

EXHIBIT "A"

2020-2143-ZC

A certain parcel of land situated in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section corner common to Sections 17, 18, 19 & 20, Township 6 South, Range 11 East, and run North 89 Degrees 53 Minutes, 58 Seconds West for a Distance of 1,020.29 Feet to the Point of Beginning;
From the Point of Beginning run South 89 Degrees 29 Minutes 32 Seconds West a Distance of 1,335.34 Feet to a Point; Thence run North 01 Degrees 01 Minutes 19 Seconds West for a distance of 650.41 feet to a point; Thence run North 88 Degrees 58 Minutes 41 Seconds East for a distance of 20.18 feet to a point; Thence run North 00 Degrees 59 Minutes 29 Seconds West for a distance of 608.59 feet to a point; Thence run South 89 Degrees 43 Minutes 01 Seconds West for a distance of 708.52 feet to a point; Thence run South 01 Degrees 01 Minutes 32 Seconds East for a distance of 1,268.44 feet to a point; Thence run South 88 Degrees 32 Minutes 09 Seconds West for a distance of 653.07 feet to a point; Thence run North 01 Degrees 05 Minutes 37 Seconds West for a distance of 2,644.57 feet to a point; Thence run North 88 Degrees 28 Minutes 49 Seconds East for a distance of 2,416.17 feet to a point; Thence run South 01 Degrees 02 Minutes 13 Seconds East for a distance of 622.58 feet to a point; Thence run South 01 Degrees 01 Minutes 35 Seconds East for a distance of 730.09 feet to a point; Thence run North 87 Degrees 45 Minutes 52 Seconds East for a distance of 260.06 feet to a point; Thence run South 01 Degrees 09 Minutes 39 Seconds East for a distance of 1325.04 feet back to the Point of Beginning.

Containing 134.733 Acres or 5,868,977 square feet

ZONING STAFF REPORT

Date: April 26, 2022

Case No.: 2020-2143-ZC

Posted: April 22, 2022

Meeting Date: May 3, 2022

Prior Determination: Postponed

Determination: Approved

GENERAL INFORMATION

PETITIONER: Corie Herberger
OWNER: River Park Estates, LLC
REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Development Overlay
LOCATION: Parcels located on the north and south sides of MP Planche Road, west of Louisiana Highway 25, Covington; S18, T6S, R11E; Ward 3, District 3
SIZE: 134.73 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane Asphalt **Condition:** Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-2 Suburban District and RO Rural Overlay
South	Residential and Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay
East	Residential	A-1 Suburban District, A-2 Suburban District, A-4A Single-Family Residential District, and RO Rural Overlay
West	Undeveloped	A-1 Suburban District, A-2 Suburban District, and RO Rural Overlay

EXISTING LAND USE:

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

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/SUBDIVISION INFORMATION:

The River Park Trails Planned Unit Development was originally approved in 2020 by Council Ordinance Number 21-4551 under the name River Park Estates, Phase 3. This ordinance was adopted with the following stipulations:

1. Widen MP Planche road to 24’ wide from Highway 25 to the 2nd entrance of River Park Crossing;
2. Moving to the west, widen MP Planche road to 20’ wide;
3. Construct a southbound right turn lane at Highway 25 and MP Planche road;
4. If Parish and DOTD deem it necessary, construct an acceleration lane southbound at MP Planche and Highway 25;
5. Convert the 2.8-acre greenspace area to a sports park with a pavilion, baseball backstop and soccer goals.
6. Add a natural walking trail around the detention pond at the southeast corner of the property;
7. Put the 27.87-acre greenspace area at the north end of the project in a conservation easement;
8. One (1) additional Class “A” tree must be planted on each lot

The applicant is currently requesting a Major Amendment to the PUD to help facilitate these required changes and reconfigure the originally approved layout of the PUD. The new PUD plan shows a reduction of 6 lots and the elimination of all 90’ lots, the addition of 9.32 acres of retention, and 2.04 acres of active amenities including a walking path and sports park.

		RIVER PARK TRAILS PUD (FORMALLY RIVER PARK ESTATES, PHASE 3) MAJOR AMENDMENT CHANGES		
PUD Category	Originally Approved PUD	April Proposed Major Amendment	May Proposed Major Amendment	Requested Change
Access	Widen MP Planche roadway to 20 feet along the western boundary	Widen MP Planche roadway to 20' along the PUD's western boundary and 24' wide from Highway 25 to the 2 nd entrance of River Park Crossing	N/A	Consistent with Council Requirements
Density	Of the 404 lots permitted, 384 lots proposed	Of the 404 lots permitted, 378 lots proposed	N/A	Reduction of 6 lots
Proposed Lot Sizes	50' = (8%), 60' = (79%), 70' = (10%), 90' = (3%)	50'-60' = (26%), 60'-70' = (61%), "Estate Lots" = (13%)	50'-60' = (34%), 60'-70' = (53%), "Estate Lots" = (13%)	Elimination of all 90' Lots; Addition of (32) 50'-60' lots; Reduction of (30) 60'-70' lots; Reduction of (2) 75' lots
Greenspace Provided	36.20 acres = 32.30 acres of greenspace & 3.90 acres of retention area	46.20 acres = 32.98 acres of greenspace & 13.22 acres of retention area	51.54 acres = 38.32 acres of greenspace & 13.22 acres of retention pond	Addition of 9.32 acres of retention area + 5.34 acres of public drainage servitude
Active Amenities Provided	1.08 (3%) acres including a basketball court and playground	3.12 (7%) acres including basketball court, walking path, playground, & sports park	N/A	Addition of 2.04 acres of active amenities including a walking path and sports park
Passive Amenities Provided	32.62 (97%) acres including wetlands and retention ponds	29.86 acres (90%) includes wetlands, ½ of all retention ponds	31.26 acres (82%) includes wetlands, ½ of all retention ponds, and new public drainage servitudes	Addition of 5.34 acres of passive greenspace which is made up of the new public drainage servitude
Total Wetlands	30.68 acres	30.68 acres	27.87 acres	2.81 acres less
Total Mitigated Wetlands	7.65 acres	4.84 acres	4.92 acres	.08 acres more

STAFF COMMENTS:

- The original River Park Estates, Phase 3 PUD Plan was approved by the Parish Council in April, 2021. Since then, Council passed an ordinance in November, 2021 (Ordinance No. 21-4714) which states “all drainage ditches, channels, canal, or similar drainage features shall be located within a dedicated right-of-way and not located within an individual lot(s). Dedicated right-of-way may be located in greenspace or open space” [Sec. 125-88(d)(1)]. **The applicant has revised the PUD plan to show all drainage servitudes, excluding side-yard swales to be located outside of the individual lots.**
- Placing the greenspace areas and stormwater management ponds into a conservation easement would permanently limit the use of the land and ensure the public benefit of open space is maintained. The original 2020 PUD Plan was approved by the Parish Council with the stipulation that the 27.87-acre greenspace area at the north end of the project is placed into a conservation easement. **The applicant has stated that the required conservation easement will be dedicated as part of the Final Plat.**
- The applicant has provided a complete recreational development plan depicting the proposed amenities, a time schedule for development, and the entity whom shall be responsible for the liability and the maintenance of the recreational amenities and greenspace area.**

CASE NUMBER: 2020-2143-ZC

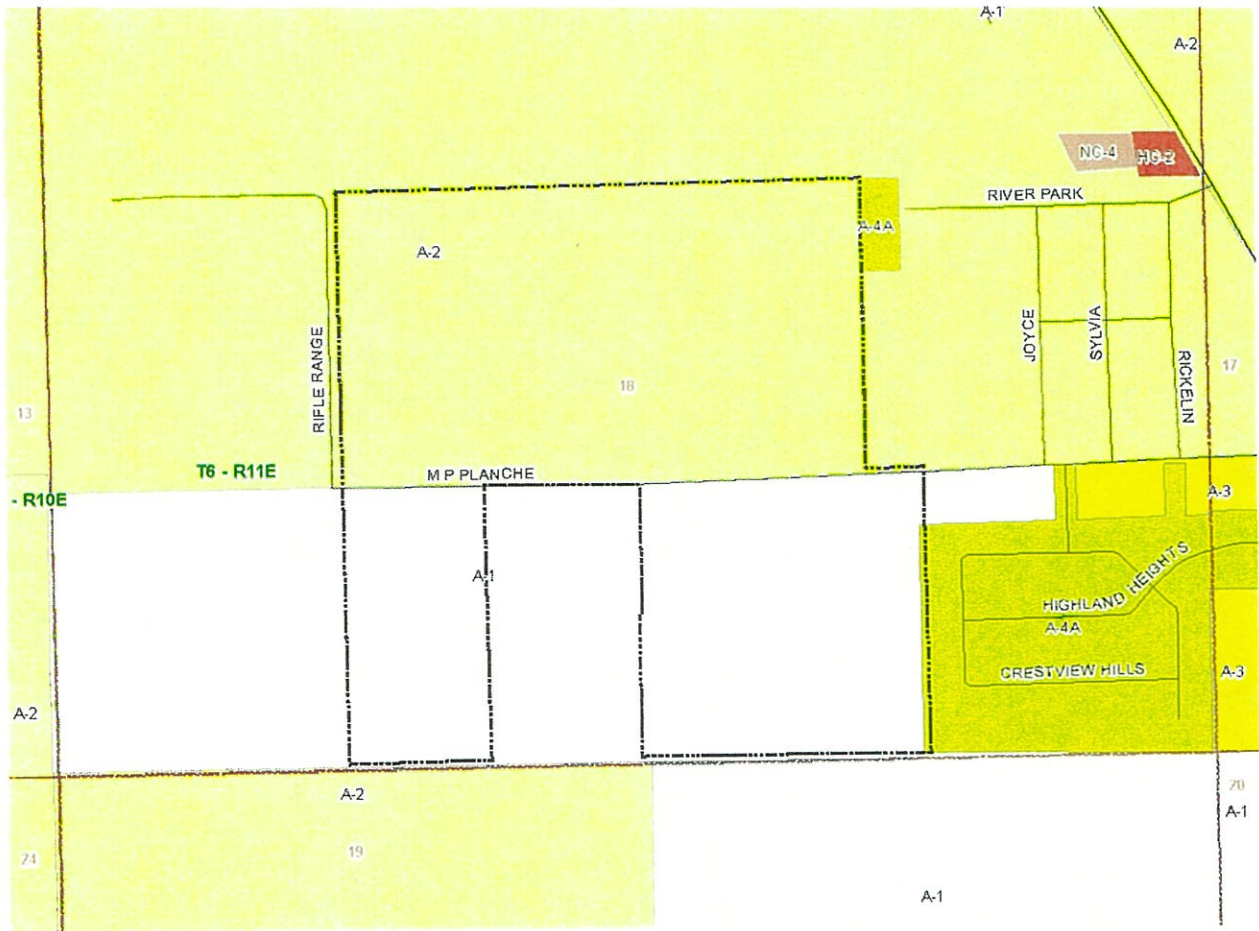
PETITIONER: Corie Herberger

OWNER: River Park Estates, LLC

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




Located in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana



GREENSPACE REQUIRED=134.73 x 25% =	33.68 ACRES
GREENSPACE PROVIDED	= 36.32 ACRES
@ 100%	
GREENSPACE PROVIDED	= 13.22 ACRES
@ 50%	
TOTAL PROVIDED	= 51.54 ACRES

13.2 AC ACTIVE (BASEBALL COURT, WALKING PATH, PLAYGROUND & SPORTS PARK)

	TOTAL WETLANDS=27.87 ACRES
	WETLANDS TO BE MITIGATED=4.92 ACRES
	TOTAL WETLANDS TO REMAIN=22.95 ACRES
	LOT WIDTH 130 LOTS
	50'-60'
	LOT WIDTH 200 LOTS
	60'-70'
	ESTIMATE SIZE 48 LOTS
	LOTS 75'



RIVER PARK TRAILS

POUNDS AS SHOWN HEREON ARE HEREBY DEDICATED TO PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE, UTILITY, AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED USED FOR THEIR INTENDED PURPOSE.

ULTIMATE SURFACE WATER DISPOSAL

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSHERIFF AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATUTE OF LOUISIANA RS. 33-5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST TAMMANY

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APPROVAL:

POWER PARK ESTATES LLC
FOUNDED BY TERRY BARTON DUBOIS

CURRENT SHOW: **WHEELVILLE, VA**

COMMISSION _____ OWNER _____

Figure 1. The study area.

Fig. 6. ΔT vs. ΔT_{max} for $\Delta T_{\text{max}} = 100^\circ\text{C}$.

"ADDITIONAL PUD APPROVAL REQUIREMENTS"

1. WHEN UP PUNICHE ROAD TO 24' WIDE FROM HWY 125 TO THE 2ND ENTRANCE RIVER PARK CROSSING, MOVING TO THE WEST. WHEN UP PUNICHE ROAD TO 20' W

2. SOUTHBOUND RIGHT TURN LANE AT HWY 125 AND W^o PULACHE ROAD TO BE CONSTRUCTED AS REQUESTED BY DOLD.

TO BE DESIGNATED AS A COUNCIL-LEVEL CASPERIN

BE PUNISHED ON EACH LOI FROM TO OCCURRING, CONFINEMENT IN AN INSTITUTION OR
DEVELOPER AND/OR NEAR CRIMINAL ASSOCIATION;

NOTE- DRAINAGE DETENTION SHALL BE WET POND
LOCATED ON SITE BONDS SHALL BE MAINTAINED

ST. TAMMANY PARISH.

NOTE CENTRAL SEWER & WATER SERVICE PROVIDED

<p>DATE OF THE OBSERVATION IS LOCATED IN 0000 2002</p>	<p>OF REINFORCEMENT</p>
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PROJECT TO A 10' UTILITY, DRAINAGE
FLOOD ELEVATION N/A

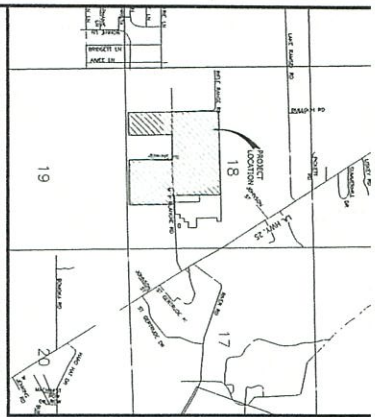


PROJECT DESCRIPTION:
PLANNED UNIT DEVELOPMENT OF RIVER PARK TRAILS
SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

COMPUTER FILE
CT
RP-1

PLANNED UNIT DEVELOPMENT (PUD)
RIVER PARK TRAILS

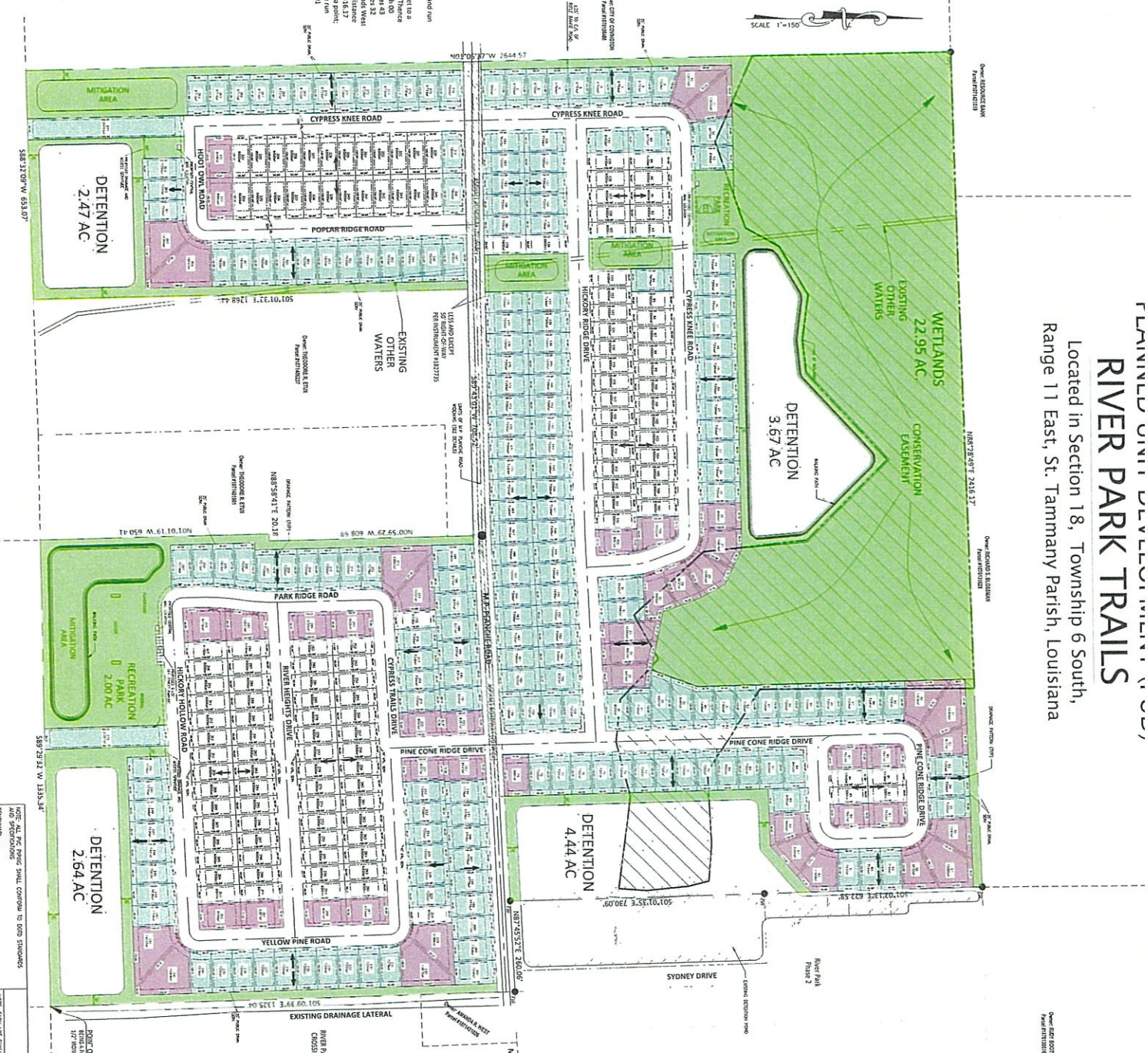
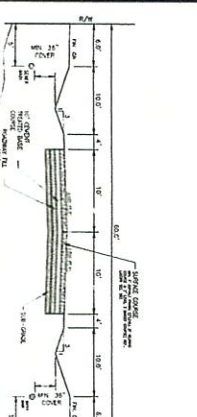
Located in Section 18, Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana



RECREATION DEVELOPMENT PLAN
RECREATION AREA: 2.47 AC
RECREATION TRAILS: 2.00 AC
RECREATION PARK: 2.00 AC
RECREATION COURT: 2.00 AC
RECREATION MEADOWS: 2.00 AC

WETLANDS 22.95 AC
DETENTION 3.67 AC
DETENTION 4.44 AC
DETENTION 2.64 AC

RECREATION DEVELOPMENT PLAN
RECREATION AREA: 2.47 AC
RECREATION TRAILS: 2.00 AC
RECREATION PARK: 2.00 AC
RECREATION COURT: 2.00 AC
RECREATION MEADOWS: 2.00 AC



DEEDICATION
RIVER PARK TRAILS
APPROVAL:
RIVER PARK ESTATES, LLC
PROJECT DESCRIPTION:
PLANNED UNIT DEVELOPMENT OF RIVER PARK TRAILS
SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA