

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5692

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. SMITH

SECONDED BY: MR. CANULETTE

ON THE 6 DAY OF OCTOBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HIGHWAY 190, WEST OF LA HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 82.759 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1(SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 3). (2016-357-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-357-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-1 (Suburban District) to an A-3 (Suburban 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-3 (Suburban 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-1(Suburban District) to an A-3 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 NOVEMBER , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 29 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

Exhibit "A"

2016-357 -ZC

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 29, T 6 S-R 10 E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, T 6 S-R 10 E AND BEING THE POINT OF BEGINNING:

THENCE South 00 degrees 25 minutes 47 seconds East for a distance of 1420.00 feet to point and corner;

THENCE North 89 degrees 44 minutes 20 seconds West for a distance of 2540.04 feet to point and corner;

THENCE North 00 degrees 25 minutes 47 seconds West for a distance of 1414.09 feet to point and corner;

THENCE North 89 degrees 38 minutes 13 seconds East for a distance of 542.75 feet to point and corner;

THENCE South 89 degrees 44 minutes 20 seconds East for a distance of 1997.25 feet back to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 82.759 Acres more or less.

**Case No.:** 2016-357-ZC

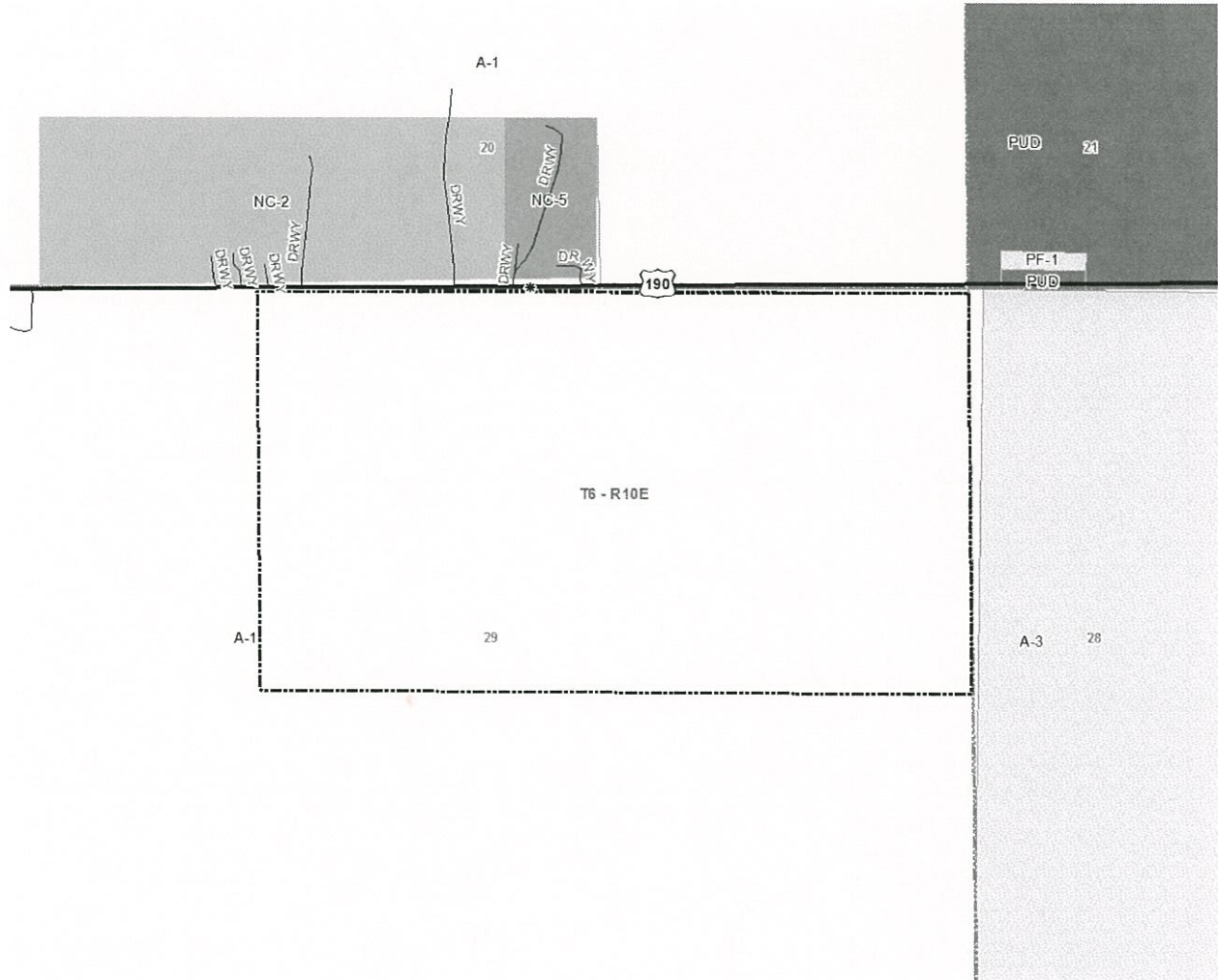
**PETITIONER:** Toby Easterly

**OWNER:** The Marietta Trust

**REQUESTED CHANGE:** From A-1 Suburban District to A-3 Suburban District & PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3

**SIZE:** 82.759 acres





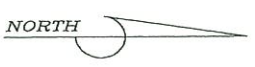






2016-357-20

DRAWN BY:	EDJ
CHECKED BY:	BAS
TECHNICIAN:	BJM
CHECKED BY:	



SECTION 20

SECTION 20

U.S. HIGHWAY 190

\* 589°44'20"E  
1997.25'

1997.25'

N89°38'13"E  
542.75'

82.759 ACRES

N00°25'47"W  
1414.09'

2540.04'  
N89°44'20"W

SECTION 29

SECTION 20

SECTION 21

P.O.B.

1420.00'  
S00°25'47"E

REMAINING PORTION OF  
A 691.12 ACRE TRACT  
± 608.96 REMAINING ACRES

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

**PRELIMINARY**

BRETT J. MARTIN  
PROFESSIONAL LAND SURVEYOR  
LICENSE # 5135  
MCLIN TAYLOR, INC.

7/15/16  
DATE

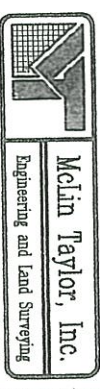


**MAP SHOWING SURVEY & REMOVAL OF A**

**82.759 ACRE TRACT FROM A**

**691.12 ACRE TRACT**

LOCATED IN SECTION 29, T6S-R10E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
FIRST HORIZON, INC.



Melin Taylor, Inc.

Engineering and Land Surveying

28388 FRONT ROAD LIVINGSTON, LA. 70754 (504) 886-1444  
2152436

2016-357-ZC

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: FIRST HORIZON, INC.

Developer's Address: 1244 S. RANGE AVE. DENHAM SPRINGS LA 70726  
Street City State Zip Code

Developer's Phone No. 225-791-6860  
(Business) (Cell)

Subdivision Name: PRESTON VINEYARD

Number of Acres in Development: 82.759 Number of Lots/Parcels in Development: 165

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

Water Surface Runoff Mitigation Proposed: NO

*(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? \_\_\_\_\_



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

If yes, which major arterial streets? U.S. HIGHWAY 190

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

If yes, please explain? \_\_\_\_\_

- 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.*

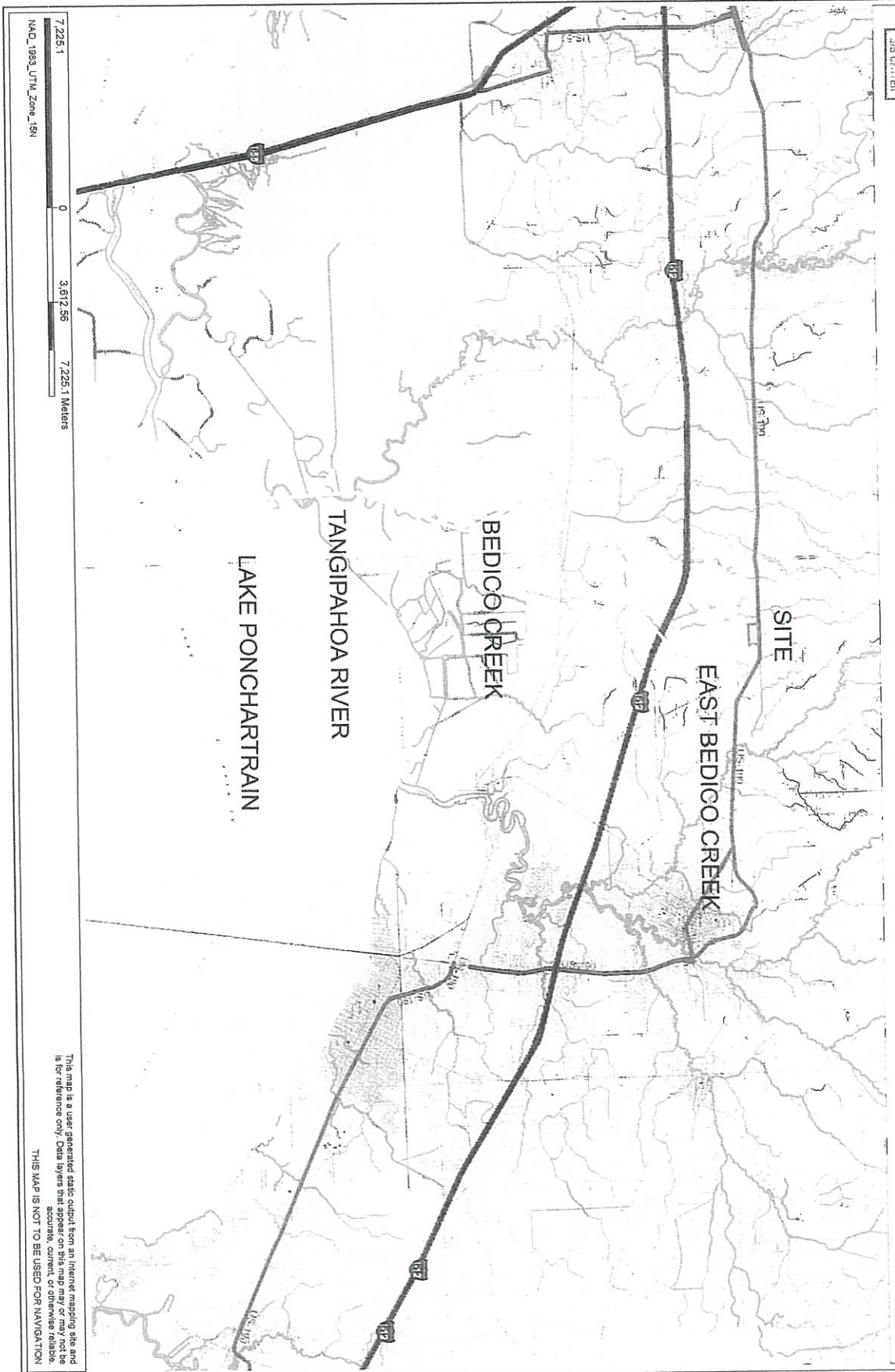
  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

08-25-2016  
DATE

2016-357-2C




### LDEQ Interactive Mapping Application (LIMA)



- Legend**
- TomTom Interstate Highways
  - TomTom US Highways
  - USGS DLG Intermittent Stream
  - USGS DLG Perennial Stream

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that are accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

1: 142,227  
8/25/2016





2016-357-ZC



0 1,500 Feet







**GENERAL PUD CRITERIA**

<b>Required information</b>	<b>Staff Comments</b>
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 (to be located on site, as identified on plan)
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 82.8 acre parcel of land, is at 2 units per acre based on the proposed underlying zoning of A-3 Suburban District, which would allow for a total of 165 units. Based on the yield plan submitted (see attached) the net density would allow for 165lots/units. The proposal is for 165 lots/units.

**GREENSPACE**

A total of 40.677 acres of greenspace (49%) is proposed to be provided throughout the subdivision, including undisturbed wetlands area and active & passive recreation areas. The active recreation area is proposed to occupy 1.229 acres (2.8%) and be developed as a park with playground equipment, a half basketball court and a pavilion. The area dedicated to passive recreation, is proposed to occupy 39.438 acres (97%) and for the most part be dedicated as preserved wetlands and conservation areas. A walking trail (concrete) is proposed to be provided as a passive amenity.

Additional information required:

- A complete Recreational Development Plan shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the area to be developed with agricultural uses. The proposed development does not meets the objectives of the 2025 future land use plan; however the design of the residential subdivision will allow for the preservation of most of the existing wetlands located on the site.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved. Although there is a lack of variety of lot size and type of housing within the proposed PUD, staff feels that the design of the development is environmentally sensitive to the presence of wetlands and is of a higher quality than the current and requested underlying zoning would allow.