

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3424 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BURKHALTER SECONDED BY: MR. HAMAUEI

ON THE 2ND DAY OF NOVEMBER, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of 10th Street, east of Jefferson Street and which property comprises a total of 9.13 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 3, District 3. — (ZC06-08-076)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-08-076, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present SA (Suburban Agricultural) 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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC06-08-076

A Certain Piece or Parcel of Ground situated in Section 42, Township 7 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Second Mile Post from the Southeast Corner of Township 6 South, Range 11 East, thence measure North 89 degrees 45 minutes 00 seconds West, a distance of 1880.65 feet to the Point of Beginning.

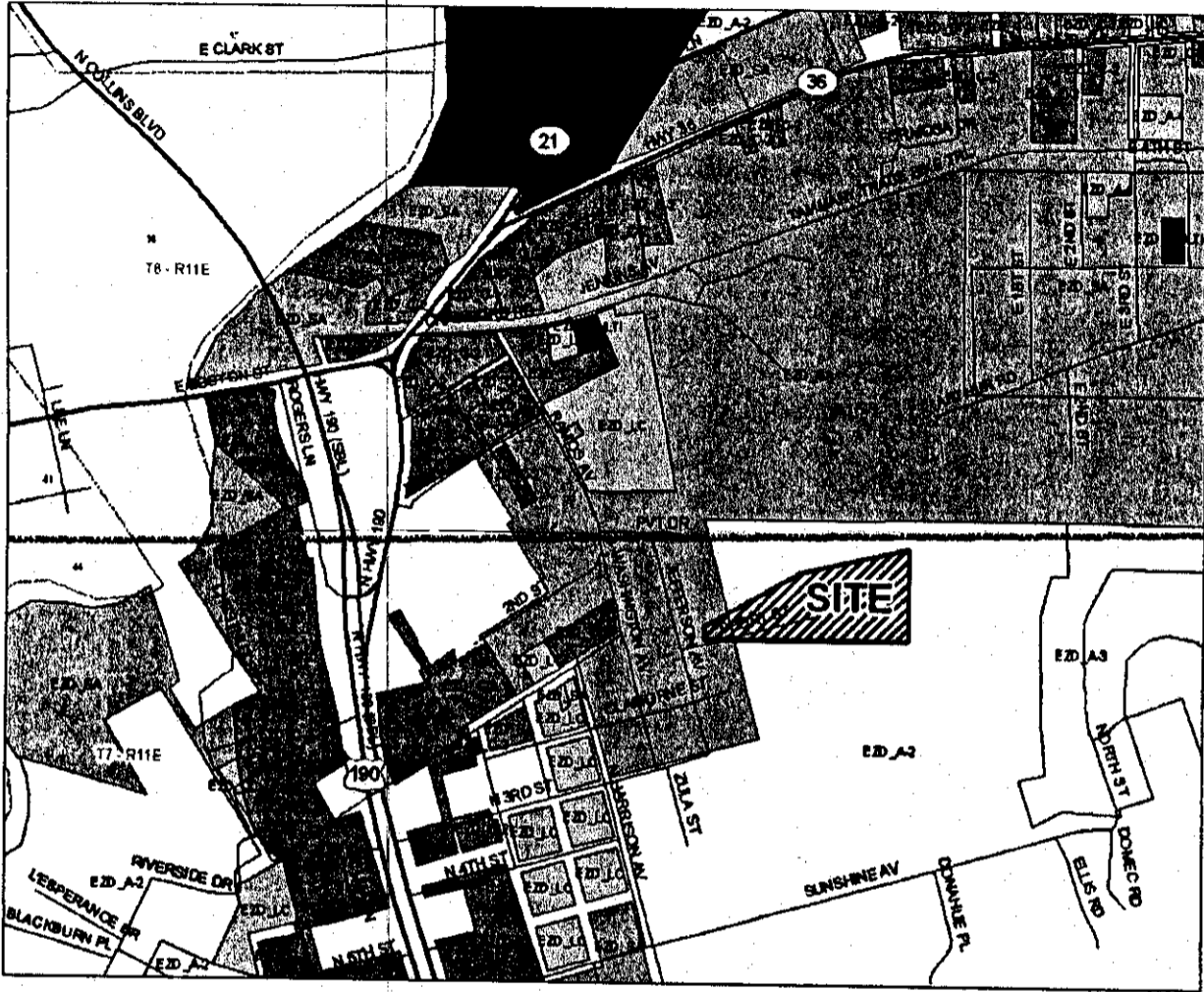
From the Point of Beginning, measure South 89 degrees 45 minutes 00 seconds East, a distance of 782.20 feet to a point; thence measure South 15 degrees 20 minutes 57 seconds East, a distance of 32.71 feet to a point located on the northerly line of 10TH Street; thence measure along the northerly line of 10TH Street, North 89 degrees 50 minutes 52 seconds West, a distance of 784.31 feet to a point; thence leaving said line of 10th Street, measure North 10 degrees 00 minutes 59 seconds West, a distance of 37.62 feet to back to the Point of Beginning, containing 0.61 acres.

A Certain Piece or Parcel of Ground situated in Section 42, Township 6 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Second Mile Post from the Southeast Corner of Township 6 South, Range 11 East, thence measure North 89 degrees 45 minutes 00 seconds West, a distance of 765.73 feet to the Point of Beginning.

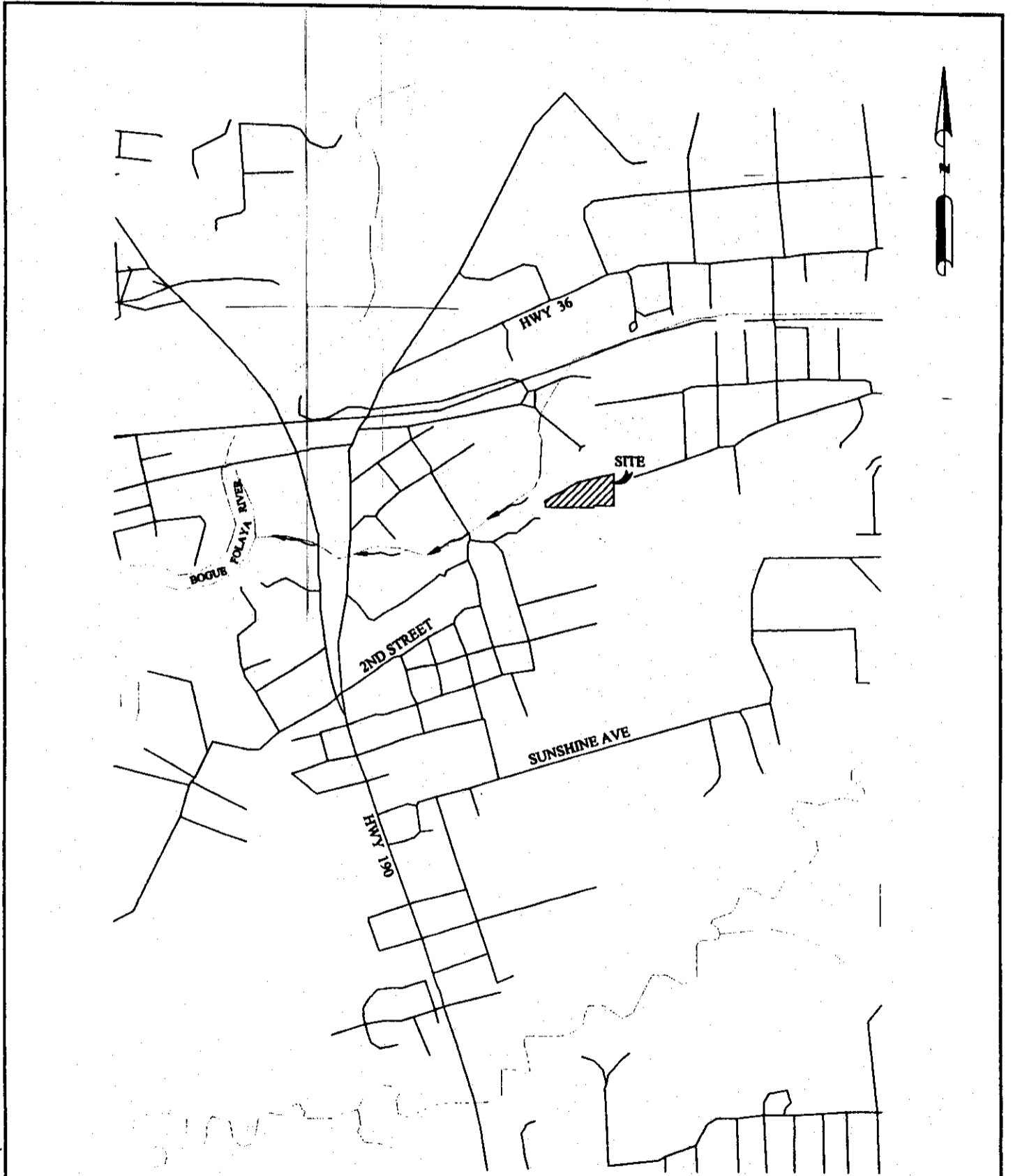
From the Point of Beginning, continue North 89 degrees 45 minutes 00 seconds West, a distance of 1114.92 feet to a point; thence measure North 10 degrees 00 minutes 59 seconds West, a distance of 65.00 feet to a point; thence measure North 60 degrees 44 minutes 58 seconds East, a distance of 610.70 feet to a point; thence measure North 76 degrees 36 minutes 28 seconds East, a distance of 263.50 feet to a point; thence measure North 78 degrees 03 minutes 11 seconds East, a distance of 312.40 feet to a point; thence measure North 78 degrees 03 minutes 12 seconds East, a distance of 31.12 feet to a point; thence measure South 00 degrees 09 minutes 06 seconds East, a distance of 499.35 feet back to the Point of Beginning, containing 8.52 acres.

CASE NO.: ZC06-08-076 3424
PETITIONER: Leroy Cooper
OWNER: Tom Johnston & Gordon Philibert
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the north side of 10th Street, east of Jefferson Street; S42, T6S, R11E; Ward 3, District 3
SIZE: 9.13 acres



ZC0608-076

3424



ULTIMATE DISPOSAL

NOT TO SCALE

C:\JOHNSTON\05-069\ZONING PLAN\ 6-8-06

05-069

U-1

6-8-06

PLANS FOR
COVINGTON GARDENS
SECTION 42, TOWNSHIPS 6&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

2006-08-076

ENVIRONMENTAL ASSESSMENT DATA FORM

3424

Description of Project

Applicant's Name Covington Gardens, L.L.C.

Address 15487 Tchefuncte Drive, Covington, LA 70433

Attach area location Map showing the proposed development

Name of Development Covington Gardens

Section 42 Township 7 South & 6 South Range 11 East

Number of acres in Development ± 9.58 acres

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Bogue Falaya River, and ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Bogue Falaya River, and 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 _____ X _____ If so, how much?

Name of Stream _____

Major highway frontage: Yes _____ No _____ X _____

Name of Highway _____

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

ZC06-08076

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.

ZC06-08-076

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: June 12, 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: _____

2006-08-076

3424

DEVELOPER

COVINGTON GARDENS, LLC
 15487 TCHEFUNCTE DRIVE
 COVINGTON, LA 70433

PROVIDED GREEN SPACE ACREAGE:
 (ACTIVE - 10%, PASSIVE - 74%)

±7.57 ACRES - 83%

UNIT ACREAGE:

±1.10 ACRES - 12%

ROADWAY ACREAGE:

±0.46 ACRES - 5%

TOTAL RESIDENTIAL ACREAGE:

±9.13 ACRES - 100%

EXISTING ZONING:
 SA-SUBURBAN AGRICULTURAL

PLAT MAPS:
 PANEL # 228205 0230C
 FLOOD ZONE CC
 OCTOBER 17, 1989

AVERAGE SIZE OF UNIT:
 ±3,000sq ft (±0.07 ACRES)
 RESIDENTIAL DENSITY:
 ±1.67 UNITS/ACRE

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

EXISTING CONDITIONS:
 RURAL

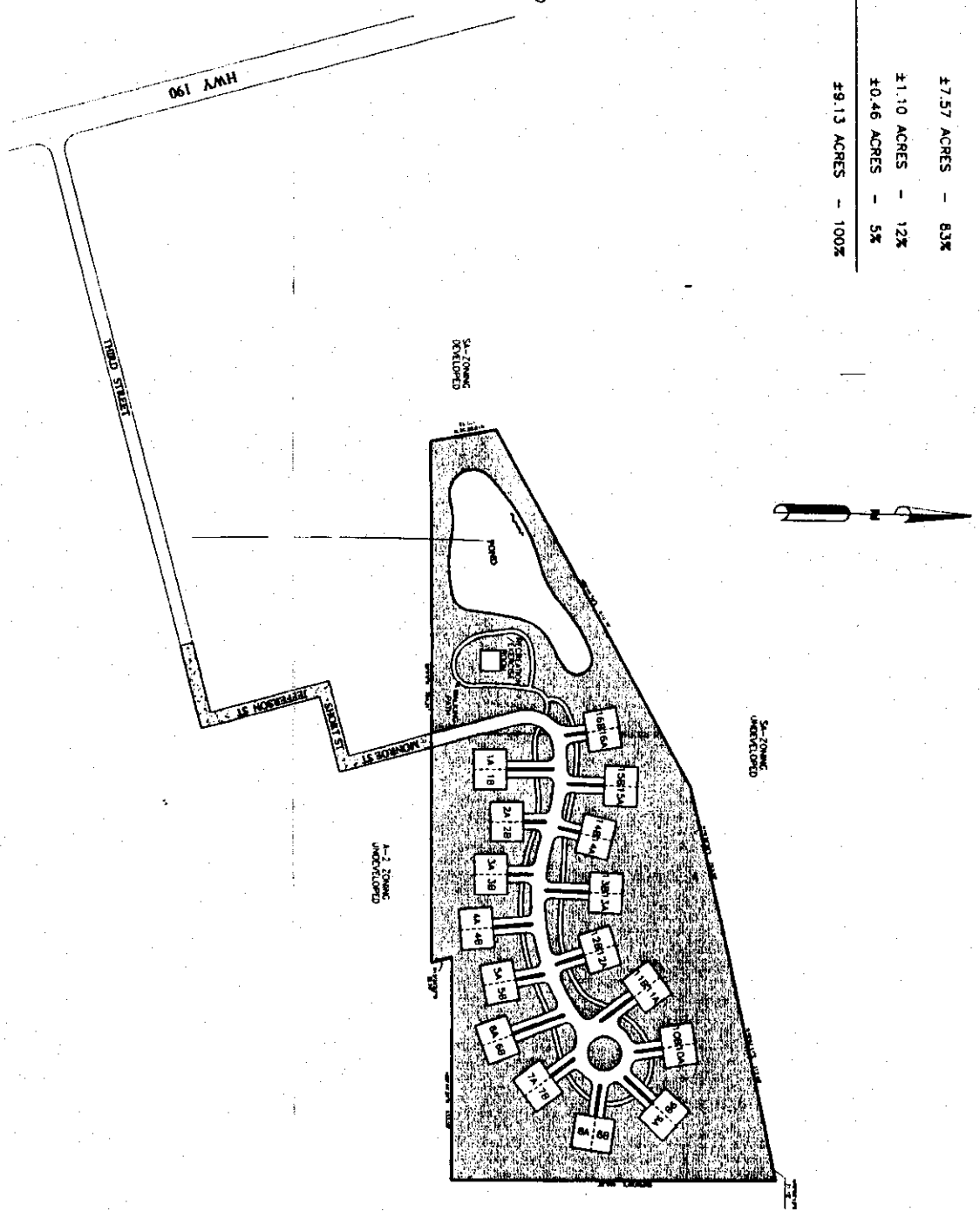
COMMUNITY SEWER & WATER:
 COMMUNITY SEWER & WATER TO BE
 LOCATED OFF SITE.

APPROXIMATE LENGTH OF ROADWAY:
 ±0.15 MILES




TOTAL MAX. NUMBER OF UNITS: 16

MAXIMUM HEIGHT OF BUILDINGS: 35'

NOTE: ONLY ONE PHASE



LEGEND:

-  GREEN SPACE
-  NEW ROADWAY
-  NEW SIDEWALK

ZONING PLAN

SCALE: 1" = 200'

05-069
Z-1
 REV. 9-11-06
 6-12-06

COVINGTON GARDENS
 SECTION 42, TOWNSHIPS 6&7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

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