

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5579

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF MAY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF JOINER WYMER ROAD, WEST OF HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 163.45 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 1). (2016-185-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-185-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-1A (Suburban District) to an A-1A (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-1A (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-1A (Suburban District) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 28, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-185-ZC

ALL THAT CERTAIN TRACT OR PARCEL OF LAND with all the buildings and improvements situated thereon, with all the rights, ways, servitudes, prescriptions and appurtenances thereunto appertaining or belonging, and being more particularly described as the:

Northwest Quarter (NW ¼) of Section Thirty Three (33), Township Six (6) South, Range (10) East, St. Helena Meridian, containing one hundred sixty five and forty-eight hundredths (165.48) acres per title; one hundred sixty three and fifty-eight hundredths (163.58) acres per survey, St. Tammany Parish, State of Louisiana. Said tract being shown on the survey attached hereto as Exhibit "A" and made a part hereof.

Case No.: 2016-185-ZC

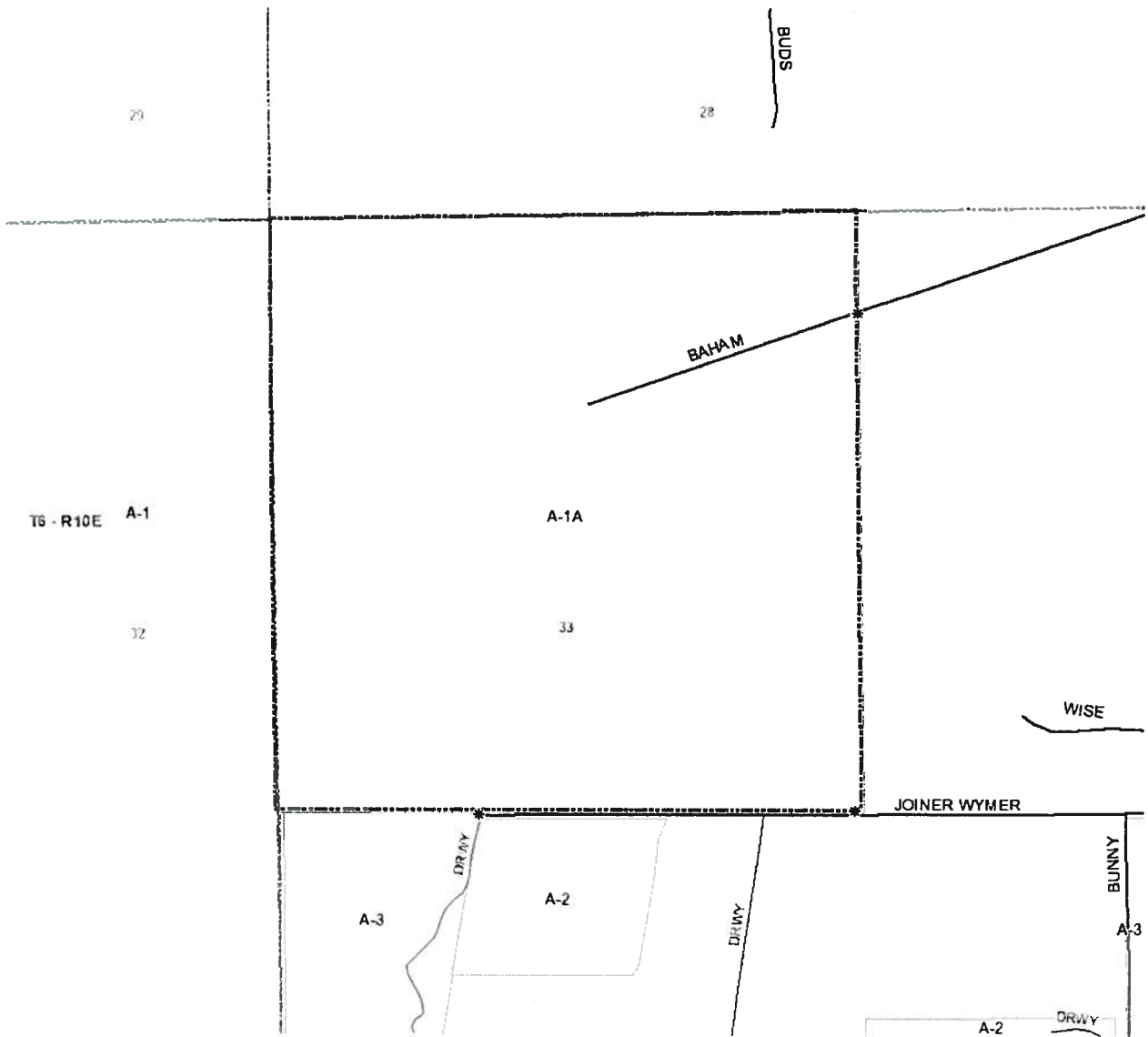
PETITIONER: Arrow Engineering - Darrell Fussell

OWNER: Tammany North Properties LLC - Robert Bruno

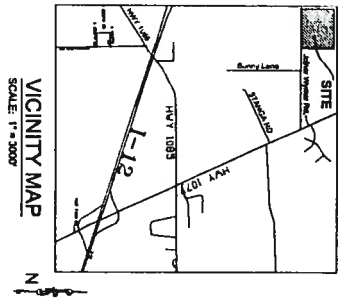
REQUESTED CHANGE: From A-1A Suburban District to A-1A Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3

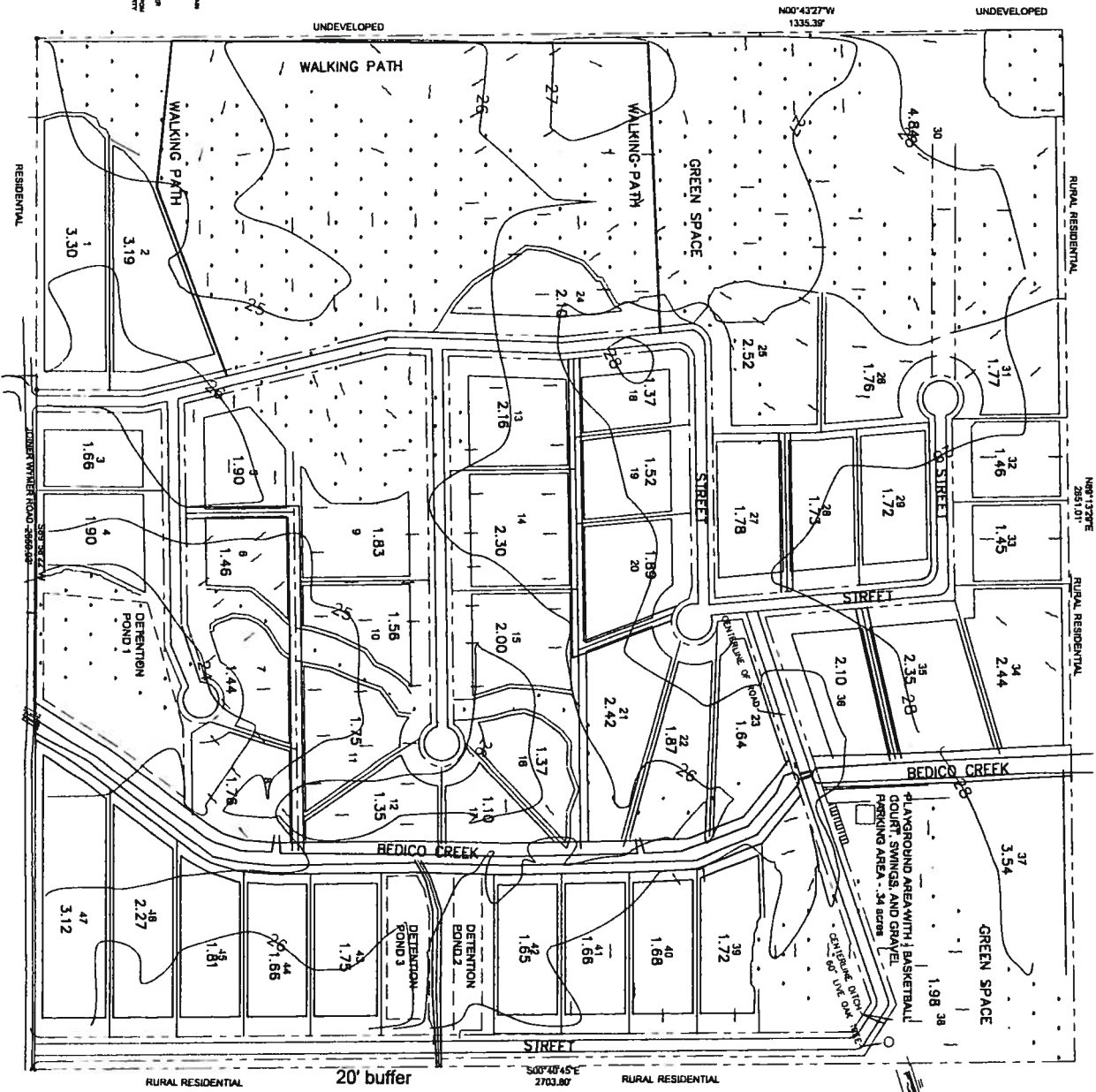
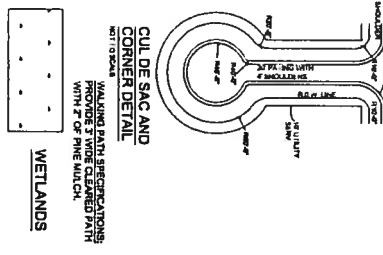
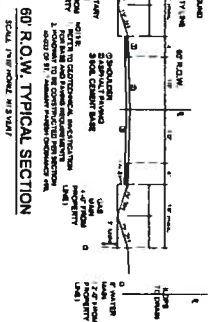
SIZE: 163.45 acres



22-581-9/22



- PLUD NOTES**
1. The location of lots for the Wingfield PLUD is based on the following:
 2. Submittals
 3. The proposed medium height of any building or structure shall be 20'.
 4. The proposed medium height of any building or structure shall be 20'.
 5. The proposed medium height of any building or structure shall be 20'.
 6. The proposed medium height of any building or structure shall be 20'.
 7. The proposed medium height of any building or structure shall be 20'.
 8. The proposed medium height of any building or structure shall be 20'.
 9. The proposed medium height of any building or structure shall be 20'.
 10. The proposed medium height of any building or structure shall be 20'.



**WINGFIELD SUBDIVISION- PLANNED UNIT DEVELOPMENT
SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST**

NOTE:
This subdivision is located in the northwest quarter of Section 33, Township 6 South, Range 10 East, Parish of St. Tammany, Louisiana, and more fully described as follows: BEING THE NORTHWEST CORNER OF SECTION 33, OF SAID TOWNSHIP AND RANGE AND THE POINT OF BEGINNING, THENCE N89°13'21" E 2851.01 FEET TO A ONE INCH IRON PIPE FOUND, THENCE S00°40'45" E 2723.80 FEET TO A ONE INCH IRON PIPE FOUND ON THE NORTH SIDE OF JOINER WYMER ROAD, THENCE S89°58'22" E 2850.00 FEET TO A CONCRETE CORNER POST FOUND, THENCE N00°13'27" W 1333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 183.45 ACRES.

RESTRICTIVE COVENANTS:
A. No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the department of environmental services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purposes of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
B. Construction of any nature is prohibited in certain drainage or street easement.
C. Lots may not be used for the storage of trash or junk vehicles.
D. The minimum finished floor elevation required in areas subject to periodic inundation flood (zones A and V) shall be indicated. No lot will be further subdivided without approval of the St. Tammany Planning Commission.
E. The minimum culvert size to be used for driveways shall be stated.
F. Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection of the Homeowners Association will assume perpetual maintenance of common areas and detention ponds.
G. Central sewer system to be provided offsite (to the existing St. Mobile homes are not permissible on any lot within Wingfield.

| | | | | | |
|----------------|--------------|---------------------|-----------|------------------|-----------|
| AREA | 183.45 ACRES | NO. OF LOTS | 47 | LOTH. OF STREETS | 8925' |
| AVG. LOT SIZE | 2.2 ACRES | SEWER SYSTEM | Community | PLUD | |
| ROAD SURFACING | Asphalt | STREET WIDTH R.O.W. | 60' | ZONING | Community |
| | | | | WATER SYSTEM | Community |

SITE PLAN
SCALE: 1" = 150'-0"



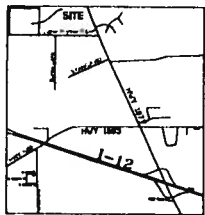
| Issue | Description | Date |
|-------|-------------------------|---------|
| A | For review and comment | 2-28-16 |
| B | Revised to show 47 lots | 3-28-16 |

**WINGFIELD SUBDIVISION
PLANNED UNIT DEVELOPMENT
JOINER WYMER ROAD
ST. TAMMANY PARISH**

ARROW ENGINEERING & CONSULTING
DARRELL FUSSELL, P.E.
fussell2@arrows.com
PO BOX 881
Madisonville, LA 70447
Phone: 985-237-3908

T1

2015-185-20



VICINITY MAP
NOT TO SCALE

REFERENCE BEARING:
IRON PIPE A TO CONCRETE CORNER B
SOUTH 22° 27' W
(PER REFERENCE SURVEY)



WINGFIELD SUBDIVISION

SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST

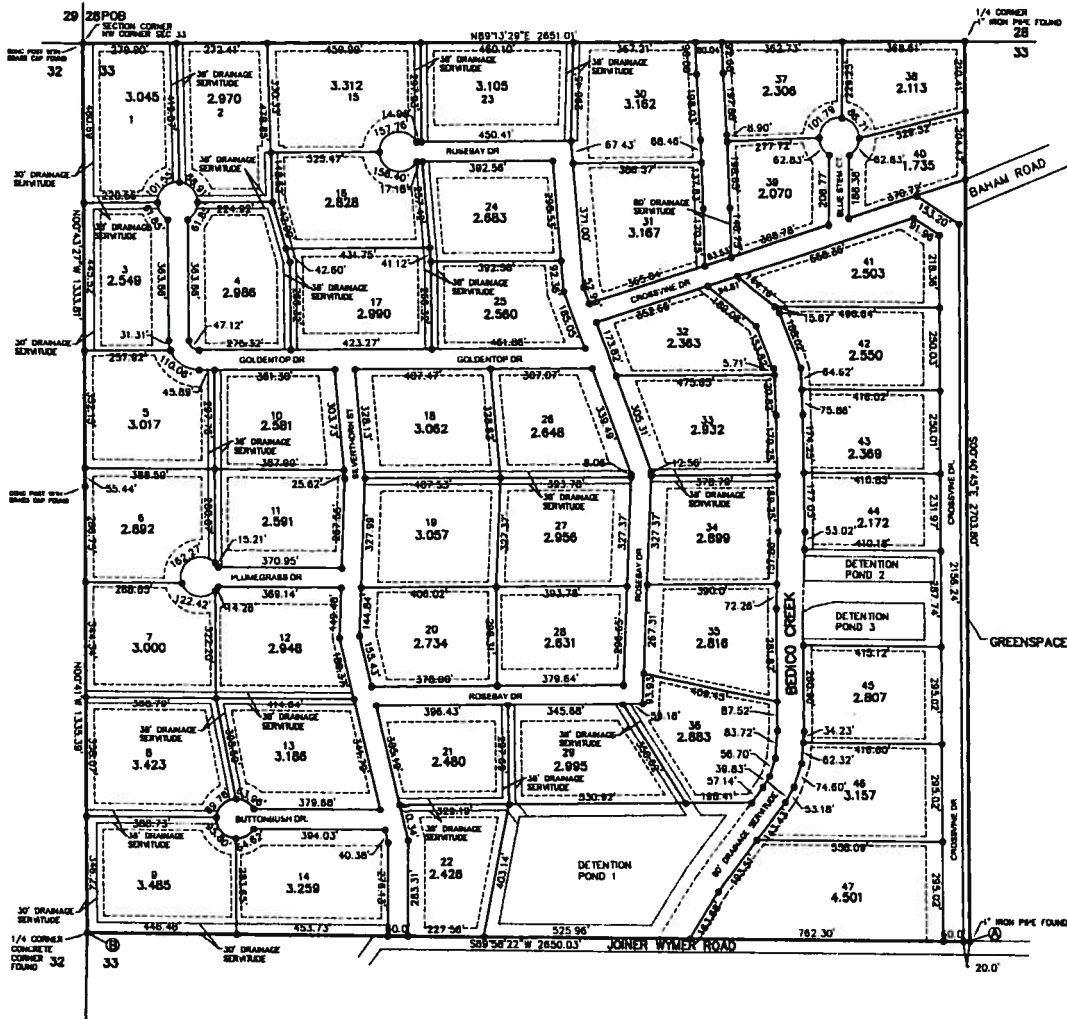
| | | |
|----------------|---------------------|--------------|
| 183.45 ACRES | NO. OF LOTS | 587 FT |
| 2.87 ACRES | Community | A-1A |
| AVG LOT SIZE | SEWER SYSTEM | ZONING |
| ROAD SURFACING | 87 | Community |
| | STREET WIDTH R.O.W. | WATER SYSTEM |

RESTRICTIVE COVENANTS:

1. RESIDENCES IN THIS SUBDIVISION SHALL BE SINGLE FAMILY DWELLINGS.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVICED BY A COMMUNITY (CENTRAL) WATER SYSTEM (S) AND PRIVATE WATER SUPPLY MAY BE OBTAINED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING PORTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM.
3. THE BUILDING SETBACK LINES ARE FRONT YARD 30', SIDE YARD 15', STREET SIDE YARD 20', REAR YARD 25' FROM THE PROPERTY LINES. THERE WILL BE A 20' SETBACK FROM THE TOP BANE OF LATERAL DITCHES PROMOTING CONSTRUCTION OF ANY NATURE INCLUDING FENCES OR DRIVEWAY.
4. NO NOISY AND/OR OFFENSIVE ACTIVITY SHALL BE ALLOWED UPON ANY LOT, NOR ANY USE THEREIN THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS CAMPS OR JUNK CAR STORAGE.
5. DETENTION POND AND GREENSPACE ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THE SUBDIVISION EITHER TEMPORARY OR PERMANENTLY.
7. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
8. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET EASEMENTS ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
9. THE RESTRICTIVE COVENANTS RECORDED ABOVE TOGETHER WITH THOSE RECORDED AT INSTRUMENT NO. _____ SHALL BE RECEIVED IN AND BE A PART OF EACH TITLE OR DEED THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN IN EACH TITLE.
10. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A FOR FEMA MAP NO. 225200 0203 C, DATED OCTOBER 17, 1980. THE ANTI-FLOOD FLOOR ELEVATION ON LOWEST HORIZONTAL MEMBER FOR HAZED HOMES OF ALL RESIDENCES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM LINE. A NEW FIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1) FOOT ABOVE THE CROWN OF THE STREET BRANCH EVER IS FIRMED.
11. FILL WILL ONLY BE ALLOWED FOR THE FOUNDATION ON EACH LOT AS CALCULATED IN THE NO NET FILL CALCULATIONS.
12. DRIVEWAYS ON CORNER LOTS SHALL NOT BE CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
13. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
14. CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE (TO THE EXISTING ST. TAMMANY UTILITIES STU).

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING FROM A CONCRETE POST WITH A BRASS CAP FOUND AT THE SECTION CORNER COMMON TO SECTIONS 28, 29, 31 AND 33 BEING THE NORTHWEST CORNER OF SECTION 33, OF SAID TOWNSHIP AND RANGE AND THE POINT OF BEGINNING,
THENCE NORTH 12° 28' 10" WEST 280.101 FEET TO A ONE INCH IRON PIPE FOUND, THENCE SOUTH 64° 48' 27" WEST 270.80 FEET TO A ONE INCH IRON PIPE FOUND ON THE NORTH SIDE OF JOINER WYMER ROAD,
THENCE SOUTH 22° 27' WEST 2450.03 FEET TO A CONCRETE CORNER FOUND, THENCE NORTH 70° 41' 00" WEST 1338.36 FEET TO A CONCRETE POST WITH BRASS CAP FOUND, THENCE NORTH 22° 27' WEST 1338.36 FEET TO THE POINT OF BEGINNING, CONTAINING 183.45 ACRES.



NOTES:

- 1. BLACKBURN BENCHMARK IS A 60-0 MALL SET ABOVE GRADE AS SHOWN. ELEVATION = 18.54' M.S.L.
- 2. REFERENCE BENCHMARK IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION 82 H 027. ELEVATION = 18.54' M.S.L., NAVD 1988, AND GEOD12A.
- 3. REFERENCE SURVEY: SURVEY FOR TAMMANY NORTH PROPERTIES, LLC BY JOHN G. CUMMINGS, SURVEYOR, DATED FEBRUARY 18, 2015.

DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON THAT THIS IS A TRUE AND ACCURATE PLAT OF
WINGFIELD SUBDIVISION
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR INTERFERENCE SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER _____ DATED _____

DEVELOPER:
TAMMANY NORTH PROPERTIES, LLC
70322 HIGHWAY 1077
SUITE 100
CONVICTO, LA 70433

APPROVAL

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION _____

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION _____

DIRECTOR OF THE DEPARTMENT OF ENGINEERING _____

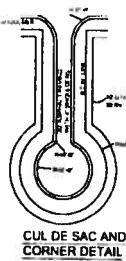
CLERK OF COURT _____

DATE FILED _____ FILE NO. _____

John G. Cummings, & Associates
PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVE.
CONVICTO, LOUISIANA 70433 (504) 882-1848

SCALE: 1" = 200' DATE: 7-20-2015 JOB NO. 15045PRE REVISION: 8-25-2015



CUL DE SAC AND CORNER DETAIL
NOT TO SCALE



60' R.O.W. TYPICAL ASPHALT SECTION
NOT TO SCALE



SCALE 1" = 200'

JOHN G. CUMMINGS, P.L.S.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR UNDER MY SUPERVISION, AND IS IN ACCORDANCE WITH THE OFFICIAL RECORDS OF PROCEEDINGS FOR THE STATE OF LOUISIANA, AND THE SURVEYOR'S OATH, AS TO THE DATE AND PLACE OF SURVEY.

2016-185-2C

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Robert Bruno

Developer's Address: 70325 Hwy 1077 Covington LA 70433
Street City State Zip Code

Developer's Phone No. 985-792-7110
(Business) (Cell)

Subdivision Name: Wingfield Subdivision

Number of Acres in Development: 163.45 Number of Lots/Parcels in Development: 50

Ultimate Disposal of Surface Drainage: Bedico Creek → Tangipahoa River - Lake Ponchar-train

Water Surface Runoff Mitigation Proposed: To Detention Pond

(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? Bedico Creek

2016-185-ZC

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

If yes, which major arterial streets? _____

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

If yes, please explain? Dust from Road Construction

- 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:

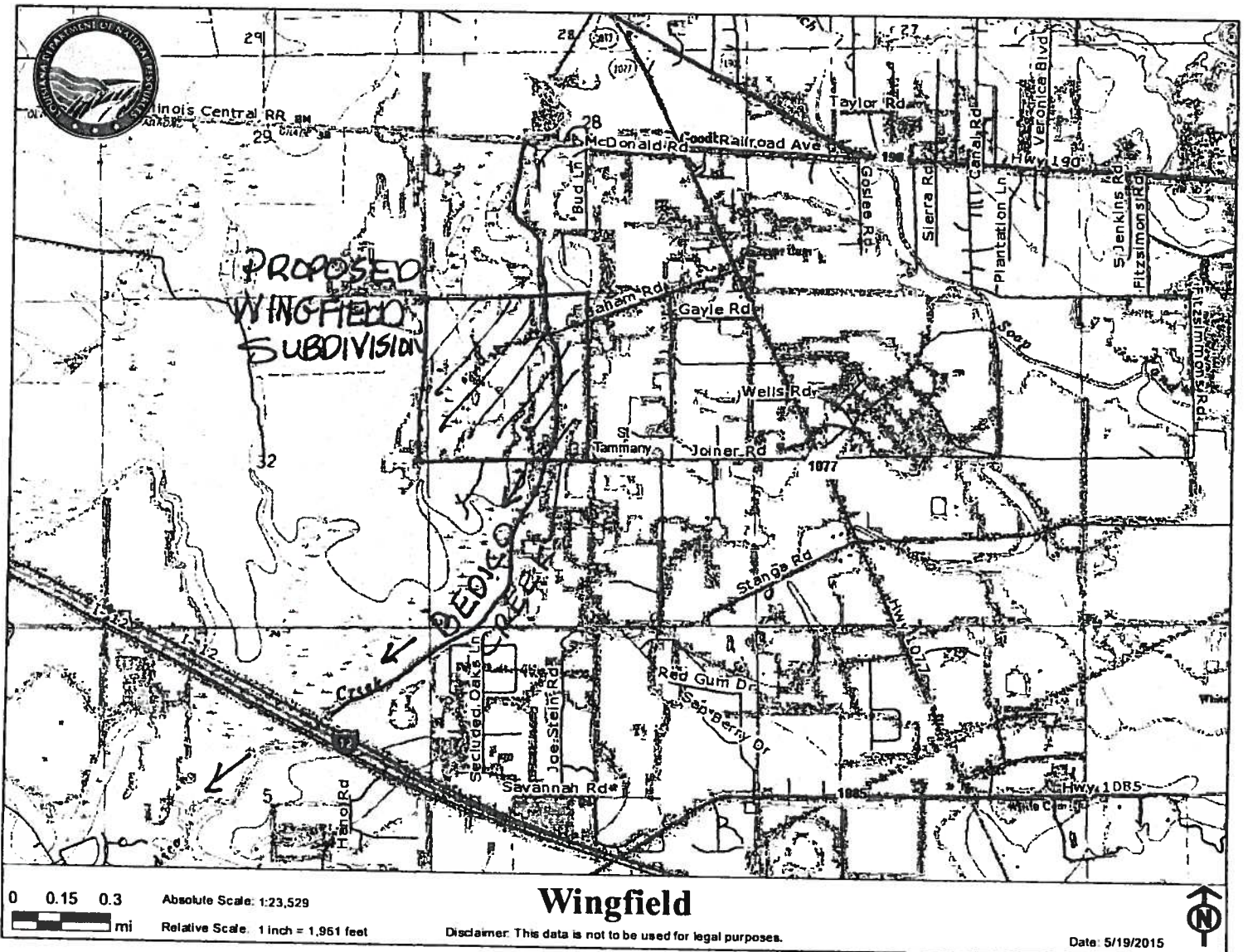
- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with 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.

Daniel Fuzell
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

5-19-15
DATE

2016-185-ZC



ULTIMATE DISPOSAL
Bedico Creek to Tangipahoa River
to Pontchartrain Lake

2016-185-ZC

73090

A-1 29

28

12319

BAHAM

12322

12298

BLUE STEM

GOLDENTOP

A-1A

PLUMGRASS

CROSSVINE

ROSEBAY

SILVERTHORP

WISE

BUTTONBUSH

33

12261

JOINER WYMER

12120

12258

*clearing?
for road*

A-2

12200

A-3

12090 12090
12090

DRWY

DRWY

DRWY

DRWY

DRWY

DRWY

0 1,300 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/28/2016
Case No.: 2016-185-ZC
Posted: 03/17/16

Meeting Date: 4/5/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Arrow Engineering - Darrell Fussell

OWNER: Tammany North Properties LLC - Robert Bruno

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

LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3

SIZE: 163.45 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

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 |
| South | Undeveloped & Residential | A-3, A-2 & A-1 Suburban District |
| East | Undeveloped & Residential | A-1 Suburban District |
| West | Undeveloped | A-1A Suburban District |

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay. This site is located at the end of Joiner Wymer Road, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The site is proposed to be developed with 47 single family residential lots having an average lot size of 2.2 acres. The subdivision is proposed to be accessed from 2 separate accesses along Joiner Wymer Road.

Note that the underlying zoning of the site is A-1A and was approved in 2015 (ZC15-04-038).

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 | Provided as Required |
| Restrictive Covenants | Provided as Required |
| Water & Sewer facilities | Provided as Required (off Site Tammany Utilities) |
| 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

ZONING STAFF REPORT

Date: 3/28/2016

Case No.: 2016-185-ZC

Posted: 03/17/16

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.

Based on the underlying zoning of A-1A, the gross density of the proposed subdivision would be of 1 units per 3 acres, which would allow for a total of 52 units. Based on the yield plan submitted (see attached) the net density would allow for 47 lots/units. The proposal is for 47 lots, which meets the PUD regulation.

GREENSPACE

A total of 52 acres (31%) of greenspace is proposed to be provided, including 0.34 acres dedicated to active recreation and 51.65 acres dedicated to passive recreation. The active amenities will consist of a playground for children and a ½ basketball court, which are proposed to be located within a greenspace area in close proximity to the main entrance to the subdivision. As passive amenities, large greenspace area and a walking path are proposed to be provided in the rear of the subdivision, within the wetlands area.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed with residential and agricultural uses. The proposed residential development meets the objectives of the 2025 future land use plan by providing 52 acres of greenspace, allowing for the preservation of most of the wetlands and some of the existing trees on the site. The average lot size of 2 acres also allows for the preservation of the countryside and rural character of the area.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.