

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5565

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF APRIL , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHWEST INTERSECTION OF INTERSTATE 12 AND LA HIGHWAY 1085, ACROSS FROM PERRILLOUX ROAD, AND WHICH PROPERTY COMPRISES A TOTAL OF 23.37 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) TO AN A-5 (TWO FAMILY RESIDENTIAL DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 1). (2016-149-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-149-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-5 (Two Family Residential District) to an A-5 (Two Family Residential 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-5 (Two Family Residential 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-5 (Two Family Residential District) to an A-5 (Two Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MAY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MARCH 31, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-149-ZC

A certain parcel of ground situated in Section 4, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the 1/4 Section Corner common to Sections 4 & 9, Township-7-South, Range-10-East and measure North 00° 22' 41" West 1572.49' to the Point of Beginning

From the Point of Beginning measure

Thence South 49°16'35" West a distance of 368.79 feet to a point;
Thence South 52°56'03" West a distance of 705.50 feet to a point;
Thence South 37°01'53" East a distance of 9.94 feet to a point;
Thence South 53°04'20" West a distance of 514.99 feet to a point of curve;
Thence along a curve to the right having a radius of 1,874.86 feet, a delta of 00°36'13", an arc length of 19.75 feet, and a chord which bears South 53°22'27" West having a chord distance of 19.75 feet to a point on a line;
Thence North 00°53'19" West a distance of 859.04 feet to a point;
Thence South 89°26'19" West a distance of 60.00 feet to a point;
Thence North 00°49'52" West a distance of 632.16 feet to a point on a curve;
Thence along a curve to the left having a radius of 23,186.31 feet, a delta of 01°31'13", an arc length of 615.20 feet, and a chord which bears South 71°14'47" East having a chord distance of 615.18 feet to a point of tangency;
Thence South 72°00'24" East a distance of 802.28 feet to a point;
Thence South 01°02'55" East a distance of 49.89 feet to the POINT OF BEGINNING, and containing 1,018,389.36 square feet or 23.3790 acre(s) of land, more or less.

Case No.: 2016-149-ZC

PETITIONER: GCG, LLC - Greg Intravia

OWNER: GCG, LLC - Greg Intravia

REQUESTED CHANGE: From A-5 Two Family Residential District to A-5 Two Family Residential District, PUD Planned Unit Development Overlay

LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road; S4, T7S, R10E; Ward 1, District 1

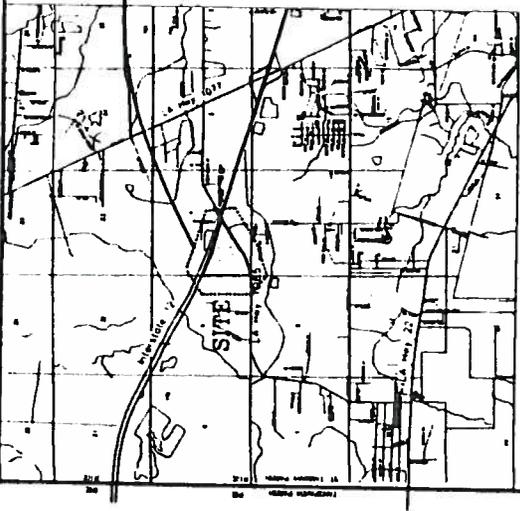
SIZE: 23.37 acres



2016-14920

DEER CROSSING
SECTION 4, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

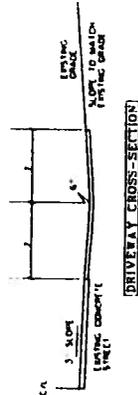
ALL AREAS WITHIN 500' OF THIS DEVELOPMENT ARE
RESIDENTIAL (DEVELOPED AND UNDEVELOPED)



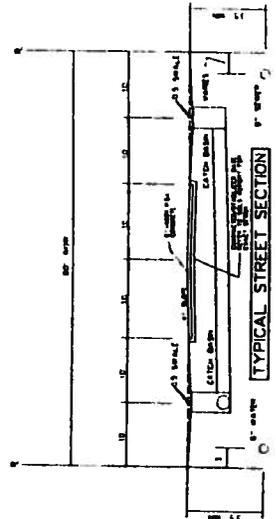
VICINITY MAP



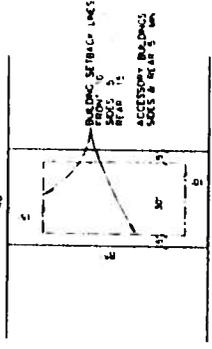
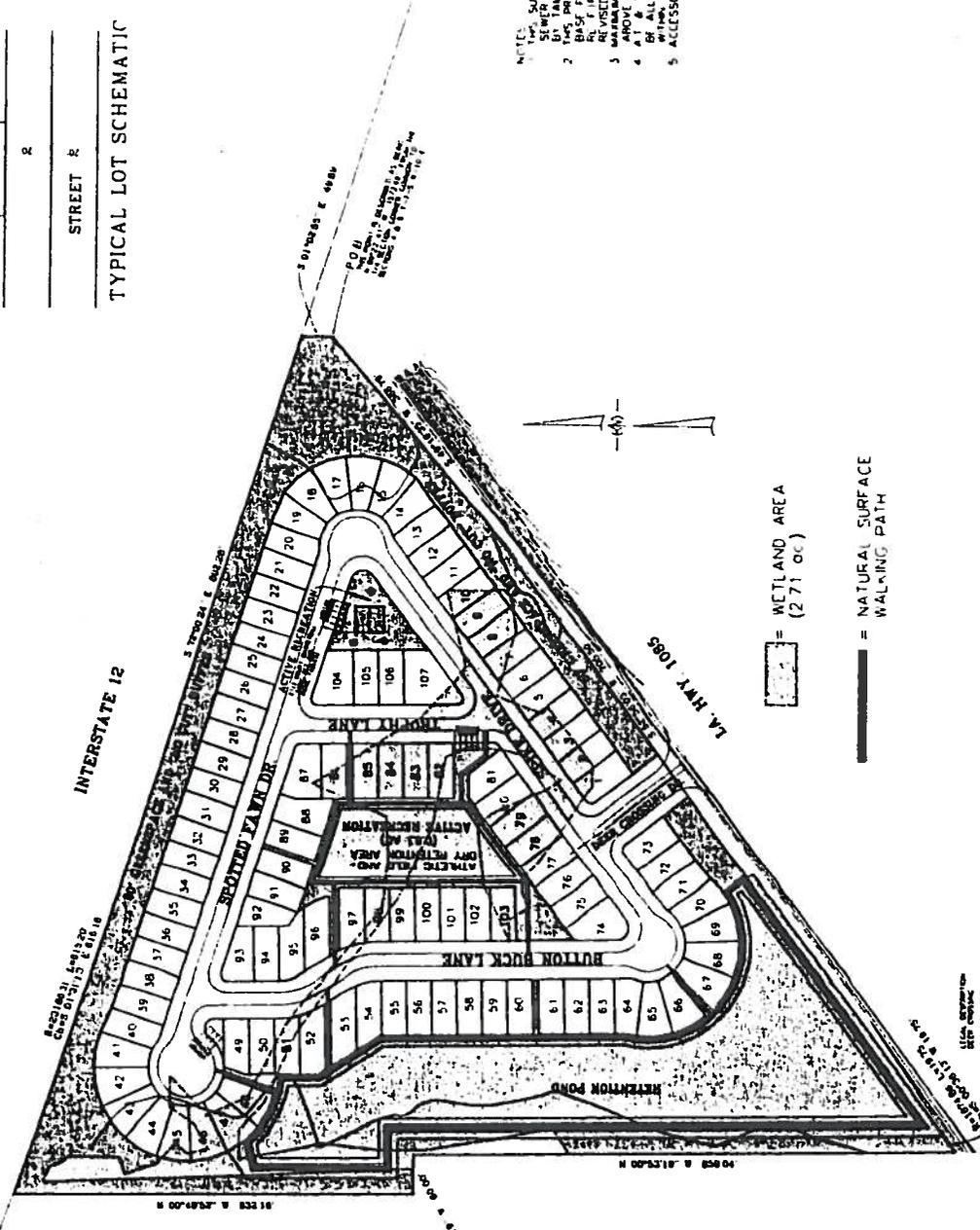
ENTRANCE DETAIL



DRIVEWAY CROSS-SECTION



TYPICAL STREET SECTION



TYPICAL LOT SCHEMATIC

AREA BREAKDOWN

TOTAL AREA	2338 ac
GREENSPACE (LESS POND AREA)	895 ac (38%)
PASSIVE	746 ac (32%)
ACTIVE	149 ac (6%)

(ACTIVE RECREATION TO INCLUDE 1/2 COURT HARD SURFACE BASKETBALL, GRASS FIELD FOR SOCCER/FOOTBALL/BASEBALL, POOL, TABLES AND SHIMMSEY)

DENSITY BREAKDOWN

UNITS ALLOWED (2338 AC @ 0.45 UNITS/AC @ 0.7% = 140)	
UNITS DEPICTED	107

- NOTES
1. SUBDIVISION SHALL BE SERVED BY SEWER MAIN UTILITIES TO BE PROVIDED BY TAMMANY UTILITIES (DTP/STP)
 2. THIS PROPERTY IS LOCATED IN FLOOD ZONE C BASE FLOOD ELEVATION - N/A REVISION 10-17-1989 223205 0750 C
 3. MAXIMUM HEIGHT OF ALL STRUCTURES TO BE 35' ABOVE FINISHED GRADE
 4. ALL UTILITIES COMPANY SHALL BE ALLOWED TO PLACE STRUCTURES AND/OR EQUIPMENT WITHIN THE AREAS DESIGNATED AS "GREENSPACE"
 5. ACCESSORY BUILDINGS WILL BE ALLOWED IN THIS SUBDIVISION

DEVELOPMENT SCHEDULE
EXPECTED TO BE COMPLETED 12-2016

DEVELOPER DEER CROSSING DEVELOPMENT LLC
ADDRESS 845 CALVEZ ST. MONROVILLE LA 70448

PUD PLAN

DEER CROSSING
SECTION 4, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA

OWNER	KELLY J. McLOUGH & ASSOC., INC.
OWNER ADDRESS	845 CALVEZ ST. MONROVILLE LA 70448
DATE	11-10-16
SCALE	AS SHOWN
PROJECT NO.	2016-14920
DATE	11-10-16
SCALE	AS SHOWN

2016-149-2C

WILDERNESS

SECLUDED OAKS

BOLE STEIN

SECLUDED FOREST

SAVANNAH

NC-1

BOOTLEGGER RD

T7-R10E

A-5

HC-2

NC-4

PERKINS

PUD RED FOX RUN

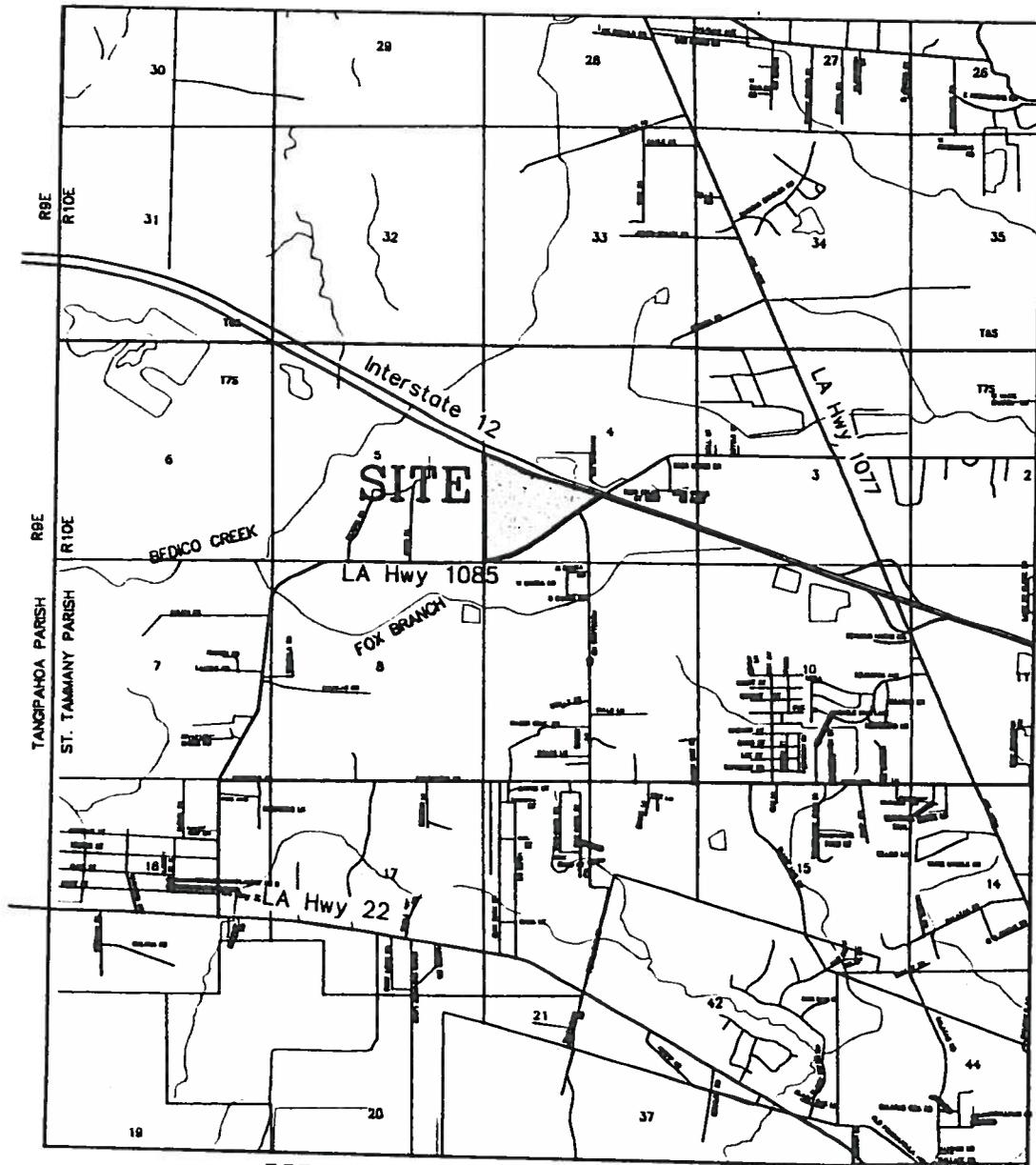
A-4

A-3

0 1,000 Feet



2016-149-ZC



ULTIMATE DISPOSAL MAP

(ULT. DISPOSAL FOX BRANCH TO BEDICO CREEK)

DEER CROSSING
SECTION 4, T-7-S, R-10-E,
ST. TAMMANY PARISH, LA.

SCALE:	N.T.S.	DATE:	02-22-16
DRAWN:	DRJ	JOB NO.:	15-125
REVISED:			

2016-149-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DEER CROSSING DEVELOPMENT, LLC

Developer's Address: 845 GALVEZ ST. MANDEVILLE, LA. 70448
Street City State Zip Code

Developer's Phone No. 985-313-8894
(Business) (Cell)

Subdivision Name: DEER CROSSING

Number of Acres in Development: 23.38 Number of Lots/Parcels in Development: 107

Ultimate Disposal of Surface Drainage: BEDICO CREEK VIA FOX BRANCH

Water Surface Runoff Mitigation Proposed: NONE

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tidal Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? Yes No
- If yes, what major streams or waterways? _____

- Does the subdivision front on any major arterial streets? Yes No

If yes, which major arterial streets? LA Hwy 1085

- Will any smoke, dust or fumes be emitted as a result of operational construction? Yes No

If yes, please explain? _____

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

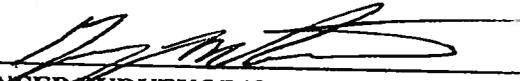
(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) Breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species . Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes 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 provided and answered above is accurate, true and correct.


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

1/13/16
DATE

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/1/2016
Case No.: 2016-149-ZC
Posted: 02/18/16

Meeting Date: 3/1/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: GCG, LLC - Greg Intravia

OWNER: GCG, LLC - Greg Intravia

REQUESTED CHANGE: From A-5 Two Family Residential District to A-5 Two Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road; S4, T7S, R10E; Ward 1, District 1

SIZE: 23.37 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State 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	Interstate 12	
South	Office Warehouse & Residential	HC-2 Highway Commercial District, NC-4 Neighborhood Institutional District & A-4 Single Family Residential District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped & Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Multi occupancy development:

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-5 Two Family Residential District to A-5 Two Family Residential District & PUD Planned Unit Development Overlay. This site is proposed to be developed with 107 single family residential units. The maximum lot size will be of 3400 sq. ft. and the residential units will not exceeding 1800 sq. ft. The site will be accessed through a boulevard type entrance from Highway 1085.

Note that the underlying zoning of A-5 Two Family Residential District was approved in 2015 (ZC15-04-037).

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 - Tammany Utilities)
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 x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

The gross density of the development is at a maximum of 8 units per acre based on the existing underlying zoning of A-5, which would allow for a total of 186 units. Based on the formula the net density would allow for 140 lots/units. The proposal is for 107 lots to be located within the boundaries of the PUD.

GREENSPACE

A total of 8.95 acres (38%) of greenspace is proposed to be provided, including 7.46 acres (32%) dedicated to passive recreation and 1.49 acres (6 %) dedicated to active recreation. The active amenities will include a half hard surface basketball court and playground equipment. Picnic tables are also proposed to be provided within the active greenspace area. The plan also shows a 0.63 acre greenspace area, dedicated as dry detention, which could potentially be use as an athletic field. A walking path is proposed to be provided around the retention pond, connecting to the area labeled as athletic field and dry retention area. The proposed 50' greenspace, is now labeled as no cut area, creating a wooded buffer along Interstate 12 & Highway 1085.

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 be developed with residential uses and include some greenspace & a retention pond, which will create some buffers.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.