

Application # 23-025
Date Received: November 13, 2023
Subject Property: Parcel # G08L000001 00020
Applicant: Mirror Lake Company



STAFF REPORT

CASE # 23-025

Subject Matter: Zoning Application

Subject Property: 25 Acres, Parcel No: G08L000001 00020

Planning Commission: March 25, 2024

Public Hearing: May 6, 2024

Zoning District: CC: Community Center

Ward: 4- Coker

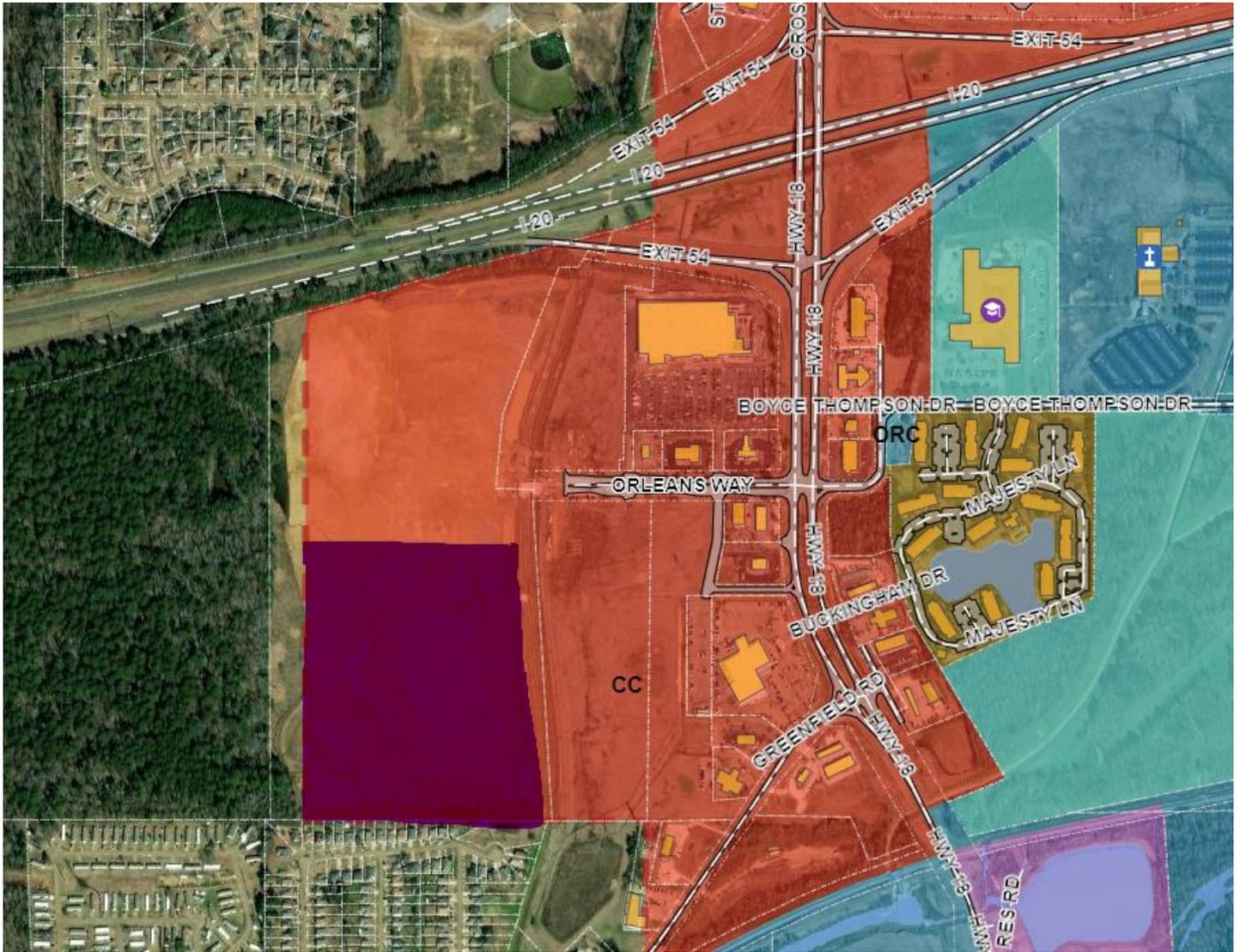
Description:

Consideration of an application for rezoning requests for Mirror Lake Company to construct a multifamily facility which exceeds the City of Brandon requirements for Community Center zoning district on 25 Acres (Parcel #G08L000001 00020).

The applicant has proposed multiple multifamily structures with both passive and active recreational opportunities throughout the property and has requested that it be rezoned to RH (Suburban High Density Residential).

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See "Location in purple and Zoning Map"



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Applicant's Statement:

“As evident by the recent progress at the development site, we have invested substantially in the project and look forward to the site.

We anticipate the development, including a grocery-anchored retail shopping destination, luxury residential lofts, restaurants, and other uses. Fortunately, the existing zoning permits most of these proposed uses in the development except for the proposed residential lofts. Changing conditions and development patterns in the City and the success of the overall development warrant rezoning a portion of the development to permit the proposed residential use. Accordingly, Mirror Lake respectfully submits this request to rezone approximately 25.5 acres (the “Subject Property”) of the Development from Community Center (CC) to Suburban High Density Residential (RH). We believe that the residential use on the Subject Property is the highest and best use, and will complement the retail, grocery, and other uses in the Development.

Please find enclosed a site plan and description of the Subject Property. The proposed plans for the Subject Property have been tailored to comply with Brandon’s RH zoning requirements. The current site plan includes a natural buffer and water feature between the Subject Property and the Greenfield Village subdivision south of the Subject Property (and located in the City of Pearl). Mirror Lake owns the property north and west of the Subject Property. Ergon Properties, Inc., an affiliate of Mirror Lake, owns the property east of the Subject Property and supports this proposed rezoning.

Park Development Group, LLC of Madison, Mississippi (“Park”) will develop the luxury residential lofts on the Subject Property. Park has built several high-end residential projects in the past 30 years all across the Southeast, including Highpointe in Brandon and Carlton Park in Flowood. Park’s plans for the Subject Property will feature the most up-to-date building materials and attractive modern structures and interiors, along with the best amenities in the area, including without limitation, a fitness center with yoga studio, coffee bar with work rooms, packaging concierge, resort style pool with sun shelf, pet park and pet spa, jogging trails, game activity lawn, outdoor fireside lounge, multiple outdoor lounges and grilling stations, and a pickleball court. The proposed residential development alone will represent approximately a \$50 million direct capital investment in the City of Brandon.

We’re excited to bring these developments to the City of Brandon and look forward to working together on a mutually beneficial development. Please contact me if you have any questions or need any additional information.”

Relief Sought:

Relief sought is to grant the rezoning request from CC to RH for Mirror Lake Land Company to execute the proposed project.

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Planning Commission Recommendation: The Planning Commission recommends approving contingent on the construction of a designated construction entrance which would be required to be implemented prior to breaking ground on the proposed Multifamily facility. The board also requests that traffic counts be provided for the intersection at Greenfield Road and HWY 18 in addition to the current traffic counts. The board wanted to have the opinion of emergency response professionals and requested letters from the chief of police and fire department stating their professional opinion of the vehicular circulation for emergency responders.

Staff Recommendation: The staff recommends that the rezone to RH be granted after determining this to be a project which generally serves as a public need and/or deemed to be of economic importance to The City of Brandon. The recommendation is contingent upon the developer securing and implementing the grocery and retail facilities.

Notice Filed in Paper: N/A

Report Prepared By: Sam Hawkins, Community Development Director

Exhibits:

- A) Location and Zoning Map
- B) Supplemental Documentation