

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3209 ORDINANCE COUNCIL SERIES NO. 06-

COUNCIL SPONSOR MR. GOULD PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. DEAN SECONDED BY: MR. THOMPSON

ON THE 5TH DAY OF JANUARY 2006

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA. TO RECLASSIFY A PARCEL OF LAND AT THE END OF CAROLINE COURT, EAST OF HIGHWAY 190, SOUTH OF PARK PLACE DRIVE, CONTAINING 10.911 ACRES MORE OR LESS, FROM C-2 (HIGHWAY COMMERCIAL) TO A PUD (PLANNED UNIT DEVELOPMENT), WARD 3, DISTRICT 5. (ZC 05-12-077)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-12-077 has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains C-2 (Highway Commercial) District; and

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

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 a PUD (Planned Unit Development), subject to conditions specified herein.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the 10.911 acres of land, more fully described on the attached Exhibit "A", is hereby changed from its present C-2 (Highway Commercial) District to a Planned Unit Development, subject to the following conditions:

- 1) The PUD shall contain varied elevations per designs attached and shall be completely surrounded by a perimeter fence;
- 2) The 1.92 acre park to the east shall be donated to Recreation District No. 1 for use by the general public;
- 3) The unopened right of way south of the PUD and the 1.92 acre park shall be revoked;
- 4) The green space requirement is waived to 14% as a result of the donation of the park and revocation of the right of way referenced herein above.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

ZC 05-12-077**EXHIBIT "A"****PROPERTY DESCRIPTION****PORTION OF GROUND SITUATED IN
SECTION 15, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA**

All that certain parcel of ground situated in Section 15, Township 7 South - Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commence from the corner common to sections 10, 11, 14 and 15, Township 7 South - Range 11 East, St. Tammany Parish, thence go South 00 degrees 05 minutes 50 seconds West, a distance of 208.71 feet; thence go South 00 degrees 12 minutes 07 seconds East, a distance of 1808.38 feet; thence go North 89 degrees 20 minutes 44 seconds West, a distance of 467.4 feet to a point on the westerly right-of-way line of Andrew Drive, also the Point of Beginning.

From the Point of Beginning go along said westerly right-of-way line South 00 degrees 12 minutes 07 seconds East, a distance of 479.14 feet; thence leaving said right-of-way go North 89 degrees 55 minutes 03 seconds West, a distance of 883.40 feet; thence go South 00 degrees 12 minutes 07 seconds East; a distance of 15.61 feet; thence go South 89 degrees 19 minutes 56 seconds West, a distance of 81.0 feet; thence go North 00 degrees 12 minutes 07 seconds West, a distance of 249.03 feet; thence go North 89 degrees 20 minutes 44 seconds West, a distance of 145.37 feet to a point on the easterly right-of-way line of Caroline Court, thence go along said right-of-way line North 00 degrees 12 minutes 07 seconds West, a distance of 50.0 feet; thence leaving said right-of-way line go South 89 degrees 20 minutes 44 seconds East, a distance of 145.37 feet; thence go North 00 degrees 12 minutes 07 seconds West, a distance of 206.40 feet; thence go South 89 degrees 20 minutes 44 seconds East, a distance of 964.49 feet back to the Point of Beginning.

Said parcel contains 10.911 acres of land more or less.

DEVELOPER:

ORCHARD DRIVES, LLC
 8400 JEFFERSON HWY.
 BATON ROUGE, LA 70821
 (225) 924-8050

HAROLD ESTATES
 LOT 26

A2 ZONING
 (DEVELOPED RESIDENTIAL)

3209

ROUNDED GREEN SPACE AVERAGE: ±1.46 ACRES - 14%
 OTS AVERAGE: ±2.44 ACRES - 70%
 GHT OF WAY AVERAGE: ±1.74 ACRES - 16%
 TOTAL ACREAGE: ±10.63 ACRES - 100%

EXISTING ZONING:
 C-2

PLR.M. MAP:
 PANEL # 225205 0240 D
 FLOOD ZONE "C"
 APRIL 2, 1991

AVERAGE SIZE OF LOTS:
 5000 SQ FT (±1.14 ACRES) - 50' X 100'

DENSITY:
 ±6.0 LOTS/ACRE

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

SIDEWALK
 6.8 MILES

EXISTING CONDITIONS:
 RURAL

LOT BUILDING SETBACKS:

FRONT: 15'
 REAR: 5'
 SIDES: 0' & 5'

COMMUNITY SEWER & WATER:
 COMMUNITY SEWER & WATER.

APPROXIMATE LENGTH OF DEDICATED ROADWAY: ±0.50 MILES

PERCENTAGE OF GREEN SPACE: 14%

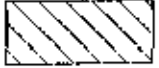

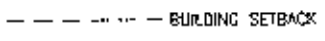

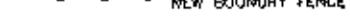
TOTAL MAX. NUMBER OF LOTS: 64

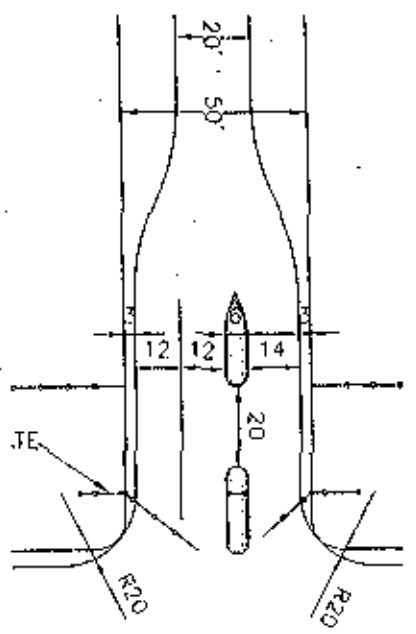
MAXIMUM HEIGHT OF BUILDINGS: 35'

PHASE DEVELOPMENT:

THIS PROJECT WILL BE DEVELOPED IN ONE PHASE.
 PHASE I: APPROX. FEBRUARY 2006.

LEGEND:

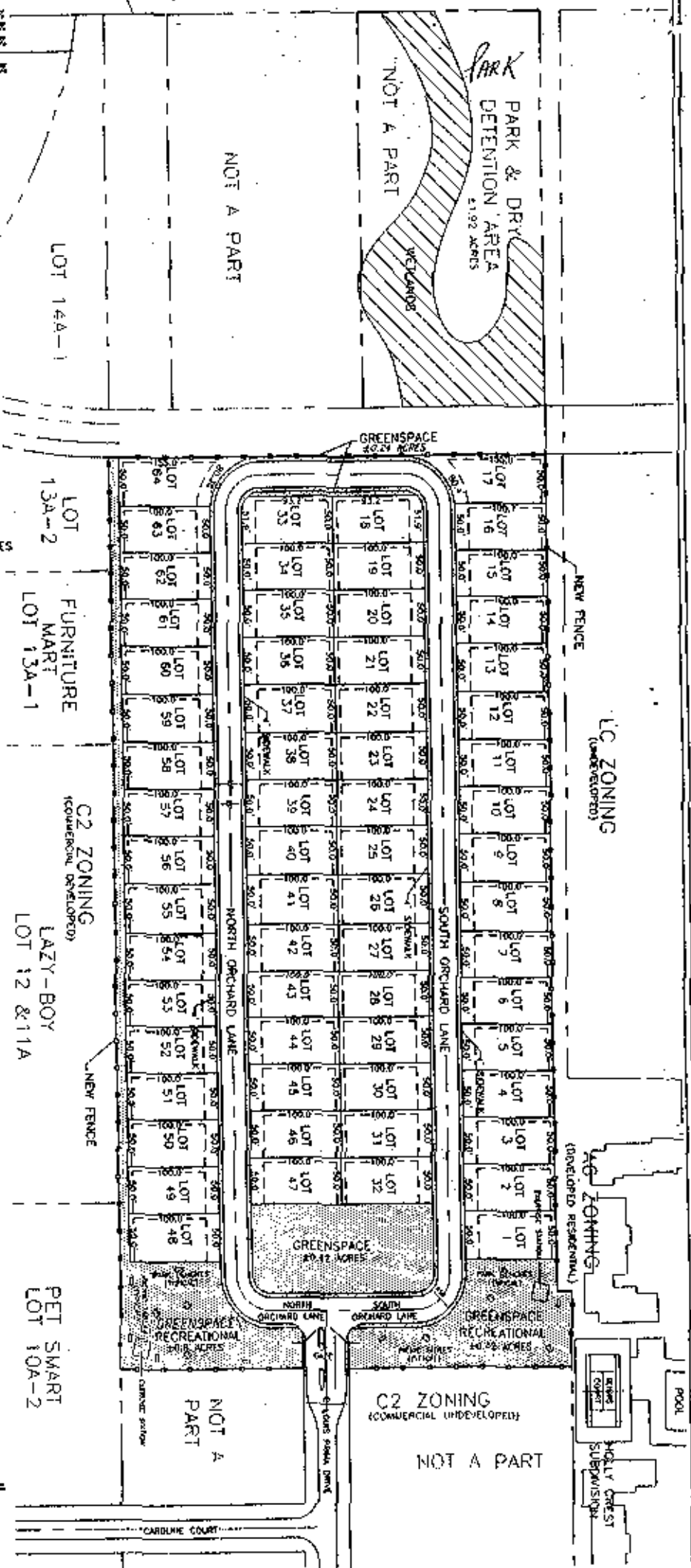
-  WETLANDS
-  GREEN SPACE
-  BUILDING SETBACK
-  SIDEWALKS
-  NEW BOUNDARY FENCE



BOULEVARD GEOMETRICS
 SCALE: 1" = 40'

ZONING PLAN

SCALE: 1" = 120'



05-036
Z-1
 REV. 12-19-05
 REV. 12-12-05
 10-03-05

THE ORCHARD AT ST. TAMMANY OAKS
 SECTION 15 TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
 Civil Engineering • Planning • Environmental
 P.O. Box 1870 Covington, Louisiana 70021 (504) 845-8155

DR. CALL 5709

22-05-14-077

Elevations

