

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5714

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF NOVEMBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 1088, EAST OF TRINITY DRIVE, WEST OF FOREST BROOK BOULEVARD AND WHICH PROPERTY COMPRISES A TOTAL OF 28.06 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) & A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 4, DISTRICT 7). (2016-389-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-389-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 NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to an NC-4 (Neighborhood Institutional District), 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 NC-4 (Neighborhood Institutional District), 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 NC-4 (Neighborhood Institutional District) & A-4 (Single Family Residential District) to an NC-4 (Neighborhood Institutional District), 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF DECEMBER, 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"

2016-389-ZC

A PARTICULAR PARCEL OF LAND LOCATED IN SECTION 05 TOWNSHIP 08 SOUTH-RANGE 12 EAST, ST. HELENA MERIDIAN, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCE AT THE CORNER REPORTED TO BE THE NORTHWEST CORNER OF SECTION 05 OF THE ABOVE DESCRIBED TOWNSHIP AND RANGE; THENCE SOUTH 00 DEGREES 46 MINUTES 09 SECONDS EAST 829.01 FEET (TITLE: SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST) TO THE NORTH RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 1088; THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 70 DEGREES 59 MINUTES 00 SECONDS WEST 70.90 FEET (TITLE: SOUTH 72 DEGREES 13 MINUTES 01 SECONDS WEST); THENCE LEAVE SAID RIGHT OF WAY SOUTH 00 DEGREES 53 MINUTES 54 SECONDS EAST 345.74 FEET (TITLE: SOUTH 00 DEGREES 18 MINUTES 17 SECONDS EAST) TO A 1/2" IRON ROD FOUND AND THE POINT OF BEGINNING; THENCE NORTH 70 DEGREES 59 MINUTES 00 SECONDS EAST 695.76 FEET (TITLE: NORTH 71 DEGREES 43 MINUTES 08 SECONDS EAST 697.00 FEET) TO A 1/2" IRON ROD SET; THENCE SOUTH 01 DEGREES 12 MINUTES 21 SECONDS EAST 377.69 FEET (TITLE: SOUTH 00 DEGREES 26 MINUTES 00 SECONDS EAST 373.20 FEET) TO A 1/2" IRON ROD SET; THENCE NORTH 89 DEGREES 48 MINUTES 31 SECONDS EAST 21.65 FEET (TITLE: SOUTH 89 DEGREES 41 MINUTES 53 SECONDS EAST) TO A 1/2" IRON ROD SET; THENCE SOUTH 00 DEGREES 48 MINUTES 44 SECONDS EAST 1304.00 FEET (TITLE: SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST) TO A 1/2" IRON ROD SET; THENCE SOUTH 89 DEGREES 36 MINUTES 51 SECONDS WEST 617.40 FEET (TITLE: NORTH 89 DEGREES 51 MINUTES 35 SECONDS WEST) TO A 1" IRON PIPE FOUND ON THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 05 AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 06; THENCE RUN ALONG SAID QUARTER LINE NORTH 00 DEGREES 46 MINUTES 09 SECONDS WEST 1148.25 FEET (TITLE: NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 1148.04 FEET) TO A 1/2" IRON ROD FOUND; THENCE LEAVE SAID QUARTER QUARTER LINE SOUTH 89 DEGREES 22 MINUTES 42 SECONDS WEST 67.94 FEET (TITLE: SOUTH 89 DEGREES 53 MINUTES 48 SECONDS WEST 66.98 FEET) TO A 1/2" IRON ROD FOUND; THENCE NORTH 00 DEGREES 53 MINUTES 54 SECONDS WEST 311.57 FEET (TITLE: NORTH 00 DEGREES 18 MINUTES 17 SECONDS WEST 309.45 FEET) TO A 1/2" IRON ROD FOUND AND THE POINT OF BEGINNING. SAID PARCEL CONTAINING 22.76 ACRES OF LAND

A PARTICULAR PARCEL OF LAND LOCATED IN SECTIONS 05 AND 06 TOWNSHIP 08 SOUTH-RANGE 12 EAST, ST. HELENA MERIDIAN, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCE AT THE CORNER REPORTED TO BE THE NORTHWEST CORNER OF SECTION 05 OF THE ABOVE DESCRIBED TOWNSHIP AND RANGE; THENCE SOUTH 00 DEGREES 46 MINUTES 09 SECONDS EAST 829.01 FEET (TITLE: SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST) TO A 1/2" IRON ROD SET ON THE NORTH RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 1088 AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID RIGHT OF WAY NORTH 70 DEGREES 57 MINUTES 05 SECONDS EAST 622.78 FEET (TITLE: NORTH 72 DEGREES 13 MINUTES 01 SECONDS EAST) TO A 1/2" IRON ROD FOUND; THENCE LEAVE SAID RIGHT OF WAY SOUTH 01 DEGREES 12 MINUTES 21 SECONDS EAST 345.02 FEET (TITLE: SOUTH 00 DEGREES 26 MINUTES 00 SECONDS EAST 344.84 FEET) TO A 1/2" IRON ROD SET; THENCE SOUTH 70 DEGREES 59 MINUTES 00 SECONDS WEST 695.50 FEET (TITLE: SOUTH 71 DEGREES 43 MINUTES 08 SECONDS WEST 697.00 FEET) TO A 1/2" IRON ROD FOUND; THENCE NORTH 00 DEGREES 53 MINUTES 54 SECONDS WEST 345.74 FEET (TITLE: NORTH 00 DEGREES 18 MINUTES 17 SECONDS WEST) TO A 1/2" IRON ROD SET ON THE SOUTH RIGHT OF WAY OF LOUISIANA STATE HIGHWAY 1088; THENCE RUN ALONG SAID RIGHT OF WAY NORTH 70 DEGREES 57 MINUTES 05 SECONDS EAST 70.90 FEET (TITLE: NORTH 72 DEGREES 13 MINUTES 01 SECONDS EAST) TO A 1/2" IRON ROD SET AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 5.23 ACRES OF LAND

Case No.: 2016-389-ZC

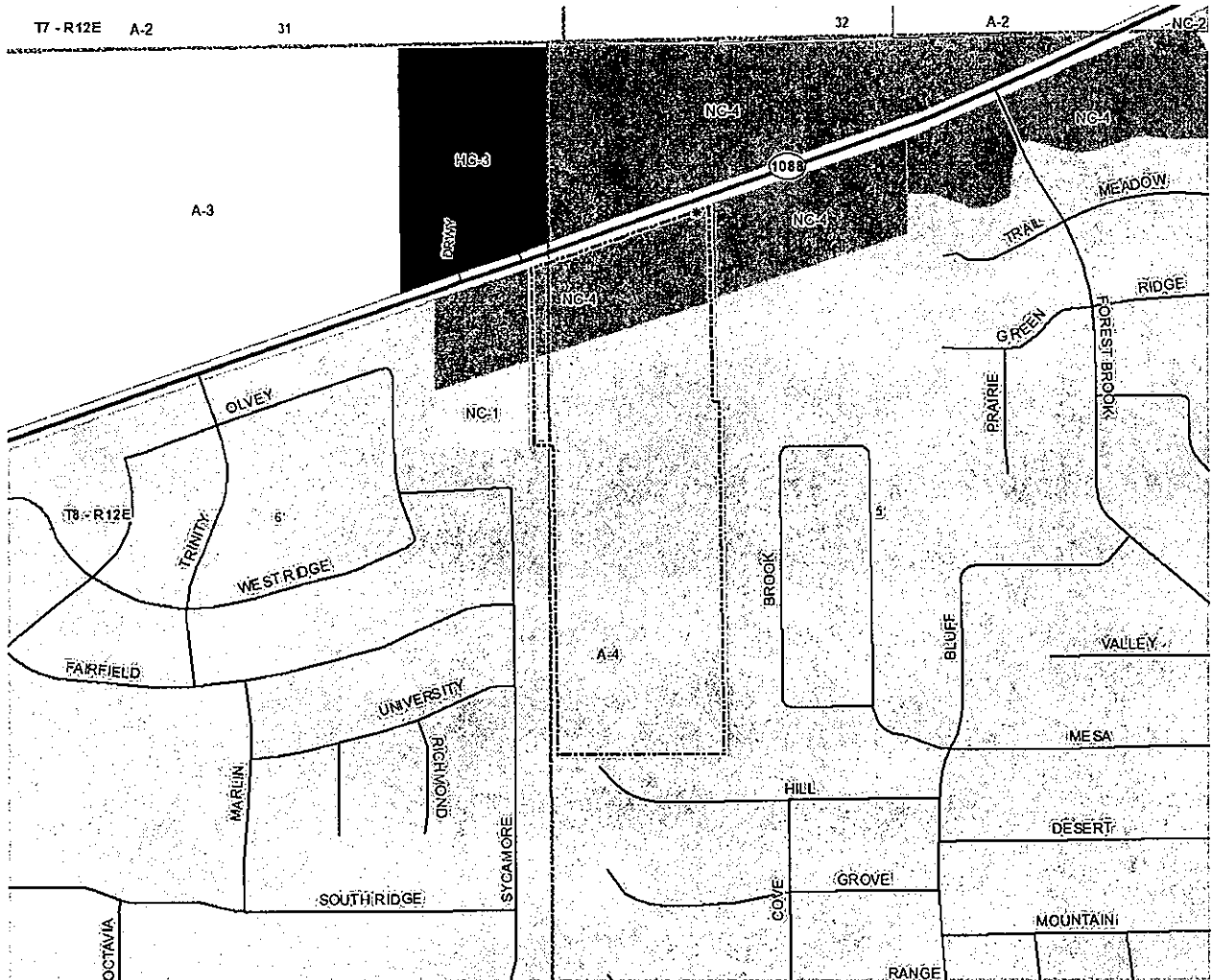
PETITIONER: Kyle Associates LLC - Franklin Kyle

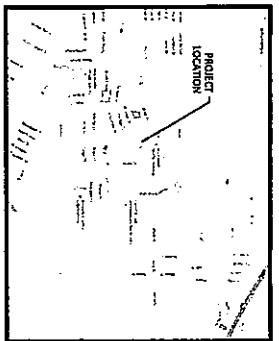
OWNER: James E. Shields

REQUESTED CHANGE: From A-4 Single-Family Residential District & NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District & PUD Planned Unit Development Overlay

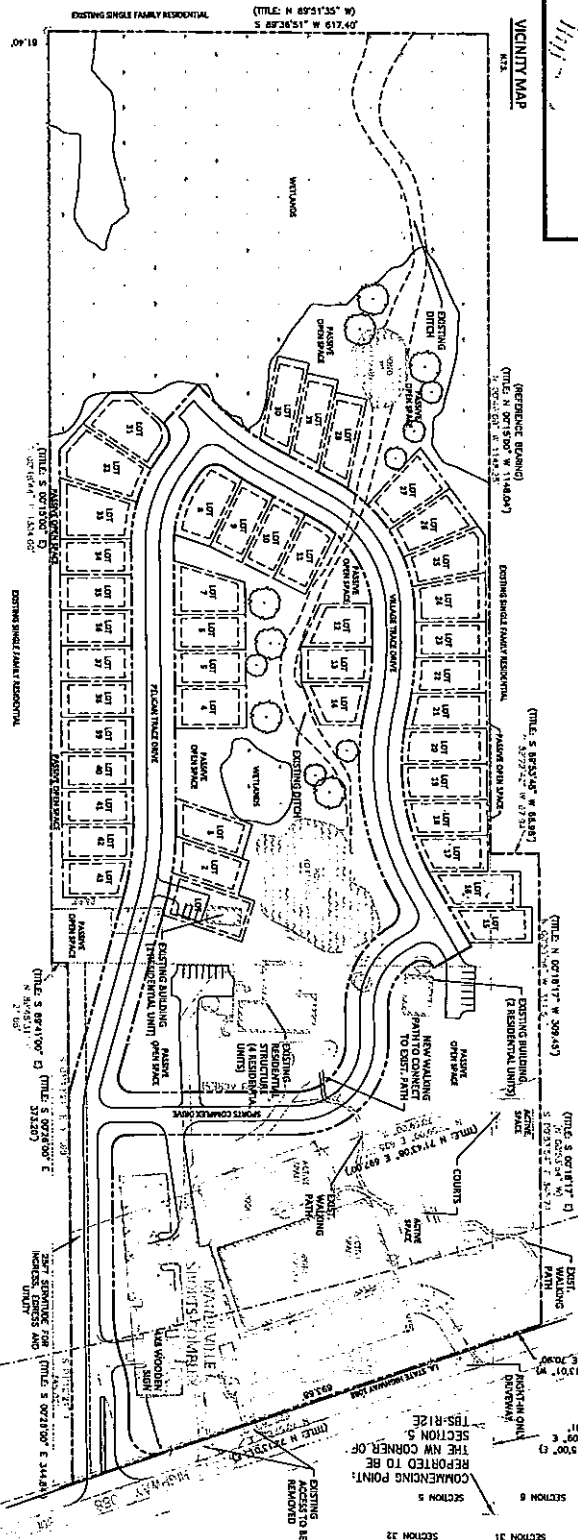
LOCATION: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Blvd; S5, T8S, R12E; Ward 4, District 13

SIZE: 27.99 acres





THE VILLAGE AT PELICAN TRACE PLANNED UNIT DEVELOPMENT SECTION 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA



LEGEND

EXISTING WETLANDS
NEW 10% DEVELOPMENT RIGHTS
BUBBLE 10% DEVELOPMENT RIGHTS

SITE DATA CALCULATION

27.89 ACRES
ASPHALT 100%
GRASS 2.14 ACRES
TOTAL 29.03 ACRES

APPROXIMATELY 57 UNITS
TAKE RESPONSIBILITY TAMMANY PARISH

DISTING FACILITY USE

COMMERCIAL UNIT
MAXIMUM DEVELOPMENT COST \$4.00 PER SQ FT
HEIGHT - 12'-0"

ALLOWED USES

RESIDENTIAL - SINGLE-FAMILY
SINGLE-FAMILY DETACHED
SINGLE-FAMILY ATTACHED
SINGLE-FAMILY TOWNHOMES

The subdivision is being developed as a single tract to meet the intent of the Louisiana Single-Family Residential Development Act (LSRD Act).

TOTAL OFF-ROUTE REQUIREMENTS

UNIMPROVED LOT SIDE AND FRONT DRIVEWAYS 75% SURFACE
TOTAL OFF-ROUTE IMPROVED 13.67 ACRES

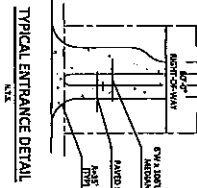
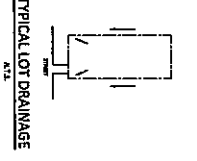
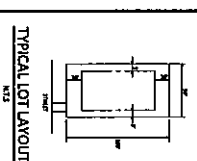
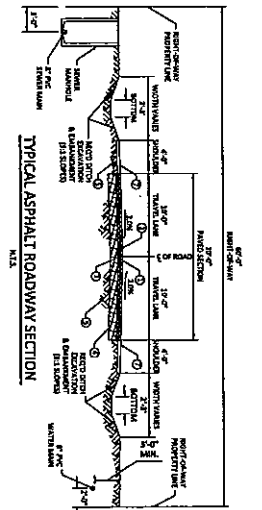
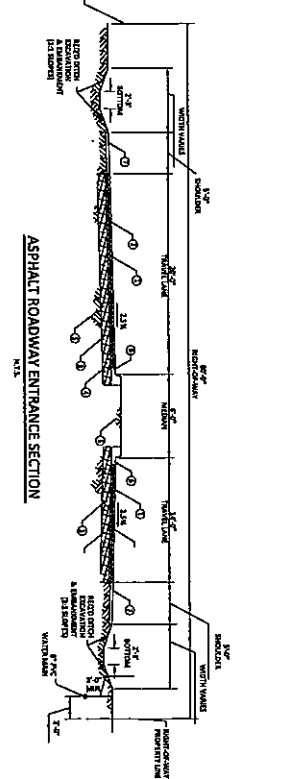
* OFF-ROUTE SPACE DESIGN BY ALL UNIMPROVED WETLANDS, SETBACKS, AND BUFFERING REQUIREMENTS TO BE DETERMINED BY THE ENGINEER.

* WETLANDS TO REMAIN: ALL WETLANDS TO BE MAINTAINED WITHIN A LINDSEY WETLANDS ACTIVE RECREATION ADJACENT AREAS.

* TYPICAL ADJACENT TO A R/W: 4'-0" (MINIMUM) TO 10'-0" (MAXIMUM) FREEDOM OF CIRCULATION.

* IMPROVED DRIVEWAY AREAS: ACCESS SHALL BE ADJACENT TO WETLANDS FREEDOM OF CIRCULATION.

- STANDARD CITY ROADWAY NOTES**
1. NOT TO SCALE UNLESS NOTED OTHERWISE.
 2. NOT TO SCALE UNLESS NOTED OTHERWISE.
 3. TO BE DETERMINED BY THE ENGINEER.
 4. TO BE DETERMINED BY THE ENGINEER.
 5. TO BE DETERMINED BY THE ENGINEER.



- RESTRICTIVE COVENANTS**
1. EACH LOT SHALL HAVE ADEQUATE DRAINAGE.
 2. NO OFF-ROUTE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS SHALVE AND/OR WATER SERVICE, ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, WHICHEVER A SUBDIVISION IS SERVED BY A COMMUNITY CENTRAL WATER SYSTEM (CWW), AND BEFORE ANY OCCUPANCY IS ISSUED TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF INSPECTION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH FOUND AND ANY DEPARTMENT OF THE COMMUNITY CENTRAL WATER SYSTEM (CWW).
 3. BUILDING SETBACKS: ALL NEW 1.5' SIDE STREET 1.5' NO DEPARTMENT OF ENVIRONMENTAL SERVICES SHALL BE CONSTRUCTED WITHIN 27' OF THE TOP BANK OF A SUBDIVISION.
 4. CONSTRUCTION OF ANY WALLS, INCLUDING FENCES, IS PROHIBITED IN DRINKAGE OR STREET ELEVATIONS.
 5. NO HOBBOLE OR OFF-ROUTE ACTIVITY SHALL BE PERMITTED ON ANY LOT, NOR SHALL ANYTHING BE DONE TO A SUBDIVISION, PARTICULARLY AT THE JUNCTION OF A LOT OR DRIVE OR DRIVE STORAGE.
 6. THE MINIMUM CULVERT SIZE IS 36 INCHES.
 7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 8. NO LOT WILL BE FURNISHED RESIDENCED WHICHEVER THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
 9. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
 10. GARAGES ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SEVEN (7) FEET FROM THE CORNER OF SAID PROPERTY CLOSER TO THE INTERSECTION AS MEASURED THEREON. LOTS 9 SHALL BE A SIDE DRIVE ONLY.
 11. THE MINIMUM ELEVATION FOR ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FLOOD ZONING MAP AND SHALL BE NOTED ON THE FINAL FLOOD ELEVATION MAP. THE MINIMUM ELEVATION SHALL BE 12 INCHES ABOVE THE GROUND OF THE CURRENT FLOOD ELEVATION WHICH EVER IS GOVERN.
 12. THE APPROVED RESTRICTIONS SHALL BE RECORDED IN EACH TITLE ON BEING IN A PORTION OF THE REQUIRED SETTING ON THE FINAL SUBDIVISION PLAN (LABELED BY CDD: 24-2144, DATED 02/23/2016).
 13. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST LOT SIDE STREET CURB LINE AND THE BUILDING HEIGHT SHALL NOT EXCEED THIRTY (30) FEET.
 14. THE HOMEOWNER'S ASSOCIATION WILL MAINTAIN NORMALS, PASSES, OPEN SPACES AND FENCES.
 15. ALL UTILITIES (SEWER, OTHER THAN SEWER AND WATER, AND POWER LINE) INFRASTRUCTURE WITHIN THE SUBDIVISION SHALL BE DEDICATED TO THE PERPETUAL USE OF THE SUBDIVISION FOR THE PERMANENT USE OF THE SUBDIVISION.

THE VILLAGE AT PELICAN TRACE LEGAL DESCRIPTION

A PARTICULAR PARCEL OF LAND LOCATED IN SECTION 09, TOWNSHIP 07 NORTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCE AT THE CORNER REPORTED TO BE THE NORTHWEST CORNER OF SECTIONS 09 OF THE ABOVE DESCRIBED TOWNSHIP AND RANGE; THENCE SOUTHWEST 90 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE WEST 21 DEGREES 20 MINUTES 00 SECONDS 00 1/4" BEARING 240.20 FEET TO POINT OF BEGINNING; THENCE NORTH 72 DEGREES 44 MINUTES 44 SECONDS 00 1/4" BEARING 388.79 FEET TO POINT OF BEGINNING; THENCE EAST 89 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE WEST 21 DEGREES 20 MINUTES 00 SECONDS 00 1/4" BEARING 240.20 FEET TO POINT OF BEGINNING; THENCE NORTH 72 DEGREES 44 MINUTES 44 SECONDS 00 1/4" BEARING 388.79 FEET TO POINT OF BEGINNING; THENCE EAST 89 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE WEST 21 DEGREES 20 MINUTES 00 SECONDS 00 1/4" BEARING 240.20 FEET TO POINT OF BEGINNING; THENCE NORTH 72 DEGREES 44 MINUTES 44 SECONDS 00 1/4" BEARING 388.79 FEET TO POINT OF BEGINNING.

S&D RANGE: CONTAINING 23.78 ACRES OF LAND.

A PARTICULAR PARCEL OF LAND LOCATED IN SECTION 09 AND 10 OF TOWNSHIP 07 NORTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCE AT THE CORNER REPORTED TO BE THE NORTHWEST CORNER OF SECTIONS 09 OF THE ABOVE DESCRIBED TOWNSHIP AND RANGE; THENCE SOUTHWEST 90 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE WEST 21 DEGREES 20 MINUTES 00 SECONDS 00 1/4" BEARING 240.20 FEET TO POINT OF BEGINNING; THENCE NORTH 72 DEGREES 44 MINUTES 44 SECONDS 00 1/4" BEARING 388.79 FEET TO POINT OF BEGINNING; THENCE EAST 89 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES 09 SECONDS 00 1/4" BEARING 1100.10 FEET TO POINT OF BEGINNING; THENCE WEST 21 DEGREES 20 MINUTES 00 SECONDS 00 1/4" BEARING 240.20 FEET TO POINT OF BEGINNING; THENCE NORTH 72 DEGREES 44 MINUTES 44 SECONDS 00 1/4" BEARING 388.79 FEET TO POINT OF BEGINNING.

REVISIONS

NO.	DATE	REVISIONS	APP'D
1	09/16/16	REVISED PER L&P COMMENTS	REP
2	09/28/16	REVISED PER L&P COMMENTS	REP
3	09/29/16	REVISED PER L&P COMMENTS	REP

STAMP

DATE: 09/29/2016

SCALE: 1"=200'-0"

SCALE: 1"=100'-0"

SCALE: 1"=50'-0"

DESIGNED BY: FKM
DRAWN BY: KNS/TM
CHECKED BY: FKM
DATE: 09/29/2016

JOB NO: 15037

CAD FILE NAME:

**THE VILLAGE AT PELICAN TRACE
LA HWY 1088 PUD
JIMMY SHIELDS**

SITE PLAN

Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
8300 Westbank Dr., Suite 1000, Houston, TX 77036-3415

C1.0

2016-309-2C

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: James Shields, Sr.

Developer's Address: 30 New England Court Gretna LA 70053
Street City State Zip Code

Developer's Phone No. 504-348-2404 504-390-1944
(Business) (Cell)

Subdivision Name: Pelican Point

Number of Acres in Development: _____ Number of Lots/Parcels in Development: _____

Ultimate Disposal of Surface Drainage: Lake Ponchartrain

Water Surface Runoff Mitigation Proposed: Detention Pond

(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? _____

2016-389-2C

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

If yes, which major arterial streets? LA 1088

- 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.

James E. Pugh Sr. 8/12/2016
ENGINEER/SURVEYOR/OR DEVELOPER DATE
(SIGNATURE)

2016-389-2C



**DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, NEW ORLEANS DISTRICT
P.O. BOX 60287
NEW ORLEANS, LOUISIANA 70160-0287**

MAR 15 2016

REPLY TO
ATTENTION OF

Operations Division
Surveillance and Enforcement Section

Mr. Thomas Brown
Biological Surveys, Inc.
P.O. Box 94
Covington, LA 70433

Dear Mr. Brown:

Reference is made to your request, on behalf of Mr. Jimmy Shields, for a U.S. Army Corps of Engineers' jurisdictional determination on property located in Section 5, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana (enclosed map). Specifically, this property is identified as 28 acres south of Hwy 1088 in Mandeville, Louisiana.


A field inspection of the property was conducted on March 4, 2016. Based on the results of this investigation, we have determined that part of the property is wetland and may be subject to Corps' jurisdiction. The approximate limits of the wetland are designated in red on the map. A Department of the Army permit under Section 404 of the Clean Water Act will be required prior to the deposition or redistribution of dredged or fill material into wetlands that are waters of the United States. Additionally, a DA permit will be required if you propose to deposit dredged or fill material into other waters subject to Corps' jurisdiction. Other waters that may be subject to Corps' jurisdiction are indicated in blue on the map.

You are advised that this preliminary jurisdictional determination is valid for a period of 5 years from the date of this letter unless new information warrants revision prior to the expiration date or the District Commander has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.

Please be advised that this property is in the Louisiana Coastal Zone and a Coastal Use Permit may be required prior to initiation of any activities on this site. For additional information, contact Ms. Christine Charrier, Office of Coastal Management, Louisiana Department of Natural Resources at (225) 342-7953.

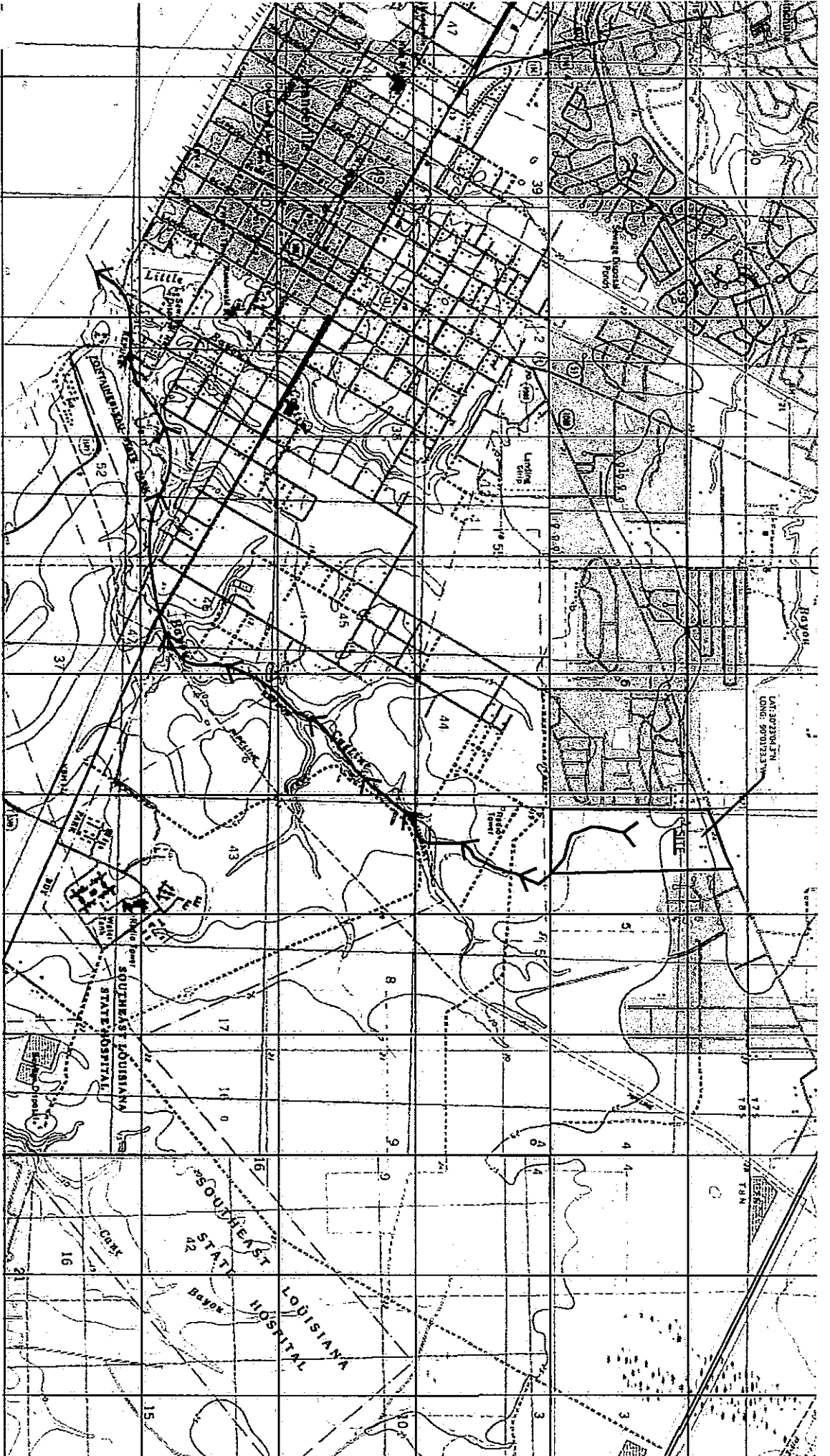
Should there be any questions concerning these matters, please contact Mr. Andrew Bennett at (504) 862-2227 and reference our Account No. MVN-2006-04964-1-SJ. If you have specific questions regarding the permit process or permit applications, please contact our Eastern Evaluation Section at (504) 862-2292.

Sincerely,


Martin S. Mayer
Chief, Regulatory Branch

Enclosures


2016-309-20



PELICAN POINT PUD RECEIVING WATERS

ST. TAMMANY PARISH, LOUISIANA

8-10-16



Kyle Associates, LLC
Planning, Engineering, and Landscape Architecture
638 Village Green N. • Mandeville, LA 70471 • 985-772-0877

2016-389-ZC

HC-3

NC-4

A-3

1088

DRWY

NC-1

T8-R12E

5

2016-389-ZC

A-4

WEST RIDGE

FAIRFIELD

BROOK

UNIVERSITY

RICHMOND

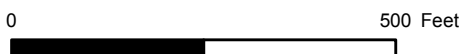
HILL

SYCAMORE

COVE

SOUTH RIDGE

GROVE



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 9/30/2016
Case No.: 2016-389-ZC
Posted: 09/21/16

Meeting Date: 10/4/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kyle Associates LLC - Franklin Kyle

OWNER: James E. Shields

REQUESTED CHANGE: From A-4 Single-Family Residential District & NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the south side of LA Highway 1088, east of Trinity Drive, west of Forest Brook Blvd; S5, T8S, R12E; Ward 4, District 13

SIZE: 27.99 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	Undeveloped & Commercial	NC-4 Neighborhood Institutional District
South	Single Family Residential	A-4 Single-Family Residential District
East	Single Family Residential	A-4 Single-Family Residential District & NC-4 Neighborhood Institutional District
West	Single Family Residential & Commercial	A-4 Single-Family Residential District NC-1 Professional Office District & NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District & NC-4 Neighborhood Institutional District to A-4 Single-Family Residential District, NC-4 Neighborhood Institutional District & PUD Planned Unit Development Overlay. The site is proposed to be developed with 43 single family residential lots, a duplex, a four plex and a sports complex and outdoor recreation area.

Note that the existing sports complex is proposed to be integrated in the PUD, making its amenities available to the residents of the subdivision. Also, the exiting single family residence, duplex and four plex will be integrated into the PUD. Considering the lack of variety in lot size within the proposed subdivision, the integration of the duplex, four plex and the sports complex will allow for a variety of housing type within the subdivision and easy access to active recreational amenities.

ACCESS

The site is proposed to be accessed through a boulevard type driveway from Highway 1088. The proposed driveway will be internally connected to the parking lot of the sports complex. The 2 existing independent driveways for the sports complex will remain in place.

Sports Complex	Information
Maximum sq. ft. allowed & maximum height	45,000 sq. ft. (currently 28,500 sq. ft.) & 20 feet in height
Allowable Uses	Office, Gymnasium, Snack Bar, Retail, Pool, Outdoor sports & activities
Regulation	Subject to all Parish Landscaping, Lighting, Parking & Signage Requirements

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
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site, connection to Tammany Utilities)
Wetland Delineations	Provided on plan; however, need initial wetland delineation determined by a qualified wetlands consultant
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 22.76 acre residential portion of the land, is at 4 units per acre based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 91 units. Based on the formula the net density would allow for 68 lots/units. The proposal is for 43 lots, 1 duplex and 1 four plex for a total of 49 units.

GREENSPACE

A total of 13.83 acres of greenspace (49.4%) 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 1.23 acres (4.4%) and will include a sports complex, providing a variety of activities, and an outdoor, basketball court, volleyball court and a pool. The passive recreation is proposed to occupy 12.6 acres (45%) and is for the most part dedicated as preserved wetlands and greenspace areas. The existing walking path, shown on the plan, will remain and will be extended to allow pedestrian access from the residential part of the subdivision to the sports complex. Note that the configuration of the walking path may be changed and is encourage to be extended throughout the subdivision. The material used to construct and/or to upgrade the walking paths should be: aggregate, semi-hard or hard-surfaced materials. Also, picnic tables, gazebos and benches should be provided within the greenspace area, by the pond and in proximity to the volleyball and the basketball courts.

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 residential uses. The proposed development meets that objectives of the 2025 future land use plan by proposing a residential development with open space and allowing for the preservation of the wetlands.

STAFF RECOMMENDATION:

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