

Rationale for Cypress Business Park PUD:

July 17, 2023

Lot 4 and the West 75' of Lot 5, Block One of Vandever Acres Office Park have never been built on and are the subject of the proposed PUD. It was originally part of PUD-03 that was created in 1977, and envisioned this area as becoming a medical office park. Through the years the surrounding area has developed with more intense uses, and the underlying zoning has changed to CG, Commercial General. This zone is intended to provide for a full range of community-oriented retail and service commercial uses. The surrounding area has developed with large retail centers immediately to the south, including some restaurants. In fact, the remainder of Vandever Acres, Lot 5 is now a Sonic drive-in restaurant, which is immediately east of the subject vacant land.

This being the case, the Owner/Developer of the subject tract proposes to create the PUD which fits in as a buffer between the less intense medical office uses to the north and the more intense CG uses to the south and east. The proposed uses for the subject tract will be two-fold:

1. The assembly of glass products only (windows/doors) in a 5,000 sq. ft. enclosed building space, that may be combined with other related CG uses in the same building: storage, offices, etc. This is essentially a Maker's Space use quite similar to the existing Maker's Space use in the New Orleans Overlay that is adjacent to the south.
2. All uses permitted in the CG zone: office and commercial uses.

It is envisioned that approximately 20,000 sq. ft. of building space will occupy the subject tract, of which the 5,000 sq. ft. Maker's Space would therefore occupy about 1/4th.

Other essential components of the adjacent PUD-03 will be repeated in this PUD, in order to provide continuity with the existing uses to the north and east:

- Outdoor vehicle storage or outdoor construction activities will be prohibited;
- There will be no limitations on pedestrian and vehicular access and parking within the subject tract, as well as with adjoining PUD-03 paved areas (the medical offices to the north, and Sonic to the east);
- All utility services will be underground;
- It will be required to keep the entire lot neat and orderly in appearance at all times.