1. Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site and surrounding land uses.

   Analysis:

	Current Land Use	Zoning District
North	Very low to low density residential	R-1 Low Density Single-Family Residential
South	Very low to low density residential, conservation, vacant,	R-1 Low Density Single-Family Residential
East	Marsh, River	N/A
West	Very low to low density residential, vacant	R-1 Low Density Single-Family Residential

   Approximately 45 acres of the total acreage of parcels being divided is upland; approximately 37.2 acres is marsh land which is shown on the plat. Lot 7 of the proposed subdivision has wetlands (salt marsh) along its eastern boundary. There is no evidence of wetlands within Lots 1-6 of the proposed subdivision. (See attached letter from Batson & Brown, Inc.)

2. Impact on concurrency requirements and level of service standards (LOS).

   Analysis:

   The City has adequate levels of service for the proposed subdivision, including roadways, water and sewer capacity, fire and police.

3. The nature of the proposed development, including land use types and densities; the placement of proposed buildings and other improvements on the site; the location, type and method of maintenance of open space and public use areas, if any; the preservation of natural features or protection of sensitive lands, if any; proposed parking areas; internal traffic circulation systems, if any; the approximate total ground coverage of paved areas and structures; stormwater management, and water and sewage distribution, collection and treatment systems.

   Analysis:

   The existing property where Lots 1-6 are to be located is currently wooded. Lot 7 at the end of Homestead Boulevard is cleared to some extent. The applicant will not have to build any new roads because all seven proposed R-1 residential lots front on Homestead Boulevard. No recreational facilities are proposed at this time, though the owner proposes wetslips as an amenity at a later phase.

The section of land where Lots 1-6 will be located is upland and will accommodate construction of new homes. At the east section of the property where Lot 7 is to be located are some wetlands. The lot has been made larger to provide area for the house to be built outside the wetlands area. There are some protected trees that will have to be removed for construction of homes.

4. Conformity of the proposed development with the Comprehensive Plan, this Code and other applicable regulations.

Analysis:

The UDO requires the following setbacks and density for the R-1 zoning district: Minimum lot area of 9,600 square feet. Front setbacks 25' (an additional 10' must be added to the front setback on Homestead Boulevard per the UDO making the front setbacks 35'), Side setbacks 10', Rear setbacks 25', and minimum living area 1,325 S.F. The proposed development conforms to the requirements of the UDO and zoning district.

Section 5.2.4 (C) also states the following regarding setbacks: In any existing residential district, the minimum front yard setback of any new structure built as an infill structure, shall be the same as the adjoining residential structures, or if there are no adjoining residential structures, shall be equal to the average of other residences on the same side of the street within the same block or series of blocks.

The existing zoning district does not comply with the City's Comprehensive Plan. The Comprehensive Plan, adopted September 2009, reflects a new land designation called RE Residential Estate on the Future Land Use Map. The RE designation would require a minimum of one acre per single family dwelling, and a minimum living area of 1,800 square feet. Front setbacks 50', Side setbacks 20' and Rear setbacks 35'.

CONCLUSION AND RECOMMENDATION:

Based on the Technical Review Committee's review, the analysis of the site data, existing zoning, impact on the available infrastructure, availability of existing utilities, and the appropriateness of the request relevant to the criteria established by Section 4.7 of the Unified Development Ordinance, the staff recommends approval of a Development Order and Preliminary Subdivision Plat. Although, the size and set-back of the proposed lots are not consistent with the Comprehensive Plan, the size and set-backs of the proposed lots do comply with the current code requirements. The size of the proposed lots is consistent with areas that have the availability of water and sewer services. The larger residential estate lots are more consistent with areas that do not have water and sewer service availability.

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 4.7 of the Unified Development Ordinance, the Planning Commission may:

1. Recommend approval of the Development Order and Preliminary Plat; or
2. Recommend denial of the Development Plan.

ATTACHMENTS:

Applicants Exhibit 1 - Preliminary Plat

Applicants Exhibit 2 – Application

Applicants Exhibit 3 – Wetlands Letter from Batson & Brown, Inc.

Applicants Exhibit 4 – Future Development Concepts

City's Exhibit A - Location Map

City's Exhibit B - Existing Zoning Map

City's Exhibit C - Existing Land Use Map

City's Exhibit D - Future Land Use Map

City's Exhibit E – GIS Parcel Maps and Information

City's Exhibit F - Draft Development Order

City's Exhibit G - TRC Memo and E-mail, Dated January 23, 2014 & January 24, 2014

EXHIBIT 1

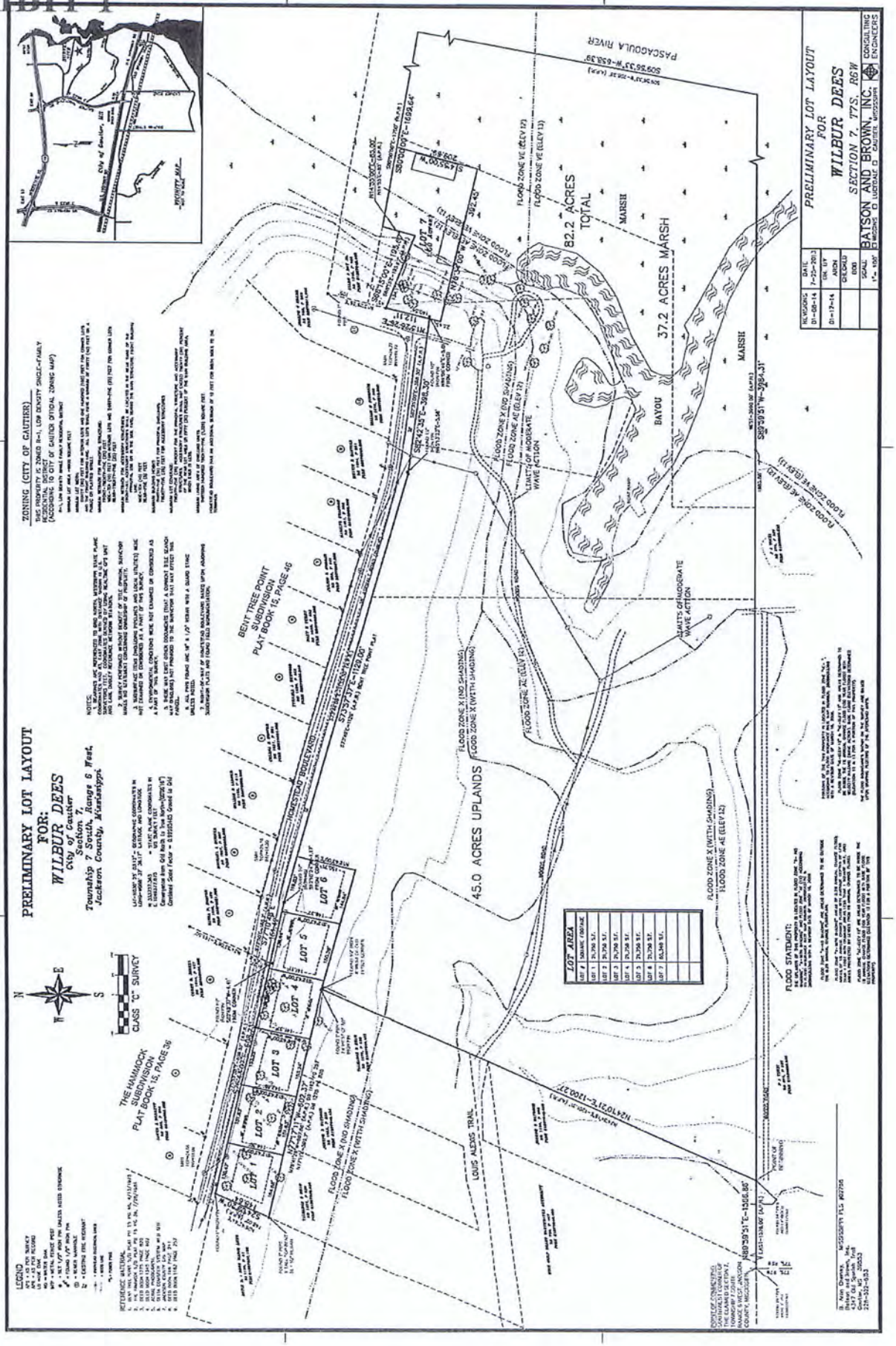
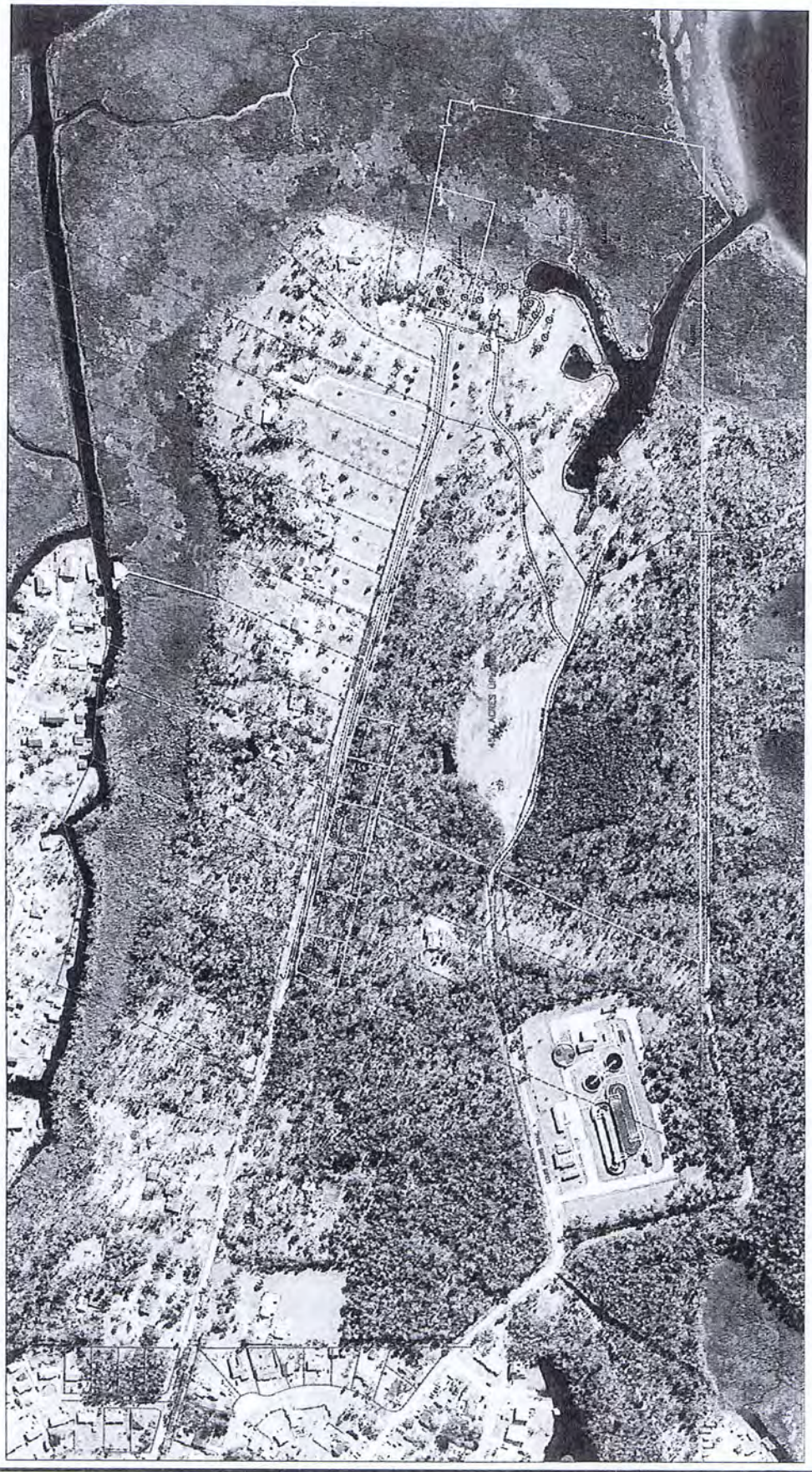

PRELIMINARY LOT LAYOUT
FOR:
WILBUR DEES
City of Gautier
Section 7
Township 7 South, Range 6 West,
Jackson County, Mississippi
PRELIMINARY LOT LAYOUT
FOR
WILBUR DEES
SECTION 7, T7S, R6W
BATSON AND BROWN, INC.
CONSULTING ENGINEERS
ZONING (CITY OF GAUTIER)
LEGEND
CLASS "C" SURVEY
THE HAMMOCK SUBDIVISION
PLAT BOOK 15, PAGE 36
BENT TREE POINT SUBDIVISION
PLAT BOOK 12, PAGE 46
HOMESTEAD BOULEVARD
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT AREA
45.0 ACRES UPLANDS
82.2 ACRES TOTAL
37.2 ACRES MARSH
MARSH
BAYOU
PASCAGOULA RIVER
LOUIS ALEXIS TRAIL
FLOOD ZONE X (NO SHADING)
FLOOD ZONE X (WITH SHADING)
FLOOD ZONE VE (ELEV 12)
FLOOD ZONE VE (ELEV 13)
FLOOD ZONE AE (ELEV 12)
LIMITS OF MODERATE WAVE ACTION
FLOOD STATEMENT:
POINT OF BEGINNING

EXHIBIT 1

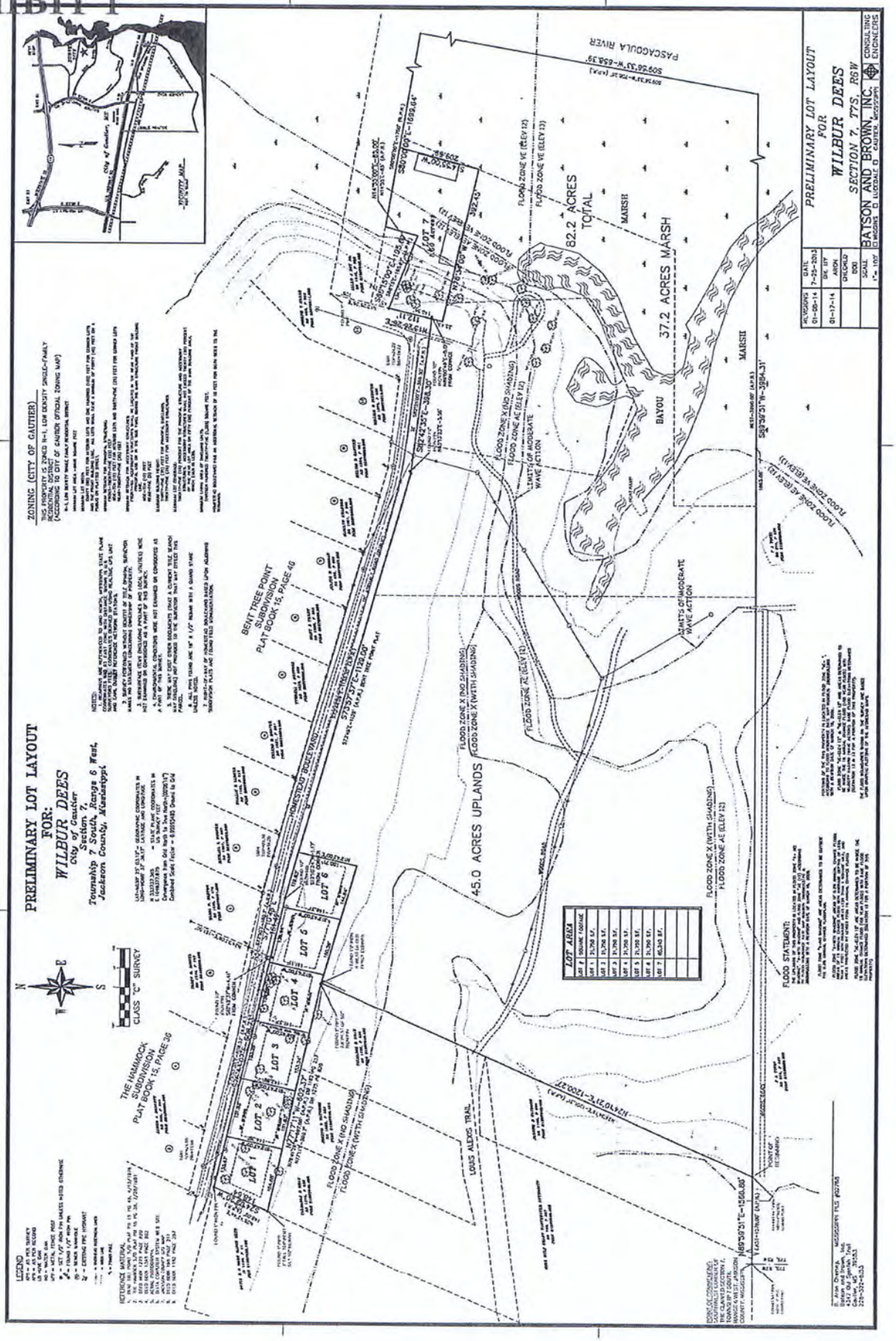


PRELIMINARY LOT LAYOUT
FOR
WILBUR DEES
SECTION 7, T7S, R6W

BATSON AND BROWN, INC.
CONSULTING ENGINEERS

REVISIONS 01-08-14 | DATE 7-22-2013 | DR. BY ARON | CHECKED BOB | SCALE 1"=150'

EXHIBIT 1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