



# PLANNING COMMISSION SUPPLEMENT

## Planned Development – Master Plan

City of Biloxi Planning Division  
**Mailing Address: P.O. Box 508, Biloxi, MS 39530**  
*Office Location: 676 Dr. MLK Blvd.,*  
 Planning (228) 435-6266 Fax (228) 435-6188

TO BE COMPLETED BY APPLICANT	DATE:
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**Planned Development** – The Planned Development (PD) districts are established and intended to encourage innovative land planning and site design concepts that support a high quality of life and achieve a high quality of development, environmental sensitivity, energy efficiency, and other city goals and objectives by:

- a. Reducing or diminishing the inflexibility or uniform design that sometimes results from strict application of zoning and development standards designed primarily for individual lots;
- b. Allowing greater freedom in selecting the means of providing access, open space, and design amenities;
- c. Allowing greater freedom in providing a well-integrated mix of residential and nonresidential land uses in the same development, including a mix of housing types, lot sizes, and densities;
- d. Providing for efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and
- e. Promoting quality design and environmentally sensitive development that respects surrounding established land use character and respects and takes advantage of a site's natural and man-made features, such as trees, streams, hillsides, floodplains, and historic features.

**PLEASE ATTACH A SEPARATE STATEMENT OF SUPPORT** - This *narrative* must set forth proposed use and justification for the change, utilizing criteria set forth in Section 23-2-4(B)(3) of the Biloxi Code of Ordinances and including all proposed and existing structures as well as the uses planned for the site in question. Be specific as to development proposals, sale of property, or other transactions/plans proposed or scheduled for preparation subject to this rezoning request being granted approval.

Existing Zone	Proposed New-PD

**If zoning change request includes more than one parcel, you must provide a wraparound legal description.**

**Detailed Site Plan Attached (If no site plan is attached, this application is considered incomplete and will not be accepted.)**

**Criteria:**  
 Include a statement of planning objectives for the district.

1 Identify the general location of individual development areas, identified by land use(s) and/or development density or intensity.

2. Identify for the entire PD district and each development area the acreage, types and mix of land uses, number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity.



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3. Identify the general location, amount, and type (whether designated for active or passive recreation) of open space.

4. Identify the location of environmentally sensitive lands, wildlife habitat, and stream corridors.

5. Identify the on-site transportation circulation system, including the general location of all public and private streets, existing or projected transit corridors, and pedestrian and bicycle pathways, and how they will connect with existing and planned city systems

6. Identify the general location of on-site potable water and wastewater facilities, and how they will connect to city systems

7. Identify the general location of on-site stormwater management facilities, and how they will connect to city systems.

8. Identify the general location of all other on-site public facilities serving the development, including but not limited to parks, schools, and facilities for fire protection, police protection, EMS, stormwater management, and solid waste management.

**PLEASE INCLUDE A DIMENSIONAL STANDARDS TABLE FOR THE PROPOSED PD**

**SEE SECTION 23-3-4 PD ZONING DISTRICTS**

The dimensional standards applicable in each development area of a PD district shall be as established in the PD Master Plan, and shall be consistent with the purpose of the particular type of PD district. The PD Master Plan shall include at least the following types of dimensional standards, unless the PD Master Plan expressly states otherwise:

- a. Maximum dwelling units per acre and/or maximum floor area ratio;
- b. Minimum lot area;
- c. Minimum lot width;
- d. Maximum impervious surface area;
- e. Maximum building height;
- f. Maximum individual building size;
- g. Minimum and maximum setbacks; and
- h. Minimum setbacks from adjoining residential development or residential zoning districts.

All development in a PD district shall comply with the development standards of Article 23-6: Development Standards, or any modifications of those standards established in the PD Master Plan as consistent with city plans, the objective of the particular type of development standard, the purpose of the particular PD district, and any additional limitations or requirements set forth in Sections 23-3-4(C)—23-3-4(H) for the particular type of PD district.