

LEGAL NOTICE

The Biloxi Planning Commission will conduct a public hearing on Thursday, May 17, 2007, at 2:00 p.m. in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building located at 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear the application of the City of Biloxi, Case No. 07-055.

The purpose of the hearing is to consider a charge from the City Council of the City of Biloxi to the Biloxi Planning Commission, to review the possibility of creating a **Convention Center Overlay District (Zone)**, which designation, by current ordinance, would serve as a district that "...encompasses or is superimposed upon one or more base districts [zones] or portions thereof and that may impose different requirements than those required by the base district(s)."

The Convention Center Overlay District, as suggested, would allow for a modification in regulations enforced relative to Density, Height, Floor Area Ratio (FAR) and Parking for those specific areas of the city so designated to become part of this Overlay District, and which areas presently exist or are contemplated for re-zoning to either **B-3 Hospitality Business** or **WF Waterfront District**. The specific changes proposed are as follows:

- 1) A Map Overlay Designation, to be accomplished upon the ZONING DISTRICT MAP for the City of Biloxi, to designate the area of the **CONVENTION CENTER OVERLAY DISTRICT**, to include **ALL** properties situated SOUTH of the CSX Railroad Right-of-Way to the Mississippi Sound, from the Centerline of DeBuys Road to the Centerline of Veterans Avenue, **EXCLUDING** (LESS & EXCEPT) those properties currently included or identified as the Edgewater Village Shopping Complex, the Edgewater Mall Shopping Center, and the Edgewater Park Subdivision. In addition, all areas currently zoned **SB - Sand Beach** are also **EXCLUDED** from this Overlay District Designation.
- 2) Text changes to the Land Development Ordinance will involve the creation of a special section [ARTICLE 22] to specifically outline and address authorized exceptions to the Lot Density, Height, and Floor Area Ratio (FAR) standards set forth in **Table 23-12-1-A: District Dimensional Standards Table** and Parking Requirements set forth in **Table 23-15-2-A: Off-street Parking Requirements**, that would be enforced for uses situated within either a **B-3 Hospitality Business** or a **WF Waterfront District** zone and are located within the **CONVENTION CENTER OVERLAY DISTRICT**, as defined. The override allowances to Density, Height, Floor Area Ratio (FAR) and Parking, by zoning district, are as follows:

**Lot Density (units per acre)**

Zoning District	Existing Standard Condo/"Condotel"	Existing Standard Hotel	Proposed Standard Condo/"Condotel"	Proposed Standard Hotel
B-3 Hospitality Business	30	30	60	80
WF Waterfront	30	30	60	100

**Height Allowances (AGL)**

Zoning District	Existing Standard Condo/"Condotel"	Existing Standard Hotel	Proposed Standard Condo/"Condotel"	Proposed Standard Hotel
B-3 Hospitality Business	95' w/o Master Plan 175' w/ Master Plan	95' w/o Master Plan 175' w/ Master Plan	95' w/o Master Plan 275' w/ Master Plan	95' w/o Master Plan 275' w/ Master Plan
WF Waterfront	175' w/o Master Plan 220' w/ Master Plan	175' w/o Master Plan 220' w/ Master Plan	175' w/o Master Plan 275' w/ Master Plan	175' w/o Master Plan 275' w/ Master Plan

All Height Allowances are Subject to Restrictions Imposed by the Height/Airspace Overlay District.

**Floor Area Ratio (FAR)**

Zoning District	Existing Standard Condo/"Condotel"	Existing Standard Hotel	Proposed Standard Condo/"Condotel"	Proposed Standard Hotel
B-3 Hospitality Business	2.0	2.0	4.0 *	4.0 *
WF Waterfront	N/A	N/A	N/A	N/A

\* Computed upon habitable space only.

**Parking Requirements**

Zoning District	Existing Standard Condo/"Condotel"	Existing Standard Hotel	Proposed Standard Condo/"Condotel"	Proposed Standard Hotel
B-3 Hospitality Business	1 – 2.5 spaces per unit	1 space per unit + 2 (office)	2 spaces per unit	No change
WF Waterfront	1 – 2.5 spaces per unit	1 space per unit +2 (office)	2 spaces per unit	No change

3) Additional modifications and additions proposed for inclusion in the Land Development Ordinance of 2003 have been suggested for establishment or amendment, as follows:

- a) To amend **Section 23-13-5. Minimum District Size With Specific Concerns**, as follows:  
Minimum area for a PUD [Planned Unit Development] district shall be five (5) contiguous acres.
- b) The addition of a Minimum Unit Size Standard for new Multiple-Family Residential, Condominium/"Condotel", and Hotel developments, by Use Classification, for inclusion in **Table 23-12-1-A. District Dimensional Standards Table**, as follows:

Unit Type	Minimum Unit Sq. Ft. Requirement	Kitchen Requirement
Hotel	400 square foot	None required
"Condotel"	500 square foot	Kitchenette* required
Residential Condominium	650 square foot	Full Kitchen* required

\* Definitions to be added to the Land Development Ordinance, **Article 21. Definitions and Interpretation.**

- c) To outline and address proposed additions and modifications to the Lot Density, Height, and Floor Area Ratio (FAR) standards set forth in **Table 23-12-1-A District Dimensional Standards Table**, and Parking Requirements, presently non-existent or as set forth in **Appendix B, Caillavet Street CRD Design Standards, Parking** of the Land Development Ordinance for properties situated within either a **CBD Central Business District** or a **CRD Caillavet Street Corridor Redevelopment District** zone, as follows:

**Lot Density (units per acre)**

Zoning District	Existing Standard Condo/"Condotel"	Existing Standard Hotel	Proposed Standard Condo/"Condotel"	Proposed Standard Hotel
CBD Central Business District	10	30	60	75
CRD Caillavet Street Corridor Redevelopment District	30	30	60	60

**Height Allowances (AGL)**

Zoning District	Existing Standard Condo/"Condotel"	Existing Standard Hotel	Proposed Standard Condo/"Condotel"	Proposed Standard Hotel
CBD Central Business District	75' *	75' *	No change	No change
CRD Caillavet Street Corridor Redevelopment District	No restriction	No restriction	75' *	75' *

\* All uses

**Floor Area Ratio (FAR)**

Zoning District	Existing Standard Condo/"Condotel"	Existing Standard Hotel	Proposed Standard Condo/"Condotel"	Proposed Standard Hotel
CBD Central Business District	5.0 *	5.0 *	No change	No change
CRD Caillavet Street Corridor Redevelopment District	No restriction	No restriction	5.0 *	5.0 *

\* Computed upon habitable space only all uses.

**Parking Requirements**

Zoning District	Existing Standard Condo/"Condotel"	Existing Standard Hotel	Proposed Standard Condo/"Condotel"	Proposed Standard Hotel
CBD Central Business District	No requirement	1 space per unit *	1 space per unit *	1 space per unit*
CRD Caillavet Street Corridor Redevelopment District	1/400 sq. ft.	1/400 sq. ft.	1 space per unit - All other uses 1/400 sq. ft.	1 space per unit - All other uses 1/400 sq. ft.

\* New construction or significant use modifications only. No change for existing structures without significant alterations or use changes.

At this public hearing, any person is invited to comment on the particular matters and requests contained within this application. Copies of all proposed text changes can be viewed at the Planning Division Office situated in the Community Development Building, located at 676 Dr. Martin Luther King, Jr. Boulevard, weekdays from 8:00 a.m. to 5:00 p.m. Also, copies have been

placed at the following locations: Biloxi City Hall (140 Lameuse Street), the West Biloxi Library (2047 Pass Road), Margaret Sherry Library (2141 Popp's Ferry Road), and the Woolmarket Fire Station No. 8 (8479 Woolmarket Road). In addition, proposed text changes can be viewed on-line at the City's website, <http://biloxi.ms.us/highlights/ldo/> beginning on Wednesday, May 2, 2007.

SEAL

---

City Clerk

Publish Twice:

April 27, 2007  
May 4, 2007