

**PLANNED UNIT DEVELOPMENT****STAFF REPORT****Date: September 7, 2006**

<b><u>DEVELOPMENT NAME</u></b>	The Preserve Subdivision
<b><u>DEVELOPMENT NAME</u></b>	The Preserve Subdivision
<b><u>LOCATION</u></b>	North side of Girby road, 550'+ West of the North terminus of Pepper ridge Drive
<b><u>CITY COUNCIL DISTRICT</u></b>	District 6
<b><u>PRESENT ZONING</u></b>	B-3, Community Business
<b><u>AREA OF PROPERTY</u></b>	49.1± acres
<b><u>CONTEMPLATED USE</u></b>	Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow the construction of a pigeonnier and parking within the common area on rue Preserve.
<b><u>TIME SCHEDULE FOR DEVELOPMENT</u></b>	Immediate
<b><u>ENGINEERING COMMENTS</u></b>	Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.
<b><u>TRAFFIC ENGINEERING COMMENTS</u></b>	Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Traffic Engineering requires traffic calming measures for "straight" sections of roadway over 650 feet in length with location and design to be approved by Traffic Engineering.
<b><u>URBAN FORESTRY COMMENTS</u></b>	Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**FIRE DEPARTMENT****COMMNETS**

All new developments shall comply with Appendix B; C & D section D101 through D106.2 of the 2003 IFC.

**REMARKS**

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development to allow the construction of a pigeonnier and parking lot within the common area.

Whenever a change is proposed to an approved PUD, the PUD is required to be amended illustrating the changes to the previously approved PUD. This application is required due to changes in parking and circulation, and verification/concerns with the use of the structure.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD.

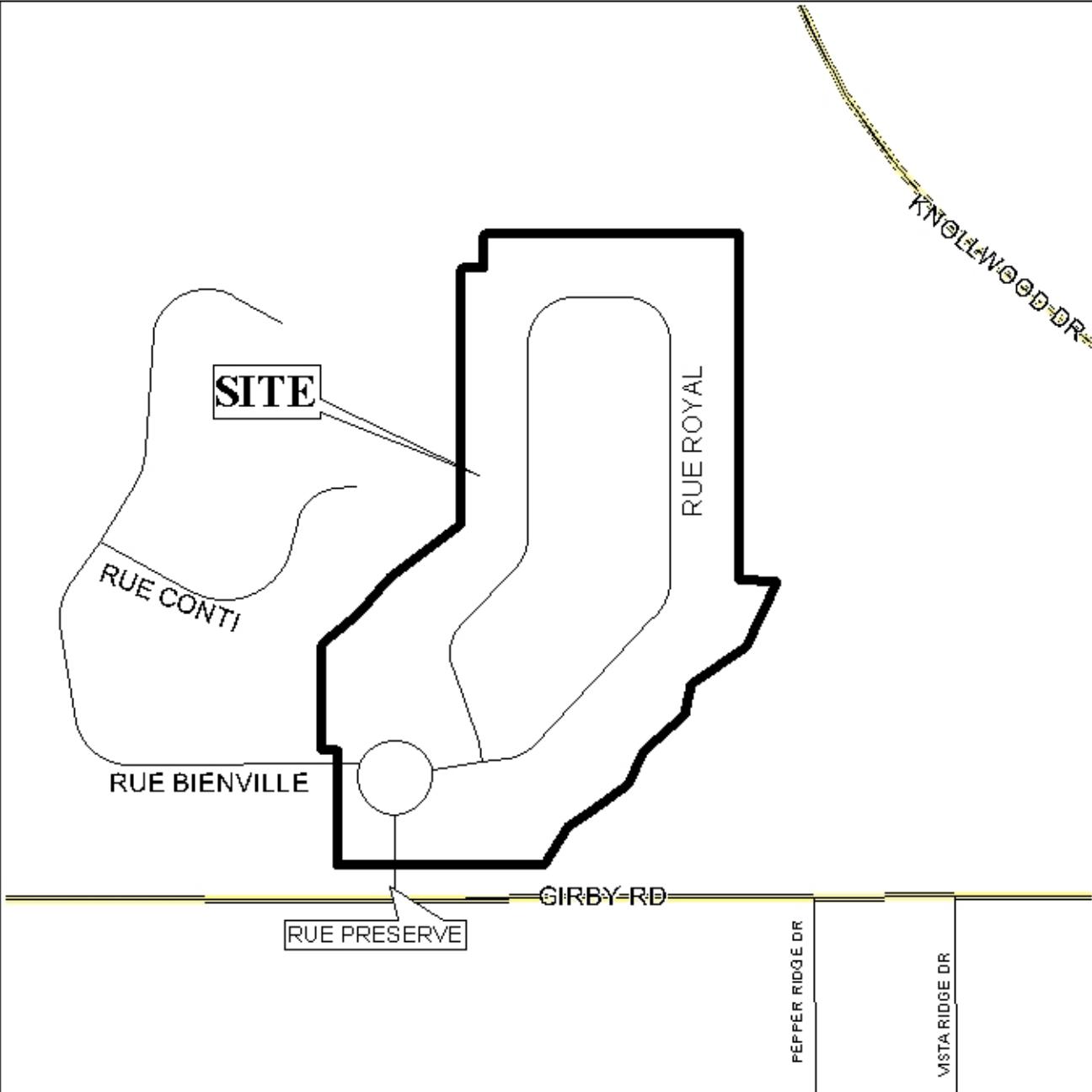
The applicant proposes the addition of a 14-foot x 14-foot structure and three parking spaces within the common area; this structure is commonly called a pigeonnier in some areas of South Louisiana. The developer would also add brick walls with varying heights and a water fountain with landscape features. This area will serve the subdivision as a small rest stop for the neighborhood with park benches and shaded trestle areas to enhance the beauty of this unique setting. The developer states the architectural features of the pigeonnier sets the entry tone of this unique development, the French Country Architectural design of the homes of The Preserve.

The structure, parking spaces, water features, benches and brick walls would seem to enhance the beauty and unique setting of the neighborhood the placement and size should be approved by Traffic Engineering so as not to compromise access and circulation within the existing traffic circle.

**RECOMMENDATION**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) that placement, size and location of the structures and parking spaces to be approved by Traffic Engineering; 2) property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64); and 3) full compliance with all municipal codes and ordinances.

## LOCATOR MAP



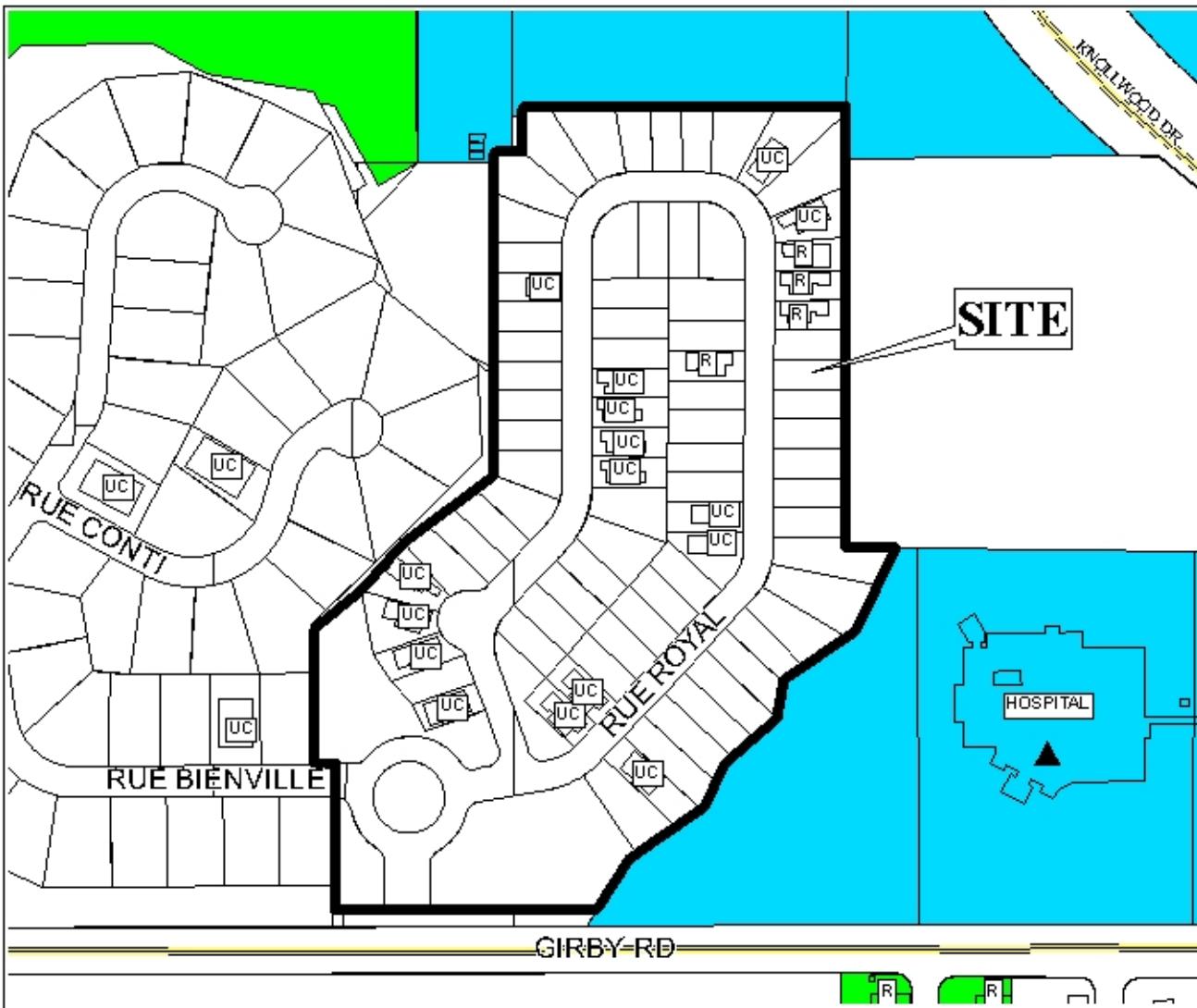
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REQUEST Planned Unit Development

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# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Single-family residential units are located to the west of the site. A hospital is located to the east of the site.

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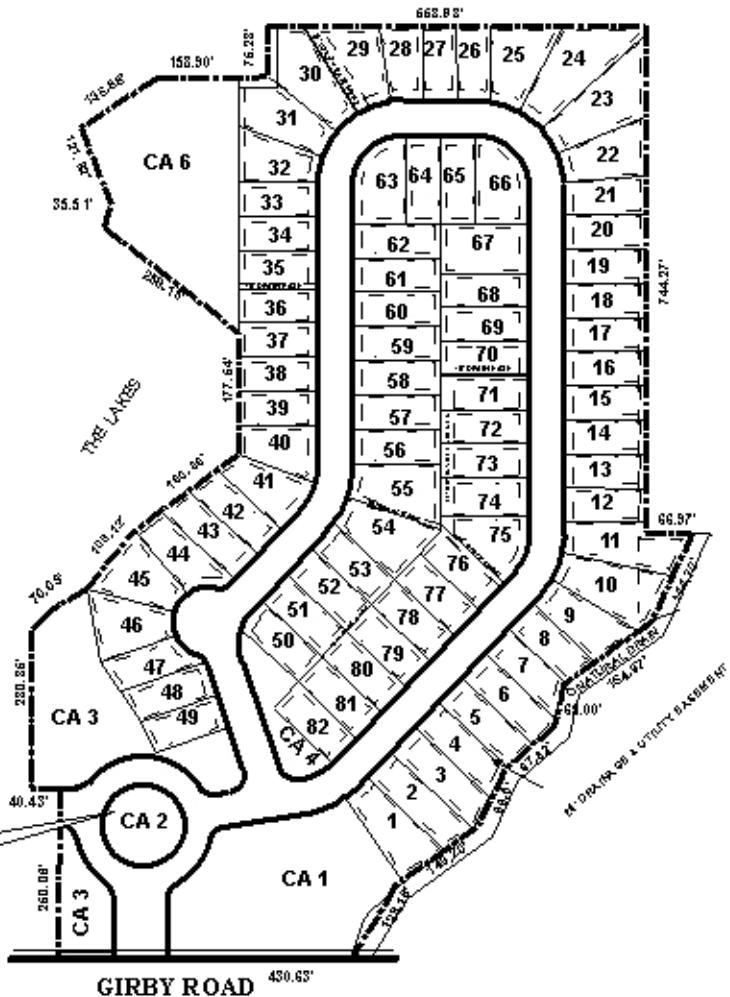
LEGEND 

	R-1		R-2		R-3		R-A		R-B		H-B		B-1		LB-2		B-2		B-3		B-4		B-5		I-1		I-2	
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# SITE PLAN



The site plan illustrates the proposed development

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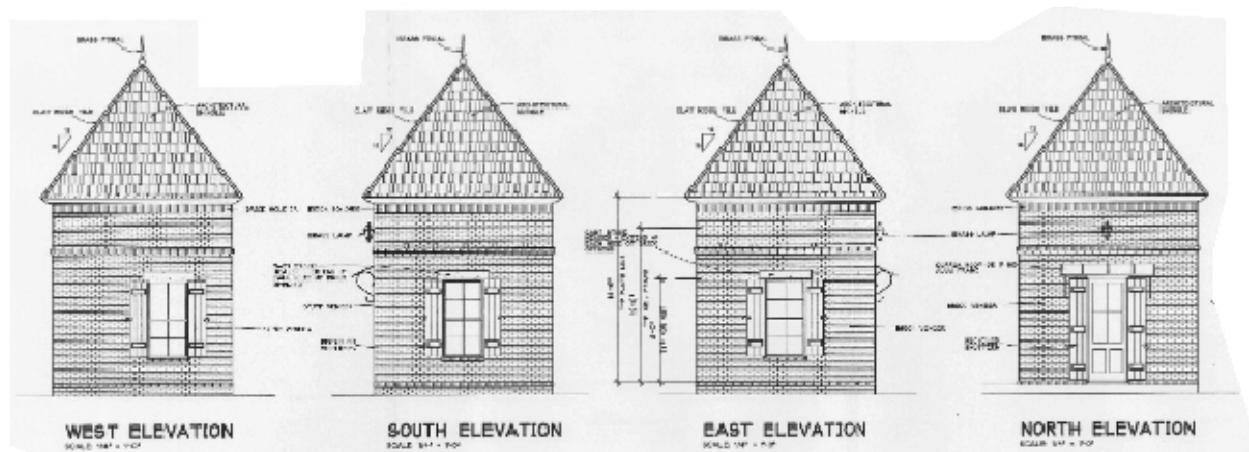
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## BUILDING ELEVATION DETAIL



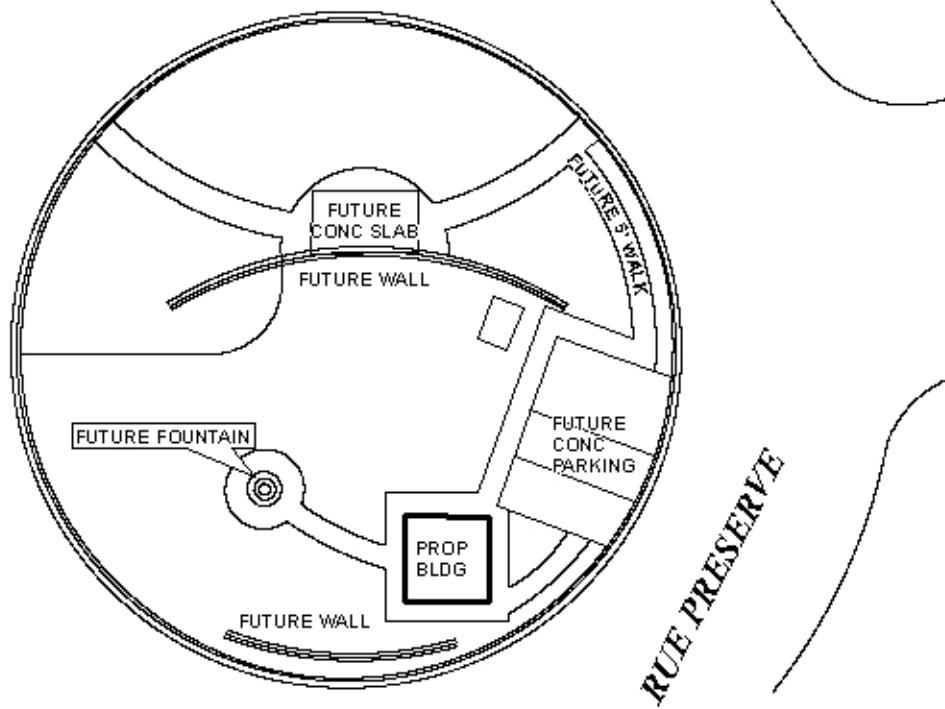
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# DETAIL SITE PLAN



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