

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5857 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TANNER SECONDED BY: MS. BLANCHARD

ON THE 3 DAY OF AUGUST , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF PENNS CHAPEL ROAD, SOUTH OF LA HIGHWAY 22 AND WHICH PROPERTY COMPRISES A TOTAL OF 90.62 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-2 (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 4, DISTRICT 4). (2017-681-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-681-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 PUD (Planned Unit Development Overlay) to an A-2 (Suburban District) & PUD (Planned Unit Development Overlay) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-2 (Suburban District) & PUD (Planned Unit Development Overlay).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present PUD (Planned Unit Development Overlay) to an A-2 (Suburban District) & PUD (Planned Unit Development Overlay).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 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: JULY 26, 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

2017-681-ZC

A PARCEL OF LAND LOCATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, MOR FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCE AT A POINT HERETOFORE DESCRIBED AS BEING SOUTH 1,986.17 FEET, OF THE ONE-HALF (1/2) MILE POST NORTH OF THE FIFTH MILE POST BETWEEN TOWNSHIP 7 SOUTH, RANGE 10 EAST AND TOWNSHIP 7 SOUTH, RANGE 11 EAST, TO THE POINT OF BEGINNING, THENCE

NORTH 37 DEGREES 39 MINUTES 07 SECONDS EAST, 1,401.95 FEET, THENCE

SOUTH 58 DEGREES 26 MINUTES 52 SECONDS EAST, 1,247.95 FEET, THENCE

SOUTH 05 DEGREES 30 MINUTES 00 SECONDS WEST, 1,946.71 FEET, THENCE

NORTH 89 DEGREES 36 MINUTES 07 SECONDS WEST, 1,716.00 FEET, THENCE

NORTH 00 DEGREES 40 MINUTES 31 SECONDS WEST, 1,468.98 FEET, TO THE

POINT OF BEGINNING, CONTAINING 90.619 ACRES.

Case No.: 2017-681-ZC

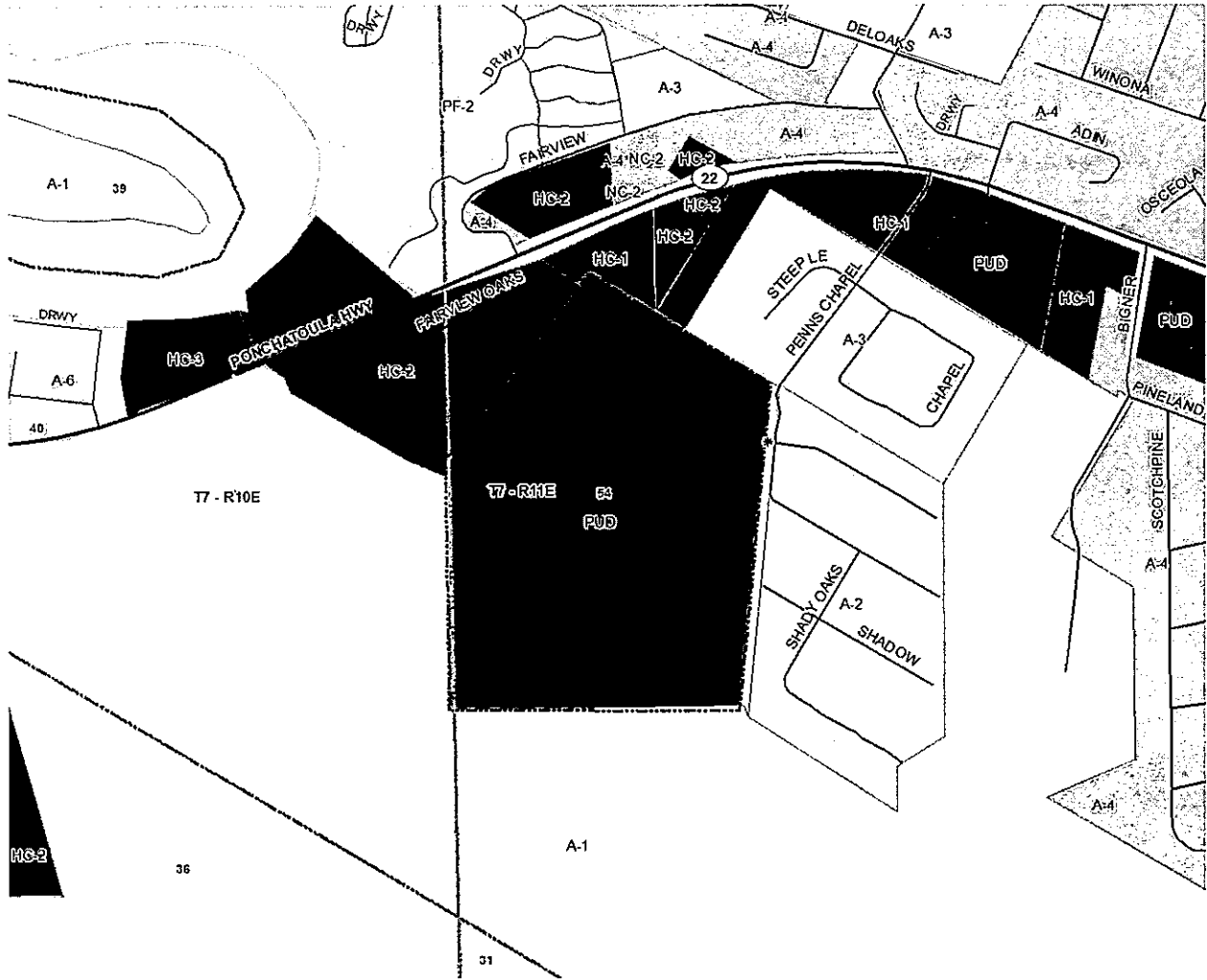
PETITIONER: Uncas Favret

OWNER: Favret Investments - Uncas Favret

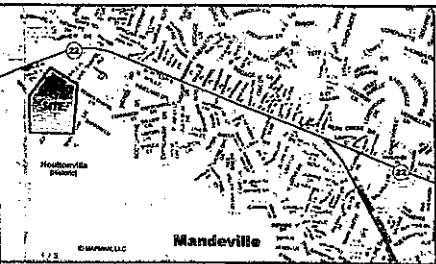
REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-2 Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located on the west side of Penns Chapel Road, south of LA Highway 22; S40 & 54, T7S, R11E; Ward 4, District 4

SIZE: 90.62 acres



2017-681-2C



VICINITY MAP

HOULTONVILLE ESTATES
SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCE AT A POINT HERETOFORE DESCRIBED AS BEING SOUTH 1.965.17 FEET, OF THE ONE-HALF (1/2) MILE POST NORTH OF THE FIFTH MILE POST BETWEEN TOWNSHIP 7 SOUTH, RANGE 10 EAST AND TOWNSHIP 7 SOUTH, RANGE 11 EAST, TO THE POINT OF BEGINNING, THENCE

NORTH 27 DEGREES 39 MINUTES 07 SECONDS EAST, 1,401.95 FEET, THENCE SOUTH 58 DEGREES 25 MINUTES 52 SECONDS EAST, 1,247.95 FEET, THENCE SOUTH 05 DEGREES 30 MINUTES 00 SECONDS WEST, 1,946.71 FEET, THENCE NORTH 89 DEGREES 36 MINUTES 07 SECONDS WEST, 1,716.00 FEET, THENCE NORTH 00 DEGREES 40 MINUTES 31 SECONDS WEST, 1,468.98 FEET, TO THE POINT OF BEGINNING, CONTAINING 90.619 ACRES.

MINIMUM 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 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).
3. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
4. 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 ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. THE FRONT OF EACH LOT IS SUBJECT TO A 10 FOOT EASEMENT ALONG ALL STREETS.
6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
7. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
8. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SURVIVE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED.
9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
10. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12" ABOVE THE CROWN OF THE STREET OR 12" ABOVE CURRENT BASE FLOOD ELEVATION WHERE THE BFE IS MORE THAN 12" BELOW THE STREET CROWN.
11. NO BUILDING OR DWELLING FOR RESIDENTIAL OR BUSINESS PURPOSES SHALL EXCEED THIRTY-FIVE (35) FEET IN HEIGHT ABOVE THE NATURAL GRADE OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR BASE FLOOD ELEVATION AS ESTABLISHED IN FLOOD ORDINANCE 791, WHICH EVER IS HIGHER.
12. SETBACKS FOR ACCESSORY STRUCTURE, AND MAXIMUM SIZE, WHICH CAN BE 10' FROM SIDE & REAR PROPERTY LINES OR AS FOLLOWS FOR THE SMALLER LOTS: 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 & REAR LOT LINES & 25' FROM THE FRONT PROPERTY LINE, PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET, THE BUILDING HEIGHT DOES NOT EXCEED TWENTY (20) FEET AND THE REMAINING REQUIREMENTS OF THIS SUBSECTION ARE MET.

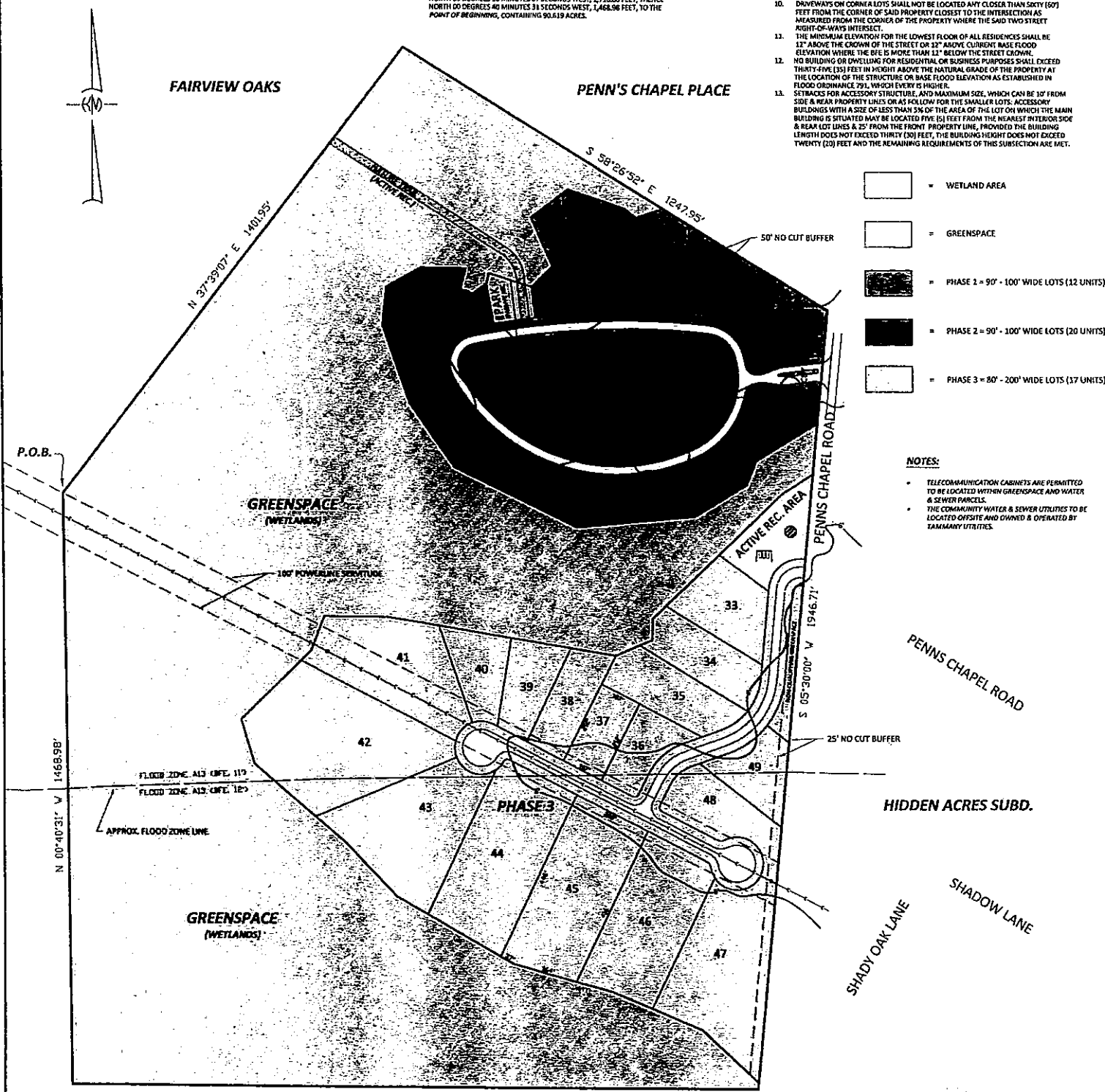
FAIRVIEW OAKS

PENN'S CHAPEL PLACE

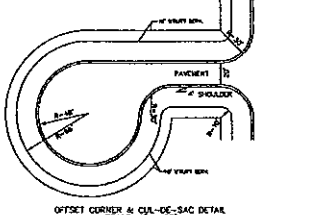
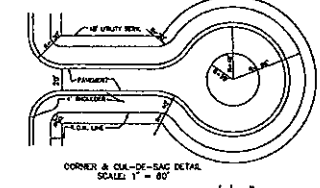
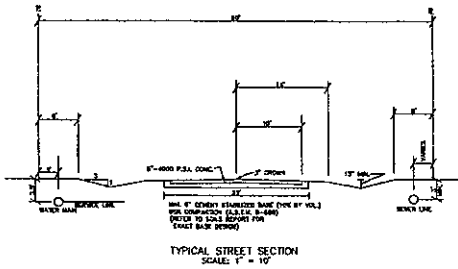
- = WETLAND AREA
- = GREENSPACE
- = PHASE 1 = 90' x 100' WIDE LOTS (12 UNITS)
- = PHASE 2 = 90' x 100' WIDE LOTS (20 UNITS)
- = PHASE 3 = 80' x 200' WIDE LOTS (17 UNITS)

NOTES:

- TELECOMMUNICATION CABINETS ARE PERMITTED TO BE LOCATED WITHIN GREENSPACE AND WATER & SEWER PARCELS.
- THE COMMUNITY WATER & SEWER UTILITIES TO BE LOCATED OFFSITE AND OWNED & OPERATED BY TAMMANY UTILITIES.



N 89°36'07" W 1716.00'



PHASE COMPLETION DATES

- PHASE 1: JUNE 2018
- PHASE 2: JUNE 2019
- PHASE 3: JUNE 2020

BUILDING SETBACKS

- FRONT: 15' MIN.
- SIDE: 7.5' MIN.
- REAR: 20' MIN.

SEE M.R.C. NO.: 13

FLOOD ZONE DATA

FLOOD ZONE: A13
 BASE FLOOD ELEV.: 11' & 12'
 PANEL NO.: 225205 0220 C
 REVISED: APRIL 2, 1991

AREA BREAKDOWN

TOTAL AREA:	90.619 ACRES
GREENSPACE:	52.069 ACRES (57%)
PHASE 1:	6.769 ACRES
PHASE 2:	7.744 ACRES
PHASE 3:	24.915 ACRES

RECREATION

- = (ACTIVE) 1.057 ACRES (0.012%)
- PLAYGROUND/NATURE TRAIL
- (PASSIVE) 0.152 ACRES (0.002%)
- PARK AREA

MAXIMUM DENSITY

90.6 x .75 = 68 x 1 UNIT PER ACRE (A2) = 68 UNITS
 TOTAL UNITS PLANNED = 49 UNITS

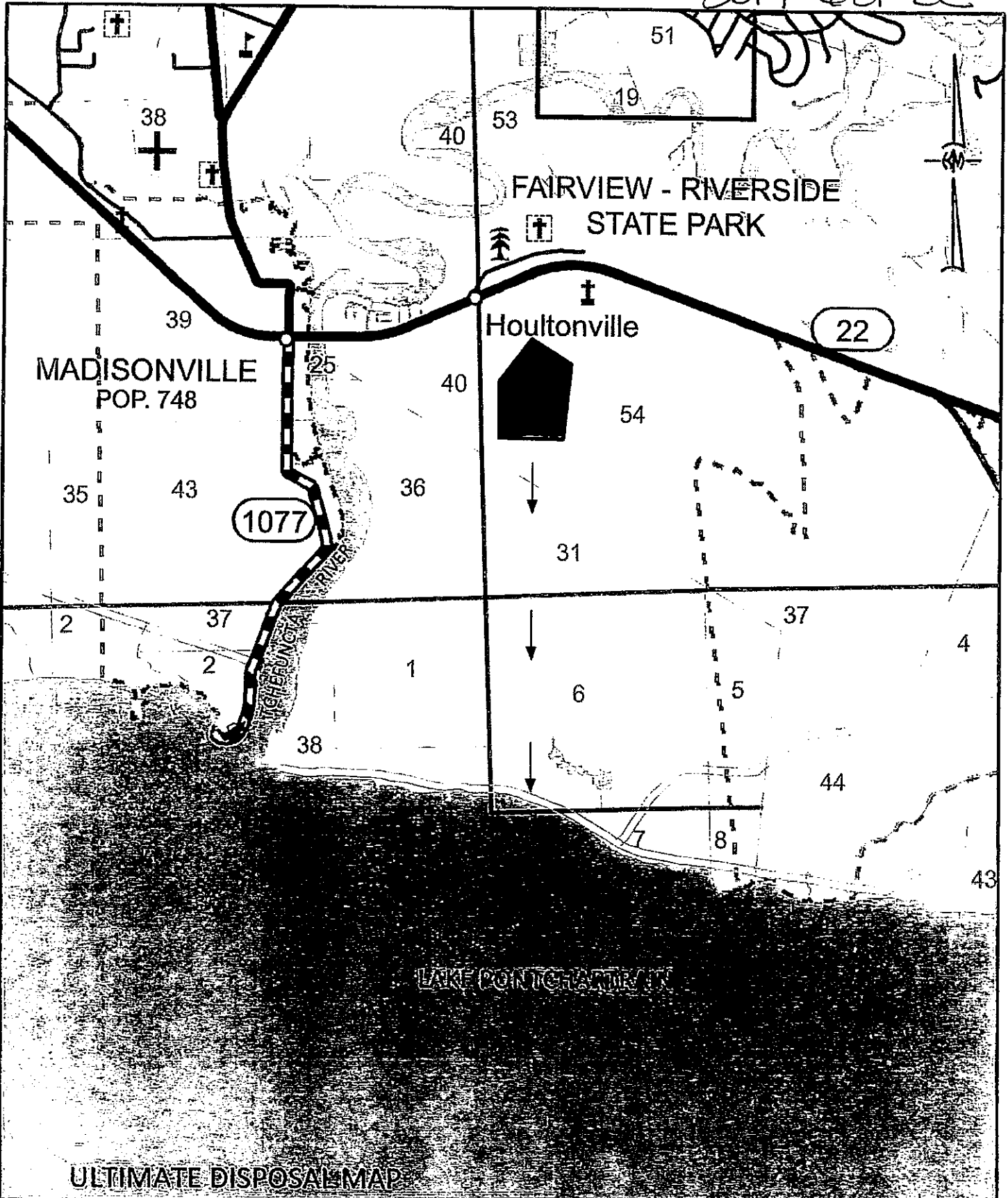
P.U.D. PLAN

HOULTONVILLE ESTATES
 A MINOR SUBDIVISION IN SECTION 54, T-7-S, R-11-E,
 GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

DEVELOPER INFORMATION
 FAVRET INVESTMENTS, LLC
 C/O UNCAS FAVRET, MANAGER
 68359 TAULLA DRIVE
 COVINGTON, LA. 70433
 985-892-8047

PREPARED FOR:	FAVRET INVESTMENTS, LLC.	SCALE:	1" = 120'	DATE:	05/16/2017
DESIGNED BY:	KELLY J. MCHUGH AND ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 985-626-5611	DRAWN BY:	A.T.S.	JOB NO.:	16-020
REVISED:		CHECKED BY:	K.J.M.	DWG. NO.:	15-020-PUD

2017-681-ZC



ULTIMATE DISPOSAL MAP

HOULTONVILLE ESTATES

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	N.T.S.	DATE:	05/15/2017
DRAWN:	A.T.B.	JOB NO.:	16-020
REVISED:			

2017-681-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: UNCAS FAVRET

Developer's Address: 68359 TAULLA DRIVE COVINGTON LA. 70433
Street City State Zip Code

Developer's Phone No. FAVRET INVESTMENTS, LLC 985-892-8047
(Business) (Cell)

Subdivision Name: HOULTONVILLE ESTATES

Number of Acres in Development: 90.619 Number of Lots/Parcels in Development: 49

Ultimate Disposal of Surface Drainage: LAKE PONTCHARTRAIN

Water Surface Runoff Mitigation Proposed: N/A

(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? _____

2017-681-ZC

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

If yes, which major arterial streets? _____

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

If yes, please explain? _____

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

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

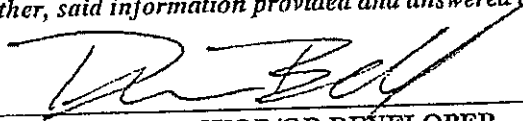
(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

5/16/17
DATE

2017-681-ZC

PF-2

FAIRVIEW

NC-2

A-4

PONCHATOULA HWY 22

HC-1

FAIRVIEW OAKS

A-3

STEEPLE

PENNS CHAPEL
CHAPEL

HC-2

40

T7-R10E

T7-R11E

54

PUD

A-2

SHADY OAK

SHADOW

A-1

36

31

0 800 Feet



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
Setbacks, Maximum Height, Minimum lot size for each phase, Maximum density according to the formula	Provided as Required (Note: Adjust rear yard setbacks for lots having a required no cut buffer)
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off-site provided by 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

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.

Zoning	Acreage	Gross Density	Gross Number of Units	Number of Units (allowed based on net density calculation)	Total number of Units proposed
A-2	90.62	1 units/ acre	90	67	49

The gross density is based on the underlying zoning of A-2 Single Family Residential District, which would allow for a total of 90 units. Based on the formula, the net density would allow for a total of 67 units. The proposal is for 49 residential units, which meets the maximum net density allowable within the PUD development.

GREENSPACE

A total of 52.069 acres of greenspace (57%) is proposed to be provided within the subdivision, including non-disturbed wetland and greenspace areas. A total of 51.73 acres is dedicated to passive open space and a total of 0.725 acre is dedicated to active open space (see list of amenities below).

Amenities	Type of Amenities
Passive	Preserved wetlands, greenspace area & Nature Trail to connect to abutting Fairview Oaks Commercial Development (provide the type of surface for the trail: raised deck, aggregate, semi-hard or hard-surfaced materials)
Active	Proposed playground equipment

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, before submitting for the Preliminary approval process.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the site as a conservation area, for the preservation of the natural landscape and natural systems of the site. The proposed layout contributes to the preservation and the conservation of wetlands, considering that the 49 lots are planned to be located outside of the wetlands area. The trail shown on the plan, projected to be located between Phase 1 & Phase 2, will provide pedestrian access to the abutting Fairview Oaks Commercial development, and allow for human enjoyment of the natural landscape. In regards to the criteria and objectives of the PUD Planned Unit Development Overlay, the plan promotes the preservation the scenic features of the site and provides some variety in the lot size, mainly between the northern and the southern part of the subdivision.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District & PUD Planned Unit Development Overlay designation be approved.