

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6656AA

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. M. SMITH

SECONDED BY: MR. DAVIS

ON THE 6 DAY OF MAY, 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY 14.22 ACRES ON THE NORTH SIDE BAY RIDGE DRIVE AND EAST OF LEEDS STREET; SLIDELL FROM A-3 (SUBURBAN DISTRICT) TO A-3 (SUBURBAN DISTRICT) AND PUD (PLANNED UNIT DEVELOPMENT OVERLAY). (WARD 8, DISTRICT 9) (ZC03-02-012)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC03-02-012, has recommended to the Council of the Parish of St. Tammany Louisiana, that the zoning classification of the above referenced area be changed from A-3 (Suburban District) to A-3 (Suburban District) and PUD (Planned Unit Development Overlay); and

Whereas, the 14.22 acres located on the north side of Bay Ridge Drive and east of Leeds Street; Slidell is to be incorporated into the existing La Chenier PUD (Planned Unit Development) which will total 93.3 acres through a Major Amendment to the PUD (Planned Unit Development) approved by the St. Tammany Parish Zoning Commission; 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) and PUD (Planned Unit Development Overlay) see Exhibit "A" for complete boundaries

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 is present A-3 (Suburban District) to A-3 (Suburban District) and 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.

SECTION III: The official La Chenier PUD (Planned Unit Development) plan has been amended through a Major Amendment to the PUD approved by the St. Tammany Parish Zoning Commission to reflect the addition of 14.22 acres and the total acreage of 93.3 acres

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JUNE , 2021 ; 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: April 28 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

ZC03-02-012

A certain parcel of land, lying and situated in Section 37, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the section corner common to Sections 7, 37 and 28 in Township 9 South, Range 15 East, go North 49 Degrees 25 Minutes 33 Seconds East-2, 131.67 feet; Thence along the Easterly Right-of-Way of Military Road in (6) courses: South 07 Degrees 19 Minutes 32 Seconds East-224.86 feet; South 07 Degrees 40 Minutes 45 Seconds East-1,232.51 feet; Thence along the arc of a curve to the Left whose radius is 993.63 feet a distance of 528.60 feet; Thence South 22 Degrees 48 Minutes 06 Seconds West-545.50 feet; Thence along the arc of a curve to the left whose radius is 1,001.70 feet a distance of 434.45 feet; Thence South 02 Degrees 02 Minutes 53 Seconds East-687.79 feet to a point; Thence North 48 Degrees 01 Minutes 56 Seconds East-91 1.24 feet to a point; Thence South 02 Degrees 02 Minutes 53 Seconds East-522.76 feet to a point; Thence North 48 Degrees 51 Minutes 56 Seconds East-536.60 feet to a point; Thence North 02 Degrees 02 Minutes 53 Seconds West-525.39 feet to a point; Thence North 48 Degrees 51 Minutes 56 Seconds East – 1,945.00 feet to a point; Thence continue North 48 Degrees 51 Minutes 56 Seconds East-415.94 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING go

North 48 Degrees 51 Minutes 56 Seconds East — 1004.69 feet to a point; thence
South 37 Degrees 08 Minutes 36 Seconds East — 1045.42 feet to a point; thence
South 14 Degrees 12 Minutes 02 Seconds East — 799.87 feet to a point; thence
South 22 degrees 51 Minutes 40 Seconds West — 841.01 feet to a point; thence
South 87 Degrees 04 Minutes 38 Seconds West —45.03 feet to a point; thence
South 64 Degrees 50 Minutes 55 Seconds West —361.25 feet to a point; thence
South 53 Degrees 06 Minutes 05 Seconds West — 61.59 feet to a point; thence
South 66 Degrees 08 Minutes 00 Seconds West — 820.00 feet to a point; thence
South 56 Degrees 40 Minutes 16 Seconds West— 60.83 feet to a point; thence
South 66 Degrees 08 Minutes 00 Seconds West — 120.00 feet to a point; thence
South 73 Degrees 15 Minutes 30 Seconds West — 80.62 feet to a point; thence
South 66 Degrees 08 Minutes 00 Seconds West — 800.00 feet to a point; thence
South 87 Degrees 16 Minutes 17 Seconds West — 145.14 feet to a point; thence
South 87 Degrees 57 Minutes 07 Seconds West — 110.00 feet to a point; thence
South 02 Degrees 02 Minutes 53 Seconds East — 10.00 fee to a point; thence
South 87 degrees 57 Minutes 07 Seconds West —330.00 feet to a point; thence
North 02 Degrees 02 Minutes 53 Seconds West —385.98 feet to a point; thence
North 48 Degrees 51 Minutes 56 Seconds East —395.22 feet to a point; thence
South 41 Degrees 08 Minutes 04 Seconds East — 67.80 feet to a point; thence
North 89 Degrees 09 Minutes 47 Seconds East .377.88 feet to a point; thence
North 48 Degrees 51 Minutes 56 Seconds East .1575.43 feet to a point; thence
North 53 Degrees 15 Minutes 58 Seconds East —317.00 feet to a point; thence
North 31 Degrees 46 Minutes 57 Seconds East .33 7.75 feet to a point; thence
North 40 Degrees 03 Minutes 24 Seconds West .107.46 feet to a point; thence
North 59 Degrees 34 Minutes 10 Seconds West .105.30 feet to a point; thence
North 37 Degrees 39 Minutes 00 Seconds West —201.31 feet to a point; thence
North 20 degrees 59 Minutes 40 seconds West —315.92 feet to a point; thence
South 71 degrees 49 Minutes 15 Seconds West —274.17 feet to a point; thence
South 51 Degrees 07 Minutes 04 Seconds West .128.09 feet to a point; thence
North 63 degrees 24 Minutes 53 Seconds West .95.39 feet to a point; thence
North 05 Degrees 55 Minutes 09 Seconds West .122.40 feet to the Point of Beginning.

Said parcel contains 79.08 acres of land more or less, lying and situated in Section 37, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

And

EXHIBIT "A"

ZC03-02-012 Cont'd

A certain parcel of land, lying and situated in Section 37, Township 9 South, Range 15 East, Greensburg Land District, St. Tammany Parish, Louisiana and being more fully described as follows:

From the section corner common to Sections 7, 37 and 28 in Township 9 South, Range 15 East, go North 49 Degrees 25 Minutes 33 Seconds East-2, 131.67 feet; Thence along the Easterly Right-of-Way of Military Road in (6) courses: South 07 Degrees 19 Minutes 32 Seconds East-224.86 feet; South 07 Degrees 40 Minutes 45 Seconds East-1,232.51 feet; Thence along the arc of a curve to the Left whose radius is 993.63 feet a distance of 528.60 feet; Thence South 22 Degrees 48 Minutes 06 Seconds West-545.50 feet; Thence along the arc of a curve to the left whose radius is 1,001.70 feet a distance of 434.45 feet; Thence South 02 Degrees 02 Minutes 53 Seconds East-687.79 feet to a point; Thence North 48 Degrees 01 Minutes 56 Seconds East-911.24 feet to a point; Thence South 02 Degrees 02 Minutes 53 Seconds East-522.76 feet to a point; Thence North 48 Degrees 51 Minutes 56 Seconds East-536.60 feet to a point; Thence North 02 Degrees 02 Minutes 53 Seconds West-525.39 feet to a point; Thence North 48 Degrees 51 Minutes 56 Seconds East 1,945.00 feet to a point; Thence continue North 48 Degrees 51 Minutes 56 Seconds East- 415.94 feet to a point; Thence continue North 48 Degrees 51 Minutes 56 Seconds East — 1004.69 feet to a point; thence South 37 Degrees 08 Minutes 36 Seconds East — 1045.42 feet to a point; thence South 14 Degrees 12 Minutes 02 Seconds East — 356.46 feet to THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING GO

North 57 Degrees 39 Minutes 15 Seconds East .1928.59 feet to a point; thence South 54 Degrees 13 Minutes 17 Seconds East .874.71 feet to a point; thence South 49 Degrees 27 Minutes 19 Seconds West —471.29 feet to a point; thence North 55 Degrees 20 Minutes 04 Seconds West .180.00 feet to a point; thence North 46 Degrees 55 Minutes 10 seconds East —299.99 feet to a point; thence North 58 Degrees 42 Minutes 15 Seconds West .350.23 feet to a point; thence North 24 Degrees 58 Minutes 59 Seconds West .296.98 feet to a point; thence South 59 degrees 21 Minutes 13 Seconds West —679.58 feet to a point; thence South 88 Degrees 17 Minutes 00 seconds East —300.14 feet to a point; thence South 59 degrees 21 Minutes 13 seconds West .995.99 feet to a point; thence South 49 degrees 20 Minutes 44 Seconds West —272.00 feet to a point; thence South 89 Degrees 28 Minutes 39 Seconds West .152.70 feet to a point; thence North 14 degrees 12 Minutes 02 Seconds West —443.41 feet to the POINT OF BEGINNING.

Said parcel contains **14.22 acres of land more or less**, lying and situated in Section 37, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Case No.: ZC03-02-012

PETITIONER: Dustin Richard

OWNER: BLD Investments, LLC

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay and 14.22 acres from A-3 Suburban District to A-3 Suburban District and PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side Bay Ridge Drive and east of Leeds Street; Slidell

SIZE: 93.3 acres





ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: March 29, 2021	Meeting Date: April 6, 2021
Case No.: ZC03-02-012	Determination: Approved
Posted: January 22, 2021	Prior Determination: Postponed – February 2, 2021

GENERAL INFORMATION

PETITIONER: Dustin Richard
OWNER: BLD Investments, LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay and 14.22 acres from A-3 Suburban District to A-3 Suburban District and PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north side Bay Ridge Drive and east of Leeds Street; Slidell
SIZE: 93.3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish	Road Surface: 2 Lane Concrete	Condition: Good
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LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential/Undeveloped	A-2 Suburban District and A-4 Single-Family Residential District
South	Residential	A-2 Suburban District and A-3 Suburban District
East	Residential/Undeveloped	A-3 Suburban District
West	Residential	A-4 Single-Family Residential District

EXISTING LAND USE:

Existing development: No	Multi occupancy development: No
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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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

SUBDIVISION INFORMATION:

The petitioner is requesting a Major Amendment to the La Chenier Planned Unit Development to reconfigure lot sizes and greenspace allocations. The site is located on the north side Bay Ridge Drive and east of Leeds Street, Slidell. The 2025 Future Land Use Plan designates the site to be developed as a Planned District with single-family development and conservation areas. The applicant is proposing to develop the site with single-family residential uses as well as to allocate 58.554 58.98 acres to remain as greenspace and a conservation area for the preservation of the natural landscape.

DENSITY AND LOT SIZES

Phase 1 of the La Chenier PUD consists of 40 duplex lots and has been developed with 80 condominiums with an average lot size of 100 ft. x 120 ft. Phase 2 of the La Chenier PUD currently consists of 81 duplex lots approved to be developed with a total of 162 condominium units that averaged 50 ft. x 120 ft.

The applicant is currently proposing to reconfigure the 81 duplex lots within Phase 2 into single-family residential lots that average 100 ft. x 120 ft. The proposed amendment will create a reduction of the number of dwellings permitted in the La Chenier PUD, Phase 2 by 81 lots and enable single-family dwellings to be the only permitted residential use. The amendment will also allow for a variety of residential uses within the same development site.

GREENSPACE

The original La Chenier Planned Unit Development consisted of 109.98 acres, ~~58.554~~ 58.98 acres of which was dedicated to greenspace, park area, and natural trails. In 2007, 11.40 acres of the La Chenier greenspace was developed to be included with the neighboring Phase 5-A of The Bluffs subdivision. Subsequently, the applicant is now proposing to formally add 14.22 acres of greenspace into the La Chenier PUD that was previously dedicated as a Conservation Easement.

Additionally, the applicant is proposing to remove the 10 ft. greenspace buffer that was previously approved along the northern boundary of Phase 2 which totals 1.43 acres. The reason for this request is to add this portion of greenspace into the lots along the north which will create deeper lot sizes. Staff has determined that this request will cause access issues to the .80-acre greenspace area that is left in this area. While the common areas and green spaces are dedicated to be maintained by the La Chenier Homeowners Association, the eradication of the 10 ft. buffer will remove any formal access to this area to be maintained.

If the current request for a Major Amendment is accomplished, the total acreage for the La Chenier PUD will be 93.3 acres which will require 23.33 acres of greenspace. The current PUD plan provides ~~58.554~~ 58.98 acres of greenspace and park area which is more than two-times what is required.

In addition, the applicant has submitted a revised PUD Plan that shows the elimination of part of Royston Drive which will remove formal access along this roadway between Phase 1 and Phase 2. This elimination has provided a total of .426 acres of additional greenspace.

STAFF COMMENTS

The 2025 Future Land Use Plan designates the petitioned site to be used for conservation purposes. As such, the requested PUD should ensure that the green space provided is useable, protected, and adheres to the primary purpose of the PUD ordinance.