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TO: Mayor, City Council and City Manager

FROM: Ronald R. Jones, Building Official *Ronald*

DATE: February 27, 2020

SUBJECT: Master Sketch Plat for Diamondhead Lakes by Elliott Homes; Recommendation from Planning Commission to Approve with conditions; Request for Variances for 6 Selected Lots for Minimum Frontage on Public Right-of-way; Building Width at the Building Setback Line; and Building Width at the Building Setback Line for Corner Lots. Recommendation from Planning Commission to Approve the Variances as Petitioned

The Master Sketch Plat is a 210 lot development having lot sizes ranging from the smallest lot of 9,563.0 to the largest lot of 42,111.2 sf. The total number of acres is approximately 77.

At its meeting on Monday, February 24, 2020, Planning Commission unanimously approved the master Sketch Plat of Diamondhead Lakes with conditions including addressing the comments set forth by members of the Development Review Committee. Please see the staff report for all the conditions. The Planning Commission also approved the requested variances as petitioned for lots 11 and 12 in the Northern Section and Lots 28, 33, 38, 43 and 106 in the Southern Section. Please see staff report. Due to the lot size being increased for Lot 3 in the Southern Section that meets the minimum lot size (10,000 sf) for R-1, it was in compliance and no action was required.

A copy of the application and related documents is attached for you review and consideration.

attachments



City of Diamondhead

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STAFF REPORT TO PLANNING COMMISSION

DATE: February 24, 2020

CASE FILE NUMBER:

APPLICANT: Elliott Homes represented by Kenneth Jones II

PROPERTY OWNER: Elliott Homes

TAX PARCEL NUMBER: 067L-0-35-012.000 in part

PHYSICAL STREET ADDRESS: To be determined

LEGAL DESCRIPTION: The land is located on Section 35 Township 7S, Range 14W.

GENERAL PROPERTY DESCRIPTION: The property is generally located north of and adjacent Golf Club Drive; north of and adjacent to No. 8 Fairway, Cardinal golf course; west of and adjacent to No. 10 and 11 Fairways, Cardinal golf course; west of Diamondhead Drive West; south of adjacent to Twin Lakes; east of and adjacent to No. 13 and 14 Fairways, Cardinal golf course; and north of and adjacent to No. 9 Fairway, Cardinal golf course.

ZONING DISTRICT: The current zoning of lots in the southern section is R-1 Low Density Single Family. The current zoning of lots in the northern section is zoned R-2 Medium Density Single Family. There is an area between Fairways 12 and 13 that is zoned R-3.

ADJACENT LAND USES: Single family residential homes; golf course; vacant developable land, Twin Lakes

TYPE OF APPLICATION: Master Sketch Plat for Diamondhead Lakes Subdivision

NATURE OF REQUEST: The Master Sketch Plat is a 210 lot development having lot sizes ranging from the smallest lot of 9,563.0 to the largest lot of 42,111.2 sf. The total number of acres is approximately 77. Elliott Homes is also requesting variances on the following lots located in Diamondhead Lakes Subdivision:

Northern Section

- Lot 11 – Minimum Road Frontage – Lot has 31.07 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts golf course.
- Lot 12 – Minimum Road Frontage – Lot has 30.68 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts drainage area used for retention.

Southern Section

- Lots 3 - Minimum Lot Size variance requested – Lot is 9,706 SF where 10,000 SF is required. Lot backs onto the golf course and has a slight curve in the road at this location. This makes this lot just slightly smaller than the other lots in the area.
- Lot 28 –Lot Width at Setback Line –Lot has 70.26 ft of width where 80 ft is required. Lot abuts wetlands area and moving the home back further could potentially negatively impact the wetlands.
- Lot 33 –Lot Width at Setback Line –Lot has 73.99 ft of width where 80 ft is required. Lot is in cul-de-sac and abuts golf course.
- Lot 38 - Minimum Lot Width (Corner Lot) – Lot has 89.94 ft where 100 is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 43 - Minimum Lot Width (Corner Lot) – Lot has 90.95 ft where 100 is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 106 - Minimum Lot Width (Corner Lot) – Lot has 90 .03 ft where 100 is required. Lot is a little smaller than the required width, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.

DATE OF PUBLIC HEARING BEFORE PLANNING COMMISSION: February 24, 2020

ACTION BY THE PLANNING COMMISSION: The Planning Commission shall review and submit a recommendation to the City Council.

PRELIMINARY RECOMMENDATION TO PLANNING COMMISSION: The Development Review Committee (DRC) considered the Sketch Plat on 2-14-20 and voted to forward the Sketch Plat to the Planning Commission for a public hearing. The comments from the various departments and entities have been included in your packet. David Carden, General Manager of DWSD could not comment until the construction plans were submitted to the District.

The staff does recommend to approve the variances as petitioned except for lot 3 in the Southern section. However, it is recommended to reduce amount of each variance needed even more, if possible. (Note: The Commission needs to have a separate vote concerning the approval or denial of the variance requests).

At the DRC, Mr. Reso commented on the economic benefits for the city as well as the overall layout of the proposed subdivision is compatible. He also commented on the letter from William Cork, Hancock County Port and harbor Commission stating the need for more housing.

Purcell Company had plans and intentions to fully develop this property. The overall layout with the curvilinear streets is compatible with the existing layout of existing subdivisions. The number of dwelling units per acre is approximately half of what it could be. All of the lots except for Lot 3 in the Southern Section meet the minimum lot size. Only 8 of the proposed 210 lots do not meet the building width and setback requirements.

Two entrances are proposed. One will be from Golf Club Drive. The Golf Club Drive entrance shall be definitively reflected on the Sketch Plat. Either have an executed consent agreement with Jim Grotowski to allow the construction of a roadway or designed the roadway totally on Elliott Homes property. The staff recommends to Elliott Homes that this issue be resolved before Sketch Plat consideration before the City Council.

The other entrance will be from Diamondhead Drive West between the property at 85545 DH DR West owned by Gerald Hill and the vacant lot owned by Anthony H. Touchard. This connection will be by another development. This second entrance shall be completed within 2 years from the approval of the construction plans from Phase 2 Diamondhead Lakes.

Phase 7 Wetland Area: Out Lot Parcel B; Since no development is currently shown or anticipated at the moment, only show access to the property. Eliminate Phase 7. By the latest submittal, Phase 7 has been eliminated and it only shows a stub out.

Temporary cul-de-sacs will also be required. This is a low impact development and several detentions basins will be utilized. The development will be built in different phases and Elliott Homes are anticipating within the first 2 years that 60 homes will be built.

The recommendation of the staff is to **approve** the Master Sketch Plat of Diamondhead Lakes Subdivision subject to addressing all of the comments mentioned at the DRC as well as meeting all the other adopted codes and regulations. In particular, the Golf Club Drive entrance shall be definitively reflected on the Sketch Plat. Either have an executed consent agreement with Jim Grotowski to allow the construction of a roadway or design the roadway totally on Elliott Homes property. The staff recommends to Elliott Homes that this issue be resolved before Sketch Plat consideration before the City Council.