

ORDINANCE NO. 2306

ORDINANCE TO APPROVE A **ZONING MAP AMENDMENT**, BY CHANGING TWO PARCELS OF LAND FROM THEIR PRESENT ZONING DISTRICT CLASSIFICATION OF **RS-7.5 MEDIUM-DENSITY SINGLE FAMILY RESIDENTIAL** TO **RM-30 HIGH-DENSITY MULTI-FAMILY RESIDENTIAL**, FOR PROPERTIES IDENTIFIED AS 1378 & 1388 BEACH BOULEVARD

WHEREAS, on Thursday, May 19, 2016, the Biloxi Planning Commission held a public hearing in the Auditorium of the Dr. Martin Luther King, Jr., Municipal Building, 676 Dr. Martin Luther King, Jr. Boulevard, Biloxi, Mississippi, to hear Case No. 16-020-PC, Lucy C. Denton & Ronald Baxter, a request for **Zoning Map Amendment** for two parcels of land collectively measuring approximately 2.9 acres in overall size, from their current zoning district classification of **RS-7.5 Medium-Density Single Family Residential** to **RM-30 High-Density Multi-Family Residential**, for those properties presently identified by municipal addresses 1378 & 1388 Beach Boulevard; and

WHEREAS, the Planning Commission members were apprised of the particulars of the case, being made cognizant of the fact that Lucy C. Denton & Ronald Baxter had submitted this application for **Zoning Map Amendment** to authorize a change in zoning district classification for two (2) contiguous parcels of land from their present zoning district classification of **RS-7.5 Medium-Density Single Family Residential** to **RM-30 High-Density Multi-Family Residential**; and

WHEREAS, on May 19, 2016, the Biloxi Planning Commission, after careful reflection of the particulars of this case, became cognizant that these two (2) contiguous parcels would become appropriate candidates for expanded development potential consistent with adjacent properties via this proposed change to **RM-30 High-Density Multi-Family Residential** (taking into full account that a Change in the Character of the Neighborhood is of notice, and noting further the **RM-30 zoning** is currently in place to the west of the properties under rezoning consideration), and as such, the Planning Commission accepted the request to rezone both properties, as submitted, from **RS-7.5 Medium-Density Single Family Residential** to **RM-30 High-Density Multi-Family Residential**, for those properties presently identified by municipal addresses 1378 & 1388 Beach Boulevard (re: Tax Parcel Nos. 1310K-03-018.000 & 1310K-03-020.000); 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 the **Zoning Map Amendment** to authorize **RM-30 High-Density Multi-Family Residential** zoning is appropriate for the two described properties, having concurred with the Planning Commission's finding that a Change in the Character of the Neighborhood has taken place, and that a Community Need for uses allowed by RM-30 zoning is apparent, noting further that this request expands an existing area of the two properties have in under Zoning Map Amendment consideration the **RM-30** zoning now in place to the immediate West.

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 SAID DETERMINATIONS, THAT THE FOLLOWING SHALL BE AUTHORIZED:

SECTION 1. That the boundaries of the Geographical Information System Format Zoning District Map of the City of Biloxi, Mississippi, as previously amended, are hereby further amended to designate a new zoning district classification for properties identified as 1378 & 1388 Beach

Boulevard (re: Tax Parcel Nos. 1310K-03-018.000 & 1310K-03-020.000) to be re-zoned from **RS-7.5 Medium-Density Single Family Residential** to **RM-30 High-Density Multi-Family**

**Residential**, for properties more fully described as follows:

*Lots 22, 23 and 24, Block 4 of J. B. Keller's (Avondale) Addition to the City of Biloxi, Mississippi as per the official map or plat thereof on file and of record in Plat Book 1 at Page 2 in the office of the Chancery Clerk of Harrison County, Mississippi, and further described as properties most nearly bounded by the following streets: to the North by and adjacent to Father Ryan Avenue; to the South by and fronting upon Beach Boulevard; to the East by Saint Francis Street; and to the West by Chalmers Drive.*

SECTION 2. 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 Lawrence, seconded by Councilmember Newman, and was adopted by the following vote:

YEAS:	Lawrence	Tisdale	NAYS:	None
	Newman	Glavan		
	Deming	Fayard		

ABSENT: Gines-\*

(\*-Absent from room during discussion and voting only)

The President then declared the Ordinance adopted this the 14<sup>th</sup> day of June, 2016.

ATTEST:  
/s/ Karen Brashier  
CLERK OF THE COUNCIL

APPROVED:  
/s/ Robert L. Deming III  
PRESIDENT OF THE COUNCIL

Submitted to and approved by the Mayor, this the 22<sup>nd</sup> day of June, 2016.

APPROVED:  
Andrew "FoFo" Gilich  
MAYOR