

Zoning District	Min. Lot Area (sq. ft.)	Min. Lot Width	Maximum Building Height			Setbacks			Maximum Density (units per acre)			Maximum Floor Area Ratio			Max % of area covered on lot		
			Tier 1	Tier 2	Tier 3	Front	Side	Rear	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
R-1	9,600	80	35	---	---	25/35	10/25/35	25	---	---	---	---	---	---	25	---	---
RE	<u>43,560</u>	<u>150</u>	<u>35</u>	<u>N/A</u>	<u>N/A</u>	<u>50/35</u>	<u>20/35</u>	<u>35</u>	<u>none</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>20</u>	<u>N/A</u>	<u>N/A</u>

Surrounding Future Land Use Map (FLUM) designations:

	FLUM Designation
North	N/A
South	Low Density Residential
East	Conservation
West	N/A

Proposed Zoning: RE Residential Estate

REVIEW CRITERIA:

The Commission, in its report and recommendation to the City Council on the appropriateness of the request, has studied and considered the following criteria to recommend whether or not each is met, if applicable. Staff's recommendations are included for consideration.

- A. The existing zoning in the subject area is not in accordance with the Comprehensive Plan.

Staff finds that the existing zoning is not in accordance with the Comprehensive Plan in that the Plan re-designates the subject area to Very Low Density Residential. The rezoning of this area will place the Official Zoning Map in accordance with the Plan.

- B. The need for additional land in the City having the same zoning classification as the one proposed.

Staff finds that there is a need for additional lands in the City to be designated RE to implement the Comprehensive Plan's Very Low Density Residential land use for the purpose of ensuring that existing large lot subdivisions or areas with a concentration of larger lots are not subdivided into smaller lots which may not be desirable in some areas. There are currently no lands with the RE designation. Further, there are 9,410 acres zoned R-1 in the City or 45% zoned R-1 of all city lands.

- C. A substantial change in the land use character of the surrounding area that justifies the change in zoning.

Staff finds that the recent development of homes on smaller lots is inharmonious with the character of the area, according to area residents and the 2009 Comprehensive plan, which designates this area for rezoning to allow large-lot residential areas for the development of very low density, single-family residential uses and compatible accessory structures.

FINDINGS / APPROPRIATENESS OF THE REQUEST:

Based on the above analysis, the Planning Commission finds the following:

RE Residential Estate:

The Planning Commission finds that the existing zoning in the subject area is not in accordance with the Comprehensive Plan in that the existing zoning is R-1 zoning and the Comprehensive Plan re-designates this area to Very Low Density Residential; and

The Planning Commission finds that there is a need for additional lands in the City to be designated RE to implement the Comprehensive Plan's Very Low Density Residential land use for the purpose of ensuring that existing large lot subdivisions or areas with a concentration of larger lots are not subdivided into smaller lots which may not be desirable in some areas; and

The Planning Commission finds that the Official Zoning Map has no such Very Low Density Residential designated lands zoned on the Official Zoning Map. Furthermore, the City has an over abundance of R-1 Low Density Residential District lands leading to a lack of areas where owners of large residential lots are protected from adjoining land being subdivided into very small lots; and

The Planning Commission finds that the recent development of homes on smaller lots is inharmonious with the character of the area, according to area residents and the 2009 Comprehensive plan, which designates this area for rezoning to allow large-lot residential areas for the development of very low density, single-family residential uses and compatible accessory structures.

CONCLUSION AND RECOMMENDATION:

Based on the analysis of the site data, existing and future land use maps, impact on the availability of infrastructure, consistency with the Comprehensive Plan, and the appropriateness of the request relevant to the criteria established by Section 4.16 of the Unified Development Ordinance, the City Council may:

1. Approve the Ordinance to Comprehensively Rezone the subject area to RE Residential Estate; or
2. Deny the Comprehensive Rezoning.

ATTACHMENTS:

Ordinance

Map Exhibits A-D

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ORDINANCE

AN ORDINANCE OF THE CITY OF GAUTIER, MISSISSIPPI, RELATING TO THE COMPREHENSIVE REZONING OF ±433.26 ACRES MORE OR LESS TO RE RESIDENTIAL ESTATE; GENERALLY DESCRIBED AS PROPERTIES NORTH OF KINGSLEA DRIVE AND STOCKTON CIRCLE AND WEST OF FERRY POINT ROAD TO THE CITY LIMITS; MORE PARTICULARLY DESCRIBED IN THE BODY OF THE ORDINANCE; PROVIDING AUTHORITY; MAKING FINDINGS OF FACT; PROVIDING FOR A ZONING MAP AMENDMENT; AND SETTING AN EFFECTIVE DATE:.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAUTIER, MISSISSIPPI, AS FOLLOWS:

SECTION 1. AUTHORITY.

The authority for enactment of this ordinance is Section 17-1-5, Mississippi Code Annotated Section 17-1-15 (1972), Mississippi Statutes.

The City Council of Gautier finds that a comprehensive rezoning is necessary to implement the City's Comprehensive Plan adopted the 16th day of June 2009. A public hearing was held before the Gautier Planning Commission on March 3, 2011, and the Commission recommended that Council approve the change for a zoning map amendment to adopt the RE Residential Estate District. The City Council has conducted a public hearing on March 15, 2011 after giving due public notice pursuant to the Public Hearing Process of the City's Unified Development Ordinance. The requested rezoning is consistent with the City's Comprehensive Plan.

SECTION 2. PROPERTY REZONED.

The property generally described as properties north of Kingslea Drive and Stockton Circle and west of Ferry Point Road to the city limits, is hereby rezoned to RE Residential Estate District.

SECTION 3. FINDINGS OF FACT.

The Planning Commission finds that the existing zoning in the subject area is not in accordance with the Comprehensive Plan in that the existing zoning is R-1 zoning and the Comprehensive Plan re-designates this area to Very Low Density Residential; and

The Planning Commission finds that there is a need for additional lands in the City to be designated RE to implement the Comprehensive Plan's Residential land use for the purpose of ensuring that existing large lot subdivisions or areas with a concentration of larger lots are not subdivided into smaller lots which may not be desirable in some areas; and

The Planning Commission finds that the Official Zoning Map has no such Very Low Density Residential designated lands zoned on the Official Zoning Map. Furthermore, the City has an over abundance of R-1 Low Density Residential District lands leading to a lack of areas where owners of large residential lots are protected from adjoining land being subdivided into very small lots; and

Staff finds that the recent development of homes on smaller lots is inharmonious with the character of the area, according to area residents and the 2009 Comprehensive plan, which designates this area for rezoning to allow large-lot residential areas for the development of very low density, single-family residential uses and compatible accessory structures. Now, therefore:

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SECTION 4. ZONING MAP AMENDMENT. The Official Zoning Map of the City of Gautier is hereby amended to include a comprehensive change of classification from R-1 Low Density Residential to RE Residential Estate for the specific parcels described in Exhibit A of this Ordinance.

SECTION 5. SETTING EFFECTIVE DATE AND APPEAL. This Ordinance shall become effective 30 days after approval by the City Council and signature of the Mayor.

ADOPTED: _____
Tommy Fortenberry, Mayor

ATTEST:

Wendy McClain, City Clerk

Codification Instructions: Not Codified.

Location Map

FERRY POINT

AREA 1 ZONE CHANGE TO VERY LOW DENSITY RESIDENTIAL

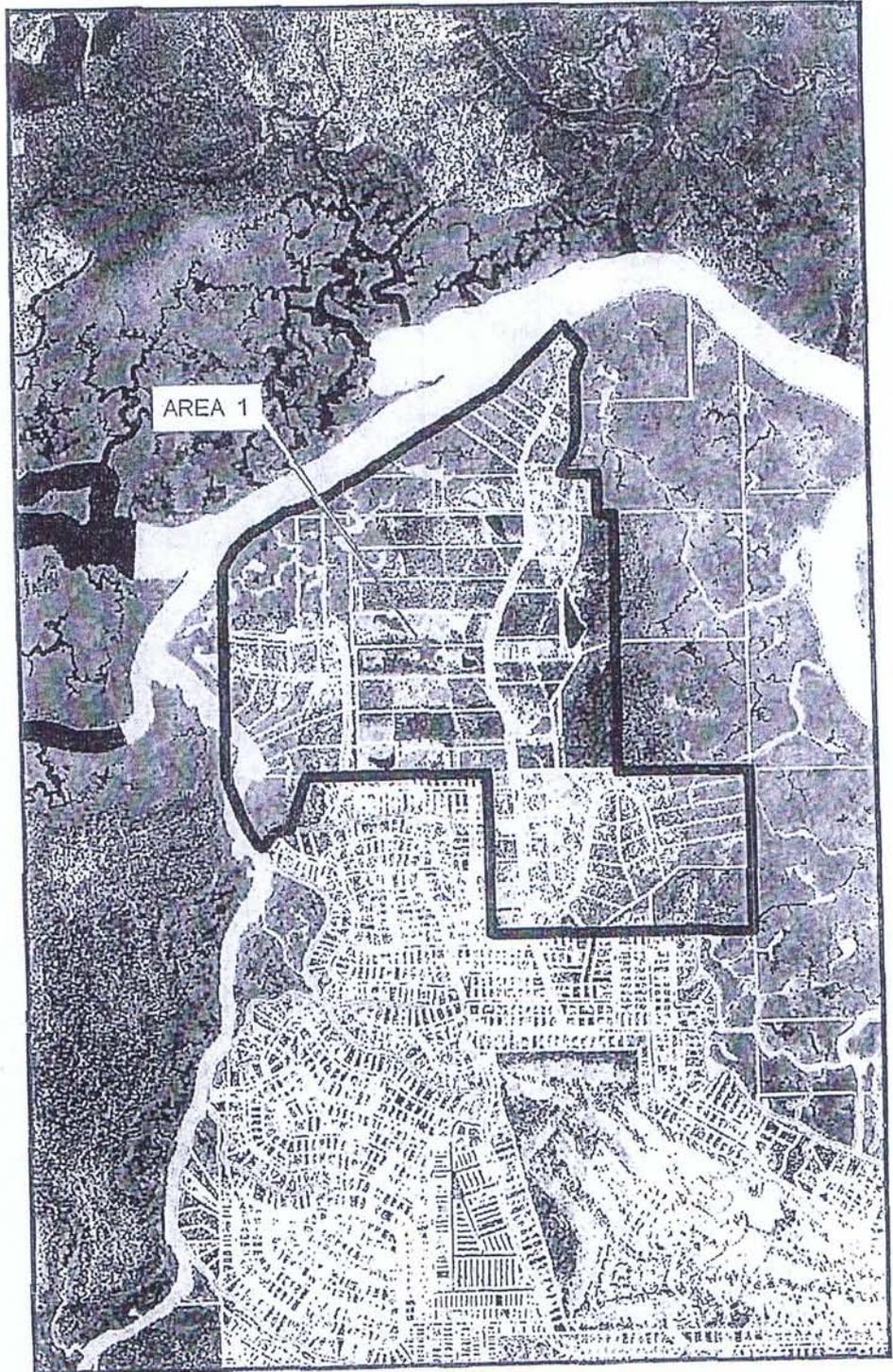
City Of Gautier
Economic Development/Planning



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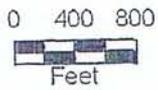


Prepared by the
City of Gautier
GIS Division



Existing Zoning Map

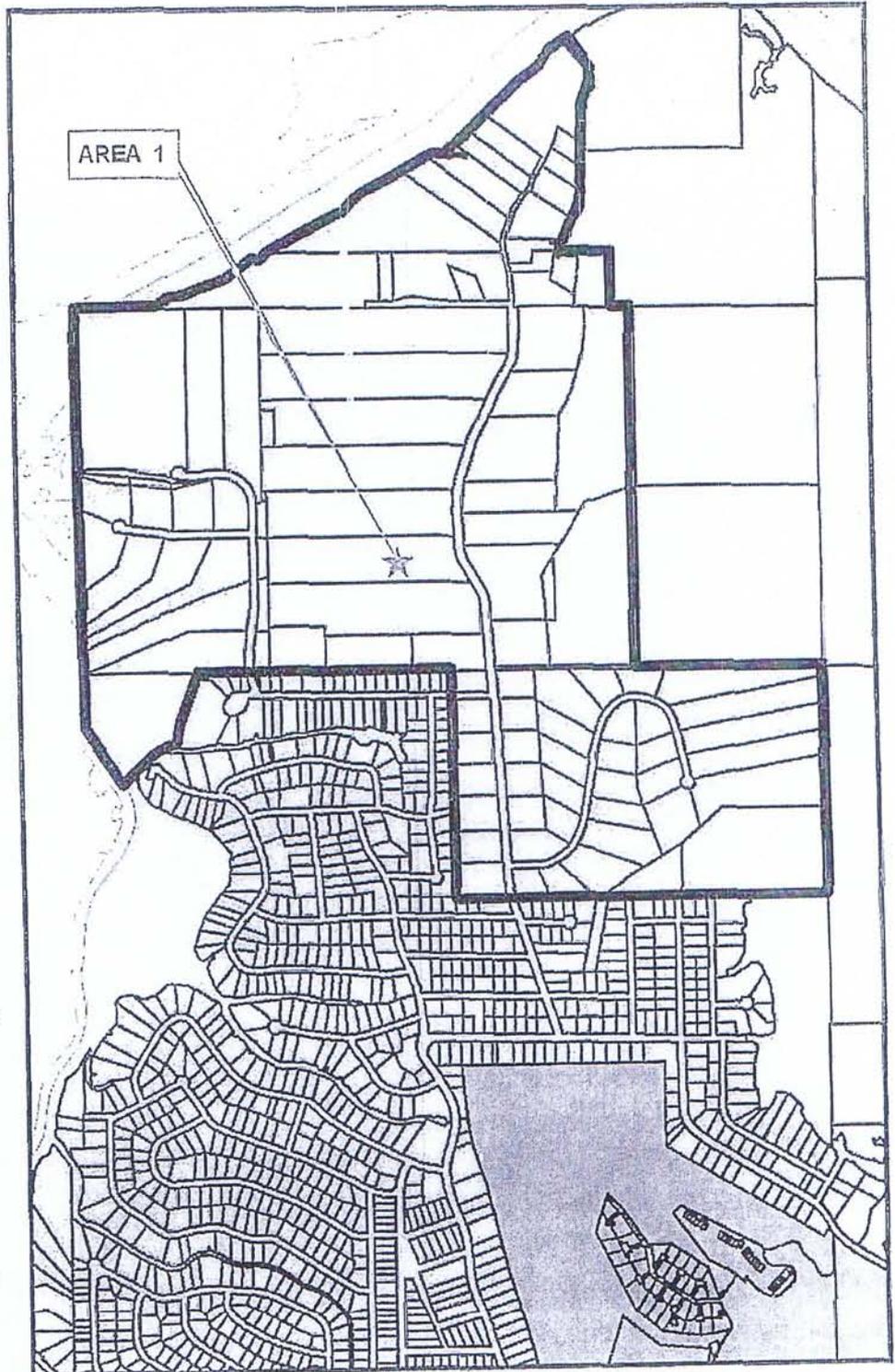
City Of Gautier
Economic Development/Planning



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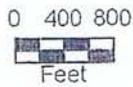
Legend

- AG Agricultural
- PL Public/Semi-Public
- PUD Planned Unit Development
- R-1 Low Density Residential
- R-2 Multi-Family Residential
- R-3 Mobile Home District
- MUM
- TC
- MURC-1
- MURC-2
- MURC-MW
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- C-3 Highway Commercial
- I-2 Industrial



PROPOSED ZONING

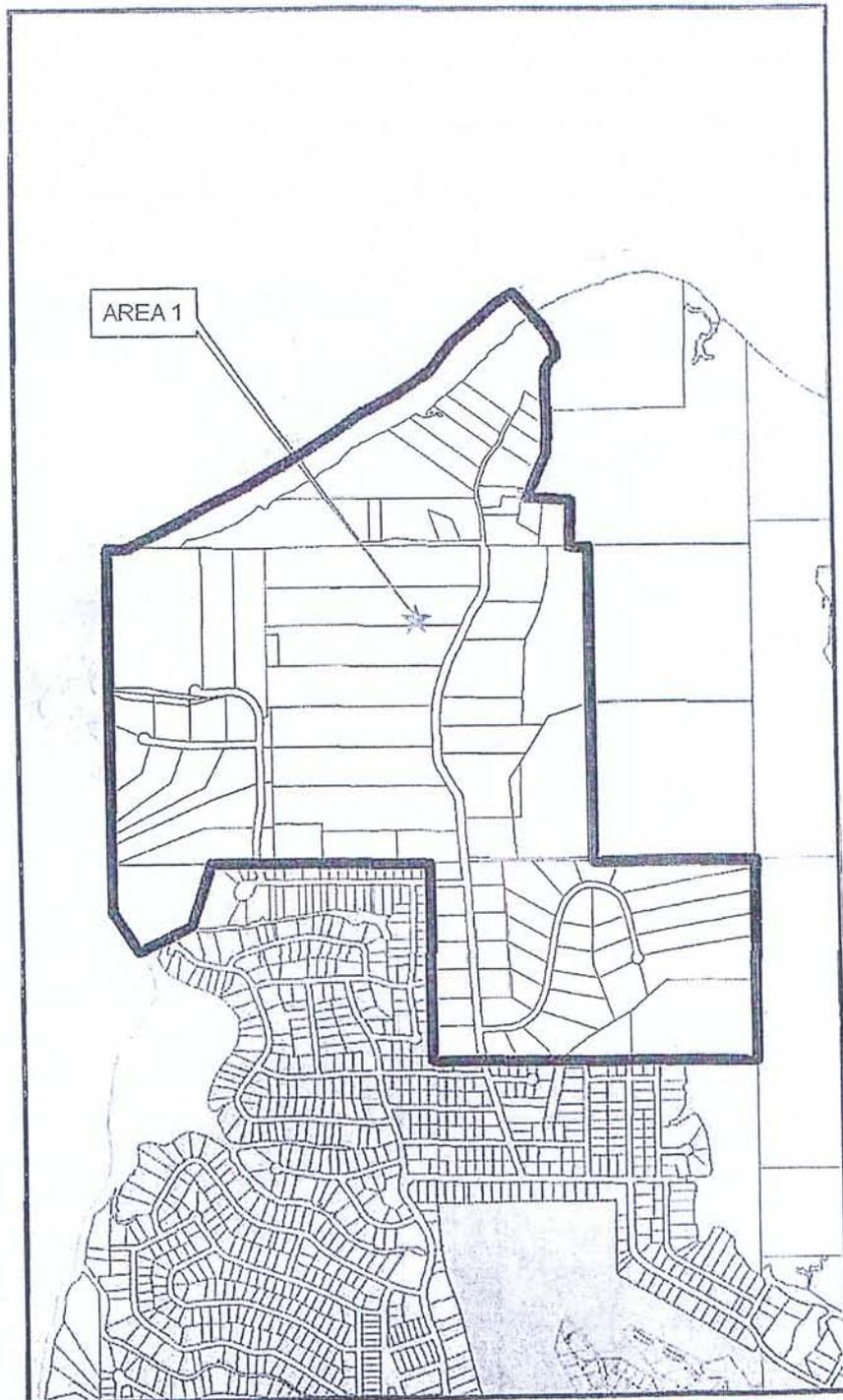
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Legend

-  AG Agricultural
-  Residential Estates
-  PL Public/Semi-Public
-  PUD Planned Unit Development
-  R-1 Low Density Residential
-  R-2 Multi-Family Residential
-  R-3 Mobile Home District
-  MUM
-  TC
-  MURC-1
-  MURC-2
-  MURC-MW
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  C-3 Highway Commercial
-  I-2 Industrial



Existing Land Use Map

City Of Gautier
Economic Development/Planning

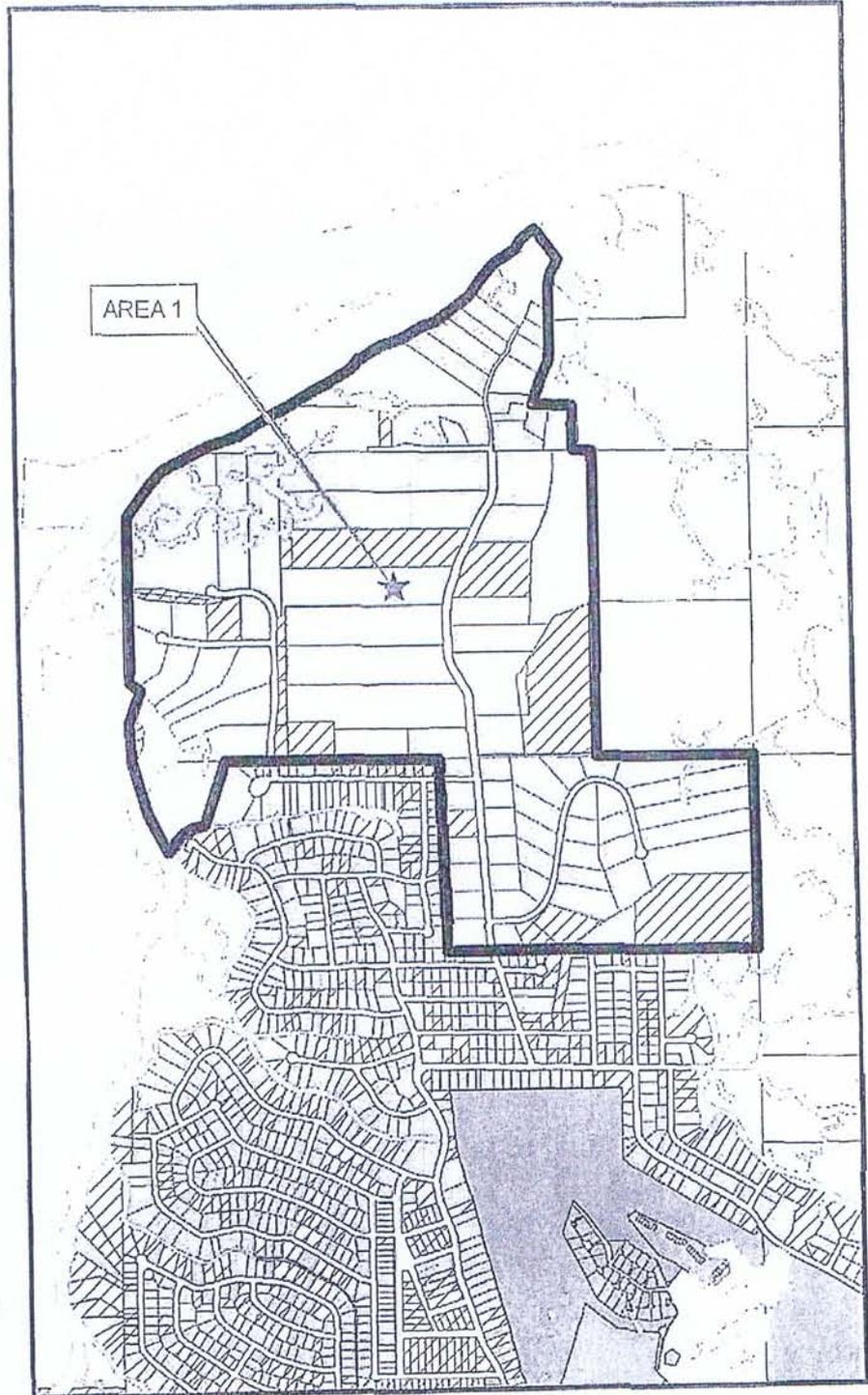


Prepared by the
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GIS Division

Legend

EXISTING LAND USE

-  Commercial-Retail
-  Conservation
-  Civic
-  Industrial
-  Marina/Fish Camps
-  High Density Residential
-  Mobile Home
-  Mobile Home Park
-  Medium Density Residential
-  Office
-  Recreation
-  Very Low to Low Density Residential
-  Utility
-  vacant



Future Land Use Map

City Of Gautier
Economic Development/Planning



0 400 800



Feet

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Prepared by the
City of Gautier
GIS Division

Legend

- Civic
- High Impact Commercial
- Conservation
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mobile Home Residential
- Low Impact Commercial
- Recreational
- Recreational Commercial
- Regional Scale Commercial
- Mixed Use Residential
- Town Center
- Very Low Density Residential

