

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4907

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF NOVEMBER , 2012

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL ON THE WEST SIDE OF LA HIGHWAY 1085, NORTH OF RUE MAISON DU LAC BLVD AND WHICH PROPERTY COMPRISES A TOTAL 32.5 ACRES OF LAND MORE OR LESS TO A PUD (PLANNED UNIT DEVELOPMENT OVERLAY). (WARD 1, DISTRICT 1)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-10-101, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed to a 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 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 to a 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 25, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-10-101

FOUR CERTAIN PARCELS OF GROUND, situated in the State of Louisiana, Parish of St. Tammany, Section 45, Township 7 South, Range 10 East and Section 46, Township 7 South, Range 11 East, being designated originally as **LOTS 27, 28, 9 and a portion of an 80' Road Right of Way** of the A.J. Planche, et al property and being more fully described as follows:

Commencing at a 1 ¼ inch iron pipe located at the Section Corner Common to Sections 12, 45 and 46, Township 7 South, Range 10 East; thence measure North 89 degrees 40 minutes West a distance of 2028.09 feet to a 5/8 inch iron bolt; thence measure North 2 degrees 22 minutes 57 seconds East a distance of 180.81 feet to a point; thence measure North a distance of 1904.79 feet to a point on the South Right of Way Line of a 80 foot Road Right of Way; thence measure along said Right of Way North 82 degrees 08 minutes 20 seconds East a distance of 1435.89 feet to the Point of Beginning; thence measure North 6 degrees 07 minutes 02 seconds West a distance of 80.04 feet to a point; thence measure North 82 degrees 08 minutes 20 seconds East a distance of 2492.16 feet to a point on the West Right of Way Line of L.A. Highway 1085; thence measure along said Right of Way Line South 35 degrees 15 minutes 10 seconds East a distance of 395.10 feet to a point; thence measure South 74 degrees 12 minutes 10 seconds West a distance of 1087.21 feet plan, 1087.16 feet actual; thence measure South 19 degrees 40 minutes 35 seconds East a distance of 510.08 feet to a point, thence measure South 61 degrees 38 minutes 20 seconds West a distance of 0.97 feet to a point; thence measure North 63 degrees 50 minutes 30 seconds West a distance of 81.63 feet to a point; thence South 88 degrees 14 minutes 25 seconds West a distance of 143.34 feet to a point; thence measure South 42 degrees 29 minutes 42 seconds West a distance of 162.38 feet to a point; thence measure South 78 degrees 58 minutes 36 seconds West a distance of 220.05 feet to a point; thence measure North 84 degrees 27 minutes 56 seconds West a distance of 164.74 feet to a point; thence measure South 39 degrees 17 minutes 58 seconds West a distance of 179.74 feet to a point; thence measure North 71 degrees 39 minutes 57 seconds West a distance of 73.17 feet to a point; thence measure South 84 degrees 11 minutes 10 seconds West a distance of 195.90 feet to a point; thence measure South 50 degrees 38 minutes 24 seconds West a distance of 45.19 feet to a point; thence measure North 55 degrees 29 minutes 48 seconds West a distance of 62.38 feet to a point; thence measure South 76 degrees 54 minutes 34 seconds West a distance of 105.88 feet to a point; thence measure North 46 degrees 08 minutes 34 seconds West a distance of 97.65 feet to a point; thence measure North 83 degrees 30 minutes 34 seconds West a distance of 199.23 feet to a point; thence measure South 64 degrees 56 minutes 22 seconds West a distance of 128.18 feet to a point; thence measure North 83 degrees 28 minutes 36 seconds West a distance of 102.61 feet to a point; thence measure North 03 degrees 21 minutes 40 seconds West a distance of 900.48 feet to the Point of Beginning and containing 49.3 acres more or less.

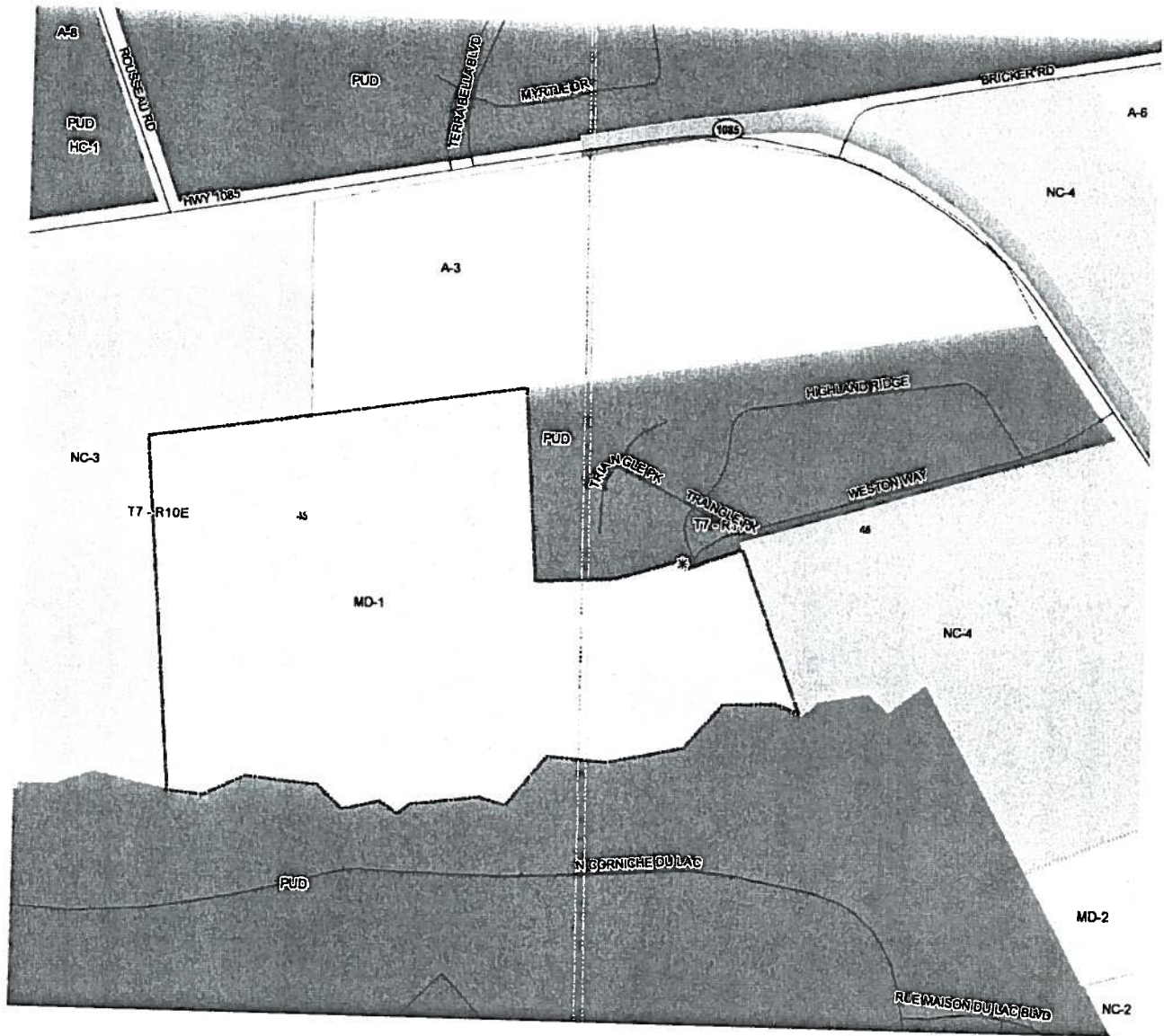
LESS AND EXCEPT:

A CERTAIN PARCEL OF GROUND being a portion of Section 45, Township 7 South, Range 10 East and Section 46, Township 7 South, Range 11 East, being designated as a portion of Lots 9, 28 and a portion of a vacated 80 foot wide roadway of the A.J. Planche, et al., property and being more fully described as follows:

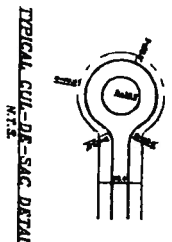
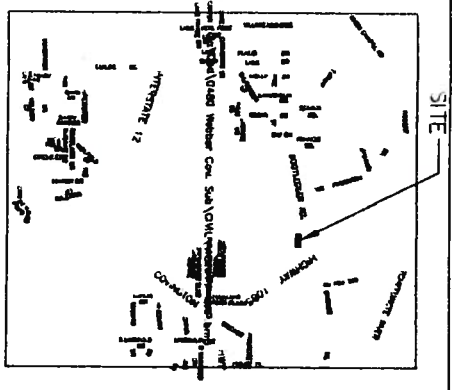
Commencing at a 1 1/4" iron pipe located at the section corner common to Sections 12, 45, and 46, Township 7 South, Range 10 East, thence North 89 degrees, 40 minutes west, a distance of 2028.09 feet to a 5/8" iron bolt, thence North 02 degrees, 22 minutes 57 seconds East a distance of 180.81 feet to a point; thence North a distance of 1904.79' to a point on the south right of way of an 80' wide vacated road way; thence along said vacated road right of way North 82 degrees 08 minutes 20 seconds East a distance of 1435.89 feet to a point; thence North 06 degrees 07 minutes 02 seconds West a distance of 80.04 feet; thence North 82 degrees 08 minutes 20 seconds East a distance of 1060.78 feet to the Point of Beginning.

Thence along the vacated road right of way North 82 degrees 08 minutes 20 seconds East a distance of 1431.39' to a point on the Western right of way line of Louisiana Highway Number 1085; thence along said right of way South 35 degrees 15 minutes 10 seconds East a distance of 395.10 feet to a point; thence South 74 degrees 12 minutes 10 seconds West, a distance of 1087.16 feet to a point; thence South 19 degrees 40 minutes 35 seconds East a distance of 20.00 feet to a point; thence South 70 degrees 19 minutes 25 seconds West a distance of 170.06 feet; thence North 19 degrees 40 minutes 35 seconds West a distance of 26.65 feet to a point; thence South 73 degrees 15 minutes 18 seconds West a distance of 191.84 feet to a point; thence South 87 degrees 25 minutes 12 seconds West a distance of 222.39 feet to a point; thence North 03 degrees 21 minutes 40 seconds West a distance of 540.04 feet to the Point of Beginning. Said Tract Contains 16.764 acres of land.

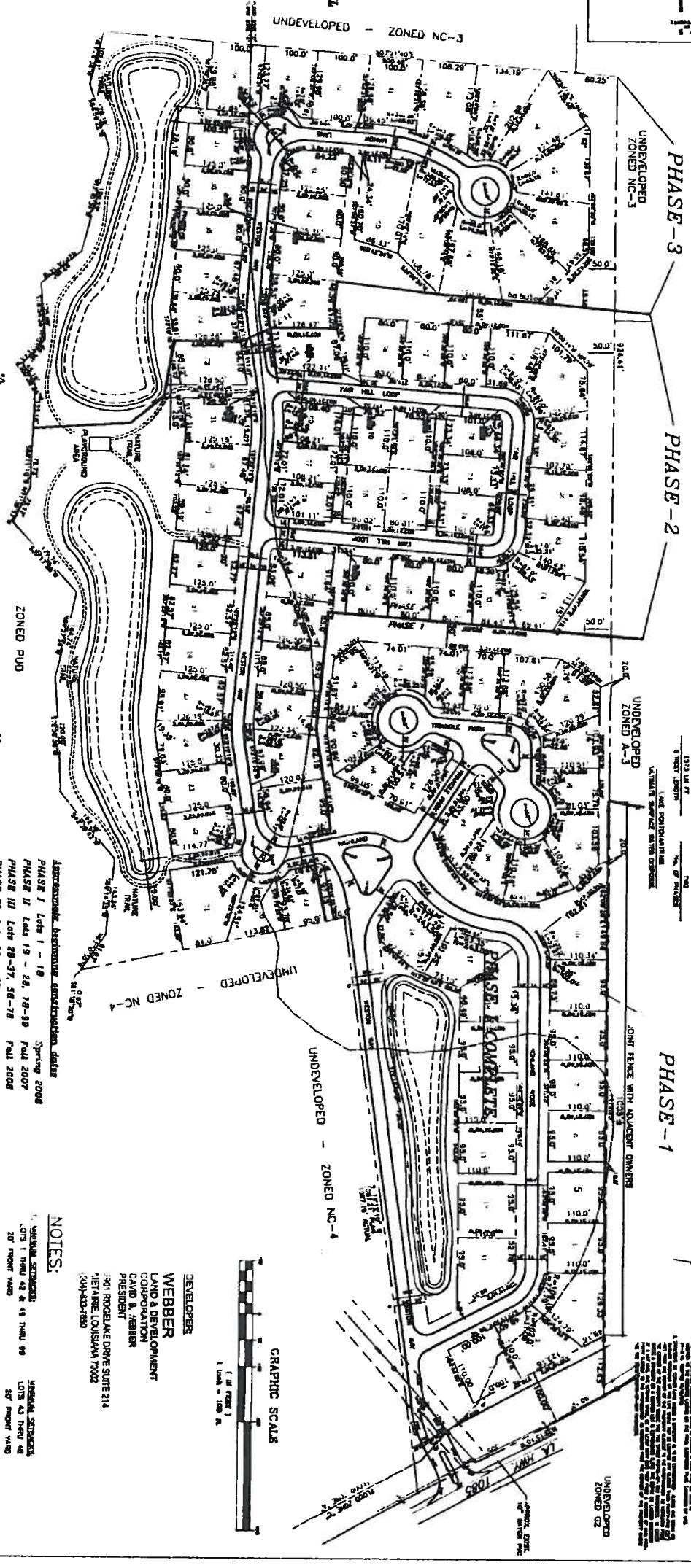
CASE NO.: ZC12-10-101
PETITIONER: Varuso Homes, LLC
OWNER: Webber Land & Development, Inc
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel on the west side of LA Highway 1085, north of Rue Maison du Lac Blvd; S45, T7S, R10E & S46, T7S, R11E; Ward 1, District 1
SIZE: 32.5 acres



101-01-102



WESTON GLEN SUBDIVISION PLANNED UNIT DEVELOPMENT TOWNSHIP 7 SOUTH, RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA



44.3 ACRES	24 LOTS	237,000	104,100
AREA	NO. OF LOTS	ESTIMATED COST	ESTIMATED REVENUE
1,000 SQUARE FEET	100	1,000,000	1,000,000
100' X 100'	100	1,000,000	1,000,000
100' X 100'	100	1,000,000	1,000,000

PHASE-1

PHASE-2

PHASE-3

PHASE-4

UNDEVELOPED ZONED NC-3

UNDEVELOPED ZONED NC-4

UNDEVELOPED ZONED PU0

UNDEVELOPED ZONED G2

UNDEVELOPED ZONED NC-3

UNDEVELOPED ZONED NC-4

UNDEVELOPED ZONED PU0

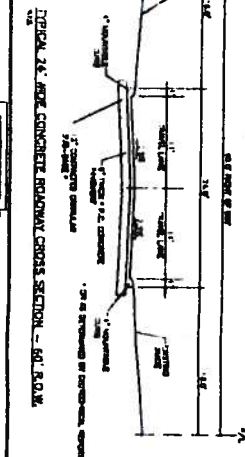
UNDEVELOPED ZONED G2

UNDEVELOPED ZONED NC-3

UNDEVELOPED ZONED NC-4

UNDEVELOPED ZONED PU0

UNDEVELOPED ZONED G2

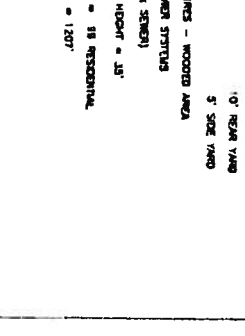


PHASE I Lots 1 - 10 Spring 2008
PHASE II Lots 11 - 20 Fall 2007
PHASE III Lots 21 - 30 Fall 2008
PHASE IV Lots 31 - 40 Fall 2008

TOTAL SITE = 44.3 ACRES (2,143,285.57)
PERMANENT = 2,143 ACRES (1,081,176.57)
TEMPORARY GREEN SPACE = 12.3 ACRES (626,734.55)
PERMANENT GREEN SPACE REQUIRED = 2.8
GREEN SPACE PROVIDED = 13.5 ACRES (694,235.57)
PERCENTAGE GREEN SPACE PROVIDED = 61.1%
GREEN SPACE = 508 ACRES/508 RESIDENT

- NOTES:**
1. VERTICAL CURVES: LOTS 1 thru 43 & 45 thru 90 20' FRONT YARD 10' REAR YARD 5' SIDE YARD
 2. EXISTING PHYSICAL FEATURES - WOODS AREA
 3. COMMUNITY WATER & SEWER STATIONS (SOUTH/EASTERN WATER & SEWER)
 4. RESIDENTIAL - WARDMAN HOOD - 35'
 5. TOTAL NUMBER OF LOTS = 98 RESIDENTIAL
 6. WARDMAN BLOCK LENGTH = 120'

DEVELOPER: WEBBER
LAND DEVELOPMENT: CONDO DEVELOPMENT
DAVID B. WEBBER
PRESIDENT
301 ROOSEVELT DRIVE SUITE 214
METairie, LOUISIANA 70002
(504)833-1150



THIS PLAN AND SPECIFICATIONS SHALL BE THE BASIS FOR THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS.

2012-10-10

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DEVELOPER:

WEBBER

LAND & DEVELOPMENT
CORPORATION
DAVID B. WEBBER
PRESIDENT

2901 RIDGELAKE DRIVE SUITE 214
METAIRIE, LOUISIANA 70002
(504)-833-7650

NOTES:

1. MINIMUM SETBACKS:

LOTS 1 THRU 42 & 49 THRU 99
25' FRONT YARD
10' REAR YARD
6' SIDE YARD

MINIMUM SETBACKS:

LOTS 43 THRU 48
35' FRONT YARD
10' REAR YARD
6' SIDE YARD

2. EXISTING PHYSICAL FEATURES - WOODED AREA
3. COMMUNITY WATER & SEWER SYSTEMS
(SOUTHEASTERN WATER & SEWER)
4. RESIDENTIAL - MAXIMUM HEIGHT = 35'
5. TOTAL NUMBER OF LOTS = 99 RESIDENTIAL
6. MAXIMUM BLOCK LENGTH = 1207'
7. STREETS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. ALL HOMES WILL BE RAISED IN FLOOD ZONE "A" AND ALONG THE CREEK.
9. NET DENSITY = 49.3 ac. x .75 = 36.97 x 4 (units/acre) = 148 units

WESTON GLEN SUBDIVISION

HIGHWAY 1085

ST. TAMMANY PARISH, LOUISIANA

DATE: 08-20-12	DESIGNED BY:	DRAWN BY: JAC	JOB NO.	DRAWING NO. 1
SCALE: 1" = 100'	RCL	CHECKED BY: RCL	04-80	

ENVIRONMENTAL ASSESSMENT DATA FORM

2012-10-101

Description of Project _____

Applicant's Name WEBBER LAND + DEVELOPMENT

Address 4440 CIBASTANT ST., STE C, METairie LA 70006

Attach area location Map showing the proposed development

Name of Development WESTON GLEN

Section 45 + 46 Township 7-5 Range 10E + 11E

Number of acres in Development 30.3

Type of streets ASPHALT

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes TIMBERBRANCH →

Ultimate disposal of surface drainage SAME

Land form: Flat _____ Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural _____ Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential _____
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes No _____

Water frontage: Yes _____ No if so how much

Name of Stream _____

Major highway frontage: Yes _____ No _____

Name of Highway LA 1085

Is development subject to inundation in normal high rainfall and/or tide?

Yes _____ No

Will canals be constructed into rivers or lakes?

Yes _____ No

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Does the proposed development
 - a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
 - b. Have a substantial impact on natural, ecological recreation, or scenic Resources YES NO
 - c. Displace a substantial number of people YES NO
 - d. Conform with the environmental plans and goals that have been adopted by the parish. YES NO
 - e. Cause increased traffic, or other congestion YES NO
 - f. Have substantial esthetics or visual effect on the area YES NO

Condt:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
 - (1) Noise YES NO
 - (2) Air Quality YES NO
 - (3) Water Quality YES NO
 - (4) Contamination of public water supply YES NO
 - (5) Ground water levels YES NO
 - (6) Flooding YES NO
 - (7) Erosion YES NO
 - (8) Sedimentation YES NO
- h. Affect rare or endangered species of animal or plant habitat or such a species YES NO
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES NO
- j. Induce substantial concentration of population YES NO
- k. Will dredging be required YES NO

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so explain fully.

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

Gentlemen:

ZC12-10-101

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is base on a thorough study of the environmental impact by this development named:

WESTON GLEN

DATE: 8-30-04

TITLE: DB. Webb
DAVIS B. WEBBER

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE:

PARISH ENGINEER:

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE:

PARISH PLANNER:

I have reviewed the Environmental Assessment Data Form and concur with the information submitted with the following exceptions:

I recommend the following:

DATE:

POLICE JUROR:

WARD

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 24, 2012
Case No.: ZC12-10-101
Posted: 9/14/12

Meeting Date: October 2, 2012
Determination: Approved

GENERAL INFORMATION

PETITIONER: Varuso Homes, LLC
OWNER: Webber Land & Development, Inc
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel on the west side of LA Highway 1085, north of Rue Maison du Lac Blvd; S45,T7S,R10E & S46, T7S, R11E; Ward 1, District 1
SIZE: 32.5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-3 Suburban District & NC-3 Lodging District
South	Residential	PUD Planned Unit Development Overlay
East	Residential	PUD Planned Unit Development Overlay
West	Undeveloped	NC-3

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 a PUD (Planned Unit Development Overlay). The site is located on the west side of LA Highway 1085, north of Rue Maison du Lac Blvd. The site is proposed to be developed with 99 single family residential lots, as an addition to abutting PUD subdivision. The site will be accessed from Highway 1085, through Phase I of Western Glen Subdivision.

Note that a request has been submitted to change the underlying zoning of the site from MD-1 to A-4 (ZC12-10-100).

**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT
Case No.: ZC12-10-101 CONT'D**

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Uses 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 (onsite)
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
Phasing	Provided as Required (2 phases)

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.

Current gross density of this property, under the A-4 zoning, is at 4 units per acre, which would allow for 197 units. The net density would allow for 148 units. The proposal is for 99 units with a net density of 2.7 units per acre.

GREENSPACE

A total of 12.5 acres or 25.4% of the entire 49.3 acre development is proposed to be designated as open space. A nature trail and playground are proposed to be provided as passive & active amenities. The location of the nature trail and the playground will make the amenities functional and beneficial to the residents of the subdivision.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area to be developed as “Planned District” which calls for the site to be developed at a density similar to the adjoining residential uses. The density of the proposed subdivision is higher than the abutting subdivision to the south. However, the site is mostly surrounded by undeveloped land zoned commercial, making the proposed development appropriate for the area.

The 2025 future land use plan also designates the area as “Single Family Residential - Conservation”. The PUD meets the definition of this land use classification considering that it is proposed to be developed as a single family residential subdivision. It also meets the conservation designation, considering that the design of the subdivision allows for the preservation of the natural environment and provides large open space & detention ponds on the south side of the subdivision.

STAFF RECOMMENDATION:

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