

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5334 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. THOMPSON SECONDED BY: MR. GOULD

ON THE 8 DAY OF JANUARY , 2015

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 1085, EAST OF WILLOWBEND DRIVE, WEST OF STILL COURT AND WHICH PROPERTY COMPRISES A TOTAL OF 17.04 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT TO AN PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 3). (ZC14-11-100)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-11-100, 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 to an 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 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 to an 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF FEBRUARY, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: January 15, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

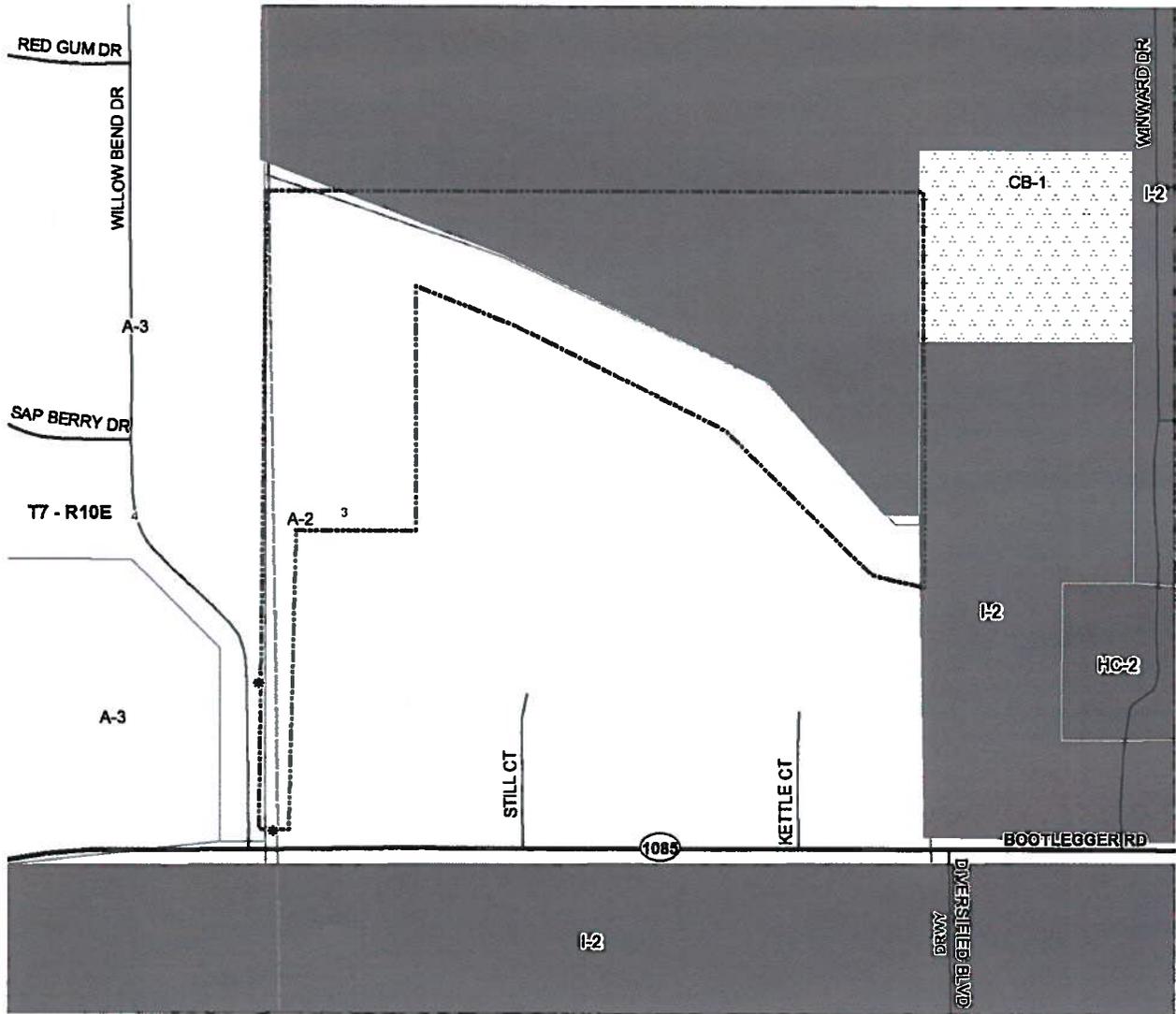
Exhibit "A"

ZC14-11-100

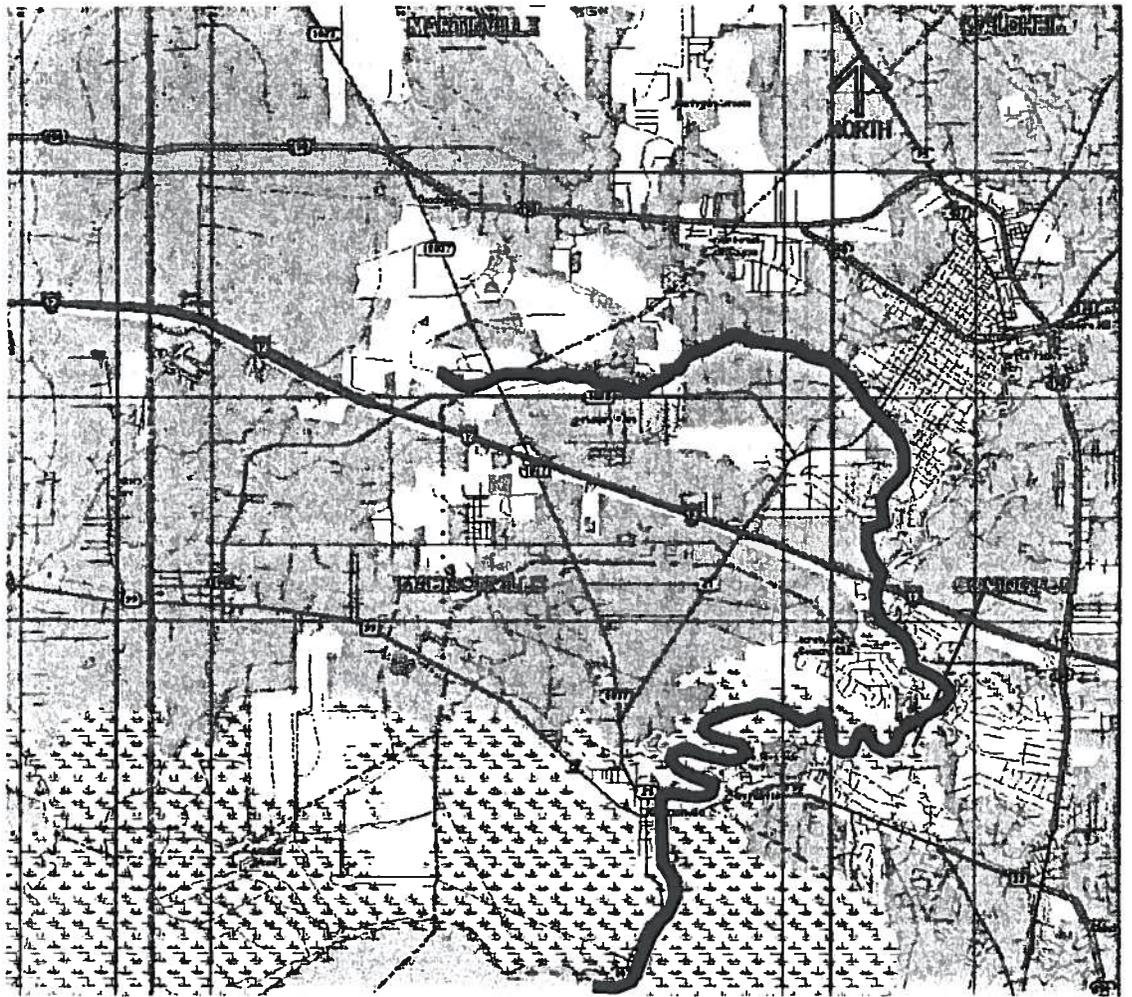
ALL THAT CERTAIN TRACT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more particularly described as follows:

Commencing at the corner common to Sections 33 and 34, T6S, R10E and Sections 3 and 4, T7S, R10E, St. Tammany Parish, proceed 1349.06 feet South 00 degrees 02 minutes West to the POINT OF BEGINNING; thence North 89 degrees 59 minutes 23 seconds East 1340.82 feet; thence South 00 degrees 07 minutes East 818.57 feet; thence North 76 degrees 51 minutes 25 seconds West 109.05 feet; thence North 45 degrees 03 minutes 38 seconds West 424.09 feet; thence North 63 degrees 23 minutes 29 seconds West 480.74 feet; thence North 67 degrees 49 minutes 10 seconds West 217.13 feet; thence South 00 degrees 02 minutes 37 seconds West 503.29 feet; thence North 89 degrees 58 minutes 49 seconds West 244.92 feet; thence South 00 degrees 01 minute 17 seconds West 619.84 feet to the North right of way line of Louisiana Hwy. No. 1085 (Bootlegger Road); thence along said right of way North 89 degrees 32 minutes 32 seconds West 60 feet; thence leaving said right of way go North 00 degrees 00 minutes 50 seconds East 1319.24 feet back to the POINT OF BEGINNING, all as more fully shown on a survey by John G. Cummings, Reg. Land Surveyor, dated September 22, 2006, a copy of which is recorded as page 3 of COB Instrument No. 1632981.

CASE NO.: ZC14-11-100
PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court; S3, T7S, R10E; Ward 1, District 3
SIZE: 17.04 acres



ZC14-11-100



**ULTIMATE DISPOSAL OF SURFACE WATER
TO LAKE PONCHARTRAIN**

N.T.S.

LEGAL DESCRIPTION FOR THE WILLOWS

LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA
THIS TRACT CONTAINS 17.04 ACRES, MORE OR LESS.

NOTE:

1 GAZEBO, 2 PICNIC TABLES AND 4 BENCHES
TO BE PLACED IN GREEN SPACE AREAS.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREDON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. it is located in Flood Zone A & C

FIRM Panel# 225205 0205 C DATED 10-17-1989

2014-11-100

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: REIHER, LLC - HENRY BILLOT

Developer's Address: 821 ASBURY DR, MANDEVILLE, LA 70471
Street City State Zip Code

Developer's Phone No. 985 373-0316
(Business) (Cell)

Subdivision Name: THE WILLOWS

Number of Acres in Development: 17.04 Number of Lots/Parcels in Development: 47

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

Water Surface Runoff Mitigation Proposed: RETENTION FACILITY (SOAP & TALLOW)

(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? SOAP & TALLOW CREEK

2014-11-100

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

If yes, which major arterial streets? 60' ON HWY 1085

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

If yes, please explain? _____

- 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.


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

9/11/14
DATE

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 2, 2014

Meeting Date: December 2, 2014

Case No.: ZC14-11-100

Determination: Approved

Prior Action: Postponed (11/05/14)

Posted: 11/17/14

GENERAL INFORMATION

PETITIONER: Henry Billiot
OWNER: REIHER LLC
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court; S3, T7S, R10E; Ward 1, District 3
SIZE: 17.04 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State & Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Land Use, Zoning. Rows include North, South, East, and West with corresponding land use and zoning details.

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density - but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below).

Commercial - Industrial - Conservation - These planned districts would be limited to commercial and industrial uses - at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The petitioner is requesting a PUD (Planned Unit Development Overlay). A revised plan has been submitted, reducing the number of single family residential lots from 46 lots to 25 lots. As shown on the plan, different lot sizes are proposed to be provided, according to location and the configuration of the site.

ACCESS

As shown on the plan, the site is directly abutting Hwy 1077; however, it is proposed to be accessed from Willow Bend Drive, in order to avoid creating two accesses side by side along Hwy 1077.

Note that a zoning change request (ZC14-11-101) to A-4 (Single Family Residential District) has been submitted for the same site. However, with the reduction of the number of lots, an amended requested has been submitted to change the zoning to A-3 (Suburban District).

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 for Residential	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
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

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.

Current gross density of this property, according to the requested zoning change to A-3 Suburban District is at 2 units per acre, which would allow for 34 units. The net density would allow for 25 units. The proposal is for 25 units with a net density would be 2 units per acre.

GREENSPACE

A total of 4.67 acres (27.41%) of greenspace is proposed to be provided within the subdivision including 0.23 acre dedicated to active recreation and 4.44 acres dedicated to passive recreation. The active amenities will include a ball field and exercise stations along the walking path. The passive amenities will include greenspace, walking path, gazebo, picnic tables and benches.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a Planned District with commercial and industrial uses and conservation area. The proposed development does not meet the 2025 future land use plan. However, the proposed development is appropriate for the area considering that it is abutting the Willow Bend & Bootlegger Run residential subdivisions.

STAFF RECOMMENDATION:

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