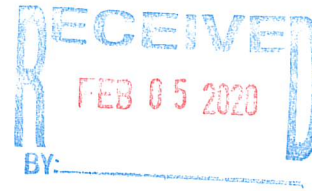




1402 Pass Road
Gulfport, MS 39501



1/30/2020

Request and Land Description: Elliott Land Developments, LLC is asking for sketch plat approval for Diamondhead Lakes Subdivision. Diamondhead Lakes is a 210 Lot single family subdivision on a 77 Acre tract of land, being part of parcel 067L-0-35-012.000. The subject property is located in Section 35 Township 7S Range 14W.

The **Northern Portion** of the property (Approx. 30 Acres) located West of Cardinal Golf Course Holes 12, North of Hole 13, and East of Hole 14.

The **Southern Portion** (Approx. 47 Acres) is located of West of Cardinal Golf Course Holes 10-11, East of Hole 12, South of Hole 13, North of Hole 8, North and East of Hole 9

Zoning: The Northern Portion is Zoned R-2. The Southern Portion is Zoned R-1

Lot Sizes/Density – Diamondhead Lakes contains 210 Lots over a 77 Acres which equates to a total density level of 2.7 homes per acre.

- The Northern Portion has a density of 3.3 Homes per acre. R-2 Zoning allows for 7 units per acre
- The Southern portion has a density of 2.36 Homes per acre. R-1 Zoning allows for 4 units per acre.

Variances Requested – Elliott Homes is requesting several variances for setbacks, road frontage width, but very few for lot size. The main reason for variances is because of the winding design of our subdivision and utilizing Low Impact Development techniques. Many zoning ordinances are written for traditional neighborhood designs that have very straight roads. Upon further investigation, there are many lots throughout Diamondhead that would violate the subdivision ordinance standard for road frontage width and lot width at setback line at a corner lot.

Parks and Green Space – The site contains about 8 Acres of Green Space

Flood Zone: The entire tract of land is located in a X Flood Zone

Streets – The ROW width will be 50 feet wide. Street width will be a minimum of 20 feet wide, but may be as wide as 22 feet in some places. The roadway base will consist of 8-10” of soil cement and a 1.5-inch binder course layer of asphalt at the time of Final Plat. Another 1.5-inch surface course layer of asphalt will be completed within 2 years of Final Plat.

Some areas of the street will contain a center island median. This median be a bioswale that will help the aesthetic appeal of the subdivision and will also service some of the drainage for the subdivision.

Phases & Timing – Development will start from 2 separate entrances. Phase 1 will enter off of Golf Club Drive and close to the Clubhouse. Phase 2 will start from Diamondhead Drive West through an existing ROW between 2 lots and will enter into the proposed development between Holes 13 & 14. Prior to the Final Plat for Phase 2, the roadway must be complete to Diamondhead Drive West. These 2 Roads will converge between the 11th and 12th Hole in a future phase. The timing of remaining phases will take place based on sales in the subdivision, but Elliott Land Developments, plans on developing phases to allow the connection of these 2 roads as soon as possible.

Drainage – Elliott Land Development is going to utilize Low Impact Development (LID) techniques throughout the subdivision. Traditional drainage design funnels stormwater underground to a central retention area, however LID spreads out the drainage for the development into smaller drainage areas and allows the majority of the water to soak into the ground and help filter pollutants and sediment through plants and soil.

Please let me know if any further questions. You can reach me on my cell at 228-596-4471 or kenneth@myelliotthome.com

Sincerely,

Kenneth Jones II
V.P. of Land
Elliott Land Developments, LLC
Elliott Homes, LLC

Site Plan Variances Requested

Elliott Land Developments is requesting variances on the following Lots:

Northern Section

- Lot 10 – Minimum Road Frontage – Lot has 32 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts golf course.
- Lot 11 – Minimum Road Frontage – Lot has 31 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 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts drainage area used for retention.
- Lot 13 – Minimum Road Frontage – Lot has 26 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts drainage area used for retention.
- Lot 25 – Minimum Lot Width (Corner Lot) – Lot has 71 ft where 75 ft 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 29 – Lot Width at Setback Line – Lot has 52 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts other lots. There will also be drainage for these lots along the rear of this lot and a variance is needed to ensure that the home does not impede the drainage.
- Lot 41 – Minimum Lot Width (Corner Lot) – Lot has 61 ft where 75 ft is required. Lot is a little smaller than the required width because of the needed road to go between the 13th and 14th Holes, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 42 – Minimum Lot Width (Corner Lot) – Lot has 61 ft where 75 ft is required. Lot is a little smaller than the required width because of the needed road to go between the 13th and 14th Holes, however any home placed on this lot will still meet the building setback requirements per the zoning ordinance.
- Lot 61 – Minimum Road Frontage – Lot has 31 feet of road frontage where 35 feet is required. Lot is in cul-de-sac and abuts drainage area used for retention.
- Lot 62 – Minimum Road Frontage & Lot Width at Setback Line – Lot has 34 feet of road frontage where 35 feet is required. Lot has 42 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts golf course and land falls toward golf course. Moving house forward toward road will allow less fill dirt to be placed in close proximity to golf course.
- Lot 63 – Lot Width at Setback Line – Lot has 56 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts golf course and land falls toward golf course. Moving house forward toward road will allow less fill dirt to be placed in close proximity to golf course.
- Lot 64 – Lot Width at Setback Line – Lot has 49 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts golf course and land falls toward golf course. Moving house forward toward road will allow less fill dirt to be placed in close proximity to golf course.
- Lot 65 – Minimum Road Frontage & Lot Width at Setback Line – Lot has 30 feet of road frontage where 35 feet is required. Lot has 43 ft of width where 60 ft is required. Lot is in cul-de-sac and abuts golf course and land falls toward golf course. Moving house forward toward road will allow less fill dirt to be placed in close proximity to golf course.
- Lot 66 – Lot Width at Setback Line – Lot has 47 ft of width where 60 ft 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 66 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 29 – Lot Width at Setback Line –Lot has 77 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 30 – Lot Width at Setback Line –Lot has 60 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 31 – Lot Width at Setback Line –Lot has 63 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 32 –Lot Width at Setback Line –Lot has 61 ft of width where 80 ft is required. Lot is in cul-de-sac and abuts golf course.
- Lot 33 –Lot Width at Setback Line –Lot has 68 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 85 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 91 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 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.