

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3318 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. BURKHALTER

ON THE 6<sup>TH</sup> DAY OF JULY, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of LA Highway 22, east of Perrilloux Road & Autumn Creek Subdivision and which property comprises a total of 28.84 acres of land more or less, from its present R (Rural) District to a PUD (Planned Unit Development) District, Ward 1, District 1. ( ZC06-06-042)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-06-042, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

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ZC06-06-042

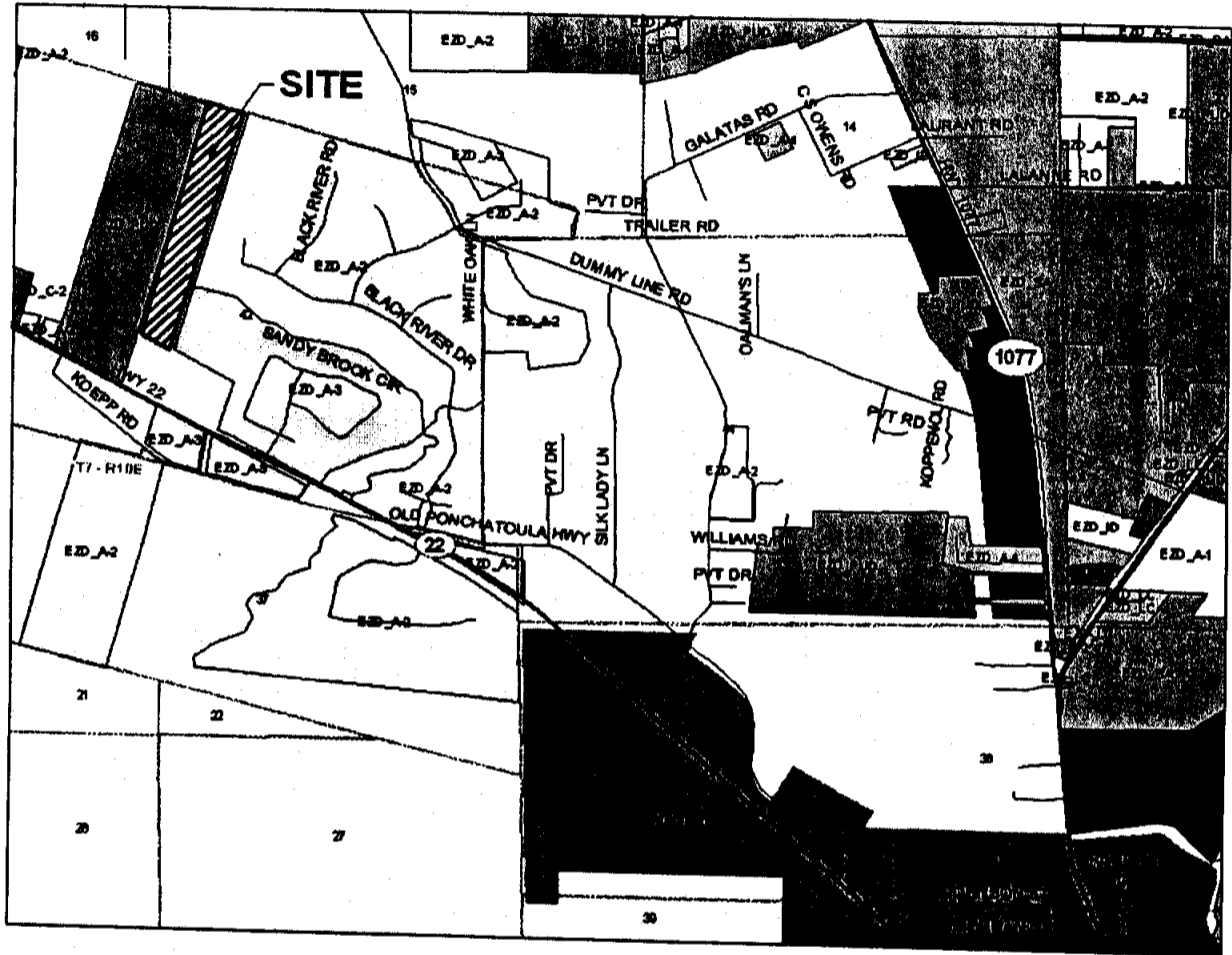
A parcel of land located in Section 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more fully described as follows:

Commencing at the Section Corner common to Section 15, 16 & 42 of said township and range: Thence South 73 degrees 36 minutes East 431.25 Feet along the North line of Section 42 to a square bar found being the Point of Beginning.

Thence South 73 degrees 36 minutes East 419.27 feet along the north line of said section to a 1/2 inch iron rod found; thence South 15 degrees 47 minutes 57 seconds West 2933.58 feet to 1/4 inch iron pipe found; thence North 61 degrees 32 minutes 29 seconds West 350.00 feet to a 1/2 inch iron rod set; thence south 15 degrees 53 minutes 34 seconds west 600.05 feet to a 1/2 inch iron rod found on the north side of LA Highway No 22; thence North 61 degrees 47 minutes 25 seconds West 78.03 feet along the north side of said highway to a 1/2 inch rod set; thence north 15 degrees 47 minutes 24 seconds East 3444.56 feet to the Point of Beginning, containing 28.844 acres.

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**CASE NO.:** ZC06-06-042  
**PETITIONER:** Leroy Cooper  
**OWNER:** James Coate/ Autumn Creek II L.L.C.  
**REQUESTED CHANGE:** From R (Rural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the north side of LA Highway 22, east of Perrilloux Road & Autumn Creek Subdivision; S42, T7S, R10E; Ward 1, District 1  
**SIZE:** 28.84 acres



**DEVELOPER**

AUTUMN CREEK II, LLC  
1330 GIBBO STREET  
MANDERLIE, LA 70448

PROVIDED GREEN SPACE ACREAGE: ±15.92 ACRES - 55%  
LOTS ACREAGE: ±10.04 ACRES - 35%  
RIGHT OF WAY ACREAGE: ±2.88 ACRES - 10%  
TOTAL RESIDENTIAL ACREAGE: ±28.84 ACRES - 100%

**MINIMUM BUILDING SETBACKS:**

FRONT: 25'  
REAR: 20'  
SIDES: 5'  
GARDEN HOME LOTS:  
FRONT: 15'  
REAR: 15'  
SIDES: 5'

**EXISTING ZONING:**

R-RURAL

F.I.R.M. MAPS:  
PANEL # 225205 0205C  
FLOOD ZONE "C"  
OCTOBER 17, 1989

PANEL # 225205 0215C  
FLOOD ZONE "A" & "C"  
APRIL 2, 1991

AVERAGE SIZE OF LOTS:  
±10,400sq ft (±.24 ACRES)

RESIDENTIAL DENSITY:  
±1.77 LOTS/ACRE

**LANDSCAPING:**

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

**EXISTING CONDITIONS:**

RURAL

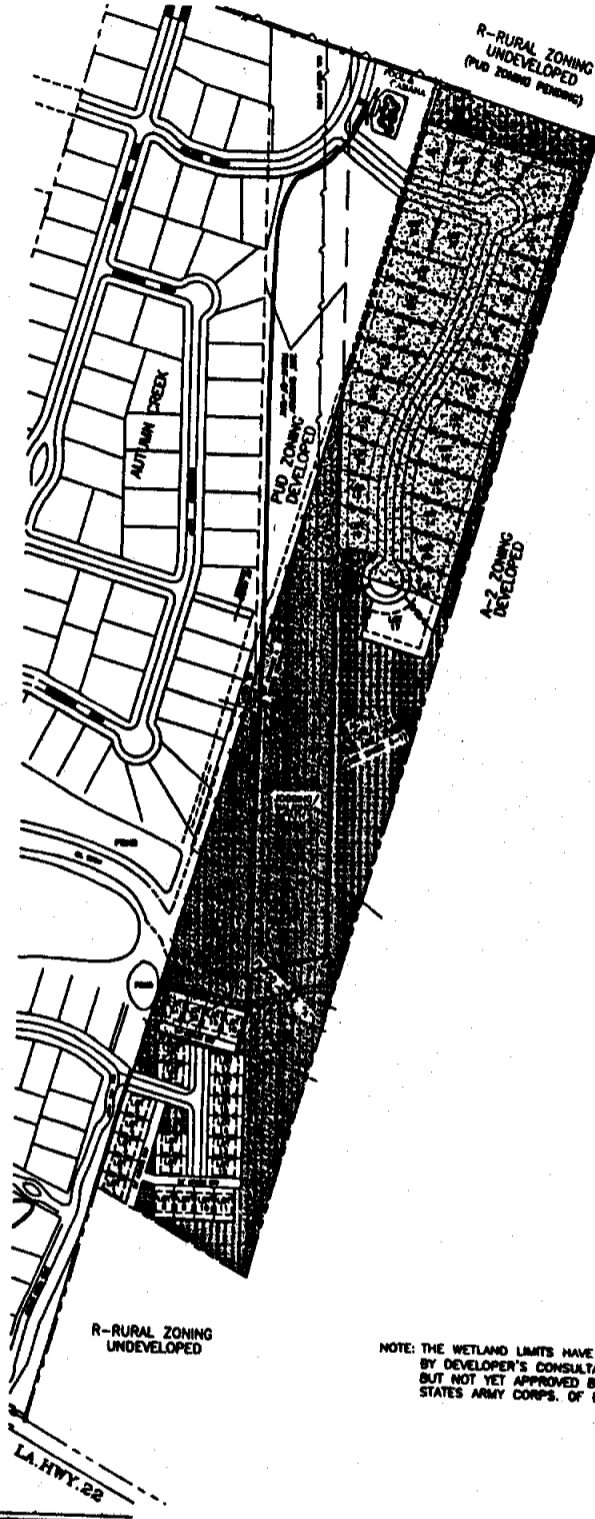
**COMMUNITY SEWER & WATER:**  
COMMUNITY SEWER & WATER TO BE LOCATED OFF SITE.

APPROXIMATE LENGTH OF ROADWAY:  
±0.4 MILES



TOTAL MAX. NUMBER OF LOTS: 51

MAXIMUM HEIGHT OF BUILDINGS: 35'

NOTE: ONLY ONE PHASE



**LEGEND:**

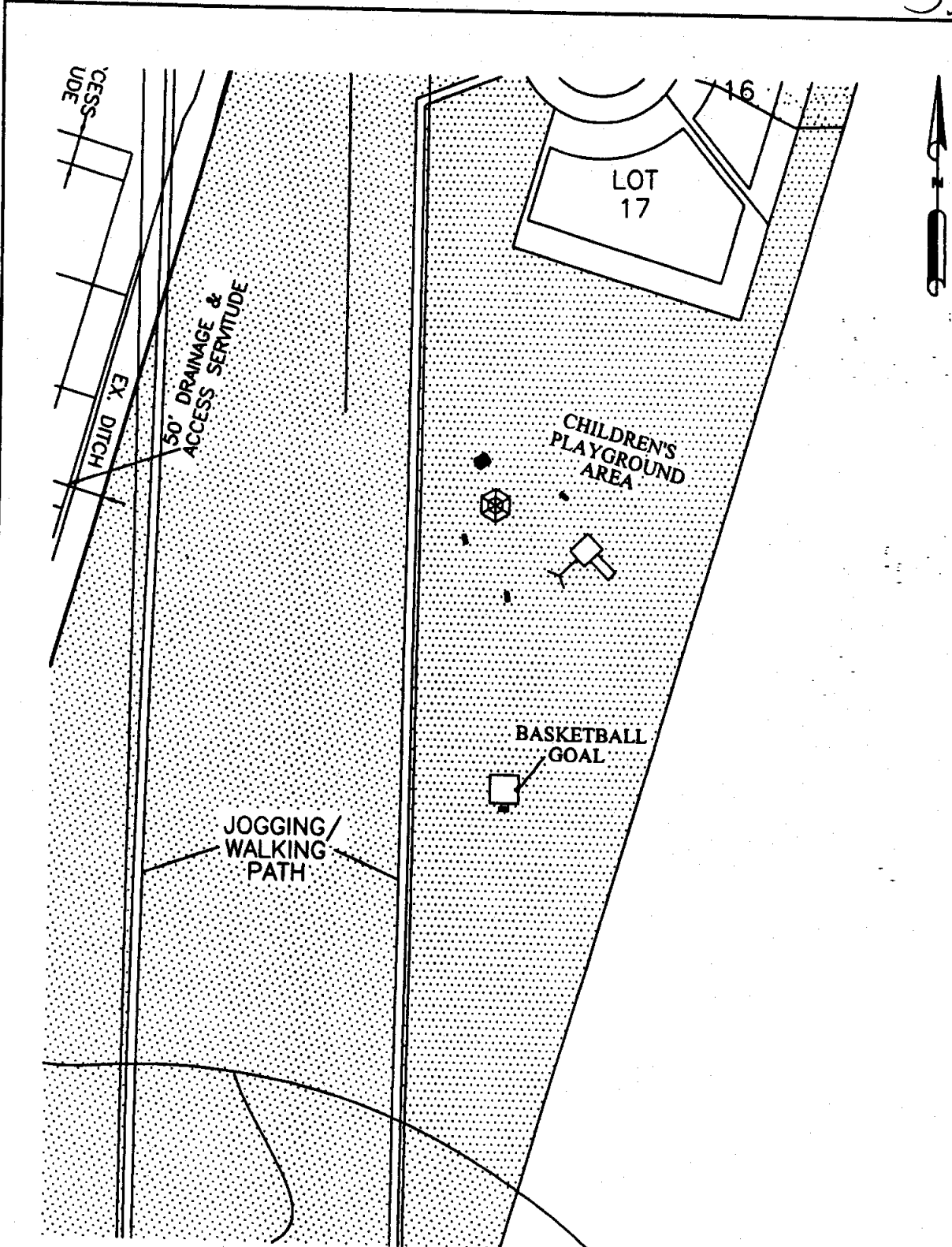
-  GREEN SPACE
-  SETBACKS
-  FLOOD ZONE
-  WETLANDS

NOTE: THE WETLAND LIMITS HAVE BEEN DETERMINED BY DEVELOPER'S CONSULTANT AND SUBMITTED BUT NOT YET APPROVED BY THE UNITED STATES ARMY CORPS. OF ENGINEERS.

**ZONING PLAN**

SCALE: 1" = 300'

|   |   |   |
|---|---|---|
| <p>05-088.01<br/><b>Z-1</b><br/>REV. 6-2-06<br/>4-12-06</p> | <p>AUTUMN CREEK II, PHASE 2<br/>SECTIONS 15&amp;42, TOWNSHIP 7 SOUTH, RANGE 10 EAST<br/>ST. TAMMANY PARISH, LOUISIANA</p> | <p><b>CEI COOPER ENGINEERING, INC.</b><br/>Civil Engineering • Planning • Environmental<br/>P.O. Box 1878 Covington, Louisiana 70434 (504) 845-8155</p> |
|---|---|---|



**ACTIVE RECREATION AREA**

SCALE: 1" = 100'

C:\COATE\05-088.01\ZONING PLAN\ 6-2-06

05-088.01

S-1

6-2-06

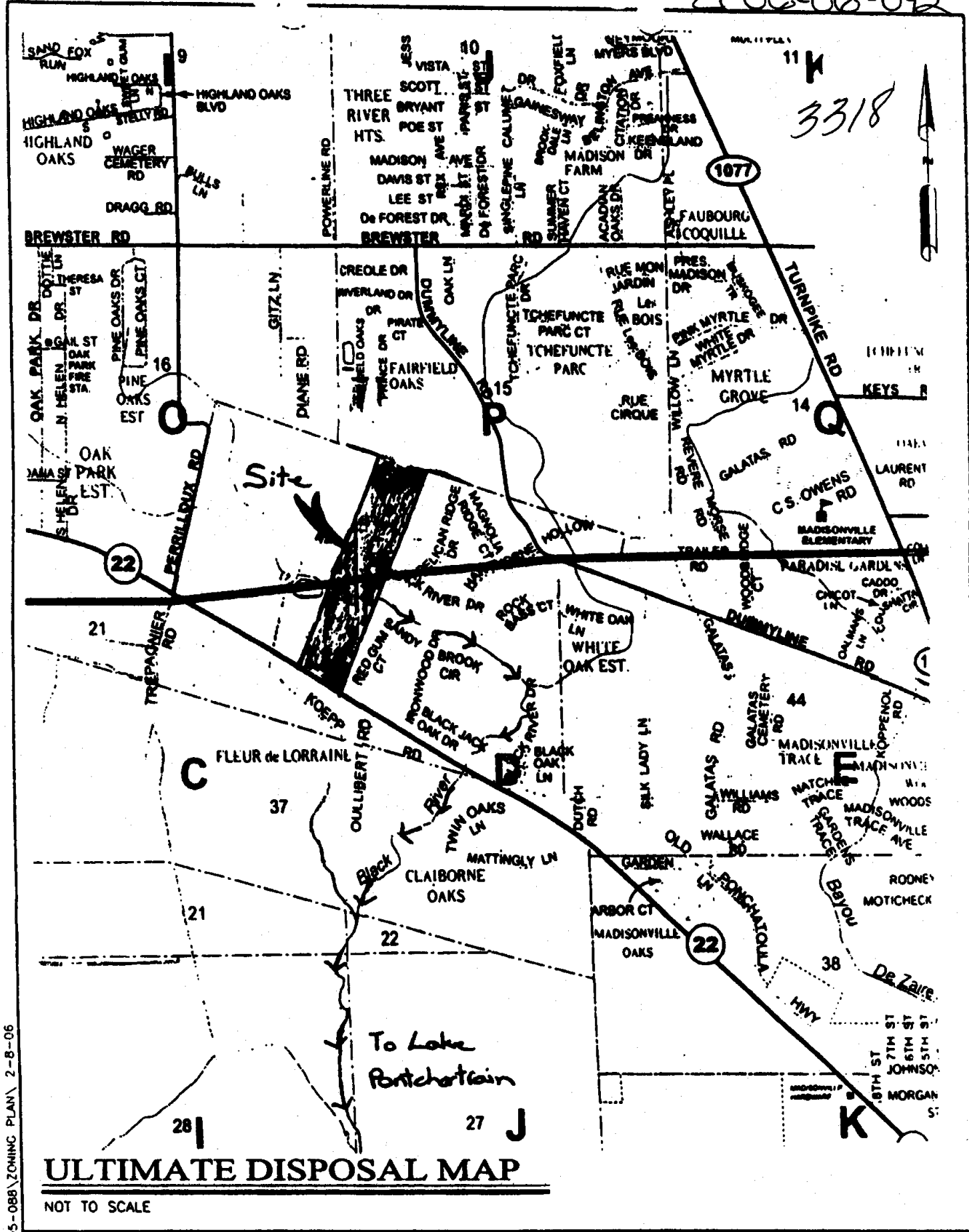
PLANS FOR  
**AUTUMN CREEK II, PHASE 2**  
 SECTIONS 15&42, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
 ST. TAMMANY PARISH, LOUISIANA

**CEI COOPER ENGINEERING, INC.**

Civil Engineering • Planning • Environmental  
 P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

2006-06-042

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# ULTIMATE DISPOSAL MAP

NOT TO SCALE

C:\P-13\COATE\05-088\ZONING PLAN\ 2-8-06

05-088  
**U-1**  
 2-8-06

PLANS FOR  
**AUTUMN CREEK II**  
 SECTIONS 15&42, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
 ST. TAMMANY PARISH, LOUISIANA

**CEI COOPER ENGINEERING, INC.**  
 Civil Engineering • Planning • Environmental  
 P.O. Box 1870 Covington, Louisiana 70434 (985) 845-1155

**RESTRICTIVE COVENANTS**

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Autumn Creek II, Phase 2  
CEI Reference No.: 05-088.01

1. Each lot will not have more than one dwelling.
2. Front setbacks will not be less than 25 feet from the property line. Side building setbacks will not be less than 5 feet from the interior side of the property line. Side street building setbacks will not be less than 20 feet from the property line. Rear building setbacks will not be less than 20 feet from the rear property line. Garden homes: Front - 15', Side - 5', Rear - 15'
3. 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) sewerage and/or 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).
4. No noxious or otherwise 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.
5. Construction of any nature, including fences, is prohibited in Parish drainage servitudes and street easement.
6. No mobile homes will be permitted in this subdivision.
7. No lot shall be further subdivided without the approval of the St. Tammany Parish Planning Commission.
8. The front of each lot shall be subject to a 10-foot utility easement along all streets.
9. Driveways on corner lots shall not be located any closer than forty (40) feet from a 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 Homeowners Association will be responsible for maintaining the green space areas within this development.
11. In addition to the foregoing minimum restrictive covenant, the developers have created by separate act recorded in original instrument No. \_\_\_\_\_ additional restrictive covenants which are applicable to the property being subdivided. The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.
12. Roadside ditches must remain, subsurface drainage will not be allowed anytime in the future.
13. The minimum elevation for the lowest floor of all residences shall be determined from the latest revised FEMA flood insurance rate maps. The minimum elevation of the lowest floor in Flood Zone "A" shall be obtained from the Parish Engineering Department.
14. Lots may not be used for the storage of trash or junk vehicles.

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ENVIRONMENTAL ASSESSMENT DATA FORM

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Description of Project

Applicant's Name Autumn Creek II, L.L.C.

Address 1330 Girod Street, Mandeville, LA 70448

Attach area location Map showing the proposed development

Name of Development Autumn Creek II Subdivision, Phase 2

Section 42 Township 7 South Range 10 East

Number of acres in Development ± 28.84

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes To Black River and ultimately to Lake Ponchartrain

Ultimate disposal of surface drainage To Black River and ultimately to Lake Ponchartrain

Land form: Flat X Rolling Marsh Swamp Inundated

Existing land use: Rural X Commercial Residential Industrial

Proposed land use: Rural Commercial Residential X 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



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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.

2006-00-042

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: 4-17-06

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: \_\_\_\_\_