

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6438 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MS. O'BRIEN SECONDED BY: MR. CANULETTE

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST CORNER OF PINECREST DRIVE AND LOUISIANA HIGHWAY 21, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 221.172 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & A-2 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT), A-2 (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 1, DISTRICT 1) (2020-1801-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1801-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-2 (Suburban District) to an A-1 (Suburban District), A-2 (Suburban 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-1 (Suburban District), A-2 (Suburban 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-1 (Suburban District) & A-2 (Suburban District) to an A-1 (Suburban District), A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER, 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: AUGUST 12, 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

**EXHIBIT "A"**

**2020-1801-ZC**

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN SECTION 41, T7S-R10E & SECTION 52, T7S-R11E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 13, 41, & 44, PROCEED WEST FOR A DISTANCE OF 7805.08 FEET & SOUTH FOR A DISTANCE OF 4160.23 FEET TO THE POINT OF BEGINNING:

THENCE South 00 degrees 55 minutes 34 seconds East for a distance of 1980.82 feet to a point and corner;

THENCE South 89 degrees 25 minutes 12 seconds West for a distance of 4871.33 feet to a point and corner;

THENCE North 31 degrees 08 minutes 07 seconds East for a distance of 270.37 feet to a point and corner;

THENCE North 89 degrees 25 minutes 12 seconds East for a distance of 469.68 feet to a point and corner;

THENCE North 31 degrees 05 minutes 04 seconds East for a distance of 2253.26 feet to a point and corner;

THENCE North 58 degrees 54 minutes 56 seconds West for a distance of 392.26 feet to a point and corner;

THENCE North 31 degrees 13 minutes 52 seconds East for a distance of 187.85 feet to a point and corner;

THENCE North 26 degrees 03 minutes 09 seconds East for a distance of 101.20 feet to a point and corner;

THENCE North 31 degrees 08 minutes 58 seconds East for a distance of 578.17 feet to a point and corner;

THENCE North 71 degrees 34 minutes 46 seconds East for a distance of 97.96 feet to a point and corner;

THENCE North 31 degrees 52 minutes 45 seconds East for a distance of 23.40 feet to a point and corner;

THENCE South 68 degrees 18 minutes 40 seconds East for a distance of 3073.51 feet back to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.  
Said property contains 221.172 acres more or less.

Case No.: 2020-1801-ZC

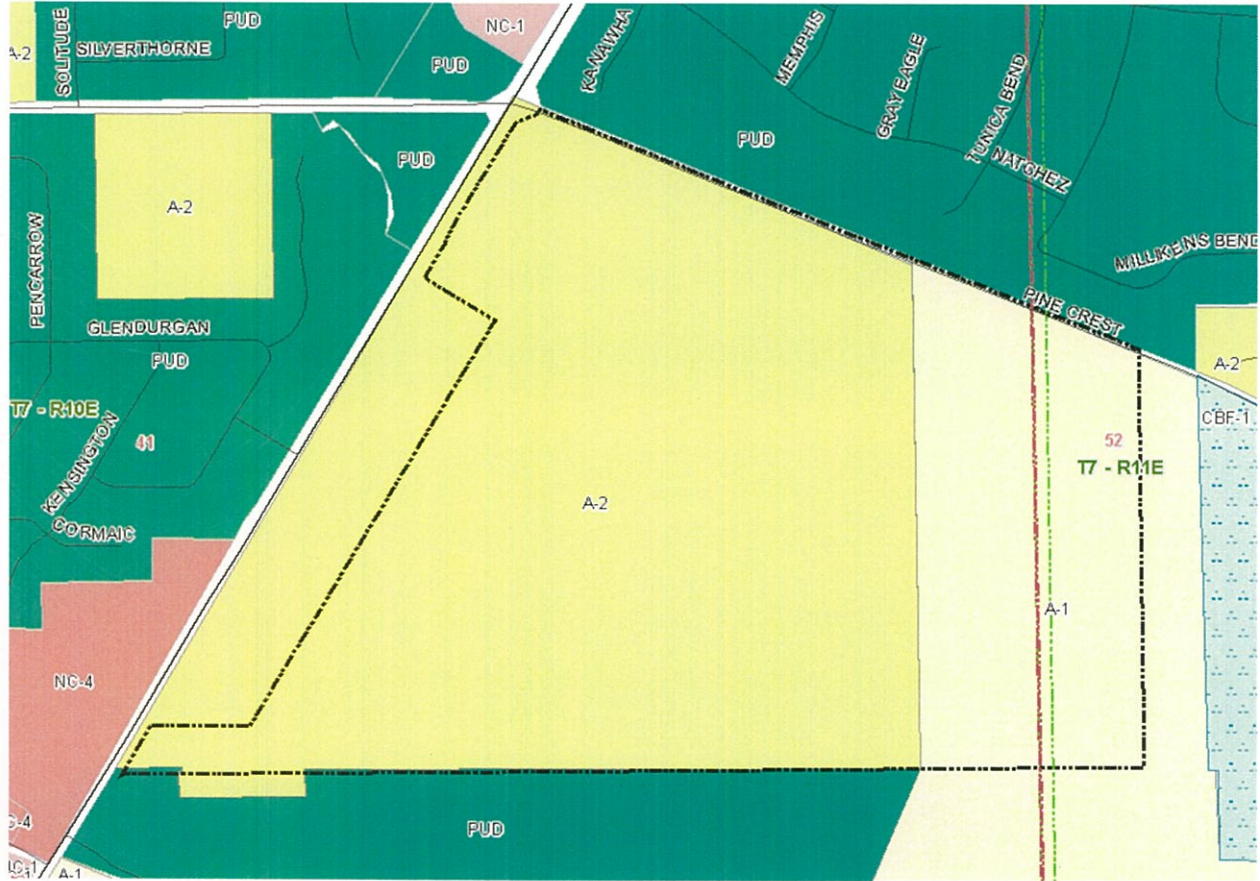
PETITIONER: Charles Barnett

OWNER: TCE Properties, LLC – Charles Barnett

REQUESTED CHANGE: From A-1 Suburban District and A-2 Suburban District to A-1 Suburban District, A-2 Suburban District and PUD Planned Unit Development Overlay

LOCATION: Parcel located on the southeast corner of Pinecrest Drive and Louisiana Highway 21, Covington

SIZE: 221.172





## Recreational Development Plan

### Proposed Tchefuncta Club Estates – Phase 3

2 Pinecrest Dr. Covington, LA 70433

The proposed development includes two active greenspace areas for future use and enjoyment of the residents of Tchefuncta Club Estates Phase 3 and previous filings. The first active greenspace area is located outside of the boundary for Tchefuncta Club Estates Phase 3, directly adjacent to the parcel and South of proposed Thunderbird Drive, listed as “Wooden Barn / Outdoor Event Area .615 Acres”. The second active greenspace area is located within the boundary of Tchefuncta Club Estates Phase 3 and is adjacent to lots 76 and 97, listed as “Play Area / Pocket Park .727 Acres”. Please see below for further information including a schedule for implementation. Residents of proposed Tchefuncta Club Estates Phase 3 will also have access to all other amenities in Tchefuncta Club Estates including playground area, walking trails, greenspace, boat launch, and fishing docks. This does not include the pool / pavilion area and golf course, which can be accessed through membership to Tchefuncta Country Club.

#### Wooden Barn / Outdoor Event Area .615 Acres

Schedule for Implementation: Completion before 1<sup>st</sup> Occupancy in Tchefuncta Club Estates – Phase 3-A

Scope: To construct an open air structure to replace the TCE Barn that burned in years past. The new structure will observe the theme of the previous structure while serving as an event area for Tchefuncta Club Estates Phases 1 – 3 for social gatherings and other events.

#### Play Area / Pocket Park .727 Acres

Schedule for Implementation: Completion before 1<sup>st</sup> Occupancy in Tchefuncta Club Estates – Phase 3-B

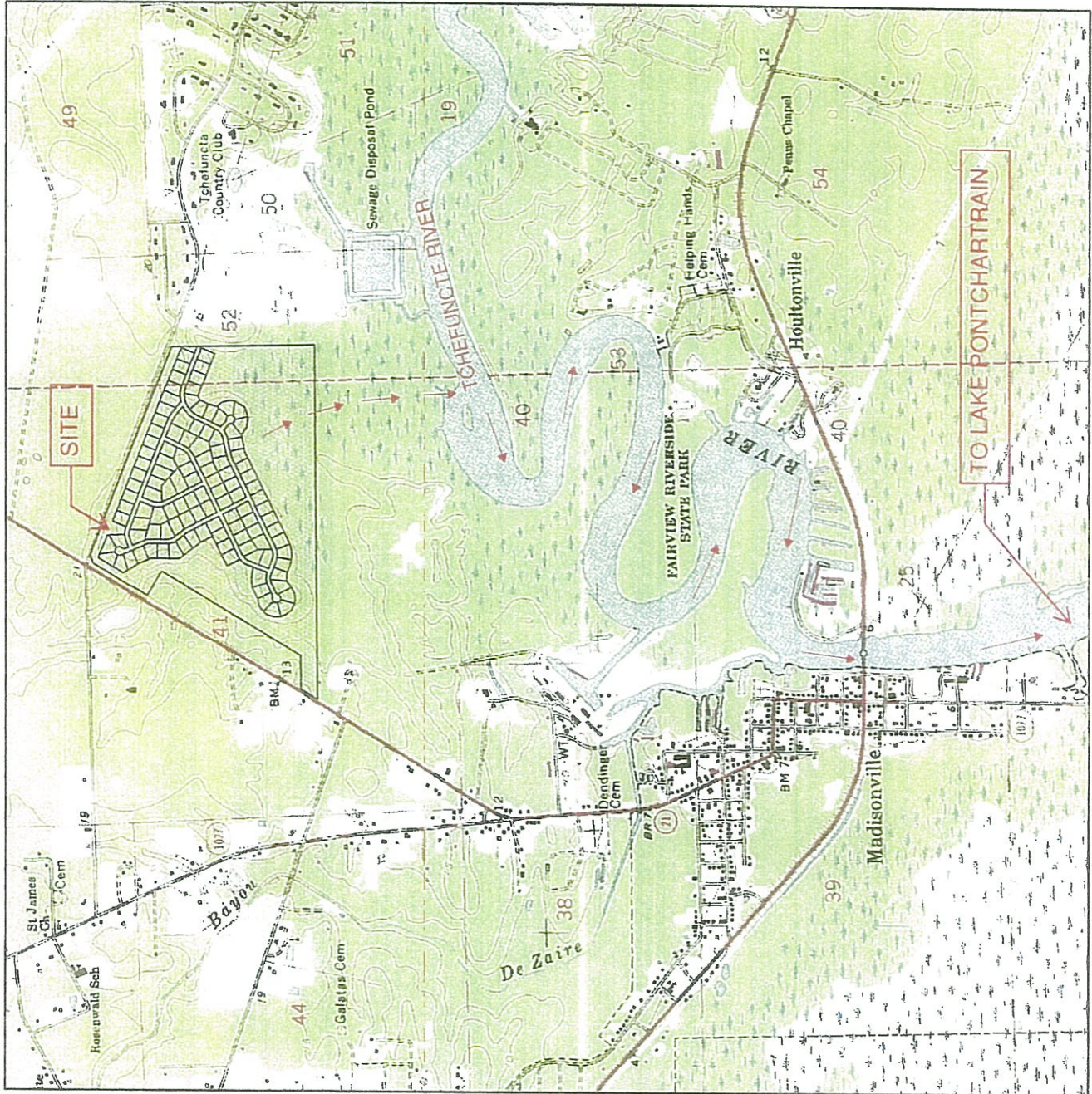
Scope: To create an additional play area for residents in the community that live closer to this location than the play area located on Oaklawn Drive in the original Tchefuncta Club Estates. This will include open space, picnic benches, and swing sets.



**ULTIMATE SURFACE WATER  
DISPOSAL MAP FOR  
TCHEFUNCTE CLUB ESTATES  
PHASES 3A and 3B**

**SUBDIVISION**  
LOCATED IN SECTION 4 - 175-PTOE & SECTION 52.17 -P11C  
GREENSBURG LAND DISTRICT  
ST TAMMANY PARISH, LOUISIANA  
FOR

**OWNER INFORMATION**  
TCE PROPERTIES, LLC.  
2 PINECREST DR.  
COVINGTON, LA 70433  
(955)-264-5684



NOT TO SCALE  
DATE: 02/10/2020





## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: 6/15/2020  
Case No.: 2020-1801-ZC  
Posted: 6/12/2020

Meeting Date: June 23, 2020  
Determination: Approved  
Prior Action: 4/7/2020 - Postponed  
Prior Action: 5/5/2020 – Postponed

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#### GENERAL INFORMATION

**PETITIONER:** Charles Barnett  
**OWNER:** TCE Properties, LLC – Charles Barnett  
**REQUESTED CHANGE:** From A-1 Suburban District and A-2 Suburban District to A-1 Suburban District, A-2 Suburban District and PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located on the southeast corner of Pinecrest Drive and Louisiana Highway 21, Covington  
**SIZE:** 221.172 acres

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

Pinecrest Drive	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Louisiana Highway 21	Type: State	Road Surface: 3 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	PUD – Natchez Trace
South	Residential and Undeveloped	PUD – Brady Island and A-1 Suburban District
East	Residential	CBF-1 Community Based Facilities District
West	Residential and Commercial	PUD – Arbor Walk and NC-4 Neighborhood Institutional 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.

##### SUBDIVISION INFORMATION/STAFF COMMENTS:

The petitioner is requesting to add the Planned Unit Developed Overlay (PUD) to the 221.172 acre subject property. Tchefuncta Club Estates, Phase 3 is proposed to be developed with 133 single-family residential lots with average lot sizes of 105’x160’, 160’x180’, 160’x200’, and 160’x230’.

##### ACCESS

The site is proposed to be accessed from one entrance off of the existing Pinecrest Drive. The roadway entrance is proposed to be constructed as two asphalt lanes which are 10 ft. wide on either side.

##### 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.

<i>Zoning</i>	<i>Maximum density</i>	<i>Net Density</i>
A-1	1 unit per 5 acres	7
A-2	2 units per acre	126

The total allowable density permitted for the subject site is 133 single-family residential units. The proposed PUD plan is shows 133 lots and therefore meets the maximum net density allowable within the PUD development.

## GENERAL INFORMATION

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
Setbacks & Maximum height	Provided as Required.
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Tchefuncta Estate Inc. on-Site Water & Sewer Facilities
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

## GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% of open space is required for all PUD subdivisions. The petitioned PUD consists of 221.172 acres, requiring 55.29 acres of open space. The Tchefuncta Club Estates Phase 3 PUD plan provides a total of 116.619 acres of greenspace and therefore far exceeds the greenspace requirements.

Amenities	Acreage	Type of Amenities
Passive	115.892 acres (96%)	Greenspace areas
Active	.727 acres (.006%)	Play area, pocket park, wooden barn/outdoor event area

### Comments:

The residents of Tchefuncta Club Estates Phase 3 will have access to the amenities supplied in Tchefuncta Club Estates Phases 1 and 2 including playground area, walking trails, greenspace, boat launch, and fishing docks (see attached, proposed recreational plan). Other amenities such as the pool and pavilion area, or the golf course are available to the resident through private membership to Tchefuncta Country Club.

### Sec. 130-1672 - Purpose

1. *Environmentally sensitive design that is of a higher quality than would be possible under the regulations otherwise applicable to the property.*
  - The proposed PUD plan is allocating more than double the required greenspace for the development.
2. *Diversification and variation in the relationship of residential uses, open space and the setbacks and height of structures in developments intended as cohesive, unified projects.*
  - The PUD plan shows a slight variation of lot sizes and setbacks to accommodate a single type of residential development. However, this plan is similar with the existing Tchefuncta Club Estates Phases 1 and 2.
3. *Functional and beneficial uses of open space areas.*
  - A large majority of the greenspace that is provided is shown outside of the residential development area. While the plan does provide access to the existing recreation areas in Phases 1 and 2 of Tchefuncta Club Estates, the active recreation area provided in the proposed PUD is less than 1% of the total greenspace.
4. *Preservation of natural features of a development site.*
  - The proposed housing sites are situated in a manner that protects the majority of the existing wetlands on site.
5. *Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.*
  - The proposed PUD plan creates a unified building and site development program.
6. *Rational and economically sound development in relation to public services.*
  - Tchefuncta Club Estates will connect to Tchefuncta Club Estates, Inc. for both water and sewer.
7. *Efficient and effective traffic circulation, both within and adjacent to the development site.*
  - The roadway and required intersection improvements to connect to existing Pinecrest Drive will need to be shown and incorporated into the Preliminary Plans. The required right of way for the

intersection and roadway improvements will require an Act of Amendment to the existing Tchefuncte Club Estates, Phase 1 recorded plat. This Act of Amendment will need to be completed prior to the recordation of Tchefuncte Club Estates, Phase 3 or any subsequent phase.

8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
  - The PUD plan is shown to accommodate single-family housing, which is consistent with Tchefuncta Club Estates Phases 1 and 2.

## **COMPREHENSIVE PLAN ANALYSIS**

The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family residential uses that provide an emphasis on achieving continuity with adjoining conservation areas and adjacent developments. By exceeding the required greenspace and providing both passive and active amenities, the proposal meets the objectives of the 2025 Future Land Use Plan.

The proposed subdivision plat adheres to a large portion of the general standards of the PUD designation, including an environmentally sensitive design and the preservation of natural features of a development site. As such, staff is not opposed to the request for the Planned Unit Development Overlay (PUD).