Ordinance No. 2486

ORDINANCE TO AMEND THE GEOGRAPHICAL INFORMATION SYSTEM FORMAT ZONING DISTRICT MAP OF THE CITY OF BILOXI, MISSISSIPPI, AS AMENDED, FOR A CHANGE IN ZONING DISTRICT CLASSIFICATION INVOLVING 18 PARCELS OF LAND FROM THEIR CURRENT ZONING DISTRICT CLASSIFICATION OF RB REGIONAL BUSINESS TO PD-I: PLANNED DEVELOPMENT – INFILL DISTRICT AND MASTER PLAN, AND TO AUTHORIZE A PRELIMINARY SUBDIVISION RE-PLAT FOR PROPERTY PRESENTLY IDENTIFIED AS LOTS 9-26 OF CAILLAVET BUSINESS PARK SUBDIVISION

WHEREAS, the Biloxi Planning Commission conducted a public hearing on May 19, 2022, to hear the application of BBH, LLC (owner) and Machado/Patano, PLLC (applicant), Case No. 22-044-PC, to consider an application for Preliminary Subdivision Re-Plat, coupled with a Zoning Map Amendment, to authorize the establishment of a PD-I: Planned Development – Infill District and Master Plan, for a residential development to be known as Caillavet Cottages Subdivision, which application had been submitted to effectuate a Planned Development – Infill District, as provided within Section 23-3-4(H) of the Land Development Ordinance, to modify the zoning and dimensions for eighteen parcels of land presently zoned RB- Regional Business; and

WHEREAS, the Planning Commission members were apprised of the particulars of this case, being made cognizant of the fact that the PD-I: Planned Development – Infill Master Plan, as submitted, proposes that the current eighteen (18) lots (i.e., Lots 9-26 of Caillavet Business Park Subdivision) be consolidated into nine (9) newly dimensioned residential lots, upon which eight (8) of those lots will have residential Cottages constructed, with specific front, rear and side yard setbacks, as follows: Lots 2 through 9 setbacks: 20' Front, 20' Rear, and 3' along either side; Lot 1 setbacks: 20' Front, 20' Rear, and 10' along either side; in addition, Lots 2-9 will range in size from 4,491 sq. ft. to 6,779 sq. ft., and Lot 1 will have 22,393 sq. ft. of size; all lots will front to Caillavet Street with vehicular access extended from the rear via Anglada Street -

for properties currently identified as lots 9-26 of Caillavet Business Park Subdivision (re: Tax Parcel Nos. 1410E-02-019.008; 1410E-02-019.009; 1410E-02-019.010; 1410E-02-019.011; 1410E-02-019.012; 1410E-02-019.013; 1410E-02-019.014; 1410E-02-019.015; 1410E-02-019.016; 1410E-02-019.017; 1410E-02-019.018; 1410E-02-019.019; 1410E-02-019.020; 1410E-02-019.021; 1410E-02-019.022; 1410E-02-019.023; 1410E-02-019.024; & 1410E-02-019.025); and

WHEREAS, it was noted that the Development Review Committee (DRC) had reviewed this request for Preliminary Subdivision Re-Plat, coupled with a Zoning Map Amendment, to authorize the establishment of a PD-I: Planned Development – Infill District Master Plan, and had found it to be in conformance with the rules and regulations of the City of Biloxi, and authorized the applicant to proceed to the Planning Commission and City Council to apply for a PD-I: Planned Development – Infill District Master Plan approval, as herein requested; and

WHEREAS, on May 19, 2022, the Biloxi Planning Commission, upon conducting this public hearing, and after careful reflection of the particulars of this case, voted (10-0) to recommend approval for the Preliminary Subdivision Re-Plat, coupled with a Zoning Map Amendment, to authorize the establishment of a PD-I: Planned Development – Infill District Master Plan, for a residential development to be known as Caillavet Cottages Subdivision, said application being submitted as a Planned Development – Infill District, as authorized within Section 23-3-4(H) of the Land Development Ordinance, for properties presently identified as Lots 9-26 of Caillavet Business Park Subdivision (re: Tax Parcel Nos. 1410E-02-019.008;

1410E-02-019.009; 1410E-02-019.010; 1410E-02-019.011; 1410E-02-019.012; 1410E-02-019.013; 1410E-02-019.014; 1410E-02-019.015; 1410E-02-019.016; 1410E-02-019.017; 1410E-02-019.018; 1410E-02-019.019; 1410E-02-019.020; 1410E-02-019.021; 1410E-02-019.022; 1410E-02-019.023; 1410E-02-019.024; & 1410E-02-019.025), having determined that the PD-I: Planned Development – Infill District Master Plan requested would provide needed residential dwellings within this area of Biloxi, noting further that the proposed residential uses requested within this Master Plan are consistent with uses previously of notice in this section of Biloxi; and

WHEREAS, the Biloxi City Council, after consideration of all facts presented, hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of this Caillavet Cottages Subdivision PD-I: Planned Development – Infill District Master Plan, as submitted, is appropriate for the properties presently identified as Lots 9-26 of Caillavet Business Park Subdivision, having concurred that a change has occurred in the Character of this Neighborhood, and further, that an established Community Need for this PD-I zoning district classification and the uses outlined within this Master Plan proposed are appropriate for this location.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILOXI, MISSISSIPPI, THAT AS PER THE FINDINGS OF THE PLANNING COMMISSION, AND BASED UPON THOSE DETERMINATIONS, THAT THE FOLLOWING SHALL BE AUTHORIZED:

SECTION ONE: The Biloxi City Council hereby adopts the report and findings of the Biloxi Planning Commission, and in so doing, determines that approval of the Caillavet Cottages Subdivision PD-I: Planned Development – Infill District Master Plan, as presented, is appropriate

for the properties presently identified as Lots 9-26 of Caillavet Business Park Subdivision, having determined that a Change has occurred in the Character of this Neighborhood and the areas surrounding this property site, and further, that an established Community Need for this Planned Development Zoning district classification, and the residential uses proposed within this Master Plan are in concert with this neighborhood.

SECTION TWO: That the boundaries of the Geographical Information System Format Zoning District Map of the City of Biloxi, Mississippi, as amended, are hereby further amended by a Change in Zoning District Classification from RB- Regional Business to PD-I: Planned Development – Infill District, for a site presently identified as Lots 9-26 of Caillavet Business Park Subdivision (i.e., Tax Parcel Nos. 1410E-02-019.008; 1410E-02-019.009; 1410E-02-019.010; 1410E-02-019.011; 1410E-02-019.012; 1410E-02-019.013; 1410E-02-019.014; 1410E-02-019.015; 1410E-02-019.016; 1410E-02-019.017; 1410E-02-019.018; 1410E-02-019.019; 1410E-02-019.020; 1410E-02-019.021; 1410E-02-019.022; 1410E-02-019.023; 1410E-02-019.024; & 1410E-02-019.025) and described as follows:

> Beginning at an x mark in concrete found on the west right-of-way of Anglada Street and being the southeast corner of lot 27, Caillavet Business Park Subdivision, phase ii; thence run s00°39'57"e 282.61 feet along said right-of-way to a capped 1/2" iron rod found; thence run s00°30'16"w 167.42 feet to a capped 1/2" iron rod found; thence run s89°36'52"w 148.11 feet to a capped 1/2" iron rod found on the east right-of-way of Caillavet Street; thence run n00°23'48"w 450 feet along said right-of-way to a capped 1/2" iron rod found; thence n89°36'56"e 149.41 feet to the point of beginning. Said parcel containing 67,425 square feet or 1.55 acres, more or less,

and further described as land most nearly bounded by the following streets: to the North by Division Street; to the South by Barthes Street; to the East by and adjacent to Anglada Street; and to the West by and fronting upon Caillavet Street.

Ord. No. 2486

SECTION THREE: This ordinance shall become effective thirty days from and after its passage and publication with law.

The foregoing Ordinance having first been reduced to writing, was read by the Clerk and moved by Councilmember Gines, seconded by Councilmember Newman, and was adopted by the following vote:

| | | | | |
|---|---|---|---|---|
| YEAS: | Lawrence | Tisdale | NAYS: | None |
| | Gines | Glavan | | |
| | Newman | Barrett | | |
| | Deming | | | |

The President then declared the Ordinance adopted this the 14th day of June, 2022.

STATE OF MISSISSIPPI
CITY OF BILOXI
HARRISON COUNTY

ATTEST:

CLERK OF THE COUNCIL

APPROVED:

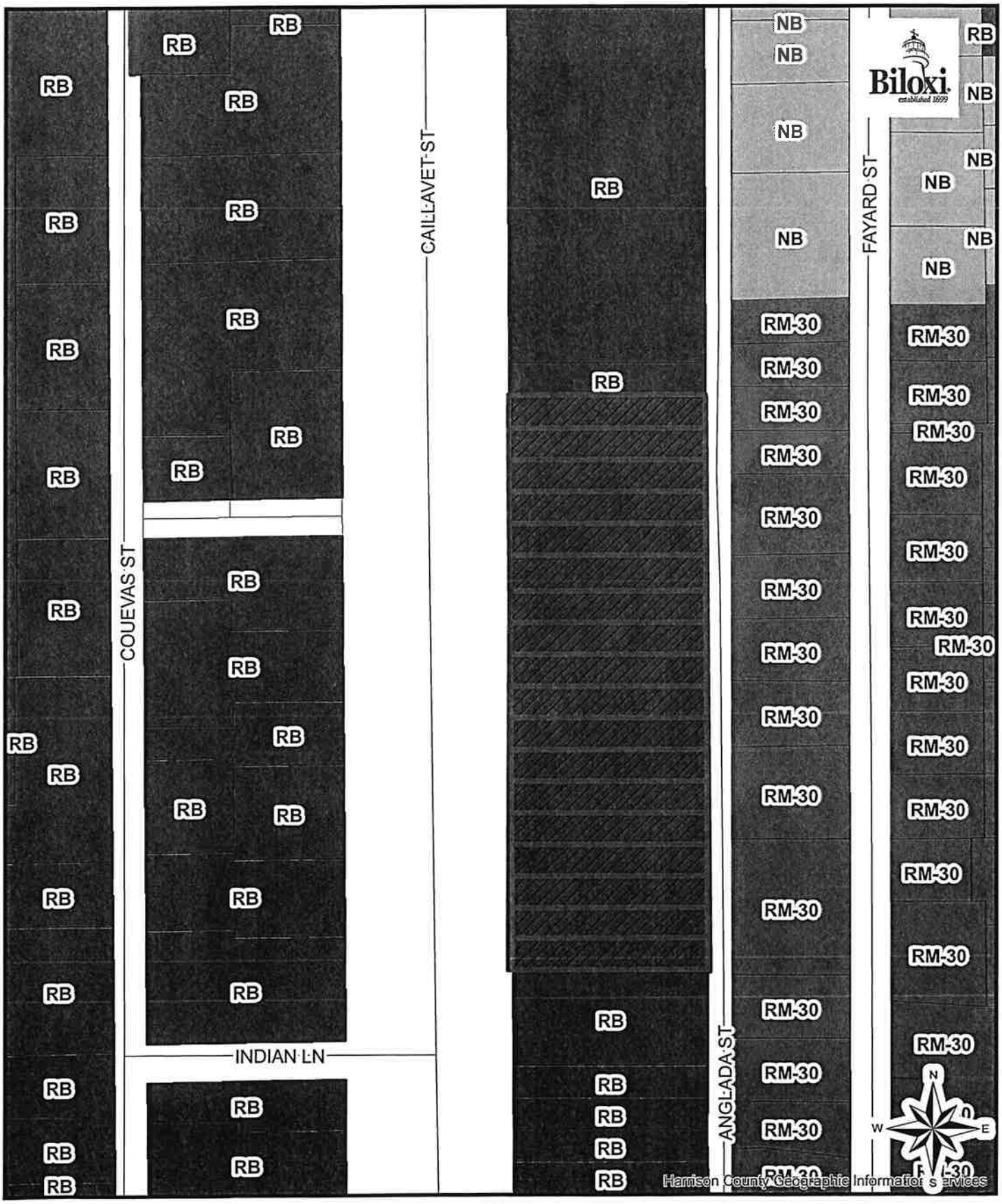
PRESIDENT OF THE COUNCIL

Submitted to and approved by the Mayor, this the 16th day of June, 2022.

APPROVED:

MAYOR

Case No. 22-044-PC
BBH, LLC-Machado/Patano
Caillavet Street
PD-I Planned Devel Infill-Re-Plat 18 into 9 lots



Scheduled for
May 19, 2022
PC Meeting

BBH, LLC (owner)
Machado/Patano, PLLC (applicant)
Case No. 22-044-PC
Request for **Preliminary Subdivision Re-plat**
with a **Zoning Map Amendment** to establish a
**PD-I: Planned Development – Infill District Master Plan**

**Planning Commission**
**Case Fact Sheet**

| | |
|---|---|
| **Case No.:** | 22-044-PC |
| **Names of Owner/ Applicant:** | BBH, LLC<br>Machado/Patano, PLLC |
| **Address of Properties:** | Lots 9-26 of Caillavet Business Park Subdivision |
| **Tax Parcels/Ward:** | 1410E-02-019.008; 1410E-02-019.009; 1410E-02-019.010; 1410E-02-019.011; 1410E-02-019.012; 1410E-02-019.013; 1410E-02-019.014; 1410E-02-019.015; 1410E-02-019.016; 1410E-02-019.017; 1410E-02-019.018; 1410E-02-019.019; 1410E-02-019.020; 1410E-02-019.021; 1410E-02-019.022; 1410E-02-019.023; 1410E-02-019.024; & 1410E-02-019.025<br>Ward 2 |
| **Request:** | **Preliminary Subdivision Re-plat** proposal coupled with a **Zoning Map Amendment** to authorize the establishment of a **PD-I: Planned Development – Infill District Master Plan.** |
| **Purpose of Requests:** | To consider an application for a **Preliminary Subdivision** proposal, coupled with a **Zoning Map Amendment,** to authorize the establishment of a **PD-I: Planned Development – Infill District Master Plan,** for a residential development to be known as **Caillavet Cottages Subdivision**, said application being submitted as a Planned Development – Infill District, as authorized within Section 23-3-4(H) of the Land Development Ordinance.<br><br>The **Caillavet Cottages PD-I: Planned Development – Infill Master Plan**, as submitted, proposes the current eighteen (18) lots (i.e., Lots 9-26 of Caillavet Business Park Subdivision) be consolidated into nine (9) residential lots, upon which eight (8) of those will have Cottages |

constructed. Proposed setbacks for lots 2-9 are as follows: 20' Front, 20' Rear, and 3' along each side; Lot 1 setbacks will be 20' Front, 20' Rear, and 10' along each side. Lots 2-9 will range from 4,491 sq. ft. to 6,779 sq. ft. with Lot 1 having 22,393 sq. ft. and will be fronting Caillavet Street with access from Anglada Street, for properties identified as lots 9-26 of Calliavet Business Park Subdivision.

**Size of Property:** 1.55 Acres (More or Less)

**Present Zoning:** **RB- Regional Business**

**Present Use:** Vacant Land

**Most Nearly Bounded By (streets):** To the North by Division Street; to the South by Barthes Street; to the East by and adjacent to Anglada Street; and to the West by and fronting upon Caillavet Street.

**Adverse Influences:** The narrow width of Anglada Street, for housing entrances, provides a level of concern as the street is deficient in paved widths normally required for ease of travel.

**Positive Influences:** This **Preliminary Subdivision** proposal, coupled with a **Zoning Map Amendment** to authorize the establishment of a **PD-I: Planned Development – Infill District Master Plan,** for a residential development to be known as **Caillavet Cottages**, as submitted, will result in the establishment of eight (8) new single family residences needed in this area of the City.

**Concerns stated:** The Planning Division Office has received one letter in opposition to this subdivision proposal, as of May 12, 2022.

**Comments/ Recommendations:** BBH, LLC (owner) and Machado/Patano, PLLC (applicant), have submitted an application for a **Preliminary Subdivision** proposal coupled with a **Zoning Map Amendment** to authorize the establishment of a **PD-I: Planned Development – Infill District Master Plan,** for a residential development to be known as **Caillavet Cottages**,

said application being submitted as a Planned Development – Infill District, as authorized within Section 23-3-4(H) of the Land Development Ordinance.

The **Caillavet Cottages PD-I: Planned Development – Infill Master Plan**, as submitted, proposes the current eighteen (18) lots to be consolidated into nine (9) residential lots, which eight (8) of those will have Cottages constructed. Proposed setbacks for lots 2-9 are as follows: 20' Front, 20' Rear, and 3' on each side; Lot 1 setbacks will be 20' Front, 20' Rear, and 10' Sides. Lots 2-9 will range from 4,491 sq. ft. to 6,779 sq. ft. with Lot 1 having 22,393 sq. ft. and will be fronting Caillavet Street with access from Anglada Street, for properties identified as lots 9-26 of Calliavet Business Park Subdivision.

The Development Review Committee (DRC), it should be noted, extended an initial review of this project and authorized the applicant to submit this **Preliminary Subdivision Re-Plat** and **Master Plan Zoning Map Amendment** for review and recommendation by the Planning Commission.

**Options:**

1. Recommend approval of the request for a **Preliminary Subdivision Re-plat** Proposal, coupled with a **Zoning Map Amendment** to authorize the establishment of a **PD-I: Planned Development – Infill District Master Plan** for this Caillavet Cottages Subdivision, which subdivision has been determined to be in harmony with uses currently found in this area of the City of Biloxi.

2. Recommend denial of the request for a **Preliminary Subdivision** Proposal coupled with a **Zoning Map Amendment** to authorize the establishment of a **PD-I: Planned Development – Infill District Master Plan** for **Caillavet Cottages** Subdivision, having determined that this project has not been found to promote the public interest at this location; that said project has not been proposed or designed to be operated so that the public health, safety, and welfare will be protected; and that said project does not conform to all district regulations of the City of Biloxi.

# Planning Commission Application

City of Biloxi Planning Division
676 Martin Luther King Jr., Boulevard Biloxi, MS 39530
(228)435-6266 Fax (228)435-6188

**Case No.** D22-044-PC

| **TO BE COMPLETED BY APPLICANT** | Date: 4/14/2022 |
|---|---|
| Name of Rightful Owner(s): BBH, LLC | Name of Applicant: (if different than Owner) Machado\|Patano, PLLC |
| Property Address: No mailing address - property is bounded by Quality Seafood to the North, BLP Mobile Paint to the South, Caillavet St to the West, and Anglada St to the East | Ward Number 2 |
| Tax Parcel Identification Number(s): | 1410E-02-019.26 through 1410E-02-019.008 |
| Mailing Address of Property Owner: 663 Howard Avenue | Mailing Address of Applicant (if different than Owner): 918 Howard Avenue, Suite F |
| City: Biloxi | City: Biloxi |
| State: MS | State: MS |
| Zip: 39530 | Zip: 39530 |
| County Harrison | County Harrison |
| Telephone: ( )813-927-8103 | Telephone: ( )228-388-1950 |
| Property Size (please give in acres or by dimension): 1.55 acres | |
| Present Zoning Classification: Regional Business | |
| Is the property located within an AHRC District? Yes ☐ No ■ If so, which District? | Flood Zone(s) of Property: AE16 and X |

| | North | South | East | West |
|---|---|---|---|---|
| Property is most nearly bounded by what streets? | Division | Barthes | Caillavet | Anglada |
| If property directly fronts or is adjacent one of the streets above please indicate with a ✓. | | | X | X |

**REQUESTED ACTION BY THE PLANNING COMMISSION (A separate supplement form is required for each):**

| | |
|---|---|
| x | Preliminary Subdivision Review |
| | Map Amendment – must include zone classification change in narrative |
| | Conditional Use |
| | Master Plan |
| | Gaming |
| | Hospitality |
| | Text Amendment |
| x | Planned Unit Development |
| | Tree Removal |
| | Public ROW Vacation |
| | Administrative Appeal |
| | Variance |
| | Appeal |
| | Street Name Change |

established 1699

GENERAL INFORMATION, READ BEFORE EXECUTING. Attendance by the applicant(s) at the public hearing is mandatory; however, the applicant may designate a representative to attend the public hearing on his/her behalf, provided said representative has been properly designated to speak on the applicant's behalf either by written permission or oral designation by the applicant at the Public Hearing. If a continuance is to be granted, the applicant must request same in writing a minimum of seven (7) days in advance of the scheduled public hearing. The applicant acknowledges that, in signing this application, all conditions and requirements inherent in the application process have been fully explained and understood, including the timetable for processing of the application; the applicant has further received the following appropriate handouts: Application Processing Timetable; Instructions for Application Completion, Procedures for a Conditional Use or Community Unit Plan; and Variance Procedures. The completed application must be returned to the Planning Office not later than the first or third Thursday of any month in order that a public hearing may be held on the first or third Thursday of the following month. Receipt of fee(s) does not constitute receipt of a completed application.

Signature of Rightful Owner

Notary Signature

(Seal)

LISA ROBINSON
NOTARY PUBLIC
ID No. 88237
Commission Expires
Jan 20, 2024
STATE OF MISSISSIPPI
HARRISON COUNTY

Signature of Rightful Owner

Notary Signature

(Seal)

LISA ROBINSON
NOTARY PUBLIC
ID No. 88237
Commission Expires
Jan 20, 2024
STATE OF MISSISSIPPI
HARRISON COUNTY

Signature of Rightful Owner

Notary Signature

(Seal)

LISA ROBINSON
NOTARY PUBLIC
ID No. 88237
Commission Expires
Jan 20, 2024
STATE OF MISSISSIPPI
HARRISON COUNTY

Signature of Applicant

Notary Signature

(Seal)

STATE OF MISSISSIPPI
DONNA STYRON
NOTARY PUBLIC
ID No. 103950
Commission Expires
November 6, 2024
HARRISON COUNTY

If someone other than the applicant needs to be notified concerning this case, please note name(s) and address (es) below:

NOTES:

**NOTE: Please see attached instructions for details on documents required for a complete application.**

PLANNING COMMISSION SUPPLEMENT

# Preliminary Subdivision Review

City of Biloxi Planning Division
676 Martin Luther King Jr., Boulevard
Biloxi, MS 39530 (228)435-6266 Fax (228)435-6188

Name of Subdivision: Caillavet Cottages

Ward No. 2

Most nearly bounded by (street names)

To the North by: Division St

To the South by: Barthes St

To the East by: Caillavet St

To the West by: Anglada St

Developer: BBH LLC

Address: 663 Howard Avenue, Biloxi, MS 39530

Phone: 813-927-8103

## VICINITY MAP

ATTACH MAP, IF AVAILABLE

DEVELOPMENTAL DATA

| | *Existing* | *Proposed* |
|---|---|---|
| Front Yard Setback | 40' | 20' |
| Rear Yard Setback | 10' | 20' |
| Side Yard Setback | 10' | 3' (lots 2-9) 10' (lot 1) |
| Zoning | RB | RB |
| Minimum Lot Size | 3800 sf | 4491 sf |
| Minimum Lot Width | 25' | 30' |
| Minimum Lot Depth | 149.63' | 149.63' |
| Number of Lots | 18 | 9 |
| Total Acres | 1.55 | 1.55 |
| Average Lot Size(s) | 3750 sf | 7492 sf |
| Tax Parcel Number(s) | 1410E-02-019.25, 1410E-02-019.24, 1410E-02-019.23, 1410E-02-019.22, 1410E-02-019.21, 1410E-02-019.20, 1410E-02-019.19, 1410E-02-019.18, 1410E-02-019.17, 1410E-02-019.16, 1410E-02-019.15, 1410E-02-019.14, 1410E-02-019.13, 1410E-02-019.12, 11410E-02-019.11, 1410E-02-019.10, 1410E-02-019.09, 1410E-02-019.08, | |

Proposed Street Name(s): N/A

Paved Area, Location and Width of Sidewalks: N/A

R.O.W. Width: N/A

Is Planned Unit Development (PUD) approval requested? [x] Yes [ ] No

PUD Application attached? [x] Yes [ ] No

| Case No. PC-□□-□□□ | | |
|---|---|---|
| Is the Supplement complete? | | |
| - Has Pre-application Conference been held? (please circle)<br>- DRC Case No: □□-□□□<br>- **DRC Letter and Engineering Letter MUST be attached to schedule PC meeting.** | Yes | No |
| - Site Plan attached? (please circle) | Yes | No |
| - Is proposed project located in a Historic District? (please circle) | Yes | No |
| - Certificate of Appropriateness, if applicable? (please circle) | Yes | No |
| The DRC and/or Planning Commission recommend that the City Council impose the following conditions upon the issuance of the Conditional Use Permit? | Yes | No |
| 1. | 3. | |
| 2. | 4. | |
| Staff Initials | Date | |

# *(H) PD-I: Planned Development - Infill District*

## Caillavet Cottages

The Planned Development - Infill (PD-I) District is established and intended to accommodate small-site infill development within the developed areas of "Old Biloxi"—much of the peninsula portion of Biloxi, especially east Biloxi. the PD-I District is intended to provide the flexibility to enable high-quality, mixed-use development on relatively small sites, yet require design that ensures infill development is compatible with both surrounding existing development and available public infrastructure.

**TABLE 23-3-5(H)(1): PD-I DISTRICT INTENSITY AND DIMENSIONAL STANDARDS**

| | |
|---|---|
| District area, minimum (acres) | 1.55 acres |
| Dwelling units per acre, max. | N/A |
| Floor area ratio, max. | .51 |
| Lot area, min. (square feet) | 4491 sf |
| Lot width, min. (square feet) | 30 ft |
| Impervious surfaces, max. (% of district area)' | 60% |
| Individual building size, max. (square feet) | 2067 sf |
| Building height, max.(feet) | 30 ft |
| Setbacks, min. (feet) | Lot 1: 20' Front/20' Rear/ 10' Side. Lots 2-9: 20' Front/20' Rear/ 3' Side |
| Setback from abutting RS zoning district or existing single-family dwelling use, min. (feet) | N/A |

**PD-I DISTRICT USE STANDARDS**

Uses allowed in a PD-I district shall be established in the PD Master Plan, shall be consistent with the comprehensive plan, other city-adopted plans, and the purpose of the PD-I district, and shall comply with Table 23-4-1(C), Use Table - Nonresidential, Special, and Planned Development Districts, and Section 23-4-3, Use-Specific Standards.

**TABLE 23-3-5(H)(2): PD-HB DISTRICT DEVELOPMENT STANDARDS**

The standards in Article 23-6: Development Standards, shall apply to all development in PD-I districts, but some development standards may be modified as part of the PD Master Plan if consistent with the general purposes of the PD-I district and the procedures noted below.

| DEVELOPMENT STANDARD | MEANS OF MODIFYING |
|---|---|
| Access and circulation | Refer to Site Plan |
| Off-street parking and loading | Refer to Site Plan |
| Landscaping[1] | Refer to Site Plan |
| Tree protection | |
| Environmental protection[2] | |
| Open space set-aside[3] | 40% |
| Fences and walls | No fencing or walls |
| Exterior lighting | Refer to architectural plans |
| Multifamily residential design | N/A |

| | |
|---|---|
| Commercial design | |
| Transitional | |
| Sustainable design | N/A |
| Signage | N/A |
| NOTES:<br>1. Internal uses shall not be required to provide perimeter buffers.<br>2. Modification of riparian buffer standards in Section 23-6-5(B) is prohibited.<br>3. The required percentage of open space set-aside shall be calculated based on the total amount of land used for residential, nonresidential, or mixed-use purposes, respectively. (See Section 23-6-6(C).) | |

MACHADO | PATANO
ENGINEERING + ARCHITECTURE
M|P DESIGN GROUP
BRADFORD A. JONES, ARCHITECT
918 Howard Avenue | Suite F | Biloxi | MS 39530 | P: 228-388-1950 | www.mpeng.us

April 14, 2022
City of Biloxi
Community Development Department
RE: Caillavet Cottages (DRC Project No. 2022-008)
Planning Commission Submission

Planning Commission,

Machado|Patano and Wikoff Architect would like to present the Caillavet Cottages project on behalf of BBH, LLC. The project involves a resubdivision of a portion of the existing Caillavet Business Park Subdivision Phase II. Lots 9-26 of the existing subdivision will be consolidated into 9 lots – each approximately 150' in depth and varying from 150', 45', and 30' in width. Through preliminary conversations with City of Biloxi Engineering and Public Works, Machado|Patano has identified the presence of water mains, sewer mains, and adequate stormwater facilities within the project extents. Therefore, the proposed project requires minor infrastructure construction including connections to existing water and sewer mains and modification of drainage structures. Because the property is bounded by Caillavet Street and Anglada Street, no new roads will be constructed. Currently, plans are in place to construct single family residences on Lots 2-9. The proposed project will face Caillavet Street, with rear access on Anglada. The majority of the property lies in Flood Zone AE 16. The proposed residences will be constructed on piers, with a finished floor elevation of 17' to meet freeboard requirements.

In addition to the resubdivision, Machado|Patano proposes a Planned Development – Infill District across the property. Considering the location of the property, the PD-I district is an appropriate fit. Caillavet Street is a major corridor linking downtown Biloxi and Back Bay. The primary goal of the PD-I is to create setbacks that allow for feasible development of the narrow lots. Lot 1 proposed setbacks are 20' front/20'rear/10' side. Lots 2-9 proposed setbacks are 20' front/20' rear/3' side. These setbacks will allow for creatively designed "shotgun style" residences and provide more opportunities for individuals to live near downtown Biloxi.

If you have any questions, please contact us at 228-388-1950.

Sincerely,

Jack Schmidt, E.I.

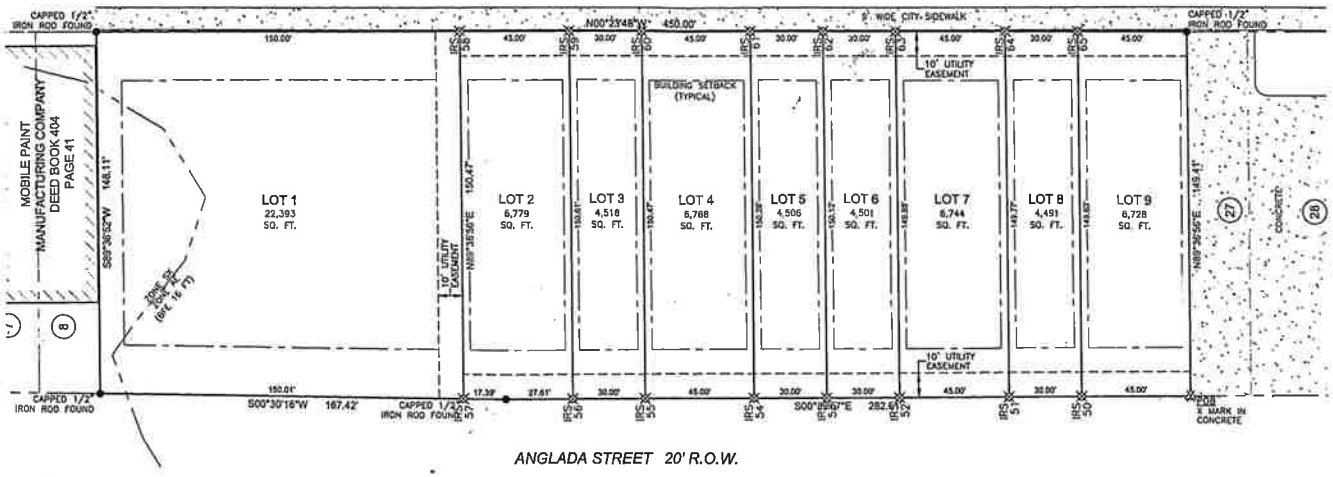
**MACHADO | PATANO, PLLC**

# CAILLAVET COTTAGES

A REPLAT OF LOTS 9 THROUGH 26, INCLUSIVE, CAILLAVET BUSINESS PARK SUBDIVISION, PHASE 2

A RESUBDIVISION OF PART OF BILOXI SECTION BLOCK 139 AND 140
BILOXI, HARRISON COUNTY, 2ND JUDICIAL DISTRICT, MISSISSIPPI

*CAILLAVET STREET 130' R.O.W.*




*ANGLADA STREET 20' R.O.W.*

## SETBACKS

LOT 1
FRONT – 20 FEET
SIDE – 10 FEET
REAR – 20 FEET

LOTS 2–9
FRONT – 20 FEET
SIDE – 3 FEET
REAR – 20 FEET

## BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS RTK INET GPS NETWORK.

## NOTES

1. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE HARRISON COUNTY REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.

## REFERENCE MATERIAL

HARRISON COUNTY GIS WEBSITE
HARRISON COUNTY LAND TAX ROLLS
PLAT OF CAILLAVET BUSINESS PARK PHASE I (PB 18–PG 12)
PLAT OF CAILLAVET BUSINESS PARK PHASE II (PB 20–PG 1)
INSTRUMENT NUMBER 2004–2166–D–J2
INSTRUMENT NUMBER 2004–1332–D–J2
INSTRUMENT NUMBER 2007–1239–D–J2
DB 404–PG 41
DB 415–PG 163

## FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN ZONES "5X" AND "AE" (BASE ELEV. 16.00), AS PUBLISHED BY THE FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, DFIRM PANEL NUMBER 28047C0294G, REVISED 08/16/2009.

## LEGEND

| | |
|---|---|
| ● | DENOTES IRON ROD FOUND |
| ○ | DENOTES CAPPED 1/2" IRON ROD SET (COA S245) |
| BFE | DENOTES BASE FLOOD ELEVATION |
| POB | DENOTES POINT OF BEGINNING |

N

0' 15' 30' 60'
GRAPHIC SCALE
1" = 30'

SHEET 2 OF 2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CIVIL
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O 228.388.1950 | F. 228.388.1971
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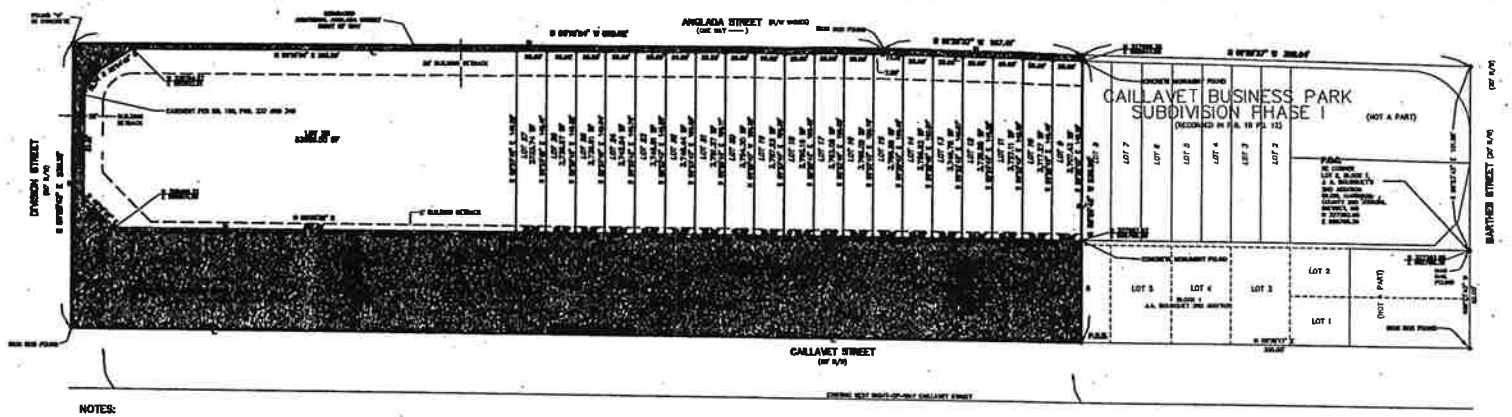


NOTES:

1. 50' MINIMUM FRONTAGE REQUIRED FOR DEVELOPMENT.
2. 100' MINIMUM DEPTH REQUIRED FOR DEVELOPMENT.
3. COORDINATES ARE STATE PLANE COORDINATES, NAD '83, US FEET, MISSISSIPPI EAST ZONE

60 0 60 120 180
SCALE IN FEET

# CAILLAVET BUSINESS PARK SUBDIVISION PHASE II

## A COMMUNITY UNIT PLAN

A RESUBDIVISION OF ALL OF LOT 7 BLOCK 1, J.A. BOUSQUET'S 2ND ADDITION AND
A RESUBDIVISION OF PART OF LOT 6 BLOCK 1, J.A. BOUSQUET'S 2ND ADDITION AND
A RESUBDIVISION OF BLOCKS 2, 3, AND 4, J.A. BOUSQUET'S 2ND ADDITION AND
A SUBDIVISION OF PART OF BILOXI SECTION BLOCK 139 AND 140
BILOXI, HARRISON COUNTY 2ND JUDICIAL DISTRICT, MS

GRID
NAD 1983

### CAILLAVET BUSINESS PARK SUBDIVISION PHASE II LEGAL DESCRIPTION

COMMENCE at the southeast corner of Lot 2, Block 1, J.A. Bousquet's 2nd Addition Subdivision, Biloxi, Harrison County Second Judicial District, Mississippi, as the same existed on June 17, 2003, (said point having a State Plane Coordinate of North 327,282.89 and East 862,798.36) and run North 89 degrees 23 minutes 43 seconds West along the north right of way line of Bertine Street for 82.00 feet to an iron rod on the east right of way line of Caillavet Street as the same existed on June 17, 2003, said point also being southeast corner of Lot 1 Block 1, J.A. Bousquet's 2nd Addition Subdivision as the same existed on May 17, 2003; thence run North 00 degrees 36 minutes 17 seconds East along said east right of way line for 325.00 feet to an iron rod for the POINT OF BEGINNING.

Thence run North 00 degrees 36 minutes 17 seconds East for 848.00 feet along the east right of way line of Caillavet Street to an iron rod on the south right of way line of Division Street as the same existed on June 17, 2003; thence run South 89 degrees 23 minutes 43 seconds East along said south right of way line for 238.16 feet to a scribed "X" in concrete at the east right of way line of Anglada Street as the same existed on June 17, 2003; thence run South 00 degrees 19 minutes 24 seconds West along said west right of way a distance of 880.62 feet to an iron rod; thence run South 01 degree 29 minutes 37 seconds West along said west right of way line 187.41 feet to an iron rod ; thence run North 89 degrees 23 minutes 43 seconds West for 236.80 feet back to the POINT OF BEGINNING.

Said parcel of land is all of Lot 7 and part of lot 6 Block 1, and all of Blocks 2 and 3 J.A. Bousquet's 2nd Addition and part of Biloxi Section Block 140, Biloxi, Harrison County Second Judicial District, Mississippi and contains 2034350.83 square feet, or 4.670 acres.

### SURVEYOR'S CERTIFICATION

I, Grant H. Gilson, Professional Land Surveyor in and for the State of Mississippi, do hereby certify that the foregoing plat and description are true and correct to the best of my knowledge and belief.

Witness by signature and seal this 19th day of November, 2003.

Grant H. Gilson, P.L.S.
Registered Land Surveyor No. 02580, Mississippi

GRANT HOUSTON GILSON
LAND SURVEYOR
PLS-2580
STATE OF MISSISSIPPI

### CERTIFICATE OF COMPARISON

We, the undersigned, do hereby certify that we have compared this original plat with the duplicate plat of the Caillavet Business Park Subdivision Phase II and find the same to be an exact duplicate thereof.

Witness our signatures on this 21st day of November, 2003

Grant H. Gilson, P.L.S.
MS Reg. No.02580

GRANT HOUSTON GILSON
LAND SURVEYOR
PLS-2580
STATE OF MISSISSIPPI

John Markham
Chancery Clerk

By: Jeanne Orr
Deputy Clerk

CHANCERY CLERK OF HARRISON COUNTY
MISSISSIPPI

### OWNER'S CERTIFICATION AND DEDICATION

This is to certify that the City of Biloxi and , owner of record of the land shown on this plat, declares this to be a plat of the Caillavet Business Park Subdivision Phase II and that said owner hereby dedicates the streets, rights-of-ways and easements unto the City of Biloxi, the Second Judicial District of Harrison County, Mississippi, for the public use forever.
Witness the Signature of the owner this 3rd day of December, 2003.

CITY OF BILOXI
By: A.J. Holloway
Mayor A.J. Holloway

### ACKNOWLEDGMENT

State of Mississippi, County of Harrison

Personally appeared before me, the undersigned authority in and for the aforesaid jurisdiction, City of Biloxi Mayor A.J. Holloway, who acknowledged before me that he signed and delivered the above and foregoing dedication of plat on the day and year therein mentioned as the act and deed of the said City of Biloxi, being duly authorized so to do and act.
Witness my signature and seal of office on the 10th day of November, 2003.

Michelle L. Moore
Notary Public

My Commission Expires:
July 4, 2006

### CERTIFICATE OF APPROVAL AND ACCEPTANCE

This subdivision plat has been submitted to and approved by the Mayor and City Council of the City of Biloxi, Mississippi by order duly adopted on November 18, 2003, and entered in the Official Minutes of the City of Biloxi in Minute Book 110 on Pages 1431-1435

CITY OF BILOXI

By: A.J. Holloway, Mayor — 11-20-03, Date of Execution
By: Paul A. Gandy, President of City Council — 11-20-03, Date of Execution
By: Municipal Clerk — 11-20-03, Date of Execution

### CERTIFICATE OF FINAL PLAT APPROVAL

All requirements of the Biloxi Subdivision Rules and Regulations relative to the preparation and submission of a final subdivision plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of the said rules and regulations.

BILOXI PLANNING COMMISSION

By: Edward Shandera, Executive Planner — 11-24-03, Date of Execution

### RECORDING CERTIFICATE

Filed and Recorded on this 21 day of Nov 2003, in Plat Book 20 on Page 1

John Markham
Chancery Clerk

By: Jeanne Orr
Deputy Clerk

CHANCERY CLERK OF HARRISON COUNTY
MISSISSIPPI

VICINITY MAP

1000 0 1000
SCALE IN FEET

102282-A-108

WINK, INCORPORATED
• Engineering • Surveying
BILOXI, MISSISSIPPI

**Community Development Director**
Jerry Creel

676 Dr. Martin Luther King Jr. Blvd.
P.O. Box 508
Biloxi, Mississippi 39533
Office: 228.435.6280
Fax: 228.435.6188
www.biloxi.ms.us

To: Biloxi Planning Commission

From: Eric Nolan, Development Review Committee Chair

Date: May 12, 2022

Re: Caillavet Cottages Subdivision
Caillavet Street
Lots 9-26 Re-plat

The Development Review Committee (DRC) has reviewed the above-referenced project and has authorized the applicant to apply to Planning Commission and Biloxi City Council for a Preliminary Subdivision Re-Plat with Variance.

The DRC **will** require further review and approval prior to permitting because of the nature of this project. Building Permits shall be issued when construction documents are approved by the Building Division.

Yours truly,

Eric Nolan

Eric Nolan, Chair

cc: file

BILOXI PLANNING COMMISSION MEETING
MAY 19, 2022
COMMUNITY DEVELOPMENT,
DR. MARTIN LUTHER KING JR. MUNICIPAL BUILDING,
676 DR. MARTIN LUTHER KING JR. BOULEVARD,
BILOXI, MISSISSIPPI,
BEGINNING AT 2:00 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

David Washer, Chairman
Steve Delahousey
Joe King
Gary Lechner
Debora Magee
August Parker
Jimmy Poulos
John Snow
Cheryl Thompson
Michael Todaro

ALSO PRESENT:

Jerry Creel, Director of Community Development
Caryle Lena, Planning Technician
Ed Shambra, Executive Planner
Tim Cipolla, Code Inspector
Felicia Serpas, Planning Technician
Eric Nolan, City Arborist
Dr. Paul Tisdale, Councilman Ward 5

REPORTED BY

Melissa Burdine-Rodolfich
Simpson Burdine & Migues



C-O-N-T-E-N-T-S


| | PAGE |
|---|---|
| CONTINUED PUBLIC HEARINGS: | |
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CHAIRMAN WASHER:

Let us call the Planning Commission meeting to order, please.

We'll record the members present. Mr. Lechner, Mr. Todaro, Mr. Parker, Ms. Magee, Mr. Delahousey, Mr. Poulos, Mr. King, Mr. Snow; myself, David Washer; Ed Shambra, Executive Planner; Jerry Creel, Director of Community Development; Caryle Lena, planning technician. On the projector is Tim Cipolla, planner inspector. Behind him is Eric Nolan, the City Arborist; Felicia Serpas, Planning Technician. Our court reporter today is Melissa Rodolfich.

Ask Mr. Delahousey to open the meeting with a moment of prayer.

(Moment of prayer.)

CHAIRMAN WASHER:

Mr. Lechner, the pledge, please, sir.

(Pledge of allegiance.)

CHAIRMAN WASHER:

We also recognize Dr. Paul Tisdale in the audience, Councilman Ward 5.

We welcome all of you here with us today. We would ask that any cell phones in the audience, if you would kindly mute them or turn them off. If you would like to speak today, if you would, please come to the podium when your case is called, give us your name and address for the record and also please sign in at the pad provided.



Ask if all Members of the Commission received a copy of the minutes of the last meeting and if there is any additions or corrections? If not, we will entertain a motion to accept the minutes as presented.

MR. DELAHOUSEY:

So moved.

MR. POULOS:

Second.

CHAIRMAN WASHER:

Motion by Mr. Delahousey; seconded by Mr. Poulos.

All those in favor, say aye.

(All in favor.)

CHAIRMAN WASHER:

Any opposed?

(No one opposed.)

CHAIRMAN WASHER:

Thank you. Mr. Creel, committee reports, please, sir.

MR. CREEL:

Mr. Chairman, Members of the Commission, over the past two weeks the department has issued 132 building permits, with a construction valuation of $3.78 million. We have collected $20,000 in permit fees, issued 16 licenses for new businesses, three renewals. We have also issued 19 certificates of occupancy, an additional three for short-term rental. Out of the permits issued, one of them was for a remodel at the Walmart Super Center, one was for an addition to the Big Play Arcade and three new single-family houses.

CHAIRMAN WASHER:

Thank you.

Is there anyone here today in regard to the hearing for Sims Metal Management Gulf Coast? There's two cases that was on the agenda. Both of those have been continued to allow additional information to be submitted to the DRC committee. So if no one is here in regard to that, that's fine.

Our first public hearing today is Case 22-044-PC, BBH LLC, owner; Machado Potano, PLLC applicant, this is an application for a preliminary subdivision replat, coupled with a



zoning map amendment to authorize 18 properties presently zoned RB, regional business, to be considered for rezoning to PD-I, planned development infill, as part of the preliminary subdivision replat/master plan as submitted to authorize the creation of nine single-family residential lots. The property is presently identified as 18 unaddressed parcels fronting to Caillavet Street. Of course, there's 18 different parcel numbers. We're not going to read all of those out. They're all on the handouts in the back. This case was advertised on April 28th, May 5th, May 12th. Mr. Cipolla, view the video, please, sir.

MR. CIPOLLA:

I'm right behind Quality Seafood where I start. This is Quality Seafood. Right here is Caillavet Street. Right back there is a lot. There's a lot, and then they just go in sequence down through. As you can see, they're marked off down through and the last sign down there is the last property. And that is the paint store just beyond the last property. Of course, you have the restaurant and the nightclub, Quality Seafood. That's a good look at most of the lots. Right



here is a lot right in front of that tree or that wooded area going back.

CHAIRMAN WASHER:

Is the applicant or their representative here, please? You want to come forward?

MR. SCHMIDT:

Hi. My name is Jack Schmidt. I'm with Machado Patano at 918 Howard Avenue, Suite F.

So I think this is a really great project that we have before you today. Essentially, what we're trying to do is take 18 lots that were previously subdivided by the City into relatively narrow 25-foot-wide lots and then resubdivide that property into nine lots that we can then come back and build single-family residential houses on.

One of the lots, the largest one, will be approximately half an acre, 150 feet wide. Four of the lots will be 45 feet wide, and the last lot -- or the last four lots will be 30 foot wide.

Through conversations with Planning, we determined that a planned development infill district is probably the best route for this, as it allows us to come back in and resubdivide this



and create setback requirements that are conducive to the surrounding area.

One of the great things about this project is that all the infrastructure is in place presently. Through redevelop of Caillavet Street, we have sewer and water mains accessible to the site, stormwater facilities that are adequate. Really, the only infrastructure improvements we'll have to make on the site are just water and sewer taps and connecting to the existing stormwater systems.

I think it's a great opportunity. It creates more housing in Downtown Biloxi and really revitalizes the Caillavet Street corridor. I'll be happy to take any questions y'all may have on this project.

CHAIRMAN WASHER:

All right. Thank you. Any questions, Members of the Commission?

MR. DELAHOUSEY:

Will all the houses be similar in structure?

MR. SCHMIDT:

That's correct. So of the eight smaller lots, the four lots that are 45 feet wide will

have identical house plans. The other four lots that are 30 feet wide will also have identical house plans. As you can imagine, the 30-foot-wide lots, they'll be almost shotgun, New Orleans style, long, skinny houses. And then the 45-foot-wide lots will be more square.

I also didn't mention that ingress and egress to these lots will be on Anglada through the rear, with the front porches facing Caillavet. So I think that would be very helpful for traffic flow and won't create any traffic issues coming on and off Caillavet right there.

CHAIRMAN WASHER:

Any other questions. Mr. Shambra has got a question, please, sir.

MR. SHAMBRA:

I think -- your perspective, I think you're saying that you're asking for 20-foot setbacks in the front and rear and three foot on the side.

MR. SCHMIDT:

That's correct. Yes, sir. I know the side setbacks seem narrow, but I think they're conducive to the style of houses that we're building. And through DRC and our conversations



with public works and the fire department, I believe we rectified any concerns they may potentially have with those.

CHAIRMAN WASHER:

Let the record reflect that Ms. Thompson is now in attendance.

MR. DELAHOUSEY:

Is Anglada a one-way street?

MR. SCHMIDT:

It is, correct. Yes. They will come in by Quality, heading southbound. That's how they will access the properties.

CHAIRMAN WASHER:

Any other questions, Members of the Commission?

(No questions.)

CHAIRMAN WASHER:

Anything else, Mr. Schmidt?

MR. SCHMIDT:

That's it. Thank you.

CHAIRMAN WASHER:

We'll ask if there is anyone in the audience that wants to speak in favor of the applicant's request? Anyone speaking in favor? No one speaking in favor.



Anyone speaking in opposition? Anyone with any questions? No one.

Then, we will consider that hearing closed.

MR. SHAMBRA:

Okay. This is Case Number 22-44. This is the request for preliminary subdivision replat coupled with a zoning map amendment to authorize 18 properties presently zoned RB, regional business, to be considered for rezoning to PD-I, which is planned development infill, and preliminary subdivision replat/master plan.

I think you have heard all the particulars of what they're trying to accomplish here. This is basically replatting Lots 9 through 26 of the old Caillavet business park subdivision. This was a subdivision that was developed by the city some years ago with the understanding that we were trying to mesh commercial and residential together to be able to bring some new life to Downtown, particularly along the Caillavet Street corridor.

This is going to be primarily at this point residential-type development, but it will still have the option for some commercial as well,



so we're keeping it open for what can be done and accomplished here. This is the kind of project that we would really like to see from the City standpoint because we're taking property and lots and doing a true master plan, putting the zoning and the subdivision in the same scale, same basis.

The staff strongly suggests Option 1, which is to approve this as requested.

CHAIRMAN WASHER:

Thank you.

MR. DELAHOUSEY:

I would like to say that this is a great opportunity to redevelop that area, especially Caillavet Street, and I would like to recommend approval.

MS. MAGEE:

Second.

CHAIRMAN WASHER:

It's been motioned by Mr. Delahousey; seconded by Ms. Magee.

Any discussion?

(No discussion.)

CHAIRMAN WASHER:

We'd ask that all those in favor of approval, raise your hand, please. Mr. Lechner,

Mr. Todaro, Mr. Parker, Ms. Magee, Ms. Thompson, Mr. Delahousey, Mr. Poulos, Mr. King, Mr. Snow; myself, Davis Washer. We'll let the record show that's unanimous.

Our next case advertised today, 22-045-PC, Tangi East, LLC, it's an application for a preliminary subdivision replat of Lot 2A of Cedar Popps II Subdivision, resulting in the establishment of Lot 2A-1 measuring four acres more or less in size, and Lot 2A-2, measuring 2.77 acres more or less in size. Both lots of which will remain part of Cedar Popps II Subdivision presently identified as 921 Cedar Lake Road, being Municipal Tax Parcel Number 1208P-01-005.004. This case was advertised on May 5th and May 12th, Mr. Cipolla.

MR. CIPOLLA:

I'm going to start out right next to Sonic on Cedar Lake Road. This is Sonic right here. This is an in-and-out lane and it goes around the two businesses, Taco Bell and the doughnut store. The property is back here that we're speaking about, and I'm trying to do the best that I can getting there.

Across the street, you have the bank,



the Cedar Popps Plaza and the chicken restaurant going in. This is the property right back here where -- it goes all the way over to where the Harley Davidson is and all the way in the back, which I will show you on the site on Google. This is inclusive of the property of the two strip malls, the one on Popps Ferry and the one on Cedar Lake.

Actually, you see that's the Harley Davidson. The property starts here, comes over, goes all the way down there and behind the property. The strip mall's right here. I'll get to that. This property goes from behind, right there, all the way down to Iron Horse all the way back -- it does not. It cuts us off right there. All the back through there.

CHAIRMAN WASHER:

Thank you. In regard to Tangi East, LLC, is the applicant or their representative here, please?

Mr. Hopkins.

MR. HOPKINS:

Yes. We represent the owners for the new subdivision for the property. We have plans to construct a hotel project on the site. And as



Craig will probably illuminate as well, this property has been subdivided several times over the years.

CHAIRMAN WASHER:

All right. For the record, give me your name, please, sir, and Greg also.

MR. HOPKINS:

Gerald Hopkins, the architect, 437 Alicia Drive, Biloxi.

And we -- at this time we've -- in order to keep the project working in that particular development, we will need to have a -- we'll have to subdivide the lots into two. And the present condition of the whole development is that the property is actually developed with a common parking situation on site, so that each tenant that's in that subdivision or in that development has the availability of using the parking that's on this particular site. And at this stage, we will only need -- what is it? Two acres?

MR. HITTNER:

Yes.

MR. HOPKINS:

Yeah. We will only need the two acres to develop our project. What we plan to build



there is a hotel and it's a TownePlace Suites by Marriott and it's also a Fairfield. That's a dual -- it will be a dual flag, a dual franchise for the development. And I think it's -- once we get this particular subdivision worked out, I think we will be on our way to developing this project, and -- but I will let Craig illuminate some things about the parcel of land.

CHAIRMAN WASHER:

Thank you.

MR. HITTNER:

My name is Craig Hittner. I work with Terry Moran and Associates.

Mr. Gerald covered most of the information. As far as the site is concerned, all the interconnectivity is really easements. They have shared access of the drives, drainage, utilities. So whenever it's subdivided we have access to Cedar Lake and we also have success to Popps Ferry through the other parcels as well.

Other than that, I believe Mr. Gerald gave most of the other information, and I can help answer any questions that might be asked.

CHAIRMAN WASHER:

What is the total proposed number of