

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5834                      PLANNING DEVELOPMENT  
ORDINANCE COUNCIL SERIES NO:

COUNCIL SPONSOR: STEFANCIK/BRISTER      PROVIDED BY: \_\_\_\_\_

INTRODUCED BY: \_\_\_\_\_                      SECONDED BY: \_\_\_\_\_

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

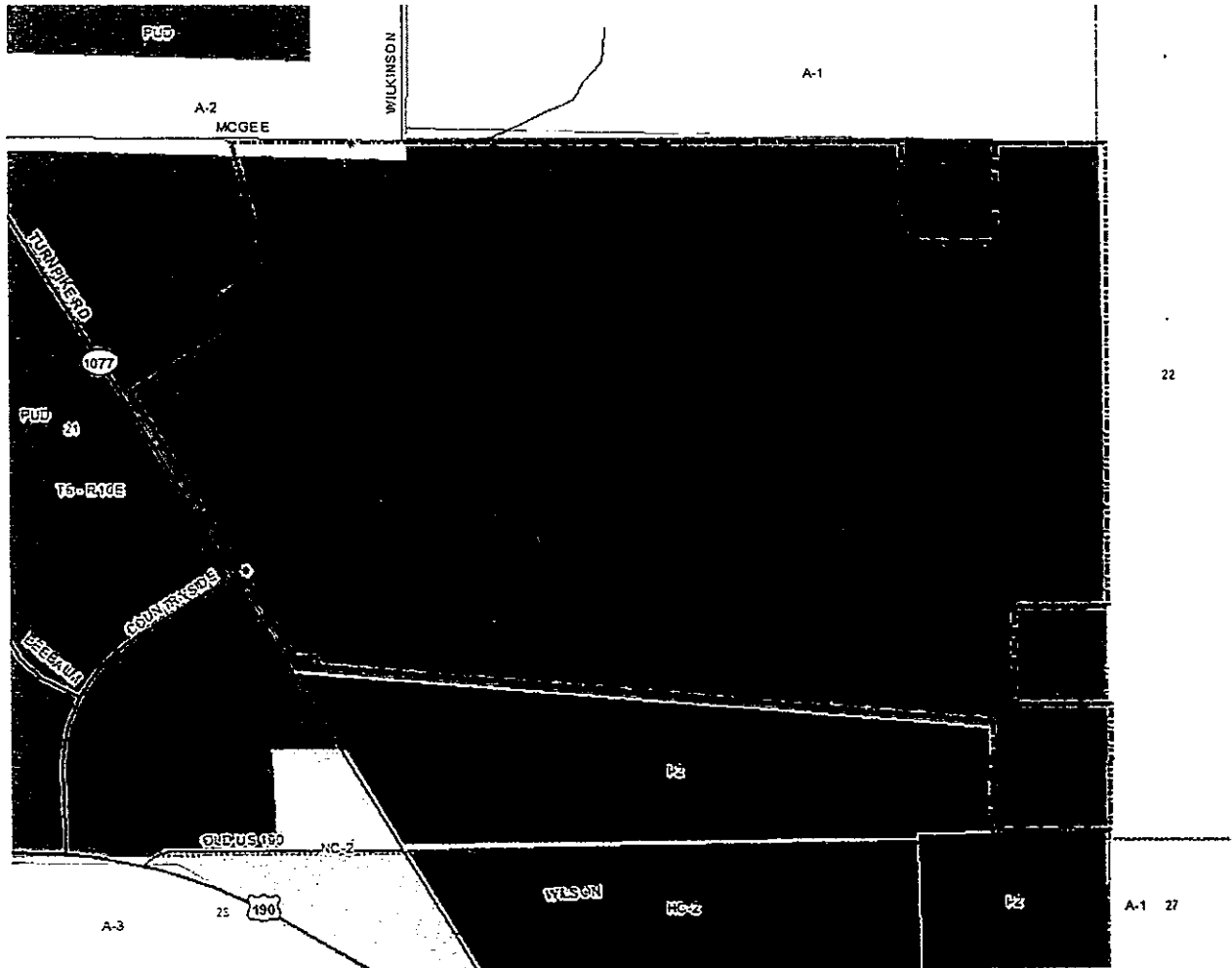
PETITIONER: 285 LLC - Richard Murphy

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

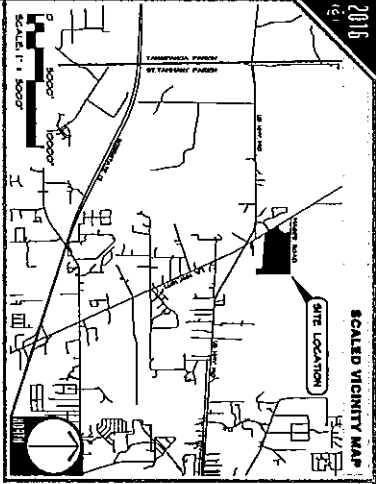
LOCATION: Parcel located on the east side of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 3

SIZE: 157.31 acres



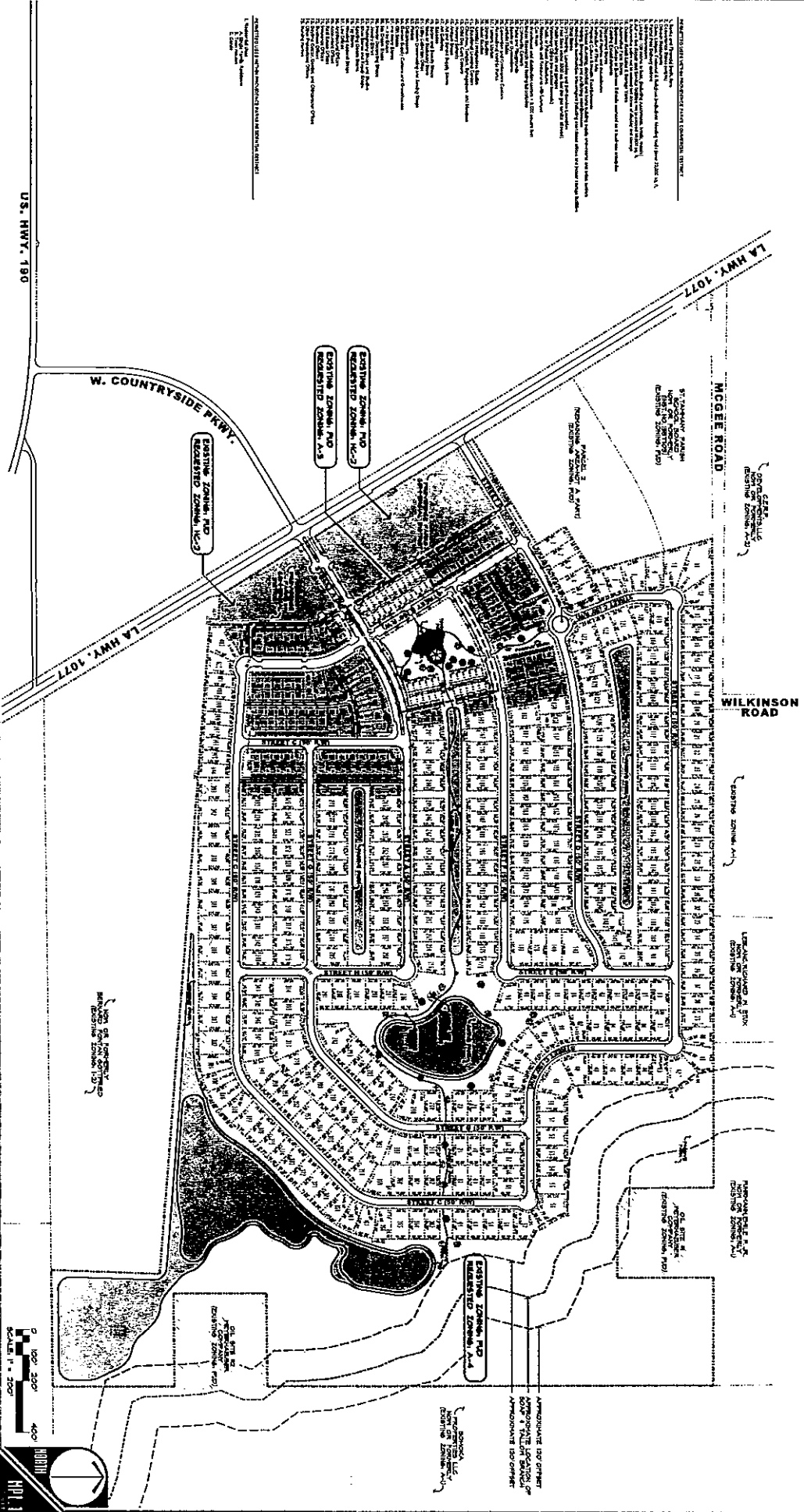
2016-524-ZC

2016



**RESTRICTIVE COVENANTS**

THE COVENANTS AND RESTRICTIONS SET FORTH IN THESE COVENANTS AND RESTRICTIONS ARE HEREBY INCORPORATED BY REFERENCE INTO THIS INSTRUMENT. THE COVENANTS AND RESTRICTIONS SET FORTH IN THESE COVENANTS AND RESTRICTIONS SHALL BE ENFORCEABLE AND BINDING ON ALL OWNERS AND OCCUPANTS OF THE PROPERTY AND ALL SUCCESSORS AND ASSIGNS OF THE PROPERTY. THE COVENANTS AND RESTRICTIONS SET FORTH IN THESE COVENANTS AND RESTRICTIONS SHALL BE ENFORCEABLE AND BINDING ON ALL OWNERS AND OCCUPANTS OF THE PROPERTY AND ALL SUCCESSORS AND ASSIGNS OF THE PROPERTY. THE COVENANTS AND RESTRICTIONS SET FORTH IN THESE COVENANTS AND RESTRICTIONS SHALL BE ENFORCEABLE AND BINDING ON ALL OWNERS AND OCCUPANTS OF THE PROPERTY AND ALL SUCCESSORS AND ASSIGNS OF THE PROPERTY.



**SITE STATISTICS**

COVE'S DATA	NUMBER OF LOTS	SQ. FEET	ACRES
TOTAL LOTS	25	1,250,000	28.5
RESIDENTIAL SINGLE-FAMILY LOTS	10	500,000	11.4
RESIDENTIAL MEDIUM-DENSITY LOTS	10	500,000	11.4
RESIDENTIAL LOW-DENSITY LOTS	5	250,000	5.7
RESIDENTIAL HIGH-DENSITY LOTS	0	0	0
RESIDENTIAL COMMERCIAL LOTS	0	0	0
RESIDENTIAL INDUSTRIAL LOTS	0	0	0
RESIDENTIAL OFFICE LOTS	0	0	0
RESIDENTIAL RETAIL LOTS	0	0	0
RESIDENTIAL MIXED-USE LOTS	0	0	0
RESIDENTIAL HOTEL LOTS	0	0	0
RESIDENTIAL APARTMENT LOTS	0	0	0
RESIDENTIAL SENIORS LOTS	0	0	0
RESIDENTIAL SPECIALTY LOTS	0	0	0
RESIDENTIAL OTHER LOTS	0	0	0
TOTAL RESIDENTIAL LOTS	25	1,250,000	28.5
TOTAL ACRES	28.5	1,250,000	28.5

**GENERAL NOTES**

1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE AND SHOULD NOT BE RELIED UPON AS A BASIS FOR ANY INVESTMENT DECISION.



**PROVIDENCE PARKS**  
 656 MAIN STREET  
 BATON ROUGE, LA 70801  
 PHO: (504) 383-1100

**PUD AMENDMENT PLAN**

**DRAFT**  
 12/12/16

**NOT FOR CONSTRUCTION**  
 RESPONSE: VERBIE VANDER GORST DRIFT  
 02/07/17

**ARCHITECTURE**  
**LAND**  
 50 ST. MICHAEL'S  
 PHONE: 577-2823  
 509 PINE ST. SUITE 200



**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

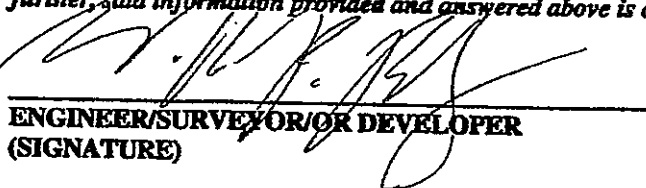
**(Does the proposed subdivision development...)**

- 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

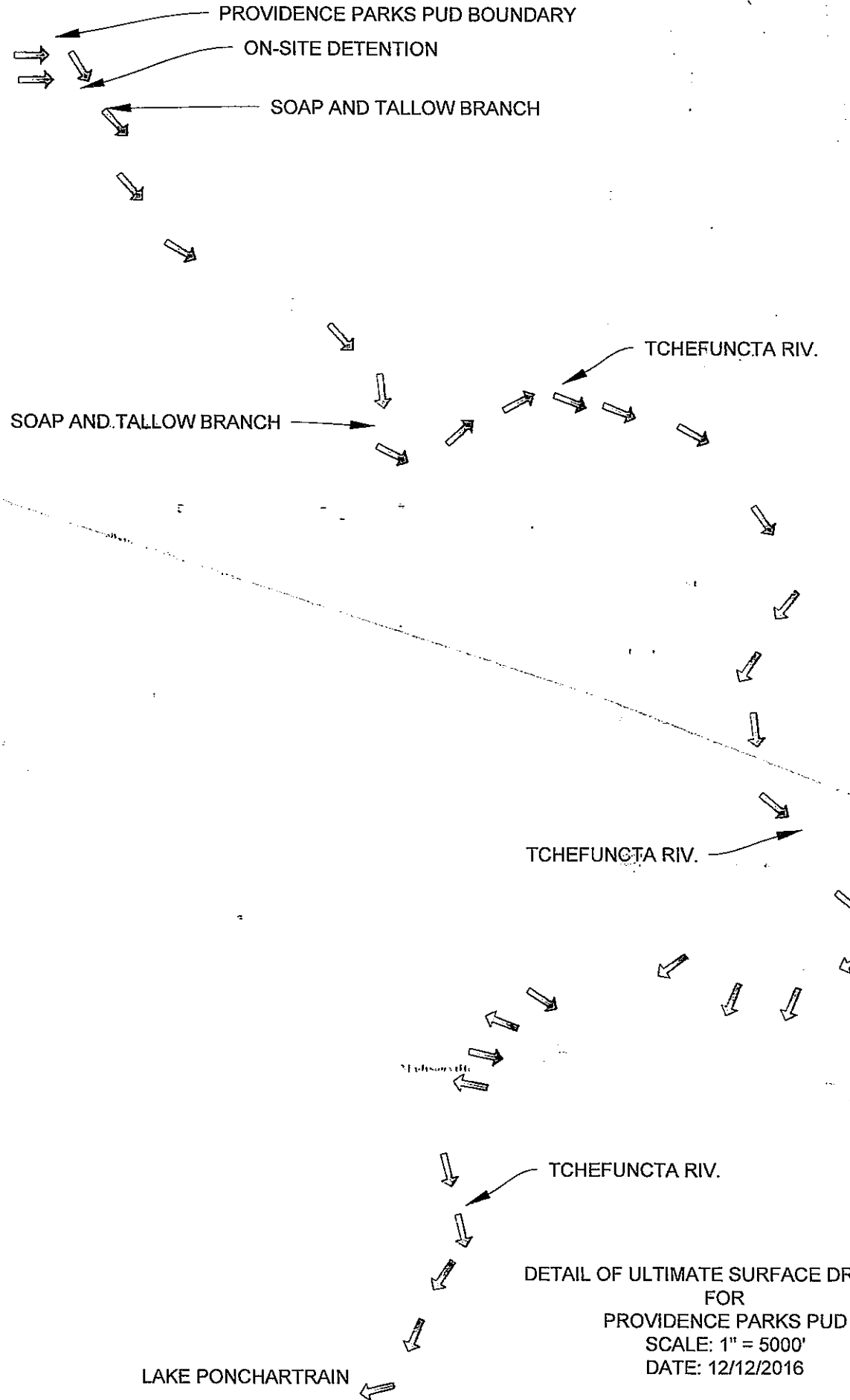
*I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.*

  
\_\_\_\_\_  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

12/12/16  
DATE



2016-524-ZC



PROVIDENCE PARKS PUD BOUNDARY

ON-SITE DETENTION

SOAP AND TALLOW BRANCH

TCHEFUNCTA RIV.

SOAP AND TALLOW BRANCH

TCHEFUNCTA RIV.

TCHEFUNCTA RIV.

LAKE PONCHARTRAIN

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



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/6/2017
Case No.: 2016-524-ZC
Prior Action: Postponed (5/2/17)
Posted: 05/25/17

Meeting Date: 6/6/2017
Determination: Approved

GENERAL INFORMATION

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

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, West with corresponding use and zone descriptions.

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.
Agriculture - extraction - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

STAFF COMMENTS:

The petitioner is requesting to change the zoning 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. The 157.31 acre site was originally part of a 285 acre PUD subdivision, approved to be developed as a 1280 unit traditional neighborhood development (see major amendment to the Goodbee Square/Countryside PUD - ZC06-02-011). The site is now propose to be developed, as a new subdivision with a total of 436 residential units and with 7.47 acres of commercial uses (see Chart below).

Note that a zoning change request to establish the underlying zoning of the proposed PUD has also been submitted for the same site (2017-523-ZC).

SUBDIVISION INFORMATION

Table with 3 columns: Type, Number of Units, Lot Size. Rows include Townhome Alley-Loaded Lot, Alley Loaded Lot, Neighborhood Regular, Neighborhood Medium, Neighborhood Large, Estate Lot, Total, and Providence Park Commercial District.

**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
<b>Total number of Units allowed</b>			617	463.2
<b>Total number of Units proposed</b>				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.