

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5692

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF OCTOBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HIGHWAY 190, WEST OF LA HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 82.759 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1(SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 3). (2016-357-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-357-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-1 (Suburban District) to an A-3 (Suburban District) & 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 A-3 (Suburban District) & 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 from its present A-1(Suburban District) to an A-3 (Suburban District) & PUD (Planned Unit Development Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 NOVEMBER , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 29 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-357 -ZC

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 29, T 6 S-R 10 E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, T 6 S-R 10 E AND BEING THE POINT OF BEGINNING:

THENCE South 00 degrees 25 minutes 47 seconds East for a distance of 1420.00 feet to point and corner;

THENCE North 89 degrees 44 minutes 20 seconds West for a distance of 2540.04 feet to point and corner;

THENCE North 00 degrees 25 minutes 47 seconds West for a distance of 1414.09 feet to point and corner;

THENCE North 89 degrees 38 minutes 13 seconds East for a distance of 542.75 feet to point and corner;

THENCE South 89 degrees 44 minutes 20 seconds East for a distance of 1997.25 feet back to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 82.759 Acres more or less.

Case No.: 2016-357-ZC

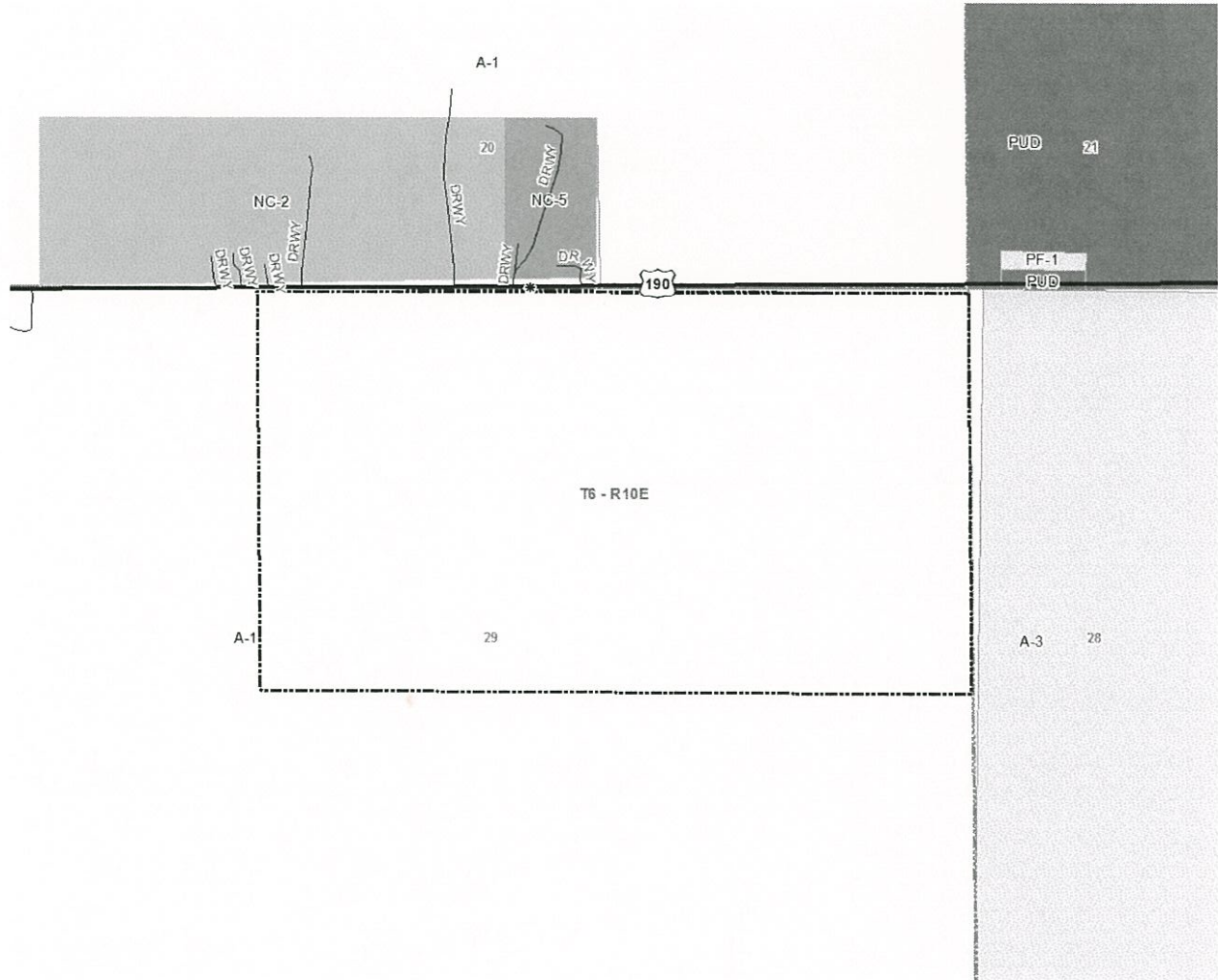
PETITIONER: Toby Easterly

OWNER: The Marietta Trust

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay

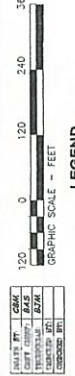
LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3

SIZE: 82.759 acres



2016-357-20

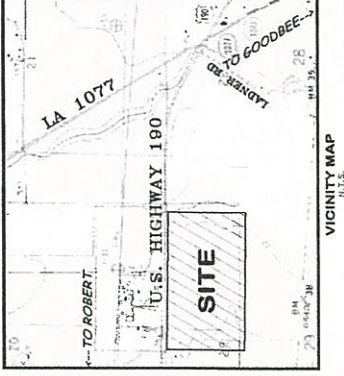
BASE BEARING: $259^{\circ}42'02''$ (PER REFERENCE NO. 1)
FLOOD ZONE: $20\text{'-}4\text{'}$ 2' BASE FLOOD ELEVATION: $24\text{'-}36\text{'}$
P.E.M.A. F.I.R.M. PANEL NO. 88020208Z (ZONING DISTRICTS) 2008080208Z



LEGEND
UNDISTURBED WETLANDS
IMPACTED WETLANDS (TO BE MITIGATED)
FLOOD ZONE "AE" (SCALED FROM F.I.R.M.)

AREA REQUIREMENTS
PUD TOTAL LAND AREA = 62.759 ACRES
MAX. DENSITY = 17.0 UNITS PER ACRE
TOTAL GREENSPACE PROVIDED (INCLUDING DETENTION POOL AREAS) = 65P1 + 65P2 + 65P3 + 65P4 = 37,539 + 1,792 + 2,002 + 3,108 = 44,441 ACRES
TOTAL GREENSPACE PROVIDED (EXCLUDING DETENTION POOL AREAS) = 44,441 - (0.558/2) = 40,677 ACRES (45%)
ACTIVE RECREATION OSP = 1.229 ACRES (2%)
PASSIVE RECREATION OSP = 35.438 ACRES (57%)

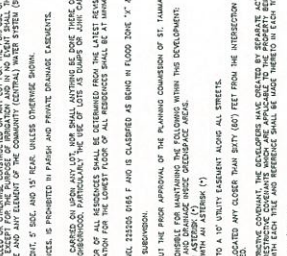
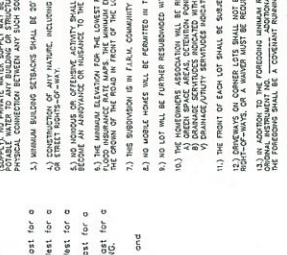
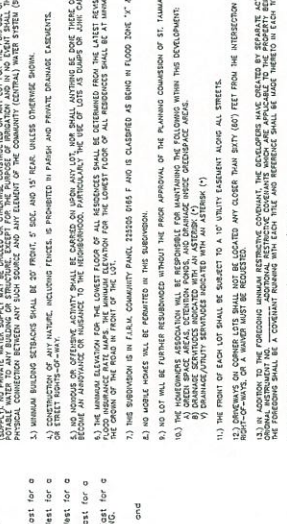
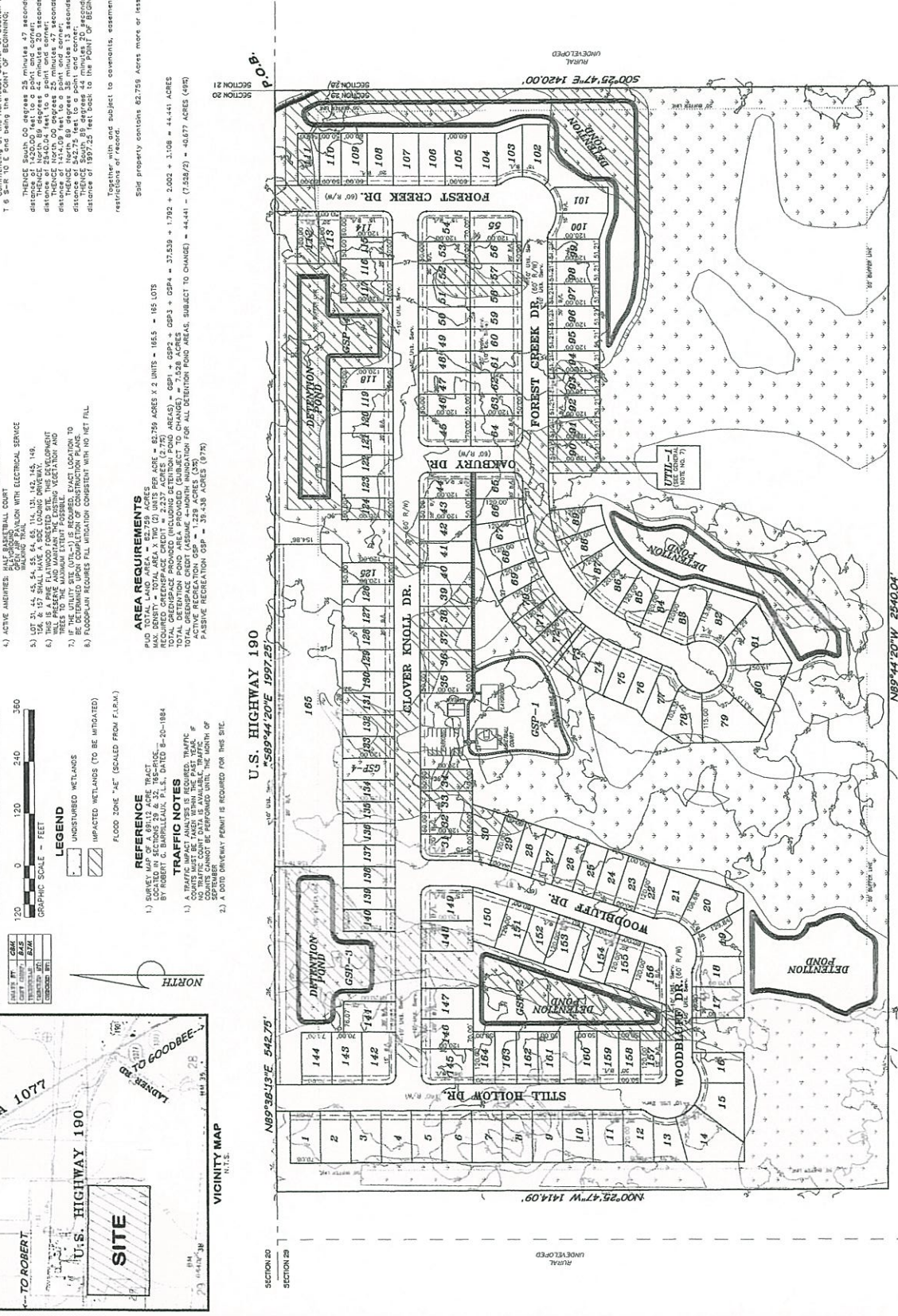
TRAFFIC IMPACT NOTES
1. A TRAFFIC IMPACT ANALYSIS IS REQUIRED. TRAFFIC COUNTS MUST BE TAKEN WITHIN THE PARISH OF TAMMANY PARISH, LOUISIANA. THE ANALYSIS SHALL BE PERFORMED WITHIN THE MONTH OF [DATE].
2. A GOTO DRIVEWAY PERMIT IS REQUIRED FOR THIS SITE.



GENERAL NOTES
1. ALL UTILITIES AND UTILITY PROVIDERS MAY PLACE THEIR INFRASTRUCTURE WITHIN THE GREENSPACE.
2. MAX. HEIGHT OF BUDS ABOVE BASE FLOOD ELEVATION: 35'
3. ACTIVE AMENITIES: HALE BASKETBALL COURT
4. DETENTION POOL SHALL BE CONSTRUCTED WITH ELECTRICAL SERVICE.
5. LOT 31, 44, 45, 54, 55, 64, 65, 114, 121, 142, 145, 149,
156 & 157 SHALL HAVE A 25' WIDE BUFFER ZONE TO MAINTAIN AND PRESERVE AND MAINTAIN THE EXISTING VEGETATION AND WETLANDS.
6. THE EXISTING VEGETATION SHALL BE MAINTAINED AND PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
7. IF THE UTILITY SITE (UTIL-1) IS REQUIRED, EXACT LOCATION TO BE DETERMINED UPON COMPLETION OF CONSTRUCTION PLUS 90 DAYS.
8. FOUNDATION REQUIRES FILL WITHIN COMPENSATION WITH NET FILL.

LEGAL DESCRIPTION
A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 29, TAMPANY PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION CORNER OF SECTION 29, T & S-W-10-E and bring the POINT OF BEGINNING;
THENCE SOUTH 65 degrees 55 minutes 47 seconds East for a distance of 425.00 feet to a point; and
THENCE NORTH 00 degrees 25 minutes 47 seconds West for a distance of 282.00 feet to a point; and
THENCE NORTH 80 degrees 25 minutes 47 seconds West for a distance of 89.00 feet to a point; and
THENCE NORTH 89 degrees 25 minutes 47 seconds East for a distance of 197.25 feet to a point; and
THENCE SOUTH 89 degrees 25 minutes 47 seconds East for a distance of 197.25 feet back to the POINT OF BEGINNING.

RESTRICTIVE COVENANTS
1. EACH NUMBERED LOT SHALL HAVE MORE THAN ONE (1) BROLL-FAMILY DWELLING.
2. NO OPERATIONS OF BUSINESS SHALL BE CONDUCTED FROM THE PREMISES AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR EXISTING.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIRS AND REPLACEMENT OF THE WATER SYSTEM INFRASTRUCTURE, INCLUDING THE WATER MAINS, WATER TREATMENT PLANT, AND ALL OTHER WATER SYSTEM INFRASTRUCTURE.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIRS AND REPLACEMENT OF THE SEWER SYSTEM INFRASTRUCTURE, INCLUDING THE SEWER MAINS, SEWER TREATMENT PLANT, AND ALL OTHER SEWER SYSTEM INFRASTRUCTURE.
5. MINIMUM BUILDING SETBACKS SHALL BE 20' FRONT, 5' SIDE, AND 15' REAR UNLESS OTHERWISE SHOWN.
6. MINIMUM LOT WIDTH SHALL BE 100' UNLESS OTHERWISE SHOWN.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIRS AND REPLACEMENT OF THE WATER AND SEWER CONNECTIONS.
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15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIRS AND REPLACEMENT OF THE WATER AND SEWER CONNECTIONS.



BASE PREPARATION AND DRAINAGE NOTES
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, AS APPLICABLE TO THIS PROJECT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIRS AND REPLACEMENT OF THE WATER AND SEWER CONNECTIONS.
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LEGEND FOR ASPHALTIC DRIVEWAYS
1. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, REPAIRS AND REPLACEMENT OF THE WATER AND SEWER CONNECTIONS.
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CONCEPTUAL P.U.D. PLAN OF PRESTON VINEYARD (A RESIDENTIAL DEVELOPMENT) LOCATED IN SECTION 29, T6S-R10E GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

APPROVAL:
CHAIRMAN, PARISH PLANNING COMMISSION
SECRETARY, PARISH PLANNING COMMISSION
DIRECTOR OF ENGINEERING
DATE FILED _____ FILE NO. _____
CLERK OF COURT _____ DATE _____
DATE: AUGUST 20, 2016

DEDICATION: UNDESIGNED QUARTERS OF THE LAND AS SHOWN HEREON THAT THE COORDINATE THIS TO BE A TRUE AND ACCURATE PLAT OF PRESTON VINEYARD (A RESIDENTIAL DEVELOPMENT) ALL STREET RIGHTS-OF-WAYS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THE PUBLIC SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF SUCH RIGHTS-OF-WAYS AND UTILITIES AS SHOWN HEREON AND NO DISTRIBUTION OF IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT BY MEANS OF A SEWERAGE SYSTEM, UNLESS THE METHOD OF SEWAGE DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

Table with 4 columns: AREA, NO. OF LOTS, SEWER SYSTEM, PROPOSED ZONING. Values: 62,759 ACRES, 165, CENTRAL, A-1, MIXED OVERLAY.

Table with 4 columns: AVERAGE LOT SIZE, STREET WIDTH, WATER SYSTEM, OPEN SPACE AREA. Values: 607 x 120', 20', CENTRAL, 44,441 ACRES.

Table with 4 columns: ROAD SURFACE, ROAD SURFACE, STREET LENGTH, STREET ROW. Values: ASPHALT, ASPHALT, 6200 ± LN FT (CAL), 8,682 ACRES.

Table with 4 columns: LAKE POINT/CHARITAIN, TAMMANY UTILITIES (OFF-SITE), WATER AND SEWER CONNECTION. Values: 1500', TAMMANY UTILITIES (OFF-SITE), WATER AND SEWER CONNECTION.



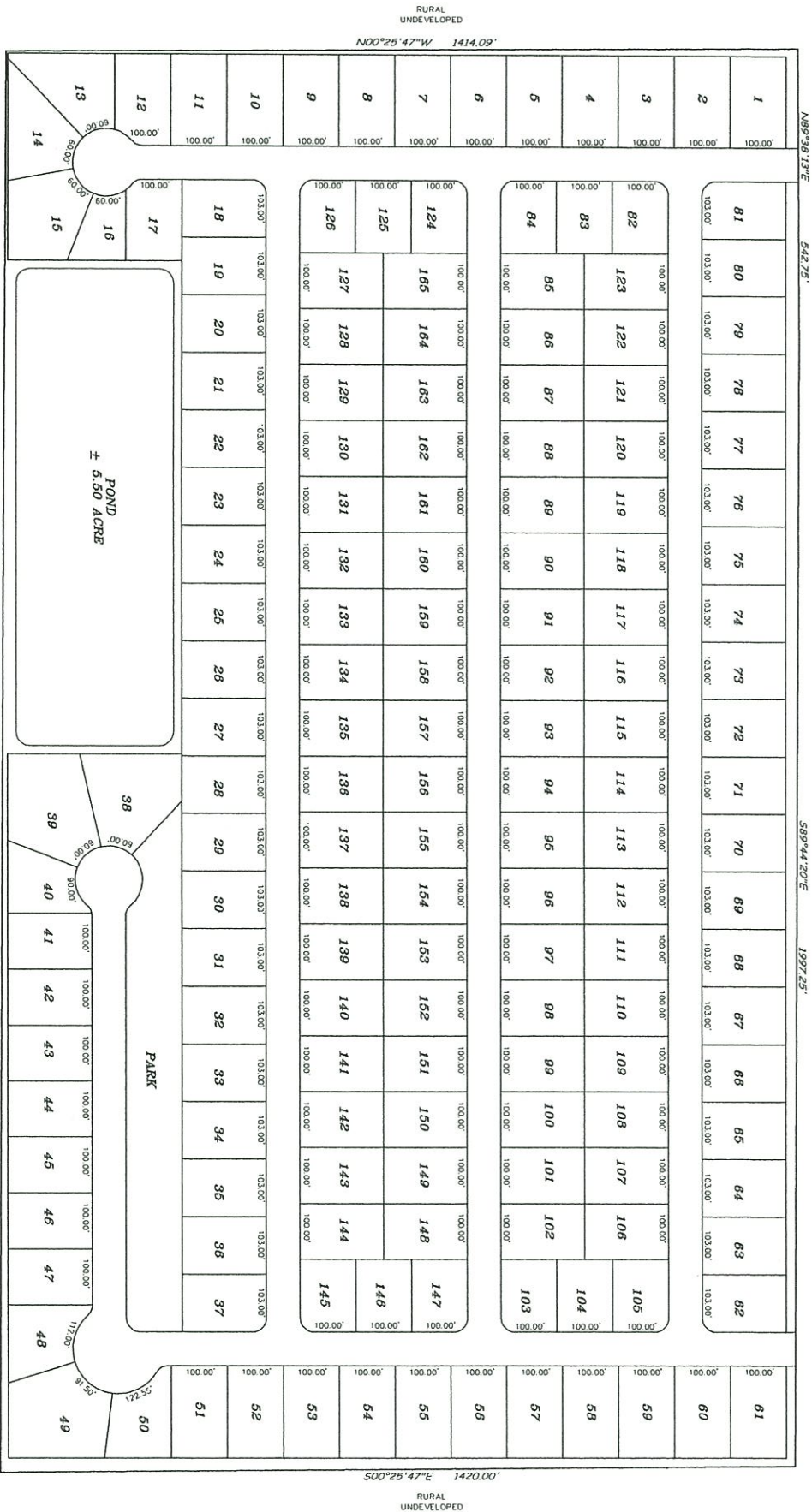
NOTE: THIS MAP REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY, AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN. DIMENSIONS AS SHOWN BY THIS MAP ARE APPROXIMATE ONLY, AND ARE SUBJECT TO CHANGE. SERVICE LOCATIONS AND SIZES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE IN ORDER TO ACCOMMODATE UTILITY COMPANIES AND DRAINAGE DESIGN.

McJin Taylor, Inc.
REGISTERED AND LEAD SURVEYOR
STATE BOARD OF SURVEYING, LA 79726
(225) 791-8580

2016-357-20

PRESTON VINEYARD
 YIELD PLAN: A-3 ZONING
 LOCATED IN SECTION 29, T6S-R10E
 GREENSBURG LAND DISTRICT
 ST. TAMMANY PARISH, LOUISIANA

US 190



TOTAL SITE

TOTAL SITE = 82.801 ACRES
 DENSITY PER ACRE = 1.99
 TOTAL LOTS = 165

THIS INSTRUMENT IS MADE IN WITNESS WHEREOF, THE SIGNATORIES HAVE HEREUNTO SIGNED AND SEALED THEIR RESPECTIVE HANDS AND SEALS ON THE DATE FIRST ABOVE WRITTEN.

PRESTON VINEYARD

YIELD PLAN

PRESTON VINEYARD
 LOCATED IN SECTION 29, T6S-R10E
 GREENSBURG LAND DISTRICT
 LIVINGSTON PARISH, LA

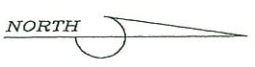


McLin Taylor, Inc.
 Engineering and Land Surveying
 28339 FROST ROAD LIVINGSTON, LA. 70754 (225)986-1444

DATE	BY	REV.
2152436	1	01

2016-357-20

DRAWN BY:	EDJ
CREW CHIEF:	BAS
TECHNICIAN:	B/M
CHECKED BY:	
CHECKED BY:	



SECTION 20

SECTION 20

U.S. HIGHWAY 190

N89°38'13"E
542.75'

* S89°44'20"E
197.25'

82.759 ACRES

N00°25'47"W
1414.09'

254.004'
N89°44'20"W

REMAINING PORTION OF
A 691.12 ACRE TRACT
± 608.36 REMAINING ACRES

SECTION 29

SECTION 20

SECTION 28

SECTION 21

P.O.B.

1420.00'
S00°25'47"E

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

PRELIMINARY

BRETT J. MARTIN
PROFESSIONAL LAND SURVEYOR
LICENSE # 5135
MCLIN TAYLOR, INC.

7/15/16
DATE



MAP SHOWING SURVEY & REMOVAL OF A

82.759 ACRE TRACT

FROM A 691.12 ACRE TRACT

LOCATED IN SECTION 29, T6S-R10E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR
FIRST HORIZON, INC.



Melin Taylor, Inc.

Engineering and Land Surveying

28388 FRONT ROAD LIVINGSTON, LA. 70754 (504) 886-1444
2152436

2016-357-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: FIRST HORIZON, INC.

Developer's Address: 1244 S. RANGE AVE. DENHAM SPRINGS LA 70726
Street City State Zip Code

Developer's Phone No. 225-791-6860
(Business) (Cell)

Subdivision Name: PRESTON VINEYARD

Number of Acres in Development: 82.759 Number of Lots/Parcels in Development: 165

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

Water Surface Runoff Mitigation Proposed: NO

(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? _____
- Does the subdivision front on any waterways? Yes No
If yes, what major streams or waterways? _____

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

If yes, which major arterial streets? U.S. HIGHWAY 190

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

If yes, please explain? _____

- 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.

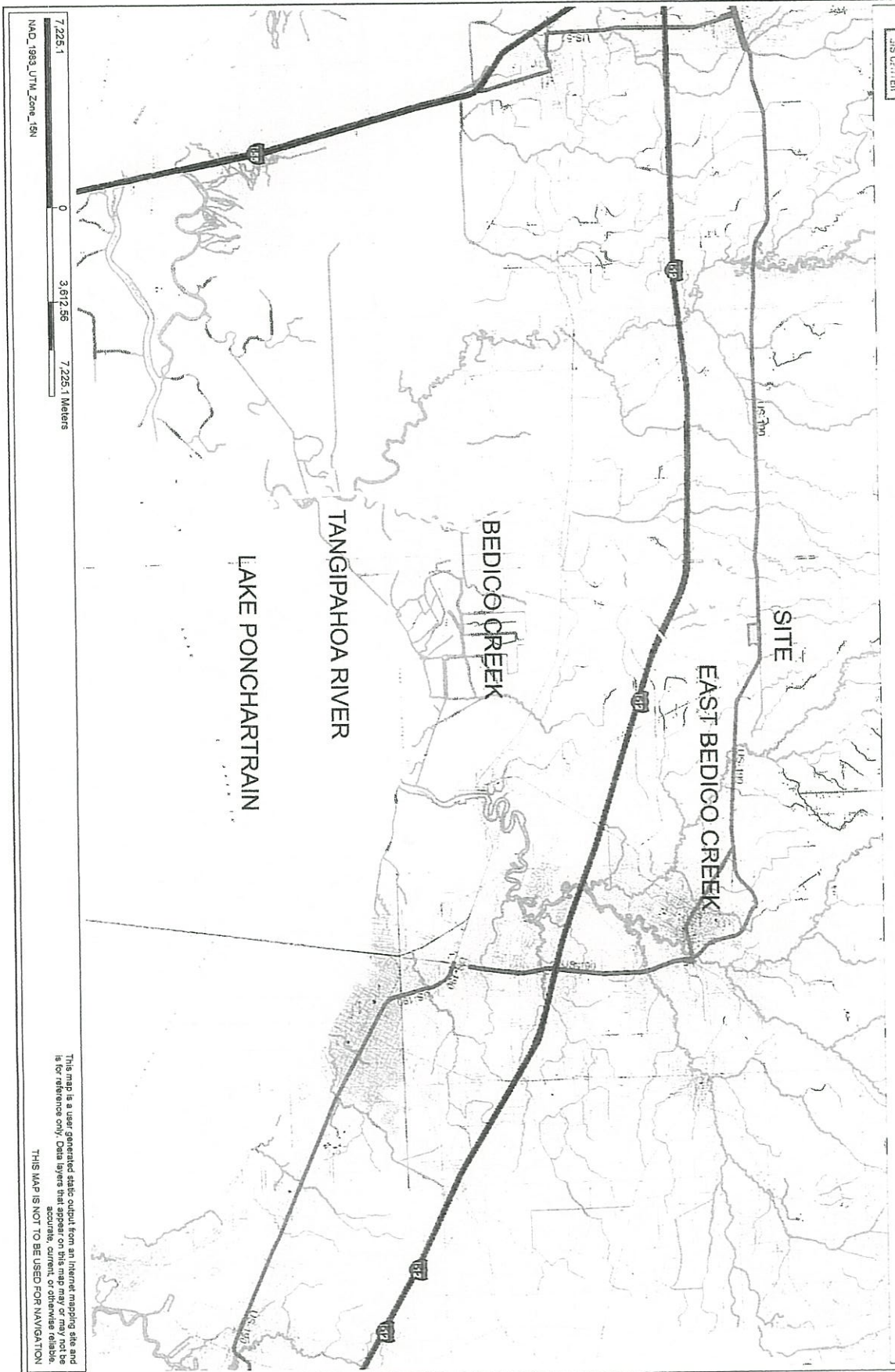

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

08-25-2016
DATE

2016-357-2C



LDEQ Interactive Mapping Application (LIMA)



- Legend**
- TomTom Interstate Highways
 - TomTom US Highways
 - USGS DLG Intermittent Stream
 - USGS DLG Perennial Stream

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that are accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

1: 142,227
8/25/2016



2016-357-ZC



0 1,500 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 8/29/2016
Case No.: 2016-357-ZC
Posted: 08/18/16

Meeting Date: 9/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Toby Easterly

OWNER: The Marietta Trust

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3

SIZE: 82.759 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1 Suburban District & NC-5 Retail and Service District & NC-2 Indoor Retail and Service District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay. The site is proposed to be developed as a 165 unit single family residential subdivision. The size of the lots will vary from 50 feet, 60 feet and 70 feet in width.

Note that a zoning change to A-3 Suburban District is being requested for the same site (2016-355-ZC) to establish the underlying zoning and density of the proposed development.

ACCESS

The site is proposed to be access from US Highway 190, from two driveways, located at each end of the subdivision. A third driveway will also be required to be provided for lot 165, considering that the site is not accessible from the streets located inside of the subdivision.

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
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located on 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

DENSITY

As required under Section 6.0103 A.4.of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

The gross density of the 82.8 acre parcel of land, is at 2 units per acre based on the proposed underlying zoning of A-3 Suburban District, which would allow for a total of 165 units. Based on the yield plan submitted (see attached) the net density would allow for 165lots/units. The proposal is for 165 lots/units.

GREENSPACE

A total of 40.677 acres of greenspace (49%) is proposed to be provided throughout the subdivision, including undisturbed wetlands area and active & passive recreation areas. The active recreation area is proposed to occupy 1.229 acres (2.8%) and be developed as a park with playground equipment, a half basketball court and a pavilion. The area dedicated to passive recreation, is proposed to occupy 39.438 acres (97%) and for the most part be dedicated as preserved wetlands and conservation areas. A walking trail (concrete) is proposed to be provided as a passive amenity.

Additional information required:

- A complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the area to be developed with agricultural uses. The proposed development does not meets the objectives of the 2025 future land use plan; however the design of the residential subdivision will allow for the preservation of most of the existing wetlands located on the site.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved. Although there is a lack of variety of lot size and type of housing within the proposed PUD, staff feels that the design of the development is environmentally sensitive to the presence of wetlands and is of a higher quality than the current and requested underlying zoning would allow.