

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5460

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. BELLISARIO

ON THE 3 DAY OF SEPTEMBER , 2015

(ZC13-04-022) AN ORDINANCE TO AMEND ORD. C.S. NO. 13-2955, ADOPTED JUNE 6, 2013 REGARDING A MAJOR AMENDMENT TO THE PUD PLANNED UNIT DEVELOPMENT OVERLAY FOR A 16.811 ACRE PARCEL LOCATED AT THE END OF ANDREW DRIVE, EAST OF HOLLYCREST LANE, WARD 3, DISTRICT 5 (ZC13-04-022)

Whereas, on April 2, 2013, the St. Tammany Parish Zoning Commission approved an application to rezone 16.811 acres of land located at the end of Andrew Drive, east of Hollycrest Lane to a PUD; and

Whereas, an application for a major amendment to the original PUD plan was filed and the St. Tammany Parish Zoning Commission approved the major amendment at another public hearing August 4, 2015; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 13-2955, adopted June 6, 2015, regarding a major amendment to the PUD which consists of an amendment of the previously approved setbacks for the neighborhood, courtyard and cottage lots for a 16.811 acre parcel located at the end of Andrew Drive, east of Hollycrest Lane, as per attached Exhibit "A".

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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: SEPTEMBER 24 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 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.

ZONING STAFF REPORT

Date: August 4, 2015

Meeting Date: August 4, 2015

Case No.: ZC13-04-022

Determination: Major Amendment to the PUD Approved

Prior Action: Approved (04/02/15)

Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Mark Malkemus
OWNER: Step Three Investments, LLC
REQUESTED CHANGE: Major Amendment to the 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 major amendment to the PUD (Planned Unit Development Overlay). The request consists of an amendment of the previously approved setbacks for the neighborhood, courtyard and cottage lots (see below chart depicting currently approved number of lots, lot size & setbacks).

Lot Type	Number of lots	Lot size	Setbacks		
			Front	Rear	Side
Neighborhood Lots	1 to 49	60' X 95'	20'	15'	5'
Courtyard Lots	50 to 55 & 69 to 75	50' X 85'	10'	10'	5'
Cottage Lots	56 to 68	40' X80'	10'	10'	5'

The requested setback changes are as follow (see below chart depicting number of lots, lot size & proposed setbacks) :

- side yard setbacks for all lots would not be less than 0' to 5'.
- front yard setback would not be less than 15' for all lots.
- rear yard setback would not be less than 15' for lot 41, 49 to 54 & 55 to 67.
- rear yard setback would not be less than 10' for lots 1-25, 42-48, 68-76.

Case No.: ZC13-04-022

Lot Type	Number of lots	Lot size	Setbacks		
			Front	Rear	Side
Neighborhood Lots	1 to 25	60' X 95'	15'	10'	0' to 5'
	42 to 48				
Neighborhood Lots	26 to 40		15'	20'	0' to 5'
	41				
Courtyard Lots	68 to 76	50' X 85'	15'	10'	0' to 5'
Courtyard Lots	49 to 54		15'	15'	0' to 5'
Cottage Lots	55 to 67	40' X 80'	15'	15'	0' to 5'

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	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, based on the underlying zoning of A-4A, is at 6 units per acre, which would allow for a total of 100 units. Based on 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.

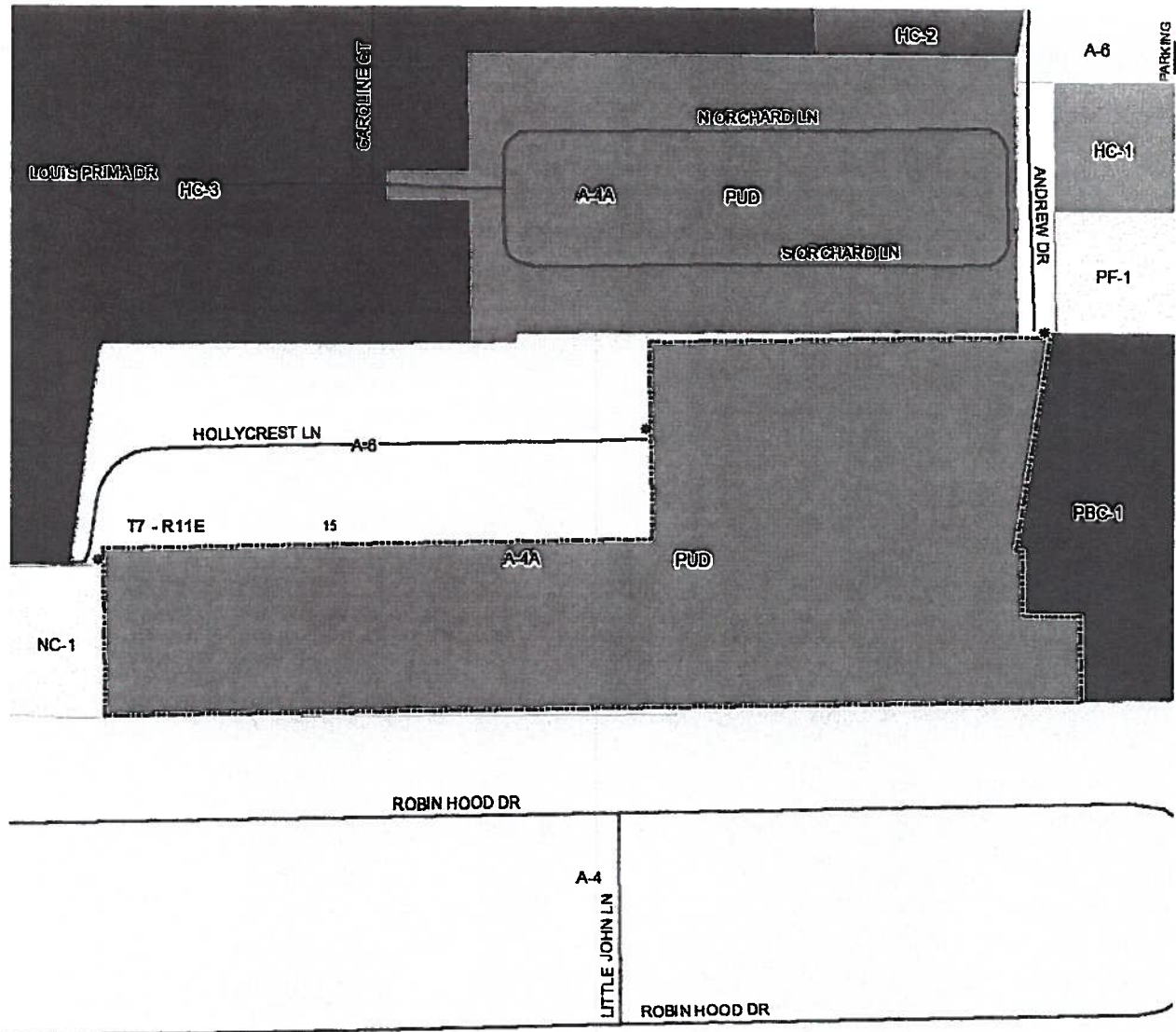
COMPREHENSIVE PLAN ANALYSIS

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 a major amendment to the PUD (Planned Unit Development Overlay) be approved.

CASE NO.: ZC13-04-022
PETITIONER: Mark Malkemus
OWNER: Step Three Investments, LLC
REQUESTED CHANGE: Major Amendment to the 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



ZC13-04-022

VILLAGE

EMERALD FOREST

NC-2

EMERALD FOREST

NORTH PARK

AMERICAN PARKING LOT

EMERALD FOREST

LAKE

PARK

HC-3

FALCONER

PARKING

PARK PLACE

LOUISIANA

LOUISIANA

ORCHARD

PF-1

W-RHE

HOLIDAY

HOLLYCREST

PG-1

A-4A

PUD

A-1

LITTLE JOHN

ROBINSON

HOLIDAY SQUARE

HWY 190 SERVICE

NELODY

HC-1

A-3

SLEMMER

NC-1

HC-2

HELENBURG

PARKING LOT



ZC13-04-022

STEP THREE INVESTMENTS, L.L.C.
712 Cottage Lane
Covington, Louisiana 70433

July 2, 2015

Via Hand Delivery

St. Tammany Parish Planning Department
c/o Helen Lambert, Assistant Director
P.O. Box 628
Covington, Louisiana 70434

Re: Major Amendment to Planned Unit Development—Audubon Oaks

Dear Ms. Lambert:

As a duly authorized member of Step Three Investments, L.L.C. ("Step Three"), which is the owner of Audubon Oaks Subdivision, please allow this letter to serve as our official request for a major amendment to our Planned Unit Development. In particular, we would like to amend our PUD plan to establish new setbacks in order to accommodate a zero lot line concept. Accordingly, Step Three would propose that the setbacks for the lots within Audubon Oaks would be as follows:

1. For all lots the side/interior setback would not less than zero (0') feet and five (5') feet.
2. For all lots the front setback would be not less than fifteen (15') feet.
3. For lots 26-40 and 55-67 the rear setback would be not less than fifteen (15') feet.
4. For lots 1-25, 41, 42-54, 68-76 the rear setback would be not less than ten (10') feet.

I would ask that this matter be placed on the St. Tammany Parish Zoning Commission's next available agenda for consideration. Thank you for your processing of our request, and should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

STEP THREE INVESTMENTS, L.L.C.

By: 
MARK MALKEMUS, Member

2013-04-022

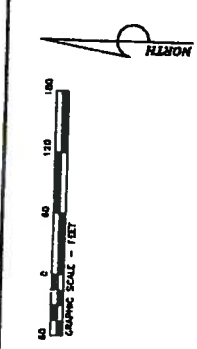
HOLLYCREST RESIDENTIAL PUD
CONCEPTUAL SITE PLAN

HOLLYCREST RESIDENTIAL PUD
 LOCATED IN SECTION 19, T7S-R11E
 ST. TAMMANY PARISH
 LOUISIANA



Melin & Associates, Inc.
 Engineering and Land Surveying
 135 TERRABELLA BLVD
 MONROE, LA 70133
 (985) 635-4421

DATE	11.2013
SCALE	AS SHOWN
PROJECT	HOLLYCREST RESIDENTIAL PUD
CLIENT	STEP THREE INVESTMENTS
NO. OF SHEETS	1
SHEET NO.	212M44

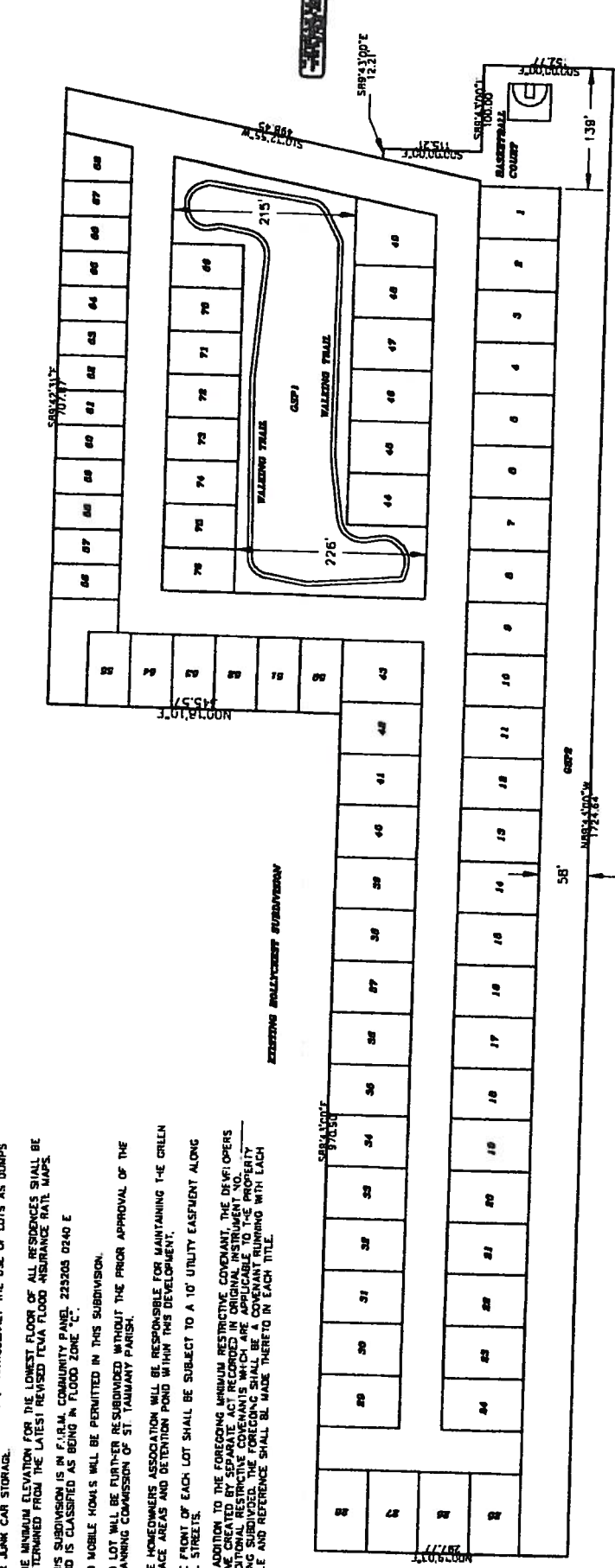


PUD TOTAL LAND AREA = 16.81 ACRES
 REQUIRED CIRCSPACE = 4.20 ACRES (25%)
 GSP1 + GSP2 = 1.77 + 2.85 = 4.62 ACRES (28%)
 TOTAL GREENSPACE PROVIDED = 4.57 ACRES (27%)
 ACTIVE RECREATION CSP = 0.48 ACRES (3%)
 PASSIVE RECREATION CSP = 1.77 ACRES (11%)

(TOTAL AREA) 16.81 x 0.75 = 12.61 x 6 (MAX DENSITY) = 76.86 = 76 LOTS

LOT TYPE	FRONT	REAR	SIZE
LOT 1' - 4' - 10' - 12' - 14' - 16' - 18' - 20' - 22' - 24' - 26' - 28' - 30' - 32' - 34' - 36' - 38' - 40' - 42' - 44' - 46' - 48' - 50' - 52' - 54' - 56' - 58' - 60' - 62' - 64' - 66' - 68' - 70' - 72' - 74' - 76' - 78' - 80' - 82' - 84' - 86' - 88' - 90' - 92' - 94' - 96' - 98' - 100'	10'	10'	5'
LOT 1' - 4' - 10' - 12' - 14' - 16' - 18' - 20' - 22' - 24' - 26' - 28' - 30' - 32' - 34' - 36' - 38' - 40' - 42' - 44' - 46' - 48' - 50' - 52' - 54' - 56' - 58' - 60' - 62' - 64' - 66' - 68' - 70' - 72' - 74' - 76' - 78' - 80' - 82' - 84' - 86' - 88' - 90' - 92' - 94' - 96' - 98' - 100'	10'	10'	5'
LOT 1' - 4' - 10' - 12' - 14' - 16' - 18' - 20' - 22' - 24' - 26' - 28' - 30' - 32' - 34' - 36' - 38' - 40' - 42' - 44' - 46' - 48' - 50' - 52' - 54' - 56' - 58' - 60' - 62' - 64' - 66' - 68' - 70' - 72' - 74' - 76' - 78' - 80' - 82' - 84' - 86' - 88' - 90' - 92' - 94' - 96' - 98' - 100'	10'	10'	5'

MINIMUM HOME HEIGHT = 28.5 FEET



CONCEPTUAL LAYOUT
HOLLYCREST RESIDENTIAL PUD
 (A RESIDENTIAL DEVELOPMENT)
 LOCATED IN SECTION 19, T7S-R11E
 ST. TAMMANY PARISH, LOUISIANA
 FOR
STEP THREE INVESTMENTS
 135 TERRABELLA BLVD
 MONROE, LA 70133
 (985) 635-4421

DATE: FEBRUARY 11, 2013

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, OPERABLE AND OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND WATER SYSTEM(S). ALL AS APPROVED BY DEPARTMENT OF ENVIRONMENTAL SERVICES (DES). WATER SUPPLY, HOWEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM(S), ANY LOT FOR WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, 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 NOISIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON THAT 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 REVISION FEMA FLOOD INSURANCE RATE MAPS.
7. THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 223203 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 RECORDS BOOK 112800 PAGE 1100 ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

EXISTING ROAD PUBLIC SUBDIVISION

NOTE:
 THIS MAP IS NOT GUARANTEED TO SHOW AN ACCURATE REPRESENTATION OF THE PROPERTY LINES. THE INFORMATION WAS PROVIDED BY THE CLIENT.

NOTE:
 THIS MAP REPRESENTS A PRELIMINARY CONCEPTUAL PLAN ONLY, AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN. THE LOTS AND AREAS SHOWN ARE SCALED AND APPROXIMATE ONLY, AND ARE SUBJECT TO CHANGE AS NECESSARY IN ORDER TO ACCOMMODATE UTILITY COMPANIES AND CHANGE STREETS.



Scale: 1:15



LOMC: 01-06-1585A-226205

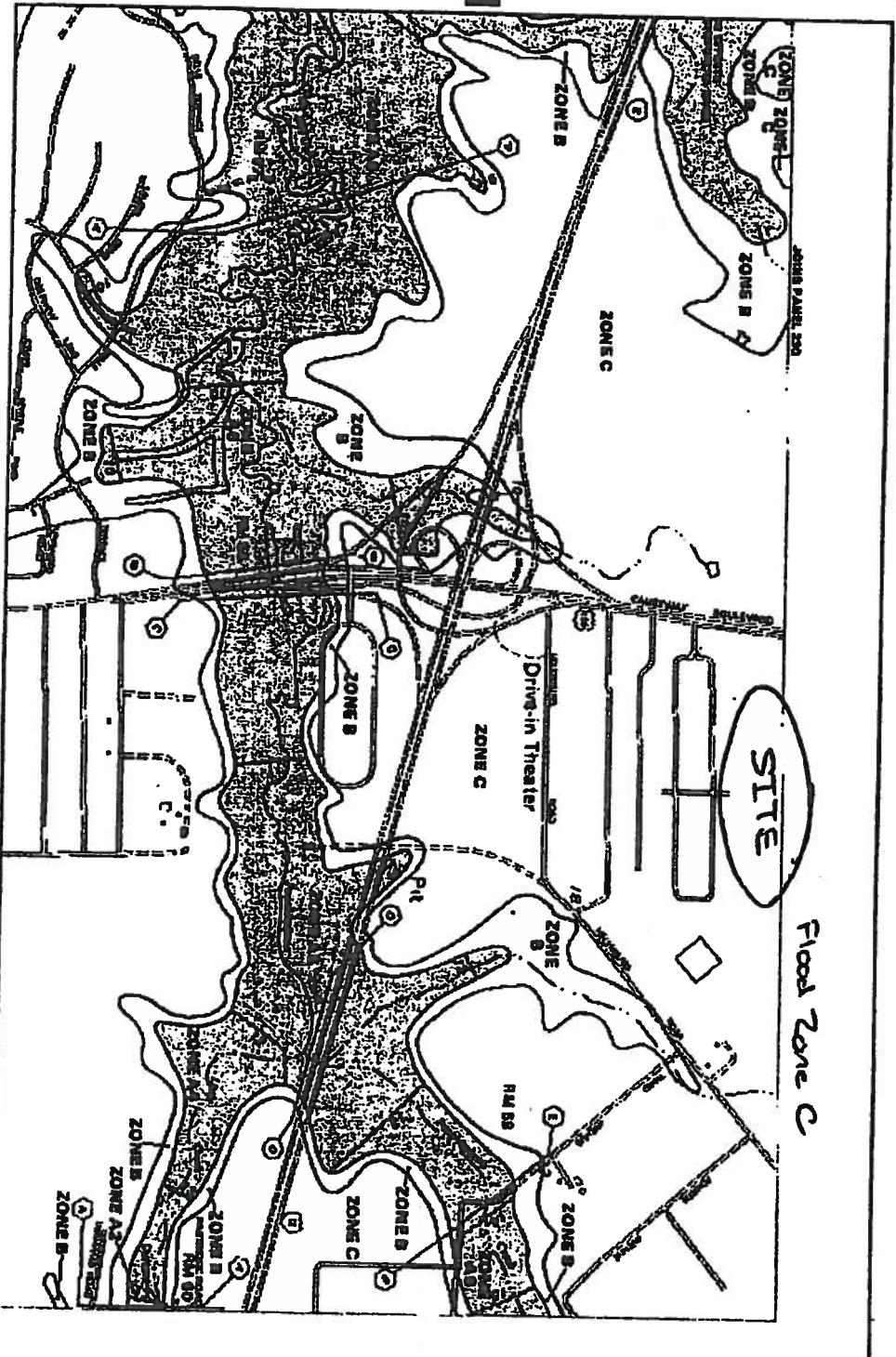


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1:1	MAX
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Make a Favorite



2C13-04-022



ZC13-04-022

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 Tide 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? _____

- 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

b.) 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