

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4836 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: GOULD/BRISTER PROVIDED BY: PLANNING
INTRODUCED BY: MR. DEAN SECONDED BY: MR. THOMPSON
ON THE 12 DAY OF JULY , 2012

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY 85.311 ACRES ON THE NORTH SIDE OF LA HIGHWAY 1085, WEST OF ROUSSEAU ROAD TO A PUD (PLANNED UNIT DEVELOPMENT OVERLAY). (WARD 1, DISTRICT 1) (ZC04-10-083)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-10-083, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed to include a PUD (Planned Unit Development Overlay; 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) see Exhibit "A" for complete boundaries.

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 to 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF AUGUST , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC04-10-083

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in Section 37, Township 6 South, Range 10 East and Section 45, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana and more fully described as follows, by reference to the survey of Fontcuberta Surveys, Incorporated dated May 5, 2003, revised thereafter if applicable, as follows, to wit:

Commence at the Section Corner common to Sections 36 and 37, Township 6 South, Range 10 East and Sections 1 and 45, Township 7 South, Range 10 East, being the POINT OF BEGINNING.

From the POINT OF BEGINNING, measure North 00 degrees 00 minutes 50 seconds West, a distance of 1317.14 feet to a point; thence measure North 01 degrees 13 minutes 34 seconds West, a distance of 1114.95 feet to a point; thence measure North 89 degrees 39 minutes 45 seconds East, a distance of 605.75 feet to a point; thence measure South 00 degrees 26 minutes 25 seconds East, a distance of 2049.08 feet to a point; thence measure South 03 degrees 21 minutes 24 seconds East, a distance of 61.74 feet to a point; thence measure South 11 degrees 00 minutes 32 seconds East, a distance of 72.09 feet to a point; thence measure South 13 degrees 45 minutes 26 seconds East, a distance of 447.05 feet to a point; thence measure South 14 degrees 56 minutes 10 seconds East, a distance of 173.05 feet to a point; thence measure South 15 degrees 19 minutes 25 seconds East, a distance of 1081.18 feet to a point; thence measure South 17 degrees 56 minutes 56 seconds East, a distance of 210.58 feet to a point; thence measure South 19 degrees 16 minutes 29 seconds East, a distance of 985.86 feet to a point located on the Northern right of way line of Highway 1085; thence measure along the Northern right of way line of Highway 1085, South 80 degrees 20 minutes 40 seconds West, a distance of 1364.32 feet to a point; thence measure in a Westerly direction along the Northern right of way line of Highway 1085 along the arc of a curve to the right having a radius of 1110.76 feet, a distance of 95.97 feet to a point; thence leaving said highway right of way line, measure North 00 degrees 01 minutes 51 seconds West, a distance of 2762.01 feet back to the POINT OF BEGINNING, containing 97.42 acres, more or less gross area or 95.68 acres, net area.

LESS ANID EXCEPT:

A certain piece or parcel of ground situated in Section 45, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 1 and 45, Township 7 South, Range 10 East, and Sections 36 and 37, Township 6 South, Range 10 East, thence measure South 00 degrees 01 minutes 51 seconds East, a distance of 1492.57 feet to the POINT OF BEGINNING.

From the Point of Beginning, measure North 89 degrees 58 minutes 09 seconds East, a distance of 400.00 feet to a point; thence measure South 00 degrees 01 minutes 51 seconds East, a distance of 800.00 feet to a point; thence measure South 80 degrees 20 minutes 40 seconds West, a distance of 405.71 feet to a point; thence measure North 00 degrees 01 minutes 51 seconds West, a distance of 867.83 feet back to the Point of Beginning, containing 7.658 acres.

LESS AND EXCEPT:

A certain piece or portion of ground situated Section 45, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 1 and 45, Township 7 South, Range 10 East, and Sections 36 and 37, Township 6 South, Range 10 East; thence measure South 00 degrees 01 minutes 51 seconds East, a distance of 1492.57 feet to a point; thence measure North 89 degrees 58 minutes 09 seconds East, a distance of 400.00 feet to the Point of Beginning.

From the Point of Beginning, continue North 89 degrees 58 minutes 09 seconds East, a distance of 150.00 feet to a point; thence measure South 00 degrees 01 minutes 51 seconds East, a distance of 774.56 feet to a point; thence measure South 80 degrees 20 minutes 40 seconds West, a distance of 152.14 feet to a point; thence measure North 00 degrees 01 minutes 51 seconds West, a distance of 800.00 feet back to the Point of Beginning, containing 2.711 acres.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC04-10-083

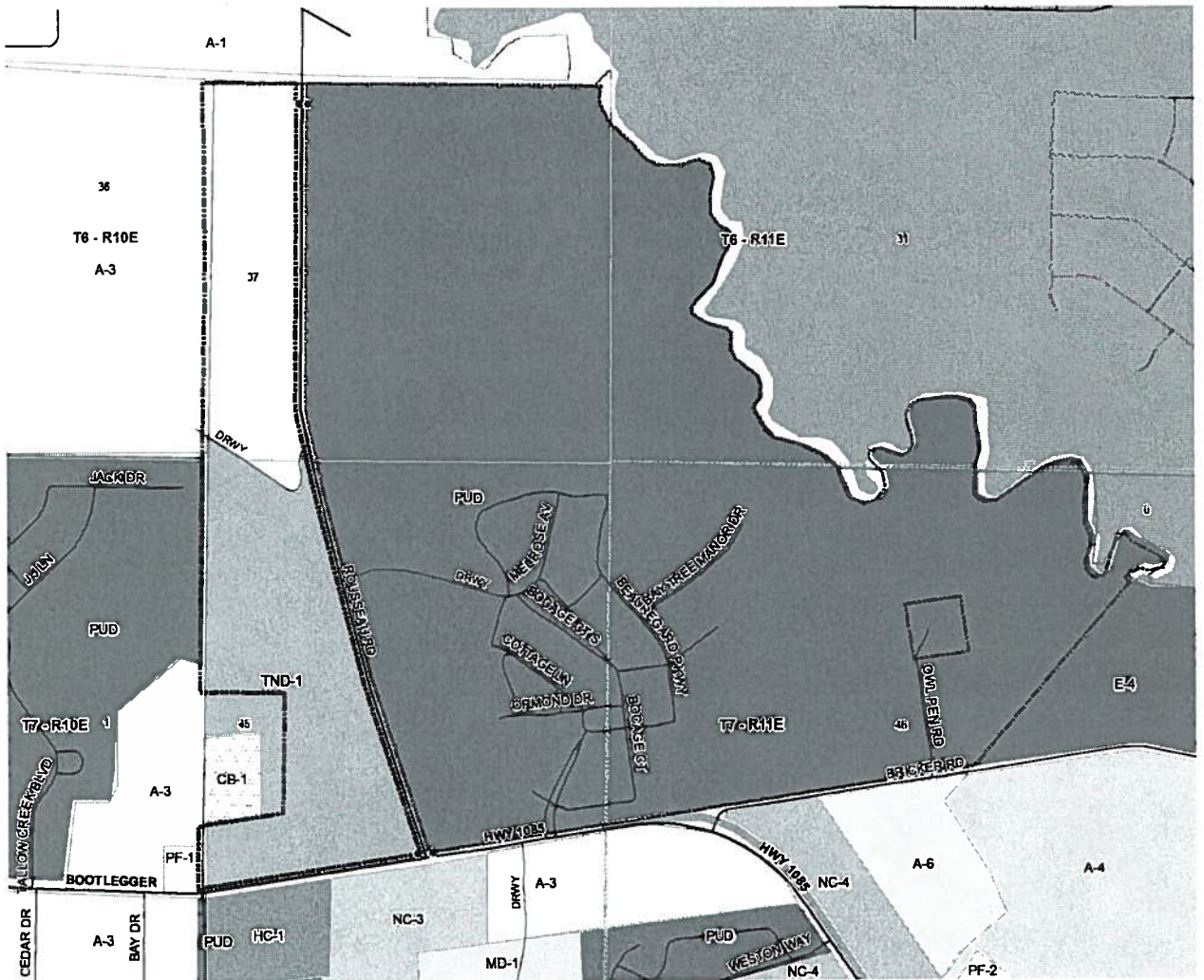
Paul Mayronne

Terra Bella Group, LLC

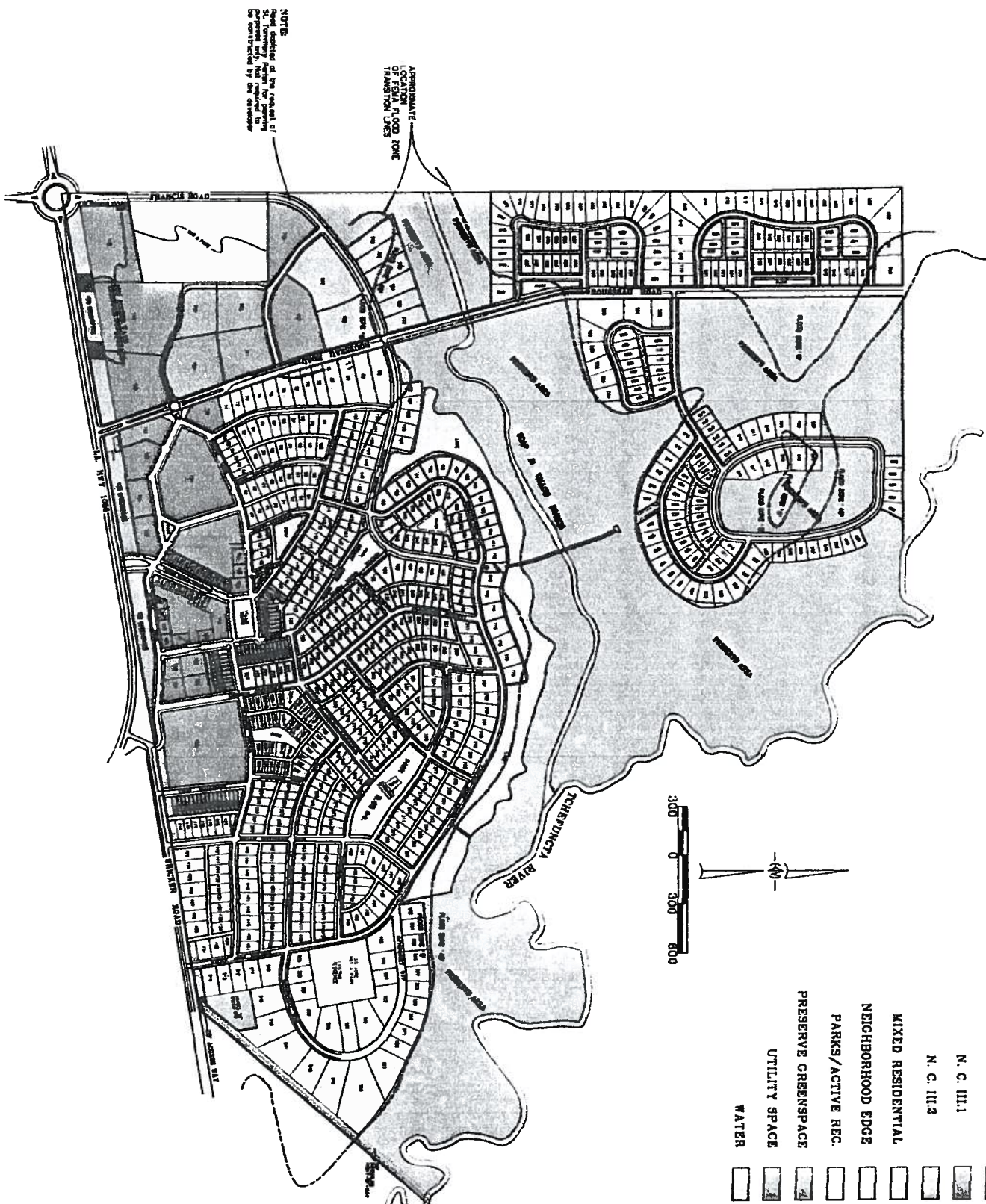
PUD (Planned Unit Development Overlay)










Parcel located on the north side of LA Highway 1085, west of Rousseau Road; S31, 37, 45, 46; T6S & 7S; R10E & 11E; Ward 1, District 1

85.311 acres



TOTAL NO. LOTS	776
TOTAL ACRES	463 ac.
GREENSPACE/PASSIVE REC.	1729 ac. (37%)
ACTIVE RECREATION	136 ac. (29%)
(includes parks & 60% of lake-6.6 ac)	



AREA DESCRIPTION	COLOR	NO. OF LOTS	ACREAGE
NEIGHBORHOOD CENTER		26 (THIRTY-ONE) 26 (THIRTY-ONE)	37.1 ac.
N. C. III.1		6	13.3 ac.
N. C. III.2		8	8.9 ac.
MIXED RESIDENTIAL		466	79.8 ac.
NEIGHBORHOOD EDGE		200	70.8 ac.
PARKS/ACTIVE REC.		N/A	13.6 ac.
PRESERVE GREENSPACE		N/A	1,22.9 ac
UTILITY SPACE		1	1.8 ac.
WATER		N/A	

11.8 ac. (LAND)
11.8 ac. (WATER & YELLOW)

THESE RIVERS ARE NOT A PART
OF THE (SOAP & TALLOW)
IND. CO.

Area Description	No. of Loads	Average Weight	Percentage of Total
Wedge Counter	92	37.1	28
NO. 1	8	13.2	20
Wedge Drums	489	74.8	17.8
Midspanned Edge	200	70.8	18.2
Action Reaction	0/16	2.39	2.39
Reaction	N/A	174.6	21.84
Reaction Counterweight	1	1.2	0.12
Wedge Drums	N/A	12.1	1.21

[illegible]

Only use these tags: *i>, **,***

Director
 Team Support
 Terry Lee O'Connell, Jr.
 1001 E. 1st St.
 Orem, UT 84054
 Available: Weekend
 405-341-1111

1500
P. O. Box 8700, Lafayette, La 70504

Modeling, U.S. 1944-48

[illegible]

(1) Let γ_{α} denote the α -th element of Γ . Then $\gamma_{\alpha} = \gamma_{\beta}$ if and only if $\alpha = \beta$.

Year	Number of students	Number of teachers	Number of classes
1960	1,000	50	100
1961	1,100	55	110
1962	1,200	60	120
1963	1,300	65	130
1964	1,400	70	140
1965	1,500	75	150
1966	1,600	80	160
1967	1,700	85	170
1968	1,800	90	180
1969	1,900	95	190
1970	2,000	100	200

Overseas winter during La Niña 1998 was a record for December for a record of 1944-1997.

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REVISED P.U.D. PL
TEPPA BETA

LENNA DELLA
SECTION 37, TOWNSHIP-8-SOUTH, RANGE
SECTION 45, TOWNSHIP-7-SOUTH, RANGE
SECTION 31, TOWNSHIP-8-SOUTH, RANGE

SECTION 46, TOWNSHIP-7-SOUTH, RANGE
ST. TAMMANY PARISH, LOUISIANA

**RELLY J. MCHUGH &
CIVIL ENGINEERS & LAND
646 CALVER ST. - 1
31-39-11**

05-05-13	1941	100	100
05-13-13			
05-24-13			

		30	
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TERRA BELLA
Urban Regulation Instructions

The Guiding Principles for Terra Bella is developed around *The Transect*, a system of land classifications described in *The Lesson of the New Urbanism*, which incorporates a fine grained network of lot distinctions. These characteristics follow the internal structure of an authentic neighborhood and serve to create the structure of the community of Terra Bella. This structure is expressed as three urban sectors: Neighborhood Center (NC), Mixed Residential (MR) and Neighborhood Edge (NE).

The Neighborhood Center (NC) is a mixed area of commercial, residential, civic, institutional and open space uses with a focus of the neighborhood's civic buildings, social activity, incorporating retail, workplaces, more dense residential and connects directly other parts of the neighborhood through a network of carefully articulated vehicular and pedestrian thoroughfares. As such, it is the densest graining of land subdivision in the neighborhood. The streets are generally designed with formalized on-street parking characterized by avenues and main streets. Buildings placed either at or near the right of way line further reinforce the streets edge and public character. Example uses: assisted living, condominiums, townhomes, coffee shops, restaurants, neighborhood bars, shops, drug stores, florists, hardware, grocer, nurseries, video store, schools, barber shop/salon, insurance/travel, dry cleaner (pick up only), medical/dental offices, professional offices, business offices, banks, churches, day care, surgical center, health club, gas center, home accessories, hotel, and/or bed and breakfast. Notwithstanding the above and foregoing, the following shall be the exclusive allowed uses in the NC III.1 designated areas as set forth on the Urban Regulating Plan to-wit: (i) all uses allowed under the underlying zoning classifications and the PUD overlay in the Development Code, and (ii) multi family, apartments, all medical uses, nursing homes, assisted living facilities, professional offices, business offices and live/work residential. Notwithstanding the above foregoing, the following shall be the exclusive allowed uses in the NC III.2 designated areas as set forth on the Urban Regulating Plan to-wit: (i) all uses allowed under the underlying zoning classifications and the PUD overlay in the Development Code, and medical uses, nursing homes, assisted living facilities, professional offices, business offices and live/work residential.

The Mixed Residential (MR) is that element of the transect which focuses principally on residential use with a *minimum* of other potential uses and constitutes the majority of the type of the land uses at Terra Bella. Streets and boulevards generally characterize thoroughfare makeup within the Mixed Residential. Example Uses: Single Family Detached, Civic.

The Neighborhood Edge (NE) is the least dense, purely residential and characterized principally by it's rural character. Generally more luxurious setbacks at its frontage, sides, and rear results in blocks of low-density edge yard treatment. The streets are generally formal being characterized by roads instead of streets and parkways in lieu of avenues. Example Uses: Single Family Detached, Civic.

This Guiding Principles creates an additional type of refined division within each of the individual described zones. For example, in the Mixed Residential is the Mixed Residential I (MR-I), Mixed Residential II (MR-II) and Mixed Residential III (MR-III) further serve to support an additional device, which further alter the placement of buildings on a lot, producing varying planning features and urban behavior. Reference is made to the *Urban Regulation Instructions* in these Guiding Principles for further clarification.

	Neighborhood Zones									Horizontal Placement BTL: Build to Line (MANDATORY)
	Neighborhood Center			Mixed Residential			Neighborhood Edge			
	NCI	NCII	NCIII	MR-I	MR-II	MR-III	NE-I	NE-II	NE-III	
	No Minimum Square Footage									
Commercial	0	10 BTL	10							Front
	0	0	5							Left
	0	0	5							Right
	10	10	10							Rear (from facing BTL)
Live/Work	0	10 BTL	10							Front
	0	0	5							Left
	0	0	5							Right
	10	10	10							Rear (from facing BTL)
Courtyard Apartments (160 x 120)		10 BTL								Front
		5								Left
		5								Right
Lots (80 x 120)		10 BTL								Front
		5								Left
		5								Right
Townhouse (25 x 120)		3 BTL								Front
		0 BTL								Left
		0 BTL								Right
		5 or 15								Rear (w/ Alley (w/ Backout Parking (Option A)
		20								Rear (w/ Alley (w/ Backout Parking (Option B)
		5 BTL								Rear (w/ Alley (w/ All Other Structures
Cottage House (48 x 120)		10 min								Rear (w/ Non-Alley
				7.5 BTL	10 BTL	15 BTL				Front
				5 min	5 min	5 min				Left
				5 min	5 min	5 min				Right
				5 or 15	5 or 15	5 or 15				Rear (w/ Alley (w/ Backout Parking (Option A)
				20	20	20				Rear (w/ Alley (w/ Backout Parking (Option B)
Village House (54 x 120)				5 BTL	5 BTL	5 BTL				Rear (w/ Alley (w/ All Other Structures
				10 min	10 min	10 min				Rear (w/ Non-Alley
				7.5 BTL	10 BTL	15 BTL	15 BTL	20 BTL		Front
				5 min	5 min	5 min	7.5 min	10 min		Left
				5 min	5 min	5 min	7.5 min	10 min		Right
				5 or 15	5 or 15	5 or 15	5 or 15	5 or 15		Rear (w/ Alley (w/ Backout Parking (Option A)
Neighborhood House (60 x 120)				20	20	20	20	20		Rear (w/ Alley (w/ Backout Parking (Option B)
				5 BTL	5 BTL	5 BTL	5 BTL	5 BTL		Rear (w/ Alley (w/ All Other Structures
				10 min	10 min	10 min	10 min	10 min		Rear (w/ Non-Alley
				7.5 BTL	10 BTL	15 BTL	15 BTL	20 BTL	30 BTL	Front
				5 min	5 min	5 min	7.5 min	10 min	10 min	Left
				5 min	5 min	5 min	7.5 min	10 min	10 min	Right
Large Neighborhood House (72 x 120)				5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	Rear (w/ Alley (w/ Backout Parking (Option A)
				20	20	20	20	20	20	Rear (w/ Alley (w/ Backout Parking (Option B)
				5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	Rear (w/ Alley (w/ All Other Structures
				10 min	10 min	10 min	10 min	10 min	20 min	Rear (w/ Non-Alley
						15 BTL	15 BTL		30 BTL	Front
						5 min	7.5 min		10 min	Left
Edge House (84 x 130)						5 min	7.5 min		10 min	Right
						5 or 15	5 or 15		5 or 15	Rear (w/ Alley (w/ Backout Parking (Option A)
						20	20		20	Rear (w/ Alley (w/ Backout Parking (Option B)
						5 BTL	5 BTL		5 BTL	Rear (w/ Alley (w/ All Other Structures
						10 min	10 min		20 min	Rear (w/ Non-Alley
							15 BTL	20 BTL	30 BTL	Front
Main House (96 x 150)							7.5 min	10 min	10 min	Left
							7.5 min	10 min	10 min	Right
							5 or 10	5 or 10	5 or 10	Rear (w/ Alley (w/ Backout Parking (Option A)
							20	20	20	Rear (w/ Alley (w/ Backout Parking (Option B)
							5 BTL	5 BTL	5 BTL	Rear (w/ Alley (w/ All Other Structures
							10 min	10 min	20 min	Rear (w/ Non-Alley

Let dimensions may vary Refer to plot

Let dimensions may vary Refer to plot

UNIT 1

The Rectangular Table

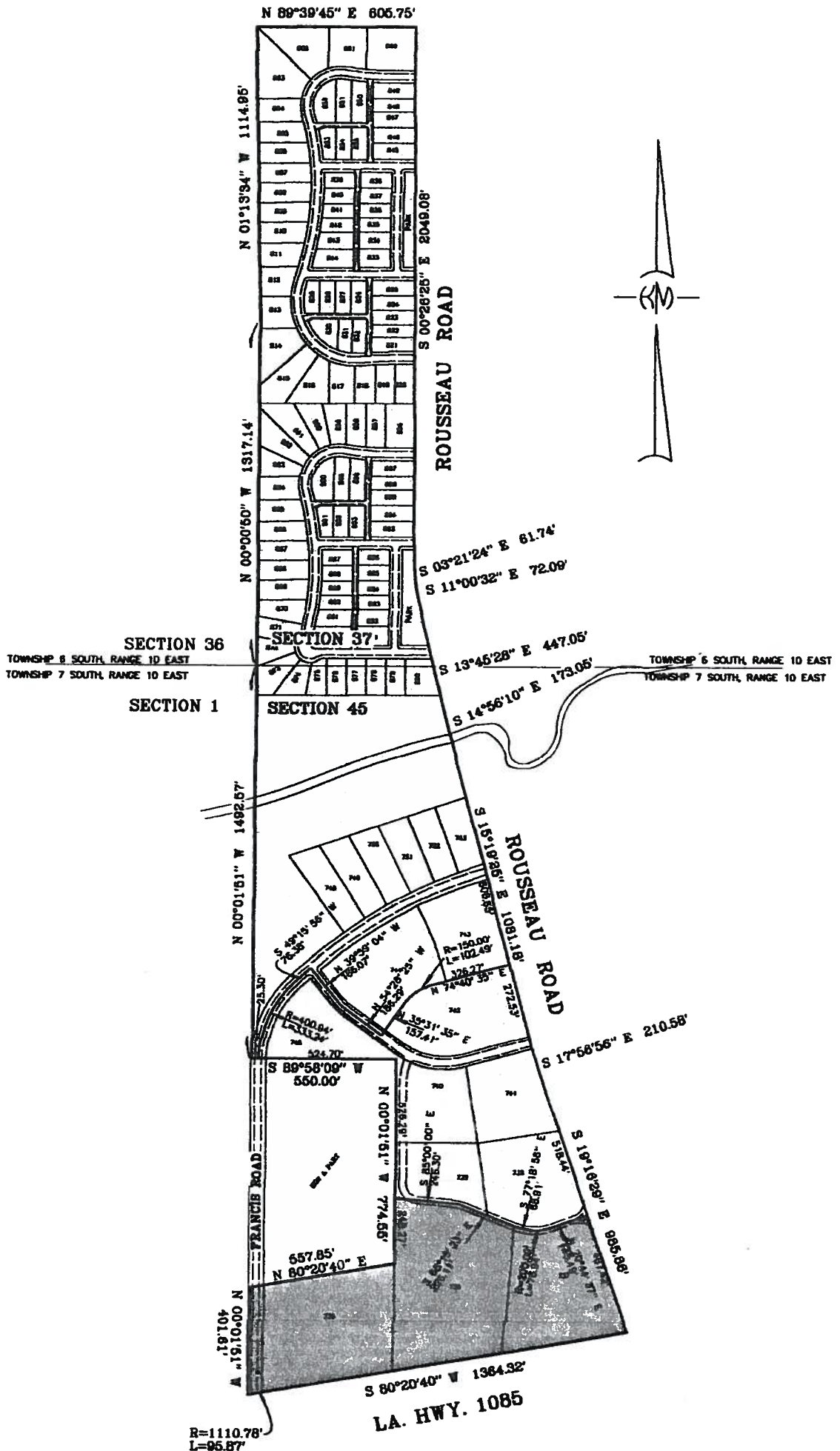





Terra Bella

12-1114-215

Covington, Louisiana

2004-10-083



-  = PROPOSED A-4 ZONING (57.73 ACRES)
-  = PROPOSED A-8 ZONING (14.40 ACRES)
-  = PROPOSED HC-1 ZONING (14.92 ACRES)

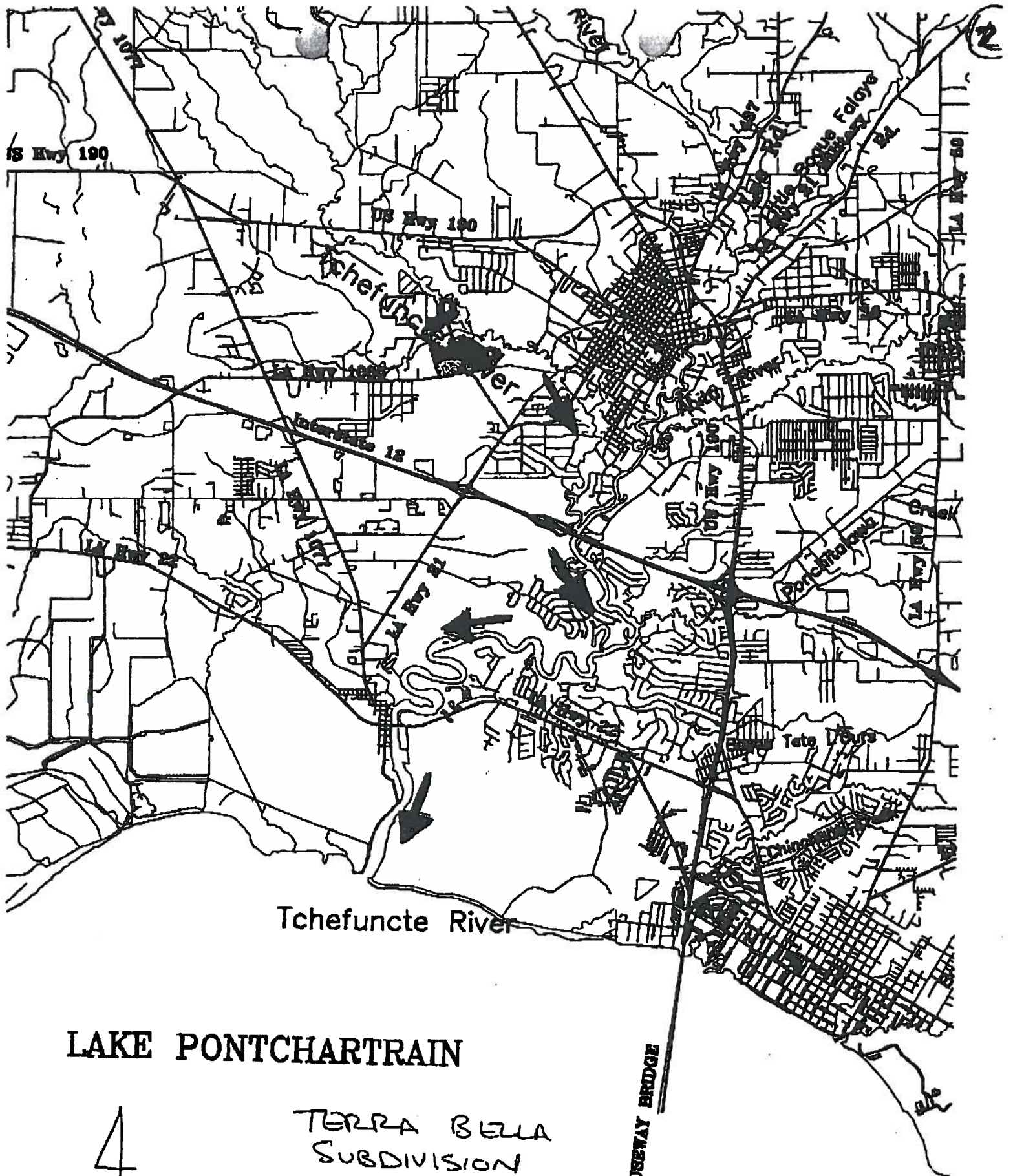
PRELIMINARY PLAN

SKETCH OF PARCELS

PROPOSED REZONING OF 87.05 ACRES
IN SECTION 37 T-6-S, R-10-E, &
SECTION 45 T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 400'	DATE: 05-24-12
DRAWN: DRJ	JOB NO.: 09-171
REVISED:	



LAKE PONTCHARTRAIN

4
N
1" = 8000'

TERRA BELLA
SUBDIVISION
STORMWATER
FLOW PATTERN
1-24-05

CAUSEWAY BRIDGE

ZC04-10-083

ZC04-10-083

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: TERRA BELLA GROUP, LLC

Developer's Address: 100 TERRA BELLA BLVD. COVINGTON LA.
Street City State Zip Code

Developer's Phone No. 935 871-7771
(Business) (Cell)

Subdivision Name: TERRA BELLA

Number of Acres in Development: 463 Number of Lots/Parcels in Development: 775

Ultimate Disposal of Surface Drainage: TCHEFUNCTA RIVER

Water Surface Runoff Mitigation Proposed: _____

(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? TCHEFUNCTA RIVER

2004-10-083

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

If yes, which major arterial streets? La. 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

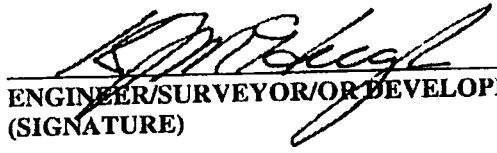
(Does the proposed subdivision development...)

- | | |
|--|---|
| a.) have or had any landfill(s) located on the property? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c.) have a substantial impact on natural, ecological recreation, or scenic resources? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d.) displace a substantial number of people? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| e.) conform with the environmental plans and goals that have been adopted by the parish? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f.) cause an unwarranted increase in traffic congestion within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g.) have substantial esthetic or adverse visual impact within or near the subdivision? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

h.) breach any Federal, State or Local standards relative to:

- | | |
|---|---|
| • air Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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)

5-24-12
DATE

Administrative Comment

ZONING STAFF REPORT

Date: May 29, 2012
Case No.: ZC04-10-083
Posted: 05/10/12

Meeting Date: June 5, 2012
Determination: Approved

GENERAL INFORMATION

PETITIONER: Paul Mayronne
OWNER: Terra Bella Group, LLC
REQUESTED CHANGE: Major Amendment to PUD & addition of 85.311 acres of PUD
LOCATION: Parcel located on the north side of LA Highway 1085, south of the Tchefuncte River, east and west of Rousseau Road; S31, 37, 45, 46; T6S & 7S; R10E & 11E; Ward 1, District 1
SIZE: 461.311 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State & 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 & Undeveloped	A-1 Suburban District
South	Undeveloped	HC-1 Highway Commercial District, NC-3 Lodging District, NC-4 Neighborhood Institutional District, A-6 Multi Family Residential District, A-3 Suburban District
East	Tchefuncte River & Residential	E-4 Estate District
West	Commercial & Residential	CB-1 Community Based Facility District, PUD Planned Unit Development District

EXISTING LAND USE:

Existing development? Yes

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*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting a Major Amendment to the PUD and the addition of 85.311 acres to the existing PUD. The major amendment to the PUD consists of an increase in the number of lots to be designated as Neighborhood Center. The parcels, requested to be rezoned, were previously proposed to be developed with residential uses (see attached map showing current zoning and proposed changes).

The additional 85 acre, located on the west side of Rousseau Road, is proposed to be developed similarly to the existing PUD (see attached PUD plan). Note that a request has been submitted to change the underlying zoning of the site from A-3 & TND-1 to A-4, A-8 & HC-1 (ZC12-06-050, see attached zoning map). See below, chart showing the under lying zoning requested for each lots. Note that a maximum square footage, has been set for all commercial buildings to be constructed on lots 735 (max building size 35,000 sq.ft), 736 (max building size 51,000 sq.ft.) & 737 (max building size 35,000).

Lots	Requested Underlying Zoning
Lots 743, 744 and 748 to 753 & 800 to 903	A-4
Lots 738 through 742 & 745	A-8
Lots 735 through 737	HC-1

The subdivision, including the additional 85 acres, remains a traditional neighborhood, and is now proposed to be developed with a total of 775 lots (residences, shops, workplaces and civic buildings). A revised master plan and codes have been provided, outlining the requirements for the traditional neighborhood development. It includes chart depicting general information concerning the placement of the buildings, setbacks for each building type and maximum building heights, and diagrams showing the building placement, frontage and height for each permitted use. The code, also provides definitions, fundamentals of new urbanism, design principles, permitted uses for each zones, architectural types, location of parking spaces and encroachments. Set of plats have also been provided, in order to illustrate the different information provided in the Code.

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
Phasing	7 phases

DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, provide the net density, 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 net density, of the portion to be rezoned to A-4, would allow for maximum of 173 lots. A maximum of 110 lots are proposed to be provided under the PUD.

The net density, of the portion of the site to be rezoned to A-8, would allow for 314 units.

GREENSPACE

A total of 204 acres or 52% of the entire 390 acre development will be designated as open space. The active recreational area will represent 4.1 % or 8.3 acres of the total greenspace, and the passive recreational area will represent 95.9 % or a total of 195.7 acres. The staff feels that sufficient passive and recreational amenities have been provided on the site such as pedestrian pathway, lookout pavilion and interior greenspace, pools, playground equipment and fields. A large portion of the land is being preserved on the site, which definitely display a great degree of creativity and sensitivity to the natural elements of the site.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use map designates this area for "Single Family Residential - Conservation" use. The proposed PUD meets the definition of this land use classification considering that it provides conservation in relation with the recreation areas and the Tchefunte River. The Comprehensive Plan also designated the area as one that "results in the placement of buildings and improvements on a part of the land to be subdivided in order to preserve the natural and scenic quality of the remainder of the land." With the vast majority of designated open space and preserved area, the proposed development plan definitely meets the objective.

The proposed PUD also conforms to the "Planned Districts" classification is that this designation which calls for "a density – within the overall tract – which is similar the adjoining residential uses." The proposed concept is not similar in density to the adjoining residential uses. The development is abutting River Forest Subdivision on the north and Tallow Creek Subdivision on the west. River Forest Subdivision is zoned SA (Suburban Agricultural) District with various size of residential lots. The Tallow Creek Subdivision is a Planned Unit Development approved for 363 lots. The new Terra Bella Subdivision has a much higher density than the abutting subdivision. However, it a totally different concept from any other subdivision, which truly represents the objectives and criteria of the Planned Unit Development Zoning District and the overall goal of the 2025 Land Use Plan.

STAFF RECOMMENDATION:

The staff recommends that the request for a Plan Unit Development Overlay designation be approved.