



City of Diamondhead

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STAFF REPORT TO PLANNING AND ZONING COMMISSION

4405 E Aloha Dr Ste. J-M – Commercial Building

Plans for a proposed commercial building, a “shell” building for four future commercial tenants, at 4405 E Aloha Drive were reviewed in accordance with the Diamondhead Zoning Ordinance, specifically Article 5.7 Building Form and Materials.

Below is the review provided to show compliance with Article 5.7:

5.7 Building Form and Materials

5.7.1 Form and Composition

- a) When adjoining a residential zone, structures shall be compatible with the character of single-family residential structures. Compatibility shall be determined by comparing the consistency of existing and proposed design elements, colors, materials, height, bulk and landscaping. ***Property does not adjoin any residential zone.***
- b) Building facades shall be oriented parallel to the streets they face. Main entrances shall be visible as a means of creating continuous streetscapes. ***Building façade and main entrances are parallel with the existing building on site and visible from the entrance to the site.***
- c) Multiple buildings on a site should be clustered to create plaza or pedestrian mall areas. Where this cannot be achieved, buildings shall be connected by means of pedestrian walkways defined by separate paving textures and accented by landscape areas. ***Building will be connected by a walkway to existing building. Building cannot be attached due to underground utilities between.***
- d) False or stage-set facades are prohibited. Similar materials and colors used on the street façade shall be used to the sides and rear of the building where visible from a street right-of-way or adjacent residence. ***No false or stage-set façade is proposed. White board and batten siding is proposed for all sides of the building.***
- e) The maximum, unbroken facade plane shall be 60 feet and should be interrupted by projections, recesses, portals, courtyards, plazas, or other architectural design. Facade plane breaks shall have a minimum depth of six inches. ***The façade is broken at 20 feet from each front side of the building by 16 inches projection with lap siding. The longest unbroken façade plane is 40 feet.***
- f) No flat-faced cement block or metal surfaces shall be visible upon the exterior of any building as a primary surface material or mansard. Alternatives of equal or better quality may be considered. ***The proposed primary surface material is a metal architectural white board and batten siding, which looks as good, perhaps better, Hardie or wood siding.***

- g) Parapet facades may be used when of unified construction with the primary surface of the wall and of the same material and color. The parapet shall be designed such that the reverse side of all elements shall not be visible to public view. False mansards are prohibited. ***The parapet is a continuation of the front façade material. The reverse side of the parapet materials will not be visible; the parapet will match the roof on the back side.***
- h) Parapets should extend above the highest level of any roof mounted equipment. In no case shall such equipment be visible from adjacent grades at a distance of 75 feet. ***No roof mounted equipment is proposed.***
- i) Building materials shall suit the architectural style of a building and be consistent or complementary throughout. Exterior surface materials shall be selected from among brick, cementitious stucco, stone, vertical board and batten, wood or cementitious siding and approved architectural concrete masonry unit. EFIS may only be used in banding, decorator strips, cornice lines and wall capping. ***Building will have white board and batten on all sides. The front projection on the center two units will have Hardie lap siding. j)-m) are not applicable to the C-1 Zoning District.***

5.7.2 Roof Design and Materials

- a) All one-story buildings less than 10,000 gross square feet must have a pitched roof (between 3:12 and 12:12) as much as possible. If a pitched roof is not possible, a combination of flat roof and pitched roof is required. ***Building is less than 10,000 square feet (5,600 square feet), but a pitched roof is not possible due to the height restrictions from the Zoning Ordinance of 35' maximum and type of construction. A combination of flat and pitched is proposed with the front canopies being a pitched metal roof.***
- b) Arcades, drive-under canopies, porches, and other features shall be created with a pitched roof. Drive-under canopies for gasoline pumps may have flat roofs with vertical or factory formed facing of finished sheet metal. ***Canopies over front entrances have pitched roof.***
- c) Mansard roofs shall have a maximum pitch of 12:12 with a minimum of 12 foot vertical surface length. ***No mansard roof is proposed.***
- d) Exposed metal flashing shall be copper or factory-finished sheet metal. ***All metal flashing will be factory-finished sheet metal.***
- e) If factory-finished metal flashing is used, such as standing seam, the color must be subdued to blend with other materials or of a color to simulate weathered copper or bronze. ***The flashing will match the color of the siding and trim.***
- f) All buildings with flat roofs should include parapet articulation on the front façades of such building. The parapet articulation should coincide with any roof articulation may be a part of the roof design. ***Front façade has a parapet and blends with roof and wall design.***
- g) Exposed pitched roofs, as a primary roof form, shall have a slope not less than 5:12. Porches shall be sloped not less than 3:12. ***The only exposed roof pitch is the front canopies which are greater than 3:12.***

- h) Roof design shall be appropriate to the architectural style of a building. Where exposed to public view, roof material shall be selected from enameled standing seam metal, concrete or clay tiles, copper metal, or wood textured (architectural grade) or composition asphalt shingles. The use of plastic, fiberglass, other metal, or glass visible to public view is prohibited. ***The only exposed roof pitch is the front canopies which is metal.***

5.7.3 Design Detail

- a) Wall surfaces shall be composed of at least 75% a single material and color. With the exception of decorator accents, colors shall consist of subtle, neutral, or earth tones or of a coastal color palette. ***All sides of building are white siding.***
- b) Walls that can be seen from an arterial or collector street shall be treated as a building façade. ***The front of the building is the only façade visible from a street.***
- c) No less than 40% of the horizontal distance of any building front entrance shall be designed with arcades, windows, entrances, awnings, or similar features. ***Greater than 50% of front entrance has awnings.***
- d) Retail facades shall be glazed with clear glass no less than 40% of the first story. Other uses may provide the authentic appearance of such transparency. ***45% of the façade is clear glass.***

The building elevations and site plans submitted comply with the intent and purpose of the Zoning Ordinance, and therefore the Site and Design Review Committee recommends **approval** of this development to the Planning and Zoning Commission.

Beau King, Building Official 05-21-2025

A handwritten signature in black ink, appearing to read "Beau King", with a stylized, flowing script.