

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5834 ORDINANCE COUNCIL SERIES NO:

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING

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

ON THE 13 DAY OF JULY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HWY 1077, NORTH OF US HWY 190 AND WHICH PROPERTY COMPRISES A TOTAL OF 157.31 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), A-5 (TWO FAMILY RESIDENTIAL DISTRICT), HC-2 (HIGHWAY COMMERCIAL DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 3). (2016-524-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-524-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 PUD (Planned Unit Development Overlay) to an A-4 (Single Family Residential District), A-5 (Two Family Residential District), HC-2 (Highway Commercial 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-4 (Single Family Residential District), A-5 (Two Family Residential District), HC-2 (Highway Commercial 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 PUD (Planned Unit Development Overlay) to an A-4 (Single Family Residential District), A-5 (Two Family Residential District), HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF AUGUST, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28, 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2016-524-ZC

FROM THE POINT OF BEGINNING BEING A 1" IRON PIPE LOCATED AT THE SECTION CORNER COMMON TO SECTIONS 21,22,27&28 LOCATED IN T-6-S, R-10-E, G.L.D.;

THENCE, S 89° 23' 16" W FOR A DISTANCE OF 455.83 FEET TO A POINT;

THENCE, N 01° 59' 09" E FOR A DISTANCE OF 422.02 FEET TO A POINT;

THENCE, N 85° 28' 54" W FOR A DISTANCE OF 2561.00 FEET TO A POINT;

THENCE, N 03° 45' 31" E FOR A DISTANCE OF 32.43 FEET TO A POINT;

THENCE, N 86° 42' 59" W FOR A DISTANCE OF 94.11 FEET TO A POINT;

THENCE, N 31° 38' 09" W FOR A DISTANCE OF 1161.85 FEET TO A POINT;

THENCE, N 58° 21' 39" E FOR A DISTANCE OF 480.35 FEET TO A POINT;

THENCE, N 31° 38' 21" W FOR A DISTANCE OF 130.00 FEET TO A POINT;

THENCE, N 58° 21' 39" E FOR A DISTANCE OF 201.18 FEET TO A POINT;

THENCE, N 15° 13' 37" W FOR A DISTANCE OF 294.65 FEET TO A POINT;

THENCE, N 15° 20' 46" W FOR A DISTANCE OF 194.53 FEET TO A POINT;

THENCE, N 89° 42' 33" E FOR A DISTANCE OF 623.15 FEET TO A POINT;

THENCE, S 89° 53' 42" E FOR A DISTANCE OF 1906.90 FEET TO A POINT;

THENCE, S 00° 24' 42" E FOR A DISTANCE OF 342.78 FEET TO A POINT;

THENCE, S 63° 39' 01" E FOR A DISTANCE OF 78.75 FEET TO A POINT;

THENCE, N 89° 57' 45" E FOR A DISTANCE OF 279.68 FEET TO A POINT;

THENCE, N 00° 24' 42" W FOR A DISTANCE OF 376.91 FEET TO A POINT;

THENCE, S 89° 53' 42" E FOR A DISTANCE OF 420.11 FEET TO A POINT;

THENCE, S 00° 16' 09" E FOR A DISTANCE OF 1747.81 FEET TO A POINT;

THENCE, S 89° 23' 20" W FOR A DISTANCE OF 361.50 FEET TO A POINT;

THENCE, S 00° 16' 06" E FOR A DISTANCE OF 361.50 FEET TO A POINT;

THENCE, N 89° 23' 20" E FOR A DISTANCE OF 361.50 FEET TO A POINT;

THENCE S 00° 16' 09" E A DISTANCE OF 474.67 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY CONTAINING 157.31 ACRES MORE OR LESS.

Case No.: 2016-524-ZC

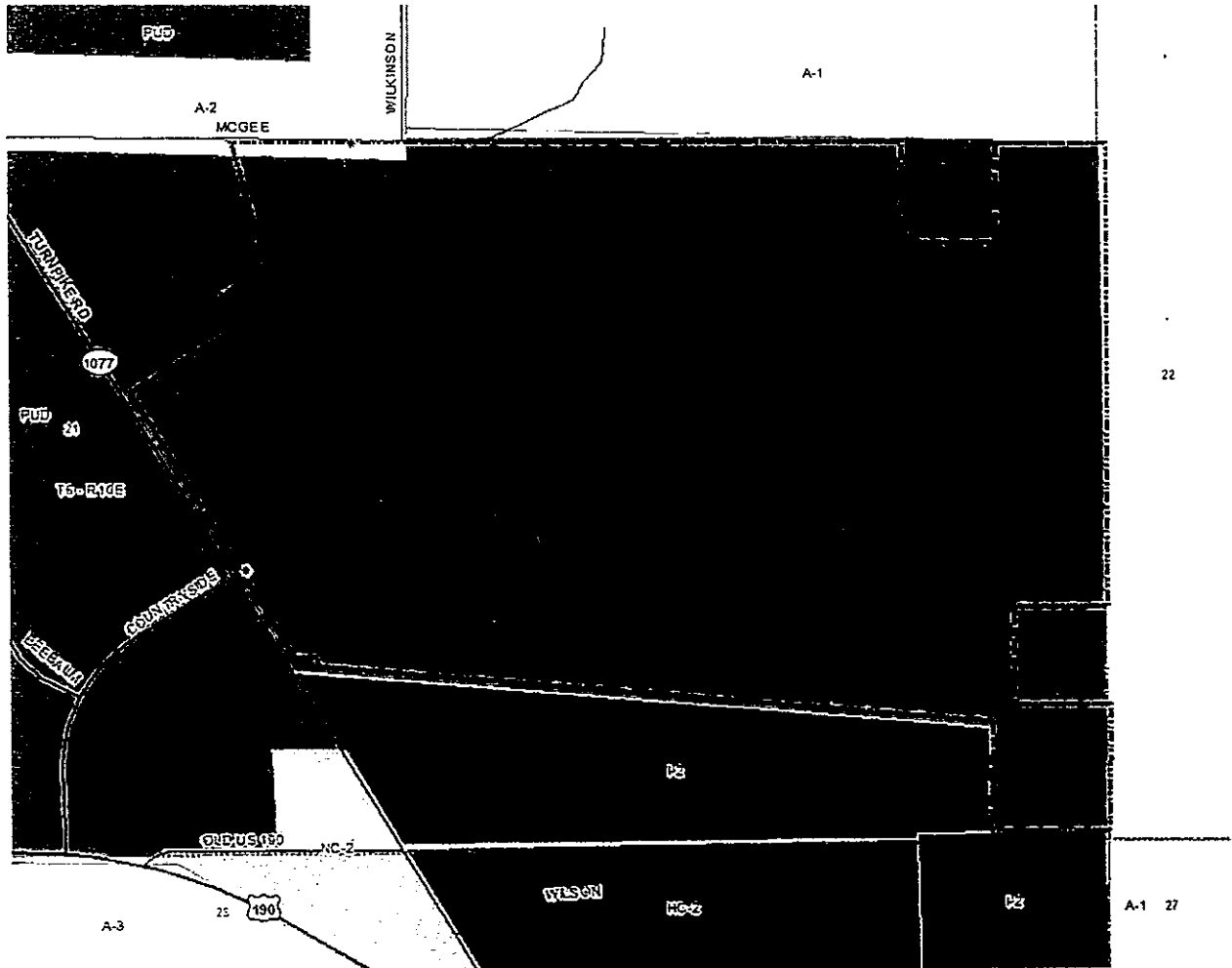
PETITIONER: 285 LLC - Richard Murphy

OWNER: 285 LLC - Richard Murphy

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-4 Single-Family Residential District, A-5 Two Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3

SIZE: 157.31 acres



2016-524-ZC

GENERAL NOTES

1. ALL LOT AREAS SHALL BE DEVELOPED TO THE DEPTH OF THE ZONING DISTRICT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
5. THE DEVELOPER SHALL MAINTAIN ALL EXISTING TREES UNLESS OTHERWISE SPECIFIED.
6. THE DEVELOPER SHALL MAINTAIN ALL EXISTING EROSION CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
7. THE DEVELOPER SHALL MAINTAIN ALL EXISTING FLOOD CONTROL MEASURES UNLESS OTHERWISE SPECIFIED.
8. THE DEVELOPER SHALL MAINTAIN ALL EXISTING HISTORIC STRUCTURES UNLESS OTHERWISE SPECIFIED.
9. THE DEVELOPER SHALL MAINTAIN ALL EXISTING CULTURAL RESOURCES UNLESS OTHERWISE SPECIFIED.
10. THE DEVELOPER SHALL MAINTAIN ALL EXISTING ENVIRONMENTAL SENSITIVE AREAS UNLESS OTHERWISE SPECIFIED.



PROVIDENCE PARKS
800 MAIN STREET
BAYON ROUGE, LA 70001
PROJECT # 11811 00

PUD AMENDMENT PLAN

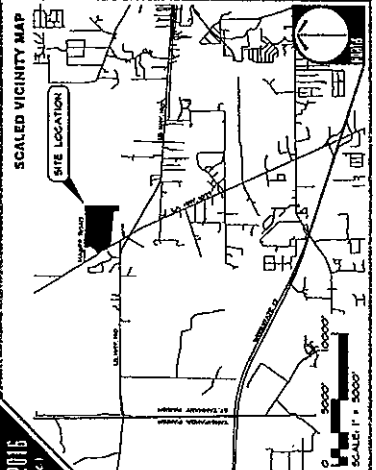
DRAFT

12/12/16

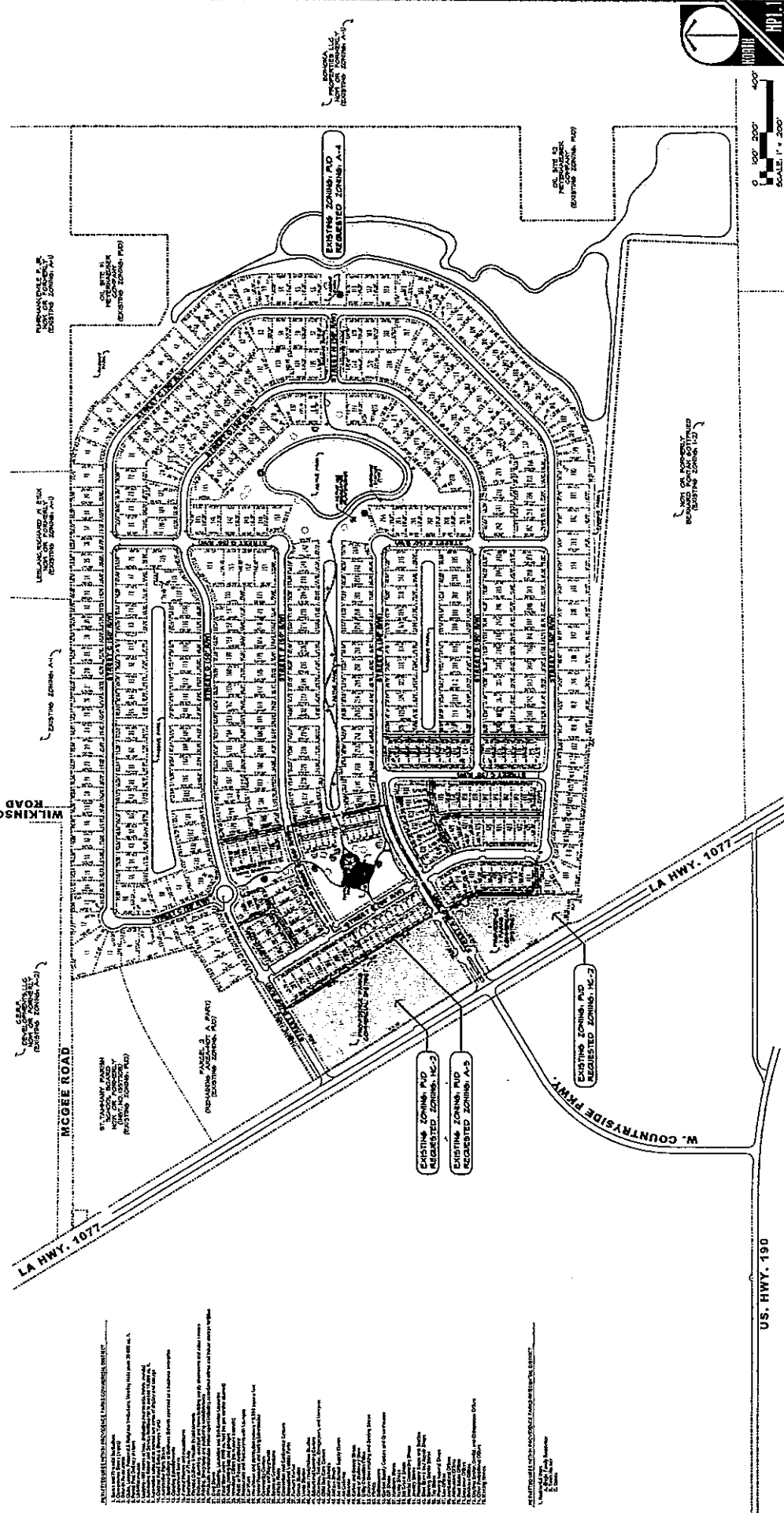
NOT FOR CONSTRUCTION

LAND

ARCHITECTURE
WESLEY A. MARRAS
1001 PINE ST. SUITE 200
METairie, LA 70002
PHONE: 504.885.3291
FAX: 504.885.3291



RESTRICTIVE COVENANTS
1. THE DEVELOPER SHALL MAINTAIN THE EXISTING...
2. THE DEVELOPER SHALL MAINTAIN THE EXISTING...
3. THE DEVELOPER SHALL MAINTAIN THE EXISTING...
4. THE DEVELOPER SHALL MAINTAIN THE EXISTING...
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8. THE DEVELOPER SHALL MAINTAIN THE EXISTING...
9. THE DEVELOPER SHALL MAINTAIN THE EXISTING...
10. THE DEVELOPER SHALL MAINTAIN THE EXISTING...



ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: PRESCOTT BAILEY - SOUTHERN LIFESTLE DEVELOPMENT

Developer's Address: 635 MAIN ST. BATON ROUGE LA 70801
Street City State Zip Code

Developer's Phone No. 225-389-6483 225-229-6333
(Business) (Cell)

Subdivision Name: Providence Parks

Number of Acres in Development: 157.31 Number of Lots/Parcels in Development: 415

Ultimate Disposal of Surface Drainage: SOAP & TALLOW BRANCH DITCH

Water Surface Runoff Mitigation Proposed: ON SITE WET & DRY DETENTION AREAS

(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? SOAP & TALLOW BRANCH

- 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? Dust from dirt hauling, smoke from trees burned on site, typical of Const.

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

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

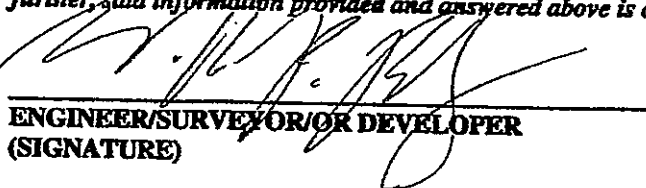
(Does the proposed subdivision development...)

- 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

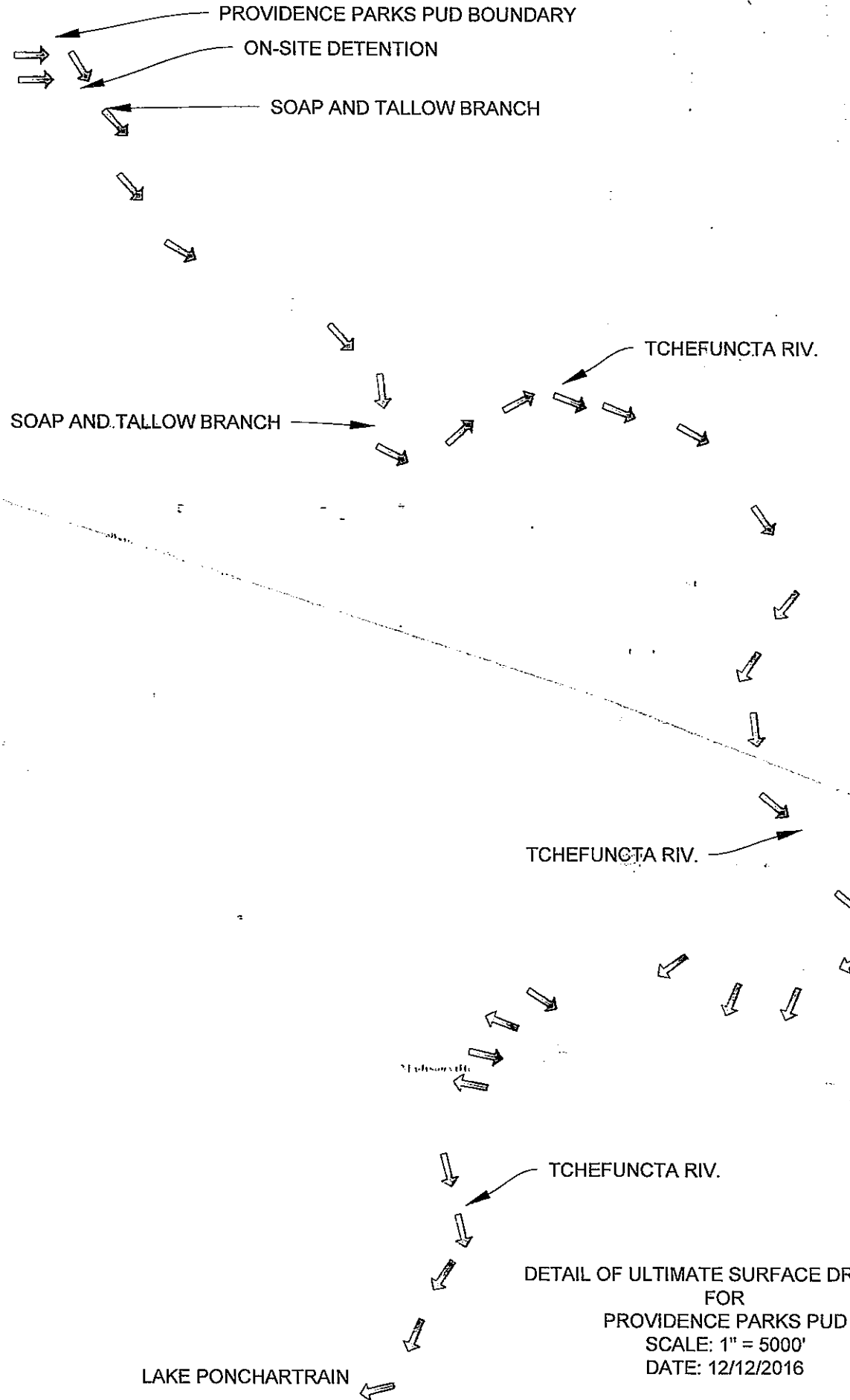
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

12/12/16
DATE

2016-524-ZC



DETAIL OF ULTIMATE SURFACE DRAINAGE
FOR
PROVIDENCE PARKS PUD
SCALE: 1" = 5000'
DATE: 12/12/2016

Helen Lambert

2016-524-ZC

From: pjm@jonesfussell.com
Sent: Saturday, June 03, 2017 11:37 AM
To: Helen Lambert
Cc: Prescott Bailey (prescott@riverranchdev.com); Alison Bondurant
Subject: Providence Parks PUD
Attachments: 05-30-17 MP1 1 Providence Parks Master Plan.pdf

Helen,

In accordance with our discussions on Friday afternoon, please find attached the revised PUD plan for Providence Parks. Just recently our engineers became aware of a sensitive drainage area in the northeast corner of the development. The area in question is just a small, ill-defined ditch but we believe that it could be the head waters of the Soap and Tallow Creek. Accordingly, we believe it is best to leave a 100ft buffer between our lots and this Creek.

Based on the foregoing, we have amended our roadway and lot configuration in the northeast corner of the development. The modification is minor and results in the following:

1. Reduction of 8 lots;
2. Increase greenspace; and
3. Modified roadway configuration in the subject area.

Other than the foregoing, the plan remains unchanged. We have alerted Councilman Thompson to the issue and the resulting modification to the plan. I would ask that you please advise the Zoning Commission of the amended plan.

Thank you for your assistance and should you have any questions regarding the foregoing, please do not hesitate to contact me.

Paul J. Mayronne

Jones Fussell, L.L.P.

Office: (985) 892-4801

Cell: (985) 630-3071

Fax: (985) 892-4925

Northlake Corporate Park, Suite 103

1001 Service Road East, Highway 190

P.O. Box 1810

Covington, Louisiana 70434-1810

2016-524-ZC

JAY

WILKINSON

A-1

A-2

MC GEE

22

21

PUD

T6-R10E

TURNPIKERD

COUNTRYSIDE

1077

OLD US 190

NC-2

WILSON

HC-2

I-2

27

28

LADNER

A-3

190

0 1,000 Feet

N



ACCESS

The site is proposed to be accessed through a two way driveway and a two lane boulevard type driveway, directly from Highway 1077.

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 |
| Water & Sewer facilities | Provided by Tammany Utilities (off site) |
| Wetland Delineations | Provided as Required |
| Flood Zone Demarcation Lines | Provided as Required (see flood statement on plan) |
| 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.

| Zoning | Acreage | Gross Density | Gross Number of Units | Number of Units (allowed based on net density) |
|---------------------------------------|---------|---------------|-----------------------|--|
| A-4 | 145.24 | 4 units/ acre | 580 | 435.72 |
| A-5 | 4.58 | 8 Units/ acre | 36 | 27.48 |
| Total number of Units allowed | | | 617 | 463.2 |
| Total number of Units proposed | | | | 436 |

The gross density is based on the underlying zoning of A-4 Single Family Residential District & A-5 Two Family Residential District, which would allow for a total of 617 units. Based on the formula, the net density would allow for a total of 463 units. The proposal is for 436 residential units, which meets the maximum net density allowable within the PUD development.

GREENSPACE

A total of 58.77 acres of greenspace (37.4%) , is proposed to be provided within the subdivision, including a total of 48.87 acres dedicated to passive open space and a total of 9.9 acres dedicated to active open space (see below list of passive and active amenities). The proposed amenities will allow for the open space areas to be functional, beneficial and easy to access for the residents of the subdivision.

| Amenities | Type of Amenities |
|-----------|--|
| Passive | Greenspace Area, Town Square Pavilion for Community Events, walking path (aggregate & hard-surfaced materials) |
| Active | Pond for fishing, playground, exercise stations |

Note that a complete Recreational Development Plan will have to be provided, at the Preliminary level of review, depicting the amenities to be provided, the location of the amenities on the plan, a time schedule for development, and the entity whom shall be responsible for the liability and maintenance of the recreational amenities and greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed with agricultural uses. The proposed subdivision does not meet the objectives of the 2025 future land use plan; however, the revised plan shows a reduction in density of the previously approved plan, provides a variety of lot size and choice of housing, and large open spaces allowing for the preservation of most of the wetlands.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A Single-Family Residential District, A-5 Two Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay designation be approved.