



Planning Commission
1018 Porter Avenue Ocean
Springs, MS 39564

— Special Call —

Tuesday, January 23, 2024 @ 6:00 p.m.

1. Call Meeting to Order

2. Old Business

- a. Recommendation Regarding Conformance of the Proposed Urban Renewal Plan with the Comprehensive Plan

3. Adjourn

CITY OF OCEAN SPRINGS
COMMUNITY DEVELOPMENT AND PLANNING
POST OFFICE BOX 1800
OCEAN SPRINGS, MS 39566-1800
228-875-4415

PLANNING COMMISSION REPORT

PUBLIC MEETING DATE: January 23, 2024

REQUESTED ACTION: Recommend that the proposed Urban Renewal Plan conforms with the Comprehensive Plan

A proposed Urban Renewal Plan for the development and redevelopment of the designated Urban Renewal Area was sent to all planning commissioners on January 3, 2024. Pursuant to Miss. Code Ann. §43-35-13, the Planning Commission has thirty (30) days from January 3, 2024 to submit its written recommendations to the Mayor and Board of Aldermen as to the Urban Renewal Plan's "conformity with the general plan for the development of the municipality as a whole". The Planning Commission has until Friday, February 2, 2024, to submit its written recommendations to the Mayor and Board of Aldermen.

The subject Urban Renewal Area contemplated by the proposed Urban Renewal Plan was designated by the Mayor and Board of Aldermen on January 2, 2024. Both the Urban Renewal Area boundary map and the proposed Urban Renewal Plan are attached to this report for reference.

The Urban Renewal Area consists of four (4) separate parcels currently owned by various entities including the City of Ocean Springs, Leica (Microsystems) Inc., and Cambridge Instruments. The parcel owned by the City of Ocean Springs contains the City's Public Works Complex and the Ryan Youth Center and is zoned M-1, Manufacturing, Warehousing and Services District. The Leica, Inc. and Cambridge Instruments parcels are undeveloped and the Leica Microsystems, Inc. parcel is paved and used for vehicle and equipment storage. These three (3) remaining parcels are zoned CMX-2, Community Commercial/Mixed Use District, as shown on the attached Urban Renewal Area map.

The proposed Urban Renewal Plan includes a description of the plan, boundary maps of the project areas and sections from the comprehensive plan. Mississippi's Urban Renewal Law emphasizes the exercise of a City's zoning powers, the enforcement of other laws, codes and regulations relating to the use of land rehabilitation or redevelopment of an urban renewal area by private enterprise.

The proposed Urban Renewal Plan makes clear that the designated Urban Renewal Area includes "land which suffers from adverse environmental conditions" and that "environmental barriers to development will be removed and/or mitigated in accordance with the requirements of the Mississippi Department of Environmental Quality".

The proposed Urban Renewal Plan has been developed in conformity with the goals and objectives of the City of Ocean Springs Comprehensive Plan. The proposed Urban Renewal Plan incorporates by reference the goals and objectives of the Comprehensive Plan and the various elements of the Comprehensive Plan such as residential, commercial and industrial development, in addition to transportation, land uses, and community facilities. The proposed Urban Renewal Plan, like the Unified Development Code and the zoning and subdivision regulations, will serve as an implementation tool for the Comprehensive Plan.

The Comprehensive Plan is 1) a statement of the Ocean Springs' community's vision for its own future and 2) a guide to achieve that vision through the year 2030. The view of the future expressed in the Comprehensive Plan is shaped by local community values, ideals and aspirations about the best management and use of the community's resources. The Comprehensive Plan includes a list of goals and policies organized by topics such as Land Use, Neighborhood and Housing, Economic Development, etc. Goals are the broad, public purposes toward which more specific policies and programs are directed. Goals are phrased to express the desired results of the Comprehensive Plan. Policies are statements of government intent against which individual actions and decisions are evaluated. Policies indicate the direction the City should take.

The Goals and Policies copied from the City's Comprehensive Plan, listed below, connect the purpose, efforts and authorities given to the City by Mississippi's Urban Renewal Law and the proposed Urban Renewal Plan. Statements that relate to urban renewal are underlined. *This is not an all-inclusive list:*

Goal 1: Maintain a sustainable and compatible mix of land uses in the City of Ocean Springs through effective, coordinated growth management.

Policy 1.2: Promote private investment in existing commercial and residential neighborhoods through a combination of public investment in infrastructure and active efforts to enforce City codes and eliminate non-conforming uses and site designs that erode property values.

Policy 1.4: Encourage the development of compatible mixed-use activity centers.

Policy 1.5: Encourage compatible infill development that is designed and constructed to be consistent with the character of the existing neighborhood.

Policy 1.8: Engage community residents and property owners in the development and implementation of plans and development standards for residential, commercial and mixed-use neighborhoods throughout the City.

Policy 1.10: Use the Development Tiers Map (Map 4, page 40) and the Development Tiers (Sections 5.3.1 and 2, and Exhibit 1, p. 102) to guide land use and development decisions.

The Development Tiers map is also attached to this report. It includes the Urban Renewal Area in the "Commercial Center, Low Intensity Tier" development category. Those areas are "Intended to accommodate smaller mixed use activity centers that are generally connected and integrated into the surrounding neighborhoods. These centers have a community or neighborhood emphasis, and include a range of retail and service uses."

Goal 3: Foster a vibrant mixed-use downtown that retains the historic character of existing commercial and residential neighborhoods, while providing increased opportunities for residents who wish to live within walking distance of neighborhood amenities and work places.

Goal 5: Maintain and enhance a sustainable local economy that provides employment opportunities and supports a high quality of life.

Policy 5.14: Pursue public private partnerships for economic development initiatives through investment in infrastructure and/or other development assistance.

Policy 5.15: Support economic development incentives that result in measurable community benefits, such as wage and job production targets.

Goal 6: To establish Ocean Springs as a community that showcases high quality design for the benefit of its residents, businesses, and visitors.

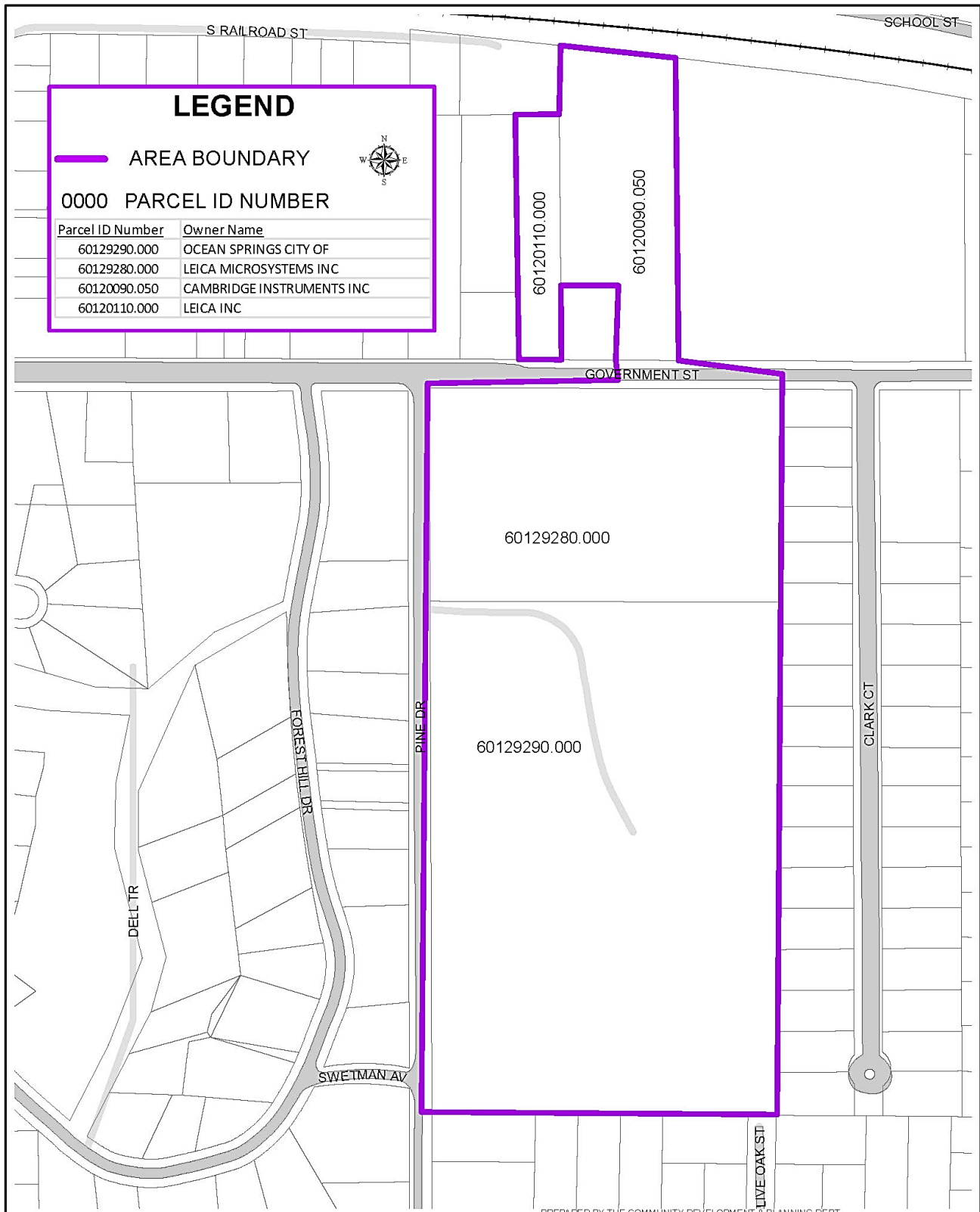
Policy 6.16: Increase neighborhood stability through collaborative code enforcement, provision of public amenities (e.g., sidewalks, green-space, streetscaping), and effective compatibility standards.

Policy 6.17: Maintain the safety and integrity of residences through effective enforcement of zoning, building and housing codes. Remove blighting influences within neighborhoods and enhance standards and enforcement for maintenance of vacant properties to prevent blight.

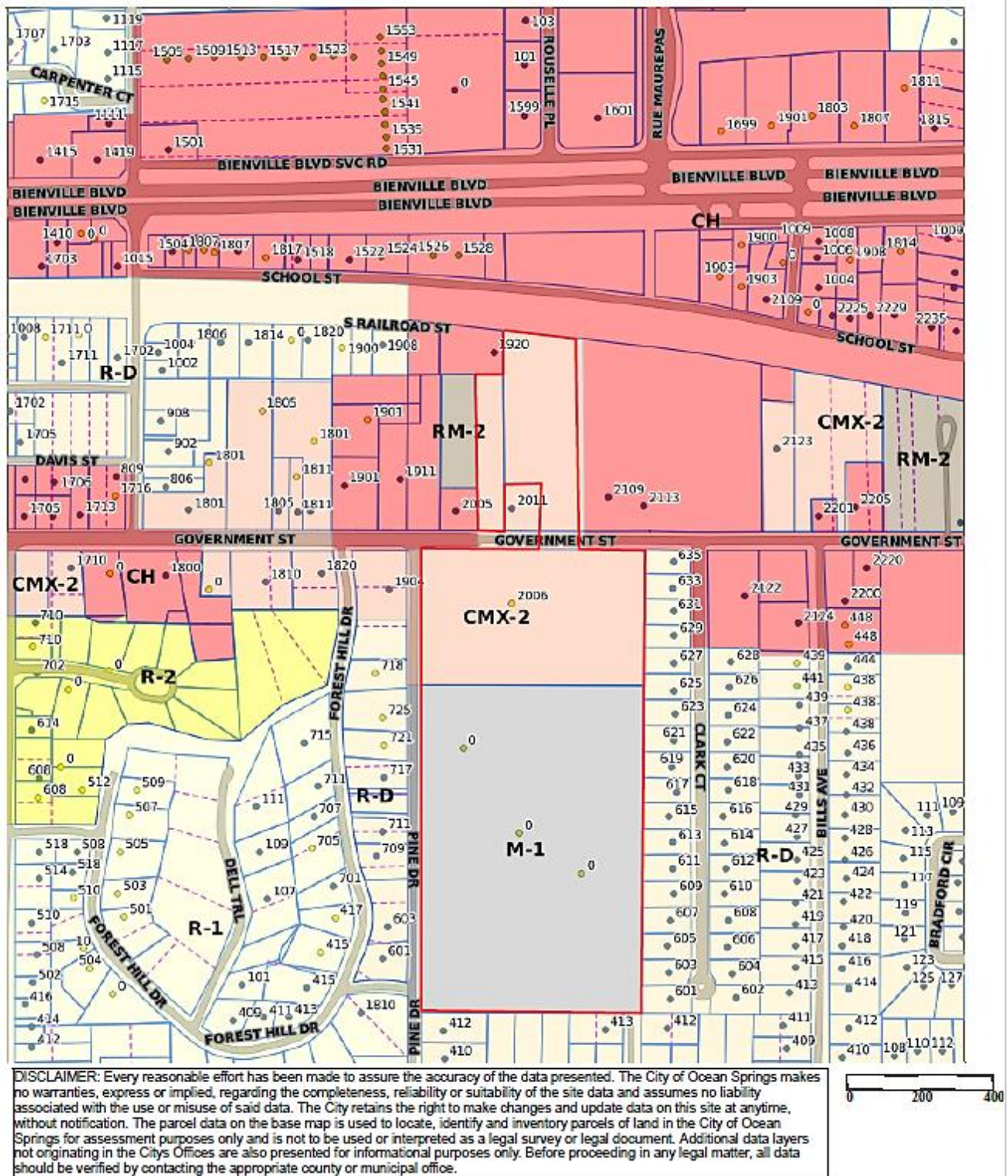
PROPOSED FINDINGS AND CONCLUSION: The proposed Urban Renewal Plan conforms to the current Comprehensive Plan. The purpose and intent of Mississippi's Urban Renewal Law and the authorities and responsibilities it gives to the City of Ocean Springs are one tool the City can use in pursuit of the Comprehensive Plan's goals and policies. Those goals support high quality stable neighborhoods, a sustainable and compatible mix of land uses, mixed use activity centers and private investment in existing commercial and residential neighborhoods through a combination of public investment in infrastructure that works to retain the historic character of existing commercial and residential neighborhoods.

Please reach out to the Planning Department with any questions regarding the herein so that they may be addressed prior to the upcoming January 23rd Special Call meeting.

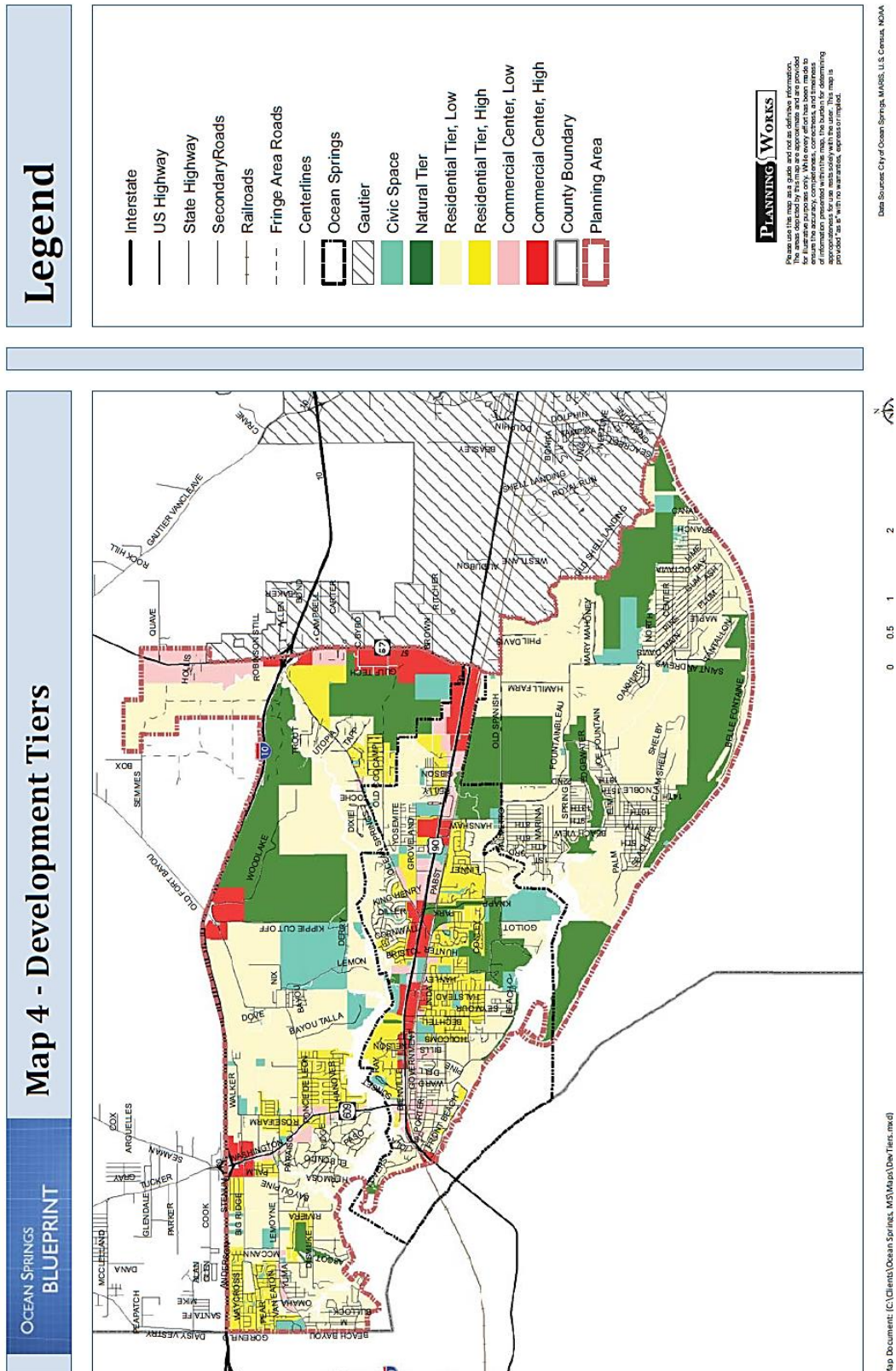
URBAN RENEWAL PLAN AREA



URBAN RENEWAL PLAN AREA ZONING



DEVELOPMENT TIERS MAP FROM COMPREHENSIVE PLAN



URBAN RENEWAL PLAN

CITY OF OCEAN SPRINGS, MISSISSIPPI

URBAN RENEWAL PROJECT

2024



URBAN RENEWAL PLAN—CITY OF OCEAN SPRINGS—URBAN RENEWAL PROJECT

ARTICLE I

- A. **INTRODUCTION:** The City of Ocean Springs and the Ocean Springs Redevelopment Authority will undertake an urban renewal and redevelopment project as defined in the “Urban Renewal Law” of Section 43-35-1 *et seq* of the Mississippi Code of 1972 (as amended). The Urban Renewal Plan for the City of Ocean Springs Redevelopment Project Area represents a plan for the overall redevelopment of a part of the City of Ocean Springs.
- B. **URBAN RENEWAL PLAN DEFINED:** Section 43-35-3, paragraph (1) of the Mississippi Code of 1972 (as amended) defines an Urban Renewal Plan to be a “plan, as it exists from time to time, for an urban renewal project, which plan (1) shall conform to the general plan for the municipality as a whole except as provided in subsection (g) of Section 43-35-13; and (2) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and the plan’s relationship to definite local objectives, respecting appropriate land use, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements”.

The City of Ocean Springs Urban Renewal Plan is a plan for the development and redevelopment of the City of Ocean Springs and will serve as the plan for the project area.

- C. **URBAN RENEWAL PROJECT DEFINED:** An “urban renewal project” as defined in Section 43-35-3, paragraph (i) of the Mississippi Code of 1972 (as amended) provides “undertakings and activities of a municipality in an urban renewal area for the elimination and for the prevention of the development or spread of slums and blight, may involve slum clearance and redevelopment in an urban renewal area, or any combination or part thereof in accordance with an urban renewal plan.

Such undertakings and activities may include:

1. Acquisition of a slum area or blighted area or portion thereof;
2. Demolition and removal of buildings and improvements;
3. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the urban renewal area the urban renewal objectives of this article in accordance with the urban renewal plan;
4. Disposition of any property acquired in the urban renewal area (including sale, initial leasing, or retention by the municipality itself) at its fair value for uses in accordance with the urban renewal plan;
5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and
6. Acquisition of any other real property in the urban renewal area where necessary to eliminate unhealthful, unsanitary, or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, or to provide land needed for public facilities”.

Activities to be undertaken in the area may include: the acquisition of property (if necessary) for redevelopment by the City, non-profit organizations, and by private enterprise; rehabilitation or replacement of sub-standard structures to acceptable code standards; removal of structures such as the City's Public Works facilities and the Ryan Youth Center if necessary; installation of public improvements including street improvements, landscaping and streetscape improvements; improvement and expansion of recreation facilities; and disposition of property acquired in the urban renewal area.

ARTICLE II: DESCRIPTION OF URBAN RENEWAL AREA

- A. **URBAN RENEWAL AREA BOUNDARIES:** The Urban Renewal Area as defined in Section 43-35-3, paragraph (k) of the Mississippi Code of 1972 (as amended) provides "slum area or blighted area or a combination thereof which the local governing body designates as appropriate for an urban renewal project." On January 02, 2024, the Mayor and Board of Aldermen adopted a Resolution making a finding that the area designated on the Urban Renewal Boundary Map is a slum or blighted area in the City of Ocean Springs. The basis for the declaration of the City of Ocean Springs Urban Renewal Area is set forth in the Resolution and letters from Planning Professionals and others attached hereto as Exhibit A.

EXHIBIT A: COPY OF LETTERS FROM PLANNING PROFESSIONALS AND OTHERS

EXHIBIT B: COPY OF RESOLUTION ESTABLISHING URBAN RENEWAL AREA

EXHIBIT C: URBAN RENEWAL AREA BOUNDARY MAP

ARTICLE III: URBAN RENEWAL PLAN CONFORMITY WITH CITY'S COMPREHENSIVE PLAN CITY OF OCEAN SPRINGS COMPREHENSIVE PLAN AND URBAN RENEWAL PLAN OBJECTIVES

The Urban Renewal Plan has been developed in conformity with the goals and objectives of the City of Ocean Springs Comprehensive Plan, which is the "Official Plan" for the City. The Urban Renewal Plan incorporates by reference the goals and objectives of the City of Ocean Springs Comprehensive Plan and the various elements of the Plan such as residential, commercial, and industrial development; transportation; land use; and community facilities. The Urban Renewal Plan, like zoning, subdivision regulations, and building codes, will serve as an implementation tool for the Comprehensive Plan. According to the City of Ocean Springs Comprehensive Plan, these goals and objectives describe positive elements that the Plan seeks to achieve over the planning period while also addressing the City's pressing land use problems.

EXHIBIT D: EXCERPTS FROM THE CITY OF OCEAN SPRINGS
COMPREHENSIVE PLAN GOALS AND POLICIES ADOPTED
HEREIN BY REFERENCE AS PART OF THE URBAN RENEWAL PLAN.

ARTICLE IV: EXISTING CONDITIONS/OCEAN SPRINGS URBAN RENEWAL PROJECT

The Urban Renewal Area depicted in Exhibit C, and as established by the Resolution of the Mayor and Board of Alderman referenced herein above, contains an area that qualifies as a “slum” or “blighted” area as defined in Section 43-35-3 (h) and (i) of the Mississippi Code of 1972 (as amended). The area includes deteriorated or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, or usefulness; deteriorated site and/or site improvements; vacant land in a state of economic disuse and land which suffers from adverse environmental conditions. These conditions present impediments to the “sound growth of Ocean Springs and constitute an economic and social liability to the proposed renewal area and the City as a whole”. The slum or blighted area designation is supported by, among other things letters from two City Planning Professionals, the City of Ocean Springs Public Works Director, and the Building Official of the City of Ocean Springs, said letters are attached as Exhibit A of this Urban Renewal Plan.

In order to foster the development and redevelopment of the area depicted in Exhibit C, supra, it has been designated as an Urban Renewal Project for the City of Ocean Springs. The Plan calls for the renewal, revitalization, and redevelopment of the Urban Renewal Area to encourage and induce economic and tourism development activity expected to increase jobs, real and personal property taxes to the benefit of the City, County, and Public Schools, to increase retail sales taxes to the City, to increase tourism taxes and to enhance the City's stature as a destination for tourists and visitors.

Additionally, the Project (Plan) calls for the demolition and removal of the outdated existing Ocean Springs Public Works facility; improvement of the Ryan Youth Center or its demolition and replacement in the Urban Renewal Area, improvement and addition of recreational facilities, site improvements, infrastructure upgrades, reconstruction and realignment of streets, among other things, to accommodate development and redevelopment by public and private entities.

As a last resort, the Project (Plan) may require the acquisition of property within the Urban Renewal Area.

The Project (Plan) contemplates funding for construction of the various elements of the Project (Plan) to be public funds from local, state, and federal sources and from private investment.

ARTICLE V: PROPOSED RENEWAL TREATMENT

The Urban Renewal Plan calls for the renewal treatment of the Area to be accomplished through a combination of activities that may include acquisition of commercial property, if needed; clearance of buildings; and rehabilitation and redevelopment of existing structures. Redevelopment activities will include the provision of public improvements including the construction of new streets, or improvement of existing streets, and installation of utilities and bulkheads necessary to service the proposed land uses as well as existing land uses in the Urban Renewal Area. Additionally, areas may be developed to improve and expand recreational facilities and buildings to serve the community as whole. These activities may be accomplished through public or private funding, or any combination of funding from public and private sources.

EXHIBIT E: PROPOSED TREATMENTS FOR VARIOUS PARCELS WITHIN THE URBAN RENEWAL AREAS

ARTICLE VI: ACTIVITIES TO MEET URBAN RENEWAL OBJECTIVES

The Urban Renewal Project will include a number of activities designed to meet the objectives of this Urban Renewal Plan. Such activities include upgrading vacant and undeveloped land; rehabilitation and renovation; acquisition of real property, as may be necessary; construction of improvements; redevelopment and disposition of property; and, new development and redevelopment by the City of Ocean Springs, non-profit organizations, and by private enterprise.

The following is a description of each activity to be undertaken.

1. **Rehabilitation and Renovation** — This Urban Renewal Plan provides for the rehabilitation and renovation of structures in the Urban Renewal Area, which are: sub-standard structures for which rehabilitation or renovation is practical; sub-standard structures for which rehabilitation or renovation will result in a higher and better use for the property on which the structure is located; and, sub-standard structures which are historically or architecturally significant. Rehabilitation or renovation of sub-standard structures shall be accomplished in accordance with ARTICLE VII of this Plan.
2. **Acquisition of Real Property** — The City of Ocean Springs proposes to acquire certain real property in the Urban Renewal Area if required for the purposes of eliminating unhealthy, unsanitary or unsafe conditions; eliminating conditions that are detrimental to public welfare; providing rights-of-way for streets and sidewalks; providing redevelopment sites for public and private redevelopment; enhancing tourism and economic development; historic preservation; rehabilitation and disposition for redevelopment; and, other purposes as the need may arise in furtherance of this Plan.
3. **Demolition and Removal of Structures** — The outdated Public Works facilities will be demolished and removed from site. If necessary and appropriate, the Ryan Youth Center will be demolished and replaced in the Urban Renewal Area.
4. **Redevelopment** — Land in the Urban Renewal Area which may be acquired by the City as a last resort will be improved by the City or disposed of to public entities, non-profit organizations, or private parties for new development or redevelopment pursuant to Section 43-35-19 of the Mississippi Code of 1972 (as amended). Funding for development or redevelopment will come from public funds, private funds, or any combination of public/private funding. The redevelopment will foster new development which will prevent or help prevent the recurrence of slum and blight in the Area.
5. **Construction of Improvements** — Public improvements to be constructed in the Urban Renewal Area include, but may not be limited to, historic preservation, development of tourist attractions, improvement and expansion of recreational facilities, new and existing street improvements, drainage improvements, water and sanitary sewer system improvements, new and existing

sidewalk improvements, traffic signage and signalization, street lighting, bulkhead repair, and landscaping.

6. Rehabilitation, Renovation, New Development, and Redevelopment by Private Enterprise — This Plan provides that the City shall, to the greatest extent feasible, afford maximum opportunity for the new development and redevelopment of the Area by the City and private enterprise. The City will require, to the maximum extent allowable by law, that private property owners comply with all codes and ordinances. Environmental barriers to development will be removed and/or mitigated in accordance with the requirements of the Mississippi Department of Environmental Quality.

Where private property owners fail to comply with the codes and ordinances, the City may acquire property in the Urban Renewal Area in accordance with State law and bring the property into compliance with the codes and ordinances, or dispose of the property in accordance with the Disposition Policy of the City of Ocean Springs adopted to govern the disposition of property acquired by the City in connection with this Urban Renewal Plan. A deed restriction will require the grantee to comply with all codes and ordinances.

ARTICLE VII: LAND USES, MAXIMUM DENSITIES, LAND DEVELOPMENT, AND BUILDING REQUIREMENTS

Among other things, this Article governs development and redevelopment within the Urban Renewal Area and to aid in the prevention and recurrence of conditions that contribute to the existence of slums and blight.

- A. Land Uses/Zoning Ordinances: This Urban Renewal Plan is developed in accordance with the "City of Ocean Springs Comprehensive Plan" and, therefore, provides for adherence to the Land Use Plan of the City. Land use in the Urban Renewal Area is governed by the official Unified Development Code of the City. The Official Zoning Map, delineating zoning districts (land use) is on file in the Office of the City Clerk. The use of any property in the Area must comply in all respects with the Unified Development Code of the City and the requirements of this Urban Renewal Plan.
- B. Maximum Densities/Zoning Ordinance: The Official Unified Development Code of the City of Ocean Springs shall regulate the maximum development of densities in the Urban Renewal Area.
- C. Land Development/Subdivision Regulations: This Plan requires that any development in the Urban Renewal Area shall be conducted in conformity with regulations and standards of the City governing the subdivision of land, namely the Unified Development Code and all ordinances involving the subdivision or land of the City.
- D. Building Requirements/Building and Related Codes: In keeping with the Comprehensive Plan of the City, this Urban Renewal Plan requires that any new construction and any rehabilitation

or remodeling of structures in the Urban Renewal Area shall meet the requirements of all applicable and current City building codes.

ARTICLE VIII: REAL PROPERTY ACQUISITION, RELOCATION AND DISPOSITION OF PROPERTY

- A. Acquisition and Relocation Procedures: This Urban Renewal Plan requires that all property acquisition within the Urban Renewal Area, if any, by the City shall be in compliance with the requirements of the Mississippi Code of 1972, as amended. No relocation of residents or businesses is authorized by this Project (Plan).
- B. Disposition Procedures: This Urban Renewal Plan provides for the sale or disposition (if deemed appropriate by the City) of any property owned by the City or acquired as part of the Urban Renewal Project. Property disposition shall be accomplished in accordance with the Urban Renewal Law at Section 43-35-19 of the Mississippi Code of 1972, as amended, and the adopted Disposition Policy governing the disposition of property acquired by the City in connection with this Urban Renewal Project.

EXHIBIT F: DISPOSITION POLICY AND RESOLUTION ADOPTING SAME

ARTICLE IX: TRAFFIC CONTROL AND MAJOR CIRCULATION ROUTES

This Urban Renewal Plan conforms with the "City of Ocean Springs Comprehensive Plan". The City shall, from time to time, establish major traffic circulation routes for the Urban Renewal Area and the City as a whole will maintain traffic controls. The Transportation Plan, Subdivision Regulations, Unified Development Code, street design, and construction standards of the City govern street widths, ingress and egress patterns, turn lanes, turn restrictions, and vehicle limitations established by weight.

These regulations, along with realignment, widening, and overlaying of existing streets will achieve improved traffic circulation and flow for the City and pass-through traffic. Traffic control and circulation in the Urban Renewal Area will utilize electronic signalization and will provide optimum access to existing and proposed off-street parking. This Plan will be implemented so as to efficiently integrate traffic circulation and flow into the zoning scheme of the City and the general circulation pattern of the community.

ARTICLE X: OFF-STREET PARKING, LOADING AND UNLOADING SPACE

This Urban Renewal Plan conforms to the City's Unified Development Code and other codes and ordinances wherein off-street parking, loading, and unloading space requirements are regulated and controlled.

ARTICLE XI: PROVISIONS OF REGULATIONS DECLARED TO BE MINIMUM REQUIREMENTS.

For the purposes of this Urban renewal Plan, the regulations referred to shall be interpreted and applied as minimum requirements. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern.

ARTICLE XII: RELATIONSHIP TO POLICIES REGARDING APPROPRIATE LAND USES, IMPROVED TRAFFIC CONTROL, PUBLIC TRANSPORTATION, PUBLIC UTILITIES, RECREATIONAL AND COMMUNITY FACILITIES, AND OTHER PUBLIC IMPROVEMENTS

The goals and objectives of the Urban Renewal Plan are interrelated with the planning goals and objectives of the City as set out in the "City of Ocean Springs Comprehensive Plan".

The Urban Renewal Plan seeks to encourage public and private capital investment, which will increase economic development, increase the tax base, increase the retail sales tax rebates, and increase job opportunities. The Plan seeks to encourage revitalization of the Urban Renewal Area by inducing new development and redevelopment. Public facilities and services will be improved and properly maintained as a result of the implementation of this Plan and the City's Comprehensive Plan whose policies are interchangeable. The Goals and Objectives of the "City of Ocean Springs Comprehensive Plan" are incorporated herein by reference as if fully copied in words and figures. See EXHIBIT D *supra*.

ARTICLE XIII: PROVISIONS FOR AMENDING THE PLAN

This Urban Renewal Plan may be modified by the City in accordance with the provisions of the Urban Renewal Law of the State of Mississippi and after holding a public hearing before the Mayor and Board of Aldermen of the City of Ocean Springs.

ARTICLE XIV: THE URBAN RENEWAL PLAN DEFINED

This writing and all exhibits referenced herein constitute the entire Urban Renewal Plan for the City of Ocean Springs, Mississippi. Where reference is made to statutes, ordinances, rules and regulations, and official policies of the City of Ocean Springs, the same are to be deemed a part of this Plan and to govern those provisions wherein such reference is being made.

URBAN RENEWAL PLAN—CITY OF OCEAN SPRINGS—URBAN RENEWAL PROJECT 2024

ARTICLE I

- A. **INTRODUCTION:** The City of Ocean Springs and the Ocean Springs Redevelopment Authority will undertake an urban renewal and redevelopment project as defined in the “Urban Renewal Law” of Section 43-35-1 *et seq* of the Mississippi Code of 1972 (as amended). The Urban Renewal Plan for the City of Ocean Springs Redevelopment Project Area represents a plan for the overall redevelopment of a part of the City of Ocean Springs.
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5. Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements in accordance with the urban renewal plan; and
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ARTICLE II: DESCRIPTION OF URBAN RENEWAL AREA

- A. URBAN RENEWAL AREA BOUNDARIES: The Urban Renewal Area as defined in Section 43-35-3, paragraph (k) of the Mississippi Code of 1972 (as amended) provides "slum area or blighted area or a combination thereof which the local governing body designates as appropriate for an urban renewal project." On January 02, 2024, the Mayor and Board of Aldermen adopted a Resolution making a finding that the area designated on the Urban Renewal Boundary Map is a slum or blighted area in the City of Ocean Springs. The basis for the declaration of the City of Ocean Springs Urban Renewal Area is set forth in the Resolution and letters from Planning Professionals and others attached hereto as Exhibit A.

EXHIBIT A: COPY OF LETTERS FROM PLANNING PROFESSIONALS AND OTHERS

EXHIBIT B: COPY OF RESOLUTION ESTABLISHING URBAN RENEWAL AREA

EXHIBIT C: URBAN RENEWAL AREA BOUNDARY MAP

ARTICLE III: URBAN RENEWAL PLAN CONFORMITY WITH CITY'S COMPREHENSIVE PLAN CITY OF OCEAN SPRINGS COMPREHENSIVE PLAN AND URBAN RENEWAL PLAN OBJECTIVES

The Urban Renewal Plan has been developed in conformity with the goals and objectives of the City of Ocean Springs Comprehensive Plan, which is the "Official Plan" for the City. The Urban Renewal Plan incorporates by reference the goals and objectives of the City of Ocean Springs Comprehensive Plan and the various elements of the Plan such as residential, commercial, and industrial development; transportation; land use; and community facilities. The Urban Renewal Plan, like zoning, subdivision regulations, and building codes, will serve as an implementation tool for the Comprehensive Plan. According to the City of Ocean Springs Comprehensive Plan, these goals and objectives describe positive elements that the Plan seeks to achieve over the planning period while also addressing the City's pressing land use problems.

EXHIBIT D: EXCERPTS FROM THE CITY OF OCEAN SPRINGS
COMPREHENSIVE PLAN GOALS AND POLICIES ADOPTED
HEREIN BY REFERENCE AS PART OF THE URBAN RENEWAL PLAN.

ARTICLE IV: EXISTING CONDITIONS/OCEAN SPRINGS URBAN RENEWAL PROJECT

The Urban Renewal Area depicted in Exhibit C, and as established by the Resolution of the Mayor and Board of Alderman referenced herein above, contains an area that qualifies as a “slum” or “blighted” area as defined in Section 43-35-3 (h) and (i) of the Mississippi Code of 1972 (as amended). The area includes deteriorated or deteriorating structures; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, or usefulness; deteriorated site and/or site improvements; vacant land in a state of economic disuse and land which suffers from adverse environmental conditions. These conditions present impediments to the “sound growth of Ocean Springs and constitute an economic and social liability to the proposed renewal area and the City as a whole”. The slum or blighted area designation is supported by, among other things letters from two City Planning Professionals, the City of Ocean Springs Public Works Director, and the Building Official of the City of Ocean Springs, said letters are attached as Exhibit A of this Urban Renewal Plan.

In order to foster the development and redevelopment of the area depicted in Exhibit C, supra, it has been designated as an Urban Renewal Project for the City of Ocean Springs. The Plan calls for the renewal, revitalization, and redevelopment of the Urban Renewal Area to encourage and induce economic and tourism development activity expected to increase jobs, real and personal property taxes to the benefit of the City, County, and Public Schools, to increase retail sales taxes to the City, to increase tourism taxes and to enhance the City’s stature as a destination for tourists and visitors.

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As a last resort, the Project (Plan) may require the acquisition of property within the Urban Renewal Area.

The Project (Plan) contemplates funding for construction of the various elements of the Project (Plan) to be public funds from local, state, and federal sources and from private investment.

ARTICLE V: PROPOSED RENEWAL TREATMENT

The Urban Renewal Plan calls for the renewal treatment of the Area to be accomplished through a combination of activities that may include acquisition of commercial property, if needed; clearance of buildings; and rehabilitation and redevelopment of existing structures. Redevelopment activities will include the provision of public improvements including the construction of new streets, or improvement of existing streets, and installation of utilities and bulkheads necessary to service the proposed land uses as well as existing land uses in the Urban Renewal Area. Additionally, areas may be developed to improve and expand recreational facilities and buildings to serve the community as whole. These activities may be accomplished through public or private funding, or any combination of funding from public and private sources.

EXHIBIT E: PROPOSED TREATMENTS FOR VARIOUS PARCELS WITHIN THE URBAN RENEWAL AREAS

ARTICLE VI: ACTIVITIES TO MEET URBAN RENEWAL OBJECTIVES

The Urban Renewal Project will include a number of activities designed to meet the objectives of this Urban Renewal Plan. Such activities include upgrading vacant and undeveloped land; rehabilitation and renovation; acquisition of real property, as may be necessary; construction of improvements; redevelopment and disposition of property; and, new development and redevelopment by the City of Ocean Springs, non-profit organizations, and by private enterprise.

The following is a description of each activity to be undertaken.

1. **Rehabilitation and Renovation** — This Urban Renewal Plan provides for the rehabilitation and renovation of structures in the Urban Renewal Area, which are: sub-standard structures for which rehabilitation or renovation is practical; sub-standard structures for which rehabilitation or renovation will result in a higher and better use for the property on which the structure is located; and, sub-standard structures which are historically or architecturally significant. Rehabilitation or renovation of sub-standard structures shall be accomplished in accordance with ARTICLE VII of this Plan.
2. **Acquisition of Real Property** — The City of Ocean Springs proposes to acquire certain real property in the Urban Renewal Area if required for the purposes of eliminating unhealthy, unsanitary or unsafe conditions; eliminating conditions that are detrimental to public welfare; providing rights-of-way for streets and sidewalks; providing redevelopment sites for public and private redevelopment; enhancing tourism and economic development; historic preservation; rehabilitation and disposition for redevelopment; and, other purposes as the need may arise in furtherance of this Plan.
3. **Demolition and Removal of Structures** — The outdated Public Works facilities will be demolished and removed from site. If necessary and appropriate, the Ryan Youth Center will be demolished and replaced in the Urban Renewal Area.
4. **Redevelopment** — Land in the Urban Renewal Area which may be acquired by the City as a last resort will be improved by the City or disposed of to public entities, non-profit organizations, or private parties for new development or redevelopment pursuant to Section 43-35-19 of the Mississippi Code of 1972 (as amended). Funding for development or redevelopment will come from public funds, private funds, or any combination of public/private funding. The redevelopment will foster new development which will prevent or help prevent the recurrence of slum and blight in the Area.
5. **Construction of Improvements** — Public improvements to be constructed in the Urban Renewal Area include, but may not be limited to, historic preservation, development of tourist attractions, improvement and expansion of recreational facilities, new and existing street improvements, drainage improvements, water and sanitary sewer system improvements, new and existing

sidewalk improvements, traffic signage and signalization, street lighting, bulkhead repair, and landscaping.

6. Rehabilitation, Renovation, New Development, and Redevelopment by Private Enterprise — This Plan provides that the City shall, to the greatest extent feasible, afford maximum opportunity for the new development and redevelopment of the Area by the City and private enterprise. The City will require, to the maximum extent allowable by law, that private property owners comply with all codes and ordinances. Environmental barriers to development will be removed and/or mitigated in accordance with the requirements of the Mississippi Department of Environmental Quality.

Where private property owners fail to comply with the codes and ordinances, the City may acquire property in the Urban Renewal Area in accordance with State law and bring the property into compliance with the codes and ordinances, or dispose of the property in accordance with the Disposition Policy of the City of Ocean Springs adopted to govern the disposition of property acquired by the City in connection with this Urban Renewal Plan. A deed restriction will require the grantee to comply with all codes and ordinances.

ARTICLE VII: LAND USES, MAXIMUM DENSITIES, LAND DEVELOPMENT, AND BUILDING REQUIREMENTS

Among other things, this Article governs development and redevelopment within the Urban Renewal Area and to aid in the prevention and recurrence of conditions that contribute to the existence of slums and blight.

- A. Land Uses/Zoning Ordinances: This Urban Renewal Plan is developed in accordance with the "City of Ocean Springs Comprehensive Plan" and, therefore, provides for adherence to the Land Use Plan of the City. Land use in the Urban Renewal Area is governed by the official Unified Development Code of the City. The Official Zoning Map, delineating zoning districts (land use) is on file in the Office of the City Clerk. The use of any property in the Area must comply in all respects with the Unified Development Code of the City and the requirements of this Urban Renewal Plan.
- B. Maximum Densities/Zoning Ordinance: The Official Unified Development Code of the City of Ocean Springs shall regulate the maximum development of densities in the Urban Renewal Area.
- C. Land Development/Subdivision Regulations: This Plan requires that any development in the Urban Renewal Area shall be conducted in conformity with regulations and standards of the City governing the subdivision of land, namely the Unified Development Code and all ordinances involving the subdivision or land of the City.
- D. Building Requirements/Building and Related Codes: In keeping with the Comprehensive Plan of the City, this Urban Renewal Plan requires that any new construction and any rehabilitation

or remodeling of structures in the Urban Renewal Area shall meet the requirements of all applicable and current City building codes.

ARTICLE VIII: REAL PROPERTY ACQUISITION, RELOCATION AND DISPOSITION OF PROPERTY

- A. Acquisition and Relocation Procedures: This Urban Renewal Plan requires that all property acquisition within the Urban Renewal Area, if any, by the City shall be in compliance with the requirements of the Mississippi Code of 1972, as amended. No relocation of residents or businesses is authorized by this Project (Plan).
- B. Disposition Procedures: This Urban Renewal Plan provides for the sale or disposition (if deemed appropriate by the City) of any property owned by the City or acquired as part of the Urban Renewal Project. Property disposition shall be accomplished in accordance with the Urban Renewal Law at Section 43-35-19 of the Mississippi Code of 1972, as amended, and the adopted Disposition Policy governing the disposition of property acquired by the City in connection with this Urban Renewal Project.

EXHIBIT F: DISPOSITION POLICY AND RESOLUTION ADOPTING SAME

ARTICLE IX: TRAFFIC CONTROL AND MAJOR CIRCULATION ROUTES

This Urban Renewal Plan conforms with the "City of Ocean Springs Comprehensive Plan". The City shall, from time to time, establish major traffic circulation routes for the Urban Renewal Area and the City as a whole will maintain traffic controls. The Transportation Plan, Subdivision Regulations, Unified Development Code, street design, and construction standards of the City govern street widths, ingress and egress patterns, turn lanes, turn restrictions, and vehicle limitations established by weight.

These regulations, along with realignment, widening, and overlaying of existing streets will achieve improved traffic circulation and flow for the City and pass-through traffic. Traffic control and circulation in the Urban Renewal Area will utilize electronic signalization and will provide optimum access to existing and proposed off-street parking. This Plan will be implemented so as to efficiently integrate traffic circulation and flow into the zoning scheme of the City and the general circulation pattern of the community.

ARTICLE X: OFF-STREET PARKING, LOADING AND UNLOADING SPACE

This Urban Renewal Plan conforms to the City's Unified Development Code and other codes and ordinances wherein off-street parking, loading, and unloading space requirements are regulated and controlled.

ARTICLE XI: PROVISIONS OF REGULATIONS DECLARED TO BE MINIMUM REQUIREMENTS.

For the purposes of this Urban renewal Plan, the regulations referred to shall be interpreted and applied as minimum requirements. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern.

ARTICLE XII: RELATIONSHIP TO POLICIES REGARDING APPROPRIATE LAND USES, IMPROVED TRAFFIC CONTROL, PUBLIC TRANSPORTATION, PUBLIC UTILITIES, RECREATIONAL AND COMMUNITY FACILITIES, AND OTHER PUBLIC IMPROVEMENTS

The goals and objectives of the Urban Renewal Plan are interrelated with the planning goals and objectives of the City as set out in the "City of Ocean Springs Comprehensive Plan".

The Urban Renewal Plan seeks to encourage public and private capital investment, which will increase economic development, increase the tax base, increase the retail sales tax rebates, and increase job opportunities. The Plan seeks to encourage revitalization of the Urban Renewal Area by inducing new development and redevelopment. Public facilities and services will be improved and properly maintained as a result of the implementation of this Plan and the City's Comprehensive Plan whose policies are interchangeable. The Goals and Objectives of the "City of Ocean Springs Comprehensive Plan" are incorporated herein by reference as if fully copied in words and figures. See EXHIBIT D *supra*.

ARTICLE XIII: PROVISIONS FOR AMENDING THE PLAN

This Urban Renewal Plan may be modified by the City in accordance with the provisions of the Urban Renewal Law of the State of Mississippi and after holding a public hearing before the Mayor and Board of Aldermen of the City of Ocean Springs.

ARTICLE XIV: THE URBAN RENEWAL PLAN DEFINED

This writing and all exhibits referenced herein constitute the entire Urban Renewal Plan for the City of Ocean Springs, Mississippi. Where reference is made to statutes, ordinances, rules and regulations, and official policies of the City of Ocean Springs, the same are to be deemed a part of this Plan and to govern those provisions wherein such reference is being made.

EXHIBIT A

• LETTERS FROM PLANNING PROFESSIONALS AND OTHERS

December 4, 2023

To: Mayor Kenny Holloway
Board of Aldermen
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

RE: City of Ocean Springs Proposed Urban Renewal Plan

Honorable Mayor and Board of Aldermen,

As an expert in urban and regional planning with over 40 years of planning experience in the preparation and implementation of comprehensive plans, urban renewal plans, zoning and subdivision regulations and related planning it is my expert opinion that:

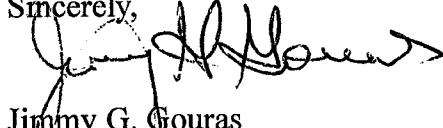
1. The area designated on the attached map is a slum and blighted area as defined in the Mississippi Code of 1972 in section 43-35-3. Additionally, it is my professional opinion that the area is a slum or blighted area, as supported by state statutes at 43-35-1 (h) and 43-35-13 (i); and
2. The Urban Renewal Plan, Ocean Springs Urban Renewal Project is clearly consistent with the goals and objectives of the overall comprehensive plan of the city of Ocean Springs

The conditions which exist in the area on the map attached hereto are impediments to the sound growth of Ocean Springs and contribute an economic and social liability to the proposed renewal area and Ocean Springs as a whole.

Please be advised that I hold a Master of Urban and Regional Planning from the University of Mississippi and I have qualified as a planning expert in Chancery and/or County Courts in Warren County, Harrison County, Rankin County, Washington County, Lucedale County and DeSoto County.

If you have questions or require additional information, please feel free to call me.

Sincerely,



Jimmy G. Gouras
Urban Planning Consultant



Kenny Holloway	Mayor
Bobby Cox	Alderman at Large
Jennifer Burgess	Alderman Ward 1
Rickey Authement	Alderman Ward 2

Kevin Wade	Alderman Ward 3
Ken Papania	Alderman Ward 4
Robert Blackman	Alderman Ward 5
Michael Impey, II	Alderman Ward 6



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December 4, 2023

Mayor Kenny Holloway
Alderman Rickey Authement
Alderman Robert Blackman
Alderman Jennifer Burgess
Alderman Bobby Cox
Alderman Michael Impey, II
Alderman Ken Papania
Alderman Kevin Wade

Mayor and Aldermen:

As a Certified City Planner (AICP) with over 40 years of experience in the preparation of comprehensive plans, small area plans, zoning and subdivision administration, and related topics, it is my expert opinion that the area designated on the attached map meets some of the criteria for redevelopment as defined in the Mississippi Code of 1972 at sec. 43-35-3. Furthermore, it is my opinion that the finding that the area is in need of redevelopment and rehabilitation is supported by State statutes at 43-35-9. I am familiar with the properties and have conducted a vehicular survey of them to determine their compliance with the criteria set out in the statutes.

The conditions of the properties impair the sound growth of Ocean Springs and constitute an economic and social liability to the proposed renewal area and the City as a whole.

If you have any questions or require additional information please contact me.

Wade Morgan, AICP, City Planner



OCEAN SPRINGS

M I S S I S S I P P I

Kenny Holloway	Mayor
Bobby Cox	Alderman at Large
Jennifer Burgess	Alderman Ward 1
Rickey Authement	Alderman Ward 2

Kevin Wade	Alderman Ward 3
Ken Papania	Alderman Ward 4
Robert Blackman	Alderman Ward 5
Michael Impey, II	Alderman Ward 6



228.875.4236 | www.oceansprings-ms.gov

December 4, 2023

To: Mayor Kenny Holloway
Board of Aldermen
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

RE: City of Ocean Springs Proposed Urban Renewal Plan

Honorable Mayor and Board of Aldermen,

In my capacity as Director of Public Works for the City of Ocean Springs, I am familiar with the proposed Urban Renewal Area designated on the map attached hereto. I am intimately familiar with the area and find it appropriate for redevelopment, development and renewal.

The existing public works facilities are in need of improvement, utilities in the area are substandard and need improvement, vacant land with environmental problems exist. Recreation and other facilities need improvements. The area is inadequately developed and is ideally suited for developed, redevelopment and renewal.

I am familiar with state statutes for designation of slum or blighted areas and it is my firm belief and opinion that the proposed urban renewal area is a slum or blighted area as defined in state law.

Sincerely,

Allan Ladnier
Director



Kenny Holloway	Mayor
Bobby Cox	Alderman at Large
Jennifer Burgess	Alderman Ward 1
Rickey Authement	Alderman Ward 2

Kevin Wade	Alderman Ward 3
Ken Papania	Alderman Ward 4
Robert Blackman	Alderman Ward 5
Michael Impey, II	Alderman Ward 6



228.875.4236 | www.oceansprings-ms.gov

December 4, 2023

To: Mayor Kenny Holloway
Board of Aldermen
City of Ocean Springs
1018 Porter Avenue
Ocean Springs, MS 39564

RE: City of Ocean Springs Proposed Urban Renewal Plan

Honorable Mayor and Board of Aldermen,

As Building official of the City of Ocean Springs, I am very familiar with conditions that currently exist in the proposed Urban Renewal Area (see attached map).

The area is largely vacant and underdeveloped. A portion of the land suffers from environmental issues which must be addressed prior to development and construction of buildings. Public works facilities are deteriorating and need to be replaced. Infrastructure on the property is in need of upgrading and repair.

As Building Official of the City of Ocean Springs, I have become familiar with state law governing the designation of slum or blighted areas.

It is my opinion that conditions as they exist in the proposed urban renewal area make the area a blighted area as defined in state law.

Structural conditions, environmental conditions and inadequate infrastructure combine to make the area an impediment to the sound growth of the area and the city as whole.

Sincerely,

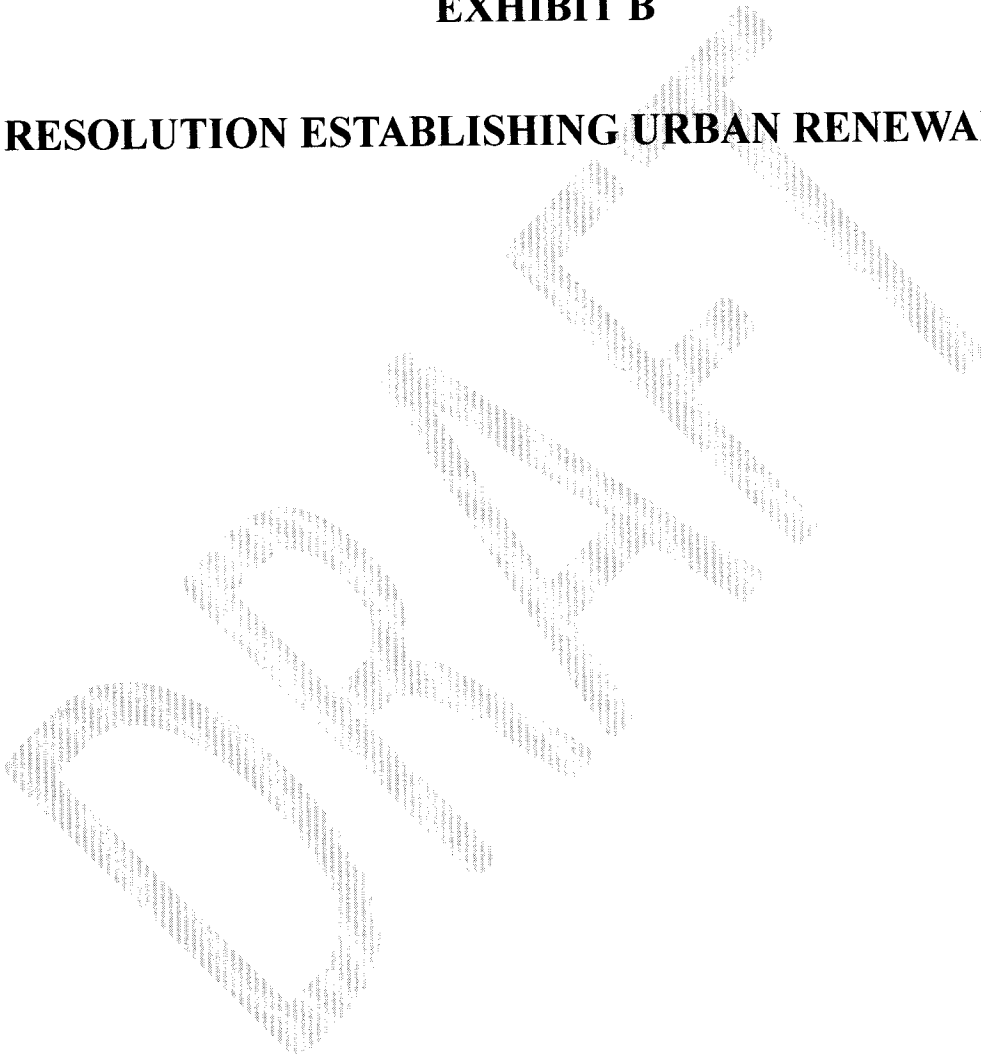
Darrell Stringfellow
Director

P.O. Box 1800, Ocean Springs, MS 39566

1018 Porter Ave Ocean Springs, MS 39564

EXHIBIT B

• RESOLUTION ESTABLISHING URBAN RENEWAL AREA



A RESOLUTION DESIGNATING URBAN RENEWAL AREA

WHEREAS, the Board of Aldermen has reviewed certain evidence concerning various properties located in the City of Ocean Springs, which properties are contained within the highlighted areas depicted on the map attached hereto as Exhibit “A”, and hereafter referred to as the “Urban Renewal Area” for the City of Ocean Springs; and

WHEREAS, the evidence reviewed by the Board concerning the Urban Renewal Area indicates that there are properties that are in need of rehabilitation, conservation and redevelopment, or a combination thereof, and that such efforts are necessary and desirable in the interest of public health, safety, morals, and welfare of the citizens of Ocean Springs; and

WHEREAS, Section 43-35-11 of the Mississippi Code, requires a finding by this Board that one or more areas exist within the City that are slum or blighted areas within the meaning of Section 43-35-3(h) and Section 43-35-3(i) of the Code, as an antecedent step to invoking the provisions of the Urban Renewal Law of the State of Mississippi; and

WHEREAS, it is the desire of the City of Ocean Springs, Mississippi to exercise its Urban Renewal powers as provided by the Urban Renewal Law, Miss. Code Ann. § 43-35-1 et seq., in the areas depicted on the Map attached as Exhibit “A”, and

WHEREAS, the Board of Aldermen find that the proposed Urban Renewal Area conforms to the general plan of the municipality as a whole; and

WHEREAS, the establishment of an Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the Urban Renewal area by private enterprises; and

WHEREAS, the Board of Aldermen have determined that the designation of the area that is nonresidential as slum and blighted is necessary and appropriate to facilitate the proper growth

and development of the community in accordance with the sound planning standards and local community objectives and determine and find that certain areas are slum and blighted as defined under the Mississippi Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Ocean Springs, Mississippi, as follows:

SECTION 1. The statements set forth in the foregoing preambles are found to be factual and are incorporated herein in their entirety.

SECTION 2. The area depicted on the map attached hereto as Exhibit “A” is hereby designated as the Urban Renewal Area of the City of Ocean Springs inasmuch as there is substantial evidence of the existence of slum and blight within the area that merits rehabilitation, conservation and redevelopment, or a combination thereof, which is necessary and in the interests of the public safety, morals and welfare of the residents of our City.

SECTION 3. The Urban Renewal Area conforms to the general plan of the municipality as a whole.

SECTION 4. The designation of this Urban Renewal Area will facilitate a maximum opportunity, consistent with the sound needs of the City of Ocean Springs as a whole for the rehabilitation and/or redevelopment of the Urban Renewal Area by private enterprise and that the residential use of the designated areas are necessary and appropriate to facilitate the proper growth and development of the community in accordance with the sound planning standards and local community objectives.

SECTION 5. This Resolution shall take effect and be in full force and effect from and after passage.

The above Resolution was approved as follows:

Alderman Cox	<u>Nay</u>
Alderman Burgess	<u>Aye</u>
Alderman Authement	<u>Nay</u>
Alderman Wade	<u>Nay</u>
Alderman Papania	<u>Aye</u>
Alderman Blackman	<u>Aye</u>
Alderman Impey	<u>Aye</u>

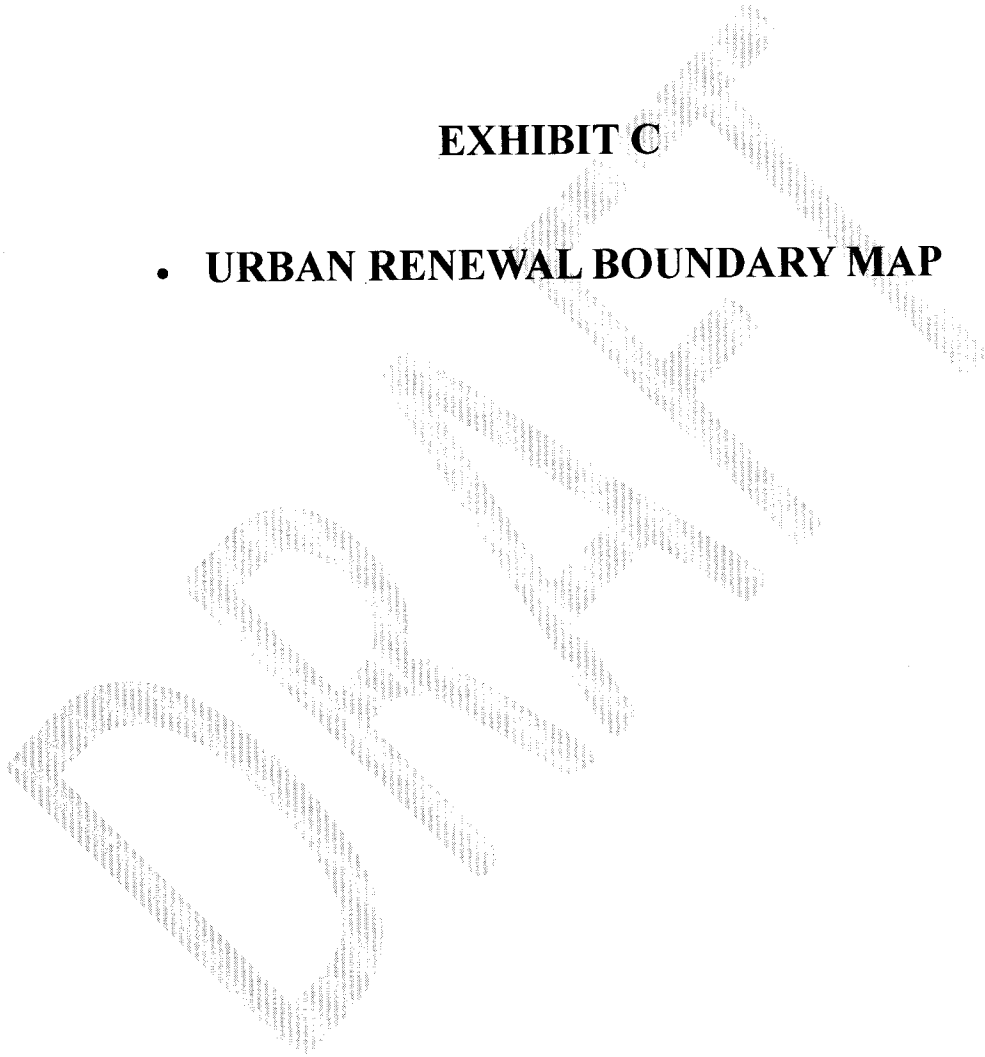
AND SO, THE ABOVE FINDINGS ARE THEREFORE RESOLVED by the Mayor and Board of Aldermen of the City of Ocean Springs, Mississippi on January 2, 2024.


MAYOR

ATTEST: 
CITY CLERK

EXHIBIT C

• URBAN RENEWAL BOUNDARY MAP



URBAN RENEWAL PLAN AREA

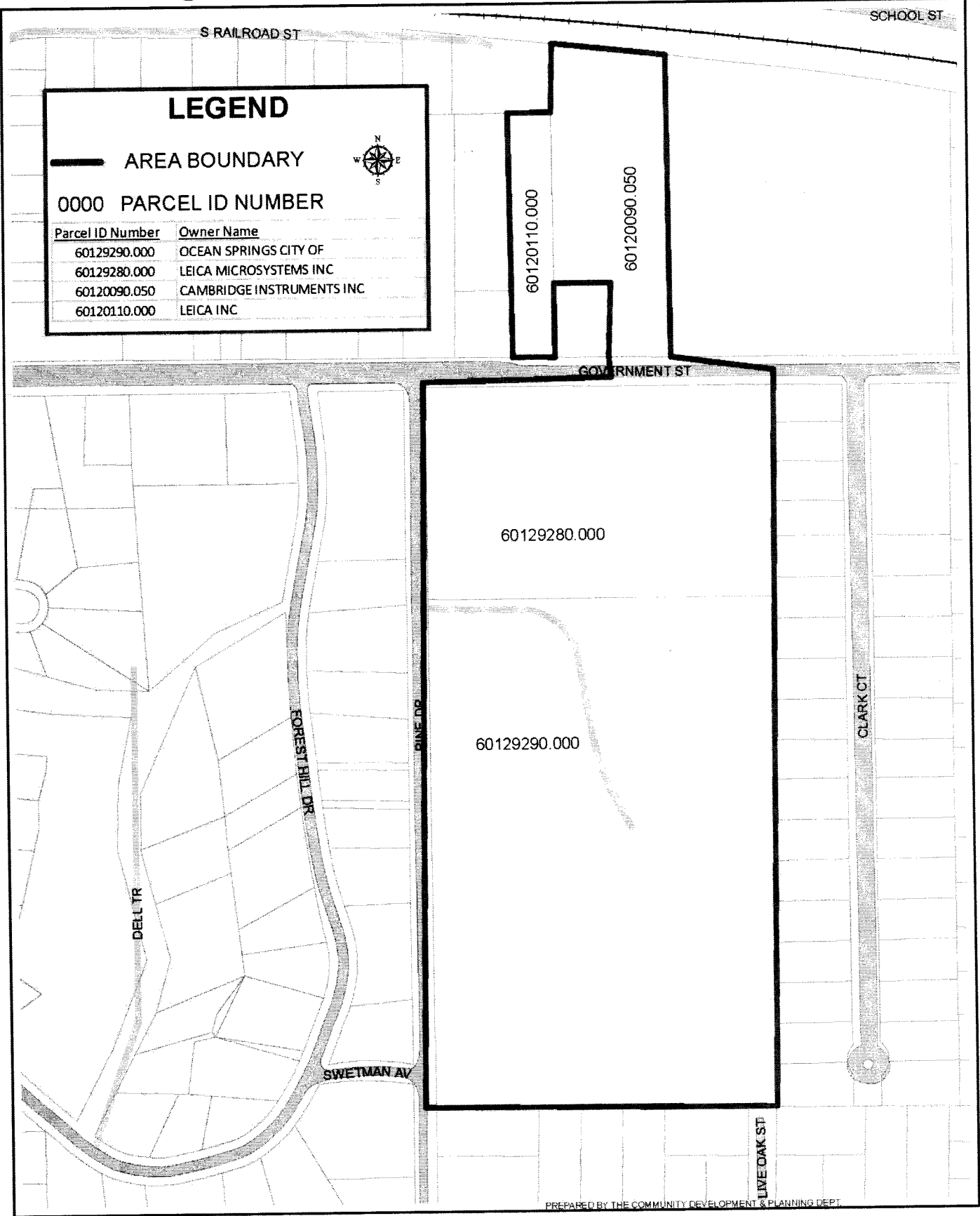


EXHIBIT D

• EXCERPTS FROM THE CITY OF OCEAN SPRINGS COMPREHENSIVE PLAN GOALS AND POLICIES ADOPTED HEREIN BY REFERENCE AS PART OF THE URBAN RENEWAL PLAN

9 GOALS & POLICIES

Goals, policies and strategies describe how the City will meet the challenge of managing future growth and community development.

Goal: Description of a desired state of affairs for the community in the future. Goals are the broad, public purposes toward which policies and programs are directed. Goals are phrased to express the desired results of the Comprehensive Plan.

Policy: Statements of government intent against which individual actions and decisions are evaluated. Policies indicate the direction the City should take.

Strategy: Individual regulations and action which, taken together, will enable the City to achieve Goals and Policies. Strategies are the basis for implementation of the Plan by identifying and recommending specific courses of action. Strategies are included in the Implementation Chapter.

9.1 Land Use

Goal 1: Maintain a sustainable and compatible mix of land use in the City of Ocean Springs through effective, coordinated growth management.

Policy 1.1: Provide for a diverse, yet complementary mix of residential and non-residential uses to meet the needs of the City's businesses and residences.

Policy 1.2: Promote private investment in existing commercial and residential neighborhoods through a combination of public investment in infrastructure and active efforts to enforce City codes and eliminate non-conforming uses and site designs that erode property values.

Policy 1.3: Encourage and support the gradual evolution of existing, auto-dominated strip commercial areas to compact, multi-modal oriented, mixed-use places with enhanced walking and cycling connections between destinations.

Policy 1.4: Encourage the development of compatible mixed-use activity centers.

Policy 1.5: Encourage compatible infill development that is designed and constructed to be consistent with the character of the existing neighborhood.

Policy 1.6: Ensure that commercial and residential development is designed and constructed to be consistent with the unique character of Ocean Springs.

Policy 1.7: Promote appropriate interconnectivity between adjacent land uses, including connections between non-residential development and adjacent neighborhoods. Lot patterns should be designed to provide safe and direct connections between residential and non-residential uses for pedestrians as well as automobiles.

Policy 1.8: Engage community residents and property owners in the development and implementation of plans and development standards for residential, commercial and mixed-use neighborhoods throughout the City.

Policy 1.9: Develop and implement a Unified Development Code that contains all the City's zoning, subdivision, design and sign regulations. The Unified Development Code should integrate traditional Euclidian zoning provisions, form-based code provisions and the calibrated Smart Code.

Policy 1.10: Use the Development Tiers Map (Map 5, Appendix A) and the Development Tiers (Exhibit 1) to guide land use and development decisions.

Policy 1.11:

Support the use of annexation as a tool to manage growth in the Ocean Springs Planning Area, provide services efficiently, promote economic development, control the entryways into the City and encourage rational growth patterns.

Policy 1.12:

Establish and maintain an annexation program that is fiscally responsible, that serves the needs of Ocean Springs' existing and future residents, and that accomplishes the following:

1. Ensure that facilities in annexation areas are designed to City standards or provisions have been made to fund upgrades to deficient facilities.
2. Coordinate with residents, property owners and Jackson County to equitably fund improvements required to bring potential annexation areas into compliance with City standards. While the City generally will require residents and property owners of such areas to bear primary responsibility for required upgrade costs, increased City and/or County participation may be provided for annexations required to manage and serve planned growth more effectively.
3. Prior to a major annexation, prepare an annexation study to evaluate the costs and benefits of the proposed annexation to the City and the property owners. The study should address land use, public improvements and other growth and development issues (direct and indirect).
4. Use annexation and public improvement agreements to ensure that annexation areas comply with City plans and standards.
5. Annex County Islands upon resolution of public service and improvement issues, including emergency access, street design standards, street conditions, water system needs, wastewater system needs and drainage needs.

Policy 1.13:

When an annexation is requested for a portion of contiguous land holdings, establish an agreement phasing development and annexation of the remaining contiguous holdings. When annexation occurs for strategic reasons, a portion of certain properties may be annexed.

Policy 1.14:

Develop and maintain a coordinated intergovernmental planning and development review process to foster efficient City growth patterns.

Policy 1.15:

Ensure land use compatibility by undertaking a special review Developments of Community Impact, including large-scale developments, industrial uses, adult uses, resource extraction uses or other uses that may potentially have impacts beyond the proposed development site, extending to surrounding residential uses, City-wide or County-wide. Such a review should consider impacts to the economy, environment, character and adequacy of public facilities and services in the surrounding area.

9.2 Blenville Boulevard (Hwy 90)

Goal 2: Enhance Blenville Boulevard (Hwy 90) corridor through Ocean Springs to support economic development, multi-modal transportation and high quality community character.

Policy 2.1: Promote the transition of Blenville Boulevard from a highway thoroughfare to a multi-way boulevard, which features lanes for through traffic, one-way frontage roads for local traffic, pedestrian amenities, street trees and landscaping and buildings fronting the street with minimal setbacks.

Policy 2.2: Promote development of regional general retail businesses along Blenville Boulevard.

Policy 3.11:	Increase development intensity and pedestrian accessibility by reducing reliance on open parking areas along streets. New and existing parking lots should be screened to reduce visibility from major streets and public spaces used by pedestrians and bicyclists. To the greatest extent practical, parking lots should be located behind buildings, in side yards, or in the interior blocks throughout the CBD.
Policy 3.12:	Coordinate the development of structured parking to open more land for development Downtown. Parking structures should be designed to be compatible with adjacent buildings and should provide for ground floor retail space along collector and arterial streets. Parking structures with access to these streets should be designed to minimize interruptions in the pedestrian path. On secondary streets where the ground level of the parking structure will be occupied by cars, landscape and/or architectural screening of the lot should be provided.
Policy 3.13:	Coordinate the provision of shared public parking areas and "pocket" parking lots to encourage Downtown redevelopment.
Policy 3.14:	Ensure that public street designs foster the movement of pedestrians throughout the planning area and to efficiently use public services and facilities, such as City Hall, the Police Department, the Ocean Springs Library, and the Mary C. O'Keefe Cultural Center for Arts and Education.
Policy 3.15:	Retain government offices and public services frequently visited by the public (e.g., libraries, tax offices, development services, meeting spaces, etc.) in the downtown area.

9.4 Neighborhoods & Housing

Goal 4:	To provide high quality residential neighborhoods with a variety of compatible housing types to serve the various needs of Ocean Springs residents.
Policy 4.1:	Provide greater flexibility in the types of units allowed within the City, including provisions for residences on the upper floors of non-residential structures and a variety of moderate density unit types, such as patio homes, town homes and zero lot line homes.
Policy 4.2:	Ensure that all housing is of a sufficient quality and design to promote the long-term neighborhood stability.
Policy 4.3:	Ensure that land uses abutting residential development are compatible with the scale, intensity and overall character of the neighborhood. Note: This policy is intended to facilitate a mix of residential unit types and better integration of residential and non-residential uses through the use of creative design, including the architecture, landscaping, building orientation, parking layouts, building scale and setbacks.
Policy 4.4:	Encourage the redevelopment of existing buildings throughout the City and new infill development to provide for apartments, loft units, and uses of similar character on upper levels of buildings.
Policy 4.5:	Plan and zone for medium density housing development near principal employment centers to allow for travel to work by all modes of transportation.
Policy 4.6:	Integrate residential and non-residential uses in community activity centers. In lower intensity single-family residential areas, provide for compatible integration of neighborhood-scale retail and service uses.
Policy 4.7:	Support the provision of affordable and workforce housing within the City.
Policy 4.8:	Pursue public-private partnerships to develop affordable and workforce housing.
Policy 4.9:	Encourage the provision of housing alternatives for seniors, including maintenance-provided homes.

Policy 2.3:	Promote higher intensity, mixed-use development along the Blenville Boulevard corridor that is consistent with multi-modal and pedestrian-oriented design policies.
Policy 2.4:	Ensure that new development and redevelopment along the Blenville Boulevard corridor includes pedestrian oriented design features that provide linkages between residential and commercial uses.
Policy 2.5:	Enhance the overall design and quality of development along Blenville Boulevard, including enhanced gateway signage and standards for building site design, materials, architectural design, signage, landscaping and street trees and other design considerations.
Policy 2.6:	Prohibit the development of new billboard signs and encourage the removal of existing billboards.

9.3 Downtown/Central Business District

Goal 3:	Foster a vibrant mixed-use downtown that retains the historic character of existing commercial and residential neighborhoods, while providing increased opportunities for residents who wish to live within walking distance of neighborhood amenities and work places.
Policy 3.1:	Enhance Downtown and the Central Business District as a destination place for residents and visitors.
Policy 3.2:	Promote the development of specialty retail, service and entertainment businesses in the Central Business District.
Policy 3.3:	Support the development and implementation of SmartCode in the Downtown and Front Beach areas.
Policy 3.4:	Ensure that development regulations for the CBD encourage provision of a balanced mix of land uses that are compatible with surrounding uses. The predominant scale and design character established by historical development patterns should be maintained.
Policy 3.5:	Mixed use buildings in the CBD should primarily be occupied by retail uses on the ground-level and office or residential uses on upper levels.
Policy 3.6:	Bed and breakfast lodging should be encouraged in close proximity to the CBD, near higher intensity land uses, and in large historic homes with easy access to restaurants and specialty retail businesses.
Policy 3.7:	Limit drive-through facilities in the CBD and other pedestrian oriented development areas.
Policy 3.8:	Establish a transition area around the Downtown area. A mix of uses will provide a buffer between the more intensive, business-oriented areas and the nearby lower-intensity residential areas. In the transitional area, the principal uses should include residential, bed and breakfast inns, low-intensity professional offices, neighborhood service businesses, child-care centers, and similar uses. A mix of single-family and moderate density multi-family (townhouse units, with a maximum of four units) should be permitted.
Policy 3.9:	Make the Downtown more pedestrian friendly by expanding existing walkways and supporting the provision of pedestrian amenities, including green spaces, seating areas, plazas and public art. Local art should be the key part of the downtown walkways. Wherever feasible, locate parking in the interiors of the blocks and behind buildings with easy access to the walkway, existing streets, and buildings.
Policy 3.10:	Ensure that the Downtown will be served by a multi-modal transportation system, including provisions for automobiles, regional transit, pedestrians and bicycles.

9.5 Economic Development	
Goal 5:	Maintain and enhance a sustainable local economy that provides employment opportunities and supports a high quality of life.
Policy 5.1:	Actively coordinate with and support private sector economic development efforts that are consistent with the City's adopted vision and goals.
Policy 5.2:	Pursue a higher ratio of employment to housing, seeking a greater proportion of professional services jobs.
Policy 5.3:	Support expansion of medical services in Ocean Springs, including Ocean Springs Hospital, to further establish the City's role as a medical services destination in the region.
Policy 5.4:	Encourage development of tourism and the hospitality industry.
Policy 5.5:	Encourage development and expansion of "home grown" businesses.
Policy 5.6:	Pursue economic development opportunities servicing the elderly and retirement population.
Policy 5.7:	Encourage "clean" industry, retail and professional offices development.
Policy 5.8:	Restrict commercial and industrial development that generates heavy truck traffic to highway interchanges.
Policy 5.9:	Support the use of economic development incentives to create public-private partnerships and provide public benefits and amenities.
Policy 5.10:	Support the Ocean Springs School District as a key asset in terms of economic development and business retention as well as maintaining property values.
Policy 5.11:	Maximize sales tax revenues as a major funding source for City services.
Policy 5.12:	Enhance the City's role as a retail, restaurant and entertainment center for the region.
Policy 5.13:	Provide quality municipal services as a primary contribution to the community's economic development effort.
Policy 5.14:	Pursue public private partnerships for economic development initiatives through investment in infrastructure and/or other development assistance.
Policy 5.15:	Support economic development incentives that result in measurable community benefits, such as wage and job production targets.
Policy 5.16:	Promote new recreational facilities as a venue for tournaments.
9.6 Community Design	
Goal 6:	To establish Ocean Springs as a community that showcases high quality design for the benefit of its residents, businesses and visitors.
Policy 6.1:	Promote good site design and layout, architectural design and building materials through regulatory tools and incentives.
Policy 6.2:	Protect and enhance the tree canopy in developed and new areas of the City to expand the tree canopy to pre-Katrina levels. While live oaks are most frequently associated with the character of Ocean Springs, a mixture of native tree types should be planted to enhance species diversity and mitigate against potential loss. The use of native tree types should be maximized.
Policy 6.3:	Require the incorporation of street trees into the design of all new development. Where feasible, such as along service roads, trees should be arranged to establish a partial urban tree canopy cover.
Policy 6.4:	Require the preservation of existing trees to the maximum extent possible during all public and private development projects. On- or off-site mitigation of tree loss should be allowed.
Policy 6.5:	Ensure the provision of appropriate pedestrian amenities to promote walkability (e.g., sidewalks, street furniture, pedestrian-scale lighting and enhanced planting areas).
Policy 6.6:	Require redevelopment and new development to incorporate public spaces, such as plazas, pocket parks, courtyards and other similar gathering spaces.
Policy 6.7:	Promote active pedestrian-oriented commercial development through the use of maximum building setbacks, pedestrian amenities, facade openings along the street and pedestrian-friendly parking designs.
Policy 6.8:	Mitigate traffic noise and other noises that would negatively impact existing development. Through a combination of landscaping, structural controls, road maintenance, maintain outdoor noise levels at 60dBA or less in residential areas. Through building construction standards, maintain maximum indoor noise levels at 30 dBA or less.
Policy 6.9:	Promote high quality landscaping and encourage the use of environmentally sensitive landscaping techniques, such as rain gardens, xeriscaping and the use of native plants through regulatory tools and incentives.
Policy 6.10:	Enhance the design of the gateways and corridors leading into and through the City by establishing appropriate landscaping, setback and design standards. Ensure that open space areas and street frontages project attractive images of the development.
Policy 6.11:	Encourage developments that exceed landscape and open space requirements or otherwise demonstrate exceptional design.
Policy 6.12:	Ensure context-sensitive architectural design standards for large commercial buildings throughout the City and all development within the historic areas. The City should adopt measurable performance standards to promote better design and encourage creative site planning and architecture.
Policy 6.13:	Provide additional sidewalks and trails in development neighborhoods and require the development of such amenities in new neighborhoods and commercial areas.
Policy 6.14:	Promote high quality design of signage through regulatory tools and incentives.
Policy 6.15:	Promote the principles of Crime Prevention Through Urban Design, Safe Routes to School and Visitability to enhance Ocean Springs as a high quality environment to live in and visit.

- Policy 6.16: Increase neighborhood stability through collaborative code enforcement, provision of public amenities (e.g., sidewalks, green-space, streetscaping), and effective compatibility standards.
- Policy 6.17: Maintain the safety and integrity of residences through effective enforcement of zoning, building and housing codes. Remove blighting influences within neighborhoods and enhance standards and enforcement for maintenance of vacant properties to prevent blight.

9.7 Historic Resources

- Goal 7: To preserve and enhance historic and cultural resources that reflect the heritage and character of Ocean Springs.**
- Policy 7.1: Support the Ocean Springs Historic Preservation Commission's efforts to protect Historic Districts and historically significant structures and sites
- Policy 7.2: Support and encourage investment for preservation, redevelopment and adaptive reuse of historically significant and architecturally important structures.
- Policy 7.3: Ensure that new development within historic districts is compatible with existing historic development.
- Policy 7.4: Encourage private investment in historic commercial and residential neighborhoods through an equitable combination of public and private investment in infrastructure.
- Policy 7.5: Support the adaptive reuse of historic structures in the community through flexible use, building code and site development standards in historic districts.
- Policy 7.6: Support heritage tourism promotion leveraging historic resources including Fort Maurepas, Marble Springs and other historic properties.

9.8 Natural Resources

- Goal 8: Protect and preserve natural resources including marshes and wetlands, habitat for flora and fauna, water and air quality.**
- Policy 8.1: Limit development activities on environmentally sensitive lands. Depending upon the fragility of the resource, restrictions should limit or prohibit construction, grading, and even vegetative clearing. Constrained land should be subtracted from land acreage on which development density is calculated.
- Policy 8.2: Designate, secure and maintain conservation areas for natural habitat.
- Policy 8.3: Pursue proactive strategies to address wetlands protection and drainage issues, such as master wetlands permitting process to provide predictability and flexibility to the development process while protecting environmentally sensitive lands and preserving local wetlands function.
- Policy 8.4: Support the development of public amenities in the development of necessary infrastructure, such as stormwater parks and recreation areas.
- Policy 8.5: Encourage the use of Low Impact Design techniques to manage stormwater.
- Policy 8.6: Protect the viewsheds and environmental features that contribute to the visual beauty and natural aesthetic of Ocean Springs.
- Policy 8.7: Promote water conservation in private and public development and buildings operation.

¹ Compatibility standards are intended to ensure that developments are designed to provide better transitions between land uses, without segregating residents from the services and amenities they regularly need.

- Policy 8.8: Promote the curbside recycling program and begin recycling in downtown and other public areas such as City parks.
- Policy 8.9: Require mitigation of activities with the potential to decrease downstream water quality. The City should address impacts during and after the development process resulting from erosion, large parking lots and other point and non-point sources of water pollution.
- Policy 8.10: Support reduction of solid waste that enters the landfill through various programs, such as a yard waste pick-up program or fee-based incentives to reduce solid waste creation.
- Policy 8.11: Support development of the Ocean Springs Outdoors Blueways and Greenways Plan to afford greater public access to waterfronts and greenspaces.

9.9 Hazard Mitigation

- Goal 9: To protect life and property throughout Ocean Springs.**
- Policy 9.1: Promote strategies to protect people and property from natural and environmental hazards.
- Policy 9.2: Ensure that evacuation routes are adequately designed and maintained to provide for the safe and expeditious evacuation of the City during emergency conditions.
- Policy 9.3: Ensure that development is constructed in accordance with the adopted Fire Code and Building Codes.
- Policy 9.4: Prevent inappropriate development in the floodplain.
- Policy 9.5: Ensure that development adheres to required base elevations as determined by FEMA.
- Policy 9.6: Support the development of a City-wide hazard mitigation and response plan.
- Policy 9.7: Encourage the underground placement of electric, telephone, and cable television lines by developers and service providers to improve the aesthetics, prevent disfigurement of trees and provide protection from high winds and other hazard mitigation.
- Policy 9.8: Support the implementation of the Jackson County Hazard Mitigation Plan.

9.10 Facilities & Services

- Goal 10: To efficiently provide for and equitably fund high quality facilities and services to meet the needs of all businesses residents and visitors to Ocean Springs.**
- Policy 10.1: Support regulatory requirements that are fair, predictable and protect the interest of public and private property owners and the community as a whole.
- Policy 10.2: Establish intergovernmental agreements to manage development on the edges of the Ocean Springs Planning Area.
- Policy 10.3: Plan for and equitably fund the efficient provision of public facilities and services.
- Policy 10.4: Coordinate with the Ocean Springs School Board to implement the District's long range plan and assist with public improvements that will maintain the quality delivery of educational services. Encourage small, neighborhood-based schools that are integral parts of neighborhoods and the community as a whole.
- Policy 10.5: Assume that the provision of municipal services is efficient and does not shift the costs of facilities to serve new residents and businesses to existing residents and businesses.
- Policy 10.6: Coordinate with other service providers on the timing and location of installation or replacement of utilities.
- Policy 10.7: Coordinate development decisions with the ability of the City and other service providers to adequately meet service demands concurrently with the creation of those demands.

Policy 10.8: In outlying areas that are not relatively contiguous with existing development, the City may defer approval of the development or agree to a phased development plan that is tied to provision and full funding of all public facilities. Relative contiguity, which should be defined in the City's development regulations, is not intended to preclude development of a parcel that does not directly abut existing development. The City recognizes that environmental conditions, property ownership patterns and other factors will create some situations where development is desirable, even though the property does not abut an existing development. Policy 10.9: Ensure that adequate public facilities are available or funded prior to approval of new development. The implementation of this policy will be coordinated with the adoption of a Capital Improvements Program that addresses existing deficiencies and future capacity needs. Policy 10.10: Enhance streetscaping in conjunction with programmed capital improvements to maintain or upgrade existing streets or sidewalks. Policy 10.11: Maintain adequate police and fire protection response times for all development within the City. Policy 10.12: New development shall fund its proportional share of costs for capital facilities for on- and off-site capital improvements required to serve new development. The City may fund a greater proportional share of improvements required for economic development, revitalization, affordable housing, system enhancements or other purposes benefiting the community at large. Policy 10.13: Require facilities to be extended through new developments to provide for future growth. Facilities may be required to be over-sized to serve future development with provisions for reimbursement for facilities that benefit other properties. The City shall periodically review its standards for reimbursement when an applicant over-sizes facilities to serve future development to ensure that they are equitable. Policy 10.14: Promote and support the provision of social services by local service providers, including not-for-profit groups, charities, churches and other providers.	9.12 Arts & Culture Goal 12: To maintain and enhance Ocean Springs as an "artistic" community, supporting and celebrating local arts and cultural events. Policy 12.1: Continue to support visual and performing arts and the display of public art. The primary focal point for incubating the arts should be the Walter Anderson Museum of Art and activities organized by the Ocean Springs Art Association. Policy 12.2: Continue to support the various arts festivals to keep them in the downtown planning area as a means of promoting reinvestment in the CBD. Policy 12.3: Maintain on-going public support for the Mary C. O'Keefe Cultural Center for Arts and Education. Policy 12.4: Cooperate with the regional library system to provide convenient and accessible library services.
9.11 Parks & Leisure Goal 11: To provide a parks and recreation system that meets the needs of all segments of the Ocean Springs community. Policy 11.1: Ensure that public recreation facilities and programs within Ocean Springs serve the needs of all residents. Public recreation facilities shall be accessible to all citizens. Policy 11.2: Design open space to offer multi-use, environmentally friendly recreation activities. Policy 11.3: Plan for multi-purpose use of facilities for recreational, cultural, educational and avocation programs. Policy 11.4: Support the provision of additional public access to Ocean Springs' waterfront resources while protecting neighborhoods from incompatible development. Policy 11.5: Support partnerships between the City, the Ocean Springs School District and other parks and recreation service providers. Policy 11.6: Ensure that parks and recreation facilities and programs are equitably funded by all users of the system, including existing City and non-City residents as well as new development.	9.13 Transportation Goal 13: To provide safe and convenient mobility and a variety of mode choices for all of Ocean Springs residents and visitors. Policy 13.1: Ensure that the City's street system is compatible with adjacent land uses, as well as the safe and convenient mobility for users of all transportation modes. Policy 13.2: Participate in a coordinated, regional approach to transportation planning and seek adequate funding to support all transportation modes. Policy 13.3: Coordinate with the Gulf Coast Transit Authority and local employers to develop and implement a citywide transportation demand management program, with particular emphasis on the Bienville Boulevard corridor. Policy 13.4: Invest in the ongoing maintenance and refinement of the street system to adequately serve the needs of automobiles, transit riders, bicyclists and pedestrians. Policy 13.5: Coordinate with the Mississippi Department of Transportation to incorporate safe and convenient pedestrian crosswalks across State and Federal Highways. Bike lanes should be incorporated along key bicycle routes. Policy 13.6: Ensure that transportation system improvements along all local roads are designed to provide safe and adequate access and mobility for all modes of transportation. Sidewalks should be provided and maintained along all streets and bike lanes should be provided along key bicycle routes. Policy 13.7: Land devoted to surface parking lots in existing, developed areas should be reduced to the extent practical through the construction of structured parking and the use of existing developed parking areas for in-fill development. Parking lots should be retrofitted to include profuse shade tree planting and walkways that directly connect origins and destinations. Policy 13.8: To the maximum extent possible, on-site parking should be located to the side and the rear of the property. Policy 13.9: Promote shared parking between adjacent properties and locate most parking to the rear and side yard areas. Parking standards should reduce required parking where a mix of uses would use the parking at different times of the day. Policy 13.10: Provide adequate parking both within the Downtown area and along local streets. Allow for off-site and on-street parking.

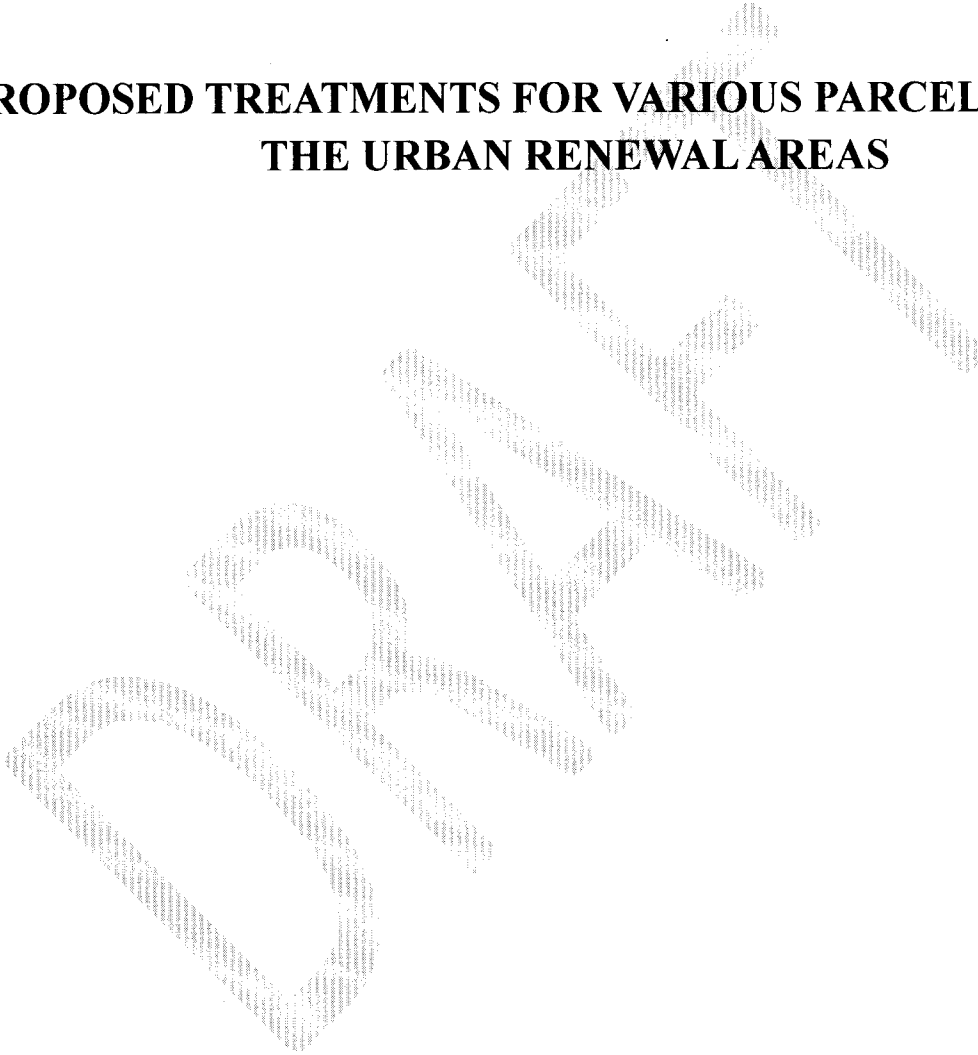
- Policy 13.11: Limit parking to one side of the street on local streets with less than 20 feet of pavement width.
- Policy 13.12: Provide an interconnected roadway network that provides appropriate connections in and among neighborhoods and commercial areas.
- Policy 13.13: To the greatest practical extent, secure rights-of-way required to serve planned development before development occurs.
- Policy 13.14: Provide a mechanism to allow increased street design flexibility where an applicant can assure that design modifications enhance neighborhood character or protect environmental features without sacrificing street safety or the ability to provide public services.
- Policy 13.15: Establish a continuous network of safe and convenient pedestrian ways, bicycle trails and bike lanes throughout the City.
- Policy 13.16: Expand the trail system as an integrated part of the transportation system, connecting residential neighborhoods, commercial development, employment centers and public facilities.
- Policy 13.17: To the extent feasible, separate bicycle and pedestrian traffic from automotive traffic. Where trails can safely be accommodated, use existing railroad rights-of-way, utility corridors and drainage ways.
- Policy 13.18: Coordinate street improvements with pedestrian, bicycle and future transit improvements, as well as public utility projects, streetscape projects and other infrastructure improvements to maximize investment efficiency.
- Policy 13.19: New development shall fund its proportional share of costs for transportation facilities for on- and off-site improvements required to serve new development.
- Policy 13.20: Create and maintain a City transportation plan.
- Policy 13.21: Budget for transportation investments, especially funds to match federal grants.

Exhibit 1: Development Tiers

Conservation Tier	Includes public or private lands which are not suitable for urban development and use due to their location and environmental characteristics, such as wildlife habitat or agricultural use. Land in the conservation land use classification may include designated wetlands, floodways, or floodplains, or may contain soils which will not support urban development. Development is limited to temporary improvements, or buildings or structures that support passive recreation, conservation or agricultural uses.
Residential Low Intensity Tier	Characterized by low density suburban residential development, including single family detached residences on acreage sites or platted lots. Typically, the residential land use classification is fully subdivided, fully improved with urban infrastructure and has frontage on a public road. However, some land in this classification may not be served by the full range of municipal or certified utilities such as water, sanitary sewers, natural gas or stormwater drainage infrastructure. There is a limited opportunity for some small scale mixed-use development typically serving the neighborhood scale.
Residential High Intensity Tier	Characterized by moderate and higher density suburban residential uses, such as higher density single family detached residential subdivision development, medium density developments accommodating two to four unit structures, medium density town home complexes, and multi-family residential complexes. Typically, the residential land use classification is fully subdivided, fully improved with urban infrastructure and has frontage on a public road. Included in the area are compatible and complementary mixed uses that are intended to provide services to the neighborhood.
Commercial Center Low Intensity Tier	Intended to accommodate smaller mixed use activity centers that are generally connected and integrated into the surrounding neighborhoods. These centers have a community or neighborhood emphasis, and include a range of retail and service uses.
Commercial Center High Intensity Tier	Includes the City's largest mixed use activity centers that have a community-wide or regional emphasis. This land use classification is designated to include the full range of office, retail and service establishments. This Tier applies at all major intersections along Blenville Boulevard (Hwy 90).
Civic Space	Includes governmental and other institutional facilities including all existing Federal, State, and local government buildings and facilities; all schools and other educational and related facilities; research centers and laboratories; religious institutions and related facilities; libraries, museums, and exhibit spaces for visual arts; community centers, public assembly buildings and facilities for the performing arts; sports arenas, coliseums and stadiums, cemeteries and mausoleums and publicly accessible historic sites.

EXHIBIT E

• PROPOSED TREATMENTS FOR VARIOUS PARCELS WITHIN THE URBAN RENEWAL AREAS



PID #: 60129280.000

Zoning District: CMX-2

Address (if known): 2006 Government Street

Current Condition – Comments:

Privately-owned, undeveloped commercial property with collector street frontage.

Planned Treatment:

Improvement of property to encourage construction of buildings and/or facilities that foster economic activity. The development of the property should be undertaken by private investment, public investment, or a combination thereof.



PID #: 60120110.000

Zoning District: CMX-2

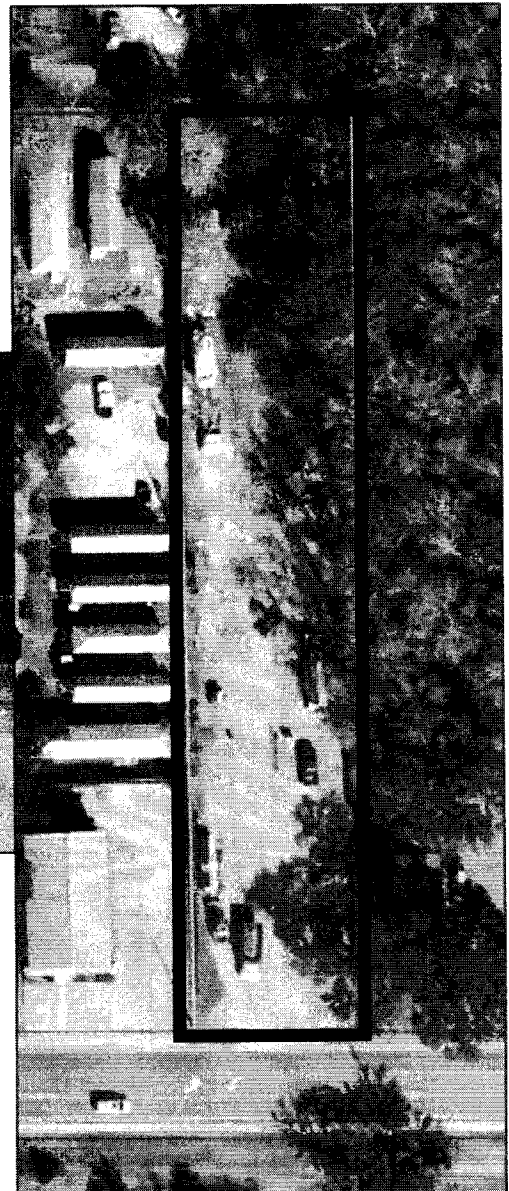
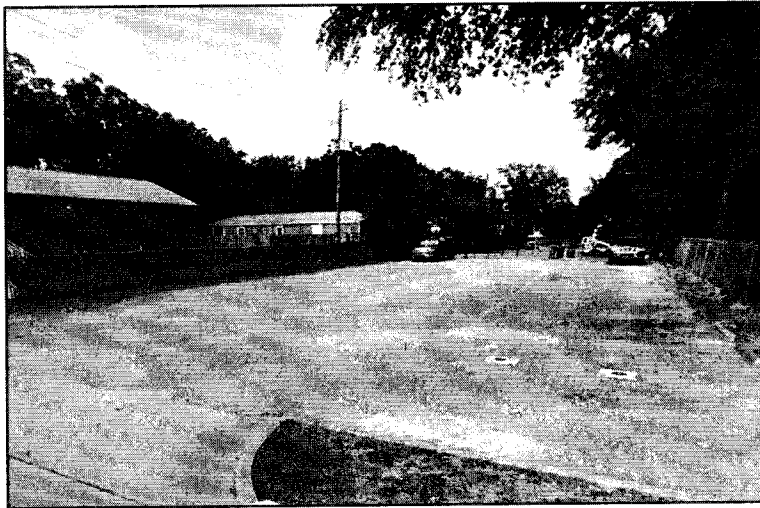
Address (if known): 2009 Government Street

Current Condition – Comments:

Privately-owned, commercial property with collector street frontage.

Planned Treatment:

Improvement of property to encourage construction of buildings and/or facilities that foster economic activity. The development of the property should be undertaken by private investment, public investment, or a combination thereof.



PID #: 60120090.050

Zoning District: CMX-2

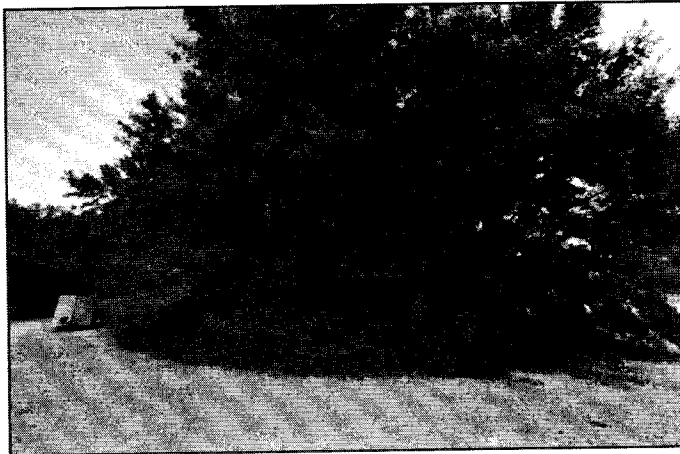
Address (if known): Government Street

Current Condition – Comments:

Privately-owned, undeveloped commercial property with collector street frontage.

Planned Treatment:

Improvement of property to encourage construction of buildings and/or facilities that foster economic activity. The development of the property should be undertaken by private investment, public investment, or a combination thereof.



PID #: 60129290.000

Zoning District: M-1

Address (if known): 712 Pine Drive

Current Condition – Comments:

City-owned Public Works complex, Ryan Center and ball field. Several small to med. single story buildings, fuel tanks and storage buildings/areas.

Planned Treatment:

Public Works Facilities: Demolition of existing Public Works buildings and related facilities, improvement of property to facilitate new development that fosters economic development. It is anticipated that the new development will be undertaken with public funding, private investment, or a combination thereof.

Recreational Facilities: Improvement, expansion, reconfiguration, and upgrading of existing buildings and facilities to broaden recreational opportunities for the community as a whole.



EXHIBIT F

- **RESOLUTION ADOPTING DISPOSITION PLAN**
 - **DISPOSITION PLAN**

**RESOLUTION ADOPTING DISPOSITION PLAN FOR
THE SALE OR DISPOSITION OF PROPERTY OWNED OR ACQUIRED BY THE CITY
IN THE CITY OF OCEAN SPRINGS URBAN RENEWAL PROJECT**

WHEREAS, the City of Ocean Springs has approved and will undertake the City of Ocean Springs Urban Renewal Project as provided for in Section 43-35-1 of the Mississippi Code of 1972, as amended; and

WHEREAS, the City has prepared and approved an Urban Renewal Plan in accordance with section 43-35-13 of the Mississippi Code of 1972, as amended; and

WHEREAS, the Urban Renewal Plan provided for the sale or disposition and redevelopment of certain real property owned by the City or acquired for purposes outlined in the Plan; and

WHEREAS, the City has prepared a Disposition Plan, which provides for a uniform procedure for disposing of real property owned or acquired by the City in the City of Ocean Springs Urban Renewal Project.

NOW, THEREFORE BE IT RESOLVED by the Board of Aldermen of the City of Ocean Springs as follows:

SECTION 1. The findings, conclusions and statements of fact contained in the preamble are adopted and ratified.

SECTION 2. The Disposition Plan attached hereto and marked as Exhibit "A" is adopted and ratified.

SECTION 3. The Disposition Plan will be in full force and effect from and after its adoption until the City of Ocean Springs Urban Renewal Project is completed and all litigation associated therewith has been finalized.

AND SO, THE ABOVE FINDINGS ARE THEREFORE RESOLVED by the Mayor and
Board of Aldermen of the City of Ocean Springs, Mississippi on this the _____ day of
_____.

MAYOR

ATTEST: _____
CITY CLERK

DISPOSITION PLAN

City of Ocean Springs Urban Renewal Project

Land acquired or owned in the Urban Renewal Area by the City and designated for development or redevelopment may be disposed of to public entities, non-profit organizations and private parties for new development or redevelopment pursuant to Section 43-35-19 of the Mississippi Code of 1972, as amended.

Property designated for development and/or redevelopment may be sold at not less than its fair market value for uses in accordance with the Urban Renewal Plan. In determining the fair market value, the City will take into account and give consideration to the uses provided in the Urban Renewal Plan, the restrictive covenants, conditions and obligations assumed by the purchaser and the objectives of the Plan for the prevention of the reoccurrence of slum and blighted areas. Additionally, consideration may be given to the amount of the investment proposed by the developer, the economic impact of the proposal to include among other things, the number of jobs to be created, property taxes, retail sales taxes, tourism taxes, among other things.

A. Disposition

All property owned or acquired by the City of Ocean Springs in the Urban Renewal Area may be disposed of in accordance with the Urban Renewal Plan subject to any covenant, condition or restriction the City deems necessary to carry out the Urban Renewal Plan. Such sale or disposition of property may be made only after the Board of Aldermen approves the Urban Renewal Plan. It is intended that the City of Ocean Springs be the beneficiary of the covenants or conditions. It is further intended that the City through the contract for sale will retain such rights and remedies it shall find necessary to protect its interests, including the rights and power to retake or recapture by reversion of title. Any property will be sold subject to the following:

- 1) The purchasers, their successors and assigns shall be obligated to devote the property only to the uses specified in the Urban Renewal Plan and may be obligated to comply with such other requirements as the City may determine to be the public interest.
- 2) The purchasers, their successors and assigns shall be obligated to begin and complete within a reasonable time, as determined by the City, any improvements on the property required by the Urban Renewal Plan. If the purchaser fails to begin and complete any improvements as required by the contract, the City will invoke its right to retake the property by the reversion of title.
- 3) The purchaser may not sell, lease or otherwise transfer the property without the prior written consent and approval of the City of Ocean Springs until all construction of any improvements and the purchaser has obligated himself/herself to construct have been made and all other obligations of the terms of the sale are met.

The City of Ocean Springs will include the above three conditions in the contracts for sale and instruments of conveyance. In addition, all contracts and deeds or other instruments of conveyance will include such other terms and conditions as will be necessary to ensure redevelopment of the area in accordance with the Urban Renewal Plan.

B. Disposition Process

The City of Ocean Springs will dispose of any urban renewal property sold to private enterprises by competitive bidding procedures. The bidding procedures will include the following:

- 1) The City will publish in a newspaper having general circulation a “request for proposals” for development of property to be sold. The request for proposals must be published at least thirty (30) days prior to the date proposals are to be opened. The notice will identify the property to be sold and state that proposals will be accepted within thirty (30) days after the date of the request for proposals is published. The request for proposals shall state the deadline for submission of proposals and the date proposals will be opened. It will also state the address and place where additional information may be obtained.
- 2) Proposals will be submitted on forms prescribed by the City and as a minimum, will include the following:
 - a. Detailed description of the proposed development including cost estimates
 - b. Schematic drawing of improvements
 - c. Site plan
 - d. Documentation indicating financial and legal ability to undertake the development
 - e. Bid price- must be at a minimum fair market value and/or other considerations the City may use in determining fair market value
 - f. Any other relevant information which the bidder believes should be considered
 - g. Intended use

- 3) The City will open all eligible proposals on the date and time specified in the request for proposals. The City will consider all proposals submitted. Criteria for evaluating proposals include but are not limited to the following:
 - a. Financial and legal ability of the bidder to undertake the development in a timely manner
 - b. Price and other considerations to determine the fair market value
 - c. Type of development
 - d. Small business with less than 100 employees
 - e. Other criteria established by the City and set forth in the Request for Proposal

Proposals will be evaluated by a three-person committee of City employees appointed by the Board of Aldermen. The City may negotiate with any person submitting a proposal. After reviewing and evaluating all proposals and any subsequent negotiations, the committee will recommend to the Board of Aldermen the proposal it deems to be in the best public interest and in furtherance of the objectives of the Urban Renewal Plan.

- 4) Before the City executes documents officially accepting a proposal, the Board of Aldermen must state their intention to accept the proposal in an Official Meeting, the notice being spread upon their minutes, at least (30) days prior to executing the documents.
- 5) After expiration of the thirty (30) day period outlined in paragraph B(4) above, the city may execute the contract and deliver deeds and other instruments and take steps necessary to effectuate such contract.