

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5696

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. THOMPSON

ON THE 6 DAY OF OCTOBER , 2016

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF SHARP ROAD, EAST OF WESTWOOD DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 104.17 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 4, DISTRICT 5). (2016-295-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-295-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) & A-2 (Suburban District) to an A-2 (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-2 (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) & A-2 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: October 27 , 2016

Published Adoption: _____ , 2016

Delivered to Parish President: _____ , 2016 at _____

Returned to Council Clerk: _____ , 2016 at _____

Exhibit "A"

2016-295-ZC

A certain parcel of ground situated in Section 39, Township-7-south, Range-11-East, St. Tammany Parish, Louisiana and more fully described as follows
Commence at the Section Corner common to Sections 22, 23, 26, & 27, T-7-S, R-11-E, and measure South 00°05' 01" East a distance of 726.35 feet to a point;
Thence South 89°10' 05" West a distance of 107.20 feet to a point;
Thence South 02°00' 00" East a distance of 1,228.22 feet to a point;
Thence North 88°00' 00" East a distance of 66.15 feet to a point;
Thence South 00°05' 05" East a distance of 704.48 feet to a point;
Thence South 00°36' 53" East a distance of 2,170.96 feet
to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure
South 89°56' 10" East a distance of 100.01 feet to a point;
Thence North 78°57' 37" East a distance of 1,729.03 feet to a point;
Thence South 84°38' 17" East a distance of 948.66 feet to a point;
Thence South 67°16' 10" East a distance of 1,380.55 feet to a point;
Thence South 73°23' 25" West a distance of 870.93 feet to a point;
Thence South 74°17' 42" West a distance of 575.80 feet to a point;
Thence South 73°21' 24" West a distance of 2,176.10 feet to a point;
Thence South 23°22' 12" West a distance of 666.90 feet to a point;
Thence South 89°02' 25" West a distance of 1,030.79 feet to a point;
Thence North 22°59' 48" East a distance of 1,435.93 feet to a point;
Thence North 23°15' 05" East a distance of 489.28 feet to a point; the
POINT OF BEGINNING, and containing 104.17 acre(s) of land, more or less.

Case No.: 2016-295-ZC

PETITIONER: Jeffery D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

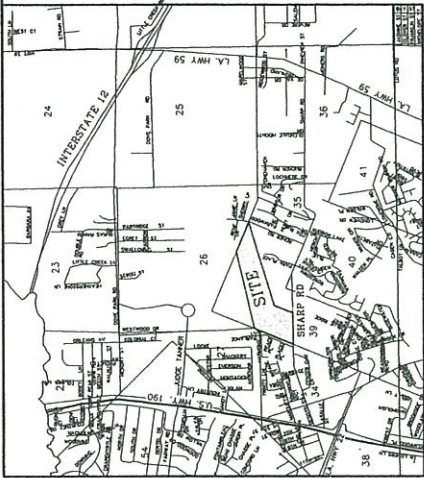
REQUESTED CHANGE: From A-1 Suburban District & A-2 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District

SIZE: 104.17 acres

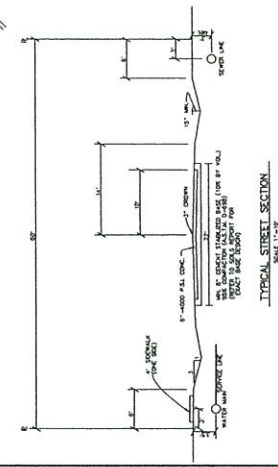
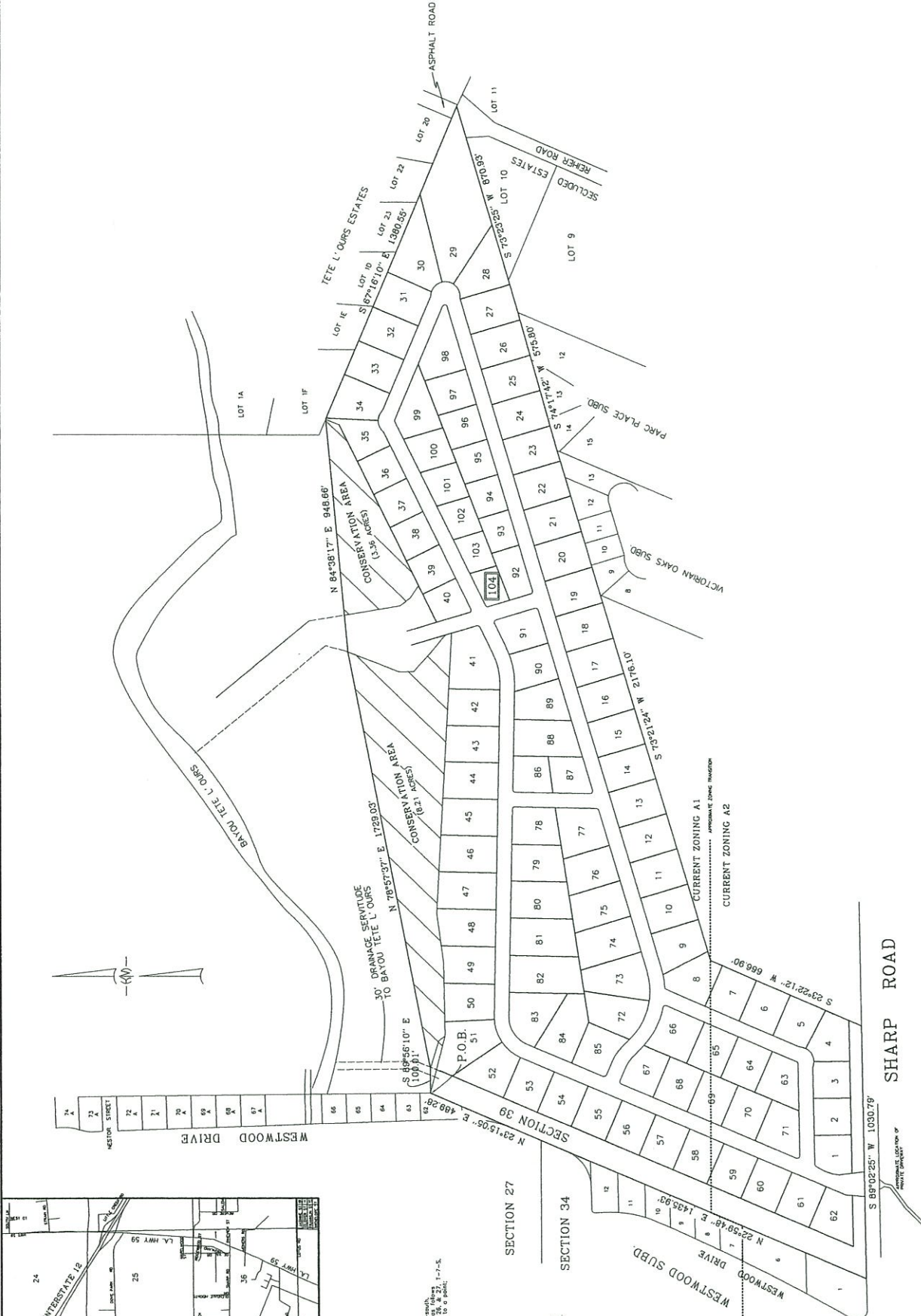


Yield Plan 2016-295-ZC



LEGAL DESCRIPTION

BRENTWOOD ZONING CHANGE
 A certain parcel of land situated in Section 39, Township 7-north, Range 11-west, East of the Section Corner common to Sections 22, 23, 26, & 27, 1-7-S. Commence at the Section Corner common to Sections 22, 23, 26, & 27, 1-7-S. Thence North 89°10'00" East a distance of 107.250 feet to a point; Thence North 89°00'00" East a distance of 66.35 feet to a point; Thence South 00°30'33" East a distance of 2,170.88 feet to the POINT OF BEGINNING; Thence North 70°27'17" East a distance of 1,733.03 feet to a point; Thence South 61°16'10" East a distance of 1,803.89 feet to a point; Thence North 71°17'22" West a distance of 513.80 feet to a point; Thence South 72°12'12" West a distance of 662.80 feet to a point; Thence North 23°21'12" West a distance of 662.80 feet to a point; Thence North 72°23'28" East a distance of 1,433.93 feet to a point; Thence North 22°59'48" East a distance of 1,433.93 feet to a point; Thence North 89°02'25" West a distance of 1,030.79 feet to the POINT OF BEGINNING, and containing 104.17 acres of land, more or less.



YIELD PLAN
BRENTWOOD
 A MINOR SUBDIVISION OF LOT 5 OF
 GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.
 ENGINEERS & LAND SURVEYORS
 845 CALVEZ ST.
 MONROE, LA 70501

DATE: 05-05-16
 DATE: 05-07-16

SCALE: 1" = 200'
 SHEET NO.: 18-035
 SHEET NO.: 18-035

2016-295-ZC



0 1,500 Feet



N



2016-295-EC



Kelly McHugh
&
Associates, Inc.

June 30, 2016

St. Tammany Parish
Department of Development

Re: Brentwood Estates

Ron

In response to the Planned Unit Development Staff Comments of June 28, 2016 the following addresses each comment.

1. The name will be revised to "Brentwood Estates"
2. A detail of the entrance roadway has been added to show dimensions and conformity to 499 regulations.
3. The developer is requesting a waiver of the maximum Cul-De-Sac length
4. The developer is requesting a waiver of the maximum Block length
5. Street names have been added and an email sent to the 911 addressing office to confirm no duplications
6. Details of the two types of Cul-De-Sac have been added to the plan

We trust the above sufficiently addresses your comments. Please phone us at 626-5611 if you have any questions.

Sincerley

Kelly J. McHugh, PE

Sdata/text/BRENTWOOD PUD REPLY LETTER

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors

2016-295-2C

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: LAND HOLDING CO.

Developer's Address: 845 GALVEZ ST. MANDEVILLE
Street City State Zip Code

Developer's Phone No. 985 626-5611
(Business) (Cell)

Subdivision Name: BRENTWOOD

Number of Acres in Development: 104.17 Number of Lots/Parcels in Development: 103

Ultimate Disposal of Surface Drainage: BAYOU TETE LOUDES TO LAKE PONT.

Water Surface Runoff Mitigation Proposed: NA

(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? _____

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- 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? _____

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

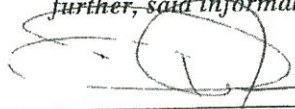
(Does the proposed subdivision development...)

- 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.

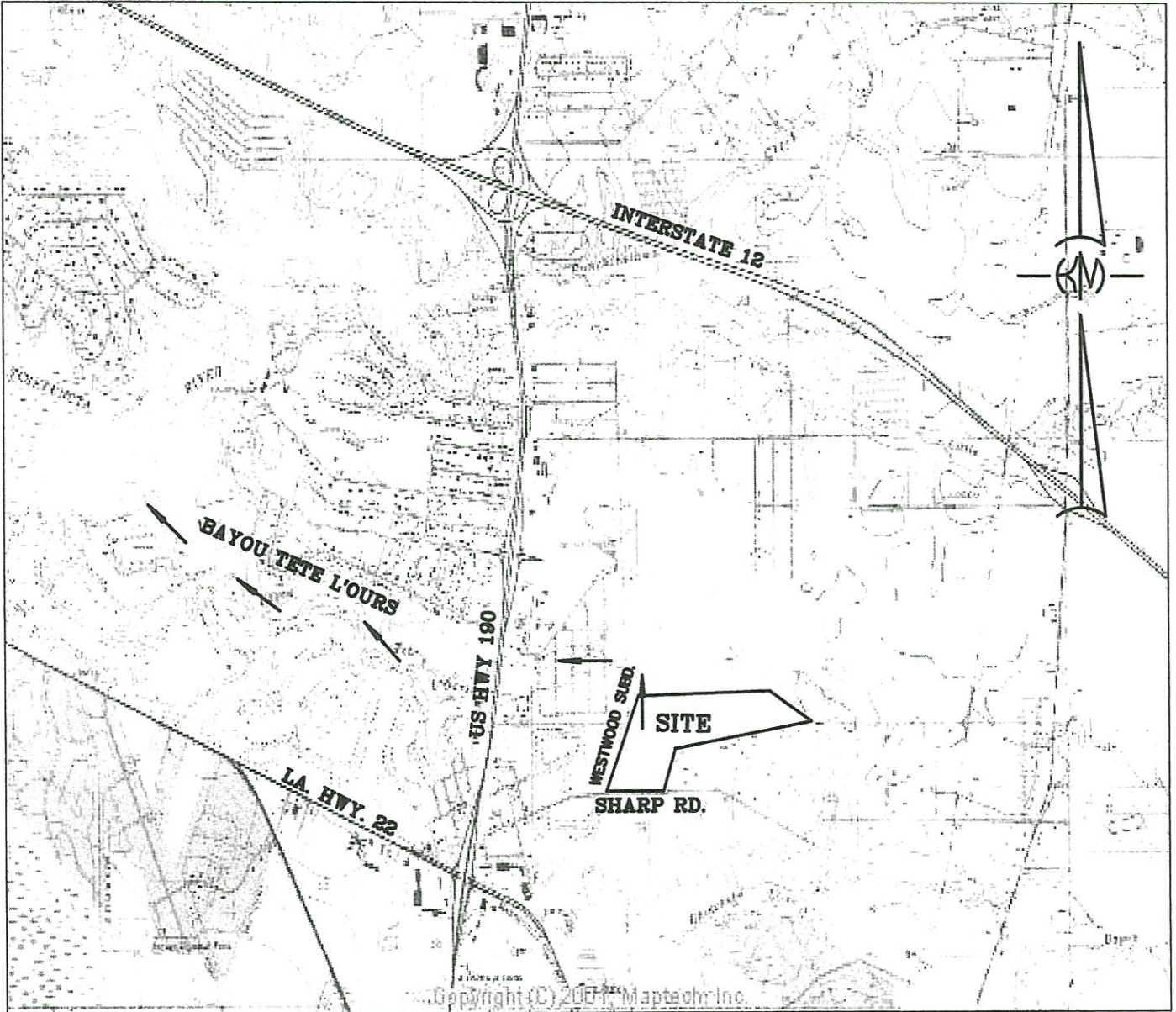


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

5-16-16

DATE

2016-295-20



ULTIMATE DISPOSAL OF SURFACE RUNOFF

SCALE:	N.T.S.	DATE:	05-16-16
DRAWN:	DRJ	JOB NO.:	16-035
REVISED:			

2016-295-ZC

PLANNED UNIT DEVELOPMENT STAFF COMMENTS
FOR BRENTWOOD
(as of June 28, 2016)

Please see comments below relative to the above captioned development scheduled for the July 5th, 2016 Zoning Commission meeting:

1. Brentwood is already an existing subdivision within the parish; therefore, the developer will need to come up with another name or augment the name such as "Brentwood Estates".
2. Inset detail of the entrance road does not depict the width of the two lane exit lanes on the other side of the median. Sec. 40-032.0, 3., Ord. No. 499, requires an 80' x 100' minimum right-of-way at the entrance to all subdivisions with only one ingress/egress. Said entrance must be depicted on the plat with an inset detail depicting the following minimum standards: The developer shall design at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide each egress travel lanes on the other side of the median.
3. Since distances are not provided on the site plan it's difficult to determine if the maximum cul-du-sac length for the first cul-du-sac street violates the 700' foot length.
4. Again, since distances are not provided on the site plan it's difficult to determine if the maximum block length for the main street violates the 1,500' length.
5. Street names should be provided on the site plan; and only after checking with the 911 addressing office (985-898-4911) for names that are not duplicated.
6. A typical inset on the site plan need to be depicted for the roadway width and radius for the cul-du-sacs. The minimum requirements for a cul-du-sac calls for a 60' minimum radius with a 26' minimum inside turning radius and 20' wide street for the roadway.

**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/29/2016
Case No.: 2016-295-ZC
Prior Action: Postponed (08/02/16)
Posted: 8/18/2016

Meeting Date: 9/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

REQUESTED CHANGE: From A-1 Suburban District and A-2 Suburban District to PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District

SIZE: 104.17 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

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	Undeveloped	A-1 Suburban District
South	Residential Church	A-3 Suburban District A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-4 Single Family Residential; District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - 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, 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 petitioner is requesting to change the zoning from A-1 Suburban District to A-2 Suburban District & PUD Planned Unit Development Overlay, to create a single family residential subdivision of a total of 103 lots (see chart below and see attached plan). Note that a zoning change to A-2 Suburban Zoning District (2016-294-ZC) has been submitted to establish the underlying zoning of the proposed subdivision.

Lot Type	Number of lots	Lot size
Single Family Residence	36 units	90' to 100' in width
Single Family Residence	17 units	60' to 65' in width
Garden homes	50 units	45' X 60'

ACCESS

The site is proposed to be accessed from Sharp Road through a boulevard type entrance.

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
Minimum front, sides & rear yard setbacks & maximum height	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site)
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 104.17 acre parcel of land, is at 1 units per acre based on the proposed underlying zoning of A-2 Suburban District, which would allow for a total of 104 units. Based on the yield plan submitted (see attached) the net density would allow for 104 lots/units. The proposal is for 103 lots/units.

GREENSPACE

A total of 68.45 acres of greenspace (66%) is proposed to be provided throughout the subdivision, including non-disturbed wetlands area and active & passive recreation areas. The active recreation area is proposed to occupy 1.97 acres (3%) and be developed as a park with playground equipment. The area dedicated to passive recreation, is proposed to occupy 67.86 acres (97%) and for the most part be dedicated as preserved wetlands and conservation areas. Sidewalks (concrete) along the street connecting to a nature trail (aggregate surface) are proposed to be provided as a passive amenities.

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 site to be developed as a planned district with single family residences and conservation area. The proposed development meets the objectives of the 2025 future land use plan by providing a residential development at density similar to the adjacent uses. The design of the subdivision also allows to achieve the conservation criteria of the 2025 future land use plan, by preserving 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.

Note that as stated above, a complete Recreational Development Plan shall be provided along with the preliminary subdivision submission.