

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5517                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER                      PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. SHARP                      SECONDED BY: MR. CANULETTE

ON THE 4 DAY OF FEBRUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HARRISON AVENUE, EAST OF REED LANE, WEST OF FLOWERS DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 57.4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 3, DISTRICT 2). (2015-21-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-21-ZC, 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 A-4 (Single Family Residential District) to an A-4 (Single Family Residential District & 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-4 (Single Family Residential District & 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 changed from its present A-4 (Single Family Residential District) to an A-4 (Single Family Residential District & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 24, 2015

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

### 2015-21-ZC

A certain parcel of ground situated in Sections 2 & 3, Township-7-South, Range-11-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 2, 3, 10, & 11 Township-11-South, Range-11-East and the Point of Beginning

From the Point of Beginning measure

North 89°55'53" West a distance of 319.61 feet to a point;  
Thence North 15°39'00" West a distance of 103.30 feet to a point;  
Thence North 11°13'55" West a distance of 97.65 feet to a point;  
Thence North 72°41'43" East a distance of 36.22 feet to a point;  
Thence North 08°55'18" West a distance of 1,010.64 feet to a point;  
Thence South 81°45'31" East a distance of 11.27 feet to a point;  
Thence North 87°09'47" East a distance of 91.79 feet to a point;  
Thence North 60°45'00" East a distance of 145.63 feet to a point;  
Thence North 24°58'10" East a distance of 44.07 feet to a point;  
Thence North 24°31'28" West a distance of 48.59 feet to a point;  
Thence South 88°39'00" West a distance of 61.01 feet to a point;  
Thence North 28°46'27" East a distance of 97.43 feet to a point;  
Thence North 22°10'38" West a distance of 75.05 feet to a point;  
Thence North 07°15'36" East a distance of 39.62 feet to a point;  
Thence North 39°39'28" East a distance of 76.39 feet to a point;  
Thence North 72°21'43" East a distance of 29.39 feet to a point;  
Thence South 78°59'44" East a distance of 203.36 feet to a point;  
Thence North 46°38'53" East a distance of 40.93 feet to a point;  
Thence North 27°21'46" East a distance of 80.70 feet to a point;  
Thence North 30°35'25" West a distance of 44.10 feet to a point;  
Thence North 61°33'22" West a distance of 95.15 feet to a point;  
Thence North 26°57'00" West a distance of 29.96 feet to a point;  
Thence North 59°01'24" East a distance of 49.90 feet to a point;  
Thence North 87°50'34" East a distance of 82.16 feet to a point;  
Thence North 78°15'00" East a distance of 65.26 feet to a point;  
Thence North 52°00'55" East a distance of 62.44 feet to a point;  
Thence North 18°47'00" East a distance of 61.48 feet to a point;  
Thence South 46°59'43" East a distance of 1,523.09 feet to a point;  
Thence South 00°14'47" East a distance of 881.47 feet to a point;  
Thence South 89°30'00" West a distance of 1,300.00 feet to the POINT OF BEGINNING, and containing 2,500,493.10 square feet or 57.40 acre(s) of land, more or less.

Case No.: 2015-21-ZC

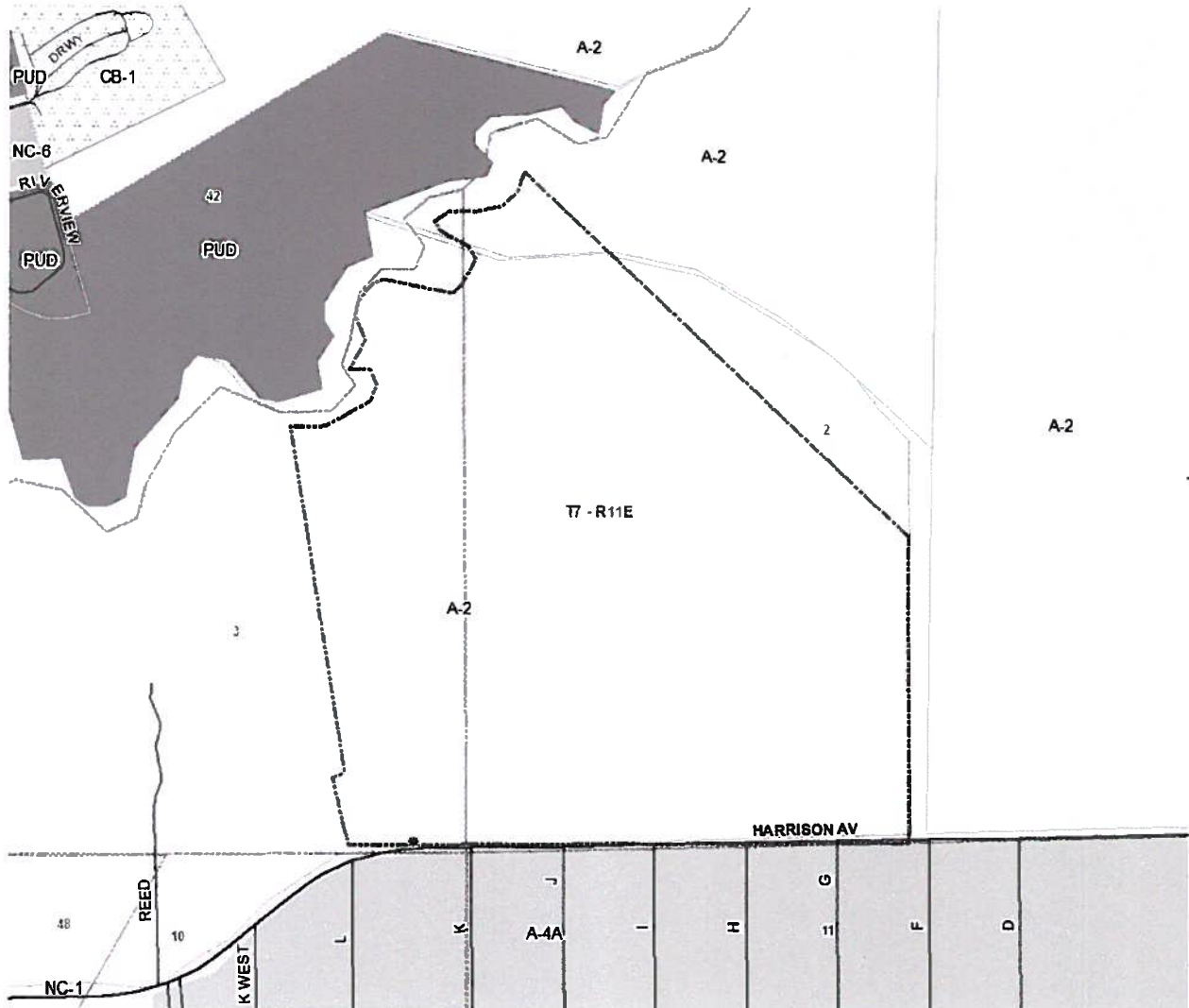
PETITIONER: Darling Design Homes, INC - James Coate

OWNER: Ruth Begue

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive; S2 & 3, T7S, R11E; Ward 3, District 2

SIZE: 57.4 acres

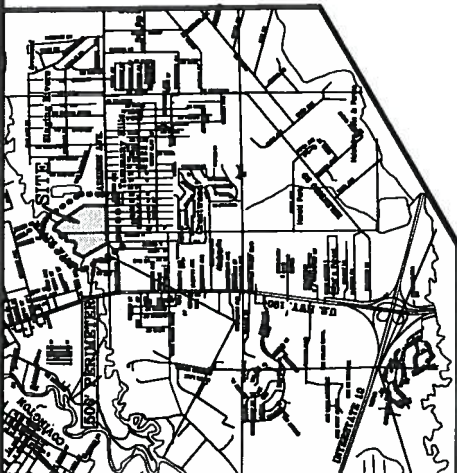


2015-21-ZC

ESTATES OF ABITA RIVER  
SECTIONS 2 & 3, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

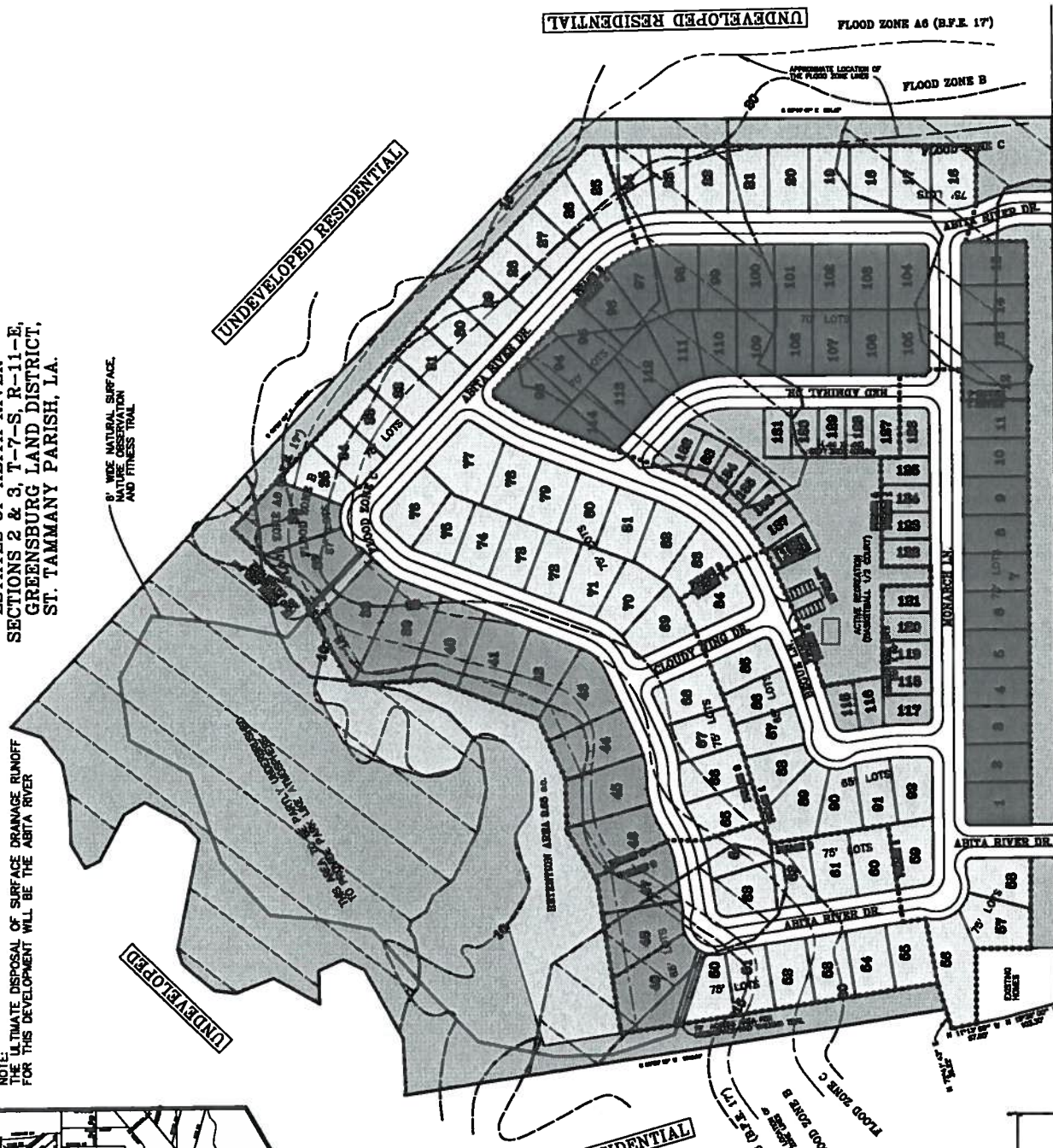
NOTE: THE ULTIMATE DISPOSAL OF SURFACE DRAINAGE RUNOFF FOR THIS DEVELOPMENT WILL BE THE ABITA RIVER

8' WIDE NATURAL SURFACE MATURE OBSERVATION AND FITNESS TRAIL



VICINITY MAP

TABLE OF LOTS AND AREAS with columns for Lot No., Area, and other details.



UNDEVELOPED RESIDENTIAL

FLOOD ZONE A6 (B.F.E. 17')

FLOOD ZONE B

FLOOD ZONE C

DEVELOPER: ABITA RIVER PARK, LLC  
4411 ABITA OAKS DR  
MANDEVILLE, LA 70471

G STREET

H STREET

I STREET

J STREET

K STREET

RESIDENTIAL

HARRISON AVE

ABITA RIVER DR

ROYALTY LN

MAJOR EXISTING CONDITIONS  
1. THE PROPERTY IS CURRENTLY ZONED A2...  
2. THE PROPERTY IS CURRENTLY ZONED A2...  
3. THE PROPERTY IS CURRENTLY ZONED A2...  
4. THE PROPERTY IS CURRENTLY ZONED A2...  
5. THE PROPERTY IS CURRENTLY ZONED A2...  
6. THE PROPERTY IS CURRENTLY ZONED A2...  
7. THE PROPERTY IS CURRENTLY ZONED A2...  
8. THE PROPERTY IS CURRENTLY ZONED A2...  
9. THE PROPERTY IS CURRENTLY ZONED A2...  
10. THE PROPERTY IS CURRENTLY ZONED A2...  
11. THE PROPERTY IS CURRENTLY ZONED A2...

BUILDING SETBACKS table with columns for Front, Side, and Rear setbacks in feet.

- 60' WIDE LOTS - 24
- 60' WIDE LOTS - 8
- 70' WIDE LOTS - 37
- 70' WIDE LOTS - 26
- 80' WIDE LOTS - 14

AREA BREAKDOWN  
TOTAL AREA 57.4 ACRES  
GREENSPACE (21%) 12.11 ACRES  
ACTIVE 1.88 ACRES  
RETENTION 2.85 ACRES  
DENSITY BREAKDOWN  
UNITS ALLOWED (57.4 ACRES x 4 UNITS/AC (44)) x 0.75 = 172  
UNITS DEPICTED = 138  
THIS DEVELOPMENT WILL BE PROVIDED WITH CENTRAL WATER AND SEWER FACILITIES.  
PLEASE DEVELOPMENT SCHEDULE  
PHASE 1 COMPLETION DATE 10-2016  
PHASE 2 COMPLETION DATE 10-2016

THIS PROPERTY IS CURRENTLY ZONED A2  
P.U.D. PLAN AND TENTATIVE PLAN  
ESTATES OF ABITA RIVER  
SECTIONS 2 & 3, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.  
OWNER: ABITA RIVER PARK, LLC  
4411 ABITA OAKS DR  
MANDEVILLE, LA 70471

2015-21-20

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: ABITA RIVER PARK LLC

Developer's Address: 401 MARINA OAKS DR. MANDEVILLE LA 70421  
Street City State Zip Code

Developer's Phone No. 985 966-6294  
(Business) (Cell)

Subdivision Name: ABITA RIVER PARK

Number of Acres in Development: 57.4 Number of Lots/Parcels in Development: 138

Ultimate Disposal of Surface Drainage: ABITA RIVER

Water Surface Runoff Mitigation Proposed: NO

*(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  Title 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? ABITA RIVER

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

If yes, which major arterial streets? HARRISON AVE.

- 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?  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.***



**ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)**

9-17-15

**DATE**

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 12/01/2015
Case No.: 2015-21-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Darling Design Homes, INC - James Coate
OWNER: Ruth Begue
REQUESTED CHANGE: From A-4 Single-Family Residential District to A-4 Single-Family Residential District, PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive; S2 & 3, T7S, R11E; Ward 3, District 2
SIZE: 57.4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, and West directions with their respective surrounding uses and zoning districts.

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

COMPREHENSIVE PLAN:

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.

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 that resource so that it remains 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:

The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay to develop a 138 residential lot subdivision (see chart below showing lot size). The site is proposed to be accessed through 2 different entrances, aligned with existing open streets, across from the site.

Table with 3 columns: Lot Type, Number of lots, Lot size. Rows include Garden Home Lots, 65' wide lots, 70' wide lots, 75' wide lots, and 90' wide lots.



**GENERAL PUD CRITERIA**

<b>Required information</b>	<b>Staff Comments</b>
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 current underlying zoning of A-2, is at 1 units per acre, which would allow for a total of 57 units. Based on the requested underlying A-4 Zoning District, the net density would allow for 172 lots. The proposal is for 138 units with a net density of 3.4 lots/units per acre.

**GREENSPACE**

A total of 17.87 acres (31%) of greenspace is proposed to be provided on the site, including 1.68 acre (3%) dedicated to active recreation and 16.19 acres (28%) dedicated to passive recreation. The proposed passive and active amenities will consist of a picnic and park area with playground equipment, half basketball court and walking path.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan call for the site to be developed with residential uses and uses that would allow for the preservation of the natural environment. The proposed PUD meets the objectives of the designation, considering that the site is proposed to be developed with residential uses at a certain variety of densities including a large conservation area in the rear of the site, along the Abita River.

**STAFF RECOMMENDATION:**

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