

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3124 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. GOULD PROVIDED BY: PLANNING

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

ON THE 7TH DAY OF JULY 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located south of 3rd Avenue, north of I-12 and which property comprises a total of 60.112 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 3, District 5. (ZC05-05-033)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-05-033, 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 SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District (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) District.

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 SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

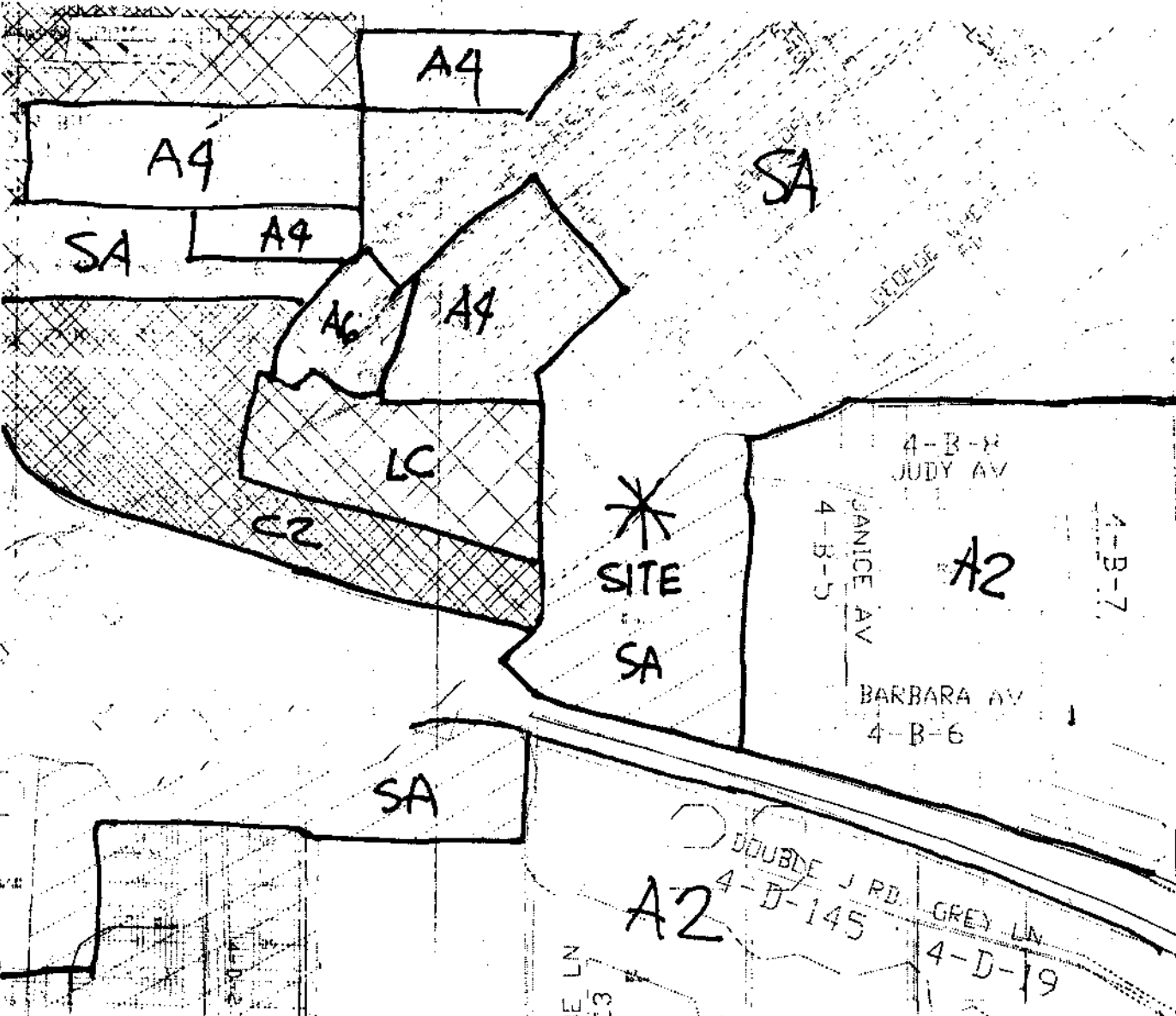
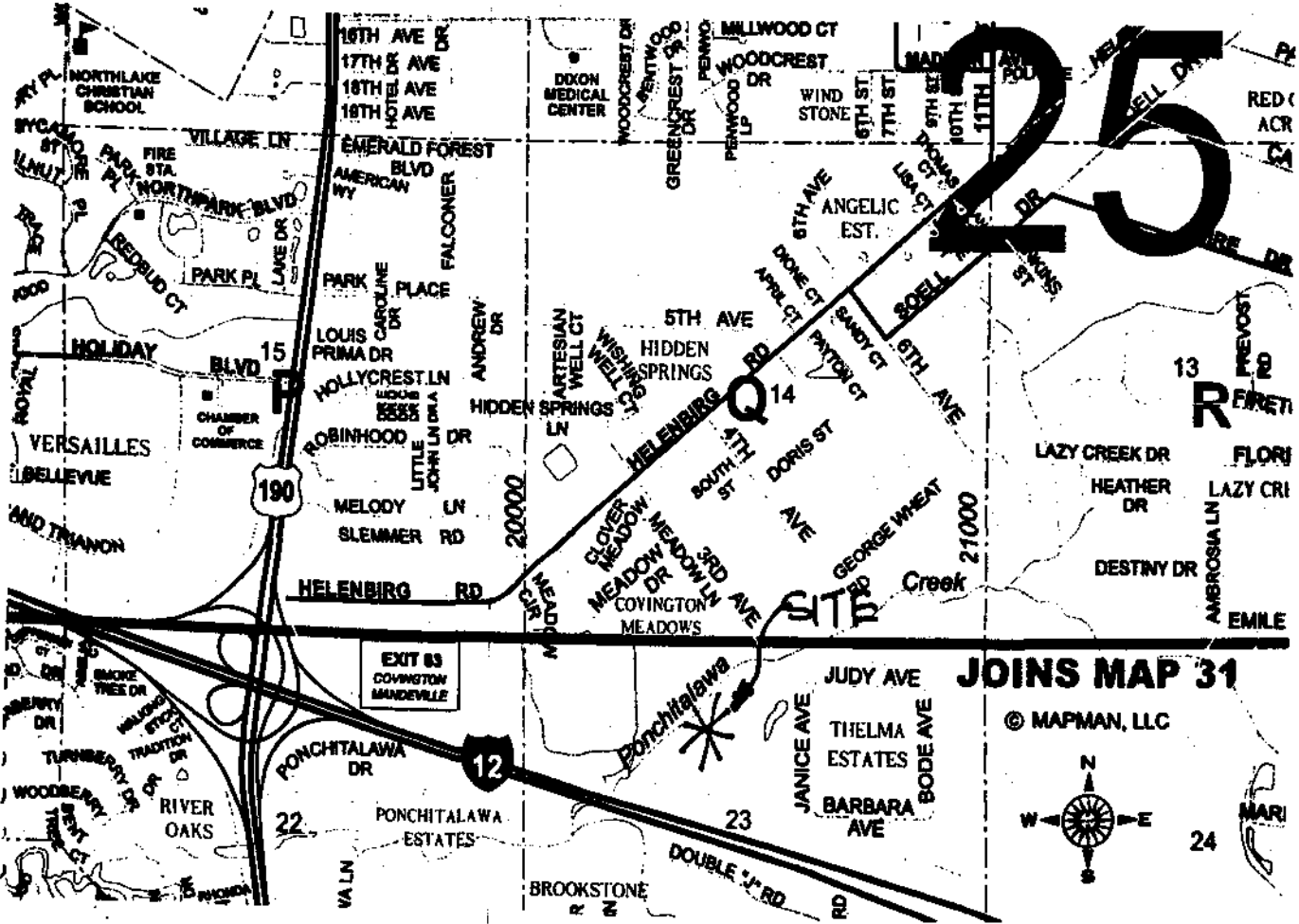
ZC05-05-033

A CERTAIN PIECE OR PORTION OF LAND BEING SITUATED IN SECTION 23,
TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA,
BEING MORE FULLY DESCRIBED AS FOLLOWS:

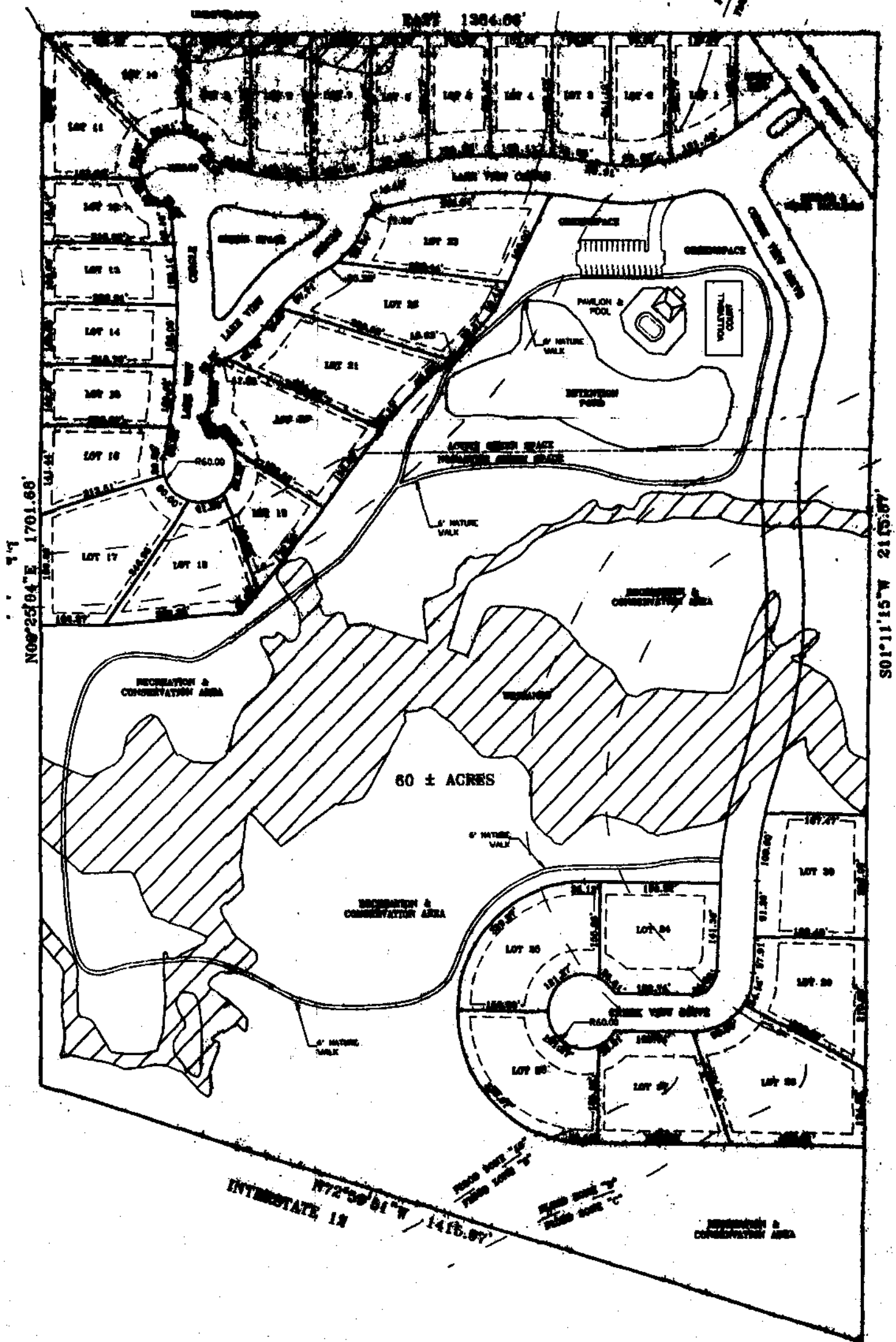
COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22
& 23 TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH,
LOUISIANA AND RUN EAST FOR A DISTANCE OF 1320.00 FEET TO THE
POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN EAST FOR A
DISTANCE OF 1384.66 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES
11 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 2115.87 FEET TO A
POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN
ALONG SAID RIGHT-OF-WAY NORTH 72 DEGREES 59 MINUTES 51 SECONDS
WEST FOR A DISTANCE OF 1415.07 FEET TO A POINT; THENCE LEAVING
SAID RIGHT-OF-WAY RUN NORTH 00 DEGREES 26 MINUTES 04 SECONDS
EAST FOR A DISTANCE OF 1701.68 FEET BACK TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 60.112 ACRES MORE OR LESS

CASE NO.: ZC05-05-033
PETITIONER: Gulf State Development Services, L.L.C.
OWNER: Bunrotha, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located south of 3rd Avenue, north of I-12; S23, T7S, R11E; Ward 3, District 5
SIZE: 60.112 acres



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PROJECT SITE

ULTIMATE DISPOSAL

ULTIMATE DISPOSAL OF SURFACE DRAINAGE

NOT TO SCALE



**RICHARD C. LAMBERT
CONSULTANTS, L.L.C.**

521 N. Causeway Blvd.
Mandeville, LA 70448
985-727-4440
Fax: 985-727-4447

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NATURE WALK SUBDIVISION

INTERSTATE 12 @ THIRD STREET
ST. TAMMANY PARISH, LOUISIANA

DATE: 05-08-04	JOB NO. 04-173	DRAWING NO. UD1
SCALE: As Shown		

ENVIRONMENTAL ASSESSMENT DATA FORM

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Description of Project

Applicant's Name CALIF STATES Development Services, LLC
Address 900 West Morris Street, Suite 3, Hammond, La. 70403

Attach area location Map showing the proposed development

Name of Development NATURE WALK SUBDIVISION
Section 23 Township 7-S Range 11-E

Number of acres in Development 60 ACRES

Type of streets PAVED (ASPHALT OR CONCRETE)

Type of water systems CENTRAL - SELA

Type of sewerage system CENTRAL - SELA

Ultimate disposal of wastes WESTWOOD REGIONAL FACILITY

Ultimate disposal of surface drainage Tchououte River to Lake Ponchartraine

Land form: Flat Rolling Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural _____ Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes No _____

Water frontage: Yes No _____ if so how much

Name of Stream Pondchitaloua Creek

Major highway frontage: Yes _____ No

Name of Highway N/A

Is development subject to inundation in normal high rainfall and/or tide?
Yes (PARTIALLY) No _____

Will canals be constructed into rivers or lakes?
Yes _____ No

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Does the proposed development
 - a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
 - b. Have a substantial impact on natural, ecological recreation, or scenic resources. YES NO
 - c. Displace a substantial number of people. YES NO
 - d. Conform with the environmental plans and goals that have been adopted by the parish. YES NO
 - e. Cause increased traffic, or other congestion (Minimal). YES NO
 - f. Have substantial esthetics or visual effect on the area. YES NO

Condt:

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ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
 - (1) Noise YES NO
 - (2) Air Quality YES NO
 - (3) Water Quality YES NO
 - (4) Contamination of public water supply YES NO
 - (5) Ground water levels YES NO
 - (6) Flooding YES NO
 - (7) Erosion YES NO
 - (8) Sedimentation YES NO
 - h. Affect rare or endangered species of animal or plant habitat or such a species YES NO
 - i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES NO
 - j. Induce substantial concentration of population YES NO
 - k. Will dredging be required YES NO
- If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so explain fully.

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

Gentlemen:

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I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is base on a thorough study of the environmental impact by this development named:

NATURE WALK SUBDIVISION

DATE: 3/17/05 *Mind James* TITLE: Developer / Project Manager

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE:

PARISH ENGINEER:

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE:

PARISH PLANNER:

I have reviewed the Environmental Assessment Data Form and concur with the information submitted with the following exceptions:

I recommend the following:

DATE:

POLICE JUROR:
WARD

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ZONING STAFF REPORT

Date: May 3, 2005
Case No.: ZC05-05-033
Posted: 04/12/05

Meeting Date: May 3, 2005
Determination: Approved

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

GENERAL INFORMATION

Gulf State Development Services, L.L.C.
Bunrotha, L.L.C.
From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
Parcel located south of 3rd Avenue, north of I-12; S23, T7S, R11E; Ward 3, District 5
60.112 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use
North	Residential
South	I-12
East	Residential
West	Undeveloped

Zoning

SA (Suburban Agricultural) District
A-2 (Suburban) District
LC (Light Commercial) District & C-1 (Neighborhood Commercial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District to create a single family residential subdivision. The proposed subdivision will include 30 lots of an average size of 21,000 square feet. The total density is 1 lot per 2 acres. The site is abutting some undeveloped land on the north and west sides. Thelma Estates Subdivision, zoned A-1 (Suburban) District (min 5 acre lot), is directly abutting the site on the east side. The Helenbirg Subdivision is the other closest residential development, with lots of approximately 50' wide. Staff feels that the proposed subdivision would be a good transition between the Helenbirg Development and Thelma Estates.

GREENSPACE

The proposed development meets the required percentage of greenspace area (33.64 acres or 56%). The active recreation will occupy 6.95 acres of the total greenspace provided and the remaining 26.69 acres will be dedicated for passive recreation. Pavilion, pool and volleyball court have been provided on dedicated greenspace in the development. A revised plan has been submitted showing a nature trail going through the entire wetland area. Staff feels that, considering that more than half of the development is dedicated for greenspace, the proposed nature trail is a necessary amenity. In fact, the nature trail will help meet one of the objective of the PUD, which is to provide "functional and beneficial uses of open space areas". Also a 50' buffer should be provided along the northern property line.

GENERAL PUD CRITERIA

The title of the project, name of the developer, legal description has been provided on the plot plan. The existing land use within 500 feet of all boundaries, the maximum height and the minimum front, side and rear yard for each different lot sizes have also been provided as required.

A copy of the restrictive covenants has been provided as required. Central water and sewerage facilities will be provided.

A copy of the environmental assessment data form & information concerning the ultimate disposal of disposal of surface drainage have been provided. Also, the flood demarcation lines and the wetlands delineation are indicated on the plan as required.

The project is proposed to be constructed in two phases. Construction of the first phase will include Lake View Circle and Lots 1 to 23 and will begin in September of 2005. The second phase will include Creek View Drive and lots 24 to 30 and will begin in May 2007. Additional information concerning the expected date when construction of each phase will be taking place shall be provided.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use map designates this area for Conservation & Residential. The proposed PUD meets the definition of this land use classification, by designing a context-sensitive subdivision that responds to the unique natural conditions of the site. All designated wetlands on the site and all portions of the site that lie within flood zone A are set aside for active and passive recreational uses. This design clearly responds to the PUD regulations which call for an environmentally sensitive design. As shown on the revised plan, a nature walk has been provided, which will contribute to the inclusion of the wetlands in the design of the subdivision.

STAFF RECOMMENDATION:

The staff recommends that the request for an PUD (Planned Unit Development) District designation be approved, subject to the addition of a 50' buffer on the north side of the site as stated above.

The case has been approved at the May 3, 2005 Zoning Commission Meeting subject to: *Removed*
1. the impact fees to be used to build a turning lane at Hwy 190 before final subdivision approval. #1

2. A minimum of a rear 50' setback must be provided for the lots (1-9 as shown on plan approved at the May 3, 2005 Zoning Commission Meeting) abutting the northern property line.