

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6319

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: MR. M. SMITH

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. M. SMITH

SECONDED BY: MR. CANULETTE

ON THE 16 DAY OF JANUARY , 2020

(2019-1692-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LOUISIANA HIGHWAY 1090, NORTH OF INTERSTATE HIGHWAY 10, EAST OF INTERSTATE HIGHWAY 59, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 58.910 ACRES OF LAND MORE OR LESS FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) TO AN PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 8, DISTRICT 9).  
(2019-1692-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1692-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-5 (Two Family Residential District) 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-5 (Two Family Residential District) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF FEBRUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

EXHIBIT "A"

**2019-1692**

Legal Description - 58.91 acres situated in Section 31 - Township 8 South- Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana

*A certain parcel of land, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From the Quarter Section corner common to Section 31, Township 8 South, Range 15 East and Section 36, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 88 Degrees 40 Minutes 16 Seconds East a distance of 1176.24 feet to a 1/2" iron pipe found and the **Point of Beginning**.*

*From the **Point of Beginning** run North 88 Degrees 40 Minutes 13 Seconds East a distance of 143.76 feet to a 1/2" iron pipe found; Thence run North 88 Degrees 39 Minutes 56 Seconds East a distance of 1649.41 feet to a 5/8" iron rod found on the westerly right of way line of Louisiana Highway Number 1090 (a.k.a. Military Road); Thence run along said westerly right of way line of Louisiana Highway Number 1090 (a.k.a. Military Road) South 40 Degrees 06 Minutes 56 Seconds East a distance of 550.09 feet to a 1/2" iron rod set; Thence run South 39 Degrees 56 Minutes 21 Seconds East a distance of 516.29 feet to a 1/2" iron rod set; Thence run South 37 Degrees 20 Minutes 27 Seconds East a distance of 123.33 feet to a 1/2" iron rod set; Thence run South 33 Degrees 53 Minutes 44 Seconds East a distance of 121.99 feet to a 1/2" iron rod set; Thence run South 27 Degrees 26 Minutes 34 Seconds East a distance of 84.10 feet to a 1/2" iron rod set; Thence run South 32 Degrees 04 Minutes 12 Seconds East a distance of 15.49 feet to a 1/2" iron rod set; Thence run South 63 Degrees 25 Minutes 13 Seconds West a distance of 1.25 feet to a 1/2" iron rod set; Thence run South 17 Degrees 42 Minutes 39 Seconds East a distance of 195.82 feet to a 1/2" iron rod set; Thence run South 19 Degrees 37 Minutes 18 Seconds East a distance of 96.44 feet to a LDH monument; Thence run South 22 Degrees 07 Minutes 43 Seconds East a distance of 118.23 feet to 5/8" iron rod found; Thence leaving said westerly right of way line of Louisiana Highway Number 1090 (a.k.a. Military Road) run South 76 Degrees 24 Minutes 14 Seconds West a distance of 254.19 feet to a 1/2" iron pipe found on the northerly right of way line of Interstate Highway Number 12; Thence run along said northerly right of way line of Interstate Highway Number 12 North 72 Degrees 50 Minutes 03 Seconds West a distance of 2655.57 feet to a 5/8" iron rod found; Thence leaving said northerly right of way line of Interstate Highway Number 12 run North 00 Degrees 46 Minutes 55 Seconds West a distance of 722.43 feet and back to the **Point of Beginning**.*

*Said parcel contains **60.91 acres of land more or less**, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

***Less and Except** the following:*

*A certain parcel of land, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From the Quarter Section corner common to Section 31, Township 8 South, Range 15 East and Section 36, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 88 Degrees 40 Minutes 16 Seconds East a distance of 1176.24 feet to a 1/2" iron pipe found; run North 88 Degrees 40 Minutes 13 Seconds East a distance of 143.76 feet to a 1/2" iron pipe found; Thence run North 88 Degrees 39 Minutes 56 Seconds East a distance of 1116.18 feet to a point; Thence run South 02 Degrees 16 Minutes 42 Seconds East a distance of 398.64 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 02 Degrees 16 Minutes 42 Seconds East a distance of 264.00 feet to a point; Thence run South 87 Degrees 43 Minutes 18 Seconds West a distance of 330.00 feet to a point; Thence run North 02 Degrees 16 Minutes 42 Seconds West a distance of 264.00 feet to a point; Thence run North 87 Degrees 43 Minutes 18 Seconds East a distance of 330.00 feet and back to the **Point of Beginning**.*

*Said parcel contains **2.00 acres of land more or less**, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

Case No.: 2019-1692-ZC

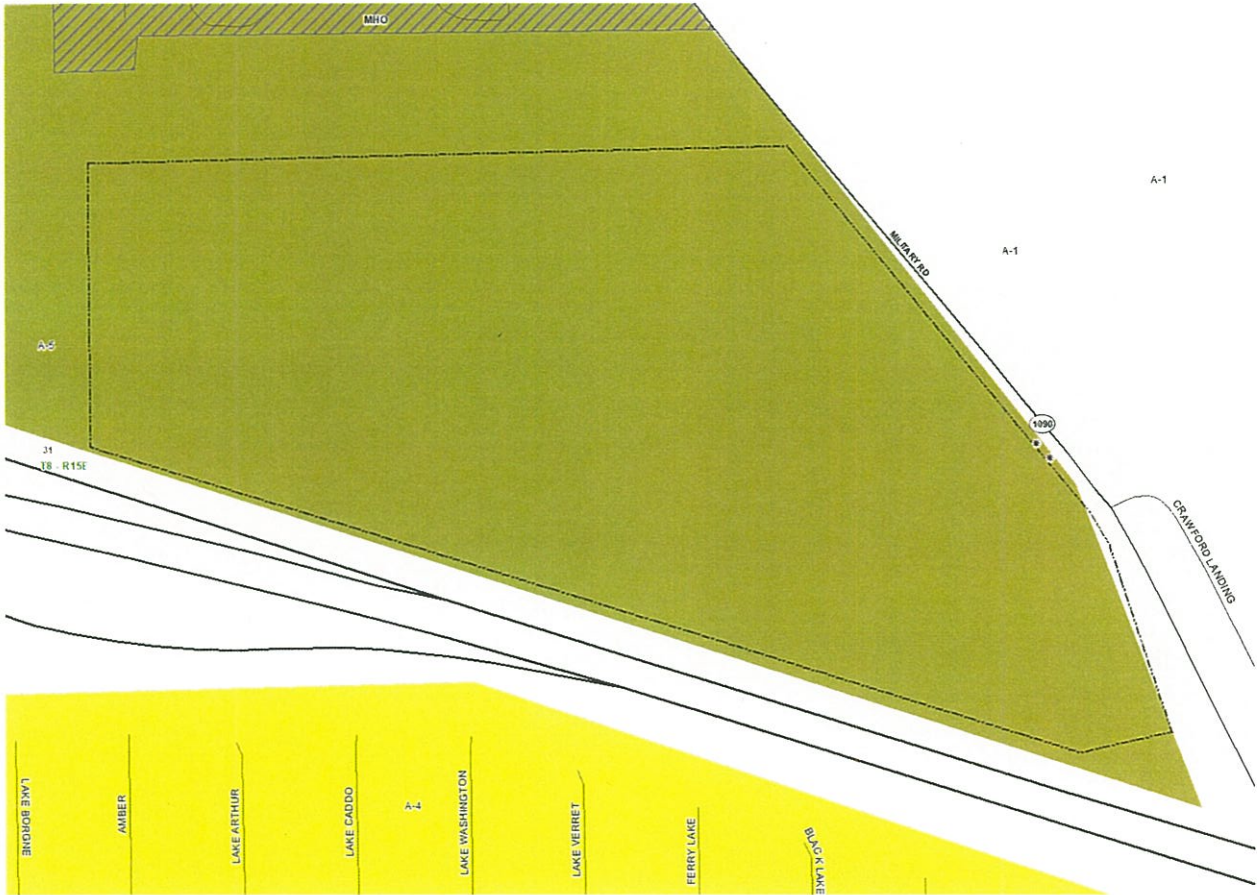
PETITIONER: Jones Fussell, L.L.P. - Jeffrey Schoen

OWNER: Martin Oramous

REQUESTED CHANGE: From A-5 Two Family Residential District to PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell

SIZE: 58.910 acres





2019-1692-ZC

PF-1

A-3

LOWERLINE

AUDUBON

WALNUT

NC-4

BROWNSWITCH

NC-4

A-1

HC-2

NC-4

LITTLE OAK

SOUTHERN OAK

A-1

MILITARY RD

JACOB

A-5

CRAWFORD LANDING

T8S - R15E

31

LAKE BORGNE

AMBER

LAKE ARTHUR

LAKE CADDO

A-4

LAKE WASHINGTON

LAKE VERRET

FERRY LAKE

BLACK LAKE

BUNDICK LAKE

GRAND LAKE

MILLERS LAKE

LAKE CATAHOULA

LAKE VILLAGE

LAKE DES ALLEMANDS

AT-1

OPAL 6 T9S - R15E

JANE

A-3

TORTOISE

THATCHER

A-4

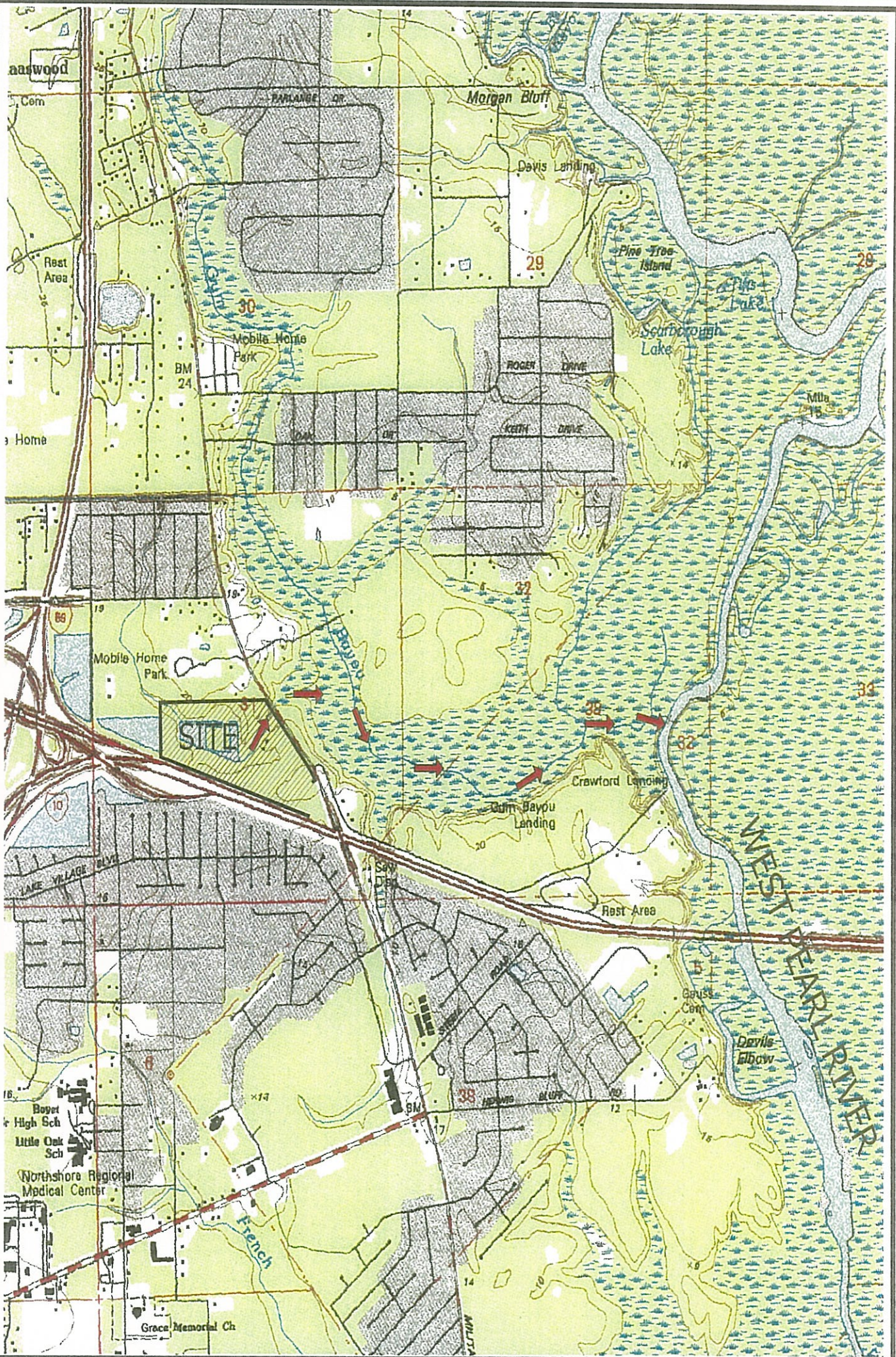
CARDIFF

38

38



2019-1691-ZC and 2019-1692-ZC



DATE:

10/14/2019

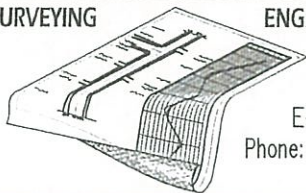
SCALE:

NOT TO SCALE

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL



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**ULTIMATE SURFACE  
WATER DISPOSAL MAP  
FOR MILITARY RIDGE  
SUBD. ST. TAMMANY  
PARISH, LA**

# 2019-1691-ZC and 2019-1692-ZC

## ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Lynn Levy Land Co. LLC

Developer's Address: P.O. Box 494 Greenwell Springs LA 70739  
Street City State Zip Code

Developer's Phone No. 225-615-8055 same  
(Business) (Cell)

Subdivision Name: Military Ridge

Number of Acres in Development: 58.910 Number of Lots/Parcels in Development: 226

Ultimate Disposal of Surface Drainage: West Pearl River

Water Surface Runoff Mitigation Proposed: Retention Pond, discharge through slough then offsite

(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? None known, typical of utility and road construction.

- Does the subdivision front on any waterways?  Yes  No

If yes, what major streams or waterways? \_\_\_\_\_



# 2019-1691-ZC and 2019-1692-ZC

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

If yes, which major arterial streets? Military Road (limited permitted access only)

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

If yes, please explain? minimal, typical of road construction and land clearing

- 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)

10/14/2019  
DATE



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 is based on the underlying zoning of A-4A Single Family Residential District, which would allow for a total of 265 units. The proposal is for 225 residential units, which meets the maximum net density allowable within the PUD development.

**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
Setbacks & Maximum height	Provided as Required. <b>Provide maximum height.</b>
Restrictive Covenants	Provided as Required
Water & Sewer facilities	<b>Provide designated location on site or off-site utility company.</b>
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

**GREENSPACE**

A total of 15.19 acres of greenspace is proposed to be provided within the subdivision, including a pond, and passive and active greenspace areas.

Note that there is an existing 2 acre cemetery located within the proposed subdivision. While the current request does not include the cemetery within the proposed PUD Planned Unit Development Overlay, the proposed plat does provide access to the cemetery and allow it to exist within its current state.

The current subdivision plat dated 10/2/2019 shows a 10' private drainage servitude in favor of the HOA around the perimeter of the proposed 6.46 acre pond. Residential ponds accepted into the Parish maintenance system require a minimum 15-foot access to the area around the pond with ten feet on a flat surface and not on a pond side slope. While not a requirement, Staff recommends that the access be provided exclusive of the proposed lots to ensure adequate access to the pond for future maintenance.

Amenities	Acreage	Type of Amenities
Passive	Provide the % of acreage that will be dedicated to each passive and active use.	Walking paths
Active	Provide the % of acreage that will be dedicated to each passive and active use.	Play equipment including half-court basketball and playground equipment

Comments:

- a. Show the location of all proposed amenities
- b. Provide the location of the walking path as well as all construction materials
- c. Show the number of parking spaces dedicated to each amenity including the construction materials

A complete Recreational Development Plan shall be submitted depicting the proposed amenities, 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 designates the site to be utilized for conservation including recreational uses and residential infill. The proposed development meets the objective of the 2025 future land use plan.

The proposed subdivision plat adheres to a large portion of the general standards of the PUD designation, including the preservation of natural features, efficient and effective traffic circulation, and environmentally sensitive design.

Staff is requesting additional information needed for a thorough review and therefore recommends postponement of the case until the requested information is provided.