

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4872

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF SEPTEMBER, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF EMERALD FOREST BLVD, EAST OF FALCONER DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 14.6 ACRES OF LAND MORE OR LESS, TO A PUD (PLANNED UNIT DEVELOPMENT OVERLAY). (WARD 3, DISTRICT 5) (ZC12-08-076)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-076, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 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: AUGUST 30 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

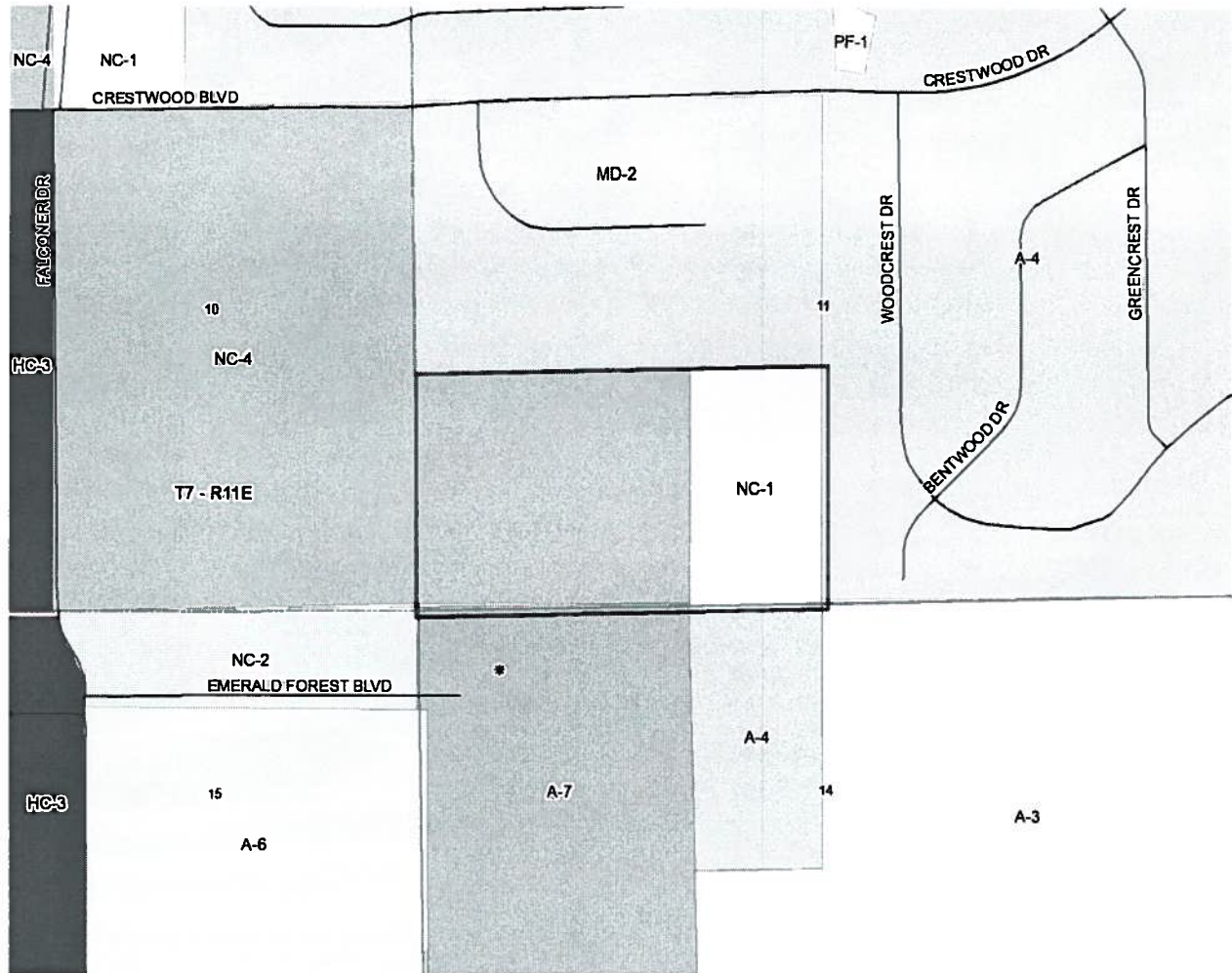
EXHIBIT "A"

ZC12-08-076

A certain parcel of ground situated in Section 11, T-7-S, R-11-E, Greensburg Land District, St Tammany Parish, Louisiana, and more fully described as follows

Commence at the Section Corner common to Sections 10, 11, 14, & 15, T-7-S, R-11-E and the POINT OF BEGINNING and measure North 00 degrees 06 minutes 00 seconds East a distance of 612.70 feet to a point; Thence North 88 degrees 45 minutes 00 seconds East a distance of 1,039.33 feet to a point; Thence South 00 degrees 06 minutes 00 seconds West a distance of 612.70 feet to a point; Thence South 88 degrees 45 minutes 00 seconds West a distance of 1,039.33 feet to the POINT OF BEGINNING, and containing 636,620.74 square feet or 14.6 acre(s) of land, more or less.

CASE NO.: ZC12-08-076
PETITIONER: Ryan Ritchie
OWNER: Covington Medical Properties, LLC
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of Emerald Forest Blvd, east of Falconer Drive; S11,T7S,R11E; Ward 3, District 5
SIZE: 14.6 acres



2217-08-076



VICINITY MAP

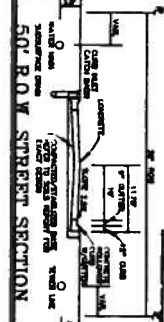
GARDENWALK SHALL BE LANDSCAPED WITH BOTH EXISTING NATIVE TREES AND SPACES AS REQUIRED

CONSTRUCTION SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE PERMIT TO CONSTRUCT

DEVELOPMENT SCHEDULE
 PHASE 1 06-2013
 PHASE 2 06-2014
 PHASE 3 06-2015

PROJECT PLANNER/ENGINEER
 A&L LANDSCAPE ASSOCIATES, INC.
 MANDEVILLE, LA 70448
 PROJECT DESIGNER
 DENZEL C. CLARK
 7049 EDGEWATER DR.
 MANDEVILLE, LA 70471

1. THE DEVELOPER SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPE TO REMAIN ON THE PROPERTY TO BE DEVELOPED.
2. THE DEVELOPER SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPE TO REMAIN ON THE PROPERTY TO BE DEVELOPED.
3. THE DEVELOPER SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPE TO REMAIN ON THE PROPERTY TO BE DEVELOPED.
4. THE DEVELOPER SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPE TO REMAIN ON THE PROPERTY TO BE DEVELOPED.
5. THE DEVELOPER SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPE TO REMAIN ON THE PROPERTY TO BE DEVELOPED.



50' R.O.W. STREET SECTION

DEVELOPED PROPERTY (MEDICAL)
 640' +/-

GARDENWALK
 SECTION 11, T-7-S, R-11-E
 ST. TAMMANY PARISH, LA.

PHASE 1
 PHASE 2
 PHASE 3
 N 89°48'00" E 1038.33'

UNDEVELOPED PROPERTY (NC-4)
 800' +/-

N 00°06'00" E 612.70'



THIS PAYMENT TO BE CONSTRUCTED IN 12 MONTHS FOR IMPACT FEES

PALMETTO GREENS APARTMENTS

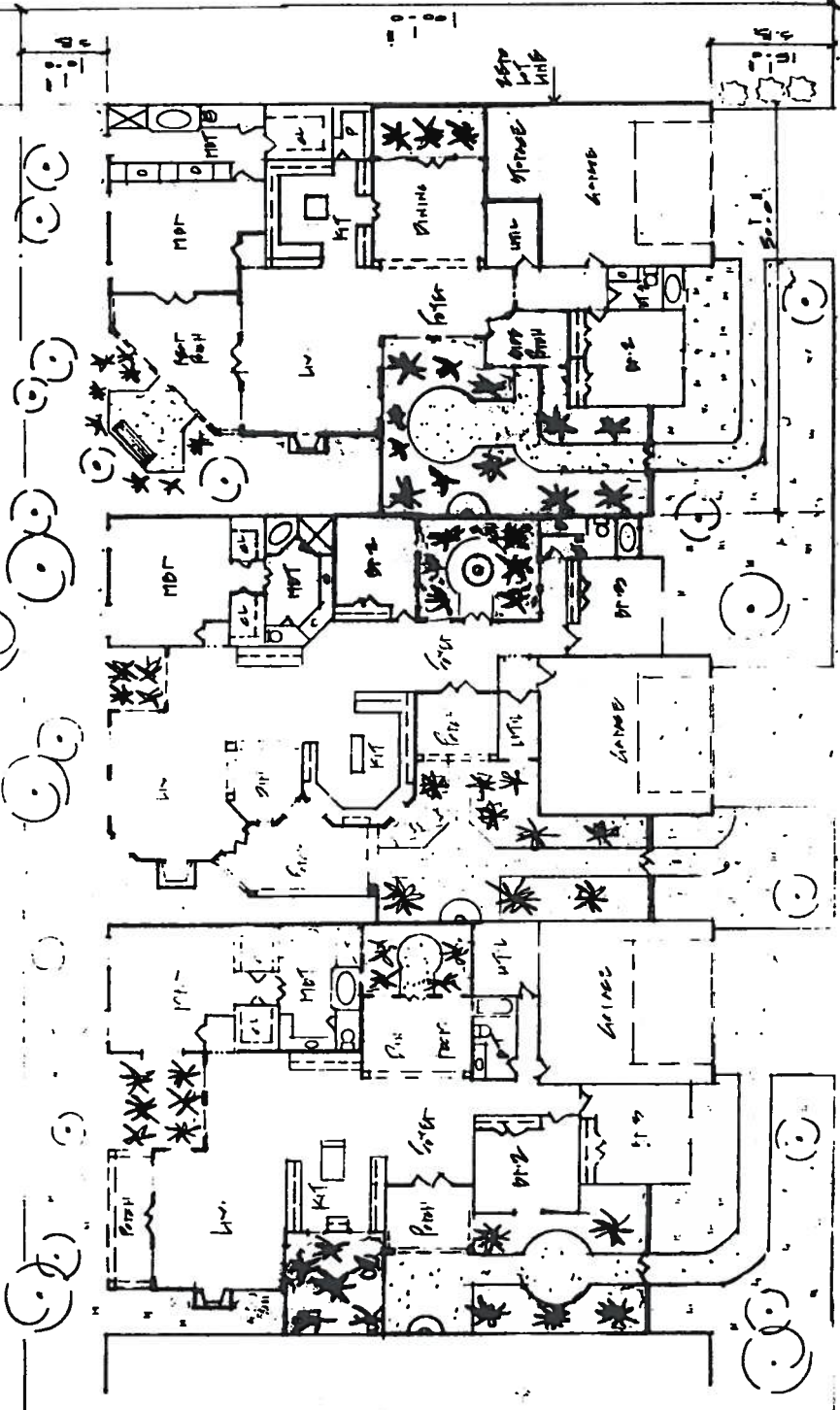
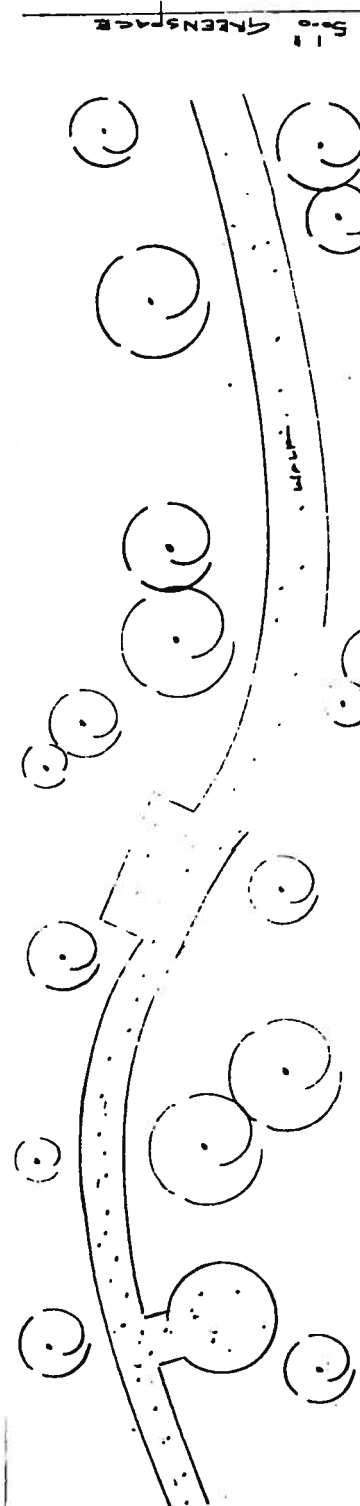
METLANDS

CRESTWOOD SUBDIVISION

GARDENWALK SHALL BE LANDSCAPED WITH BOTH EXISTING NATIVE TREES AND SPACES AS REQUIRED

UNDEVELOPED PROPERTY (A1)

GARDENWALK SECTION 11, T-7-S, R-11-E ST. TAMMANY PARISH, LA.	
DATE	06-20-13
SCALE	1" = 40'
PROJECT NO.	13-001
DATE	06-20-13
SCALE	1" = 40'
PROJECT NO.	13-001



CONCEPT PLANS

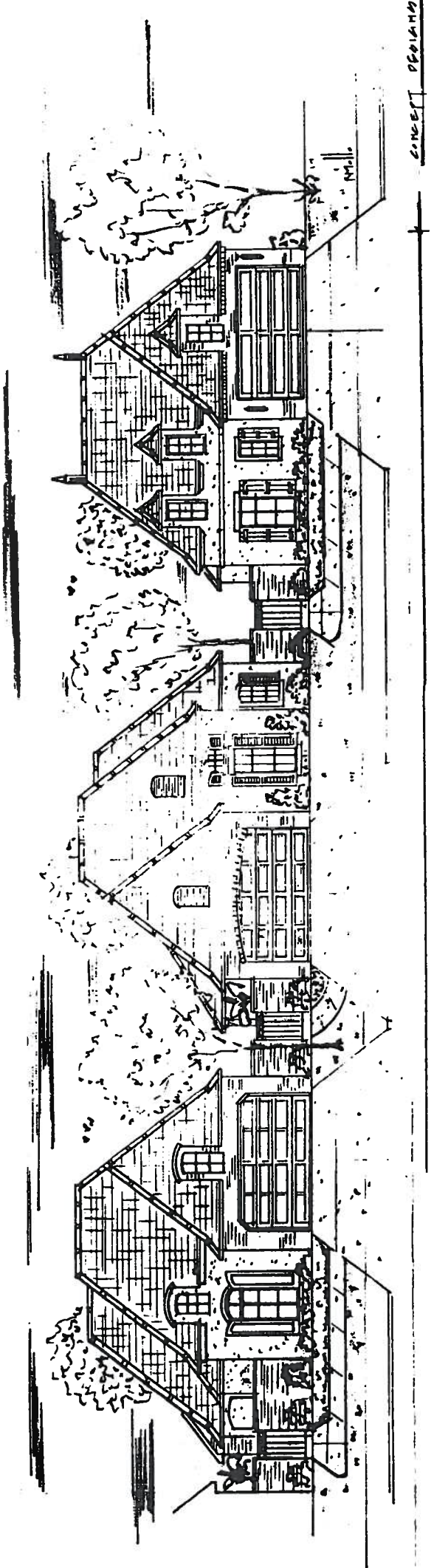
GARDEN WALK	
DATE: 7-20-12	APPROVED BY:
CONCEPT PLANS & DESIGN	
STEP MILLER DESIGN INC. 727-3566	
1 OF 1	

1500 sq ft Living

1650 sq ft Living

1800 sq ft Living

ZC12-03-076



ZC12-08-076

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DENZEL L. CLARK JR.

Developer's Address: 7049 EDGEWATER DR. MANDEVILLE LA 70471
Street City State Zip Code

Developer's Phone No. _____
(Business) (Cell)

Subdivision Name: GARDENWALK

Number of Acres in Development: 14.6 Number of Lots/Parcels in Development: 64

Ultimate Disposal of Surface Drainage: PONCHITALAWA CREEK

Water Surface Runoff Mitigation Proposed: _____

(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 Title 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? _____

2012-08-076

- 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

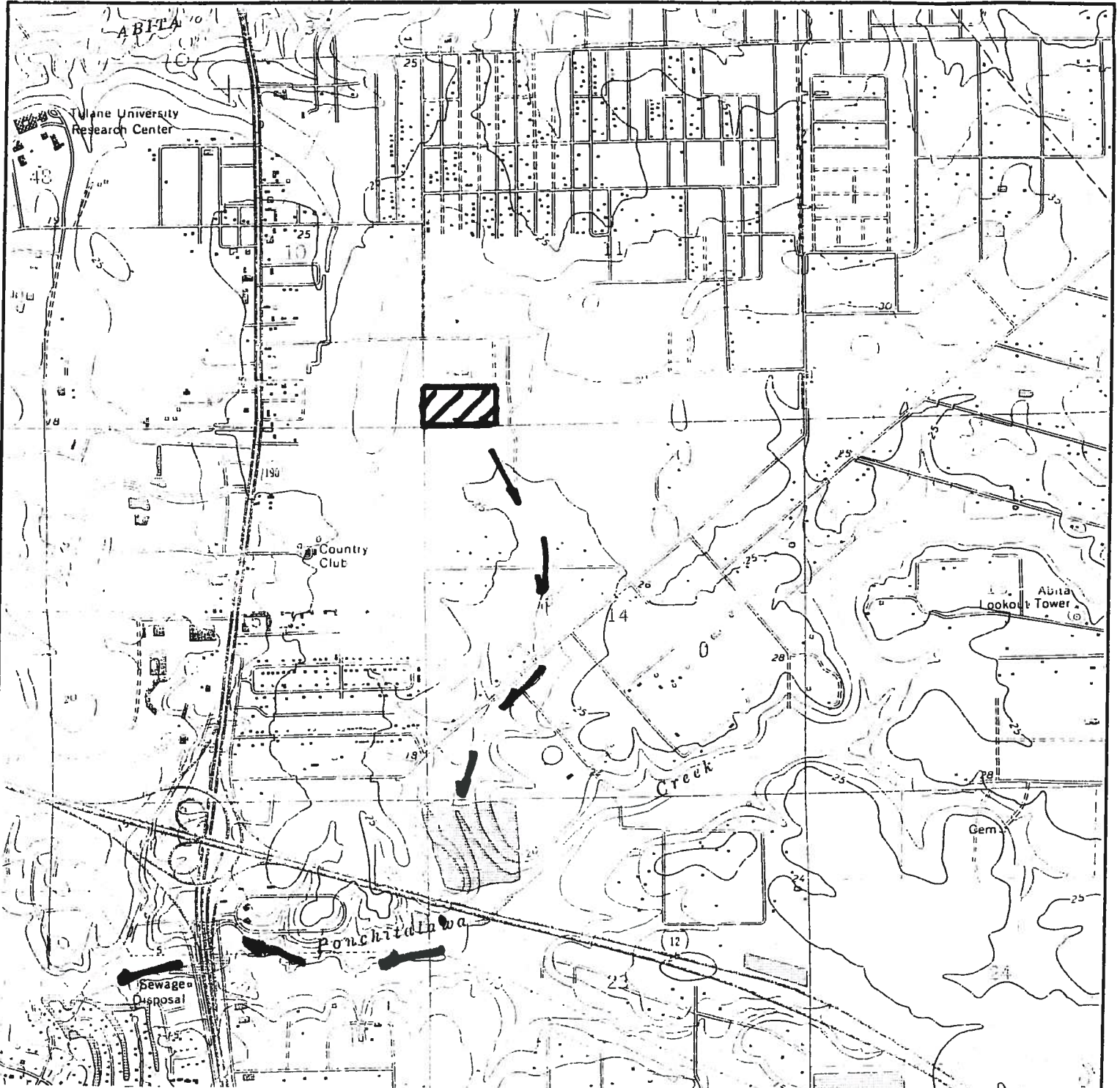
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.



ENGINEER/SURVEYOR/OK DEVELOPER
(SIGNATURE)

6-15-12

DATE



GARDENWALK
ST. TAMMANY PARISH, LA.

ULTIMATE DISPOSAL MAP

SCALE:	N.T.S.	DATE:
DRAWN:		JOB NO.:
REVISED:		

ADMINISTRATIVE COMMENTS

ZONING STAFF REPORT

Date: August 7, 2012

Case No.: ZC12-08-076

Posted: 07/11/12

Meeting Date: August 7, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Ryan Ritchie
OWNER: Covington Medical Properties, LLC
REQUESTED CHANGE: PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the north side of Emerald Forest Blvd, east of Falconer Drive; S11,T7S,R11E; Ward 3, District 5
SIZE: 14.6 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt & Unopened Right of Way Condition: Good & Dirt

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Hospital	MD-2 (Medical Clinic District)
South	Apartments	A-7 (Multiple Family Residential District) & A-4 (Single Family Residential District)
East	Single Family Residential	A-4 (Single Family Residential District)
West	Undeveloped	NC-4 (Neighborhood Institutional 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.

STAFF COMMENTS:

The petitioner is requesting a PUD (Planned Unit Development Overlay). The site is located on the north side of Emerald Forest Blvd, east of Falconer Drive. The site is proposed to be developed as a zero lot line, 64 unit single family residential subdivision. Each unit will be a minimum of 1200 sq. ft to a maximum of 3100 sq. ft. Additional parking spaces are proposed to be provided for guests and visitors.

As shown on the revised plan, the number of driveways has been reduced to a maximum of 2 separate driveways, as previously requested. The 2 driveways will allow for effective traffic circulation within and adjacent to the development. Also, as shown on the plan, a cul de sac is proposed to be located within the Parish right of way. An application will have to be submitted for either the revocation process or the process of entering the Parish right of way, in order for the location of the cul de sac to be allowed within the Parish right of way.

Note that a request has been submitted to change the underlying zoning of the site from NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to A-4A (Single-Family Residential District) (ZC12-08-077).

Case No.: ZC12-08-076

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 (offsite)
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 (3 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.

Based upon the A-4A Single Family Residential Zoning Districts, the net density would allow for 66 lots. The proposal is for 64 units with a net density of 6 units per acre.

GREENSPACE

A total of 3.65 acres (25%) of greenspace is proposed to be provided. As shown on the plan, exercise stations are proposed to be provided as active amenity and a walking path as passive amenity. Additional pathways have been provided, allowing access to the eastern and western greenspace areas. Staff feels that the proposed greenspace should be reconfigured in order to improve connectivity and make it more functional. Also, the wetlands should be included in the design of the subdivision, to minimize the total amount of disturbance.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the site to be developed with residential uses, compatible with the existing uses in the surrounding. The proposal meets that designation of residential infill, since it provides residential uses, compatible with the surrounding neighborhood.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development Overlay) designation be denied. Staff feels that the proposal is very similar to a typical A-4A development and does not meet the purpose of the Planned Unit Development Overlay, which is to encourage flexibility and creativity design.