

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3345 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Brewster Road, east of LA Highway 1085 and which property comprises a total of 67.7 acres of land more or less, from its present R (Rural) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC06-07-063)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-07-063, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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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ZC06-07-063

Located in Section 17 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 7, 8, 17 and 18 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana this being the Point of Beginning.

From the Point of Beginning run North 89 degrees 50 minutes 50 seconds East, 1334.86 feet to a point; thence South 00 degrees 05 minutes 02 seconds East, 1307.69 feet to a point; thence South 00 degrees 05 minutes 05 seconds East, 909.44 feet to a point; thence North 89 degrees 43 minutes 50 seconds West, 1340.74 feet to a point; thence North 00 degrees 35 minutes 50 seconds East, 880.30 feet to a point; thence North 00 degrees 17 minutes 02 seconds West, 1327.03 feet back to the Point of Beginning.

This tract contains 67.7 Acres, more or less.

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CASE NO.:
PETITIONER:
OWNER:

ZC06-07-063

Leroy Cooper

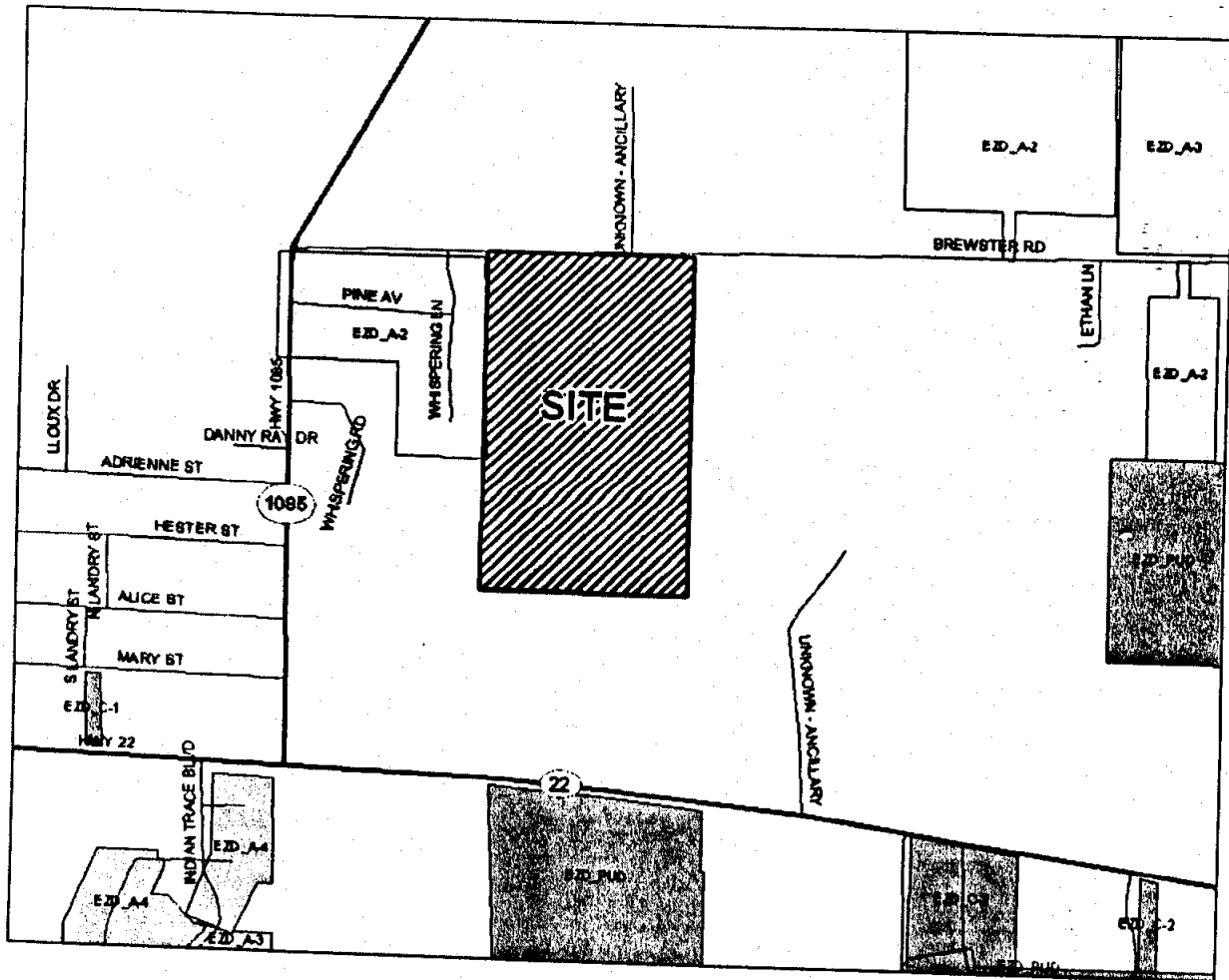
Albert M. Raiford Jr, Jeanell R. Lanwehr, Charlotte James, Paula A. Vidal, George A. Jenevein, Jr., Keith D. Jenevein, Karen D Jenevein

REQUESTED CHANGE:
LOCATION:

From R (Rural) District to PUD (Planned Unit Development) District
Parcel located on the south side of Brewster Road, east of LA Highway 1085; S17, T7S, R10E; Ward 1, District 1

SIZE:

67.7 acres



DEVELOPER:

KLE INVESTMENT COMPANY, L.L.C.
80 MONROE AVENUE, SUITE L-5
MEMPHIS, TN 38103
(901) 543-9494

GARDEN HOME LOT BUILDING SETBACKS:

LOTS ±80'x±125' (±7500 SQ FT)
LOT #'S: 7-20, 38-45, & 77-85
FRONT: 20'
REAR: 10'
SIDES: 5'
SIDE STREET: 10'

PREMIER LOTS BUILDING SETBACKS:

LOTS ±80'x±120' (±9600 SQ FT)
LOT #'S: 46-83, & 116-128, & 131-140.
FRONT: 20'
REAR: 10'
SIDES: 10'
SIDE STREET: 15'

EXECUTIVE LOTS BUILDING SETBACKS:

LOTS ±75'x±125' (±8375 SQ FT)
LOT #'S: 86-95, 64-71, 108-115, & 129-130.
FRONT: 20'
REAR: 10'
SIDES: 5'
SIDE STREET: 10'

ESTATE LOTS BUILDING SETBACKS:

LOTS ±90'x±140' (±12,600 SQ FT)
LOT #'S: 1-6, 21-37, 72-78, & 96-107.
FRONT: 25'
REAR: 15'
SIDES: 10'
SIDE STREET: 15'

PROVIDED GREEN SPACE ACREAGE: (ACTIVE: 6% PASSIVE: 22%)	±18.9 ACRES - 28%
PROVIDED POND ACREAGE:	±4.37 ACRES - 6%
LOTS ACREAGE:	±33.02 ACRES - 50%
RIGHT OF WAY ACREAGE:	±11.0 ACRES - 16%
TOTAL ACREAGE:	±67.29 ACRES - 100%

COMMUNITY SEWER & WATER:
COMMUNITY SEWER & WATER.

APPROXIMATE LENGTH OF ROADWAY: ±1.4 MILES
APPROXIMATE LENGTH OF WALKING PATH: ±.8 MILES
PERCENTAGE OF GREEN SPACE: 28%
TOTAL MAX. NUMBER OF LOTS: 140
MAXIMUM HEIGHT OF BUILDINGS: 35'

PHASE DEVELOPMENT:
THIS PROJECT WILL BE DEVELOPED IN THREE PHASES.
PHASE I: APPROX. JANUARY 2007.
PHASE II: APPROX. JANUARY 2008.
PHASE III: APPROX. JANUARY 2009.

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EXISTING ZONING:
R-RURAL

F.L.R.M. MAP:
PANEL # 225205 0205 C
FLOOD ZONES "A & C"
OCT. 17, 1989

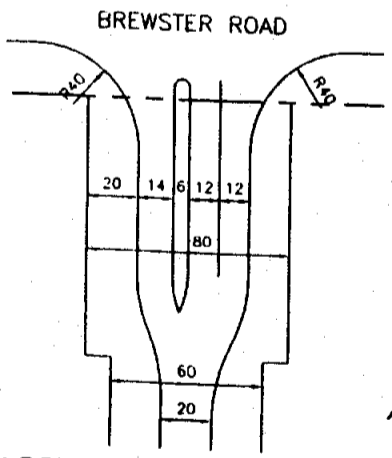
DENSITY:
±2.07 LOTS/ACRE

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

EXISTING CONDITIONS:
RURAL

LEGEND:

- NEW LAKE
- GREEN SPACE
- WETLANDS
- WALKING PATH
- BUILDING SETBACKS

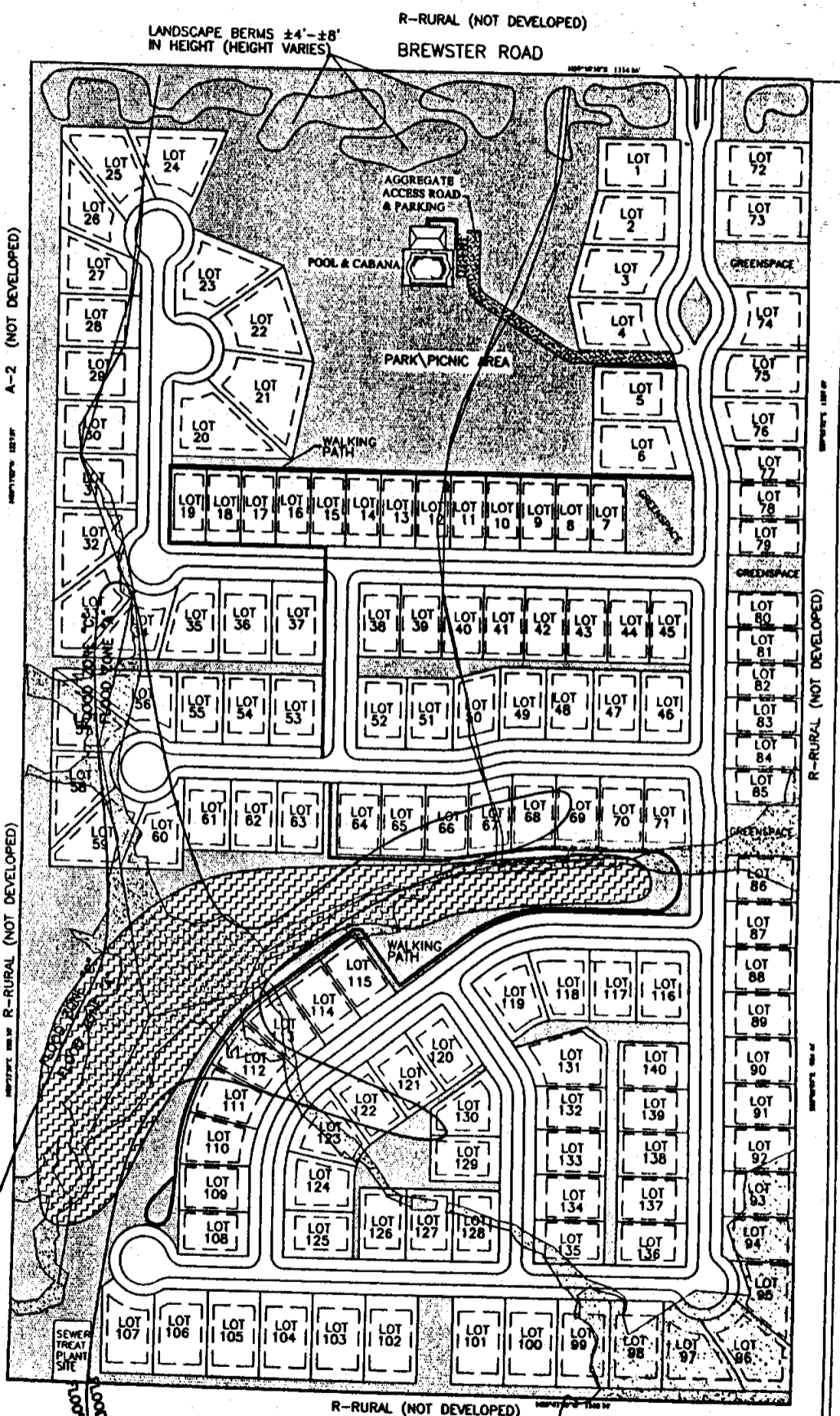


BOULEVARD GEOMETRICS

SCALE: 1" = 60'

ZONING PLAN

SCALE: 1" = 210'



06-013
Z-1
06-26-06
05-22-06
02-06

RAIFORD OAKS
SECTION 17, TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
Civil Engineering Planning Environmental
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

20607-063

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ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name KLE Investment Company, LLC

Address 80 Monroe Avenue, Suite L-5, Memphis, TN 38103

Attach area location Map showing the proposed development

Name of Development Ralford Oaks Subdivision

Section 17 Township 7 South Range 10 East

Number of acres in Development ± 67.29

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Unnamed Waterways, ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Unnamed Waterways, ultimately to Lake Pontchartrain

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

Existing land use: Rural Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes _____ X _____ No _____

Water frontage: Yes _____ No If so, how much?
Name of Stream N/A

Major highway frontage: Yes _____ No
Name of Highway N/A

Is development subject to inundation in normal high rainfall and/or tide?
Yes _____ No

Will canals be constructed into rivers or lakes?
Yes _____ No

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

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:

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: *May 15, 2006*

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: _____

RESTRICTIVE COVENANTS

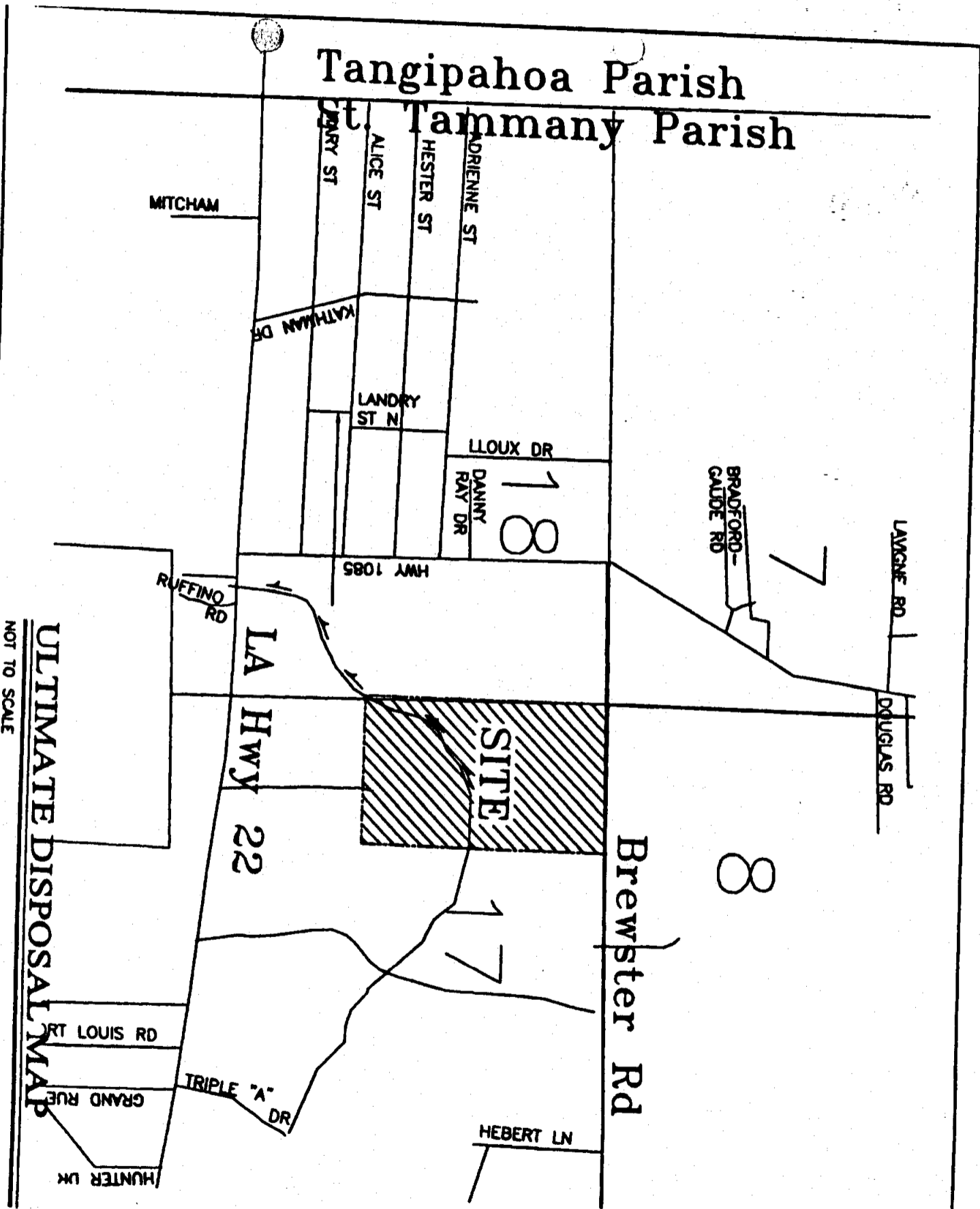
Raiford Oaks Subdivision
CEI Reference No.: 06-013

1. Each lot will not have more than one dwelling.
2. Front setbacks will not be less than 20 feet from the property line. Side building setbacks will not be less than 5 feet from the property line. Rear building setbacks will not be less than 10 feet from the rear property line.
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 servitude's 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. The Homeowners Association will be responsible for maintaining the green space areas within this development.
10. 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.
11. Roadside ditches must remain, subsurface drainage will not be allowed anytime in the future.
12. 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.
13. Lots may not be used for the storage of trash or junk vehicles.

2006-07-063

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Tangipahoa Parish St. Tammany Parish



ULTIMATE DISPOSAL MAP
NOT TO SCALE

06-013
U-1
05-03-06

PLANS FOR
RAIFORD OAKS
SECTION 17, TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
Civil Engineering Planning Environmental
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

05-03-06 1510-00 VTS&W 151-A-2