

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4996

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 2 DAY OF MAY, 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO ESTABLISH A PUD (PLANNED UNIT DEVELOPMENT OVERLAY) FOR 16.811 ACRES LOCATED AT THE END OF ANDREW DRIVE, EAST OF HOLLYCREST LANE. (WARD 3, DISTRICT 5). (ZC13-04-022)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-04-022, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the above referenced area be established as a 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 a 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 established as a 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JUNE, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 25, 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC13-04-022**

**A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 15, T 7 S-R 11 E, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, T 7 S-R 11 E; THENCE PROCEED SOUTH 00 DEGREES 45 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 2488.30 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 419.93 FEET TO THE POINT OF BEGINNING:**

THENCE South 10 degrees 32 minutes 55 seconds West for a distance of 381.36 feet to point and corner;

THENCE South 89 degrees 43 minutes 00 seconds East for a distance of 12.21 feet to point and corner;

THENCE South for a distance of 115.20 feet to point and corner;

THENCE South 89 degrees 43 minutes 00 seconds East for a distance of 100.00 feet to point and corner;

THENCE South for a distance of 152.78 feet to point and corner;

THENCE North 89 degrees 43 minutes 00 seconds West for a distance of 1724.64 feet to point and corner;

THENCE North 00 degrees 19 minutes 03 seconds East for a distance of 297.77 feet to point and corner;

THENCE South 89 degrees 43 minutes 00 seconds East for a distance of 970.90 feet to point and corner;

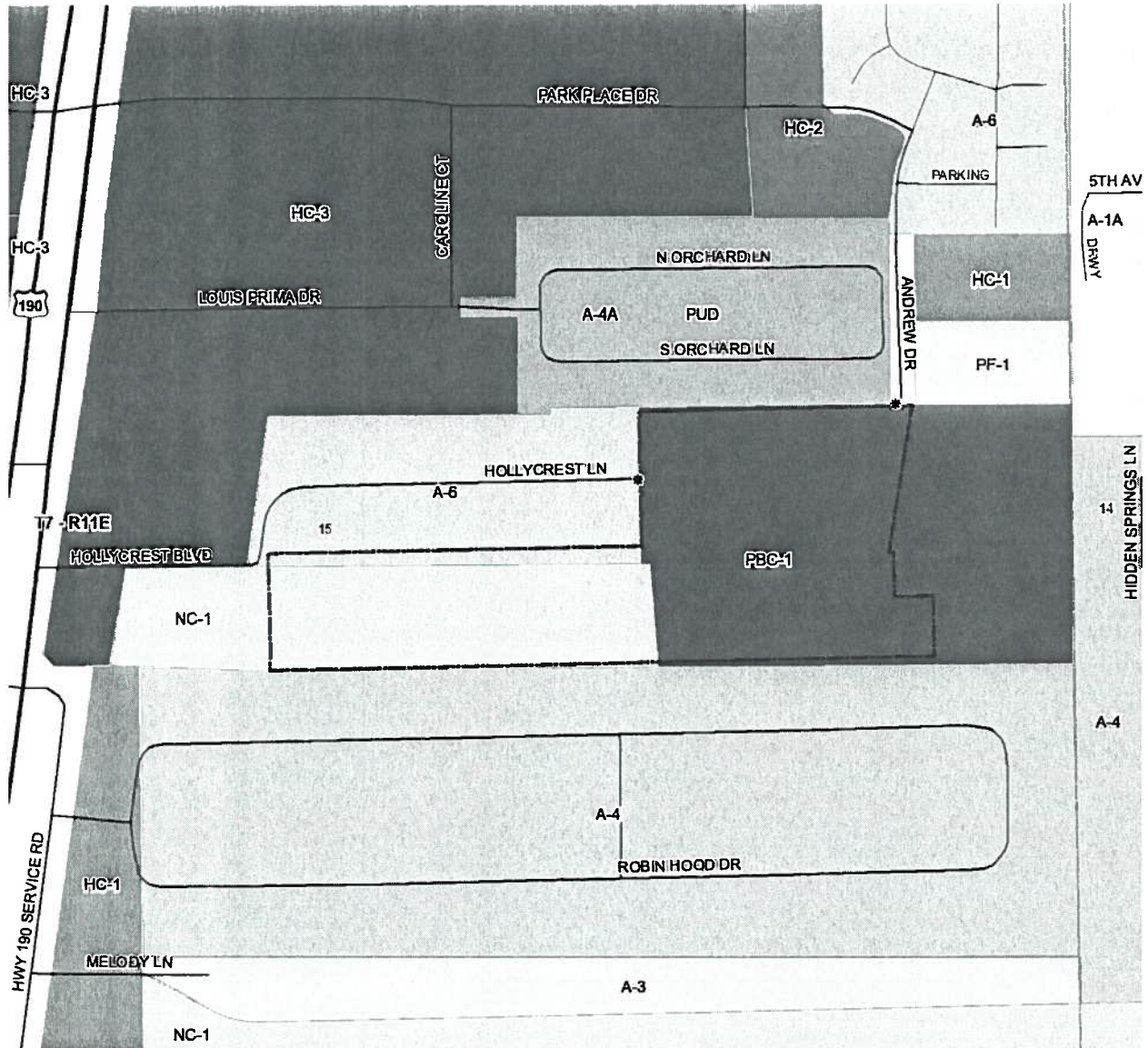
THENCE North 00 degrees 18 minutes 10 seconds East for a distance of 345.57 feet to point and corner;

THENCE South 89 degrees 42 minutes 31 seconds West for a distance of 707.87 feet back to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 16.811 Acres more or less.

**CASE NO.:** ZC13-04-022  
**PETITIONER:** Mark Malkemlus  
**OWNER:** Step Three Investments, LLC  
**REQUESTED CHANGE:** From to PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located at the end of Andrew Drive, east of Hollycrest Lane;  
 S15,T7S,R11E; Ward 3, District 5  
**SIZE:** 16.811 acres



2013-01-022

**RESTRICTIVE COVENANTS**

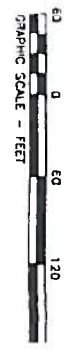
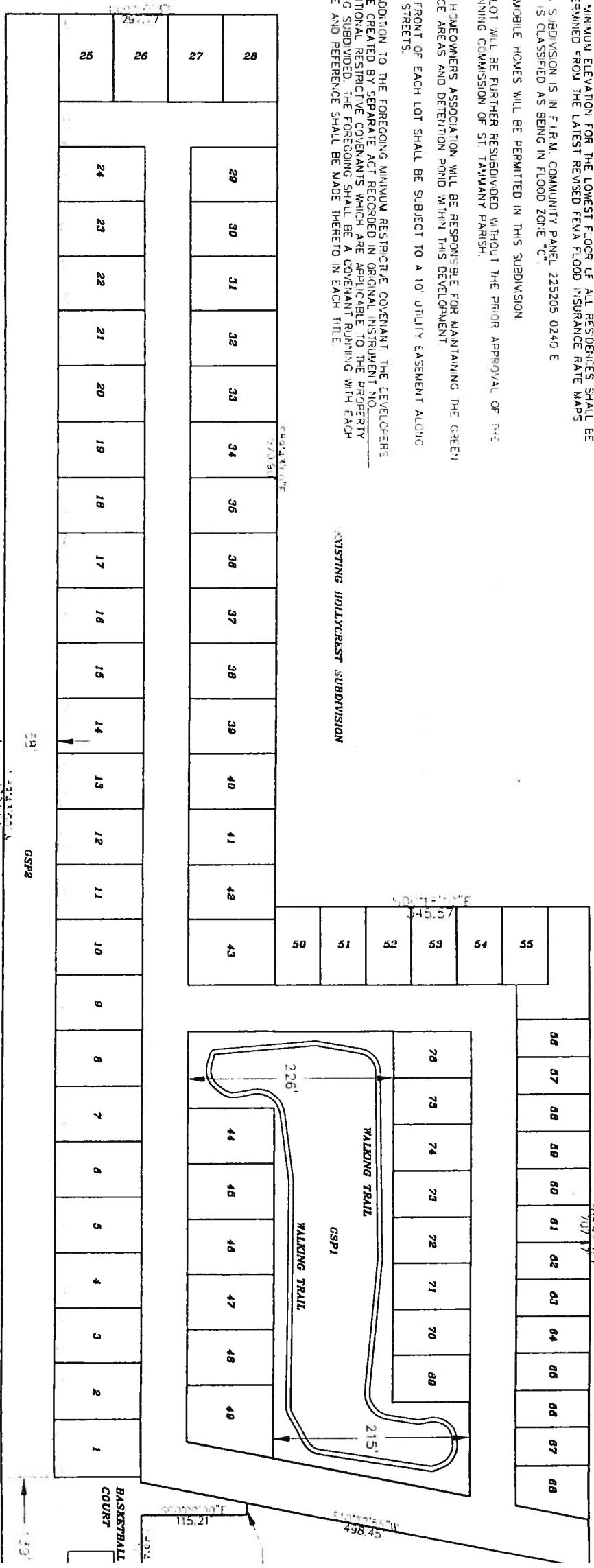
1. EACH NUMBERED LOT WILL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY A DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY). NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. BUILDING SETBACKS ARE TO MEET OR EXCEED 10' FRONT, 5' SIDE AND 10' REAR.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE EASEMENTS OR STREET RIGHT-OF-WAY.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS.
7. THIS SUBDIVISION IS IN FIRM, COMMUNITY PANEL 225205 0240 E AND IS CLASSIFIED AS BEING IN FLOOD ZONE "C".
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
10. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AREAS AND DETENTION POND WITHIN THIS DEVELOPMENT.
11. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
12. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 297-177 ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

PLO TOTAL LAND AREA = 16.81 ACRES  
 REQUIRED GREENSPACE = 4.20 ACRES (25%)  
 GSP1 + GSP2 = 1.77 + 2.65 = 4.42 ACRES (26%)  
 TOTAL GREENSPACE PROVIDED = 4.57 ACRES (27%)  
 ACTIVE RECREATION GSP = 0.49 ACRES (3%)  
 PASSIVE RECREATION GSP = 1.77 ACRES (11%)

(TOTAL AREA) 16.91 X 0.75 = 12.61 X 6 (MAX DENSITY) = 75.66 = 75 LOTS

LOT TYPE	HOUSE SETBACKS		
	FRONT	REAR	SIDE
LOTS 1-14	20'	15'	5'
80' X 95' - NEIGHBORHOOD LOTS	10'	10'	5'
LOTS 50-53 AND 59-76	10'	10'	5'
57' X 95' - COURTYARD LOTS	10'	10'	5'
LOTS 56-69	10'	10'	5'
43' X 80' - COTTAGE LOTS	10'	10'	5'

MAXIMUM HOME HEIGHT = 29.5 FEET



2013-04-02a



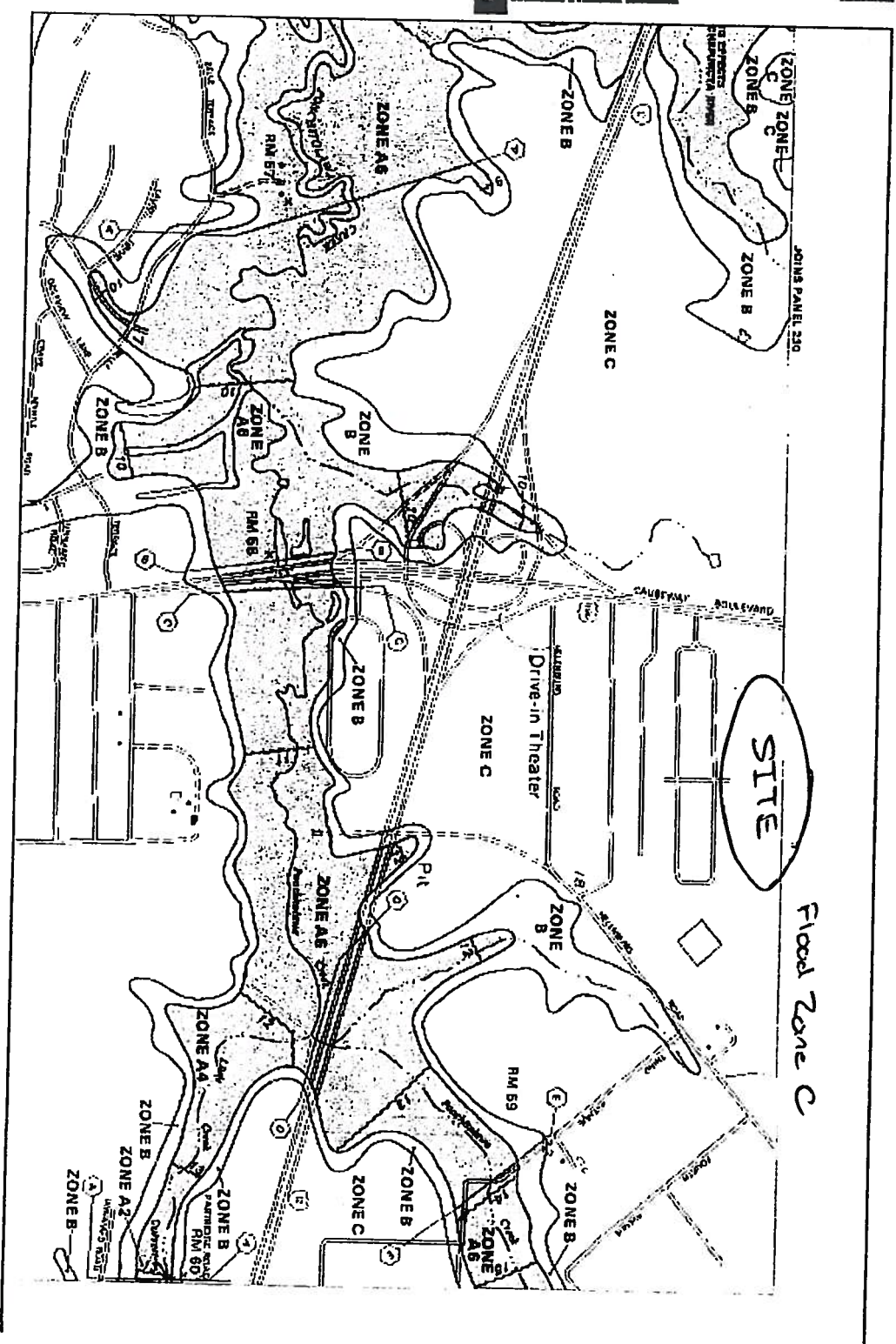
Scale: 15



LOMC: 01-06-1565A-225205

Help

1:1	
Make a Firmette	



2013-04-022

**St. Tammany Mitigation Services L.L.C.**  
**PHASE 2**  
2237 North Hullen, Ste 201  
Metairie, La. 70001  
504-831-6666

July 9, 2009

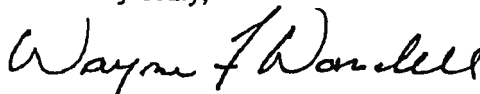
Mr. Pete Serio  
Department of Army  
New Orleans District, COE  
P.O. Box 60267  
New Orleans, Louisiana 70160-0267

Permit No.: MVN-2007-349-EKK  
Applicant: Three Steps Investments, LLC  
STMS No.: P2-9-12

Dear Mr. Serio,

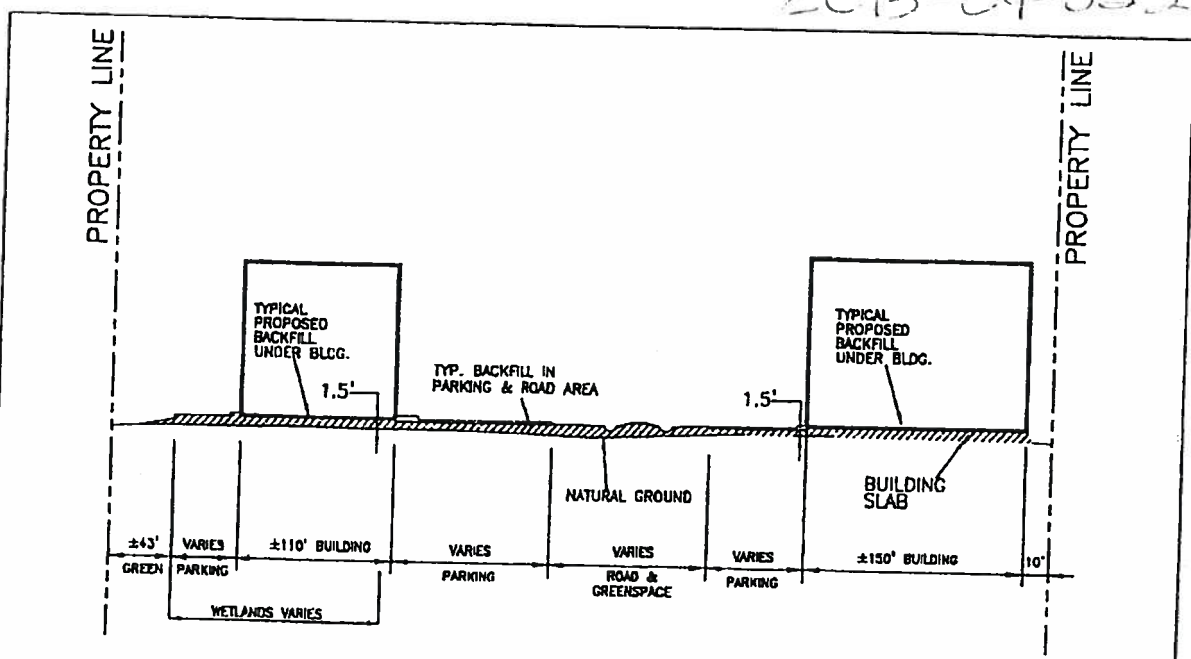
This letter is to confirm that St. Tammany Mitigation Services L.L.C. has received a check from Three Steps Investments, LLC in the amount of \$56,000.00 for 4 acres of Pine Flatwood/Savannah mitigation, which was required under the above listed permit. In accordance with the interagency agreement, \$1,200.00 has been placed in St. Tammany Mitigation Services L.L.C.'s escrow account.

Yours Very Truly,



Wayne F. Wandell  
St. Tammany Mitigation Services L.L.C.

ZC13-04-002



**NOTES:**

TOTAL SITE AREA IS ±16.61 ACRES AND TOTAL WETLAND AREA SIZE IS ±3.02 ACRES. ALL OF THE PROPERTY IS IN FLOOD ZONE "C". ONLY FILL REQUIRED IS TYPICAL TO CONSTRUCT BUILDING SLAB AND PAVEMENT ON GRADE.

TYPICAL BUILDING SLAB TO BE FILLED ABOUT 1 1/2'(1.5 FOOT) ABOVE EXISTING GRADE. THEREFORE TOTAL YARDS OF FILL BENEATH BUILDINGS = ±1000 CUBIC YARDS.

TYPICALLY CONCRETE PARKING & ROADWAY TO BE FILLED MAXIMUM 6" ABOVE NATURAL GRADE. THEREFORE TOTAL ESTIMATED FILL FOR PAVING = ±400 CUBIC YARDS.

TOTAL ESTIMATED FILL REQUIRED FOR DEVELOPMENT IN WETLANDS IS APPROX. ±1400 CUBIC YARDS.

NOT TO SCALE

**Attachment A**

PURPOSE: Site Development  
 SOURCE: Cooper Engineering, Inc  
 MAP BASE: Site Plan Design  
 DATUM: n/a

**TYPICAL CROSS-SECTION MAP**

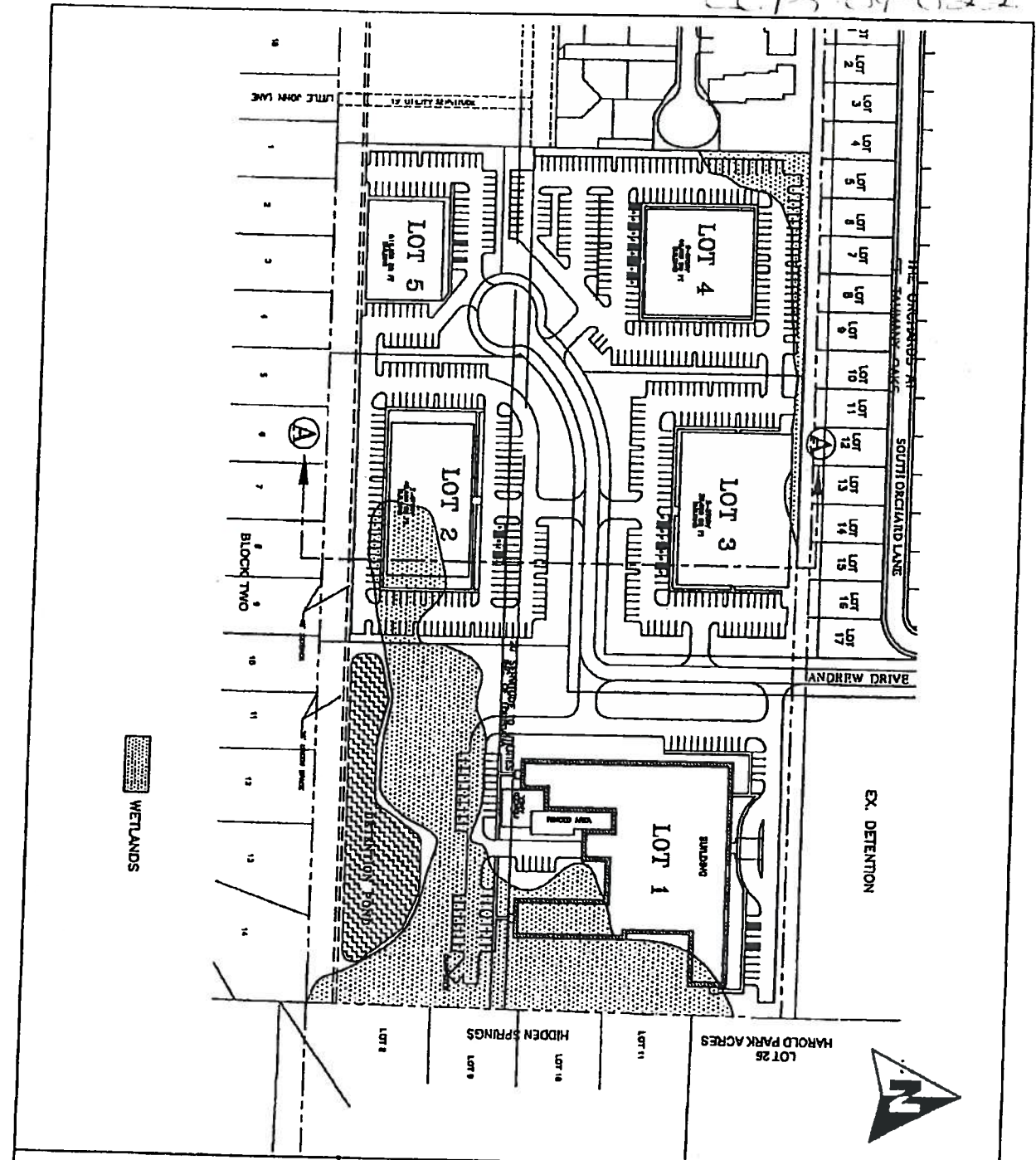
 Coastal Environments, Inc.  
 Biloxi, Ms.....228-385-5547

Holly Crest  
 Covington, LA  
 Individual Permit of +/- 16.61 acre parcel

LOCATION: In Section 15, T-7-S, R-11-E  
 PARISH: St Tammany Parish, LA  
 APPLICATION BY: Five Fold Development  
 DATE: March 2009




2013-04-022



**Attachment D**

PURPOSE: Site Development  
 SOURCE: Cooper Engineering, Inc  
 MAP BASE: Site Plan Design  
 DATUM: n/a

**PLAN VIEW  
 WITH WETLANDS**

 Coastal Environments, Inc.  
 Biloxi, Ms.....228-385-5547

**Holly Crest  
 Covington, LA**  
 Individual Permit of +/- 16.61 acre parcel

LOCATION: In Section 15, T-7-S, R-11-E  
 PARISH: St. Tammany Parish, LA  
 APPLICATION BY: Five Fold Development  
 DATE: March 2009

ZC13-04-022



DEPARTMENT OF THE ARMY  
NEW ORLEANS DISTRICT, CORPS OF ENGINEERS  
P.O. BOX 60267  
NEW ORLEANS, LOUISIANA 70160-0267

REPLY TO  
ATTENTION OF:

Operations Division  
Eastern Evaluation Section

AUG 27 2009

SUBJECT: MVN-2009-0699-EMM

Step Three Investments, LLC  
28438 Apple Blossom Lane  
Ponchatoula, Louisiana 70454

Gentlemen:

Enclosed is a permit dated this date, subject as above, authorizing work under the Department of the Army permit program.

You are again reminded that any work not in accordance with the approved plans is subject to removal regardless of the expense and the inconvenience that such removal may involve and regardless of the date when the discrepancy is discovered.

Your attention is directed to all the terms and conditions of the approval. In order to have the work approved in accordance with the issued permit, all terms and conditions of the permit and plans shown on the drawings attached thereto must be rigidly adhered to.

It is necessary that you notify the District Engineer, Attention: Scott Kennedy, Eastern Evaluation Section, in writing, prior to commencement of work and also upon its completion. The notification must include the permittee's name, as shown on the permit, and the permit number. Please note the expiration date on the permit. Should the project not be completed by that date, you may request a permit time extension. Such requests must be received before, but no sooner than six months before, the permit expiration date and must show the work completed and the reason the project was not finished within the time period granted by the permit.

A copy of Page 1 of the permit (ENG Form 1721) must be conspicuously displayed at the project site. Also, you must keep a copy of the signed permit at the project site until the work is completed.

The New Orleans District Regulatory Permit

**RECEIPT FOR COLLECTION VOUCHER**

DATE 27 Aug 09  
RECEIVED FROM Step Three Investments, LLC  
THE SUM OF One Hundred DOLLARS/AND 00 CENTS  
PERMITTEE Step Three Investments PERMIT # 2009-0699-EMM  
CHECK # 1020 DATED 27 Aug 09 TOTAL AMOUNT \$ 100.00  
RECEIVED BY [Signature] Office Automation Clerk Date 27 Aug 09

## DEPARTMENT OF THE ARMY PERMIT

Permittee: Step Three Investments, LLC

Permit No. MVN-2009-0699 EMM

Issuing Office: New Orleans District

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Clear, grade, excavate, place and maintain fill for an assisted living facility in Covington, Louisiana, in accordance with the drawings enclosed in five sheets dated March 2009.

Project Location: In Section 15, Township 7 South, Range 11 East, off Holly Crest Lane, in Covington, Louisiana, in Saint Tammany Parish.

### General Conditions:

1. The time limit for completing the work authorized ends on **September 30, 2014**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

**Special Conditions: Page 4.**

**Further Information:**

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:
  - ( ) Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
  - (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
  - ( ) Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).
2. Limits of this authorization.
  - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
  - b. This permit does not grant any property rights or exclusive privileges.
  - c. This permit does not authorize any injury to the property or rights of others.
  - d. This permit does not authorize interference with any existing or proposed Federal project.
3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
  - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
  - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
  - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
  - d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

*[Signature]*  
(PERMITTEE)

x Aug 27, 09  
(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

*[Signature]*  
Michael V. Farabee  
Chief, Eastern Evaluation Section

August 27, 2009  
(DATE)

for Alvin B. Lee, District Commander

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

\_\_\_\_\_  
(TRANSFEREE)

\_\_\_\_\_  
(DATE)

**SPECIAL CONDITIONS**  
**MVN-2009-0699 EMM**

7. Many local governing bodies have instituted laws and/or ordinances in order to regulate dredge and/or fill activities in floodplains to assure maintenance of floodwater storage capacity and avoid disruption of drainage patterns that may affect surrounding properties. Your project involves dredging and/or placement of fill, therefore, you must contact the local municipal and/or parish governing body regarding potential impacts to floodplains and compliance of your proposed activities with local floodplain ordinances, regulations or permits.
8. If the proposed project requires any additional work not expressly permitted herein, the permittee must obtain an amendment to this authorization prior to commencement of work.
9. Prior to commencing work on the project, the permittee must obtain all approvals necessary from Saint Tammany Parish.
10. As compensatory mitigation, the permittee has agreed to contract with St. Tammany Mitigation Services, L.L.C., for the restoration of pine flatwood/savannah on 4.0 acres managed and operated in accordance with the Bayou Lacombe Mitigation Bank Interagency Agreement. Once the contract has been executed, the responsibility to complete the compensatory mitigation requirements of this permit becomes that of St. Tammany Mitigation Services, L.L.C., as per the interagency agreement.
11. The permittee shall provide the Corps of Engineers, Regulatory Branch with written verification from St. Tammany Mitigation Services, L.L.C. that the financial arrangements needed to perform the initial plantings have been made. This verification shall be provided by August 1 following permit issuance or prior to commencement of the work authorized in this permit, whichever comes first.
12. The compensatory mitigation identified above has been determined to be a necessary part of this permit approval. Failure by the permittee to perform the compensatory mitigation, in accordance with the permit conditions, is considered grounds for permit suspension, permit revocation, and/or restoration of the work performed under this authorization.
13. Appropriate erosion and siltation controls should be utilized during construction, as to avoid sediment runoff into adjacent wetlands and waterways, not included within the footprint of your project impacts. Sediment control techniques could include but are not limited to the use of secured hay bails, sediment fencing, the use of wooden or vinyl barriers, and/or seeding of disturbed areas. These techniques should be maintained in effective operating condition until a point that sediment runoff into adjacent wetlands is controlled and maintained.

2013-04-022

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Step Three Investments

Developer's Address: 135 Terra Bella Blvd. Covington, La 70433  
Street City State Zip Code

Developer's Phone No. 985-635-4421 985-778-1260  
(Business) (Cell)

Subdivision Name: Hollycrest Residential PUD

Number of Acres in Development: 16.81 Number of Lots/Parcels in Development: 76

Ultimate Disposal of Surface Drainage: Lake Pontchartrain

Water Surface Runoff Mitigation Proposed: Detention Pond

(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? \_\_\_\_\_

2013-04-032

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

If yes, which major arterial streets? \_\_\_\_\_

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

If yes, please explain? Typical dust from roadway construction and excavation.

- 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

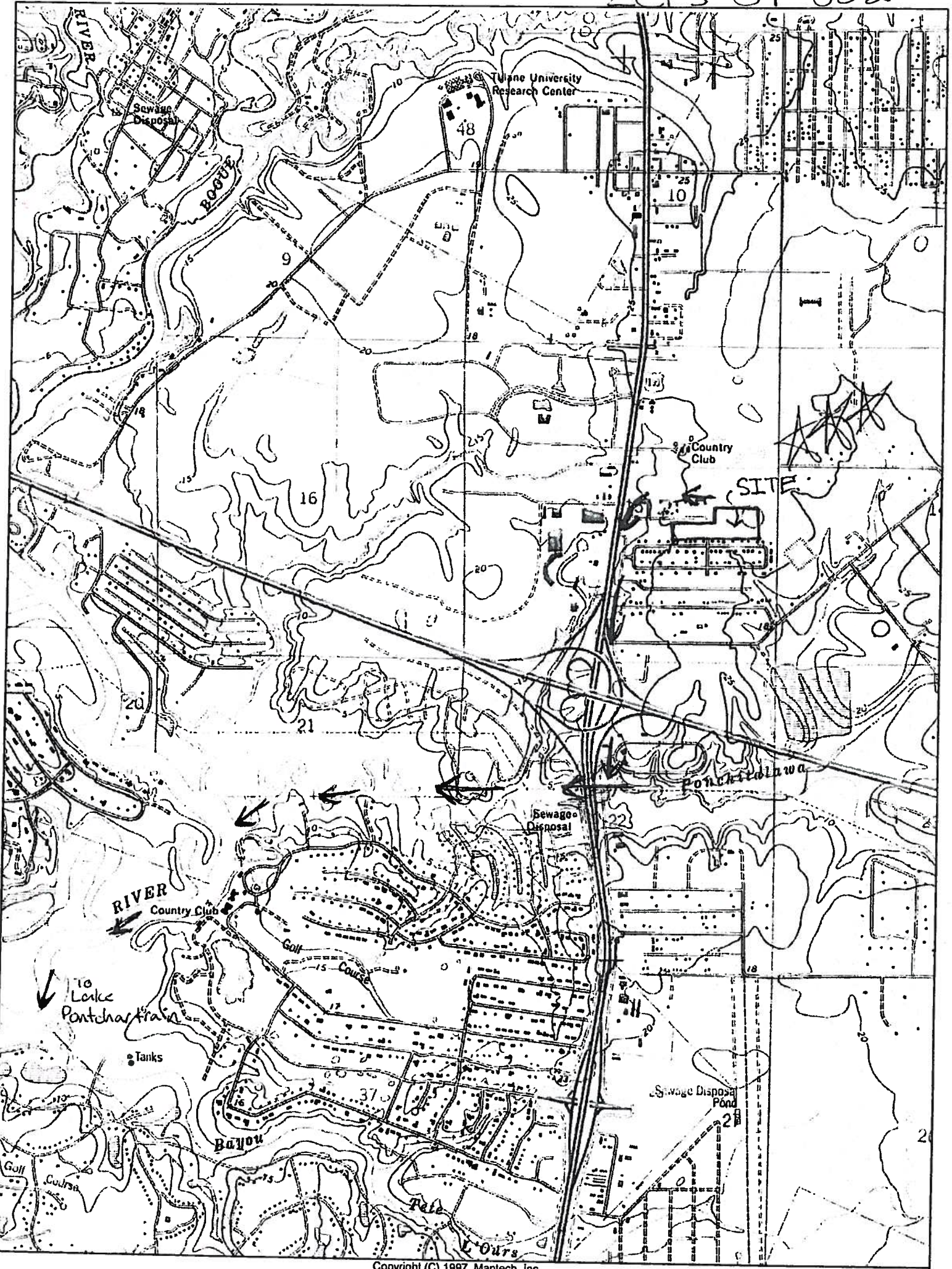
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

[Signature]  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

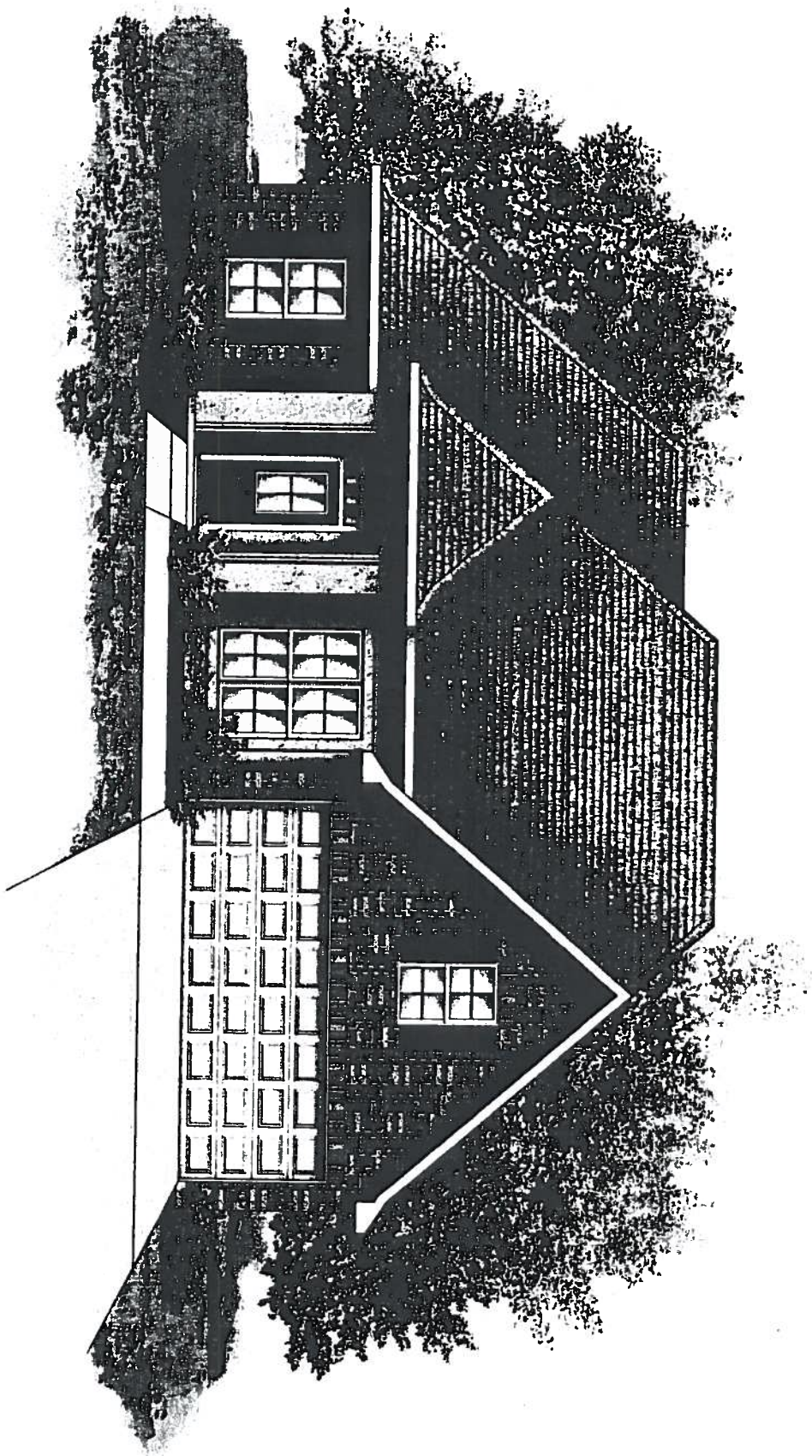
2/7/13  
DATE



2013-04-022



2013-04-02



**Administrative Comment**

**ZONING STAFF REPORT**

**Date:** March 25, 2013  
**Case No.:** ZC13-04-022  
**Posted:** 03/19/13

**Meeting Date:** April 2, 2013  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Mark Malkemlus  
**OWNER:** Step Three Investments, LLC  
**REQUESTED CHANGE:** PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located at the end of Andrew Drive, east of Hollycrest Lane; S15,T7S,R11E; Ward 3, District 5  
**SIZE:** 16.811 acres

**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** Parish **Road Surface:** 2 lane asphalt **Condition:** Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	PUD (Planned Unit Development Overlay & A-6 Multiple Family Residential District)
South	Residential	A-4 (Single Family Residential District)
East	Undeveloped	PBC-1 (Planned Business Center)
West	Undeveloped	NC-1 (Professional Office District)

**EXISTING LAND USE:**

**Existing development?** No **Multi occupancy development?** Yes

**COMPREHENSIVE PLAN:**

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting a PUD (Planned Unit Development Overlay) for a new single family residential subdivision of 76 lots. Three different lot sizes are proposed to be provided on the site, as depicted in the table below.

<b>Lot Type</b>	<b>Number of lots</b>	<b>Lot size</b>
Neighborhood Lots	1 to 49	60' X 95'
Courtyard Lots	50 to 55 & 69 to 75	50' X 85'
Cottage Lots	56 to 68	40' X80'

Note that a request has been submitted to change the underlying zoning of the site from NC-2 (Indoor Retail and Service District) & PBC-1 (Planned Business Center) to A-4A (Single-Family Residential District) (ZC13-04-021).

## Administrative Comment

ZC13-04-022

### 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 (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.

The gross density of this property, if the underlying zoning is changed to A-4A, would be at 6 units per acre, which would allow for a total of 100 units. Based upon the A-4A Zoning Districts, the net density would allow for 76 lots. The proposal is for 76 units with a net density of 6 lots/units per acre.

### GREENSPACE

A total of 4.57 acres (27%) of greenspace is proposed to be provided on the site, including 0.49 acre (3%) dedicated to active recreation and 1.77 acres (11%) dedicated to passive recreation. The proposed passive and active amenities will consist of a walking trail and a half basketball court. Staff feels that additional playground equipment, benches and gazebos should be provided within the proposed greenspace area.

### COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan, designated the site as "Residential Infill". The proposed PUD meets the objectives of the designation, considering that the site is proposed to be developed with new residential uses, on an undeveloped tract of land, that is compatible with the surrounding existing uses.

### STAFF RECOMMENDATION:

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