

Gautier Planning Commission

Regular Meeting Agenda

August 4, 2016

Callie Rezoning

VII. NEW BUSINESS

- A. CALLIE ROAD REZONING - REQUEST FOR A REZONING OF PROPERTY ON CALLIE ROAD FROM R-1 TO R-2 (GPC CASE #16-14-RZ)

GAUTIER PUBLIC HEARING PROCESS (PLANNING COMMISSION)

Planning Commission Chairman to follow procedure below. All questions/comments to be directed to the Council and not to applicant, staff, or other attendees of the meeting.

1. Chairman announces the case.
2. Chairman makes statement, "This is a Public Hearing and all statements to be made need to be true and accurate for the record."
3. Staff gives brief overview of case.
4. Applicant presents their case.
5. Anyone to speak in support of the Request? Please state your name and address for the record.
6. Anyone to speak in opposition of the Request? Please state your name and address for the record.
7. Any final comments from the applicant?
8. Questions from Commission?
9. Chairman closes public hearing – "This closes the Public Hearing portion of this case" bang of gavel
10. Motion/Deliberation/Vote

**CITY OF GAUTIER
STAFF REPORT**

To: Gautier Planning Commission Chairperson and Members

From: Scott Ankerson, Building Official

Date: July 29, 2016

Subject: Consideration of a Property Owner Initiated Rezoning of Property Comprising Approximately 3.60 Acres to R-2 High Density Multi-Family Residential District.

REQUEST:

The Economic Development and Planning Department has received a request from Ivan Purvis dba Mary Elizabeth Cove for a Rezoning of the property generally described as the 3.60 acre parcel at the end of Callie Rd., PID #82424260.000 to R-2 High Density Multi-Family Residential District. The application fee of \$300 was paid on June 15, 2016. All public notice requirements have been met.

BACKGROUND:

Section 4.15 of the City's Unified Development Ordinance (UDO) establishes the procedure to amend the City's Official Zoning Map. The Gautier Planning Commission (GPC) shall review a proposal for a rezoning and shall make an advisory recommendation to the City Council as to the need and justification for the change when the public welfare justifies such action. The GPC shall include in its recommendation to the City Council findings that the required rezoning criteria have been met.

DISCUSSION:

The existing land use designation for the subject property is Low Density Residential. The Comprehensive Plan's Future Land Use Element (FLUE) establishes the general land use designation for Low Density Residential thus:

Low Density Residential—Areas with lots between 9,600 square feet and one acre which contain single family residential dwellings and low-impact civic uses such as small churches or clubhouses and neighborhood parks. Gross density is 4.5 dwelling units per acre.

The R-2 district is described in the UDO thus:

5.3.5 R-2, High Density Multi-Family Residential District

Purpose and intent. The purpose of the R-2 District is to provide for resort-style communities offering a full range of living accommodations for Gautier residents. In addition to uses permitted within the R-1A District, this District allows for multi-family developments, residential condominiums, retirement communities and assisted living facilities. Complementary recreational facilities are also permitted and permanent open space and/or recreational facilities are required for new developments within this district.

Unified Development Ordinance Table 7 Intensity and Dimensional Standards (excerpt)

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	---	---
R-2	<u>9,600+</u> <u>2,000</u> <u>per du</u>	<u>80</u>	<u>35</u>	<u>45</u>	<u>60</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>15</u> <u>du</u>	<u>18</u> <u>du</u>	<u>24 du</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>30</u>	<u>40</u>	<u>50</u>

DATA AND ANALYSIS:

Property to be Rezoned: PID #82424260.000

Location: Ward 4

Current Zoning of the Request Property: R-1 Low Density Residential

Current surrounding existing land use and zoning:

	Current Land Use	Zoning District
North	Sioux Bayou, Low Density Residential	R-1 Low Density Residential
South	Low Density Residential Farmington Dr.	R-1 Low Density Residential
East	Vacant	Split Parcel, R-1, R-2
West	Low Density Residential	R-1 Low Density Residential

Comprehensive Plan Land Use Designation: The subject property is designated Low Density Residential.

Surrounding Future Land Use Map (FLUM) designations:

	FLUM Designation
North	Low Density Residential
South	Low Density Residential
East	Low Density Residential
West	Low Density Residential

Proposed Zoning: R-2 High Density Multi-Family Residential District

REVIEW CRITERIA:

The Planning Commission, in its report and recommendation to the City Council on the appropriateness of the request, shall study and consider the following criteria and recommend Findings of Facts, if applicable.

- A. There was a mistake in the original zoning; **or**
- B. The character of the surrounding area has changed to such an extent as to justify rezoning **AND** there is a public need for additional property to be zoned in accordance with the request.

The Planning Commission shall not recommend approval of a rezoning unless the applicant has proven by clear and convincing evidence that either of the required criteria items above have been met.

CONCLUSION:

Based on the required Review Criteria established by Section 4.15 of the Unified Development Ordinance and the appropriateness of the request relevant to the criteria, the Commission may:

- 1. Find that the character of the surrounding area has changed to such an extent as to justify rezoning **AND** there is a public need for additional property to be zoned in accordance with the request **AND THEREFORE** recommend that City Council approve the Ordinance to Rezone the subject area to R-2 High Density Multi-Family Residential District; or
- 2. Recommend that City Council deny the Rezoning.

ATTACHMENTS:

Exhibit 1 – Applicant’s Application

Exhibit A – Location Map

GAUTIER, MISSISSIPPI
ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT
PUBLIC HEARING APPLICATION

Public Hearing Number

16-14-RZ

<u>TO BE HEARD BY GAUTIER PLANNING COMMISSION:</u>		<u>FEE:</u>
Zoning Change	<input checked="" type="checkbox"/>	\$300.00
Zoning Change (Comp.)	<input type="checkbox"/>	\$300.00
Major Development	<input type="checkbox"/>	\$100.00
Variance	<input type="checkbox"/>	\$175.00
Appeal to Staff Decision	<input type="checkbox"/>	\$100.00

<u>TO BE HEARD BY ECONOMIC DEVELOPMENT/PLANNING DIRECTOR ON STAFF</u>		<u>FEE:</u>
<u>REVIEW:</u>		
Administrative Waiver	<input type="checkbox"/>	\$100.00

Name of Applicant : Ivan Purvis

Name of Business: MARY ELIZABETH COVE Phone: 707 205 5201

Property Address: 2201 Callie Rd Mailing Address (if Different): _____

E-Mail Address: ivanpurvis@gmail.com

Reason for request, location and intended use of Property: To HAVE THE ABILITY TO BUILD A RETIREMENT HOME ON OUR PROPERTY.

ATTACHMENTS REQUIRED AS APPLICABLE:

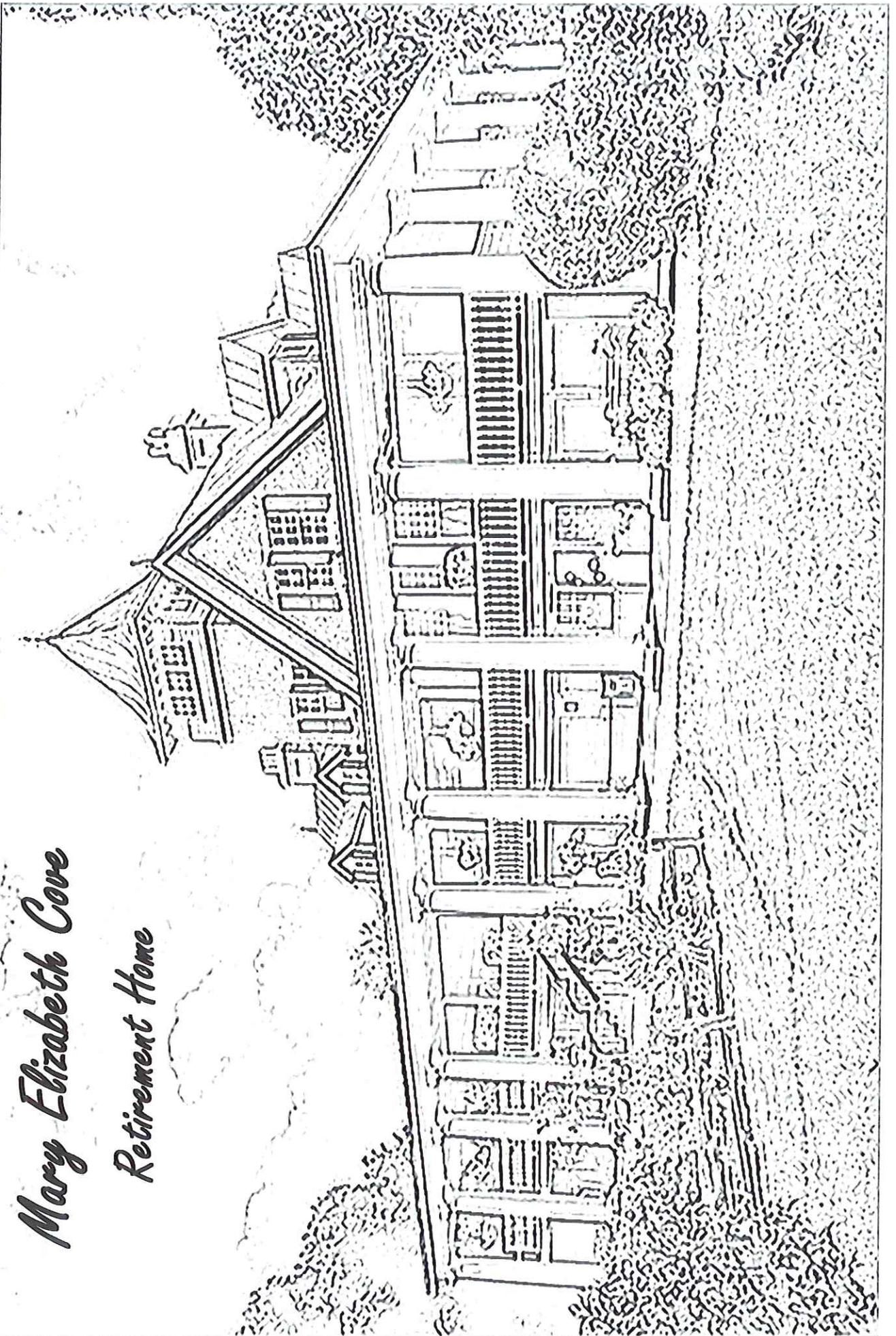
1. Diagram of intended use, showing dimensions and distances of property, building with setbacks, parking spaces, entrances and exits.
2. A detailed project narrative.
- N/A 3. Copy of protective covenants or deed restrictions, if any.
- N/A 4. Copies of approvals, or requests for approval, from other 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.
- N/A 5. Any other information requested by the Economic Development/Planning Director and/or members of the Technical Review Committee.

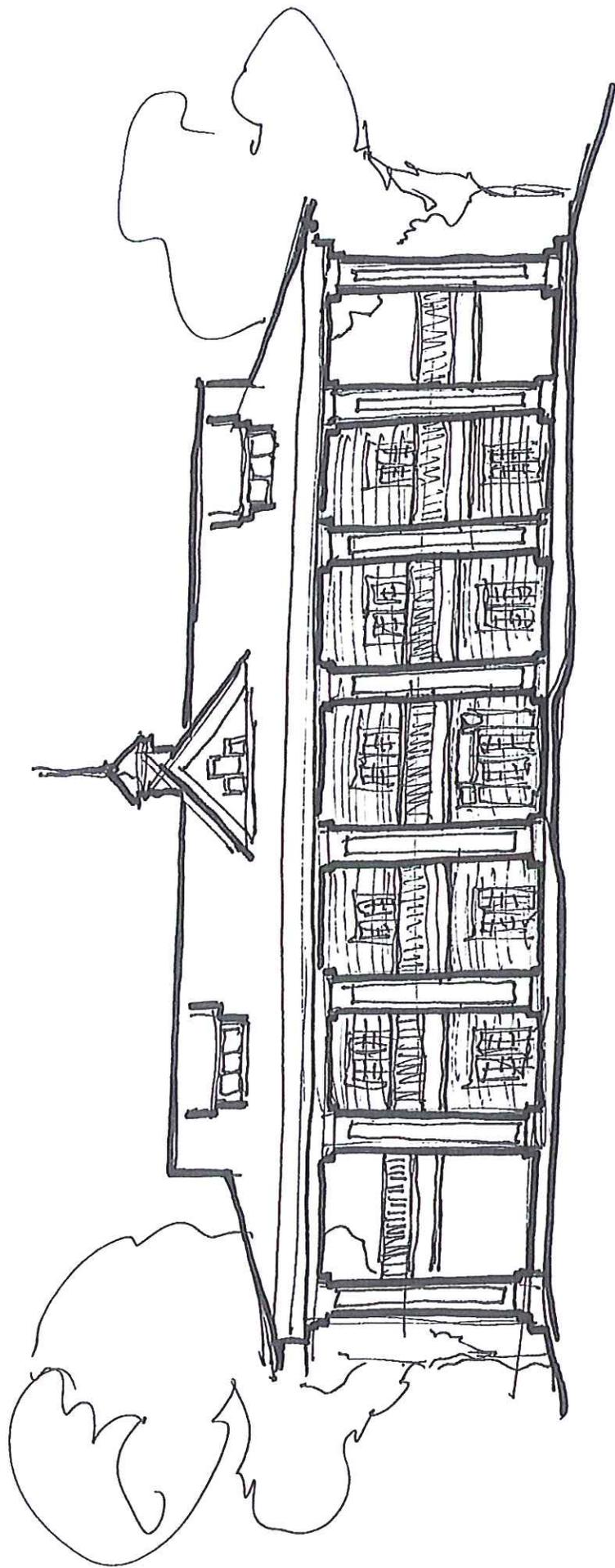
Signature of Applicant: [Signature] Date of Application: 6/6/16

FOR OFFICE USE ONLY	
Date Received <u>6-15-16</u>	Verify as Complete <u>6/20/16</u>
Fee Amount Received <u>300.00</u>	Initials of Employee Receiving Application <u>REM</u>

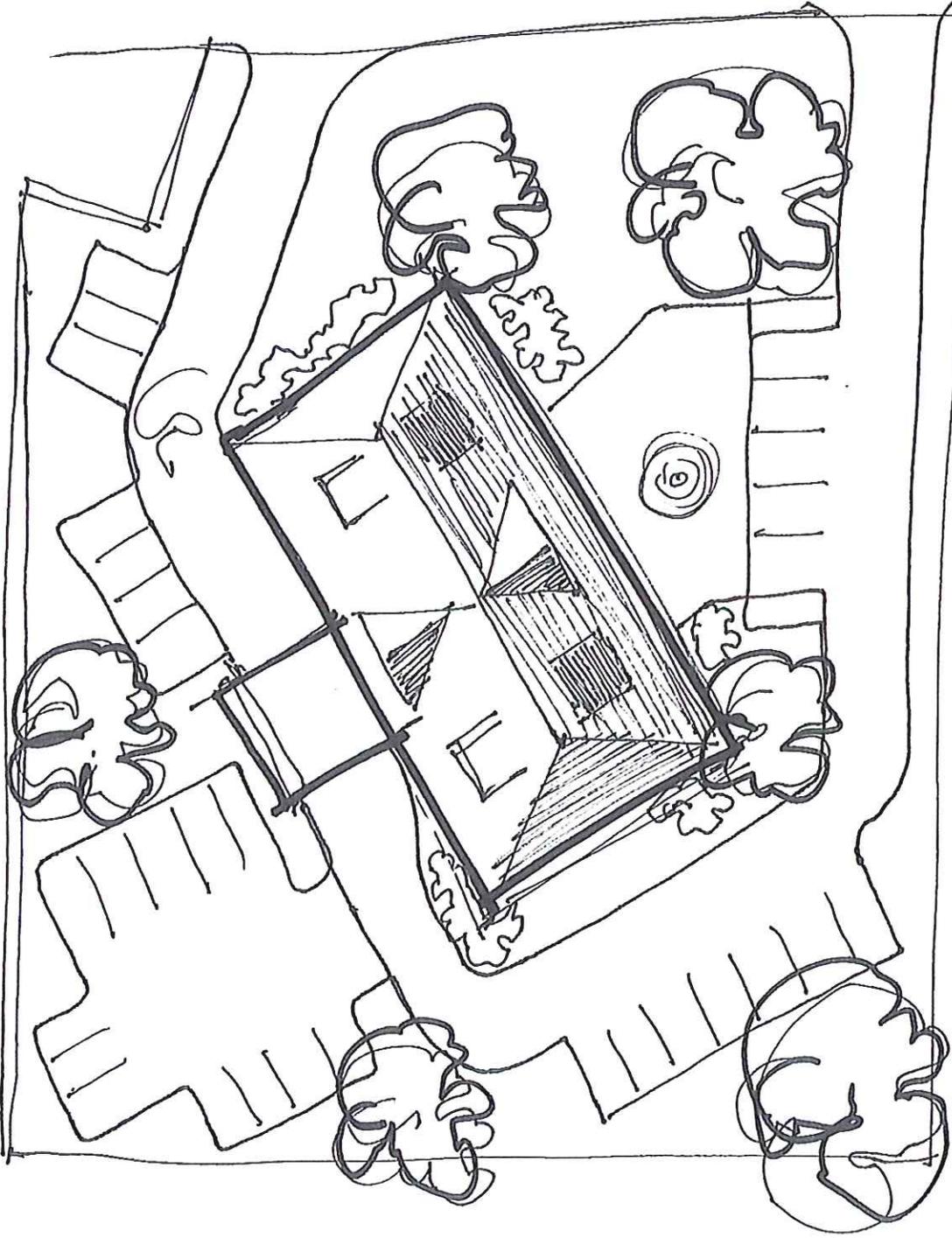
Mary Elizabeth Cove

Retirement Home





Front Elevations



Schematic Site Plan

Mary Elizabeth Cove

Retirement Home

Project Overview

Mary Elizabeth Cove Independent Retirement Home is named after my mother, who spent much of her retirement years helping others in her community and whom I looked after in the final 2 years of her life. After her passing I looked after my father for the next 18 months before he passed on. They were married for 67 years.

I have since started working in the retirement industry as it struck a chord with me just how hard life can be, and how dependent our elders are on the kindness of others in their later years. This is especially true for those who do not have any younger children or family members to help them through this time, this is also something my mother recognized.

I have been a property manager now for 2 years with Holiday Retirement who own and run 320 largely Independent Retirement properties throughout the USA. Since working in this industry I have developed a great passion for caring for the elderly, keeping them safe, happy, and healthy in their final years.

After buying 2201 Callie Road in Gautier, and understanding that the elderly couple I was buying it from had to leave the area because there was not a local independent retirement home for them to go to here. It struck me as an excellent and unique location for a boutique independent retirement home and perhaps could be a much cherished asset for Gautier. And in keeping with Gautier's historical charm we have specifically chosen to design the home in keeping with the elegant Antebellum style that is so loved in this area, and by us.

Following a meeting with our local commissioner, and understanding that Gautier has historically been what he called a "Bed Room Community" meaning it is a great place to retire to because of its' tranquil country setting. We believe our desire to build an independent retirement home here is a perfect transition for the aging population of Gautier, a much needed service, and falls within section 4.15.3 B's criteria for rezoning to allow a retirement home of this nature.

4.15.3 Criteria for Rezoning of Property

- B.** The character of the surrounding area has changed to such an extent as to justify rezoning **AND** there is a public need for additional property to be zoned in accordance with the request.

There are a number demographics for seniors wanting to move to an independent retirement home. The loss of a partner, a significant health event where they don't feel safe to be alone in their own home, companionship, loss of drivers license which leads to isolation and the inability to independently care for themselves (shopping, doctors appointments, socialization), nutritional (often family members will notice that mom, or dad, are loosing weight and find they are not eating healthy meals on a regular basis), or simply some seniors just want to live a much simpler relaxed lifestyle so they can enjoy their free time without the worries of looking after a home can bring. Or by way of a son or daughter who are just finding it too daunting juggling their busy lives while trying to care for their aging parents.

Mary Elizabeth Cove will be a 15 to 20 room boutique, independent Antebellum style retirement home where the residents can live in peace and quiet and enjoy this picturesque little paradise in comfort knowing that they don't have to worry about cooking for themselves, they will dine on 5 star chef prepared meals, don't have to worry about cleaning or taking care of their yards or how they are going to get to their next doctors appointment or to to go shopping. It will all be taken care of with love and compassion.

It will be taken care of for them by our highly trained and compassionate staff as they sit and relax on the expansive Antebellum Home style porches overlooking beautiful Sioux Bayou, or perhaps while they take a little stroll through the rose gardens and sit on the dock to do a spot of fishing.

What is an independent retirement home?

Quite simply, It provides independent seniors (those who don't require specialized medical care) with a comfortable home they don't have to maintain, a satisfying, enriched life among a community of their peers, and a sense of safety, comfort and belonging. Mary Elizabeth Cove Retirement Home is the ideal setting for seniors who are ready to simplify their lives and live the carefree lifestyle they've earned.

How would Mary Elizabeth Cove Retirement Home impact the community negatively?

Quite simply it wouldn't!

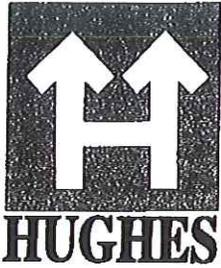
As most residents do not drive there would be minimal difference to current traffic flow. Residents do not play loud music, or throw wild parties (although they may dance a little!) They do not race up and down the streets in in modified cars and motor cycles or race up and down the Bayou in powerful speed boats! They relax, they read, they play Bean Bag Baseball and Uno, they wander through the rose garden and contemplate life.

How Would Mary Elizabeth Cove Retirement Home effect the community Positively?

In many ways..

Your mother, father or grand parents would not have to leave the area to find an independent retirement home, they would stay close to you and the grand children. It will create local jobs, and as our ethos is to buy local and support local businesses it would, over time, inject significant funds back into the local community. It will positively enhance Gautier's image as the perfect place to come and retire to.

Please see attached a letter from our neighbor, Hughes Management, who are in support of the project. Also, we have spoken to several of our other neighboring residents who are also in support of the retirement home being built.



5/16/16

To Whom It May Concern,

Re: Proposed Mary Elizabeth Cove Retirement Home, 2201 Callie Road, Gautier, MS

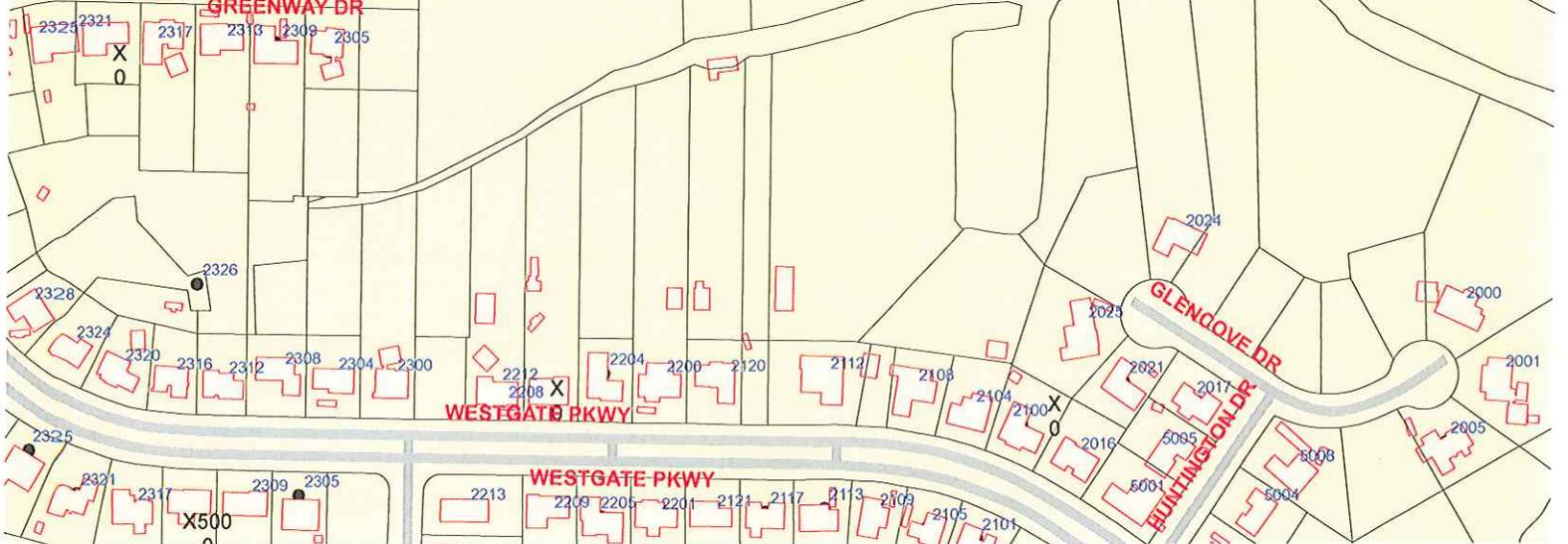
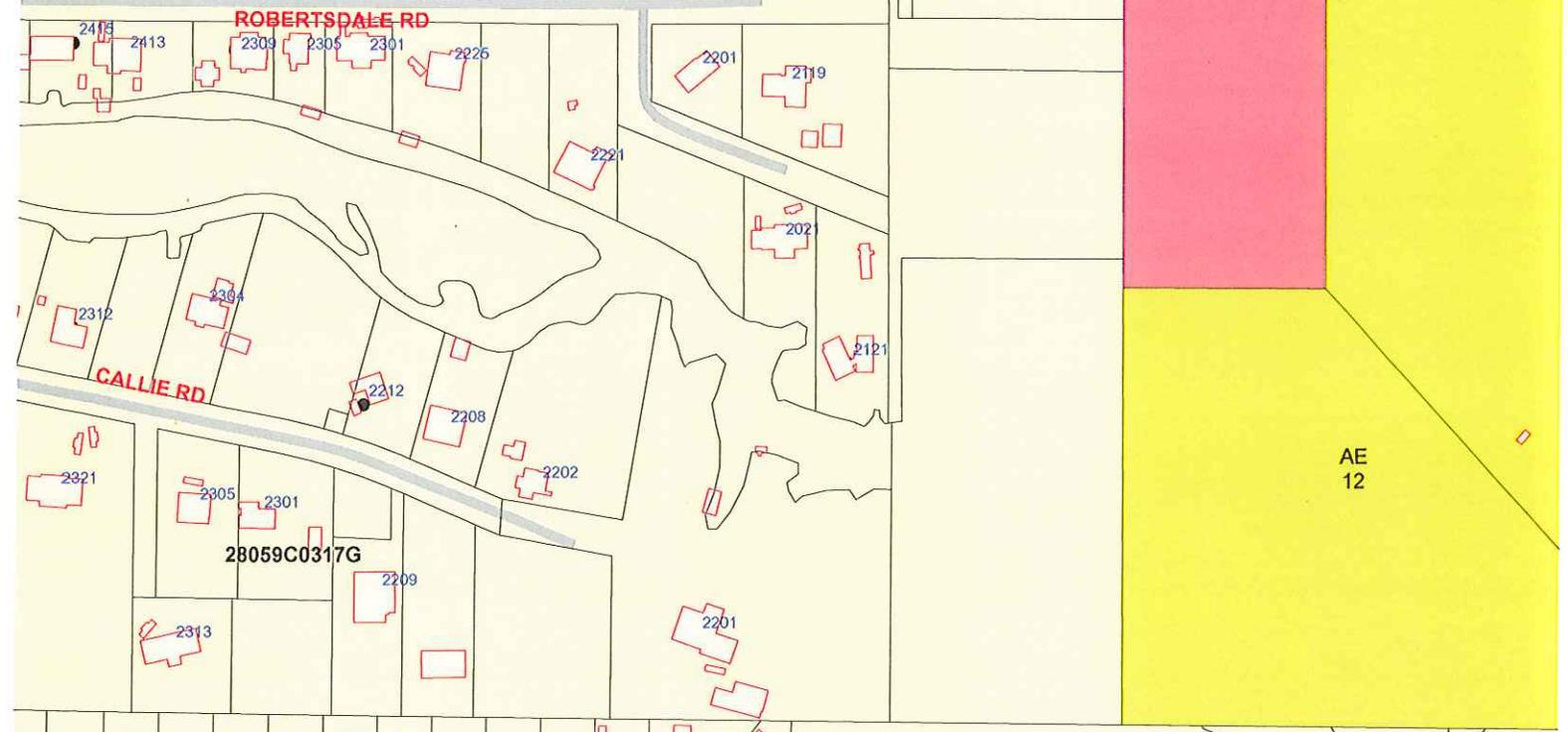
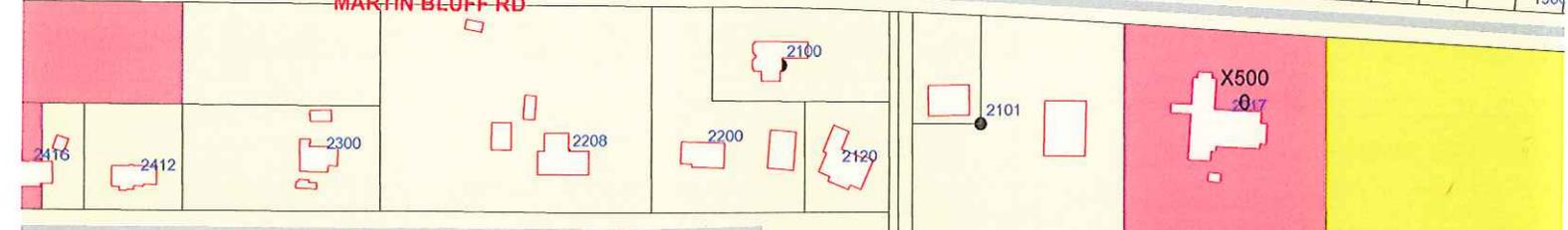
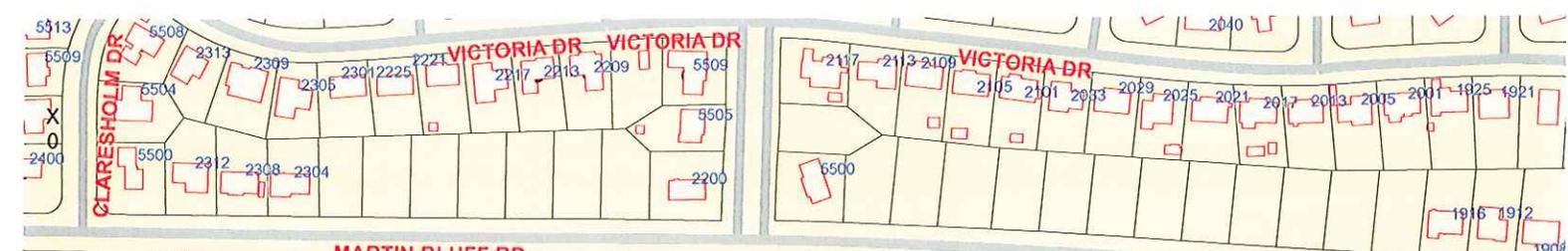
As the agent for the owner and manager of Bayou Village Apartments, an adjacent property owner, we acknowledge being contacted by the owners/developer of the project.

After reviewing the materials available and talking with the City Planner to confirm current and proposed zoning issues, we have no objection at this time to the proposed project. Upon request, we would consider a rezoning of our R1 piece under the right circumstances.

Sincerely,

Britt Hamill
Director of Operations







Year: 2016
Card: 1 of 1
Reco:583156 Dist: 3840
Pidn: 82424060.060

Jackson County, Mississippi 22-APR-16:10:46 AM
** Master Summary Display ** MARYANN
* Legal Description *

* Owner/Address *

JACKSCO PROPERTIES LLC

P O DRAWER 30
LOUISVILLE MS
39339-0000

Town: 7 Rang: 7 Sect: 24 CSec:
1-COM NW COR NE1/4 SW1/4 S 89 DEG
2-E 192.16' S 86 DEG E 458.22' S
3-710' TO POB W 299.40' N 41.70' W
4-335' S 240' W 15' S 408' S 89
5-DEG E 1138.23' N 31.36' N 40 DEG
6-W 758.60' TO POB DB 1453-618
7-(207.01 MAP776.24-03)
8-"PER SURVEY"
9-

* Exemptions *
HS Number: HstP: .00% Gisp: 776.24-03-0207.01
Xmpt Code: 0 Acrt: 12.89 Ascd:

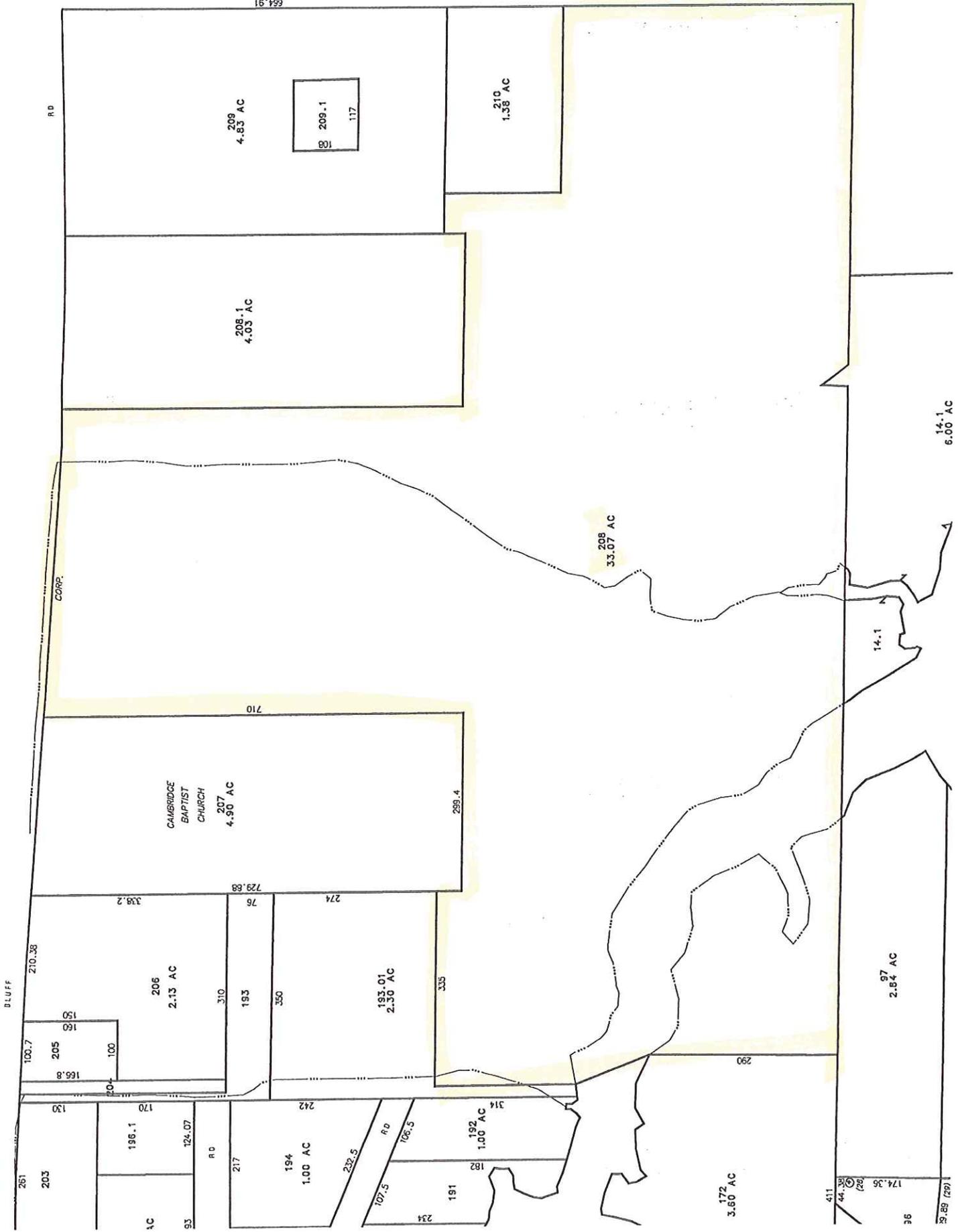
* Prev Values *	* Curr Values *	* Undiv Intrst *
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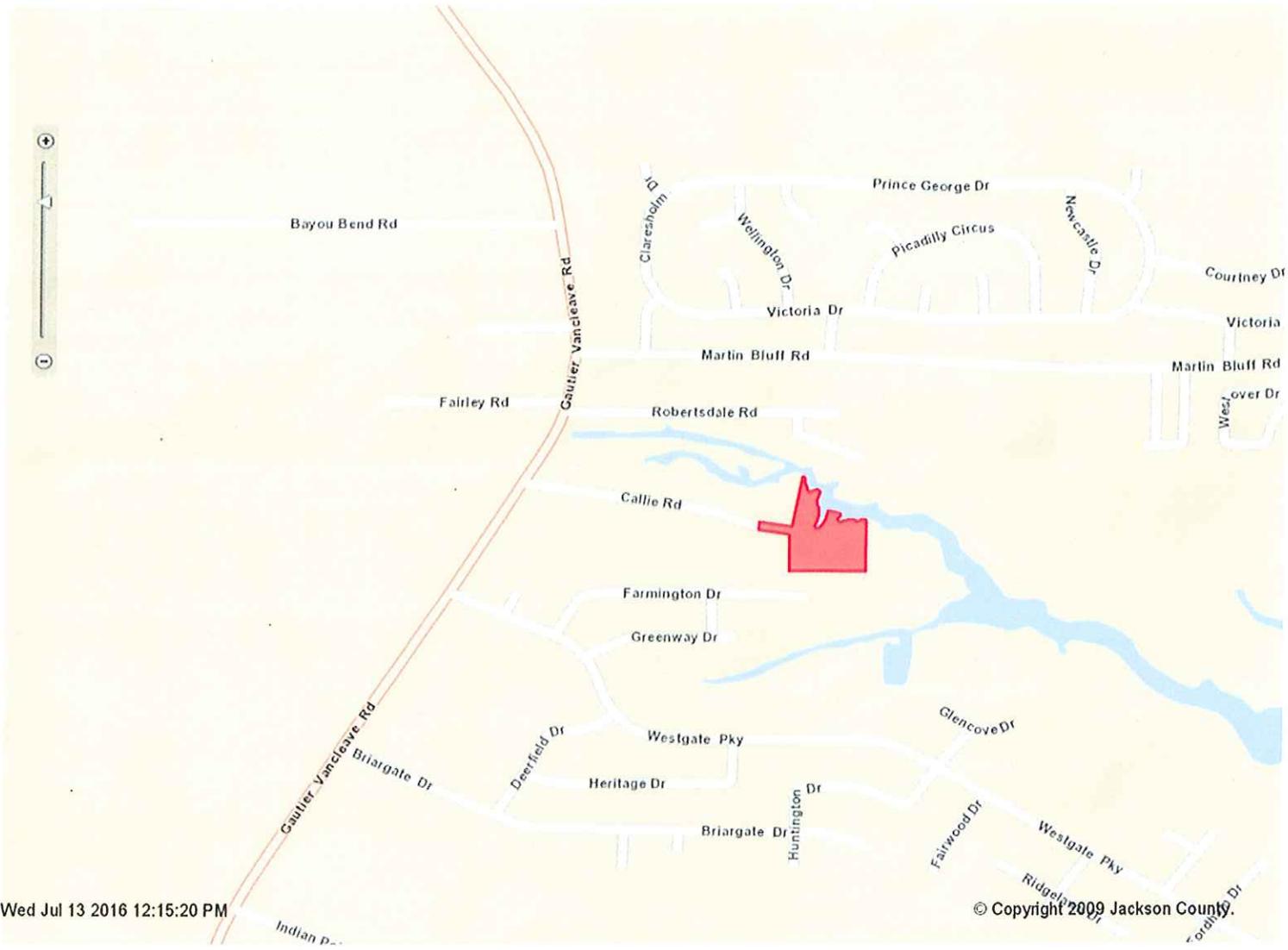
** Current Value subject to change until approved by the Board of Supervisors **
Enter Command,Data:

776.24-02

2006

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Wed Jul 13 2016 12:15:20 PM

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