



**OFFICIAL AGENDA
PLANNING & ZONING COMMISSION
CITY OF STARKVILLE, MISSISSIPPI
MEETING OF TUESDAY JULY 13, 2021
1ST FLOOR CITY HALL – COURT ROOM
110 WEST MAIN STREET AT 5:30 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE
- III. ROLL CALL
- IV. CONSIDERATION OF THE OFFICIAL AGENDA
- V. CITIZEN COMMENTS
- VI. NEW BUSINESS
 - A. DISCUSSION AND CONSIDERATION OF PP 21-01 A REQUEST FOR PRELIMINARY PLAT APPROVAL FOR “TRIANGLE CROSSING SHOPPING CENTER” LOCATED 601 HIGHWAY 12 WEST IN A C ZONING DISTRICT WITH THE PARCEL NUMBERS 102F-00-053-00
- VII. ADJOURN



THE CITY OF STARKVILLE
PLANNING DEPARTMENT
PLANNING AND ZONING COMMISSION
 CITY HALL, 110 WEST MAIN STREET
 STARKVILLE, MISSISSIPPI 39759

STAFF REPORT

To: Members of the Planning & Zoning Commission
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
Subject: Discussion and consideration of PP 21-01 a request for Preliminary Plat approval for "Triangle Crossing Shopping Center" located 601 Highway 12 West in a C zoning district with the parcel numbers 102F-00-053-00
Date: July 13, 2021

The purpose of this report is to provide information regarding the request by Buckel Design Group, LLC on behalf of Castle Starkville LLC for Preliminary Plat approval for subdividing a +/-10.08-acre parcel into 4 lots. The proposed subdivision is named "Triangle Crossing Shopping Center". The proposed subdivision is located in a C zoning district at 601 Highway 12 West. Please see attachments 1-4.

ZONING DISTRICT INFORMATION

Below is information pertaining to Commercial Use in a C (Commercial) zoning district:

Commercial Use	
A. Lot Dimensions	C
A1 Lot size (min)	*
A2 Lot width (min)	*
B. Building/Structure Setbacks	C
B1 Front setback min	20'
B2 Front setback max	N/A
B3 Side setback	10'
B4 Side setback adjacent to detached residential	50'
B5 Side setback corner lot	20'
B6 Rear setback	20'
B7 Rear setback adjacent to detached residential	50'
D. Parking Setbacks	C
D1 From primary street	5'
D2 From side street	5'
D3 From side and rear property line	5'
D4 From side and rear property line adjacent to detached residential	See buffer yard requirements
E. Height	C
E1 Principal building(s) (max)	50', 4 story
E2 Accessory structures(s) (max)	15', 1 story
F. Pedestrian Access	C
F1 Street-facing primary entrance along street	yes
F2 Sidewalk connection to street from each entrance	yes
*lots must be of a sufficient size to accommodate the proposed use and meet all subsequent development standards	
**see use chart and additional standards	

GENERAL INFORMATION:

- The subdivision has a gross acreage of +/-10.08-acre acres with a total of 4 lots..
- The preliminary plat is prepared by a professional licensed by the Mississippi Board of Licensure for Professional Engineers and Surveyors and meets the minimum standards for the State of Mississippi, as required by §17-1-23 and §17-1-25 of the Mississippi Code Annotated (1972), as amended.
- The applicant has not identified any adversely affected parties to the subdivision.
- All easements are provided on the Preliminary Plat.
- The Applicant shall meet the requirements of the electrical service, potable water, and sanitary sewer utility services provider.
- The Applicant has provided a Traffic Impact Analysis for the entire subdivision. Staff is currently reviewing the study.
- The Applicant has done some preliminary stormwater calculations. Stormwater will be managed as an integrated (regional) system for all lots.

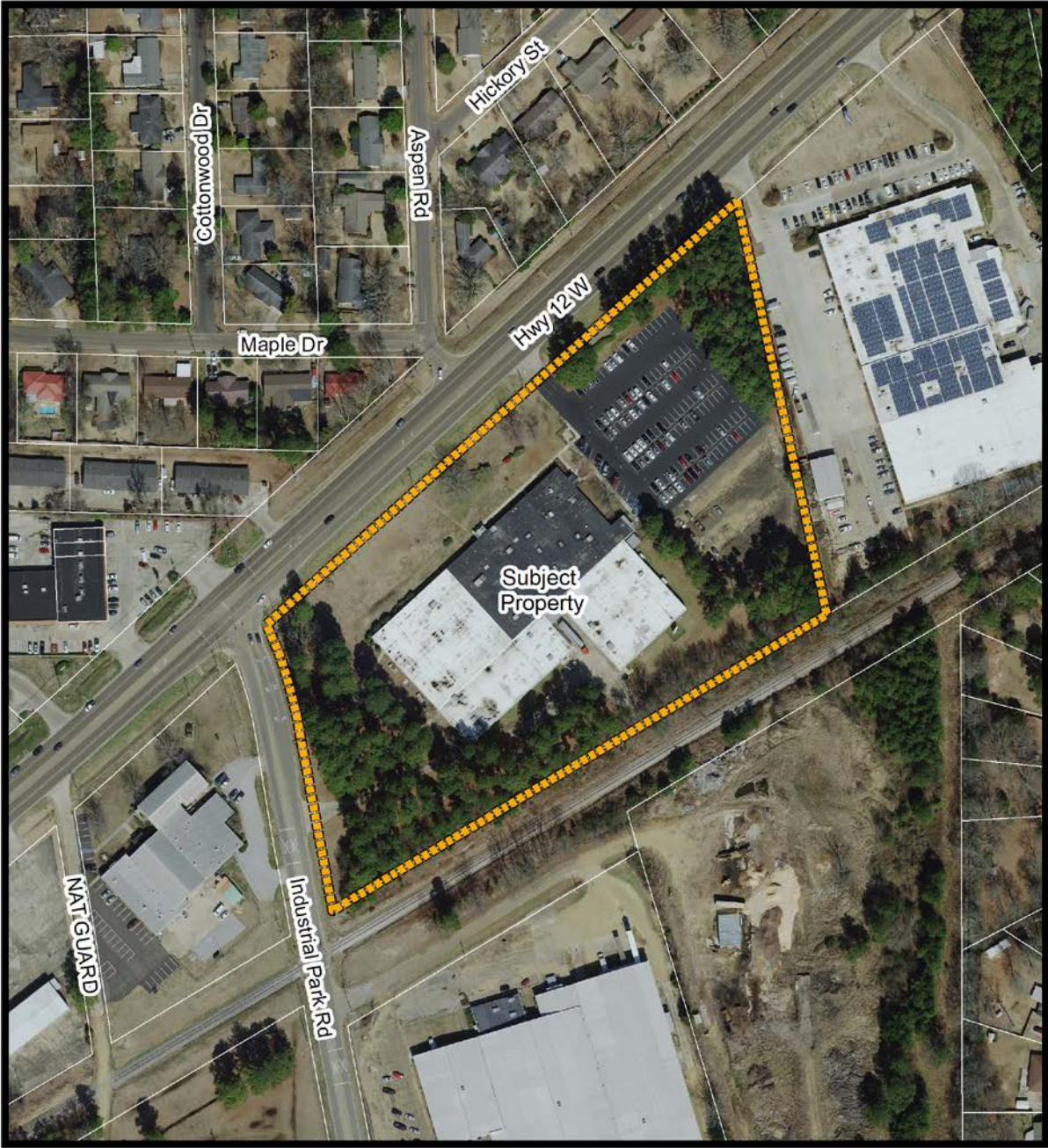
PRELIMINARY PLAT INFORMATION:

- Approval of a preliminary plat shall be tentative, pending the submission of the infrastructure plans and final plat.
- Approval of the preliminary plat shall be effective and binding upon the City for one (1) year. An expired preliminary plat may be reapproved at the discretion of the Board of Aldermen.
- Approval of the preliminary plat by the Board of Aldermen is the subdivider's authorization to proceed with infrastructure plan submittal.
- Infrastructure plan requirements. The subdivider shall submit infrastructure drawings to the Planning Department to be reviewed by the Development Review Committee prior to issuance of any permits. Such plans and information shall be furnished separately from the preliminary plat.
- Before commencing construction, a preconstruction conference shall be held by City Staff, the applicant and the contractor(s) performing the infrastructure installation.
- All necessary arrangements must be made between the subdivider and the city engineer for third party laboratory and construction inspection to assure that the improvements shall comply with the standard specifications and testing requirements of the City.
- Upon the issuing of an approved infrastructure plan by the Development Review Committee and completion of the Preconstruction conference, and installation of initial erosion control measures, the subdivider may apply for permits to proceed with the construction of infrastructure improvements.
- As-builts, testing reports, and other requested documentation necessary for final approval shall be submitted to the engineering and utilities departments twenty (20) days prior to final plat review.
- As-builts shall be prepared by a licensed PE and meet the requirements outlined in the City of Starkville Design Standards and Specifications.
- The applicant shall submit infrastructure plans to the Development Review Committee upon approval of Preliminary Plat. A copy of the proposed covenants and that include sections for common area and storm water facilities maintenance, as well as the City's standard hold-harmless indemnification clause required by the City Attorney shall be submitted prior to application for Final Plat.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a preliminary plat by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, successors, and assigns for the duration of the preliminary plat and shall be enforce on the infrastructure plan and final plat review.

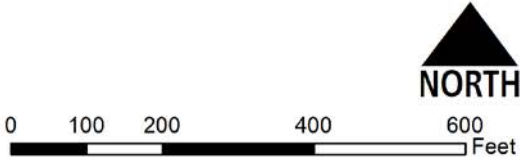
Attachment 1
PP 21-01 Aerial



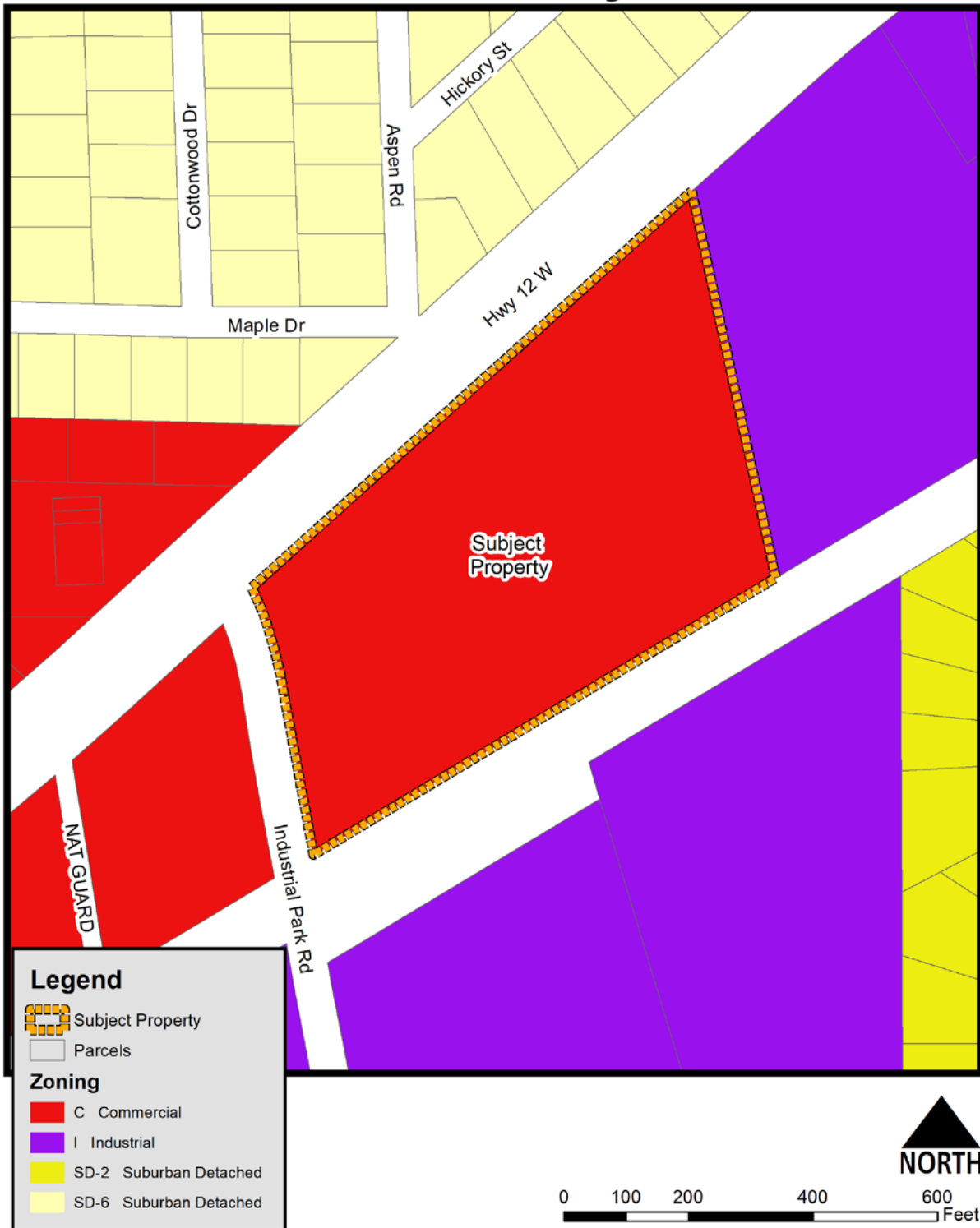
Legend

 Subject Property

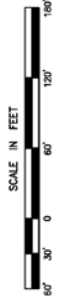
 Parcels



Attachment 2
PP 21-01 Zoning



PRELIMINARY PLAT FOR TRIANGLE CROSSING SHOPPING CENTER



PRELIMINARY CERTIFICATION OF ACCURACY:
I, MIKE HULL, HEREBY CERTIFY THAT THIS PROPOSED PRELIMINARY PLAT CORRECTLY REPRESENTS A PLAT COMPLETED BY ME OR UN