future residents of the garden homes in the R-3A zone, because they would be without a sufficient yard; therefore, their needs wouldn't be met.

The ninth citizen to voice opposition was John Gaskin, whose concern was for the added burden of sewer and traffic upon the already distressed infrastructure created by the higher-density zone. He suggested that smart development is needed.

Chair Emison asked for others to respond, and since there were none, he called for the Applicant to have an opportunity to respond. Mr. Moore responded on two points:

- 1) The undeveloped property hasn't been developed by choice, not by lack of demand; and
- 2) The property values of Pleasant Acres will not decrease because of a higher-value property adjoining the neighborhood. Value hasn't been decreased by Sherwood Commons and the hundreds of apartments on South Montgomery.

At the conclusion of Mr. Moore's response, Chair Emison closed the Public Hearing and opened deliberation from the Commission. He introduced the deliberation by stating that a certain set of findings needed to be met in order to go forward with a rezoning:

- 1) Error in Mapping (of which no error has been found); or
- 2) Change in Conditions and Public Need.

City Attorney Latimer clarified that the burden of proof by the Applicant is a clear and convincing evidentiary standard, which is more than a preponderance of evidence (50 percent plus one), but less than beyond all reasonable doubt. Mr. Latimer clarified four points in the consideration of rezoning:

- 1) The Applicant has advised that a broad view of the word neighborhood needs to be taken into consideration, and the neighborhood has advised a narrow view. Legally, both views are acceptable and are at the Commission's discretion to avail;
- 2) How far back to look for change in neighborhood is also within the Commission's discretion, lawfully;
- 3) The law is clear that both past rezonings (buffer district and the Mexican restaurant) can be evidence of Change in Conditions, as well as contextual changes (changes that are visibly evident); and
- 4) The City has complied with state statute and ordinance by giving requisite notice.

In regard to making a decision based on Change in Conditions, Chair Emison queried whether once a property's rezoning request had been denied by a previous board, if further changes in condition have to occur for approval. Mr. Latimer answered in the affirmative, but that since this is a different proposal from a different applicant, an argument could be made that this rule doesn't apply.

Mr. Loveless queried whether LLCs are considered a transparent entity or pass-through entity, i.e., the people of the LLC are actually the owners as opposed to the legal entity of an LLC, and City Attorney Latimer answered that the law is protective of LLCs, and to prove that an entity is a sham or pass-through entity would be difficult.

Commissioner Herring stated that the duty of the Commission is to protect and preserve neighborhoods. The express purpose of the Comprehensive Plan is to protect older neighborhoods in particular. Acknowledging positive comments from Mr. Moore, she voiced concern with doubling the density in that area. She stated that the success of a garden home neighborhood is the aesthetic of garages and 100 percent brick homes with buried utilities; the absence of these qualities associated with the R-3A properties proposed would create a cluttered look. The density and the abovementioned affects the land use.

Chair Emison raised concern about the potential for spot zoning and the possibility of a ripple effect emanating from this one spot and that from a planning standpoint, creating an unnecessarily

heterogeneous situation is undesirable. He expressed his difficulty in reaching the threshold of finding change in the neighborhood.

Commissioner Herring commented that in the past, because of safety reasons, the Board has been reluctant to rezone in situations where access is limited, such as in this case, with only one means of ingress/egress.

Commissioner Murdock remarked that no matter what standard of area is to be considered, in this specific case the area is small and not enough change exists to justify rezoning based on Change in Conditions.

Chair Emison called for more discussion, and as there was none, Commissioner Murdock moved to deny the rezoning request based on lack of Change in Conditions, with Commissioner Herring seconding the motion. The motion to recommend denial of changing the zone from R-1 to R-3A passed 5-1, with Commissioner Moore voting no. After the vote, Chair Emison called for a five-minute recess.

PP 13-07: Request by Cottages at Starkville Station, LLC, for approval of a 22 lot Preliminary Plat for the “Cottages at Starkville Station” in an R-5 Zone; Ward 4.

After the recess, Chair Emison called the meeting to reconvene, and City Planner Buddy Sanders presented the next item of New Business, a request by Cottages at Starkville Station, LLC, for approval of a 22 lot Preliminary Plat for the “Cottages at Starkville Station” in an R-5 Zone; Ward 4. All the requirements for property in an R-5 zone have been met. The tax parcels and city map show the area as right-of-way, but it was vacated by the City by deed in 1998. All the property is owned by the Applicant. Mr. Sanders noted that before the issue has reached the final Plat stage, because of an existing gas line, the Applicant would need a waiver for the 20-foot buffer yard required on the north side by the landscape ordinance for the abutment of two or more areas of different density uses.

Chair Emison asked about the location of the road access, and he noted that four years ago, when the issue came up about rezoning what is now the RV Park, he had voiced concerns about the traffic on Lincoln Green Road, which still holds true in this situation, as well. Backup will occur because of capacity. Mr. Sanders stated that Engineering had reviewed the traffic and voiced no concern about the traffic flow. Mr. Loveless concurred that traffic is already backed, and to negotiate the turn from Lincoln Green Road onto Blackjack is challenging.

After discussing possible traffic options, Chair Emison stated that public interest would be sacrificed because of the traffic.

Commissioner Herring observed that in an R-5 zone, the lots are required to be 50 feet wide if the development is for single-family dwellings of less than 8 units, whereas the plat states the lots are 38 feet wide.

Mr. Latimer informed the Commission of the following options from the Commission's Ordinance on Preliminary Plat Approval:

- 1) The Commission can recommend approval; or
- 2) The Board can recommend approval only if certain conditions are met. If approval is recommended with certain conditions, it is incumbent on the Commission to state the conditions and to state the reasons for them, and can require the Applicant to bring back the plat incorporating those conditions to be reviewed again at a preliminary stage; or
- 3) The Board can recommend disapproval and state reasons why the action was recommended for disapproval and, if possible, make recommendations for how the plat can be approved.

If the Board makes a recommendation for disapproval, the Applicant has two options:

- 1) The Applicant can return the plat to the Commission, having amended the plat with the Commission's recommendations; or
- 2) The Applicant can go straight to the Board of Aldermen, despite having received a recommendation for disapproval.

After discussion about the definition of the phrase "8 unit, single-family dwelling," Chair Emison recommended that the Applicant meet with Staff to work out any ambiguity of meaning of the phrase. Since the plat presently contemplates a layout that conflicts with the City's minimum lot requirements, and any approval of the plat by the Commission would be in violation of the City's regulations, the Applicant withdrew the plat request in favor of returning to the Commission at a later time.

Commissioner Hicks requested that the vicinity map street names be in a bigger font. Chair Emison asked for consideration of the installation of a right-turn-only island construct at the corner of RV Way and Lincoln Green Road. Commissioner Hicks reminded the Commission that consideration needs to be taken for the RVs that require extra room for navigating the turn. Chair Emison suggested a traffic light be installed. After the discussion, the Applicant officially withdrew the plat approval.

CONSIDERATION FOR APPROVAL OF THE MINUTES OF THE MEETING OF DECEMBER 10, 2013

Chair Emison called for consideration for approval of the December 10, 2013, minutes. Mr. Latimer suggested the following change to the minutes: On the last paragraph of the first page, second line, to change the word *requested* to "noticed."

Commissioner Herring moved to approve the minutes as amended, seconded by Commissioner Loveless, and the resulting vote for accepting the minutes as revised was unanimous. Chair Emison

asked to be on record as having recused himself from participating in any revisions of the minutes that might concern the Mill at MSU.

PLANNER'S REPORT

City Planner Buddy Sanders reported that regarding proceeding with the zoning change for the Research Park, he and Mr. Adams will be meeting with Joey Deason, COO of Golden Triangle Development Link. Representatives who operate businesses inside the park will be contacted to apprise them of recent developments. A letter will go out to MSU, OCEDA, TVA, and C Spire, giving them time to contact us beforehand; and after 30 days, appropriate steps will be taken to proceed with the rezoning.

Commissioner Herring asked whether all the properties were being considered for rezoning, and Mr. Sanders responded that all the properties except for the condominiums, 300 Traditions, were being considered for rezoning to Planned Office.

ADJOURNMENT

Commissioner Emison called for a motion to adjourn. Commissioner Murdock made the motion, seconded by Commissioner Hicks, and the Commission voted unanimously to adjourn the meeting at 8:11 PM. The next regularly scheduled meeting will be Tuesday, February 11, 2014, at 5:30 PM in the City Hall Courtroom.

Jerry Emison, Chair

Buddy Sanders, City Planner

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Buddy Sanders (662-323-2525 ext. 119)
CC: Catholic Diocese of Jackson, Applicant
SUBJECT: RZ 13-08: Rezoning request for property located at or near 102 North Nash Street or Lots 16, 17 and 18 of Block 28
DATE: February 7, 2014

BACKGROUND:

The applicant's request came before the Planning & Zoning Commission at the July 24, 2013, Special Call meeting. During the hearing, neighbors in the Nash Street area expressed concerns pertaining to storm-water runoff and traffic. Questions came up regarding the number of parking spaces, number of cars at church services/events, gravel, landscaping, and site design. The Catholic Diocese of Jackson's request for a Rezoning was tabled until additional information could be provided.

Since the July 24, 2013, hearing, the applicant has submitted a site plan/landscape plan illustrating 29 parking spaces and required landscaping. Please see Attachment 4. The applicant also submitted storm water documents. Please see Attachment 5.

NOTIFICATION:

Notification by mail to adjacent property owners within 300 feet of the subject parcels took place on January 24, 2014, and a notification sign was also placed on North Nash Street. An ad was placed and published in the January 27, 2014, *Starkville Daily News*.

AREA:

The subject property is located north of the intersection of North Nash Street and University Drive, or more specifically, Lots 16, 17, and 18 of Block 28, City of Starkville (highlighted in blue on Attachment 1). Currently the properties are vacant, but single-family homes were once located on the subject lots. There is elevation difference between the lots, as well as along North Nash Street. Older growth trees are located on the properties (see Attachment 3).

There are multiple zoning districts and uses, adjacent to the subject properties. Saint Joseph Catholic Church is located to the east, in a T-5 zoning district. Located to the south are a convenience store, rental unit(s), and offices facing University Drive, which are also in a T-5 zoning district. To the west are multi- and single-family uses in T-5, C-2, and R-3 zones. The property to the north is owned by the applicant and has a parking lot that was approved by Exception in 1994; it is zoned R-1.

The North Nash Street Historic District (which is highlighted in yellow on Attachments 1 and 2) is located to the west of the subject properties. Homes in this area were constructed during the 1930s and were the primary reason that North Nash Street was designated as a historic district.

City zoning maps show the subject properties have been zoned R-1 Single Family since the 1970s with nearby properties being zoned C-2 General Business, R-3 Multi Family and R-1 Single Family. The T-5 District has been in existence since 2013.

REZONING REQUEST:

The Catholic Diocese of Jackson is requesting a zoning change from R-1 Single Family to B-1 Buffer District to allow the construction of a parking lot between St. Joseph Catholic Church and North Nash Street (see Attachment 1). Differences between R-1 and B-1 zones are:

R-1 Single Family: These [R-1 residential] districts are intended to be composed mainly of Single-family residential properties along with appropriate neighborhood facilities, with their character protected by requiring certain minimum yard and area standards to be met.

B-1 Buffer District: These [B-1 buffer] districts are intended to be composed mainly of compatible mixed commercial and residential uses. Although usually located between residential and commercial areas, these districts may in some instances be freestanding in residential areas. Limited commercial uses are permitted that can in this district be compatible with nearby residential uses. The character of the district is protected by requiring that certain yard and area requirements be met.

STATE REZONING CRITERIA:

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

- 1. Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error.

There are no errors in need of correction with either the ordinance or zoning map.

- 2. Change in Conditions.** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Consistency with Comprehensive Plan.

Page 8 of the Comprehensive Plan gives guidance to parking lot design, which the Applicant's plans meet:

- *Reduce the amount of impervious surface allowed in developments (adopt standards that encourage things like allowing narrower local streets, and encourage the use of permeable but stable parking areas).*
- *Encourage more, but smaller, parking lots. People generally will not walk more than 300 feet to a destination so these smaller lots would encourage more shoppers. Use landscaping liberally in between these smaller lots.*
- *Absolutely forbid clear cutting of trees and inappropriate land grading for development in non-agricultural areas. Restrict clearing to the minimum area needed for the building footprint, construction access and safety setbacks. Trees to be kept should be clearly marked. This reduces storm water management costs and adds to the value of the land.*

Page 45 of the Comprehensive Plan also expresses the need to protect Nash Street:

- *Nash Street needs special attention, but not to improve the road to accommodate the traffic increases. This is a residential area that needs protection from additional traffic in the form of traffic calming devices or re-routing to divert traffic to other streets. Changes to internal streets on campus may assist in this effort. Right now, the route from College View Drive to Nash (and vice versa) and onto University Drive apparently saves drivers some time. Also, Nash connects Highway 182 with University and is a convenient cut-through. Although interconnectivity is generally a good thing, residential neighborhood streets should be spared becoming a collector or arterial at the expense of the safety and quality of life of the residents.*

Land Use Compatibility: A parking lot would be compatible with existing adjacent land uses. To the north is an existing parking lot that was approved by Special Exception in 1994. To the east is the St. Joseph Catholic Church. There are commercial and multi-family uses to the south and single- and multi-family uses to the west.

Changed Conditions: The most recent change in the zoning classification is the creation of the T-5 zone in February 2013, which allowed higher density and mixed uses to the south and east of the subject properties. In addition, in 1994 a parking lot was approved by Exception and was constructed on the adjacent north property, therefore allowing the same use as what is proposed by the applicant for the subject properties.

Adequate Public Facilities: Access to public streets is available, along with electrical, water and sewer lines.

Natural Environment: There are several existing older and large canopy trees on the property, and the church property sits on a higher elevation than some of surrounding properties.

In the last Public Hearing, supporting evidence was submitted of a water-runoff issue in the past along North Nash Street. The applicant has submitted documentation, Attachment 5, stating that the

amount of impervious surface materials will be less with the proposed parking lot, then when to pre-existing homes were present on the subject lots.

The City Engineering Staff has reviewed storm water and site plan information and has the following comments:

- It is suggested that the driveway entering the street be approximately 10 to 15 feet of concrete apron to prevent the gravel from the parking lot from entering the public roadway.
- It is suggested to either have turnarounds at the end of each dead end driveway or provide a north/south connector from each drive to allow for easier and safer exit in the instances where all the parking spaces on that aisle are full.
- Per the provided storm water calculations, the post development runoff volume for the two- and 10-year storm events is less than or equal to the predevelopment runoff volumes for those same storm events. Historically, the inlets located on Nash Street have had issues with flooding during heavy rain events. These inlets drain the water from Nash Street roadway, as well as a large majority of the Catholic church campus. It is suggested, if the Catholic church is agreeable, to provide an additional inlet and corresponding pipe, which would be located on the Catholic church property near the northwest corner of the site that will collect and convey the water from the Catholic church campus to the existing inlet and storm sewer instead of discharging this storm water into the roadway.

Economic Effects: The proposed parking lot would be for a non-profit organization and would not have an effect of additional property taxes. Some jobs may be created from the construction of the proposed parking lot.

Orderly Development: Any development proposal for the subject property would be required to conform to the City's land development regulations and would require review by the City's Development Review Committee prior to the commencement of any construction activities.

Public Need: The construction of a parking lot would allow for additional off-street parking, creating a safer parking option.

STAFF RECOMMENDATION:

If the Planning and Zoning Commission decides to approve the applicant's Rezoning request from R-1 Single Family to B-1 Buffer, Staff recommends the following conditions:

- 1) North Nash Street traffic flow recommendations:
 - a.) Access to parking lot from North Nash Street should be right-turn in only
 - or-
 - b.) No access allowed from North Nash Street.
- 2) Existing trees should be preserved and proper measures should be used during and after construction to protect existing trees.
- 3) If property is ever developed, current trees on the subject properties shall not be cut.
- 4) Storm water runoff should be addressed to the satisfaction of the City Engineer.

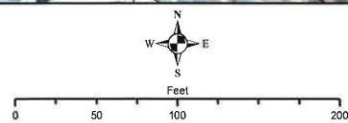
Attachment 1

Church Properties



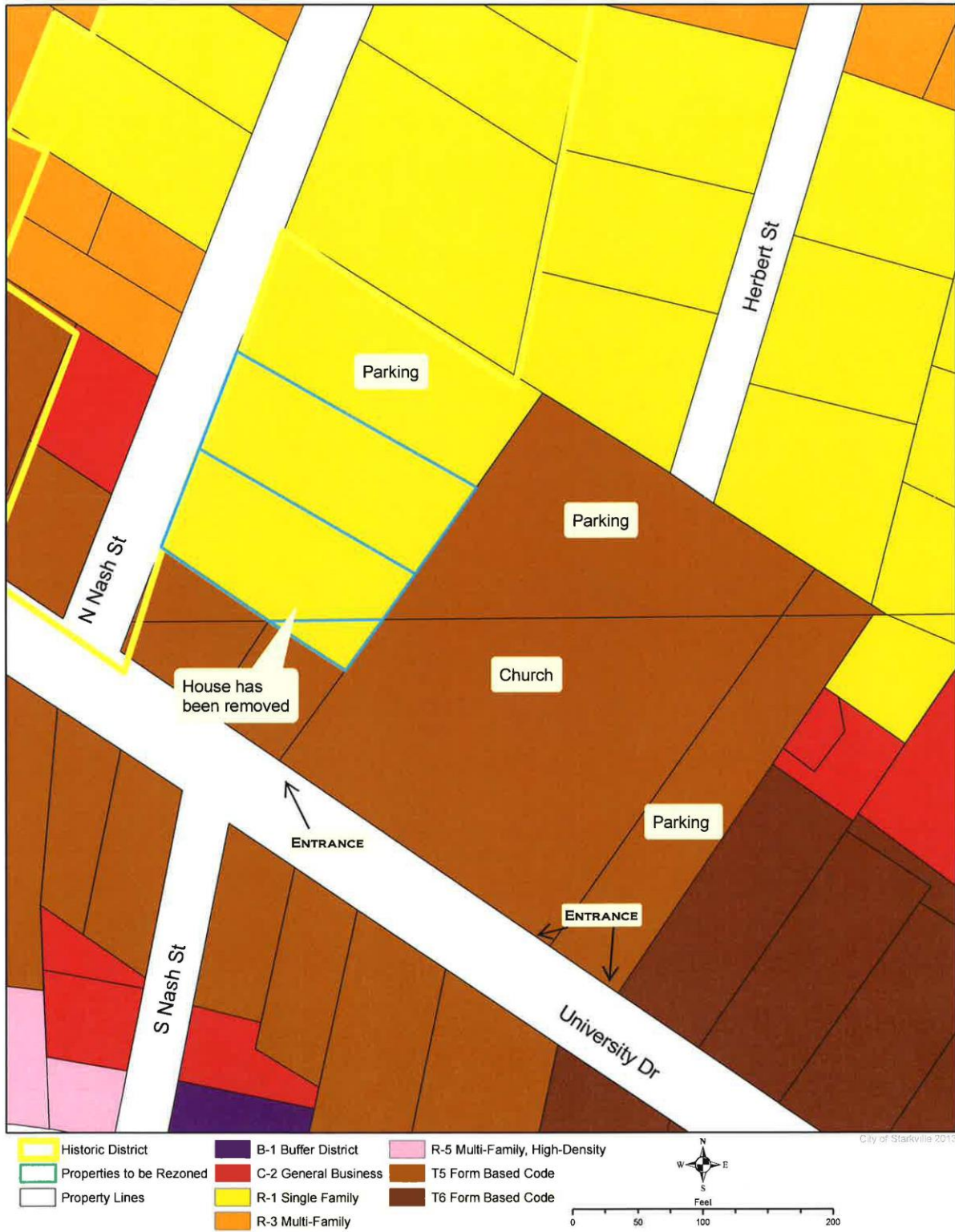
City of Starkville 2013

- Historic District
- Properties to be Rezoned
- Property Lines



Attachment 2

Church Properties



Attachment 3



North View



East View



South View

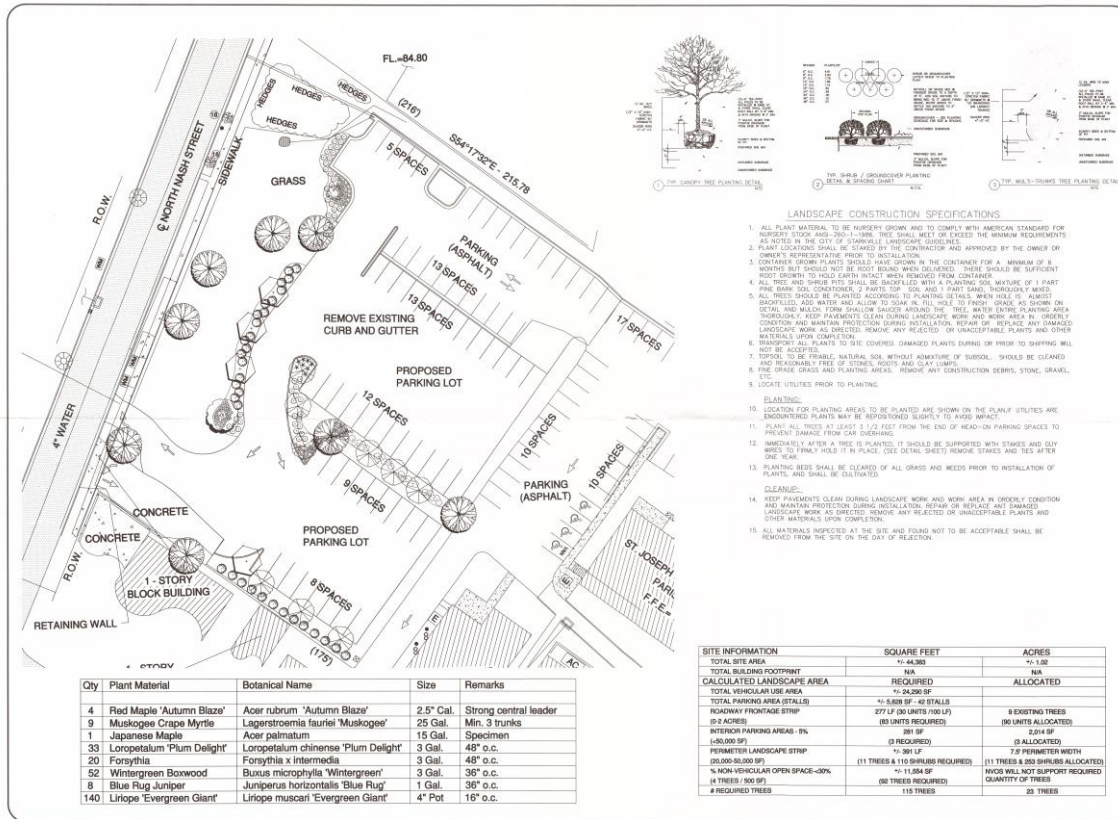


West View



North Nash Street View (East)

Attachment 4



Phillips Design Group

Landscape Architecture
Site Planning / Development
300 Academy Road
Starkville, Mississippi
39759
Telephone: (662) 323-3855
Fax: (662) 323-3856

St. Joseph Catholic Church
Starkville, MS
Landscape Plan

Sheet Title

L-1

REVISION	DATE	BY
1. Plan	12.1.15	JDL
2.		
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Attachment 5

ST. JOSEPH CATHLOIC CHURCH, 13-D-7

Prepared by Springer Engineering, Inc.

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SEI File Copy
Delivered to City on 1/3/14
Type II 24-hr Rainfall=6.10"

Printed 1/2/2014

Page 1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EXISTING

Runoff Area=56,198 sf 34.55% Impervious Runoff Depth>4.50"
Flow Length=173' Tc=0.7 min CN=86 Runoff=11.03 cfs 0.484 af

Subcatchment 2S: PROPOSED

Runoff Area=56,198 sf 15.08% Impervious Runoff Depth>4.50"
Flow Length=173' Tc=1.3 min CN=86 Runoff=10.76 cfs 0.484 af

Total Runoff Area = 2.580 ac Runoff Volume = 0.969 af Average Runoff Depth = 4.50"
75.19% Pervious = 1.940 ac 24.81% Impervious = 0.640 ac

ST. JOSEPH CATHLOIC CHURCH, 13-D-7

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Type II 24-hr Rainfall=6.10"

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Page 2

Summary for Subcatchment 1S: EXISTING[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 11.03 cfs @ 11.90 hrs, Volume= 0.484 af, Depth> 4.50"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, $dt=0.05$ hrs

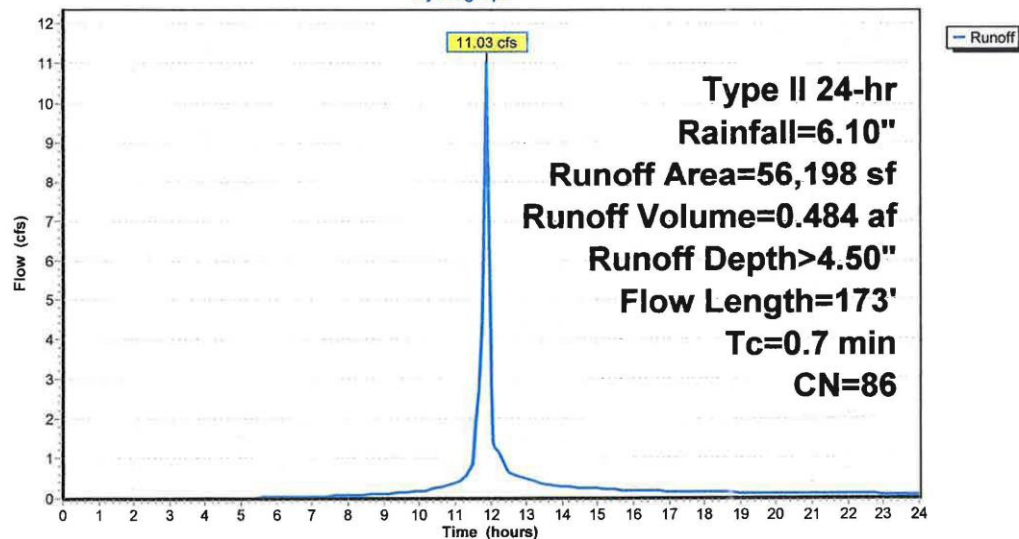
Type II 24-hr Rainfall=6.10"

Area (sf)	CN	Description
19,416	98	Paved parking & roofs
36,782	79	50-75% Grass cover, Fair, HSG C
56,198	86	Weighted Average
36,782		Pervious Area
19,416		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	173		4.10		Direct Entry, MDOT Roadway Design Manual

Subcatchment 1S: EXISTING

Hydrograph



ST. JOSEPH CATHLOIC CHURCH, 13-D-7

Prepared by Springer Engineering, Inc.

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Type II 24-hr Rainfall=6.10"

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Hydrograph for Subcatchment 1S: EXISTING

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	4.71	3.20	0.45
0.25	0.02	0.00	0.00	13.25	4.80	3.28	0.40
0.50	0.03	0.00	0.00	13.50	4.87	3.35	0.35
0.75	0.05	0.00	0.00	13.75	4.94	3.41	0.31
1.00	0.06	0.00	0.00	14.00	5.00	3.47	0.28
1.25	0.08	0.00	0.00	14.25	5.06	3.52	0.26
1.50	0.10	0.00	0.00	14.50	5.11	3.57	0.25
1.75	0.12	0.00	0.00	14.75	5.16	3.62	0.24
2.00	0.13	0.00	0.00	15.00	5.21	3.66	0.22
2.25	0.15	0.00	0.00	15.25	5.25	3.70	0.21
2.50	0.17	0.00	0.00	15.50	5.29	3.74	0.20
2.75	0.19	0.00	0.00	15.75	5.33	3.78	0.19
3.00	0.21	0.00	0.00	16.00	5.37	3.81	0.17
3.25	0.23	0.00	0.00	16.25	5.40	3.84	0.17
3.50	0.25	0.00	0.00	16.50	5.44	3.88	0.16
3.75	0.27	0.00	0.00	16.75	5.47	3.91	0.16
4.00	0.29	0.00	0.00	17.00	5.50	3.94	0.15
4.25	0.31	0.00	0.00	17.25	5.53	3.97	0.15
4.50	0.34	0.00	0.00	17.50	5.56	3.99	0.14
4.75	0.36	0.00	0.00	17.75	5.59	4.02	0.14
5.00	0.38	0.00	0.01	18.00	5.62	4.05	0.14
5.25	0.41	0.00	0.01	18.25	5.65	4.07	0.13
5.50	0.43	0.01	0.02	18.50	5.67	4.10	0.13
5.75	0.46	0.01	0.02	18.75	5.70	4.12	0.12
6.00	0.49	0.01	0.02	19.00	5.72	4.14	0.12
6.25	0.52	0.02	0.03	19.25	5.74	4.17	0.11
6.50	0.54	0.03	0.03	19.50	5.77	4.19	0.11
6.75	0.57	0.03	0.04	19.75	5.79	4.21	0.10
7.00	0.60	0.04	0.04	20.00	5.81	4.23	0.10
7.25	0.63	0.05	0.05	20.25	5.83	4.25	0.10
7.50	0.67	0.06	0.05	20.50	5.85	4.26	0.10
7.75	0.70	0.07	0.06	20.75	5.87	4.28	0.10
8.00	0.73	0.08	0.06	21.00	5.88	4.30	0.09
8.25	0.77	0.09	0.07	21.25	5.90	4.32	0.09
8.50	0.81	0.11	0.09	21.50	5.92	4.34	0.09
8.75	0.85	0.13	0.10	21.75	5.94	4.35	0.09
9.00	0.90	0.15	0.11	22.00	5.96	4.37	0.09
9.25	0.95	0.17	0.12	22.25	5.98	4.39	0.09
9.50	0.99	0.19	0.13	22.50	6.00	4.41	0.09
9.75	1.05	0.22	0.15	22.75	6.01	4.42	0.09
10.00	1.10	0.25	0.17	23.00	6.03	4.44	0.09
10.25	1.17	0.29	0.21	23.25	6.05	4.46	0.09
10.50	1.24	0.33	0.24	23.50	6.07	4.47	0.08
10.75	1.33	0.38	0.30	23.75	6.08	4.49	0.08
11.00	1.43	0.45	0.37	24.00	6.10	4.50	0.06
11.25	1.56	0.53	0.51				
11.50	1.73	0.65	0.70				
11.75	2.36	1.13	4.40				
12.00	4.04	2.59	2.85				
12.25	4.31	2.83	1.06				
12.50	4.48	2.99	0.66				
12.75	4.61	3.10	0.55				

ST. JOSEPH CATHLOIC CHURCH, 13-D-7

Prepared by Springer Engineering, Inc.

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Type II 24-hr Rainfall=6.10"

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Summary for Subcatchment 2S: PROPOSED[49] Hint: $T_c < 2dt$ may require smaller dt

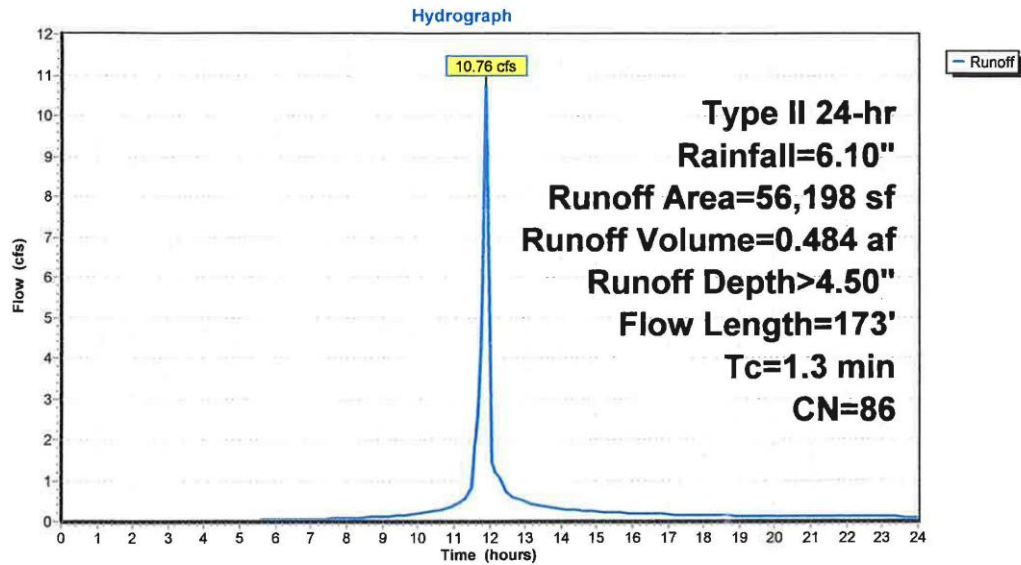
Runoff = 10.76 cfs @ 11.90 hrs, Volume= 0.484 af, Depth> 4.50"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, $dt=0.05$ hrs

Type II 24-hr Rainfall=6.10"

	Area (sf)	CN	Description
	8,473	98	Paved parking & roofs
*	23,640	89	Gravel roads, HSG D
	24,085	79	50-75% Grass cover, Fair, HSG C
	56,198	86	Weighted Average
	47,725		Pervious Area
	8,473		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	173		2.15		Direct Entry, MDOT Roadway Design Manual

Subcatchment 2S: PROPOSED

ST. JOSEPH CATHLOIC CHURCH, 13-D-7

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Type II 24-hr Rainfall=6.10"

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Hydrograph for Subcatchment 2S: PROPOSED

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	4.71	3.20	0.46
0.25	0.02	0.00	0.00	13.25	4.80	3.28	0.40
0.50	0.03	0.00	0.00	13.50	4.87	3.35	0.35
0.75	0.05	0.00	0.00	13.75	4.94	3.41	0.31
1.00	0.06	0.00	0.00	14.00	5.00	3.47	0.28
1.25	0.08	0.00	0.00	14.25	5.06	3.52	0.26
1.50	0.10	0.00	0.00	14.50	5.11	3.57	0.25
1.75	0.12	0.00	0.00	14.75	5.16	3.62	0.24
2.00	0.13	0.00	0.00	15.00	5.21	3.66	0.22
2.25	0.15	0.00	0.00	15.25	5.25	3.70	0.21
2.50	0.17	0.00	0.00	15.50	5.29	3.74	0.20
2.75	0.19	0.00	0.00	15.75	5.33	3.78	0.19
3.00	0.21	0.00	0.00	16.00	5.37	3.81	0.17
3.25	0.23	0.00	0.00	16.25	5.40	3.84	0.17
3.50	0.25	0.00	0.00	16.50	5.44	3.88	0.16
3.75	0.27	0.00	0.00	16.75	5.47	3.91	0.16
4.00	0.29	0.00	0.00	17.00	5.50	3.94	0.15
4.25	0.31	0.00	0.00	17.25	5.53	3.97	0.15
4.50	0.34	0.00	0.00	17.50	5.56	3.99	0.14
4.75	0.36	0.00	0.00	17.75	5.59	4.02	0.14
5.00	0.38	0.00	0.01	18.00	5.62	4.05	0.14
5.25	0.41	0.00	0.01	18.25	5.65	4.07	0.13
5.50	0.43	0.01	0.02	18.50	5.67	4.10	0.13
5.75	0.46	0.01	0.02	18.75	5.70	4.12	0.12
6.00	0.49	0.01	0.02	19.00	5.72	4.14	0.12
6.25	0.52	0.02	0.03	19.25	5.74	4.17	0.11
6.50	0.54	0.03	0.03	19.50	5.77	4.19	0.11
6.75	0.57	0.03	0.04	19.75	5.79	4.21	0.10
7.00	0.60	0.04	0.04	20.00	5.81	4.23	0.10
7.25	0.63	0.05	0.05	20.25	5.83	4.25	0.10
7.50	0.67	0.06	0.05	20.50	5.85	4.26	0.10
7.75	0.70	0.07	0.06	20.75	5.87	4.28	0.10
8.00	0.73	0.08	0.06	21.00	5.88	4.30	0.09
8.25	0.77	0.09	0.07	21.25	5.90	4.32	0.09
8.50	0.81	0.11	0.09	21.50	5.92	4.34	0.09
8.75	0.85	0.13	0.10	21.75	5.94	4.35	0.09
9.00	0.90	0.15	0.11	22.00	5.96	4.37	0.09
9.25	0.95	0.17	0.12	22.25	5.98	4.39	0.09
9.50	0.99	0.19	0.13	22.50	6.00	4.41	0.09
9.75	1.05	0.22	0.15	22.75	6.01	4.42	0.09
10.00	1.10	0.25	0.17	23.00	6.03	4.44	0.09
10.25	1.17	0.29	0.20	23.25	6.05	4.46	0.09
10.50	1.24	0.33	0.24	23.50	6.07	4.47	0.08
10.75	1.33	0.38	0.30	23.75	6.08	4.49	0.08
11.00	1.43	0.45	0.36	24.00	6.10	4.50	0.07
11.25	1.56	0.53	0.50				
11.50	1.73	0.65	0.67				
11.75	2.36	1.13	4.20				
12.00	4.04	2.59	3.69				
12.25	4.31	2.83	1.08				
12.50	4.48	2.99	0.67				
12.75	4.61	3.10	0.55				

ST. JOSEPH CATHLOIC CHURCH, 13-D-7

Prepared by Springer Engineering, Inc.

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Type II 24-hr Rainfall=7.60"

Printed 1/2/2014

Page 1

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: EXISTING

Runoff Area=56,198 sf 34.55% Impervious Runoff Depth>5.94"
Flow Length=173' Tc=0.7 min CN=86 Runoff=14.28 cfs 0.639 af

Subcatchment 2S: PROPOSED

Runoff Area=56,198 sf 15.08% Impervious Runoff Depth>5.94"
Flow Length=173' Tc=1.3 min CN=86 Runoff=13.93 cfs 0.639 af

Total Runoff Area = 2.580 ac Runoff Volume = 1.278 af Average Runoff Depth = 5.94"
75.19% Pervious = 1.940 ac 24.81% Impervious = 0.640 ac

ST. JOSEPH CATHLOIC CHURCH, 13-D-7

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Type II 24-hr Rainfall=7.60"

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Page 2

Summary for Subcatchment 1S: EXISTING[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 14.28 cfs @ 11.90 hrs, Volume= 0.639 af, Depth> 5.94"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, $dt=0.05$ hrs

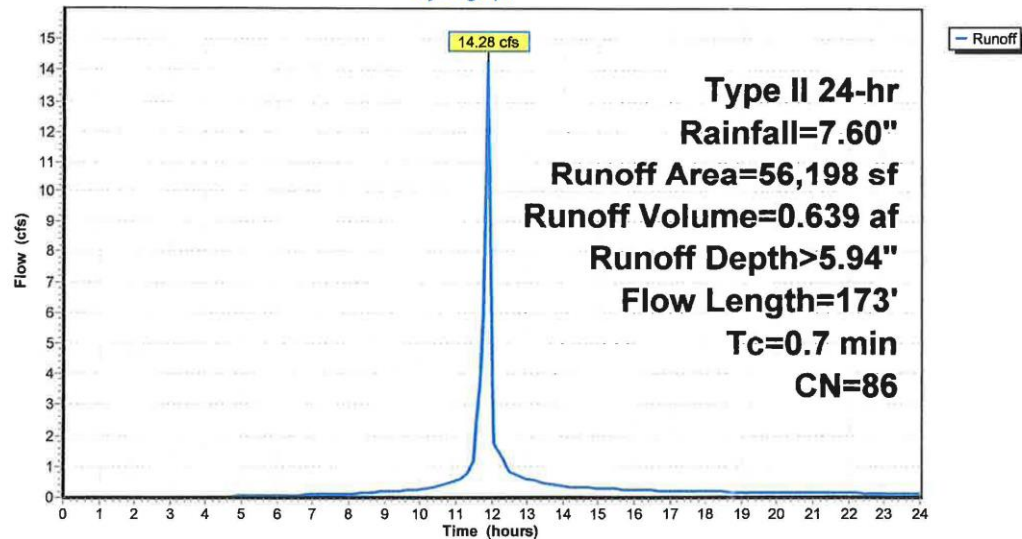
Type II 24-hr Rainfall=7.60"

Area (sf)	CN	Description
19,416	98	Paved parking & roofs
36,782	79	50-75% Grass cover, Fair, HSG C
56,198	86	Weighted Average
36,782		Pervious Area
19,416		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	173		4.10		Direct Entry, MDOT Roadway Design Manual

Subcatchment 1S: EXISTING

Hydrograph



ST. JOSEPH CATHLOIC CHURCH, 13-D-7

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Type II 24-hr Rainfall=7.60"

Printed 1/2/2014

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Hydrograph for Subcatchment 1S: EXISTING

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	5.87	4.28	0.58
0.25	0.02	0.00	0.00	13.25	5.98	4.39	0.51
0.50	0.04	0.00	0.00	13.50	6.07	4.48	0.45
0.75	0.06	0.00	0.00	13.75	6.16	4.56	0.40
1.00	0.08	0.00	0.00	14.00	6.23	4.63	0.35
1.25	0.10	0.00	0.00	14.25	6.30	4.70	0.33
1.50	0.12	0.00	0.00	14.50	6.37	4.76	0.32
1.75	0.14	0.00	0.00	14.75	6.43	4.82	0.30
2.00	0.17	0.00	0.00	15.00	6.49	4.87	0.28
2.25	0.19	0.00	0.00	15.25	6.54	4.93	0.27
2.50	0.21	0.00	0.00	15.50	6.59	4.98	0.25
2.75	0.24	0.00	0.00	15.75	6.64	5.02	0.24
3.00	0.26	0.00	0.00	16.00	6.69	5.07	0.22
3.25	0.29	0.00	0.00	16.25	6.73	5.11	0.21
3.50	0.31	0.00	0.00	16.50	6.77	5.15	0.21
3.75	0.34	0.00	0.00	16.75	6.81	5.19	0.20
4.00	0.36	0.00	0.01	17.00	6.85	5.22	0.19
4.25	0.39	0.00	0.01	17.25	6.89	5.26	0.19
4.50	0.42	0.01	0.02	17.50	6.93	5.30	0.18
4.75	0.45	0.01	0.02	17.75	6.96	5.33	0.18
5.00	0.48	0.01	0.03	18.00	7.00	5.37	0.17
5.25	0.51	0.02	0.03	18.25	7.03	5.40	0.17
5.50	0.54	0.03	0.04	18.50	7.07	5.43	0.16
5.75	0.57	0.03	0.04	18.75	7.10	5.46	0.15
6.00	0.61	0.04	0.05	19.00	7.13	5.49	0.15
6.25	0.64	0.05	0.05	19.25	7.16	5.52	0.14
6.50	0.68	0.06	0.06	19.50	7.18	5.54	0.14
6.75	0.71	0.08	0.07	19.75	7.21	5.57	0.13
7.00	0.75	0.09	0.07	20.00	7.24	5.59	0.12
7.25	0.79	0.10	0.08	20.25	7.26	5.62	0.12
7.50	0.83	0.12	0.09	20.50	7.28	5.64	0.12
7.75	0.87	0.14	0.09	20.75	7.31	5.66	0.12
8.00	0.91	0.16	0.10	21.00	7.33	5.69	0.12
8.25	0.96	0.18	0.12	21.25	7.36	5.71	0.12
8.50	1.01	0.20	0.13	21.50	7.38	5.73	0.12
8.75	1.06	0.23	0.15	21.75	7.40	5.75	0.12
9.00	1.12	0.26	0.17	22.00	7.43	5.78	0.11
9.25	1.18	0.29	0.18	22.25	7.45	5.80	0.11
9.50	1.24	0.33	0.19	22.50	7.47	5.82	0.11
9.75	1.30	0.37	0.22	22.75	7.49	5.84	0.11
10.00	1.38	0.41	0.25	23.00	7.51	5.86	0.11
10.25	1.46	0.46	0.29	23.25	7.54	5.88	0.11
10.50	1.55	0.53	0.34	23.50	7.56	5.90	0.11
10.75	1.66	0.60	0.42	23.75	7.58	5.92	0.11
11.00	1.79	0.69	0.51	24.00	7.60	5.94	0.08
11.25	1.95	0.81	0.70				
11.50	2.15	0.96	0.95				
11.75	2.94	1.61	5.84				
12.00	5.04	3.50	3.66				
12.25	5.37	3.81	1.36				
12.50	5.59	4.02	0.84				
12.75	5.74	4.16	0.70				

ST. JOSEPH CATHLOIC CHURCH, 13-D-7

Prepared by Springer Engineering, Inc.

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Type II 24-hr Rainfall=7.60"

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Page 4

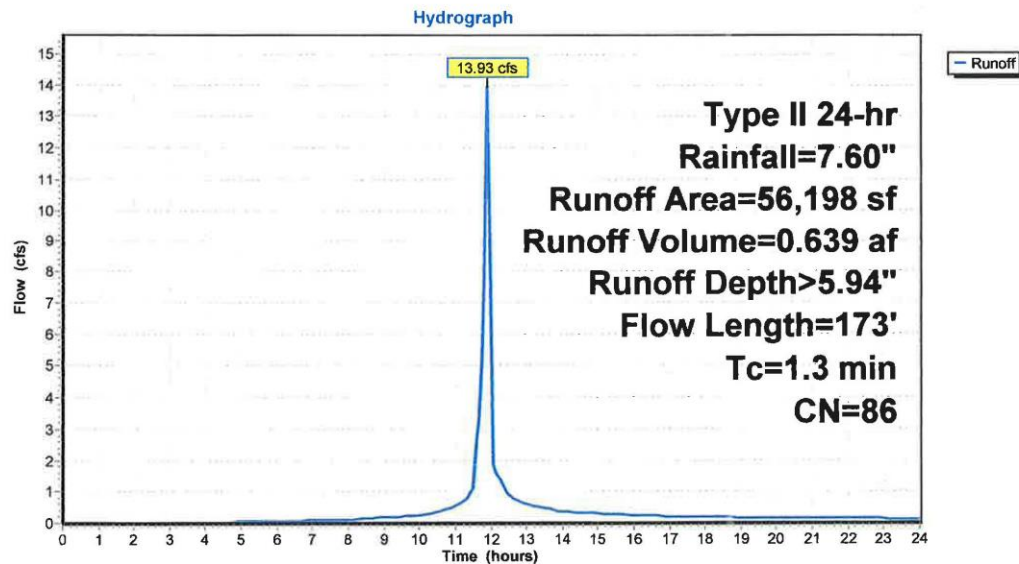
Summary for Subcatchment 2S: PROPOSED[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 13.93 cfs @ 11.90 hrs, Volume= 0.639 af, Depth> 5.94"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-24.00 hrs, $dt=0.05$ hrs
Type II 24-hr Rainfall=7.60"

Area (sf)	CN	Description
8,473	98	Paved parking & roofs
* 23,640	89	Gravel roads, HSG D
24,085	79	50-75% Grass cover, Fair, HSG C
56,198	86	Weighted Average
47,725		Pervious Area
8,473		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	173		2.15		Direct Entry, MDOT Roadway Design Manual

Subcatchment 2S: PROPOSED

ST. JOSEPH CATHLOIC CHURCH, 13-D-7

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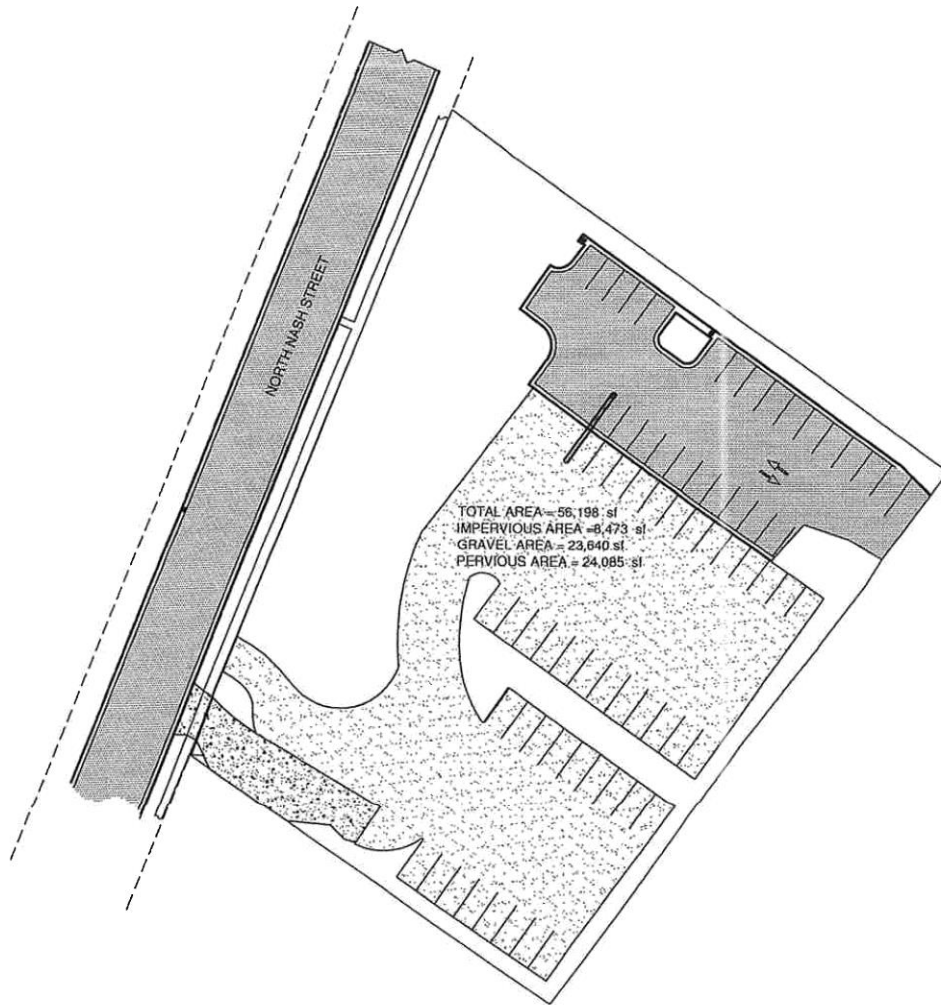
Type II 24-hr Rainfall=7.60"

Printed 1/2/2014

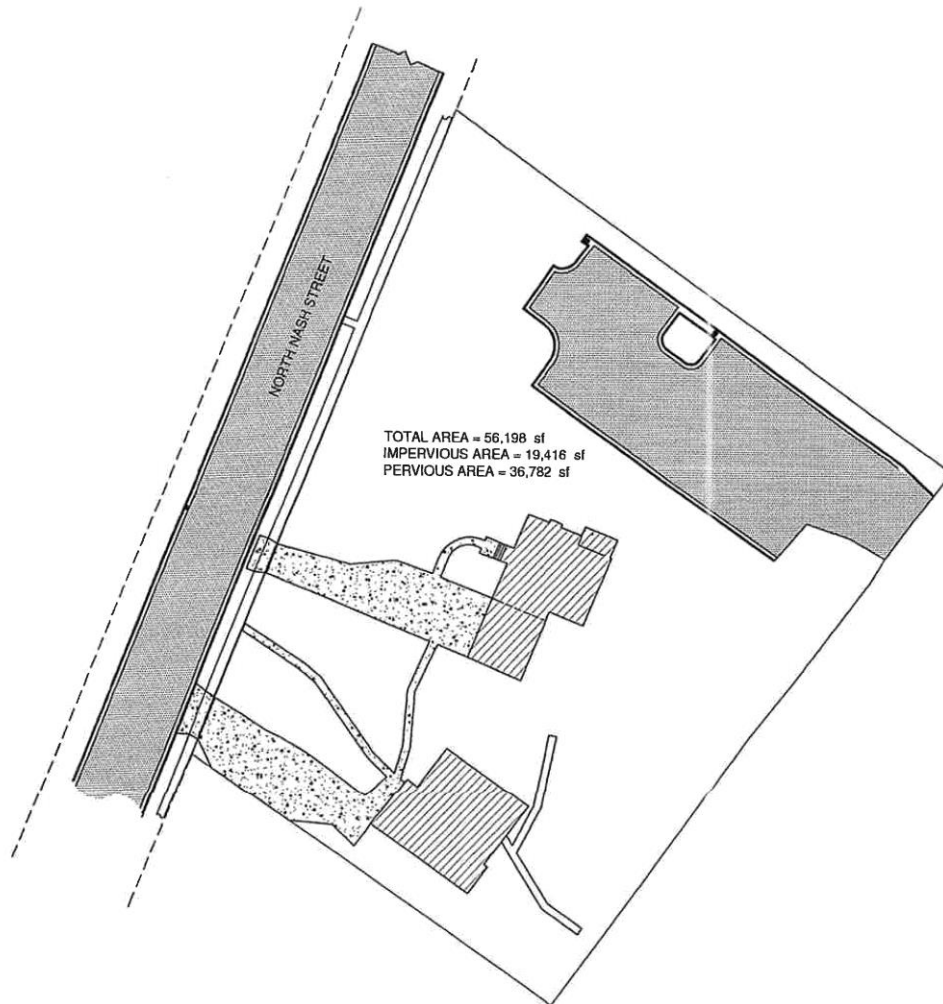
Page 5

Hydrograph for Subcatchment 2S: PROPOSED

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	13.00	5.87	4.28	0.58
0.25	0.02	0.00	0.00	13.25	5.98	4.39	0.51
0.50	0.04	0.00	0.00	13.50	6.07	4.48	0.45
0.75	0.06	0.00	0.00	13.75	6.16	4.56	0.40
1.00	0.08	0.00	0.00	14.00	6.23	4.63	0.35
1.25	0.10	0.00	0.00	14.25	6.30	4.70	0.33
1.50	0.12	0.00	0.00	14.50	6.37	4.76	0.32
1.75	0.14	0.00	0.00	14.75	6.43	4.82	0.30
2.00	0.17	0.00	0.00	15.00	6.49	4.87	0.28
2.25	0.19	0.00	0.00	15.25	6.54	4.93	0.27
2.50	0.21	0.00	0.00	15.50	6.59	4.98	0.25
2.75	0.24	0.00	0.00	15.75	6.64	5.02	0.24
3.00	0.26	0.00	0.00	16.00	6.69	5.07	0.22
3.25	0.29	0.00	0.00	16.25	6.73	5.11	0.21
3.50	0.31	0.00	0.00	16.50	6.77	5.15	0.21
3.75	0.34	0.00	0.00	16.75	6.81	5.19	0.20
4.00	0.36	0.00	0.01	17.00	6.85	5.22	0.20
4.25	0.39	0.00	0.01	17.25	6.89	5.26	0.19
4.50	0.42	0.01	0.02	17.50	6.93	5.30	0.18
4.75	0.45	0.01	0.02	17.75	6.96	5.33	0.18
5.00	0.48	0.01	0.03	18.00	7.00	5.37	0.17
5.25	0.51	0.02	0.03	18.25	7.03	5.40	0.17
5.50	0.54	0.03	0.04	18.50	7.07	5.43	0.16
5.75	0.57	0.03	0.04	18.75	7.10	5.46	0.15
6.00	0.61	0.04	0.05	19.00	7.13	5.49	0.15
6.25	0.64	0.05	0.05	19.25	7.16	5.52	0.14
6.50	0.68	0.06	0.06	19.50	7.18	5.54	0.14
6.75	0.71	0.08	0.07	19.75	7.21	5.57	0.13
7.00	0.75	0.09	0.07	20.00	7.24	5.59	0.12
7.25	0.79	0.10	0.08	20.25	7.26	5.62	0.12
7.50	0.83	0.12	0.09	20.50	7.28	5.64	0.12
7.75	0.87	0.14	0.09	20.75	7.31	5.66	0.12
8.00	0.91	0.16	0.10	21.00	7.33	5.69	0.12
8.25	0.96	0.18	0.12	21.25	7.36	5.71	0.12
8.50	1.01	0.20	0.13	21.50	7.38	5.73	0.12
8.75	1.06	0.23	0.15	21.75	7.40	5.75	0.12
9.00	1.12	0.26	0.17	22.00	7.43	5.78	0.11
9.25	1.18	0.29	0.18	22.25	7.45	5.80	0.11
9.50	1.24	0.33	0.19	22.50	7.47	5.82	0.11
9.75	1.30	0.37	0.21	22.75	7.49	5.84	0.11
10.00	1.38	0.41	0.25	23.00	7.51	5.86	0.11
10.25	1.46	0.46	0.29	23.25	7.54	5.88	0.11
10.50	1.55	0.53	0.34	23.50	7.56	5.90	0.11
10.75	1.66	0.60	0.42	23.75	7.58	5.92	0.11
11.00	1.79	0.69	0.51	24.00	7.60	5.94	0.09
11.25	1.95	0.81	0.69				
11.50	2.15	0.96	0.92				
11.75	2.94	1.61	5.58				
12.00	5.04	3.50	4.74				
12.25	5.37	3.81	1.38				
12.50	5.59	4.02	0.86				
12.75	5.74	4.16	0.70				



PROPOSED AREAS



EXISTING AREAS

Hydraulic Calculations
Project: St. Joseph Catholic Church

Tc calculations
MDOT Roadway Design Manual - Figure 7-4G

Pre-Development
Slope = 4.6 %
Length = 173 ft.
V = 4.1 fps
Tc = 0.7 min.

Post-Development
Slope = 2.5 %
Length = 173 ft.
V = 2.15 fps
Tc = 1.3 min.

Rainfall Intensity Data
MDOT Roadway Design Manual - Figure 7-4C

Pre-Development
Tc = 0.7 min.
2 yr. Storm Event
I = 6.1 in/hr
10 yr. Storm Event
I = 7.6 in/hr

Post-Development
Tc = 1.3 min.
2 yr. Storm Event
I = 6.1 in/hr
10 yr. Storm Event
I = 7.6 in/hr

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 Planning & Zoning Commission
FROM: Buddy Sanders (662-323-2525 ext. 119)
CC: Cottages at Starkville Station, LLC, Applicant
SUBJECT: RZ 14-02: Rezoning request of 4.03 acres located west of the Starkville Station RV Park or at the end of R.V. Way.
DATE: March 6, 2014

BACKGROUND/AREA:

The applicant is seeking to Rezone 4.03 acres from R-5 Multi-Family High Density to R-4A Single Family High Density to allow for the construction of a 22-lot garden home community. Please see Attachment 4. The subject property is located west of the Starkville Station R.V. Park or at the end of R.V. Way.

The applicant's property is vacant and once was a residential area. Please see Attachments 2 and 3. Hoover Drive and Shady Lane served as access for the area at one time, but the City issued a Release of Roadway Easement and Quit Claim Deed, for the two roads on April 23, 1998, Deed Book 956, page 336.

A subdivision plat for the subject property was reviewed at the January 8, 2014 Planning and Zoning Commission meeting. Questions regarding the R-5 zoning district and lot width were discussed in the meeting, and the Preliminary Plat request was withdrawn by the applicant.

The applicant has applied for the subject Rezoning for R-4A, to allow for a smaller lot width. The applicant has also submitted a revised Preliminary Plat, to meet the requirements of a R-4A development is on the Planning and Zoning Agenda for consideration.

The earliest zoning map that staff has available illustrates the subject properties being R-2 Single Family. The 1982 zoning map lists the subject properties as being zoned R-5, which is the current zoning district today.

Please see Attachments 1, 2, and 3.

Zoning Change Subject Property:

1960s-1970s Map	1982 Map	2000 Map	Current Map
R-2	R-5	R-5	R-5

Zoning Change Adjacent Properties:

Properties	1960s-1970s Map	1982 Map	2000 Map	Current Map
North	C-2	C-2	C-2	C-2
East	R-2	R-5	R-5	C-2
South	R-2	R-5	R-5	R-5
West	R-1 & R-2A	R-1 & R-3	R-3	R-3

Adjacent Land Uses:

Direction	Use
North	Commercial & Residential
East	R.V. Park
South	Apartments
West	Condos

NOTIFICATION:

Notification by mail to adjacent property owners within 300 feet of the subject parcels took place on February 20, 2014, and a notification sign was also placed at the end of R.V. Way. An ad was placed and published in the February 24, 2014, *Starkville Daily News*.

REZONING REQUEST:

The subject rezoning requests are from R-5 Multi-Family High Density to R-4A Single Family High Density. Differences between R-5 and R-4A zones are:

R-5 Multi-Family: These [R-5 residential] districts are intended to be composed mainly of multifamily dwellings, although a wide range of dwelling types is also permitted. Mobile homes, mobile home parks, and mobile home subdivisions are also permitted under certain special conditions. Appropriate supporting facilities to accommodate higher density multifamily districts are permitted and the character of this residential district is protected by requiring certain yard and area standards to be met. [The following regulations apply to R-5 districts:]

1. See chart for permitted uses.
2. See chart for uses which may be permitted as a special exception.
3. Required lot area and width, yards, building areas and height for residences:
 - (a) Minimum lot area, per unit: 1,800 square feet.
 - (b) Minimum lot width at building line:
 - Single-family & multifamily dwelling of less than eight units: 50'
 - Townhouse dwelling: 16 feet.
 - Multifamily dwellings of eight units or more: 100 feet.
 - (c) Minimum depth of front yard: 25 feet.

- (d) Minimum width of side yard: Five feet.
- (e) Minimum depth of rear yard: 20 feet.
- (f) Maximum height of structure: 45 feet.

Mobile homes on individual lots shall comply with the provisions of article VII, section E. Mobile home parks and mobile home subdivisions shall comply with provisions of article VII, section H.4.

Off-street parking requirements: See article VIII of this ordinance for requirements for other uses.

R-4A Multi-Family: Please see Attachment 7.

Maximum density requirements for both R-5 and R-4 are the same, at 15 units per acre. The proposed gross density of the Cottages at Starkville Station project is 5.46 units per acre.

STATE REZONING CRITERIA:

Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:

There are no errors in need of correction with either the ordinance or zoning map.

2. **Change in conditions.** Changed or changing conditions in an existing area, or in the planning area generally, or the increased or increasing need for commercial or manufacturing sites or additional subdivision of open land into urban building sites make a change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Consistency with Comprehensive Plan:

The Starkville Comprehensive Plan supports infill development to achieve greater utilization of existing municipal service, reduce the need for cost of extension of services, and provide housing options.

Please see Attachment 6.

Land Use Compatibility: An R-4A development would be compatible with adjacent uses in that the proposed Cottages at Starkville Station single family units would mix well with existing single family residential areas to the north and the density of the proposed Cottages at Starkville Station development would fit with the Polo Apartments to the south and the Bella Grove Condominiums to the west yet would

be a medium density development, by having a 5.46 units per acre.

A medium density development is 4-8 units per acre; high density is 8-15 units per acre.

Changed Conditions:

There has been a significant change at the intersection on South Montgomery Street and Yellow Jacket Drive since 2007 with the multi-family/condo developments of Annabella and Belle Grove to the west.

Please see Attachment 5.

The Starkville Station R.V. Park to the west was Rezoned from R-5 to C-2 in 2008.

Please see above under Background/Area for zoning change information.

Adequate Public Facilities: Water, sewer, and electrical lines are available.

Properties have access to Lincoln Green Road by way of R.V. Way

Please see below for Mississippi Department of Transportation Average Daily Traffic (ADT) totals two closest MDOT traffic count sites:

SITE ID 535073 (Blackjack Road in front of The Hampton Inn)

ADT 2003	13000
ADT 2004	13000
ADT 2005	11000
ADT 2006	11000
ADT 2007	11000
ADT 2008	13000
ADT 2009	13000
ADT 2010	13000
ADT 2011	14000
ADT 2012	14000

SITE ID 530430 (Blackjack Road behind the USDA Research Lab)

ADT 2003	2600
ADT 2004	2600
ADT 2005	2800
ADT 2006	2800
ADT 2007	2800
ADT 2008	3700
ADT 2009	3700
ADT 2010	3800
ADT 2011	2300
ADT 2012	2300

The City is considering making Lincoln Green Road one way going south.

- Natural Environment:** There are no known environmental issues.
- A R-4A development requires 20% of the proposed development to be open space. The applicant is also proposing to have a bio retention area as part of the development.
- Buffer yards would be required on the east, west, and south property lines. The applicant is encouraged to seek a Waiver from the Tree Advisory Board for the buffer yard required along the north property line due to an underground gas transmission line.
- Economic Effects:** There would be an economic gain to the City of Starkville in the form of increased property tax revenue, sales tax revenue being spent at local merchants, and creation of jobs from temporary construction.
- Orderly Development:** Any development proposal for the subject property would be required to conform to the City's land development regulations and would require review by the City's Development Review Committee prior to the commencement of any construction activities.
- The Cottages at Starkville Station Preliminary Plat has been reviewed by the Development Review Committee.
- Public Need:** The proposed Rezoning would allow additional housing options for Starkville and would be an infill development, what the Starkville Comprehensive Plan supports.

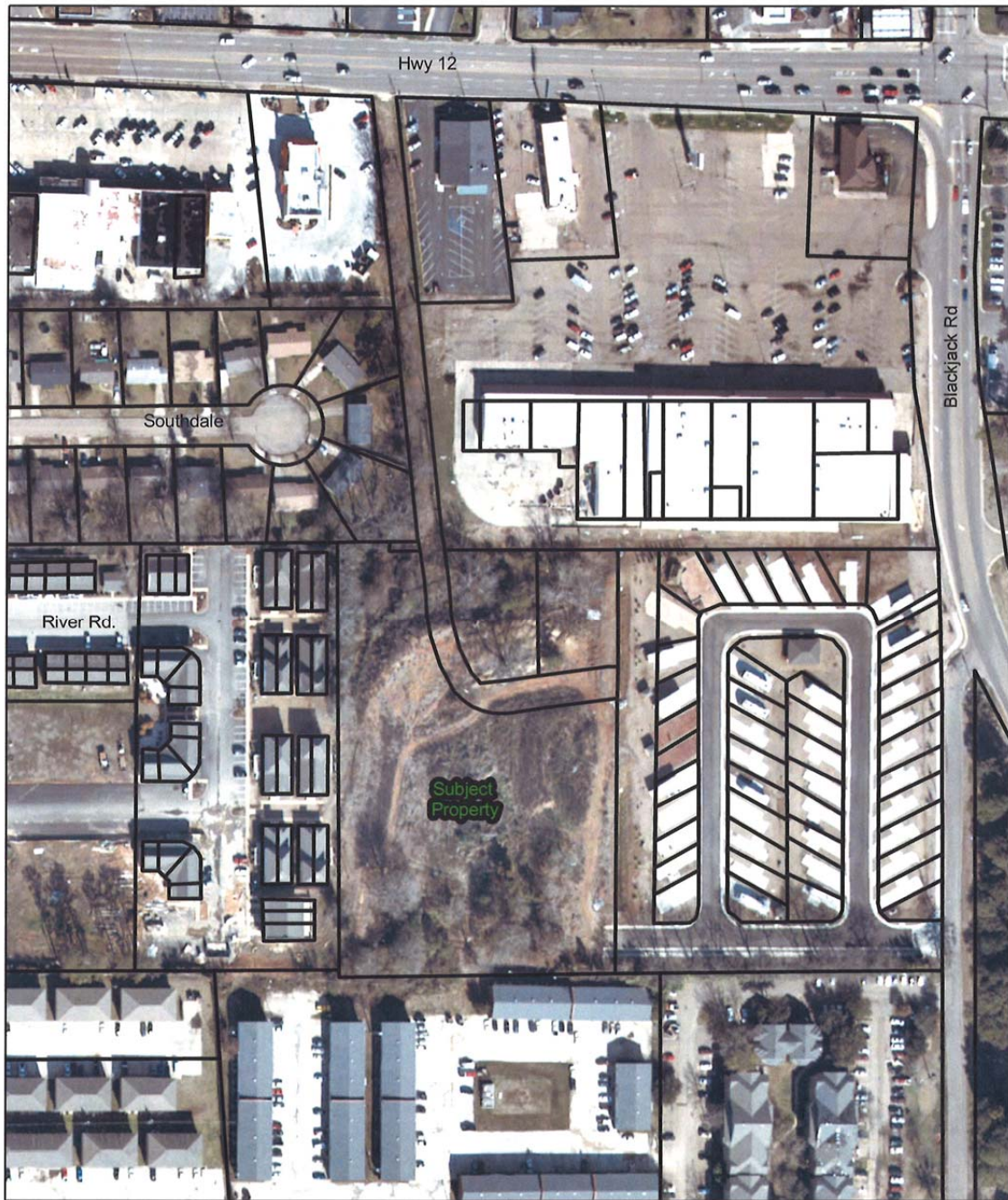
STAFF RECOMMENDATION:

If the Planning and Zoning Commission decides to approve the Applicant's Rezoning request from R-3 Multi-Family to C-1 Neighborhood Commercial, Staff recommends the following conditions:

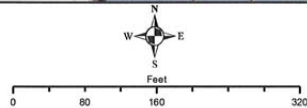
- 1) The developer is to utilize bio-retention as a means of storm water management with a plan to be submitted to and approved by the City Planner and Engineer during the Development Review process.
- 2) A Waiver is required from the Starkville Tree Advisory Board for the required north buffer yard.
- 3) Development is limited to 22 lots for single family homes

Attachment 1

PP13-07 Aerial

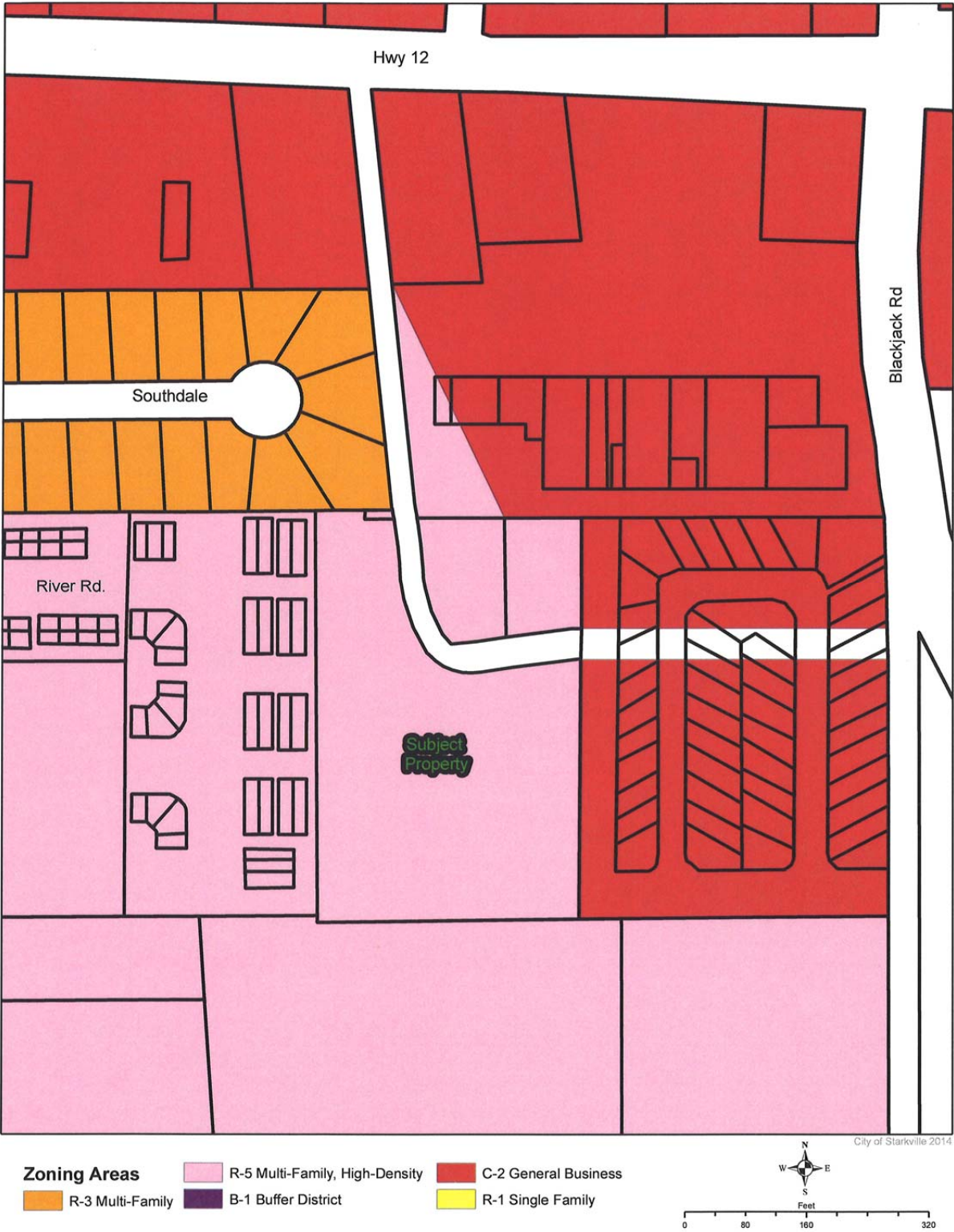


City of Starkville 2014



Attachment 2

PP13-07 Area Zoning



Attachment 3



Attachment 4



Attachment 5

Annabella		Belle Grove	
Address	Building Permit Issued	Address	Building Permit Issued
100 Annabella	3/21/2007	100 River Road	8/3/2010
101 Annabella	3/21/2001	100 River Road #40	3/5/2010
102 Annabella	3/21/2007	100 River Road #41	3/5/2010
103 Annabella	3/21/2007	100 River Road #42	3/5/2010
104 Annabella	3/21/2007	100 River Road #43	3/5/2010
105 Annabella	3/21/2007	100 River Road #48	8/3/2010
106 Annabella	3/21/2007	100 River Road #49	8/3/2010
107 Annabella	3/21/2007	100 River Road #50	8/3/2010
108 Annabella	3/21/2007	100 River Road #51	8/3/2010
109 Annabella	4/10/2007	100 River Road #52	8/3/2010
110 Annabella	5/21/2007	100 River Road #53	8/3/2010
111 Annabella	4/10/2007	100 River Road #56	8/3/2010
112 Annabella	5/21/2007	100 River Road #57	8/3/2010
113 Annabella	10/5/2007	100 River Road #58	8/3/2010
114 Annabella	3/13/2012	100 River Road #59	8/3/2010
	05/11/2009**	100 River Road #60	9/22/2010
115 Annabella	10/5/2007	100 River Road #61	9/22/2010
	03/13/2012**	100 River Road #62	9/22/2010
116 Annabella	5/11/2009	100 River Road #63	9/22/2010
	3/13/2012**	100 River Road #64	9/22/2010
117 Annabella	10/5/2007	100 River Road #65	9/22/2010
118 Annabella	5/11/2009	100 River Road #66	9/22/2010
	03/13/2012**	500 River Road #67	8/2/2012
119 Annabella	3/13/2012	500 River Road #68	8/2/2012
120 Annabella	3/13/2012	500 River Road #69	8/2/2012
20 Units		500 River Road #70	8/2/2012
** Re-issuance		500 River Road #71	11/18/2013
		500 River Road #72	11/18/2013
		500 River Road #73	11/18/2013
		500 River Road #80	11/18/2013
		500 River Road #81	11/18/2013
		500 River Road #82	11/18/2013
		500 River Road #83	8/2/2012
		500 River Road #84	8/2/2012
		500 River Road #85	8/2/2012
		500 River Road #86	8/2/2012
		500 River Road #87	8/2/2013
		500 River Road #88	8/2/2013
		500 River Road #89	8/2/2013
		500 River Road #90	11/18/2013
		500 River Road #91	11/18/2013
		500 River Road #92	11/18/2013
		42 Units	

Attachment 6

Objectives

- a. To identify the appropriate density of urban residential development in relation to adjacent densities and land uses, capability of existing and proposed utilities, capability of existing/proposed thoroughfares, consistency with community goals, and the natural character of the site and map it on the Future Land Use map.
- b. To protect the integrity and stability of existing residential areas from encroachment by incompatible land uses and identify the proper spatial relationship between various residential land uses.
- c. To encourage the creation of unified neighborhoods throughout the community.
- d. To provide a choice of housing types suitable to surrounding land uses.
- e. To encourage renewal and stabilization activities in older neighborhoods where it is determined that residential uses are still appropriate.

Policies

- a. Appropriate infilling of developable vacant land should be encouraged and promoted in order to achieve greater utilization of existing municipal services and facilities, to reduce the need for the costly extension of services.
- b. New residential development should be encouraged and supported in areas contiguous to existing development, where extension of municipal services can be accomplished in an orderly and efficient manner. "Leap frog" development should be discouraged.
- c. The intensity of residential development should be appropriately related to the ability of the land to accommodate that development without jeopardizing the health or safety of future occupants, and without adversely affecting the surrounding built and natural environment.
- d. In residential areas essential services which should be provided as development occurs include roadway access (both local roads and facilities serving the development), public water for both domestic use and fire protection, sanitary sewers, and storm drainage facilities.
- e. Stable residential areas should be protected and preserved. Stable residential areas will be protected from disruptive uses such as incompatible higher density residential structures, and encroaching industrial and commercial uses.
- f. Routine maintenance by private property owners is encouraged and the overall condition of the property should be upgraded where necessary to preserve stable development. When necessary, the city shall utilize code enforcement to protect and preserve stable residential areas. Vacant land adjoining stable areas or occupied land to be redeveloped should be utilized for residential, public, or semi-public development.
- g. Densities of new residential development shall be compatible with surrounding residential areas and a buffer will be provided when there is a significant difference in densities. Reuse of existing residential structures will be designed to occur at a density compatible with surrounding structures. Existing commercial uses and other uses incompatible with the residential character of stable areas are encouraged to be phased out and replaced with compatible uses, except for appropriate planned mixed use areas.
- h. Proposed residential development which has a significantly different size, height, or mass from adjacent existing development will be discouraged if the proposed differences detract from the use and privacy of the adjacent development.
- i. Special care should be taken to protect existing historical areas and promote the preservation of the city's unique historical assets.

j. Maintenance and improvements to the public infrastructure should receive attention necessary to help maintain the stable areas.

k. Transitional areas are typically characterized by older housing stock, deferred maintenance, conversions from single-family uses to more intensive uses, and the introduction of incompatible uses. Public and private efforts should focus on upgrading the condition of those residential areas which are in transition. Specific efforts to include area residents in these planning efforts should be made. Transitional residential areas will be protected from disruptive uses such as encroaching industrial and non neighborhood commercial uses.

l. Improvement of property through reconstruction and/or an extensive maintenance program by individual owners is encouraged. When necessary, the City shall utilize strict code enforcement to protect and revitalize transitional residential areas.

m. Vacant land adjoining transitional areas or occupied land to be redeveloped should be utilized for residential, public, or semi-public development unless specific revitalization plans, adopted by the Planning & Zoning Commission and the Mayor and Board of Aldermen, dictate otherwise. Revitalization plans may consist of a neighborhood plan, historic overlay district, or an economic redevelopment plan.

n. Existing commercial and industrial uses and other uses incompatible with the residential character of transitional areas are encouraged to be phased out and replaced with compatible uses.

o. Urban residential development should be located on sites offering a diversity of both man-made and natural physical features. Public utility services must be provided for urban residential areas prior to development or as a function of the development. These services should possess adequate capacity, flow, and pressure for the type and density of the potential residential development. Residential land uses should be adequately buffered from incompatible land uses such as industry, commercial centers, agricultural areas, or other potentially incompatible activities (like higher density residential areas). Incompatibility should be determined by:

1. differences in the intensity of each use;
2. the physical relationships among each use; and
3. the external effects generated by each use.

Residential areas of substantially different densities should also be adequately buffered by open space or transitional residential uses of an intermediate density. Urban residential development should preserve or create a completely unified neighborhood, having safe, convenient access to school(s), churches, park sites, and other community activity centers and encourage pedestrian and bike access. Small local shopping facilities oriented to the every day needs of the neighborhood residents may be encouraged at appropriate locations.

p. Residential development should be located in proximity to major thoroughfares or transit facilities providing direct access to employment, shopping and recreation centers. Urban residential areas should be bounded, but not penetrated by major thoroughfares in order to preserve a unified neighborhood and to provide an interconnection of neighborhoods. The design for traffic circulation in residential developments should provide adequate ingress and egress to neighborhoods without encouraging through traffic.

q. Residential development shall be prohibited in areas subject to flooding.

r. Residential densities should be compatible with the natural capability of the site to accommodate such development. Soil conditions, geological features, drainage characteristics, and topography should be evaluated as to their effects on density.

- s. Residential growth will be contained and directed into areas where both public water supply and sanitary sewer service can be provided prior to, or as a function of, the development.
- t. The location of new residential developments should be encouraged to occur in a compact pattern rather than strip or sprawl type development.
- u. The negative effects of residential sprawl should be minimized through infilling of vacant land.
- v. Multiple-family developments should be encouraged in areas adequately served by public water supply and sanitary sewer facilities and those sections of the city possessing excellent accessibility, including pedestrian access, to primary thoroughfares, recreational areas, employment centers, shopping facilities, educational facilities, and other community facilities.
- w. Residential land uses should be properly buffered from incompatible land uses. Higher density residential developments could be used as buffers between commercial/office and low density residential land uses. Adequate buffers should also be provided between residential areas of significantly different densities and from existing pollutions.
- x. Zoning regulations which provide opportunities for innovation in the design of residential environments shall be encouraged (more planned developments, like PUDs).
- y. The conservation, rehabilitation, or renewal of existing residential areas shall be encouraged when necessary to maintain a sound residential environment. If a sound residential environment cannot be maintained, then a transition to other suitable uses should be encouraged.
- z. Non-residential land uses should be encouraged within residential neighborhoods only when they provide necessary convenience activities which does not require a service area greater than that of the neighborhood.
- aa. The need for low and moderate income housing should be recognized through a policy of providing a number of developments throughout the city rather than a policy advocating large concentrations of such housing types.

A large portion of the city has been planned for future residential growth and this Plan encourages a wide variety of residential dwelling types to meet the diverse needs of the current and future population of Starkville. The following policies are recommended for developing residential areas:

Table 32
Recommended Gross Density, Type of Dwelling Unit, and Utility Standard for Various
Types of Residential Development in Starkville

CATEGORY	GROSS DENSITY	DOMINANT TYPE OF DWELLING UNITS	USUAL ZONING
AGRICULTURE	1 unit per acre	Single-family (detached)	A-1
LOW DENSITY	1 – 4 DUs per acre	Single family (detached)	R-E, R-1
MEDIUM R-3 DENSITY	4-8 DUs per acre	Single family and two family; MF at the greatest densities of this range	R-2,

Attachment 7

Sec. S. R-4A single-family, high-density.

- A. **Intent.** The intent of this zoning district is to permit single-family residential development and associated uses in a high quality setting, according to a unified plan. The uses and standards in this district are intended to promote flexibility and innovation in site design, enhance the environmental quality and attractiveness of the community, and to assure the compatibility of the proposed development with adjacent land uses. The R-4A zoning district shall be highly suitable for compact, infill development or redevelopment of existing parcels of land to prevent sprawl and to encourage sustainable development within the city. R-4A zoning districts shall be more restrictive than the R-4 (zero lot line/cluster development) district but less restrictive than R-1 (single family) district.
- B. **Conditions to be met by single-family, high-density (R-4A) developments.**
1. *District regulations.* Every R-4A development erected and maintained under the provisions of this article shall comply with all regulations established in this section.
 2. *Site plan and improvements.* A site plan for an R-4A development shall show and there shall be provided the following:
 - a. *Drainage.* Adequate facilities for the drainage of surface water, including storm sewers, gutters, paving, and proper design of finished grades.
 - b. *Circulation and parking.* Adequate facilities for the safe and convenient circulation of pedestrian and vehicular traffic, including walks, driveways, off-street parking area(s), and landscaped separation spaces between pedestrian and vehicular ways.
 - c. *Open space.* A minimum of 20 percent of the gross land area within an R-4A district shall be designated as open space for the use and enjoyment of its owners, occupants and their guests. Open space area includes both private and common areas within the R-4A development project site. Required open space may be used for active recreational activities such as walking, jogging, swimming pools, golf, tennis and other court games; or passive recreational uses such as sitting, scenic viewing or picnics. Open space areas shall be attractively landscaped and may contain water features, benches, gazebos, gardens, planting strips, trails, tennis courts, or other recreational or landscaping amenities. Streets, driveways and parking areas shall not be considered part of this open space.
 - d. *Responsibility for common open space.* Nothing in this section shall be construed as a responsibility of the city, either for maintenance or liability of the following which shall include, but not be limited to, any private open areas, parks, recreational facilities, and a "hold harmless" clause shall be incorporated in the covenants running with the land to this effect.
 - e. *Utilities to be located underground.* Any R-4A development shall specify that all utilities shall be constructed underground.
 - f. *Size of area.* Although there is not a minimum size, the area proposed for development shall be large enough to permit and accommodate an R-4A development. Building setbacks are to be determined by the development proposal upon approval. An R-4A approval shall not be granted if, in the opinion of the planning and zoning commission, the proposed development would have a direct negative or adverse impact on the surrounding area.

C.

Requirements for site plans of proposed R-4A developments.

1. *Application.* An application for approval of an R-4A proposal shall be filed with the city planner and shall contain the following information: address, and interest of any others represented by the applicant; the concurrence of the owner(s) of the entire land are included in the proposal and all encumbrances of such land; evidence that the applicant and/or owners intend to develop the land along with a written narrative expressing the character of the proposed development.
2. *Site plans.* An application for an R-4A development is to be accompanied by a site plan which must include both maps and a written narrative. Adjacent properties impacted by the development are to be identified. The following data may be required with the preliminary submission:
 - a. Existing topography of the site.
 - b. Drainage within the project and adjacent area, if impacted.
 - c. Existing and proposed land uses and existing zoning.
 - d. Existing property lines.
 - e. Circulation system including walks, curb-cuts, ingress and egress drives, driveways.
 - f. Parking areas.
 - g. Areas proposed to be dedicated or reserved for parks, playgrounds and common areas.
 - h. Approximate location of all buildings, structures, and other improvements, including walkways.
 - i. Graphic presentation representative of the proposed structures and improvements.
 - j. A tentative development schedule including timing and scope of any proposed phasing.
 - k. Any proposed restrictive covenants or homeowner association agreements governing the maintenance and continued protection of the proposed development.

D. Review and approval process of proposed R-4A developments.

1. *Review process.* Upon receipt of an application for approval of a site plan for an R-4A development, properly and completely made out, the city planner shall distribute copies to the development review committee for review and recommendations. Recommendations from the development review committee shall be forwarded to the planning and zoning commission for a public hearing. The planning and zoning commission shall hold a public hearing and interested parties notified in the same manner as for other rezoning hearings. Following the public hearing, the planning and zoning commission shall transmit its recommendation of approval or disapproval to the mayor and board of aldermen, including any conditions of approval, which may include a performance bond.
2. *Final approval.* Final approval of a proposed R-4A development shall rest with the mayor and board of aldermen. The recommendations of the planning and zoning commission and the development review committee shall be considered and any conditions of approval may be amended, revised or stricken as determined. The approved site plan shall be binding and shall control the issuance of permits and/or certificates.
3. *Revisions or amendments to an R-4A development site plan.* Revisions or amendments to approved R-4A site plans which result in a reduction of the number of approved

dwelling units/density, as well as an increase in open space, shall be allowed, upon review and approval by the city planner. Any proposed increase in dwelling units/density, or a decrease in open space, shall require a submittal of the revised site plan to the city planner in the same manner as prescribed for a new application.

4. *Appeal.* Any person aggrieved by a decision of the planning and zoning commission in approving or disapproving an application for an R-4A development proposal under this article may within ten days from the date of such decision, file a written request to the mayor and board of aldermen and there upon the mayor and board of aldermen shall proceed to review the proposal in the same manner prescribed for other rezoning applications.
- E. Off-street parking. A minimum of three off-street parking spaces shall be provided for each dwelling unit.
- F. Permitted and conditional uses shall be as follows:
 1. The following uses are permitted by right in the R-4A zoning district:
 - a. Single-family dwelling.
 - b. Garden.
 - c. Home occupation.
 2. The following uses are allowed by conditional use in the R-4A zoning district:
 - a. Church or place of worship.
 - b. Golf course, not including commercial driving ranges; need not be enclosed within structure.
 - c. Public utilities.
 - d. Recreational facilities.
- G. Comprehensive Plan. The R-4A zoning district shall be considered a high density residential land use classification allowing a maximum gross density of 15 dwelling units per acre, as allowed per Table 32 of the city's comprehensive plan.

(Ord. No. 2008-9, § 11, 11-4-08)

THE CITY OF STARKVILLE
COMMUNITY DEVELOPMENT DEPT
CITY HALL, 101 E. LAMPKIN STREET
STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

TO: Members of the Planning & Zoning Commission
FROM: Buddy Sanders City Planner (662-323-2525 ext. 119)
CC: PP 14-01 Cottages At Starkville Station, LLC
DATE: March 7, 2014

BACKGROUND INFORMATION:

Cottages at Starkville Station, LLC, is requesting Preliminary Plat approval of a 22 lot subdivision west of the Starkville Station RV Park. Please see Attachments 1 and 2. Zoning for the property is R-5 (Multi-Family, High-Density).

A subdivision plat for the subject property was reviewed at the January 8, 2014 Planning and Zoning Commission meeting. Questions regarding the R-5 zoning district and lot width were discussed in the meeting, and the Preliminary Plat request was withdrawn by the applicant.

The applicant has requested a Rezoning to R-4A to allow for a lot width less than 50 in width. Please see Attachment 3. There are no minimum lot size requirements in a R-4A zone. Conditions of a R-4A development are in Attachment 4.

Please note that the areas illustrated as Right of Way in the PP 13-07 Area Zoning and PP 13-07 Aerial maps is not Public Right of Way. In 1998 the City issued a Release of Roadway Easement and Quit Claim Deed for both Hoover Drive and Shady Lane. Please see Attachment 5.

PLAT PROPOSAL

General Information

The applicant is requesting Preliminary Plat approval of a 22 lot subdivision totaling 4.03 acres. Please see Attachment 4.

Easements and Dedications

The proposed lots will front an extension of RV Way and a new street to be named Station Lane. RV Way takes access off Lincoln Green Street. There is an existing 10-foot sewer/utility easement along the western property line and an existing gas/utility easement along the northern property line.

The applicant will have 10-foot utility easements fronting all new streets of the proposed subdivision, and electrical, water, and sewer services are available.

Findings and Comments

The Cottages at Starkville Station Preliminary Plat was reviewed by the Development Review Committee on December 19 and February 27. There are no significant concerns regarding the subject Preliminary Plat, but the Engineering Division did note that upstream storm water will need to be routed through the development in some fashion without it going through the detention facility and a slight adjustment in the turning radius at the end of R.V. Way.

Three off-street parking spaces per lot is required of a R-4A development. In order to reduce the amount of impervious surface area, a pervious surface parking area, such as grasscrete, be used for at least the third parking space.

CONCLUSIONS

Staff recommends approval of the "Cottages at Starkville Station" Preliminary Plat. It is recommended that the following conditions be issued with recommendation of approval:

1. Additional easements may be required.
2. Upstream storm water will need to be routed through the development in some fashion without it going through the detention facility.
3. Infrastructure drawings will be required upon Preliminary Plat approval prior to construction.
4. Parking spaces are to illustrated and surface type listed. The third parking space per lot is to be pervious.
5. Rezoning approval to a R-4A Single Family High Density zoning district is required.

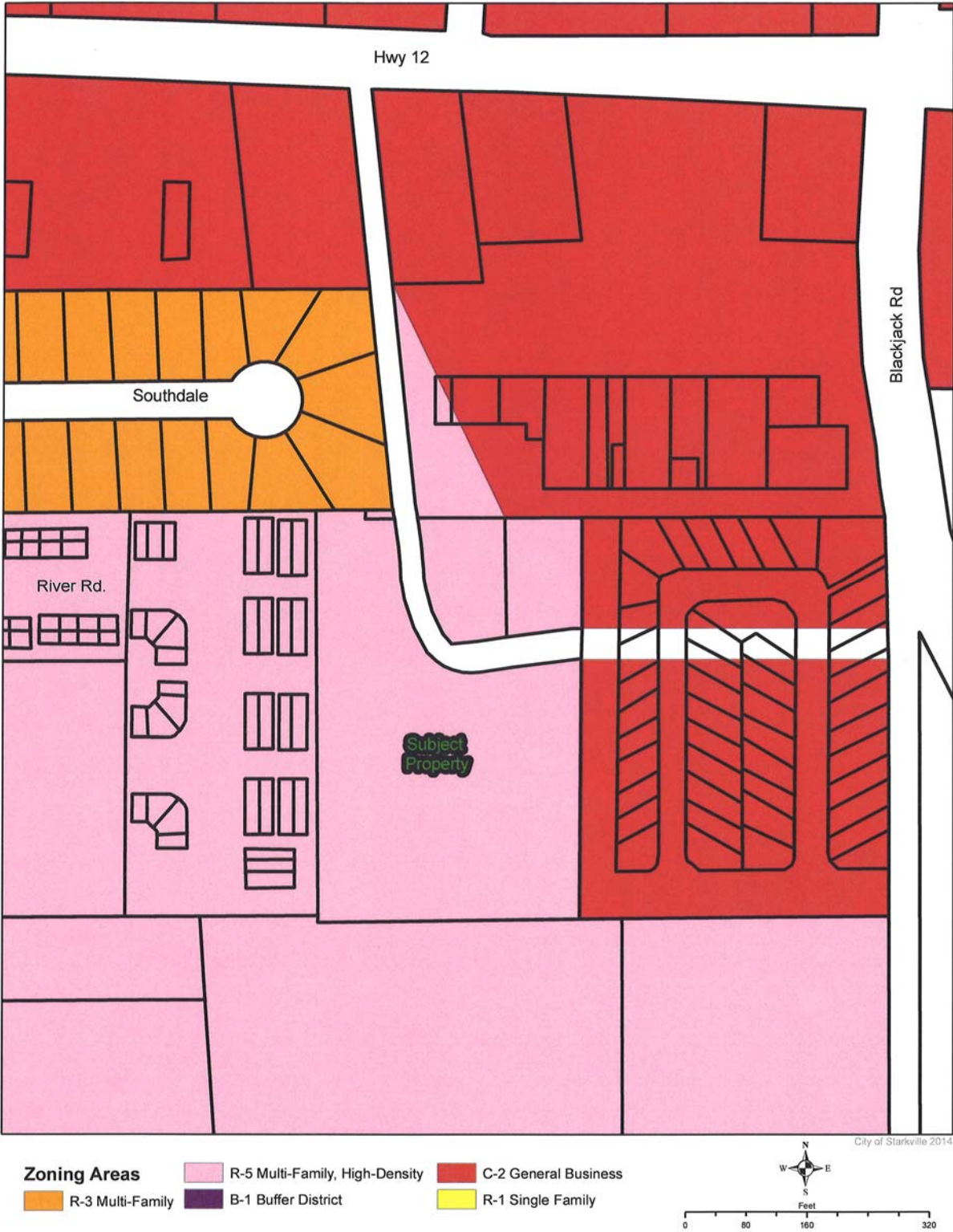
Attachment 1

PP13-07 Aerial

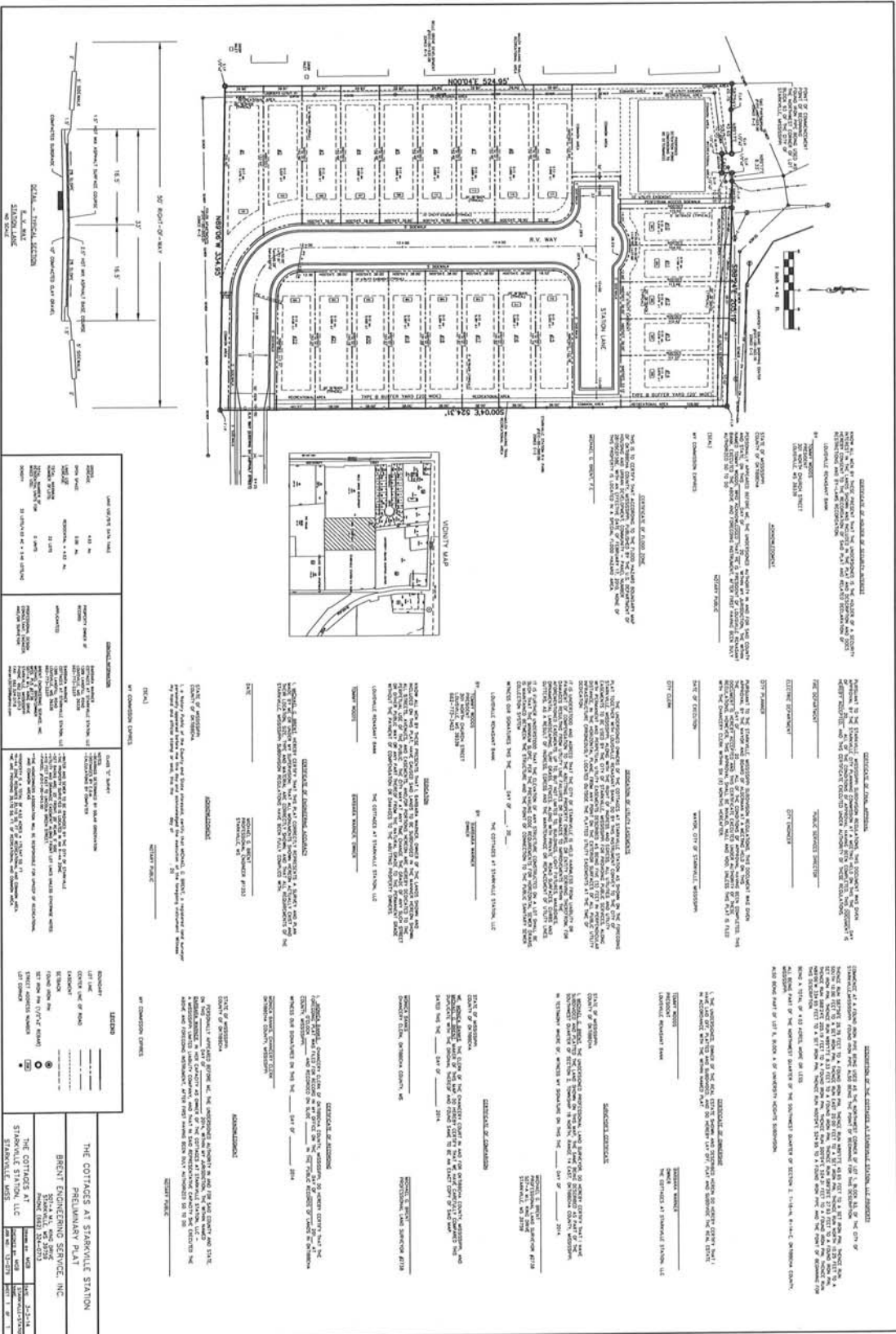


Attachment 2

PP13-07 Area Zoning



Attachment 3



Attachment 4

Sec. S. R-4A single-family, high-density.

- A. Intent. The intent of this zoning district is to permit single-family residential development and associated uses in a high quality setting, according to a unified plan. The uses and standards in this district are intended to promote flexibility and innovation in site design, enhance the environmental quality and attractiveness of the community, and to assure the compatibility of the proposed development with adjacent land uses. The R-4A zoning district shall be highly suitable for compact, infill development or redevelopment of existing parcels of land to prevent sprawl and to encourage sustainable development within the city. R-4A zoning districts shall be more restrictive than the R-4 (zero lot line/cluster development) district but less restrictive than R-1 (single family) district.
- B. Conditions to be met by single-family, high-density (R-4A) developments.
1. *District regulations.* Every R-4A development erected and maintained under the provisions of this article shall comply with all regulations established in this section.
 2. *Site plan and improvements.* A site plan for an R-4A development shall show and there shall be provided the following:
 - a. *Drainage.* Adequate facilities for the drainage of surface water, including storm sewers, gutters, paving, and proper design of finished grades.
 - b. *Circulation and parking.* Adequate facilities for the safe and convenient circulation of pedestrian and vehicular traffic, including walks, driveways, off-street parking area(s), and landscaped separation spaces between pedestrian and vehicular ways.
 - c. *Open space.* A minimum of 20 percent of the gross land area within an R-4A district shall be designated as open space for the use and enjoyment of its owners, occupants and their guests. Open space area includes both private and common areas within the R-4A development project site. Required open space may be used for active recreational activities such as walking, jogging, swimming pools, golf, tennis and other court games; or passive recreational uses such as sitting, scenic viewing or picnics. Open space areas shall be attractively landscaped and may contain water features, benches, gazebos, gardens, planting strips, trails, tennis courts, or other recreational or landscaping amenities. Streets, driveways and parking areas shall not be considered part of this open space.
 - d. *Responsibility for common open space.* Nothing in this section shall be construed as a responsibility of the city, either for maintenance or liability of the following which shall include, but not be limited to, any private open areas, parks, recreational facilities, and a "hold harmless" clause shall be incorporated in the covenants running with the land to this effect.
 - e. *Utilities to be located underground.* Any R-4A development shall specify that all utilities shall be constructed underground.
 - f. *Size of area.* Although there is not a minimum size, the area proposed for development shall be large enough to permit and accommodate an R-4A development. Building setbacks are to be determined by the development proposal upon approval. An R-4A approval shall not be granted if, in the opinion of the planning and zoning commission, the proposed development would have a direct negative or adverse impact on the surrounding area.

C.

Requirements for site plans of proposed R-4A developments.

1. *Application.* An application for approval of an R-4A proposal shall be filed with the city planner and shall contain the following information: address, and interest of any others represented by the applicant; the concurrence of the owner(s) of the entire land are included in the proposal and all encumbrances of such land; evidence that the applicant and/or owners intend to develop the land along with a written narrative expressing the character of the proposed development.
2. *Site plans.* An application for an R-4A development is to be accompanied by a site plan which must include both maps and a written narrative. Adjacent properties impacted by the development are to be identified. The following data may be required with the preliminary submission:
 - a. Existing topography of the site.
 - b. Drainage within the project and adjacent area, if impacted.
 - c. Existing and proposed land uses and existing zoning.
 - d. Existing property lines.
 - e. Circulation system including walks, curb-cuts, ingress and egress drives, driveways.
 - f. Parking areas.
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(Ord. No. 2008-9, § 11.11-4-03)

Attachment 5

— DB 95,6/336

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STATE OF MISSISSIPPI:

COUNTY OF OKTIBBEHA:

RELEASE OF ROADWAY EASEMENT

AND

QUIT CLAIM DEED

In consideration of Ten Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITY OF STARKVILLE, MISSISSIPPI, GRANTOR, do hereby convey, quit claim and release unto POLO EAST, LLC, GRANTEE, the following described tract or parcel of land situated in Oktibbeha County, Mississippi, to-wit:

All of the roadway area designated as "Hoover Drive" and "Shady Lane" as shown on the plat of University Heights Subdivision #1 of the City of Starkville, Mississippi filed November 8, 1961 and recorded in Plat Book 1 at page 42 in the office of the Chancery Clerk of Oktibbeha County, Mississippi.

It is expressly understood and agreed that the purpose of this conveyance is to release and reconvey unto Polo East, LLC all of the right, title and interest held by the City of Starkville in the roadway areas designated as "Hoover Drive" and "Shady Lane" obtained by the City of Starkville by dedication of said roadway areas pursuant to the filing of a subdivision plat of University Heights Subdivision #1 as referenced above, or otherwise.

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By acceptance of this conveyance, Grantee releases the City of Starkville, Mississippi from any further obligations for the installation and maintenance of utilities located within said roadway areas.

Executed this the 23rd day of April, 1998.

CITY OF STARKVILLE, MISSISSIPPI

BY:

Mack Rutledge
MACK RUTLEDGE, MAYOR

ATTESTED BY:

Vivian E. Collier
VIVIAN COLLIER, CLERK