Analysis:

The UDO requires the following setbacks and density for the C-3 zoning district: No minimum lot size or width. Front setbacks: 25'; Side—15' on interior lots and in the case of a corner lot abutting a public street the side setback shall be 35'. In cases where lot is adjacent to residentially zoned property, the side yard requirement shall be increased to 40' and all the outside 15' of the side setback shall be a landscaped buffer area in accordance with Article XI.

Rear—None; however, if the commercial lot is adjacent to residentially zoned property, the rear yard requirement shall be increased to 35'. The outside 10' of the setback shall be a landscaped buffer area in accordance with Article XI.

Buildings which are forty-five feet in height shall add 2 additional feet for each floor above 45' to the required side and/or rear setbacks if adjacent to residentially zoned districts. NOTE: Section 5.2.5(B) states that churches, schools, hospitals, and other public and semi-public buildings may exceed the height limitations of the district if the minimum depth of the front, side, and rear yards required is increased 1' for each 2' by which the height of such public or semi-public structure exceeds the prescribed height limit.

The proposed development conforms to the requirements of the UDO and zoning district.

The existing zoning district does comply with the City's Comprehensive Plan. The Comprehensive Plan, adopted September 2009, reflects a future land use designation as High Impact/Regional Scale Commercial.

5. Other applicable factors, rules, regulations or criteria prescribed by the Comprehensive Plan, this Code or other law.

   See attached application.

REVIEW CRITERIA:

The Technical Review Committee has reviewed each of the technical items required on the major development plan as established by Section 4.6 and found that the engineer has satisfied all items as necessary for approval with the exception of those items highlighted on the TRC Chairman's list showing General Plan Requirements and the landscaping and tree mitigation. Any items listed as incomplete will be completed before permitting. The Economic Director is working with the applicant to make sure landscaping and tree mitigation is sufficient. Section 4.6 and the applicants' response are attached.

CONCLUSION AND RECOMMENDATION:

Staff recommends approval of the major development.

Based on the Technical Review Committee's review, the analysis of the site data, zoning, 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 4.1.7 of the Unified Development Ordinance, the Planning Commission may:

1. Recommend approval of the Major Development; or
2. Recommend denial of the Major Development.

ATTACHMENTS:

Application Dated August 6, 2012

Location Map

Existing Land Use Map

Future Land Use Map

Existing Zoning Map

TRC Memos & emails, (Rachel Honea, Plans Examiner, Dated July 26, 2012; Charles Thornburg, Fire Marshall, Dated July 26, 2012)

Site Plan, Landscaping Plans & Exterior Elevations

Major Development Order

GAUTIER, MISSISSIPPI

ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT

PUBLIC HEARING APPLICATION

Public Hearing Number

GPC-12-14-MD

PERMIT REQUESTED:

TO BE HEARD BY GAUTIER PLANNING COMMISSION:		FEE:
Change in Zoning District	_____	$300.00
Major Development	X	No Fee
Home Occupation	_____	$100.00
Variance (greater than 30%)	_____	$100.00
Appeal to Staff Decision	_____	$100.00

****

See Attachment for Application Procedure

Name of Applicant : Bienville Orthopaedic Specialists LLC

Name of Business: Bienville Orthopaedic Specialists LLC Phone: (228) 392-9355

Business Address: 3635 Bienville Blvd., Ocean Springs, Ms. 39564 Mailing Address (if different):_____

Reason for request, location and intended use of Property: Construct a world class medical facility, Located on Allen Rd., Establish a Medical Campus

ATTACHMENTS REQUIRED AS APPLICABLE:

_____ 1. Diagram of intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.

_____ 2. Legal descriptions and street address.

_____ 3. A detailed project narrative.

_____ 4. Copy of protective covenants or deed restrictions, if any.

_____ 5. Copies of approvals, or requests for approval, from other agencies, such as, but not limited to, the Mississippi State Department of Health, U.S. Army Corp of Engineers, Mississippi Department of Environmental Quality and Department of Marine Resources.

_____ 6. Any other information requested by the Economic Development/Planning Director and/or members of the Site Plan Review Committee.

Signature of Applicant: _____

Date of Application: 7/30/12

FOR OFFICE USE ONLY

Date Received 7/6/12 Verify as Complete BP

Fee Amount Received N/A

Initials of Employee Receiving Application BP

I have received a copy of the regulations pertaining to Home Occupations and will abide by these regulations should this application be approved.

Signature _____ Date _____

BROWN, MITCHELL
& ALEXANDER, INC.
CONSULTING ENGINEERS

July 30, 2012

Mr. Eric Meyer
Director of Economic Development and Planning
City of Gautier
3330 Hwy. 90
Gautier, MS 39553

RE: BIENVILLE ORTHOPAEDIC DEVELOPMENT – PLANNING SUBMITTAL
Gautier, Mississippi

Dear Mr. Meyer:

Please find enclosed an application for Planning Commission consideration along with the necessary supplemental information. The following information is enclosed:

1. Planning Commission Application
2. Proposed Site Plan
3. Project Narrative
4. Legal Description for 2 parcels that comprise the development area.
5. Copy of approval of NWP # SAM-2012-00287-TMZ

We are requesting, that if this application is found complete, that this proposed development be considered at the next available Planning Commission meeting. We are in the process of making corrections from our initial TRC meeting and plan to re-submit information in the next few days. Should you have any questions or need additional information please contact our office.

Sincerely,

Benjamin Smith

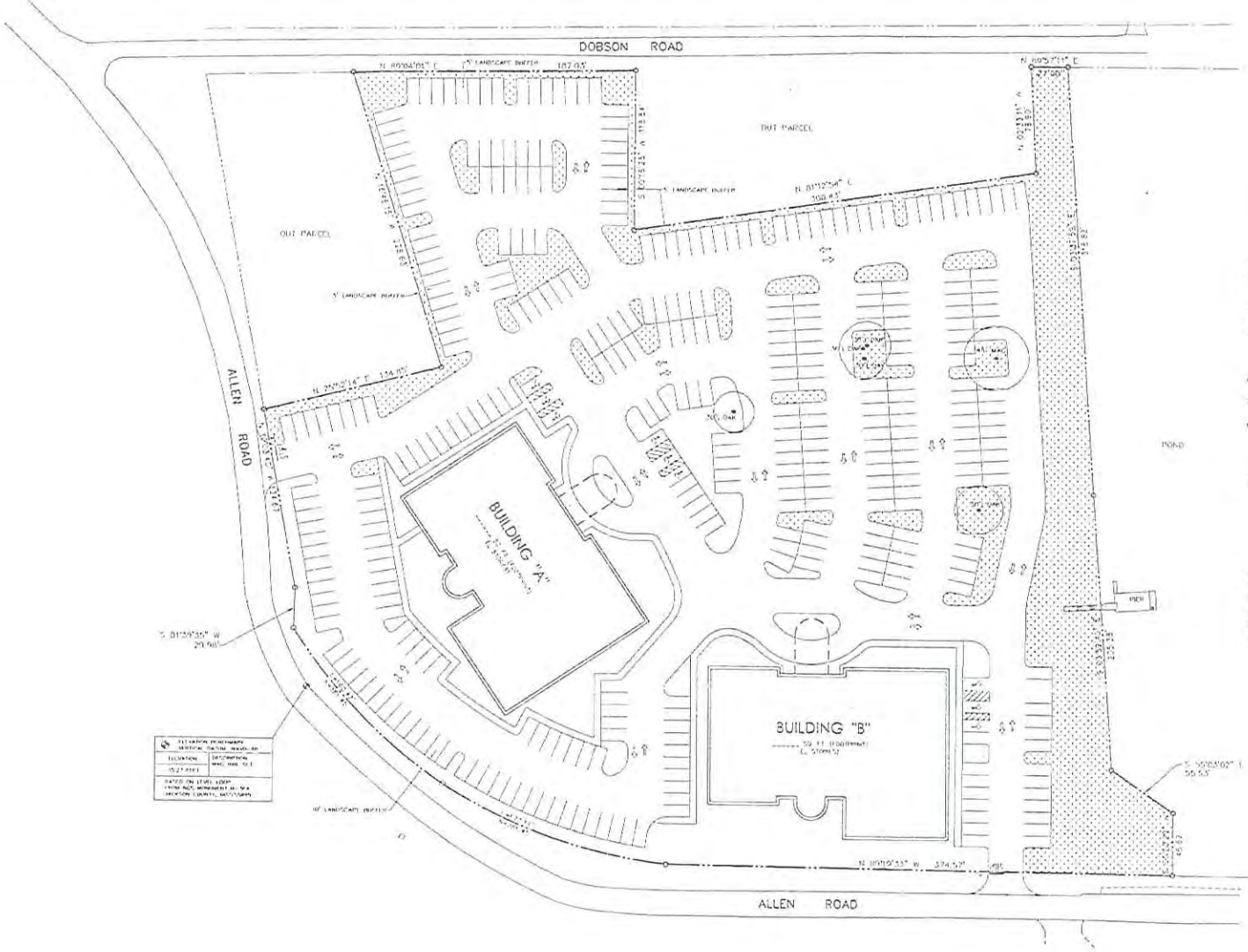
Benjamin Smith, P.E.
Project Engineer

Enclosures

cc: Christian Dose, Bienville Orthopedic
Elmer Wind, Wind Architectural Group

p:\3303\d\3303 - pc app trnsmittal.docx

521 34th Street | Gulfport, MS 39507 | 228.864.7612 | fax 228.864.7676
796 Vieux Marche, 2nd Floor | Biloxi, MS 39530 | 228.436.7612 | fax 228.436.7676
www.bmaengineers.com



SCALE: 1"=50'

LEGEND

- PROPOSED TRAFFIC SIGN
- PAINTED STRIPING
- HANDICAP PARKING SPACE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED GRASSED / LANDSCAPE AREAS

GENERAL CONSTRUCTION NOTES

1. ALL PARKING BAY CURB RADII ARE 30' UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO AND ALONG EDGE OF PAVEMENT
3. SEE ARCHITECTURAL PLANS FOR ALL STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL PLANS
4. COORDINATES ARE SHOWN FOR BUILDING AND PAVING LAYOUT PURPOSES. COORDINATES BASED ON STATE PLANE COORDINATES
5. PARKING REQD: STANDARD PARKING SPACES: 180
   HANDICAP PARKING SPACES: 8
   TOTAL SPACES: 188
6. HANDICAP STRIPING SHALL BE BLUE. ALL OTHER STRIPING SHALL BE WHITE OR YELLOW PER SITE REQUIREMENTS
7. ALL PARKING SPACES ARE 9'x20'. HANDICAP PARKING SPACES ARE 9'x20' WITH A 5'x20' LOADING ZONE
8. SIGNS SHALL HAVE THE FOLLOWING DIMENSIONS:
   STOP (R1-1) 30" x 30"
   HANDICAP (R7-8) 18" x 12"

ZONING INFORMATION: C-3 (HIGHWAY COMMERCIAL)
TAX PARCEL #:

AREA CALCULATIONS

TOTAL AREA	250,842 SQ. FT.
TOTAL BUILDING FOOTPRINT	36,185 SQ. FT.
TOTAL PAVED AREA (INCLUDING SIDEWALKS)	138,436 SQ. FT.
TOTAL OPEN SPACE	76,221 SQ. FT.
PERCENT IMPERVIOUS	69%
PERCENT PERVIOUS	29%

PRELIMINARY
NOT FOR CONSTRUCTION

BROWN, MITCHELL & ALEXANDER, INC.
CONSULTING ENGINEERS

BIENVILLE ORTHOPEDIC

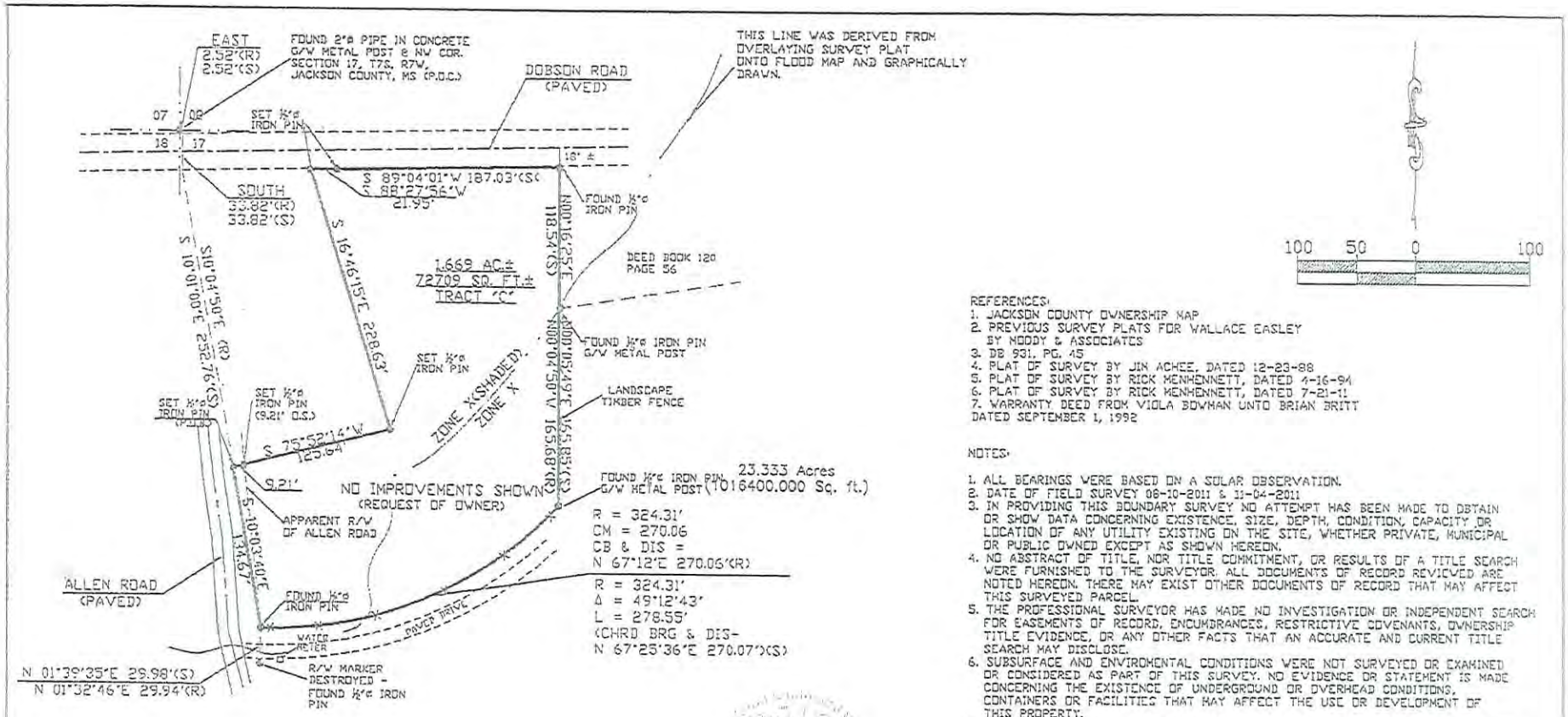
DOBSON & ALLEN ROADS
GULFPORT, MISSISSIPPI

CONCEPTUAL SITE PLAN 'D'

C-2.0

BIENVILLE ORTHOPAEDIC MEDICAL OFFICE DEVELOPMENT

Bienville Orthopaedic Specialists is proposing a new medical office complex on approximately 6.7 acres of property located on Allen Road. The proposed complex, which will be constructed in phases, will ultimately include two (2) medical office buildings with related parking areas, and all other necessary site improvements.



REFERENCES:
1. JACKSON COUNTY OWNERSHIP MAP
2. PREVIOUS SURVEY PLATS FOR WALLACE EASLEY BY MOODY & ASSOCIATES
3. DB 931, PG. 45
4. PLAT OF SURVEY BY JIM ACHEE, DATED 12-23-88
5. PLAT OF SURVEY BY RICK MENHENNETT, DATED 4-16-94
6. PLAT OF SURVEY BY RICK MENHENNETT, DATED 7-21-11
7. WARRANTY DEED FROM VIOLA BOWMAN UNTO BRIAN BRITT DATED SEPTEMBER 1, 1992

NOTES:

1. ALL BEARINGS WERE BASED ON A SOLAR OBSERVATION.
2. DATE OF FIELD SURVEY 08-10-2011 & 11-04-2011
3. IN PROVIDING THIS BOUNDARY SURVEY NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED EXCEPT AS SHOWN HEREON.
4. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, OR RESULTS OF A TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. ALL DOCUMENTS OF RECORD REVIEWED ARE NOTED HEREON. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
5. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
6. SUBSURFACE AND ENVIROMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
7. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND ORIGINAL SIGNATURE OF THE SURVEYOR.
8. SURVEYOR MAKES NO STATEMENT CONCERNING OWNERSHIP OF PROPERTY
9. (R) = RECORD (S) = SURVEY

FLOOD STATEMENT:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AND ZONE "X" (SHADED) AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP NO. 285256 0304 G, EFFECTIVE DATE MARCH 16, 2009.

11/04/11

GERALD MOODY, PS
SHEET 1 OF 2
SEE SHEET 2 FOR DESCRIPTION
REVISED 11-04-2011

247-02-00(E)/ALLENRD/BRAN BRITT

MOODY & ASSOCIATES, INC. REGISTERED PROFESSIONAL SURVEYORS ALABAMA, LOUISIANA, MISSISSIPPI 281 RATLIFF STREET LUCEDALE, MS. 39452 601-947-4489 FAX# - (601)947-4282 EMAIL-moodyasc@bellsouth.net	DATE: 11-04-2011	SCALE: 1" = 100'
	DRAWN BY: DAVIS	CLASS: "C"
	DRAWING NAME: 247-02-00(B)	
	PLAT OF SURVEY OF A PARCEL OF LAND	
	SITUATED IN: SECTION 17, T7S, R7W, JACKSON COUNTY, MS	