

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4916

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF DECEMBER, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF EMERALD FOREST BLVD, EAST OF FALCONER DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 15.55 ACRES OF LAND MORE OR LESS, TO A PUD (PLANNED UNIT DEVELOPMENT OVERLAY). (WARD 3, DISTRICT 5) (ZC12-08-076)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-076, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed to a 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 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 to a 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JANUARY , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 29 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

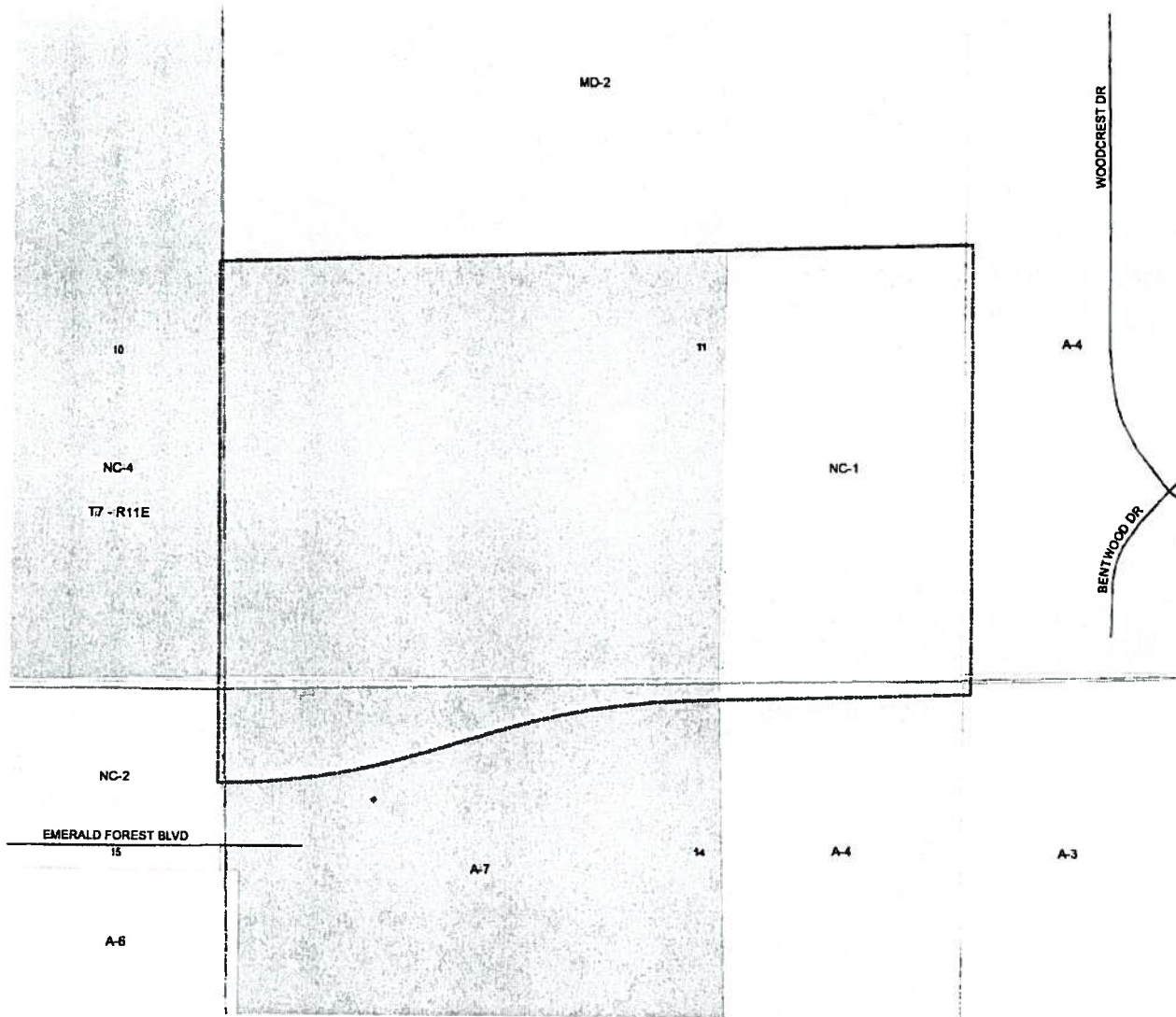
Exhibit "A"

ZC12-08-076

A certain parcel of ground situated in Section 11, T-7-S, R-11-E, Greensburg Land District, St Tammany Parish, Louisiana, and more fully described as follows

Commence at the Section Corner common to Sections 10, 11, 14, & 15, T-7-S, R-11-E and the POINT OF BEGINNING and measure North 00 degrees 06 minutes 00 seconds East a distance of 612.70 feet to a point; Thence North 88 degrees 45 minutes 00 seconds East a distance of 1,039.33 feet to a point; Thence South 00 degrees 06 minutes 00 seconds West a distance of 620.22 feet to a point; Thence South 88 degrees 45 minutes 00 seconds West a distance of 382.15 feet to a point of curve; Thence along a curve to the left having a radius of 1,052.49 feet, a delta of 15 degrees 05 minutes 37 seconds, an arc length of 277.26 feet, and a chord which bears South 81 degrees 12 minutes 12 seconds West having a chord distance of 276.46 feet to a point on a line; Thence South 73 degrees 22 minutes 53 seconds West a distance of 105.28 feet to a point on a curve; Thence along a curve to the right having a radius of 996.72 feet, a delta of 16 degrees 27 minutes 30 seconds, an arc length of 286.31 feet, and a chord which bears South 82 degrees 11 minutes 47 seconds West having a chord distance of 285.33 feet to a point on a line; Thence North 00 degrees 07 minutes 58 seconds West a distance of 104.31 feet to a point which is the POINT OF BEGINNING, and containing 677,505.84 square feet or 15.55 acre(s) of land, more or less.

CASE NO.: ZC12-08-076
PETITIONER: Ryan Ritchie
OWNER: Covington Medical Properties, LLC & St. Tammany Parish Government
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of Emerald Forest Blvd, east of Falconer Drive; S11,T7S,R11E; Ward 3, District 5
SIZE: 15.55 acres



GARDEN WALK

SECTION 11, T-7-S, R-11-E
ST. TAMMANY PARISH, LA.

GENERAL RESTRICTIVE COVENANTS

1. THIS LOT MAY BE USED ONLY FOR RESIDENTIAL PURPOSES AND SHALL BE USED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
2. THE DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND ELECTRICITY, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY METER BOXES AND SERVICE CONNECTIONS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL FENCES, EXERCISE STATIONS, AND GARDEN WALKS AS SHOWN ON THIS PLAN.
4. THE DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND ELECTRICITY, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY METER BOXES AND SERVICE CONNECTIONS.
5. THE DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND ELECTRICITY, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY METER BOXES AND SERVICE CONNECTIONS.
6. THE DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND ELECTRICITY, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY METER BOXES AND SERVICE CONNECTIONS.
7. THE DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND ELECTRICITY, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY METER BOXES AND SERVICE CONNECTIONS.
8. THE DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND ELECTRICITY, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY METER BOXES AND SERVICE CONNECTIONS.
9. THE DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND ELECTRICITY, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY METER BOXES AND SERVICE CONNECTIONS.
10. THE DEVELOPER SHALL MAINTAIN AND BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND ELECTRICITY, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY METER BOXES AND SERVICE CONNECTIONS.

2012-02-07

DEVELOPED PROPERTY (MEDICAL)
640' +/-

UNDEVELOPED PROPERTY (NC-4)
800' +/-



ALL LOTS SHALL BE LANDSCAPED WITH EXISTING MATURE TREES AND PLANTED TREES AND SHRUBS AS REQUIRED.

GARDENWALKS SHALL BE LANDSCAPED WITH BOTH EXISTING MATURE TREES TO REMAIN AND PLANTED TREES AND SHRUBS AS REQUIRED.

UNDEVELOPED PROPERTY (A4)

GARDENWALK

R=996.72' L=286.31'
Ch= S 82°11'47" W
265.33'

R=1052.48' L=277.26'
Ch= S 15°05'37" W
1276.30'

S 88°45'00" W 382.15'

S 00°06'00" W 620.22'

N 00°07'58" W 104.31'

N 89°45'00" E 1039.33'

EXISTING PAVEMENT

EMERALD FOREST BOULEVARD

GARDEN WALK DRIVE

JARDIN LOOP

JARDIN LOOP

JARDIN LOOP

EXISTING DITCH

EXERCISE STATION (TYP)

BRICK WALL/FENCE

BRICK WALL/FENCE

BRICK WALL/FENCE

BRICK WALL/FENCE

BRICK WALL/FENCE

BRICK WALL/FENCE

BRICK WALL/FENCE

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BRICK WALL/FENCE

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ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DENZEL L. CLARK JR.

Developer's Address: 7049 EDGEWATER DR. MANDEVILLE LA 70471
Street City State Zip Code

Developer's Phone No. _____
(Business) (Cell)

Subdivision Name: GARDENWALK

Number of Acres in Development: 14.6 Number of Lots/Parcels in Development: 64

Ultimate Disposal of Surface Drainage: PONCHITALAWA CREEK

Water Surface Runoff Mitigation Proposed: _____

(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? _____

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- 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:

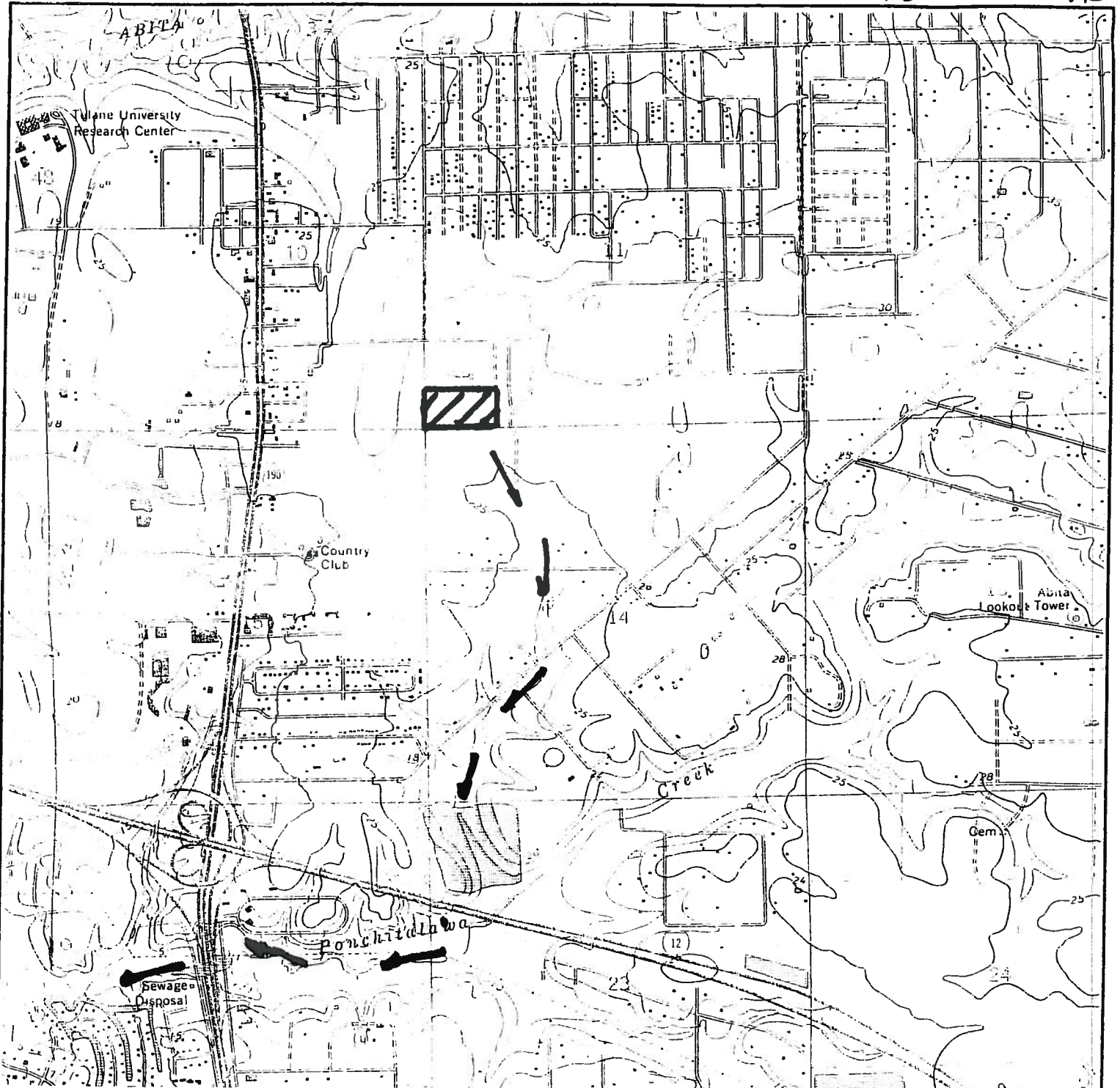
- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with 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.


ENGINEER/SURVEYOR/ OR DEVELOPER
(SIGNATURE)

6-15-12
DATE

2C12-08-076



GARDENWALK
ST. TAMMANY PARISH, LA.

ULTIMATE DISPOSAL MAP

SCALE: N.T.S.

DATE:

DRAWN:

JOB NO.:

REVISED:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: October 29, 2012

Meeting Date: November 7, 2012

Case No.: ZC12-08-076

Determination: Approved

Prior Action: Approved (08/07/12)

Posted: 10/15/12

GENERAL INFORMATION

PETITIONER: Ryan Ritchie
OWNER: Covington Medical Properties, LLC & St. Tammany Parish Government
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of Emerald Forest Blvd, east of Falconer Drive; S11,T7S,R11E; Ward 3, District 5
SIZE: 15.55 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt & Unopened Right of Way Condition: Good & Dirt

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Hospital	MD-2 (Medical Clinic District)
South	Apartments	A-7 (Multiple Family Residential District) & A-4 (Single Family Residential District)
East	Single Family Residential	A-4 (Single Family Residential District)
West	Undeveloped	NC-4 (Neighborhood Institutional District)

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to add approximately 1 acre to the previously approved 14.6 acre PUD (Planned Unit Development Overlay). The site is proposed to be developed as a 67 unit single family residential subdivision. Each unit will be a minimum of 1200 sq.ft to a maximum of 3100 sq.ft. Considering that the streets will be approximately 20 feet in width, and will not allow for on street parking, additional parking spaces are proposed to be provided along Fleur Street, to accommodate guests and visitors (see attached plan).

The subdivision will be accessed through 2 separate driveways. The 2 driveways will allow for effective traffic circulation within and adjacent to the development. Also, as shown on the plan, 3 residences and a cul de sac are proposed to be located within the Parish right of way. An application has been submitted for the revocation of the portion of the site currently owned by the Parish.

Note that a request has been submitted to change the underlying zoning of the site from NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to A-4A (Single-Family Residential District) (ZC12-08-077).

ADMINISTRATIVE COMMENT

Case No.: ZC12-08-076

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GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Uses 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 (offsite)
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
Phasing	Provided as Required (3 phases)

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.

Based upon the A-4A Single Family Residential Zoning Districts, the net density would allow for 70 lots. The proposal is for 67 units with a net density of 6 units per acre.

GREENSPACE

A total of 4 acres (26%) of greenspace is proposed to be provided. As shown on the plan, exercise stations are proposed to be provided as an active amenity and a walking path as a passive amenity. Additional pathways have been provided, allowing access to the eastern and western greenspace areas. A small park is proposed to be provided, adjacent to lot 26, providing additional greenspace and access to walking path. Staff feels that additional point of access should be provided to connect the walking path.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the site to be developed with residential uses, compatible with the existing uses in the surrounding. The proposal meets that designation of residential infill, since it provides residential uses, compatible with the surrounding neighborhood.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be denied. Staff feels that the proposal is very similar to a typical A-4A development and does not meet the purpose of the Planned Unit Development Overlay, which is to encourage flexibility and creative design.