

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5477 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MS. BLANCHARD SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF OCTOBER , 2015

(ZC83-07-076) AN ORDINANCE TO AMEND ORD. C.S. NO. 07-1545, ADOPTED APRIL 5, 2007 REGARDING A MAJOR AMENDMENT TO THE PUD PLANNED UNIT DEVELOPMENT OVERLAY FOR A 188.54 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 433, WEST OF U S HIGHWAY 90, NORTH OF LAKE PONTCHARTRAIN, WARD 8, DISTRICT 13. (ZC83-07-076)

Whereas, an application for a major amendment to the original PUD plan was filed and the St. Tammany Parish Zoning Commission approved the major amendment at another public hearing August 4, 2015; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 07-1545, adopted April 5, 2007, regarding a major amendment to the PUD too develop a 21.09 acre section of the PUD with 130 single family resort homes in place of the previously approved 29 single family home sites, being a part of the previously approved 188.54 acre PUD located on the south side of LA Highway 433, west of U S Highway 90, north of Lake Pontchartrain, as per attached Exhibit "A."

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF NOVEMBER , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

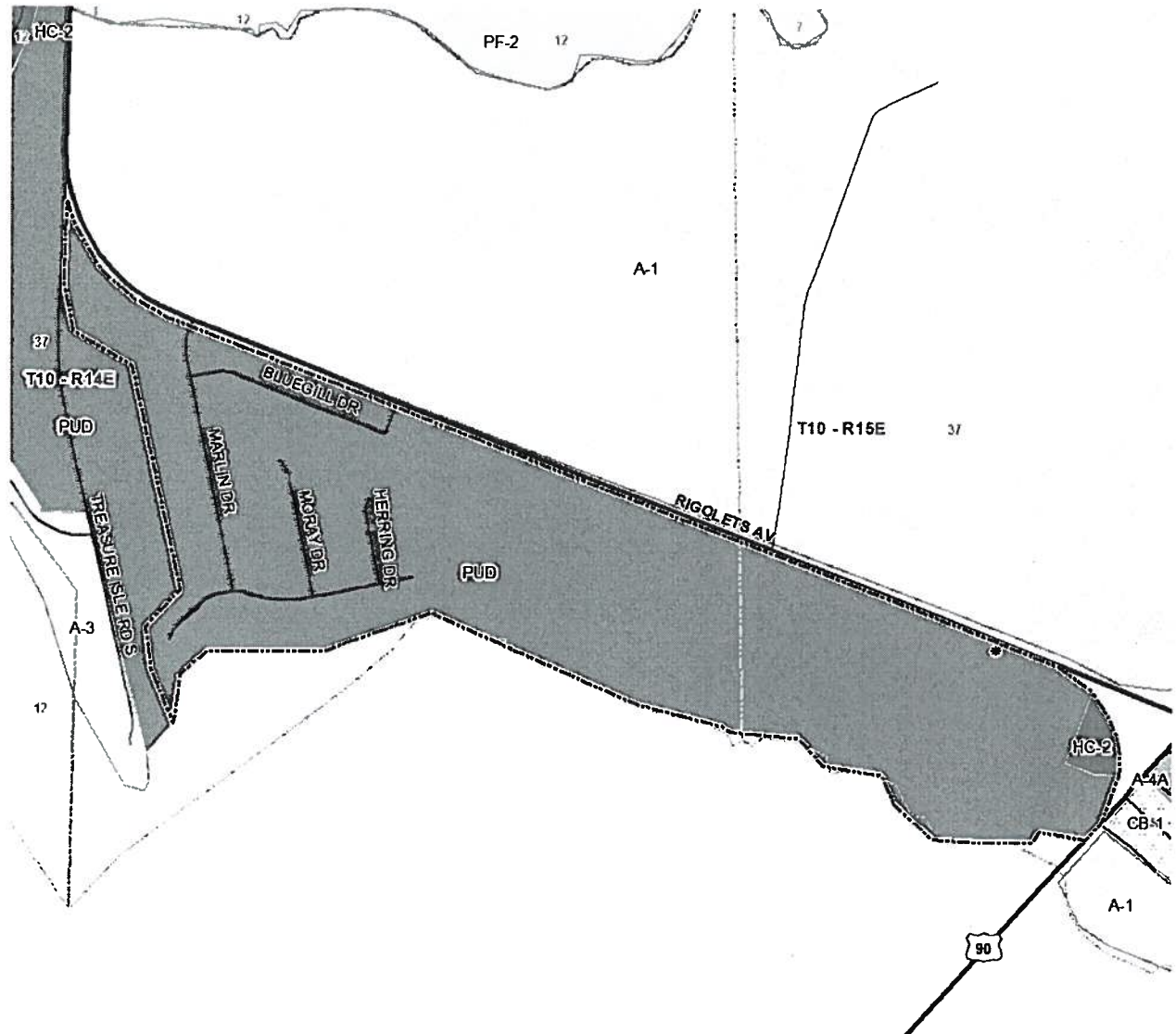
Published Introduction: OCTOBER 22 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

CASE NO.: ZC83-07-076
PETITIONER: Fred Sigur
OWNER: Estate of Mr. Frederick J. Sigur
REQUESTED CHANGE: Major amendment to the PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain; S37, T6S, R14E; Ward 8, District 13
SIZE: 188.54 acres



ZC83-07-076

SITE

UNDEVELOPED

BUFFER

VILLA HOMES

A-1

GREENSPACE BUFFER

WATERFRONT VILLA HOMES

COUNTY MAP

SECTION OF MASSIVE CONCRETE

WATERFRONT

SECTION OF MASSIVE CONCRETE

WATERFRONT

T10 R15E

ROGOLET'S AV

PUD

SINGLE FAMILY RESORT HOME COMMUNITY

P-6

WATERFRONT

WATERFRONT

WATERFRONT

P-7

2ND

99 CB-1

1ST

CONCEPTUAL LAND USE PLAN

STATES PUD

SECTION 37 T10S-R14E &

R15E, J. S. DOFFOSAT

WARD 8

ANY PARISH LA.

SUX, CONSULTANTS, INC.

G • HYDROLOGY • ENVIRONMENTAL

NO. 10023 (30-1537) DATE

P. J. TOLSON (30-1537) DATE

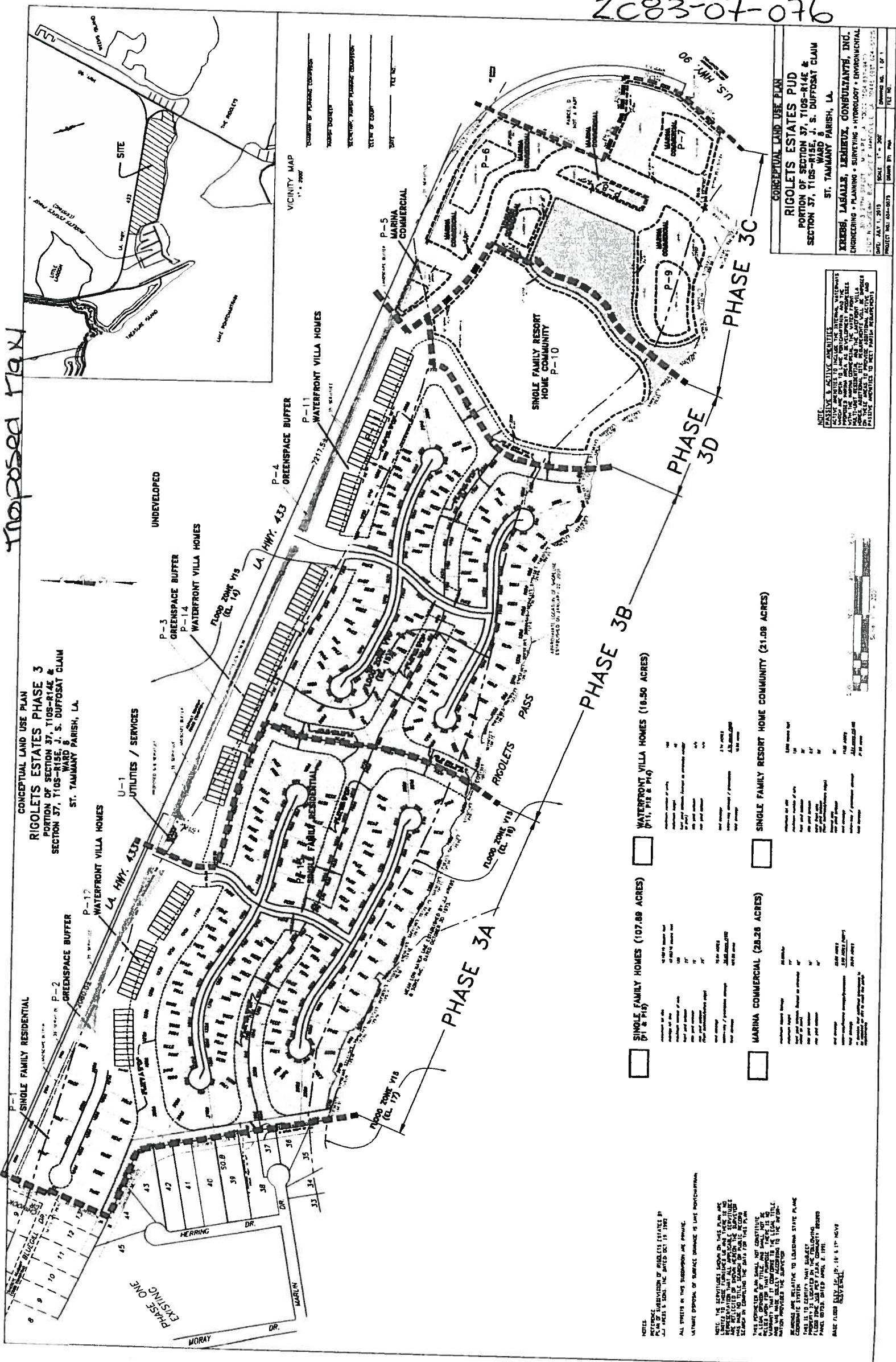
1986C BY 001

0 1,000 Feet

N

2C83-07-076

Proposed Plan



CONCEPTUAL LAND USE PLAN
RIGOLETS ESTATES PHASE 3
 PORTION OF SECTION 37, T10S-R14E &
 SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
 WARD 8
 ST. TAMMANY PARISH, LA.

PHASE	ACRES	LAND USE
PHASE 3A	107.89	SINGLE FAMILY HOMES (P1 & P14)
PHASE 3B	16.50	WATERFRONT VILLA HOMES (P11, P12 & P13)
PHASE 3C	28.26	MARINA COMMERCIAL
PHASE 3D	21.08	SINGLE FAMILY RESORT HOME COMMUNITY

NOTES
 1. THE SERVICES SHOWN ON THIS PLAN ARE FOR THE PURPOSES OF THE SUBMISSION OF THIS PLAN TO THE SUPERVISOR OF PARISH ESTATES BY THE CLIENT AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 2. ALL STREETS IN THIS SUBMISSION ARE PRIVATE.
 3. ULTIMATE DETERMINATION OF SURFACE CHANGES IS LEFT TO THE DISCRETION OF THE CLIENT.
 4. THE SERVICES SHOWN ON THIS PLAN ARE FOR THE PURPOSES OF THE SUBMISSION OF THIS PLAN TO THE SUPERVISOR OF PARISH ESTATES BY THE CLIENT AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
 5. THE CLIENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 6. THE CLIENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. THE CLIENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 8. THE CLIENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 9. THE CLIENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 10. THE CLIENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CONCEPTUAL LAND USE PLAN
RIGOLETS ESTATES PUD
 PORTION OF SECTION 37, T10S-R14E &
 SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
 WARD 8
 ST. TAMMANY PARISH, LA.

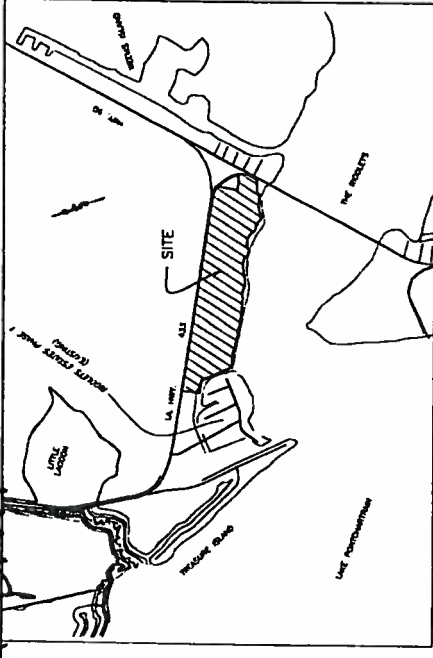
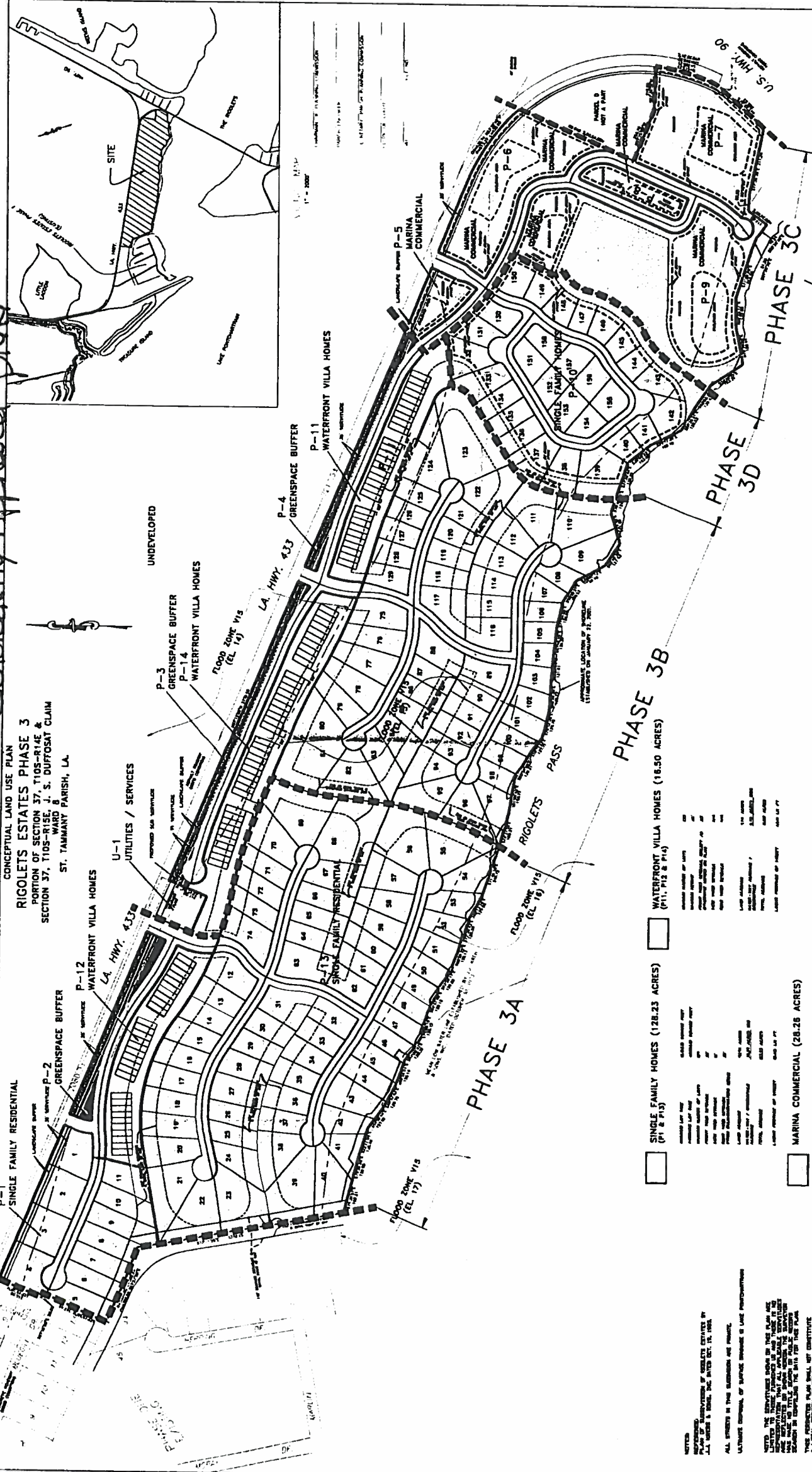
KREBS, LABALIS, LEMITEUX, CONSULTANTS, INC.
 ENGINEERING • PLANNING • SURVEYING • HYDROLOGY • ENVIRONMENTAL
 303 N. GARDNER, SUITE 200, METairie, LA 70002
 DATE: JULY 1, 2013 SCALE: 1" = 200' DRAWING NO.: 1 OF 1
 PROJECT NO.: 03-0173 SHEET NO.: 01

NOTE
 ACTIVE AND PASSIVE UTILITIES
 UTILITIES SHOWN TO INCLUDE BUT NOT LIMITED TO:
 WATER, SEWER, GAS, ELECTRICITY, AND TELEPHONE LINES.
 THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 THE CLIENT IS TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



CURRENTLY APPROVED PLAN

CONCEPTUAL LAND USE PLAN
RIGOLETS ESTATES PHASE 3
PORTION OF SECTION 37, T105-R14E &
SECTION 37, T105-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.



PHASE 3A
PHASE 3B
PHASE 3C
PHASE 3D

Category	Area (Acres)	Notes
SINGLE FAMILY RESIDENTIAL (P-1 & P-13)	128.23	Includes lots 1-100 and 101-150.
WATERFRONT VILLA HOMES (P-11, P-12 & P-14)	18.50	Includes lots 101-110 and 111-120.
MARINA COMMERCIAL (P-5, P-6, P-7, P-8, P-9)	28.28	Includes lots 121-150 and 151-180.

NOTES:
1. THIS PLAN IS A CONCEPTUAL LAND USE PLAN AND IS NOT A GUARANTEE OF ANYTHING.
2. THE PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
3. THE PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
4. THE PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
5. THE PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
6. THE PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
7. THE PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
8. THE PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
9. THE PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
10. THE PROPERTY IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.

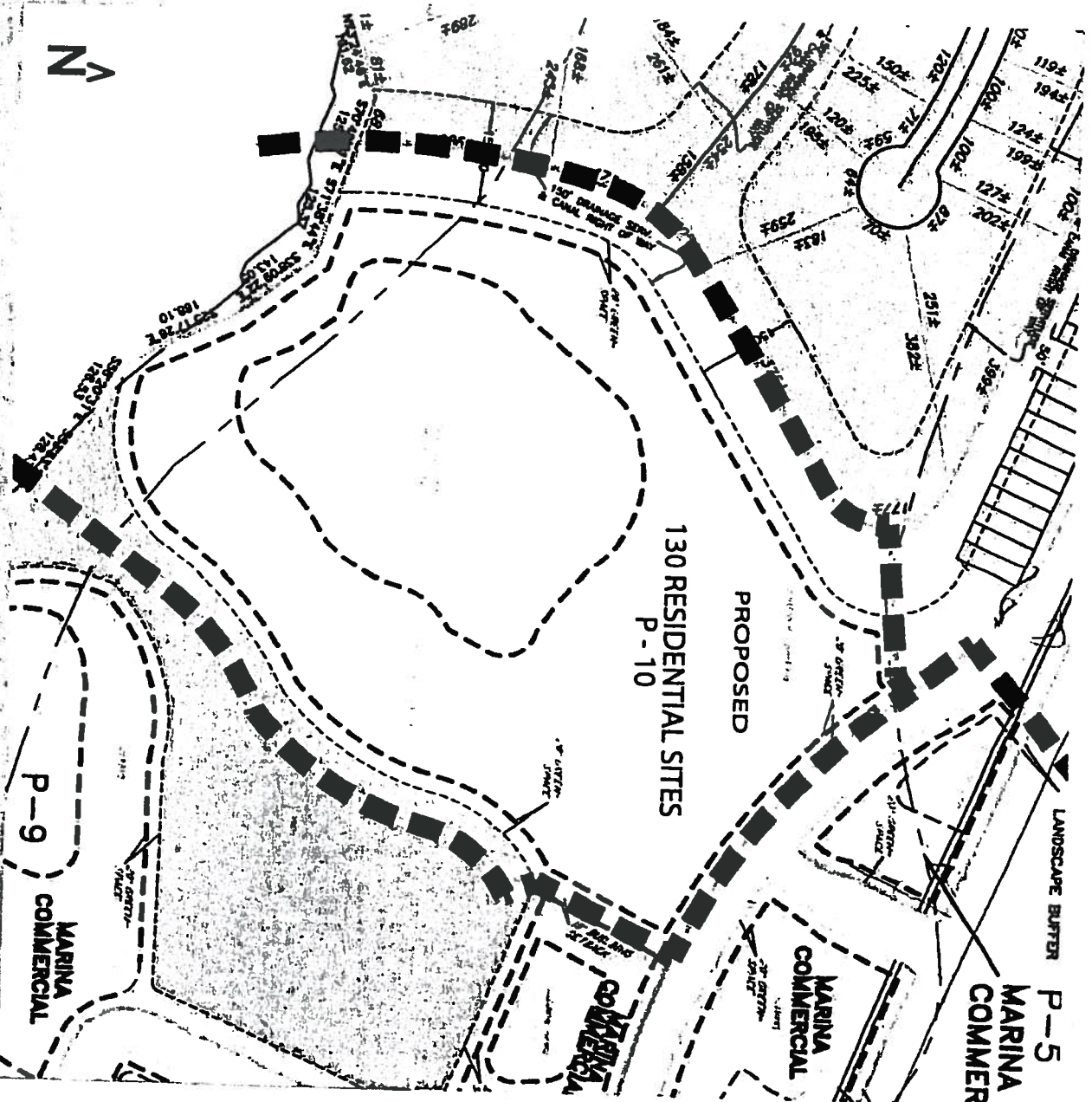
CONCEPTUAL LAND USE PLAN
RIGOLETS ESTATES PUD
PORTION OF SECTION 37, T105-R14E &
SECTION 37, T105-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.
KREBS, LASALLE, LEMERUX, CONSULTANTS, INC.
ENGINEERING & PLANNING - SURVEYING, HYDROLOGY & ENVIRONMENTAL
2107 N. CAUSEWAY BLVD. SUITE F. MONROE, LA. 70002 (504) 337-4430
DATE: MARCH 16, 2007 SCALE: 1" = 200'
PROJECT NO.: 04-00-0075 DRAWING NO.: 1 OF 6
FILE NO.:

NOTE:
PASSIVE & ACTIVE AMENITIES
ARE SHOWN FOR INFORMATION ONLY.
THEY ARE NOT TO BE CONSIDERED
AS PART OF THE DEVELOPMENT
UNLESS SPECIFICALLY NOTED
ON THIS PLAN. THE WATER FRONT
WITH THE MARINA COMMERCIAL
WILL BE DEVELOPED IN A
SEPARATE PHASE. THE MARINA
COMMERCIAL WILL BE DEVELOPED
IN A SEPARATE PHASE. THE MARINA
COMMERCIAL WILL BE DEVELOPED
IN A SEPARATE PHASE.



P.U.D. LAND USE PLAN PROPOSAL

97-0-10-3372



N

BROADMOOR DESIGN GROUP
 4040 Florida Street Suite 202, Mandeville LA 70448
 985-612-1199 TEL 985-612-1361 FAX

IN
 ASSOCIATION
 WITH

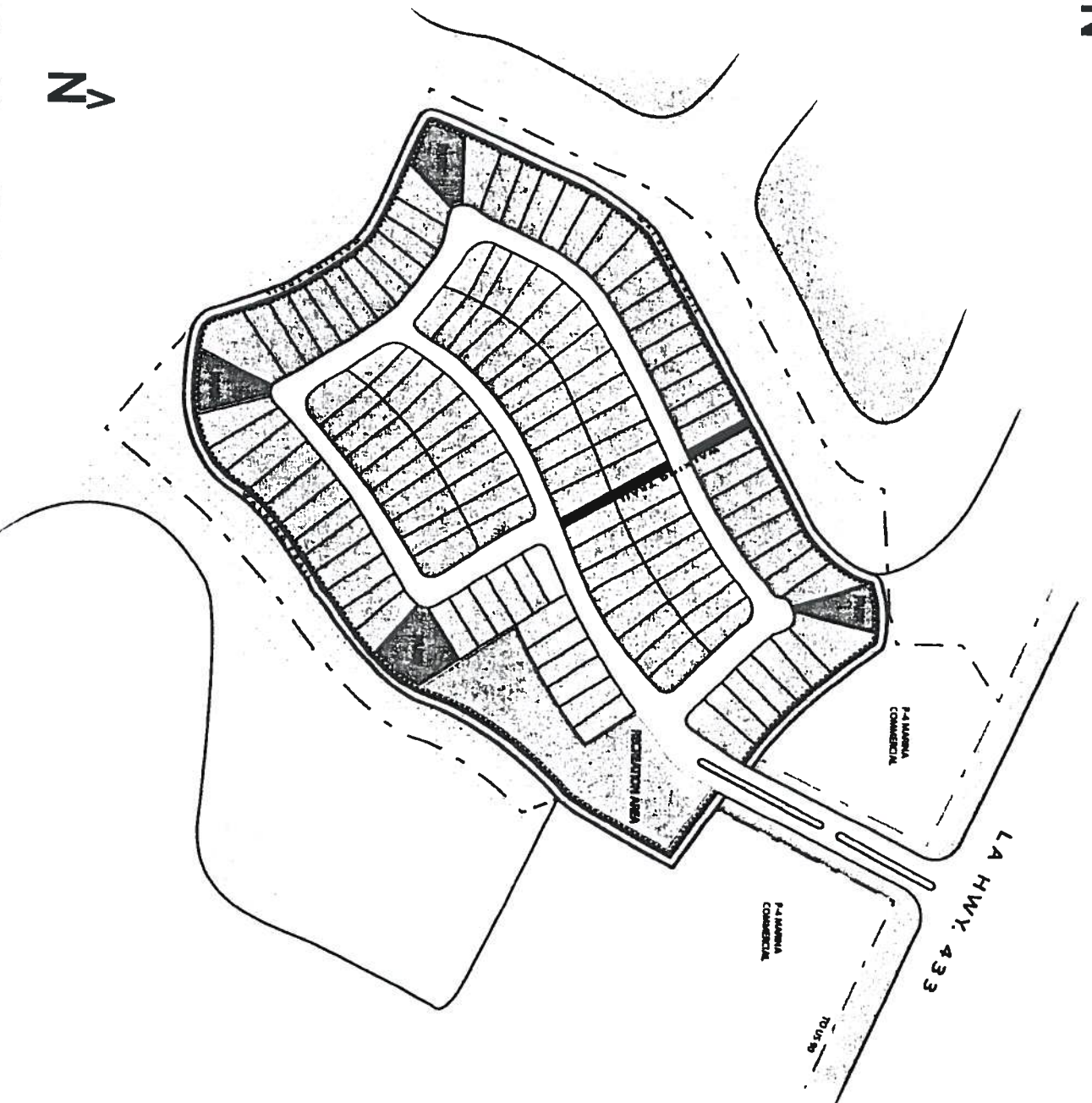


Shelby P. LaSalle, Jr.
 A LIMITED LIABILITY COMPANY
 CONSULTING

APRIL 2014

2015 LAND USE PLAN

- 130 PARCELS
- SINGLE-FAMILY HOME SITES
- AMMENITIES
- COMMUNITY RECREATION AREA
- POCKET PARKS & PICNIC AREAS
- WALKING TRAILS
- DIRECT ACCESS TO LOUISIANA WILDLIFE/SPORTING



BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville LA 70448
985.612.1199 TEL 985.612.1361 FAX

IN ASSOCIATION WITH
**Shelby P. LaSalle, Jr.**
A LIMITED LIABILITY COMPANY
CONSULTING

ADDIT. 70112

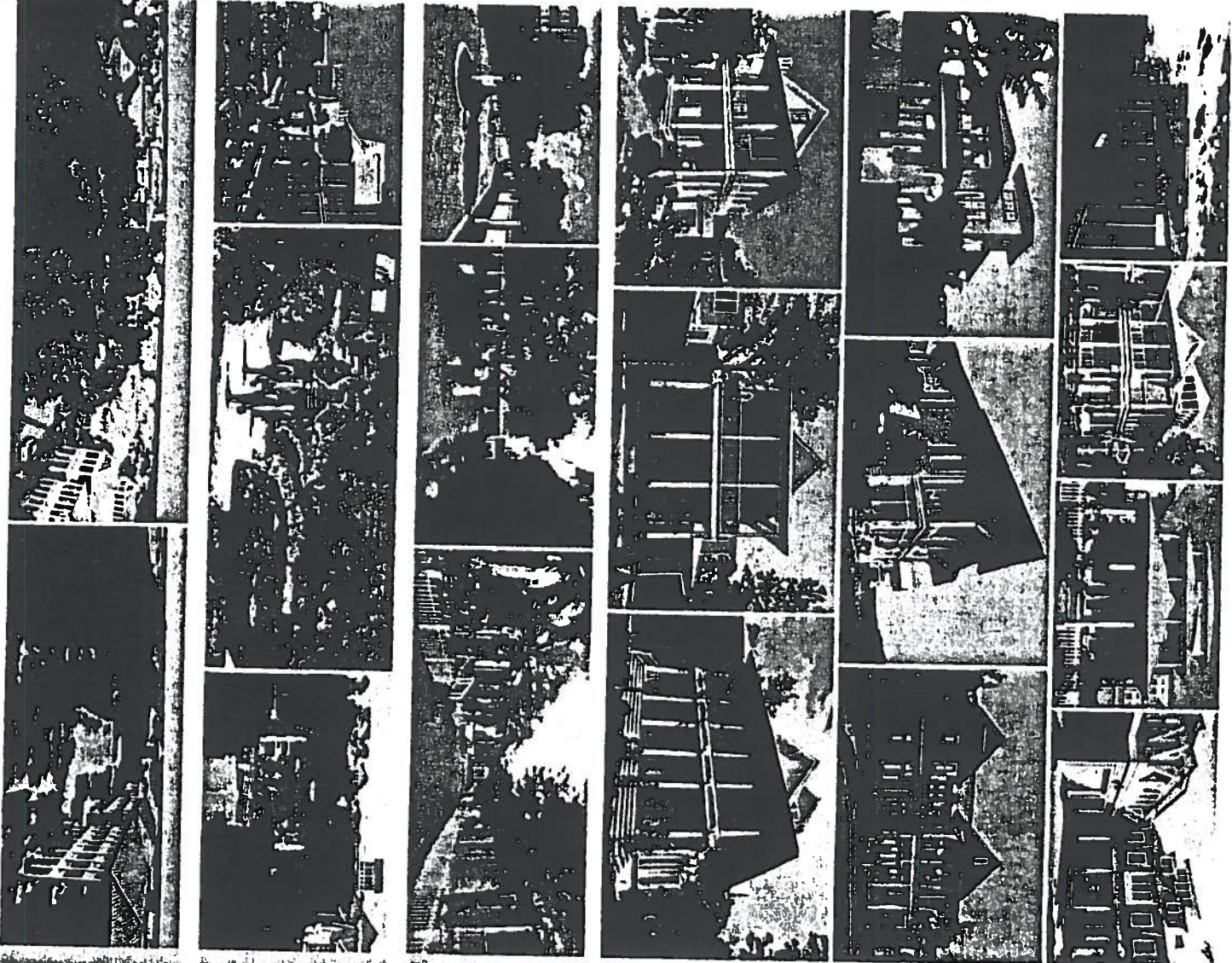
2003-07-0+6

SEASIDE

- 80 ACRES
- HOUSES, TOWN HOMES, CONDOS, APARTMENTS
- SCALE & CHARACTER OF HISTORIC SOUTHERN TOWN
- SECOND HOME COMMUNITY
- SCHOOL, TOWN HALL, CHAPEL, FIRE STATION, POST OFFICE

WATERCOLOR

- 500 ACRES
- HOUSES, TOWN HOMES, CONDOS, APARTMENTS, RESORT
- WRAP-AROUND/SCREENED PORCHES, METAL ROOFS, DEEP OVERHANGS
- COMMUNITY POOL, FITNESS CENTER, SHOPPING, DINING, PARKS



BROADMOOR DESIGN GROUP
 4040 Florida Street, Suite 202, Mandeville LA 70448
 985-612-1199 TEL 985-612-1361 FAX

IN ASSOCIATION WITH



Shelby P. Lesalle, Jr.
 A LIMITED LIABILITY COMPANY
 CONSULTING

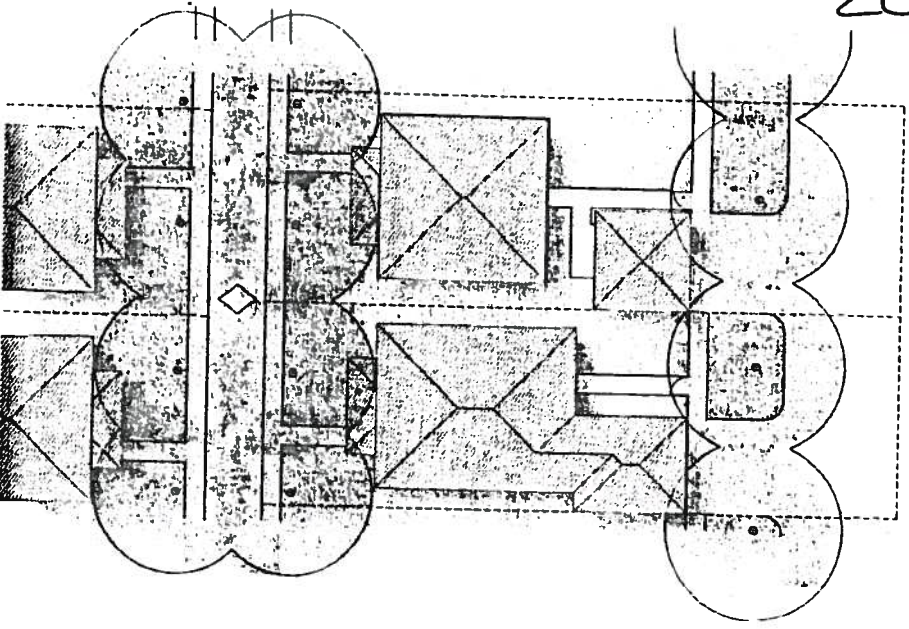
ADDRESS

NEW URBANISM

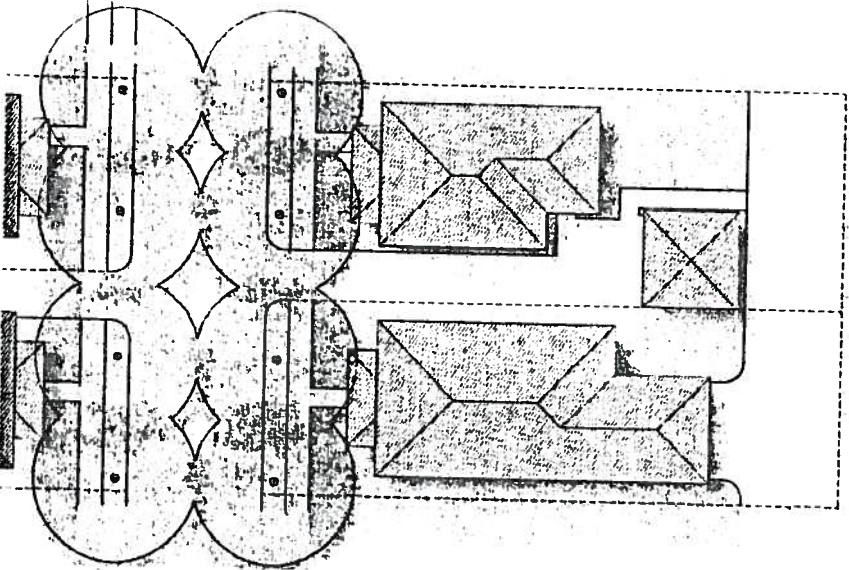
PRINCIPLES OF PROGRESSION

978-07-0322

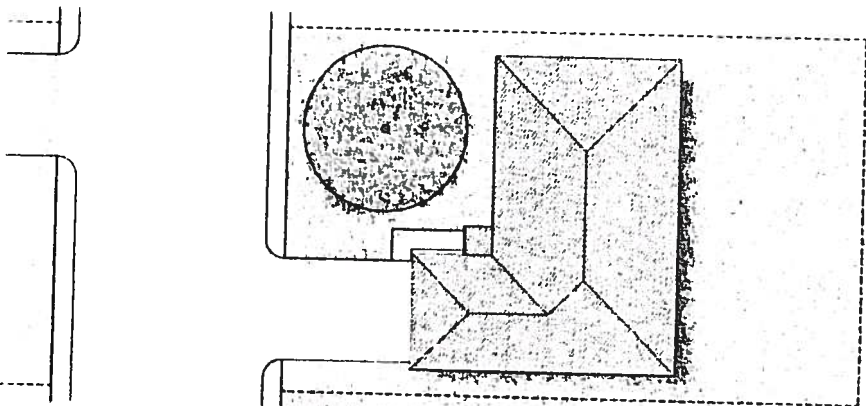
pedestrian



new urban



suburban



BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville LA 70448
985-612-1199 TEL 985-612-1361 FAX

IN
ASSOCIATION
WITH



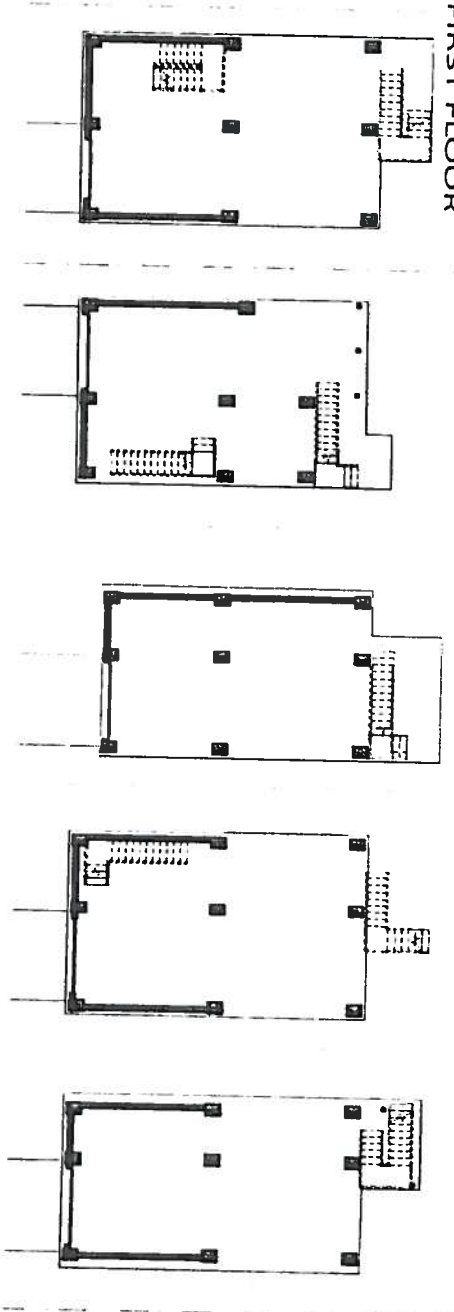
Shelby P. Lesalle, Jr.
A LIMITED LIABILITY COMPANY
CONSULTING

970-FO-3072

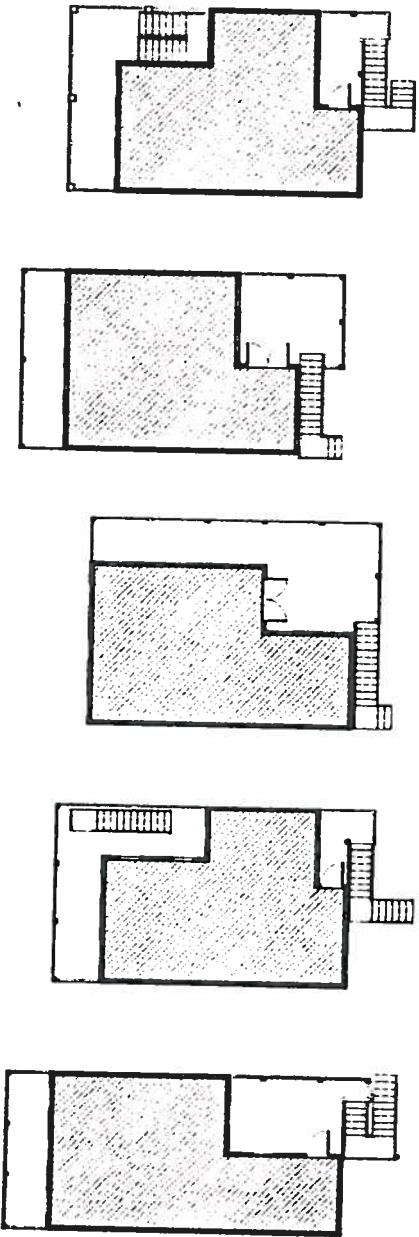
CONCEPT

FLOOR PLAN EXAMPLES

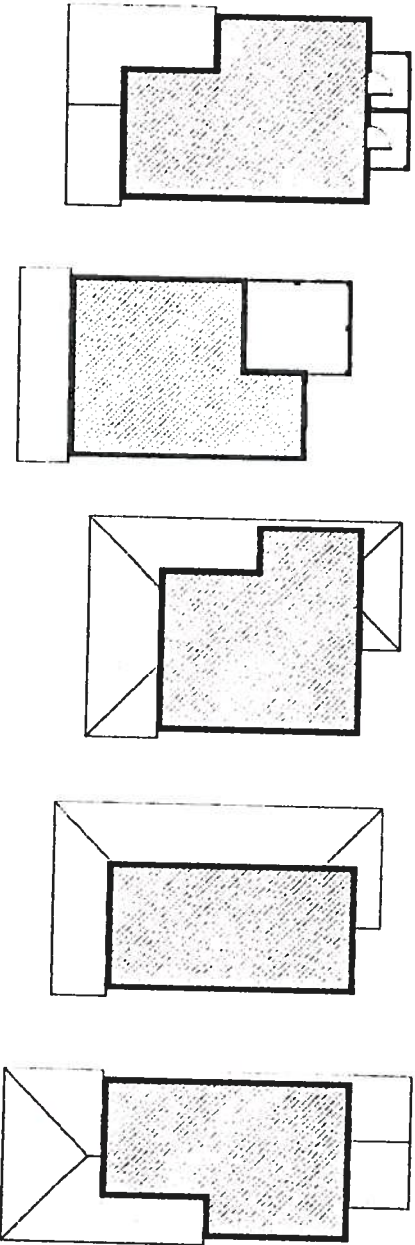
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville LA 70448
985.612.1199 TEL 985.612.1361 FAX

IN
ASSOCIATION
WITH



Shelby P. LaSalle, Jr.
A LIMITED LIABILITY COMPANY
CONSULTING

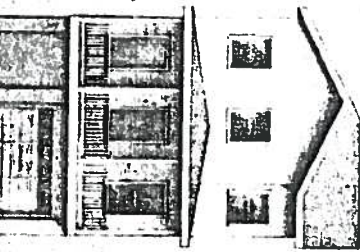
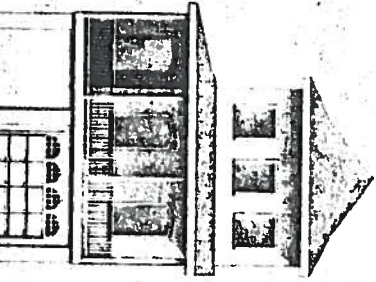
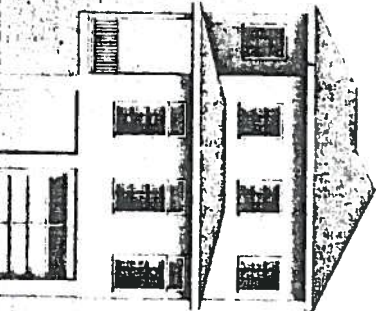
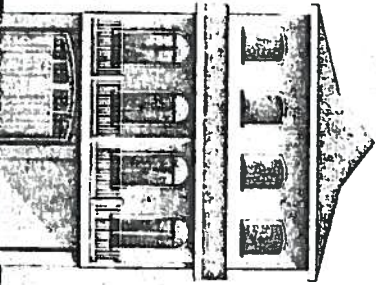
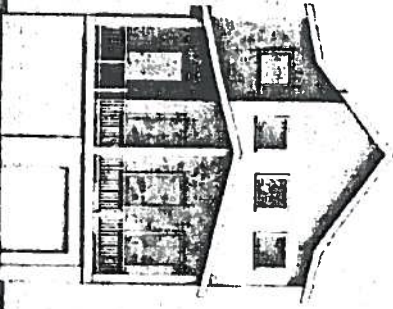
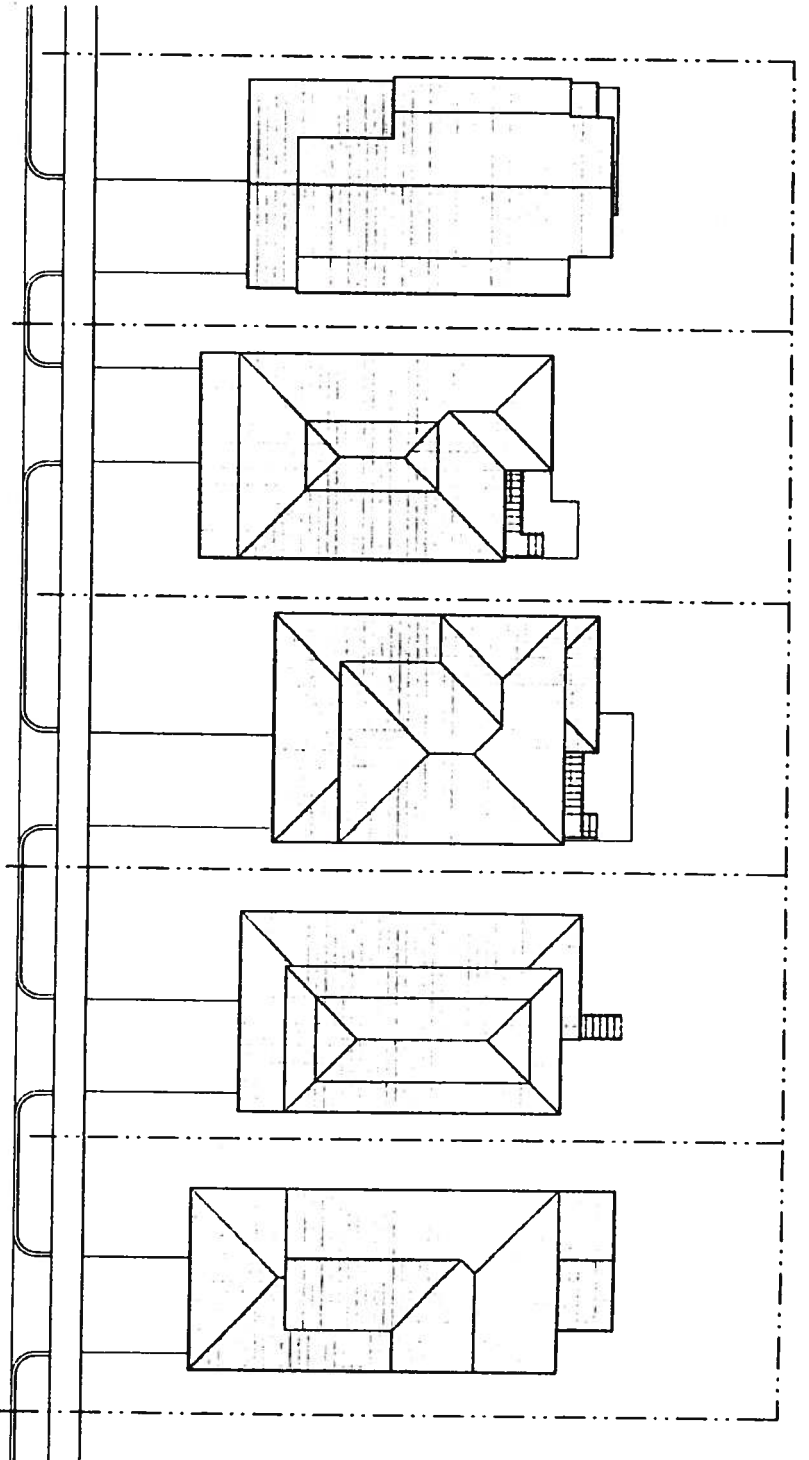
ADDII 2011

CONCEPT

QA PROPOSED SITE PLAN

ZC83-07-076

ELEVATION EXAMPLES



BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville LA 70448
985.612.1199 TEL 985.612.1361 FAX

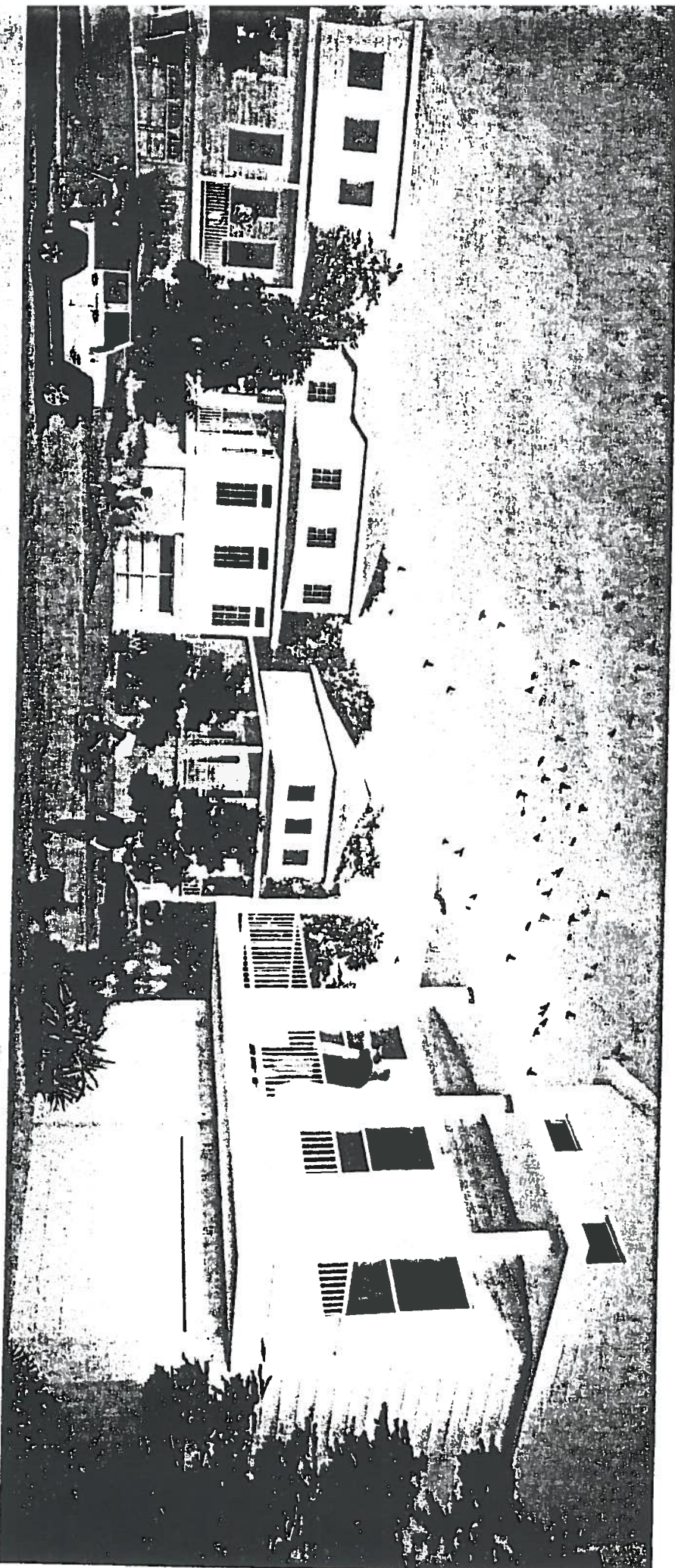
IN ASSOCIATION WITH

Shelby P. LaSalle, Jr.
A LIMITED LIABILITY COMPANY
CONSULTING

ANDRE...

2083-07-0

CONCEPTUAL RENDERING



BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville LA 70448
985-612-1199 TEL 985-612-1361 FAX

IN ASSOCIATION WITH
**Shelby P. Lesalle, Jr.**
A LIMITED LIABILITY COMPANY
CONSULTING

ADDL. PAGE

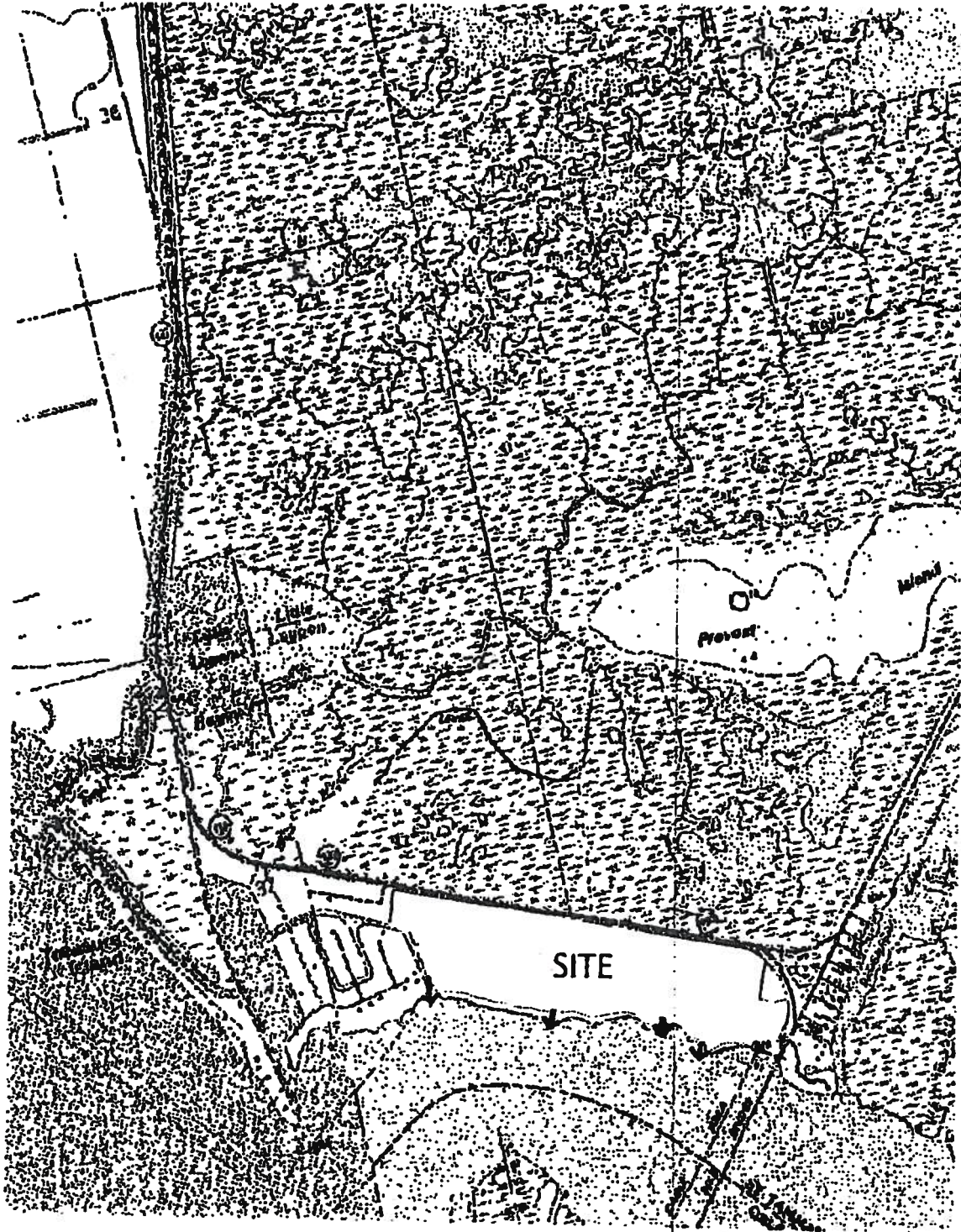
RIGOLETS ESTATES PHASE 3 PUD

2083-07-076

IN SECTIONS 37, T10S-R14E

DISTRICT 13 WARD 8
ST. TAMMANY PARISH, LA.

DATE: NOVEMBER 17, 2006



→ = DRAINAGE OUTFALL

ENVIRONMENTAL ASSESSMENT DATA FORM

ZC83-07-076

Description of Project

Applicant's Name The Estate of Fredrick J. Sigur

Address P.O. Box 27, Arabi, LA 70032-0027

Attach area location Map showing the proposed development

Name of Development Rigolets Estates

Section 37 Township 10 South Range 14 East

Number of acres in development 188.5471

Type of streets Concrete Pavement

Type of water systems Central

Type of sewerage system Central

Ultimate disposal of wastes Private Contract

Ultimate disposal of surface drainage Lake Pontchartrain

Land form: Flat X Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural _____ Residential X
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential X
Commercial X Industrial _____

Conform to Major Road Plan: Yes X No _____

Water frontage: Yes X No _____ If so how much

Name of Stream Lake Pontchartrain

Major highway frontage: Yes X No _____

Name of Highway Highway 433

is development subject to flooding in normal high rainfall and/or tide?

Yes _____ No X

Will canals be constructed into rivers or lakes?

Yes X No _____

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Does the proposed development
 - a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
 - b. Have a substantial impact on natural, ecological recreation, or scenic Resources
 - c. Displace a substantial number of people YES NO
 - d. Conform with the environmental plans and goals that have been adopted by the parish

cont'd

ANSWER ALL QUESTIONS BY A CIRCLE AROUND

YES OR NO

- | | | | |
|----|--|------------|-----------|
| e. | Cause increased traffic, or other congestion | YES | <u>NO</u> |
| f. | Have substantial esthetics or visual effect on the area | YES | <u>NO</u> |
| g. | Breach national, state or local standards relating to | | |
| | (1) Noise | YES | <u>NO</u> |
| | (2) Air Quality | YES | <u>NO</u> |
| | (3) Water Quality | YES | <u>NO</u> |
| | (4) Contamination or public water supply | YES | <u>NO</u> |
| | (5) Ground water levels | YES | <u>NO</u> |
| | (6) Flooding | YES | <u>NO</u> |
| | (7) Erosion | YES | <u>NO</u> |
| | (8) Sedimentation | YES | <u>NO</u> |
| h. | Affect rare or endangered species of animal or plant habitat or such a species | YES | <u>NO</u> |
| i. | Cause substantial interference with the movement of any resident or migratory fish or wildlife species | YES | <u>NO</u> |
| j. | Induce substantial concentration of population | YES | <u>NO</u> |
| k. | Will dredging be required | <u>YES</u> | NO |

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.

N/A

- b. What will be the average noise level of the development during working hours.

- c. Will any smoke, dust or fumes be emitted as a result of the operational process.
If so, explain fully.

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

RIGOLETS ESTATES

Paul W. Anderson

DATE: NOV 15, 2006

TITLE: Paul W. Anderson
Project Manager

Krebs, LaSalle, LeMieux Consultant, Inc.

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: _____ PARISH ENGINEER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: _____ PARISH PLANNER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: _____ POLICE JUROR: _____
WARD: _____

ZONING STAFF REPORT

Date: July 24, 2015

Meeting Date: August 4, 2015

Case No.: ZC83-07-076

Determination: Major Amendment to PUD Approved

Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Fred Sigur
OWNER: Estate of Mr. Frederick J. Sigur
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain; S37, T6S, R14E; Ward 8, District 13
SIZE: 188.54 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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	Undeveloped	SA (Suburban Agricultural) District
South	Lake Pontchartrain	
East	Commercial	C-2 (Highway Commercial) District
West	Single Family Residential	PUD (Planned Unit Development) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The site is located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain and was originally rezoned to PUD in 1983. A major amendment to the PUD plan was approved by the Council in April 2007, to have the site developed as a commercial and residential subdivision (see attached plan). The proposed 3 accesses to the site, from LA Highway 433, will remain the same as previously approved. Considering that the proposed development is directly abutting Lake Pontchartrain, the site will also remain accessible through navigable waterways, as shown on the plan. In fact, the creation of navigable canals through the development and the connection of the canals to Lake Pontchartrain, considerably promote the features of the site.

A major amendment to the PUD is being requested to developed a 21.09 acre section of the PUD with 130 single family resort homes in place of the previously approved 29 single family home sites (see below, chart). A plan of the 21.09 acre site is provided showing the proposed configuration of the lots (see attached plan).

Summary of Proposed Residential & Commercial Uses

Residential & Commercial Uses	Lot Size, Density & Number of Lots	Permitted Uses
Single Family Homes	16,182 square feet/ 2 units per acre total of 129 lots	single family houses
Waterfront Villa Homes	3000 square feet total of 100 lots 7 units per acre	townhomes, condominiums & multi Family (common wall units)
Single Family Resort Home Community	3500 square feet total of 130 lots 6 units per acre	single family resort homes
Marina Commercial	20,000 square feet/ acre on 28.20 acres 656 units per acre	Marina, boat service, retail & service , office restaurant, lounge, health club, yacht club, multi family, hotel , motel, boarding & lodging

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 for Residential
Minimum front, side, & rear setbacks & maximum height for commercial & multi family development	Commercial Development will meet all Parish Parking, setbacks and landscaping requirements, or as indicated on plan
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site, as identified on plan)
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
Phasing	Provided as Required

GREENSPACE

A total of 172.99 acres (45.8%) of greenspace/waterway is proposed to be provided on the site. As stated under the PUD ordinance, no more than 50% of the required greenspace shall be satisfied using limited use land. Limited Use Land shall mean land which is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are required to satisfy one (1) acre of required open space. The proposed canals are considered as active amenities, as it will be used for navigation & other nautical activities.

As shown on the attached plan of the single family resort homes development, walking paths, pocket parks and a recreation area are proposed to be provided. Note that additional information, as to the type of amenities to be provided within the pocket parks and the recreation area shall be provided.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area as Residential Infill. The proposed development meets the future land use plan by providing some new residential uses, compatible with the surrounding. The density of the proposal is greater than the surrounding developments; however, It will provide a diversity of commercial & residential uses in the area.

STAFF RECOMMENDATION

The staff recommends that the major amendment to the PUD (Planned Unit Development Overlay) be approved.