

Shelburne Estates

*PLANNED UNIT DEVELOPMENT
OUTLINE PLAN*

164 Acres

A DEVELOPMENT
BY
SHELBURNE ESTATES, LLC

June, 2001

PREPARED IN COOPERATION WITH:



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(*Revision 6/01- Exhibits are combined with revised Preliminary Plan, dated 6/01)

A. APPLICATION FOR PLANNED UNIT DEVELOPMENT

1. PROPOSED LAND USES AND POPULATION DENSITIES

Shelburne Estates Planned Unit Development, as established under the guidelines of the “PUD”, Planned Unit Development District (Section 13-105, City of Southaven Zoning Ordinance and city of Southaven Comprehensive Plan 1995-2010, is proposed as an upscale residential and commercial development within the City of Southaven. Guidelines contained in the General Comprehensive Plan of the city of Southaven were strictly adhered to in design of this development. All references to “Sections” are Sections in the Zoning Ordinance of Southaven.

Shelburne Estates P.U.D. will develop approximately 164 acres for single family residential and office uses only. Separate districts have been established in accordance with zoning restrictions for minimum lot sizes and the overall density of the development complies with the guidelines for development.

<i>PHASE</i>	<i>UNITS</i>	<i>ACREAGE</i>	<i>DENSITY</i>
A(Residential)	28	25.62	1.09
B	23	21.36	1.08
C	43	40.03	1.07
D	50	41.59	1.20
E	33	28.49	1.15
F	4	3.98	1.01
Total Residential	181	161.07	1.12
A (Office Lots)	4	3.67	

There are approximately 161 acres for 181 single-family lots, which gives an overall density of 1.12 units per acre. The Comprehensive Plan allows 3.5 units per acre. The average lot size is approximately 30,000 square feet.

There may be some variation in number and size of lots when final plats are proposed especially in the area of the 100-year base flood line.

In addition, the development proposes 1.15 acres in Tchulahoma road Right-of-way and 0.15 acres in Getwell Road Right-of-way.

The Residential Single-Family District will consist of 181 lots typically 115 feet X 262 feet with a minimum of 30,000 square feet and will comply with R-30 unless otherwise noted. The minimum heated floor area on interior lots will be 1,600 square feet, with thirty-five (35) foot front yards, five (5) foot side yard with a total of fifteen (15) feet, and twenty (20) foot rear yards. The minimum heated floor area on all perimeter lots adjacent to residential lots will be 1800 square feet. Double garages will be required on all lots. Only lots having access only to Rasco Road or Tchulahoma Road will be allowed driveway access to Rasco Road and Tchulahoma Road. All lots with driveway access to Rasco and Tchulahoma will be required to have a turn around in the driveway. This district should attract the “move-up” homeowner desiring more spacious surroundings in an upscale environment.

The Office District will consist of four (4) lots to provide personnel services and will comply with Section 13-98 unless otherwise noted. This office district zoning will require exterior construction matching the residential construction and plans must be approved by the developer and or his assigns.

Office will be restricted to the following uses:

- A. Bank or Financial Institution
- B. Barber or Beauty Shop
- C. Day Care Center
- D. Doctor or Dentist Office
- E. Laundry (pick-up only)
- F. Nursery School
- G. Offices
- H. Public Service Facilities
- I. Churches

2. PROPOSAL PRIMARY CIRCULATION PATTERN

This project is flanked on the east and west by major thoroughfares, namely Getwell and Tchulahoma. Getwell Road is on the MPO Plan to be five lanes in the next few years. Rasco Road is proposed to be a sixty (60) foot wide local collector to provide basically residential traffic a way to access the "school corridor" from Getwell Road. A stub-out is provided to the tracts to the north.

The Office area will front on Getwell Road.

Traffic Impact:

<u>Units</u>	<u>Type of Units</u>	<u>Daily Traffic</u>
181	Residential Units	1,738

The residential traffic will have three (3) means of ingress and egress giving an average of 579 per day at each entrance for the residential units. The office traffic faces Getwell Road.

This is classified as a low-density rural type development, which utilizes road ditches and natural streams to convey stormwater. It is not the intent of the developer to ever improve these ditches or streams in any manner other than required by the governing authority or final subdivision approval.

3. PROPOSED PARKS

The developer requests that the requirement for ten (10) percent parkland be waived and park fees be paid per lot in lieu of.

4. PHASES OF DEVELOPMENT

Shelburne Estates is proposed to be developed in six (6) phases as shown on the outline plan. It is the intent of the developer to construct the phases as shown below:

<u>Phase</u>	<u>Time Table</u>
A	2000 - 2001
B	2002 - 2003
C	2001 - 2002
D	2002 - 2004
E	2004 - 2005
F	2005 - 2006

The above timetable is the intent of owner and in general will be governed by market conditions. The order and phasing of development and timing may be changed by notification to the Director of Planning only.

5. RELATIONSHIP TO COMPREHENSIVE PLAN

The Comprehensive Plan, adopted December 19, 1995, recommends low density residential at a range of low density of 1 to 3.5 units per gross acre. Appropriate uses include single-family detached housing.

Zoning Districts that are recommended by the comprehensive Plan are R-12, R-15, R-20 and R-30 or P.U.D.

Shelburne Estates, as proposed, is in strict compliance with the City of Southaven Development Plan and promotes sound standards of health, safety and welfare of the community in general and in the surrounding area specifically. The development is also compatible with surrounding developments such as Dove Meadows and residences along Tchulahoma Road. The density for each area is less than that allowed 3.5 units per acre.

The plan provides for clear, delineated areas for future residential growth at varying densities. The plan promotes flexibility in the design and development of housing while maintaining high standards of design and ensuring neighborhood compatibility.

B. IMPACT OF LARGE SCALE DEVELOPMENT

Shelburne Estates P.U.D. is precisely the type of development addressed and recommended for this area in the General Development Plan. The plan provides the density of development in the area as required by growth without adverse impact on existing uses. The plan addresses concerns of future growth of Southaven as articulated in the General Development Plan.

Shelburne Estates P.U.D. is located in an area recently annexed by Southaven, a fact indicative of rapid growth. Urbanization brings services not previously available and lends itself to a higher density development. Shelburne Estates P.U.D. is designed to attract financially sound, mature family units that will be an asset to the community. The ordinances governing minimum size of dwellings will ensure the high quality character of the development. The amenities will ensure an esthetically pleasing development and the tax base of the area should exceed the average for Southaven.

1. LAND USE COMPATIBILITY

The prescribed densities of the development are strictly compatible with the General Development Plan. The General Development Plan provides for low-density residential development in this area with recommended densities ranging from a minimum of 1 unit per acre to maximum of 3.5 units per acre. The described area is now a part of an urban area and has municipal level services available. The General Development Plan encourages this type of development to achieve greater utilization of existing municipal services and facilities and to reduce the need for extension of services. This plan, as submitted, accomplishes that goal.

2. TRANSPORTATION AND TRAFFIC IMPACTS

The proposed development will contain 181 Single-Family Dwelling Units. National studies indicate that single-family detached housing developments generate an average of 9.6 trips per day for each dwelling unit.

Based on given assumptions, approximately 1,738 additional trips will be generated with the development of Shelburne Estates, as shown on page 5.

3. SANITARY SEWER AND WATER DEMANDS

The Horn Lake Creek ICD has plans to extend an outfall line through this property, which will serve the entire site except for approximately 8.5 acres on Getwell. A small lift station will be needed to serve these acres. The City of Southaven is presently extending a twelve (12) inch water main along Tchulahoma Road.

The Developer will install all lines within the development in accordance with Mississippi Department of Health and D.E.Q.

4. ENCROACHMENT ON NATURAL ENVIRONMENT

The natural environment in the area consists of gently rolling land, floodway and flood plain. There will be a fifty (50) foot green belt, twenty-five (25) foot each side of Rocky Creek, which will be a no disturb zone. Larger tracts are agricultural in nature, being farmed currently or within the recent past. No significant established wildlife exists nor is there any life sustaining streams to be found. Development of this property for residential purposes will not adversely impact the natural environment. Lots located in the 100 Year Floodplain will be removed from such by fill or the structures (houses) will be removed by individual structure Letter of Map Amendments.

5. POTENTIAL STORM WATER RUN-OFF HAZARD

Some tree cover is present, especially along drainage features. The soils are well drained with land being utilized for either row-crops or as pastures in the past. An existing lake will be drained and mucked.

The City of Southaven has storm drainage design standards for developments such as Shelburne Estates P.U.D. As designed, the post development flow shall not exceed the pre development flow. Other required environmental protection agency (EPA) structures, such as silt fences, hay bale walls, etc., will be used to minimize silt run-off during construction. Detention ponds will be utilized to meet the runoff requirement in the commercial areas. Since the residential lots are large a minimum of cover disturbance will occur. It can be shown that ditches along both sides of the road act as detention facilities that satisfy the City's requirement.

A Storm Water Pollution Prevention Plan (SWPPP) will be filed with state authorities prior to commencement of construction. The storm water transportation system within the development will be natural streams and roadside ditches.

6. IMPACT ON COMMUNITY FACILITIES

The proposed development will increase demands on schools, roads, and police and fire protection. Demands for increased water consumption, sewage treatment requirements and garbage collection and disposal will occur but will be adequately served by the appropriate agencies. Existing or proposed large city parks will satisfy Recreational needs.

7. POTENTIAL RESPONSIBILITY OF THE COUNTY AND ANTICIPATED PUBLIC COST

Since much of the funding for public education arises from state allocations on an "average daily attendance" basis, responsibility for increased educational expense should be minimal. This area will not be served by the Desoto Central School but at existing schools. Fire and police protection costs should be comparable to other developments in the area. Internal street layout has been designed to discourage intrusion thereby decreasing requirements for police protection. Fire Hydrants will be constructed and installed to specifications according to City of Southaven at the time of construction.

Water, sewer and garbage collection service should be self-sustaining through tap fees and other monthly charges to the residents. There will be no public costs related to those services.

Due to the proximity of the site to existing public facilities, the installation of required facilities by the developer, and the increased tax base of the dwellings anticipated, the increased public cost outside the development should be zero. Instead, more public funds should be generated through property taxes and spending by residents of the development than will be required to provide public services.