

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3066 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of Lowe Davis Road, south of Kingsland Drive and which property comprises a total of 22.60 acres of land more or less, from its present R (Rural) District to a PUD (Planned Unit Development) District, Ward 10, District 2. (ZC05-04-023)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-04-023, 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 R (Rural) District to a PUD (Planned Unit Development) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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) District.

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 R (Rural) District to a PUD (Planned Unit Development) District.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

EXHIBIT "A"

3066

ZC05-04-023

Located in Section 19 Township 6 South, Range 12 East, St. Tammany Parish, Louisiana.

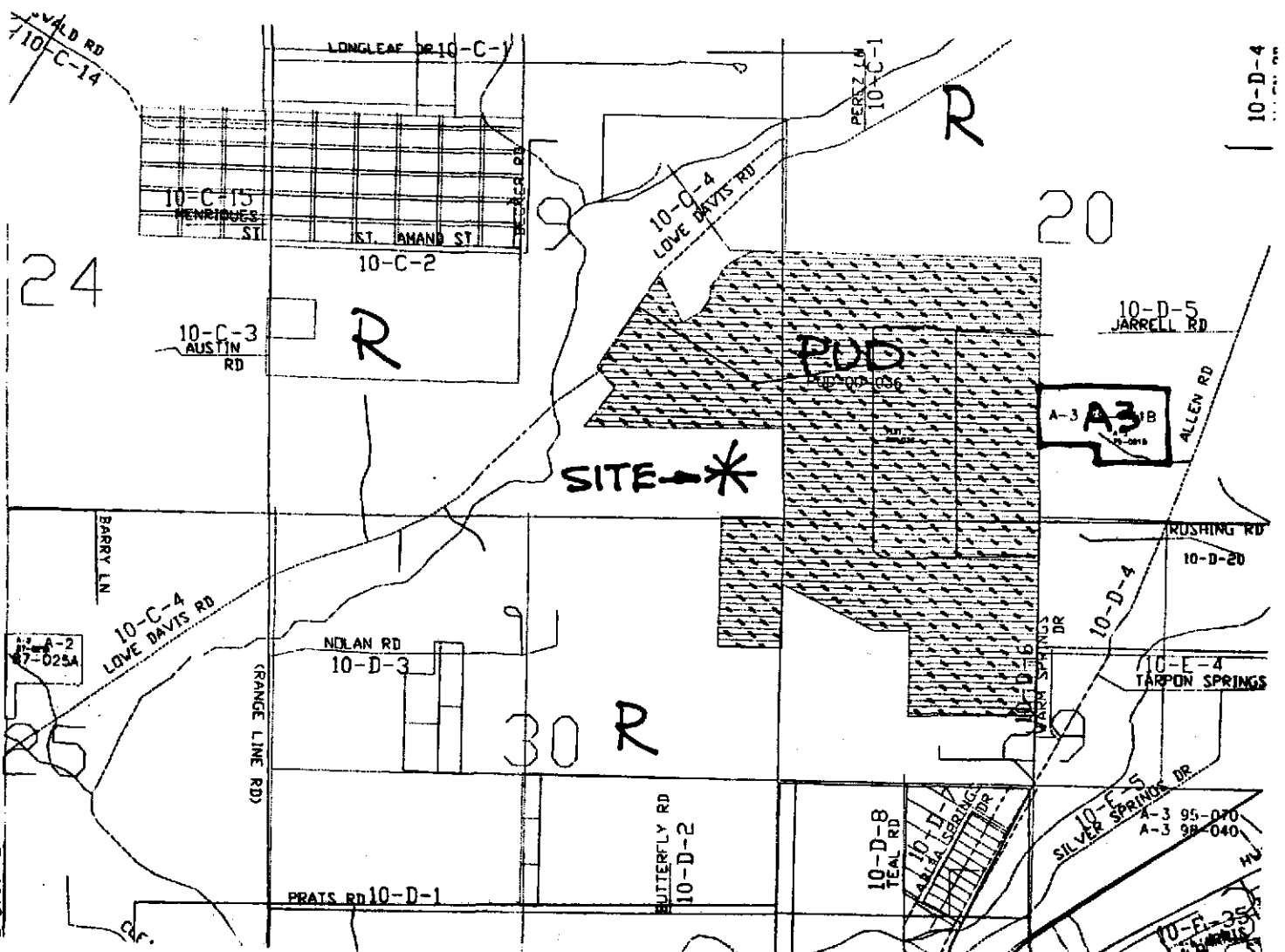
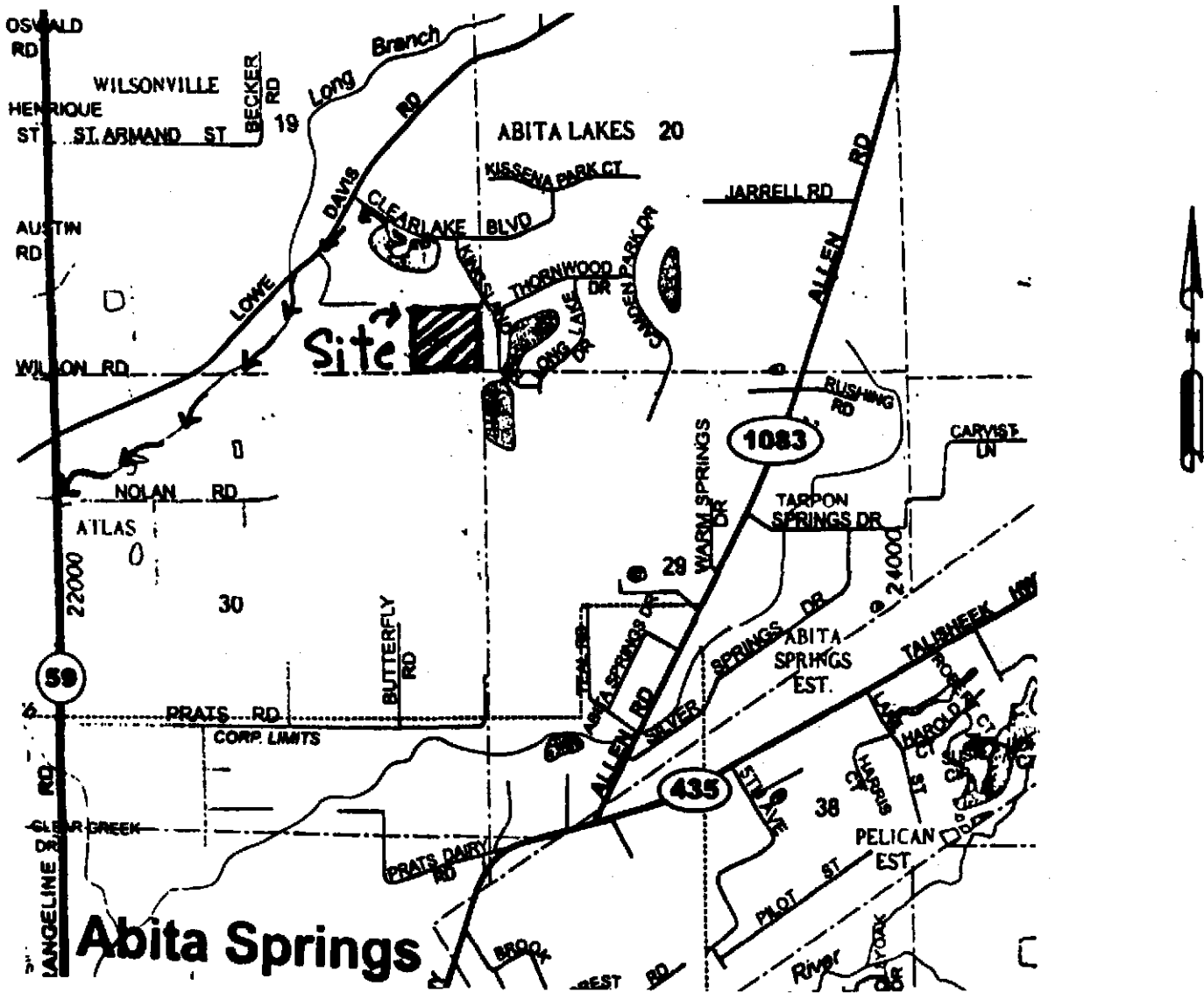
From the Section Corner common to Sections 19, 20, 29 and 30 Township 6 South, Range 12 East, St. Tammany Parish, Louisiana this being the Point of Beginning.

From the Point of Beginning run South 89 degrees 21 minutes 21 seconds West, 1089.37 feet to a point; thence North 00 degrees 28 minutes West, 901.29 feet to a point; thence North 89 degrees 04 minutes 11 seconds East, 1089.37 feet to a point; thence South 00 degrees 28 minutes East, 906.31 feet back to the Point of Beginning.

This tract contains 22.60 Acres.

3066

CASE NO.: ZC05-04-023
 PETITIONER: Leroy Cooper
 OWNER: Despina C. Yemelos
 REQUESTED CHANGE: From R (Rural) District to PUD (Planned Unit Development) District
 LOCATION: Parcel located on the east side of Lowe Davis Road, south of Kingsland Drive ; S19, T6S, R12E; Ward 10, District 2
 SIZE: 22.60 acres



DEVELOPER:

DESPINA C. YEMELOS
 83614 HWY. 1080
 FOLSOM, LA 70437
 (985) 966-6212

3066

PROVIDED GREEN SPACE ACERAGE: ±141.52 ACRES - 40%
 PONDS ACERAGE: ±30.72 ACRES - 8%
 LOTS ACERAGE: ±150.92 ACRES - 43%
 GARDEN HOMES ACERAGE: ±1.28 ACRES - .004%
 DEDICATED RIGHT OF WAY ACERAGE: ±30.36 ACRES - 9%
 TOTAL ACERAGE: ±354.8 ACRES - 100%

MINIMUM ESTATE LOT BUILDING SETBACKS:

FRONT: 50'
 REAR: 25'
 SIDE STREET: 20'
 SIDES: 15'

MINIMUM PREMIER LOT BUILDING SETBACKS:

FRONT: 30'
 REAR: 25'
 SIDE STREET: 20'
 SIDES: 10'

MINIMUM GARDEN HOME SETBACKS:

FRONT: 30' FROM R.O.W.

EXISTING ZONING:

PUD/R-RURAL
 E.L.R.M. MAP:
 PANEL # 225205 0150C
 FLOOD ZONE A, B & C
 OCTOBER 17, 1989

AVERAGE ESTATE SIZE OF LOTS:

±39,000 sq ft (±.89 ACRES)
 AVERAGE NEW PREMIER SIZE OF LOTS:
 ±20,200 sq ft (±.46 ACRES)

AVERAGE SIZE OF GARDEN HOMES UNIT:

±1330 sq ft (±.03 ACRES)
 RESIDENTIAL DENSITY:
 ±0.65 LOTS/GARDEN HOMES PER ACRE

LANDSCAPING:

ALL EXISTING TREES ARE TO BE SAVED
 WITHIN THE GREEN SPACES.

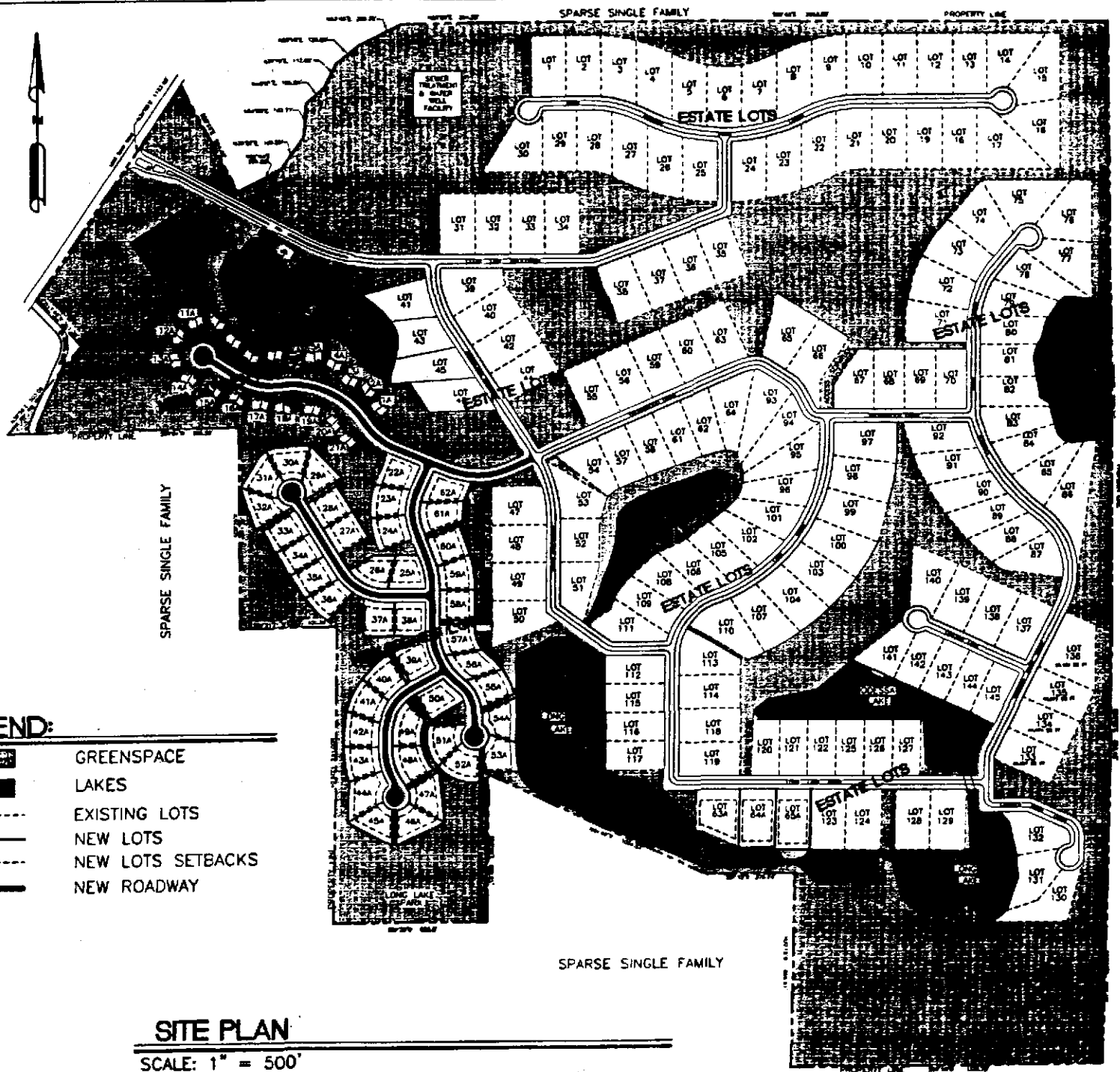
EXISTING CONDITIONS:

PUD/RURAL
 COMMUNITY SEWER & WATER:
 COMMUNITY SEWER & WATER.
 APPROXIMATE LENGTH OF DEDICATED ROADWAY: ±3.98 MILES

PERCENTAGE OF GREENSPACE: 40%

TOTAL MAX. NUMBER OF ESTATE LOTS: 148
 TOTAL MAX. NUMBER OF NEW PREMIER LOTS: 41
 TOTAL MAX. NUMBER OF GARDEN HOMES: 42
 TOTAL MAX. NUMBER OF LOTS/GARDEN HOMES: 231

MAXIMUM HEIGHT OF BUILDINGS: 35'



LEGEND:

- GREENSPACE
- LAKES
- EXISTING LOTS
- NEW LOTS
- NEW LOTS SETBACKS
- NEW ROADWAY

SITE PLAN

SCALE: 1" = 500'

2005-04-023

SPARSE SINGLE FAMILY

CEI COOPER ENGINEERING / INC
 Civil Engineering • Planning • Environmentals
 P.O. Box 870 Oak Ridge, Louisiana 70451 (985) 948-4848

ABITA LAKES SUBDIVISION ADDITION
 SECTION 19, TOWNSHIP 6 SOUTH, RANGE 12 EAST
 ST. TAMMANY PARISH, LOUISIANA

04-089

Z-1

03-29-05

2605-04-023

3066

DEVELOPER:

DESPINA C. YODANLOS
 82014 HWY. 1080
 PO BOX 1A 70457
 (985) 804-4212

PROPOSED GREEN SPACE ACREAGE: 422.8 ACRES
 LOTS ACREAGE: 422.8 ACRES
 GARDEN HOMES ACREAGE: 422.8 ACRES
 DEDICATED RIGHT OF WAY ACREAGE: 422.8 ACRES
 TOTAL ACREAGE: 422.8 ACRES - 100%

MINIMUM LOT BUILDING SETBACKS:
 FRONT: 30'
 REAR: 25'
 SIDE STREET: 20'
 SIDES: 10'

MINIMUM GARDEN HOME SETBACKS:
 FRONT: 30' FROM R.O.W.

EXISTING ZONING:
 R-RURAL

ELBA MAP:
 PANEL # 225202 01505
 FLOOD ZONE 7A & C
 OCTOBER 17, 1989

AVERAGE SIZE OF LOTS:
 2,203.710 sq ft (5.44 ACRES)

AVERAGE SIZE OF GARDEN HOMES:
 1,139.4 sq ft (2.63 ACRES)

RESIDENTIAL DENSITY:
 41.11 LOTS/GARDEN HOMES PER ACRE

LANDSCAPING:
 ALL EXISTING TREES ARE TO BE SAVED
 WITHIN THE GREEN SPACES.

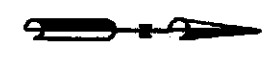
EXISTING CONDITIONS:
 RURAL

COMMUNITY SEWER & WATER:
 COMMUNITY SEWER & WATER

APPROXIMATE LENGTH OF DEDICATED ROADWAY: 4.42 MILES

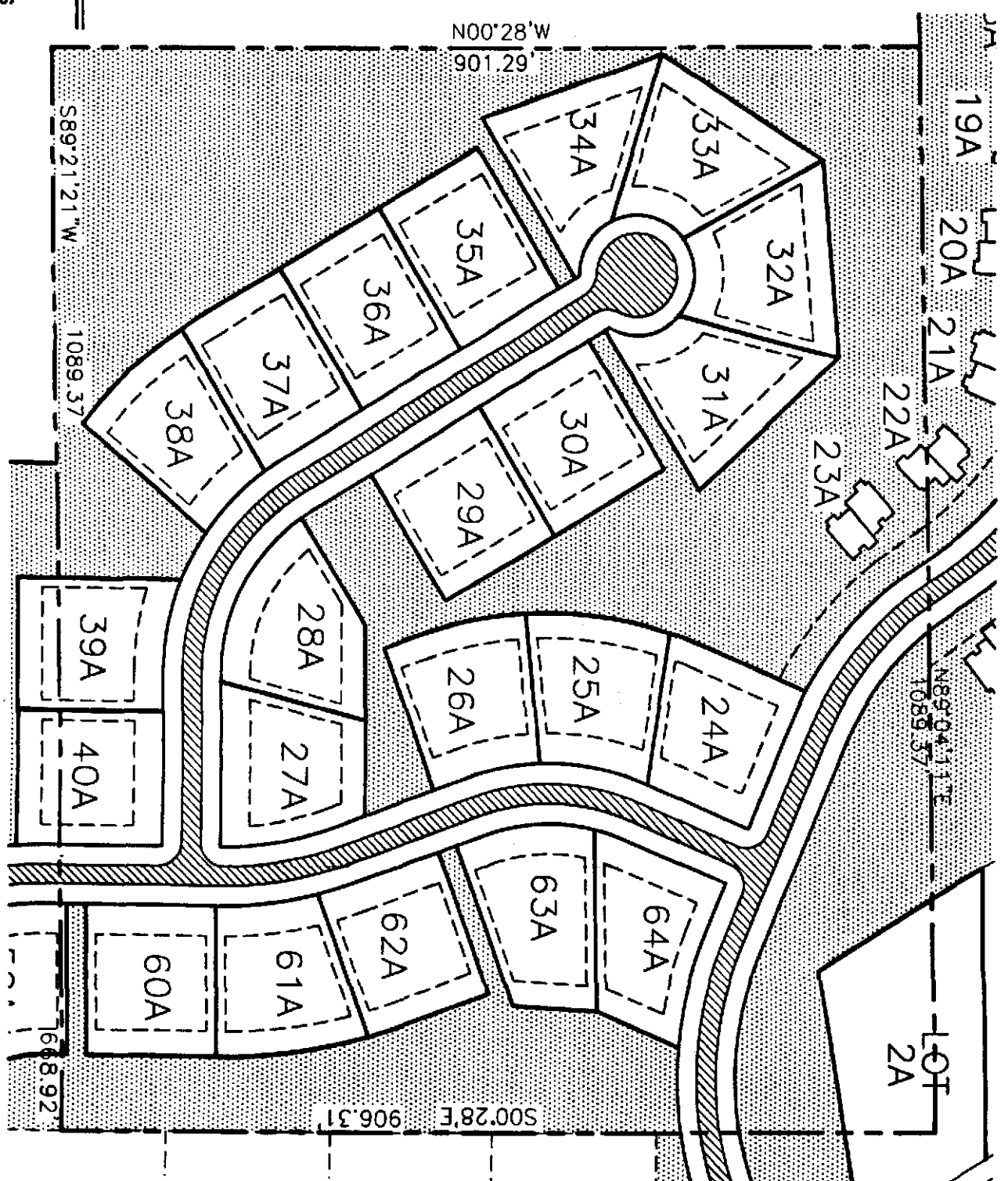
PERCENTAGE OF GREENSPACE: 40%

TOTAL MAX. NUMBER OF LOTS: 22
 TOTAL MAX. NUMBER OF GARDEN HOMES: 3
 MAXIMUM HEIGHT OF BUILDINGS: 30'



LEGEND:

- GREENSPACE
- EXISTING LOTS
- NEW LOTS
- NEW ROADWAY



ZONING PLAN
 SCALE: 1" = 120'

04-089
Z-1
 02-21-05

ABITA LAKES ADDITIONAL 22.60 ACRES
 SECTION 12, TOWNSHIP 6 SOUTH, RANGE 12 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, Inc.
 Civil Engineering • Planning • Environmental
 P.O. Box 570 Oak Ridge, Louisiana 70054 (504) 835-4500

ZC05-04-023

ENVIRONMENTAL ASSESSMENT DATA FORM

3066

Description of Project

Applicant's Name Dezina C. Yemelos

Address 83614 Highway 1080, Folsom, LA 70437

Attach area location Map showing the proposed development

Name of Development Abita Lakes Subdivision Addition

Section 19 Township 6 South Range 12 East

Number of acres in Development ± 22.60

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Long Branch, ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Long Branch, ultimately to Lake Pontchartrain

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

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

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

Conforms to Major Road Plan: Yes X No _____

Water frontage: Yes _____ No X If so, how much?

Name of Stream N/A

Major highway frontage: Yes _____ No X

Name of Highway N/A

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

Yes _____ No X

Will canals be constructed into rivers or lakes?

Yes _____ No X

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 aesthetic or visual effect on the area? YES **NO**

Cont:

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 of 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.

None
- b. What work will be the average noise level be of the development during working hours.

Negligible
- c. Will any smoke, dust or fumes be emitted as a result of the operational process. If so, explain fully.

No

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:

Page 3 of 3

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



DATE: February 21, 2005

TITLE: Leroy J. Cooper, P.E.

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: _____