

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6072 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1188-ZC)AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 59, SOUTH OF DOVE PARK ROAD & CAMPBELL AVENUE AND WHICH PROPERTY COMPRIESA TOTAL OF 42.065 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT), HC-2 (HIGHWAY COMMERCIAL DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 4, DISTRICT 5). (2018-1188-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1188-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) & HC-2 (Highway Commercial District) to an A-4 (Single-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), 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 A-1 (Suburban District) & HC-2 (Highway Commercial District) to an A-4 (Single-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: OCTOBER 24, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

**EXHIBIT "A"**

**2018-1188-ZC**

**A CERTAIN PARTIAL PIECE OF LAND LOCATED ON A 63.3 ACRE TRACT AND A 168.7 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA. DESCRIBED MORE PARTICULARLY AS FOLLOWS:**

**COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY No. 59 AND THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED COTTON CREEK DRIVE; THENCE PROCEED NORTH 88°48'23" WEST, A DISTANCE OF 369.74' TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 555.00', AN ARC LENGTH OF 531.45' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°25'32" WEST, 510.49' TO A POINT OF TANGENCY; THENCE PROCEED NORTH 34°02'42" WEST, A DISTANCE OF 611.15' TO A POINT ON THE ARC OF A CURVE TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 645.00', AN ARC LENGTH OF 198.65' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°52'06" WEST, 197.87' TO THE POINT OF BEGINNING; THENCE NORTH 11°00'35" EAST, 442.41'; THENCE NORTH 89°23'19" WEST, 569.35'; THENCE SOUTH 11°02'32" WEST, 101.98'; THENCE NORTH 89°17'43" WEST, 1487.43'; THENCE SOUTH 00°43'45" WEST, 605.03'; THENCE SOUTH 89°17'43" EAST, 340.36'; THENCE SOUTH 00°42'17" WEST, 224.63'; THENCE SOUTH 89°17'43" EAST, 599.55'; THENCE NORTH 11°02'32" EAST, 95.31'; THENCE SOUTH 78°57'28" EAST, 120.00'; THENCE SOUTH 11°02'32" WEST, 33.23'; THENCE SOUTH 78°57'28" EAST, 270.00'; THENCE SOUTH 11°02'32" WEST, 387.04'; THENCE SOUTH 89°21'49" EAST, 570.08' THENCE NORTH 11°00'35" EAST, 899.12' BACK TO THE POINT OF BEGINNING.**

**SAID PIECE OF LAND CONTAINING 42.065 ACRES OR 1,832,336 SQUARE FEET, MORE OR LESS.**

Case No.: 2018-1188-ZC

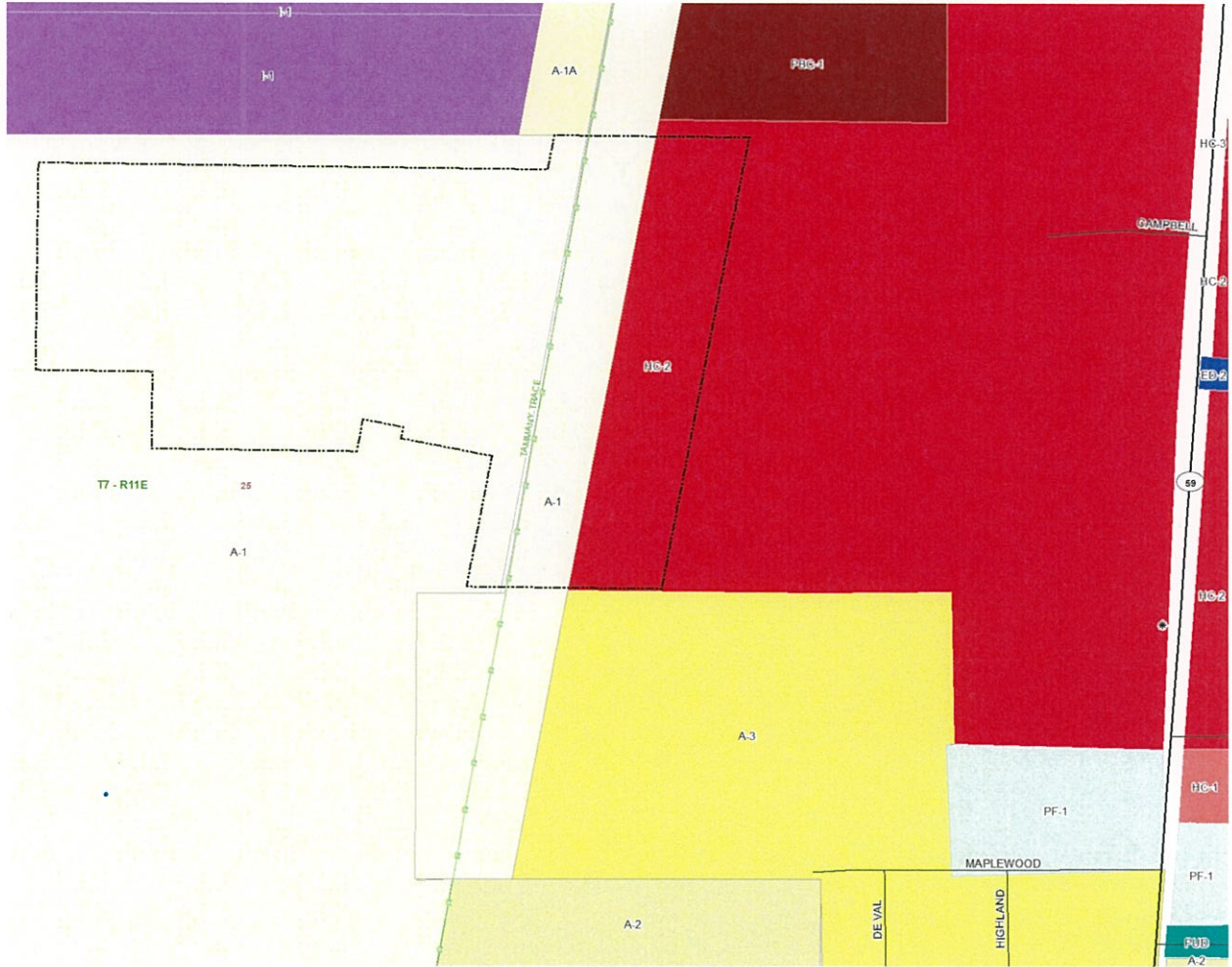
PETITIONER: Art Lancaster

OWNER: De Val, Inc - Albert J. Vallon

REQUESTED CHANGE: From A-1 Suburban District, HC-2 Highway Commercial District to A-4 Single-Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue; S25, T7S, R12E; Ward 4, District 5

SIZE: 42.065 acres





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

If yes, which major arterial streets? Hwy 59

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

If yes, please explain? normal construction activities associated with site work

- 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.

Mickey L. Roberts  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

8-10-18  
DATE



24 A-1A  
2018-1188-ZC

A-3

PF-1

HC-2

A-2

A-3  
PUD

I-1

DOVE PARK

A-3

TAMMANY TRACE

A-3

I-1

A-1A

PBC-1

I-1

A-1

25

T7 - R11E

HC-2

A-3

A-1

PF-1

MAPLEWOOD

A-2

A-3

RUCKER

A-2

GLENDALE HEIGHTS

DE VAL

HIGHLAND

RIDGEWOOD

36

A-1

A-1

A-2

A-2

0 950 Feet

N





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 10/2/2018  
Case No.: 2018-1188-ZC  
Posted: 9/12/18

Meeting Date: 10/2/2018  
Determination: Approved

**GENERAL INFORMATION**

**PETITIONER:** Art Lancaster

**OWNER:** De Val, Inc - Albert J. Vallon

**REQUESTED CHANGE:** From A-1 Suburban District & HC-2 Highway Commercial District to A-4 Single-Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue; S25, T7S, R12E; Ward 4, District 5

**SIZE:** 42.065 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State & Future Parish Road    **Road Surface:** 3 lane asphalt & future 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	I-1 Industrial District & PBC-1 Planned Business Campus A-1 & A-3 Suburban Districts
South	Undeveloped	HC-2 Highway Commercial District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** Yes

**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, 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 petitioner is requesting to change the zoning from A-1 Suburban District & HC-2 Highway Commercial District to A-4 Single-Family Residential District, HC-2 Highway Commercial District & PUD Planned Unit Development Overlay. This site is located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue. The site is proposed to be developed as residential & commercial subdivision.

**SUBDIVISION INFORMATION**

Type	Number of Lots	Size
Residential Lots (Regular)	9	50' X 120'
Residential Lots (Medium)	68	60' X 120'
Residential Lots (Regular)	6	75' X 120'
Commercial Permitted uses listed on the plan	North and south sides of future Cotton Creek Drive, multiple lots	4.9 acres
Total	83 residential lots & 2 commercial lots	



**ACCESS**

The site proposed to be accessed from Highway 59 through a future 2 lane parish road (Cotton Creek Drive), crossing the Tammany Trace. Note that the proposed crossing of the Tammany Trace will have to be approved by the Planning Commission, by submitting application to go through the process of "Entering the Trace ROW".

**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 (off-site Tammany Utilities)
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

**GREENSPACE**

A total of 9.4 acres of greenspace (26%) is proposed to be provided within the subdivision, including ponds, passive & active greenspace areas and access to the Tammany Trace.

Amenities	Acreage	Type of Amenities
Passive	4.7 acres+ 2.8 acres of wet pond area (1.4 acres) + 2 acres dry pond area	Walking path, greenspace areas & connection to the Tammany Trace (will require approval through the process of "Enter the Trace ROW")
Active	1.3 acres	Access to Tammany Trace & Exercise Stations
Total	9.4 acres/ 26%	

**Comments:**

- A complete Recreational Development Plan shall be submitted depicting the proposed amenities, 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.
- Formal connections to the Tammany Trace, from the greenspace areas, must be shown on the plan and requested through the process of entering the Trace Right of way.

**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 is based on the underlying zoning of A-4 Single Family Residential District, which would allow for a total of 124 units. Based on the formula, the net density would allow for a total of 93 units. The proposal is for 83 residential units, which meets the maximum net density allowable within the PUD development.

**COMPREHENSIVE PLAN ANALYSIS**

The 2025 future land use plan calls for the site to be developed as a planned district with commercial & residential uses and conservation areas. The proposed development definitely meets the objectives of the 2025 future land use plan and of the PUD Planned Unit Development Overlay.

**STAFF RECOMMENDATION:**

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