



Community Development Department

Planning Division
676 Dr. Martin Luther King Jr. Blvd.
Biloxi, MS 39530-3975
Post Office Box 508
Biloxi, MS 39533-0508

Edward Shambra, Executive Planner
Bobby R. Wentzell, Senior Planner
Robert W. Fell, Planning Inspector
Telephone: 228-435-6266
Facsimile: 228-435-6188

MEMORANDUM

To: Scott Delano, sdelano@gulfstatesproperties.net
From: David A. 'Hank' Rogers, CBO
Chair, Development Review Committee
Date: August 22, 2005
Re: LaQuinta Inn

Development Review is a service provided to assist developers in addressing the land development requirements of the City of Biloxi.

The Development Review Committee (DRC) made the following recommendations and comments concerning the above project:

1. Zoning Issues:
 - a. Submit certified abstract.
 - b. Owner will need to apply for subdivision w/variances.
 - c. Flag shaped lots are prohibited by the LDO, special consideration may be made due to the fact that the drive will be shared by adjacent business.
 - d. The pool deck is in the side yard setback, the deck should be the same distance as the building (25') or a setback variance will be required.
 - e. A variance for the room count will be required. See Section 23-11-14 (e) (2) (b) (1).
 - f. The handicap parking space #61 does not have an accessibility aisle.
 - g. Submit signage plan.
2. Fire Department Issues:
 - a. Minimum of 20ft access drives for fire apparatus.
 - b. Show location of fire department location in front of building.
 - c. Show location of all proposed and existing fire hydrants.
 - d. Water main shall be looped through the property. (no dead end hydrants)
 - e. A secondary egress should be considered for this property if possible.
3. Building Department Issues:
 - a. ADAAG requires truncated domes on the surface of all handicap ramps.
 - b. Upon approval of the site plan by the Committee, the Building Official requires the following be submitted with the building permit application:
 1. Plans in digital format—plot files or .pdf—and specifications in text format for archival purposes.

- 2. Two (2) sets of construction drawings, wet-stamped and signed by a design professional, registered in the State of MS; along with the stamped and signed site plans attached.
- 3. A construction schedule for use by the Building Official.
- 4. After building plans are received with the approved site plans, review will take a minimum of 10-14 days.

4. Arborist Issues:

- a. A Tree Hearing will be required. Submit tree plan depicting which trees will remain and which will be removed.
- b. See Section 23-16-8 of LDO.

5. Engineering Issues:

I will forward Engineering's comments, if any, once I receive them.

6. AHRC Issues:

Not in AHRC district or within 300' of landmark.

Developers may not apply for any public hearings until the DRC has submitted a letter of recommendation to the Planning Department.

These recommendations are not intended to be all-inclusive for final site plan approval. The information is for your use as you continue the development process of your project.

If your site plan was not approved and signed, a revised site plan detailing the Development Review Committee's requirements is warranted.

Please note that if for any reason your project remains inactive for three (3) months, the site plan process shall be revisited, including all new document submittal.

Any questions that you may have concerning specific requirements should be directed to the appropriate Development Review Committee Member(s):

Zoning	Ed Shambra	435-6266
Engineering	Chandra Nicholson	435-6269
Site Plan Review Procedures/Building Department	Hank Rogers	435-6270
Fire Department	Mark Dronet	435-6209
Arborist	Eric Nolan	435-6280
ARHC	Bill Raymond Jr.	435-6244