

Application # 16-291
Date Received: April 7, 2016
Subject Property: Lots 1, 5-9, and 11 Courtside Park Subdivision
Applicant: Shane Carter and Steven Wallace



STAFF REPORT

APPLICATION # 16-291

Subject Matter: Rezoning

Subject Property: 301 East Government Street
Lots 1, 5-9, and 11 Courtside Park Subdivision
Parcels #18K-108-10, 18K-108-50, 18K-108-60, 18K-108-70, 18K-108-80, 18K-108-90, AND 18K-108-110

Planning Commission: April 25, 2016

**Board of Aldermen
Public Hearing:** May 16, 2016

Overview:

Consideration of a rezoning request from Shane Carter and Steven Wallace to rezone the remaining undeveloped lots in Courtside Park Subdivision from Office Research Campus to Vertical Mixed Used (VMU). VMU is the designation for downtown.

The reasons stated by Mr. Carter and Mr. Wallace are:










We acquired this property just after the Brandon Zoning Map and Code were updated in March 2016. The property was originally platted for use as an office park but it is our opinion that it would best serve downtown as a mixed use development. The zoning change we are requesting is consistent with the Future Land Use Plan. We would like to bring a mix of retail, restaurant, and lofts/condo units to the property. The site has significant topographical challenges and the flexibility built into the Vertical Mixed Use Zoning actually makes the property more developable. Brandon has an overabundance of office space available while it has a shortage of commercial spaces. We feel this zoning change would serve the Brandon market well. We believe this change in zoning is necessary because of a needed change in development pattern downtown. The city recognized this when planning the future land use map and we would like to realize that opportunity.

Staff has evaluated this property and agrees that the best use is Vertical Mixed Use. The only reason that the property did not get zoned Vertical Mixed Use during the zoning code update was that the development had been laid out originally as an office park. Instead of changing the development mid-way staff made sure that the future land use plan was consistent with the desire of the city to have this property eventually become VMU. This property changed hands days after the zoning code was adopted.

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This is consistent with the City of Brandon adopted future land use plan which shows this area as Vertical Mixed Use Center (Orange).

Future Land Use 2016

-  Rural Neighborhood
-  Suburban Neighborhood
-  Traditional Neighborhood
-  Vertical Mixed Use Center
-  Neighborhood Center
-  Community Center
-  Regional Center
-  Employment - Manufacturing
-  Employment - Office and Research

Flood Overlay

-  A
-  AE



Zoning District: ORC **Ward:** 6- Dobbs

Exhibits:

A) Application for rezoning(2 Pages)

Planning Commission Recommendation:

Findings:

Staff Recommendation:

Staff recommends approval. Site plan and Architectural plan review will be applicable to this development.

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Adjoining Property Owners Notified:

60939	301 East Government Street LLC	115 Mobley Drive	Boise, ID 83712
60948	Lem Adams III & Frank D. Edens, Sr.	P. O. Box 400	Brandon, MS 39043
60941	Lax LLC	2004 Courtside Drive	Brandon, MS 39042
60942	J. Edward & Sandra R. Rainer	P. O. Box 258	Brandon, MS 39043
74247	Cove Properties LLC	105 The Hills Drive	Brandon, MS 39042
32438	Wisteria Duplexes Inc.	P. O. Box 314	Brandon, MS 39043
32543	Rankin County	110 North Timber Street	Brandon, MS 39042
32504	KBH Realty Inc.	P. O. Box 699	Waynesboro, MS 39367
32509	Harrell & Walsh LLC	P. O. Box 1825	Brandon, MS 39043
32510	Fred M. Harrell, Jr.	P. O. Box 1825	Brandon, MS 39043
33440	BRANDON CHURCH OF CHRIST INC	1029 MS-471	BRANDON MS 39042
33449	C W H ENTERPRISE INC	1037 HWY 471	BRANDON MS 39042
54952	HATHORN WILLIAM B & TERESA L	308 PEACHTREE ST	BRANDON MS 39042
77526	GROOVER ANTHONY W	1157 LEESBURG RD	PELAHATCHIE MS 39145
54190	471 REALTY LLC	1024 HWY 471 STE C	BRANDON MS 39042
58209	EDENS FRANK D	P O BOX 400	BRANDON MS 39042
73412	SCOPEL AMY P & PARKER JEFFREY R	1332 EAST DEER RIDGE	BRANDON MS 39042

Notice Filed in Paper: 4/27

Report Prepared By: Jordan Hillman, Director of Community Development and Planning

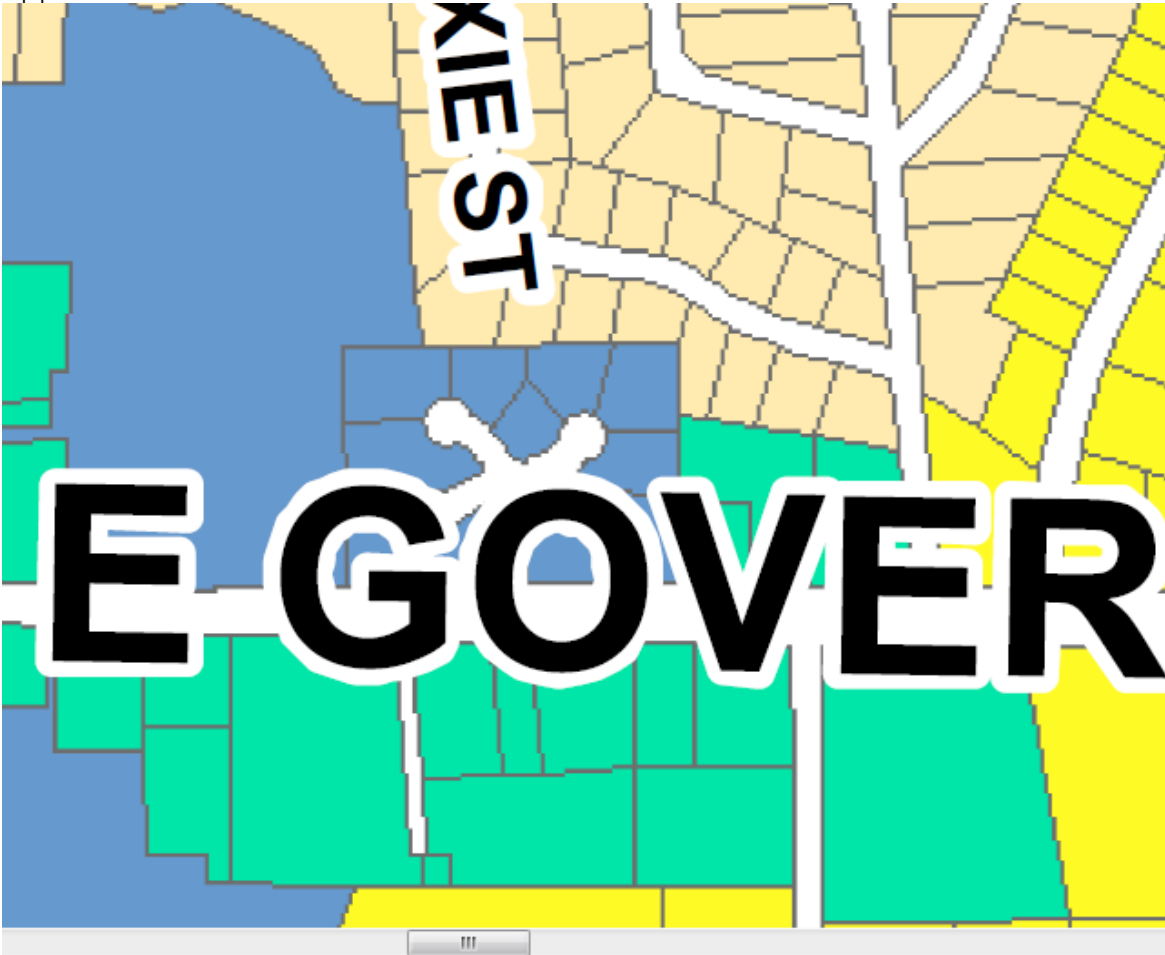
Zoning Map:

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Parcel Map:

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Parcel Photos:

