**CITY OF GAUTIER**
**DEVELOPMENT ORDER**
**GPC CASE NO. 13-28-SD**

**DEES LANDING DEVELOPMENT ORDER FOR THE SUBDIVISION OF LAND**

**REGARDING PARCEL ID NOS: 81807045.030, 81807045.000 & 81807045.025**

The City of Gautier, at its regular meeting held on March 18, 2014, considered the application for a Development Order for the Subdivision of Land for a seven lot subdivision development in an R-1 Low Density Single-Family Residential zoning district as submitted by Wilbur Dees. The parcels subject to this Order are generally described as being located at the southeast end of Homestead Boulevard, Parcels 81807045.030, 81807045.000 & 81807045.025, Gautier, Mississippi, 39553. After due public notice, the City Council, having considered the Technical Review Committee's review, the Planning Commission's review, application, testimony and exhibits presented by the applicant, the report of the City Staff and all other relevant testimony, exhibits and other evidence, pursuant to applicable provisions of the City's Unified Development Ordinance, hereby approves the Development Order for the Subdivision of Land and orders as follows:

1. This proposed development is consistent with the character of the immediate vicinity of the proposed use.

2. The proposed development of the subdivision of land requires a replat of 82.2± acres for a seven lot subdivision development permitted in the R-1 District.

3. Therefore, the City Council approves the application submitted on November 18, 2013 for a Development Order for the Subdivision of Land

5. The City Council adopted this Development Order for Subdivision of Land on a recorded vote of _____ ayes to _____ nays to approve the application of Wilbur Dees for a seven lot subdivision development to be located at the southeast end of Homestead Boulevard Gautier, Mississippi, and identified as Jackson County Parcel Nos. 81807045.030, 81807045.000 & 81807045.025.

March 18, 2014

Date of Issuance

Attest:

_____

Cynthia Russell
City Clerk

_____

Gordon Gollott, Mayor
City of Gautier, Mississippi
3330 Highway 90
Gautier, MS 39553

# Gautier Planning Commission

## Regular Meeting Agenda

## February 6, 2014

## GPC #13-28-SD

## Dees Landing Subdivision

**VII. NEW BUSINESS**

A. QUASI-JUDICIAL

2. DEES LANDING - REQUEST FOR A DEVELOPMENT ORDER FOR THE SUBDIVISION OF LAND IN AN R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT, HOMESTEAD BOULEVARD (WILBUR DEES, OWNER) (GPC CASE #13-28-SD)

## QUASI-JUDICIAL PROCEDURES

1. Announcement of Matter. Read the matter title to be considered.

2. Swear the Witnesses. All witnesses, parties, citizen participants and City Staff who plan to speak at the hearing shall collectively be sworn at the beginning of the hearing by the City Attorney

3. Ex Parte Disclosure. All members must disclose on the record any ex parte communications, to include any physical inspections of the subject property. The disclosure should include with whom any communication has taken place, a summary of the substance of the communication, and the date of the site visit, if any. If anyone has received written communications, the writing must be presented, read into record or a copy provided to all participants, and made a part of the official record.

4. Applicant Presentation.

5. Questions directed to Applicant. The applicant should answer any questions by the public, the Planning Commission, or others.

6. Staff Presentation. This includes presentation of the staff report into the official record.

7. Objections from Applicant. Confirm whether there are objections from the applicant regarding the staff report or development order.

8. Questions directed to Staff. The staff answers any questions by the public, the Planning Commission, or others.

9. Public Comments. Members of the public should be allowed to make comments regarding the application.

10. Applicant rebuttal/final comments

11. Staff rebuttal/final comments

12. Call for final questions.

13. Close public portion of the hearing.

14. Motion & Deliberation. Planning Commission makes a motion, and debates and deliberates regarding the application and development order.

15. Vote.

16. Close the quasi-judicial proceeding.

**CITY OF GAUTIER**

**STAFF REPORT**

**DEES LANDING SUBDIVISION**

**To:** Gautier Planning Commission Chairman and Members

**From:** Babs Logan, Planning Technician

**Thru:** Chandra Nicholson, Economic Development & Planning Director

**Date:** January 30, 2014

**Subject:** Consideration of a Development Order for the Subdivision of Land for Dees Landing, a Subdivision Comprising ±82.2 Acres. Aron Chesney, PLS, Agent for Owner Wilbur Dees. (GPC #13-28-SD)

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## REQUEST:

The applicant, Wilbur Dees, is proposing to divide three parcels consisting of approximately 82.2 acres into ten parcels. Six of the new parcels will be approximately one half acre or 21,200 square feet. The other new parcel will be approximately 1.5 acres; the remaining three parcels will be larger than 1.5 acres. The application fee of $100 was paid on November 18, 2013. All public notice requirements have been met.

Staff has deemed the application sufficient for planning commission and city council consideration. The application was processed in accordance with UDO Section 4.2 and 4.7 for Subdivision of Land. The applicant has submitted drawings indicating the concept of the proposed subdivision regarding lot sizes, street frontage, etc. Prior to Final Plat review and the issuance of building permits, the owner shall provide additional documentation showing compliance with the UDO and City requirements.

The site is currently served by public water and sewer, and is comprised of three parcels containing 5.35 acres, 49.5 acres and 18.5 acres, located on the east end of Homestead Boulevard. The property is zoned R-1 Low Density Single-Family Residential.

## BACKGROUND:

Pursuant to Section 4.7.2 of the UDO, preliminary approval to subdivide land is not required. A development plan is required in order to ensure there are adequate levels of service to provide for

the development. An applicant may elect to request preliminary plat approval simultaneous with the development plan approval process. On December 5, 2013, the Gautier Planning Commission considered the owner's plans for a residential development and directed the applicant to consider larger lots more compatible with surrounding properties. The owner subsequently met with residents to hear concerns regarding compatibility and has made the following changes:

The owner has altered the preliminary plat to increase the lot road frontage to a minimum 150 feet, in order to be compatible with existing lots.

The owner has increased lot size from the permissible 1/3 acre to 1/2 acre along Homestead Boulevard.

The owner commits that the lots at the east end of Homestead will be a minimum of an acre and a half.

The owner will develop wetslips that Homestead residents will be able to utilize as an amenity.

The owner will not replat all of his land at this time, though he understands he could make application to do so. He realizes a future rezoning could negatively affect his ability to plat his land in accordance with the stated intentions above. Based on market demand for large homes and large lots, the owner intends to replat the remaining land at a future time, in accordance with the above specifications agreed upon by neighboring property owners.

**DISCUSSION:**

The Technical Review Committee met to review the proposed subdivision on January 23, 2014. Attached to the Staff Report are an email and a memo from TRC staff members submitted to the Economic Development and Planning Director. The TRC deems the preliminary plat request technically sufficient for Planning Commission review, in accordance with section 4.7.2.

Section 4.1.8 Major Developments (Development larger than 2.25 acres)
The following procedures, in addition to those listed in Section 4.5, shall apply to all major development order applications:

A. The Technical Review Committee (TRC) shall review the proposal and submit comments, if any, in writing to the Chairman of the Committee. Once the TRC has come to the conclusion that the proposal can be approved, approved with conditions, approved with modifications or denied, the Chairman shall forward each TRC member's written recommendation through the City Manager to the Planning Commission and City Council. In addition to the written recommendations of each TRC member, information provided to the Planning Commission and City Council shall include, but not be limited to, the following: