

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5281

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: _____

PROVIDED BY: _____

INTRODUCED BY: _____

SECONDED BY: _____

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF NOVEMBER , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

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.

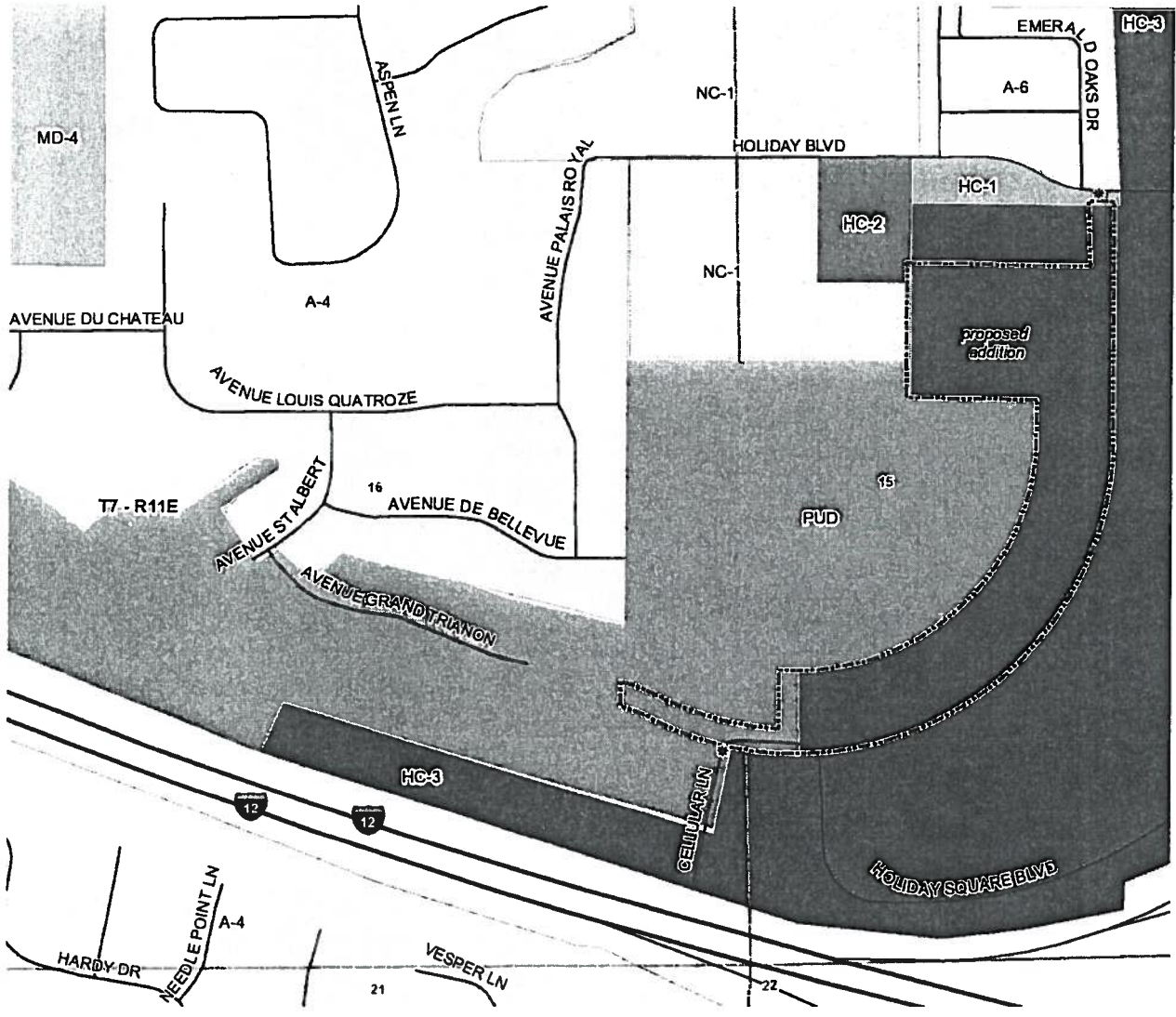
A certain parcel of land located in Sections 15 and 16, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more particularly described as follows, to-wit:

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

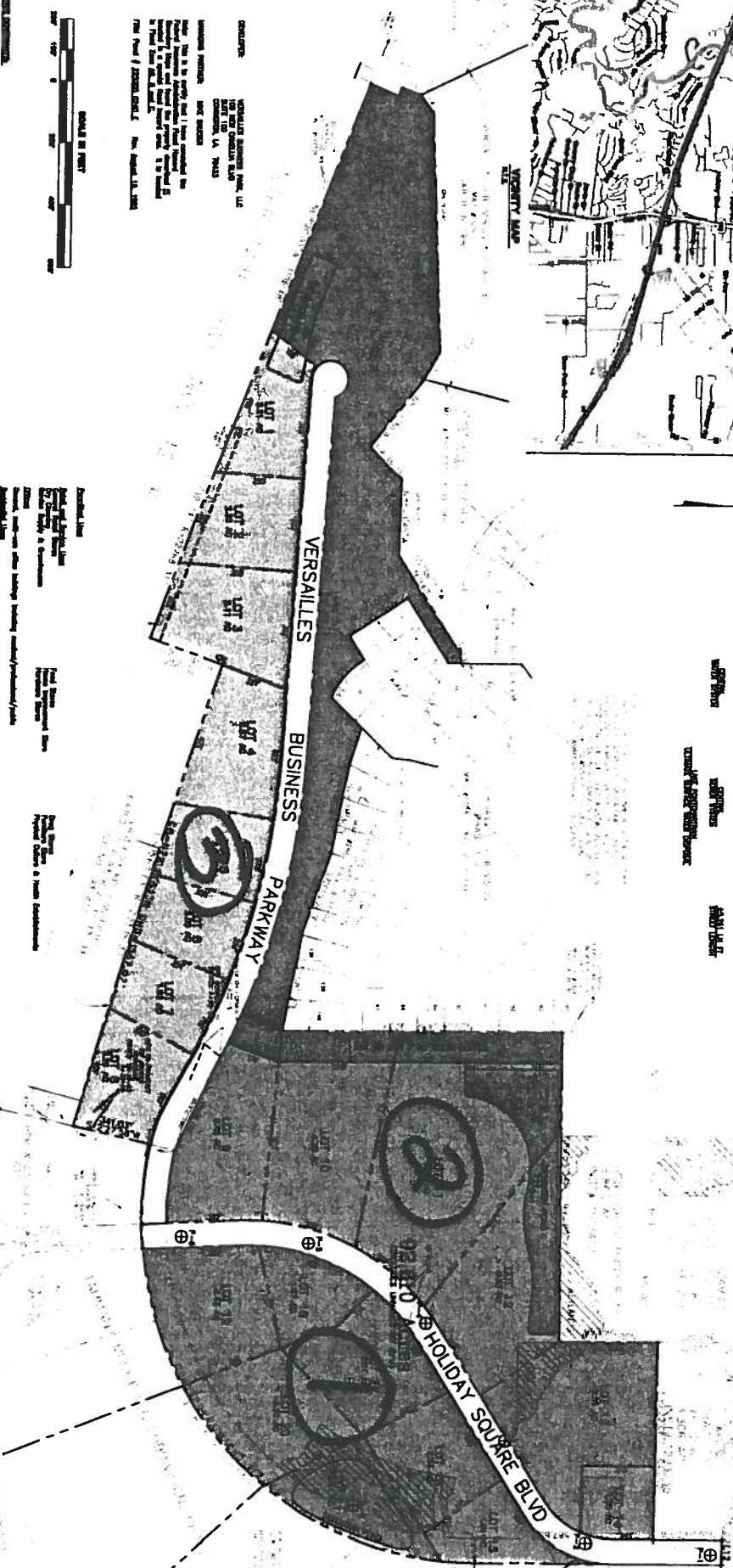


CONCEPTUAL PLAN FOR REZONING VERSAILLES BUSINESS PARK A PLANNED UNIT DEVELOPMENT SECTIONS 16 & 18 TOWNSHIP 7 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA



PROPERTY	AC. OF LAND	APPROX. VALUE	APPROX. PERCENTAGE OF TOTAL VALUE
VERSAILLES BUSINESS PARK	112.00	\$14,560,000	82.86%
Other	2.44	\$311,344	2.14%
Total	114.44	\$17,471,344	100.00%

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N22°28'08"E	100.00'	L7	N15°12'59"W	7.88'
L2	N86°31'52"W	29.87'	L8	S89°46'23"E	43.72'
L3	N20°06'04"E	86.78'	L9	S00°04'28"W	40.00'
L4	N5°35'46"E	74.44'	L10	N44°09'10"E	140.35'
L5	N59°51'46"W	102.20'	L11	S71°58'38"E	125.00'
L6	N39°28'57"E	40.65'	L12	N40°18'54"E	2.02'



PROVISIONS AND NOTES:

- NO EXISTING OR PROPOSED SHALL BE SUBMITTED TO THE REZONING AND ZONING BOARD FOR REVIEW UNLESS THE SUBMITTER HAS OBTAINED ALL NECESSARY APPROVALS FROM ALL OTHER AGENCIES AND AUTHORITIES.
- ALL RIGHTS AND INTERESTS IN THE LAND, INCLUDING BUT NOT LIMITED TO, EASEMENTS, RIGHTS OF WAY, AND OTHER RIGHTS, SHALL BE DEEMED TO BE INCLUDED IN THE CONVEYANCE.
- THE REZONING BOARD SHALL HAVE THE FINAL AUTHORITY IN THE REZONING AND ZONING BOARD FOR REVIEW UNLESS THE SUBMITTER HAS OBTAINED ALL NECESSARY APPROVALS FROM ALL OTHER AGENCIES AND AUTHORITIES.
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RESUBMITTING DEVELOPMENT:

- THE REZONING BOARD SHALL BE CONSIDERED TO HAVE APPROVED THE DEVELOPMENT IF THE DEVELOPMENT IS REZONED AND THE REZONING BOARD HAS NOT REVIEWED THE DEVELOPMENT.
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LOCAL MAP
 A map showing the location of the project area within the regional context of St. Tammany Parish, Louisiana. The map includes major roads, railroads, and other geographical features.

GENERAL NOTES:

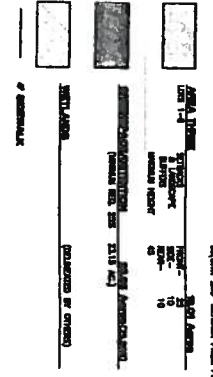
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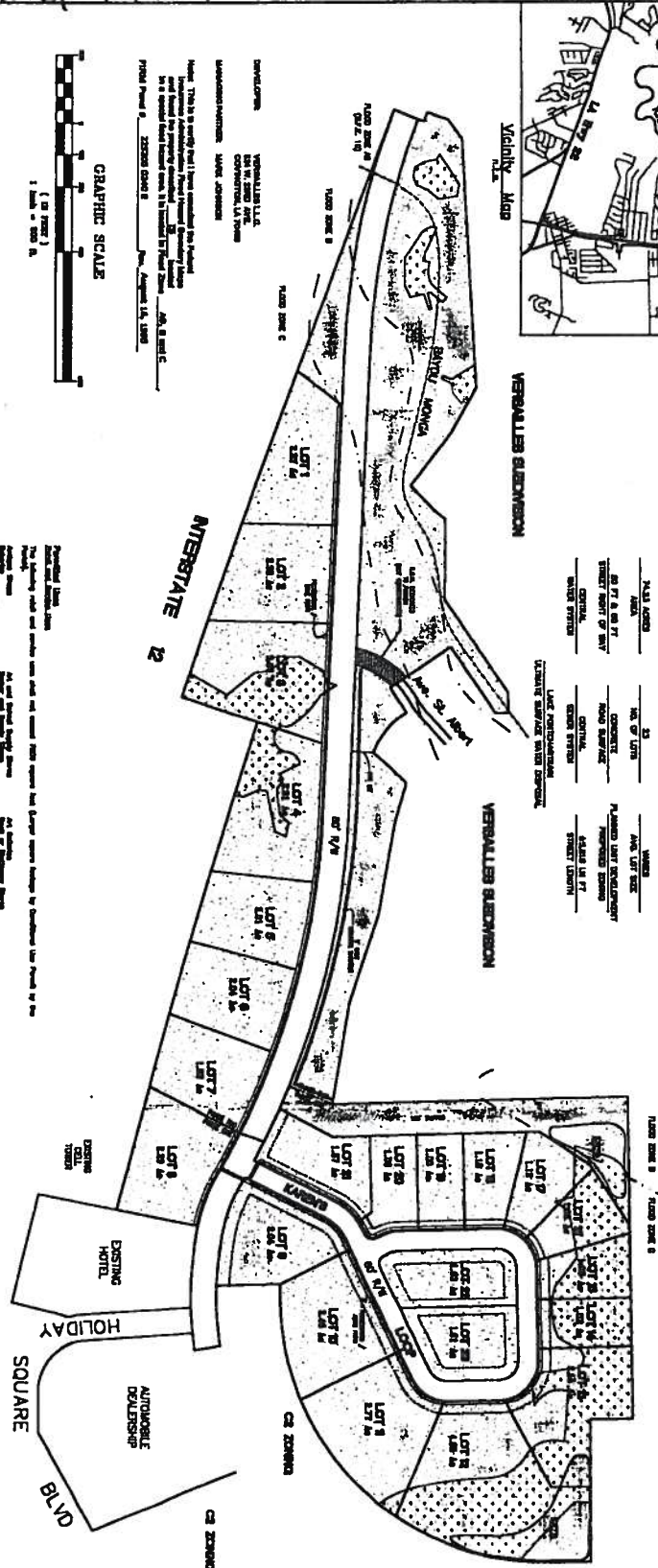
Previously Approved Plan

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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DEVELOPMENT NOTES:

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AREA	ACRES	SETBACKS	HEIGHTS
AREA ONE	12.98	FRONT - 20 SIDE - 20 REAR - 20	MAXIMUM HEIGHT - 100
AREA TWO	8.74	FRONT - 10 SIDE - 10 REAR - 10	MAXIMUM HEIGHT - 40
AREA THREE	28.23	FRONT - 40 SIDE - 40 REAR - 40	MAXIMUM HEIGHT - 80
GREENSPACE/RETENTION	18.55	MINIMUM 5% (18.55 AC)	
WETLANDS		COLLECTED BY OTHERS	

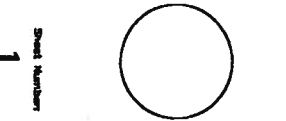
PROPERTY DESCRIPTION:

A portion of Sections 15 and 16, Township 7 South - Range 11 East, Parish of St. Tammany, Louisiana, containing approximately 100 acres of land, more or less, as shown on the plat.



CONCEPTUAL PLAN FOR REZONING VERSAILLES BUSINESS PARK

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



PLANNED UNIT DEVELOPMENT

1-1-10

1

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

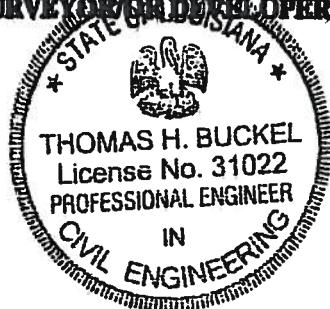
h.) breach any Federal, State or Local standards relative to:

- 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

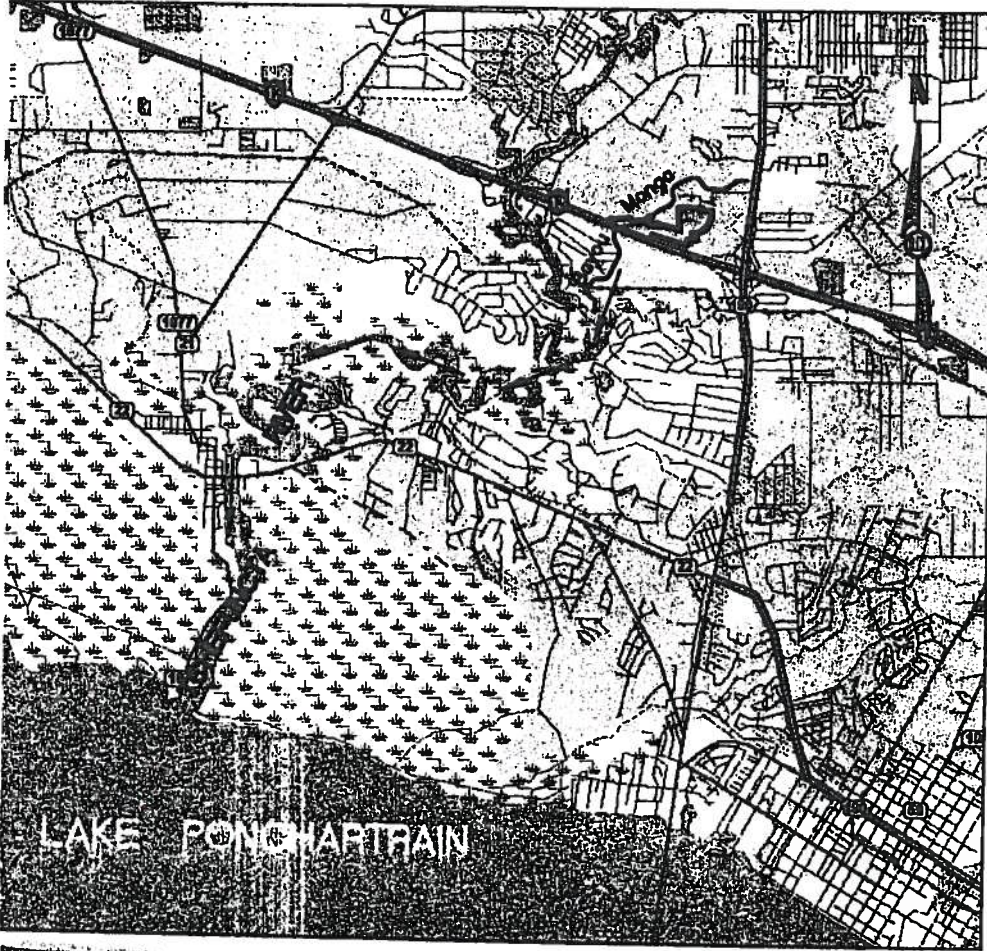
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

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

6/13/14
DATE



ZC08-01-007



RCL

CONSULTANTS, L.L.C.

Planning
•
Architecture
•
Engineering
•
Construction
Management

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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

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

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.