

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3330

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MS. BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MS. BRISTER

SECONDED BY: MR. THOMPSON

ON THE 6TH DAY OF JULY 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of LA Highway 22, east Penn's Chapel Road and which property comprises a total of 11.07 acres of land more or less, from its present C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to a PUD (Planned Unit Development) District, Ward 4, District 4. (ZC06-06-040)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-06-040, 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 C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to a PUD (Planned Unit Development) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts 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.

SECTION III: Rezoning of the subject property is conditioned upon meeting all Parish requirements and agreement of developer for wooden fencing, bamboo and other landscaping, and installation of shutters on front and sides of third floor south facing unit balconies to limit views beyond southern property line

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 ____ DAY OF _____, 2006; AND BECOMES ORDINANCE COUNCIL SERIES NO. 06-_____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: July 13, 2006

Published Adoption: _____, 2006

Delivered to Parish President: _____, 2006 at _____

Returned to Council Clerk: _____, 2006 at _____

EXHIBIT "A"

ZC06-06-040

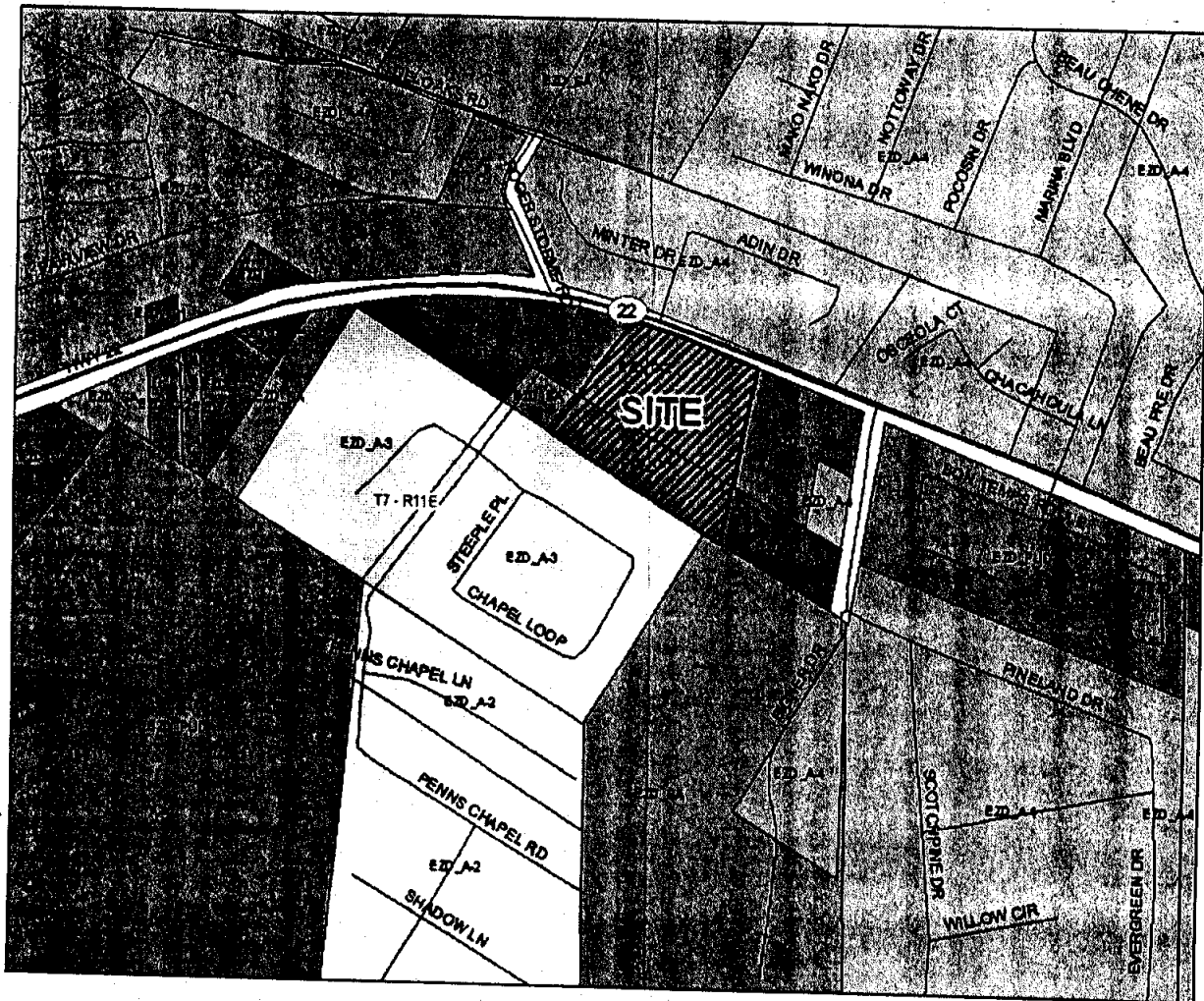
LEGAL DESCRIPTION

**A Portion of Ground Located in Section 54, Township 7 South - Range 11 East
St. Tammany Parish**

All that certain parcel of ground situated in Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Northwest Corner of Lot 14, Pineland Park, St. Tammany Parish, Louisiana, run North 58 degrees 30 minutes West 600.1 feet to the point of beginning; from the point of beginning continue North 58 degrees 30 minutes West 873.5 feet to a point; thence North 37 degrees 50 minutes East 200.0 feet to a point; thence North 35 degrees 41 minutes East 416.30 feet to a point on the South Right-of-Way of La. Highway 22; thence follow said Right-of-Way with a curve to the right having a radius of 2821.2 feet and an Arc of 209.0 feet to a point; thence South 68 degrees 26 minutes East 357.8 feet to a point; thence South 11 degrees 19 minutes West 766.3 feet back to the Point of Beginning; the said tract contains 11.07 acres; all in accordance with a survey made by Land Surveying, Inc, dated November 7, 1985.

CASE NO.: ZC06-06-040
PETITIONER: Richard Lambert
OWNER: Frederick Heisler & Xavier J. Grilletta Sr.
REQUESTED CHANGE: From C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 22, east Penn's Chapel Road ; S54, T7S, R11E; Ward 4, District 4
SIZE: 11.07 acres

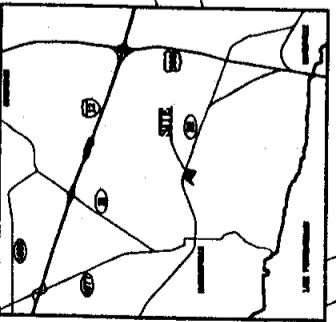


2006-06-010

CURRENT ZONING: C-1 7.05 Acres C-1 4.02 Acres	PROJECT INFORMATION: 17,000 SF Retail-1 Store 4,000 SF Office Space 20,000 SF Parking Space	CONSTRUCTION DATE: JUNE 14, 2006
RETRACTS: NORTH - 35' SOUTH - 25' EAST - 10' WEST - 25'	PROPOSED TOTAL: 11.07 Acres 528 Total Greenhouse 528 Total Greenhouse	
UTILITIES: 174 Units 66 - 3 STORY 66 - 3500 Conditioned S.F. 1 Bedroom Units 66 - 1800 Conditioned S.F. 2 Bedroom Units 66 - 1800 Conditioned S.F. 3 Bedroom Units 288 Total Parking Spaces	OFFICE SPACE - 3.56 ACRES PASSIVE RECREATION - 1.74 ACRES ACTIVE RECREATION - 5.77 ACRES 1.74 Acres 502 Total Area	

LEGAL DESCRIPTION:
A. Portion of Section 54, Township 7 South - Range 11 East, Tensas Parish.
B. Tensas Parish.
All that certain parcel of ground situated in Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:
From the Northwest Corner of Lot 14, Platland Park, St. Tammany Parish, Louisiana, North 58 degrees 26' East, 357.8 feet to the point of beginning, then South 58 degrees 26' East, 357.8 feet to a point, thence North 35 degrees 41' East, 416.30 feet to a point, thence North 19 degrees 19' East, 766.30 feet to a point, thence South 19 degrees 19' East, 766.30 feet to a point, thence South 11 degrees 19' West, 766.30 feet back to the Point of Beginning, containing 19.19 acres, more or less, in accordance with a survey made by Land Surveyors, Inc. dated November 7, 1982.

WARRANTY BUILDING HEIGHT - 45' RESIDENTIAL
WATER & SEWER - CENTRAL (SOUTHWEST LOUISIANA WATER & SEWER COMPANY, INC.)
STREET WIDTHS: BOLLARD 14' OTHERS 24'
STREET LENGTH - 2,300 LM FT
ROAD SURFACE - CONCRETE OR ASPHALT
EXISTING ZONING - C1 & C2
NO. OF PHASES - 1
ULTIMATE SURFACE WATER DISPOSAL - LAKE PONTCHARTRAIN
STREET NAMES: CHAPEL CREEK BOULEVARD
ALL STREETS IN THIS DEVELOPMENT TO BE PRIVATE



LEGEND

- RETAIL BUILDING
- RESIDENTIAL BUILDING
- GREENHOUSE
- WETLANDS
- UNDEVELOPED

25' BUFFER

200.00'

N35°41'E - 416.30'

N37°50'E

FLOOD ZONE A

FLOOD ZONE B

218'

DATE: 4/17/06

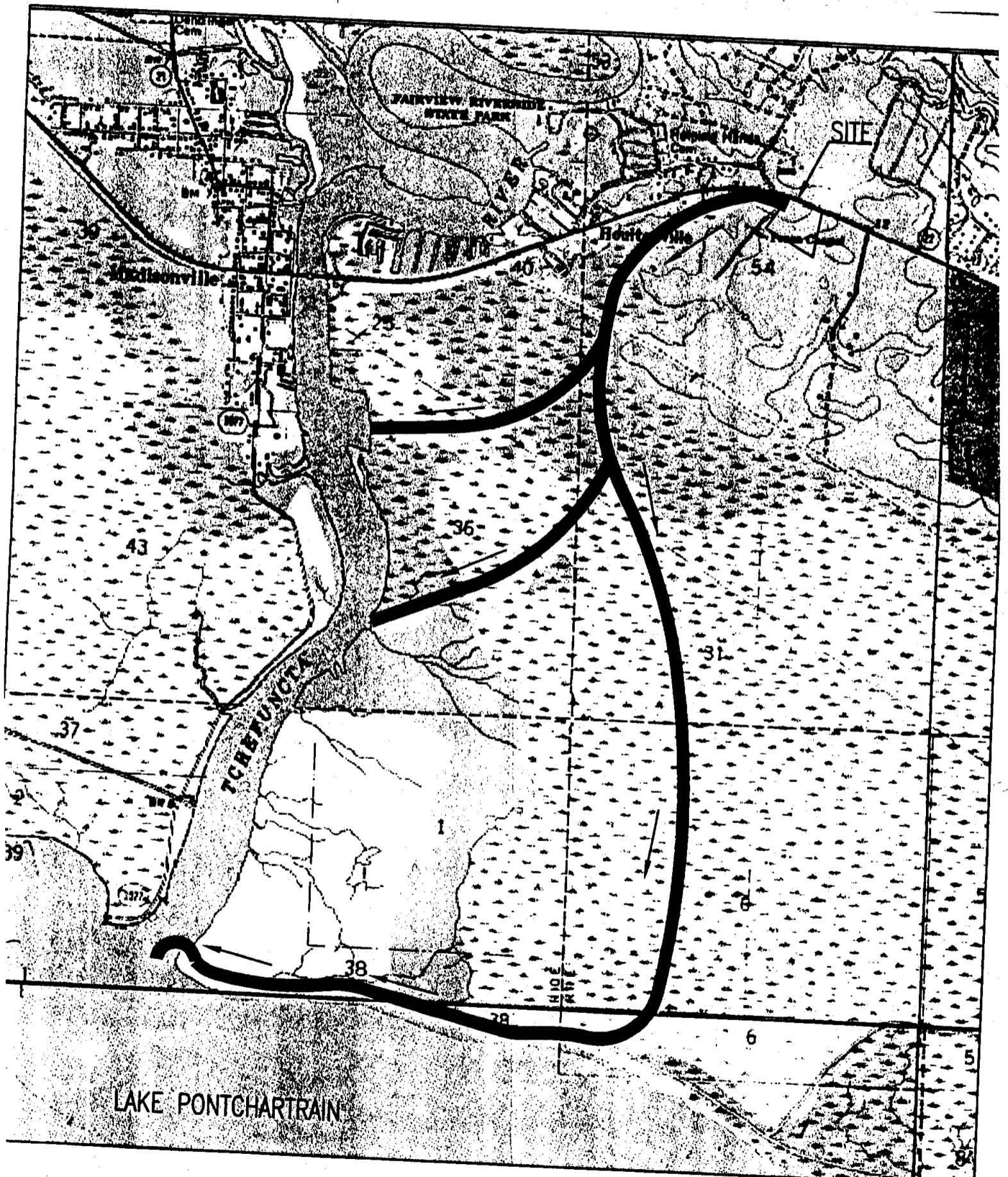
PROJECT NUMBER: 06-22D

CHAPEL CREEK CONDOMINIUMS AND RETAIL DEVELOPMENT
A PLANNED UNIT DEVELOPMENT
SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

RICHARD C. LAMBERT CONSULTANTS, L.L.C.
Planning
Architecture
Engineering
Construction Administration

DEVELOPER:
RICHARD C. LAMBERT

2006-06-040



ULTIMATE DISPOSAL MAP
CHAPEL CREEK CONDOMINIUMS & RETAIL DEVELOPMENT
RICHARD C. LAMBERT
CONSULTANTS, L.L.C.

PROJ. # 06-22

2006-06-040

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name RICHARD C. LAMBERT

Address 521 N. Causeway Blvd., Mandeville, LA 70448

Attach area location Map showing the proposed development

Name of Development Chapel Creek Condominiums and Retail Development

Section 54 Township 7 South Range 11 East

Number of acres in Development 11.07 acres

Type of streets Paved (Asphalt or Concrete)

Type of water systems Central (Southeast Louisiana Water & Sewer Co.)

Type of sewerage system Central (Southeast Louisiana Water & Sewer Co.)

Ultimate disposal of wastes Lake Pontchartrain after treatment (LA 22 S treatment #1)

Ultimate disposal of surface drainage Lake Pontchartrain

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 _____

Major highway frontage: Yes No _____

Name of Highway LA 22

Is development subject to inundation in normal high rainfall and/or tide?

Yes _____ 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. YES NO
 - f. Have substantial esthetics or visual effect on the area. YES NO

Condt:

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 or 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.

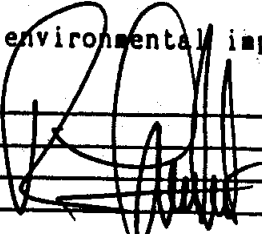
2. Attach specifications on the following, if applicable

- 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:

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



DATE: 04/17/06

TITLE: Developer

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 _____

ZONING STAFF REPORT

Date: May 30, 2006
Case No.: ZC06-06-040
Posted: 05/17/06

Meeting Date: June 6, 2006
Determination: Approved

GENERAL INFORMATION

PETITIONER: Richard Lambert
OWNER: Frederick Heisler & Xavier J. Grilletta Sr.
REQUESTED CHANGE: From C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 22, east Penn's Chapel Road ; S54, T7S, R11E; Ward 4, District 4
SIZE: 11.07 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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	Undeveloped/ Residential	A-4 (Single Family Residential) District
South	Residential	A-3 (Suburban) District
East	Undeveloped	C-2 (Highway Commercial) District
West	Undeveloped	C-2 (Highway 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.

STAFF COMMENTS:

CHARACTERISTICS OF THE PROPOSED SUBDIVISION

The petitioner is requesting to change the zoning from C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to PUD (Planned Unit Development) District. The site is located on the south side of LA Highway 22, east Penn's Chapel Road. A new multi family and commercial subdivision is proposed to be developed on the site. The proposed multi family development will consist of 174 residential condo units (69 one bedroom, 96 two bedrooms, 9 three bedrooms). Each multi family building will not exceed 3 story in height and/or 45 feet.

The commercial development will consists of a 17,809 sq.ft. Retail one story building. All proposed landscaping and parking meets the Parish requirements for commercial developments. A list of the permitted commercial uses has been provided as required, which consists of all the permitted uses under C-1 (Neighborhood Commercial) District and additional uses as listed on the plan.

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 for Residential
Minimum front, side, & rear setbacks & maximum height for commercial	Commercial Development will have to meet all Parish Parking, setbacks and landscaping requirements.
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
Phasing	1 phase Construction will be taking place in June 2006

GREENSPACE

A revised plan has been provided showing additional greenspace on the site. A total of 3.28 acre (29.6%) of greenspace is now proposed to be provided on the site. The active recreational area will occupy 0.86 acres and the passive recreational area will occupy 2.42 acres. A walking path is proposed to be provided through the proposed development. A picnic area, pool and club house are also proposed to be provided.

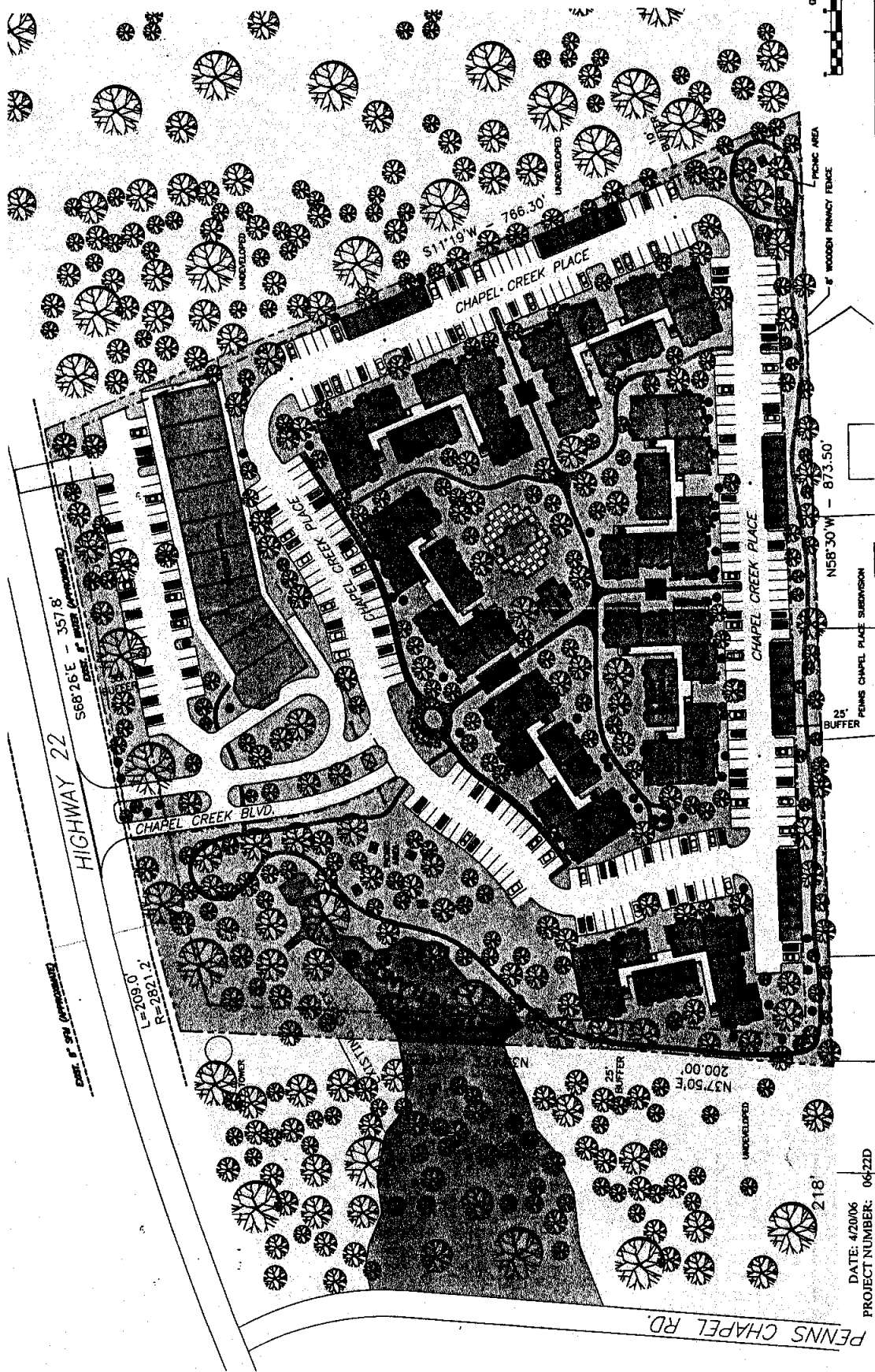
COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area as a Conservation area, which is defined as an area designated for uses of land, water, flora and fauna that appear naturally developed. The proposed development does not entirely meet to 2025 future land use plan. However, the northeast portion of the property, currently dedicated as wetlands area and located within flood zone A is proposed to be preserved as a natural environments for recreational uses (walking trail & picnic area). Staff feels that the proposed development meets this criteria of the land use plan.

STAFF RECOMMENDATION:

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

App'd #16
Ord. Cal. 33



LEGEND
 COMMERCIAL BUILDING
 RESIDENTIAL BUILDING
 GREENPACE
 WETLANDS
 DEVELOPER
 RICHARD C. LAMBERT



CHAPEL CREEK CONDOMINIUMS AND RETAIL DEVELOPMENT

A PLANNED UNIT DEVELOPMENT
 SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

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

Planning
 Architecture
 Engineering
 Construction
 Administration

DATE: 4/20/06
 PROJECT NUMBER: 06422D