

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5743

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TANNER

ON THE 5 DAY OF JANUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF RONALD REGAN HIGHWAY, WEST OF OAK ALLEY BOULEVARD, EAST OF EAST STADIUM DRIVE. AND WHICH PROPERTY COMPRISES A TOTAL OF 87.06 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 3, DISTRICT 3). (2016-419-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-419-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-1A (Suburban District) & RO (Rural Overlay) to an 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 from its present A-1A (Suburban District) & RO (Rural Overlay) to an 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 29, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-419-ZC

From the section corner between Sections 29, 30, 31 and 32, Township 6 South, Range 11 East, go North 49 degrees 01 minute East, 152.1 feet; thence go North 14 degrees 05 minutes East, 540.3 feet; thence go North 85 degrees 28 minutes West, 235.7 feet; thence go North 01 degree 01 minute East, 728.12 feet; thence go North 81 degrees 14 minutes East, 7.91 feet; thence go North 86 degrees 57 minutes East, 200.00 feet; thence go South 87 degrees 20 minutes East, 33.64 feet; thence go South 87 degrees 26 minutes 21 seconds East, 60.12 feet to a point on the Northerly right of way line of U.S. Hwy 190 (Bypass); thence leaving said right of way line of U.S. Hwy 190 (Bypass) go North 6 degrees 6 minutes 54 seconds East, 680.44 feet to the Point of Beginning.

From the Point of Beginning continue North 6 degrees 6 minutes 54 seconds East a distance of 48.49 feet; thence go North 00 degrees 54 minutes 07 seconds East a distance of 314.86 feet; thence go North 00 degrees 00 minutes 58 seconds East a distance of 189.33 feet; thence go South 89 degrees 30 minutes 25 seconds West a distance of 60.00 feet; thence go North 00 degrees 00 minutes 58 seconds East a distance of 504.77 feet; thence go North 89 degrees 57 minutes 58 seconds West a distance of 314.18 feet; thence go North 00 degrees 26 minutes 55 seconds West a distance of 1176.52 feet; thence go South 67 degrees 25 minutes 50 seconds East a distance of 1924.49 feet; thence go South 48 degrees 29 minutes 07 seconds East a distance of 492.41 feet; thence go South 26 degrees 57 minutes 53 seconds East a distance of 1155.50 feet to the Northern right of way line of U.S. Hwy 190 (Bypass); thence continue along said right of way line and go South 47 degrees 01 minutes 28 seconds West a distance of 93.96 feet; thence go around a curve to the right have a radius of 2764.79 feet, an arc length of 433.25 feet, having a chord bearing of South 51 degrees 42 minutes 07 seconds West and a chord distance of 432.80 feet; thence go South 61 degrees 09 minutes 45 seconds West a distance of 193.74 feet; thence go South 63 degrees 06 minutes 00 seconds West a distance of 111.61 feet; thence leaving said right of way line of U.S. Hwy 190 (Bypass) go North 17 degrees 45 minutes 07 seconds West a distance of 536.85 feet; thence go South 75 degrees 52 minutes 55 seconds West a distance of 337.06 feet; thence go South 79 degrees 30 minutes 34 seconds West a distance of 338.89 feet; thence go South 87 degrees 52 minutes 18 seconds West a distance of 795.80 feet back to the Point of Beginning.

Said parcel contains 87.06 acres of ground more or less.

Case No.: 2016-419-ZC

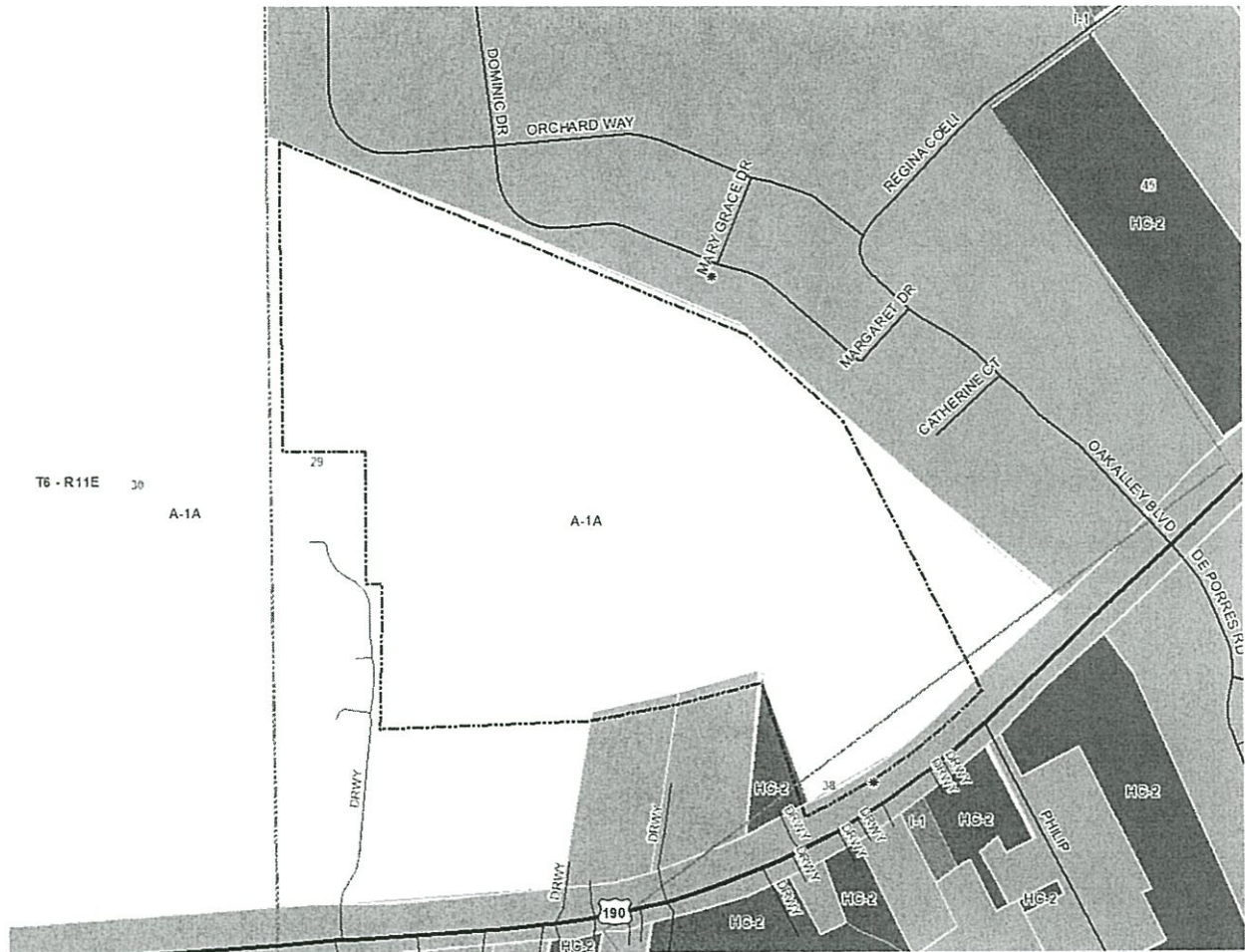
PETITIONER: Jeffrey D. Schoen

OWNER: Lonesome Development, LLC - Tim Henning

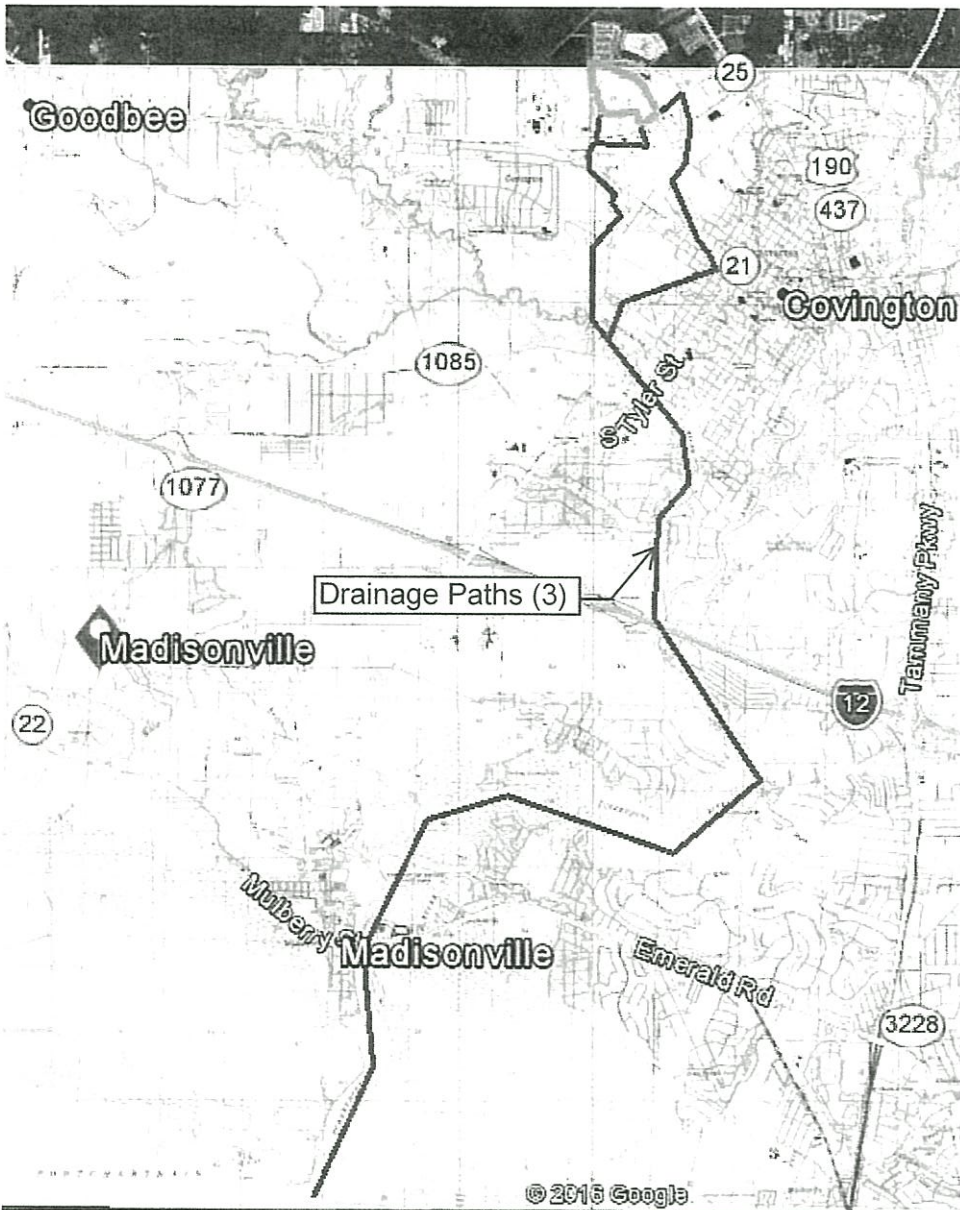
REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay to PUD Planned Unit Development Overlay, A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 3

SIZE: 87.06 acres



2016-419-ZC



2016-419-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Lonesome Development, LLC

Developer's Address: P.O. Box 67, Mandeville, LA 70470
Street City State Zip Code

Developer's Phone No. 985-845-8990 985-373-5288
(Business) (Cell)

Subdivision Name: Oak Alley Meadows

Number of Acres in Development: 87.06 Number of Lots/Parcels in Development: 210 (Res.)
2 (Comm.)

Ultimate Disposal of Surface Drainage: Little Tchefuncte River (via Blue Swamp Creek & Rattlesnake Branch)

Water Surface Runoff Mitigation Proposed: Detention Ponds

(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? N/A
- Does the subdivision front on any waterways? Yes No
If yes, what major streams or waterways? N/A

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

If yes, which major arterial streets? US Hwy 190 (Bypass)

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

If yes, please explain? N/A

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

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

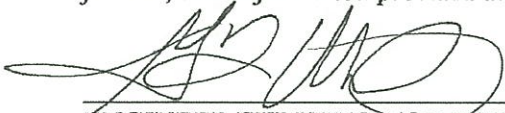
(Does the proposed subdivision development...)

- 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)

09/09/16
DATE

GEOFFREY L. WILSON
SIGMA CONSULTING GROUP, INC.

2016-419-ZC

RECREATIONAL DEVELOPMENT PLAN

**PROPOSED
OAK ALLEY MEADOWS SUBDIVISION**

**Submitted to
St. Tammany Parish**

November 7, 2016

Revision #1: November 28, 2016

Prepared By



**10305 Airline Highway
Baton Rouge, LA 70816
(225) 298-0800**

RECREATIONAL DEVELOPMENT PLAN

Oak Alley Meadows Subdivision

Amenity Details

The proposed subdivision will include three (3) ponds for fishing from the banks. Each pond is greater than two (2) acres in size. The largest pond, which is located on Tract P1, will have a small fishing platform.

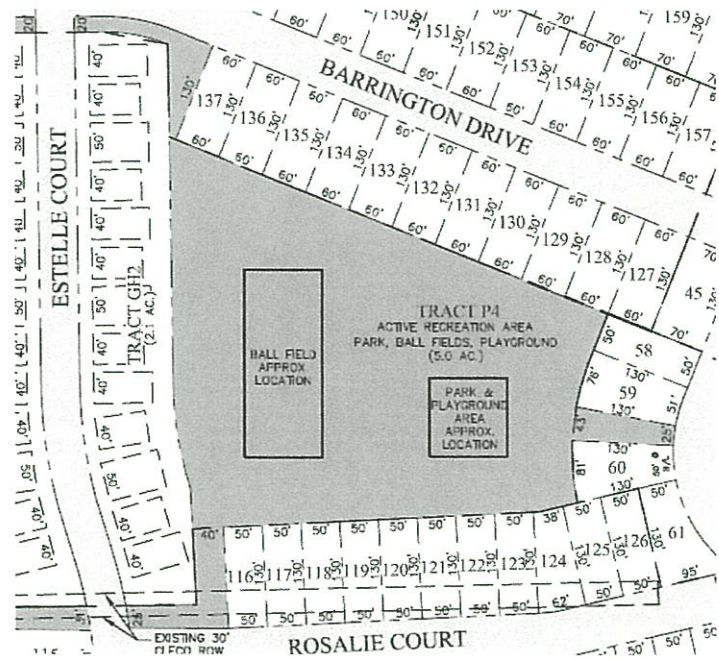
The development will have a picnic area nestled between one of the ponds and two large oak trees. In the center of the development, a 5-acre active recreation parcel will have ball fields, playground equipment, and additional park/picnic areas.

Lastly, limestone walking trails will be provided in the CLECO right-of-way for the use and enjoyment of the subdivision residents.

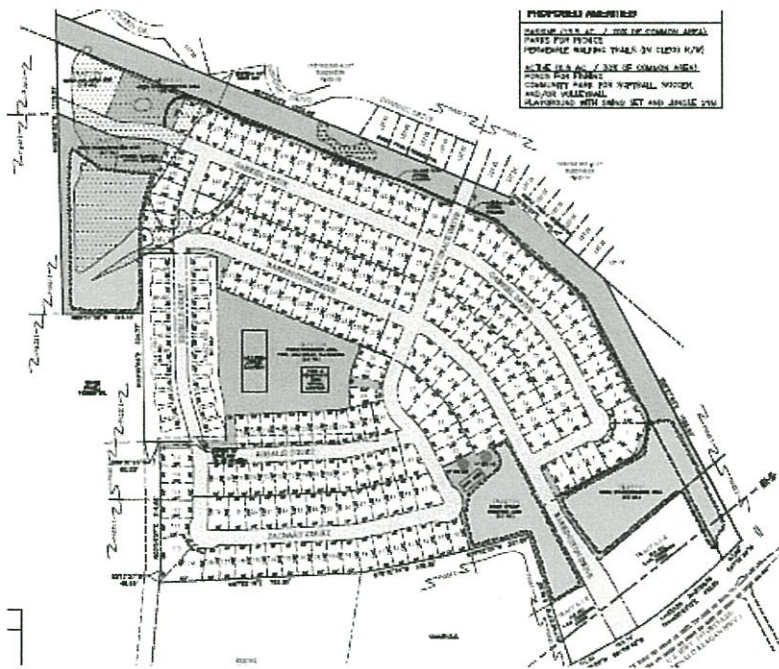


Amenity Location

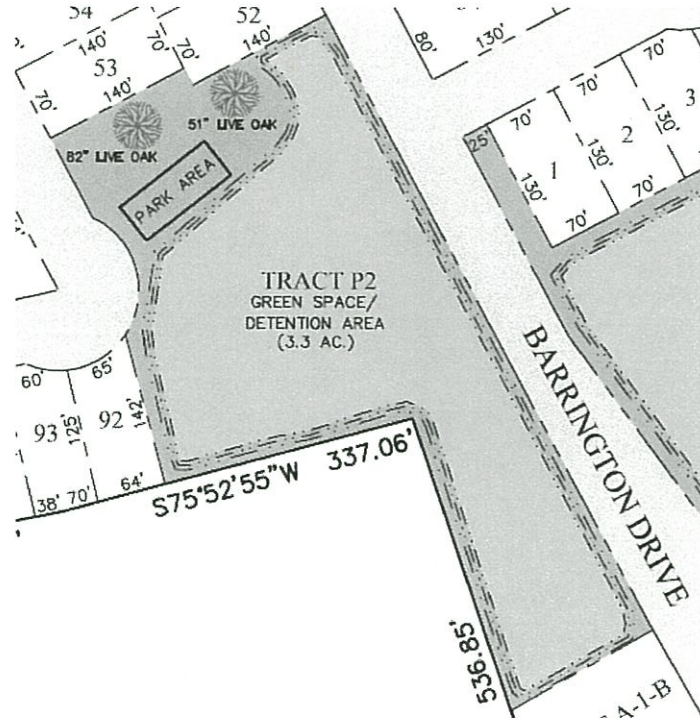
The proposed amenities will be located throughout the development. The large recreation area will be located on Tract P4, which is centrally located on the property.



The three (3) ponds are located near the property boundaries. Two (2) are located in the southern portion of the property and one (1) is located in the northwestern corner.



The picnic area is located on Tract P2, which is bounded on one side by Barrington Drive and the other by Mary Grace Drive.



Amenity Schedule

The first pond with a fishing pier shall be constructed prior to issuance of the 6th occupancy permit. The “limestone” walking path shall be constructed prior to the issuance of the 53rd occupancy permit (25% of project developed). The picnic and playground areas shall be provided prior the issuance of the 105th occupancy permit (50% of project developed). Any active amenity packages including the playground equipment and any other items earmarked for active recreation (i.e. ball fields) shall be provided before the issuance of the 158th occupancy permit (75% of project developed). The developer shall contact the Department of Development at the completion of the milestones listed above.

Amenity Liability and Maintenance

The amenities and the greenspace they are located on shall be owned and maintained by the Oak Alley Meadows Property Owners Association. The Parish shall have no maintenance obligation for these improvements.

2016-419-ZC

I-4

BRYCE

20

ORCHARD

JUSTIN

CAMRON

DOMINIC

ORCHARD

SAM

DXIE

BUCK

DARLENE

VINCENT

45

REGINA COELI

MARY GRACE

ORCHARD

MARGARET

OAK ALLEY

CATHERINE

GABRIEL

29

BARRINGTON

ESTELLE

A-1A

ROSALIE

SOPHIE

ZACHARY

T6-R11E

30

DRWY

DRWY

190

33

HC-2

PHILIP

DRWY

DRWY

DRWY

DRWY

DRWY

DRWY

DRWY

DRWY

DRWY

NC-4

A-6

A-4

0 800 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/28/16
Case No.: 2016-419-ZC
Prior Action: Postponed (11/02/16)
Posted: 11/17/16

Meeting Date: 12/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen

OWNER: Lonesome Development, LLC - Tim Henning

REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 3

SIZE: 87.06 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

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 Subdivision	City of Covington
South	Commercial	City of Covington & HC-2 Highway Commercial District
East	Undeveloped & Residential Subdivision	City of Covington & A-1A Suburban District
West	Residential & Undeveloped	A-1A 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.

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

Mixed Use – Other – Conservation – These planned districts would include mixed uses – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay. The site is proposed to be developed as a 210 lot single family residential subdivision with 2 commercial sites along Hwy 190 (see chart below). Note that a zoning change request to A-4 Single Family Residential District has also been submitted for the same site, to establish the underlying zoning (2016-418-ZC).

Use and lot size	Number of lots	
Single Family Residence lot width 50' to 59'	33	
Single Family Residence lot width 60' to 69'	85	
Single Family Residence lot width 70'+	66	
Garden Homes width of 40'to 50'	26	
Commercial lots: max building size of 45,000 sq. ft., max height of 35', permitted uses listed on the plat, subject to all Parish signage, landscaping, lighting & parking regulations	2	