## ORDINANCE

ORDINANCE CALENDAR NO: 5550
COUNCIL SPONSOR: DEAN/BRISTER
INTRODUCED BY: MR. STEFANCIK

ORDINANCE COUNCIL SERIES NO:
PROVIDED BY: DEVELOPMENT
SECONDED BY: MR. CANULETTE

## ON THE 3 DAY OF MARCH , $\underline{2016}$

> 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 $\mathrm{CH}-1-\mathrm{A} \& \mathrm{CH}-1-\mathrm{B}$, 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 $65^{\prime}$ X $120^{\prime}$ (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.

MOVED FOR ADOPTION BY: $\qquad$ SECONDED BY: $\qquad$
WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: $\qquad$
NAYS: $\qquad$
ABSTAIN: $\qquad$
ABSENT: $\qquad$

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 $\qquad$ .

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: $\qquad$ 2016 at $\qquad$
Returned to Council Clerk: $\qquad$ 2016 at $\qquad$

## EXHIBIT "A"

## Parcel 1:

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


#### Abstract

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 corncr common to Sections 12, 45, and 46. Township 7 South, Range 10 East, which is the Point of Beginuing; then go North 89 degrees 40 minutes $00^{\prime \prime}$ 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 Enst 1,353.52 feet; Point "A" on the centerline of Timber Branch; then go nlong said centerline South 76 degrees 27 minutes 27 seconds East 70.06 teet 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 Liast 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 scconds 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 reet to a point (course 9); then go North 72 degrees 39 minules 54 seconds East 122.90 feet to a point (course 10); then go South 77 degrees 03 minules 33 seconds East 149.52 feet to a point (course 11); then go South 83 degrees 28 minutes 36 seconds East 148.12 fect to a point (course 12); then go North 64 degrees 56 minutes 22 seconds East 128.18 fect 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 proint (course 16); then go South 55 degrees 29 minutes 48 seconds East 62.38 feet to a point (course 17); then go North 50 degrecs 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 fect 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 minules 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 Fast 162.38 feet to a point (course 24); then go North 88 degrees 14 minutes 25 seconds East I43.34 feet to a point (course 25); then go South 63 degrees 50 minutes 30 seconds Liast 81.63 feet to a point (course 26); then go North 61 degrees 38 minutes 24 seconds East 63.68 reet to a point (course 27); then go North 80 degrees 35 minules 09 seconds Fant 145.31 feet to a point (course 28); then go Seuth 45 degrees 03 minutes 14 seconds East 72.37 feet to a point (course 29); then go North 54 degrees 06 minutes 12 scconds 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 Einst 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 liile 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-vvit:

From the Section corner common to Sections 12, 45, and 46, Township 7 South, Range 10 East, go Sonth 89 degrees 22 minules 50 seconds East $2,446.94$ feel to a point, then go North 00 degrees 23 ninutes 30 seconds West 640.21 feet to a point; thein go South 89 degrees 35 minutes 41 seconds West 323.58 fect 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 fect 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 Jouisiana 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 Begiming.

## Parcel 3:

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

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

Commence from the Section corner common to Sections 12, 45, and 46, Township 7 South, Range 10 Enst, 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 feel; then go North 00 degrees 04 minutes 07 seconds East 1,353.52 fect 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 Enst 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 Brauch; 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 scconds West 73.70 fect; North 48 degrecs 54 minutes 25 seconds West 85.75 feet; South 88 degrees 20 minules 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 scrvitude of passige, more particularly set forth on the survey prepared by Kelly McHugh und 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 Fiile No. 4809 of the records of St. Tammany Parish, which servilude affects the following property, to-wit:

A predial servitude of passage located on a certain parecl of ground located in Section 46, Township 7 South, Range 1 East, St. Tammany Parish, Louisiana, more fully described as follows:

From the Section corner common to Sections 12, 45, and 46, Township 7 Soulh, Range 10 East, go South 89 degrees 22 minutes 50 seconds East, a distance of 2446.94 leet to a point; then go North 00 degrecs 23 minutes 30 sccond 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 Beginuing.
From the Point of Beginning, then go North 00 degrecs 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; llen go along said westerly right of way South 35 degrecs 15 minutes 39 seconds East, a distnice of 97.49 feet to a point; then go South 89 degrecs 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





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\begin{aligned}
& \text { ZCOO-03-0.20 } \\
& \text { Paicels CH-1-A \&CH-1-B } \\
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\end{aligned}
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> GRAPHIC SCALE

## $2000-03000$ Yield Flan



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200-030.00
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EXHIBIT "A"



## RESTRICTIVE COVENANTS

IN ORDER TO PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OWNERS OF THE PROPERTY WTHIN PARISH APPROVED SUBDIVSIONS, THE FOLLOWNG COVENANTS WLL 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 ANDR 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 PROHBITED 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 $21.0^{\prime}$ M.S.L. MINIMUM BUILDING FINISHED FLOOR ELEVATION SHALL BE $22.5^{\prime}$ 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 SUBDIVDED 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 SUBDIVSION PLAT. (AMENDED BY ORD. 88-916. ADOPTED 02/18/88)

1) SETBACKS FOR THE PROPOSED LOTS ARE AS FOLLOWS:

FOR $40^{\circ} \times 100^{\prime}$ LOTS: FRONT $=15^{\prime}$, SIDE $0^{\prime} \& 5^{\prime}$, AND REAR $=5^{\prime}$ (SEE DETAIL)
FOR LOTS \#1-21: FRONT $=15^{\prime}$, SIDE $0^{\prime}$ \& $5^{\prime}$, AND REAR $=5^{\prime}$ (SEE DETAIL)
FOR 55' $\times 120^{\prime}$ LOTS: FRONT \& REAR $=15^{\prime}$, SIDE $=5^{\circ}$
FOR 60' $\times 120^{\prime}$ LOTS: FRONT \& REAR $=15^{\prime}$, SIDE $=5^{\prime}$
FOR $65^{\prime}+\times 120^{\circ}+$ LOTS: FRONT \& REAR $=15^{\prime}$, SIDE $=5^{\circ}$
J) A $10^{\prime}$ UTILITY EASEMENT FRONTS ALL LOTS.
K)ALL LAKES, ROADWAYS, MEDIANS, ALLEYS \& GREEN SPACES WIL 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 wll adhere to the parish guidelines for the maximum height. in no event will any building be higher than $50^{\circ}$ above base flood elevation.
N) NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
0) 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 os 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.

Parcel 4B
Permitted Uses: affice and residential buildings; 2.Hotels, Motels and Convention Centers; 1. Mid-rise office 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 rood (or roads) which a property abuts shall comply with the standards of the St. Tammany Parish Regulation in effect ot 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. Tommany Parish Regulation in effect ot 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. Tommany Parish Regulation in effect of 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 ot the time of constructions.

- 4.Parking/Loading - All parking and loading will have a minimum of 1 spot for every 4 units.

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PT. "B"7. .-. . . ............
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PUD APPROLD PEOSS Z $000-03.000$


## December 16, 2015

Ms. Helen Lambert<br>Assistant Director<br>Department of Development<br>St. Tammany Parish<br>P.O. Box 628<br>Covington, LA 70434<br>RE: Major Amendment to the Planned Unit Development - Mason Du Lac

Dear Helen,
WBB Realty L.L.C., owner of Mason 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 Mason 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 Mason Du Lac PUD and create an additional 43 Garden Home lots;
3) Change the use of Lot CH-1-A \& CH-1-B to Mason 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.

## 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 257264 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.


ENVIRONMENTAL ASSESSMENT DATA FORM

－Does the subdivision front on any major arterial streets？渞 Yes $\quad$ 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？प Yes No
If yes，please explain？
－Is the subdivision subject to inundation？$\square$ Frequently $\square$ Infrequently 百 None at all
－Will canals or waterways be constructed in conjunction with this subdivision？$\quad$ Yes $\quad$ ．No
（Does the proposed subdivision development．．．）
a．）have or had any landfill（s）located on the property？
b．）disrupt，alter or destroy any historical or archeological sites or district？
c．）have a substantial impact on natural，ecological recreation，or scenic resources？
d．）displace a substantial number of people？
e．）conform with the environmental plans and goals that have been adopted by the parish？
f．）cause an unwarranted increase in traffic congestion within or near the subdivision？
g．）have substantial esthetic or adverse visual impact within or near the subdivision？
－Yes 晋 No
）har the subdivision？

- Yes 曋 No
- Yes 疐 No

Yes 的 No
苗Yes $\quad$ No
酋Yes ㅁ No
－Yes 畐 No
－Yes 对 No
h．）breach any Federal，State or Local standards relative to：


－water Quality
$\square$ Yes 苜No
－contamination of any public or private water supply
－Yes ${ }^{\text {® }}$ No
－ground water levels
$\square$ Yes 酋 No
－flooding／inundation $\square$ Yes 酋 No
－erosion －Yes 酋 No
－sedimentation －Yes ${ }^{\text {® }}$ No
－rare and／or endangered species of animal or plant habitat －Yes 希 No
－interfering with any movement of resident or migratory fish or wildlife species $\square$ Yes 画 No
－inducing substantial concentration of population －Yes ${ }^{\text {® }}$ No
－dredging and spoil placement －Yes ${ }^{\mathrm{K}} \mathrm{No}$

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．prgvided and answered above is accurate，true and correct．

$\qquad$ （SIGNATURE）

## 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<br>OWNER: WBB Realty, LLC - Joshua Wainer<br>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:

| Direction | Surrounding Use | Surrounding Zone |
| :---: | :---: | :---: |
| North | Undeveloped \& Weston Glen | PUD Planned Unit Development Overlay, NC-3Lodging |
|  | Residential Subdivision | 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 |
|  |  | Institutional District |
| West | Undeveloped \& Residential |  |
| EXISTING LAND USE: |  |  |
| Existing development: Yes |  | Multi occupancy development: Yes |
| COMPR | SIVE 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

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#### Abstract

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 $65^{\prime}$ X $120^{\prime}$ (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

| 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 |
| Minimum front, side, \& rear setbacks \& maximum height | Provided as Required |
| Restrictive Covenants | Provided as Required |
| Water \& Sewer facilities | Provided as Required (off Site) |
| 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 |

## 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 $\mathrm{x} .75=$ $\qquad$ x maximum net density $=$ $\qquad$ 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 46.75 acres ( $29.36 \%$ ) 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 $\mathrm{CH}-1-\mathrm{A} \& \mathrm{CH}-1-\mathrm{B}$, 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.

