



PINEWOOD

PLANNED DEVELOPMENT

SOUTHAVEN, MISSISSIPPI
NOVEMBER, 2015

DEVELOPER:
MR. LANEY FUNDERBURK
1805 HAWTHORNE
HERNANDO, MISSISSIPPI 38833

FISHER ARNOLD
ENGINEERING INTEGRATION
9180 Crestwyn Hills Drive | Memphis, Tennessee 38125-6638
901.748.3811 | Fax: 901.748.3115 | www.fisherarnold.com



FISHER ARNOLD
ENGINEERING INTEGRATION

November 2, 2015

Mrs. Whitney Choat-Cook, Planning Director
City of Southaven
8710 Northwest Dr
Southaven, MS 38671

**RE: FUNDERBURK LAND USE MAP AMENDMENT AND PUD APPLICATION
SOUTHAVEN, MISSISSIPPI**

Dear Whitney:

On behalf of Mr. Laney Funderburk, we are pleased to submit this application for Amending the Land Use Map and rezoning approximately 280 acres of property located on the south side of Stateline Road in between Getwell and Tchulahoma Roads. The subject property is currently zoned Agricultural (A) and we are requesting a Planned Unit Development with (C-4) Retail, (O) Office and (PBP) Planned Business Park Uses. Adjacent zoning consists of Residential (PUD) to the south (A) to the west and (C-4) Planned Commercial and (ER) Estate Residential to the east.

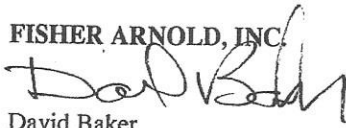
We are justifying our request on the basis that there have been significant changes in the area over the past several years. These changes include higher intensive uses, such as PBP and distribution uses to our north and west, (O) Office and (C-4) Planned Commercial development and zoning adjacent to the property. Additionally, our proximity to the flight patterns for the Memphis and Shelby County Airport have an impact for future residential development in this area. These changes and impacts are not conducive to further residential development and are not compatible with A Uses.

Our proposed Land Use Amendment and rezoning are consistent with adjacent zoning and land uses in the area and therefore our proposal will not have an adverse effect on the community. The proposed retail and office zonings comply with the city's plans and vision for the Getwell and Tchulahoma corridors. This rezoning will provide the opportunity to develop new retail, office and distribution facilities to further the economic growth of the City.

As always, we look forward to working with the City of Southaven and appreciate your consideration of our request. If there is anything you may need to assist in your review of our proposal please do not hesitate to contact me.

Sincerely

FISHER ARNOLD, INC.


David Baker

Department Head, Planning and Landscape Architecture

9180 Crestwyn Hills Drive
Memphis, TN 38125

901.748.1811

Fax: 901.748.5115

Toll Free: 1.888.583.9724

www.fisherarnold.com

CITY OF SOUTHAVEN

APPLICATION FOR AMENDING THE COMPREHENSIVE PLAN LAND USE MAP

TO THE SOUTHAVEN PLANNING COMMISSION:

As owner, agent or attorney (indicate which), it is requested that the property located in Southaven, Mississippi, described as follows: (include location and size of property and address if available)

280.24 acres located south of Stateline Road between Getwell and Tchulahoma Roads be amended from the present designation of FAR to C-4, O and PBP

OWNER

Name: Bettye Funderburk

Address: 1805 Hawthorne, Hernando, MS 38632

Phone: 901-262-8113 (Laney Funderburk)

Date: November 2, 2015

APPLICANT

Name: Laney Funderburk

Address: 1805 Hawthorne, Hernando, MS 38632

Phone: 901-262-8113

Date: November 2, 2015

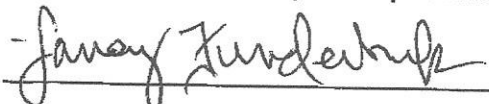
EACH APPLICATION SHALL BE ACCOMPANIED BY THE FOLLOWING:

1. Boundary survey of the property under consideration, drawn to scale and reduced to 8 1/2" x 11" in size, showing property dimensions and the right-of-way width of any adjacent streets.
2. A cover letter or report in support of the request
At a minimum, the report must address the following:
 - A public need for the proposed change
 - Evaluation of expected impacts, both positive and negative, in relation to the neighborhood and the community as a whole.
 - An evaluation of the proposed change in relation to plan policy.
3. Two (2) collated copies and one digital copy (jpeg, dwg, PDF, etc.) of the application, boundary survey and legal description, shall be filed with the Office of Planning and Development.
4. Application fees based on the proposed designation
 - **LOW AND MEDIUM RESIDENTIAL...** \$250.00 FOR 5 ACRES OF LESS PLUS \$50.00 FOR EACH ADDITIONAL ACRE OR PORTION THEREOF
 - **ALL OTHER DISTRICTS...** \$500.00 FOR 5 ACRES OR LESS PLUS \$50.00 FOR EACH ADDITIONAL ACRE OR PORTION THEREOF

**** Low and medium density will allow R-30, R-20, R-15, R-12 and R-10 and portions of Planned Unit Development designations**

***** This designation will allow R-9, R-8, R-6, RM-8, RM-6, Planned Unit Developments and all Commercial and Industrial designations.**

This application must be completed, signed and accompanied by all required information at the time of filing in order to be accepted for presentation to the Planning Commission.



Signature of applicant

Date received

AFFIDAVIT

WITNESS THE SIGNATURES of the owners of the subject property, on this, the _____ day of _____, A.D., _____.



Property Owner(s)



Property Owner(s)

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally came and appeared before me, the within named:

They signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owners of the property described in Paragraph One (1) of the foregoing Petition to Change Zoning.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this, the 28 day of October, A.D., 2015.


Notary Public

MY COMMISSION EXPIRES:

May 20, 2018



CITY OF SOUTHAVEN

APPLICATION FOR PLANNED UNIT DEVELOPMENT

TO THE SOUTHAVEN PLANNING COMMISSION:

As owner, agent or attorney (indicate which), it is requested that the property located in Southaven, Mississippi, described as follows: (include location and size of property and address if available)

280.24 acres located south of Stateline Road between Getwell and
and Tchulahoma Roads

_____ be rezoned from

the present zoning of FAR _____ to a Planned Unit Development zone.

OWNER

APPLICANT

Name: Bettye Funderburk

Name: Laney Funderburk

Address: 1805 Hawthorne, Hernando, MS 38632

Address: 1805 Hawthorne, Hernando, MS 38632

Phone: 901-262-8113 (Laney Funderburk

Phone: 901-262-8113

Date: November 2, 2015

Date: November 2, 2015

EACH APPLICATION SHALL BE ACCOMPANIED BY THE FOLLOWING:

A. An outline plan drawn to a scale of not less than one inch equals one hundred feet (1"=100") or a larger scale suitable to the size of development if approved by the Office of Planning and Development. The plat shall be drawn on a sheet twenty by twenty-four inches (20"x24").

The Outline plan shall include, at a minimum, the following information:

1. Boundary description, including area, bearings and dimensions of all property lines.
2. The locations of existing roads with both the existing and proposed rights-of-way from centerline, and the proposed points of ingress to and egress from the site.
3. Existing topography, with a contour interval not greater than five (5) feet unless specifically waived by the planning director.
4. The location of all major existing tree growth. Major tree growth shall be defined as trees greater than 6 inches in diameter at breast height (4 feet above the ground).
5. Grading and drainage information, including preliminary proposals for on-site detention of storm water, if necessary, in accordance with city storm water drainage policy.
6. Vicinity map, North arrow and scale (graphically and numerically)
7. Tie in dimension from property corner nearest to existing street(s) and to section corner.
8. Locations and types of existing easements, including instrument numbers, and proposed utilities and easements.
9. The title block, including the unduplicated name of planned unit development, outline plan, Engineer's and Developer's names, total acreage, date of draft/revision.
10. Individual parcel numbers/letters, the amount of acreage on each (and designated use, if applicable)
11. Required landscape plates (shown on the plan graphically and in cross section)
12. A metes and bounds legal description of the entire property to be rezoned.

B. Text presenting the following information:

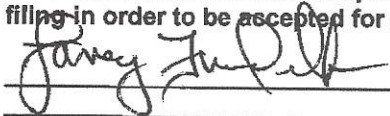
1. Proposed land uses and population densities.
2. Proposed primary circulation pattern.
3. Proposed parks and playgrounds.
4. Delineation of the units or phases to be constructed, together with a proposed timetable.
5. Proposed means of dedication of common open space areas and organizational arrangements for the ownership, maintenance and preservation of common open space.
6. Relation to the comprehensive plan and to land uses in the surrounding area.
7. Estimates of traffic volumes generated by the completed project.

C. A cover letter in support of the request. It is the policy of the City of Southaven that all rezoning conform to the policies and Land Use Map of the Comprehensive Plan. The state of Mississippi

recognizes three primary reasons for changes in zoning after a Comprehensive Plan has been adopted:

1. A demonstrated public need (the Comprehensive Plan is based upon public need)
 2. That the zoning as established therein was in error when enacted. If this is your position, list your reasons.
 3. That there have been changes in the area of significant nature as to warrant a change in the existing zoning. The burden of proof is upon the applicant. Itemize. Use photographs, charts or other data to support your argument.
- D. A legal opinion or an affidavit attesting to the signatures of all owners of record must accompany this petition for rezoning. The affidavit must be sworn to before a notary public or other appropriate official.
- E. Two (2) collated copies and **one digital copy (PDF, dwg, jpeg, etc.)** of each of the application, boundary survey, legal description, vicinity map, cover letter, outline plan (**all other plans associated with the development**), and text shall be filed with the Office of Planning and Development by the first working day of the month for consideration by the Planning Commission at the next regularly scheduled meeting. The Planning Commission shall make a recommendation to the Board of Aldermen who shall make the final decision.
- F. Application fee: \$500.00, 5 acres or less plus \$50.00 each additional acre; \$4000.00 maximum

This application must be completed, signed and accompanied by all required information at the time of filing in order to be accepted for presentation to the Planning Commission.



Signature of applicant

Date received

Receipt number _____

AFFIDAVIT

WITNESS THE SIGNATURES of the owners of the subject property, on this, the _____ day of _____, A.D., _____.

Property Owner(s)

Betty B. Janderbeek
Property Owner(s)

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally came and appeared before me, the within named:

They signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owners of the property described in Paragraph One (1) of the foregoing Petition to Change Zoning.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this, the 28 day of October, A.D., 2015

Dinia Staley
Notary Public

MY COMMISSION EXPIRES:

May 20, 2018



6/14/13 10:09:02
OK W BK 709 PG 297
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

GRANTOR:
BETTYE B. WHITTEN FUNDERBURK,
ETAL
2042 McIngvale Road
Hernando, Mississippi 38632
Home/Work: 662-429-4436

PREPARED BY & RETURN TO:
Bridgforth & Buntin, PLLC
P.O. Box 241
Southaven, MS 38672
662-393-4450 2013043615

TO

RIGHT-OF-WAY DEED

GRANTEE:
CITY OF SOUTHAVEN
A MUNICIPAL CORPORATION
8710 Northwest Drive
Southaven, Mississippi 38671
Business: 662-280-2489

FOR AND IN CONSIDERATION OF ONE DOLLAR (\$1.00) and other good and valuable consideration, WE, BETTYE B. WHITTEN FUNDERBURK, ANDREA CAROL WHITTEN WILLIFORD, KRISTOPHER ANDREW WHITTEN, KELLY WHITTEN EPPS AND KARA WHITTEN MCKNIGHT, do hereby CONVEY AND WARRANT unto the CITY OF SOUTHAVEN, a Municipal Corporation, a right-of-way tract across premises, belonging to said Grantor. Said tract to be used for the purpose of making road improvements and installing traffic signals at the intersection of Stateline Road and Tchulahoma Road, and being more particularly described as follows:

Indexing Instructions: North Half of Section 21, Township 1 South, Range 7 West

A part of tax parcel 1075-2100.0-00001.00, being located in the North Half of Section 21, Township 1 South, Range 7 West, in DeSoto County, Mississippi, as described in Will Book 36, Page 245, in the Chancery Court Clerk's Office, and being more particularly described as follows:

ROW description of Stateline Road and Tchulahoma Road

A Tract of land lying in Section 21, Township 1 South, Range 7 West in the City of Southaven, Desoto County, Mississippi being part of the Betty Funderburk Property described in Deed Book 47, Page 357, and more particularly described as follows: Commence at the Northwest corner of Section 21 also being Northwest corner of the Betty Funderburk property and the point of beginning; thence run East along said Section line approximately 5280 feet to the Northeast corner of said Section also being the Northeast corner of said Bettye Funderburk property and the centerline intersection of Stateline Road and Getwell Road; thence run South 53 feet from the center line of Stateline Road; thence run West along a line parallel with and 53 feet South of the center line of said Stateline Road 5165 feet to a point; thence S 50°11'14" W for 80.7 feet to a point that is 53 feet East of the Centerline of Tchulahoma Road and the West Section line; thence South along a line parallel with and 53 feet east of the center line of Tchulahoma Road 2547.75 feet to a point located on the South line of said Bettye Funderburk property; thence west for 53 feet along said South line of Bettye Funderburk property to a point on the centerline of Tchulahoma Road; thence north along the centerline of Tchulahoma Road 2652.43 feet to the POINT OF BEGINNING Containing 9.15 Acres, more or less.

Less and Except, Any property associated with the Impact Mission Inc property described in Deed Book 652, Page 302, and any dedicated Right of Way along Stateline Road and/or Getwell Road described in Deed Book 654, Page 630

We fully understand that we have the right to request that a fair market value appraisal of the property be made and we hereby exercise that right. We further understand that we have the right to receive just compensation for the real property herein described based on an appraisal of said property. We hereby waive our right to just compensation and donate the real property herein described to the City of Southaven.

Grantee's Address:
 City of Southaven
 8710 Northwest Drive
 Southaven, MS. 38671
 Wk. Tel: (662) 280-2489
 Hm. Tel: n/a

Prepared by, Return to:
 City Engineer's Office
 8710 Northwest Drive
 Southaven, MS. 38671
 Wk Tel (662) 280-2489
 Hm Tel n/a

Grantor's Address:
 Bettye B. Whitten Funderburk
 2042 McIngvale Road, Suite A
 Hernando, MS 38632
 Wk. Tel.662-429-4436
 Hm. Tel.662-429-4436

This agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns. The Grantors do covenant that they are the owners of the above mentioned land and that said land is free and clear of all encumbrances and liens except the following: taxes for the current year and subsequent years, not yet due and payable.

Executed and delivered this 26 day of April, 2013

Bettye B. Whitten Funderburk
 Signature

Bettye B. Whitten Funderburk
 Printed Name

STATE OF Mississippi
 COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **BETTYE B. WHITTEN FUNDERBURK**, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 26 day of April, 2013.



Luanne F. Johnson
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Executed and delivered this 26 day of April, 2013

✓ Andrea Carol Whitten Williford
 Signature

✓ Andrea Carol Whitten Williford
 Printed Name

STATE OF Mississippi
 COUNTY OF DeSoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **ANDREA CAROL WHITTEN WILLIFORD**, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 26 day of April, 2013.



Luanne F. Johnson
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Executed and delivered this 26 day of April, 2013

[Signature]
Signature

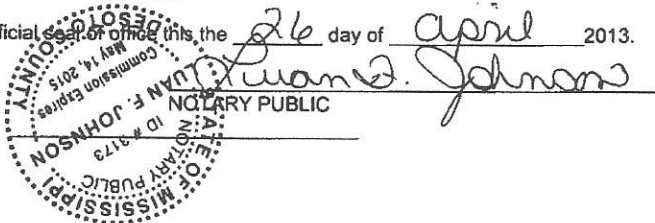
Kristopher A. Whitten
Printed Name

STATE OF Mississippi
COUNTY OF Desoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **KRISTOPHER ANDREW WHITTEN**, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 26 day of April, 2013.

MY COMMISSION EXPIRES:



Executed and delivered this 26 day of April, 2013

Kelley Whitten Epps
Signature

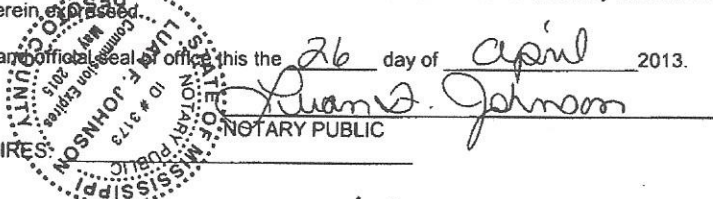
Kelley Whitten Epps
Printed Name

STATE OF Mississippi
COUNTY OF Desoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **KELLY WHITTEN EPPS**, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 26 day of April, 2013.

MY COMMISSION EXPIRES:



Executed and delivered this 26 day of April, 2013

Kara Mcknight
Signature

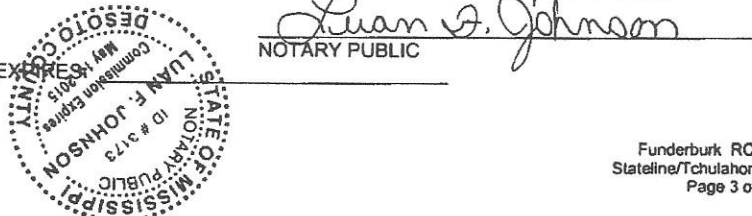
KARA Whitten MCKNIGHT
Printed Name

STATE OF Mississippi
COUNTY OF Desoto

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **KARA WHITTEN MCKNIGHT**, who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 26 day of April, 2013.

MY COMMISSION EXPIRES:



OUTLINE PLAN CONDITIONS
STATELINE BUSINESS PARK PLANNED DEVELOPMENT
November, 2015

Overview

Stateline Business Park Planned Development is a 280 acre mixed use development that contains retail, office, and Planned Business Park uses. Stateline Business Park complies with the designation set forth in the General Development Plan for the city of Southaven and falls within the allowable density recommendations of this area. The concept for Stateline Business Park is illustrated on the preliminary plan and reflects lot configuration, building locations, and vehicular/pedestrian circulation. A specific and detailed plan of development will be submitted for review and approval by the development staff and the Planning Commission identifying unit sizes, architectural style, exterior building materials, landscape planting plans and other site development features with the application of the Final Plats and Final Site Plans for each phase of development.

I. Area 1

A. General Concept

Area 1 consists of approximately 67.78 acres and is intended to develop as a planned commercial site providing goods and services to the neighborhood and the greater Southaven community. Area 1 is also intended to create the identity and western gateway for Stateline Business Park.

B. Uses Permitted:

Uses as permitted by right and as governed by the General Commercial (C-4) District with the exception of:

- 1) Aluminum can collection center with no processing or outside storage
- 2) Bus terminal
- 3) Carnival
- 4) Crop, soil preparation, agriculture services
- 5) Laboratories, research, experimental or testing
- 6) Motor Vehicle service with outside storage
- 7) Outside sales and storage
- 7) Plumbing shop
- 8) Radio and television towers, or antennas, or earth stations
- 9) Parking, automobile parking lot or garages

C. Site Development Regulations (setbacks, height and other bulk regulations)

- 1) Building Setbacks:
 - a) Front yard setback from any street R.O.W. shall be fifty (50) feet.

- b) Rear yard setback shall be twenty (15) feet when adjacent to retail, office of planned business park uses.
Rear yard setback shall be fifty (50) feet when adjacent to residential uses.
 - c) Side yard setbacks shall be zero (0) feet when adjacent to retail.
Side yard setbacks shall be fifty (50) feet when adjacent to residential uses.
- 2) Maximum building height shall be forty (40) feet

D. Access, Parking and Circulation:

The City Engineer shall approve the final design and final location of curb cuts.

- 1) Seven (7) curb cuts shall be permitted along Stateline Road to be shared along common property lines.
- 2) Five (5) curb cuts shall be permitted along Tchulahoma Road and are to be Shared along common property lines.
- 3) Off-street parking shall be at the ratio of one parking space per three hundred (300) square feet of gross floor area and loading shall be in accordance with Chapter 7 of the City of Southaven Zoning Ordinance.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all external and internal right of ways, as illustrated on the Conceptual Site Plan. Interior landscaping shall be in accordance with the City of Southaven Zoning Ordinance.
- 2) A fifteen (15) foot Landscape Buffer Plate B shall be installed between Retail Uses and Office Uses.
- 3) A one hundred fifty (150) Landscape Buffer shall be installed between the planned business park uses and adjoining residential to the south.
- 4) All landscape areas will be provided with an underground irrigation system

F. Signage:

- 1) Shall be in accordance with Chapter 6 of the City of Southaven Zoning Ordinance.

II. Area 2

A. General Concept

Area 2 consists of approximately 35.96 acres and its primary uses are intended to be Office (O) Uses. In order to provide flexibility in design and based on marked demands Residential 8 (R-8) uses are also allowed.

B. Uses Permitted:

Office (O) uses as set forth by Chapter 12, Section 13-12(e) of the City of Southaven Zoning Ordinance.

Single family (R-8) detached residential uses, customary accessory uses and public service facilities as permitted by right.

C. Site Development Regulations (setbacks, height and other bulk regulations)

1) Building Setbacks for Office Uses:

- a) Front yard setback from all R.O.W. shall be fifty (50) feet.
- b) Rear yard setback shall be twenty (20) feet.
- d) Side yard setbacks shall be five (5) feet.

2) Maximum building height shall be thirty-five (35) feet.

D. Access, Parking and Circulation:

The City Engineer shall approve the final design and final location of curb cuts.

- 1) Three (3) curb cuts shall be permitted along Tchulahoma Road.
- 2) All internal public streets shall be constructed to meet the City of Southaven pavement design standards and regulations and shall be a minimum width of sixty (60) feet.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all street right-of-ways. Interior landscaping shall be in accordance with the City of Southaven Zoning Ordinance.

- 2) A fifteen (15) foot Landscape Buffer Plate B shall be installed between Office Uses and Residential Uses
- 3) All landscaped areas will be provided with an underground irrigation system.
- 4) All common open space shall be maintained by a Property owner's Association.

F. Signage:

- 1) Shall be in accordance with Chapter 6 of the City of Southaven Zoning

III. Area 3

A. General Concept

Area 3 consists of approximately 134.14 acres is intended to provide for the increased need in warehousing and distribution facilities in the City. Area 3 will be developed with the Planned Business Park concept and contain buildings with architectural detail and quality.

B. Uses Permitted:

1. Any use permitted by right as set forth in Chapter 12, Section 13-12(j) of the City of Southaven Zoning Ordinance.
2. Conditional Uses as set forth in Chapter 12, Section 13-12(j) of the City of Southaven Zoning Ordinance.

C. Site Development Regulations (setbacks, height and other bulk regulations)

- 1) Building Setbacks:
 - a) Front yard setback from external rights-of-way shall be fifty (50) feet.
 - b) Front yard setback from any internal right-of-way shall be twenty five (25) feet.
 - c) Rear yard setback shall be thirty (40) feet from the exterior boundary except for along the south line and there shall be a two hundred twenty five (225) foot setback.
 - d) Side yard setbacks shall be forty (40) feet.
- 3) Maximum building height shall be forty-five (45) feet except that the largest building located at the northern side of Area 3 as indicated on the Concept Plan shall be a maximum of fifty (50) feet.

D. Access, Parking and Circulation:

- 1) The City Engineer shall approve the design and location of curb cuts.
- 2) Parking shall be in accordance with the City of Southaven Zoning Ordinance.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all right-of-way. Interior landscaping shall be in accordance with the City of Zoning Ordinance.
- 2) A fifteen (15) foot Landscape Buffer shall be installed along all property lines that are adjacent to retail or office uses.
- 3) A one-hundred (100) foot Landscape Buffer shall be installed along the southern boundary as illustrated on the Concept Plan.

F. Signage:

- 1) Shall be in accordance with Chapter 6 of the City of Southaven Zoning Ordinance.

IV. Area 4

A. General Concept

Area 4 consists of approximately 24.24 acres and is intended to be Office (O) Uses.

B. Uses Permitted:

Office (O) uses as set forth by Chapter 12, Section 13-12(e) of the City of Southaven Zoning Ordinance.

C. Site Development Regulations (setbacks, height and other bulk regulations)

- 1) Building Setbacks for Office Uses:
 - a) Front yard setback from all R.O.W. shall be fifty (50) feet.
 - b) Rear yard setback shall be twenty (20) feet.
 - d) Side yard setbacks shall be five (5) feet.
- 2) Maximum building height shall be thirty-five (35) feet.

D. Access, Parking and Circulation:

The City Engineer shall approve the final design and final location of curb cuts.

- 1) Two (2) curb cuts shall be permitted along Getwell Road.
- 4) All internal public streets shall be constructed to meet the City of Southaven pavement design standards and regulations and shall be a minimum width of sixty (60) feet.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all street right-of-ways. Interior landscaping shall be in accordance with the City of Southaven Zoning Ordinance.
- 2) All landscaped areas will be provided with an underground irrigation system.
- 3) All common open space shall be maintained by a Property owner's Association.

F. Signage:

- 1) Shall be in accordance with Chapter 6 of the City of Southaven Zoning

V. Area 5

A. General Concept

Area 5 consists of approximately 18.12 acres and is intended to develop as a planned commercial site providing goods and services to the neighborhood and the greater Southaven community. Area 5 is also intended to create the identity and eastern gateway for Stateline Business Park.

C. Uses Permitted:

Uses as permitted by right and as governed by the General Commercial (C-4) District with the exception of:

- 1) Aluminum can collection center with no processing or outside storage
- 2) Bus terminal
- 3) Carnival
- 4) Crop, soil preparation, agriculture services

- 5) Laboratories, research, experimental or testing
- 6) Motor Vehicle service with outside storage
- 7) Outside sales and storage
- 7) Plumbing shop
- 8) Radio and television towers, or antennas, or earth stations
- 9) Parking, automobile parking lot or garages

C. Site Development Regulations (setbacks, height and other bulk regulations)

- 1) Building Setbacks:
 - a) Front yard setback from any street R.O.W. shall be fifty (50) feet.
 - b) Rear yard setback shall be twenty (15) feet when adjacent to retail, office of planned business park uses.
Rear yard setback shall be fifty (50) feet when adjacent to residential uses.
 - c) Side yard setbacks shall be zero (0) feet when adjacent to retail.
Side yard setbacks shall be fifty (50) feet when adjacent to residential uses.
- 2) Maximum building height shall be forty (40) feet

D. Access, Parking and Circulation:

The City Engineer shall approve the final design and final location of curb cuts.

- 3) Three (3) curb cuts shall be permitted along Stateline Road to be shared along common property lines.
- 4) Three (3) curb cuts shall be permitted along Getwell Road and are to be shared along common property lines.
- 3) Off-street parking shall be at the ratio of one parking space per three hundred (300) square feet of gross floor area and loading shall be in accordance with Chapter 7 of the City of Southaven Zoning Ordinance.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all external and internal right of ways, as illustrated on the Conceptual Site Plan. Interior landscaping shall be in accordance with the City of Southaven Zoning Ordinance.
- 2) A fifteen (15) foot Landscape Buffer Plate B shall be installed between Retail Uses and Office Uses.

- 3) A one hundred fifty (150) Landscape Buffer shall be installed between the planned business park uses and adjoining residential to the south.
- 4) All landscape areas will be provided with an underground irrigation system

F. Signage:

- 5) Shall be in accordance with Chapter 6 of the City of Southaven Zoning Ordinance.

VI. Miscellaneous

- 1) Getwell Road shall be dedicated fifty-three (53) feet from center line and improved in accordance with the City of Southaven Subdivision Regulations.
- 2) Tchulahoma Road shall be dedicated Fifty-three (53) feet from centerline and improved in accordance with the City of Southaven Subdivision Regulations.
- 3) Stateline Road shall be dedicated and improved for the full 106' cross section (both sides of the road) in accordance with the City of Southaven Subdivision Regulations.
- 4) Storm water detention areas shall be permitted in bufferyards as long as the required number of trees is provided and the storm water detention areas are landscaped.
- 3) All required landscaping shall not conflict with any existing or proposed easements.
- 4) All construction and improvements shall be in compliance with erosion and sediment control guidelines and ordinances of the City of Southaven and the State of Mississippi.
- 5) All refuse containers; recycle containers and refuse packers shall be screened from external boundary rights-of-way in accordance with the Southaven Design Review Ordinance.
- 5) Loading docks shall be located and screened from view of external boundary public rights-of-way.
- 6) Tree mitigation shall be based on a percentage of tree canopy area as measured by current aerial photography and a determination by the City Planner and the developer based on an onsite visit. This ratio will measure

the tree canopy from aerial photography and deduct a certain percentage (not to exceed 15%) for damaged, diseased or dead trees based on a site visit. No tree survey will be required.

VII. Drainage

- A. The storm water drainage system shall be designed and constructed to the standards of the City of Southaven Regulations.
- B. All Site Plans shall include a Preliminary Grading and Drainage Plan for review by the City Engineer.

VIII. Sanitary Sewer

The sanitary sewer system shall be designed and constructed in accordance with the Mississippi Department of Health and Environment and the City of Southaven standards and specifications.

IX. Utilities

- A. All utility service meters, junction boxes, transformers and other utility appurtenances shall be placed in service areas or otherwise screened from public view.
- B. All utilities (other than mainline feed supplied by the local utility provider) shall be underground.

X. Final Plan Review

- A. The final site plan/final plat shall contain the following information:
 - 1) The location, dimensions, floor area and height of typical buildings, structures, signs and parking areas.
 - 2) Specific landscape plans for internal and perimeter landscaping and screening, including plant species and sizes.
 - 3) The location and use of all common open space.
 - 4) The proposed exterior appearance of buildings and signs including elevation drawings and material selections.
 - 5) Proposed means of access and circulation of automobile and pedestrian traffic.
- B. The final plan shall be reviewed based upon the following criteria:

- 1) Conformance with the Concept Plan Conditions and Subdivision Regulations.
- 2) Conformance with the standards and criteria for planned developments contained in the Zoning Ordinance.
- 3) Conformance with the design principles for the Southaven Design Review Ordinance.

REPRESENTATIVE IMAGES OF DEVELOPMENT TYPES

(ALL IMAGES COURTESY OF GOOGLE EARTH®)

EXAMPLE OF COMMERCIAL DEVELOPMENT
(AREAS 1 AND 5)



EXAMPLE OF OFFICE DEVELOPMENT
(AREAS 2 AND 4)



EXAMPLE OF PLANNED BUSINESS PARK
(AREA 3)





STATE AERIAL PHOTOGRAPHY



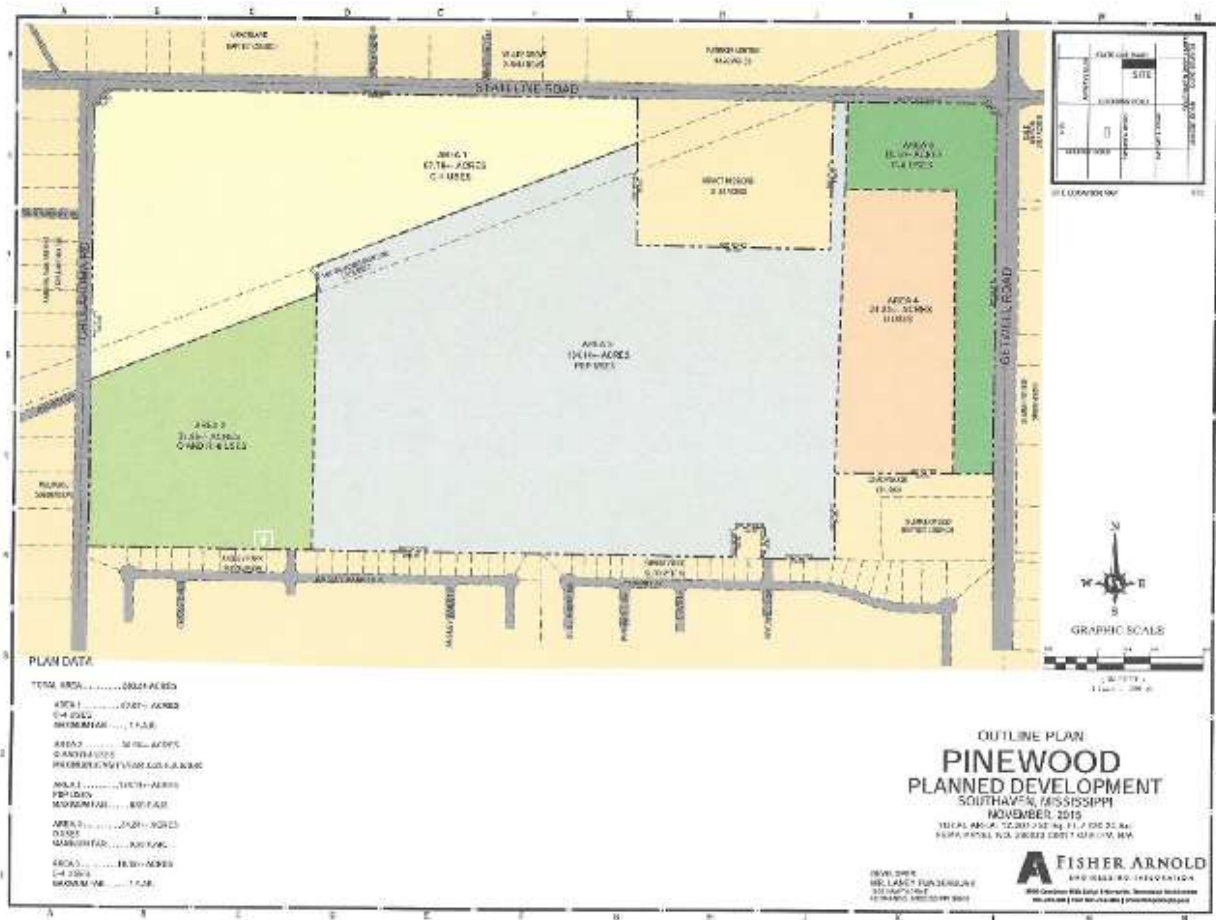
ZONING EXHIBIT
PINEWOOD
 PLANNED DEVELOPMENT
 SOUTHAVEN, MISSISSIPPI

NOVEMBER 2018
 TOTAL AREA: 1,127,127 Sq. Ft. / 25.821 Ac.
 TOTAL PAVEMENT: 23,243 SQ. FT. / 0.532 AC.

DEVELOPER:
MR. LANCE PURVIS
 1100 S. HARRIS
 SOUTHAVEN, MISSISSIPPI 38676

FISHER ARNOLD
 800 W. HENDERSON / GREENSBORO
 800 Greenboro Rd. Greensboro, North Carolina 27402
 (336) 281-1111 Fax (336) 281-1112 www.fishernorth.com





OUTLINE PLAN CONDITIONS
STATELINE BUSINESS PARK PLANNED DEVELOPMENT
November, 2015

Overview

Stateline Business Park Planned Development is a 280 acre mixed use development that contains retail, office, and Planned Business Park uses. Stateline Business Park complies with the designation set forth in the General Development Plan for the city of Southaven and falls within the allowable density recommendations of this area. The concept for Stateline Business Park is illustrated on the preliminary plan and reflects lot configuration, building locations, and vehicular/pedestrian circulation. A specific and detailed plan of development will be submitted for review and approval by the development staff and the Planning Commission identifying unit sizes, architectural style, exterior building materials, landscape planting plans and other site development features with the application of the Final Plats and Final Site Plans for each phase of development.

I. Area 1

A. General Concept

Area 1 consists of approximately 67.78 acres and is intended to develop as a planned commercial site providing goods and services to the neighborhood and the greater Southaven community. Area 1 is also intended to create the identity and western gateway for Stateline Business Park.

B. Uses Permitted:

Uses as permitted by right and as governed by the General Commercial (C-4) District with the exception of:

- 1) Aluminum can collection center with no processing or outside storage
- 2) Bus terminal
- 3) Carnival
- 4) Crop, soil preparation, agriculture services
- 5) Laboratories, research, experimental or testing
- 6) Motor Vehicle service with outside storage
- 7) Outside sales and storage
- 7) Plumbing shop
- 8) Radio and television towers, or antennas, or earth stations
- 9) Parking, automobile parking lot or garages

C. Site Development Regulations (setbacks, height and other bulk regulations)

- 1) Building Setbacks:
 - a) Front yard setback from any street R.O.W. shall be fifty (50) feet.

- b) Rear yard setback shall be twenty (15) feet when adjacent to retail, office of planned business park uses.
Rear yard setback shall be fifty (50) feet when adjacent to residential uses.
 - c) Side yard setbacks shall be zero (0) feet when adjacent to retail.
Side yard setbacks shall be fifty (50) feet when adjacent to residential uses.
- 2) Maximum building height shall be forty (40) feet

D. Access, Parking and Circulation:

The City Engineer shall approve the final design and final location of curb cuts.

- 1) Seven (7) curb cuts shall be permitted along Stateline Road to be shared along common property lines.
- 2) Five (5) curb cuts shall be permitted along Tchulahoma Road and are to be Shared along common property lines.
- 3) Off-street parking shall be at the ratio of one parking space per three hundred (300) square feet of gross floor area and loading shall be in accordance with Chapter 7 of the City of Southaven Zoning Ordinance.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all external and internal right of ways, as illustrated on the Conceptual Site Plan. Interior landscaping shall be in accordance with the City of Southaven Zoning Ordinance.
- 2) A fifteen (15) foot Landscape Buffer Plate B shall be installed between Retail Uses and Office Uses.
- 3) A one hundred fifty (150) Landscape Buffer shall be installed between the planned business park uses and adjoining residential to the south.
- 4) All landscape areas will be provided with an underground irrigation system

F. Signage:

- 1) Shall be in accordance with Chapter 6 of the City of Southaven Zoning Ordinance.

II. Area 2

A. General Concept

Area 2 consists of approximately 35.96 acres and it's primary uses are intended to be Office (O) Uses. In order to provide flexibility in design and based on marked demands Residential 8 (R-8) uses are also allowed.

B. Uses Permitted:

Office (O) uses as set forth by Chapter 12, Section 13-12(e) of the City of Southaven Zoning Ordinance.

Single family (R-8) detached residential uses, customary accessory uses and public service facilities as permitted by right.

C. Site Development Regulations (setbacks, height and other bulk regulations)

1) Building Setbacks for Office Uses:

- a) Front yard setback from all R.O.W. shall be fifty (50) feet.
- b) Rear yard setback shall be twenty (20) feet.
- d) Side yard setbacks shall be five (5) feet.

2) Maximum building height shall be thirty-five (35) feet.

D. Access, Parking and Circulation:

The City Engineer shall approve the final design and final location of curb cuts.

- 1) Three (3) curb cuts shall be permitted along Tchulahoma Road.
- 2) All internal public streets shall be constructed to meet the City of Southaven pavement design standards and regulations and shall be a minimum width of sixty (60) feet.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all street right-of-ways. Interior landscaping shall be in accordance with the City of Southaven Zoning Ordinance.

- 2) A fifteen (15) foot Landscape Buffer Plate B shall be installed between Office Uses and Residential Uses
- 3) All landscaped areas will be provided with an underground irrigation system.
- 4) All common open space shall be maintained by a Property owner's Association.

F. Signage:

- 1) Shall be in accordance with Chapter 6 of the City of Southaven Zoning

III. Area 3

A. General Concept

Area 3 consists of approximately 134.14 acres is intended to provide for the increased need in warehousing and distribution facilities in the City. Area 3 will be developed with the Planned Business Park concept and contain buildings with architectural detail and quality.

B. Uses Permitted:

1. Any use permitted by right as set forth in Chapter 12, Section 13-12(j) of the City of Southaven Zoning Ordinance.
2. Conditional Uses as set forth in Chapter 12, Section 13-12(j) of the City of Southaven Zoning Ordinance.

C. Site Development Regulations (setbacks, height and other bulk regulations)

- 1) Building Setbacks:
 - a) Front yard setback from external rights-of-way shall be fifty (50) feet.
 - b) Front yard setback from any internal right-of-way shall be twenty five (25) feet.
 - c) Rear yard setback shall be thirty (40) feet from the exterior boundary except for along the south line and there shall be a two hundred twenty five (225) foot setback.
 - d) Side yard setbacks shall be forty (40) feet.
- 3) Maximum building height shall be forty-five (45) feet except that the largest building located at the northern side of Area 3 as indicated on the Concept Plan shall be a maximum of fifty (50) feet.

D. Access, Parking and Circulation:

- 1) The City Engineer shall approve the design and location of curb cuts.
- 2) Parking shall be in accordance with the City of Southaven Zoning Ordinance.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all right-of-way. Interior landscaping shall be in accordance with the City of Zoning Ordinance.
- 2) A fifteen (15) foot Landscape Buffer shall be installed along all property lines that are adjacent to retail or office uses.
- 3) A one-hundred (100) foot Landscape Buffer shall be installed along the southern boundary as illustrated on the Concept Plan.

F. Signage:

- 1) Shall be in accordance with Chapter 6 of the City of Southaven Zoning Ordinance.

IV. Area 4

A. General Concept

Area 4 consists of approximately 24.24 acres and is intended to be Office (O) Uses.

B. Uses Permitted:

Office (O) uses as set forth by Chapter 12, Section 13-12(e) of the City of Southaven Zoning Ordinance.

C. Site Development Regulations (setbacks, height and other bulk regulations)

- 1) Building Setbacks for Office Uses:
 - a) Front yard setback from all R.O.W. shall be fifty (50) feet.
 - b) Rear yard setback shall be twenty (20) feet.
 - d) Side yard setbacks shall be five (5) feet.
- 2) Maximum building height shall be thirty-five (35) feet.

D. Access, Parking and Circulation:

The City Engineer shall approve the final design and final location of curb cuts.

- 1) Two (2) curb cuts shall be permitted along Getwell Road.
- 4) All internal public streets shall be constructed to meet the City of Southaven pavement design standards and regulations and shall be a minimum width of sixty (60) feet.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all street right-of-ways. Interior landscaping shall be in accordance with the City of Southaven Zoning Ordinance.
- 2) All landscaped areas will be provided with an underground irrigation system.
- 3) All common open space shall be maintained by a Property owner's Association.

F. Signage:

- 1) Shall be in accordance with Chapter 6 of the City of Southaven Zoning

V. Area 5

A. General Concept

Area 5 consists of approximately 18.12 acres and is intended to develop as a planned commercial site providing goods and services to the neighborhood and the greater Southaven community. Area 5 is also intended to create the identity and eastern gateway for Stateline Business Park.

C. Uses Permitted:

Uses as permitted by right and as governed by the General Commercial (C-4) District with the exception of:

- 1) Aluminum can collection center with no processing or outside storage
- 2) Bus terminal
- 3) Carnival
- 4) Crop, soil preparation, agriculture services

- 5) Laboratories, research, experimental or testing
- 6) Motor Vehicle service with outside storage
- 7) Outside sales and storage
- 7) Plumbing shop
- 8) Radio and television towers, or antennas, or earth stations
- 9) Parking, automobile parking lot or garages

C. Site Development Regulations (setbacks, height and other bulk regulations)

- 1) Building Setbacks:
 - a) Front yard setback from any street R.O.W. shall be fifty (50) feet.
 - b) Rear yard setback shall be twenty (15) feet when adjacent to retail, office of planned business park uses.
Rear yard setback shall be fifty (50) feet when adjacent to residential uses.
 - c) Side yard setbacks shall be zero (0) feet when adjacent to retail.
Side yard setbacks shall be fifty (50) feet when adjacent to residential uses.
- 2) Maximum building height shall be forty (40) feet

D. Access, Parking and Circulation:

The City Engineer shall approve the final design and final location of curb cuts.

- 3) Three (3) curb cuts shall be permitted along Stateline Road to be shared along common property lines.
- 4) Three (3) curb cuts shall be permitted along Getwell Road and are to be shared along common property lines.
- 3) Off-street parking shall be at the ratio of one parking space per three hundred (300) square feet of gross floor area and loading shall be in accordance with Chapter 7 of the City of Southaven Zoning Ordinance.

E. Landscaping, Bufferyards, and Screening

- 1) A fifteen (15) foot Landscape Buffer Plate A shall be installed along all external and internal right of ways, as illustrated on the Conceptual Site Plan. Interior landscaping shall be in accordance with the City of Southaven Zoning Ordinance.
- 2) A fifteen (15) foot Landscape Buffer Plate B shall be installed between Retail Uses and Office Uses.

- 3) A one hundred fifty (150) Landscape Buffer shall be installed between the planned business park uses and adjoining residential to the south.
- 4) All landscape areas will be provided with an underground irrigation system

F. Signage:

- 5) Shall be in accordance with Chapter 6 of the City of Southaven Zoning Ordinance.

VI. Miscellaneous

- 1) Getwell Road shall be dedicated fifty-three (53) feet from center line and improved in accordance with the City of Southaven Subdivision Regulations.
- 2) Tchulahoma Road shall be dedicated Fifty-three (53) feet from centerline and improved in accordance with the City of Southaven Subdivision Regulations.
- 3) Stateline Road shall be dedicated and improved for the full 106' cross section (both sides of the road) in accordance with the City of Southaven Subdivision Regulations.
- 4) Storm water detention areas shall be permitted in bufferyards as long as the required number of trees is provided and the storm water detention areas are landscaped.
- 3) All required landscaping shall not conflict with any existing or proposed easements.
- 4) All construction and improvements shall be in compliance with erosion and sediment control guidelines and ordinances of the City of Southaven and the State of Mississippi.
- 5) All refuse containers; recycle containers and refuse packers shall be screened from external boundary rights-of-way in accordance with the Southaven Design Review Ordinance.
- 5) Loading docks shall be located and screened from view of external boundary public rights-of-way.
- 6) Tree mitigation shall be based on a percentage of tree canopy area as measured by current aerial photography and a determination by the City Planner and the developer based on an onsite visit. This ratio will measure

the tree canopy from aerial photography and deduct a certain percentage (not to exceed 15%) for damaged, diseased or dead trees based on a site visit. No tree survey will be required.

VII. Drainage

- A. The storm water drainage system shall be designed and constructed to the standards of the City of Southaven Regulations.
- B. All Site Plans shall include a Preliminary Grading and Drainage Plan for review by the City Engineer.

VIII. Sanitary Sewer

The sanitary sewer system shall be designed and constructed in accordance with the Mississippi Department of Health and Environment and the City of Southaven standards and specifications.

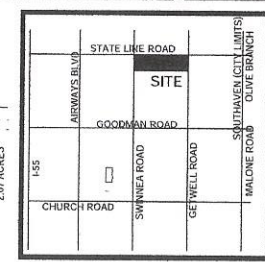
IX. Utilities

- A. All utility service meters, junction boxes, transformers and other utility appurtenances shall be placed in service areas or otherwise screened from public view.
- B. All utilities (other than mainline feed supplied by the local utility provider) shall be underground.

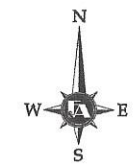
X. Final Plan Review

- A. The final site plan/final plat shall contain the following information:
 - 1) The location, dimensions, floor area and height of typical buildings, structures, signs and parking areas.
 - 2) Specific landscape plans for internal and perimeter landscaping and screening, including plant species and sizes.
 - 3) The location and use of all common open space.
 - 4) The proposed exterior appearance of buildings and signs including elevation drawings and material selections.
 - 5) Proposed means of access and circulation of automobile and pedestrian traffic.
- B. The final plan shall be reviewed based upon the following criteria:

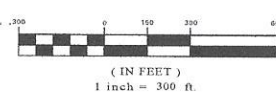
- 1) Conformance with the Concept Plan Conditions and Subdivision Regulations.
- 2) Conformance with the standards and criteria for planned developments contained in the Zoning Ordinance.
- 3) Conformance with the design principles for the Southaven Design Review Ordinance.



SITE LOCATION MAP NTS.



GRAPHIC SCALE

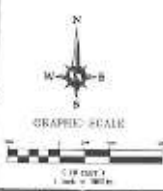


EXISTING CONDITIONS
PINEWOOD
 PLANNED DEVELOPMENT
 SOUTHAVEN, MISSISSIPPI
 NOVEMBER, 2015
 TOTAL AREA: 12,207,254 Sq. Ft. / 280.24 Ac.
 FEMA PANEL NO. 280033 C0077 G/ ELEV. N/A

DEVELOPER:
 MR. LANEY FUNDERBURK
 1805 HAWTHORNE
 HERNANDO, MISSISSIPPI 38632

FISHER ARNOLD
 ENGINEERING INTEGRATION
 9190 Crestview Hills Drive | Memphis, Tennessee 38125-0538
 901.748.1811 | Fax: 901.748.3115 | www.fisherarnold.com





ZONING EXHIBIT
PINEWOOD
 PLANNED DEVELOPMENT
 SOUTHAVEN, MISSISSIPPI
 NOVEMBER 2015
 TOTAL AREA: 100.00 AC. (100.00 AC. ±)
 100.00 AC. ±, 100.00 AC. ±, 100.00 AC. ±

DEVELOPER:
ART & CARLY PERKINS
 1000 S. 10TH ST.
 SOUTHAVEN, MISSISSIPPI 39208

FISHER ARNOLD
 ENGINEERING, ARCHITECTURE
 1000 S. 10TH ST., SUITE 100, SOUTHAVEN, MISSISSIPPI 39208
 PHONE: (662) 866-1111 FAX: (662) 866-1112

Office of Planning and Development Planned Unit Development Staff Report

Planning Commission:
April 25, 2016
Applicant:
Laney Funderburk 1805 Hawthorne Drive Hernando, MS 38632 901-262-8113
Representative:
Fisher and Arnold c/o David Baker 9180 Crestwyn Hills Drive Memphis, TN 38125 901-748-1811
Location:
South of Stateline Road between Tchulahoma Road and Getwell Road
Total Acreage:
280+ Acres
Existing Zoning:
Agricultural (approved PUD for mixed use development revoked due to no activity within five (5) years)
Staff Findings:
ORIGINAL SUBMITTAL: The applicant is requesting to rezone 280 acres on the south side of Stateline Road between Tchulahoma Road and Getwell Road from Agricultural to a mixed use planned unit development. The following criteria has been submitted for the different areas: Area 1 67.78 acres (SE corner of Tchulahoma Road and Stateline Road): Proposed with Planned Commercial (C-4) underlying zoning. Exclusions to the C-4 zoning include: - Aluminum can collection center with no processing or outside storage - Bus terminal - Carnival - Crop, soil preparation, agricultural services - Laboratories, research, experimental or testing - Motor vehicle service with outside storage - Outside sales and storage - Plumbing shop - Radio and television towers, or antennas, or earth stations - Parking, automobile parking lot or garages The applicant is proposing seven (7) shared curb cuts along Stateline Road and five (5) along Tchulahoma Road for access. The applicant has submitted landscape plates for

right of way areas with fifteen (15) of width and for internal property line areas with fifteen (15) feet but with different design criteria. All setbacks, height regulations and sign requirements have been proposed to conform to the C-4 district of the City of Southaven zoning ordinance.

Area 2 35.96 acres (SW section of the overall parcel):

Proposed for Office (O) use and/or single family residential R-8. The applicant is proposing three (3) shared curb cuts along Tchulahoma Road for the proposed office zoning. The applicant is showing a fifteen (15) foot buffer area along Tchulahoma Road and any internal streets with the office zoning.

Area 3 134.14 acres (south of Area 1, center of parcel to the south boundary):

Proposed for Planned Business Park (PBP). The applicant is proposing this area to be located south of the existing transmission line easement which places the first building approximately 1000+ feet off of Stateline Road. There are four (4) conceptual buildings shown in this area with three (3) on site detention areas. The access for this area is solely on Stateline Road. At the present time, Stateline Road is a two (2) lane road with no curb and gutter. This application is proposing to improve the north and south side of Stateline Road from the eastern entrance of this area to Tchulahoma Road. This improvement will include widening of the road from two (2) lanes to five (5) lanes and putting in curb and gutter. The homes to the south have been buffered with a 100' landscape area that includes a sight proof fence, a six (6) foot berm and a heavy planting detail.

Area 4 24.24 acres (SE section of the overall parcel):

Proposed with Office (O) uses only. This area is set behind a proposed commercial area along Getwell Road and is adjacent to the existing Gracewood Church site. The applicant has provided photos of similar developments with the office set behind commercial such as Deerchase Office Park. This area is proposed with a half ring road which requires two access points onto Getwell Road.

Area 5 18.12 acres (SW corner of Getwell Road and Stateline Road ALSO along Getwell Road to the south boundary of the site):

Proposed with Planned Commercial (C-4) underlying zoning. Exclusions to the C-4 zoning include:

- Aluminum can collection center with no processing or outside storage
- Bus terminal
- Carnival
- Crop, soil preparation, agricultural services
- Laboratories, research, experimental or testing
- Motor vehicle service with outside storage
- Outside sales and storage
- Plumbing shop
- Radio and television towers, or antennas, or earth stations
- Parking, automobile parking lot or garages

The applicant is proposing three (3) curb cuts to be shared along Stateline Road and three (3) curb cuts to be shared along Getwell Road. The applicant is showing a fifteen (15)

foot landscape buffer along Getwell Road and all internal roads as well as between the commercial and office uses.

Additional information for the site that was submitted by the applicant:

-All detention is proposed to be on kept on site

REVISED SUBMITTAL:

The applicant, after reviewing the town hall meeting minutes, submitted a revised layout of the property which had the following changes:

- Shifted the two smaller planned business park buildings to the far west end of the site and re-oriented the buildings to run perpendicular with Stateline Road. In doing this, the buffer between the interior building and the residential property to the south increased from 150' to 1000'. This buffer area was also designated as common open space with all existing trees to remain.
- The office space on the west side of the site has been removed due to the shifting of the PBP buildings and also the addition of a 150' buffer yard along the south end, which was initially proposed as office lots.
- The commercial area on the southeast corner of Stateline Road and Tchulahoma Road and along Stateline Road has been broken down into 2 sections: Area 1 (corner of Stateline and Tchulahoma) consists of 13.7 acres; Area 2 (Stateline Road) consists of 26.7 acres.
- The access points for the business park areas have been shifted to allow access onto Tchulahoma as well as Stateline Road as opposed to only Stateline Road access.

The applicant has agreed to pull back all commercial buildings along Stateline Road well beyond the 50' required setback. While it does not show on the conceptual plan, it shall be noted in the report. The applicant has also agreed to remove the allowance of car washes and retail strip centers in addition to the other excluded uses stated above in the C-4 areas (Area 1, 3 and 7).

The applicant has proposed to do the necessary road improvements on both sides of the center line of Stateline Road to the extent of the planned business park accesses which end adjacent to the Impact Missions site. As required by ordinance, the applicant will improve Stateline Road south of the center line from the east side of the impact mission site to Getwell Road. Additionally, the applicant will improve Tchulahoma Road as needed for truck traffic as well as the Stateline Road/Tchulahoma Road intersection. This conceptual plan requires all truck traffic to head west to Airways Blvd. or I-55. To achieve this design, "no truck route" signs would be placed along both sides of Stateline Road.

Engineering Comments:

Utility Comments:

Access to water and sewer can be achieved on the site. Water lines should be looped for pressure purposes. According to utility department there is an existing 12" water line down Stateline Road which is the size required by the fire department.

Fire Comments:																										
Fire would require 16" water loop around all of the planned business park area. A 12" would be required to loop the remainder of the property.																										
Police Comments:																										
None																										
Public Works Comments:																										
None																										
Building Comments:																										
None																										
Staff Final Recommendations:																										
This parcel of property has been proposed for several uses over the years. It has some hardships that have been identified which limit the uses that are conducive to the property. The code of ordinances use chart details out the allowable uses per zone, which has been a concern of staff as well as the residents. In addition to the removal of car washes and retail strip centers, staff would like to add the following uses as exclusions to the Planned Commercial (C-4) areas: <table border="1"> <tr><td>- Automobile dealership, new and used</td></tr> <tr><td>- Automobile rental office</td></tr> <tr><td>- Bowling alley</td></tr> <tr><td>- Car wash as an accessory to a convenience store</td></tr> <tr><td>- Carnival</td></tr> <tr><td>- Contractors storage yard</td></tr> <tr><td>- Donation boxes</td></tr> <tr><td>- Dry cleaning establishment, full service</td></tr> <tr><td>- Funeral home</td></tr> <tr><td>- Laboratories</td></tr> <tr><td>- Liquor store</td></tr> <tr><td>- Lounges, bars, taverns and similar establishments</td></tr> <tr><td>- Miniature golf course</td></tr> <tr><td>- Motor vehicle repair (major and minor)</td></tr> <tr><td>- Outdoor sales and storage</td></tr> <tr><td>- Commercial parking</td></tr> <tr><td>- Skating rink</td></tr> <tr><td>- Special event tents</td></tr> <tr><td>- Theatre</td></tr> <tr><td>- Wholesale merchandising/discount retail</td></tr> <tr><td>- Wedding chapel</td></tr> <tr><td>- Zoo</td></tr> <tr><td>- Small assembly or manufacturing</td></tr> <tr><td>- Accessory dwelling units</td></tr> <tr><td>- Hotel</td></tr> <tr><td>- cemetery</td></tr> </table>	- Automobile dealership, new and used	- Automobile rental office	- Bowling alley	- Car wash as an accessory to a convenience store	- Carnival	- Contractors storage yard	- Donation boxes	- Dry cleaning establishment, full service	- Funeral home	- Laboratories	- Liquor store	- Lounges, bars, taverns and similar establishments	- Miniature golf course	- Motor vehicle repair (major and minor)	- Outdoor sales and storage	- Commercial parking	- Skating rink	- Special event tents	- Theatre	- Wholesale merchandising/discount retail	- Wedding chapel	- Zoo	- Small assembly or manufacturing	- Accessory dwelling units	- Hotel	- cemetery
- Automobile dealership, new and used																										
- Automobile rental office																										
- Bowling alley																										
- Car wash as an accessory to a convenience store																										
- Carnival																										
- Contractors storage yard																										
- Donation boxes																										
- Dry cleaning establishment, full service																										
- Funeral home																										
- Laboratories																										
- Liquor store																										
- Lounges, bars, taverns and similar establishments																										
- Miniature golf course																										
- Motor vehicle repair (major and minor)																										
- Outdoor sales and storage																										
- Commercial parking																										
- Skating rink																										
- Special event tents																										
- Theatre																										
- Wholesale merchandising/discount retail																										
- Wedding chapel																										
- Zoo																										
- Small assembly or manufacturing																										
- Accessory dwelling units																										
- Hotel																										
- cemetery																										
In the areas designated for Office (O) use, staff would like to exclude the following uses:																										

- barber shop
- beauty shop
- hair studio
- hair braiding
- full service retail
- residential retirement community

In the areas designated for Planned Business Park (PBP) use, staff would like to exclude the following uses:

- laboratories
- residential retirement community
- accessory dwelling units

Staff believes that there is validity to this proposed plan. The property is surrounded on three sides by designated collector arterial streets, which is conducive to commercial/office uses. The interior of the site is the biggest point of contention. Staff has researched the request for large lot housing in this area which is what the original comprehensive plan showed; however, the demand for large lots and 200 acres of housing in this vicinity has not been validated via a survey of local and regional homebuilders. The comprehensive plan was amended in 2005 to allow for mixed use development in this area due to the size of the parcel and the inability to provide a supply/demand for a single use such as this.

Staff had to compare the traffic and crime rates for residential vs. the planned business park proposal. As stated in the town hall meeting and re-iterated by the police department just this week, *"Crime rates police Ward 3/voting district Ward 5: 599 residential police reports last year (2014), 596 residential reports this year (2015). 6 reports in the warehouse district which comprised of auto burglaries."* This is a very strong point for staff to consider and should play an important role in staff's decision for recommendation.

A major concern for both staff and the residents was the truck traffic and road damage that would happen with this development. Staff ran a traffic generation pattern on the site with the different scenarios. Although commercial draws the largest traffic count, residential draws the second most and the denser the residential is, the more traffic is generated. From the warehouse standpoint, it is not the amount of traffic that is generated but it is the type of traffic that is being generated. Eighteen-wheeler traffic tends to congest roadways when confined to smaller areas such as this and with the limited lanes available on both Tchulahoma Road and Stateline Road, this traffic could become a problem. Additionally, this type of traffic causes more damage to roadways as opposed to vehicular traffic. The applicant has agreed to build out both sides of Stateline Road (only required by ordinance to improve south ½ of the road) to widen from 2 lanes to 5 lanes from the last point of access to the business park from the west. This distance calculates to 0.6 miles of Stateline Road, which is an estimated \$4,860,000.00 according to MDOT construction specs and cost. It is unclear to staff at this point if the entire 0.6 miles would be constructed at one time or if the applicant is proposed to do the improvements in phases. Staff has spoken with all departments and several city officials

who would like to see the road improvements done in the initial phase. Staff would also require improvements to the intersection of Stateline Road and Tchulahoma Road to ensure proper traffic flow as well as improvements to the east side of Tchulahoma Road as needed. In an effort to protect the Stateline Road/Getwell Road intersection, staff has worked with the police on creating a mandatory directional flow of truck traffic to the west to allow access to Airways Blvd. and I-55 ONLY. Staff would ask that the applicant work with staff and the police to create a deterrent design at the ingress/egress points to further achieve this restriction. The option to head east to Getwell Road would be restricted to car traffic only. The revised plan also removes any possible shared access drives from the business park area to the commercial/office areas along Getwell Road which further ensures the restricted access. Staff has expressed the opinion of the residents to the police department that the truck traffic already exists and actually utilizes residential roads as short cuts. The police have agreed to better patrol and regulate these areas. The road damage was a concern of all those involved and staff along with city officials have met with the applicant about their proposed road improvements.

Additionally, staff looked at the availability of existing and/or approved warehouses for the entire city. There is currently less than 5% vacancy in the existing warehouse stock; there is one currently under construction with a proposed tenant and three lots remaining for future development. This site is in close proximity to the area that staff speaks of. This site places the proposed buildings between 0.25 miles and 0.6 miles from the existing site. It would be understandable to staff if this property was miles away or could be seen as spot zoning; however, it is in close proximity to the planned business park area of Southaven and also the Memphis based area. The applicant has been working with staff regarding revisions for the areas close to the residential neighborhoods. With the shifting of the buildings from the original version to the revised plan, the applicant has provided 42 acres of existing heavily wooded area as a buffer between the residential to the south and the warehouse on the interior. This area would remain undisturbed. The buffer ranges in width from 125' on the west end to approx. 1000' in the middle area adjacent to the church site. The warehouse site that is located along Stateline Road has proposed approx. 280' of distance between the road and the building pad. Staff would ask that all the buildings be tightened to the interior more. The revised design is planned around the encroachment into the TVA easement on the interior of the site. While the applicant has carefully situated this site around this easement, there is additional linear footage that can be added to the buffer areas for the residential and the Stateline Road frontage by shifting the parking/drive isles into the easement. This adjustment could provide a minimum of 100' up to 200' of additional width into buffer areas.

Staff would like to see improved buffer yard and streetscape plates which would incorporate more diversity in the planting materials and screening. Staff would also like to see a revision to the setbacks in the commercial areas which would back the building site further off the road as requested by the residents.

The applicant has proposed a maximum of forty five (45) feet for the building height in the business park area with the exception of the largest building on the interior which they requested a maximum height of fifty (50) feet. Staff would deny any height

variation regarding the business park area and if anything, would request a decrease in the maximum height to aid in screening the sites. Per many discussions with the applicant and city officials, staff would like to see a set of design criteria for the business park area that was more conducive to an office look vs. a standard warehouse design to aid the transitioning from the residential to this area. Staff has visited several sites in Olive Branch and Collierville to research the design. Some of the things that could be added which would not affect the requirements of the warehouse would be to add faux windows, break up the materials with veneer stone or brick along frontage sides or visible sides from the residences or main roads, and/or varying the height of the roof line to give the building more depth. Additionally, as with all new developments, staff would ask that decorative lighting be added to the entry points and incorporated into a landscape design. All of this can be achieved via a design manual to support this PUD, which should also address the materials and elevations of the commercial and office areas.

The text submitted by the applicant shows the number of ingress/egress drives into the site from the major roads. Staff will not approve this detail since the design of all areas could change from the conceptual layout to the actual layout. Staff will look at each site individually as they come in for development and determine the best points of access during this stage of approval.

There is an identified cemetery dating back to the 1800's on this site, which staff would like to see protected. Staff will report the site to the MS Historical foundation and will require all necessary actions per their direction if they deem this a qualified site.

Staff would like to see the changes requested and improvements submitted prior to the Board of Alderman meeting so that the residents, staff and the Board have the most accurate details regarding the entire site. Staff would note to all involved that each building and each site will be required to apply individually for approval from the Planning Commission and Board of Alderman which will allow further input from the residents and staff on their appearance, layout, landscaping, etc.

Dec. 18, 2015
Town Hall Mtg

RE: Pinewood Planned Unit Development

Alderman Scott Ferguson opens the meeting.

Alderman Ferguson states the following information is just information and is not his opinion:

- \$85 Million project
- Taxes 1100 homes required to meet the same amount of taxes for this development. Property tax \$697,000 required to be paid.
- Warehouses provide jobs. Average salaries range \$37,500-\$42,000
- Vacancy rate is lowest in the entire area at 4.2%
- Crime rates police Ward 3/voting district Ward 5: 599 residential police reports last year, 596 residential reports this year. 6 reports in the warehouse district

David Baker, Fisher and Arnold, speaks on behalf of the application.

States that he has heard to listen to the concerns of the citizens so that they can take it back to the owner. Plan is only conceptual and does not have any end users for the site. The commercial and office areas along Getwell are conducive to the design at Deerchase Subdivision. Office/residential on Tchulahoma will provide a buffer for the existing residential areas of Ansley Park. The business park is proposed in the center of the site with a 100' buffer area including a fence and berm along the south boundary line. The architectural design of the warehouses will be similar to the existing ones along Stateline Road.

Whitney Choat-Cook, City of Southaven, states that staff is there to take notes and to clarify the processes that are required to be followed by the applicant prior to any approvals. All citizens who signed the "sign in sheet" will be emailed with a summary of this meeting.

Citizens begin to speak:

Joe Baker- Ansley Park

- Worried about property values with warehouses so close
- Wants the city to focus on protecting the existing development vs. increasing the tax base
- Believes that Southaven will increase vacancy rates of storefronts if there is an increase in the warehouse development
- The seclusion of the warehouses in the center will create a criminal incentive
- NAFTA and foreign trade zone area regulations don't allow the citizens to be informed of what the warehouses are storing and thus could store hazardous materials in close proximity to residences.

Mr. Turner- Ansley Park

- Existing empty warehouses and ones under construction don't create a demand for new warehouses
- Worried about property values and uses the example of Trinity Lakes Subdivision
- Wants the site to be developed as office area
- States that the roads around this area are already at capacity and will only get worse if you put eighteen (18) wheeler traffic on it. Alderman Ferguson interjects and states that the development will widen Stateline Road from two lanes to five lanes and believes that this will help.

The audience speaks up and asks if an Environmental Impact Statement has been completed on site. Mr. Baker states that an EIS has not been done yet but will be completed once the site has been approved.

- Mr. Turners main concern is the traffic and roads.
- Doesn't believe that there is enough law enforcement presently and this development will increase the population to a capacity that police cannot control
- No warehouses, no aluminum can recycling, no car washes....

Linnea Hall- Ansley Park

- Air toxic study and air pollution from diesel concerns. Recommendation from this national study is a buffer yard of at least one thousand (1000) feet from residential areas and other sensitive receptive areas, queuing areas to remain on the interior of the business center site, etc.
- Existing warehouse development in Southaven is inefficient and support sprawl
- Negative impact on quality of life and noted increase health hazards for residential areas in close proximity
- Believes that the plan is being fast tracked and residents are being ignored through the formal approval of project
- 10%-25% decrease in property values

Audience

- **Is there any consideration to their properties values when designing this?** *David Baker states that their homes were taken into consideration. They considered placing the warehouses along Stateline Road but felt that it would negate the visibility from the street. Additionally the TVA lines which lie diagonal through the site would not allow the placement of warehouse inside the easement. Mr. Baker stated that there is not a demand for 310 acres of residential zoning. The residents want the removal of the warehousing and they are agreeable to the project. Mrs. Hall said at the least remove the large warehouse on the south side and shift the smaller ones up away from the homes.*
- **Since some portion has residential is it possible to utilize the warehouse area for residential and surround it with commercial and office? Are there any other options for the warehouse space?** *Mr. Baker stated that they will look at the site further but he doesn't have other options with him at this point.*

Terrell Burks- Stateline Road @ Windsong Lane

- As a Memphis police officer he can state that the warehouse districts are the worst areas for crimes, ranging from vacant vehicles, burglaries, etc.
- Warehouse areas do not have eyes on site at night which allows for an increase of criminal activity
- Warehouses and residential do not go together

Staff asks the audience if there are any other concerns besides the warehousing. A lady in the audience is concerned with commercial strip centers being located directly across from her home. A gentleman in the audience is concerned with the number of access points proposed on the plan for Stateline Road and also the proposed fifty (50) feet of building setback proposed for the commercial uses. They would like to see an increase of the buffer along the commercial areas along Stateline Road and they would like

to see the individual uses proposed for the commercial areas to determine which ones are not conducive to this area.

Stephanie Russell- Summerwood Subdivision

- Concerned with the number of uses allowed in the C-4 district
- Wants to reiterate that she is not in favor of the warehousing and believes that it will decrease the property values in the area
- Feels that the flight patterns for the airport do not create a negative aspect for further residential development
- Wants the Board to look at the many other allowed uses in the City to find something other than warehousing for this area

Robert Williams- Ansley Park

- Concerned about flooding problems and wants more information regarding the on-site detention

Boyd Goodnight- Valley Grove Subdivision

- Feels like his property is being boxed in by warehousing
- Wants to know where the sewer will come from. The homes in this area are on grinder pumps which will not be sufficient for a development of this size. He wants to make sure that the citizens don't get taxed for these improvements.
- Worried about the traffic increasing along Stateline Road and wants to know when the City will do the improvements to Stateline Road
- Shows documentation for a historical cemetery on this site and wants to make sure that this area is protected and not bulldozed down during construction. Wants it to be marked as a historical place

Audience

- Reiterate the property values and not wanting warehouses to come in to an area that is quiet and somewhat rural.
- Trucks aren't staying off Stateline Road in the "no truck route" area presently and the residents are concerned that this will get progressively worse with this development

Alderman Ferguson explains that the facts he presented at the beginning of the meeting were not an expression of his opinion. He is going to vote the way his constituents want him to vote but there are 6 other Alderman that make up the Board of Alderman and he is only one vote.

Staff will be sending out a summary email to all those residents who signed the sheet and will also provide the contact information for the Alderman.

END

Alderman contact info:

Ward 1 Kristian Kelly kkelly@southaven.org
Ward 2 Shirley Kite sbeshears@southaven.org
Ward 3 George Payne gpayne@southaven.org
Ward 4 Joel Gallagher jgallagher@southaven.org
Ward 5 Scott Ferguson sferguson@southaven.org
Ward 6 Raymond Flores rflores@southaven.org

Alderman at Large William Brooks wbrooks@southaven.org
Mayor Darren Musselwhite dmusselwhite@southaven.org

Southaven Police Department



STEVEN E. PIRTLE
Chief of Police

WILLIAM M. ANDERSON
Deputy Chief of Police

MISSISSIPPI

Whitney Choate-Cook
City Planner

April 15, 2016

Whitney,

After looking over the Pinewood Planned Development concept plan, the Police Department makes the following observations / recommendations;

Crime:

The Police Department anticipates that we would see a small increase in the crime rate for this development. That is only due to the fact that at this time the property in question is undeveloped.

The reported crime that we would expect to see would be auto burglaries, given that workers cars would be unattended in mass. Historically in all other commercial developments like this, this is the only problems that we usually see, and it has only been sporadic at this time. Therefore we do not anticipate any large scale increase of crime.

Traffic:

Traffic does cause us some concern and there are issues that the City would need to address by ordinance.

The Police Department would recommend that Stateline Road be widened to at least 4 lanes and preferably 5 to give a center turn lane. With the increase of traffic from workers and tractor trailer trucks, the current 2 lanes would lend to more congestion and an increase in accidents. With the wider turning radius needed for a semi to make a right turn, unless the feeder entry road was exceptionally wide, the semi's would need to swing into the oncoming traffic in order to make their right turns.

It is of concern that Stateline Road is not designed to handle the capacity of the increased weight of the tractor trailers. This would cause the roadway to deteriorate quicker and damage in the form of ruts, pot holes and failure in the asphalt.

I would recommend that the City would need to readdress the Truck Route ordinance to include this section, expanding the truck route eastwardly on Stateline to Getwell. It would need to include Tchulahoma as there is an entry road on Tchulohoma into the warehouse development. This would also raise the question of truck traffic on Tchulahoma from Hwy. 302 as well. Again, Tchulahoma was built with a lower weight load capacity and would rapidly deteriorate under the added stress of the trucks in excess of the weight capacity.

A handwritten signature in black ink, appearing to read "Steven E. Pirtle".

Steven E. Pirtle
Chief of Police

CHART 4 COMMERCIAL ZONE DISTRICTS LEGEND

C is conditional use, S is site plan review (site plans may be formal or administrative per City Planner)

C-1, C-3, C-4 ----- Commercial
 O, R-O ----- Office
 PBP ----- Planned Business
 M-1, M-2 ----- Industrial
 PUD ----- Planned Unit Development

Uses Permitted	O	RO	C1	C3	C4	PBP	M1	M2	PUD
COMMERCIAL USES									
Adult daycare				C	C				S
Adult entertainment							S ¹	S ¹	
Art studio	S	C	S	S	S		S	S	S
Automobile dealerships, new				C ²⁸			S ²⁸	S ²⁸	S ²⁸
Automobile dealerships, used				C ^{29/38}	C³⁸		S ²⁹	S ²⁹	S ²⁹
Automobile rental office				S	S		S	S	S
Automotive, truck and utility trailer rental with accessory office							S	S	S
Bakery, retail			S	S	S				S
Bank, savings & loan assoc.	S	C	S	S	S	S ²⁵	S	S	S
Barber Shop	S⁴³		C ⁴³	C ⁴³	C ⁴³				C ⁴³
Beauty	S⁴³		C ⁴³	C ⁴³	C ⁴³				S ⁴³
Book store	S		S	S	S				S
Bowling alley				S	S				S

Uses Permitted	O	RO	C1	C3	C4	PBP	M1	M2	PUD
Cabinet shop				S ⁵			S	S	S
Campground, travel trailer park							C	C	S,C
Car wash				C	C		S	S	S
Car wash as an accessory to convenience store				C	C		S	S	S
Carnival					C⁴²		C ⁴²		C ⁴²
Check cashing facility							C ³³	C ³³	S,C ³³
Consignment sales/discount retail							S	S	S
Contractor's storage (indoor)				S	S		S	S	S
Contractor's yard or storage, outdoor (screened)							S	S	S
Convenience food store			S	S	S		S	S	S
Day care center			S ²⁶	S ²⁶					S ²⁶
Doctor's office	S	C	S	S	S				S
Donation Boxes					S				
Drug store or pharmacy	S		S	S	S				S
Dry cleaning establishment, full service laundry				S	S		S	S	S
Dry cleaning/laundry establishment, pickup/delivery only	S		S	S	S				S
Emergency medical facility	C			C	S,C		S	S	S,C
Farm implement & heavy equipment sales and repair							S	S	S
Farm/feed stores including accessory storage of liquid or solid fertilizers							S	S	S
Florist	S	C	S	S	S				S
Funeral home				S	S		S	S	S

Uses Permitted	O	RO	C-1	C-3	C-4	PBP	M-1	M-2	PUD
Full service retail	S³⁸	C ³⁸	S ³⁸	S ³⁸	S ³⁸				S ³⁸
Gas pumps as an accessory to convenience store			S	S	S		S	S	S
Golf driving range					S	S	S	S	S
Grain elevator (commercial)							S	S	S
Greenhouse/nursery			C	S	S		S	S	S
Grocery store			S	S	S				S
Gymnasium or sports complex			C	C	S		S	S	S
Hair Studio	S⁴³		C ⁴³	C ⁴³	C ⁴³				C ⁴³
Hair Braiding	S⁴³		C ⁴³	C ⁴³	C ⁴³				C ⁴³
Head shop							S	S	S
Health club, health spa, reducing salon and similar uses			C	S	S	S			S
Hospice	S			S	S				S
Laboratories	C ¹⁰			C	S,C	S	S	S	S
Laundry, self service			S	S			S	S	S
Lawn, tree or garden service							S	S	S
Lifestyle center				C	S				S
Liquor store				S	S		S	S	S
Lounges, bars, taverns and similar establishments				C	C³⁹		S	S	S
Lumberyard							S	S	S
Machine shop and sheet metal shop							S ¹¹	S ¹¹	S ¹¹
Mini-warehouses/storages							S ¹³	S ¹³	S ¹³
Miniature golf course				S	S				S
Mobile home sales, service, repair and storage facilities							S ¹⁵	S ¹⁵	S ¹⁵
Motor vehicle repair more than 12,000 lbs gvw							C	S	S,C

Uses Permitted	O	RO	C1	C3	C4	PBP	M1	M2	PUD
Motor vehicle service & minor repair, no outdoor storage of vehicles or supplies				S ¹⁶	C¹⁶		S ¹⁶	S ¹⁶	S ¹⁶
Motor vehicle service & repair					C¹⁶		S ¹⁶	S ¹⁶	S ¹⁶
Music recording studio			S	S	S		S	S	S
Music/dance academy			S	S	S	S	S	S	S
Nail salons			C ⁴³	S ⁴³	S ⁴³		S ⁴³		S ⁴³
Office, general	S	C	S	S	S	S ²²	S	S	S
Outdoor sales and storage			C ³¹	C ³¹	C³¹		S ³¹	S ³¹	S ³¹
Parking, automobile parking lot or garage as accessories				S	S		S	S	S
Party/reception halls				C ⁴⁷			C ⁴⁷	C ⁴⁷	S ⁴⁷
Pawn shop							S	S	S,C
Pet grooming shop without open kennel			S	S	S				S
Photo finishing			S	S	S				S
Photo finishing pickup station			S	S	S				S
Photographic processing or blueprinting				S	S		S	S	S
Photography studio	S	C	S	S	S				S
Plumbing shop				S			S	S	S
Power retail center				C	S				S
Print shop	S ¹⁷			S	S		S	S	S
Printing and publishing establishments				S	S		S	S	S
Public address systems (speakers)					C ⁴⁰	C ⁴⁰	C ⁴⁰	C ⁴⁰	C ⁴⁰
Quick lube facility				S	S,C		S	S	S
Radio/tv station (recording and broadcasting)	S			S	S		S	S	S
Radio/tv studio (recording only)	S		S	S	S	S		S	S

Uses Permitted	O	RO	C1	C3	C4	PBP	M1	M2	PUD
Recreation facilities for employees as an accessory	S		S	S	S	S		S	S
Recreational center, commercial/indoor			C	S	C		S	S	S
Recreational uses, commercial/outdoor				C	C				S,C
Recreational uses, outdoor			C						S
Recycling center							S ²	S ²	S ²
Restaurants with indoor seating and without drive-in or drive-through facilities			S	S	S	S ²³	S	S	S
Restaurants, carry-out, drive-in, or with drive thru facilities			C	SC	SC		S	S	S
Retail shop, sales & services	C ¹⁹		S ¹⁹	S	S	S ²⁴	S	S	S
Retail strip with 4-8 tenants				S ³⁶			S ³⁶	S ³⁶	S ³⁶
Retail strip with 8-12 tenants							S ⁴¹	S ⁴¹	S ⁴¹
Recreational vehicles							S	S	S
Salon (full service)	C^{44/43}		C ^{44/43}	C ^{44/43}	C ^{44/43}				C ^{44/43}
Shooting gallery, indoor				C	S,C		C	C	S,C
Skating rink				S	S		S	S	S
Special Event tents/canopies				C ³⁴	C³⁴				C ³⁴
Tanning salon			S ⁴³	S ⁴³	S ⁴³				S ⁴³
Tattoo shop							S	S	S
Theatre, drive-in							C	C	S,C
Title loan facility							C ³³	C ³³	S,C ³³
Theatre, indoor				S	S				S

Uses Permitted	O	RO	C1	C3	C4	PBP	M1	M2	PUD
Urban Banks (cash advancing)							C ³³	C ³³	
Vehicle wash (trucks, trailers, etc.)							S	S	S
Warehouses							S ²⁷	S ²⁷	S ²⁷
Wholesale merchandising/discount retail				C ³⁸	C³⁸		S ³⁸	S ³⁸	S ³⁸
Wigology				C ^{45/43}	C ^{45/43}		S ^{45/43}	S ^{45/43}	S ^{45/43}
Woodworking shop				S ⁵			S	S	S
TRANSPORTATION & PUBLIC UTILITIES									
Bus terminal or service facility				C			C	C	S,C
Electric generating facility							C	C	
Public service facility	S	S	S	S	S	S	S	S	S
Telephone service or switching center					S	S	S	S	S
Transportation terminal for air, rail, truck or water							S	S	S
Utility substation							S	S	S
Wrecker services with temporary storage of non-compliant cars							C ²⁰	C ²⁰	S ²⁰
OTHER USES									
Flea market (outdoor)							C	C	S,C
Flea market, indoor							C	C	S,C
Landfill (sanitary)								C	S,C
Radio/tv tower, antenna, earth station greater than 35 feet in height	C		S,C	C	C	S,C	C	C	S,C
Radio/tv tower, antenna, earth station less than 35 feet in height	C		C	S	S	S	S	S	S
Residential Retirement Community	C⁴⁶		C ⁴⁶	C ⁴⁶	C ⁴⁶	C⁴⁶	C ⁴⁶	C ⁴⁶	C ⁴⁶

[illegible]

[illegible]

[illegible]

Uses Permitted	O	RO	C1	C3	C4	PBP	M1	M2	PUD
Manufacturing, processing and storage of the following metals and metal products 1. Aluminum powder and paint manufacture 2. Blast furnace, cupolas 3. Blooming mill 4. Metal and metal ores, reduction, refining, smelting and alloying; 5. Scrap metal reduction or smelting 6. Steel works and rolling mill (ferrous) 7. Steel fabricating								C	
Merchandise showrooms, indoor						S	S	S	S
Mineral extraction								C,S ¹² ,	C,S ¹²
Small assembly or manufacturing uses not employing more than two (2) persons and from which no noise, glare, heat, vibration, smoke, dust or other noxious influence can be detected at the property line				S,C	S	S	S	S	S,C
Warehouses						S ²⁷	S	S	S ²⁷
Wood and paper products, manufacturing, processing and storage of the following: 1. Match manufacture; 2. Wood pulp and fiber, reduction and processing								C	
OTHER HOUSING									
Accessory dwelling unit				S	S	S	S	S	S
Hotel			S ³⁷	S ³⁷	S³⁷				S ³⁷

[illegible]

Uses Permitted	O	RO	C1	C3	C4	PBP	M1	M2	PUD
Post office or postal facility	S	C	S	S	S	S	S	S	S
Religious, philanthropic or educational institution			S	S	S	S	S	S	S
School, public or private			S	S	S				S
AGRICULTURAL USES									
Crop and soil preparation							S	S	S
Farms and farm dwellings							S	S	S
Fish camp (private)									S
Kennel				S	S,C		S	S	S
Veterinary clinic		C ³⁵	S ³⁵	S ³⁵	S ³⁵		S ³⁵	S ³⁵	S ³⁵



