

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5281                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER            PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK                      SECONDED BY: MR. ARTIGUE

ON THE 2 DAY OF OCTOBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY 20.145 ACRES LOCATED ON THE NORTH OF I-12, WEST OF HOLIDAY SQUARE BLVD., SOUTH OF VERSAILLES SUBDIVISION TO PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 3, DISTRICT 5). (ZC08-01-007)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-01-007, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed to include a PUD (Planned Unit Development Overlay) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as PUD (Planned Unit Development Overlay).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed as PUD (Planned Unit Development Overlay) ( as outlined in the attached staff report (Exhibit "A").

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 4 DAY OF DECEMBER , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 25 , 2014

Published Adoption: \_\_\_\_\_ , 2014

Delivered to Parish President: \_\_\_\_\_ , 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2014 at \_\_\_\_\_

## Exhibit "A"

ZC08-01-007

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 15, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Section Corner common to Sections 9, 10, 15, and 16, go South 89 degrees 59 minutes East 1362.7 feet to a point; thence South 00 degrees 10 minutes West 2056.5 feet to a point; thence South 00 degrees 09 minutes East 678.2 feet to a point; thence North 89 degrees 24 minutes West 80.0 feet to a point; thence South 00 degrees 09 minutes East 225.0 feet to the point of beginning. From the point of beginning, continue South 00 degrees 09 minutes East 587.85 feet to a point; thence go southwesterly 1664.22 feet along a curve to the right having a radius of 1023.63 feet to a point; thence North 00 degrees 09 minutes West 200.38 feet to a point; thence go northeasterly 1350.07 feet along a curve to the left having a radius of 823.63 feet to a point; thence North 00 degrees 09 minutes West 130.47 feet to a point; thence North 89 degrees 24 minutes West 440.0 feet to a point; thence North 00 degrees 09 minutes West 460.0 feet to a point; thence South 89 degrees 24 minutes East 640.0 feet to the point of beginning.

Said property contains 14.27 acres and is designated as Tract "B" herein.

NOTE: This survey was done without the benefit of actual field measurements.

REFERENCE: Survey plat by Lyman L. Ellzey and Associates dated April 19, 1979, and being a 414.014 acre tract of ground situated in Sections 15, 16, and 17, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

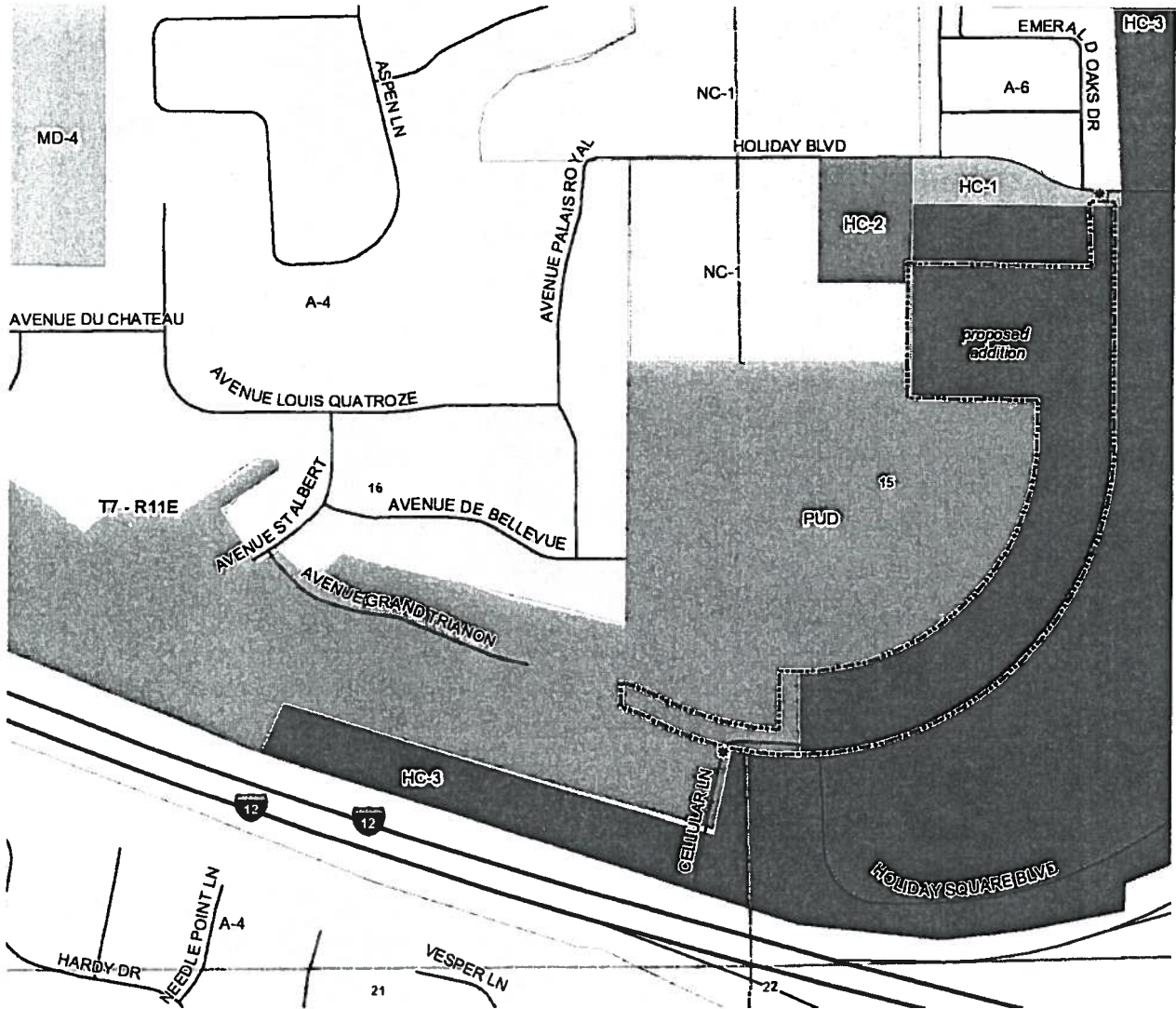
A certain parcel of land located in Sections 15 and 16, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit:

Commence at the Section corner common to Sections 9, 10, 15, and 16, T-7-S, R-11-E, and measure: South 89 degrees 30 minutes 06 seconds East, 939.02 feet, thence South 00 degrees 02 minutes 41 seconds West, 1837.96 feet, thence South 00 degrees 12 minutes 59 seconds West, 178.34 feet, thence South 89 degrees 52 minutes 58 seconds East, 423.99 feet, thence South 00 degrees 07 minutes 46 seconds East, 678.11 feet to a point on the Southerly right-of-way of Holiday Drive, said point being the POINT OF BEGINNING, thence continue

South 00 degrees 07 minutes 46 seconds East, 811.62 feet, thence along the arc of a curve to the right, having a radius of 1103.63 feet, an arc length of 2286.71 feet, and a chord which bears South 59 degrees 08 minutes 26 seconds West, having a chord distance of 1899.06 feet to a point of reverse curve, thence along the arc of a curve to the left, having a radius of 200.00 feet, an arc length of 41.61 feet, and a chord which bears North 67 degrees 27 minutes 39 seconds West, having a chord distance of 41.53 feet to a point of reverse curve, thence along the arc of a curve to the right, having a radius of 22230.00 feet, an arc length of 43.74 feet, and a chord which bears North 73 degrees 21 minutes 51 seconds West, having a chord distance of 43.74 feet, thence North 00 degrees 04 minutes 04 seconds West, 85.81 feet, thence along the arc of a curve to the left, having a radius of 22147.84 feet, an arc length of 68.33 feet, and a chord which bears South 73 degrees 19 minutes 55 seconds East, having a chord distance of 68.33 feet to a point of reverse curve, thence along the arc of a curve to the right, having a radius of 282.16 feet, an arc length of 58.70 feet, and a chord which bears South 67 degrees 27 minutes 39 seconds East, having a chord distance of 58.59 feet to a point of reverse curve, thence along the arc of a curve to the left, having a radius of 1021.47 feet, an arc length of 452.10 feet, and a chord which bears South 74 degrees 10 minutes 51 seconds East, having a chord distance of 448.42 feet to a point on a curve, thence along the arc of a curve to the left, having a radius of 1023.63 feet, an arc length of 1664.22 feet, and a chord which bears North 46 degrees 28 minutes 31 seconds East, having a chord distance of 1486.89 feet to a point of tangency, thence North 00 degrees 06 minutes 02 seconds West, 813.70 feet, thence along the arc of a curve to the left, having a radius of 437.61 feet, an arc length of 29.16 feet, and a chord which bears South 87 degrees 24 minutes 57 seconds East, having a chord distance of 29.16 feet to a point of tangency, thence South 89 degrees 19 minutes 30 seconds East, 51.93 feet to the POINT OF BEGINNING.

Said parcel contains 5.875 Acres.

**CASE NO.:** ZC08-01-007  
**PETITIONER:** Gulf States Real Estate Services, L.L.C.  
**OWNER:** Versailles LLC & Lucky 7 Irrevocable Trust  
**REQUESTED CHANGE:** Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 20.145 acres of PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision; S15 & 16,T7S,R11E; Ward 3, District 5  
**SIZE:** 92.61 acres

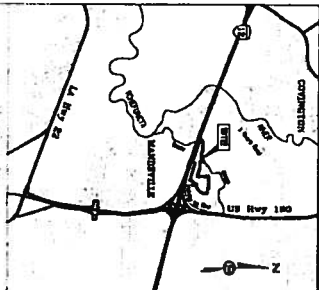




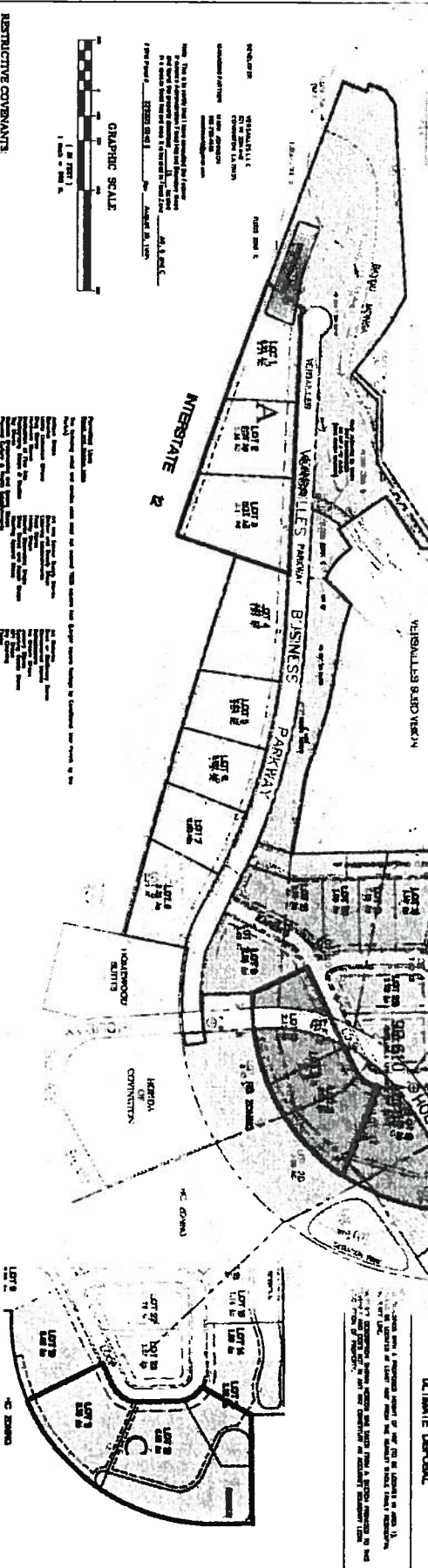
700-10-8072

# VERSAILLES BUSINESS PARK

A PLANNED UNIT DEVELOPMENT  
 SECTIONS 15 & 16 TOWNSHIP 7 SOUTH - RANGE 11 EAST  
 ST. TAMMANY PARISH, LOUISIANA



NO. OF LOTS	TOTAL ACRES	PERCENTAGE OF TOTAL ACRES
112	112.00	100%
112	112.00	100%



**RESTRICTIVE COVENANTS**

1. The use of any lot in this subdivision shall be limited to the use of a single-family detached residence...  
 2. The use of any lot in this subdivision shall be limited to the use of a single-family detached residence...  
 3. The use of any lot in this subdivision shall be limited to the use of a single-family detached residence...  
 4. The use of any lot in this subdivision shall be limited to the use of a single-family detached residence...  
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 8. The use of any lot in this subdivision shall be limited to the use of a single-family detached residence...  
 9. The use of any lot in this subdivision shall be limited to the use of a single-family detached residence...  
 10. The use of any lot in this subdivision shall be limited to the use of a single-family detached residence...

**DEVELOPMENT NOTES**

1. The use of any lot in this subdivision shall be limited to the use of a single-family detached residence...  
 2. The use of any lot in this subdivision shall be limited to the use of a single-family detached residence...  
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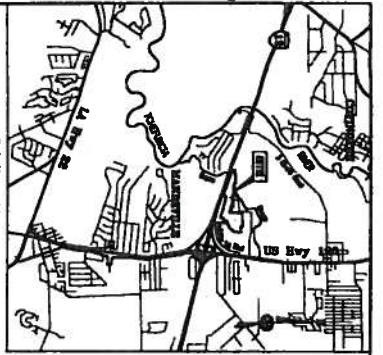
AREA	LOT NO.	ACRES	PERCENTAGE OF TOTAL ACRES
AREA ONE	LOTS 1B-1J	12.47	11.14%
AREA TWO	LOTS 1K-1N	8.74	7.72%
AREA THREE	LOTS 1O-1R	28.72	25.64%
GREENSPACE	(NO DATA)	20.24	18.07%

**VERSAILLES BUSINESS PARK**  
 SECTIONS 15&16, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
 ST. TAMMANY PARISH, LOUISIANA  
 FOR MARKETING PURPOSES ONLY

**RCL**  
 REALTY CONSULTANTS  
 1000 PINE BLVD.  
 SUITE 100  
 METairie, LA 70002  
 (504) 885-1111

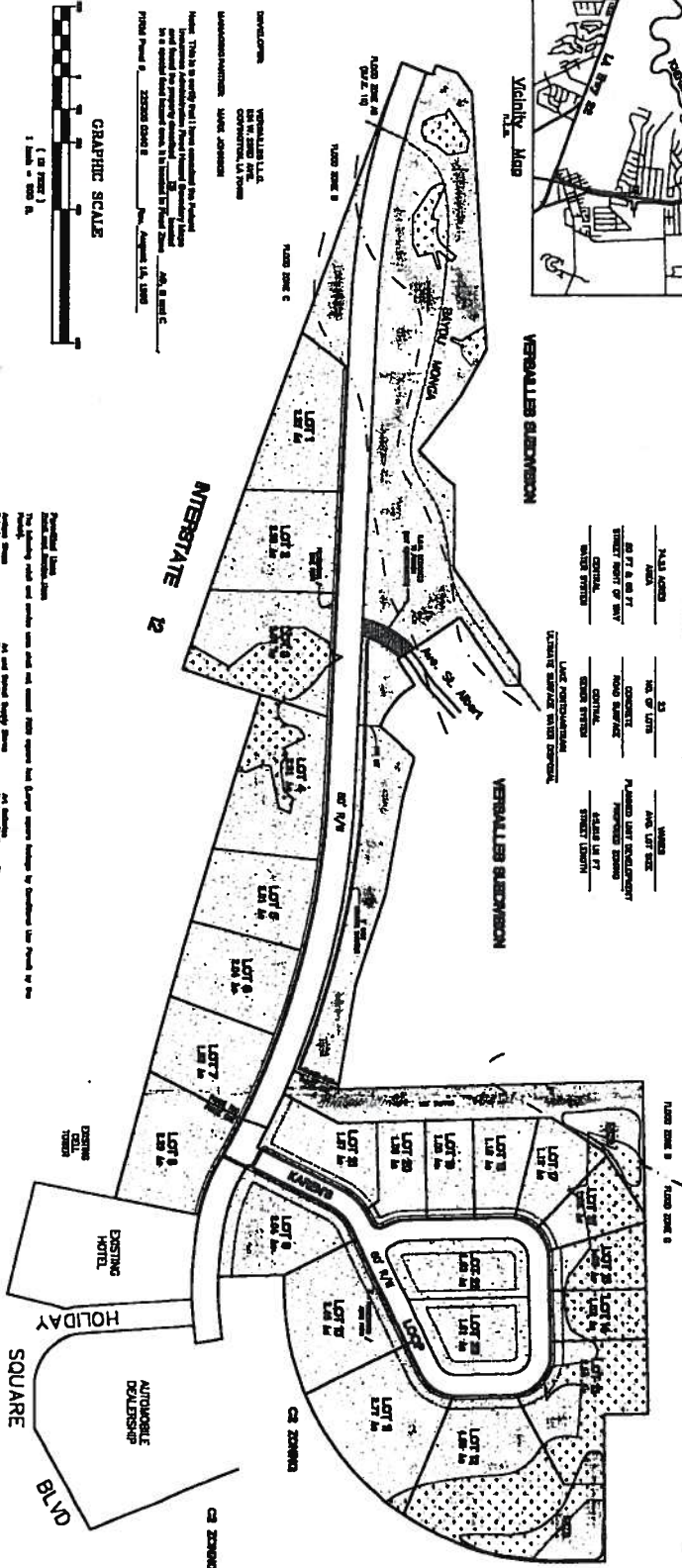
Previously Approved Plan

2008-01-007



# CONCEPTUAL PLAN FOR REZONING VERSAILLES BUSINESS PARK

A PLANNED UNIT DEVELOPMENT  
SECTIONS 15 & 16 TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA



**RESTRICTIVE COVENANTS:**  
1. The use of any lot shall be restricted to the use shown on the plat.  
2. The use of any lot shall be restricted to the use shown on the plat.  
3. The use of any lot shall be restricted to the use shown on the plat.  
4. The use of any lot shall be restricted to the use shown on the plat.  
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8. The use of any lot shall be restricted to the use shown on the plat.  
9. The use of any lot shall be restricted to the use shown on the plat.  
10. The use of any lot shall be restricted to the use shown on the plat.

**DEVELOPMENT NOTES:**

1. All lots shall be developed in accordance with the approved plat.
2. All lots shall be developed in accordance with the approved plat.
3. All lots shall be developed in accordance with the approved plat.
4. All lots shall be developed in accordance with the approved plat.
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8. All lots shall be developed in accordance with the approved plat.
9. All lots shall be developed in accordance with the approved plat.
10. All lots shall be developed in accordance with the approved plat.

Lot No.	Area (Acres)	Use	Notes
LOT 1	1.2	Office	
LOT 2	1.5	Office	
LOT 3	1.8	Office	
LOT 4	2.1	Office	
LOT 5	2.4	Office	
LOT 6	2.7	Office	
LOT 7	3.0	Office	
LOT 8	3.3	Office	
LOT 9	3.6	Office	
LOT 10	3.9	Office	
LOT 11	4.2	Office	
LOT 12	4.5	Office	
LOT 13	4.8	Office	
LOT 14	5.1	Office	
LOT 15	5.4	Office	
LOT 16	5.7	Office	
LOT 17	6.0	Office	
LOT 18	6.3	Office	
LOT 19	6.6	Office	
LOT 20	6.9	Office	
LOT 21	7.2	Office	
LOT 22	7.5	Office	
LOT 23	7.8	Office	
LOT 24	8.1	Office	
LOT 25	8.4	Office	
LOT 26	8.7	Office	
LOT 27	9.0	Office	
LOT 28	9.3	Office	

Area	Area (Acres)	Use	Notes
AREA ONE	12.98	Office	
AREA TWO	8.74	Office	
AREA THREE	28.23	Office	
GREENSPACE/RETENTION	18.55	Green Space	
WETLANDS	0.00	Wetlands	



**PROPERTY DESCRIPTION:**  
A portion of Section 15 and 16, Township 7 South, Range 11 East, Parish of St. Tammany, Louisiana, containing approximately 100.00 acres, more or less, as shown on the plat.

**AREA ONE**  
12.98 Acres  
Setback: 20' Front, 20' Side, 20' Rear  
Maximum Height: 10'

**AREA TWO**  
8.74 Acres  
Setback: 20' Front, 20' Side, 20' Rear  
Maximum Height: 10'

**AREA THREE**  
28.23 Acres  
Setback: 20' Front, 20' Side, 20' Rear  
Maximum Height: 10'

**GREENSPACE/RETENTION**  
18.55 Acres  
(Minimum 50% Tree Canopy)

**WETLANDS**  
0.00 Acres  
(Collected by Google)

CONCEPTUAL PLAN FOR REZONING  
VERSAILLES BUSINESS PARK  
SECTIONS 15&16, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA



Scale: 1" = 200'

DATE: 1-1-07

PROJECT: VERSAILLES BUSINESS PARK

PREPARED BY: [Firm Name]

APPROVED BY: [Signature]

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Versailles Business Park LLC  
 Developer's Address: 109 New Camellia Blvd, Suite 100, Covington, LA, 70433  
Street City State Zip Code  
 Developer's Phone No. 985-792-4385 985-969-0081 Mike Sawcior  
(Business) (Cell)  
 Subdivision Name: Versailles Business Park  
 Number of Acres in Development: 92.61 Number of Lots/Parcels in Development: 19  
 Ultimate Disposal of Surface Drainage: Lake Pontchartrain  
 Water Surface Runoff Mitigation Proposed: Detention

*(Please check the following boxes below, where applicable:)*

- Type of Sewerage System Proposed:  Community  Individual
- Type of Water System Proposed:  Community  Individual
- Type of Streets and/or Roads Proposed:  Concrete  Asphalt  Aggregate  Other
- Land Formation:  Flat  Rolling Hills  Marsh  Swamp  Inundated  Tidal Flow
- Existing Land Use:  Undeveloped  Residential  Commercial  Industrial  Other
- Proposed Land Use:  Undeveloped  Residential  Commercial  Industrial  Other
- Surrounding Land Use:  Undeveloped  Residential  Commercial  Industrial  Other
- Does the subdivision conform to the major street plan?  Yes  No
- What will the noise level of the working development be?  Very Noisy  Average  Very Little
- Will any hazardous materials have to be removed or brought on-site for the development?  Yes  No  
 If yes, what are the hazardous materials? N/A
- Does the subdivision front on any waterways?  Yes  No  
 If yes, what major streams or waterways? Bayou Monga



- Does the subdivision front on any major arterial streets?  Yes  No

If yes, which major arterial streets? Holiday Boulevard

- Will any smoke, dust or fumes be emitted as a result of operational construction?  Yes  No

If yes, please explain? Normal Construction Activities Associated with Site work preparation

- Is the subdivision subject to inundation?  Frequently  Infrequently  None at all

- Will canals or waterways be constructed in conjunction with this subdivision?  Yes  No

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property?  Yes  No
- b.) disrupt, alter or destroy any historical or archeological sites or district?  Yes  No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources?  Yes  No
- d.) displace a substantial number of people?  Yes  No
- e.) conform with the environmental plans and goals that have been adopted by the parish?  Yes  No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision?  Yes  No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision?  Yes  No

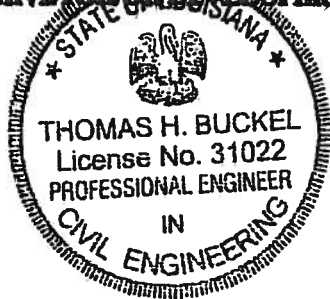
h.) breach any Federal, State or Local standards relative to:

- air Quality .....  Yes  No
- noise .....  Yes  No
- water Quality .....  Yes  No
- contamination of any public or private water supply .....  Yes  No
- ground water levels .....  Yes  No
- flooding/inundation .....  Yes  No
- erosion .....  Yes  No
- sedimentation .....  Yes  No
- rare and/or endangered species of animal or plant habitat .....  Yes  No
- interfering with any movement of resident or migratory fish or wildlife species .....  Yes  No
- inducing substantial concentration of population .....  Yes  No
- dredging and spoil placement .....  Yes  No

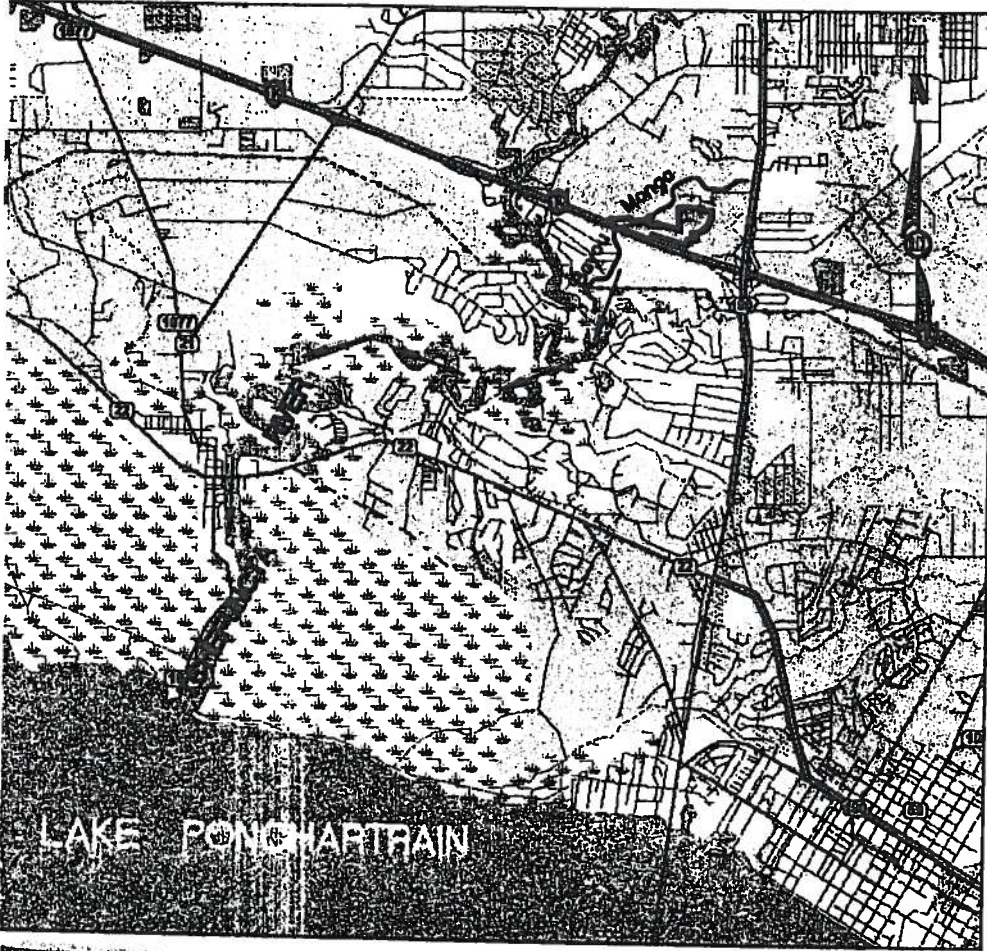
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

Thomas H. Buckel  
ENGINEER/SURVEYOR/DEVELOPER  
(SIGNATURE)

6/13/14  
DATE



ZC08-01-007



**RCL**

**CONSULTANTS, L.L.C.**

*Planning*  
•  
*Architecture*  
•  
*Engineering*  
•  
*Construction*  
*Management*

**RICHARD C. LAMBERT**  
**CONSULTANTS, L.L.C.**

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Metairie, LA 70010  
504-832-7348

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RCLC

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: July 29, 2014

Meeting Date: September 2, 2014

Case No.: ZC08-01-007

Determination: Approved

Prior Action: Tabled (08/05/14)

Posted: 08/15/14

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### GENERAL INFORMATION

**PETITIONER:** Gulf States Real Estate Services, L.L.C.  
**OWNER:** Versailles LLC & Lucky 7 Irrevocable Trust  
**REQUESTED CHANGE:** Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 20.145 acres of PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision; S15 & 16, T7S, R11E; Ward 3, District 5  
**SIZE:** 92.61 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Undeveloped	A-4 (Single Family Residential) & C-2 (Highway Commercial) Districts
South	I-12	
East	Commercial	C-2 (Highway Commercial) District
West	Undeveloped	A-4 (Single Family Residential) District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

#### STAFF COMMENTS:

#### CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The petitioner is requesting a major Amendment to the originally approved PUD (Planned Unit Development Overlay) and the addition of 20.145 acres of PUD (Planned Unit Development Overlay) to the development. The commercial subdivision is now proposed to be developed with a total of 20 lots (originally approved to be developed with a total of 23 lots). The lots are identified on the plan, by 3 different colors representing the maximum height allowable for each area (see below, charts depicting the differences between the original approval and new proposal). Note that the maximum allowable height in Area 2 is proposed to be between 40 feet & 60 feet. The rear yard setbacks have been adjusted, according to the maximum height allowable within Area 2 and by taking into consideration that a portion of Area 2 is directly abutting Versailles Residential Subdivision (see below, chart).

The site will be accessed through Holiday Square Blvd and an extension of Holiday Square Blvd connecting to Holiday Blvd, to the north of the site.

A list of permitted and prohibited uses has been provided as required. Also, as indicated on the plan, the landscaping, lighting, parking and signage will meet all Parish Requirements. Note that a land clearing permit and trees survey will have to be submitted for each parcel, before application for building permit.

**ADMINISTRATIVE COMMENT**

Case No.: ZC08-01-007

**SUBDIVISION INFORMATION (Proposed)**

Section	Setbacks & Landscape buffer	Maximum Height
Area 1 Lot 12-20	Front: 30' Side: 10' Rear: 10'	100'
Area 2 Lot 9-11	Front:30' Side: 10' Rear: 10' 110' setback from property line: max height of 40' 200' setback from property line: max height of 60' 100' buffer in the rear, abutting residential (as shown on the plan)	40' & 60'
Area 3 Lot 1-8	Front: 40' Side: 10' Rear: 10'	45'

**SUBDIVISION INFORMATION (Currently approved)**

Section	Setbacks	Maximum Height
Area 1	Front: 30' Side: 10' Rear: 25'	100'
Area 2	Front:30' Side: 10' Rear: 0' 100' buffer in the rear, abutting residential	40'
Area 3	Front: 40' Side: 10' Rear: 30'	60' Lots 3 & 15: limited to 45'

**GENERAL PUD CRITERIA**

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

## **ADMINISTRATIVE COMMENT**

**Case No.: ZC08-01-007**

### **GREENSPACE**

The proposed amendment and addition will create an increase of the total acreage of greenspace from 18.55 acres (25%) to 23.95 acres (25.86 %). The most important environmental feature of the property, Bayou Monga and its surroundings, will remain undeveloped and preserved as part of the required greenspace for the PUD. Additional greenspace is also proposed to be provided, in the rear of lot 16, for detention purposes (identified as lot 21). As shown on the plan, a 4' sidewalk is proposed to be provided along Versailles Business Parkway & Holiday Square Blvd, allowing pedestrians to access the different businesses within the development.

### **COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan designates the area to be developed with residential uses. The proposed development does not meet the 2025 future land use plan, considering that it is proposed to be entirely developed with commercial uses. However, considering the proximity of the interstate and the presence of existing commercial businesses directly abutting the site, staff feels that the proposed PUD is appropriate for the area.

### **STAFF RECOMMENDATION:**

The staff recommends that the request for a Major Amendment to the PUD (Planned Unit Development Overlay) & addition of 20.145 acres of PUD (Planned Unit Development Overlay) be approved.