

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5624

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

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY 21.879 ACRES LOCATED ON THE EAST SIDE LA HIGHWAY 1077 NORTH OF TANTELA RANCH ROAD TO PUD (PLANNED UNIT DEVELOPMENT OVERLAY). (WARD 1, DISTRICT 3). (ZC04-07-055)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-07-055, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed to include PUD (Planned Unit Development Overlay; 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 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 to 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 \_\_\_\_\_.

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MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 30 , 2016

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

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

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

Exhibit "A"

ZC04-07-055

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE CORNER COMMON TO SECTIONS 8, 17 AND 38, TOWNSHIP 6 SOUTH -  
RANGE 10 EAST AND GO NORTH A DISTANCE OF 605.10 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 21 SECONDS WEST A DISTANCE OF 1515.04 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 454.76 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 50 SECONDS WEST A DISTANCE OF 602.34 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 08 SECONDS WEST A DISTANCE OF 1312.18 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST A DISTANCE OF 406.47 FEET; THENCE SOUTH 15 DEGREES 58 MINUTES 37 SECONDS EAST A DISTANCE OF 1500.31 FEET; THENCE SOUTH 59 DEGREES 26 MINUTES 08 SECONDS WEST A DISTANCE OF 750.00 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 47 SECONDS WEST A DISTANCE OF 495.50 FEET; THENCE NORTH 59 DEGREES 24 MINUTES 11 SECONDS EAST A DISTANCE OF 275.74 FEET; THENCE SOUTH 30 DEGREES 35 MINUTES 49 SECONDS EAST A DISTANCE OF 135.65 FEET; THENCE NORTH 59 DEGREES 26 MINUTES 08 SECONDS EAST A DISTANCE OF 196.15 FEET; THENCE NORTH 15 DEGREES 58 MINUTES 37 SECONDS WEST A DISTANCE OF 217.49 FEET; THENCE SOUTH 74 DEGREES 01 MINUTES 23 SECONDS WEST A DISTANCE OF 178.86 FEET; THENCE NORTH 30 DEGREES 35 MINUTES 49 SECONDS WEST A DISTANCE OF 330.17 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 59 SECONDS EAST A DISTANCE OF 831.39 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21.884 ACRES OF GROUND MORE OR LESS

Case No.: ZC04-07-055

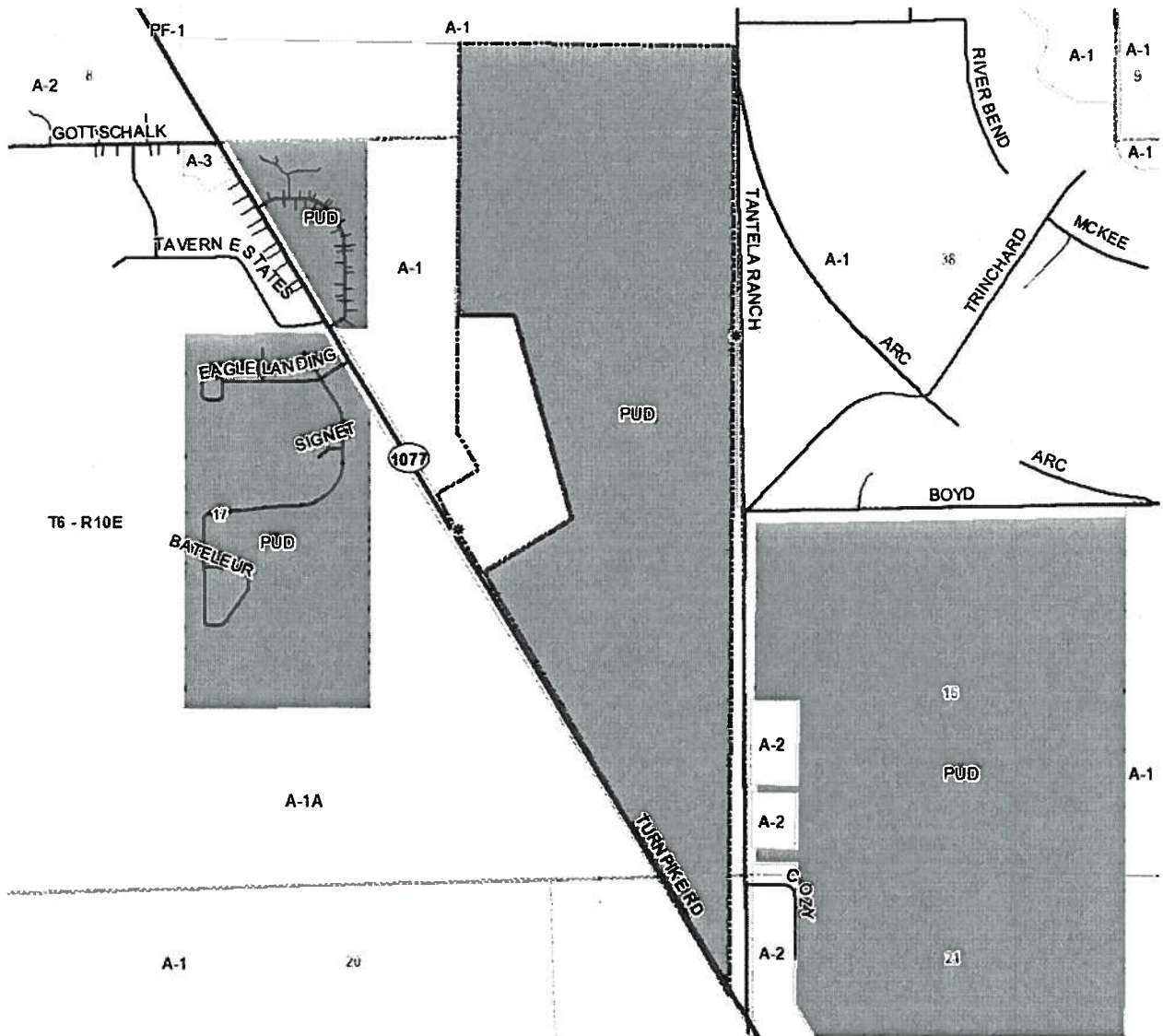
PETITIONER: Lonesome Development, L.L.C., c/o Tim Henning

OWNER: Lonesome Development, L.L.C., c/o Tim Henning

REQUESTED CHANGE: Major Amendment of the PUD Planned Unit Development District & addition of 21.879 acres

LOCATION: Parcel located west of Tantella Ranch Road, east of LA Highway 1077, north of the intersection of Tantella Ranch Road and LA Highway 1077; S8, 17, & 20, T6S, R10E; Ward 1, District 3

SIZE: 228.321 acres





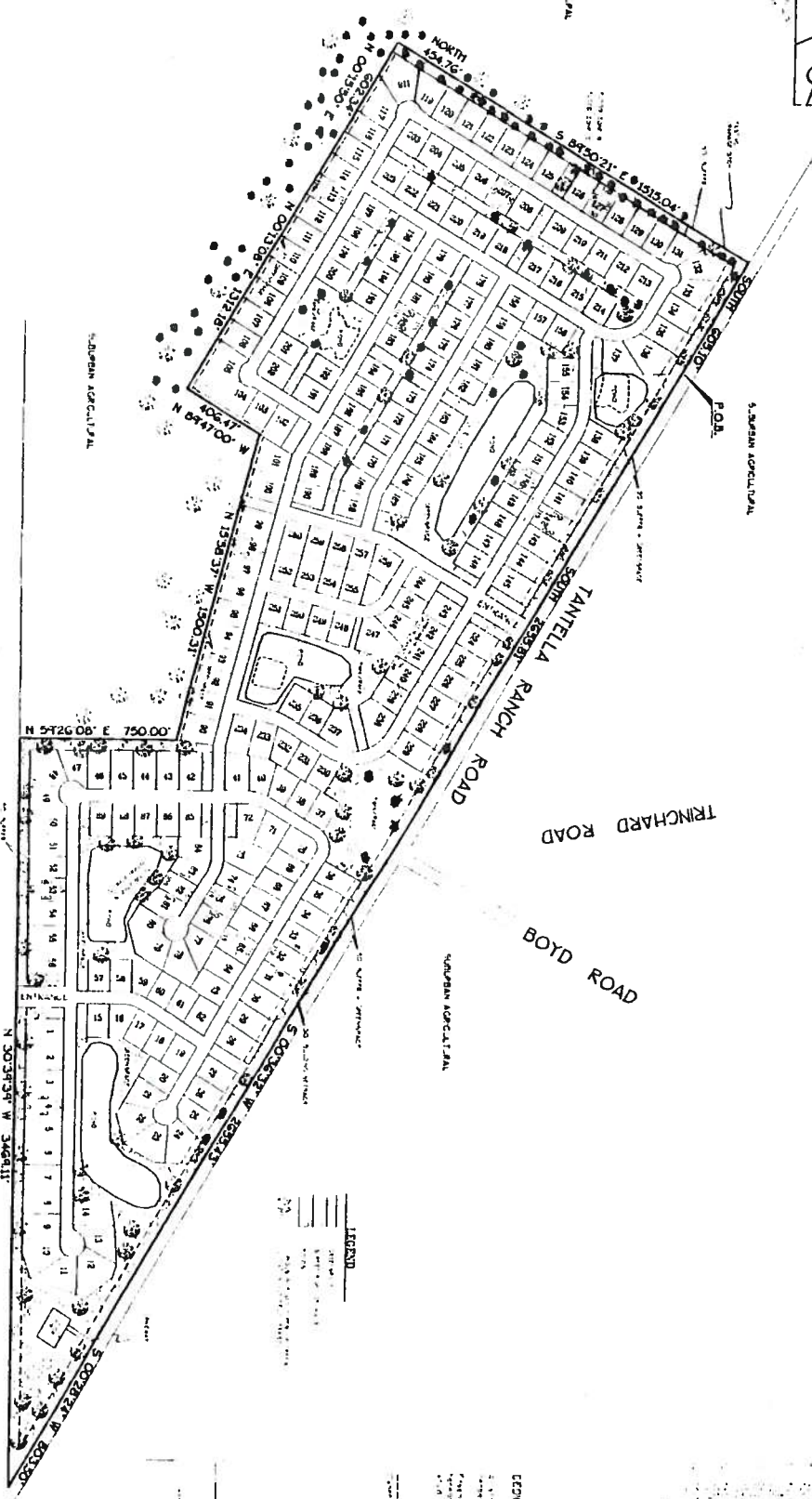
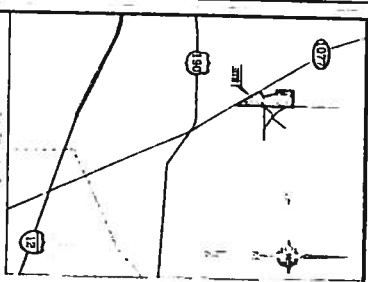


0 1,000 Feet





Previously Approved 2004-07-055  
 PUD PLAN



# BEDICO RANCH

## A PLANNED UNIT DEVELOPMENT

SECTIONS 8, 17 & 20, TOWNSHIP 6 SOUTH - RANGE 10 EAST  
 ST. TAMMANY PARISH, LOUISIANA

DATE	NO. OF SHEETS	TOTAL SHEETS	SCALE
12/20/04	1	1	AS SHOWN
12/20/04	1	1	AS SHOWN
12/20/04	1	1	AS SHOWN

L.A. HWY 1077

NOTES:  
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 2. THE SURVEYOR'S FIELD NOTES AND ORIGINAL FIELD DATA SHALL BE KEPT ON FILE AT THE OFFICE OF THE SURVEYOR.  
 3. THE SURVEYOR'S FIELD NOTES AND ORIGINAL FIELD DATA SHALL BE KEPT ON FILE AT THE OFFICE OF THE SURVEYOR.  
 4. THE SURVEYOR'S FIELD NOTES AND ORIGINAL FIELD DATA SHALL BE KEPT ON FILE AT THE OFFICE OF THE SURVEYOR.  
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LEGEND:  
 1. LOT  
 2. ROAD  
 3. POND  
 4. UTILITY LINE  
 5. FENCE  
 6. TREE  
 7. SANDPILE  
 8. EROSION CONTROL  
 9. OTHER

REVISIONS:  
 1. DATE: 12/20/04  
 2. BY: [Signature]  
 3. DESCRIPTION: [Description]

BEDICO RANCH  
 A PLANNED UNIT DEVELOPMENT  
 SECTIONS 8, 17 & 20 TOWNSHIP 6 SOUTH - RANGE 10 EAST

**RANDALL W. BROWN & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
 228 W CAISSEWAY APPROACH MANVEL, LA 70448

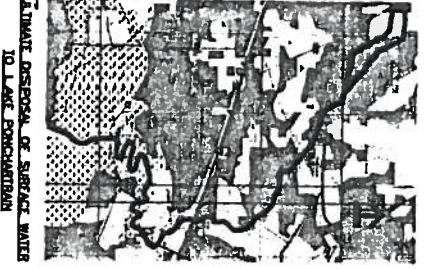
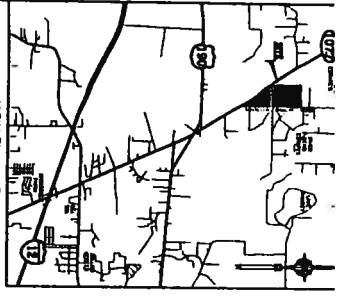
DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 12/20/04  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1



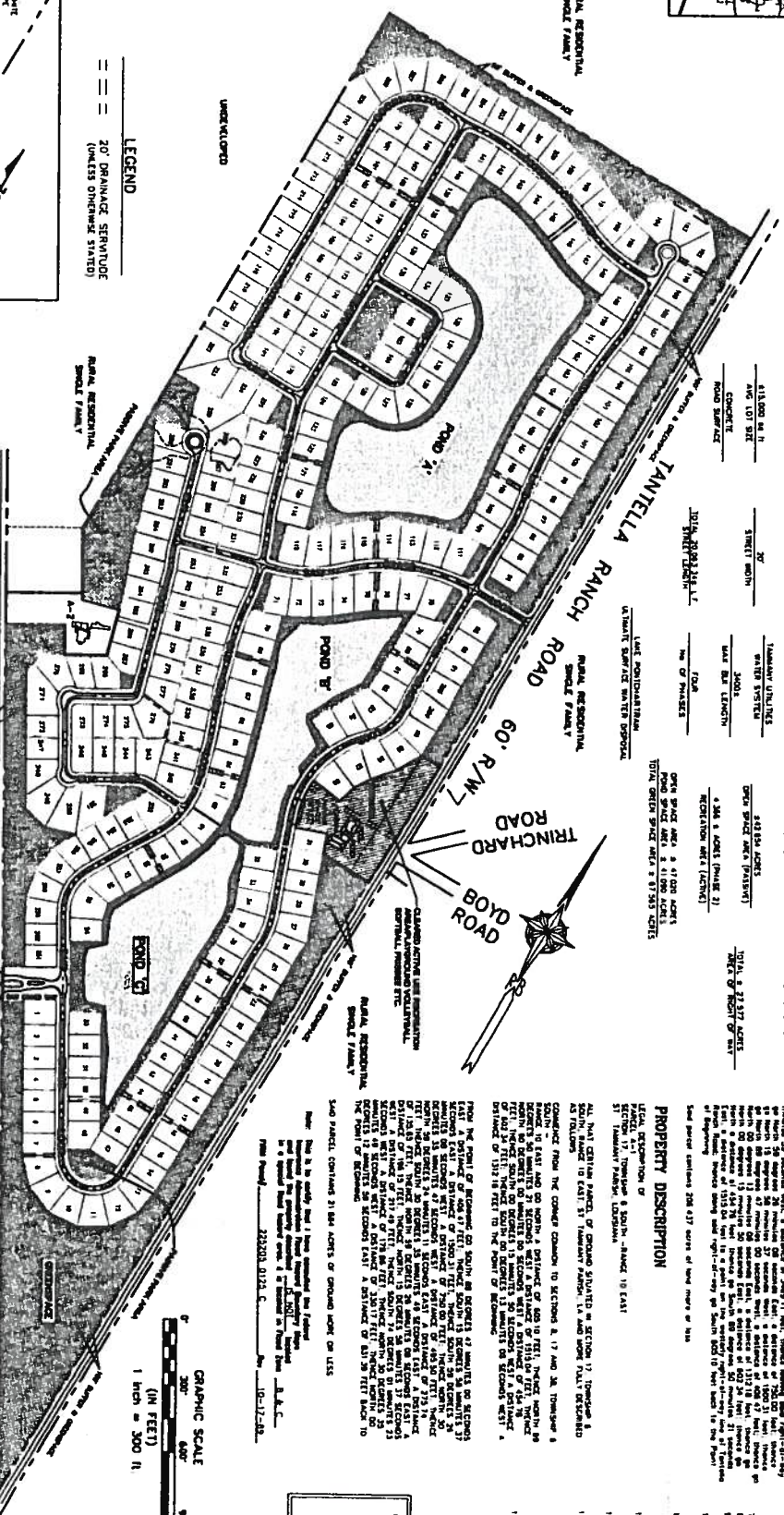
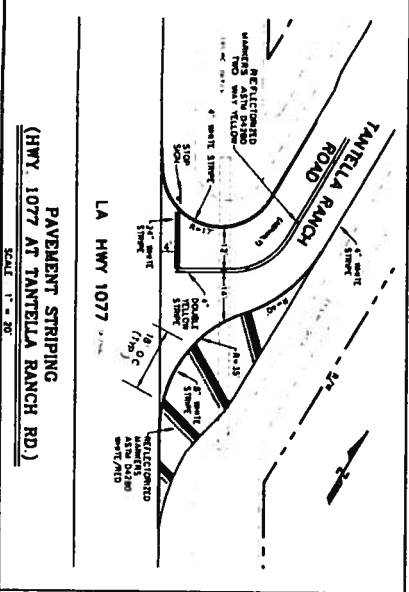
Proposed Pond 2004-07-055

# SPRING LAKES

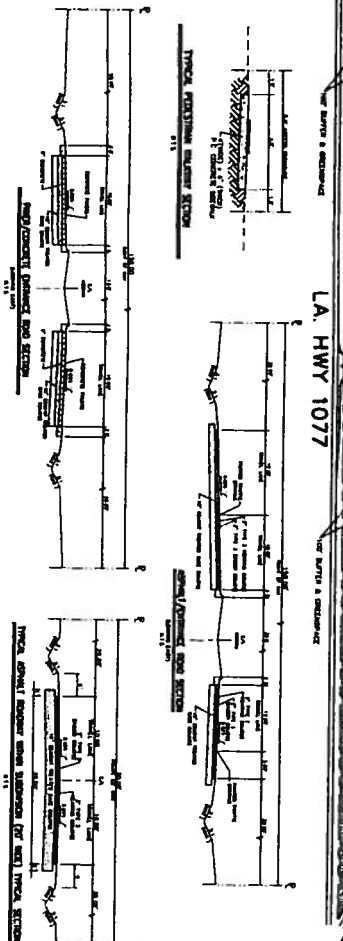
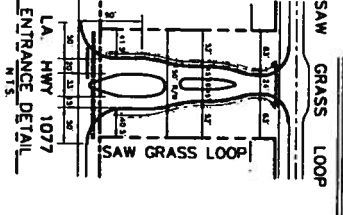
## A PLANNED UNIT DEVELOPMENT SECTIONS 17 & 20, TOWNSHIP 6 SOUTH - RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA



**LEGEND**  
 --- 20' DRAINAGE STRUCTURE (UNLESS OTHERWISE STATED)  
 --- LAKE CHARACTERIZATION



TOTAL 228.37 ACRES		TOTAL 294		TOTAL 111,648 ACRES	
AREA	NO OF LOTS	TOWNSHIP UTILITIES	NO OF LOTS	AREA	NO OF LOTS
41,800 M. H.	BY	SEWER SYSTEMS	BY	41,800 M. H.	BY
AVG LOT SIZE	STREET WIDTH	WATER SYSTEMS	STREET WIDTH	AVG LOT SIZE	STREET WIDTH
CONCRETE	200 FT.	CONCRETE	200 FT.	CONCRETE	200 FT.
ROAD SURFACE	LAKE SIZE LENGTH	ROAD SURFACE	LAKE SIZE LENGTH	ROAD SURFACE	LAKE SIZE LENGTH
	1.000		1.000		1.000
	NO. OF PAVED		NO. OF PAVED		NO. OF PAVED
	100		100		100
	NO. OF PAVED		NO. OF PAVED		NO. OF PAVED
	100		100		100
	NO. OF PAVED		NO. OF PAVED		NO. OF PAVED
	100		100		100



**PROPERTY DESCRIPTION**  
 THIS PLAT DESCRIBES THE PROPERTY LOCATED IN SECTIONS 17 AND 20, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA. THE PROPERTY IS A PLANNED UNIT DEVELOPMENT (PUD) FOR RURAL RESIDENTIAL SMALL FAMILY HOMES. THE TOTAL AREA OF THE PROPERTY IS 228.37 ACRES, OF WHICH 41,800 SQUARE FEET IS PAVED ROAD SURFACE. THE PROPERTY IS BOUND BY LA HWY 1077 TO THE WEST, TRINCHARD ROAD TO THE NORTH, AND BOYO ROAD TO THE SOUTH. THE PLAT SHOWS THE LAYOUT OF THE LOTS, ROADS, AND UTILITIES. THE LOTS ARE 1/2 ACRES IN AREA. THE ROADS ARE 20 FEET WIDE. THE UTILITIES ARE 18 INCHES IN DIAMETER. THE PLAT IS SUBJECT TO THE EXISTING DEEDS AND EASEMENTS ON THE PROPERTY. THE PLAT IS A PART OF THE RECORDS OF THE PARISH OF ST. TAMMANY, LOUISIANA.

DATE	DESCRIPTION	REVISIONS

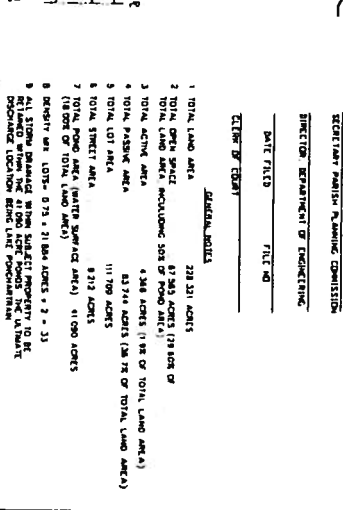
**RIL**  
 RICHARD C. LAMBERT  
 CONSULTANT, L.L.C.  
 900 W. Causeway Approach  
 Mandeville, LA 70471  
 985-727-4440  
 Fax: 985-727-4447

**SPRING LAKES**  
 A PLANNED UNIT DEVELOPMENT  
 PLAT  
 ST. TAMMANY PARISH, LOUISIANA

DATE: 04/16/18  
 DESIGNED BY: DAWAY ET AL  
 CHECKED BY: JIZ  
 SCALE: 1" = 300'

APPROVED: [Signature]  
 SECRETARY PARISH PLANNING COMMISSION  
 DIRECTOR: DEPARTMENT OF ENGINEERING  
 DATE FILED: FILE NO.  
 OFFICE OF ENGINEER: [Signature]

GENERAL NOTES:  
 1. TOTAL LAND AREA: 228.37 ACRES  
 2. TOTAL OPEN SPACE: 67.84 ACRES (29.7% OF TOTAL LAND AREA)  
 3. TOTAL PAVED AREA: 41,800 SQUARE FEET (1.8% OF TOTAL LAND AREA)  
 4. TOTAL LAKE AREA: 42,314 SQUARE FEET (18.5% OF TOTAL LAND AREA)  
 5. TOTAL LOT AREA: 11,709 SQUARE FEET  
 6. TOTAL STREET AREA: 8,212 SQUARE FEET  
 7. TOTAL POND AREA (WATER SURFACE AREA): 41,080 SQUARE FEET (18.0% OF TOTAL LAND AREA)  
 8. DEPOSITARY: 0.73 - 21.84 ACRES - 2 - 21  
 9. ALL STORM DRAINAGE FROM THIS PROPERTY IS TO BE CONDUCTED THROUGH THE EXISTING DRAINAGE SYSTEM LOCATED ON THE PROPERTY.  
 10. APPROXIMATELY 1,518 ACRES OF WETLANDS TO BE AVOIDED.



**GENERAL NOTES**  
 1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE APPROPRIATE CODES AND SPECIFICATIONS.  
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE PLAT IS SUBJECT TO THE EXISTING DEEDS AND EASEMENTS ON THE PROPERTY.  
 4. THE PLAT IS A PART OF THE RECORDS OF THE PARISH OF ST. TAMMANY, LOUISIANA.  
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 10. THE PLAT IS A PART OF THE RECORDS OF THE PARISH OF ST. TAMMANY, LOUISIANA.

**NO DEDICATION**  
 THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE PLAT IS SUBJECT TO THE EXISTING DEEDS AND EASEMENTS ON THE PROPERTY. THE PLAT IS A PART OF THE RECORDS OF THE PARISH OF ST. TAMMANY, LOUISIANA.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016

Meeting Date: 6/7/2016

Case No.: ZC04-07-055

Determination: Approved

Prior Action: Approved by Council (11/02/06)

Posted: 05/26/2016

GENERAL INFORMATION

PETITIONER: Lonesome Development, L.L.C., c/o Tim Henning

OWNER: Lonesome Development, L.L.C., c/o Tim Henning

REQUESTED CHANGE: Major Amendment to the (Planned Unit Development Overlay) & addition of 21.879 acres

LOCATION: Parcel located west of Tantella Ranch Road, east of LA Highway 1077, north of the intersection of Tantella Ranch Road and LA Highway 1077; S8, 17, & 20, T6S, R10E; Ward 1, District 3

SIZE: 228.321 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State & Parish

Road Surface: 2 lane asphalt

Condition: Moderate

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District
South	Residential & Undeveloped	A-1 Suburban District
East	Residential & Undeveloped	A-1 Suburban District & PUD Planned Unit Development District
West	Residential & Undeveloped	A-1 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 site is located west of Tantella Ranch Road, east of LA Highway 1077. A single family residential development of a total of 260 lots was approved to be developed on the site in 2004. The request consist of a major amendment of the originally approved PUD plan and the addition of 21.879 acres. Note that a zoning change request to A-3 (2016-261-ZC) has also been submitted to establish the underlying zoning of the 21.879 acre parcel to be added to the PUD.

The requested amendments of the originally approved subdivision consists of:

- A reconfiguration of the roads and the lots, resulting in an improvement of the circulation.
- A reduction of the total number of ponds from 5 small ponds to 3 large ponds to improve the drainage of the site.
- Increase in the total acreage of greenspace from 59.78 acres to 67.565 acres and the addition of active and passive amenities.
- Increase of size of the buffer along Hwy 1077 & Tantella Ranch Road.
- The addition of 21.879 acres to the site, proposed to be developed with single family residential lots, making for a total of 296 residential lots with an average lot size of 15,000 sq.ft.



## ACCESS

As originally approved, the site is proposed to be accessed from Tantella Ranch Road through a 2 way drive and from Hwy 1077 through a boulevard type access drive.

## 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	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 additional 21.879 acre property, under the A-1 Suburban District is at 1 units per 5 acres, which would allow for a maximum of 4 lots. According to the requested zoning change to A-3 Suburban District, the gross density would be of 2 units per acre, which would allow for 43 units. The net density would allow for 33 units. The proposal is for 33 units with a net density would be 1.5 units per acre.

## GREENSPACE

A total of 67.565 acres of greenspace (29.60%) is proposed to be provided throughout the subdivision, including 50 % of the pond area and the active and passive recreation area. The total acreage dedicated to active recreation is 4.366 acres (1.9%), consisting of a pool and cabana, playground, recreational fishing in ponds and a cleared active recreation area for volleyball, softball or other sports. The total acreage dedicated to passive recreation is 63.19 acres consisting of open space and dedicated walking paths. The proposed recreational amenities create a considerable improvement to the subdivision. The reconfiguration of the subdivision is also making the open spaces and pond area more functional and beneficial to the residents.

Additional information to be provided:

- A complete Recreational Development Plan shall 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.
- A cross-section of the proposed walking/jogging path shall be provided, indicating the width and materials to be used for the construction of said path (acceptable material type: aggregate, semi hard, hard surface materials. No grass or natural ground pat allowed.).

## 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. The proposed PUD fails to conform to the "Single Family Residential - Conservation" classification in that this designation calls for "a density – within the overall tract – which is similar to that of adjoining residential uses." The proposed subdivision is surrounded by large undeveloped tracts of land and few single family residences. However, the density of the proposed revised PUD is lower than the density of the approved PUD subdivisions located in proximity (Northridge Subdivision 1.63 lots/acre, Eagle Lake Subdivision 2 lots/acre and Bedico Ranch (not constructed) approved at 1.26 lots/acre).

## STAFF RECOMMENDATION:

The staff recommends that the requested major amendment to the PUD and the addition be approved.