

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION
City of Starkville, Mississippi
October 13, 2015**

Be it remembered, that, the members of the Planning and Zoning Commission of the City of Starkville, met in their regularly scheduled meeting on October 13, 2015 at 5:30 p.m. in the Courtroom of City Hall, located at 101 E. Lampkin Street, Starkville, MS.

There being present were Michael Brooks, Chairman, Ward 4, Commissioners Jason Camp, Ward 1, Jim McReynolds, Ward 2, Tom Walker, Ward 3, Patrick Miller, Ward 5, Ira Loveless, Ward 6, and John Moore, Ward 7. Attending the Commissioners were Community Development Director Buddy Sanders, City Planner Daniel Havelin, City Attorney Chris Latimer, and Recording Secretary Bill Green.

Commission Chairman Michael Brooks opened the meeting with the Pledge of Allegiance followed by a moment of silence.

**1. A MOTION TO APPROVE THE OFFICIAL AGENDA OF THE PLANNING
AND ZONING COMMISSION OF OCTOBER 13, 2015**

There came for consideration, the matter of the approval of the motion to approve the Official Agenda of the Planning and Zoning Commission of October 13, 2015 as revised:

1. A request by the property owner, for the removal of item B. under "New Business", that item being:
 - A. **CU 15-12 Request for Conditional Use to allow for a residential uses at a property currently zoned C-2 General Business with a parcel number of 118N-00-120.00.**
2. A request to move item C. under "New Business" to a regularly scheduled meeting in November, that item being:
 - B. **EX 15-06, Use by Exception request for allowing a storm water detention pond to be the only use on two lots zoned T-5. Parcel #118P-00-046.00 and 118P-00-047.00**

Upon the motion of Commissioner Moore, duly seconded by Commissioner Walker, the motion to approve the Official Agenda of the Planning and Zoning Commission for October 13, 2015, as revised, received unanimous approval.



PLANNING & ZONING COMMISSION

CITY OF STARKVILLE, MISSISSIPPI117

MEETING OF TUESDAY, October 13, 2015

CITY HALL - COURT ROOM,

101 LAMPKIN STREET, 5:30 PM

II. CALL TO ORDER

III. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

IV. ROLL CALL

V. CONSIDERATION OF THE OFFICIAL AGENDA

VI. CITIZEN COMMENTS

VII. OLD BUSINESS

- A. PP 15-13 Request for Preliminary Plat approval for Subdividing one lot into five lots at the southwest corner of the intersection of Garrard Road and Hwy 12 East with the parcel number 117F-00-002.00

VIII. NEW BUSINESS

- A. CU15-11 Request for Conditional Use to allow a "Place of Worship" at 1437 Fire Station Road on a parcel with the parcel number 118 -27-020.03
- B. ~~CU 15-12~~ Request for Conditional Use to allow for a residential uses at a property currently zoned C-2 General Business with a parcel number of 118N-00-120.00.
- C. ~~EX 15-06~~ Use by Exception request for allowing a stormwater detention pond to be the only use on two lots zoned T-5. Parcel #118P-00-046.00 and 118P-00-047.00
- D. RZ 15-05 Request for rezoning of several parcels located on the north side of University Drive between Camp Avenue and Rue Du Grand Fromage with parcel numbers 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, and 101D-00-004.00

IX. PLANNER REPORT

- A. The Comprehensive Plan Workshop will be held at the Starkville Sportsplex on Monday, October 19th at 5:30pm-8:30pm
- B. The Design Presentation for the Comprehensive Plan will be held at the Starkville Sportsplex on Thursday, October 22nd at 6:00pm-7:30pm

X. ADJOURN

CITIZEN COMMENTS:

The Chairman called for and received no Citizen comments.

2. A MOTION TO APPROVE PP15-13, A REQUEST BY HPM DEVELOPMENT FOR A PRELIMINARY PLAT APPROVAL

There came for consideration, the matter of the approval of the motion to approve the PP15-13, request by HPM Development for Preliminary Plat. This proposal for subdividing one lot into five lots at the southwest corner of the intersection of Garrard Road and Hwy 12 East, parcel number 117F-00-002.00, as presented by the Planning Division, is considered under the condition that the required infrastructure be in place prior to final plat of the subdivision, in accordance with Appendix B-Subdivisions, Article VII. Improvements.

Upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve the PP15-13, request by HPM Development for Preliminary Plat, for the subdividing of one lot into five lots at the southwest corner of the intersection of Garrard Road and Hwy 12 East, (parcel number 117F-00-002.00), as presented by the Planning Division, with the condition that, the required infrastructure be in place prior to final plat of the subdivision, in accordance with Appendix B-Subdivisions, Article VII. Improvements, was unanimously approved.

PUBLIC HEARING

The Planning and Zoning Commission held a public hearing regarding a request for conditional use of the property located at 1437 Fire Station Road (CU 15-11).

The Commission Chairman opened the floor for comments from the public regarding the request for conditional use of the property located at 1437 Fire Station Road (CU 15-11). Calling for, and receiving no comments from the public, the Commission Chair closed the public hearing portion of the meeting.

3. A MOTION TO APPROVE THE REQUEST FOR CONDITIONAL USE OF THE PROPERTY LOCATED AT 1437 FIRE STATION ROAD

There came for consideration the matter of the approval of a motion to grant conditional use of the property located at 1437 Fire Station Road (CU 15-11), for the purposes of allowing a "Place of Worship" to hold meetings. Conditional use is proposed with the following requirements :

That,

The request by Christian World Missions for a Conditional Use to allow a "Place of Worship" at 1437 Fire Station Road (CU 15-11), is zoned B-1 Buffer District and R-4, and the applicant is in the process of doing renovations to the existing structure for the purposes of holding worship services after the renovation is complete. The properties to the north and south are currently used as residential. The properties to the east are commercial. The property to the west is currently undeveloped. The five criteria for conditional use are met and a building permit shall be obtained prior to any construction activities. All of the conditional use requirements, will be fully and faithfully executed, or the conditional use shall become canceled and void. The five criteria for conditional use being:

1. Land use compatibility
The property is currently a mission center.
2. Sufficient site size and adequate site specifications to accommodate the proposed use.
The site is adequately sized to accommodate the proposed addition.
3. Proper use of mitigative techniques.
None proposed
4. Hazardous waste.
No hazardous wastes or materials would be generated, used or stored at the site.
5. Compliance with applicable laws and ordinances.
Building the proposed renovations will require building permits and inspections

Upon the motion of Commissioner Camp, duly seconded by Commissioner Moore, the motion to approve the conditional use of the property located at 1437 Fire Station Road (CU 15 11), for the purposes of allowing a "Place of Worship" to hold meetings is granted, with the conditions enumerated above.

PUBLIC HEARING

The Planning and Zoning Commission held a public hearing regarding a request for rezoning from Christopher Kritzman/ Capital Growth Properties of six properties from C-2/T5/T4 to T6. The properties are located on the north side of University Drive between Camp Avenue and Rue Du Grand Formage.

The Commission Chairman opened the floor for comments from the public regarding the request for rezoning request of Christopher Kritzman/ Capital Growth Properties of six properties from C-2/T5/T4 to T6. The properties are located on the north side of University Drive between Camp Avenue and Rue Du Grand Formage.

The Commissioners, observed a PowerPoint presentation provided by Christopher Kritzman/ Capital Growth Properties. Upon the conclusion of the Power Point presentation, the Commissioners received responses to questions regarding the height of the proposed development, the parcels numbers and placements of buildings germane to lots one, two, three and four and agreed that the zoning of T5, to lots one, two, three and four, would not affect the development.

Mohammed Moson, the project's Architect and Molly Jackson of Moore Law Offices, noted that parcel number two was "cut horizontally" without explanation, which is reflected as such on the "tax map". Mohammed Moson stated that he would need to conduct additional "measuring" for clarification before he could concur with the T5 recommendations.

Johnny Moore of Moore Law Offices addressed the Commission regarding the zoning, reports and the environmental impact studies and asked that the information he provided to the Commissioner be a part of the record. Mr. Moore provided to the Commissioners copies of a mixed-use development traffic study. The purpose of the traffic study is to evaluate existing traffic conditions, estimate traffic generated by the proposed development, predict the directional distribution of site traffic, project post-development traffic volumes for study area intersections and evaluate post development traffic conditions. Mr. Moore expressed that there exists a general change in the zoning area that would increase the need for mixed-use development. Two recent changes are the "trans-district" and the increase in development in the area. Mr. Moore noted that increase in the traffic and the need for housing, specifically, multi-use housing extended down to City Bagel.

Mr. Moore enumerated for the Commissioners the following properties that he believes represent an indication of change in the conditions of the area, which are Starkville Apartments, LLC, a project by John Hartline, The Gin, The Courtyard by Marriott, the Mill on Russel Street, the Jackson Street development on the "square" and others.

Molly Jackson of Moore Law Offices addressed the Commissioners stating that the site plans were conceptual in nature as a result, that they were hesitate to agree with the exact footage listed on the "map". Ms. Jackson offered a proposal of zoning all parcels listed as a T6 with the condition that any building that fronts University Drive, shall conform to T5 height requirements.

Commissioners Ward, Brooks and Miller asked for clarification regarding the sale of the property and whether or not the proposed condition would "transfer if the property was sold"; the City Attorney replied, yes, those conditions would transfer.

The following information is incorporated into the official record at the request of Mr. Johnny Moore, Esq. of Moore Law Offices:

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

HISTORIC
STARKVILLE
MISSISSIPPI'S COLLEGE TOWN

APPLICANT INFORMATION

Name: Christopher Kritzman / Capital Growth Properties Phone: (404) 861-8063
Address: 361 Summit Blvd. Suite 110, Birmingham, AL 35243
E-mail address: chris@cgppe.com

PROPERTY OWNER INFORMATION

Name: HBC III, LLC (c/o Harry Bell) Phone: (662) 418-4095
Address: 402 Lampkin Street, Starkville, MS 39759
E-mail address: _____

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

APPLICATION INFORMATION

Street Address/Location: Part of Lot 35B and Part of Lot 21 in Block 28, Starkville, MS 39759
Tax Map/Parcel ID Number: 101C-00-002.00 Zoning: T4
Type of Requested: ☒ Rezoning ☐ Conditional Use ☐ Use by Exception ☐ Preliminary Plat ☐ Final Plat
Reason for request: Christopher Kritzman/Capital Growth Properties request the property be rezoned from T4 to T6 based on changed or changing conditions in the existing area, or in the planning area generally, that make the change in the ordinance necessary & desirable, & in accord with the public need for orderly & harmonious growth, as well as other evidence to be presented.
Property to the NORTH: Zoning C-2 Current Use Residential
Property to the EAST: Zoning T4 Current Use Vacant
Property to the SOUTH: Zoning T5 & T4 Current Use Multifamily Residential
Property to the WEST: Zoning T5 Current Use Multifamily Residential & Retail

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

☐ Application Fee ☐ Legal Description ☒ Notarized Owner Authorization

Submitted by:  Date: 8/10/2015

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



APPLICANT INFORMATION

Name: Christopher Kritzman / Capital Growth Properties Phone: (404) 861-8063
Address: 361 Summit Blvd. Suite 110, Birmingham, AL 35243
E-mail address: chris@cgppe.com

PROPERTY OWNER INFORMATION

Name: BSquare, LLC (c/o Betty Bell) Phone: (662) 323-2731
Address: 402 Lampkin Street, Starkville, MS 39759
E-mail address: _____

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

APPLICATION INFORMATION

Street Address/Location: Lots 33 and Part of 35B in Block 28, Starkville, MS 39759
Tax Map/Parcel ID Number: 101C-00-001.00 Zoning: C-2
Type of Requested: ☒ Rezoning ☐ Conditional Use ☐ Use by Exception ☐ Preliminary Plat ☐ Final Plat
Reason for request: Christopher Kritzman/Capital Growth Properties request the property be rezoned from C-2 to T6 based on changed or changing conditions in the existing area, or in the planning area generally, that make the change in the ordinance necessary & desirable, & in accord with the public need for orderly & harmonious growth, as well as other evidence to be presented.
Property to the NORTH: Zoning T4 Current Use Residential / Vacant
Property to the EAST: Zoning T4 Current Use Vacant
Property to the SOUTH: Zoning T4 Current Use Multifamily & Single Family Residential
Property to the WEST: Zoning T5 & T4 Current Use Retail & Multifamily Residential

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

☐ Application Fee ☐ Legal Description ☒ Notarized Owner Authorization

Submitted by:  Date: 8/10/2015

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



APPLICANT INFORMATION

Name: Christopher Kritzman / Capital Growth Properties Phone: (404) 861-8063
Address: 361 Summit Blvd. Suite 110, Birmingham, AL 35243
E-mail address: chris@cgre.com

PROPERTY OWNER INFORMATION

Name: Mary Ann and Hal D. Fuller Phone: (662) 323-1338
Address: 112 Forest Hill Drive, Starkville, MS 39759
E-mail address: randy@colemangrouponline.com

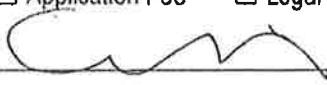
If different from applicant, please attach notarized letter of authorization.

APPLICATION INFORMATION

Street Address/Location: All of Lots 29, 30, 31, & 31-A of Block 28, Starkville, MS 39759
Tax Map/Parcel ID Number: 101D-00-001.00; 101D-00-002.00; 101D-00-003.00; 101D-00-004.00 Zoning: T5
Type of Requested: ☒ Rezoning ☐ Conditional Use ☐ Use by Exception ☐ Preliminary Plat ☐ Final Plat
Reason for request: Christopher Kritzman/Capital Growth Properties request the property be rezoned from T5 to T6 based on changed or changing conditions in the existing area, or in the planning area generally, that make the change in the ordinance necessary & desirable, & in accord with the public need for orderly & harmonious growth, as well as other evidence to be presented.
Property to the NORTH: Zoning T4 Current Use Vacant
Property to the EAST: Zoning T5, T4 & C-2 Current Use Multifamily Residential
Property to the SOUTH: Zoning T5 Current Use Multifamily Residential & Retail
Property to the WEST: Zoning T6 & R-1 Current Use Multifamily & Single Family Residential

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

☐ Application Fee ☐ Legal Description ☒ Notarized Owner Authorization

Submitted by:  Date: 8/10/2015

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA



AUTHORIZATION

I, Betty Bell for BSquare, LLC, am the owner of the
real property located at 105 Camp Avenue, Starkville, MS 39759,
Parcel Number 101C-00-001.00. I hereby
authorize Christopher Kritzman / Capital Growth Properties to submit an
application to the City of Starkville's Planning and Zoning
Commission for the following request(s):

☒ Rezoning ☐ Conditional Use ☐ Use by Exception

☐ Preliminary Plat ☐ Final Plat

Given under my hand and official seal, this the 5 day of
August, 2015.

Owner: Betty F. Bell
Betty F. Bell for BSquare, LLC

Date: 8/5/15

Date: 8/5/2015

Notary: Elizabeth Foley Holditch

(SEAL)

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA



AUTHORIZATION

I, Mary Ann & Hal D. Fuller, am the owner of the
real property located at 703, 703 1/2, 705, & 705 1/2 University Drive
Starkville, MS 39759,
Parcel Number 101D-00-001.00; 101D-00-002.00
101D-00-003.00; 101D-00-004.00. I hereby
authorize Christopher Kritzman / Capital Growth Properties to submit an
application to the City of Starkville's Planning and Zoning
Commission for the following request(s):

☒ Rezoning ☐ Conditional Use ☐ Use by Exception

☐ Preliminary Plat ☐ Final Plat

Given under my hand and official seal, this the 12th day of
August, 2015.

Owner: *Hal Fuller* Date: 08-10-15
Mary Ann Fuller 8-10-15

Date: 8-10-15

Notary: *Victoria C. Squiers*

(SEAL)



My Commission Expires:

STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA



AUTHORIZATION

I, Harry Bell for HCBIII, LLC, am the owner of the real property located at 104 Camp Avenue, Starkville, MS 39759, Parcel Number 101C-00-002.00. I hereby authorize Christopher Kritzman / Capital Growth Properties to submit an application to the City of Starkville's Planning and Zoning Commission for the following request(s):

☒ Rezoning ☐ Conditional Use ☐ Use by Exception

☐ Preliminary Plat ☐ Final Plat

Given under my hand and official seal, this the 5 day of August, 2015.

Owner: Harry C. Bell, III
Harry C. Bell, III for BCBIII, LLC

Date: 8/5/2015

Date: 8/5/2015

Notary: Elizabeth Foley Holditch

(SEAL)

My Commission Expires:



STATE OF MISSISSIPPI
COUNTY OF OKTIBBEHA



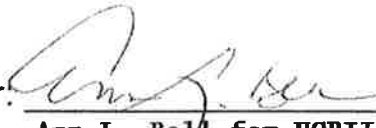
AUTHORIZATION

I, Ann L. Bell for HCBIII, LLC, am the owner of the real property located at 104 Camp Avenue, Starkville, MS 39759, Parcel Number 101C-00-002.00. I hereby authorize Christopher Kritzman / Capital Growth Properties to submit an application to the City of Starkville's Planning and Zoning Commission for the following request(s):

☒ Rezoning ☐ Conditional Use ☐ Use by Exception

☐ Preliminary Plat ☐ Final Plat

Given under my hand and official seal, this the 5 day of August, 2015.

Owner: 
Ann L. Bell for HCBIII, LLC

Date: 8/5/2015

Date: 8/5/2015

Notary: 

(SEAL)

My Commission Expires:



EXHIBIT "A"
MARY ANN FULLER and HAL D. FULLER

All of Lots 29, 30, 31, and 31-A (not parceled rural property) of Block 28 of the A. L. Goodman Official map of the City of Starkville, Mississippi. Said parcel being more particularly described as follows:

Commencing at the Southwest Corner of Lot 29 of Block 28 of the A. L. Goodman Official Map of the City of Starkville, Mississippi, said point also being located on the North right-of-way of University Drive and being the point of beginning of the following described parcel. From said point of beginning run thence North 34 degrees 50 minutes 19 seconds East for a distance of 299.00 feet thence North 01 degrees 07 minutes 01 seconds East for a distance of 69.54 feet; thence South 56 degrees 06 minutes 57 seconds East for a distance of 19.27 feet; thence North 00 degrees 10 minutes 09 seconds West for a distance of 229.80 feet; thence South 89 degrees 21 minutes 10 seconds East for a distance of 146.75 feet; thence South 02 degrees 30 minutes 26 seconds West for a distance of 398.62 feet; thence South 17 degrees 01 minutes 11 seconds West for a distance of 85.00 feet; thence South 21 degrees 56 minutes 10 seconds West for a distance of 213.98 feet to a point located on the North right-of-way of University Drive; thence North 55 degrees 21 minutes 44 seconds West along said right-of-way for a distance of 30.02 feet; thence North 55 degrees 31 minutes 16 seconds West along said right-of-way for a distance of 227.17 feet to the point of beginning.

For further description see Warranty Deed recorded in Deed Book 2012, Page 7385-7387 on file in the office of the Chancery Clerk of Oktibbeha County, Mississippi.

EXHIBIT "A"
HCB III, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY

1.64 +/- acres being part of Lot 32 and part of Lot 35B in Block 28 of the City of Starkville, Mississippi also being located in Section 2, Township 18 North, Range 14 East and identified as Tax Parcel #101C-00-002.00

Being further described in Warranty Deed recorded in Deed Book 2015, Pages 3507-3515 on file in the office of the Chancery Clerk of Oktibbeha County, Mississippi.

EXHIBIT "A"
BSQUARE, LLC
A MISSISSIPPI LIMITED LIABILITY COMPANY

3.5 +/- acres being Lot 33 and part of Lot 35B in Block 28 of the City of Starkville, Mississippi also being located in Section 2, Township 18 North, Range 14 East, and identified as Tax Parcel #101C-00-001.00.

For further description see Warranty Deed recorded in Deed Book 2015, Pages 3516-3524 on file in the office of the Chancery Clerk of Oktibbeha County, Mississippi.

TWP 18 N

SEE PARCEL
101D-00-004.00
RURAL
PROPERTY

UNIVERSITY
STORY
MINIUMS
T A

ALOR

3.04 4-5

3.05 A-6

7 B

FLOOR

3.09 B-10

3.10.5-24

 Springer

NOTE

3.14C-15

3.15C-16

21.01

5.55 AC

TRACT 2
COTTONSIDE, LLC

21

342

TRACT 3

WHIPPET DEVELOPMENT, LLC

MISSISSIPPI
STATE
UNIVERSITYMISSISSIPPI STATE
UNIVERSITY

UNIVERSITY DRIVE

SEE PARCEL
101D-00-004.00
RURAL
PROPERTY

UNIVERSITY
STORY
MINIUMS
T A

FLOOR

3.04 A-6

3.05 A-6

T B

FLOOR

3.09 B-10

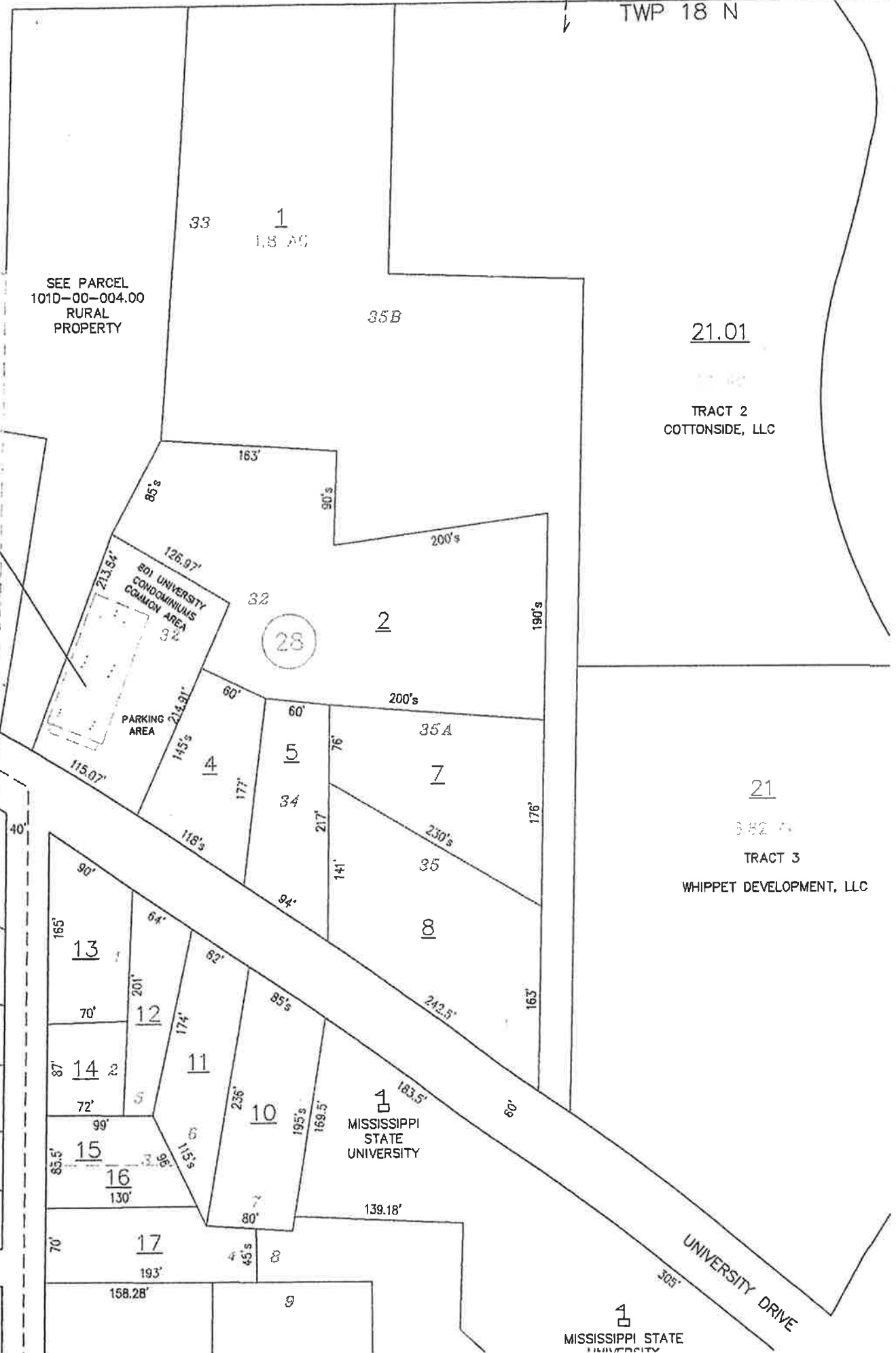
3.10 B-11

T C

FLOOR

3.14 C-15

3.15 C-16

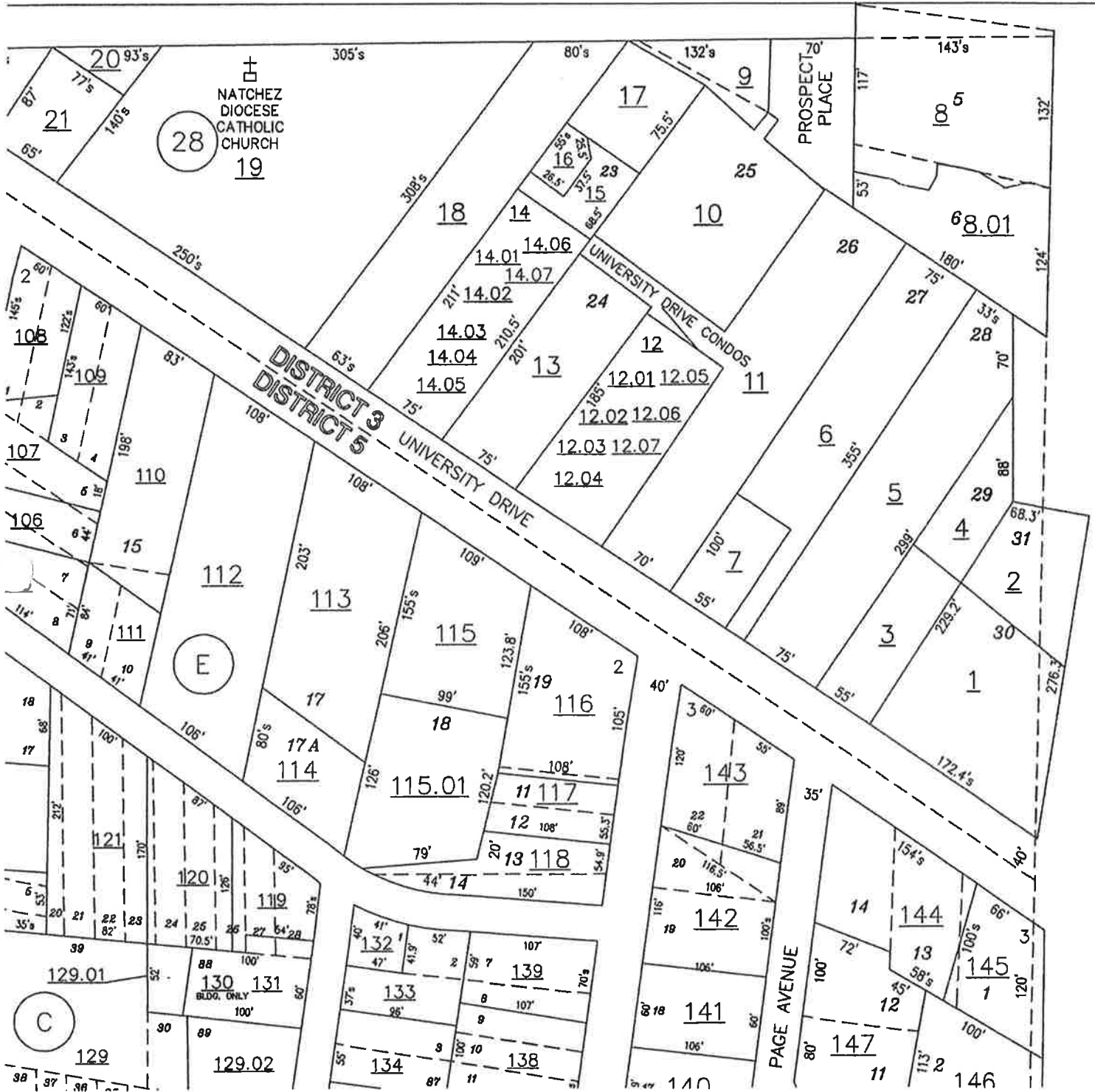


TRACT 2
COTTONSIDE, LLC

TRACT 3
WHIPPET DEVELOPMENT, LLC

MISSISSIPPI STATE
UNIVERSITY

MAP 101D



VERSITY
STORY
MINIUMS
T A

FLOOR

3.04 A-5

3.05 A-6

T B

FLOOR

3.09 B-10

3.10 B-11

T C

FLOOR

3.14 C-15

3.15 C-16

SEE PARCEL
101D-00-004.00
RURAL
PROPERTY

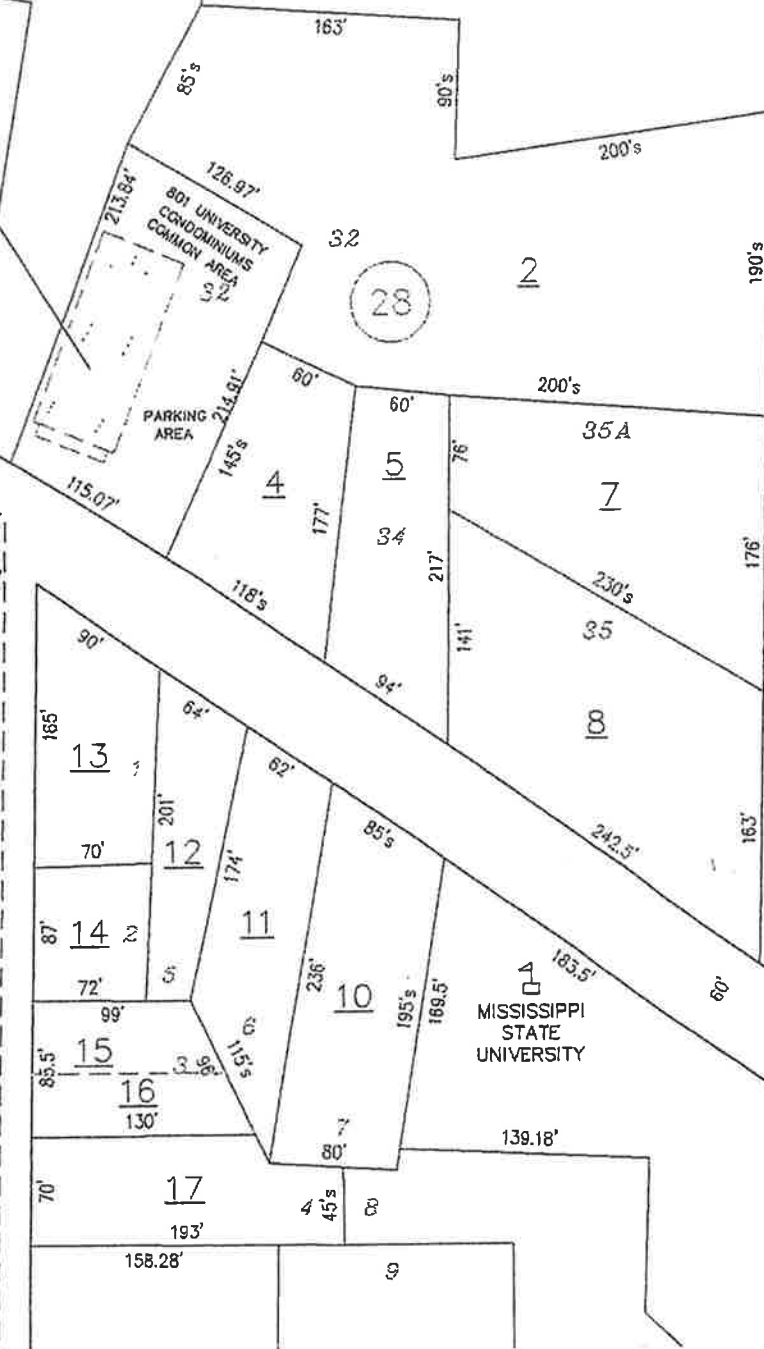
33
1
1.8 AC

35B

21.01

5.66 AC

TRACT 2
COTTONSIDE, LLC



21

3.82 AC

TRACT 3
WHIPPET DEVELOPMENT, LLC

MISSISSIPPI STATE
UNIVERSITY

2015

**Mixed Use Development Traffic Study –
Starkville, Mississippi**

October, 2015

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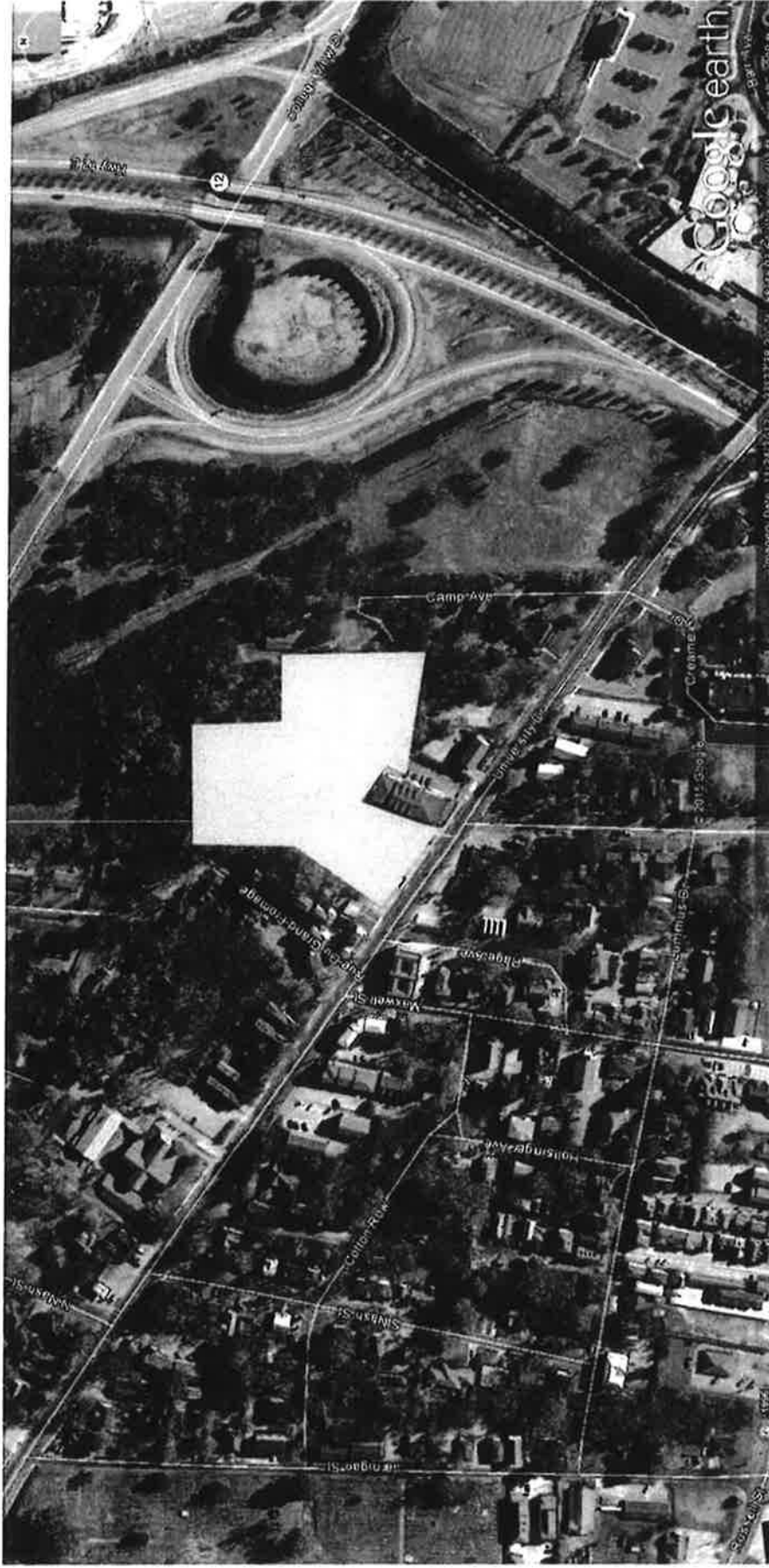
INTRODUCTION

A mixed-use development of approximately 222 apartment homes and approximately 8,000 square feet of specialty retail shops have been proposed for construction in Starkville, Mississippi. The proposed mixed-use development is located along the north side of University Drive and just west of Camp Avenue. Access for the development would consist of two access driveways, one which would intersect with University Drive Avenue and one which would intersect with Camp Avenue. The location of the proposed development is illustrated in **Figure 1**.

This traffic study has been conducted to:

- Evaluate existing traffic conditions;
- Estimate traffic to be generated by the proposed development;
- Predict the directional distribution of site traffic;
- Project post-development traffic volumes for study area intersections; and
- Evaluate post-development traffic conditions.

Sources of information used in this report include: the Institute of Transportation Engineers; Transportation Research Board; City of Starkville; Capital Growth Buchalter, Inc.; Traffic Data, LLC; and field reconnaissance efforts and other information collected by Skipper Consulting, Inc.



North
Scale: n.t.s

BACKGROUND INFORMATION

Site Description and Access

The proposed development would be located along the north side of University Drive just west of Camp Avenue. The proposed development is planned to consist of approximately 268 apartments and specialty retail shop space of approximately 8,000 square feet.

Access for the development would consist of two access driveways, one which would intersect with University Drive and a secondary access from Camp Avenue.

Study Area Roadways

In the vicinity of the site, University Drive is a two-lane roadway with a posted speed limit of 25 miles per hour. University Drive has parking along the south side of the roadway and bicycle lane along both sides of the roadway. University Drive connects Downtown Starkville with Mississippi State University. For the purposes of this study University Drive is considered an east/west roadway.

Colonel Muldrow Avenue is a one lane residential roadway that is one-way northbound. Colonel Muldrow Avenue extends from Russell Street to University Drive. For the purposes of this study Colonel Muldrow Avenue is considered a north/south street.

Multi-Use Path

There is a multi-use path along the south side of University Drive in the vicinity of the proposed development. The multi-use path extends onto the University campus and provides an alternate mode of transportation.

EXISTING TRAFFIC CONDITIONS

Existing Traffic Counts

Morning, and afternoon peak hour turning movement counts were conducted at the intersections of University Drive and Camp Avenue/Creamery Drive and University Drive and the site of the proposed access drive / Colonel Muldrow Avenue. The turning movement counts are depicted in **Figure 2**.

Existing Intersection Capacity Analysis

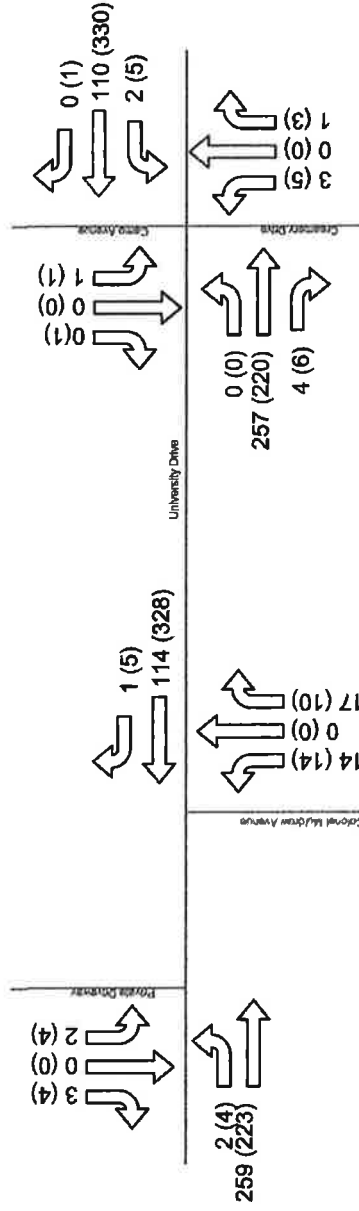
Using methods as outlined in the *Highway Capacity Manual*, the existing capacity and operation of the study intersections were evaluated. According to this method of analysis, traffic capacities are expressed as levels of service, ranging from “A” (best) to “F” (worst). In general, a level of service (LOS) “C” is considered desirable, while a level of service “D” is considered acceptable during peak hours of traffic flow. The level of service for each approach is illustrated in **Table 1**.

Table 1 – Existing Intersection Capacity Analysis

Intersection (Traffic Control)	Approach/Movement	Level of Service (Existing)	
		AM Peak	PM Peak
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave(southbound)	B	B
	Overall Intersection LOS	A	A
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave (northbound)	B	B
	Existing Driveway (southbound)	B	B
	Overall Intersection LOS	A	A

As illustrated in **Table 1**, each approach for the study intersections operate with acceptable levels of service under existing conditions.

Existing Peak Hour Turning Movements



Legend

7:00-8:00AM (4:00-5:00PM) →



North
Scale: n.t.s

FUTURE TRAFFIC CONDITIONS

Trip Generation

The number of vehicle trips estimated to be generated by the proposed residential development was based on trip generation counts from similar residential developments at peer universities in the southeast. These existing developments were selected due to their similar size and proximity to the university campus. Trip generation estimates for specialty retail were determined for the proposed development based on data contained in the *Trip Generation Manual, Ninth Edition*, as published by the Institute of Transportation Engineers (ITE). Rates for the morning and afternoon retail trips were based on hourly trip data found in the *Trip Generation Manual*. The peak hour trip generation estimates for the proposed development are shown in **Table 2**.

Table 2—Trip Generation Estimates

Land Use	Size	Units	AM Peak		PM Peak	
			In	Out	In	Out
Apartments	268	Units	20	39	88	132
Specialty Retail	8,000	S.F.	9	3	23	29
Total			29	42	117	161

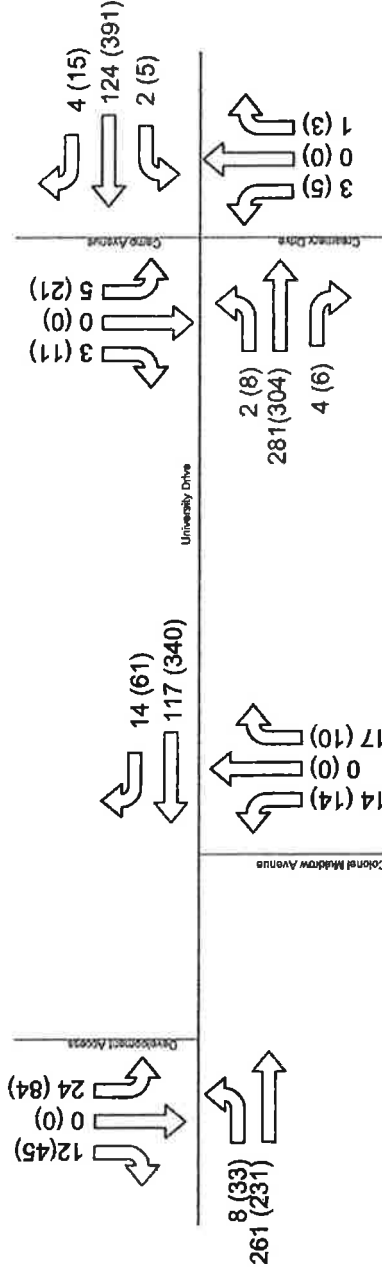
Trip Distribution Patterns

The directional distribution of new traffic expected to be generated by the proposed development was estimated based upon population concentrations within the site's market area, existing travel patterns, and the planned access system for the development. The directional distribution pattern for new trips generated by the proposed residential development is summarized as follows:

- approximately 35% to/from the west via University Drive; and
- approximately 65% to/from the east via University Drive.

Trip Assignment and Future Traffic Volumes

Using the distribution patterns outlined above, projected new trips for the morning, and afternoon peak hours were assigned to the study intersections along University Drive. New trips were added to existing peak hour traffic volumes to result in future traffic volumes. Future morning and afternoon peak hour turning movement volumes, illustrated in **Figure 3**, were used as the basis for assessing future traffic conditions.



North
Scale: n.t.s

Legend

7:00-8:00AM (4:00-5:00PM) →

Future Intersection Capacity Analysis

Morning, midday, and afternoon peak hour capacity analyses were conducted for projected future conditions at the study intersections. Capacity analyses were conducted using methods as outlined previously for existing conditions. The results of the capacity analyses are illustrated in **Table 3**.

Table 3 – Future Intersection Capacity Analysis

Intersection (Traffic Control)	Approach/Movement	Level of Service (Existing)	
		AM Peak	PM Peak
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave(southbound)	B	B
	Overall Intersection LOS	A	A
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave (northbound)	B	B
	Existing Driveway (southbound)	B	C
	Overall Intersection LOS	A	B

As illustrated in **Table 3**, each approach and movement for the study intersections would continue to operate with acceptable levels of service under future conditions.

CONCLUSIONS

Based upon the site review and analyses documented in this report, the following conclusions can be stated:

1. The proposed mixed-use development is located along the north side of University Drive just west of Camp Avenue in Starkville, Mississippi. Access for the development would consist of two access driveways, one which would intersect with University Drive and one which would intersect with Camp Avenue.
2. Presently, acceptable levels of service are being provided at each of the study intersections.
3. Currently there is a multi-use path along the south side of University Drive that extends onto the Mississippi State University campus.
4. The proposed development is planned to contain approximately 222 apartments and specialty retail shops of approximately 8,000 square feet. The development is estimated to generate approximately 71 trips (29 in, 42 out) during the morning peak hour, approximately and approximately 278 trips (117 in, 161 out) during the afternoon peak hour.
5. New trips were added to existing peak hour traffic volumes to result in future traffic volumes. Future peak hour traffic volumes were used as the basis for assessing future traffic conditions.
6. Capacity analyses for future traffic conditions indicate that acceptable levels of service would continue to be provided for each of the study intersections.

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: Daniel Havelin, City Planner (662-323-2525 ext. 136)
CC: Christopher Kritzman/ Capital Growth Properties, Applicant
SUBJECT: RZ 15-05 Request for rezoning of several parcels located on the north side of University Drive between Camp Avenue and Rue Du Grand Fromage with parcel numbers 101C-00-002.00, 101C-00-001.00, 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, and 101D-00-004.00
DATE: OCTOBER 13, 2015

The purpose of this report is to provide information regarding the request by Christopher Kritzman/ Capital Growth Properties on behalf of HBC III, LLC, BSquare, LLC, and Mary Ann & Hall D. Fuller to rezone a total of six properties from C-2/T5/T4 to T6. The six parcel total +/- 7.58 acres. The parcels are located on the north side of University Drive between Camp Avenue and Rue Du Grand Fromage. Please see attachments 1-13.

BACKGROUND INFORMATION

The properties are currently under contract and plans for development are being made. In order to achieve the density with the mix of retail and residential, the applicant is request to rezone all the properties to T6.

Zoning Change Subject Properties

Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map	Owner
101C-00-001.00	R-2A	C-2	C-2	C-2	BSquare
101C-00-002.00	C-2	C-2	C-2	T-4	HBC III
101D-00-001.00	C-2	C-2	C-2	T-5	Fuller
101D-00-002.00	C-2	C-2	C-2	T-5	Fuller
101D-00-003.00	C-2	C-2	C-2	T-5	Fuller
101D-00-004.00	C-2	C-2	C-2	T-5	Fuller

Zoning Change Adjacent Properties

Properties	1960s-1970s Map	1982-1991 Map	2000 Map	Current Map	
North	R-2A	R-3	R-1	T4	
East	C-2	C-2	R-1	T4	
South	C-2	C-2	C-2	T5/T6	
West	C-2/R-2A	C-2	R-1	T6/R-1	

Zoning and land uses adjacent to the subject property

Direction	Zoning	Current Use
North	T4	Undeveloped
East	T4	Undeveloped
South	T5	Commercial/Residential
West	T5/R1	Commercial/Residential

NOTIFICATION

43 property owners of record within 300 feet of the subject property were notified directly by mail of the request. A public hearing notice was published in the Starkville Daily News September 25th 2015 and a placard was posted on the property. As of this date, the Planning Office has received no phone call against this request. Two phone calls for request for information were received.

REZONING REQUEST

The subject rezoning requests are from C-2 General Business, T4 District, and T5 District to a T6 District. Differences between zones are:

Current 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 may be used as long as the panels make up less than 40 percent 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 12 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.

(Ord. No. 2014-4, 9-16-14)

§ 3 - SPECIFIC TO T4 DISTRICTS

Lots located within the T4 District shall be subject to the requirements of this section.

6.1 LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 96 feet, measured at the Frontage Line.

6.2 LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Primary Buildings may be positioned within the boundaries of a Lot to create an Edgeyard, Sideyard, or Rearyard. (see Table 3)
- (c) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 9.
- (d) Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 60% at the Setback.

6.3 BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (c) The maximum height of a Secondary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and Table 9.
- (e) Open porches, balconies, and bay windows may Encroach the first Lot Layer 50% of its depth.
- (f) Reserved.
- (g) Stoops, Lightwells, and Terraces may Encroach the first Lot Layer 100% of its depth.

6.4 BUILDING USE

- (a) Buildings may combine up to two (2) Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The work quarters of Home Businesses shall be not be visible from the Public Frontage.
- (d) Lodging Uses shall be owner occupied.
- (e) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), up to twelve (12) bedrooms max and in addition to any parking requirement for any other Use.
- (f) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.
- (g) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.

6.5 PARKING

- (a) Driveways shall be no wider than 10 feet in the first Lot Layer.
- (b) All parking areas and garages shall be located at the third Lot Layer as illustrated on Table 11.

6.6 LANDSCAPE

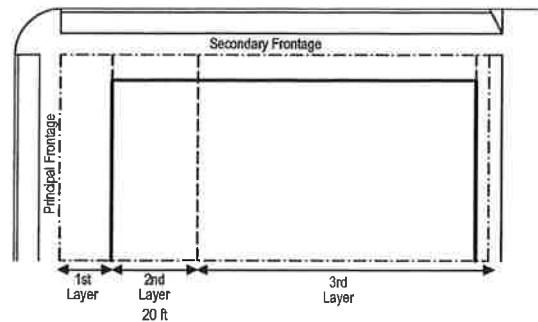
- (a) The first Lot Layer may not be paved, with the exception of Driveways as specified in § 3.5(a).

6.7 SIGNAGE

- (a) Address, Awning, Blade, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.



Sec. T. - § 4 - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

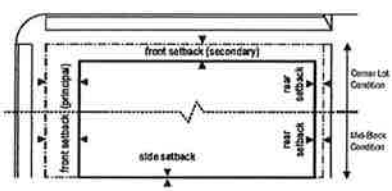
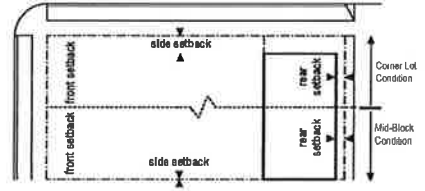
7.2 - LOT OCCUPATION

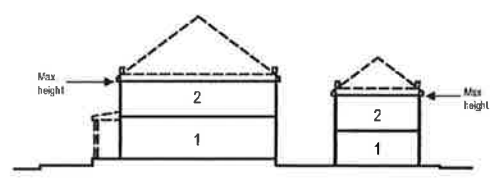
- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)
- (d) Lot coverage by buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

7.3 - BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (c) The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.
- (e) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.

- (b) Band Signs shall be permitted by Exception.
- (c) Permitted signage types shall conform to the specifications of Table 8.
- (d) Signage shall be externally illuminated, except that Window Signs may be neon lit.

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	6 ft. min. 18 ft. max.	20 ft. min. + setback
Front Setback (Secondary)	6 ft. min. 18 ft. max.	n/a
Side Setback	0 ft. min.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	2 stories	2 stories
Illustration		

- (f) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (g) A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (h) Loading docks and service areas shall be permitted on Frontages by Exception.
- (i) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (j) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (k) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.

7.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.
- (d) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (e) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (f) Retail Uses under 1,500 square feet shall be exempt from parking requirements.

7.5 - PARKING LOCATION

- (a) All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

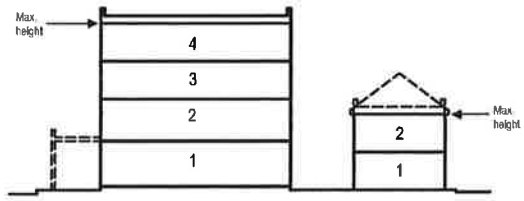
7.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 - SIGNAGE

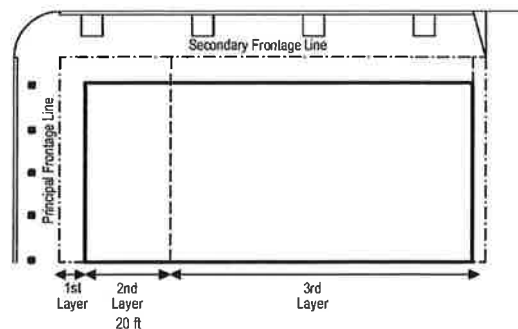
- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear
Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	4 stories	2 stories
Illustration		

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer.
2. Covered parking shall be provided within the third layer.
3. Trash containers shall be stored within the third Layer.



Proposed Zoning District

§ 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 - LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.

- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

8.3 - BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.
- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 - PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

8.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.

(b) Permitted signage types shall conform to the specifications of Table 8.

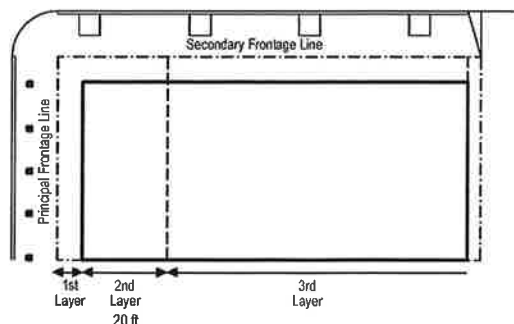
(c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration		n/a

	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a
Illustration		

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer.
2. Covered parking shall be provided within the third Layer.
3. Trash containers shall be stored within the third Layer.



STATE REZONING CRITERIA

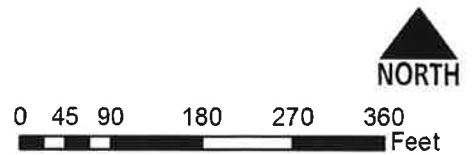
Per Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A, of the City of Starkville Code of Ordinances, the Official Zoning Map may be amended only when one or more of the following conditions prevail:

1. **Error:** There is a Manifest Error in the ordinance and a Public Need to correct the error:
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.
 - On January 12, 2012, the Board of Aldermen adopted Form Based Code for MS Highway 182, Main Street, University Drive, Lampkin Street, and Russell Street. As a result, 84 parcels were rezoned to either T District or Civic District. The subject parcels were a part of this code update.

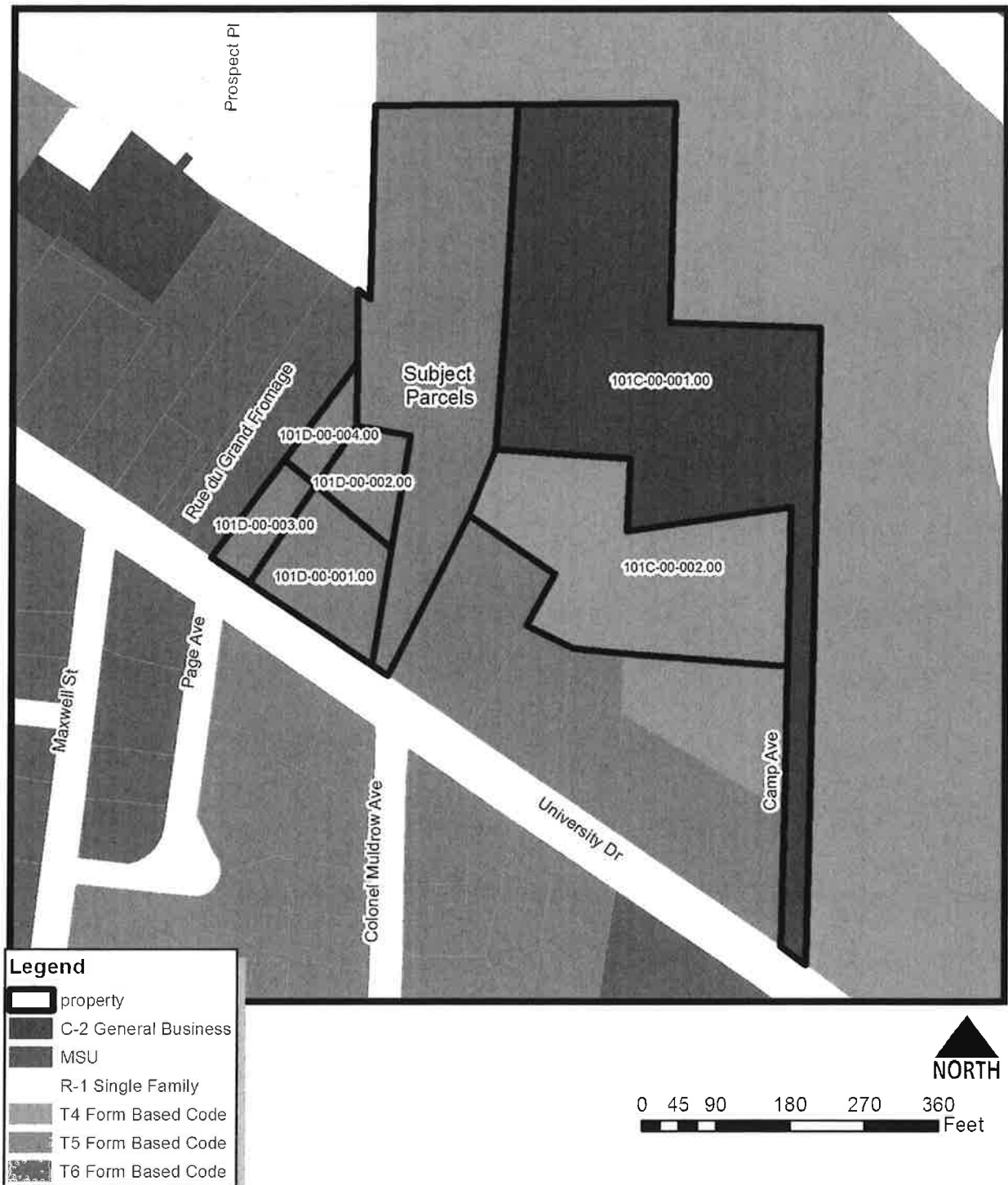
REQUESTED CONDITIONS

1. Any building adjacent to University Drive must not exceed 4 stories in height.
2. The first floor of buildings adjacent to University Drive are to be retail.
3. Buildings along western line adjacent to R-1 property, will be required to have a buffer.
4. In addition to the site being required to meet all requirements of the current Stormwater Ordinance, post-development runoff cannot exceed pre-development runoff at the point of sub-basin discharge for a 2 and 10 year event.
5. A traffic study will need to be submitted to City staff prior to Board of Aldermen meeting.

Attachment 1
RZ 15-05 Aerial



Attachment 2
RZ 15-05 Zoning

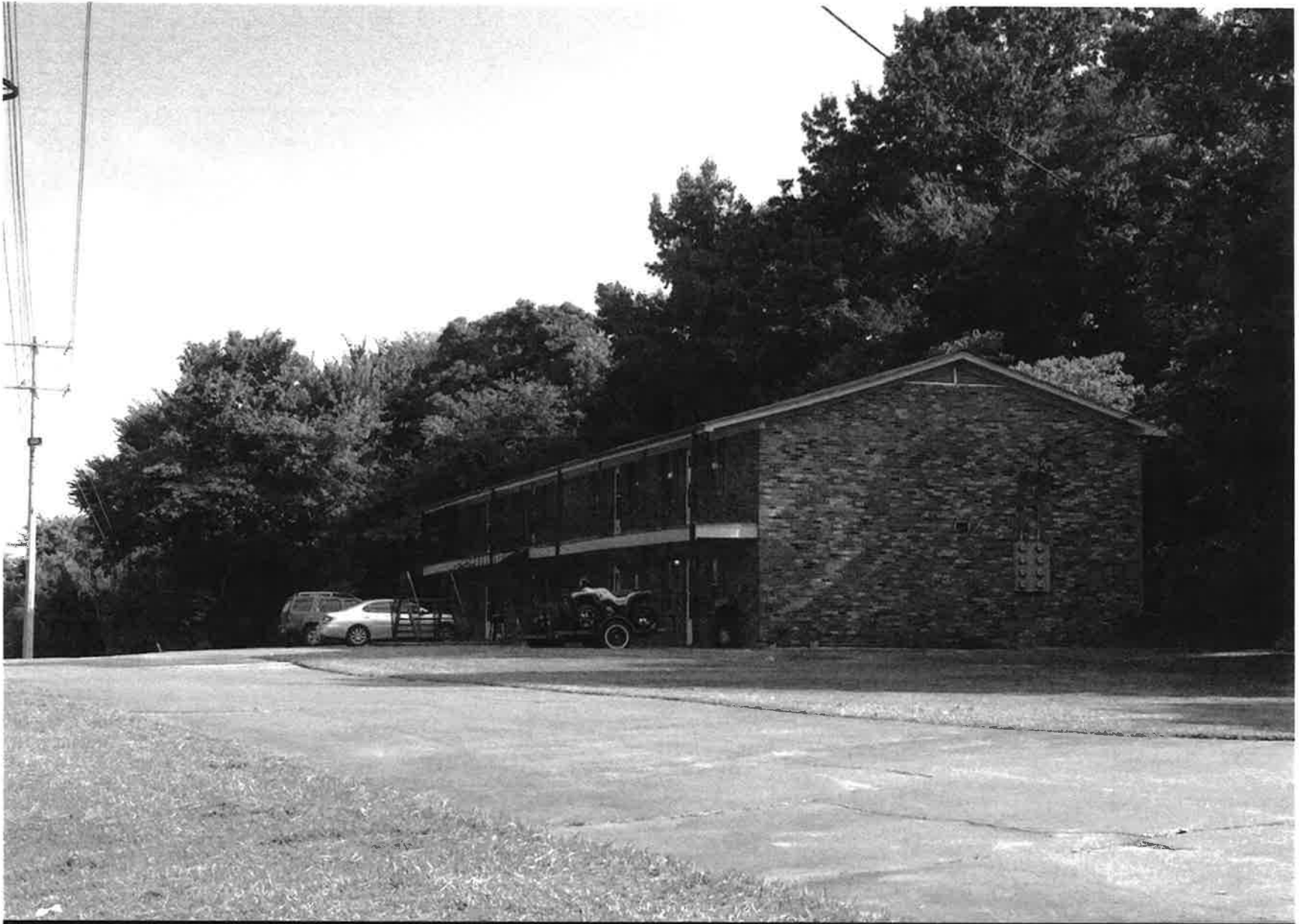




View looking north at one of the subject properties



View looking north at subject properties on Camp Avenue



View looking north at existing apartment building on subject properties



Attachment 6

View looking west at rental unit on subject properties



View of adjacent property to the west of subject properties

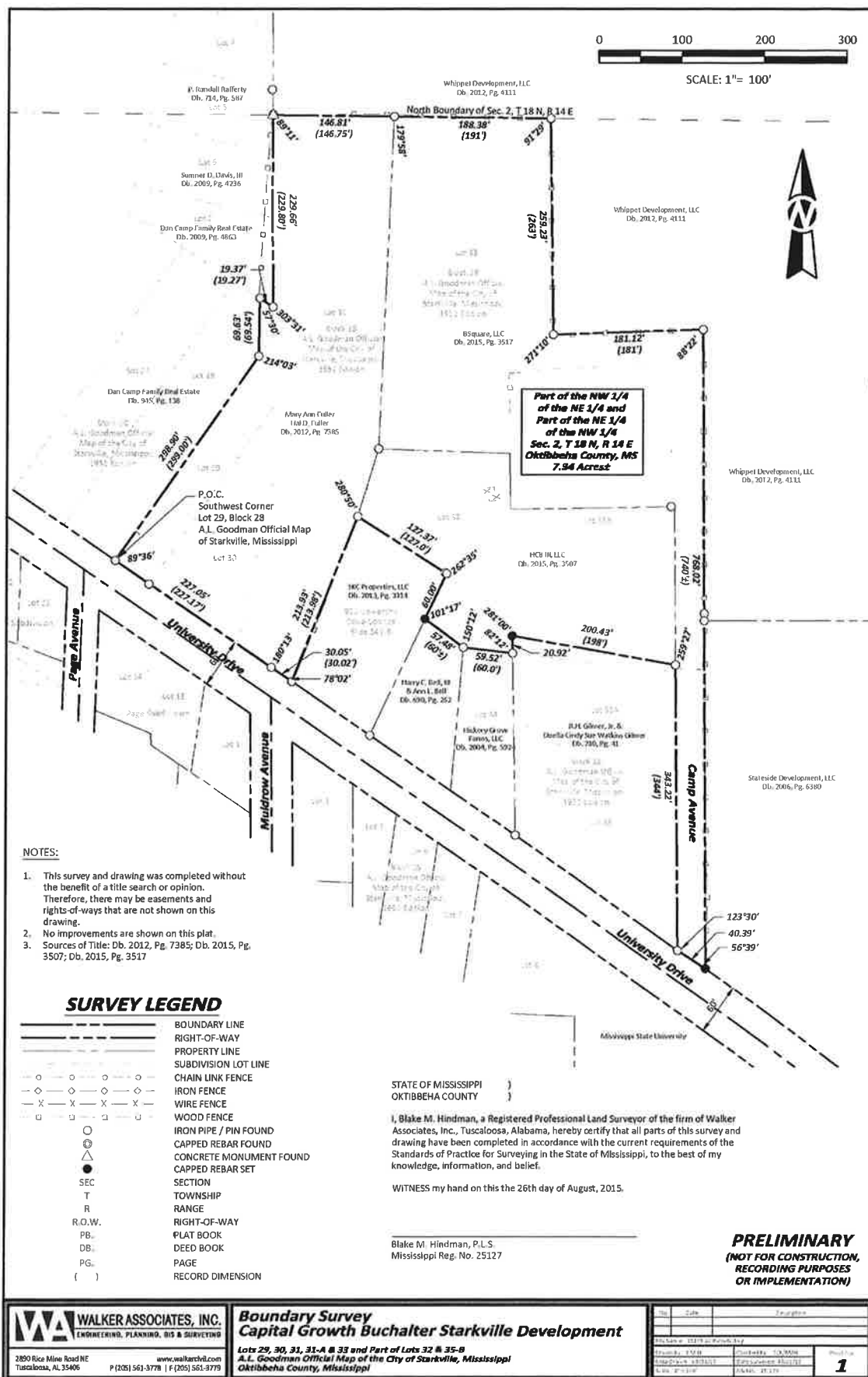


View of adjacent properties to the west of subject properties

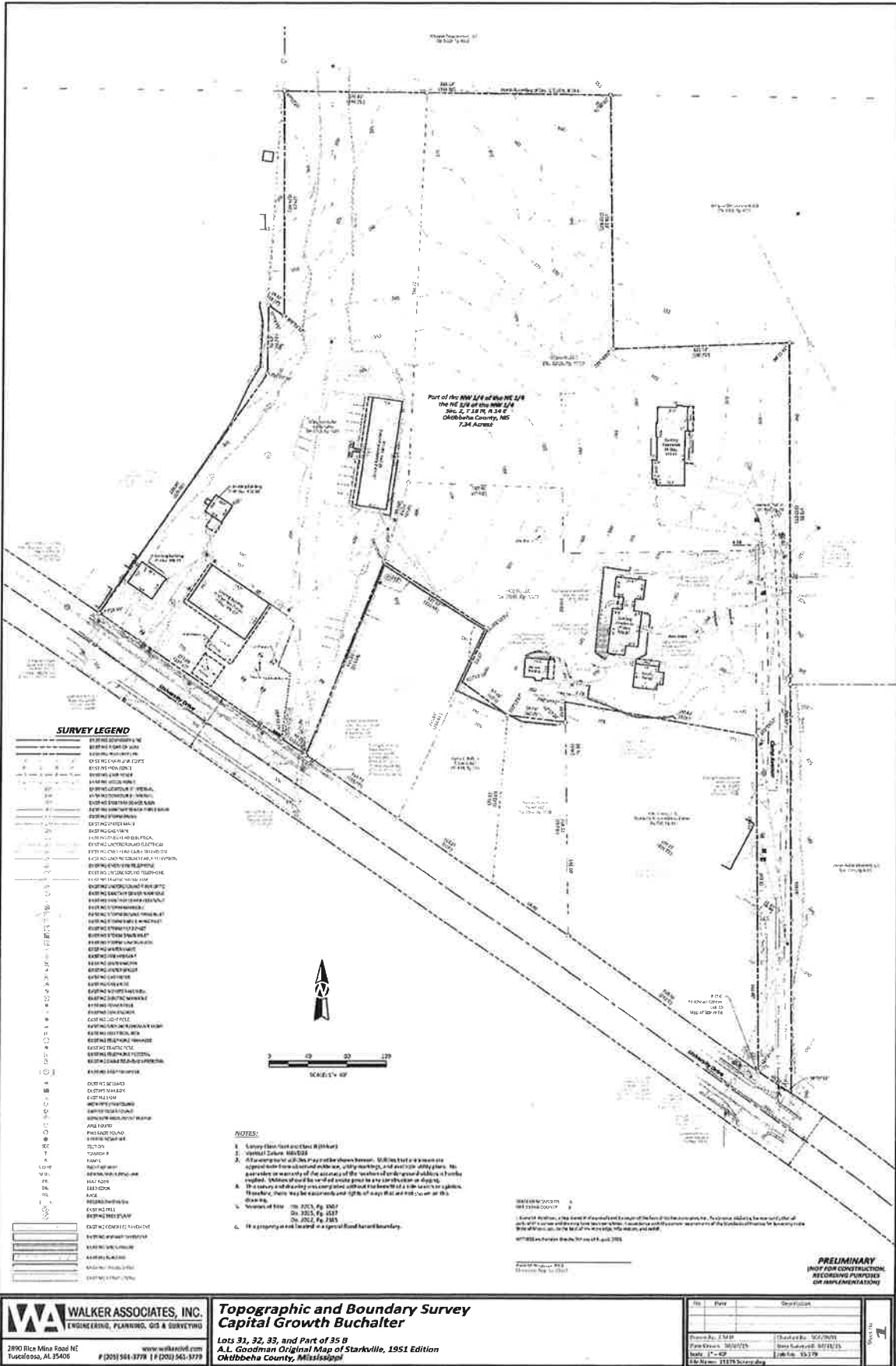


View of adjacent property to the east of subject properties

Attachment 10



Attachment 11



Attachment 12
Applicant Reports

15179 Capital Growth Buchalter – Starkville Development
LEGAL DESCRIPTION

STATE OF MISSISSIPPI)
COUNTY OF OKTIBBEHA)

A tract or parcel of land being all of lots 29, 30, 31, 31-A, and 33, and part of lots 32 and 35-B in block 28 of the A.L. Goodman Official Map of the City of Starkville, Mississippi; lying and being in the Northwest quarter of the Northeast quarter and the Northeast quarter of the Northwest quarter of Section 2, Township 18 North, Range 14 East, Oktibbeha County, Mississippi, containing seven and thirty-four hundredths (7.34) acres, more or less, and being more particularly described as follows:

As the POINT OF BEGINNING of the herein described parcel, start at the Southwest corner of Lot 29, Block 28, of the A.L. Goodman Official Map of the City of Starkville, Mississippi, said point lying on the North right-of-way margin of University Drive, said right-of-way being 60 feet in width; thence run in a Southeasterly direction and along the North right-of-way margin of University Drive for a distance of 227.05 feet to a point; thence with an interior angle right of $180^{\circ}13'$, continue in a Southeasterly direction and along the North right-of-way margin of University Drive for a distance of 30.05 feet to a point; thence with an interior angle right of $78^{\circ}02'$, run in a Northerly direction and along the East boundary of said Lot 31 for a distance of 213.93 feet to a point; thence with an interior angle right of $280^{\circ}50'$, run in a Southeasterly direction for a distance of 127.37 feet to a point; thence with an interior angle right of $262^{\circ}35'$, run in a Southerly direction for a distance of 60.00 feet to a point; thence with an interior angle right of $101^{\circ}17'$, run in a Southeasterly direction for a distance of 57.48 feet to a point; thence with an interior angle right of $150^{\circ}12'$, run in an Easterly direction for a distance of 59.52 feet to a point being the Southwest corner of said Lot 35-B; thence with an interior angle right of $82^{\circ}12'$, run in a Northerly direction and along the West boundary of said Lot 35-B for a distance of 20.92 feet to a point; thence with an interior angle right of $281^{\circ}00'$, run in an Easterly direction for a distance of 200.43 feet to a point on the East boundary of Lot 35-B; thence with an interior angle of $259^{\circ}27'$, run in a Southerly direction and along the East boundaries of said Lots 35 and 35-A for a distance of 343.22 feet to a point lying on the North right-of-way margin of said University Drive; thence with an interior angle right of $123^{\circ}30'$, run in a Southeasterly direction and along the North right-of-way margin of University Drive for a distance of 40.39 feet to a point; thence with an interior angle right of $56^{\circ}39'$, run in a Northerly direction for a distance of 768.02 feet to a point; thence with an interior angle of $88^{\circ}22'$, run in a Westerly direction for a distance of 181.12 feet to a point lying on the East boundary of said Lot 33; thence with an interior angle of $271^{\circ}10'$, run in a Northerly direction and along the East boundary of said Lot 33 for a distance of 259.23 feet to a point being the Northeast corner of said Lot 33, said point lying on the North boundary of said Section 2; thence with an interior angle right of $91^{\circ}29'$ run in a Westerly direction and along the North boundary of said Lot 33 and of said Section 2 for a distance of 188.38 feet to a point being the Northwest corner of said Lot 33 and the Northeast corner of said Lot 31; thence with an interior angle right of $179^{\circ}58'$, run in a Westerly direction and along the North boundary of said Lot 31 and of said Section 2 for a distance of 146.81 feet to a point being the Northwest corner of said Lot 31; thence with an interior angle of $89^{\circ}11'$, run in a Southerly direction and along the West boundary of said Lot 31 for a distance of 229.66 feet to a point; thence with an interior angle right of $303^{\circ}31'$, run in a Northwesterly direction for a distance of 19.37 feet to a point; thence with an interior angle right of

57°30', run in a Southerly direction for a distance of 69.63 fee to a point lying on the Northwest boundary of said Lot 29; thence with an interior angle right of 214°03', run in a Southwesterly direction and along the Northwest boundary of said Lot 29 for a distance of 298.90 feet to the POINT OF BEGINNING of the herein described parcel, forming an interior closure angle of 89°36'.

MOORE LAW OFFICE

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ATTORNEY AT LAW

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September 1, 2015

Buddy Sanders
Community Development Director
City of Starkville
101 East Main Street
Starkville, MS 39759

RE: Christopher Kritzman / Capital Growth Properties Rezoning -
The Mary Ann and Hal D. Fuller Property - Lots 29, 30, 31, and
31-A of Block 28 in the City of Starkville, Mississippi.

Dear Mr. Sanders:

Background:

The subject property consists of Lots 29, 30, 31, and 31-A of Block 28 in the City of Starkville, Mississippi. These lots are currently owned by Mary Ann and Hal D. Fuller, but are under contract for sale to Capital Growth Properties. Capital Growth Properties intends to purchase the Mary Ann and Hal D. Fuller property, in conjunction with other surrounding properties, collectively referred to herein as the "Development Site", to build a new cohesive residential and retail development that will benefit the City of Starkville.

Area:

The subject property consists of Parcels 101D-00-001.00, 101D-00-002.00, 101D-00-003.00, and 101D-00-004.00. The lots are currently zoned T5. Property to the North is zoned T4, and is currently vacant. Property to the South is zoned T5, and is Multifamily Residential and Retail in use. Property to the East is zoned T5, T4, and C-2 and is Multifamily Residential in use. Property to the West is zoned T6 and R-1, and Multifamily and Single Family Residential in use.

Rezoning Request:

Capital Growth Properties is requesting to rezone the subject property from T5 to T6 to allow them to develop the subject property to meet the changing needs of the surrounding neighborhood. The subject property is currently zoned T5, and one of the primary factors in requesting a T6 zone is to utilize the unique topography of the subject property to construct a five (5) story building that will not impose on the surrounding properties. The current T5 zone will not allow Capital Growth Properties to develop the property in a manner that will provide a return on their investment.

According to the City of Starkville's Code of Ordinances, the intent of the Transect Districts is described as follows:

- (a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- (b) Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.
- (c) Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.
- (d) Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.
- (e) Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.

The differences between T5 and T6 zones, according to the City of Starkville's Code of Ordinances, Appendix A, Article VII, Section T are:

T5: Sec. T - § 4. - SPECIFIC TO T5 DISTRICTS.

Lots located within the T5 District shall be subject to the requirements of this section.

7.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

7.2 - LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 12.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Sideyard, Rearyard, or Courtyard. (see Table 3)
- (d) Lot coverage by buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

7.3 - BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (c) The maximum height of a Secondary Building shall be four (4) stories as specified on Table 3 and on Table 12.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and on Table 12.
- (e) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (f) Stoops, Lightwells, balconies, bay windows and

terraces may Encroach the first Lot Layer 100% of its depth.

- (g) A first Story Residential or Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (h) Loading docks and service areas shall be permitted on Frontages by Exception.
- (i) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (j) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (k) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.

7.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 5.
- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.
- (d) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use.
- (e) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other

Use.

- (f) Retail Uses under 1,500 square feet shall be exempt from parking requirements.

7.5 - PARKING LOCATION

- (a) All parking lots, garages and Parking Structures shall be located at the third Lot Layer as illustrated on Table 14.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

7.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

7.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 12. T5 BUILDING SETBACKS		
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	2 ft. min. 15 ft. max.	40 ft. max. from rear

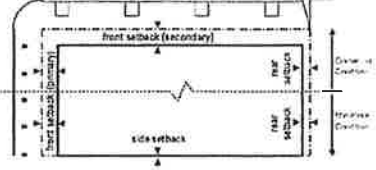
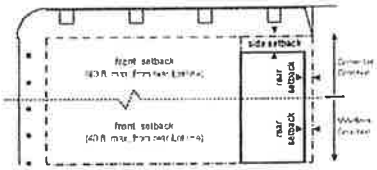
Front Setback (Secondary)	2 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

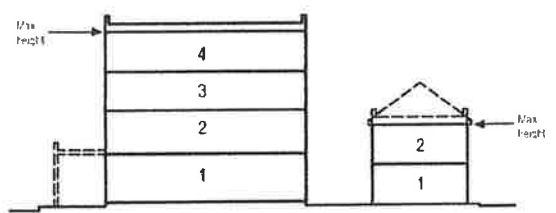
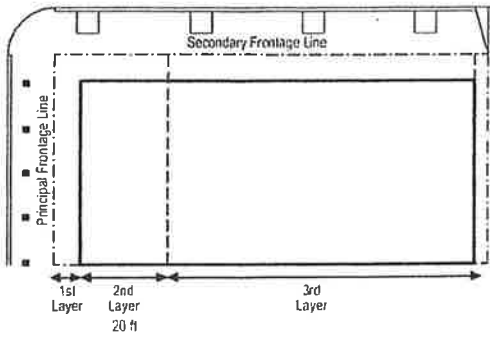
TABLE 13. T5 BUILDING HEIGHT		
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	4 stories	2 stories
Illustration		

TABLE 14. T5 PARKING PLACEMENT

PARKING PLACEMENT 1. Uncovered parking spaces may be provided within the third layer. 2. Covered parking shall be provided within the third layer. 3. Trash containers shall be stored within the third Layer.	 The diagram illustrates the parking placement for a T5 lot. It shows a rectangular lot with a dashed line indicating the 'Principal Frontage Line' on the left and the 'Secondary Frontage Line' on the top. The lot is divided into three horizontal layers: '1st Layer', '2nd Layer', and '3rd Layer'. A dimension line indicates a width of '20 ft' for the 2nd Layer. Small squares representing buildings are shown along the top boundary line.
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T6: Sec. T - § 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 - LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

8.3 - BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table

15)

- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.
- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking

requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 - PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

8.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 15. T6 BUILDING SETBACKS

	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a

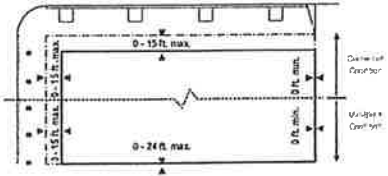
Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration		n/a

TABLE 16. T6 BUILDING HEIGHT

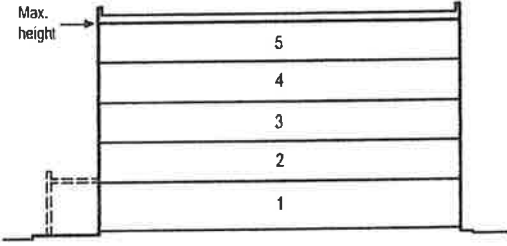
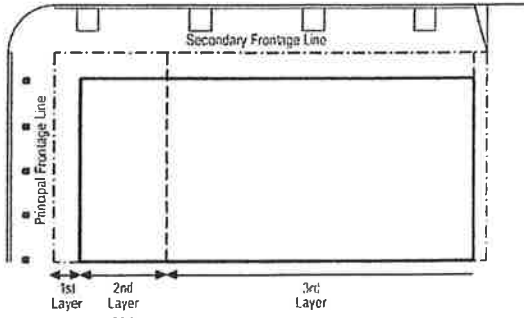
	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a
Illustration		

TABLE 17. T6 PARKING PLACEMENT

PARKING PLACEMENT 1. Uncovered parking spaces may be provided within the third Layer. 2. Covered parking shall be provided within the third Layer. 3. Trash containers shall be stored within the third Layer.	
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Rezoning Criteria:

The official zoning map of Starkville may be amended either when there is manifest error in the ordinance and/or if there has been a change in the conditions of an existing area according to Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A of the City of Starkville's Code of Ordinances. As there has been no error in either the ordinance or zoning map, Capital Growth Properties is requesting for the subject property to be rezoned based on changed or changing conditions in the existing area, or in the planning area generally, and the increasing need for mixed use development with a close proximity to Mississippi State University Campus that make the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth, as well as the specific evidence as outlined below.

Zoning Changes:

Recent zoning changes in the surrounding area include:

- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the Campus Haven Apartments project or RZ 13-06, was rezoned from R-1 to B-1.
- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the 300 Traditions project or RZ 13-07, was rezoned from R-1 to B-1.
- October 2013: Thad Cochran Research Park Property rezoned from

- R-1 to B-1 to allow for construction of C-Spire data center.
- April 2014: The Catholic Diocese of Jackson rezoned Lots 16, 17, and 18 of Block 28 from R-1 to B-1 to accommodate additional parking adjacent to St. Joseph Catholic Church.
- August 2015: Terry Parrish's property located on the east side of South Jackson Street and north of the railroad tracks was rezoned from C-2 to T5.

On January 12, 2012 the City of Starkville adopted the Form Based Code and changed a number of parcels from their existing zonings to either a T District or Civic District. The subject parcels were among those properties changed.

Public Need:

The argument for the Public Need for the rezoning is twofold:

- (1) The proposed project Capital Growth Properties is intending to develop if the property is rezoned is consistent with the vision outlined in the 2011 ARC Design Presentation - specifically that Starkville will continue to thrive by promoting the unique character of its community and neighborhoods, such as the Cotton District, which emphasizes high quality, pedestrian-oriented mixed use development; and
- (2) Students of Mississippi State University, key stakeholders within the Starkville community, have articulated in focus groups a forceful and unified desire to seek out student housing options which offer high quality, amenitized student housing which promotes walkability to Mississippi State University, downtown Starkville, and the Cotton District.

Capital Growth Properties conducted focus groups with 32 students on August 27, 2015 in Starkville. The findings of these three (3) focus groups are summarized below:

- Thirty-one (31) out of thirty-two (32) students, or 97% of the students polled, expressed a preference to live in the Cotton District over other popular students housing locations, such as those Blackjack Road, or new housing abutting Highway 12;
- The primary reasons to select student housing options in the Cotton District over other locations in Starkville was convenience to class rooms, to the student union, to

athletic facilities, and to Greek fraternity and sorority houses;

- Students also popularize housing in the Cotton District due to proximity to the restaurant, shops and other entertainment venues downtown and in the Cotton District;
- Cotton District housing is very popular, and housing in the Cotton District is often "handed down" or referred from Mississippi State University students that are graduating to underclassmen, indicating that demand is high and that another high quality, amenitized student project could be absorbed in the Cotton District;
- Housing that allows students to walk or bike to class minimizes students' need to purchase parking passes on campus and reduces students overall cost of attendance which is desirable to students;
- Students liked the fact that the proposed project will offer many unit plans, from studios to five bedroom units, thereby catering to both graduate students that tend to prefer the privacy of fewer bedrooms in each unit as well as undergraduates that prefer the lower price point that five bedroom units offer;
- Students commented that while other student housing communities offered utility packages, there is concern that some student housing communities are billing students for electric and water costs property-wide instead of billing based on individual use, and there is a desire for alternative housing options with personalized billing;
- Mississippi State University students are price sensitive in making housing choices. However the majority of focus group participants expressed a willingness to pay between one hundred to one hundred fifty dollars (\$100.00 - \$150.00) more per bedroom per month for housing in the Cotton District over housing in the county or further from campus due to convenience to campus and the attraction to the Cotton District entertainment venues.

Changed Conditions:

The area around the subject property has experienced tremendous growth and change in the past few years, and is currently experiencing a construction boom. Some of the new construction within walking distance from the subject property include: Starkville Apartments, LLC has begun the initial phases of construction on an apartment development located on the southeast

corner of Spring Street and Russell Street; "The Whitney" is a luxury apartment development under construction at the intersection of Lumus and Jarnigan Street; "The Gin" development has begun initial construction on its luxury apartment complex located along Russell Street and Colonel Muldrow Drive; Ergon Properties is proposing to build a large scale multi-use development located at the southeast corner of Russell Street and Mercantile Street; The Courtyard Marriott on Mercantile Street is in its final phases of construction; and The Mill on Russell Street has just undergone an extensive renovation. Additionally, PLC Partners, LLC is building an apartment development immediately South of the Central Station Development on South Montgomery; and Jackson Square Development located on the corner of South Jackson Street and Lampkin Street has begun Phase I of their planned mixed use complex, which incorporates the recently rezoned Terry Parrish property.

New commercial businesses have been added to the area with the completion of The Cotton Mill Marketplace, which includes Salsarita's Fresh Cantina, Hungry Howie's Pizza, Insomnia Cookies, Maroon & Co., Pure Barre, Cobo's Boutique, and Jimmy John's Gourmet Sandwiches.

All of the previously stated examples of change around the subject property clearly demonstrate the changing conditions in the existing area and the increasing need for a mixed use district that makes the change in the ordinance necessary and desirable. The proposed rezoning of the subject property to a T6 is an attempt to combine the public need for residential housing and commercial amenities through orderly and harmonious growth. The proposed rezoning and use of the subject property has taken into account the impact it would have on the surrounding community, as further outlined below.

Land Use Compatibility:

Capital Growth Properties intends to use the architecture, form, style, and character of the surrounding neighborhood as their inspiration in building a development that will compliment and positively impact the surrounding properties. Capital Growth Properties plans to introduce an architectural style and form that will naturally incorporate into the surrounding neighborhood.

Currently, the Cotton District and surrounding area supports a combination of residential and commercial properties. In addition to the unique residential housing offered in the Cotton District, it is also home to, or is adjacent to, the following successful businesses: BIN 612, Two Brothers Smoked Meats, P.S. Salon, the

Cigar Lounge, Gringo's Taco Shop, District Salon, Drifters Bar, Commodore Bob's Yacht Club, Sweet Peppers Deli, and University Drive Laundromat. A T6 District will allow Capital Growth Properties to engage in similar commercial and retail ventures as the surrounding properties in addition to providing desirable residential housing units and off street parking.

Capital Growth Properties's intent is to find and develop a use that is compatible with both the residential and commercial characteristics of the area. Currently the Development Site is home to both neighboring, but separate, commercial and residential properties. The 2011 ARC Design Presentation urged the City of Starkville to capture regional traffic to the downtown area and allow for more mixed use development. Emphasis was placed on creating a gateway corridor between Mississippi State University and downtown. Capital Growth Properties is looking to expand on the gateway that the Cotton District has begun by updating the footprint that currently exists on the Development Site from many individualized use properties to a single mixed use property.

Although a T6 District would allow for the construction of a five (5) story development along University Drive, Capital Growth Properties is willing to self-impose a condition that the facade of the building that abuts University Drive be limited to no more than four (4) stories in height. Capital Growth Properties desire is to develop the subject property in a manner that will compliment and enhance the properties surrounding it, and not deter from the current architecture that makes the Cotton District so distinguishable.

Effect on Neighborhood:

In order to make this project financially feasible, Capital Growth Properties is seeking a T6 District specifically to capitalize on the ability to build a structure up to five (5) stories high. However, the effect on the surrounding neighborhood will feel like a lower density district due to the unique topography of the Development Site. The North side of the Development Site has an approximate thirty-seven (37) foot slope down the back of the property. Capital Growth Properties intends to utilize this natural topography to its advantage by building the five (5) story buildings along the slope. The end result of this design plan will reduce the impact a five (5) story building will have on the surrounding neighborhood as only approximately two to three (2 - 3) stories will be visible from street level at University Drive.

Capital Growth Properties has made an obvious effort to ease the transition for the property's neighbors by conducting focus groups, meeting with city officials and leaders, and by self-imposing the condition that they will limit the facade of the building facing University Drive to four (4) stories.

Furthermore, a mixed use neighborhood promotes public safety. Single use zones can lead to inactivity during the day in residential zones and at night in commercial zones, leading to the potential for increased crime or vandalism during these "dead zones". By combining residential with retail and commercial businesses to create mixed use neighborhoods, these "dead zones" are reduced dramatically, promoting a safer environment for the community at large.

A mixed use neighborhood also attracts a more diverse population to the area. Instead of strictly being a development for college students, young professionals and alumni will be drawn to the area for the easy and convenient access to retail and commercial services within walking distance of their front door and downtown.

Economic Effects:

If the subject property is rezoned, it will not only increase in value, but it will help increase the values of the surrounding properties as well, and help to bring increased revenue, taxes and jobs to the City. Based on initial estimates, the total direct, indirect and ongoing effect to the City of Starkville, upon construction completion at the end of year one (1), would be forty-five million one hundred forty-three thousand seven hundred ninety-six dollars (\$45,143,796.00).

Conclusion:

The subject property needs to be rezoned to allow Capital Growth Properties to successfully develop it into a mixed use area that will benefit the City of Starkville, both economically and by helping further Starkville as a premiere college town.

As demonstrated herein, a tremendous change has occurred in the conditions surrounding the existing area, and there is a need for

a mixed use area near Mississippi State University campus that will provide a gateway to the downtown area that makes the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Based on the information included in this letter, along with further information to be presented at the public hearing, I am respectfully requesting, on behalf of my clients, that - Lots 29, 30, 31, and 31-A of Block 28 in the City of Starkville, Mississippi be rezoned from T5 to a T6 District.

Sincerely,

A handwritten signature in dark ink, appearing to read 'J. Stuart Moore', with a long horizontal flourish extending to the left.

John Stuart Moore

MOORE LAW OFFICE

JOHN STUART MOORE
ATTORNEY AT LAW

108 S. LAFAYETTE
POST OFFICE BOX 924
STARKVILLE, MS 39760-0924

(662) 323-3784
(662) 323-7740
FAX (662) 324-2262

September 1, 2015

Buddy Sanders
Community Development Director
City of Starkville
101 East Main Street
Starkville, MS 39759

RE: Christopher Kritzman / Capital Growth Properties Rezoning -
The BSquare, LLC Property - Lots 33 and Part of 35-B of Block
28 in the City of Starkville, Mississippi.

Dear Mr. Sanders:

Background:

The subject property consists of Lots 33 and Part of 35-B of Block 28 in the City of Starkville, Mississippi. These lots are currently owned by BSquare, LLC, but are under contract for sale to Capital Growth Properties. Capital Growth Properties intends to purchase the BSquare, LLC property, in conjunction with other surrounding properties, collectively referred to herein as the "Development Site", to build a new cohesive residential and retail development that will benefit the City of Starkville.

Area:

The subject property consists of Parcel 101C-00-001.00. The lot is currently zoned C-2 Business. Property to the North is zoned T4, and consists of both vacant and residential uses. Property to the South is zoned T4, and is Multifamily and Single Family Residential in use. Property to the East is zoned T4, and is currently vacant. Property to the West is zoned T5 and T4, and is Retail and Multifamily Residential in use.

Rezoning Request:

Capital Growth Properties is requesting to rezone the subject property from C-2 Business to T6 to allow them to develop the

subject property to meet the changing needs of the surrounding neighborhood. The subject property is currently zoned C-2 with no direct road frontage or visibility from the street, and is surrounded by Transect District zoning on all sides. Based on the subject property's location, it is virtually unusable while classified as a C-2 Business zone. Capital Growth Properties seeks to rezone the property to a T6 District so that they can capture and utilize all of the benefits a mixed use zoning area would allow.

According to the City of Starkville's Code of Ordinances, the intent of the Transect Districts is described as follows:

- (a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- (b) Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.
- (c) Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.
- (d) Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.
- (e) Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.

The differences between C-2 and T6 zones, according to the City of Starkville's Code of Ordinances, Appendix A, Article VII, Sections L and T are:

C-2: 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.

T6: Sec. T - § 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 - LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

8.3 - BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.
- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 - PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

8.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.

- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 15. T6 BUILDING SETBACKS

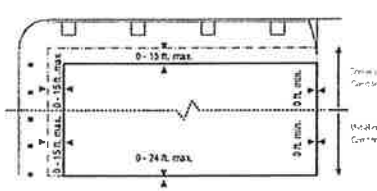
	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a
Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration		n/a

TABLE 16. T6 BUILDING HEIGHT

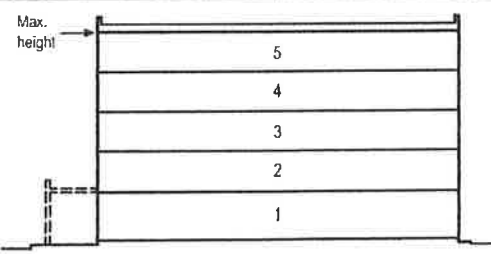
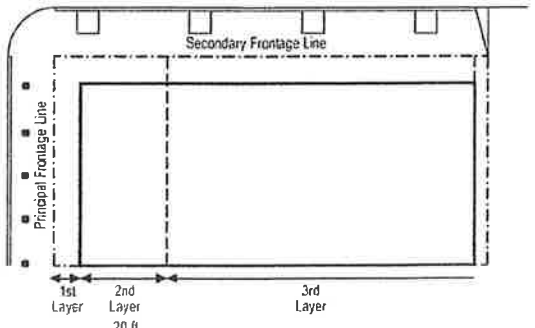
	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a
Illustration		

TABLE 17. T6 PARKING PLACEMENT

PARKING PLACEMENT 1. Uncovered parking spaces may be provided within the third Layer. 2. Covered parking shall be provided within the third Layer. 3. Trash containers shall be stored within the third Layer.	 The diagram illustrates the parking placement for a building. It shows a rectangular building footprint with a dashed line labeled 'Principal Frontage Line' along its left side and a dashed line labeled 'Secondary Frontage Line' along its top side. The area in front of the building is divided into three horizontal layers: the '1st Layer' (immediately in front of the building), the '2nd Layer' (20 ft wide), and the '3rd Layer' (the area furthest from the building). The 2nd and 3rd layers are collectively labeled as the 'T6 Parking Placement' area.
--	--

Rezoning Criteria:

The official zoning map of Starkville may be amended either when there is manifest error in the ordinance and/or if there has been a change in the conditions of an existing area according to Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A of the City of Starkville's Code of Ordinances. As there has been no error in either the ordinance or zoning map, Capital Growth Properties is requesting for the subject property to be rezoned based on changed or changing conditions in the existing area, or in the planning area generally, and the increasing need for mixed use development with a close proximity to Mississippi State University Campus that make the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth, as well as the specific evidence as outlined below.

Zoning Changes:

Recent zoning changes in the surrounding area include:

- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the Campus Haven Apartments project or RZ 13-06, was rezoned from R-1 to B-1.
- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the 300 Traditions project or RZ 13-07, was rezoned from

R-1 to B-1.

October 2013: Thad Cochran Research Park Property rezoned from R-1 to B-1 to allow for construction of C-Spire data center.

April 2014: The Catholic Diocese of Jackson rezoned Lots 16, 17, and 18 of Block 28 from R-1 to B-1 to accommodate additional parking adjacent to St. Joseph Catholic Church.

August 2015: Terry Parrish's property located on the east side of South Jackson Street and north of the railroad tracks was rezoned from C-2 to T5.

On January 12, 2012 the City of Starkville adopted the Form Based Code and changed a number of parcels from their existing zonings to either a T District or Civic District. The subject parcels were among those properties changed.

Public Need:

The argument for the Public Need for the rezoning is twofold:

- (1) The proposed project Capital Growth Properties is intending to develop if the property is rezoned is consistent with the vision outlined in the 2011 ARC Design Presentation - specifically that Starkville will continue to thrive by promoting the unique character of its community and neighborhoods, such as the Cotton District, which emphasizes high quality, pedestrian-oriented mixed use development; and
- (2) Students of Mississippi State University, key stakeholders within the Starkville community, have articulated in focus groups a forceful and unified desire to seek out student housing options which offer high quality, amenitized student housing which promotes walkability to Mississippi State University, downtown Starkville, and the Cotton District.

Capital Growth Properties conducted focus groups with 32 students on August 27, 2015 in Starkville. The findings of these three (3) focus groups are summarized below:

- Thirty-one (31) out of thirty-two (32) students, or 97% of the students polled, expressed a preference to live in the Cotton District over other popular students housing locations, such as those Blackjack Road, or new housing abutting Highway 12;
- The primary reasons to select student housing options in

the Cotton District over other locations in Starkville was convenience to class rooms, to the student union, to athletic facilities, and to Greek fraternity and sorority houses;

- Students also popularize housing in the Cotton District due to proximity to the restaurant, shops and other entertainment venues downtown and in the Cotton District;
- Cotton District housing is very popular, and housing in the Cotton District is often "handed down" or referred from Mississippi State University students that are graduating to underclassmen, indicating that demand is high and that another high quality, amenitized student project could be absorbed in the Cotton District;
- Housing that allows students to walk or bike to class minimizes students' need to purchase parking passes on campus and reduces students overall cost of attendance which is desirable to students;
- Students liked the fact that the proposed project will offer many unit plans, from studios to five bedroom units, thereby catering to both graduate students that tend to prefer the privacy of fewer bedrooms in each unit as well as undergraduates that prefer the lower price point that five bedroom units offer;
- Students commented that while other student housing communities offered utility packages, there is concern that some student housing communities are billing students for electric and water costs property-wide instead of billing based on individual use, and there is a desire for alternative housing options with personalized billing;
- Mississippi State University students are price sensitive in making housing choices. However the majority of focus group participants expressed a willingness to pay between one hundred to one hundred fifty dollars (\$100.00 - \$150.00) more per bedroom per month for housing in the Cotton District over housing in the county or further from campus due to convenience to campus and the attraction to the Cotton District entertainment venues.

Changed Conditions:

The area around the subject property has experienced tremendous growth and change in the past few years, and is currently experiencing a construction boom. Some of the new construction within walking distance from the subject property include:

Starkville Apartments, LLC has begun the initial phases of construction on an apartment development located on the southeast corner of Spring Street and Russell Street; "The Whitney" is a luxury apartment development under construction at the intersection of Lumus and Jarnigan Street; "The Gin" development has begun initial construction on its luxury apartment complex located along Russell Street and Colonel Muldrow Drive; Ergon Properties is proposing to build a large scale multi-use development located at the southeast corner of Russell Street and Mercantile Street; The Courtyard Marriott on Mercantile Street is in its final phases of construction; and The Mill on Russell Street has just undergone an extensive renovation. Additionally, PLC Partners, LLC is building an apartment development immediately South of the Central Station Development on South Montgomery; and Jackson Square Development located on the corner of South Jackson Street and Lampkin Street has begun Phase I of their planned mixed use complex, which incorporates the recently rezoned Terry Parrish property.

New commercial businesses have been added to the area with the completion of The Cotton Mill Marketplace, which includes Salsarita's Fresh Cantina, Hungry Howie's Pizza, Insomnia Cookies, Maroon & Co., Pure Barre, Cobo's Boutique, and Jimmy John's Gourmet Sandwiches.

All of the previously stated examples of change around the subject property clearly demonstrate the changing conditions in the existing area and the increasing need for a mixed use district that makes the change in the ordinance necessary and desirable. The proposed rezoning of the subject property to a T6 is an attempt to combine the public need for residential housing and commercial amenities through orderly and harmonious growth. The proposed rezoning and use of the subject property has taken into account the impact it would have on the surrounding community, as further outlined below.

Land Use Compatibility:

Capital Growth Properties intends to use the architecture, form, style, and character of the surrounding neighborhood as their inspiration in building a development that will compliment and positively impact the surrounding properties. Capital Growth Properties plans to introduce an architectural style and form that will naturally incorporate into the surrounding neighborhood.

Currently, the Cotton District and surrounding area supports a combination of residential and commercial properties. In addition to the unique residential housing offered in the Cotton District,

it is also home to, or is adjacent to, the following successful businesses: BIN 612, Two Brothers Smoked Meats, P.S. Salon, the Cigar Lounge, Gringo's Taco Shop, District Salon, Drifters Bar, Commodore Bob's Yacht Club, Sweet Peppers Deli, and University Drive Laundromat. A T6 District will allow Capital Growth Properties to engage in similar commercial and retail ventures as the surrounding properties in addition to providing desirable residential housing units and off street parking.

Capital Growth Properties's intent is to find and develop a use that is compatible with both the residential and commercial characteristics of the area. Currently the Development Site is home to both neighboring, but separate, commercial and residential properties. The 2011 ARC Design Presentation urged the City of Starkville to capture regional traffic to the downtown area and allow for more mixed use development. Emphasis was placed on creating a gateway corridor between Mississippi State University and downtown. Capital Growth Properties is looking to expand on the gateway that the Cotton District has begun by updating the footprint that currently exists on the Development Site from many individualized use properties to a single mixed use property.

Although a T6 District would allow for the construction of a five (5) story development along University Drive, Capital Growth Properties is willing to self-impose a condition that the facade of the building that abuts University Drive be limited to no more than four (4) stories in height. Capital Growth Properties desire is to develop the subject property in a manner that will compliment and enhance the properties surrounding it, and not deter from the current architecture that makes the Cotton District so distinguishable.

Effect on Neighborhood:

In order to make this project financially feasible, Capital Growth Properties is seeking a T6 District specifically to capitalize on the ability to build a structure up to five (5) stories high. However, the effect on the surrounding neighborhood will feel like a lower density district due to the unique topography of the Development Site. The North side of the Development Site has an approximate thirty-seven (37) foot slope down the back of the property. Capital Growth Properties intends to utilize this natural topography to its advantage by building the five (5) story buildings along the slope. The end result of this design plan will reduce the impact a five (5) story building will have on the surrounding neighborhood as only approximately two to three (2 - 3)

stories will be visible from street level at University Drive.

Capital Growth Properties has made an obvious effort to ease the transition for the property's neighbors by conducting focus groups, meeting with city officials and leaders, and by self-imposing the condition that they will limit the facade of the building facing University Drive to four (4) stories.

Furthermore, a mixed use neighborhood promotes public safety. Single use zones can lead to inactivity during the day in residential zones and at night in commercial zones, leading to the potential for increased crime or vandalism during these "dead zones". By combining residential with retail and commercial businesses to create mixed use neighborhoods, these "dead zones" are reduced dramatically, promoting a safer environment for the community at large.

A mixed use neighborhood also attracts a more diverse population to the area. Instead of strictly being a development for college students, young professionals and alumni will be drawn to the area for the easy and convenient access to retail and commercial services within walking distance of their front door and downtown.

Economic Effects:

If the subject property is rezoned, it will not only increase in value, but it will help increase the values of the surrounding properties as well, and help to bring increased revenue, taxes and jobs to the City. Based on initial estimates, the total direct, indirect and ongoing effect to the City of Starkville, upon construction completion at the end of year one (1), would be forty-five million one hundred forty-three thousand seven hundred ninety-six dollars (\$45,143,796.00).

Conclusion:

The subject property needs to be rezoned to allow Capital Growth Properties to successfully develop it into a mixed use area that will benefit the City of Starkville, both economically and by helping further Starkville as a premiere college town.

As demonstrated herein, a tremendous change has occurred in the conditions surrounding the existing area, and there is a need for

a mixed use area near Mississippi State University campus that will provide a gateway to the downtown area that makes the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Based on the information included in this letter, along with further information to be presented at the public hearing , I am respectfully requesting, on behalf of my clients, that Lots 33 and Part of 35-B of Block 28 in the City of Starkville, Mississippi be rezoned from C-2 Business to a T6 District.

Sincerely,

A handwritten signature in dark ink, appearing to read 'John Stuart Moore', with a large, stylized initial 'J' and 'M'.

John Stuart Moore

MOORE LAW OFFICE

**JOHN STUART MOORE
ATTORNEY AT LAW**

**108 S. LAFAYETTE
POST OFFICE BOX 924
STARKVILLE, MS 39760-0924**

**(662) 323-3784
(662) 323-7740
FAX (662) 324-2262**

September 1, 2015

Buddy Sanders
Community Development Director
City of Starkville
101 East Main Street
Starkville, MS 39759

RE: Christopher Kritzman / Capital Growth Properties Rezoning -
The HCB III, LLC Property - Part of Lot 35-B and Part of Lot
32 of Block 28 in the City of Starkville, Mississippi.

Dear Mr. Sanders:

Background:

The subject property consists of Part of Lot 35-B and Part of Lot 32 of Block 28 in the City of Starkville, Mississippi. These lots are currently owned by HCB III, LLC, but are under contract for sale to Capital Growth Properties. Capital Growth Properties intends to purchase the HCB III, LLC property, in conjunction with other surrounding properties, collectively referred to herein as the "Development Site", to build a new cohesive residential and retail development that will benefit the City of Starkville.

Area:

The subject property consists of Parcel 101C-00-002.00. The lot is currently zoned T4. Property to the North is zoned C-2, and is Residential in use. Property to the South is zoned T5 and T4, and is Multifamily Residential in use. Property to the East is zoned T4, and is currently vacant. Property to the West is zoned T5 and T4, and is Retail and Multifamily Residential in use.

Rezoning Request:

Capital Growth Properties is requesting to rezone the subject property from T4 to T6 to allow them to develop the subject property to meet the changing needs of the surrounding

neighborhood. The subject property is part of the Development Site on which Capital Growth Properties intends to construct a mixed use development consisting of multifamily residential apartment units and commercial retail space. In order for Capital Growth Properties to proceed with their plans, the subject property must be rezoned to allow for these uses. A T4 District does not allow for higher density housing or for the commercial uses that a T6 category permits. The benefits of a higher density mixed use development are outlined below.

According to the City of Starkville's Code of Ordinances, the intent of the Transect Districts is described as follows:

- (a) Regulations on buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- (b) Infrastructure, landscape and buildings shape the public realm, the spatial definition of which can be understood as a continuum from weak to strong.
- (c) Transect Districts organize the individual characteristics of infrastructure, landscape and buildings into distinct physical environments, with the overall character of each differing from one another.
- (d) Distinct physical environments provide a choice in living arrangement for citizens with differing physical, social, and emotional needs.
- (e) Mixed Uses within Transect Districts and individual buildings provides access to daily needs within close proximity to dwellings so that residents may choose to work, recreate, and shop within walking distance to their home.

The differences between T4 and T6 zones, according to the City of Starkville's Code of Ordinances, Appendix A, Article VII, Section T are:

T4: Sec. T - § 3. - SPECIFIC TO T4 DISTRICTS.

Lots located within the T4 District shall be subject to the requirements of this section.

6.1 LOTS

- (a) Subdivisions of existing Lots and new combinations

of Lots shall have a minimum width of 18 feet and a maximum width of 96 feet, measured at the Frontage Line.

6.2 LOT OCCUPATION

- (a) For Lots less than one-hundred and fifty (150) feet deep, one (1) Primary Building and one (1) Outbuilding may be built on each Lot.
- (b) Primary Buildings may be positioned within the boundaries of a Lot to create an Edgeyard, Sideyard, or Rearyard. (see Table 3)
- (c) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 9.
- (d) Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 60% at the Setback.

6.3 BUILDING FORM

- (a) The Principal Entrance of any Secondary Building shall be oriented toward a Frontage Line, Driveway or the Facade of an Outbuilding.
- (b) The maximum height of a Primary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (c) The maximum height of a Secondary Building shall be two (2) stories as specified on Table 3 and Table 9.
- (d) The maximum height of an Outbuilding shall be two (2) stories as specified on Table 3 and Table 9.
- (e) Open porches, balconies, and bay windows may Encroach the first Lot Layer 50% of its depth.
- (f) Reserved.
- (g) Stoops, Lightwells, and Terraces may Encroach the first Lot Layer 100% of its depth.

6.4 BUILDING USE

- (a) Buildings may combine up to two (2) Uses listed on

Table 5.

- (b) The number of dwelling units on each Lot shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7).
- (c) The work quarters of Home Businesses shall be not be visible from the Public Frontage.
- (d) Lodging Uses shall be owner occupied.
- (e) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), up to twelve (12) bedrooms max and in addition to any parking requirement for any other Use.
- (f) The building area available for Office Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.
- (g) The building area available for Retail Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to the parking requirement for any other Use.

6.5 PARKING

- (a) Driveways shall be no wider than 10 feet in the first Lot Layer.
- (b) All parking areas and garages shall be located at the third Lot Layer as illustrated on Table 11.

6.6 LANDSCAPE

- (a) The first Lot Layer may not be paved, with the exception of Driveways as specified in § 3.5(a).

6.7 SIGNAGE

- (a) Address, Awning, Blade, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Band Signs shall be permitted by Exception.
- (c) Permitted signage types shall conform to the

specifications of Table 8.

- (d) Signage shall be externally illuminated, except that Window Signs may be neon lit.

TABLE 9. T4 BUILDING SETBACKS

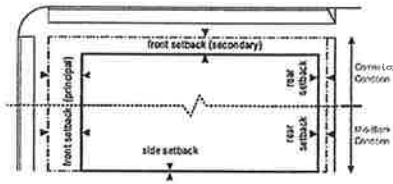
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Front Setback (Principal)	6 ft. min. 18 ft. max.	20 ft. min. + setback
Front Setback (Secondary)	6 ft. min. 18 ft. max.	n/a
Side Setback	0 ft. min.	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.	3 ft. min.
Illustration		

TABLE 10. T4 BUILDING HEIGHT

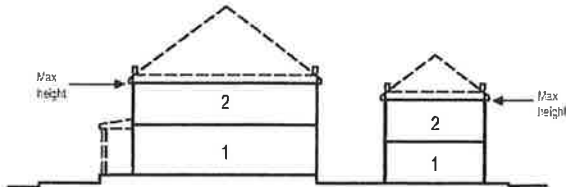
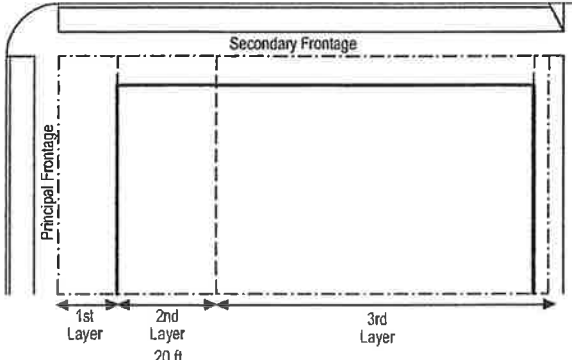
	PRIMARY/SECONDARY BUILDING	OUTBUILDING
Height (in Stories)	2 stories	2 stories
Illustration		

TABLE 11. T4 PARKING PLACEMENT

PARKING PLACEMENT	
1. <u>Uncovered parking spaces may be provided within the third Layer.</u>	
2. <u>Covered parking shall be provided within the third Layer.</u>	
3. <u>Trash containers shall be stored within the third Layer.</u>	

T6: Sec. T - § 5. - SPECIFIC TO T6 DISTRICTS.

Lots located within the T6 District shall be subject to the requirements of this section.

8.1 - LOTS

- (a) Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 18 feet and a maximum width of 120 feet, measured at the Frontage Line.

8.2 - LOT OCCUPATION

- (a) One (1) Primary Building may be built on each Lot.
- (b) Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 3 and on Table 15.
- (c) Primary Buildings may be positioned within the boundaries of a Lot to create a Rearyard or Courtyard. (see Table 3)
- (d) Lot coverage by Buildings shall be a maximum of 90% of the Lot area.
- (e) Frontage Buildout of Primary building Facades shall be a minimum of 80% at the Setback.

8.3 - BUILDING FORM

- (a) The maximum height of a Primary building shall be five (5) Stories. (see Table 3 and on Table 15)
- (b) Awnings, Arcades, and Galleries may Encroach the Public Frontage 100% of its width but must clear the Sidewalk vertically by at least eight (8) feet.
- (c) Stoops, Lightwells, balconies, bay windows and terraces may Encroach the first Lot Layer 100% of its depth.
- (d) A first Story Residential or Lodging Function shall be raised a minimum of three (3) feet from the average grade of the Walkway.
- (e) Loading docks and service areas shall be permitted on Frontages by Exception.
- (f) In the absence of a building Facade along any part of a Frontage Line, a Streetscreen shall be built along the same vertical plane as the Facade.
- (g) Streetscreens shall be between three and a half (3.5) and eight (8) feet in height. The Streetscreen may be replaced by a hedge or fencing by Exception. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.
- (h) Buildings with a Commercial Use and paved setback may use the Setback area for outdoor seating.
- (i) The Principal Entrance to a building shall be oriented toward the Frontage Line. Buildings on corner Lots may orient the Principal Entrance at a forty-five degree (45°) angle to the intersection of the Primary and Secondary Frontage Lines.

8.4 - BUILDING USE

- (a) Buildings may combine two (2) or more Uses listed on Table 6.

- (b) The number of bedrooms available for Lodging Uses listed on Table 5 shall be limited by the parking requirements of § 2.6 (see Table 6 and Table 7), in addition to any parking requirement for any other Use. Any restaurant food service provided shall be considered a separate Use.

8.5 - PARKING

- (a) All parking lots, garages and Parking Structures shall be located in the third Lot Layer as illustrated on Table 17.
- (b) Vehicular entrances to parking lots, garages and Parking Structures shall be no wider than twenty-four (24) feet at the Frontage.
- (c) Pedestrian exits from all parking lots, garages, and Parking Structures shall be exited directly to a Frontage Line (i.e., not directly into a building) except underground levels which may be exited by pedestrians directly into a building.

8.6 - LANDSCAPE

- (a) The first Lot Layer may be paved.

8.7 - SIGNAGE

- (a) Address, Awning, Band, Blade, Marquee, Nameplate, Outdoor Display Case, Sidewalk, and Window Signs shall be permitted.
- (b) Permitted signage types shall conform to the specifications of Table 8.
- (c) Illuminated signage shall be externally illuminated only, except signage within a Shopfront window may be neon lit.

TABLE 15. T6 BUILDING SETBACKS

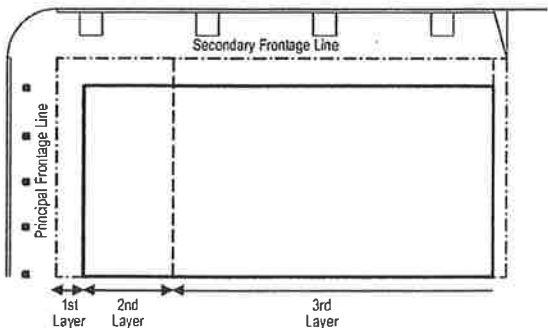
	PRINCIPAL BUILDING	OUTBUILDING
Front Setback (Principal)	0 ft. min. 15 ft. max.	n/a
Front Setback (Secondary)	0 ft. min. 15 ft. max.	n/a

Side Setback	0 ft. min. 24 ft. max.	n/a
Rear Setback	0 ft. min.	n/a
Illustration		n/a

TABLE 16. T6 BUILDING HEIGHT

	PRINCIPAL BUILDING	OUTBUILDING
Height (in Stories)	5 stories	n/a
Illustration		

TABLE 17. T6 PARKING PLACEMENT

PARKING PLACEMENT 1. Uncovered parking spaces may be provided within the third Layer. 2. Covered parking shall be provided within the third Layer. 3. Trash containers shall be stored within the third Layer.	
--	--

Rezoning Criteria:

The official zoning map of Starkville may be amended either when there is manifest error in the ordinance and/or if there has been a change in the conditions of an existing area according to Title 17, Chapter 1, of the Mississippi Code of 1972, as amended, and Appendix A, Article IV, Section A of the City of Starkville's Code of Ordinances. As there has been no error in either the ordinance or zoning map, Capital Growth Properties is requesting for the subject property to be rezoned based on changed or changing conditions in the existing area, or in the planning area generally, and the increasing need for mixed use development with a close proximity to Mississippi State University Campus that make the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth, as well as the specific evidence as outlined below.

Zoning Changes:

Recent zoning changes in the surrounding area include:

- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the Campus Haven Apartments project or RZ 13-06, was rezoned from R-1 to B-1.
- April 2013: Charles and Kenneth Burns's property located on Highway 12 East Extended, also known as the 300 Traditions project or RZ 13-07, was rezoned from R-1 to B-1.

- October 2013: Thad Cochran Research Park Property rezoned from R-1 to B-1 to allow for construction of C-Spire data center.
- April 2014: The Catholic Diocese of Jackson rezoned Lots 16, 17, and 18 of Block 28 from R-1 to B-1 to accommodate additional parking adjacent to St. Joseph Catholic Church.
- August 2015: Terry Parrish's property located on the east side of South Jackson Street and north of the railroad tracks was rezoned from C-2 to T5.

On January 12, 2012 the City of Starkville adopted the Form Based Code and changed a number of parcels from their existing zonings to either a T District or Civic District. The subject parcels were among those properties changed.

Public Need:

The argument for the Public Need for the rezoning is twofold:

- (1) The proposed project Capital Growth Properties is intending to develop if the property is rezoned is consistent with the vision outlined in the 2011 ARC Design Presentation - specifically that Starkville will continue to thrive by promoting the unique character of its community and neighborhoods, such as the Cotton District, which emphasizes high quality, pedestrian-oriented mixed use development; and
- (2) Students of Mississippi State University, key stakeholders within the Starkville community, have articulated in focus groups a forceful and unified desire to seek out student housing options which offer high quality, amenitized student housing which promotes walkability to Mississippi State University, downtown Starkville, and the Cotton District.

Capital Growth Properties conducted focus groups with 32 students on August 27, 2015 in Starkville. The findings of these three (3) focus groups are summarized below:

- Thirty-one (31) out of thirty-two (32) students, or 97% of the students polled, expressed a preference to live in the Cotton District over other popular students housing locations, such as those Blackjack Road, or new housing abutting Highway 12;
- The primary reasons to select student housing options in the Cotton District over other locations in Starkville

was convenience to class rooms, to the student union, to athletic facilities, and to Greek fraternity and sorority houses;

- Students also popularize housing in the Cotton District due to proximity to the restaurant, shops and other entertainment venues downtown and in the Cotton District;
- Cotton District housing is very popular, and housing in the Cotton District is often "handed down" or referred from Mississippi State University students that are graduating to underclassmen, indicating that demand is high and that another high quality, amenitized student project could be absorbed in the Cotton District;
- Housing that allows students to walk or bike to class minimizes students' need to purchase parking passes on campus and reduces students overall cost of attendance which is desirable to students;
- Students liked the fact that the proposed project will offer many unit plans, from studios to five bedroom units, thereby catering to both graduate students that tend to prefer the privacy of fewer bedrooms in each unit as well as undergraduates that prefer the lower price point that five bedroom units offer;
- Students commented that while other student housing communities offered utility packages, there is concern that some student housing communities are billing students for electric and water costs property-wide instead of billing based on individual use, and there is a desire for alternative housing options with personalized billing;
- Mississippi State University students are price sensitive in making housing choices. However the majority of focus group participants expressed a willingness to pay between one hundred to one hundred fifty dollars (\$100.00 - \$150.00) more per bedroom per month for housing in the Cotton District over housing in the county or further from campus due to convenience to campus and the attraction to the Cotton District entertainment venues.

Changed Conditions:

The area around the subject property has experienced tremendous growth and change in the past few years, and is currently experiencing a construction boom. Some of the new construction within walking distance from the subject property include: Starkville Apartments, LLC has begun the initial phases of

construction on an apartment development located on the southeast corner of Spring Street and Russell Street; "The Whitney" is a luxury apartment development under construction at the intersection of Lumus and Jarnigan Street; "The Gin" development has begun initial construction on its luxury apartment complex located along Russell Street and Colonel Muldrow Drive; Ergon Properties is proposing to build a large scale multi-use development located at the southeast corner of Russell Street and Mercantile Street; The Courtyard Marriott on Mercantile Street is in its final phases of construction; and The Mill on Russell Street has just undergone an extensive renovation. Additionally, PLC Partners, LLC is building an apartment development immediately South of the Central Station Development on South Montgomery; and Jackson Square Development located on the corner of South Jackson Street and Lampkin Street has begun Phase I of their planned mixed use complex, which incorporates the recently rezoned Terry Parrish property.

New commercial businesses have been added to the area with the completion of The Cotton Mill Marketplace, which includes Salsarita's Fresh Cantina, Hungry Howie's Pizza, Insomnia Cookies, Maroon & Co., Pure Barre, Cobo's Boutique, and Jimmy John's Gourmet Sandwiches.

All of the previously stated examples of change around the subject property clearly demonstrate the changing conditions in the existing area and the increasing need for a mixed use district that makes the change in the ordinance necessary and desirable. The proposed rezoning of the subject property to a T6 is an attempt to combine the public need for residential housing and commercial amenities through orderly and harmonious growth. The proposed rezoning and use of the subject property has taken into account the impact it would have on the surrounding community, as further outlined below.

Land Use Compatibility:

Capital Growth Properties intends to use the architecture, form, style, and character of the surrounding neighborhood as their inspiration in building a development that will compliment and positively impact the surrounding properties. Capital Growth Properties plans to introduce an architectural style and form that will naturally incorporate into the surrounding neighborhood.

Currently, the Cotton District and surrounding area supports a combination of residential and commercial properties. In addition to the unique residential housing offered in the Cotton District, it is also home to, or is adjacent to, the following successful

businesses: BIN 612, Two Brothers Smoked Meats, P.S. Salon, the Cigar Lounge, Gringo's Taco Shop, District Salon, Drifters Bar, Commodore Bob's Yacht Club, Sweet Peppers Deli, and University Drive Laundromat. A T6 District will allow Capital Growth Properties to engage in similar commercial and retail ventures as the surrounding properties in addition to providing desirable residential housing units and off street parking.

Capital Growth Properties's intent is to find and develop a use that is compatible with both the residential and commercial characteristics of the area. Currently the Development Site is home to both neighboring, but separate, commercial and residential properties. The 2011 ARC Design Presentation urged the City of Starkville to capture regional traffic to the downtown area and allow for more mixed use development. Emphasis was placed on creating a gateway corridor between Mississippi State University and downtown. Capital Growth Properties is looking to expand on the gateway that the Cotton District has begun by updating the footprint that currently exists on the Development Site from many individualized use properties to a single mixed use property.

Although a T6 District would allow for the construction of a five (5) story development along University Drive, Capital Growth Properties is willing to self-impose a condition that the facade of the building that abuts University Drive be limited to no more than four (4) stories in height. Capital Growth Properties desire is to develop the subject property in a manner that will compliment and enhance the properties surrounding it, and not deter from the current architecture that makes the Cotton District so distinguishable.

Effect on Neighborhood:

In order to make this project financially feasible, Capital Growth Properties is seeking a T6 District specifically to capitalize on the ability to build a structure up to five (5) stories high. However, the effect on the surrounding neighborhood will feel like a lower density district due to the unique topography of the Development Site. The North side of the Development Site has an approximate thirty-seven (37) foot slope down the back of the property. Capital Growth Properties intends to utilize this natural topography to its advantage by building the five (5) story buildings along the slope. The end result of this design plan will reduce the impact a five (5) story building will have on the surrounding neighborhood as only approximately two to three (2 - 3) stories will be visible from street level at University Drive.

Capital Growth Properties has made an obvious effort to ease the transition for the property's neighbors by conducting focus groups, meeting with city officials and leaders, and by self-imposing the condition that they will limit the facade of the building facing University Drive to four (4) stories.

Furthermore, a mixed use neighborhood promotes public safety. Single use zones can lead to inactivity during the day in residential zones and at night in commercial zones, leading to the potential for increased crime or vandalism during these "dead zones". By combining residential with retail and commercial businesses to create mixed use neighborhoods, these "dead zones" are reduced dramatically, promoting a safer environment for the community at large.

A mixed use neighborhood also attracts a more diverse population to the area. Instead of strictly being a development for college students, young professionals and alumni will be drawn to the area for the easy and convenient access to retail and commercial services within walking distance of their front door and downtown.

Economic Effects:

If the subject property is rezoned, it will not only increase in value, but it will help increase the values of the surrounding properties as well, and help to bring increased revenue, taxes and jobs to the City. Based on initial estimates, the total direct, indirect and ongoing effect to the City of Starkville, upon construction completion at the end of year one (1), would be forty-five million one hundred forty-three thousand seven hundred ninety-six dollars (\$45,143,796.00).

Conclusion:

The subject property needs to be rezoned to allow Capital Growth Properties to successfully develop it into a mixed use area that will benefit the City of Starkville, both economically and by helping further Starkville as a premiere college town.

As demonstrated herein, a tremendous change has occurred in the conditions surrounding the existing area, and there is a need for a mixed use area near Mississippi State University campus that will

provide a gateway to the downtown area that makes the change in the ordinance necessary and desirable, and in accord with the public need for orderly and harmonious growth.

Based on the information included in this letter, along with further information to be presented at the public hearing , I am respectfully requesting, on behalf of my clients, that Part of Lot 35-B and Part of Lot 32 of Block 28 in the City of Starkville, Mississippi be rezoned from T4 to a T6 District.

Sincerely,

A handwritten signature in dark ink, appearing to read 'John Stuart Moore', with a stylized, cursive script.

John Stuart Moore

Attachment 13
Economic Impact

National Association of Home Builders

The Local Economic Impact of Catalyst Starkville

Income, Jobs, and Taxes Generated

October 2015

Housing Policy Department





The Local Economic Impact of Catalyst Starkville

Income, Jobs, and Taxes Generated

Contents

Executive Summary..... 1

Detailed Tables on Income, Jobs and Taxes..... 3

**Background and a Brief Description of the Model Used to Estimate the
Economic Benefits..... 8**

Attachment:

**Local Impact of Home Building—Technical Documentation for the NAHB
Model Used to Estimate the Income, Jobs, and Taxes Generated**

Executive Summary

Home building generates substantial local economic activity, including new income and jobs for residents, and additional revenue for local governments. The National Association of Home Builders has developed a model to estimate these economic benefits. The model captures the effect of the construction activity itself, the ripple impact that occurs when income earned from construction activity is spent and recycles in the local economy, and the ongoing impact that results from new homes becoming occupied by residents who pay taxes and buy locally produced goods and services. To fully understand the economic impact residential construction has on a local area, it is important to include the ripple effects and the ongoing benefits. Since the model was initially developed in 1996, NAHB has used it successfully to estimate the impacts of construction in over 800 projects, local jurisdictions, metropolitan areas, non-metropolitan counties, and states across the country.

This report presents estimates of the local impacts of Catalyst Starkville, a student housing development consisting of 240 apartments and 8,000 square feet of retail space in the City of Starkville. Starkville, in turn, is located in Oktibbeha County, Mississippi (see map below).

Oktibbeha County, Mississippi



For purposes of the NAHB model, a local area must be large enough to include the places where construction workers live and spend their money, as well as the places where the new home occupants are likely to work, shop, and go for recreation. NAHB has determined that, outside of Metropolitan Statistical Areas (MSAs) defined by the U.S. Office of Management and Budget (OMB), a county will usually satisfy this criterion. Oktibbeha County does not appear on OMB's current list of MSAs. Therefore, in this report, wherever the term local is used, it refers to Oktibbeha County.

The NAHB model produces impacts on income and employment in 16 industries and local government, as well as detailed information about taxes and other types of local government revenue. Aggregate results are summarized below. Subsequent sections of the report show detail by industry and type of tax or fee revenue generated.

- The estimated one-time local impacts of Catalyst Starkville include
 - **\$49.3 million** in local income,
 - **\$6.0 million** in taxes and other revenue for local governments, and
 - **1,141** local jobs.

These are local impacts, representing income and jobs for residents of Oktibbeha County, and taxes (and other sources of revenue, including permit and tax abatement fees) for all local jurisdictions within the county, including the county government. The impacts include both the direct and indirect impact of the construction activity itself, including construction of the housing units and retail space. The one-time impacts also include the “ripple” effect of local residents who earn money from the construction activity spending part of it within the local area.

Local jobs are measured in full time equivalents—i.e., one reported job represents enough work to keep one worker employed full-time for a year, based on average hours worked per week by full-time employees in the industry.

- The additional, annually recurring impacts of Catalyst Starkville include
 - **\$9.9 million** in local income,
 - **\$3.2 million** in taxes and other revenue for local governments, and
 - **266** local jobs.

These are ongoing, annual local impacts that result from increased property taxes and the housing becoming occupied, with the occupants paying taxes and otherwise participating in the local economy year after year. They include the effect of increased property taxes, based on the difference between the value of raw land and the value of a completed housing unit on a finished lot, assuming that raw land would be taxed at the same rate as the completed housing unit.

The ongoing impacts do not include any direct estimate for the retail business, but some of this impact is captured indirectly, as a share of the local spending by occupants of the housing units is likely to be captured by the retail outlet in the same development. The ongoing impacts are also reduced to account for the natural vacancy rate that tends to prevail in multifamily properties (see page 23 of the Technical Documentation).

The above impacts were calculated assuming that the value of the average apartment in Catalyst Starkville is \$292,083; which includes \$37,917 in raw land value and \$436 in permit and other fees paid to local governments; and incur an average annual property tax of \$4,063 per year. In addition, the retail space will require \$1,005,200 in construction work, including an allowance for tenant improvements that will result in an additional \$14,279 in permit and other fees paid to local government and \$11,638 in property taxes. This information was provided by Capital Growth Buchalter, LLC, the developer of Catalyst Starkville.



The Local Economic Impact of Catalyst Starkville

Income, Jobs, and Taxes Generated

Detailed Tables on Income, Jobs and Taxes

Economic Impact of Catalyst Starkville in Oktibbeha County, Mississippi

Summary

Total One-Year Impact: Sum of Phase I and Phase II:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$49,264,100	\$16,529,300	\$32,734,900	\$5,955,600	1,141

Phase I: Direct and Indirect Impact of Construction Activity:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$35,039,200	\$13,026,700	\$22,012,500	\$2,308,600	761

Phase II: Induced (Ripple) Effect of Spending the Income and Taxes from Phase I:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$14,224,900	\$3,502,600	\$10,722,400	\$3,647,000	380

Phase III: Ongoing, Annual Effect that Occurs When New Homes are Occupied:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$9,907,900	\$2,434,700	\$7,473,200	\$3,181,500	266

¹ The term local taxes is used as a shorthand for local government revenue from all sources: taxes, fees, fines, revenue from government-owned enterprises, etc.

Economic Impact of Catalyst Starkville in Oktibbeha County, Mississippi
Phase I—Direct and Indirect Impact of Construction Activity

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	\$28,876,200	\$11,106,400	\$17,769,800	\$30,000	594
Manufacturing	\$1,900	\$100	\$1,800	\$26,000	0
Transportation	\$8,200	\$4,000	\$4,200	\$14,000	0
Communications	\$187,100	\$64,400	\$122,700	\$43,000	3
Utilities	\$31,700	\$6,900	\$24,800	\$34,000	1
Wholesale and Retail Trade	\$3,192,200	\$704,400	\$2,487,900	\$22,000	111
Finance and Insurance	\$170,600	\$6,700	\$163,900	\$48,000	3
Real Estate	\$722,000	\$621,700	\$100,300	\$28,000	4
Personal & Repair Services	\$118,000	\$28,000	\$90,000	\$28,000	3
Services to Dwellings / Buildings	\$70,800	\$27,300	\$43,500	\$18,000	2
Business & Professional Services	\$1,289,800	\$315,300	\$974,400	\$32,000	30
Eating and Drinking Places	\$36,700	\$5,800	\$30,900	\$16,000	2
Automobile Repair & Service	\$26,700	\$8,000	\$18,700	\$28,000	1
Entertainment Services	\$11,200	\$1,100	\$10,200	\$9,000	1
Health, Educ. & Social Services	\$3,400	\$100	\$3,300	\$23,000	0
Local Government	\$76,000	\$0	\$76,000	\$53,000	1
Other	\$216,700	\$126,500	\$90,100	\$26,000	3
Total	\$35,039,200	\$13,026,700	\$22,012,500	\$29,000	761

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	\$54,100	Residential Permit / Impact Fees	\$118,900
Residential Property Taxes	\$0	Utilities & Other Govt. Enterprises	\$584,700
General Sales Taxes	\$0	Hospital Charges	\$1,378,600
Specific Excise Taxes	\$400	Transportation Charges	\$0
Income Taxes	\$0	Education Charges	\$68,500
License Taxes	\$2,700	Other Fees and Charges	\$100,700
Other Taxes	\$0	TOTAL FEES & CHARGES	\$2,251,500
TOTAL TAXES	\$57,200	TOTAL GENERAL REVENUE	\$2,308,600

Economic Impact of Catalyst Starkville in Oktibbeha County, Mississippi
Phase II—Induced Effect of Spending Income and Tax Revenue from Phase I

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	\$1,081,500	\$408,100	\$673,400	\$30,000	23
Manufacturing	\$2,600	\$100	\$2,500	\$26,000	0
Transportation	\$59,300	\$28,700	\$30,500	\$14,000	2
Communications	\$817,300	\$339,100	\$478,300	\$54,000	9
Utilities	\$178,300	\$37,600	\$140,700	\$34,000	4
Wholesale and Retail Trade	\$2,280,500	\$382,300	\$1,898,200	\$22,000	85
Finance and Insurance	\$504,300	\$20,300	\$484,000	\$43,000	11
Real Estate	\$1,539,600	\$638,100	\$901,500	\$28,000	32
Personal & Repair Services	\$554,600	\$210,900	\$343,700	\$28,000	12
Services to Dwellings / Buildings	\$193,300	\$74,600	\$118,700	\$18,000	7
Business & Professional Services	\$2,072,700	\$596,400	\$1,476,400	\$27,000	55
Eating and Drinking Places	\$1,030,000	\$200,800	\$829,300	\$16,000	51
Automobile Repair & Service	\$459,600	\$138,300	\$321,300	\$28,000	11
Entertainment Services	\$126,700	\$24,500	\$102,200	\$10,000	10
Health, Educ. & Social Services	\$1,925,600	\$249,900	\$1,675,700	\$42,000	40
Local Government	\$1,086,900	\$0	\$1,086,900	\$48,000	23
Other	\$312,100	\$152,900	\$159,100	\$28,000	6
Total	\$14,224,900	\$3,502,600	\$10,722,400	\$28,000	380

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	\$279,500	Residential Permit / Impact Fees	\$0
Residential Property Taxes	\$0	Utilities & Other Govt. Enterprises	\$2,386,100
General Sales Taxes	\$0	Hospital Charges	\$862,300
Specific Excise Taxes	\$2,300	Transportation Charges	\$0
Income Taxes	\$0	Education Charges	\$27,800
License Taxes	\$13,900	Other Fees and Charges	\$75,100
Other Taxes	\$0	TOTAL FEES & CHARGES	\$3,351,400
TOTAL TAXES	\$295,700	TOTAL GENERAL REVENUE	\$3,647,000

**Economic Impact of Catalyst Starkville in Oktibbeha County, Mississippi
Phase III—Ongoing, Annual Effect That Occurs Because Units Are Occupied**

A. Local Income and Jobs by Industry

Industry	Local Income	Local Business Owners' Income	Local Wages and Salaries	Wages & Salaries per Full-time Job	Number of Local Jobs Supported
Construction	\$429,000	\$168,500	\$260,500	\$30,000	9
Manufacturing	\$2,100	\$100	\$2,000	\$25,000	0
Transportation	\$45,400	\$22,000	\$23,400	\$14,000	2
Communications	\$562,700	\$233,200	\$329,500	\$55,000	6
Utilities	\$72,900	\$15,300	\$57,600	\$34,000	2
Wholesale and Retail Trade	\$1,694,700	\$252,500	\$1,442,200	\$24,000	59
Finance and Insurance	\$325,300	\$12,900	\$312,400	\$43,000	7
Real Estate	\$1,935,300	\$802,100	\$1,133,200	\$28,000	40
Personal & Repair Services	\$292,400	\$110,100	\$182,300	\$28,000	7
Services to Dwellings / Buildings	\$125,700	\$48,500	\$77,200	\$18,000	4
Business & Professional Services	\$1,072,400	\$297,900	\$774,500	\$26,000	30
Eating and Drinking Places	\$746,100	\$146,500	\$599,600	\$16,000	37
Automobile Repair & Service	\$362,400	\$109,000	\$253,400	\$28,000	9
Entertainment Services	\$137,900	\$18,900	\$119,000	\$11,000	11
Health, Educ. & Social Services	\$992,200	\$127,500	\$864,700	\$42,000	21
Local Government	\$967,700	\$0	\$967,700	\$48,000	20
Other	\$143,700	\$69,700	\$74,000	\$28,000	3
Total	\$9,907,900	\$2,434,700	\$7,473,200	\$28,000	266

B. Local Government General Revenue by Type

TAXES:		USER FEES & CHARGES:	
Business Property Taxes	\$204,200	Residential Permit / Impact Fees	\$0
Residential Property Taxes	\$860,100	Utilities & Other Govt. Enterprises	\$568,800
General Sales Taxes	\$0	Hospital Charges	\$1,463,500
Specific Excise Taxes	\$1,700	Transportation Charges	\$0
Income Taxes	\$0	Education Charges	\$19,400
License Taxes	\$10,100	Other Fees and Charges	\$53,600
Other Taxes	\$0	TOTAL FEES & CHARGES	\$2,105,300
TOTAL TAXES	\$1,076,100	TOTAL GENERAL REVENUE	\$3,181,500



The Local Economic Impact of Catalyst Starkville

Income, Jobs, and Taxes Generated

Background and a Brief Description of the Model Used to Estimate the Economic Benefits

In 1996, the Housing Policy Department of the National Association of Home Builders (NAHB) developed an economic model to estimate the local economic benefits of home building. Although at first calibrated to a typical metropolitan area using national averages, the model could be adapted to a specific local economy by replacing national averages with specific local data for key housing market variables. The initial version of the model could be applied to single-family construction, multifamily construction, or a combination of the two.

Since 1997, NAHB has used the model to produce customized reports on the impact of home building in various parts of the country. As of February 2012, NAHB has produced over 800 of these customized reports, analyzing residential construction in various metropolitan areas, non-metropolitan counties, and states (see map below).

Areas Covered by NAHB Local Impact Studies

The dark green shading indicates studies covering metro areas and non-metro counties; the orange shading studies covering an entire state.



The reports have analyzed the impacts of specific housing projects, as well as total home building in areas as large as entire states. In 2002, NAHB developed new versions of the model to analyze active adult housing projects and multifamily development financed with the Low-Income Housing Tax Credit, then in 2005 a version of the model that analyzes remodeling.

Results from NAHB's local impact model have been used by outside organizations such as universities, state housing authorities and affordable housing agencies:

- The Shimborg Center for Affordable Housing at the University of Florida used results from the NAHB model to establish that "the real estate taxes paid year after year are the most obvious long-term economic benefit to the community. Probably the second most obvious long-term economic benefit is the purchases made by the family occupying the completed home." www.shimberg.ufl.edu/pdf/Newslett-June02.pdf

- The Louisville Affordable Housing Trust Fund (AHTF) used results from the NAHB model to determine the initial one-year impact and the ongoing annual effect that occurs when new homes are occupied. This analysis was performed to help justify the creation of a commission to oversee the newly established AHTF to insure that it works at "finding creative ways to create a sustainable and renewable fund to provide affordable housing opportunities throughout the Louisville community."
www.openthedoorlouisville.org/housing-trust/economic-growth
- The Illinois Housing Development Authority used the NAHB model to determine that "the Authority's new construction activity in single and multifamily housing....resulted in the creation of 4,256 full-time jobs in construction and construction-related industries." The Authority also used the NAHB impact model to determine the federal, state and local taxes and fees generated from new construction and substantial rehabilitation activity.
www.ihda.org/admin/Upload/Files/94c0ecf7-a238-4be3-90bd-6043cfae81ea.pdf
- The Stardust Center at the Arizona State University used "the model used and developed by the NAHB to assess the immediate economic impacts of affordable housing" by phase including the construction effect, the construction ripple, and on-going impacts. This was done to show "that permanent, affordable and geographically accessible housing provides numerous benefits both to individual families and to the broader community."
www.orangecountyfl.net/NR/rdonlyres/efo5wiffiqvqggn2s35shus5i4lwdgqbcxpc2dddnds3msj5qs26ubzllsfl6s6rrwnmtkq4dypnjrdrdzei2llq5g/Socialeconomicimpacts.pdf
- The Center for Applied Economic Research at Montana State University used "results from an input-output model developed by the National Association of Home Builders to assess the impacts to local areas from new home construction." The results show that "the construction industry contributes substantially to Montana's economy accounting for 5.5 percent of Gross State Product."
- The Housing Education and Research Center at Michigan State University also adopted the NAHB approach: "The underlying basis for supporting the implementation of this [NAHB] model on Michigan communities is that it provides quantifiable results that link new residential development with commercial and other forms of development therefore illustrating the overall economic effects of residential growth."
- The Center for Economic Development at the University of Massachusetts found that "Home building generates substantial local economic activity, including income, jobs, and revenue for state and local governments. These far exceed the school costs-to-property-tax ratios. ...these factors were evaluated by means of a quantitative assessment of data from the National Association of Home Builder's Local Impact of Home Building model."
- Similarly, the Association of Oregon Community Development Organizations decided to base its analysis of affordable housing on the NAHB model, stating that "This model is widely respected and utilized in analyzing the economic impact of market rate housing development," and that, compared to alternatives, it "is considered the most comprehensive and is considered an improvement on most previous models."
www.aocdo.org/docs/EcoDevoStudyFinal.pdf

- The Boone County Kentucky Planning Commission included results from the NAHB model in its 2005 Comprehensive Report. The Planning Commission used values from the impact model to quantify the increase in local income, taxes, revenue, jobs, and overall local economic impacts in the Metro Area as a result of new home construction.

The NAHB model is divided into three phases. Phases I and II are one-time effects. Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. Phase II captures the effects that occur as a result of the wages and profits from Phase I being spent in the local economy. Phase III is an ongoing, annual effect that includes property tax payments and the result of the completed unit being occupied.

**Phase I:
Local Industries
Involved in
Home Building**

The jobs, wages, and local taxes (including permit, utility connection, and impact fees) generated by the actual development, construction, and sale of the home. These jobs include on-site and off-site construction work as well as jobs generated in retail and wholesale sales of components, transportation to the site, and the professional services required to build a home and deliver it to its final customer.

**Phase II:
Ripple Effect**

The wages and profits for local area residents earned during the construction period are spent on other locally produced goods and services. This generates additional income for local residents, which is spent on still more locally produced goods and services, and so on. This continuing recycling of income back into the community is usually called a *multiplier* or *ripple* effect.

**Phase III:
Ongoing,
Annual Effect**

The local jobs, income, and taxes generated as a result of the home being occupied. A household moving into a new home generally spends about three-fifths of its income on goods and services sold in the local economy. A fraction of this will become income for local workers and local businesses proprietors. In a typical local area, the household will also pay 1.25 percent of its income to local governments in the form of taxes and user fees, and a fraction of this will become income for local government employees. This is the first step in another set of economic ripples that cause a permanent increase in the level of economic activity, jobs, wages, and local tax receipts.

Modeling a Local Economy

The model defines a local economy as a collection of industries and commodities. These are selected from the detailed benchmark input-output tables produced by the U.S. Bureau of Economic Analysis. The idea is to choose goods and services that would typically be produced, sold, and consumed within a local market area. Laundry services would qualify, for example, while automobile manufacturing would not. Both business-to-business and business-to-consumer transactions are considered. In general the model takes a conservative approach and retains a relatively small number of the available industries and commodities. Of the roughly 400 industries and commodities provided in the input-output files, the model uses only 97 commodities and 99 industries.

The design of the model implies that a local economy should include not only the places people live, but also the places where they work, shop, typically go for entertainment, etc. This corresponds reasonably well to the concepts of Metropolitan Statistical Areas and Metropolitan Divisions, areas defined by the U.S. Office of Management and Budget based on local commuting patterns. Outside of these officially defined metropolitan areas, NAHB has determined that a county will usually satisfy the model's requirements.

For a particular local area, the model adjusts the indirect business tax section of the national input-output accounts to account for the fiscal structure of local governments in the area. The information used to do this comes primarily from the U.S. Census Bureau's Census of Governments. Wages and salaries are extracted from the employee compensation section of the input-output accounts on an industry-by-industry basis. In order to relate wages and salaries to employment, the model incorporates data on local wages per job published by the Bureau of Economic Analysis.

Phase I: Construction

In order to estimate the local impacts generated by home building, it is necessary to know the sales price of the homes being built, how much raw land contributes to the final price, and how much the builder and developer pay to local area governments in the form of permit, utility connection, impact, and other fees. This information is not generally available from national sources and in most cases must be provided by representatives from the area in question who have specialized knowledge of local conditions.

The model subtracts raw land value from the price of new construction and converts the difference into local wages, salaries, business owners' income, and taxes. This is done separately for each of the local industries. In addition, the taxes and fees collected by local governments during the construction phase generate wages and salaries for local government employees. Finally the number of full time jobs supported by the wages and salaries generated in each private local industry and the local government sector is estimated.

Summary of Phase I

Value of Construction
+
Services Provided at Closing
+
Permit / Hook-up / Impact Fees



Model of the Local Economy



Local Income and Taxes

Phase II: The Construction Ripple

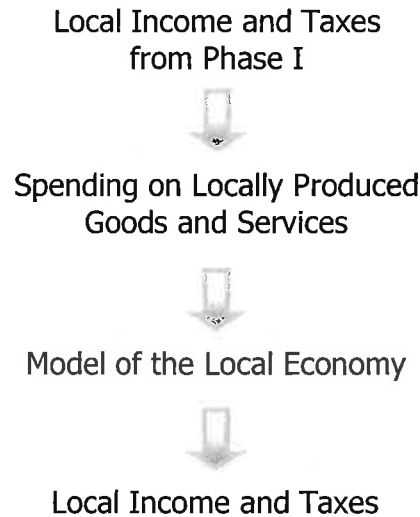
Clearly, the local residents who earn income in Phase I will spend a share of it. Some of this will escape the local economy. A portion of the money used to buy a new car, for example, will become wages for autoworkers that are likely to live in another city, and increased profits for stockholders of an automobile manufacturing company who are also likely to live elsewhere. A portion of the spending, however, will remain within, and have an impact on, the local economy. The car is likely to be purchased from a local dealer and generate income for a salesperson that lives in the area, as well for local workers who provide cleaning, maintenance, and other services to the dealership. Consumers also are likely to purchase many services locally, as well as to pay taxes and fees to local governments.

This implies that the income and taxes generated in Phase I become the input for additional economic impacts analyzed in what we call Phase II of the model. Phase II begins by estimating how much of the added income households spend on each of the local commodities. This requires detailed analysis of data from the Consumer Expenditure (CE) Survey, which is conducted by the U.S. Bureau of Labor Statistics primarily for the purpose of determining the weights for the Consumer Price Index. The analysis produces household spending estimates for 52 local commodities. The remainder of the 97 local commodities enter the model only as business-to-business transactions.

The model then translates the estimated local spending into local business owners' income, wages and salaries, jobs, and taxes. This is essentially the same procedure applied to the homes sold to consumers in Phase I. In Phase II, however, the procedure is applied simultaneously to 56 locally produced and sold commodities.

In other words, the model converts the local income earned in Phase I into local spending, which then generates additional local income. But this in turn will lead to additional spending, which will generate more local income, leading to another round of spending, and so on. Calculating the end result of these economics is a straightforward exercise in mathematics.

Summary of Phase II



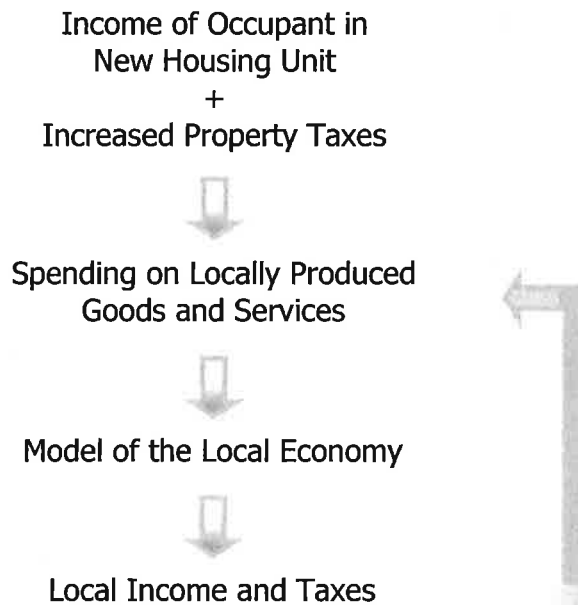
Phase III: Ongoing Impacts

Like Phase II, Phase III involves computing the sum of successive ripples of economic activity. In Phase III, however, the first ripple is generated by the income and spending of a new household (along with the additional property taxes local governments collect as a result of the new structure). This does not necessarily imply that all new homes must be occupied by households moving in from outside the local area. It may be that an average new-home household moves into the newly constructed unit from elsewhere in the same local area, while average existing-home household moves in from outside to occupy the unit vacated by the first household. Alternatively, it may be that the new home allows the local area to retain a household that would otherwise move out of the area for lack of suitable housing.

In any of these cases, it is appropriate to treat a new, occupied housing unit as a net gain to the local economy of one household with average characteristics for a household that occupies a new home. This reasoning is often used, even if unconsciously, when it is assumed that a new home will be occupied by a household with average characteristics—for instance, an average number of children who will consume public education.

To estimate the impact of the net additional households, Phase III of the model requires an estimate of the income of the households occupying the new homes. The information used to compute this estimate comes from several sources, but primarily from an NAHB statistical model based on decennial census data. Phase III of the local impact model then estimates the fraction of income these households spend on various local commodities. The spending tendencies are estimated with CE data in a fashion similar to that described under Phase II. The model also estimates the amount of local taxes the households pay each year. These estimates are based on Census of Governments data with the exception of residential property taxes, which are treated separately, most often with specific information obtained from a local source. Finally, a total ripple effect is computed in a way similar to the procedure outlined above under Phase II.

Summary of Phase III



The details covered here provide a brief description of the model NAHB uses to estimate the local economic benefits of home building. For a more complete description, see the technical documentation at the end of the report. For additional information about the model, or questions about applying it to a particular local area, contact one of the following in NAHB's Economics and Housing Policy Group:

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National Association of Home Builders

Local Impact of Home Building
Technical Documentation for the
NAHB Model Used to Estimate
Income, Jobs and Taxes

March 2015

Paul Emrath

Housing Policy Department



Technical Documentation for the NAHB Model Used to Estimate Income, Jobs and Taxes

The Housing Policy Department of the National Association of Home Builders (NAHB) maintains an economic model that it uses to estimate the local economic benefits of home building. The NAHB model is divided into three phases. Phases I and II are one-time effects. Phase I captures the effects that result directly from the construction activity itself and the local industries that contribute to it. Phase II captures the effects that occur as a result of the wages and profits from Phase I being spent in the local economy. Phase III is an ongoing, annual effect that includes property tax payments and the result of the completed unit being occupied.

The model can be customized to a specific local economy by replacing key housing market variables. This document explains describes the sources of data used and explains how the estimates are generated.

Modeling a Local Economy

In the NAHB model, a local economy is defined as a collection of industries and commodities, selected from the 2007 benchmark input-output accounts produced by the U.S. Bureau of Economic Analysis (BEA). These accounts are generally based on the North American Industry Classification System (NAICS), although BEA combines and otherwise modifies the NAICS categories for purposes of the input-output estimates. NAHB's model uses the most detailed (6-digit) industry codes in order to parse industries and commodities as precisely as possible and include only those that are generally local in nature. BEA's 2007 benchmark input-output tables contain a total of 389 industries at the 6-digit level of detail. NAHB's local economy retains the following 99:

	<i>IO Code</i>	<i>Detailed Industry Name</i>
1	111400	Greenhouse, nursery, and floriculture production
2	212310	Stone mining and quarrying
3	221100	Electric power generation, transmission, and distribution
4	221200	Natural gas distribution
5	221300	Water, sewage and other systems
6	230301	Nonresidential maintenance and repair
7	230302	Residential maintenance and repair
8	233210	Health care structures
9	233411	Single-family residential structures
10	233412	Multifamily residential structures
11	323120	Support activities for printing
12	339950	Sign manufacturing
13	420000	Wholesale trade
14	441000	Motor vehicle and parts dealers
15	445000	Food and beverage stores
16	452000	General merchandise stores
17	485000	Transit and ground passenger transportation
18	492000	Couriers and messengers
19	493000	Warehousing and storage
20	511110	Newspaper publishers
21	515100	Radio and television broadcasting
22	515200	Cable and other subscription programming
23	517110	Wired telecommunications carriers
24	517210	Wireless telecommunications carriers (except satellite)

25	518200	Data processing, hosting, and related services
26	519130	Internet publishing and broadcasting and Web search portals
27	524200	Insurance agencies, brokerages, and related activities
28	525000	Funds, trusts, and other financial vehicles
29	531000	Real estate
30	532100	Automotive equipment rental and leasing
31	532400	Commercial and industrial machinery and equipment rental and leasing
32	533000	Lessors of nonfinancial intangible assets
33	541100	Legal services
34	541200	Accounting, tax preparation, bookkeeping, and payroll services
35	541300	Architectural, engineering, and related services
36	541400	Specialized design services
37	541511	Custom computer programming services
38	541512	Computer systems design services
39	541800	Advertising, public relations, and related services
40	541920	Photographic services
41	541940	Veterinary services
42	561100	Office administrative services
43	561200	Facilities support services
44	561300	Employment services
45	561400	Business support services
46	561600	Investigation and security services
47	561700	Services to buildings and dwellings
48	561900	Other support services
49	562000	Waste management and remediation services
50	611100	Elementary and secondary schools
51	621100	Offices of physicians
52	621200	Offices of dentists
53	621300	Offices of other health practitioners
54	621400	Outpatient care centers
55	621600	Home health care services
56	621900	Other ambulatory health care services
57	622000	Hospitals
58	624100	Individual and family services
59	624400	Child day care services
60	711100	Performing arts companies
61	711200	Spectator sports
62	712000	Museums, historical sites, zoos, and parks
63	713100	Amusement parks and arcades
64	713200	Gambling industries (except casino hotels)
65	713900	Other amusement and recreation industries
66	722110	Full-service restaurants
67	722211	Limited-service restaurants
68	811100	Automotive repair and maintenance
69	811200	Electronic and precision equipment repair and maintenance
70	811300	Commercial and industrial machinery and equipment repair and maintenance
71	811400	Personal and household goods repair and maintenance
72	812100	Personal care services
73	812200	Death care services
74	812300	Dry-cleaning and laundry services
75	812900	Other personal services
76	813100	Religious organizations
77	2332A0	Commercial structures, including farm structures
78	2332B0	Other nonresidential structures
79	2334A0	Other residential structures
80	4A0000	Other retail
81	517A00	Satellite, telecommunications resellers, and all other telecommunications

82	5191A0	News syndicates, libraries, archives and all other information services
83	522A00	Nondepository credit intermediation and related activities
84	523A00	Securities and commodity contracts intermediation and brokerage
85	52A000	Monetary authorities and depository credit intermediation
86	532A00	Consumer goods and general rental centers
87	54151A	Other computer related services, including facilities management
88	5419A0	Marketing research & other miscellaneous professional, scientific, & tech. services
89	611B00	Other educational services
90	623A00	Nursing and community care facilities
91	623B00	Residential mental retardation, mental health, substance abuse and other facilities
92	624A00	Community food, housing, and other relief services, including rehabilitation services
93	722A00	All other food and drinking places
94	813A00	Grantmaking, giving, and social advocacy organizations
95	813B00	Civic, social, professional, and similar organizations
96	S00201	State and local government passenger transit
97	S00202	State and local government electric utilities
98	S00203	Other state and local government enterprises
99	S00700	State and local general government

In contrast to the industry categories used in the previous (2002) version of the benchmark input-output tables, the 2007 version shows considerably more detail in the construction sector, and breaks retail trade into several categories.

In the input-output accounts, commodities generally correspond to industries, with the exception of "state and local government passenger transit" and "state and local government electric service," for which there is no distinct commodity (passenger transit and electric services are defined as input-output commodities irrespective of which industry produces them), so the local economy as defined in the NAHB model consists of 99 industries and 97 commodities.

The above list includes industries in trade, construction, finance, transportation, and services—but excludes virtually all manufacturing, mining, and agriculture, under the presumption that the markets for these products are regional—if not national or international—in nature.

The exclusion of many industries is a distinguishing feature of the NAHB local impact model and is consistent with the overall intent of the model: to analyze the impact of locating a housing unit and the household that occupies it in one place rather than another. From this perspective, a house built in Seattle, Washington should not cause additional airplanes to be built or additional software to be produced, even though the occupants of a home built in Seattle may use software produced in Seattle and travel on planes built in Seattle. Because these households would be likely to use these products the same way even if they lived in some other metropolitan area, use of these products is not a function of the home's location. Hence, industries like software publishing and aircraft manufacturing are excluded from the model.

Based on the industries and commodities described above, a "total local requirements" matrix is constructed that shows the total output required from each of the local industries to produce \$1 of each local commodities.

To show the derivation of this matrix, let

c = a 97-element column vector of commodity outputs

g = a 99-element column vector of industry outputs

V = a 99×97 subset of the benchmark make table that shows how much of each commodity is produced by each industry

h = a 99-element column vector showing how much scrap is produced by each industry

U = a 97×99 subset of the benchmark use table that shows how much of each commodity used as an input by each industry. Coefficients for the wholesale trade commodity are set to zero, assuming that these transactions are often non-local in nature. The wholesale trade industry produces a considerable amount of the retail trade commodity. The effect of this is to retain retail trade in the model, irrespective of which industry produces it, but to exclude wholesale trade activities.

The following matrices can then be defined through standard input-output algebra:

$B = U \hat{g}^{-1}$ the direct requirements matrix, showing the amount of each commodity needed as a direct input to produce \$1 of each industry's output. (The symbol $\hat{\cdot}$ indicates a matrix created from a vector by placing the vector's elements on the matrix diagonal.) This is simply the use table scaled by industry output.

$j = \hat{g}^{-1}h$ a vector showing scrap as a fraction of each industry's output. Many of the elements of this vector are zero in the NAHB local impact model, which excludes most of the manufacturing sector.

$D = V \hat{c}^{-1}$ a 99×97 market share matrix, or the make table scaled by commodity output. D shows the fraction of each commodity (excluding scrap) produced by each industry.

$F = (I-j)^{-1}D$ a 99×97 matrix showing, for \$1 worth of each commodity, the fraction produced by each industry. In short, F is D adjusted for scrap. F is often called a transformation matrix, because it can be used to transform commodities into the output of industries and vice versa.

$$\text{Total Local Requirements} = F(I-BF)^{-1}$$

The total local requirements matrix translates local commodities into the output of local industries. The NAHB model is designed to capture only a fraction of the output: the fraction that becomes either income for local households or revenue for local governments. These fractions are estimated from a combination of value added components of the input-output tables, plus information taken from other BEA industry accounts. In the BEA accounts, the final price of a commodity is the sum of intermediate outputs plus value added by the industry. To avoid double counting, the NAHB model retains only the value added in each local industry for further analysis.

BEA's input-output accounts break value added into three components: compensation of employees, taxes on production and imports (TOPI), and gross operating surplus. In the NAHB model, local income is derived from compensation of employees and gross operating surplus.

The following table shows information taken from BEA accounts used in this derivation:

	Wages & Salaries per \$ of Employee Compensation	Other Corp. as a % of Gross Operating Surplus	Other Non- Corp. as a % of Gross Operating Surplus
Farms	85.98%	77.63%	28.12%
Mining, except oil and gas	82.18%	12.40%	71.60%
Utilities	74.17%	9.32%	84.32%
Construction	83.11%	68.10%	29.88%
Miscellaneous manufacturing	71.19%	10.16%	87.83%
Printing and related support activities	81.90%	11.75%	85.14%
Wholesale trade	85.93%	15.89%	82.08%
Motor vehicle and parts dealers	85.39%	27.06%	69.55%
Food and beverage stores	81.55%	27.06%	69.55%
General merchandise stores	81.30%	27.06%	69.55%
Other retail	84.09%	27.06%	69.55%
Transit and ground passenger transportation	81.66%	76.22%	22.04%
Other transportation and support activities	81.76%	23.56%	74.53%
Warehousing and storage	81.97%	34.38%	63.45%
Publishing industries (includes software)	84.22%	14.36%	84.75%
Broadcasting and telecommunications	81.49%	26.07%	71.94%
Information and data processing services	84.23%	24.24%	74.30%
Federal Reserve banks, credit intermediation, related act.	85.01%	1.98%	87.89%
Securities, commodity contracts, and investments	87.89%	-2.28%	107.02%
Insurance carriers and related activities	84.36%	6.88%	120.64%
Funds, trusts, and other financial vehicles	57.88%	-16.43%	114.13%
Real estate (estimated by NAHB)	85.90%	100.00%	0.00%
Rental & leasing services and lessors of intangible assets	86.04%	32.70%	64.08%
Legal services	84.92%	76.96%	21.03%
Computer systems design and related services	87.90%	42.09%	53.54%
Misc. professional, scientific, and technical services	86.62%	57.56%	40.53%
Administrative and support services	84.67%	57.36%	40.59%
Waste management and remediation services	79.35%	13.44%	84.75%
Educational services	81.12%	39.22%	54.48%
Ambulatory health care services	82.70%	53.75%	42.32%
Hospitals	82.54%	42.00%	45.89%
Nursing and residential care facilities	80.79%	42.00%	45.89%
Social assistance	82.09%	48.30%	47.41%
Performing arts, spectator sports, museums, related act.	86.80%	70.36%	28.48%
Amusements, gambling, and recreation industries	84.18%	8.46%	90.01%
Food services and drinking places	85.50%	38.55%	58.57%
Other services, except government	85.92%	82.52%	15.81%
State and local government enterprises	68.40%	NA	NA
State and local general government	68.17%	NA	NA

Due to data limitations, ratios from relatively broad categories are sometimes applied to more narrowly defined local industries. For example, ratios for the broad categories "farms" is applied to a much more narrowly defined local industry "Greenhouse, nursery, and floriculture production."

Treatment of real estate is less straightforward than it might be, because the input-output accounts provide one set of estimates for real estate with no detail within that relatively broad industry. When analyzing a local housing economy, it is desirable to account for residential real

estate brokers and property managers, each which has well-known distinctive characteristics. NAHB uses data from the U.S. Census Bureau's 2007 Economic Census to estimate a separate set of coefficients for residential real estate brokers. Coefficients derived this way allocate a relatively small 8 percent of value added to wages and salaries, because most realtor offices are organized as a group of businesses where each broker legally counts as proprietor rather than an employee. The modified coefficients are applied to broker fees that arise in the transaction of single-family homes built for sale (as opposed to custom homes built by a general contractor on home owners' land) and individual multifamily condominiums to the ultimate owner-occupants. Any broker fees that may be charged in the sale of multifamily rental buildings are assumed to be paid to non-local entities and excluded from the model.

Similarly, owners of rental buildings are considered non-local and excluded. However, for obvious reasons, managing the properties needs to be done locally. To handle this, except for the broker fees mentioned above, the NAHB model treats payments made to the real estate sector (primarily rental payments made by tenants in new multifamily buildings) as revenue for non-local property lessors (the federal government's term for what is elsewhere typically called a rental property owner) who then employ local businesses to manage the property. In practice this means subtracting about 57 percent of the rental payment and treating the remaining 43 percent as a local payment for management services. Again, this ratio was computed using detailed industry data from the 2007 Economic Census.

A key feature of the NAHB local impact model is the way it translates the wages and salaries from BEA accounts into local jobs, measured in full-time equivalents (FTEs); i.e., enough work to keep a person employed full-time for a year, based on the hours typically worked by full-time employees in a given industry. Indeed, when users of NAHB's local impact studies cite a single number from one of the studies, it is usually this one.

In general, the translation is accomplished using data on wages per job in each local industry from the Quarterly Census of Employment and Wages (QCEW) produced by the U.S. Bureau of Labor Statistics (BLS). The QCEW provides data for each county in the country, although it may be suppressed in particular cases for some industries due to a small sample size. To reduce the chances of missing data and produce an estimate that can more easily be adjusted for inflation, annual rather than quarterly QCEW data are used. If annual data for a particular industry in a particular local area are missing, they are imputed based on national wages per job in that industry, adjusted by the ratio of local to national wages per job across all industries. If QCEW data are not yet available for the year of construction being analyzed (as is typically the case), wages per job in each industry is inflated using HUD's estimates of median family income, which are available for the current year and for each state and local area in the country. Job counts in the QCEW are based on payroll employment and therefore include part-time as well as full-time workers. The QCEW job counts are converted to FTEs using the ratio of FTEs to jobs in each industry from BEA's national industry accounts.

The estimates of local income in the NAHB model exclude most corporate profits, based on the rationale that ownership of most corporations is national or international in scope. Even if a household living in a particular metropolitan area buys a product manufactured by a corporation located in that metropolitan area, profits derived from the sale are likely to be distributed to shareholders living in other locations.

The model makes an exception for subchapter S corporations, which tend to be smaller and more local in nature than C corporations. S corporations also tend to be relatively common in particular industries, such as residential construction. The Internal Revenue Service (IRS) provides information on business receipts by form of business and industry, and this is used to decompose corporate profits into profits for S-corporations and C-corporations. The IRS tables provide relatively limited industry detail, so again percentages for a broadly defined industry are sometimes applied to several 6-digit NAICS industries. The S-corporation profits by industry are then counted as part of local income.

In general, local government revenue is estimated industry by industry, as a function of both local income and TOPI. TOPI includes taxes imposed at the federal, state and local level. BEA national accounts show that, in the year of the most recent Census of Governments, 9.2 percent of TOPI is federal (almost all excise taxes and custom duties). The Census of Governments is then used to further decompose TOPI into 42.4 percent collected by state governments and 48.4 percent collected by local governments (the largest components of state and local TOPI being sales and property taxes). Thus, the NAHB model uses a base of 90.8 or 48.4 percent of TOPI in each local industry as a starting point, depending on whether a state or local economy is being analyzed.

A distinctive feature of the NAHB model is the way it further employs Census of Governments data to customize the government finances to a particular area. Census of Governments data are available for each of the roughly 89,000 units of government in the U.S., and the NAHB model reads in every line item for every government within the local area being analyzed. Aggregated across all local (or state and local) governments in the U.S., the ratio of TOPI to personal income is 2.776 (or 6.595) percent. This ratio is also calculated for the area being analyzed and used to adjust TOPI by industry up or down. Personal income is used as the base of the ratio, because this is a measure that is available for every local area in the country.

There are two substantial exceptions to this procedure, as discussed below in the sections on Phase I and Phase III. In the case of residential property taxes and sales taxes paid on construction materials, specific information is collected for the construction being analyzed and fed into the model instead.

Census of Governments data is also used to customize taxes and fees paid by the workers and local proprietors who receive income as a result of the home building activity, and, where applicable, corporate income taxes to a local area. Aggregated over all local (or state and local) governments in the U.S., taxes and fees paid by individuals sum to 4.198 (or 7.843) percent of personal income. Again, equivalent ratios are calculated for the area being analyzed and used to customize the government revenue estimates.

To the extent that S corporations pay taxes to state and local governments, these taxes are also counted on the assumption that stockholders of S corps reside in the same area as the company income.

The general procedure for customizing government revenue to a specific local area (or state) can be summarized as follows:

Personal taxes =

$$4.198\% \text{ (or } 7.843\%) \times \text{Local Personal Income} \times \text{Local Factor 1}$$

Business taxes =

$$48.4\% \text{ (or } 90.8\%) \times \text{TOPI in Local Industries} \times \text{Local Factor 2} + \\ 6.349\% \times \text{Corporate Profits in Local Industries} \times \text{Local Factor 3}$$

where the three local factors are derived on a case by case basis from data in the most recent Census of Governments. In practice, Local Factor 3 will usually be zero, as few local governments impose a tax on corporate profits.

The distinguishing aspect of this procedure is that it preserves the industry structure of the input-output accounts while being consistent with revenue being collected by all governments in the area of analysis, as reported by the governments themselves to the U.S. Census Bureau.

Phase I: Construction

As shown diagrammatically in "Background and a Brief Description of the Model Used to Estimate the Economic Benefits", Phase I of the model feeds the dollar amount of construction and ancillary locally produced items into the income and tax matrices derived from the model total local requirements. Accounting for everything that goes into building a home and delivering it to its customer is more complicated than it may at first appear.

For one thing, the Census Bureau subtracts several items from construction value before providing the numbers to BEA for use in the input-output and related GDP accounts. On new homes built for sale, the Census Bureau subtracts 1.1 percent of the sales price for landscaping, 0.5 percent for appliances, 2.9 percent for realtor and brokers fees, and 2.7 percent for marketing and finance costs. There are equivalent subtractions for custom homes (i.e., homes where the builder functions as a general contractor for a home built on the customer's lot).

However, the landscaping and purchases of appliances and marketing/broker services associated with a newly built home clearly are attributable to the construction of the home. Phase I of the NAHB model therefore accounts for these items as separate purchases of the local construction, retail trade, and real estate industries. For retail trade, only the gross margin of appliance purchases are counted. Gross margins for different types of retailers are available from the Census Bureau's Annual Retail Trade Survey.

In addition, there are settlement or closing costs associated with transferring property from a builder to the ultimate owner. In a typical case, these costs are shared between buyers and sellers. Construction value as defined in the input-output accounts includes closing costs if they are paid by the seller, but not the buyer. When the local impact model was first developed, NAHB verified these details with economists at BEA.

In order to estimate both closing costs as a fraction of the home's price and the share of these costs the buyer pays, the NAHB model uses national average data compiled by the U.S.

Department of Housing and Urban Development.² The share of settlement costs paid for by the buyer for loan origination and discount fees, title and private mortgage insurance, and legal fees are counted as output of the local depository credit intermediation, insurance, and legal services industries, respectively.

Another category of closing costs sometimes paid by the buyer is mortgage or deed transfer taxes. Phase I of the NAHB model does not automatically include an amount for transfer taxes. In most (but not all) instances, these taxes are imposed by state, rather than local, governments. To the extent that transfer taxes apply in a specific case, that information needs to be supplied by the local entity requesting the analysis.

The local entity requesting the analysis is also asked to provide information on whether or not sales taxes are imposed on construction materials and supplies; and, if so, the relevant sales tax rate. The model then applies the relevant rate to 34.1 percent of construction value, assuming that materials account for that share of the final value of a housing unit. The figure of 34.1 was calculated from the ratio of materials to construction value for several categories of construction businesses in the Economic Census, including trade contractors. The calculation takes subcontracting into account, as a large fraction of the final construction value of a housing unit is subcontracted to businesses that may also purchase materials.

Phase II: The Construction Ripple

Phase I of the model translates home building activity into income for local workers and business proprietors, and revenue for local governments. This output serves as the input for Phase II, as part of the local income generated will be spent, generating more income, generating more spending, and so on. These spending ripples damp and eventually converge to a limit, which is the ultimate ripple or multiplier effect.

To convert local income to local spending, the model requires information about local household spending tendencies. Detailed spending information at the household level is available from the Consumer Expenditure (CE) Survey, produced by the U.S. Bureau of Labor Statistics (BLS) primarily for the purpose of determining the weights for the Consumer Price Index.³

The CE consists of two different types of surveys: 1) an interview survey that collects data on monthly expenditures as well as information on income and household characteristics, and 2) a diary survey that collects data on weekly expenditures of frequently purchased items. These are two separate surveys, each designed individually with weights that aggregate to an estimate of total spending in the U.S. When it estimates aggregate measures of consumer spending, BLS combines results from the two different types of surveys in a manner it does not disclose.

² Report to Congress on the Need for Further Legislation in the Area of Real Estate Settlements, 1981, Exhibits II-1 and II-6.

³ Technically, in the Consumer Expenditure Survey, the unit of measurement is actually not a household, but a *Consumer Unit*, a group of individuals who live in the same house and make joint purchasing decisions. There may be more than one Consumer Unit in a household.

The NAHB local impact model uses only data from the interview survey, primarily to avoid the need for arbitrary decisions about which spending items to take from which survey. Based on its CE interview survey, BLS produces a public use microdata set consisting of quarterly files with household characteristics (including income), another set of quarterly files with income and other characteristics for each member of the household, and a set of fifty-one annual "EXPN" files with detailed information about various categories of expenditures.

These detailed files allow NAHB to maintain a conservative approach and exclude spending on items that may often be purchased from a vendor outside the local area. For example, BLS collects information on spending while on trips and vacations away from home in a separate "ETRV" and "ETRE" file. The NAHB local impact model does not include any spending information at all from these files. NAHB processes the information from the EXPN files along with information on household characteristics and income to estimate spending tendencies on 52 locally produced commodities, as shown in the following table:

Local Spending Extracted from the CE EXPN Files

	Local commodity	IO Code	CE File	Description of items included in local spending
01	Greenhouse, nursery, and floriculture production	111400	ECRB	Costs of all items and services for planting shrubs or trees, or otherwise landscaping the ground of the housing unit in which the consumer unit lives.
02	Electric power generation, transmission, and distribution	221100	EUTC	Electricity bills for the housing unit in which the consumer unit lives, including if combined with natural gas and/or water, sewerage. This is also the default category for generally combined expenses with particular utility not specified.
03	Natural gas distribution	221200	EUTC	Gas bills for the housing unit in which the consumer unit lives.
04	Water, sewage and other systems	221300	EUTC	Water and/or sewage bills, including water combined with trash collection, for the housing unit in which the consumer unit lives.
05	Residential maintenance and repairs	230302	ECRB	Costs of all items and services associated with building or repairing an addition to the house or a new structure including porch, garage or new wing; finishing a basement or an attic or enclosing a porch; remodeling one or more rooms; building outdoor patios, walks, fences, or other enclosures, driveways, or permanent swimming pools, inside painting or papering; outside painting; plastering or paneling; plumbing or water heating installations and repairs; electrical work; heating or air-conditioning jobs; flooring repair or replacement; insulation; roofing, gutters, or downspouts; siding; installation, repair, or replacement of window panes, screens, storm doors, awnings, etc.; and masonry, brick or stucco work; or other improvements or repairs for the housing unit in which the consumer unit lives.
For the four categories of retail trade, only gross margins rather than total spending is put into the model. Gross margins are applied industry by industry. A single factor is used to reduce the amount to account for loss of business to local retailers to E-commerce and mail order business. The source is the most recent data in the Census Bureau's 2012 Annual Retail Trade Report, released in 2014.				
06	Motor vehicle and parts dealers	441000	EOVB	Purchases of automobiles, including down payment and payment of principle on loans $\times$ 17.6% (gross margin for automobile dealers).
07	Food and beverage stores	445000	ETRF	Cost of food or beverages at grocery, convenient or liquor stores during local overnight stays $\times$ 27.9% (gross margin for food and beverage stores).

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
07	Food and beverage stores (cont.)	445000	EXPA	Expenditure for food, non-alcoholic beverages and nonfood items at grocery stores, food and non-alcoholic beverages from places other than grocery stores, and all alcohol to be served at the home × 27.9% (gross margin for food and beverage stores).
08	General merchandise stores	452000	EAPA	50 percent of major appliance purchases (assuming other 50 percent purchased from other retail) × 26.3% (gross margin for general merchandise stores), adjusted for losses to E-commerce and mail order business.
			EAPB	50 percent of purchases of other households appliances and other selected items (assuming other 50 percent purchased from other retail) × 26.3% (gross margin for general merchandise stores), adjusted for losses to E-commerce and mail order business.
			EFRA	50% of purchases of home furnishings (assuming other 50 percent purchased from other retail) × 32.1% (gross margin for department stores), adjusted for losses to E-commerce and mail order business.
			ECLA	50% of purchases of clothing and accessories (assuming other 50 percent purchased from other retail) × 32.1% (gross margin for department stores), adjusted for losses to E-commerce and mail order business.
			EENT	50% of purchases of CDs or audio tapes, photographic film, video cassettes or tapes or discs, and books, but not through a mail order club or subscription × 32.1% (gross margin for department stores), adjusted for losses to E-commerce and mail order business.
09	Other retail	4A0000	EUTC	Bills for fuel oil, bottle or tank gas, or fuels not specifically identified, for the home in which the consumer unit lives × 37.8% (gross margin for nonstore retailers).
			ECRA	Purchase of building materials and supplies, either for or not for a specific project × 34.7% (gross margin for building materials and supplies dealers).
			EAPA	50 percent of major appliance purchases (assuming other 50 percent purchased from general merchandise stores) × 28.2% (gross margin for electronics and appliance stores), adjusted for losses to E-commerce and mail order business.
			EAPB	50 percent of purchases of other households appliances and other selected items (assuming other 50 percent purchased from general merchandise stores) × 28.2% (gross margin for electronics and appliance stores), adjusted for losses to E-commerce and mail order business.
			EFRA	50% of purchases of home furnishings (assuming other 50 percent purchased from general merchandise stores) × 46.6% (gross margin for furniture and home furnishing stores), adjusted for losses to E-commerce and mail order business.
			ECLA	50% of purchases of clothing and accessories (assuming other 50 percent purchased from general merchandise stores) × 45.8% (gross margin for clothing and clothing accessories stores), adjusted for losses to E-commerce and mail order business.
			EVOT	Purchases of gasoline and other fuels and fluids used in vehicles × 10.8% (gross margin for gasoline stations)
			EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to purchase prescription drugs and durable medical equipment × 30.0% (gross margin for health and personal care stores), adjusted for losses to E-commerce and mail order business.
			EIHC	Number of persons covered by Medicare if in a senior household × Medicare expenditure per enrollee × the share of Medicare expenditures used to pay for prescription drugs, other nondurable medical products, and durable medical equipment × 30.0% (gross margin for health and personal care stores), adjusted for losses to E-commerce and mail order business.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
09	Other retail (cont)	4A0000	EMDB	Direct purchases of glasses, hearing aids, prescription medication, convalescent equipment, or other medical equipment × 30.0% (gross margin for health and personal care stores), adjusted for losses to E-commerce and mail order business.
			EEDA	Purchases of books or other equipment for elementary or high school for members of the consumer unit × 41.6% (gross margin for sporting goods, hobby, book and music stores), adjusted for losses to E-commerce and mail order business.
			EENT	50% of purchases of CDs or audio tapes, photographic film, video cassettes or tapes or discs, and books, but not through a mail order club or subscription (assuming other 50 percent purchased from general merchandise stores) × 41.6% (gross margin for sporting goods, hobby, book and music stores), adjusted for losses to E-commerce and mail order business.
			EMIS	Expenses for flowers, potted plants, pet supplies and medicines, toys, and games, and hobbies, including if combined with computer software for games × 45.4% (gross margin for miscellaneous store retailer), and adjusted for losses to E-commerce and mail order business.
			EXPB	Expenditures for cigarettes and other tobacco products × 29.4% (gross margin for all retailers excluding motor vehicle and parts dealers), adjusted for losses to E-commerce and mail order business.
10	Transit and ground passenger transportation	485000	EXPB	Costs for taxis, limousine service, and public transportation, except while on a trip.
11	Newspaper publishers	511110	EENT	Expenses for newspapers and other periodicals not through a subscription.
12	Wired telecommunications carriers	517110	EUTA	Bills from telecommunications companies for residential service, internet access, non-telephone rental and purchases, and 71.2% of bills for cable or satellite television service (financial data compiled by Multimedia Research Group, Inc indicates that satellite had a 28.8% share of the combined cable/satellite market).
			EUTP	Pre-paid phone card or public pay phone services.
			EUTI	Bills from internet service providers for internet connection and service (excluding those away from home), miscellaneous combined expenses, and 71.2% of bills for cable or satellite television service.
13	Wireless telecommunications carriers (except satellite)	517210	EUTA	Bills for mobile/cellular telephone service.
			EUTP	Pre-paid cellular minutes.
14	Satellite, telecommunications resellers, and all other telecommunications	517A00	EUTA	28.8% of the bills from telecommunications for cable or satellite television service, plus bills for Voice over IP service.
			EUTI	Bills from internet service providers for satellite radio, plus 28.8% of the bills for cable or satellite television service.
15	Data processing, hosting, and related services	518200	EUTA	Bills paid to providers of applications, games or ringtones.
16	Monetary authorities and depository credit intermediation	52A000	EHEL	Interest paid on lump sum home equity loans, based only on the home in which the consumer unit lives.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
16	Monetary authorities and depository credit intermediation (cont)	52A000	EOPH	Interest paid on home equity lines of credit, based only on the home in which the consumer unit lives.
			EXPB	Charges for safe deposit boxes, checking accounts, and other banking services.
17	Nondepository credit intermediation and related activities	522A00	EOVB	Interest payment on automobile loans.
18	Insurance agencies, brokerages, and other insurance related activities	524200	EINB	Percent of premiums for all types of insurance other than health (percentage based on agent/brokers' share of industry).
			EIHB	Percent of premiums for health insurance (percentage based on agent/brokers' share of industry).
19	Real estate	531000	RNT	Total rental payments for the housing unit in which the consumer unit lives.
			OPI	Ground or land rent, regular HOA fees, special payments for property management services—for the property in which the consumer unit lives.
20	Automotive equipment rental and leasing	532100	ERTV	Expenses for renting vehicles, except if rented while on a vacation.
			ELSD	Expenses for leasing vehicles.
21	Consumer goods and general rental centers	532A00	EAPA	Expenses for renting major appliances.
			EAPB	Expenses for renting other household appliances and selected items.
			EFRB	Expenses for renting furniture.
			ECLD	Expenses for renting clothing.
			EMDB	Expenses for renting convalescent or other medical equipment.
			EENT	Amount paid for rental of Blu-ray Discs, DVDs, or VHS tapes.
22	Legal services	541100	EMIS	Expenses for services of lawyers or other legal professionals.
23	Accounting, tax preparation, bookkeeping, and payroll services	541200	EMIS	Accounting fees.
24	Photographic services	541920	EENT	Amount paid for film processing or printing digital photographs.
			EMIS	Amount paid for professional photography fees.
25	Veterinary services	541940	EMIS	Veterinarian expenses, including if combined with other pet services.
26	Investigation and security services	561600	EMIS	Home security service fees.
27	Services to buildings and dwellings	561700	EAPA	Charges for installing major appliances.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
27	Services to buildings and dwellings (cont.)	561700	EEQB	Costs for pest control or repairing and servicing heating and air conditioning equipment.
			EMIS	Gardening or lawn care, housekeeping, or other home services and small repair jobs around the house.
28	Waste management and remediation services	562000	EUTC	Trash/garbage collection bills, including if combined with sewerage, and septic tank cleaning services, for the housing unit in which the consumer unit lives.
29	Elementary and secondary schools	611100	EEDA	Tuition and other expenses for elementary or high school for members of the consumer unit.
30	Offices of physicians	621A00	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for physician and clinical services.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for physician and clinical services.
			EMDB	Direct payments for eye care or physician services.
31	Offices of dentists	621200	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for dental services.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for dental services.
			EMDB	Direct payments for dental care
32	Offices of other health practitioners	621B00	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for other professional services.
			IHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for other professional services.
			EMDB	Direct payments for services by medical professionals other than physicians, lab tests, and other medical care.
33	Home health care services	621600	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for home health care.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for home health care.
34	Hospitals	622000	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for hospital care.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for hospital care.
			EMDB	Direct payments for hospital rooms or services.
35	Nursing and residential care facilities	623000	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for nursing home care.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures used to pay for nursing home care.
			EMDB	Direct payments for care in convalescent of nursing home.
36	Child day care services	624400	EEDA	Expenses for nursery school or child day care centers for members of the consumer unit.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
36	Child day care services	624400	EMIS	Expenses for babysitting, nanny services, or child care in the consumer unit's or someone else's home.
37	Performing arts companies	711100	ESUB	Theater or concert season tickets.
			EENT	Single admissions to movies, theaters, and concerts.
38	Spectator sports	711200	ESUB	Season tickets to sporting events.
			EENT	Single admissions to spectator sporting events.
39	Gambling industries (except casino hotels)	713200	EMIS	Expenses for lotteries and games of chance.
40	Other amusement and recreation industries	713900	EEDA	Recreational lessons and instruction for members of the consumer unit.
			ESUB	Expenses for membership in golf courses. Country clubs, health clubs, fitness centers, or other sports and recreational organizations.
			EENT	Fees for participating in sports.
			ETRF	Amount paid for entertainment or admissions during local overnight stays
41	Full-service restaurants	722110	ETRF	50% of cost of meals, snacks, or beverages at restaurants, bars or fast food places during local overnight stays.
			EXPA	50% of expenditures for food and beverages at restaurants, cafeterias, cafes, drive-ins, etc. or t school for or pre-school for school-age children.
42	Limited-service restaurants	722211	ETRF	50% of cost of meals, snacks, or beverages at restaurants, bars or fast food places during local overnight stays.
			EXPA	50% of expenditures for food and beverages at restaurants, cafeterias, cafes, drive-ins, etc. or t school for or pre-school for school-age children.
43	All other food and drinking places	722A00	EMIS	Food and beverage for catered affairs.
44	Automotive repair and maintenance, except car washes	8111A0	EVEQ	Expenses for vehicle maintenance and repair.
			EVOT	Expenses for towing and automobile repair service policies.
45	Electronic and precision equipment repair and maintenance ⁴	811200	EEQB	Cost for repairs and services to AV equipment (except if installed in a vehicle) and to computers and related equipment.
46	Personal and household goods repair and maintenance	811400	EEQB	Costs for repairing or servicing miscellaneous items such as appliances, tools, photographic, sports, and lawn and garden equipment.
			EFRB	Costs for repairing furniture.
			ECLD	Costs for repairing or altering clothing and accessories, or repairing watches or jewelry.
47	Personal care services	812100	EIHB	Share of health insurance premiums, after broker/agent share is subtracted, used to pay for other health, residential and personal care services.
			EIHC	Number of persons covered by Medicare if in a senior household x Medicare expenditure per enrollee x the share of Medicare expenditures for other health, residential and personal care services.

	Local commodity	NAICS Code	EXPN File	Description of items included in local spending
48	Death care services	812200	EMIS	Expenses for funerals, burials, cremation, and purchase and upkeep of cemetery lots or vaults.
49	Dry cleaning and laundry services	812300	EXPB	Expenses for clothing and other items at sent to drycleaners and laundry, as well as coin operated dry cleaning and laundry machines.
50	Other personal services	812900	ECLD	Costs of clothing storage services.
			EVOT	Fess for vehicle parking, boat docking and plane landing.
			EMIS	Pet services.
			EXPB	Expenses for haircuts, hair styling, manicures, massages, and other salon services.
51	Religious organizations	813100	ECNT	Contributions to religious organizations.
52	Civic, social, professional and similar organizations	813B00	ESUB	Expenses for membership in civic, service, or fraternal organizations.

There is somewhat more detail in a few input-output industries than is available in a spending line from the CE files. For example, the CE files do not distinguish spending in limited service eating places from spending in full service restaurants. According to the 2007 Economic Census, total sales in each category was \$182 to \$192 billion—close to a 50-50 split. Therefore, half of spending in eating places is allocated to full service restaurants; the other half to the limited service places. Similarly, the CE files don't distinguish items purchased in general merchandise stores from those purchased in more specialized retail outlets. For goods that likely could be purchased in either, again a 50-50 split is used, as shown for local commodities 08 and 09 in the table above.

For all items included under any retail sales category, only the gross margins are included, and in most cases a further adjustment is made to account for loss of local sales to E-commerce and mail order business. These adjustments are based on information in the Census Bureau's Annual Retail Trade Report for 2012. The report includes a table on gross margins by 6-digit NAICS code that can be used directly. The report also contains separate tables on total sales and mail order & E-commerce. An adjustment factor is calculated based on total E-commerce & mail order sales as a fraction of total retail sales, excluding food and beverage service and motor vehicle and parts dealers. For 2012, the adjustment factor is $1-322,543/4,344,140$. In the above table, "adjusted for E-commerce and mail order loss" means that particular category of retail spending is multiplied by this factor.

Insurance payments are separated into a share going to brokers and agents and the insurance companies, based on the proportional share of revenue reported in the latest Economic Census. The share going to brokers and agents is counted as local income. However, it is also assumed that the share going to insurance companies comes back in some cases as these companies pay medical costs for policy holders that go to health care providers in the local area. This is estimated using "Personal Health Care Expenditures by object & Source of Payment" reported by the Census Bureau in the Table 138 of the 2012 [Statistical Abstract of the United States](#). A similar calculation is made for expenses covered by Medicare. The CE data include the number of household members covered by Medicare. Payments made by Medicare to local

health care providers are estimated using statistics on Medicare Enrollees from Table 146 of the 2012 Statistical Abstract, combined with the health care expenditure information from Table 138.

The consumer spending variables used in the model are all in the form of average propensities to consume—that is, average fractions of before-tax income spent on various items. As shown in the table above, The EXPN files generate consumer spending estimates for 52 locally produced commodities. In addition, seven categories of local commodities produced by local government enterprises are appended to the list:

- 1 Local government electric service
- 2 Local government natural gas distribution
- 3 Local government water & sewerage
- 4 Local government passenger transit
- 5 Local government liquor stores
- 6 Local government sanitary services
- 7 Local government hospitals

Although these seven extra commodities do not increase local spending in total, they allow the model to allocate consumption between the publicly produced and privately produced commodities based on information from the Census of Governments. In this sense, the model is consistent with both national household consumption patterns and revenue collected by all government enterprises in a particular local area.

To this is added one other local commodity, general government, to account for tax and fee payments (computed in Phase II primarily from BEA personal income estimates and Census of Governments revenue data).

The results can be collected in the 2×60 matrix, A :

$$A = \begin{bmatrix} a_1 & a_2 & a_3 & \dots & a_{59} & 0 \\ 0 & 0 & 0 & \dots & 0 & 1 \end{bmatrix}$$

The elements in the first row of A show the average fraction of income spent on each of the 59 local commodities (including those produced by local government enterprises such as publicly owned utilities or hospitals). The "0"s and "1" in the second row indicates that no taxes are spent directly by the household on any of the first 59 commodities; 100 percent is spent on the local general government commodity. This two-row structure is designed to align with the output from Phase I of the model, which comes in the form of before-tax local income and local tax estimates.

Several other matrices and vectors derived from the above concepts are needed to calculate the Phase II ripple or multiplier effect:

W : a 60×99 matrix that translates local commodities into local income,

G : a 60×99 matrix that translates local commodities into local government general revenue collected from persons, and

T : a 60×99 matrix that translates local commodities into local government general revenue collected from businesses

$L = [W \ G \ T]$ therefore defines a 60×297 matrix

x = a two element column vector containing local income and local taxes generated in Phase I

$Y = \begin{bmatrix} i & 0 & 0 \\ 0 & i & 0 \\ 0 & 0 & i \end{bmatrix}$ a 297×3 matrix where i is a 99-element unit column vector,

$Z = \begin{bmatrix} 1 & 0 \\ 0 & 1 \\ 0 & 1 \end{bmatrix}$

In summary, x is the income and tax output from Phase 1, A translates income and taxes into spending on particular commodities, L translates the detailed commodity spending into income and taxes in each of 99 local industries, and Y and Z are technical devices for summing results. Y collapses the components of a 297-element vector into a 3-element vector of income, personal taxes, and business taxes. Z converts a 3-element vector of this form into a 2-element income and tax vector.

The row vector defined as $x' A$ shows how much, in dollar terms, people who earn income during Phase I spend on each of the 60 local commodities (including local government employees, whose paychecks are supported by taxes and charges for particular government-run enterprises).

The calculation $x' ALYZ$ produces a 2-element local income and local tax vector of the same form as x' . Postmultiplying a vector of this type by $ALYZ$ will always produce a similar, 2-element income and tax vector. Either by construction, or by checking that both eigenvalues are smaller than 1, it is possible to show that $ALYZ$ is a contracting matrix. This implies that the rounds below show successively smaller increments of income and taxes added to the local economy:

Round 0: x'

Round 1: $x' ALYZ$

Round 2: $x' ALYZ ALYZ$

Round 3: $x' ALYZ ALYZ ALYZ$

⋮

Round K: $x' \prod_{k=1}^K ALYZ$

The terms of this sequence can be summed in the usual manner to create an infinite series. Because $ALYZ$ is a contracting matrix, the result is a convergent series, the limit of which is

$$x' [I - ALYZ]^{-1}$$

This is the final multiplied effect on local income and local taxes at the end of Phase II. The factor $[I - ALYZ]^{-1}$ is a matrix version of the conventional Keynesian spending multiplier. Because x' is reported in Phase I, it is subtracted from the effect reported in Phase II.

For some purposes, especially estimating employment impacts, we are interested in tracking income in Phase II by industry. Calculations to accomplish this are based on the following sequence of 1×297 vectors:

$$\begin{aligned} \text{Round 1: } & x'AL \\ \text{Round 2: } & x'AL YZAL \\ & \vdots \\ \text{Round K: } & x'AL \prod_{k=1}^{K-1} YZAL \end{aligned}$$

Note that sequence begins with the spending vector $x'AL$ —that is, it excludes the income and taxes that have already been captured in Phase I. The limit of the series defined based on this sequence is

$$x'AL [I - YZAL]^{-1}$$

This is a 297-element row vector, the first 89 elements containing the final, multiplied effect on local income by industry generated during Phase II. As explained above, income by industry can be separated into business owners' income and wages and salaries, and the wages and salaries converted to full-time job equivalents.

From the standpoint of local governments, it may be desirable to track individual sources of revenue, such as particular fees and taxes. To facilitate this, it is useful to have a three element local income and local tax vector, where the tax revenue is decomposed into taxes collected from persons and taxes collected from businesses.

Consider the following sequence of such 3-element vectors:

$$\begin{aligned} \text{Round 1: } & x'ALY \\ \text{Round 2: } & x'ALY ZALY \\ & \vdots \\ \text{Round K: } & x'ALY \prod_{k=1}^K ZALY \end{aligned}$$

This sequence begins after *Round 0*, implicitly excluding income earned and taxes paid during Phase I. The limit of the infinite series defined by this sequence is

$$x'ALY[I-ZALY]^{-1}$$

This is the final, multiplied effect on local income, local government revenue collected from persons, and local government revenue collected from businesses in Phase II of the model. The tax structure for a particular local area, derived primarily from Census of Governments data as described above, can be applied to this result in order to decompose local government revenue into particular types of taxes and fees.

Phase III: Ongoing Impacts

Another distinctive feature of the NAHB model is the way it uses CE and other data to model the average behavior of occupants that differs based on the type of housing being built. At present, there are six basic variants of the NAHB model designed to handle the following types of construction:

1. Generic Single-Family
2. Generic Multifamily
3. Active Adult
4. Family Low-Income Housing Tax Credit (LIHTC)
5. Elderly LIHTC
6. Remodeling

The remodeling version of the model does not in general incorporate ongoing impacts, so it requires no occupant income estimates. For the other five versions of the model, separate occupant income estimates are derived in a way that vary with location as well as with the type of units being built. The derivations are based on relationships between average income and standard variables that are typically available at the local level. The methods for establishing these relationships are summarized below.

Generic Single-Family. Regression of average income of home owners on area median family income and average value of the units using American Community Survey (ACS) microdata.

Generic Multifamily. Regression of average income of home owners on area median family income and average rent using ACS microdata.

Active Adult. Average income of movers into age-restricted owner occupied units and average income of all home buyers are computed from American Housing Survey (AHS) microdata, and the ratio of the two averages is used to adjust home buyers' income for the active adult case.

Family LIHTC. Average incomes of all movers into rental units who have less than 60 percent of median family income for the U.S. as a whole, computed from CE data.

Elderly LIHTC. Average incomes of all elderly movers into rental units who have less than 60 percent of median family income for the U.S. as a whole, computed from CE data.

The ACS is the Census Bureau's replacement for the long form questionnaire that until 2000 was used to collect information on income and structure type in the decennial Census. The AHS, funded by the U.S. Department of Housing and Urban Development (HUD) and conducted by the Census Bureau, is the federal government's primary vehicle for collecting detailed information about housing units and their occupants at the national level.

The ratios and regression results listed above allow the model to be simultaneously customized to a particular area and a particular type of construction by inputting specific local information that is generally available. When customizing to a local area, median family income for that particular area is used. HUD produces median income estimates for all parts of the country in a timely fashion as part of the process it uses to establish income limits for various housing programs.

When it is necessary to translate rents into value or vice versa, the median cap rate from the Rental Housing Finance Survey (RHFS), also funded by HUD and conducted by the Census Bureau, is used.

In addition to average income, estimated spending tendencies for movers into each type of construction are needed. Separate spending vectors are estimated for each using household information available in the CE data. The table on the following page shows average local propensities to consume computed from the 2012 CE.

This modeling of average spending by different types of households soon after they move in is another distinguishing feature of the NAHB local impact model. In addition to the function they serve in the local model, average spending tendencies computed from CE data have also proven to be of interest for their implications at the national level.⁴

Compared to home buyers, renters tend to spend more of their incomes locally—partly due to the tendency of lower-income households to spend a greater fraction of their incomes on necessities, but also due to rental payments that go to a local owner, or owner employing a management company with a local presence. The equivalent housing expense for a home buyer would be a mortgage payment. Because mortgage payments typically are made to non-local owners of the mortgage through non-local servicers, they are excluded from the spending estimates in the NAHB local impact model.

Average propensities to spend on virtually all categories of local health care services are higher for households moving into construction designed for older residents (age-restricted active adult and elderly LIHTC).

As was described in Phase II, seven categories of commodities produced by local government enterprises are added to the model, and a share of local spending (which may be zero) is allocated to these enterprises instead of private producers based on revenues reported in the Census of Governments for each local government enterprises in the area.

⁴ See, for example, the December 2008 Special Study "Spending Patterns of Home Buyers," written by Natalia Siniavskaia and published by NAHB in HousingEconomics.com.

Average Local Spending Computed from CE Data

Output of industry purchased locally		All House-holds	New Home Buyers	New Multifamily Renters	Active Adult Buyers	New Family LIHTC	New Elderly LIHTC
1	Greenhouse, nursery, and floriculture production	0.129%	0.172%	0.000%	0.176%	0.000%	0.000%
2	Electric power generation, transmission, and distr.	2.689%	2.410%	0.002%	3.428%	0.000%	0.000%
3	Natural gas distribution	0.674%	0.499%	0.000%	0.723%	0.000%	0.000%
4	Water, sewage and other systems	0.793%	0.802%	0.000%	1.108%	0.000%	0.000%
5	Residential maintenance and repair	3.059%	2.087%	0.000%	3.567%	0.170%	0.072%
6	Motor vehicle and parts dealers	1.218%	1.439%	5.098%	1.447%	1.408%	1.190%
7	Food and beverage stores	4.829%	3.303%	4.446%	3.567%	8.573%	8.793%
8	General merchandise stores	0.745%	0.840%	1.271%	0.723%	1.129%	0.437%
9	Other retail	3.119%	2.494%	3.088%	2.906%	3.896%	4.069%
10	Transit and ground passenger transportation	0.190%	0.030%	0.269%	0.028%	0.990%	0.990%
11	Newspaper publishers	0.027%	0.016%	0.042%	0.042%	0.057%	0.096%
12	Wired telecommunications carriers	2.392%	1.770%	1.878%	2.588%	2.868%	4.441%
13	Wireless telecom. carriers (except satellite)	2.081%	1.809%	3.565%	1.811%	3.323%	2.435%
14	Satellite, telecom. Resellers & all other telecom.	0.323%	0.249%	0.620%	0.335%	0.472%	0.494%
15	Data processing, hosting, and related services	0.003%	0.002%	0.000%	0.002%	0.006%	0.000%
16	Monetary authorities, depository credit intermediation	0.437%	0.298%	0.000%	0.366%	0.000%	0.000%
17	Nondepository credit intermediation+related activities	0.417%	0.616%	0.906%	0.463%	0.381%	0.327%
18	Insurance agencies, brokerages, and related activities	0.407%	0.387%	0.722%	0.462%	0.291%	0.288%
19	Real estate	8.301%	2.048%	27.078%	1.292%	33.130%	34.324%
20	Automotive equipment rental and leasing	0.795%	0.775%	0.000%	0.348%	0.426%	0.000%
21	Consumer goods and general rental centers	0.070%	0.055%	0.041%	0.046%	0.104%	0.030%
22	Legal services	0.335%	1.185%	0.006%	0.163%	0.852%	0.055%
23	Accounting, tax preparation, bookkeeping, and payroll	2.512%	1.939%	0.250%	1.691%	4.895%	0.904%
24	Photographic services	0.045%	0.039%	0.257%	0.017%	0.054%	0.015%
25	Veterinary services	0.236%	0.199%	0.006%	0.209%	0.149%	0.104%
26	Investigation and security services	0.024%	0.042%	0.055%	0.066%	0.009%	0.015%
27	Services to buildings and dwellings	0.385%	0.389%	0.093%	0.666%	0.181%	0.119%
28	Waste management and remediation services	0.219%	0.217%	0.000%	0.283%	0.000%	0.000%
29	Elementary and secondary schools	0.212%	0.314%	0.000%	0.134%	0.060%	0.022%
30	Offices of physicians	4.361%	2.732%	3.879%	5.881%	3.595%	10.321%
31	Offices of dentists	0.787%	0.693%	0.416%	1.036%	0.698%	1.082%
32	Offices of other health practitioners	0.670%	0.387%	0.280%	0.812%	0.453%	1.269%
33	Home health care services	0.884%	0.395%	0.625%	1.123%	0.755%	2.585%
34	Hospitals	3.761%	2.482%	5.133%	5.953%	2.682%	9.324%
35	Nursing and community care facilities	0.974%	0.386%	0.592%	1.140%	0.791%	2.808%
36	Child day care services	0.202%	0.345%	0.632%	0.013%	0.183%	0.000%
37	Performing arts companies	0.191%	0.235%	0.353%	0.403%	0.279%	0.062%
38	Spectator sports	0.070%	0.071%	0.109%	0.020%	0.156%	0.007%
39	Gambling industries (except casino hotels)	0.068%	0.036%	0.005%	0.083%	0.128%	0.351%
40	Other amusement and recreation industries	0.335%	0.490%	1.146%	0.416%	0.350%	0.058%
41	Full-service restaurants	2.415%	1.902%	3.289%	2.020%	4.756%	2.625%
42	Limited-service restaurants	2.415%	1.902%	3.289%	2.020%	4.756%	2.625%
43	All other food and drinking places	0.107%	0.699%	0.007%	2.638%	0.034%	0.008%
44	Automotive repair and maintenance	1.713%	1.289%	2.595%	1.961%	1.799%	1.746%
45	Electronic and precision equip. repair & maintenance	0.022%	0.019%	0.000%	0.031%	0.012%	0.005%
46	Personal and household goods repair & maintenance	0.105%	0.078%	0.027%	0.131%	0.084%	0.154%
47	Personal care services	0.144%	0.070%	0.107%	0.183%	0.121%	0.403%
48	Death care services	0.278%	0.067%	0.029%	0.163%	0.524%	0.259%
49	Dry-cleaning and laundry services	0.264%	0.103%	0.225%	0.116%	0.886%	0.752%
50	Other personal services	0.745%	0.707%	0.678%	0.859%	1.163%	0.988%
51	Religious organizations	0.746%	0.821%	0.746%	1.205%	0.337%	0.415%
52	Civic, social, professional, and similar organizations	0.011%	0.005%	0.000%	0.009%	0.000%	0.002%

Also as described in Phase II, Census of Governments data are used to estimate most categories of tax and fee revenue generated for general (non-enterprise) governments in the area. The exemption is residential property taxes. Perhaps surprisingly, residential and non-residential property taxes are not reported separately. Moreover, some states have restrictions on rate increases, or other laws that tend to make property tax rates different on new construction. Particular developments (for example, those financed by the LIHTC program) may also be granted special forms of property tax relief.

For these reasons, when customizing the local impact model to a specific area, information about property taxes on the units being built must be supplied by the entity requesting the analysis. Phase III of the model counts only property tax on the value of construction. Unless specific information is provided for an individual project or jurisdiction, this is calculated assuming that the raw land would be taxed at the same rate if not developed. Any residential property tax from existing units is treated as unrelated to the new homes being analyzed and excluded from the government revenue impact estimates.

Non-residential property taxes are treated much like other categories of government revenue, except that the aggregate for a jurisdiction to be estimated from a larger aggregate in the government data that does not distinguish residential from non-residential. This is accomplished by subtracting an estimated 53.37 percent from total property taxes to account for residential share of property taxes. The estimate is calculated as follows, from data available for 2012 in the ACS, RHFS and the Census Bureau's Summary of State and Local Government Tax Revenue (SSLGTR):

Aggregate real estate taxes paid by homeowners:	\$206.04 billion (ACS)
Estimate for homeowners not reporting:	5.93 billion
<u>Estimated real estate taxes paid on rental housing</u>	<u>41.85 billion (ACS and RHFS)</u>
Total residential real estate taxes	\$253.82 billion
<u>Total property taxes</u>	<u>\$475.83 billion (SSLGTR)</u>
Residential share	53.37%

The estimate for homeowners not reporting in the ACS is based on the number of non-reporters multiplied by median tax payment for those who do report. The estimate for rental units is based on the number of rental units in the ACS multiplied by median tax per rental unit in the RHFS.

Multifamily Phase III impacts are reduced to account for vacant units. By default, the single-family version of the model assumes that units are intended for owner-occupancy and have negligible vacancies. In the Census Bureau's Housing Vacancy Survey homeowner vacancy rates are usually in the neighborhood of only one percent.

For multifamily units, the average multifamily rental annual vacancy rate over the prior decade and average annual multifamily homeowner vacancy rate over the prior decade are used, depending on whether the units are condominiums or rental apartments. In other respects, Phase III treats condo buyers the same as single-family home buyers (the income and spending tendencies discussed above being based on buyers of owner-occupied housing units, irrespective of structure type).

Although vacancy rates are known to fluctuate, the model estimates annual ongoing impacts that are expected to persist for an extended period, so a long-term "natural" measure of vacancy rates is more appropriate for Phase III than a very current, possibly anomalous, number. The reduction for vacancies is applied to all Phase III multifamily impacts except for property taxes, which are assumed to be paid by the owner of the property, whether the units are occupied or not.

Local spending and taxes (including fees and charges paid to local government entities) generate income for local residents, and this income will be spent and recycled in the local economy, much as in Phase II of the model.

Let x_n denote the initial income and tax column vector for new home occupants, A_n denote the matrix formed from the consumption spending patterns of new home occupants, and otherwise maintain the notation used in Phase II of the model. Then consider the following sequence:

$$\begin{aligned}
 \text{Round } 0: & x_n' \\
 \text{Round } 1: & x_n' A_n L Y Z \\
 \text{Round } 2: & x_n' A_n L Y Z A L Y Z \\
 \text{Round } 3: & x_n' A_n L Y Z A L Y Z A L Y Z \\
 & \vdots \\
 \text{Round } K: & x_n' A_n L Y Z \prod_{k=1}^K A L Y Z
 \end{aligned}$$

The sum of these terms forms an infinite series that converges to the limit

$$x_n' [I + (A_n - A) L Y Z] [I - A L Y Z]^{-1}$$

When results are reported for Phase III the income earned by the occupants is subtracted from the final multiplied effect, so that only income generated for occupants of housing units already existing in the area is counted.

Note that, were new home occupants to spend the same fraction of their incomes on the various local commodities as average households, $A_n = A$ and the formula would simplify to

$$x_n' [I - A L Y Z]^{-1}$$

The formula that produces a 297-element vector, the first 99 of which contain the added income by industry, for Phase III is

$$x_n' A_n L [I - Y Z A L]^{-1}$$

Again, the income in each industry can be disaggregated into business owners' income and wages and salaries, and the wages and salaries converted to full time jobs. These exclude any jobs filled by occupants of the new housing units.

The formula that produces a 3-element vector showing the final, multiplied effect on local income, local government general revenue from persons, and local general government revenue from business generated in Phase III is

$$x_n' A_n LY [I - ZALY]^{-1}$$

As in Phase II, the last two elements of the final 3-element vector can be disaggregated to show revenue generated by particular types of taxes, fees, and charges. The primary difference in Phase III is that the increase in residential property tax revenue (which is introduced into the model as a separate input independent of the Census of Government computations) needs to be subtracted before the decomposition procedure can be applied.

Final Notes

All of the matrix operations in the NAHB local impact model are performed using the O-Matrix package provided by Harmonic Software. The O-Matrix code used to generate Phase III impacts for single-family construction and the code used to compute a local total requirements matrix for a previous iteration of the NAHB model are published on the Harmonic Software web site as notable uses of the O-Matrix package (<http://www.omatrix.com/userstories.html>).

The technical documentation on the NAHB model used to estimate the local income, jobs, and taxes generated by home building was prepared by Paul Emrath, Vice President of Survey and Housing Policy Research. For questions on the technical documentation, or on NAHB's impact of home building models in general, he may be contacted in NAHB's Economics and Housing Policy Group by phone at 202-266-8449, or by email at pemrath@nahb.org.

Starkville Planning & Zoning Meeting

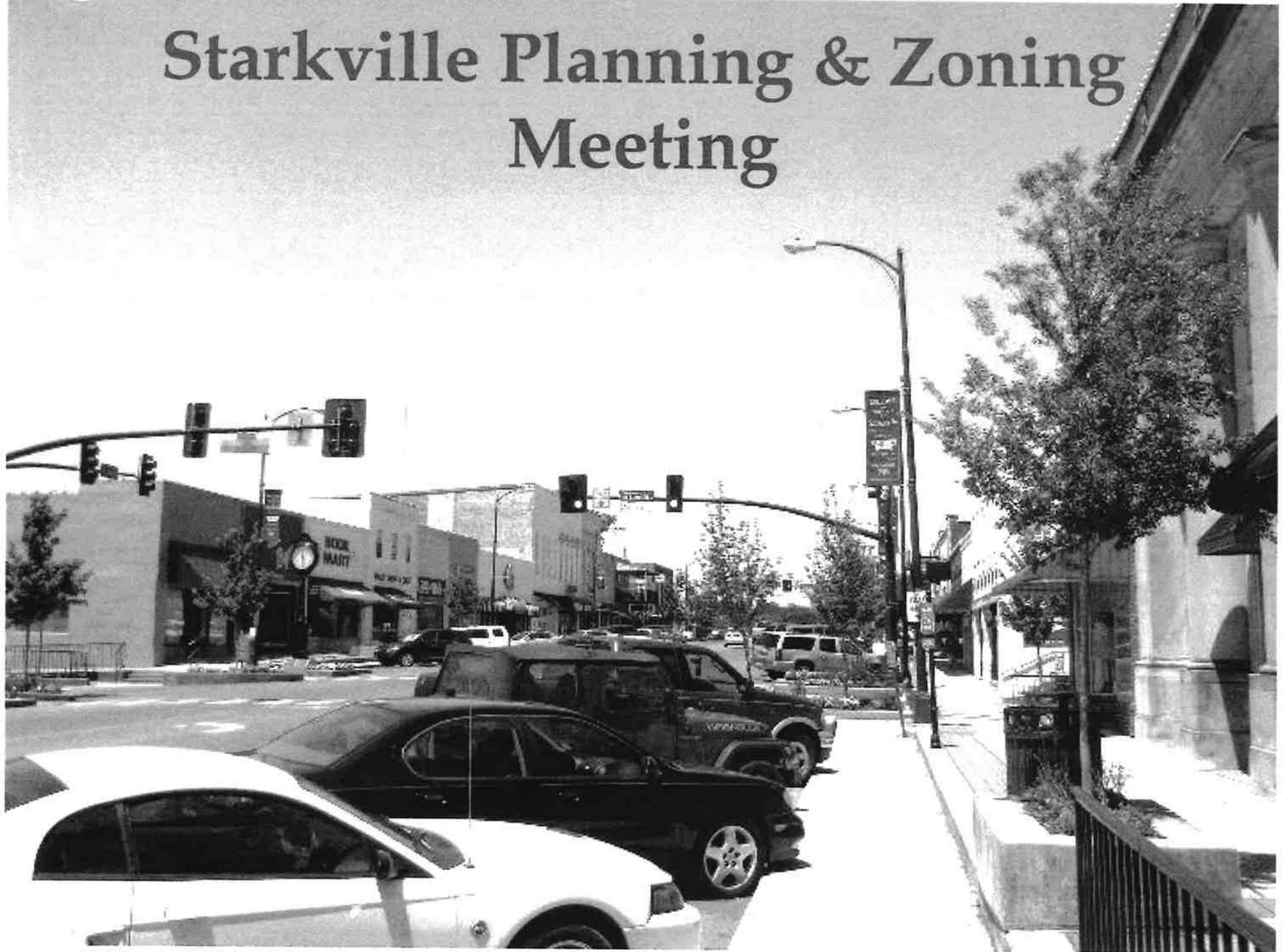


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PURPOSE

The purpose of this presentation is to bring forward our case and provide support for the rezoning of 7.34 acres of land in the Starkville Cotton District

Rezoning would allow for the development of a Class-A, mixed-use residential and retail community

THE TEAM

Proposed development is a partnership between two Birmingham, Alabama based companies; Capstone Collegiate Communities and Capital Growth



CAPSTONE
COLLEGIATE COMMUNITIES



CAPITAL GROWTH
BUCHALTER

Combined, the two companies have successfully developed over 140 communities in 33 states, representing more than 83,000 residential beds and 15M total square feet of retail space

THE TEAM

Work Samples



THE TEAM

Work Samples



THE TEAM

The two Company's primary development tenants include:

- Develop within the context of the area
 - Architectural Style, Use of Materials, Fit the Building to the Site
- Create Connectivity
 - To Campus, Downtown, Key Points of Interest and Resources within the area
- Get people out of cars
 - Increase walkability, “bikeability” & use of public transportation
- Generate local revenue
 - Via property taxes, jobs, residual effect
- Have a positive impact on the area

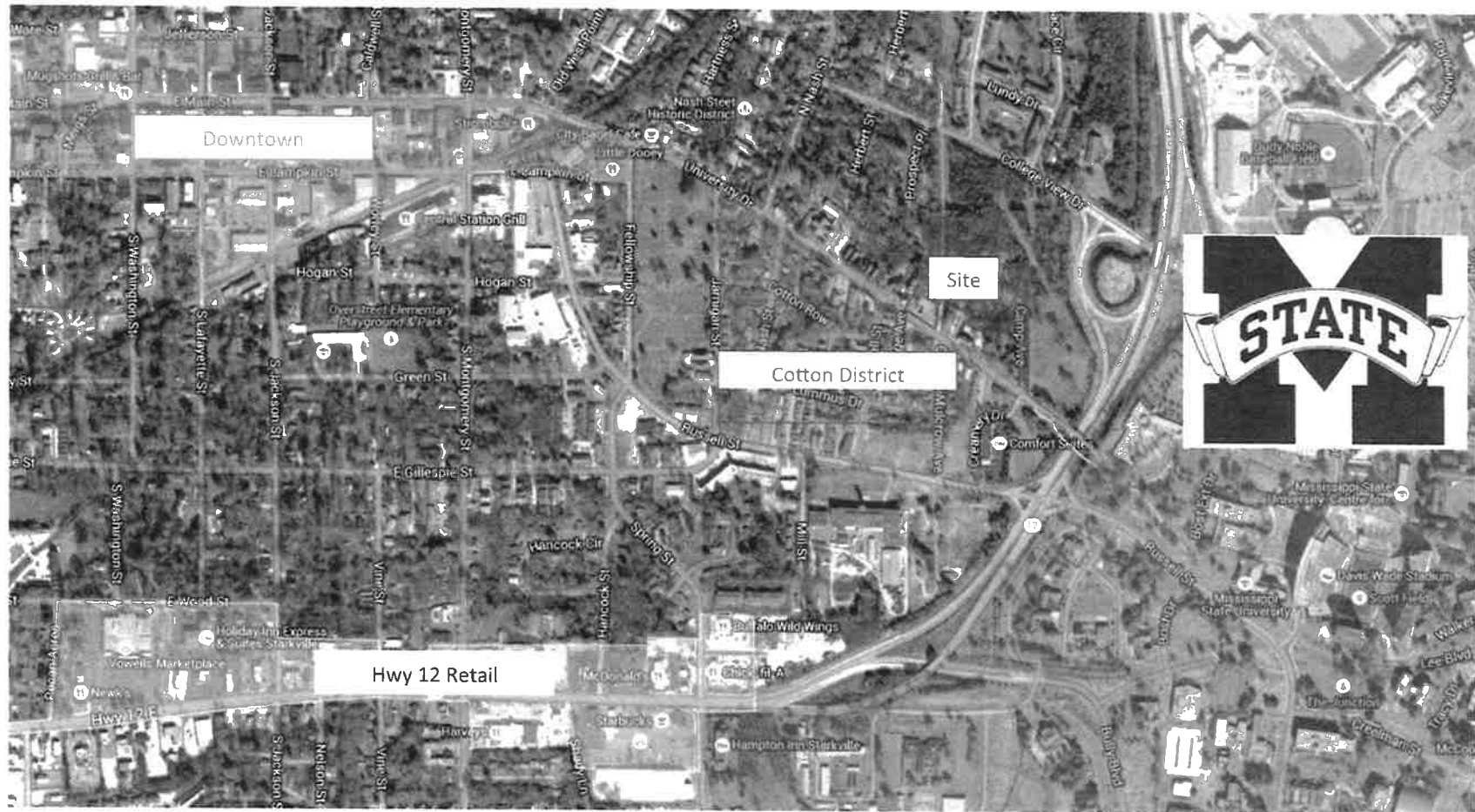
THE SITE

The Site's primary address is 705 University Drive in Starkville, MS

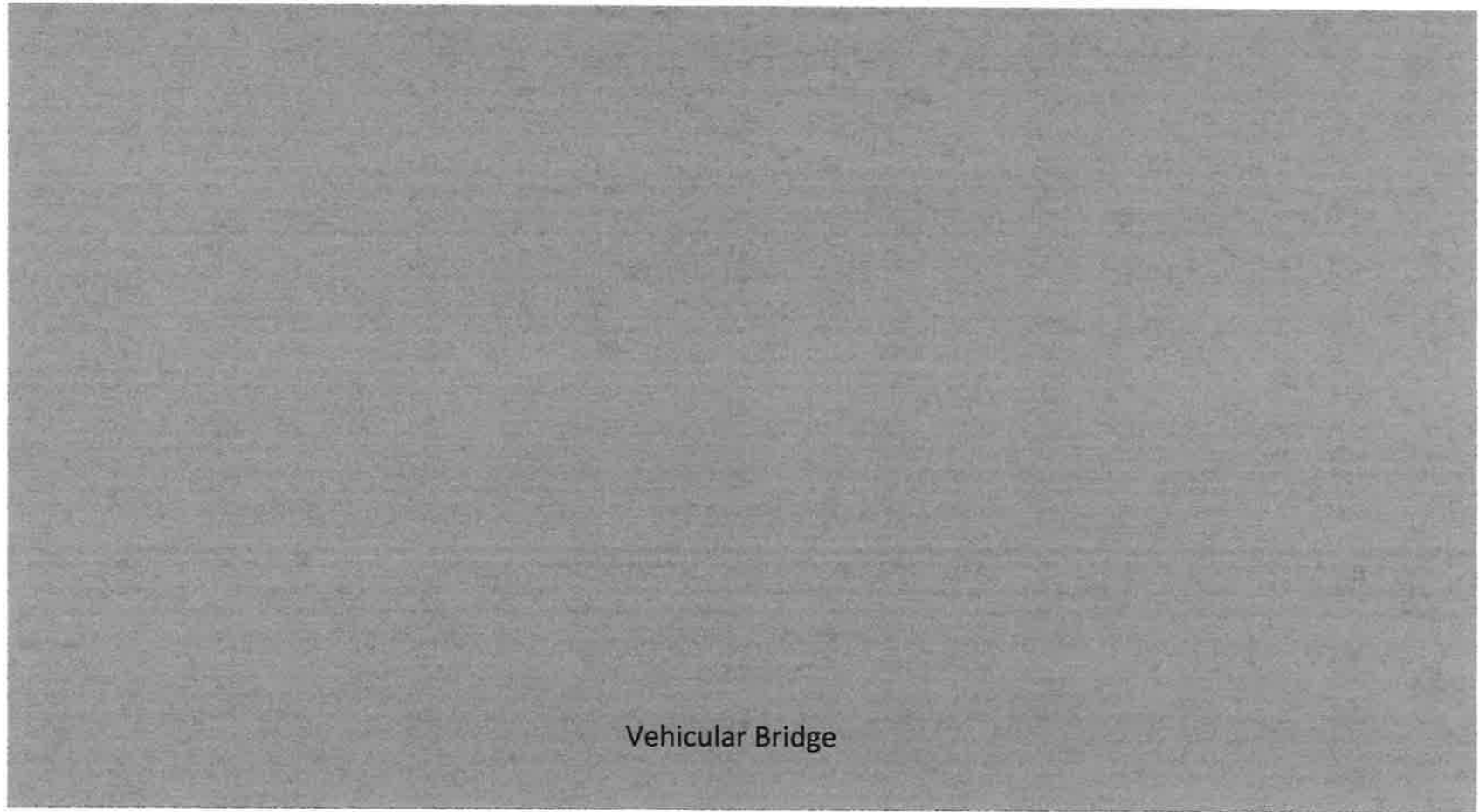
Located in "The Cotton District", less than 500 feet from the Mississippi State University campus

In total, the site encompasses 7.34 acres and over 250 feet of University Drive frontage

THE SITE



THE SITE



THE SITE

The site is appealing for a number of reasons:

- i) its size, which allows a mix of uses
- ii) its proximity to the MSU campus, Downtown and its location in the heart of the Cotton District and;
- iii) Starkville's strong market fundamentals including MSU's current and growing enrollment and a need for the product – i.e., a lack of Class-A rental product within the City limits

THE SITE

The site is also appealing because its redevelopment can act as a *Catalyst* to continued development to the north, connecting the Cotton District, downtown and the MSU campus to College View Drive, Highway 182 and the MSU-owned land north of the site



DUE DILIGENCE

The Team placed the property under contract in July 2015 after many months of touring the market, research, due diligence and meetings

Since then, we've met and spoken many times with:

- City Planning & Development
- City Engineers
- Direct Neighbors (e.g., Richard Adkerson, Sumner Davis)
- Area Neighbors (e.g., Dan Camp and others)
- Key Stakeholders
- Greater Starkville Development Partnership
- Utilities (Starkville Power, C-Spire, etc.)
- MSU Students
- MSU Executive Administration

THE PROJECT

In addition to existing building in Starkville and the Cotton District, the imagery below served as inspiration in our project design



THE PROJECT

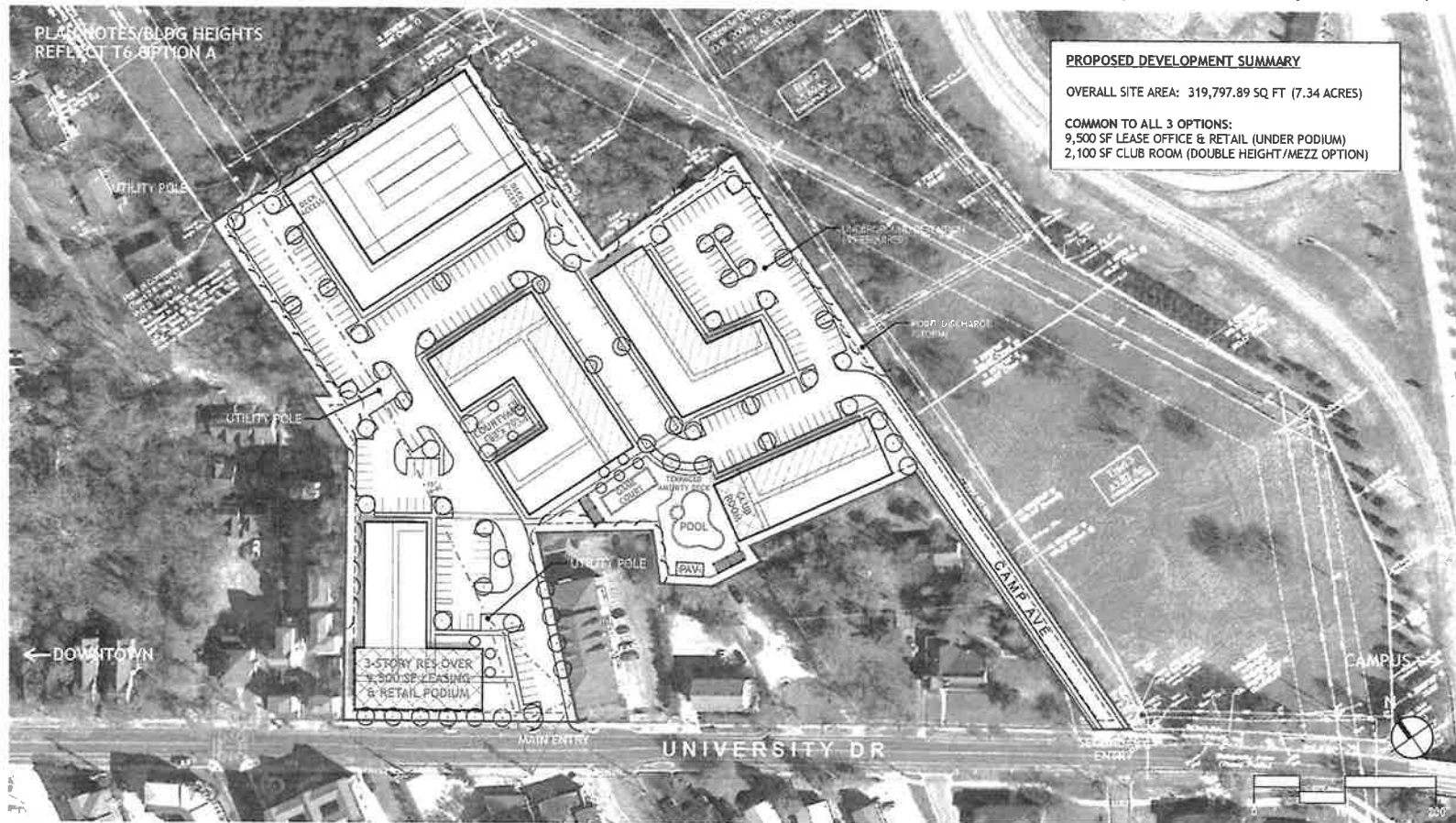
The next few pages present the conceptual site plans we're contemplating

Note: Site plans are not final and are subject to change

THE PROJECT

Site Plan A

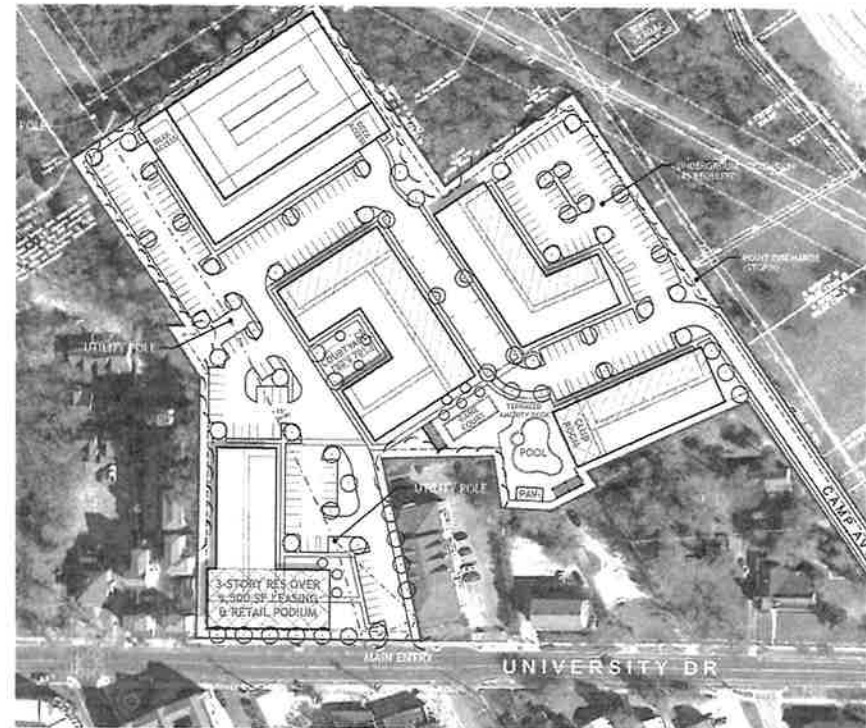
Conceptual Density Study Mississippi State University - Starkville, MS



THE PROJECT

Site Plan A

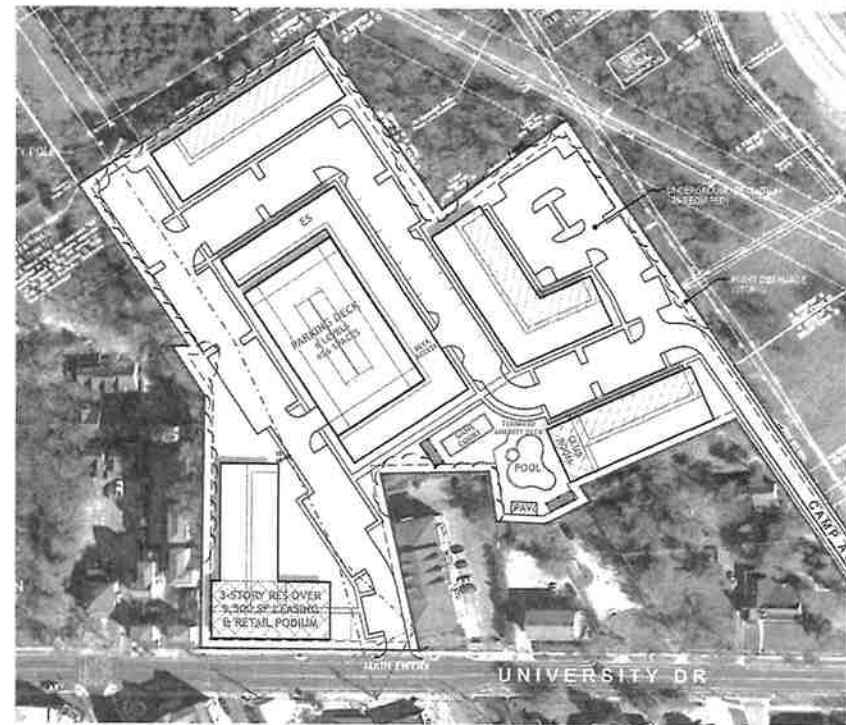
- 5 Buildings
- 1 Wrapped Parking Deck
 - In back of site
- 9k +/- SF of Retail
- Pool & Clubroom
- Abundant landscaping
- On-site detention
- Reduced stormwater run-off
- Across street from SMART bus stop



THE PROJECT

Alt. Plan B

- 5 Buildings
- 1 Wrapped Parking Deck
 - In middle of the site
- 9k +/- SF of Retail
- Pool & Clubroom
- Abundant landscaping
- On-site detention
- Reduced stormwater run-off
- Across street from SMART bus stop



THE PROJECT - FEATURES

'Catalyst' will be the the finest Class-A property in Starkville. A few of the key community features include:

- *Secure, on-site parking*
- *Lush landscaping and greenspace*
- *Resort-style amenities, including:*
 - *Expansive pool*
 - *Health-club-quality fitness center*
 - *Resident clubroom with large screen televisions and gaming stations*
 - *Group and individual study rooms with computers & printers*
- *Access-controlled apartment units & bedrooms*
- *Private bathrooms for each bedroom*
- *Designer quality flooring, hardware and finishes*
- *On-site retail*
 - *Target retailers include an urban grocery and local restaurants with outdoor dining*

THE PROJECT – VIEW CORRIDORS

Although we're pursuing T6 zoning for the Project, we're committed to maintaining appropriate scale along the property's main boundaries, specifically along University where we would intend no more than 4-stories.

The following view corridors show what the Project would look like from various University Dr. perspectives

THE PROJECT - VIEW CORRIDORS



THE PROJECT - VIEW CORRIDORS



THE PROJECT - VIEW CORRIDORS



THE PROJECT - VIEW CORRIDORS



PROJECT IMPACT - STORMWATER

Construction of the proposed development will result in less off-site stormwater run off than currently exists – particularly to the neighborhood west of the site

PROJECT IMPACT - STORMWATER

Current Stormwater run-off

Area A: +/- 0.81 acres

Area B: +/- 0.59 acres

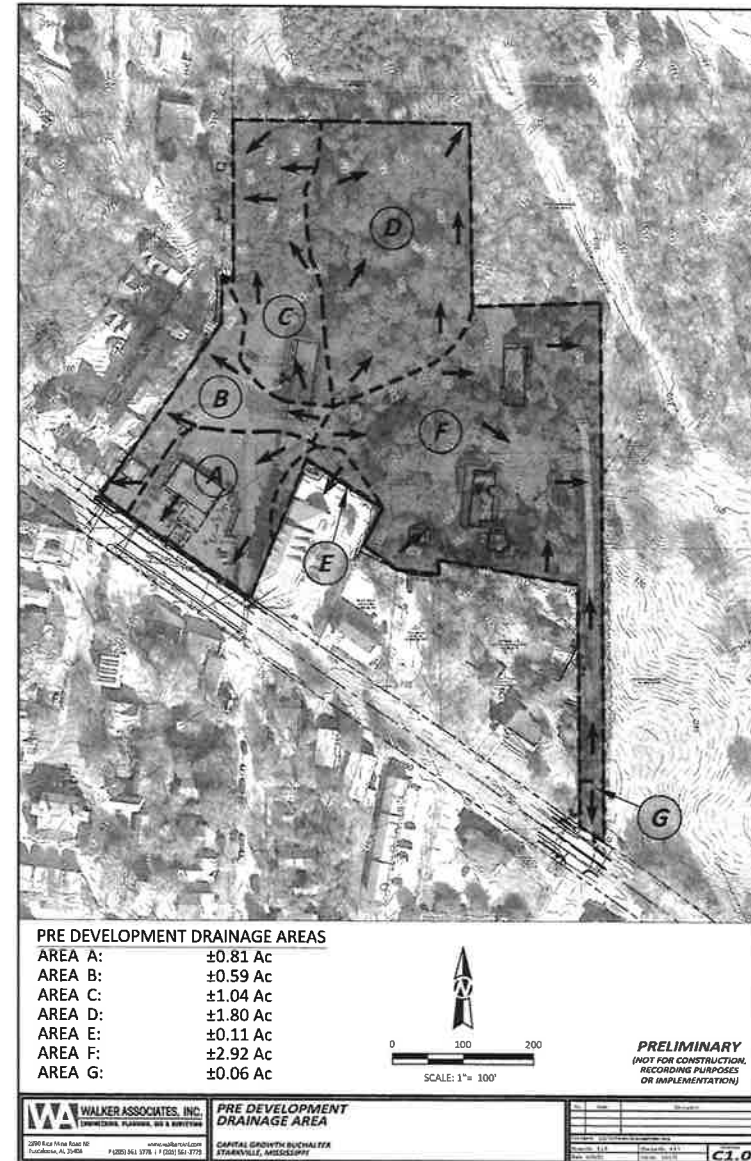
Area C: +/- 1.04 acres

Area D: +/- 1.80 acres

Area E: +/- 0.11 acres

Area F: +/- 2.92 acres

Area G: +/- 0.06 acres



PROJECT IMPACT - STORMWATER

Post Stormwater run-off

Area A: +/- 0.74 acres

Area B: +/- 0.25 acres

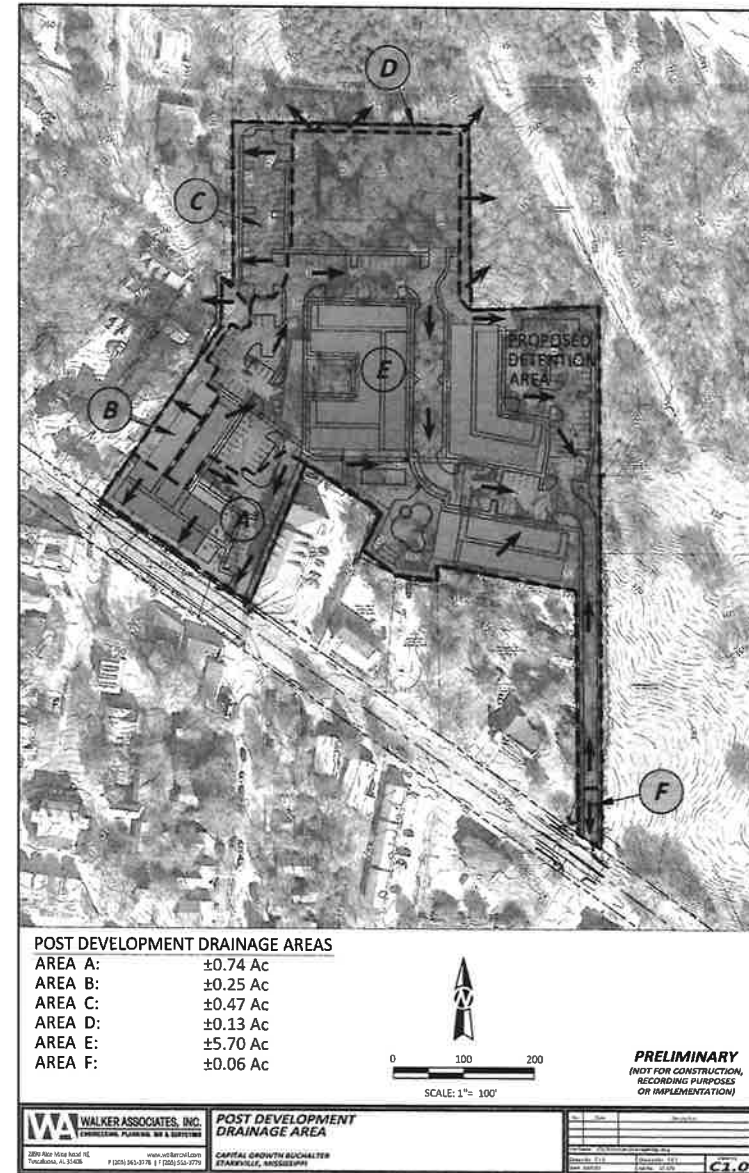
Area C: +/- 0.47 acres

Area D: +/- 0.13 acres

Area E: +/- 5.70 acres

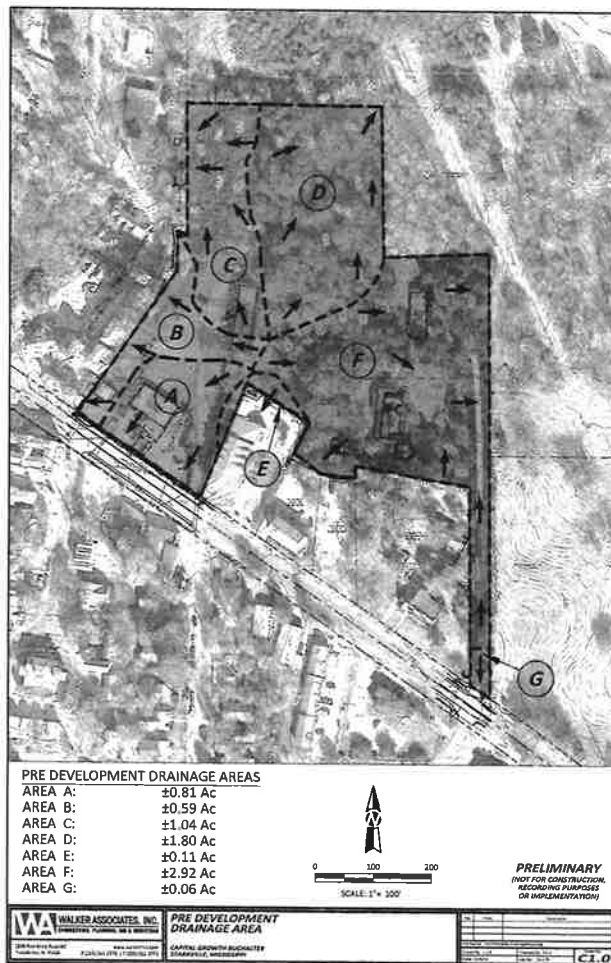
Area G: +/- 0.06 acres

Result is a significant reduction of run-off to the north, south and west neighborhood

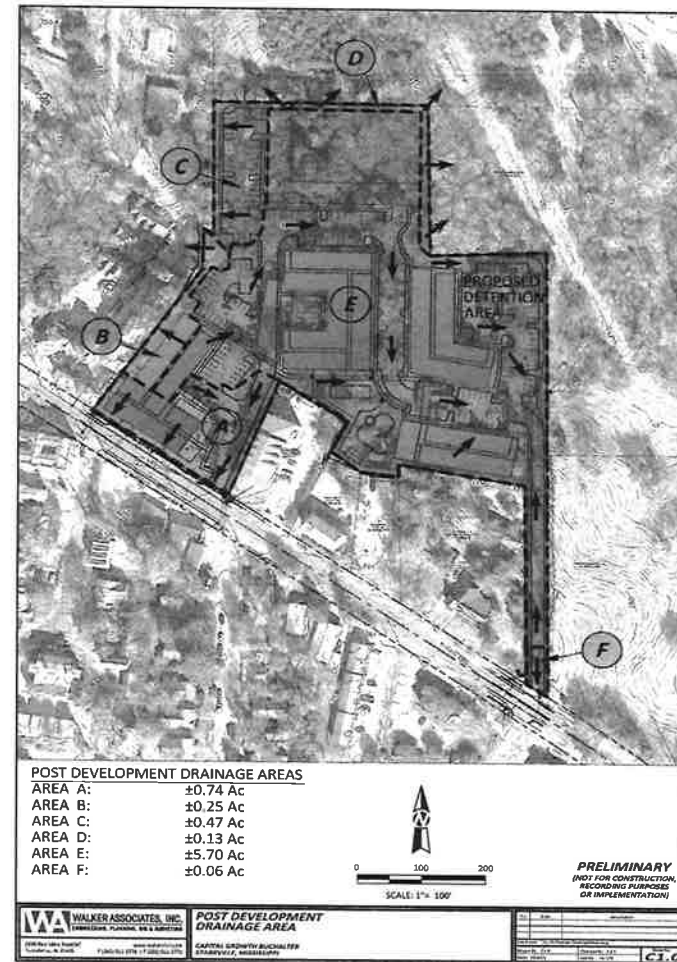


PROJECT IMPACT - STORMWATER

Before



After



Result is a significant reduction of run-off to the north, south and west neighborhood

PROJECT IMPACT - TRAFFIC

When developing any parcel of land, impact on traffic is always of concern, ensuring the (new) volume generated isn't overly taxing on the area

The Team engaged traffic consultants (Skipper Engineering) to assess the level of impact this project would have on traffic in the area

The consultants, with help from the Institute of Transportation Engineers; Transportation Research Board; the City of Starkville; Traffic Data, LLC; and field reconnaissance efforts, concluded that this project will have little impact on the neighborhood or surrounding area

In fact, the following statement provided by the traffic consultants provides even more detailed thought:

"Student housing in close proximity to desired destinations (i.e., class, restaurants, entertainment, shopping) tend to reduce vehicle trips. We have conducted student interviews on university campuses throughout the southeast as a part of transit studies. Through the interview process, we have found students that live within approximately 1/2 mile of their desired destination prefer to walk rather than drive a personal vehicle or take transit. Therefore, we can assume that student housing located within a 1/2 mile of desired destinations will reduce travel on the roadways in the area."

PROJECT IMPACT - TRAFFIC

EXISTING TRAFFIC CONDITIONS

Existing Traffic Counts

Morning, and afternoon peak hour turning movement counts were conducted at the intersections of University Drive and Camp Avenue/Creamery Drive and University Drive and the site of the proposed access drive / Colonel Muldrow Avenue. The turning movement counts are depicted in Figure 2.

Existing Intersection Capacity Analysis

Using methods as outlined in the *Highway Capacity Manual*, the existing capacity and operation of the study intersections were evaluated. According to this method of analysis, traffic capacities are expressed as levels of service, ranging from "A" (best) to "F" (worst). In general, a level of service (LOS) "C" is considered desirable, while a level of service "D" is considered acceptable during peak hours of traffic flow. The level of service for each approach is illustrated in Table 1.

Table 1 – Existing Intersection Capacity Analysis

Intersection (Traffic Control)	Approach/Movement	Level of Service (Existing)	
		AM Peak	PM Peak
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave (southbound)	B	B
	Overall Intersection LOS	A	A
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave. (northbound)	B	B
	Existing Driveway (southbound)	B	B
	Overall Intersection LOS	A	A

As illustrated in Table 1, each approach for the study intersections operate with acceptable levels of service under existing conditions.

Future Intersection Capacity Analysis

Morning, midday, and afternoon peak hour capacity analyses were conducted for projected future conditions at the study intersections. Capacity analyses were conducted using methods as outlined previously for existing conditions. The results of the capacity analyses are illustrated in Table 3.

Table 3 – Future Intersection Capacity Analysis

Intersection (Traffic Control)	Approach/Movement	Level of Service (Existing)	
		AM Peak	PM Peak
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Creamery Dr. (northbound)	B	B
	Camp Ave (southbound)	B	B
	Overall Intersection LOS	A	A
University Dr At Camp Ave/Creamery Dr (Unsignalized)	University Dr. (eastbound)	A	A
	University Dr. (westbound)	A	A
	Colonel Muldrow Ave. (northbound)	B	B
	Existing Driveway (southbound)	B	C
	Overall Intersection LOS	A	B

As illustrated in Table 3, each approach and movement for the study intersections would continue to operate with acceptable levels of service under future conditions.

A comparison of pre- and post- project traffic impact shows that the proposed project would have virtually no impact on the area

PROJECT IMPACT - TRAFFIC

Conclusions from the traffic study report are below

CONCLUSIONS

Based upon the site review and analyses documented in this report, the following conclusions can be stated:

1. The proposed mixed-use development is located along the north side of University Drive just west of Camp Avenue in Starkville, Mississippi. Access for the development would consist of two access driveways, one which would intersect with University Drive and one which would intersect with Camp Avenue.
 2. Presently, acceptable levels of service are being provided at each of the study intersections.
 3. Current there is a multi-use path along the south side of University Drive that extends onto the Mississippi State University campus.
 4. The proposed development is planned to contain approximately 250 apartments and specialty retail shops of approximately 8,000 square feet. The development is estimated to generate approximately 71 trips (29 in, 42 out) during the morning peak hour, approximately and approximately 278 trips (117 in, 161 out) during the afternoon peak hour.
 5. New trips were added to existing peak hour traffic volumes to result in future traffic volumes. Future peak hour traffic volumes were used as the basis for assessing future traffic conditions.
 6. Capacity analyses for future traffic conditions indicate that acceptable levels of service would continue to be provided for each of the study intersections.
-

PROJECT IMPACT - ECONOMIC

The proposed development will have a significant and sizeable financial impact on the City of Starkville and the local community

Based upon the finding from the National Association of Homebuilders (NAHB) Housing Policy Department...

The Project will generate:

- Over \$49,250,000 of local income during construction, and
- Almost \$10,000,000 of local income annually upon completion

PROJECT IMPACT - ECONOMIC

National Association of Home Builders

**The Local Economic Impact of
Catalyst Starkville**

**Income, Jobs, and
Taxes Generated**

October 2015
Housing Policy Department

NAHB

Economic Impact of Catalyst Starkville in Oktibbeha County, Mississippi

Summary

Total One-Year Impact: Sum of Phase I and Phase II:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$49,264,100	\$16,529,300	\$32,734,900	\$5,955,600	1,141

Phase I: Direct and Indirect Impact of Construction Activity:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$35,039,200	\$13,026,700	\$22,012,500	\$2,308,600	761

Phase II: Induced (Ripple) Effect of Spending the Income and Taxes from Phase I:

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$14,224,900	\$3,502,600	\$10,722,400	\$3,647,000	380

Phase III: Ongoing, Annual Effect that Occurs When New Homes are Occupied:

Local Income	Local Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$9,907,900	\$2,434,700	\$7,473,200	\$3,181,500	266

¹ The term local taxes is used as a shorthand for local government revenue from all sources: taxes, fees, fines, revenue from government-owned enterprises, etc.

PROJECT IMPACT - ARC CHARRETTE

We've spent many months reviewing code, understanding the goals of Alderman and reviewing the vision for the City of Starkville through the *Starkville Community Planning Charrette Report, sponsored by ARC*

Common themes and messages discovered during this due diligence include:

- A desire for connectivity
- Need for urbanization and “smart (urban) growth”
- A desire to increase revenue
- A commitment to being pro-development
- Encourage bike & pedestrian forms of transportation via smart growth and investment in infrastructure

PROJECT IMPACT - ARC CHARRETTE

Additional themes included:

- Creation of overlay zoning (T-District) to “allow for more mixed-use development...with mix of residential, retail, office and institutional”
- Allow for denser development to elevate the number of people living and working downtown and along Hwy 12
 - “...and to support structured parking and thoughtful development patterns”
- “Enhance existing and create new gateways”

PROJECT IMPACT - ARC CHARRETTE

The proposed development meets all of these goals and themes

- ✓ Connectivity
- ✓ Urbanization
- ✓ Smart Growth
- ✓ Increase Revenue
- ✓ Pedestrian & Bike Friendly
- ✓ Mix of Uses in the Development (Residential & Retail)
- ✓ Increase Density; Bringing More People Downtown
- ✓ Enhancing & Creating New Gateways

PROJECT IMPACT - AREA CHARACTER

An integral part of the rezoning request process is demonstrating that a property (or properties) needs re-zoning. In this instance, that rezoning is requested based on a change in character of the area

A review of building permits issued over the past 24-month in the Project site area show that there have been over fifteen new multi-family residential properties built in the City of Starkville at a cost of over \$22M

(Source: City of Starkville Building Department)

This does not include new retail or commercial development or renovations

Of course, the largest project of them all – The Mill – is having perhaps the greatest effect on the character of the area

Other great, new projects not accounted for in this analysis include The Gin, The Whitney, and the new RJ Allen residential project at the corners of Russell & Spring

PROJECT IMPACT - AREA CHARACTER

These new developments not only change the character of the area, but they enhance it

...by bringing more people Downtown and to the Cotton District

...people who invest their money in local businesses, goods and services

...which then invest their money in local resources

...which, over time and through investment in areas of significance such as the Downtown & Cotton District, encourages economic prosperity and social community

DEMAND

A market study conducted by Danter & Company – a national real estate research company specializing in market feasibility studies – shows a significant need for new, Class-A residential apartments specifically geared toward MSU students, in Starkville

A few key findings include:

- The proposed Project will be the most centrally-located of any existing community and will encourage walking, biking and the use of public transportation
- Fewer than 3,500 purpose-built beds exist for the 7,000+ MSU students living off-campus – a ratio of less than 50%; average, healthy ratios in the southeastern U.S. are up to 60%
- The Danter study supports the demand for this proposed Project

SUMMARY

In closing,

- We've conducted significant due diligence understanding the City, the site and neighbor(hood) concerns
- We designed the site plan to be reflective and collaborative with its surroundings
- The Project will bring to the City of Starkville a Class-A community that will help act as a beacon of success
- Less stormwater run-off will occur to the north, south and to the neighborhood to the west
- Traffic will not be significantly impacted and could actually improve due to more people walking, biking and taking public transportation

SUMMARY

- The Project will generate almost \$50MM in revenue during construction
- Additionally, the Project will generate almost \$10MM of revenue annually upon completion
- Many of the ARC study objectives will be achieved through development of the Project, including connectivity, opening up future development opportunities and revenue generation
- The area has seen a significant change of character; the addition of this community will help to enhance that character
- There's demonstrated demand for this Project, in this location

QUESTIONS

Thank you for your time



Upon the conclusion of the presentation by Christopher Kritzman/ Capital Growth Properties, Molly Jackson, of Moore Law Offices, Mohammed Moson, Architect of record, and Attorney Johnny Moore, of Moore Law Offices, the Commission Chair opened the public hearing for comments from the public. The following individuals provided comments:

- | | |
|--------------|--|
| Dan Camp | Opposed, concerns regarding the buffer zone, the zoning over all, the esthetics of the buildings, the height of the buildings. |
| J.P. Faver | Opposed, concerns regarding the height of the buildings, the "industrial feel" of the buildings, the traffic flow, the detraction from the Cotton District appeal. |
| Cindy Gilmer | Opposed, concerns regarding the height of the buildings, the "industrial feel" of the buildings, the traffic flow, the detraction from the Cotton District appeal. |

Calling for additional public comments and hearing none, the Commission Chair closed the public comments portion of the public hearing.

The Commission Chair offered rebuttal to Christopher Kritzman/ Capital Growth Properties or their affiliates. Molly Jackson of Moore Law Offices spoke to the Commission offering the following proposed conditions regarding the zoning for said project that,

- The entire site for the project will be zoned T6 with the condition that any building that falls within one hundred and sixty feet of University Drive, shall conform to the T5 building height requirements.

The Commission took under advisement, the proposed conditions as presented by Molly Jackson of Moore Law Offices.

Mr. Kritzman spoke to the concerns regarding the "renderings" of the proposed project and offered to work with the community. Mr. Kritzman, defined the "Class A" term as an industry term and noted that through a survey, students stated that they preferred to live in the proposed area of development due to the proximity to the University's campus. Mr. Kritzman noted through further studies that his firm had conducted the increase in traffic and the impact that it will have on the area would not be detrimental. Lastly, several "New Urbanism" projects and locations were cited.

Mr. Johnny Moore of Moore Law Offices, addressed the Commission with closing comments, specifically that additional questions will be addressed through the Development Review Committee process. Mr. Moore sited that the project located adjacent to the City Bagel did not "fit in" with what City Bagel was doing and the house next to it and that complete compatibility is a matter of taste and perception.

Upon the conclusion of Mr. Moore's comments, the Commission Chair called the Public Hearing closed and the Commissioners deliberated.

4. A MOTION TO APPROVE THE REQUEST FOR CHRISTOPHER KRITZMAN/CAPITAL GROWTH PROPERTIES TO REZONE SIX PROPERTIES FROM C-2/T5/T4 TO T6.

There came for consideration the matter of the approval of a motion to grant the rezoning request of Christopher Kritzman/ Capital Growth Properties of six properties from C-2/T5/T4 to T6 with the following conditions:

That,

- Buildings within one hundred and seventy feet of University Drive not exceed four stories in height.
- The first floor of buildings adjacent to University Drive are to be retail.
- Buildings along western line adjacent to R-1 property will be required to have a buffer.
- In addition to the site being required to meet the requirements of the current Stormwater Ordinance, post-development runoff cannot exceed pre-development runoff at the point of sub-basin discharge for a 2 and 10 year event.
- A traffic study will need to be submitted to City staff prior to Board of Aldermen meeting.
- There be a Construction easement via Collegview Street.

Upon the motion of Commissioner Walker, duly seconded by Commissioner McReynolds, the motion to approve the rezoning request of Christopher Kritzman/ Capital Growth Properties of six properties from C-2/T5/T4 to T6, on the specific findings that the neighborhood has change to such an extent as to justify the proposed rezoning and that there is a public need for the proposed rezoning with the conditions enumerated above, was put to a vote with the results as follows:

Jason Camp, Ward 1	Nay
Jim McReynolds, Ward 2	Yea
Tom Walker, Ward 3	Yea
Michael Brooks, Ward 4	Not voting
Patrick Miller, Ward 5	Nay
Ira Loveless, Ward 6	Yea
John Moore, Ward 7	Yea

Having receive a majority of the affirmative vote, the measure passed.

The Commissioners heard a report presented by the City Planner:

- A. The Comprehensive Plan Workshop will be held at the Starkville Sportsplex on Monday, October 19th at 5:30pm-8:30pm
- B. The Design Presentation for the Comprehensive Plan will be held at the Starkville Sportsplex on Thursday, October 22nd at 6:00pm-7:30pm

5. A MOTION TO ADJOURN UNTIL 5:30 P.M. ON NOVEMBER 10, 2015

There came for consideration the matter of the approval of a motion to adjourn until the next regularly scheduled meeting at 5:30 p.m. on November 10, 2015, in the Courtroom of City Hall, which is located at 101 Lampkin Street, Starkville, Mississippi. Upon the motion of Commissioner Walker, duly seconded by Commissioner,

The motion to adjourn until the next regularly scheduled meeting at 5:30 p.m. on November 10, 2015, in the Courtroom of City Hall, which is located at 101 Lampkin Street, Starkville, Mississippi, received unanimous approval.



Michael Brooks, Procedural Chair



Daniel Havelin, City Planner



Tammy Carlisle, Scribe