

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5844                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER      PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE              SECONDED BY: MR. BELLISARIO

ON THE 13 DAY OF JULY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF DOVE PARK ROAD, WEST OF U S HWY 59 AND WHICH PROPERTY COMPRISES A TOTAL OF 57.72 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) AND I-1 (INDUSTRIAL DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), I-1 (INDUSTRIAL DISTRICT) AND PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 4, DISTRICT 5). (2017-648-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-648-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-3 (Suburban District) and I-1 (Industrial District) to an A-3 (Suburban District), I-1 (Industrial District) and 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), I-1 (Industrial District) and 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-3 (Suburban District) and I-1 (Industrial District) to an A-3 (Suburban District), I-1 (Industrial District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF SEPTEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JUNE 28 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

EXHIBIT "A"

2017-648-ZC

A CERTAIN TRACT OF LAND BEING SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH AND RUN NORTH 00 DEGREES 25 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1306.06 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1326.47 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 27 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 60.57 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING NORTH 01 DEGREES 00 MINUTES 46 SECONDS WEST A DISTANCE OF 1263.50 FEET TO A POINT;  
THENCE RUN NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST A DISTANCE OF 1309.59 FEET TO A POINT;  
THENCE RUN NORTH 88 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 594.45 FEET TO A POINT;  
THENCE RUN SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST A DISTANCE OF 101.82 FEET TO A POINT;  
THENCE RUN SOUTH 58 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 432.55 FEET TO A POINT;  
THENCE RUN SOUTH 10 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 436.51 FEET TO A POINT;  
THENCE RUN SOUTH 88 DEGREES 53 MINUTES 14 SECONDS WEST A DISTANCE OF 500.22 FEET TO A POINT;  
THENCE RUN SOUTH 10 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 228.11 FEET TO A POINT;  
THENCE RUN NORTH 62 DEGREES 45 MINUTES 08 SECONDS WEST A DISTANCE OF 170.29 FEET TO A POINT;  
THENCE RUN SOUTH 27 DEGREES 14 MINUTES 52 SECONDS WEST A DISTANCE OF 143.47 FEET TO A POINT;  
THENCE RUN SOUTH 01 DEGREES 05 MINUTES 59 SECONDS EAST A DISTANCE OF 245.68 FEET TO A POINT;  
THENCE RUN SOUTH 88 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 1498.97 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 56.29 ACRES OR 2,451,987.93 SQUARE FEET MORE OR LESS

A CERTAIN TRACT OF LAND BEING SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH AND RUN NORTH 00 DEGREES 25 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1306.06 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1326.47 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 27 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 60.57 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 00 MINUTES 46 SECONDS WEST A DISTANCE OF 1263.50 FEET TO A POINT;  
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THENCE RUN NORTH 88 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 594.45 FEET TO A POINT;  
THENCE RUN SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST A DISTANCE OF 101.82 FEET TO A POINT;  
THENCE RUN SOUTH 58 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 432.55 FEET TO A POINT;  
THENCE RUN SOUTH 10 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 436.51 FEET TO A POINT;  
THENCE RUN SOUTH 88 DEGREES 53 MINUTES 14 SECONDS WEST A DISTANCE OF 500.22 FEET TO A POINT;  
THENCE RUN SOUTH 10 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 228.11 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING RUN SOUTH 10 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 296.82 FEET TO A POINT;  
THENCE RUN SOUTH 88 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 160.00 FEET TO A POINT;  
THENCE RUN NORTH 01 DEGREES 05 MINUTES 59 SECONDS WEST A DISTANCE OF 245.68 FEET TO A POINT;  
THENCE RUN NORTH 27 DEGREES 14 MINUTES 52 SECONDS EAST A DISTANCE OF 143.47 FEET TO A POINT;  
THENCE RUN SOUTH 62 DEGREES 45 MINUTES 08 SECONDS EAST A DISTANCE OF 170.29 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.43 ACRES OR 62,281.64 SQUARE FEET MORE OR LESS

Case No.: 2017-648-ZC

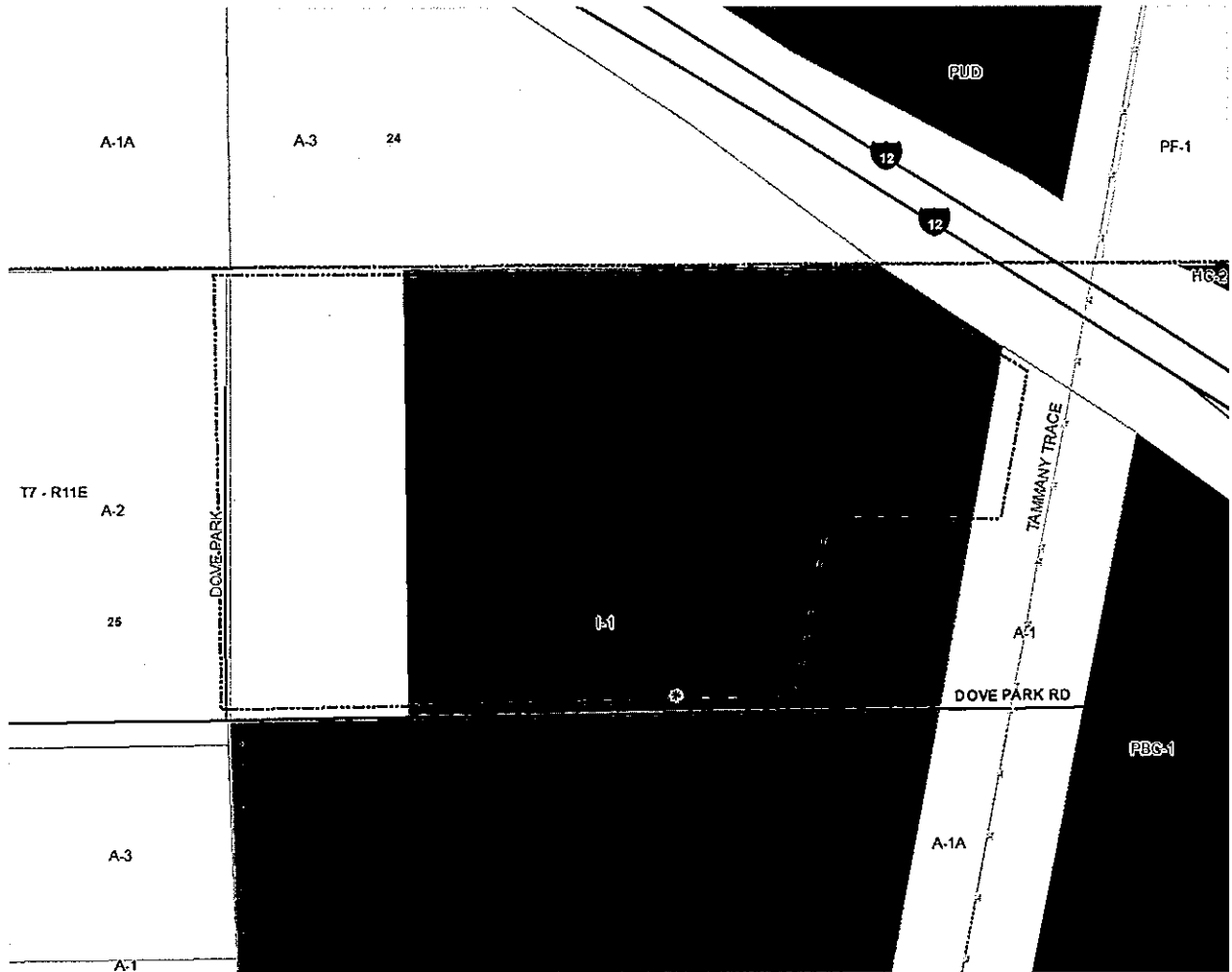
PETITIONER: Dove Park Estates LLC - Corie Herberger

OWNER: Poitevent Interests

REQUESTED CHANGE: From I-1 Industrial District, A-3 Suburban District to I-1 Industrial District, A-3 Suburban District, PUD Planned Unit Development Overlay

LOCATION: Parcel located on the north side of Dove Park Road, west of US Highway 59; S13, T7S, R11E; Ward 4, District 5

SIZE: 57.7 acres



2017-649-2c



**GENERAL MAP**

A CERTAIN TRACT OF LAND BEING SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE QUARTER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH AND RUN NORTH 00 DEGREES 28 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1306.00 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 27 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1328.47 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 27 MINUTES 36 SECONDS WEST A DISTANCE OF 60.37 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 50 MINUTES 46 SECONDS WEST A DISTANCE OF 1453.97 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 27 MINUTES 11 SECONDS EAST A DISTANCE OF 1306.00 FEET TO A POINT; THENCE RUN SOUTH 58 DEGREES 04 MINUTES 19 SECONDS EAST A DISTANCE OF 432.25 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 435.51 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 500.22 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 27 MINUTES 11 SECONDS EAST A DISTANCE OF 1306.00 FEET TO A POINT; THENCE RUN SOUTH 27 DEGREES 14 MINUTES 52 SECONDS EAST A DISTANCE OF 1433.47 FEET TO A POINT; THENCE RUN SOUTH 62 DEGREES 14 MINUTES 08 SECONDS EAST A DISTANCE OF 1702.9 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 1.43 ACRES OR 62,281.64 SQUARE FEET MORE OR LESS.

PROVIDED GREEN SPACE	± 30.18 ACRES - 52%
DEDICATED RIGHT-OF-WAY	± 6.17 ACRES - 11%
LOT AREA	± 19.96 ACRES - 35%
INDUSTRIAL	± 1.43 ACRES - 2%
TOTAL ACREAGE	± 57.72 ACRES - 100%

CONCEPTUAL PLAN FOR REZONING DOVE PARK ESTATES A PLANNED UNIT DEVELOPMENT SECTION 13 TOWNSHIP 7 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA	
57.72 ACRES	NO. OF LOTS
80 FT & 80 FT (ENTRANCE BAYS)	ASPHALT
STREET RIGHT OF WAY	TAMMANY UTILITIES
TAMMANY UTILITIES	PLANNED UNIT DEVELOPMENT
SEWER SYSTEM	PHOSPHOR ZONING
WATER SYSTEM	± 3,389 SQ. FT.
LAND RECONSTRUCTION	STREET WIDTH
ULTIMATE SURFACE WATER DISPOSAL	VARIES

**SUBDIVISION**

A CERTAIN TRACT OF LAND BEING SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

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**RESTRICTIVE COVENANTS**

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A PUBLIC SEWERAGE SYSTEM AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES.
3. THE SEWERAGE AND WATER SYSTEMS TO BE INSTALLED SHALL BE THE RESPONSIBILITY OF THE SUBDIVISION DEVELOPER.
4. NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
5. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN STREET EXHIBITS AND DRIVEWAY SERVICES.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN OBSTRUCTION TO THE NEIGHBORHOOD, PARTICULARLY THE SIZE OF THE LOT OR THE SIZE OF THE BUILDING OR THE HEIGHT OF THE BUILDING.
7. A MINIMUM OF 10' ABOVE THE FINISHED FLOOR ELEVATION MUST BE MAINTAINED FOR THE PROTECTION OF THE ADJACENT STREET OR THE LATEST FEMA STANDARDS, WHICHEVER IS HIGHER.
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. THE APPROVED REZONING SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN.
10. (AMENDED BY ORD. 94-2142 ADOPTED 12/15/1994).
11. DEVELOPER CONTRACTORS SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE COMMON AREAS.
12. THE APPLICANT SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE COMMON AREAS.
13. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION, MEASURED FROM THE PROPERTY LINE ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
14. TELECOMMUNICATION CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE AND INDUSTRIAL PARCEL.
15. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED HERE (5) FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED NINETEEN (19) FEET.

**DOVE PARK INDUSTRIAL ZONING**

1. RADIO AND TELEVISION STUDIOS AND BROADCASTING STATIONS
2. AUTO BODY SHOPS (MINIMUM STANDARDS APPLY)
3. OUTDOOR STORAGE YARDS AND LOTS AND CONTRACTOR'S STORAGE YARDS IN CONJUNCTION WITH ANY OF THE ABOVE
4. PRODUCTION WITH USE OF VIBRATING MACHINERY AND OR SCRAP OR SALVAGE OPERATION, MINIMUM STANDARDS FOR CONTRACTOR'S YARDS APPLY.
5. WELDING SHOPS (GREATER THAN 3000 SQ. FEET)
6. INDOOR RECREATIONAL FACILITIES INCLUDING A RESTAURANT W/O LOUNGE
7. OFFICE WAREHOUSE
8. PORTABLE STORAGE CONTAINERS USE FOR STORAGE
9. OUTDOOR DISPLAY PRE-ASSEMBLED BUILDING, POOL & PLAYGROUND EQUIPMENT

**DENSITY FORMULA**

TOTAL AREA X 0.75 X MAXIMUM NET DENSITY  
 56.29 AC X 0.75 X 2 = 84 LOTS

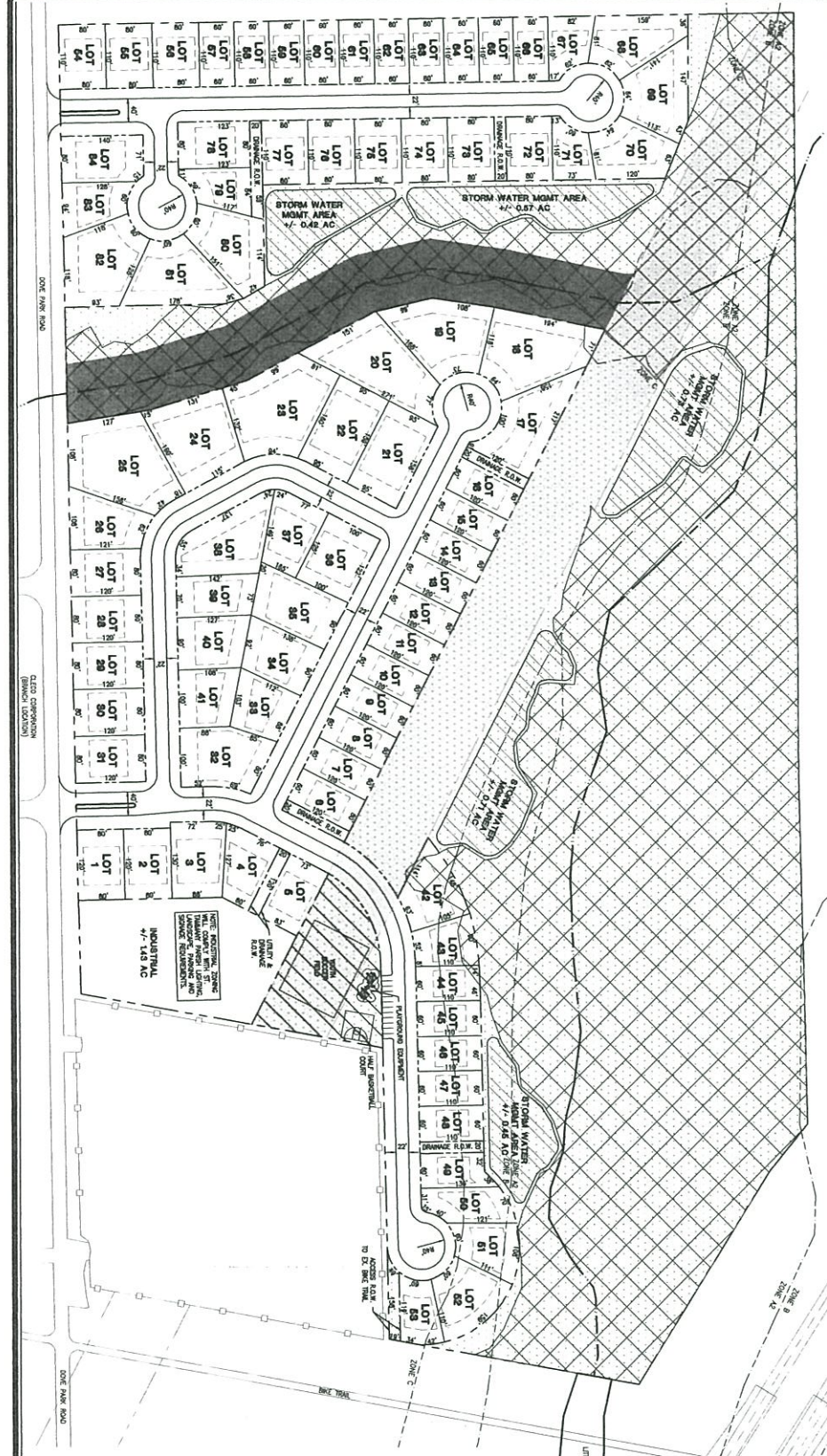
SECTIONS	30'
FRONT	25'
REAR	25'
SIDE	10'
CORNER	7.5'
REMAINING LOTS	35'
MAXIMUM HEIGHT	35'

<b>LOT SIZES</b>	
1	LOT SMALLER THAN 0.152 AC (0M, VARY)
2	15 LOTS 0.152 AC (60'X110')
3	LOTS 44'-48' 57'-66'
4	2 LOTS BETWEEN 0.152 AC & 0.165 AC (0M, VARY)
5	LOTS 49, 67'
6	11 LOTS 0.165 AC (60'X120')
7	5 LOTS BETWEEN 0.165 AC & 0.202 AC (0M, VARY)
8	LOTS 43, 50, 53, 78, 83
9	LOTS 0.202 AC (60'X110')
10	5 LOTS BETWEEN 0.202 AC & 0.222 AC (0M, VARY)
11	LOTS 4-5, 33, 38, 51
12	7 LOTS 0.22 AC (60'X120')
13	29 LOTS LARGER THAN 0.222 AC (0M, VARY)
14	LOTS 3, 11, 16, 32
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**DEVELOPER**

DOVE PARK ESTATES, LLC  
 22161 MARSHALL ROAD  
 MANDEVILLE, LA 70471  
 (983) 893-3472

NOTE FLOOD ZONE DEMARCATION LINES TAKEN FROM FIRM MAP 22205 0250 DATED OCTOBER 17, 1989.



**LEGEND**

- EXISTING 125' CLEO SERMENTURE
- 100' CREEK BUFFER
- PARK
- WETLANDS
- PROVIDED GREEN SPACE
- STORM WATER MANAGEMENT AREA

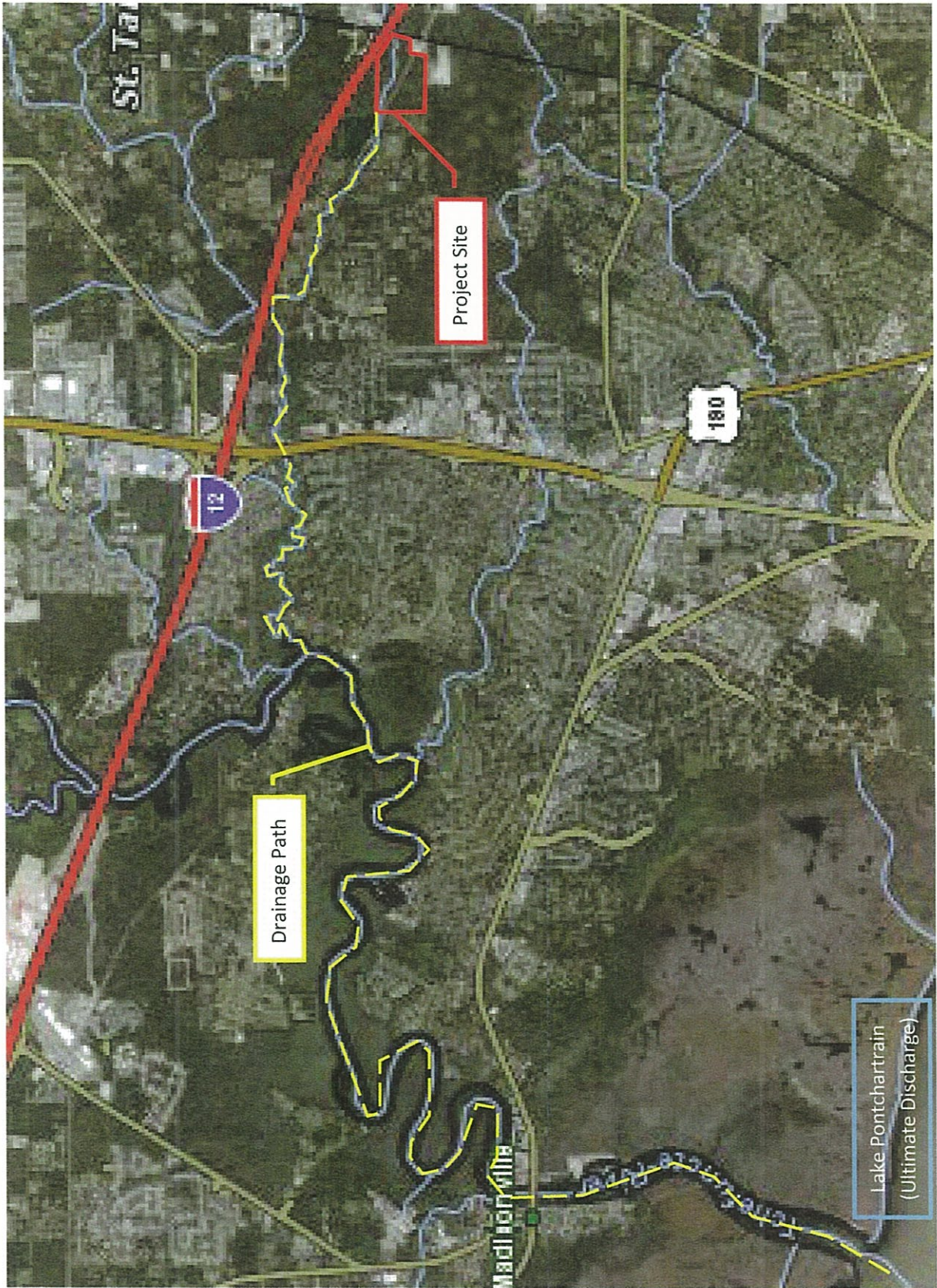
**NOT For Construction PROPERTY EXHIBIT**

SCALE IN FEET: 0, 50, 100, 200, 300

<p>DATE: _____</p> <p>DESIGNED: _____</p> <p>ISSUED DATE: 8-6-17</p> <p>ISSUED FOR: _____</p> <p>PROJECT NO.: 17-208</p> <p>FILE: 17-208 EX-8</p> <p>SHEET: EX-8</p>	<p>DOVE PARK ESTATES MANDEVILLE, LA ST. TAMMANY PARISH</p> <p>FOR DOVE PARK ESTATES, LLC MANDEVILLE, LA</p>	<p>STAMP</p> <p>SIGNATURE: _____</p> <p>DATE: _____</p>	<p>REVISION BY</p>
--	---	---	--------------------

**DDG** DUPLANTIS DESIGN GROUP, PC  
 CIVIL ENGINEERING + ARCHITECTURE  
 34 Louis Prima Drive Covington, LA 70433  
 Phone: 985-499-0918 || Fax: 985-499-6900  
 WWW.DDGPC.COM  
 THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

2017-648-20



1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
5. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN STREET EASEMENTS AND DRAINAGE SERVITUDES.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
7. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST FEMA MAP. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 1.0' ABOVE THE CROWN OF THE ADJACENT STREET OR MEET THE LATEST FEMA STANDARDS, WHICHEVER IS HIGHER.
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
10. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12115194).
11. DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE COMMON AREAS.
12. FURTHER RESTRICTIONS MAY BE RECORDED WITH THE SALE OF PROPERTY IN THE DEVELOPMENT.
13. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION, MEASURED FROM THE PROPERTY LINE ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
14. TELECOMMUNICATION CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE AND INDUSTRIAL PARCEL.
15. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE A REAR LOT LINE PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET AND THE BUILDING HEIGHT DOES NOT EXCEED NINETEEN (19) FEET.

2017-648-ZC

**CLECO 125' TRANSMISSION RIGHT OF WAY  
SECTION 25, T-7-S, R-11-E  
GUIDELINES & RESTRICTIONS**

- No structures – buildings, swimming pools, playground equipment, signs, light poles, etc.
- 30' of clear access (ingress and egress) along the outer edges of both sides of the row and 100' of clear access around all transmission structures
- No trees, shrubs or other vegetation in excess of 8' in height
- No changes in existing grades or piling of dirt during construction or after



2017-648-ZC



MEMORANDUM

TO: Corie Herberger  
Dove Park Estates, LLC

FROM: Nathan Gregg  
Traffic Designer

Diane C. Hammonds, PE, PTOE  
Branch Manager  
Louisiana License #40749

DATE: June 5, 2017

SUBJECT: Traffic Services for Dove Park Estates – St. Tammany Parish, LA  
SA # 17-0100



The purpose of this memorandum is to analyze the trip generation potential for the proposed land use and evaluate left and right turn lane warrants based on projected volumes.

The site, located on Dove Park Road across from Cleco Electric, west of LA-59, is planned to contain 91 single family residential lots. The location of the site can be seen in Figure 1, and Figure 2 displays the site plan with the number of lots.

Traffic Data was collected for 24 hours from April 25 to April 26, 2017, by Quality Counts, Inc. Sain Associates analyzed this data and determined the AM peak hour to occur from 7:00 to 8:00 AM, and the PM peak hour was determined to occur from 5:00 to 6:00 PM. The existing peak hour volumes can be found in Table 1.

Using ITE's *Trip Generation Manual, 9th Edition* for Single-Family Detached Housing, Land Use Code #210, Sain Associates performed a trip generation analysis based on the number of dwelling units. Based on the provided site plan, the development will be constructed in two sections, without interconnectivity between them, therefore the trip generation and assignments were performed in two sections, with 34 units surrounding the driveway in Section A and 57 units around the driveway in Section B.

Table 2 shows the trip generation with respect to lots in Section A and B and also gives the trip generation for the total number of lots.

Technical Memorandum  
Dove Park Estates  
June 5, 2017

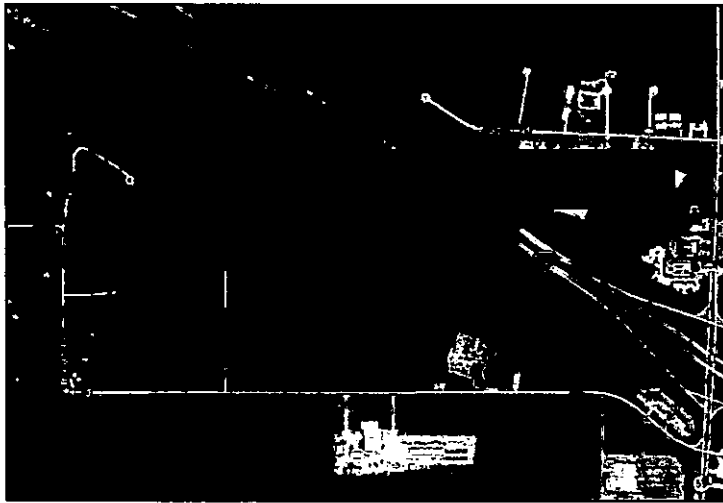


Figure 1: Location Map

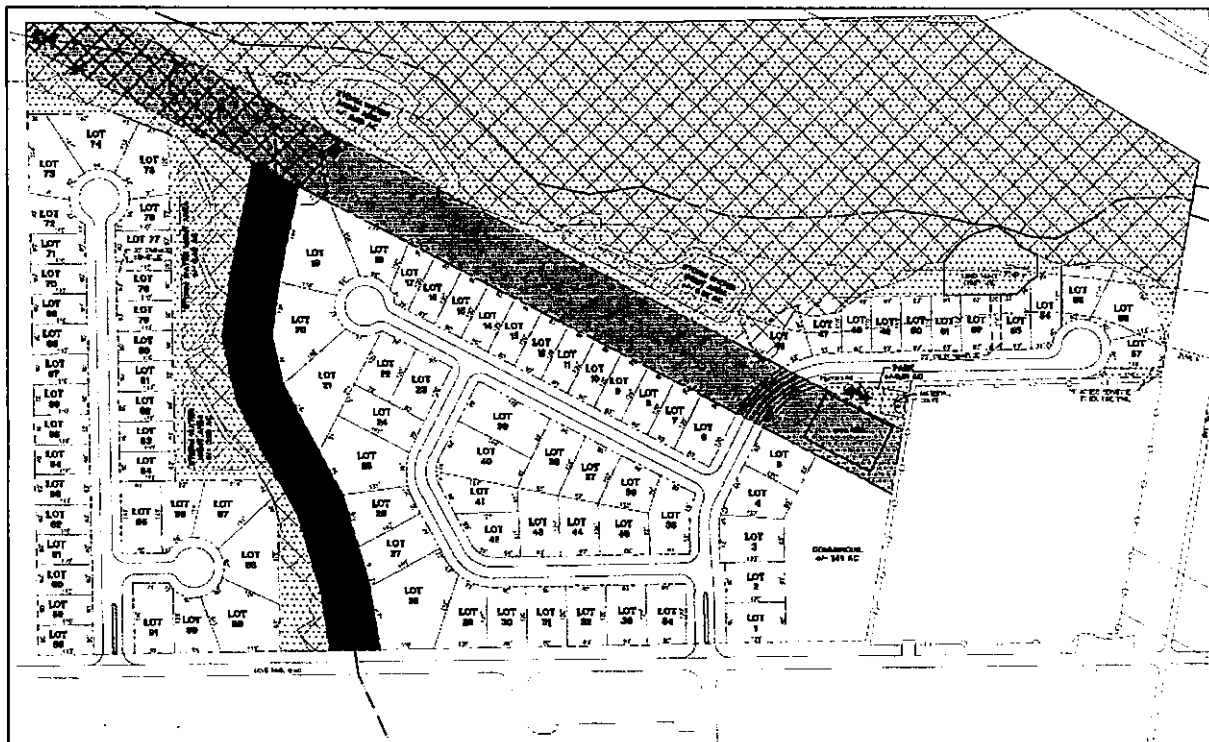


Figure 2: Site Plan

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Table 1: Existing Peak Hour Volumes

Weekday AM			Weekday PM		
TIME	EASTBOUND	WESTBOUND	TIME	EASTBOUND	WESTBOUND
7:00-7:15 AM	51	20	5:00-5:15 PM	98	75
7:15-7:30 AM	26	27	5:15-5:30 PM	75	39
7:30-7:45 AM	22	25	5:30-5:45 PM	77	26
7:45-8:00 AM	27	40	5:45-6:00 PM	65	29
<b>Totals</b>	<b>126</b>	<b>112</b>	<b>Totals</b>	<b>315</b>	<b>121</b>

Table 2: Trip Generation

Original Land Use (ITE Code)	Variable	Weekday	AM Trips			PM Trips		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Single-Family Detached Housing (LU 210)	57 Dwelling Units	626	12	37	49	40	23	63
	34 Dwelling Units	389	8	25	33	25	15	40
<b>TOTAL</b>	<b>91 DU</b>	<b>1,015</b>	<b>20</b>	<b>62</b>	<b>82</b>	<b>65</b>	<b>38</b>	<b>103</b>

The directional distribution of new traffic to be generated by the proposed development was estimated based on the existing traffic patterns. For the AM peak hour, this distribution consisted of 53% of the vehicles traveling to the site from the west and 47% of the vehicles traveling from the east. During the PM peak hour, 72% traveled from the west and 28% came from the east.

Using these patterns of distribution, Sain Associates assigned the projected new trips to the site's proposed access system. The assigned volumes were then added to the existing traffic volumes in order to produce future traffic volumes.

Figure 3 shows the future volumes after the new trips were assigned.

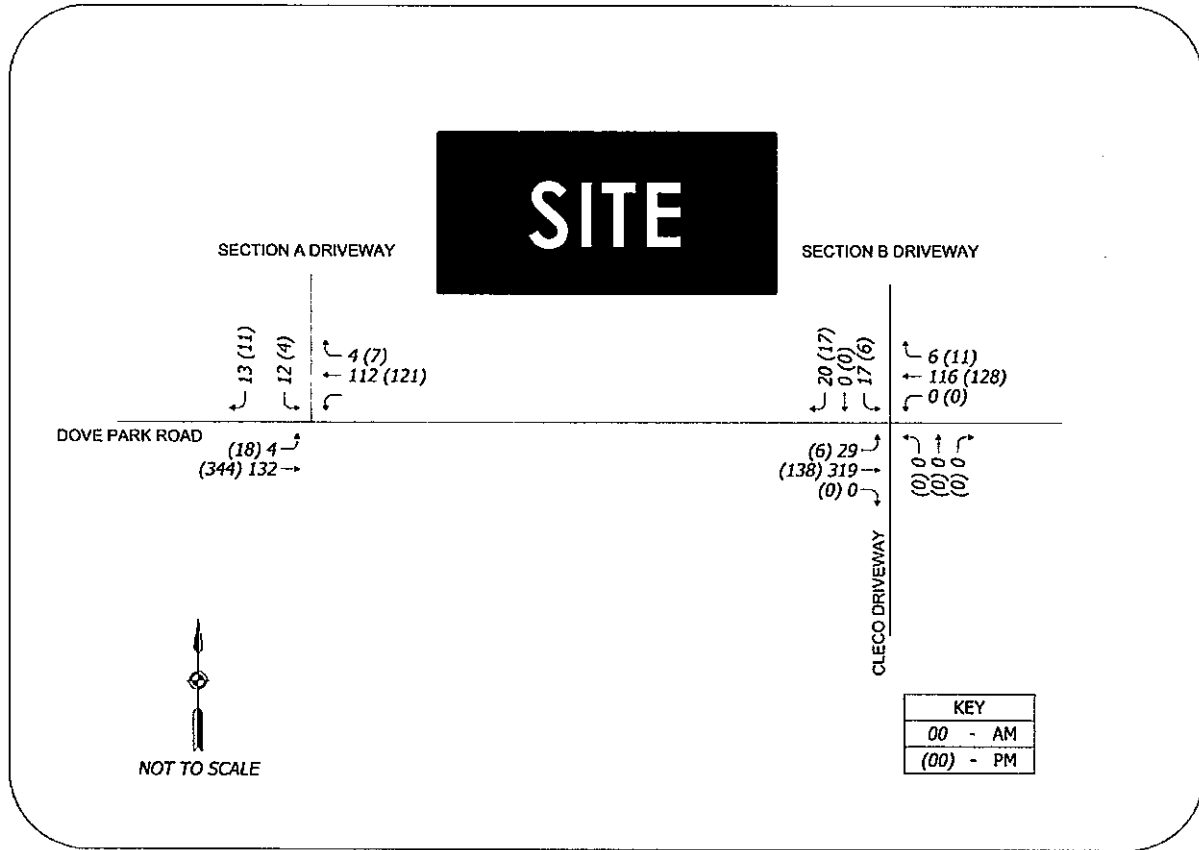


Figure 3: Future Volumes

Using information contained in the NCHRP Report 457, turn lane warrants were performed on the future volumes at the two driveways into the site. Future Turn Lane warrants are shown below in Table 3 and Table 4.

Table 3: Right-Turn Lane Warrant Evaluation

Intersection	Peak Period/Direction	Speed (mph)	Major-Road Volume (veh/h)	Turn Volume (veh/h)	Warranted?
Section A Driveway	AM/WB	35	116	4	NO
	PM/WB	35	128	7	NO
Section B Driveway	AM/WB	35	122	6	NO
	PM/WB	35	139	11	NO

Technical Memorandum  
 Dove Park Estates  
 June 5, 2017

Table 4: Left-Turn Lane Warrant Evaluation

Intersection	Peak Period/ Direction	Speed (mph)	Opposing Volume (veh/h)	Turn Volume (veh/h)	Advancing Volume (veh/h)	Limiting Advancing Volume to Warrant (veh/h)	Warranted?
Section A Driveway	AM/EB	35	116	4	136	941	NO
	PM/EB	35	128	18	362	726	NO
Section B Driveway	AM/EB	35	122	6	144	813	NO
	PM/EB	35	139	29	348	576	NO

Based on the analysis above, Sain Associates found that no left or right turn lanes were warranted according to NCHRP Report 457. Therefore, it is not recommended that turn lanes be installed at the Dove Park Estates driveways along Dove Park Road.

2017-648-ZC

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Dove Park Estates, LLC

Developer's Address: 22161 Marshall Road Mandeville Louisiana 70471  
Street City State Zip Code

Developer's Phone No. 985-893-3472 504-583-0637 Corie Herberger  
(Business) (Cell)

Subdivision Name: Dove Park Estates

Number of Acres in Development: 57.72 Number of Lots/Parcels in Development: 84

Ultimate Disposal of Surface Drainage: Lake Ponchartrain

Water Surface Runoff Mitigation Proposed: Detention

*(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? N/A
- Does the subdivision front on any waterways?  Yes  No
- If yes, what major streams or waterways? Little Creek

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

If yes, which major arterial streets? N/A

- 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 sitework preparation

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

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

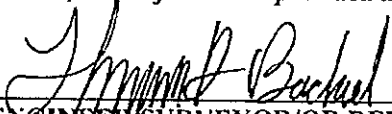
***(Does the proposed subdivision development...)***

- 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.***

 5/12/17  
ENGINEER/SURVEYOR/OR DEVELOPER DATE  
(SIGNATURE)



0 800 Feet





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 6/6/2017  
Case No.: 2017-648-ZC  
Posted: 05/25/17

Meeting Date: 6/6/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Dove Park Estates LLC - Corie Herberger

**OWNER:** Poitevent Interests

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

**LOCATION:** Parcel located on the north side of Dove Park Road, west of US Highway 59; S13, T7S, R11E; Ward 4, District 5

**SIZE:** 57.7 acres

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**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 & I-12	A-3 Suburban District
South	Office & Outdoor Storage & Undeveloped	I-1 Industrial District
East	CLECO Substation & Tammany Trace	I-1 Industrial District
West	Undeveloped	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:** No    **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from I-1 Industrial District & A-3 Suburban District to I-1 Industrial District, A-3 Suburban District & PUD Planned Unit Development Overlay. This site is located on the north side of Dove Park Road, west of US Highway 59. The site is proposed to be developed with a 84 lots single family residential subdivision and a 1.43 acre industrial site.

**SUBDIVISION INFORMATION**

Type	Number of Lots	Size
Single Family Residential Lots	84	Approximately 60' X 120' & 80' X 120'
Dove Park Industrial Zoning Allowable uses provided as required listed on plan	1	1.43 acres

**ACCESS**

The site proposed to be accessed through two boulevard type entrances from Dove Park Road, as shown on plan.

**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 30.16 acres of greenspace (52%) is proposed to be provided within the subdivision, including non-disturbed wetland, CLECO Right of Way, and greenspace areas.

Amenities	Acreage & Percentage	Type of Amenities
Passive	28.71 acres/ 95%	Undisturbed Habitat (Wetlands & Little Creek) & Connection to Tammany Trace (will require approval through the process of "Enter the Trace ROW")
Active	0.93 acres/3%	Proposed playground equipment, soccer field & half basketball court
Total	30.16 acres/ 52%	

Note that 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.

**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-3 Single Family Residential District, which would allow for a total of 112 units. Based on the formula, the net density would allow for a total of 84 units. The proposal is for 84 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 with residential & commercial uses and conservation areas. The proposed residential development, the industrial site, and the preservation of the greenspace & wetland areas, definitely contribute to meet the objectives of the PUD and of the 2025 future land use plan.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an I-1 Industrial District, A-3 Suburban District & PUD Planned Unit Development Overlay designation be approved.