

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5577

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF MAY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HIGHWAY 1081, SOUTH OF SMITH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 77.36 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 3, DISTRICT 2). (2016-155-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-155-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 CB-1 (Community Based Facilities 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 CB-1 (Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JUNE, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 28, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-155-ZC

Located in Section 14 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 11, 12, 13 and 14 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana run South, 1534.00 feet to the Point of Beginning.

From the Point of Beginning run South, 1112.88 feet to a point; thence South 89 degrees 19 minutes 55 seconds West, 2877.08 feet to a point; thence North 00 degrees 25 minutes 39 seconds West, 17.42 feet to a point; thence South 89 degrees 42 minutes 45 seconds West, 720.96 feet to a point; thence with a curve to the right having a Radius of 5699.65 feet and an Arc of 325.67 feet to a point; thence North 36 degrees 26 minutes 09 seconds East, 758.84 feet to a point; thence with a curve to the left having a Radius of 5759.65 feet and an Arc of 256.41 feet to a point; thence South 87 degrees 02 minutes 15 seconds East, 651.95 feet to a point; thence South 00 degrees 41 minutes 20 seconds East, 299.98 feet to a point; thence North 89 degrees 18 minutes 40 seconds East, 172.11 feet to a point; thence North 00 degrees 41 minutes 20 seconds West, 43.07 feet to a point; thence North 89 degrees 18 minutes 40 seconds East, 30.00 feet to a point; thence South 00 degrees 41 minutes 20 seconds East, 43.07 feet to a point; thence North 89 degrees 18 minutes 40 seconds East, 807.68 feet to a point; thence North 00 degrees 41 minutes 20 seconds West, 676.09 feet to a point; thence South 75 degrees 01 minutes 33 seconds East, 1198.66 feet back to the Point of Beginning.

This tract contains 77.36 Acres.

Case No.: 2016-155-ZC

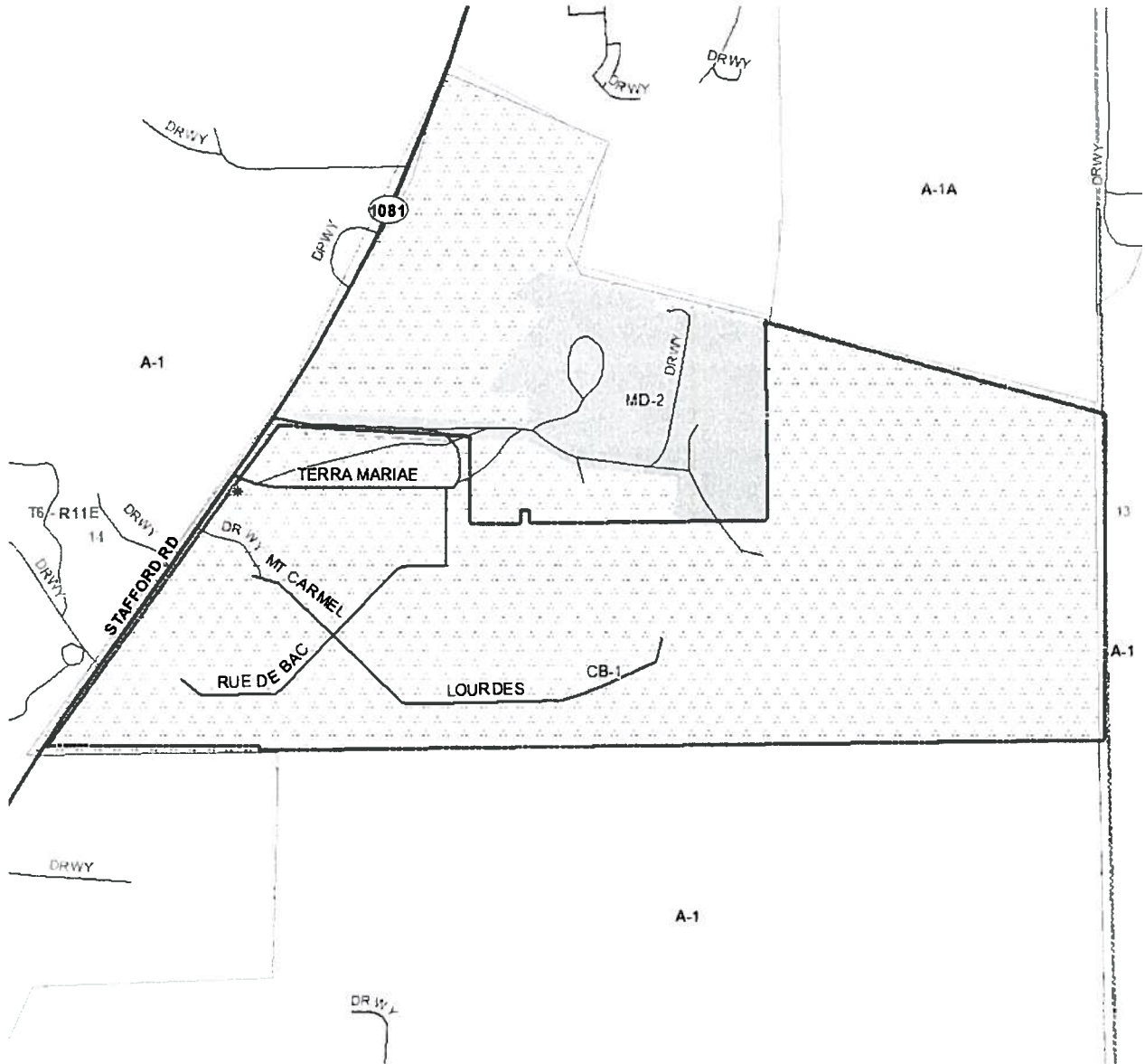
PETITIONER: Council Motion

OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

SIZE: 77.36 acres



2016-155-ZC

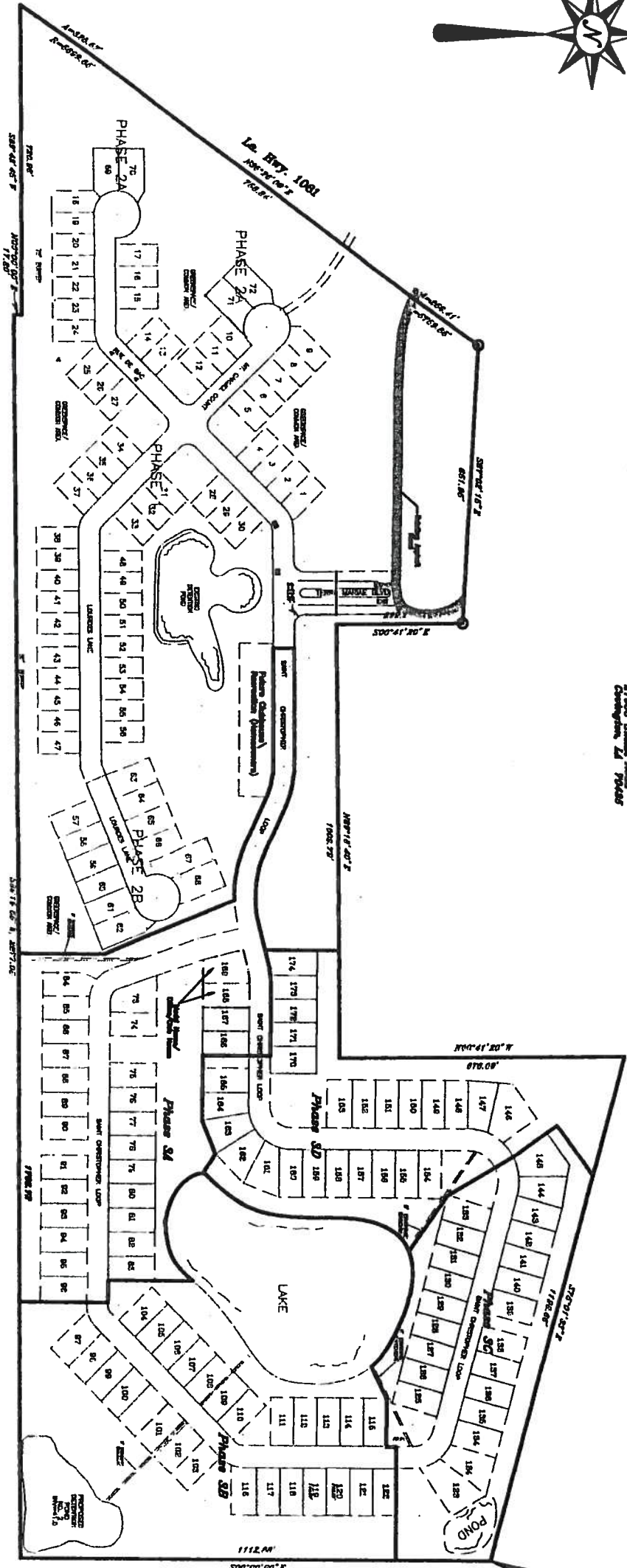


Terra Mariae
 Phase 1, 2A, 2B, 3A, 3B, 3C & 3D

Survey/Planning Firm Co., LLC
 41055 Southwood Lane
 Covington, LA 70435

Map 11 Terra Mariae, Survey of Subdivisions
 District 3, Lot 3

***THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY
 SOLE PURPOSE OF THIS MAP IS FOR ZONING ONLY**



Net Density:
 77 Acres ± 0.76 = 68 Acres ± Zone
 1-4 (4 Lots per Acre) = 252 Lots/Units

Total Acres in Development: 77.88 Acres
 Acres in GreenSpace: 57.05 Acres (74.55% of Total)
 Total Acres in GreenSpace and Private Areas: 41.67 Acres
 Total Percentage of GreenSpace (60% credit for ponds): 53%

Min. Lot Size for Phases 1, 2A & 2B: 50' x 100'
Min. Lot Size for Phases 3A, 3B, 3C & 3D: 65' x 110'

**This property is located in Flood Zone C
 as per FEMA FIRM, Comm. Panel No.
 285305 0150 C, map dated 10-17-1989**

Number of Lots in Phase 1 - 66 Lots
 Number of Lots in Phase 2A - 4 Lots
 Number of Lots in Phase 2B - 12 Lots
 Number of Lots in Phase 3A - 28 Lots
 Number of Lots in Phase 3B - 28 Lots
 Number of Lots in Phase 3C - 28 Lots
 Number of Lots in Phase 3D - 26 Lots
Total Number of Lots - 174 Lots

Building Setback Lines for Phases 1, 2A & 2B:
 Front - 20'
 Side - 0' on 1 side, 10' on other side
 Rear - 5'

Building Setback Lines for Phases 3A, 3B, 3C & 3D:
 Front - 20'
 Side - 5'
 Rear - 5'

Notes: This Plot is not to Scale, Use a reduced copy

Land Surveying, LLC
 515 N. Columbia Street
 Covington, LA 70433
 (985) 842-5271 office (985) 848-0355 fax

MAP PREPARED FOR
**Terra Mariae Phases 1, 2A,
 2B, 3A, 3B, 3C & 3D**

SCALE: 1" = 500'
 DATE: 10-03-2015
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]

Prepared by: [Blank]
 Checked by: [Blank]
 Date: [Blank]

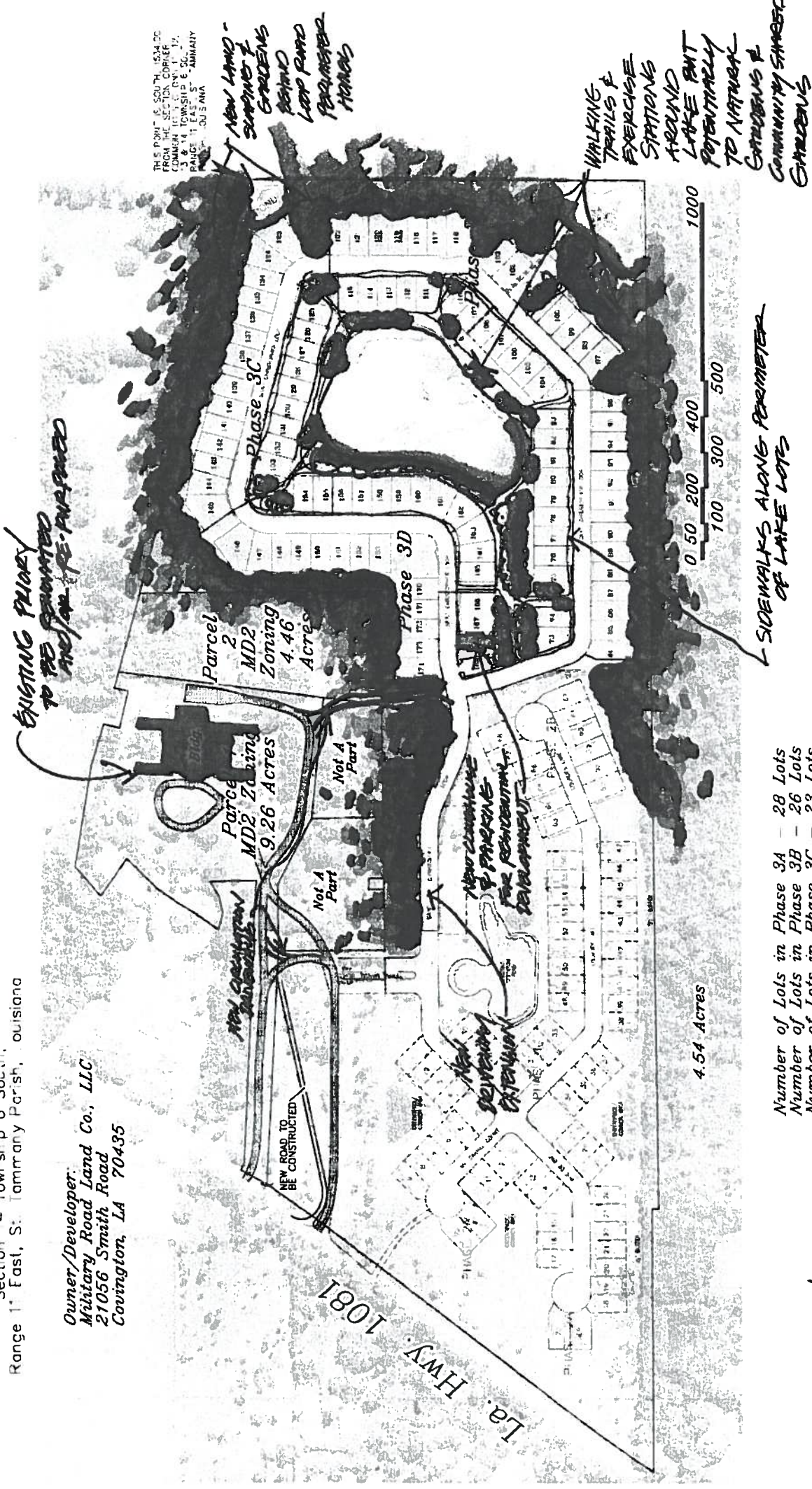
DRAWING NUMBER: [Blank]

Terra Mariae & Priory Assisted Living

Section 4 Township 6 South,
Range 1 East, S: Tammany Parish, Louisiana

Owner/Developer:
Military Road Land Co., LLC
21056 Smith Road
Covington, LA 70435

2016-1552C



Number of Lots in Phase 3A - 28 Lots
 Number of Lots in Phase 3B - 26 Lots
 Number of Lots in Phase 3C - 25 Lots
 Total Number of Lots - 102 Lots

Building Setback Lines for Phases 3A, 3B, 3C & 3D
 Front - 20'
 Side - 5'
 Side Street - 5'
 Rear - 5'



f+WB architects
 229 st. john lane
 covington, la 70433
 985-893-4100

CONCEPTUAL SITE PLAN
 2/29/16

2016-155-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Military Road Land Co. LLC
Developer's Address: 21056 Smith Rd Coumpton La. 70435
Street City State Zip Code
Developer's Phone No. Kenneth Lopizzo 10-985-966-5646
(Business) (Cell)
Subdivision Name: Terra Mariae
Number of Acres in Development: 77 Number of Lots/Parcels in Development: 174
Ultimate Disposal of Surface Drainage: Attached
Water Surface Runoff Mitigation Proposed: Attached

(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? _____

2015-155-20

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

If yes, which major arterial streets? Hwy 1081

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

If yes, please explain? very little - small fires

- 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.

K. Lewis
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

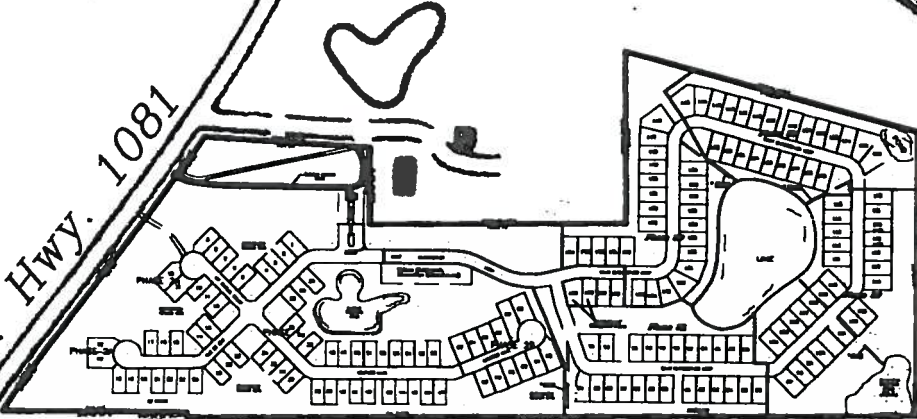
March 24, 2016
DATE

2015-155-ZC



Terra Mariae
Phase 1, 2A, 2B, 3A, 3B, 3C & 3D
Section 14 Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana
District 2 Ward 3

La. Hwy. 1081



ZONE A7

Thibodeaux Road

ZONE B

*Fema Firm, Comm. Panel No.
225205 0150 C, Dated 10-17-89*

ZONE C



DATE:
03/22/16

Land Surveying, LLC

SURVEYING PLANNING ELEVATIONS

SCALE:
NOSCALE

518 N. Columbia Street
Covington, Louisiana 70433
E-mail: landsuri@bellsouth.net
Phone: 985-892-6277 Fax: 985-898-0355

Terra Mariae, Phase
1, 2A, 2B, 3A, 3B, 3C
& 3D, Flood Zone
Overlay Map, Job#17153

2015-155-20



DATE:
03/22/16

SCALE:
NOSCALE

Land Surveying, LLC

SURVEYING PLANNING ELEVATIONS

518 N. Columbia Street
Covington, Louisiana 70433
E-mail: landsuri@bellsouth.net
Phone: 985-892-6277 Fax: 985-898-0355

DISPOSIL OF SURFACE
DRAINAGE ROUTE, FOR
TERA MARIAE PHASES 1,
2A, 2B, 3A, 3B, 3C &
3D, ST.TAMMANY PARISH

A-1

11

12

STAFFORD RD
1081

SMITH

HIDDEN OAKS

DRW

DRW

MD-2

TERRA MARIAE

TB-R1NE

CB-1

MT CARMEL

RUE DE BAG

LOURDES

13

14

DEMUS JENKINS

A-2

A-1A

DRW
DRW
DRW

0 1,300 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/4/2016
Case No.: 2016-155-ZC
Posted: 03/17/16

Meeting Date: 4/5/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

SIZE: 77.36 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, Priory, Vacant	CB-1 Community Based Facilities District, MD-2 Medical Residential District, A-1 Suburban District
South	Residential & Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential & Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Planned District - 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.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The site was originally rezoned to ID Institutional District in 1988 and a conditional use permit was approved for the development of an age restricted single family residential subdivision. The petitioner is now requesting to change the zoning from CB-1 Community Based Facilities District (adopted through the comprehensive zoning) to PUD Planned Unit Development Overlay. The existing single family residential subdivision is currently approved to be developed with a maximum of 174 lots. At this time, only 72 lots have been developed. The requested zoning change would allow to bring the existing single family residential subdivision in compliance with the appropriate zoning district and for the preservation of the large existing greenspace area within the subdivision.

Note that a zoning change request to A-4 Single Family Residential District (2016-152-ZC) has been submitted in connection with the PUD zoning change request, to establish the underlying zoning.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/4/2016
Case No.: 2016-155-ZC
Posted: 03/17/16

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
Minimum front, side, & rear setbacks & maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off Site Utilities 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 this property, based on the underlying zoning of A-4, is at 4 units per acre, which would allow for a total of 309 units. Based on the A-4 Zoning Districts, the net density would allow for 232 lots. The proposal is for 174 units which meets the PUD requirements.

GREENSPACE

A total of 37.05 acres (50%) of greenspace is proposed to remain on the site. The future active amenities will consist of a clubhouse and a recreation area, exercise stations along the walking path and a model home/office/club house, proposed to be located on lots 168 & 169. As passive amenities, large greenspace areas, a lake and a walking path are proposed to be provided.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the area to be developed as a Planned District with residential uses including the preservation of the natural environment. The existing subdivision and proposed addition meets the objectives of the 2025 future land use plan and will definitely allow for the preservation of the existing and proposed greenspace areas.

STAFF RECOMMENDATION:

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