

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: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: John W. Starr Jr., Golden Triangle Periodontal Center, LLC., Applicant
SUBJECT: PP 15-02 and FP 15-01, Golden Triangle Periodontal Center Preliminary Plat, 974 Highway 12 East, Zoned C-2, Ward 5, Existing medical office development seeking subdivision of the property into two separate parcels.
DATE: January 13, 2015

BACKGROUND INFORMATION:

The purpose of this report is to provide information regarding the request by John W. Starr Jr., Golden Triangle Periodontal Center for approval of a Preliminary Plat and Final Plat for subdivision of 1 existing lot (Property Number 117F-00-002.06) into 2 separate lots. The existing lot is labeled as "Lot 3" on the existing plat. The proposed lots are labeled "Lot 2A and Lot 2B" on the proposed plat. The subject property is zoned C-2. The properties to the north, south, east and west are zoned C-2. Please see attachments 1-9.

Below is information pertaining to C-2 Business Zoning District

Sec. L. - C-2 business (general business) zoning district regulations.

These [C-2 general business] districts are intended to be composed of the wide range of commercial goods and services to support community needs. Under special conditions some light industrial and distribution uses are also permitted. Usually located along arterial streets or near the intersection of two or more arterials, these districts are usually large and within convenient driving distance of the entire community. The district regulations provide for certain minimum yard and area standards to be met to assure adequate open space and compatibility with surrounding districts. [The following regulations apply in the C-2 districts:]

- 1. See chart for uses permitted.*
- 2. See chart for uses which may be permitted as an exception.*
- 3. Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space*

required for the other normal operations of the business or service.

- 4. Minimum yard size: Front, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot [in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.*
- 5. Maximum height of building or structures: 45 feet.*
- 6. Off-street parking: One space for each 200 square feet of retail or office building area. See article VIII of this ordinance for requirements for other uses.*
- 7. Off-street loading and unloading: The required rear or side yard may be used for loading and unloading.*
- 8. All building facades that are visible from public right of way or adjacent property zoned residential shall meet these requirements.*
 - a) The following materials are allowed for use on a building façade: brick, wood, fiber cement siding, stucco, natural stone, and split faced concrete masonry units that are tinted and textured. Architectural Metal Panels maybe used as long as the panels make up less than 40% of an individual façade.*
 - b) The following materials are not allowed for use on a building facade: smooth faced concrete masonry units, vinyl siding, tilt-up concrete panels, non-architectural steel panels (R Panels), and EIFS (exterior insulation and finish systems). EIFS is permitted to be used for trim and architectural accents.*
 - c) The primary facade colors shall be low reflectance, subtle, neutral or earth tones. The use of high intensity, metallic flake, or fluorescent colors is prohibited.*
- 9. All parking lots adjacent to public right of way shall be paved either entirely or with a combination of the following: asphalt, concrete, porous pavement, concrete pavers, or brick pavers. Gravel can be used temporarily as a parking surface for a period on no longer than twelve months upon the approval of the Community Development Director. All temporary gravel lots must provide ADA accessible parking and access ways in accordance with the ADA guidelines.*

PLAT PROPOSAL

General Information

The current subject property has two office buildings that share a breezeway and the applicant is requesting to subdivide the parent property, 0.75 acre, between the two buildings to create two lots:

Lot 2A: 0.47 Acre

Lot 2B: 0.28 Acre

Per Appendix A – Zoning, Article VII. – District Regulations, Section L (3), C-2 Business (General Business) Zoning District Regulations of the Starkville, Mississippi-Code of Ordinances states:

Minimum lot size: It is the intent of this ordinance that lots of sufficient size be used for any business or service use and to provide adequate parking and loading space in addition to the space required for the other normal operations of the business or service.

There are 29 existing spaces on the parent property. If subdivided, the building on Lot 2A (2336 square feet) will require 11.68 spaces and have 17.5 spaces. The building on Lot 2B (3492 square feet) will require 17.46 spaces and will have 11.5 spaces, if the proposed subdivision is approved. A cross-parking agreement allowing both buildings to use all parking areas will be required.

Per Appendix A – Zoning, Article VII. – District Regulations, Section L (4), C-2 Business (General Business) Zoning District Regulations of the Starkville, Mississippi-Code of Ordinances states:

Minimum yard size: Front, 20 feet; rear, 20 feet; side, a total of 20 feet, but one side shall be sufficient in width to provide vehicular access to the rear. On any lot [in] which the side lot line adjoins a residential district, the side yard on that side shall not be less than required by the residential district.

A side yard Variance will be required and the Applicant has submitted a Board of Adjustment and Appeals application to be considered on January 28, 2015.

Easements and Dedications

All easements are provided on the preliminary plat / final plat. A 10 foot easement is shown along the southern, western, and eastern boundary of Lot 2A. A 10 foot easement is shown along the western, northern and eastern boundary of Lot 2B. Both parcels are accessed by a private drive to the east. Lot 2A is also accessed by a private drive to the north. All utility services are currently in place.

Findings and Comments

The City's Development Review Committee (DRC) is scheduled to review the case on Thursday January 15, 2015. The Board of Adjustments and Appeals is schedule to hear case for a side setback Variance on January 28th, 2015.

CONCLUSIONS

If the Planning and Zoning Commission decides to approve the Applicant's request for Preliminary Plat and Final Plat for Golden Triangle Periodontal Center, LLC, the following conditions would be required:

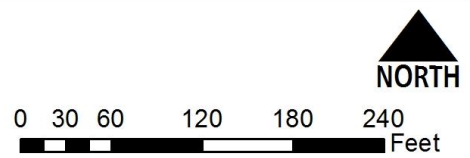
1. A Variance for the side setback requirements must be approved by the Board of Aldermen prior to the plat being filed.
2. A cross-parking agreement must in place and recorded in the filed covenants for the parcels. Cross parking agreement shall also be shown on the recorded plat.
3. All requirements requested by the Development Review Committee shall be meet prior to the plat being filed.

Attachment 1
PP 15-02 and FP 15-01 Aerial

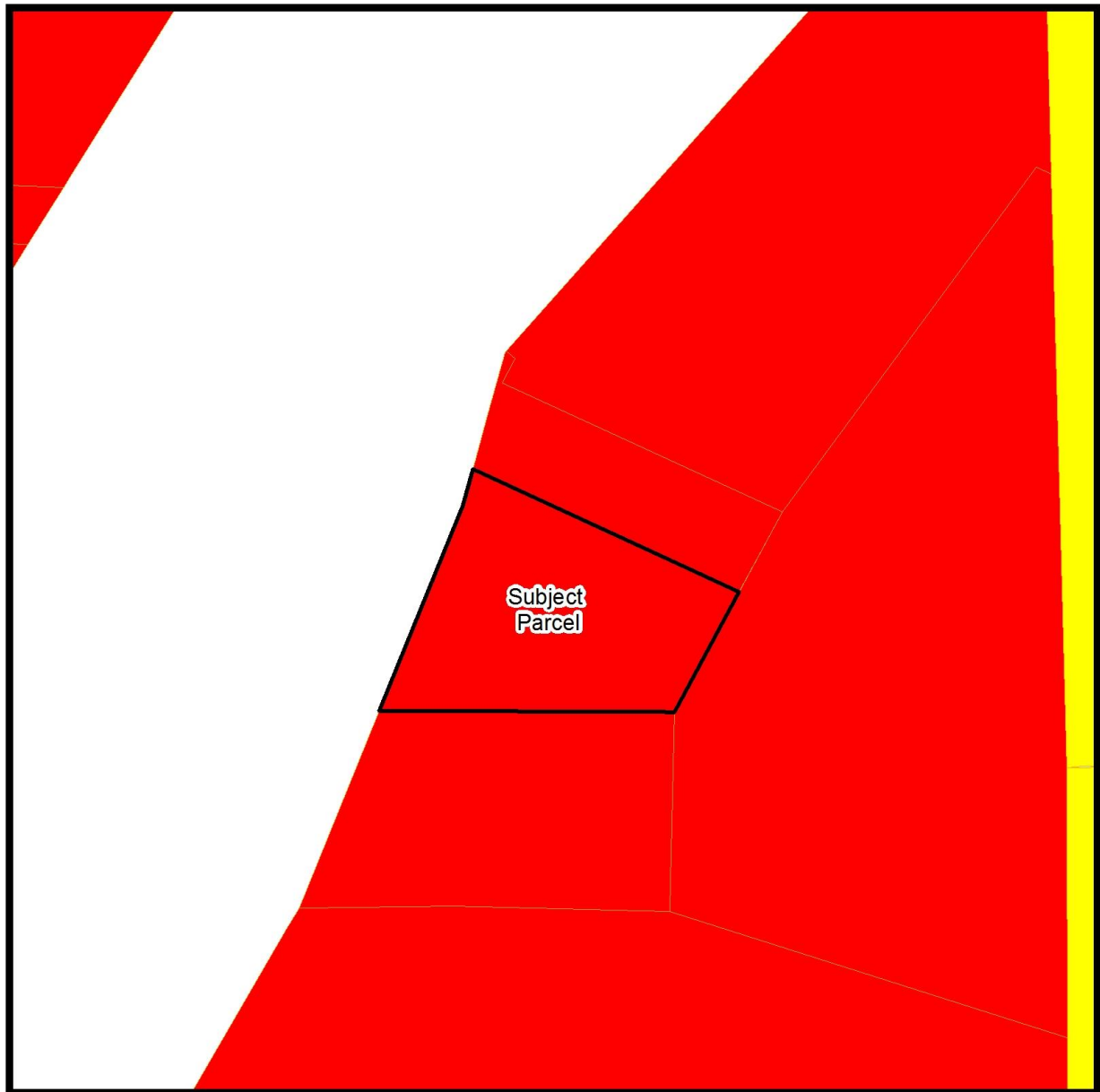


Legend

 property



Attachment 2
PP 15-02 and FP 15-01 Zoning



Legend

-  property
-  C-2 General Business
-  R-1 Single Family

0 30 60 120 180 240
Feet

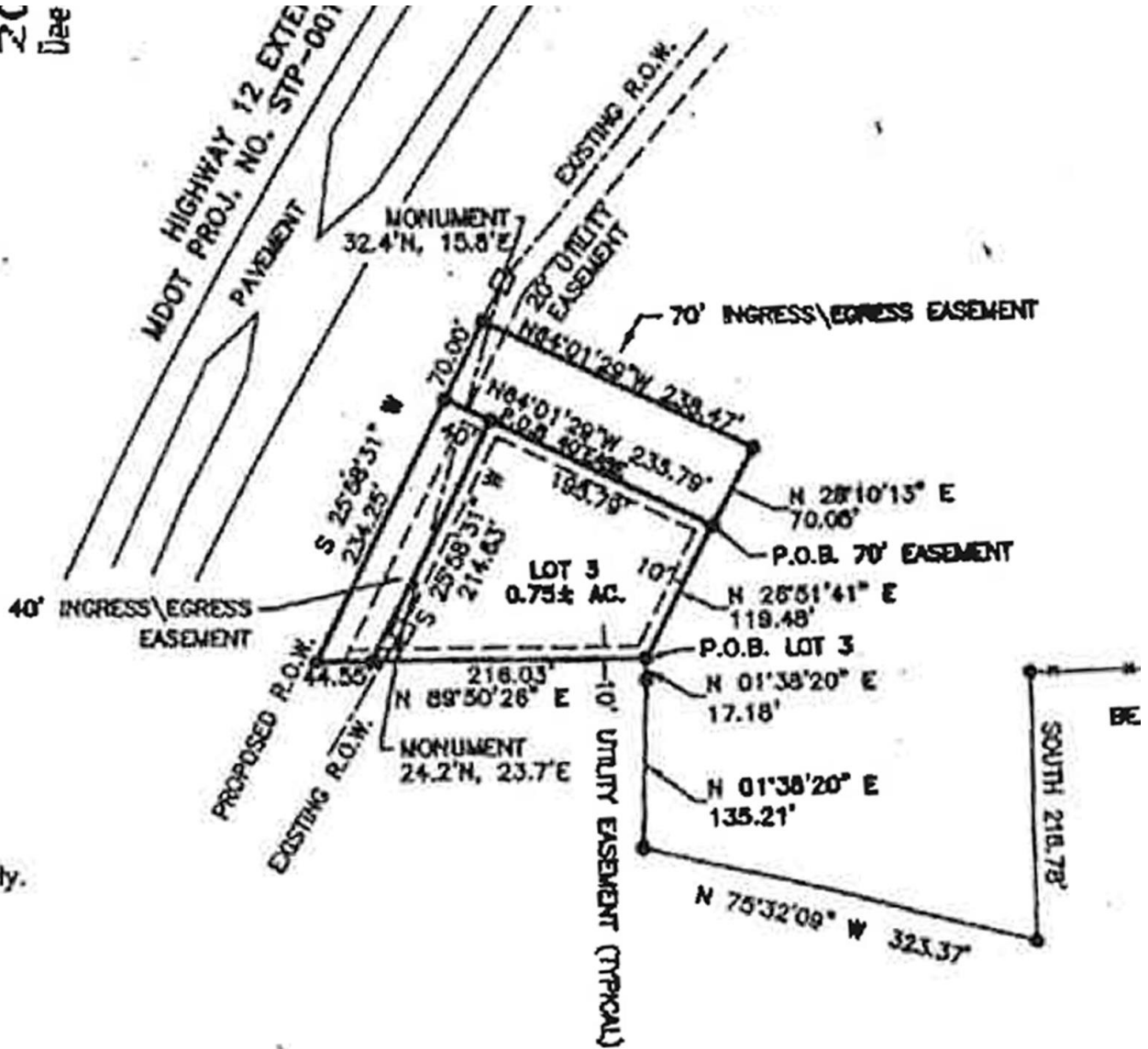


Attachment 3

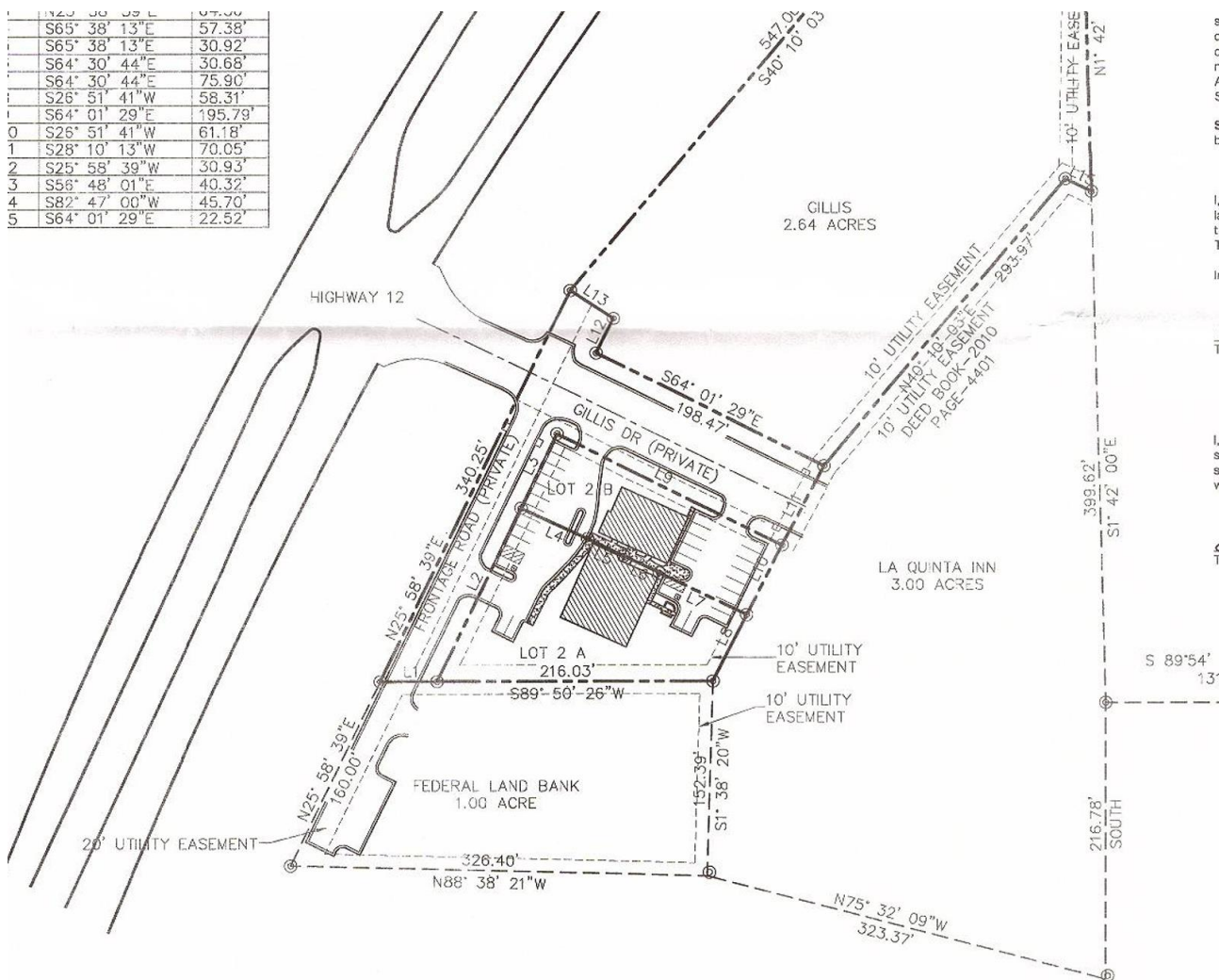
Cropped image of exist plat for Lot 3

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Cropped image of proposed plat for Lot 2A and Lot 2B



Attachment 5



View looking east at front of buildings

Attachment 6



View looking south at adjacent property

Attachment 7



View looking south at adjacent property

Attachment 8



View looking east at adjacent property

Attachment 9



View looking west at rear of buildings

Attachment 10



View looking east in between buildings. Proposed property line to be located in this area.