

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5740

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 LA HIGHWAY 22, WEST OF OAK PARK DRIVE, EAST OF GRAND OAKS DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 17.81 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 1, DISTRICT 1). (2017-416-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-416-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-2(Suburban District) to an A-4 (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-4 (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-2 (Suburban District) to an A-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY, 2016; 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"

2016-416-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana in that portion thereof being a Minor Subdivision as per Resubdivision Plat of John G. Cummings & Associates, Job No. 99228D, dated June 24, 2010, recorded as Clerk of Court Map File No. 4905A, wherein subject property is more fully described as follows, to-wit:

Parcel A, consisting of 17.81 Acres, fronting on La. Hwy. 22, and having such area and perimeter (bearings and distances) dimensions as shown on the survey of Randall W. Brown & Associates, Inc., Survey No. 16179, dated March 14, 2016, a copy of which is annexed hereto and made a part hereof.

Case No.: 2016-416-ZC

PETITIONER: Jeffrey D. Schoen

OWNER: 1781 Property LLC - Adam Henning

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District & PUD
Planned Unit Development Overlay

LOCATION: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive; S17, T7S, R10E; Ward 1, District 1

SIZE: 17.81 acres



2016-416-ZC

PINEY RIDGE

MOSSY OAK

LODEN

PUD

T7-R10E 17

A-2

16

A-3

DANA

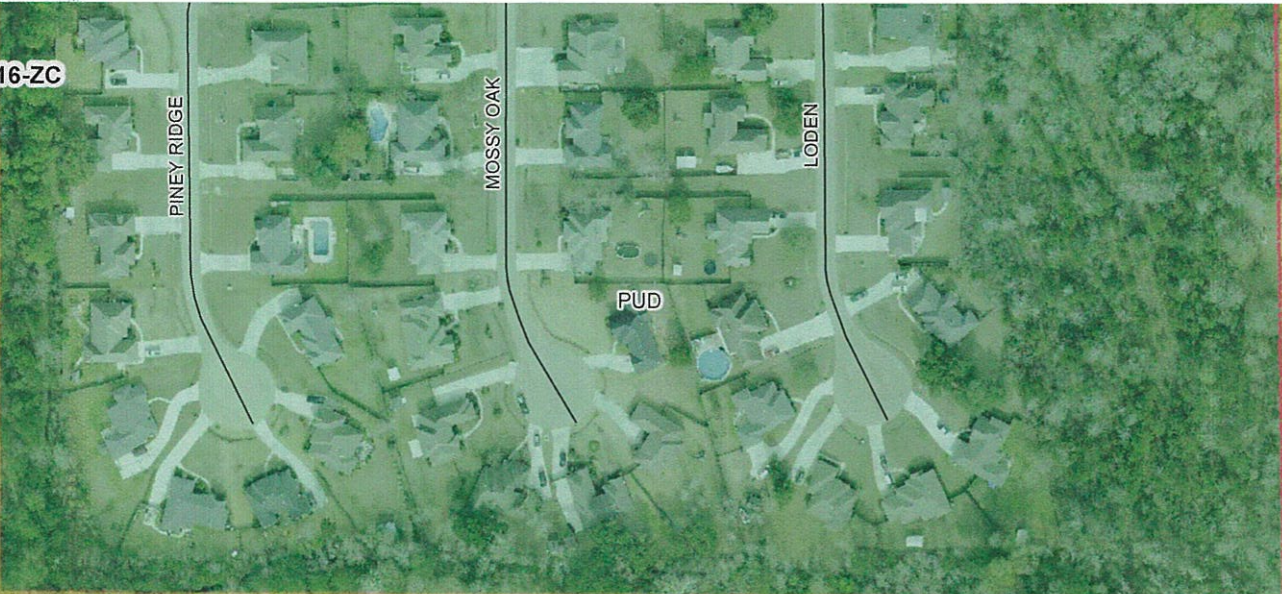
PONCHATOULA HWY

22

NC-4

0 400 Feet

N



2016-416-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: 1781 Property, LLC

Developer's Address: 381 Highway 21, Madisonville, LA 70447
Street City State Zip Code

Developer's Phone No. 985-892-4801
(Business) (Cell)

Subdivision Name: Jackson Court

Number of Acres in Development: 17.81 Number of Lots/Parcels in Development: 46

Ultimate Disposal of Surface Drainage: Black River Tributary 1

Water Surface Runoff Mitigation Proposed: Detention Pond

(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? Black River Tributary 1

2016 416-ZC

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

If yes, which major arterial streets? LA HWY 22

- 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.

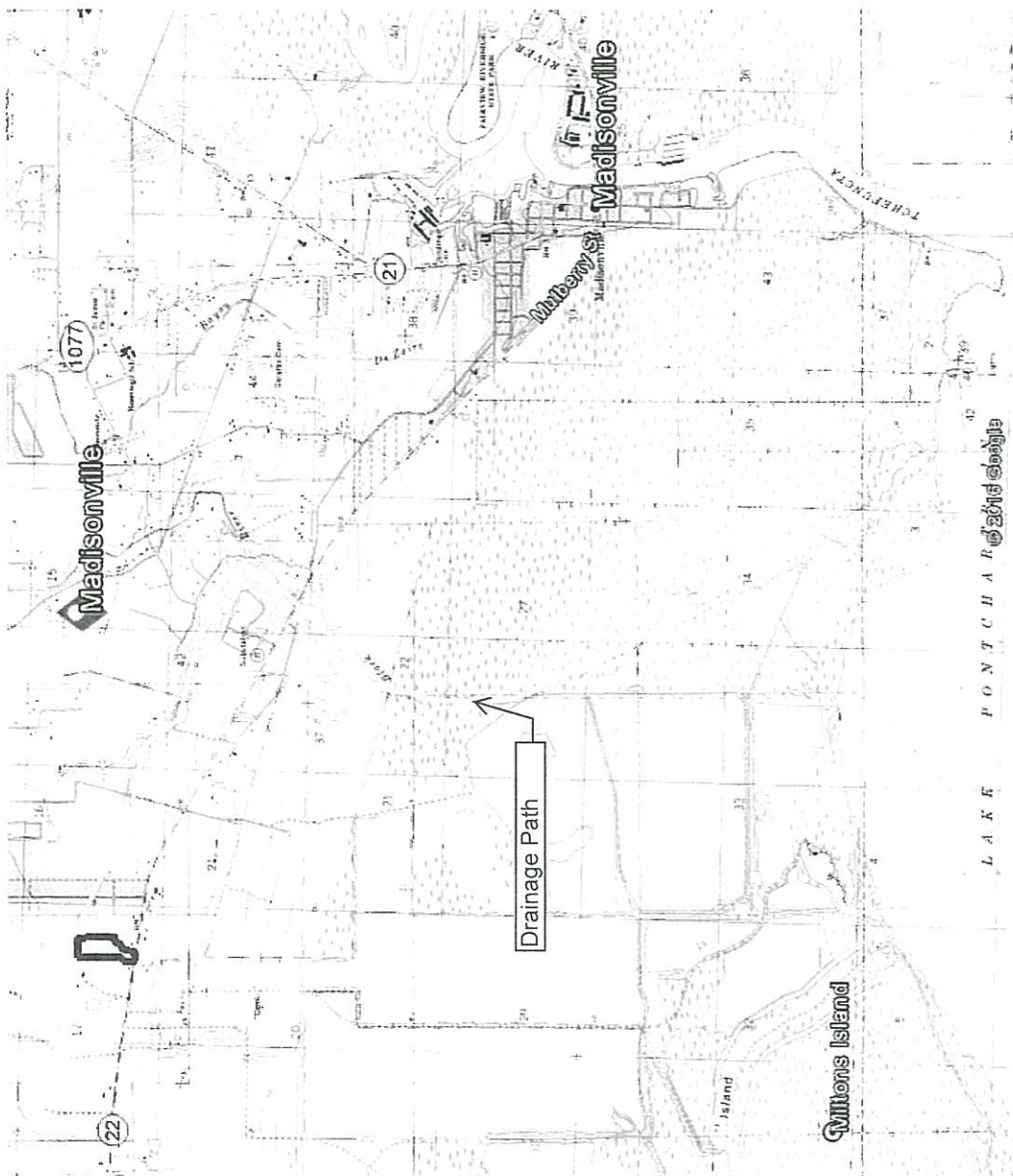
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

09/09/16

DATE

Geoffrey L. Wilson
SIGMA CONSULTING GROUP, INC.

2016-416-2C



2016-416-ZC

RECREATIONAL DEVELOPMENT PLAN

**PROPOSED
JACKSON COURT SUBDIVISION**

**Submitted to
St. Tammany Parish**

**November 7, 2016
Revision #1: November 14, 2016**

Prepared By



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

RECREATIONAL DEVELOPMENT PLAN

Jackson Court Subdivision

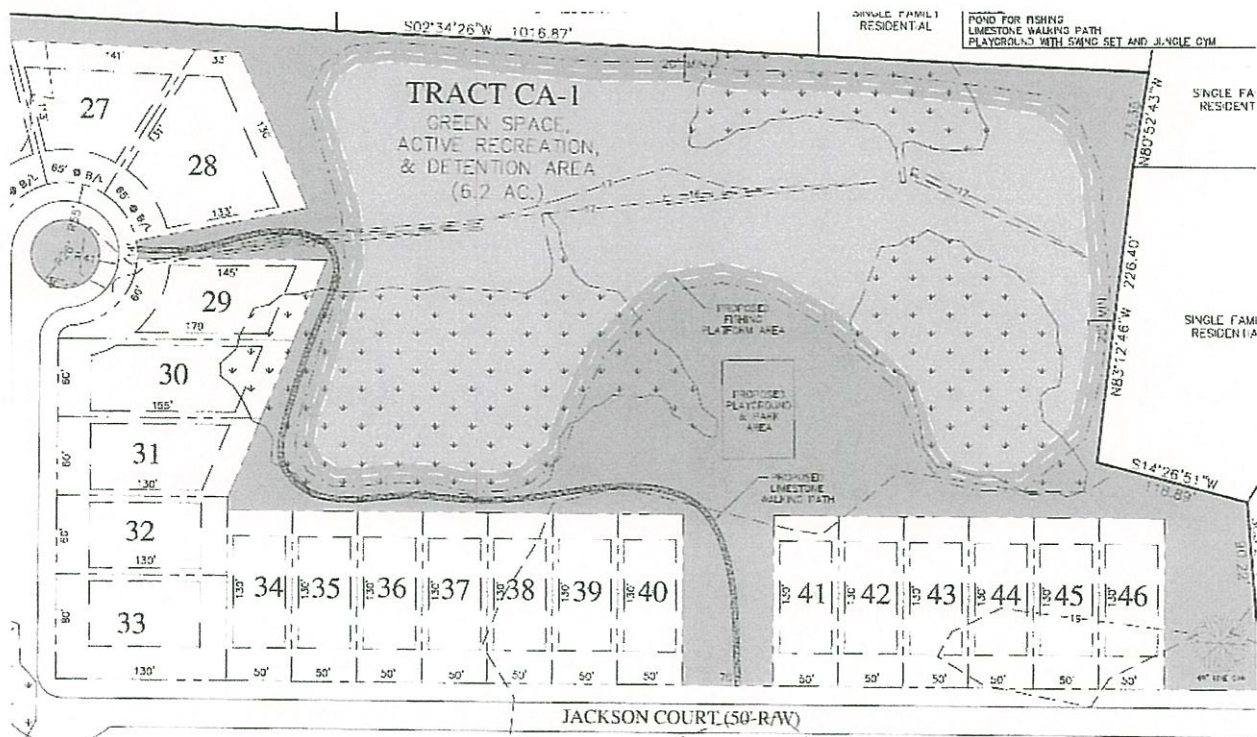
Amenity Details

The proposed subdivision will include a pond for fishing from the banks and/or a small platform, a picnic and playground area, and a limestone walking path.



Amenity Location

The proposed amenities will be located on Tract CA-1 and generally placed as shown on the plat and copied below.



Amenity Schedule

The pond shall be dug with the construction of the development infrastructure. The fishing platform shall be constructed prior to the issuance of the 5th occupancy permit. The picnic, playground area, and walking trail shall be provided before the issuance of the 23rd occupancy permit. 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 Jackson Court Property Owners Association. The Parish shall have no maintenance obligation for these improvements.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/28/2016
Case No.: 2016-416-ZC
Prior Action: Postponed (11/02/16)
Posted: 11/16/16

Meeting Date: 12/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen

OWNER: 1781 Property LLC - Adam Henning

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive; S17, T7S, R10E; Ward 1, District 1

SIZE: 17.81 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State 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	PUD Planned Unit Development Overlay
South	Residential	NC-4 Neighborhood Institutional District
East	Residential & Undeveloped	A-2 Suburban District
West	Residential & Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay. The site is proposed to be developed as a 46 lot single family residential subdivision. The lots will have an average size of 60' X 130'.

Note that a zoning change request to A-4 Single Family Residential District has also been submitted for the same site in order to establish the underlying zoning (2016-417-ZC).

ACCESS

The site is proposed to be accessed through a boulevard type driveway from Highway 22.

GENERAL INFORMATION

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 as Required (off site H2O Systems, Inc)
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.

The gross density of the 17.81 acre parcel of land, is at 4 units per acre based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 71 units. Based on the formula the net density would allow for 53 lots/units. The proposal is for 43 lots which meets the PUD requirements.

GREENSPACE

A total of 5.49 acres of greenspace (31%) is proposed to be provided within the subdivision, including non-disturbed wetlands area and a large pond. A total of 3.89 acres is dedicated to passive open space and a total of 1.70 acres is dedicated to active open space. The pond will allow for fishing from the bank and from a small platform and a playground area with swing sets and jungle gym are proposed to be provided, as active recreational amenities. A limestone walking path and picnic area are proposed to be provided as a passive recreational amenities. The proposed amenities will allow for the open space areas to be more functional and beneficial to the residents of the subdivision.

Amenities	Type of Amenities
Passive	Picnic Area and walking path
Active	Pond for fishing with platform and playground

Note that a complete Recreational Development Plan has been provided 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 residential uses. Although the subdivision does not provide a variety of lot size or choice of housing, the proposed development meets that objectives of the 2025 future land use plan by proposing a residential development with open space and allowing for the preservation of most of the wetlands and some existing live oak trees.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.

Note that staff remains concern with the high density of the proposed subdivision, considering that the site is surrounded by single family residence on large parcels of land on the south, east and west sides. However, the concerns regarding the impact of the proposed subdivision on the general drainage of the area have been reduced, considering that the following additional information has been provided: the creation of the 3 acre pond will slow the release of runoff to 75% of its pre-developed rate, slow the discharge time, and will benefit the surrounding watershed.