

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5641                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: DEAN/BRISTER                      PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE                      SECONDED BY: MR. BELLISARIO

ON THE 7 DAY OF JULY , 2016

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED NORTH OF WESTSHORE DRIVE EXTENSION & NORTH OF PINNACLE PKWY AND WHICH PROPERTY COMPRISES A TOTAL OF 80.37 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 1). (2016-257-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-257-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-4A (Single Family Residential District) to an A-4A (Single 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-4A (Single 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-4A (Single Family Residential District) to an A-4A (Single 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF AUGUST , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 21 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

### 2016-257-ZC

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 326.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 368.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.09 FEET, AND AN ARC LENGTH OF 448.26 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.76 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 86 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 451.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 18 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 65 DEGREES 54 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 63.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.75 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 37 MINUTES 59 SECONDS EAST AND A CHORD LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO THE POINT OF BEGINNING, D1.

FROM THE POINT OF BEGINNING D1, CONTINUE NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 4177.48 FEET TO A POINT ON THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER; THENCE RUN ALONG THE MEANDERINGS OF THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER IN A SOUTHERLY DIRECTION FOR A DISTANCE OF APPROXIMATELY 6,045 FEET MORE OR LESS TO A POINT; THENCE RUN NORTH 68 DEGREES 55 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 301.57 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 51 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 215.06 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 42 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 113.08 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 56 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 551.92 FEET TO A POINT ON A CURVE TO THE RIGHT (TANGENT & CLOCKWISE); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 2210.50 FEET, AN ARC LENGTH OF 418.34 FEET, A CHORD BEARING OF NORTH 63 DEGREES 31 MINUTES 30 SECONDS WEST AND A CHORD LENGTH OF 417.71 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 58 DEGREES 06 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 715.66 FEET TO A POINT ON A CURVE TO THE LEFT (TANGENT & COUNTER-CLOCKWISE); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 1482.00 FEET, AN ARC LENGTH OF 104.33 FEET, A CHORD BEARING OF NORTH 60 DEGREES 07 MINUTES 13 SECONDS WEST AND A CHORD LENGTH OF 104.31 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 55 DEGREES 38 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 107.60 FEET TO A POINT ON A CURVE TO THE LEFT (NON-TANGENT & COUNTER-CLOCKWISE); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 1498.00 FEET, AN ARC LENGTH OF 149.52 FEET, A CHORD BEARING OF NORTH 69 DEGREES 05 MINUTES 21 SECONDS WEST AND A CHORD LENGTH OF 149.46 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 21 DEGREES 01 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 220.05 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 446.91 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 01 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 675.48 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 174.15 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 01 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 401.27 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1550.00 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 401.27 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 996.36 FEET TO A POINT; THENCE RUN NORTH 24 DEGREES 03 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 01 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 288.34 FEET BACK TO THE POINT OF BEGINNING D1.

SAID PARCEL OF LAND CONTAINS 132.27 ACRES MORE OR LESS.

Case No.: 2016-257-ZC

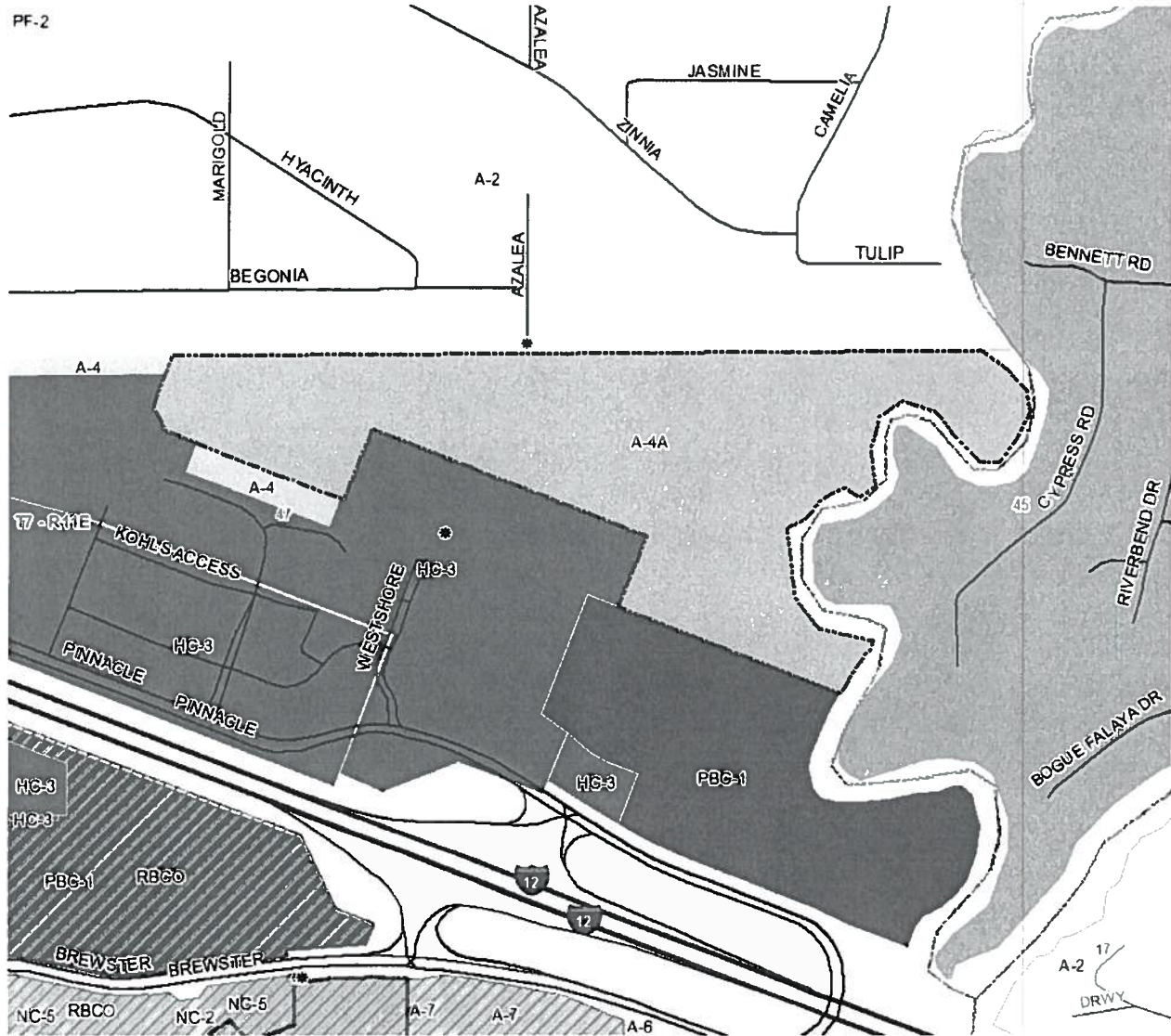
PETITIONER: Joshua Wainer

OWNER: Watercross Development, LLC

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy ; S47, T7S, R11E; Ward 1, District 1

SIZE: 80.37 acres







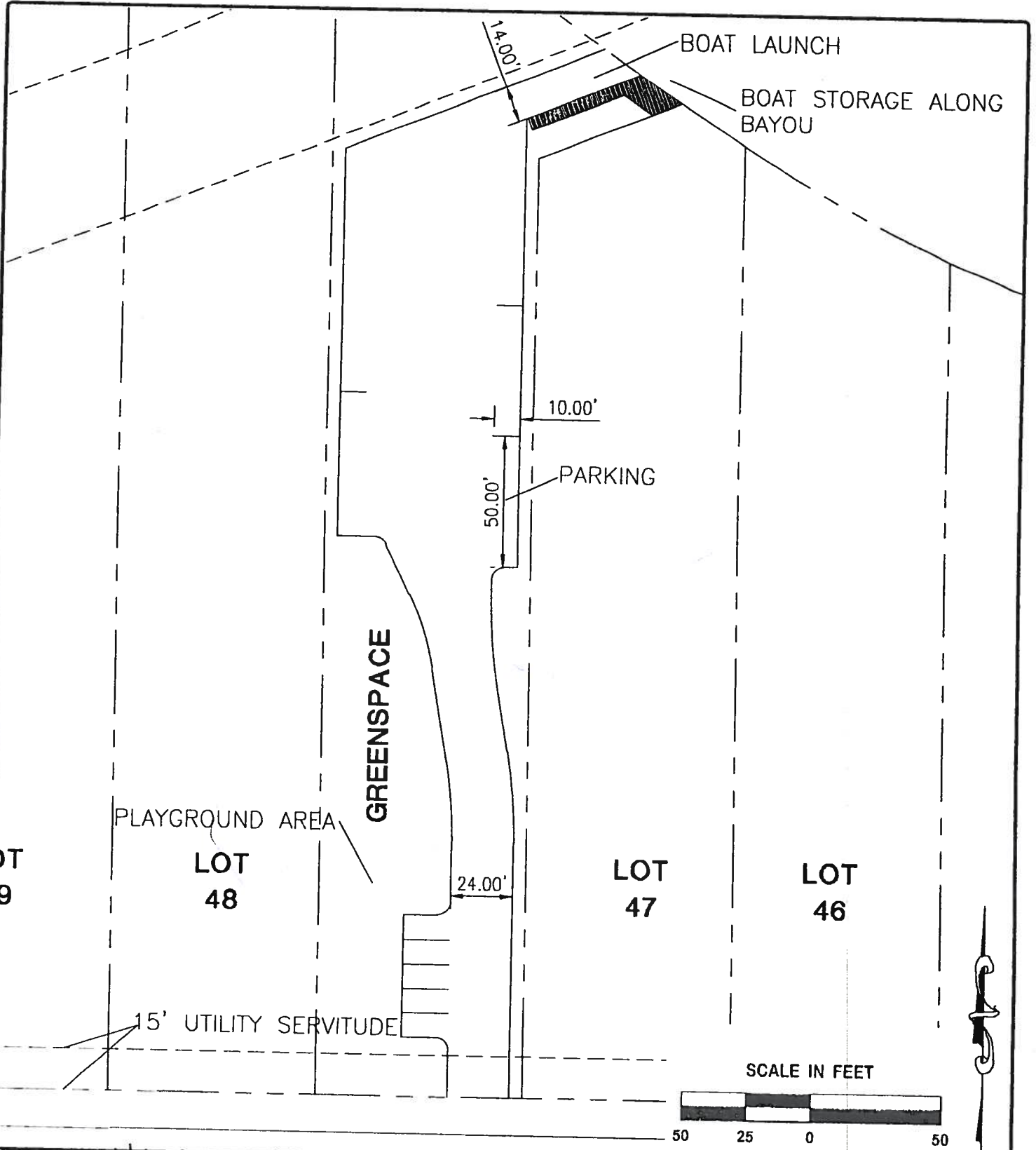
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0 1,200 Feet

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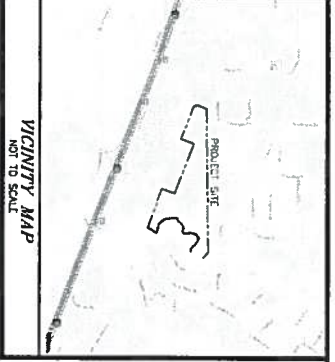
**DUPLANTIS DESIGN GROUP, PC**  
CIVIL ENGINEERING • ARCHITECTURE

34 LOUIS PRIMA DRIVE COVINGTON, LA 70433  
PHONE: 985.249.6180 || FAX: 985.249.6190

THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

**1. BOAT LAUNCH EXHIBIT  
TCHEFUNCTE RIVER LOTS  
ESTATES AT WATERCROSS  
S47-T7S-R11E  
ST. TAMMANY PARISH, LA  
DATE: 3-21-16**

2016-2720



**A PUD**  
**OF**  
**THE ESTATES AT WATERCROSS**  
 SITUATED IN  
 SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST  
 ST. TAMMANY PARISH, LOUISIANA.

60.374 ACRES  
 NO. OF LOTS 143  
 13,709 S.F. LOT FRONTAGE  
 75' MIN. LOT FRONTAGE  
 5,985' L.I.N. FT. SWATH WIDTH  
 ASPHALT/CONCRETE 170' MIN. ROAD WIDTH  
 50' TO ROAD ROW  
 INTERCONNECTED NETWORK  
 25' MIN. STREET R.O.W.  
 17' MIN. STREET R.O.W.  
 10' MIN. STREET R.O.W.

26.18 TOTAL ACRES  
 PERCENTAGE OF OVERSHPACE = 33%

**SUPERVISOR'S INFORMATION**

**JE**  
**JOHN E. BONNEAU & ASSOCIATES, INC.**  
 Professional Land Surveyors - Planners - Consultants  
 8001 JACOB LAFITE BLVD., SUITE 100, MONROE, LA 70131  
 (504) 335-5500 (FAX) (504) 335-5501 (CELL) (504) 335-5502 (TEXT)

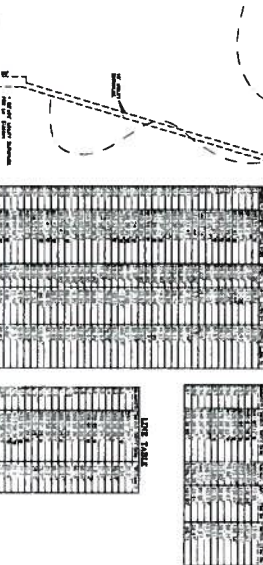
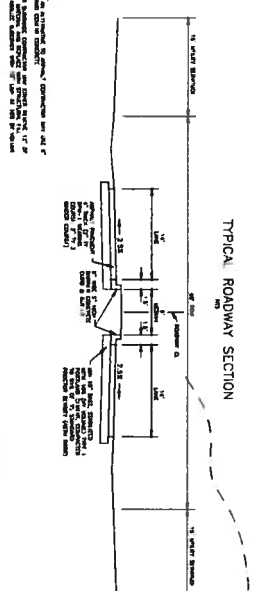
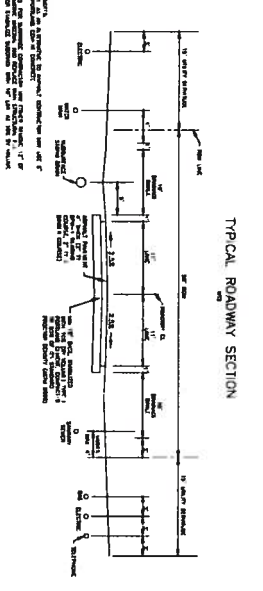
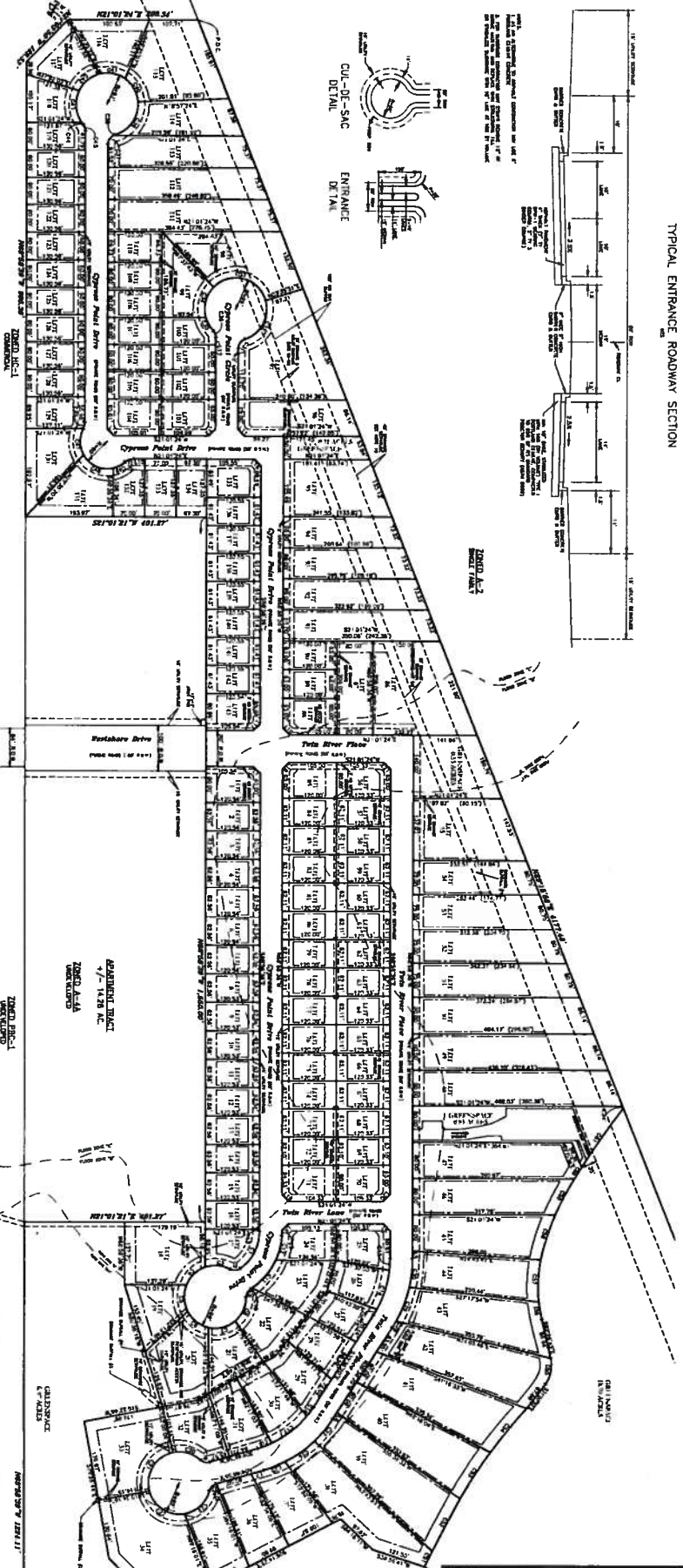
**THE ESTATES AT WATERCROSS LEGAL DESCRIPTION**

ALL STATE FINANCIAL CO. HAS THE HONOR OF SURVEYING THE ESTATES AT WATERCROSS, A PUD OF SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. THE TOTAL AREA OF THE ESTATES AT WATERCROSS IS 60.374 ACRES. THE ESTATES AT WATERCROSS IS SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. THE ESTATES AT WATERCROSS IS BOUND TO THE NORTH BY THE TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. THE ESTATES AT WATERCROSS IS BOUND TO THE SOUTH BY THE TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. THE ESTATES AT WATERCROSS IS BOUND TO THE WEST BY THE TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. THE ESTATES AT WATERCROSS IS BOUND TO THE EAST BY THE TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

**RESTRICTIVE COVENANTS**

1. THE ESTATES AT WATERCROSS IS A PUD OF SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. THE ESTATES AT WATERCROSS IS BOUND TO THE NORTH BY THE TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. THE ESTATES AT WATERCROSS IS BOUND TO THE SOUTH BY THE TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. THE ESTATES AT WATERCROSS IS BOUND TO THE WEST BY THE TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. THE ESTATES AT WATERCROSS IS BOUND TO THE EAST BY THE TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHECKED	JFB
SCALE	1" = 120'
SURVEY #	2014 025
DATE	04/29/15
DRWN/ BY	SFH



**DEDICATION**

THE ESTATES AT WATERCROSS

**CERTIFICATION**

JOHN E. BONNEAU  
 REG. NO. 423

Survey for: ALL STATE FINANCIAL CO.

Property: A PUD OF THE ESTATES AT WATERCROSS SITUATED IN SECTION 47, T-7-S, R-11-E ST. TAMMANY PARISH, LOUISIANA.

**1 OF 1**



# BIOLOGICAL SURVEYS, INC.

June 6, 2016

Josh Wainer  
Wainer Companies  
321 Veterans Blvd., Ste. 201  
Metairie, LA 70005

Subject: Estates at Watercross  
Greenspace- LIDAR Elevation Plat

Dear Mr. Wainer,

Below is an explanation of the attached LIDAR elevation plat.

Areas shown as white, and indicated in the legend as "Inundated Greenspace" are at the lowest elevation, and likely remain inundated most of the year. Areas shown as pink, purple, blue, green, and yellow, and indicated as "Non-Inundated Greenspace" in the legend have higher elevations and remain non-inundated for more than 4 months a year. Portions of these areas are likely only inundated for a brief period following significant rainfall events and other high water circumstances.

If you should have questions or require additional information, please do not hesitate to call.

Sincerely,

*Thomas K. Brown*

Thomas K. Brown

**WETLAND DETERMINATIONS • PERMIT APPLICATIONS • MITIGATION**  
P.O. BOX 94 • COVINGTON, LA 70433 • (985) 893-1321



# Watercross Development L.L.C.

321 VETERANS BLVD., SUITE 201  
METAIRIE, LOUISIANA 70005  
TELEPHONE (504) 834.5511  
FAX (504) 834.6624

June 6, 2016

Helen Lambert  
Assistant Director of Planning  
St. Tammany Parish  
Department of Planning & Development  
P.O. Box 628  
Covington, LA 70434

RE: Estates at Watercross – “Recreational Development Plan”

Dear Helen:

Per your request, the Estates at Watercross’ Recreational Development Plan is as follows: Watercross Development will landscape, provide seating and improve all greenspaces in order to provide usable space to all residents in the subdivision. Each greenspace will be improved accordingly with the subsequent phase of the subdivision in which it is located (i.e the greenspace located in Phase 1 will be improved in conjunction with the Estates at Watercross Phase 1). Please see the attached Exhibit which shows the phases in which the subdivision will be developed.

Due to the unforeseen variables that may impede the development of the subdivision, it is difficult to provide an exact timeframe in which each greenspace will be improved. Watercross Development, the developer, will provide all improvements for the subsequent greenspaces as the houses are being built in each phase. All Greenspaces will be maintained by the Estates at Watercross Owners’ Association.

The proposed boat launch located in Phase 3 will provide an active amenity for all residents in the subdivision, giving them water access to the “Flowers Bayou Cut Through.” Pending approvals from the Corps of Engineers, Louisiana Wildlife and Fisheries and other regulatory agencies, construction of the boat launch and greenspace associated with such will commence.

The 18.7 acre greenspace peninsula and the 6.97 acre greenspace located south of lots 18, 19, 20, 33 & 34 will be placed in a conservation easement in favor of St. Tammany Parish and will be preserved in its natural habitat.

Should you require additional information or have any questions, please let me hear from you.

Sincerely,

Joshua Wainer  
JW/slf



WWW.DDGPC.COM

June 7, 2016

Mr. Josh Wainer  
Wainer Companies  
321 N. Causeway Blvd.-Suite 201  
Metairie, LA 70002

Re: Estates at Watercross  
Covington, LA  
DDG Job# 13-472

Dear Josh:

Based on the exhibit provided there are 1.9 Acres of inundated greenspace and we can only count half of that towards our greenspace calculations. Therefore, if I cut that in half that comes to 0.95 Acres that can be counted towards greenspace. The area of greenspace between lots 95 and 96 is 0.15 Acres. After subtracting both of those areas (0.95 & 0.15) from the total (27.28 Acres) we end up with a total greenspace of 26.18 Acres. The total acreage for the site is 80.37 Acres which makes the percentage of greenspace approximately 33 percent.

Sincerely,  
Duplant Design Group, PC

A handwritten signature in cursive script that reads 'Luke Cooley'.

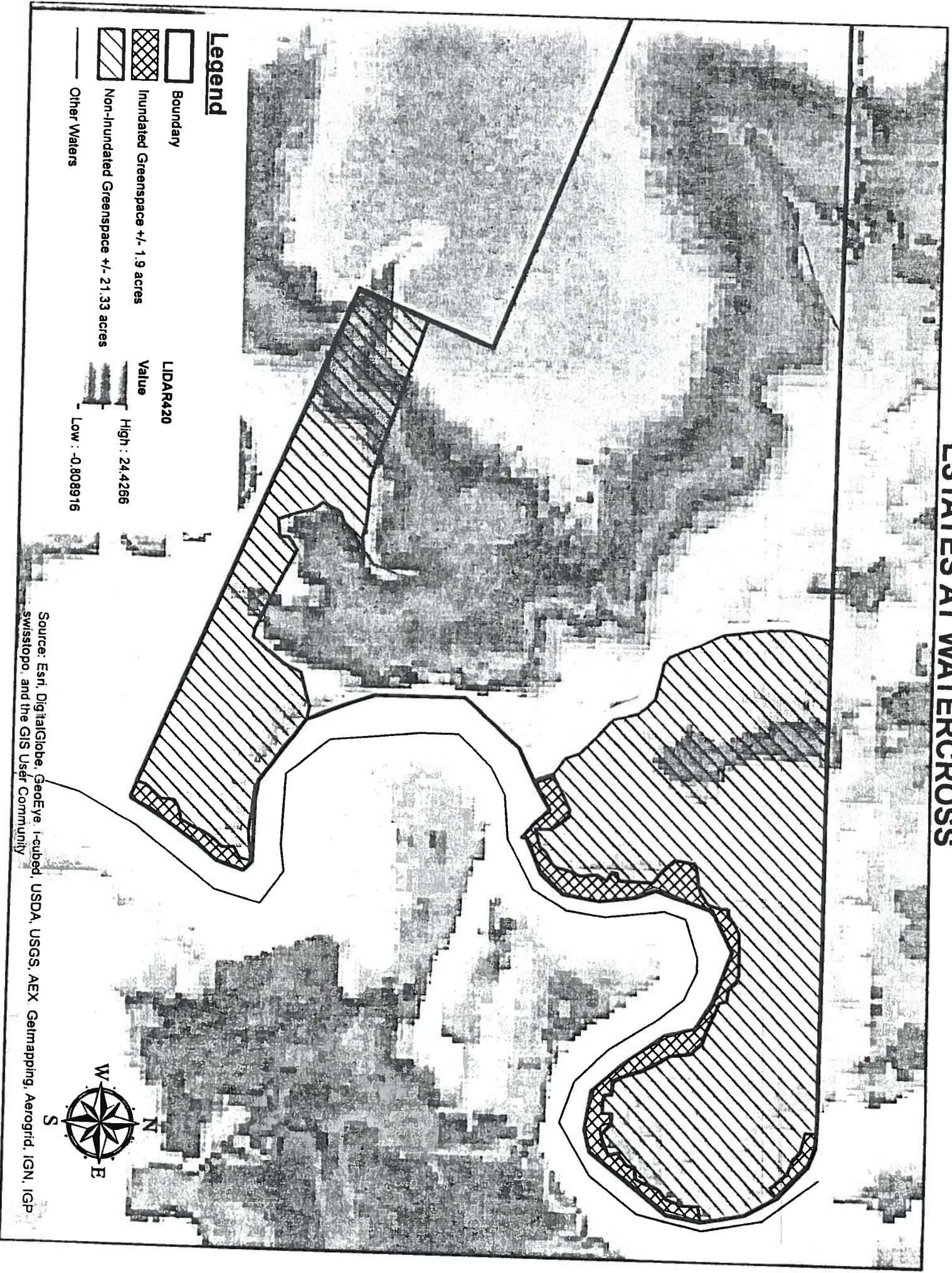
Luke Cooley, PE

UPLANTIS DESIGN GROUP, PC

COVINGTON  
BATON ROUGE



# ESTATES AT WATERCROSS



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community







2016-057-20

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: WATERCROSS DEVELOPMENT, LLC

Developer's Address: 321 VETERANS MEMORIAL BLVD. METAIRIE LOUISIANA 70005  
Street City State Zip Code

Developer's Phone No. (504) 834-5511  
(Business) (Cell)

Subdivision Name: ESTATE AT WATERCROSS

Number of Acres in Development: 81.14 Number of Lots/Parcels in Development: 145

Ultimate Disposal of Surface Drainage: TCHEFUNCTE RIVER

Water Surface Runoff Mitigation Proposed: STORM WATER QUALITY "FIRST FLUSH" WILL BE INCORPORATED INTO THE PROJECT

*(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? TCHEFUNCTE RIVER & FLOWERS BAYOU

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

If yes, which major arterial streets? \_\_\_\_\_

- 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.***

**WATERCROSS DEVELOPMENT, LLC BY: \_\_\_\_\_  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)**

**4/18/16  
DATE**



2016-057-20

Flowers Bayou

N 30° 27'

Brewster Rd

Tchefuncte River

N 30° 25' 48"

W 90° 06' 36"

W 90° 07' 48"

W 90° 09'

N 30° 24' 36"

W 90° 10' 12"

Tchefuncte River

Mulberry St

N 30° 23' 24"

Lake Pontchartrain

Imagery Date: 4/6/2016 30°26'43.95" N 90°09'28"



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 06/07/2016

Meeting Date: 6/7/2016

Case No.: 2016-257-ZC

Determination: Approved

Prior Action: Zoning change to A-4 approved (05/2014)

Posted: 05/25/16

GENERAL INFORMATION

PETITIONER: Joshua Wainer

OWNER: Watercross Development, LLC

REQUESTED CHANGE: From A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located north of Westshore Drive Extension & north of Pinnacle Pkwy ; S47, T7S, R11E; Ward 1, District 1

SIZE: 80.37 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	A-2 Suburban District
South	Multi Family & Commercial	HC-3 Highway Commercial District
East	Tchefuncte River	
West	Commercial & Residential	HC-3 Highway Commercial District & A-2 Suburban District

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A Single-Family Residential District to A-4A Single-Family Residential District & PUD Planned Unit Development Overlay. This site is located north of Westshore Drive Extension & north of Pinnacle Pkwy. The site is proposed to be developed as a single family residential subdivision of a maximum of 143 lots. The objective of the PUD is to allow for the modification of the required setbacks. The size of the lots considerably varies throughout the development mainly because of the presence of wetlands, the configuration of the site and the fact that it is abutting the Tchefuncte River.

Note the A-4A, underlying zoning of the site (ZC14-03-025), was approved by the council in May 2014.

**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
Restrictive Covenants	Provided as Required
Minimum front, sides & rear yard setbacks & maximum height	Provided as Required
Water & Sewer facilities	Provided as Required (to be located 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 x .75 = \_\_\_\_\_ x maximum net density = \_\_\_\_\_ lots (units)), or the number of lots/units may be established by a yield plan.

Current gross density of this property, under the A-4A Single family Residential District is at 6 units per acre, which would allow for a maximum of 482 lots. The net density would allow for 362 units. The proposal is for 143 units with a net density would be 1.7 units per acre.

**GREENSPACE**

A total of 26.18 acres of greenspace (33%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area, an active recreation area and some other small passive greenspace area. The total acreage dedicated to active recreation is 0.85 acres, consisting of boat launch giving access to the Tchefuncte River. The total acreage dedicated to passive recreation is 26.15 acres consisting of open greenspace and undisturbed wetlands areas.. Finally, benches, gazebos and playground equipment should be provided within the proposed greenspace areas.

As a condition of Ordinance 499, a "*Recreational Development Plan*" has been provided. Note that the plan will also have to be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets some of the objectives of the 2025 future land use plan.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved. Note that a revised plan shall be submitted showing the changes submitted regarding the recalculation of the greenspace.