

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3453 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MS. BRISTER PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: _____ SECONDED BY: _____

ON THE ____ DAY OF _____ 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La., and ratifying Ordinance Cal. No. 3330, Ord. C.S. 06-1360, to reclassify a certain parcel located on the south side of LA Highway 22, east Penn's Chapel Road and which property comprises a total of 11.07 acres of land more or less, from its present C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to a PUD (Planned Unit Development) District, Ward 4, District 4. (ZC06-06-040)

Whereas, on August 3, 2006, after hearing the appeal of the Zoning Commission's recommendation of approval of the zoning change of the property referenced herein, which appeal was heard by the St. Tammany Parish Council on July 6, 2006, the St. Tammany Parish Council adopted Ordinance Calendar No. 3330, Ordinance Council Series No. 06-1360, changing the zoning classification of the property described herein, all in accordance with plan dated August 3, 2006 and the stipulations entered into the record by counsel for the applicant.

Whereas, on December 5, 2006, the Zoning Commission of the Parish of St. Tammany held another hearing in accordance with law, and to consider plan dated August 3, 2006, Case No. ZC06-06-040, and has again 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 C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to a PUD (Planned Unit Development) District (see attached Exhibit "A", plan dated 8/03/06, for complete boundaries and stipulations).

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

Whereas, the St. Tammany Parish Council has again 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, which is more particularly set forth in the attached plan dated August 3, 2006 (See Attached Exhibit "A"), is hereby changed from its present C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts 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.

SECTION III: Rezoning of the subject property is conditioned upon meeting all Parish requirements, the stipulations and concessions entered into the record of the appeal hearings, including the agreement of developer to provide wooden fencing, bamboo and other landscaping, and installation of shutters on front and sides of third floor south facing unit balconies to limit views beyond southern property line

SECTION IV: The St. Tammany Parish Council hereby ratifies the adoption of Ordinance Calendar No. 3330, Ordinance Council Series No. 06-1360, changing the zoning classification of the property described herein, all in accordance herewith and the aforesaid ordinance.

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REPEAL: All Ordinances or parts of Ordinances, except for the ordinance being ratified herein, that are 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: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____, 2007; AND BECOMES ORDINANCE COUNCIL SERIES NO. _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

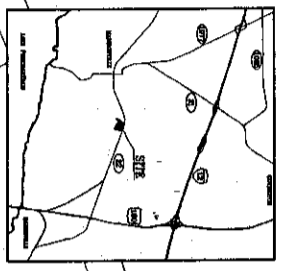
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: _____, 2006

Published Adoption: _____, 2007

Delivered to Parish President: _____, 2007 at _____

Returned to Council Clerk: _____, 2007 at _____



- RESTRICTIVE COVENANTS**
1. NO PART OF THIS DEVELOPMENT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED HEREIN AND THE RESTRICTIVE COVENANTS SHALL BE ENFORCED BY THE HOA OR A SUCCESSOR ENTITY.
 2. NO PART OF THIS DEVELOPMENT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED HEREIN AND THE RESTRICTIVE COVENANTS SHALL BE ENFORCED BY THE HOA OR A SUCCESSOR ENTITY.
 3. NO PART OF THIS DEVELOPMENT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED HEREIN AND THE RESTRICTIVE COVENANTS SHALL BE ENFORCED BY THE HOA OR A SUCCESSOR ENTITY.
 4. NO PART OF THIS DEVELOPMENT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED HEREIN AND THE RESTRICTIVE COVENANTS SHALL BE ENFORCED BY THE HOA OR A SUCCESSOR ENTITY.
 5. NO PART OF THIS DEVELOPMENT SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED HEREIN AND THE RESTRICTIVE COVENANTS SHALL BE ENFORCED BY THE HOA OR A SUCCESSOR ENTITY.

LEGEND

- COMMERCIAL BUILDING
- RESIDENTIAL BUILDING
- OPENSPACE
- WETLANDS
- UNDEVELOPED

DEVELOPER:
RICHARD C. LAMBERT

DATE: 8/03/06 2:18'

PROJECT NUMBER: 06-22/FINAL



CHAPEL CREEK CONDOMINIUMS AND RETAIL DEVELOPMENT
A PLANNED UNIT DEVELOPMENT
 SECTION 24, TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

CLIMATE ZONING

C-2 7.00 ACRES
 C-1 4.00 ACRES

PROJECT INFORMATION

17.80 ACRES OVERHEADS
 17.800 SF Retail-1 STORY
 47 Parking Spaces
 47 Total Parking Spaces
 47 Total Parking Spaces

RESIDENTIAL UNITS

150 Units - 3 STORY
 90 - 2 Bedroom Units
 60 - 3 Bedroom Units
 240 Total Parking Spaces
 240 Total Parking Spaces

PROJECT TOTALS

11.07 Acres
 45% Total OpenSpace
 4.86 Acres

WATER RESERVATION

1.67 Acres
 6% Total Area (11.07 AC.)

LEGAL DESCRIPTION: Located in Section 24, Township 7 South - Range 11 East of the eighth range of ground situated in Section 24, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Northeast Corner of Lot 14, Plat 14, Parishes 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

POSSIBLE USES:

- RESTAURANTS
- CONVENIENCE STORES
- BAR - IN RESTAURANTS
- RESTRICTION OF FIRE ARMS
- RESTAURANTS WITH LOUNGES
- DRINK STORES
- DRY CLEANING, LAUNDRIES
- DOOR, BALCONIES, OFFICE BUILDINGS

MAXIMUM BUILDING HEIGHT - 35' RESIDENTIAL, WATER & SEWER - CENTRAL (SOUTHWEST LOUISIANA WATER & SEWER COMPANY, INC.)

STREET WIDTHS: BULEVARD 14' (PER LAND)

STREET LENGTH - 2.87 ALN FT

ROAD SURFACE - CONCRETE OR ASPHALT

DRINKING FOUNTAIN - CT & CD

NO. OF PASSES - 1

UTILITIES: WATER, SEWER, GAS, ELECTRICITY

STREET NAMES: CHAPEL CREEK BOULEVARD, CHAPEL CREEK PLACE

ALL STREETS IN THIS DEVELOPMENT TO BE PRIVATE

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.

Architecture
 Planning
 Engineering
 Construction
 Administration

Ord. No. 5350-2006
 3453
 12/7/06