

## Section 2 – Need for Redevelopment in Diamondhead Established

The City of Diamondhead 25 Year Comprehensive Plan adopted in 2012 states in the following excerpts that provide for the need for new development and redevelopment using good planning techniques to manage land use:

### LAND USE GOALS

**Goal 1: To provide for the orderly and logical spatial arrangement of development or redevelopment in the city of Diamondhead.**

**Objective 1.1:** Avoid the creation of incompatible land uses as Diamondhead develops or redevelops, and to remedy over time the existing incompatible land uses that have occurred.

**Objective 1.2:** To encourage the development or redevelopment of the existing commercial area of Diamondhead into a more coherent and organized pattern of development.

**Objective 1.3:** Ensure the protection and betterment of the public health, safety, and general welfare, including the provision for adequate light, air and circulation, separation and open space between land uses, prevent overcrowding, protection of the value of property and the protection of the integrity of the various neighborhoods within the City of Diamondhead.

**Policy 2.1.2:** The City of Diamondhead will develop a means within its regulations to provide density or intensity bonuses, or a reduction in development requirements, for developments which work toward the implementation of this goal and objective.

**Goal 3: Guide and direct development to locations that allow for the most efficient utilization of existing investment in public infrastructure and public facilities.**

**Objective 3.1: Minimize the public investment necessary to provide municipal services to future developments within Diamondhead.**

**Policy 3.1.1: The City of Diamondhead will encourage development to first locate in areas that are served with adequate utilities and require no further costly utility extensions or improvements.**

**Policy 3.1.2: The City of Diamondhead will assess the intensity of development and encourage its location with respect to available service facilities and capabilities. Developments will be guided to areas to best accommodate the service demands including, but not limited to, water supply, wastewater demands, fire protection requirements, traffic generation, and access to transportation routes.**

The Comprehensive Plan (adopted in 2012) further states:

Although Diamondhead is primarily planning for growth within its current corporate limits, the long range planning area includes a slightly larger extraterritorial area. The territory incorporated is smaller than the Diamondhead Census Designated Place (CDP). To have an understanding of census reported data, which is consistent with the boundaries of the CDP, the planning area includes the balance of the CDP which was not incorporated. Map 1.2 illustrates this geography.

**Policy 2.1.2: The City of Diamondhead will develop a means within its regulations to provide density or intensity bonuses, or a reduction in development requirements, for developments which work toward the implementation of this goal and objective.**

**Objective 10.3:** Ensure there is a logical and compatible relationship between service facilities / capabilities and land uses.

**Policy 10.3.1:** Diamondhead will evaluate development proposals with regard to the intensity of service demands (police, fire, water, sewer, etc.) and compare the same to the capability and impact of providing the required services.

**Policy 10.3.2:** Diamondhead will discourage development proposals with such an intensity of service demands (police, fire, water, sewer, etc.) that, if approved, could have a negative impact upon the level of services for existing city residents; unless, however, there is an adequate plan to provide the necessary services.

**Policy 10.3.3:** Diamondhead will encourage developers to aid in enhancing services and quality of life in Diamondhead by participating in and contributing to improvements to the community, financial or otherwise. Diamondhead will develop and utilize a method whereby agreements identifying specific improvements or performance are developed, followed and enforced.