

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5550

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF MARCH , 2016

AN ORDINANCE TO AMEND ORD. C.S. NO. 00-0155, ADOPTED MAY 4, 2000, AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY TO RECLASSIFY 157.667 ACRES LOCATED ON THE WEST SIDE OF LA HIGHWAY 1085 AND ON THE EAST SIDE OF OCHSNER BOULEVARD, NORTH OF LA HIGHWAY 21 TO PROVIDE MAJOR AMENDMENTS TO ORIGINAL PUD PLAN, WARD 1, DISTRICT 1. (ZC00-03-020)

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 February 2, 2016; and

WHEREAS, a zoning change request to A-4A (2015-132-ZC) has been approved to establish the underlying zoning of the proposed 8.892 acre parcel addition to the PUD. (See Exhibit "A")

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 00-0155, adopted May 4, 2000, which amended the official zoning map of St. Tammany Parish to reclassify 157.667 acres on the west side of LA Highway 1085, and on the east side of Ochsner Boulevard, north of LA Highway 21 to provide major amendment(s) to the PUD which consists of an addition to the subdivision and a change of some of the approved uses within the PUD (Planned Unit Development Overlay).

The first request consist of, an addition of a 8.892 acre parcel of land, proposed to be developed with 43 garden homes sites, and an addition of 7 garden homes sites within the existing boundary of the Maison du Lac Subdivision. The proposed units are proposed to be added to an existing phase of the subdivision, already developed with garden homes. The access would be provided from the existing streets located within Maison du Lac Subdivision.

The second request consists of a change in use of lots CH-1-A & CH-1-B, located in the center of the subdivision (see attached originally approved plan). The site, originally approved to be developed with condominiums is now proposed to be developed with 36 single family residential lots of a minimum size of 65' X 120' (see attached plan).

The third request consists of a change in use of Parcel 4B from a 7.15 acre greenspace area to be developed with commercial uses. The permitted uses of the site would be limited to : mid-rise office and residential buildings, public utility facilities, parking lots and deck, free standing restaurant (no drive thru), mixed use centers including residential, restaurants & retail uses not exceeding 20% of the developed floor of any structures, assisted living & senior care living. The minimum setbacks, maximum height, signage, landscaping, lighting and parking requirements are provided as required (see attached).

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 7 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: FEBRUARY 25, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

EXHIBIT "A"

ZC00-03-020

Parcel 1:

PARCEL 1, 139.00 ACRES, as per the Final Plan of Maison du Lac Subdivision, Clerk's Map File 4809, St. Tammany Parish, Louisiana,

All that certain piece or parcel of land situated in Section 45, T-7-S, R-10-E and Section 46, T-7-S, R-11-E, St. Tammany Parish, State of Louisiana, and being more particularly described as follows, to-wit:

From the Section corner common to Sections 12, 45, and 46, Township 7 South, Range 10 East, which is the Point of Beginning; then go North 89 degrees 40 minutes 00" West 1,937.18 feet to a point; then go North 02 degrees 19 minutes 14 seconds East 179.35 feet to a point; then go North 00 degrees 04 minutes 07 seconds East 1,353.52 feet; Point "A" on the centerline of Timber Branch; then go along said centerline South 76 degrees 27 minutes 27 seconds East 70.06 feet to a point (course 1); then go South 87 degrees 33 minutes 51 seconds East 151.61 feet to a point (course 2); then go North 88 degrees 20 minutes 37 seconds East 142.44 feet to a point (course 3); then go South 48 degrees 54 minutes 25 seconds East 85.75 feet to a point (course 4); then go North 88 degrees 26 minutes 17 seconds East 73.70 feet to a point (course 5); then go North 59 degrees 28 minutes 57 seconds East 100.77 feet to a point (course 6); then go South 58 degrees 46 minutes 10 seconds East 197.63 feet to a point (course 7); then go South 80 degrees 50 minutes 43 seconds East 85.51 feet to a point (course 8); then go South 87 degrees 58 minutes 49 seconds East 236.04 feet to a point (course 9); then go North 72 degrees 39 minutes 54 seconds East 122.90 feet to a point (course 10); then go South 77 degrees 03 minutes 33 seconds East 149.52 feet to a point (course 11); then go South 83 degrees 28 minutes 36 seconds East 148.12 feet to a point (course 12); then go North 64 degrees 56 minutes 22 seconds East 128.18 feet to a point (course 13); then go South 83 degrees 30 minutes 34 seconds East 199.23 feet to a point (course 14); then go South 46 degrees 08 minutes 34 seconds East 97.65 feet to a point (course 15); then go North 76 degrees 54 minutes 34 seconds East 105.88 feet to a point (course 16); then go South 55 degrees 29 minutes 48 seconds East 62.38 feet to a point (course 17); then go North 50 degrees 38 minutes 24 seconds East 45.19 feet to a point (course 18); then go North 84 degrees 11 minutes 10 seconds East 195.90 feet to a point (course 19); then go South 71 degrees 39 minutes 57 seconds East 73.17 feet to a point (course 20); then go North 39 degrees 17 minutes 58 seconds East 179.14 feet to a point (course 21); then go South 84 degrees 27 minutes 56 seconds East 164.74 feet to a point (course 22); then go North 78 degrees 58 minutes 36 seconds East 220.05 feet to a point (course 23); then go North 42 degrees 29 minutes 42 seconds East 162.38 feet to a point (course 24); then go North 88 degrees 14 minutes 25 seconds East 143.34 feet to a point (course 25); then go South 63 degrees 50 minutes 30 seconds East 81.63 feet to a point (course 26); then go North 61 degrees 38 minutes 24 seconds East 63.68 feet to a point (course 27); then go North 80 degrees 35 minutes 09 seconds East 145.31 feet to a point (course 28); then go South 45 degrees 03 minutes 14 seconds East 72.37 feet to a point (course 29); then go North 54 degrees 06 minutes 12 seconds East 132.05 feet to a Point "B" (course 30); then go South 28 degrees 30 minutes 42 seconds East 1,142.64 feet to a point; then go South 00 degrees 24 minutes 19 seconds East 80.00 feet to a point; then go North 89 degrees 35 minutes 41 seconds East 323.58 feet to a point; then go South 00 degrees 23 minutes 30 seconds East 640.21 feet to a point; then go North 89 degrees 22 minutes 50 seconds West 2,446.94 feet to the Point of Beginning.

Said parcel contains 139.00 acres, more or less.

Parcel 2:

PARCEL 2, 0.364 ACRES, as per the Final Plan of Maison du Lac Subdivision, Clerk's Map File 4809, St. Tammany Parish, Louisiana,

All that certain piece or parcel of land situated in Section 46, T-7-S, R-11-E, St. Tammany Parish, State of Louisiana, and being more particularly described as follows, to-wit:

From the Section corner common to Sections 12, 45, and 46, Township 7 South, Range 10 East, go South 89 degrees 22 minutes 50 seconds East 2,446.94 feet to a point, then go North 00 degrees 23 minutes 30 seconds West 640.21 feet to a point; then go South 89 degrees 35 minutes 41 seconds West 323.58 feet to a point; then go North 00 degrees 24 minutes 19 seconds West 80.00 feet to a point; then go North 89 degrees 35 minutes 41 seconds East 1,007.69 feet to a point which is the Point of Beginning;

From the Point of Beginning, then go North 00 degrees 24 minutes 19 seconds West 125.00 feet to a point; then go North 54 degrees 44 minutes 21 seconds East 60.00 feet to a point on the westerly right of way of Louisiana Highway 1085; then go along said westerly right of way South 35 degrees 15 minutes 39 seconds East 194.12 feet to a point; then go South 89 degrees 35 minutes 41 seconds West 160.17 feet to the Point of Beginning.

Said Parcel contains 0.364 acres, more or less.

Parcel 3:

PARCEL 3, 7.15 ACRES, as per the Final Plan of Maison du Lac Subdivision, Clerk's Map File 4809, St. Tammany Parish, Louisiana,

All that certain piece or parcel of land situated in Section 45, T-7-S, R-10-E, St. Tammany Parish, State of Louisiana, and being more particularly described as follows, to-wit:

Commence from the Section corner common to Sections 12, 45, and 46, Township 7 South, Range 10 East, then go North 89 degrees 40 minutes 00 seconds West 1,937.18 feet; then go North 02 degrees 19 minutes 14 seconds East 179.35 feet; then go North 00 degrees 04 minutes 07 seconds East 1,353.52 feet to Point "A" on the center line of Timber Branch also the Point of Beginning.

From the Point of Beginning, go North 00 degrees 14 minutes 07 seconds East 471.45 feet; then go East a distance of 145.11 feet; then go South 110.00 feet; then go East a distance of 577.84 feet; then go South 03 degrees 16 minutes 38 seconds East 483.63 feet to a point on the centerline of Timber Branch; then continue along centerline of Timber Branch the following 7 courses:

North 58 degrees 46 minutes 10 seconds West 191.89 feet;
South 59 degrees 28 minutes 57 seconds West 100.77 feet;
South 88 degrees 26 minutes 17 seconds West 73.70 feet;
North 48 degrees 54 minutes 25 seconds West 85.75 feet;
South 88 degrees 20 minutes 37 seconds West 142.44 feet;
North 87 degrees 33 minutes 51 seconds West 151.61 feet;
North 76 degrees 27 minutes 27 seconds West 100.91 feet back to the Point of Beginning.

Said Parcel contains 7.15 acres, more or less.

All rights of Vendor and its predecessor in title in and to a non-exclusive predial servitude of passage, more particularly set forth on the survey prepared by Kelly McHugh and Associates, Inc., dated October 18, 1999, last revised May 9, 2000, attached to Instrument No. 1266976 and filed as Clerk's Map File No. 2054, and further as set forth on the subdivision plan for Maison du Lac Subdivision prepared by Randall W. Brown and Associates, Inc., recorded in Clerk's Map File No. 4809 of the records of St. Tammany Parish, which servitude affects the following property, to-wit:

A predial servitude of passage located on a certain parcel of ground located in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more fully described as follows:

From the Section corner common to Sections 12, 45, and 46, Township 7 South, Range 10 East, go South 89 degrees 22 minutes 50 seconds East, a distance of 2446.94 feet to a point; then go North 00 degrees 23 minutes 30 second West, a distance of 640.21 feet to a point; then go South 89 degrees 35 minutes 41 seconds West, a distance of 323.58 feet to a point; which is the Point of Beginning.

From the Point of Beginning, then go North 00 degrees 24 minutes 19 seconds West, a distance of 80.00 feet to a point; then go North 89 degrees 35 minutes 41 seconds East 1167.86 feet to a point on the westerly right of way of Louisiana Highway 1085; then go along said westerly right of way South 35 degrees 15 minutes 39 seconds East, a distance of 97.49 feet to a point; then go South 89 degrees 35 minutes 41 seconds West, a distance of 1223.58 feet to the Point of Beginning.

Said servitude located on said parcel contains 2.196 acres, more or less.

ALL THAT CERTAIN TRACT OF PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, said property being known as Lot 15 thereof, and being more fully described as follows, to-wit:

From the Section corner common to Sections 12, 46, and 45, Township 7 South, Range 10 East, thence go South 89 degrees 22 minutes 50 seconds East a distance of 2446.76 feet to an iron serving as the Point of Beginning.

From the Point of Beginning, thence go North 00 degrees 23 minutes 30 seconds West a distance of 640.21 feet to an iron; thence go North 89 degrees 35 minutes 41 seconds East a distance of 600.00 feet to an iron; thence go South 00 degrees 23 minutes 29 seconds East a distance of 650.94 feet to an iron; thence go North 89 degrees 22 minutes 50 seconds West a distance of 600.09 feet back to the Point of Beginning.

This parcel contains 8.892 acres, more or less, and is designated as Lot 15.

Case No.: ZC00-03-020

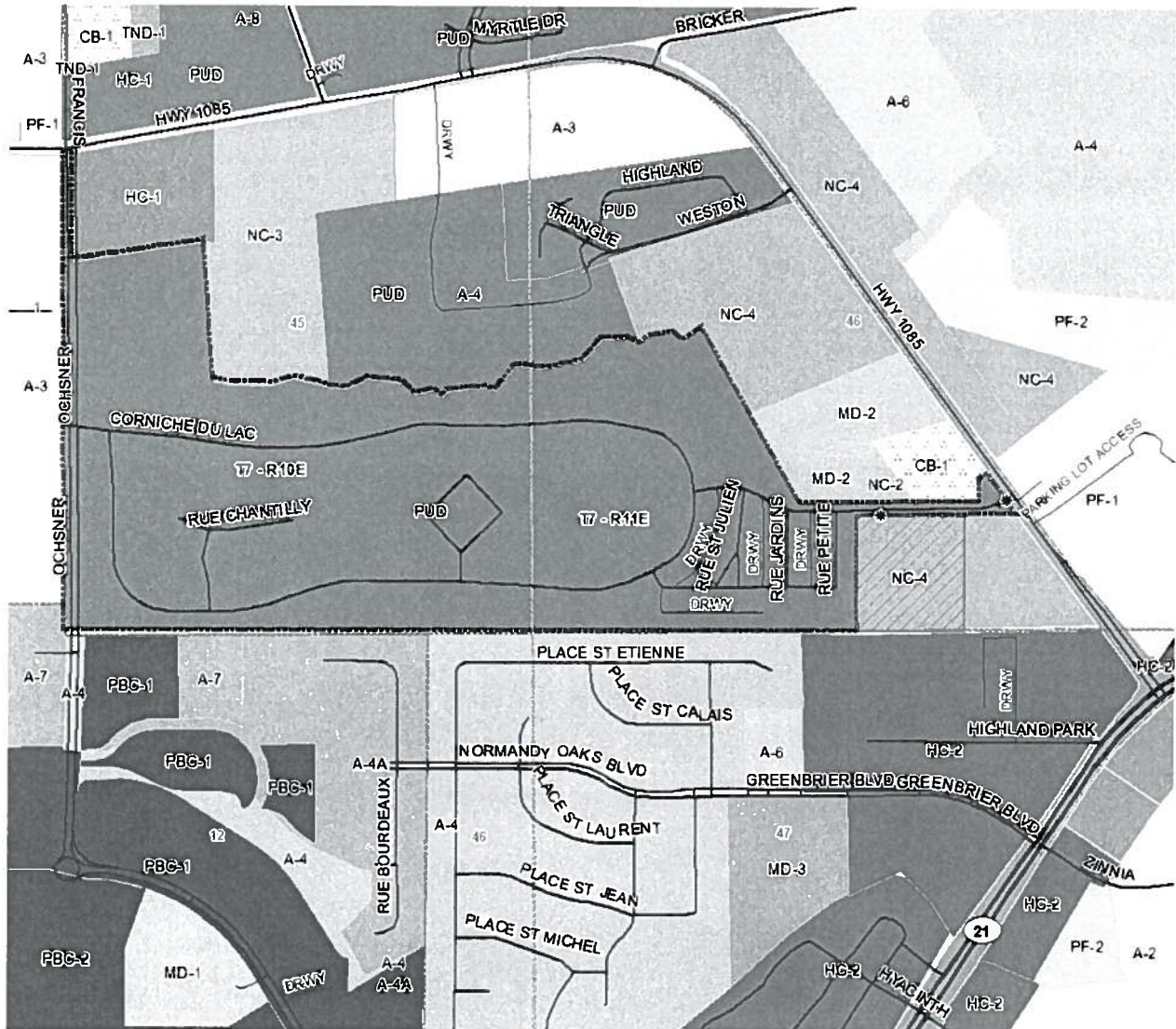
PETITIONER: WBB Realty, LLC - Joshua Wainer

OWNER: WBB Realty, LLC - Joshua Wainer

REQUESTED CHANGE: Major amendment to the PUD (Planned Unit Development Overlay) and for a change of the zoning district classification of 8.892 acres to PUD (Planned Unit Development Overlay)

LOCATION: Parcel located on the west side of LA Highway 1085 & on the east side of Ochsner Blvd, north of LA Highway 21; S46, T7S, R11E; Ward 1, District 1

SIZE: 157.602 acres





ZC00-03-020

TND-1

A-8

FRANCIS

HC-1

45

NC-3

A-3

46

A-6

E-4

BRICKER

HIGHLAND

WESTON

TRIANGLE

FAIRHILL

WESTON

NC-4

PF-2

MD-2

CORNICHE DU LAC

RUE GHANTILLY

T7-R10E

T7-R10E

RUE ST JULIEN

RUE JARDINS

RUE PETITE

PE-1

PARKING LOT ACCESS

DRWY

A-7

RUE BOUR D'EAUX

PLACE ST ETIENNE

PLACE ST JULIEN

PLACE ST GALAIS

NORMANDY OAKS

NORMANDY OAKS

GREENBRIER

GREENBRIER

ZINOLA

PBC-1

MD-1

PBC-2

12

DRWY

DRWY

PLACE ST LAURENT

A-4

PLACE ST JEAN

PLACE ST MICHEL

PLACE ST CLAUDE

PELICAN LANDING SHOPPING CTR

STRIDER ST

HYACINTH

DAHLIA

A-2

BESONIA

MD-3

DRWY

NC-2

CB-1

COVINGTON HWY

STRIDER ST

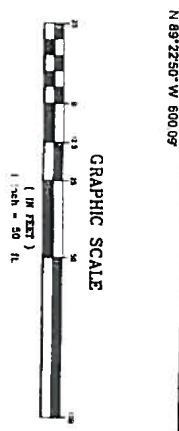
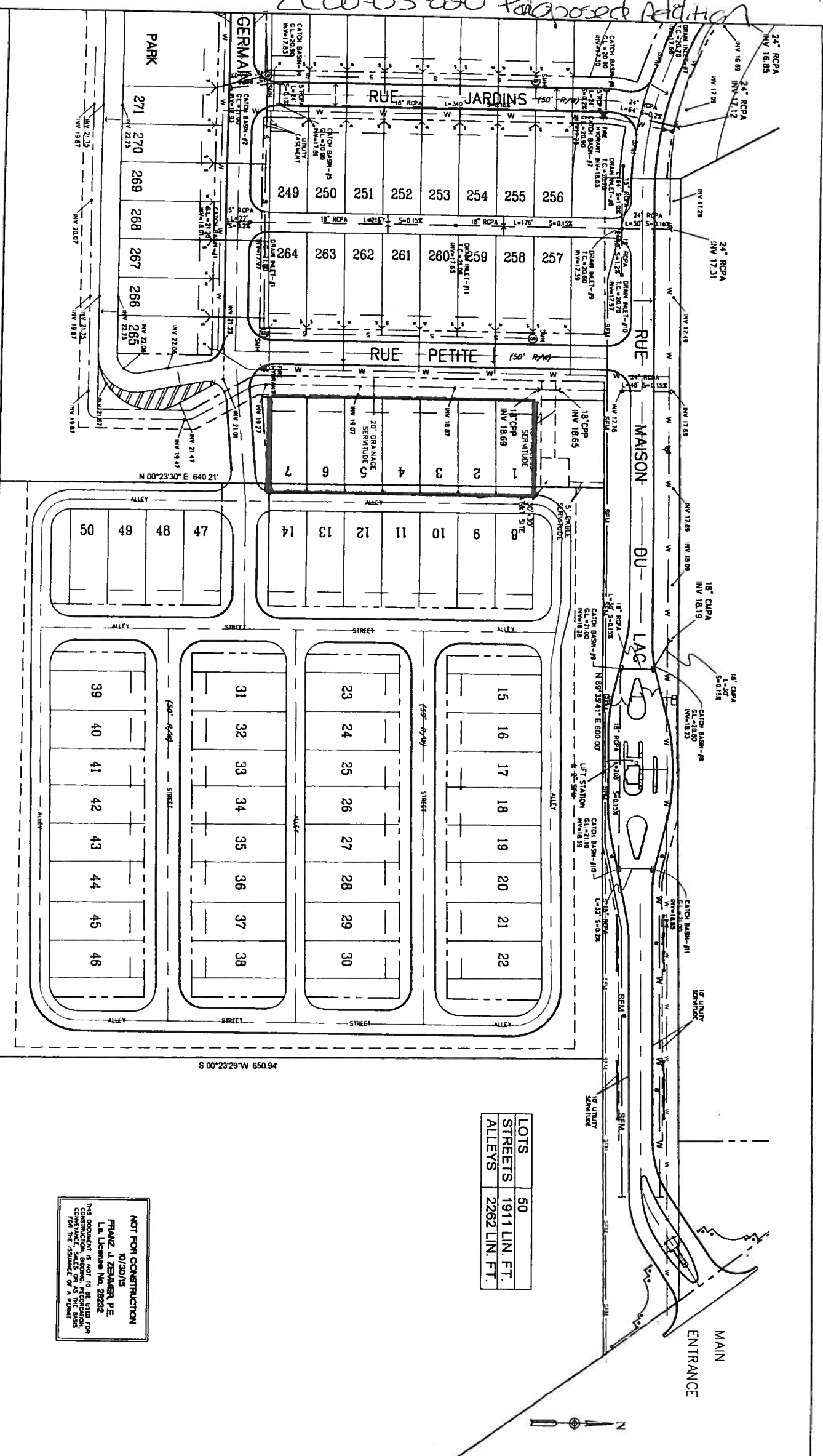
HC-3

PINNACLE

0 2,100 Feet



2000-03-000 Proposed Addition



NOT FOR CONSTRUCTION
 10/30/15
 FRANZ J ZEMMER P.E.
 L.E. License No. 282312
 THIS DOCUMENT IS NOT TO BE USED FOR
 CONSTRUCTION, BIDDING, NEGOTIATION,
 OR FOR THE ISSUANCE OF A PERMIT.

LOTS	50
STREETS	1911 LIN. FT.
ALLEYS	2262 LIN. FT.

PRELIMINARY NOT FOR FINAL USE
 MAISON DU LAC ADDITION

NO.	DATE	REVISION DESCRIPTION	BY	SHEET

RICHARD C. LAMBERT
 CONSULTANTS, L.L.C.
 900 W. Causeway Approach
 Mandeville, LA 70471
 985-727-4440
 Fax: 985-727-4447

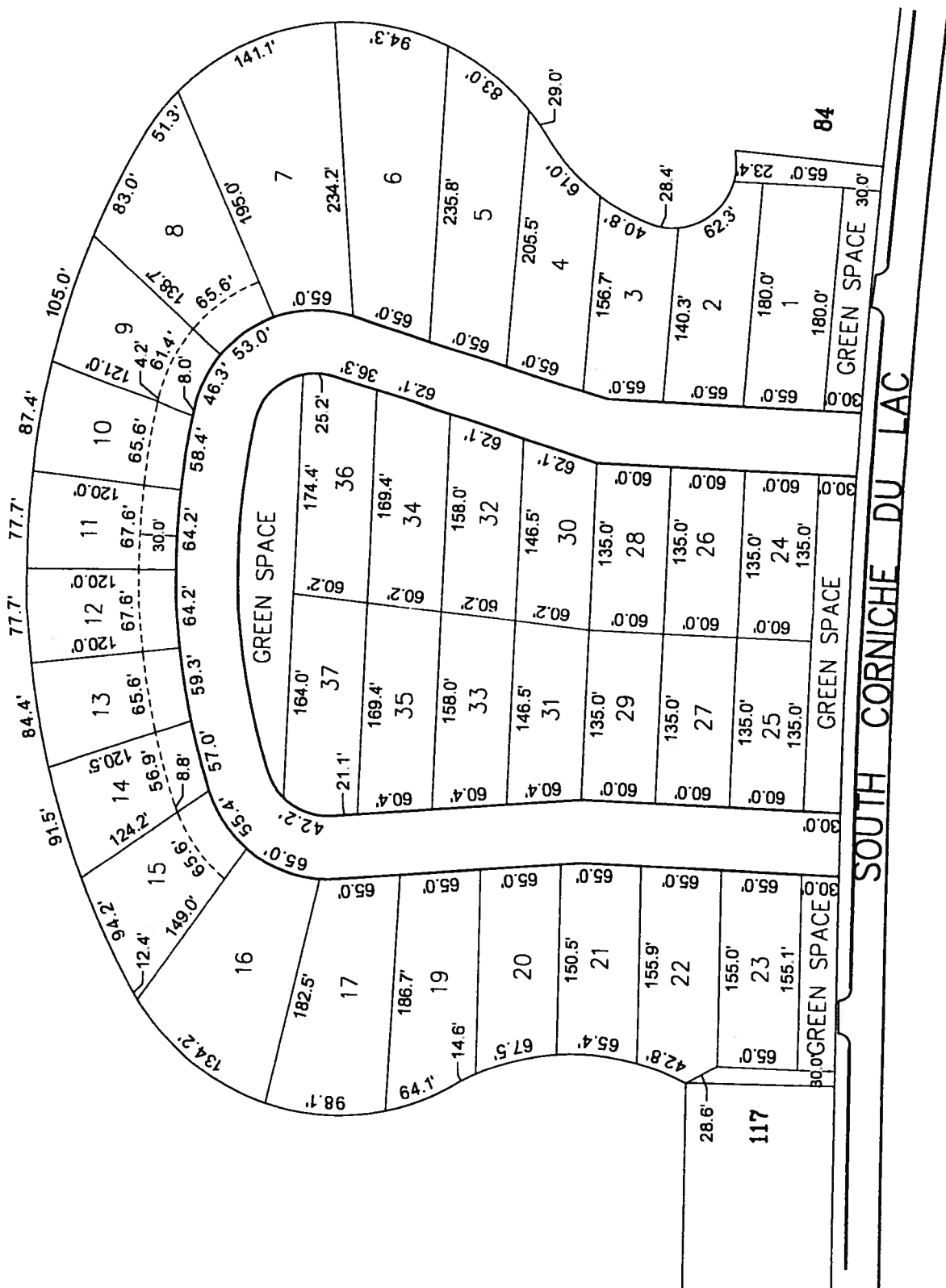
RCL
 CONSULTANTS, L.L.C.
 Architect
 Planning
 Engineering
 Surveying
 Environmental
 Assessment

Project Number:
 RCLC No. 75-15

2000-03-020

Parcels CH-1-A & CH-1-B

Proposed Single Family
Residences



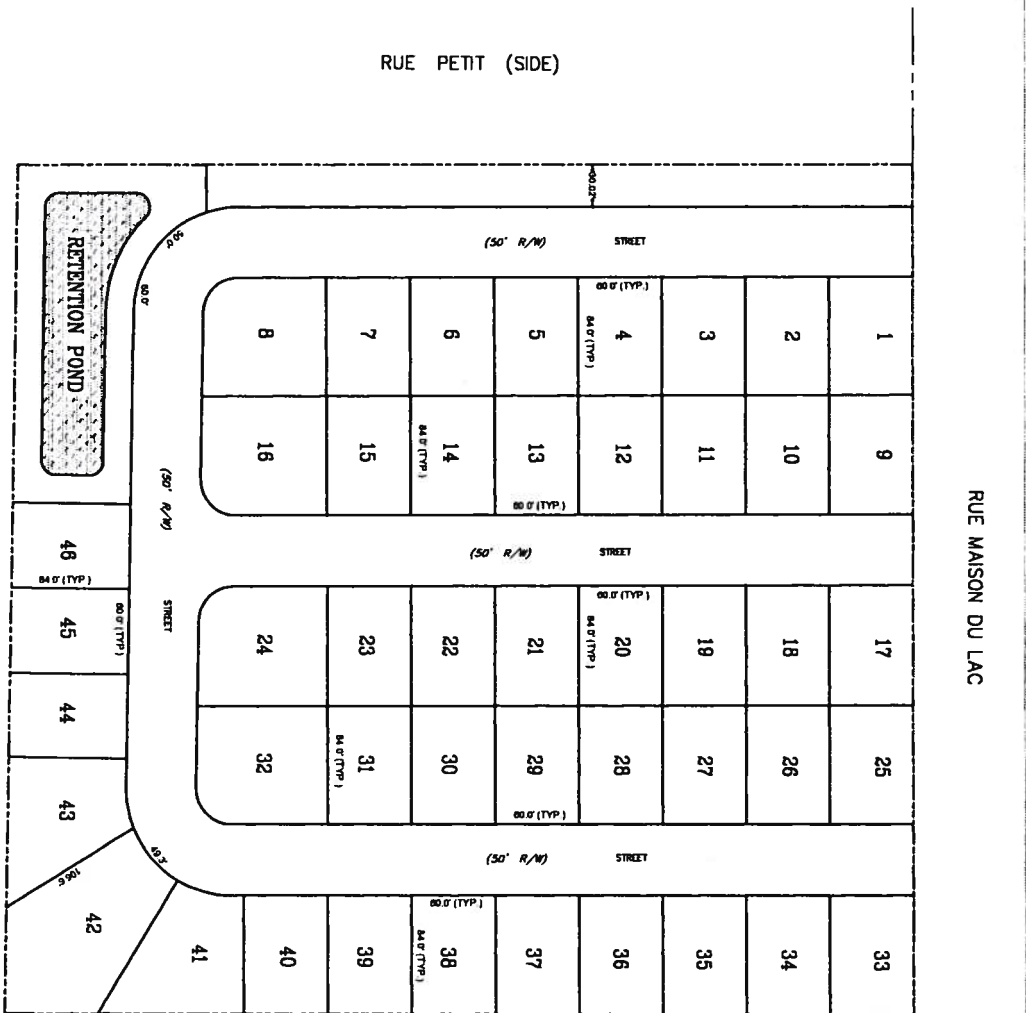
GRAPHIC SCALE



(IN FEET)

2000-03-020 Yield Plan

MAISON DU LAC PHASE 2
SUBDIVISION LAYOUT
YIELD PLAN



RUE MAISON DU LAC

RUE PETIT (SIDE)

LA 1085 (SIDE)

LA 1085
MAIN
ENTRANCE



NOT FOR CONSTRUCTION
01/07/18
FRANZ J. ZISKA, P.E.
LA License No. 28282
THIS DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, PERMITS, RECORDATION,
OR THE MAKING OF A FINAL PLAN.

PRELIMINARY NOT FOR
FINAL USE

MAISON DU LAC ADDITION

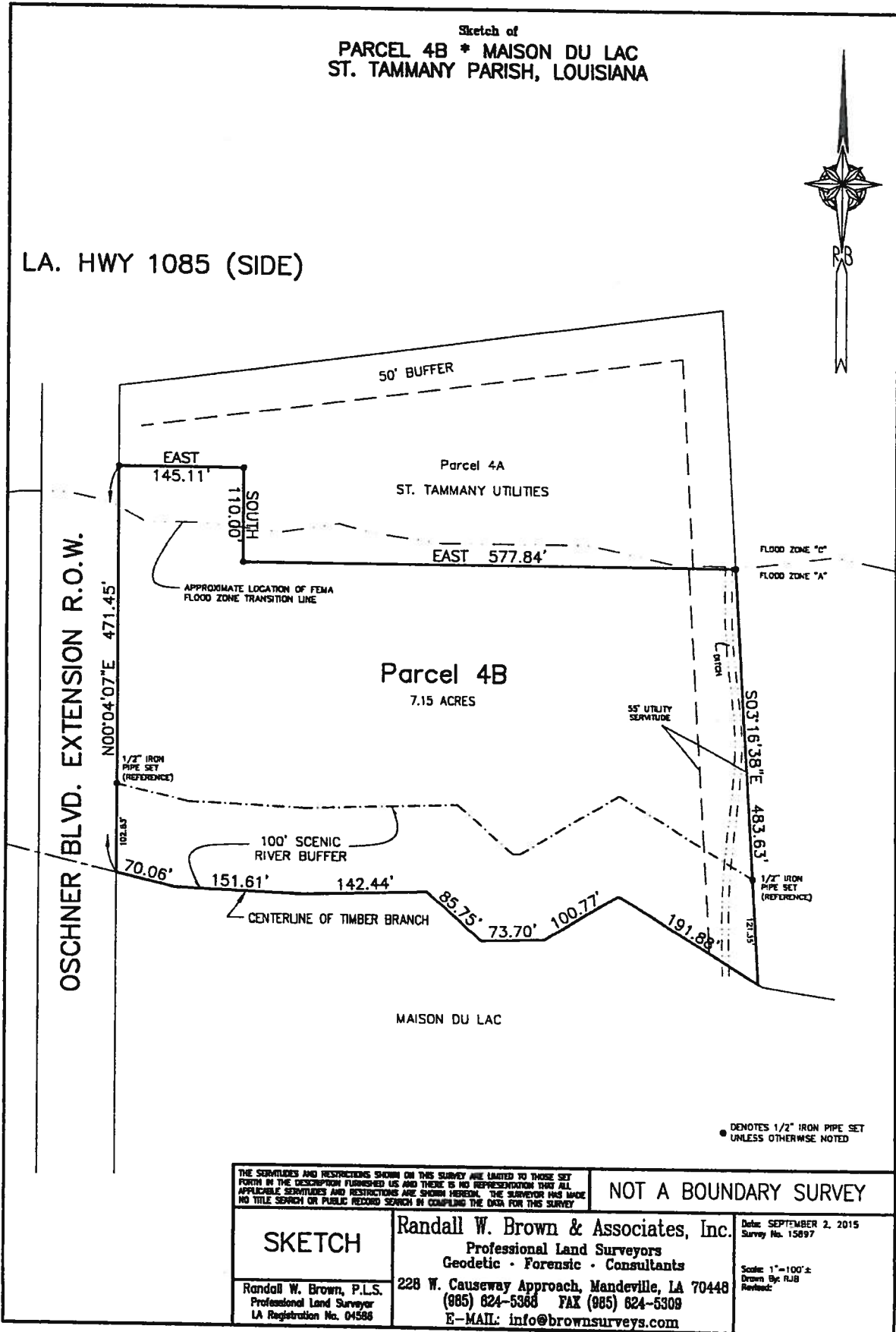
NO.	DATE	REVISION DESCRIPTION	BY	DESIGNED	CHECKED	DATE
				F.Z.	F.Z.	
				DETAILED	LRP	
				CHECKED	F.Z.	
				DATE	01/07/18	
				SHEET		

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.
900 W. Cooney Approach
Murdockville, LA 70471
805-727-4440
Fax: 805-727-4447



200-03-000

EXHIBIT "A"



2000-03-000

RESTRICTIVE COVENANTS

IN ORDER TO PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OWNERS OF THE PROPERTY WITHIN PARISH APPROVED SUBDIVISIONS, THE FOLLOWING COVENANTS WILL RUN WITH EACH DEED OR TITLE AND WILL BE LISTED AT THE TOP RIGHT HAND CORNER OF THE FINAL SUBDIVISION PLAT. THE FOLLOWING RESTRICTIONS SHALL BE ENFORCEABLE BY THE PARISH PLANNING COMMISSION.

- A) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND WATER SYSTEM(S), ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES COMMISSION OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- B) CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENT.
- C) LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- D) FEMA FLOOD ZONE ELEVATION IS 21.0' M.S.L. MINIMUM BUILDING FINISHED FLOOR ELEVATION SHALL BE 22.5' M.S.L. OR 18 INCHES ABOVE THE CENTERLINE OF THE STREET, WHICHEVER IS HIGHER. (PER RICHARD C. LAMBERT CONSULTANTS, LLC).
- E) NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- F) NO DRIVEWAY CULVERTS ARE REQUIRED, SINCE THIS IS SUBSURFACE DRAINAGE.
- G) DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED BY ORD. NO. 94-2142. ADOPTED 12/15/94)
- H) THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 88-916, ADOPTED 02/18/88)
- I) SETBACKS FOR THE PROPOSED LOTS ARE AS FOLLOWS:
 FOR 40' x 100' LOTS: FRONT = 15', SIDE 0' & 5', AND REAR = 5' (SEE DETAIL)
 FOR LOTS #1-21: FRONT = 15', SIDE 0' & 5', AND REAR = 5' (SEE DETAIL)
 FOR 55' x 120' LOTS: FRONT & REAR = 15', SIDE = 5'
 FOR 60' x 120' LOTS: FRONT & REAR = 15', SIDE = 5'
 FOR 65'+ x 120'+ LOTS: FRONT & REAR = 15', SIDE = 5'
- J) A 10' UTILITY EASEMENT FRONTS ALL LOTS.
- K) ALL LAKES, ROADWAYS, MEDIANS, ALLEYS & GREEN SPACES WILL BE MAINTAINED BY THE MAISON DU LAC HOMEOWNERS ASSOCIATION.
- L) OPERATING COSTS AND MAINTENANCE COST FOR STREET LIGHTING WILL BE THE RESPONSIBILITY OF THE MAISON DU LAC HOMEOWNERS ASSOCIATION.
- M) ALL BUILDINGS AND HOMES WILL ADHERE TO THE PARISH GUIDELINES FOR THE MAXIMUM HEIGHT. IN NO EVENT WILL ANY BUILDING BE HIGHER THAN 50' ABOVE BASE FLOOD ELEVATION.
- N) NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- O) Accessory buildings with a size of less than 5% of the area of the lot on which the main building is situated may be located five (5) feet from the nearest interior side and rear lot lines provided the building length does not exceed thirty (30) feet, the building height does not exceed nineteen (19) feet

NO DEDICATION

The indication of the streets and roadways on this plat is not intended as a dedication to the Parish of St. Tammany, the State of Louisiana or the public in general, of streets and roadways; the area shown as streets and roadways shall be defined to constitute only a servitude of passage for the lesser, invitees and occupants of lots in the subdivision. The fee title to such area shall belong to the developer, his successors and assigns.

A D I S T R I C T O F S T . T A M M A N Y P A R I S H L O U I S I A N A

2000-03-020

Parcel 4B

Permitted Uses:

1. Mid-rise office and residential buildings;
2. Hotels, Motels and Convention Centers;
3. College, Universities, and Research Centers;
4. Public Utility Facilities;
5. Parking lots and decks;
6. Freestanding Restaurants (no drive through service permitted);
7. Mixed use centers, including residential, restaurants and retail uses provided they do not exceed 20 percent of the developed floor area of any structures located within the Parcel;
8. Assisted Living, Senior Care Living.

Minimum Area Regulations:

1. Street Planting Areas – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of the St. Tammany Parish Regulation in effect at the time of constructions.
2. Side and Rear planting areas – All areas located along the side and rear interior property lines shall comply with the St. Tammany Parish Regulation in effect at the time of constructions.

Maximum Lot Coverage:

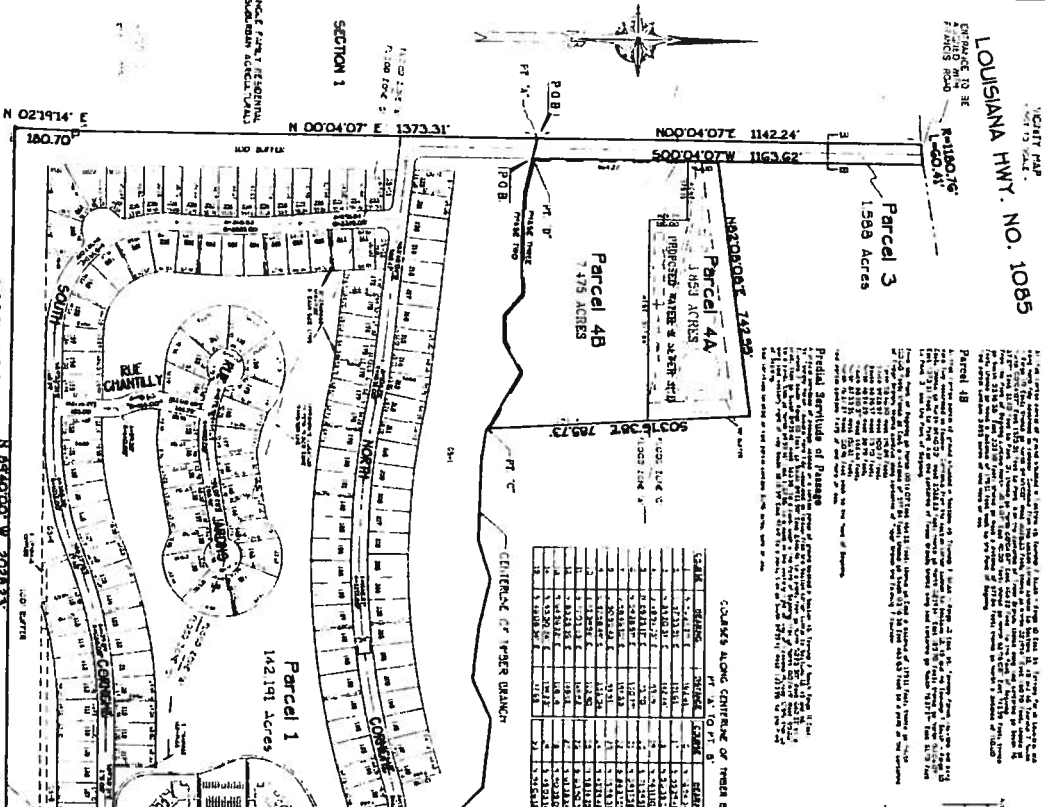
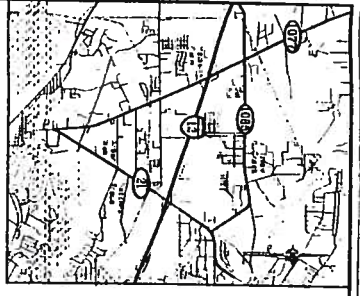
The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

Height Regulations:

No building or dwelling for residential or business purposes shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is greater.

Design criteria:

1. Landscaping – All Landscaping shall be in compliance with the provisions of the St. Tammany Parish Regulation in effect at the time of constructions.
2. Signage – All signage shall be in compliance with the St. Tammany Parish Regulation in effect at the time of construction.
3. Lighting – All site lighting shall be in compliance with the St. Tammany Parish Regulation in effect at the time of constructions.
4. Parking/Loading – All parking and loading will have a minimum of 1 spot for every 4 units.



Parcel 1
Parcel 2
Parcel 3
Parcel 4A
Parcel 4B
Detailed descriptions and notes for each parcel, including area calculations and legal descriptions.

PRELIMINARY PLAN OF
MAISON DU LAC
(FORMERLY BEAU L'AGE)

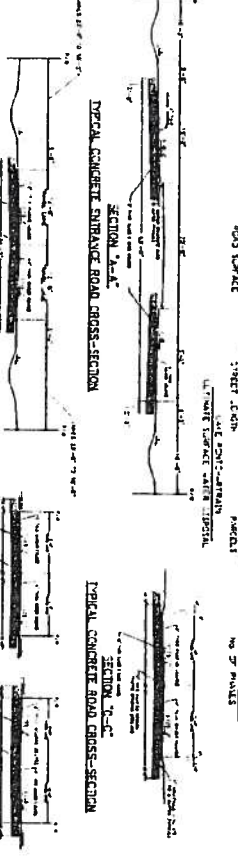
A PLANNED AGE QUALIFIED COMMUNITY
SECTION 45, TOWNSHIP 7 SOUTH - RANGE 10 EAST
AND SECTION 46, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

COURT'S ALONG CORNER OF TOWER GRANCH

DATE	DIAMETER	CHORD	ANGLE	CHORD	DIAMETER
1-10-2007	120.00	117.14	50.00	117.14	120.00
1-10-2007	120.00	117.14	50.00	117.14	120.00
1-10-2007	120.00	117.14	50.00	117.14	120.00

COURT'S ALONG CENTERLINE

DATE	DIAMETER	CHORD	ANGLE	CHORD	DIAMETER
1-10-2007	120.00	117.14	50.00	117.14	120.00
1-10-2007	120.00	117.14	50.00	117.14	120.00
1-10-2007	120.00	117.14	50.00	117.14	120.00



SECTION 46
SECTION 47
SECTION 48
SECTION 49
SECTION 50
SECTION 51
SECTION 52
SECTION 53
SECTION 54
SECTION 55
SECTION 56
SECTION 57
SECTION 58
SECTION 59
SECTION 60
SECTION 61
SECTION 62
SECTION 63
SECTION 64
SECTION 65
SECTION 66
SECTION 67
SECTION 68
SECTION 69
SECTION 70
SECTION 71
SECTION 72
SECTION 73
SECTION 74
SECTION 75
SECTION 76
SECTION 77
SECTION 78
SECTION 79
SECTION 80
SECTION 81
SECTION 82
SECTION 83
SECTION 84
SECTION 85
SECTION 86
SECTION 87
SECTION 88
SECTION 89
SECTION 90
SECTION 91
SECTION 92
SECTION 93
SECTION 94
SECTION 95
SECTION 96
SECTION 97
SECTION 98
SECTION 99
SECTION 100

DISCLAIMER
This Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) is submitted as a preliminary plan only. It is not intended to constitute a final plat or a deed of record. It is intended to show the general layout of the proposed community and to provide a basis for the preparation of a final plat. It is subject to change without notice. The owner of this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) is Randall W. Brown & Associates, Inc. The owner of this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) is not liable for any errors or omissions in this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) or for any consequences arising therefrom. The user of this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) is advised to consult with a qualified professional before relying on this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) for any purpose. This Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) is not to be used as a final plat or a deed of record. It is intended to show the general layout of the proposed community and to provide a basis for the preparation of a final plat. It is subject to change without notice. The owner of this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) is Randall W. Brown & Associates, Inc. The owner of this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) is not liable for any errors or omissions in this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) or for any consequences arising therefrom. The user of this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) is advised to consult with a qualified professional before relying on this Preliminary Plan of Maison Du Lac (Formerly Beau L'Age) for any purpose.

NO.	REVISIONS	DATE	BY
1	ISSUED FOR RECORD	11-17-07	JWB
2	AS SHOWN	11-17-07	JWB

MAISON DU LAC (Formerly Beau L'Age)
SECTION 45 - TOWNSHIP 7 SOUTH - RANGE 10 EAST
AND SECTION 46, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 • FAX (985) 624-5300

December 16, 2015

Ms. Helen Lambert
Assistant Director
Department of Development
St. Tammany Parish
P.O. Box 628
Covington, LA 70434

RE: Major Amendment to the Planned Unit Development – Maison Du Lac

Dear Helen,

WBB Realty L.L.C., owner of Maison Du Lac subdivision, hereby requests a major amendment to the PUD in order to:

- 1) Change the use of Parcel 4B, Exhibit "A", from its current use to Maison Du Lac Medical and Office with the permitted uses and site plan requirements set forth below;
- 2) To add Parcel 15, Exhibit "B", to the Maison Du Lac PUD and create an additional 43 Garden Home lots;
- 3) Change the use of Lot CH-1-A & CH-1-B to Maison Du Lac Single Family Residential (Exhibit "C")
- 4) Resubdivision of South Buffer, Exhibit "D", to add an additional 7 Garden Home lots (Lots 1-7 on Rue Petite)

Parcel 4B

WBB Realty, L.L.C. proposes the following permitted uses and site plan requirements for Parcel 4B:

Permitted Uses:

1. Mid-rise office and residential buildings; 2. Hotels, Motels and Convention Centers; 3. College, Universities, and Research Centers; 4. Public Utility Facilities; 5. Parking lots and decks; 6. Freestanding Restaurants (no drive through service permitted); 7. Mixed use centers, including residential, restaurants and retail uses provided they do not exceed 20 percent of the developed floor area of any structures located within the Parcel; 8. Assisted Living, Senior Care Living.

Minimum Area Regulations:

1. **Street Planting Areas** – All areas along the street(s) or road (or roads) which a property abuts shall comply with the standards of the St. Tammany Parish Regulation in effect at the time of constructions.
2. **Side and Rear planting areas** – All areas located along the side and rear interior property lines shall comply with the St. Tammany Parish Regulation in effect at the time of constructions.

Maximum Lot Coverage:

The lot coverage of all principal and accessory buildings on a zoning lot shall not exceed (50) percent of the total area of the lot. However, parking and landscape requirements for the intended use must be met in all instances. Therefore, maximum lot coverage may in some cases be less.

Height Regulations:

No building or dwelling for residential or business purposes shall exceed seventy-five (75) feet in height above the natural grade of the property at the location of the structure or base flood elevation as established in Flood Ordinance 791, whichever is greater.

Design criteria:

1. **Landscaping** - All Landscaping shall be in compliance with the provisions of the St. Tammany Parish Regulation in effect at the time of constructions.
2. **Signage** - All signage shall be in compliance with the St. Tammany Parish Regulation in effect at the time of construction.
3. **Lighting** - All site lighting shall be in compliance with the St. Tammany Parish Regulation in effect at the time of constructions.
4. **Parking/Loading** - All parking and loading will have a minimum of 1 spot for every 4 units.

321 VETERANS BLVD., SUITE 201
METAIRIE, LOUISIANA 70005
TELEPHONE (504) 834.5511
FAX (504) 834.6624

Parcel 15

WBB Realty, L.L.C. is requesting a major amendment to the PUD Plan for Maison Du Lac subdivision. The modification consists of adding an additional 8.892 acres, Exhibit "B", for the expansion of the existing garden home area. WBB Realty, L.L.C. is proposing to develop an additional 43 Garden Home lots. All of the requirements and standards applicable to the existing Garden Home lots within Maison Du Lac subdivision (setbacks, minimum lot size, etc.) will apply to the additional 43 Garden Home lots.

Lot CH-1-A & CH-1-B

Please find enclosed a revised site plan for Lot CH-1-A & CH-1-B. In pertinent part the plan has been revised as follows:

1. Eliminate the 152 unit Condominiums and replace with 36 single family lots

As you can see from the foregoing, the density units within the project will be reduced dramatically. All of the requirements and standards applicable to the existing standard, single-family residential lots within Maison Du Lac subdivision (setbacks, minimum lot size, etc.) will apply to the additional 36 Courtyard Homes.

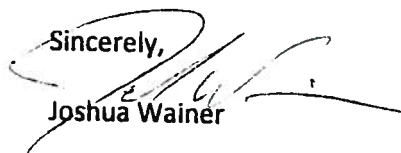
Resubdivision of South Buffer

Please find enclosed a revised site plan for the addition of Garden Homes lots 1-7 across from lots 257-264 on Rue Petite.

Taking into account all of the additions stated above, the total area of all greenspaces in Maison Du Lac is roughly 45.29 acres and the total area of the pond is 25.030 acres (Exhibit "E"). The total acreage of Maison Du Lac is 159.2 acres including the addition of Parcel 15. Being that the pond only counts for half the acreage, the total greenspace for Maison Du Lac will be roughly 45.29 acres or 36% of the total land. With all of the changes, Maison Du Lac more than meets the greenspace requirements under the PUD.

Please place this request on the January Zoning Commission Agenda for consideration.

Should you have any questions or require additional information, please let me hear from you.

Sincerely,

Joshua Wainer

2000-03-020

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: WBB REALTY, LLC

Developer's Address: 321 VETERANS BLVD., SUITE 201 METAIRIE, LA 70005
Street City State Zip Code

Developer's Phone No. (504) 834-5511 (504) 432-0160
(Business) (Cell)

Subdivision Name: MAISON DU LAC

Number of Acres in Development: 159.2 Number of Lots/Parcels in Development: 357

Ultimate Disposal of Surface Drainage: TIMBER BRANCH - TCHEFUNCTE RIVER - LAKE PONCHATRAIN

Water Surface Runoff Mitigation Proposed: DETENTION PONDS

(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 Tidal 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? HIGHWAY 1085 AND OCHSNER BLVD.

- 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

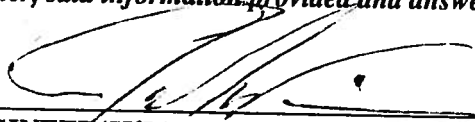
(Does the proposed subdivision development...)

- 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)

1/29/16

DATE

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/2/2016
Case No.: ZC00-03-020
Posted: 01/14/16

Meeting Date: 2/2/2016
Determination: Major Amendment to the PUD Approved
& addition of 8.892 acres

GENERAL INFORMATION

PETITIONER: WBB Realty, LLC - Joshua Wainer

OWNER: WBB Realty, LLC - Joshua Wainer

REQUESTED CHANGE: Major amendment to the PUD (Planned Unit Development Overlay) and for a change of the zoning district classification of 8.892 acres to PUD (Planned Unit Development Overlay)

LOCATION: Parcel located on the west side of LA Highway 1085 & on the east side of Ochsner Blvd, north of LA Highway 21; S46, T7S, R11E; Ward 1, District 1

SIZE: 157.602 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Weston Glen Residential Subdivision	PUD Planned Unit Development Overlay, NC-3Lodging District & NC-4 Neighborhood Institutional District
South	Residential & Undeveloped	A-4 & A-4A Single Family Residential District, A-7 Multiple Family Residential District & PBC-1Public Facilities District
East	Undeveloped	MD-2 Medical Clinic District & NC-4 Neighborhood Institutional District
West	Undeveloped & Residential	

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 site was originally approved to be developed as a residential age restricted Planned Unit Development subdivision in April 2000. Subsequently, a major amendment to the PUD was submitted and approved in February 2008, consisting of an addition of 28 garden homes and a change in use of a phase of the development from a 60 unit assisted living facility to a 32 unit condominium development.

The proposed amendments now consists of an addition to the subdivision and a change of some of the approved uses within the PUD (Planned Unit Development Overlay).

The first request consist of, an addition of a 8.892 acre parcel of land, proposed to be developed with 43 garden homes sites, and an addition of 7 garden homes sites within the existing boundary of the Maison du Lac Subdivision. The proposed units are proposed to be added to an existing phase of the subdivision, already developed with garden homes. The access would be provided from the existing streets located within Maison du Lac Subdivision. Note that a zoning change request to A-4A (2015-132-ZC) has been submitted to establish the underlying zoning of the proposed 8.892 acre parcel addition to the PUD.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 2/2/2016
Case No.: ZC00-03-020
Page 2

The second request consists of a change in use of lots CH-1-A & CH-1-B, located in the center of the subdivision (see attached originally approved plan). The site, originally approved to be developed with condominiums is now proposed to be developed with 36 single family residential lots of a minimum size of 65' X 120' (see attached plan).

The third request consists of a change in use of Parcel 4B from a 7.15 acre greenspace area to be developed with commercial uses. The permitted uses of the site would be limited to : mid-rise office and residential buildings, public utility facilities, parking lots and deck, free standing restaurant (no drive thru), mixed use centers including residential, restaurants & retail uses not exceeding 20% of the developed floor of any structures, assisted living & senior care living. The minimum setbacks, maximum height, signage, landscaping, lighting and parking requirements are provided as required (see attached).

GENERAL PUD CRITERIA

Table with 2 columns: Required information, Staff comments. Rows include: Title of the project, name of the developer, legal description; Existing Land Use within 500' of all boundaries on the plan; Minimum front, side, & rear setbacks & maximum height; Restrictive Covenants; Water & Sewer facilities; Wetland Delineations; Flood Zone Demarcation Lines; Ultimate Disposal of Surface Drainage; Environmental Assessment Data Form.

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 the addition of the 8.892 acre parcel of land, is at 6units per acre based on the proposed underlying zoning of A-4A, which would allow for a total of 52 units. Based on the yield plan submitted (see attached) the net density would allow for 46 lots/units. The proposal is for 43 lots excluding the additional proposed 7 garden home lots to be located within the existing boundaries of the PUD.

GREENSPACE

A total of 46.75acres (29.36%) of greenspace is proposed to be provided, including 1% dedicated to active recreation and 28.36% dedicated to passive recreation. The existing active amenity consists of a playground for children, located in close proximity to the main entrance to the subdivision. As passive amenities, parks, lakes and an observation deck are provided throughout the subdivision. The previously approved plan indicated that additional passive & active amenities would be provided consisting of a walking path, a clubhouse for various activities, a putting green, a bocce court, a horse shoes court and a swimming pool. Considering the size of the subdivision, staff feels that additional amenities should be provided, as originally proposed.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with residential uses and uses that would allow for the preservation of the natural environment. The proposed PUD meets the objectives of the designations, considering that the site is proposed to include some conservation area, and to be developed with a commercial site and some residential uses at a variety of densities.

STAFF RECOMMENDATION:

Staff recommends that the request for the development of Parcel 4B with commercial uses, the addition of 8.892 acres to the site to be developed with garden homes, and the additional 7 garden home sites proposed to be located within the existing boundaries of the subdivision, be approved.

Staff is not completely opposed to the proposed addition of the 36 single family residential lots; however, would recommend postponing the request, considering that the addition would result in a complete removal of some of the previously approved active and passive recreational amenities. As shown on the previously approved plan, the site, identified as lots CH-1-A & CH-1-B, would allow for a walking path, a connecting walkway bridge over the lake, a club house for various activities and a swimming pools. Staff feels that additional passive and active amenities should be provided considering that one of the objectives of the PUD is to provide functional and beneficial uses of open space.