

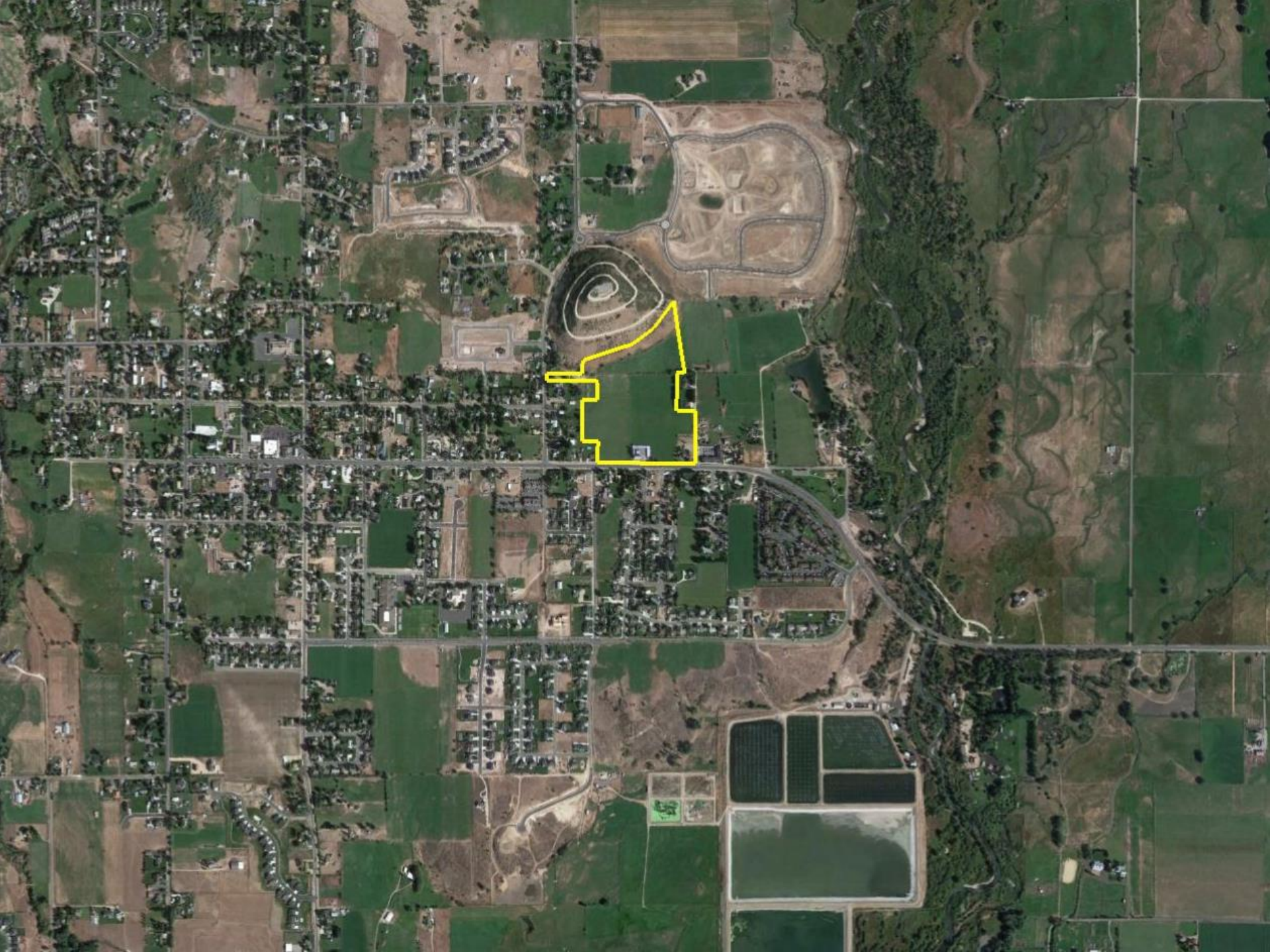
# SOUTHILL PUD MASTER PLAN SECOND AMENDMENT

RESOLUTION 2024-07

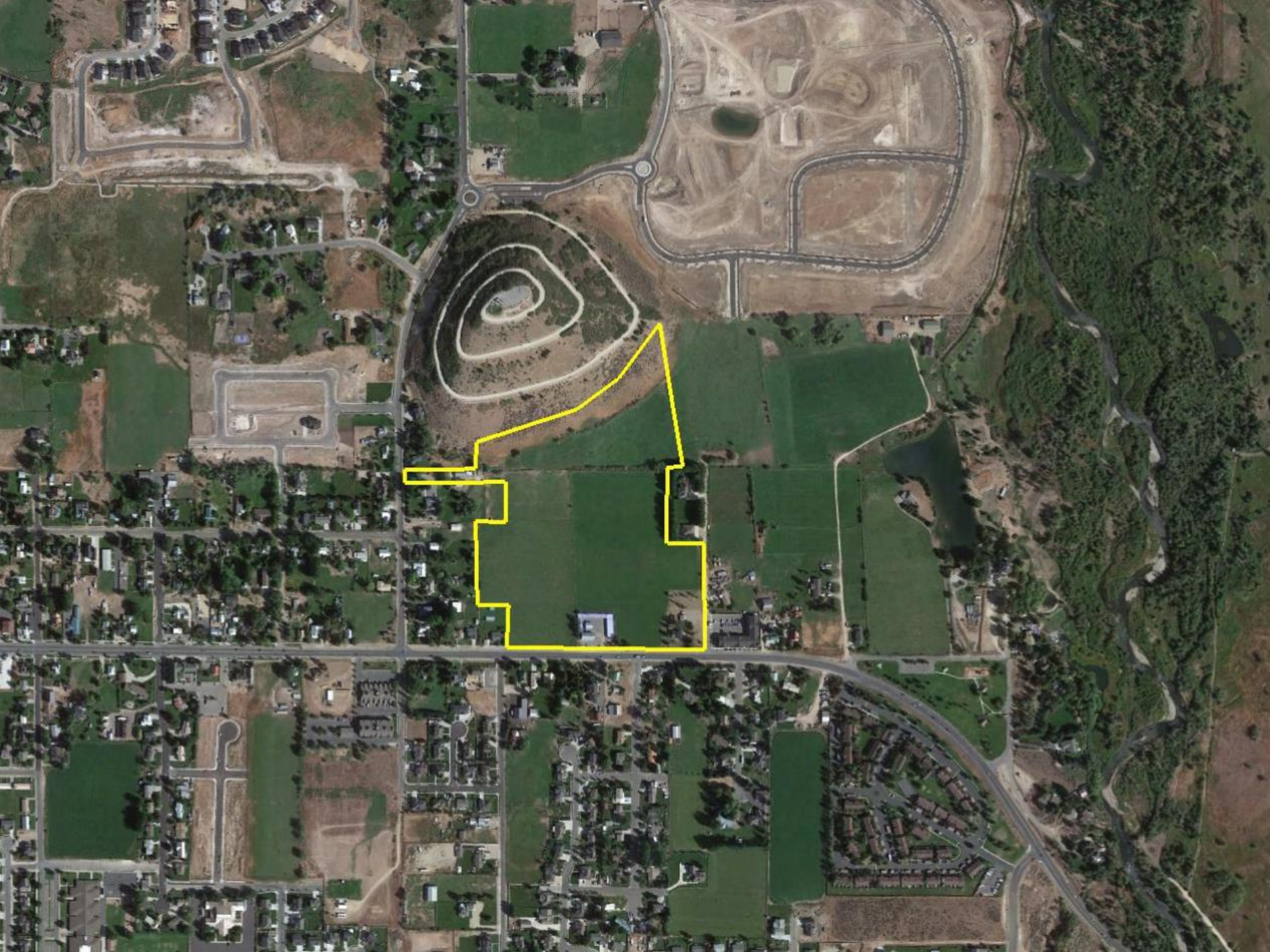


# PROPOSED AMENDMENT

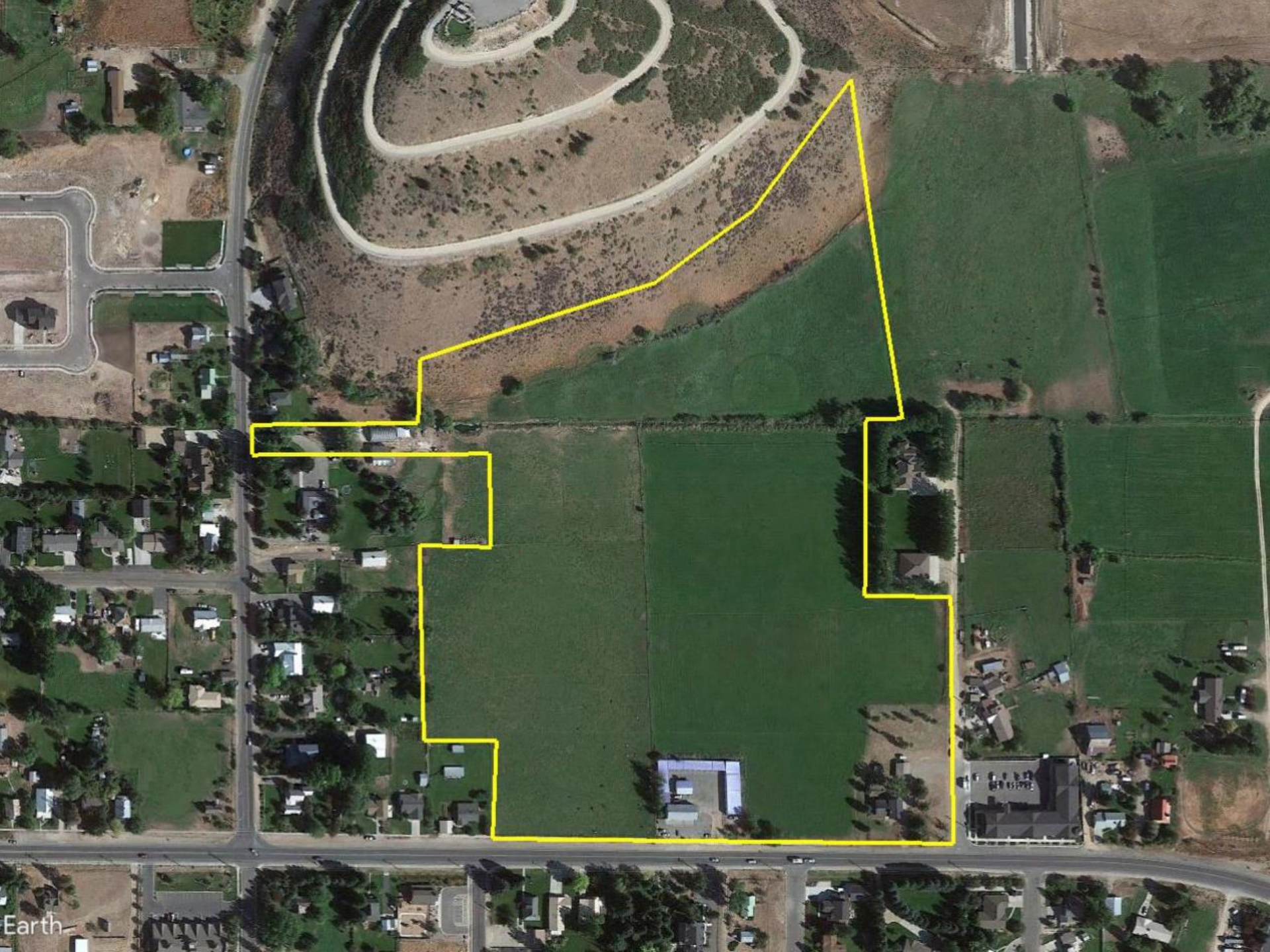
- Proposal is to allow units 31 & 32 of phase 2 to be mixed-use with commercial on the lower floor and residential on the upper floors
- Condition of the rezone on the property states:
  - *All commercial uses except Home Occupation Businesses, as defined in the City Code, would be located only in the buildings designated as commercial on the revised concept plan.*
- Units 31 & 32 are adjacent to commercial on the west and south



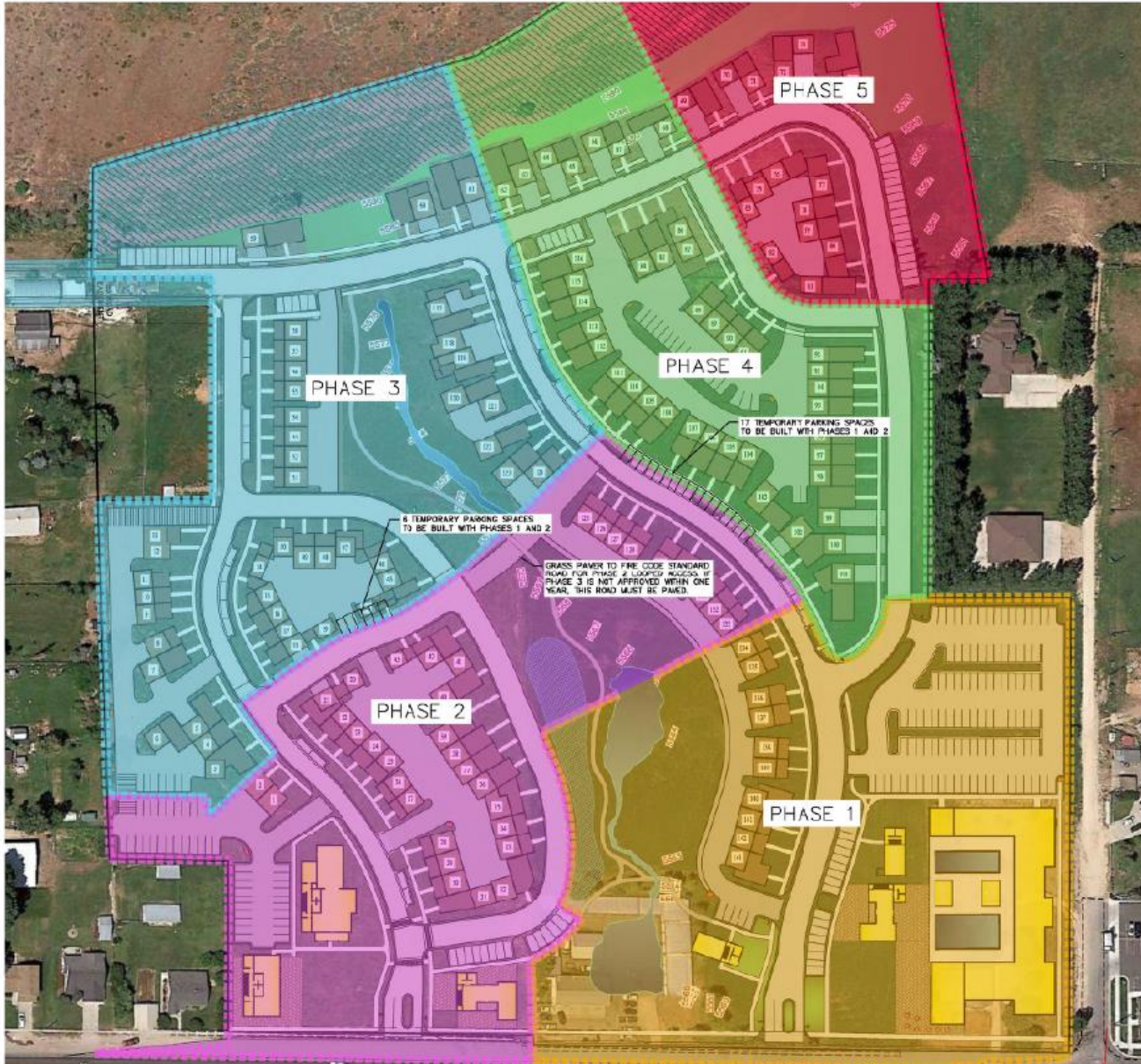












- LEGEND**
- NON-BUILDABLE AREA (25%+ SLOPES)
  - COMMERCIAL BUILDINGS
  - RESIDENTIAL BUILDINGS
  - GARAGES

- NOTES**
1. RIVER ROAD CONNECTION TO BE COMPLETED WITH PHASE 3.
  2. TRAFFIC LIGHT AT RIVER ROAD AND MAIN MUST BE INSTALLED PRIOR TO PHASE 3. SEE THE MASTER PLAN AGREEMENT FOR ADDITIONAL DETAILS.

**PHASING PLAN**

PHASE	AREA	COMMERCIAL	RESIDENTIAL	RES UNITS	OPEN SPACE
1	6.55 AC	37,615 SF	10,246 SF	10	2.07 ac
2	5.70 AC	11,285 SF	33,360 SF	35	1.11 ac
3	6.84 AC	0 SF	44,449 SF	43	2.26 ac
4	4.29 AC	0 SF	45,355 SF	40	0.68 ac
5	3.99 AC	0 SF	16,864 SF	16	2.32 ac
	27.47 AC	48,900 SF	140,377 SF	143	8.44 ac

PHASE	IRRIGATED OPEN SPACE	NON-IRRIGATED OPEN SPACE
1	2.07 ac	0 ac
2	1.11 ac	0 ac
3	1.12 ac	1.13 ac
4	0.17 ac	0.52 ac
5	0.07 ac	1.25 ac
	5.44 ac	3.00 ac

PHASE	TOTAL IRRIGATED AREA
1	2.00 acres
2	1.93 acres
3	2.20 acres
4	1.04 acres
5	1.81 acres
	9.80 acres



CLUSTER  
THE VILLAGE  
PHASING PLAN

395 E. Main St., Suite 204  
Midway, LA 70089  
(504) 835-0211

DESIGN BY: TDB  
DRAWN BY: BSL  
DATE: 25 MAY 2022  
REV: 6

THIS DOCUMENT IS RELEASED  
PARTIALLY UNLESS STATED OTHERWISE  
INTENDED FOR LAND TRANSACTION  
PURPOSES ONLY AND SHOULD  
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PURPOSES WITHOUT THE WRITTEN  
CONSENT OF BERG ENGINEERING

# PROPOSED AMENDMENT

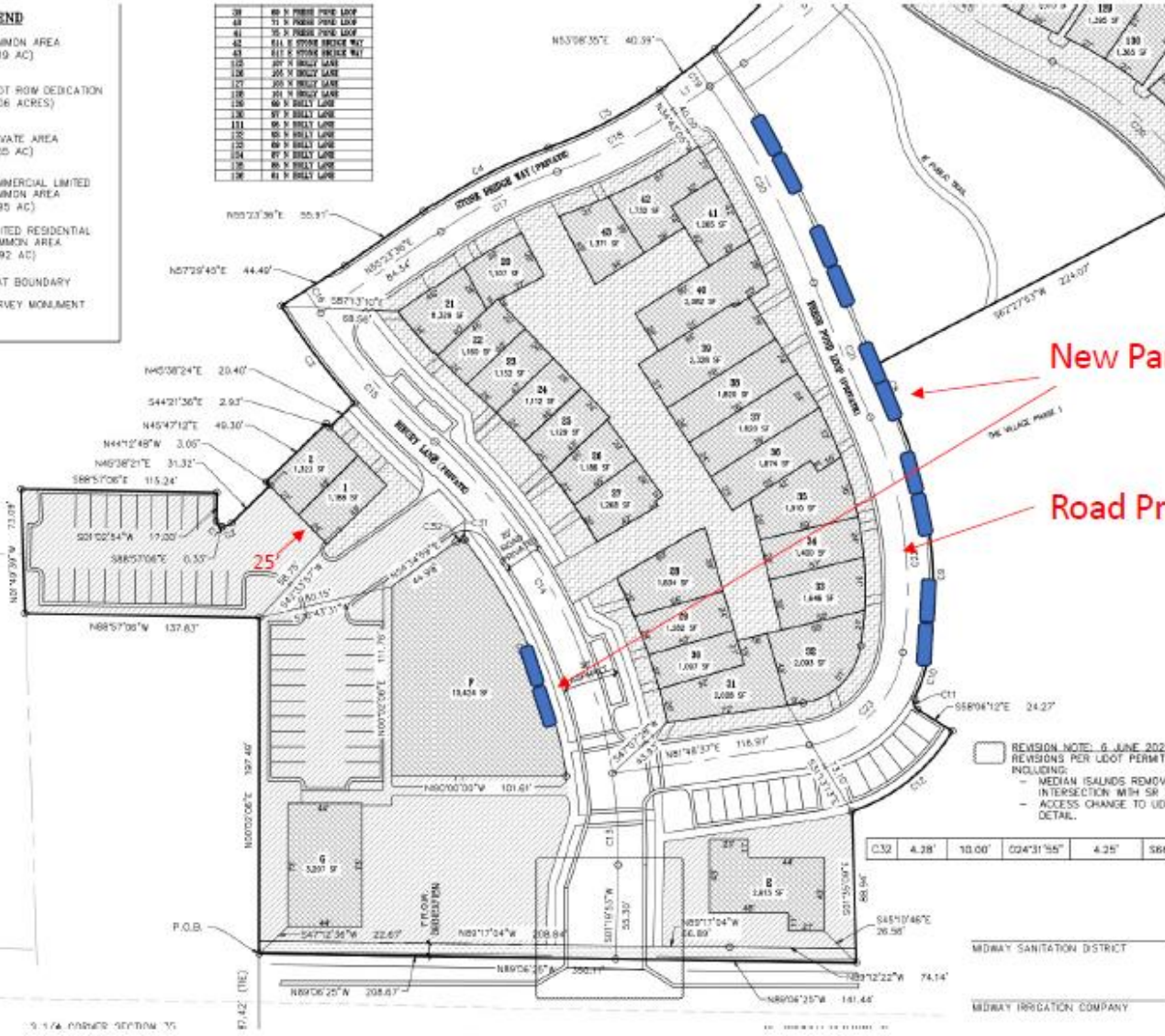
- Parking
  - 547 total stalls
    - 184 commercial
    - 358 residential
  - Phases 1 & 2
    - 184 commercial
    - 90 residential
  - Proposed mixed-use for units 31 & 32 with two-thirds accessibility to the public
    - Office/retail – 12 parking stalls required
    - Restaurant/café – 14 parking stalls required



**LEGEND**

- COMMON AREA (2.19 AC)
- LDOT ROW DEDICATION (0.06 ACRES)
- PRIVATE AREA (1.25 AC)
- COMMERCIAL LIMITED COMMON AREA (0.90 AC)
- LIMITED RESIDENTIAL COMMON AREA (0.92 AC)
- PLAT BOUNDARY
- SM SURVEY MONUMENT

20	60' X PUBLIC DRIVE LANE
21	75' X PUBLIC DRIVE LANE
22	30' X PUBLIC DRIVE LANE
23	60' X DRIVE BRIDGE WAY
24	60' X DRIVE BRIDGE WAY
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100	30' X DRIVE BRIDGE WAY



**New Parking Pullouts**

**Road Profile 20' like Bibury Lane**



# POSSIBLE FINDINGS

- The proposed amendment will allow units 31 and 32 to have lower floor commercial and upper floors residential.
- More parking stalls will be required if the amendment is approved.
- More vehicular trips per day will be generated by the commercial uses if approved.
- The proposed mixed-use units are adjacent to commercial and residential uses.
- Surrounding residential uses may be impacted by the mixed-use units.
- More water rights will be required if the units are allowed to be mixed-use.

# PROPOSED CONDITIONS

- The developer is required to build the proposed 12 parking stalls before units 31 and 32 can apply for a business license.
- The owners of units 31 and 32 will be required to dedicate water rights before the units are used as mixed-use.



## Southill Proposal: Five Flexible **Live Above...Work Below** Residential Units

- Create five “Live Above...Work Below” units adjacent to businesses and Main Street.
- Buyers would have OPTION to build out first floor as business space and occupy 2<sup>nd</sup> and 3<sup>rd</sup> floors and share garage space with the business.
- Proposed Units 128, 129, 130, 131, and 132 and are adjacent to Phase II commercial space.
- Commercial and residential space would be required to meet all relevant city codes.



- ★ Existing Commercial
- ★ Proposed Live Work

Main Street













Example Retail Storefront: Live Above...Work Below



# Cotswolds UK: Live Above...Work Below





## Parking for New Commercial Units

Parking Analysis						
Phase	Bldg	Buiding Description	Usable (for Parking)	Required Parking	Provided on Plat	Extra Parking
II	1	Restauraunt	1,877	7.5	20	12
II	2	Retail	3,711	14.8	22	7
II	3	Restauraunt	1,786	7.1	14	7

+26

There are currently 26 more parking spaces than required in the existing Phase 2 Plat.

## Benefits & Impact

- Opportunity for **cottage businesses**: galleries, coffee shops, etc.
- Creates **business “corridor”** with business on both sides of street
- Creates **lower-cost residence** when combined with business
- **Does not** increase number of residences
- Increases (potentially) **tax revenue** from commercial business