

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6546

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. CANULETTE

ON THE 9 DAY OF NOVEMBER , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF DOVE PARK ROAD, WEST OF THE TAMMANY TRACE AND LA HIGHWAY 59, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 83.51 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), A-1A (SUBURBAN DISTRICT), A-2 (SUBURBAN DISTRICT) & I-1 (INDUSTRIAL DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) (WARD 4, DISTRICT 5). (2020-1928-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1928-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-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District) & I-1 (Industrial District) to an A-3 (Suburban District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-3 (Suburban District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-1 (Suburban District), A-1A (Suburban District), A-2 (Suburban District) & I-1 (Industrial District) to an A-3 (Suburban District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF DECEMBER, 2020; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: NOVEMBER 18, 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2020-1928-ZC

A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Quarter Section Corner common to Sections 25 & 26, Township 7 South Range 11 East, as the POINT OF BEGINNING

From the Point of Beginning measure North 00 degrees 25 minutes 12 seconds West a distance of 1,306.08 feet to a point; Thence North 89 degrees 27 minutes 11 seconds East a distance of 2,173.57 feet to a point; Thence South 00 degrees 33 minutes 44 seconds East a distance of 650.10 feet to a point; Thence North 89 degrees 27 minutes 47 seconds East a distance of 1,170.70 feet to a point; Thence South 10 degrees 42 minutes 38 seconds West a distance of 714.14 feet to a point; Thence North 89 degrees 45 minutes 00 seconds West a distance of 3,208.23 feet to a point which is the POINT OF BEGINNING, and containing 83.5105 acre(s) of land, more or le

Case No.: 2020-1928-ZC

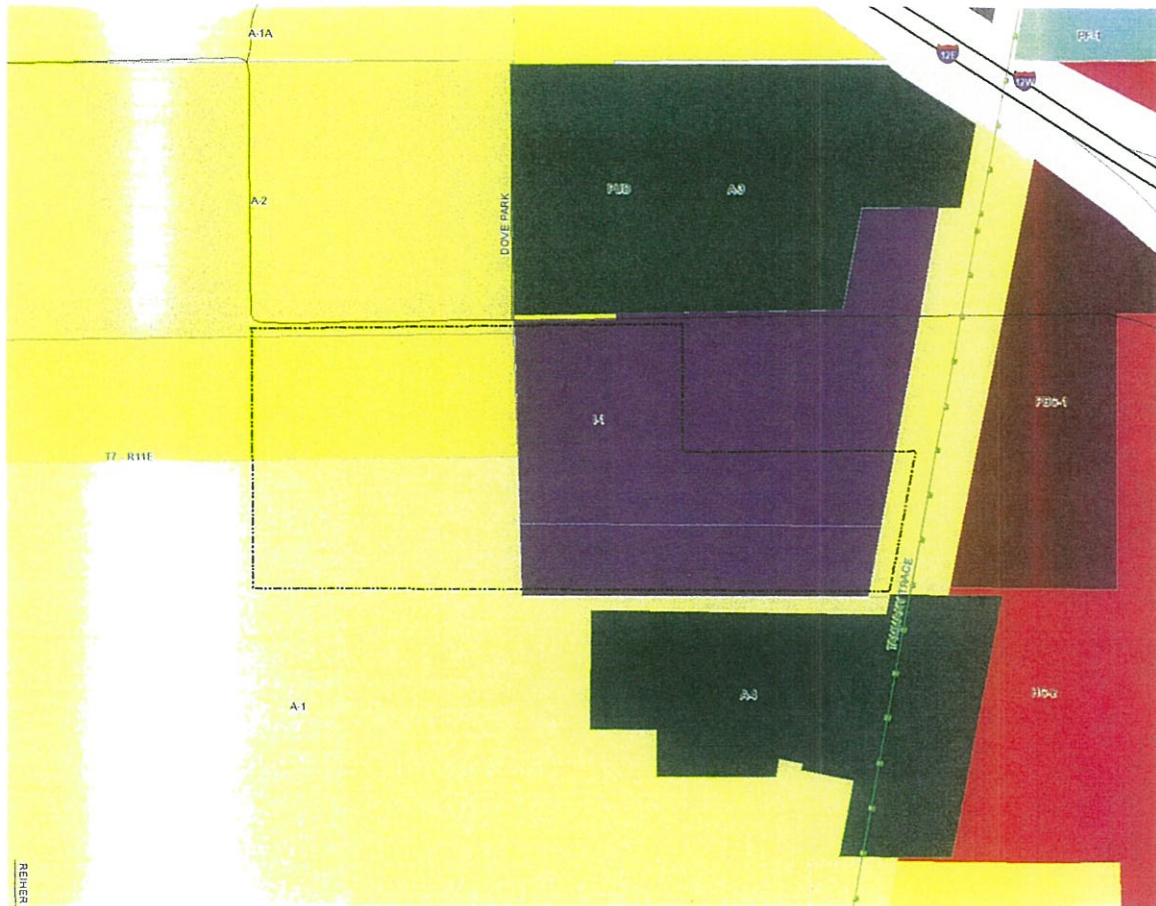
PETITIONER: Jones Fussell, LLC – Jeff Schoen

OWNER: Markle Interests, LLC; Poitevent Interests, LLC; PF Monroe Properties, LLC; and St. Tammany Land Company, LLC

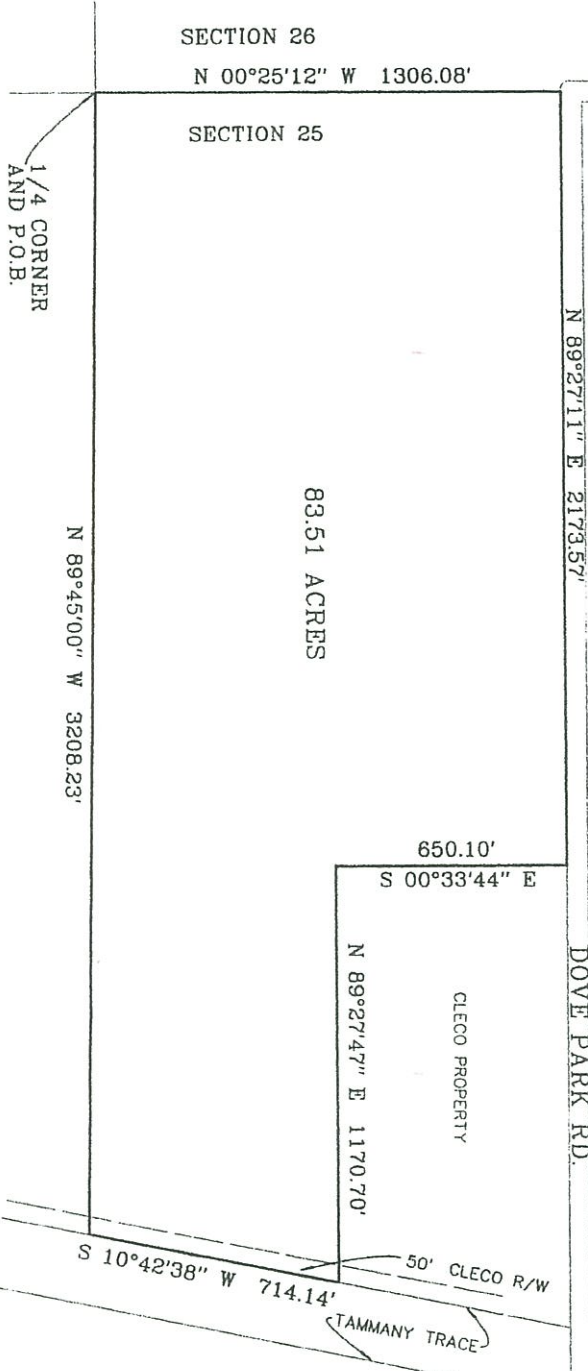
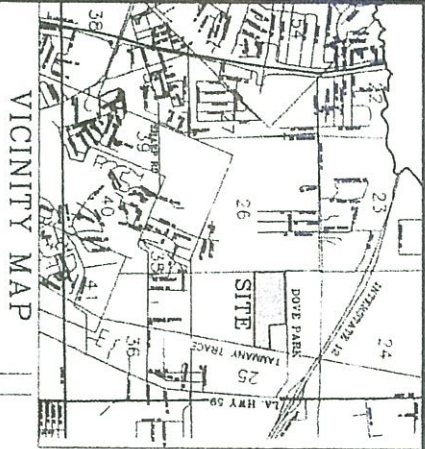
REQUESTED CHANGE: From A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District

LOCATION: Parcel located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville

SIZE: 83.51 acres



2020-1928-ZC



Legal Description

A certain parcel of land situated in Section 25, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows: Commence at the Quarter Section Corner common to Sections 25 & 26, Township 7 South, Range 11 East, as the POINT OF BEGINNING

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SKETCH OF PROPERTY

PREPARED FOR: DOVE PARK RIDGE LLC

83.51 ACRES IN SECT 25, T-7-S, R-11-E
G.L.D., ST. TAMMANY PARISH, LOUISIANA

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

| | | | |
|----------|-----------|----------|---------------|
| SCALE: | 1" = 400' | DATE: | DRJ |
| DRAWN: | DRJ | JOB NO.: | 19-164-ZONING |
| REVISED: | | | |



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 25, 2020
Case No.: 2020-1928-ZC
Posted: August 19, 2020

Meeting Date: September 1, 2020
Determination: Approved
Prior Action: August 4, 2020 - Postponed

GENERAL INFORMATION

PETITIONER: Jones Fussell, LLC – Jeff Schoen
OWNER: Markle Interests, LLC; Poitevent Interests, LLC; PF Monroe Properties, LLC; and St. Tammany Land Company, LLC
REQUESTED CHANGE: From A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District
LOCATION: Parcel located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville
SIZE: 83.51 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **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 | Residential and Undeveloped | A-2 Suburban District, A-3 Suburban District, I-1 Industrial District, PUD Planned Unit Development Overlay |
| South | Undeveloped (Proposed Cotton Creek PUD) | A-1 Suburban District, A-4 Single-Family Residential District, PUD Planned Unit Development Overlay |
| East | Undeveloped and Commercial | PBC-1 Planned Business Campus, Tammany Trace Planned Corridor District |
| West | Undeveloped and Residential | A-1 Suburban District, A-3 Suburban District |

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** No

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 to change the zoning classification from A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District. The subject property is located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses and a focus on conservation and contiguity among adjacent developments.

The petitioned property was the subject of a previous zoning request to accommodate the proposed Dove Park Ridge Planned Unit Development (2019-1751-ZC and 2019-1752-ZC). The applicant has since revised the initial request to a less dense A-3 Suburban District designation, which would allow for a density of two dwelling units per acre.

ADMINISTRATIVE COMMENT

Case No.: 2020-1928-ZC

Staff has determined that the requested density within the proposed development may be appropriate for the area based on the following conclusions:

1. A water quality impact model shows that the development should have minimal impact on the Ponchitolawa Creek or the lower Tchefuncte River. Staff recommends the applicant perform additional analysis to ensure the proposed discharge into Little Creek can accommodate the additional volume of stormwater at the tentative or preliminary stage.
2. Based on the Trip Generation Manual, 10th Edition Supplement, staff has determined the proposed density will create around 1,500 additional trips per day for the area. While there are known existing traffic concerns along Highway 59 and Dove Park Road, the proposed development provides two accessways along Dove Park Road and shows temporary turn arounds that could enable connectivity to adjacent roadways in the future. Staff recommends the applicant work with the Department of Planning and Development at the tentative or preliminary stage to ensure additional stress on current traffic situations is mitigated.
3. While Tammany Utilities currently does not have capacity for additional sewer connections, the applicant is showing a proposed waste water treatment plant within the current PUD plan. This plant is anticipated to provide treatment for the proposed development until Tammany Utilities is able to expand to accommodate new growth.

Staff is not opposed to the request for the A-3 zoning designation as a large amount of the petitioned property is currently already zoned A-3. The zoning change request will allow the development site to maintain one cohesive zoning designation. Additionally, the requested A-3 district will downzone a large portion of the property that currently permits industrial uses to accommodate more appropriate residential uses west of the Tammany Trace and along Louisiana Highway 59. Staff has determined that the allowable net density may be appropriate for the residential corridor. Note that a concurrent request has been submitted for a Planned Unit Development Overlay (2020-1928-ZC).