

LEGAL NOTICE

The Biloxi City Council will conduct a **Public Hearing** on Tuesday, December 21, 2010, at 1:30 p.m. in the in the City Council Chambers, second floor, City Hall, located at 140 Lameuse Street, Biloxi, Mississippi, to reconsider a **Zoning Map Amendment** originally submitted by Pitcher Point Investments, L.L.C. (re: Case No. 10-078), which request for rezoning from **RER Residential Estate Restricted** to **PD-R: Planned Development – Residential Master Plan** – for a proposed four hundred and twenty (420) lot single-family residential development situated upon a one hundred and sixty-six (166) acre parcel of land, to a density of two and fifty-three one-hundredths (2.53) units per acre was originally reviewed and recommended for approval by the Biloxi Planning Commission on October 7, 2010.

The purpose of this Second Public Hearing is to specifically review the **Zoning Map Amendment** requesting a change in zoning district classification from **RER Residential Estate Restricted** to **PD-R: Planned Development – Residential Master Plan** for a single-family residential development to be known as **Hidden Springs Planned Development Residential Master Plan**, which **PD-R: Planned Development – Residential Master Plan** was has been subsequently amended by the applicant/developer in response to comments made during the Public Hearing conducted before the Biloxi City Council on November 16, 2010, involving an Appeal of a recommendation of approval rendered by the Biloxi Planning Commission for said application. The **Hidden Springs PD-R: Planned Development – Residential Master Plan**, as resubmitted, comprises a proposed four hundred and twenty (420) lot single-family residential development situated upon a one hundred and sixty-six (166) acre parcel of land, at a density of approximately two and fifty-three one-hundredths (2.53) units per acre, said plan to involve the creation of self-contained and screened single-family residential neighborhoods, each with individual signature entrances, inclusive of neighborhood parks and green spaces, to be accomplished in two (2) Steps or Phases, as follows: Step/Phase 1 identified as the West Development, and Step/Phase 2 identified as the East Development, as depicted upon the Preliminary Concept Plan for Hidden Springs Planned Development Residential Master Plan.

The Hidden Springs Planned Development Residential Master Planned Development will employ a self-contained, internalized, and transitional housing concept, in conjunction with vegetative screening between the proposed development and adjacent residential properties. Large lots, twenty thousand (20,000) square feet in size or larger, will be placed around the south, east and west perimeters of the development with moderate size lots, seventy-five hundred (7,500) square feet in size or larger, being located in the center of the development. Community amenities provided within the overall project include a bike path along collector streets, neighborhood playground areas, neighborhood lawns and green spaces, community open spaces with picnic areas, walking trails, public access ponds and lakes, all for the property located south of and adjacent to the Biloxi City Limit line, West of Lorraine Road and East of Woodand Hills Drive (i.e., Municipal Tax Parcel No. 1107 -28-005.001), and more fully described as follows:

A parcel of land lying in Township 6 South, Range 10 West, Harrison County, Mississippi, being more particularly described as follows:

Commencing at a concrete monument found at the SE corner of Section 28, Township 6 South, Range 10 West, Harrison County, Mississippi; thence run S 89°34'40" W along the South line of Section 28 for a distance of 1,947.38 feet to the Point of Beginning; thence run N 89°47'01" W for a distance of 2,000.31 feet to a set ½" rebar at the East Right-of-Way of Woodland Hills Drive, a paved public road; thence run Northwesterly along a curve to the left, with the following curve data: Arc Length = 60.37', Radius = 80.00', and Chord Bearing = North 28°23'03" West 58.94 feet to a set ½" rebar; thence, leaving said Right-of-Way, run N 01°47'09" E for a distance of 418.65 feet to a set ½" rebar; thence run N 01°50'21" E for a distance of 340.29 feet to a set ½" rebar; thence run N 06°08'45" W for a distance of 176.82 feet to a set ½" rebar; thence run N 18°03'06" E for a distance of 379.80 feet to a set ½" rebar; thence run N 09°42'43" W for a distance of 163.45 feet to a set ½" rebar; thence run N 33°07'20" W for a distance of 430.58 feet to a set ½" rebar; thence run N 55°36'39" W for a distance of 364.80 feet to a set ½" rebar; thence run N 61°17'06" W for a distance of 200.00 feet to a set ½" rebar; thence run N 56°45'11" W for a distance 197.80 feet to a set ½" rebar; thence run N 30°51'11" W 180.14 feet to a set ½" rebar; thence run N 48°59'35" W for a distance of 250.94 feet to a set ½" rebar; thence run N 75°50'33" W for a distance of 196.02 feet to a set ½" rebar at the East Right-of-Way of Woodland Hills Drive, a paved public road; thence run Easterly along the North line of the South half of Section 28 for a distance of 3,831.15 feet more or less to a point on the centerline of Mill Creek; thence run S 12°37'06" E for a distance of 652.35 feet; thence S 24°17'48" W for a distance of 816.04 feet; thence run S 12°01'48" W for a distance of 1,508.48 feet to a point on the South line of Section 28 and the Point of Beginning,

and further described as being most nearly bounded by the following streets: to the North by and adjacent to the Biloxi Corporate Limits; to the South by South 11th Street and Damon Court; to the East by South Mill Creek Drive; and to the West by Woodlands Hills Drive.

At this public hearing, any person is invited to comment on the particular matters and requests contained within this application.

SEAL

City Clerk

Publish Twice:

December 7, 2010
December 14, 2010