

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6547

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. TOLEDANO

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-3 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 4, DISTRICT 5). (2020-1929-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1929-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-3 (Suburban District) to an A-3 (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-3 (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-3 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2020-1929-ZC

Petition to change the zoning district classification for a tract of land situated in S25, T7S, R11E, Ward 4, District 5, St. Tammany Parish, Louisiana, which is a 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 the requested A-3 Suburban District to A-3 Suburban District and PUD Planned Unit Development Overlay. The property petitioned for rezoning is more fully described as follows:

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 less.

Case No.: 2020-1929-ZC

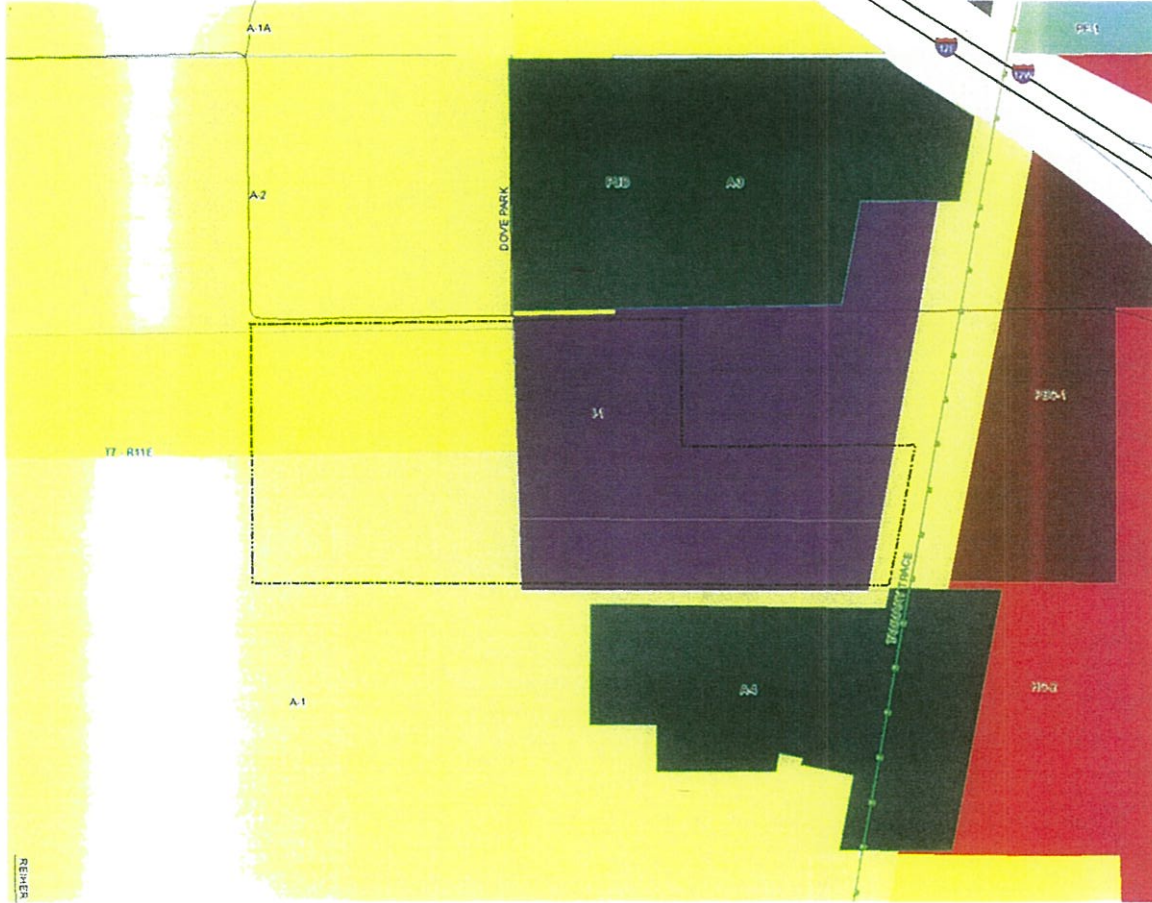
PETITIONER: Jones Fussell, LLC – Jeff Schoen

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

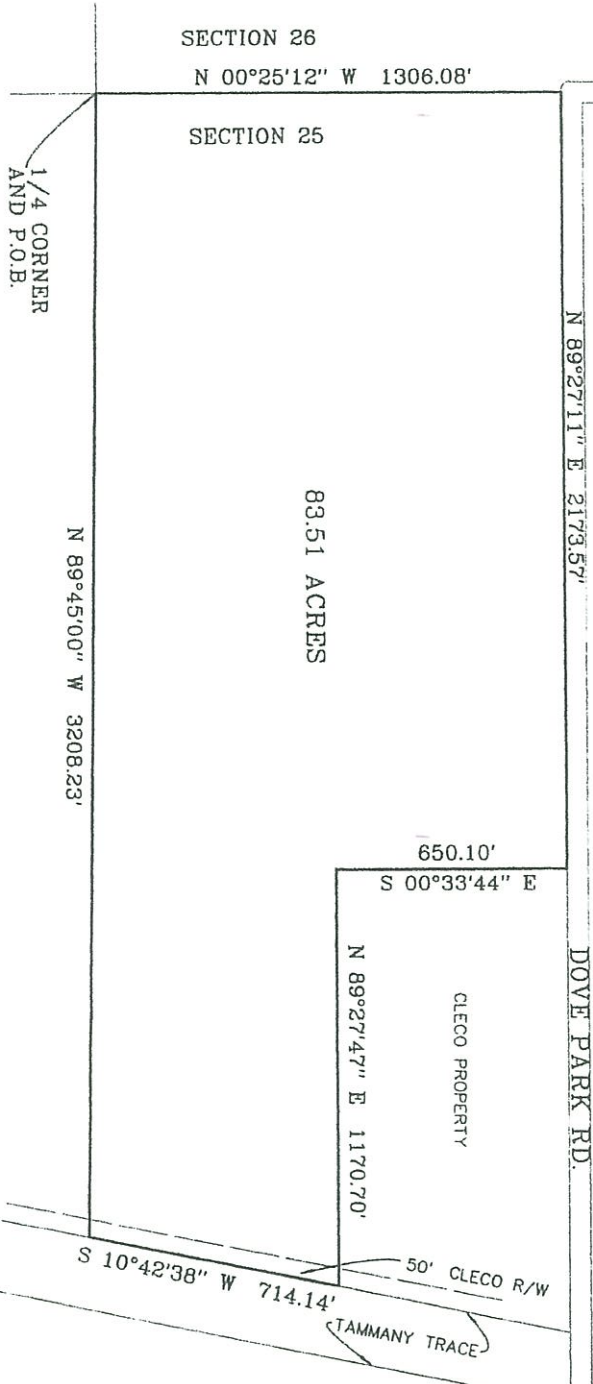
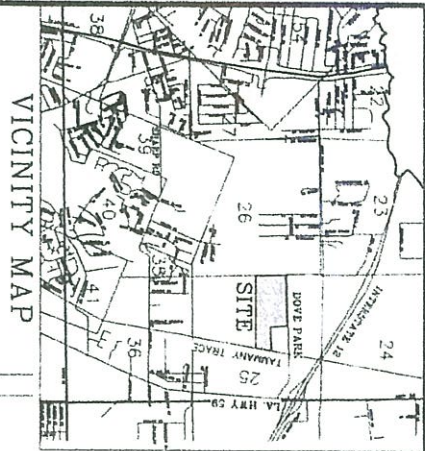
REQUESTED CHANGE: From A-3 Suburban District to PUD Planned Unit Development Overlay

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

SIZE: 83.51 acres



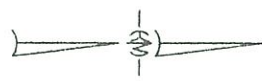
2020-1929-ZC



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

From the Point Of Beginning measure North 00 degrees 25 minutes 12 seconds West a distance of 1306.08 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 less.



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.: 2020-1929-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-3 Suburban District to PUD Planned Unit Development Overlay
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	A-1 Suburban District, 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.

SUBDIVISION INFORMATION/ STAFF COMMENTS:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 83.51-acre subject property. The property is located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville.

The applicant has submitted a concurrent request to rezone the subject property from A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District (2020-1928-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision, which if approved will be 2 units per acre.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 25, 2020
Case No.: 2020-1929-ZC
Posted: August 19, 2020

Meeting Date: September 1, 2020
Determination: Approved
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OWNER: Markle Interests, LLC; Poitevent Interests, LLC; PF Monroe Properties, LLC; and St. Tammany Land Company, LLC

REQUESTED CHANGE: From A-3 Suburban District to PUD Planned Unit Development Overlay

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:

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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.

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SUBDIVISION INFORMATION/ STAFF COMMENTS:

The petitioner is requesting to add the Planned Unit Development Overlay (PUD) to the 83.51-acre subject property. The property is located on the south side of Dove Park Road, west of Tammany Trace and LA Highway 59, Mandeville.

The applicant has submitted a concurrent request to rezone the subject property from A-1 Suburban District, A-1A Suburban District, A-2 Suburban District and I-1 Industrial District to A-3 Suburban District (2020-1928-ZC). This zoning change is requested to establish the underlying density of the proposed residential subdivision, which if approved will be 2 units per acre.

ADMINISTRATIVE COMMENT

Case No.: 2020-1929-ZC

The Dove Park Ridge subdivision is proposed to be developed with 155 residential dwellings, including garden homes and single-family residential dwellings (see Table 1).

Table 1: Average Lot Sizes and Types		
Lot Type	Number of Lots	Average Size
Residential Lot (De-Lux Lots)	133 Lots	80' x 130'
Garden Home Sites	22 Units	45' x 70'
Total:	155 Residential Dwellings	Total Average: 60' x 100'

ACCESS

The site is proposed to be accessed from two entrances along Dove Park Road which will provide both a two-lane drive and a boulevard type drive. There are also two access ways along the western and southern border of the site, which will provide the capability to tie into future development. Temporary "T" turnarounds have been provided as required.

GENERAL INFORMATION

Table 2: PUD Informational Requirements	
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	The Dove Park Ridge PUD plan shows Tammany Utilities to be the off-site provider for the proposed development. Tammany Utilities has no capacity to accept sewer flows from the development at this time and an expansion and modification of the existing Preferred Equities Community Sewer System and Wastewater Treatment Plant will be required. The applicant is providing a subsequent waste water treatment plant on site to accommodate the development until Tammany Utilities can expand.
Wetland Delineations	The 2025 Future Land Use Plan designates the subject site to be developed with single-family residential dwellings that aim to achieve contiguity among adjoining conservation areas in adjacent developments. The applicants have not provided a wetlands delineation or the flood zone demarcation lines as required by Sec. 130-1674(12). Staff cannot efficiently evaluate the development's "balance, compatibility and integration of uses" without the ability to compare the proposed site plan to the potential wetlands and flood zone demarcation lines.
Flood Zone Demarcation Lines	
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 applicant has submitted a yield plan to determine the number of allowable lots based on the underlying zoning designation of the A-3 Suburban District, which allows two units per acre. A yield plan is used to show the number of lots that could traditionally be accommodated by the site and structure provisions of the underlying zoning designation for a typical subdivision. Per Sec. 130-1674(a)(4)(b), the number of lots/units may be established by a yield plan consisting of conventional street layouts including but not limited to basic topography, soil conditions, drainage, vegetative cover, locations of wetlands, and 100-year floodplains. Said yield plan shall be based upon the standards of the underlying zoning district and comply with and meet all applicable development standards.

The proposed yield plan references a total of 83.51 acres of the subject site and does not exclude the unbuildable portion of the property before calculating the allowable density. As an example, a general reduction of 25% of the total 83.51 acres to exclude the unbuildable portions of the site will generate a net density of 62.63 acres. The A-3 Suburban District allows 2 units per acre, therefore allowing a reduced total of 125 lots, which is 42 less lots than what is currently shown on the yield plan. Staff recommends the applicant exclude the acreage of the site that is not buildable before calculating the proposed density of the PUD. Alternatively, the applicant may utilize the density calculations referenced in Sec. 130-1674(a)(4), which will also reduce the number of allowable lots within the proposed development.

GREENSPACE

Per the UDC, Section 130-1674(a)(8), a minimum of 25% open space is required for all PUD subdivisions. The petitioned PUD consists of 83.51 acres, requiring 20.88 acres of open space. The Dove Park PUD plan provides a total of 26.07 acres of green space and therefore exceeds the minimum green space acreage requirements. The PUD plan also provides both active and passive amenities such as a playground and cabana and access to the Tammany Trace. The applicant will need to apply for a separate application for Tammany Trace right-of-way access in the future.

A complete Recreational Development Plan shall be submitted depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

Amenities	Acreage	Type of Amenities
Passive	29.72 acres (35.59%)	Greenspace areas and access to the Tammany Trace
Active	.34 acres (.41%)	Playground and Cabana

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 Dove Park Ridge PUD plan is proposing a 75 ft. buffer along Dove Park Road, a 50 ft. buffer along the Cleco powerplant development, and a 50 ft. buffer along the Tammany Trace. While roadway buffers are not required, staff is in favor of the additional greenspace and all of the invaluable uses the proposed buffers provide. The site meets the minimum greenspace requirements for a PUD.
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 is proposed to be developed with single-family residential lots and garden home sites with different setbacks for each, thus allowing for some diversification throughout residential uses.
3. *Functional and beneficial uses of open space areas.*
 - While the proposed PUD plan provides for both active and passive amenities, staff feels that an additional active recreational area should be incorporated into the western portion of the site. All of the active recreation that is proposed is currently located in Phase 3 of the development, which is along the eastern boarder of the PUD Plan.
4. *Preservation of natural features of a development site.*
 - The applicant is required to submit a wetlands delineations report before approval of this project.
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. The applicant must provide a complete Recreational Development Plan at the Tentative or Preliminary phase.
6. *Rational and economically sound development in relation to public services.*
 - Tammany Utilities Waste Water Treatment Plant will need to be expanded to accommodate the potential growth of the service area. The developers of the PUD have proposed an on site waste water treatment plan to accommodate the proposed homesites if they are built before Tammany Utilities can expand.
7. *Efficient and effective traffic circulation, both within and adjacent to the development site.*

- 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.
8. *Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environment and living units.*
- The Dove Park Ridge PUD is proposing to utilize the A-3 Suburban District zoning designations for single-family dwellings and garden homes. Staff has determined that the allowable density will be appropriate for the neighboring residential corridor.

STAFF RECOMMENDATIONS:

The 2025 Future Land Use plan designates the subject site to be developed with single-family residential uses with density levels that are similar to existing residential uses in the area. The comprehensive designation also calls for conservation areas that provide for a balance and compatibility of uses and all supporting infrastructure.

While not opposed to the site being developed as a residential PUD, staff is opposed to the number of lots shown on the submitted yield plan. The tract for the proposed PUD is suitable in terms of its relationship to the Parish Comprehensive Plan. Staff has determined that the proposed PUD may allow the subject property to be developed in coordination and substantial compatibility with the surrounding developed area. The provided increase in open space over a conventional subdivision development will protect the desirable natural features of the site by preserving the mature woodlands and buffers.