

City of D'Iberville

P.O. BOX 6519
D'IBERVILLE, MS 39540
(228)392-7966

REQUEST FOR WARRANT APPLICATION

CASE NUMBER: _____

DATE: _____

APPLICANT: _____

APPLICANT'S ADDRESS: _____

APPLICANT'S TELEPHONE:
(HOME): _____ (WORK): _____

PROPERTY OWNER: _____

MAILING ADDRESS: _____

TAX ROLL PARCEL NUMBER: _____

PROPERTY STREET ADDRESS OR LEGAL DESCRIPTION:

I (we) hereby attest that I (we) comply with the intents of the SmartCode for the City of D'Iberville to the best of my (our) capacity and submit this formal request for a Warrant:

Signature of Applicant(s)

Signature of Property Owner(s)

Name(s) and Date

Name(s) and Date

City of D'Iberville

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STATEMENT OF INTENT

All Warrant Request Applications must attest and verify that the applicant(s) have read and understood the intent of the SmartCode for the City of D'Iberville. The following is a checklist of policies and intents that enable, encourage, and qualify the easy implementation of projects within the SmartCode areas of the City of D'Iberville:

- No building, structure, improvement, or land shall be commenced, used, occupied, erected, constructed, reconstructed, moved, altered, or maintained, unless and until a Plan has been submitted and approved in accordance with the SmartCode for the City of D'Iberville.
- There shall be two levels of deviation from the requirements of this Code: Warrants and Variances. Whether a deviation requires a Warrant or a Variance shall be determined by the Design Review Committee.
- A Warrant is including, but not limited, to a ruling that would permit use by-right or a practice that is not consistent with a specific provision of this Code, but is justified by its Intent (see intent below or consult Section 1.2 of the SmartCode).
- The Design Review Committee shall have the administrative authority to approve or disapprove a request for a Warrant.
- A Variance is any ruling on a deviation other than a Warrant. Variances shall be heard by the Planning Commission under their regular schedule and may be approved and/or appealed to the City Council in accordance with Section 1.4.5 of the City of D'Iberville SmartCode.
- The request for a Variance shall not subject the entire application to public hearing, but only that portion necessary to rule on the issue under consideration.
- The following standards and requirements shall not be available for Warrants or Variances:
 - The allocation ratios of each Transect Zone.
 - The dimensions of traffic lanes.
 - The required provision of Alleys and Rear Lanes.
 - The minimum Residential Densities.
 - The requirements of parking location.
 - The Submittal Requirements as established in Section 1.4.4 of the SmartCode for the City of D'Iberville.

The following statements describe the intent of the SmartCode for the City of D'Iberville for the region, the community, the block and the building:

The Region

- That the region should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, riparian corridors, and coastlines.
- That growth strategies should encourage Infill and Redevelopment in parity with New Communities.
- That development contiguous to urban areas should be structured in the Neighborhood pattern and be integrated with the existing urban pattern.
- That any development non-contiguous to urban areas should be organized in the pattern of clusters, traditional Neighborhoods or Villages, and Regional Centers.
- That affordable housing should be distributed throughout the region to match job opportunities and to avoid concentrations of poverty.
- That transportation corridors should be planned and reserved in coordination with land use.
- That green corridors should be used to define and connect the urbanized areas.
- That the region should include a framework of transit, pedestrian, and bicycle systems that provide alternatives to the automobile.

The Community

- That Neighborhoods and Regional Centers should be compact, pedestrian-oriented and mixed -use.
- That Neighborhoods and Regional Centers should be the preferred pattern of development and that districts specializing in single-use should be the exception.
- That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.
- That interconnected networks of Thoroughfares should be designed to disperse and reduce the length of automobile trips.

- That, within Neighborhoods, a range of housing Types and price levels should be provided to accommodate diverse ages and incomes.
- That appropriate building Densities and land uses should be provided within walking distance of transit stops.
- That Civic, institutional, and Commercial activity should be embedded in Downtowns, not isolated in remote single-use complexes.
- That schools should be sized and located to enable children to walk or bicycle to them.
- That a range of open space including parks, squares, and playgrounds should be distributed within Neighborhoods and urban center zones.

The Block and the Building

- That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
- That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public space.
- That the design of streets and buildings should reinforce safe environments, but not at the expense of accessibility.
- That architecture and landscape design should grow from local climate, topography, history, and building practice.
- That buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- That Civic Buildings and public gathering places should be provided in locations that reinforce community identity and support self-government.
- That Civic Buildings should be distinctive and appropriate to a role more important than the other buildings that constitute the fabric of the city.
- That the preservation and renewal of historic buildings should be facilitated to affirm the continuity and evolution of society.
- That the harmonious and orderly evolution of urban areas should be secured through graphic codes that serve as guides for change.

Pre-existing and Post-emergency Conditions

- If a building, structure, or other improvement is damaged or destroyed by any event resulting in the declaration of an emergency or disaster applicable to the City of D'iberville, by the Governor of the State or the President of the United States, the owner of record on the date of the event may repair or rebuild such building, structure or other improvement on the same building site and with the same building footprint by right.
- To qualify, the building, structure, or other improvement must have lawfully existed prior to the declaration and neither the lot, use, building, improvement, structure nor condition may be added to or altered in any way, except to remedy the effects of such damage or destruction, and/or to conform more closely with the provisions of the SmartCode for the City of D'Iberville.
- Without limiting the foregoing of any lot, use, building, improvement, structure, or condition that lawfully existed on the day immediately preceding the effective date of the SmartCode for the City of D'Iberville may continue to exist as it did. The lot, use, building, improvement, structure, or condition shall not be changed or added to after such date in a quantity not to exceed more than 50% of its net footage, except to conform more closely with the provisions of the SmartCode for the City of D'iberville.

Preliminary and Final Approvals

- Building and Site Plans submitted under Article 5 of the SmartCode for the City of D'Iberville shall follow the submittal requirements in Section 1.4.4 (see Submittal Application Forms for a friendlier version) and all other local, state and federal requirements as determined by the law.
- For preliminary site and building approval, all applicants shall also demonstrate compliance with the following standards:
 - Building Disposition
 - Building Configuration
 - Building Function and Density
 - Parking Standards
 - Compliance with Fence Ordinance, "Architectural Guidelines for the City of D'Iberville" and Architectural Standards
 - Preliminary Drainage Proposal
- For final approval, and in addition to the above requirements, all applicants shall demonstrate compliance with the following standards:
 - Landscape Standards
 - Signage Standards
 - Ambient Standards
 - Environmental Standards
 - Other Special Requirements

- All site and building plans shall be subject to approval by the Design Review Committee, or to the extent required under applicable subdivision law, by the Planning Commission, the Mayor and City Council, prior to any work being commenced or other action being taken by the owner or developer with respect to such plans.

Given the existing circumstances, I (we) hereby certify my (our) intention to apply for a Warrant; I (we) have read and understood the statement of intent and the requirements above,

Signature of Applicant(s)

Signature of Property Owner(s)

Name(s) and Date

Name(s) and Date

_____ For Official Use Only _____

DRC (Development Review Committee):

- Approved by Warrant
- Denied (to Planning Commission)

Planning Commission:

- Approved
- Disapproved (to City Council & Mayor)

City Council and Mayor:

- Approved
- Disapproved (to State)

State of Mississippi:

- Approved
- Disapproved (Final Denial)