

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3378 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. IMPASTATO PROVIDED BY: PLANNING

INTRODUCED BY: MR. IMPASTATO SECONDED BY: MR. GOULD

ON THE 7TH DAY OF SEPTEMBER, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Little Creek Road, north of I-12 and which property comprises a total of 25.8 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 4, District 7. (ZC06-07-060)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-07-060, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains SA (Suburban Agricultural) District .

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 (see Exhibit "A") for complete boundaries.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

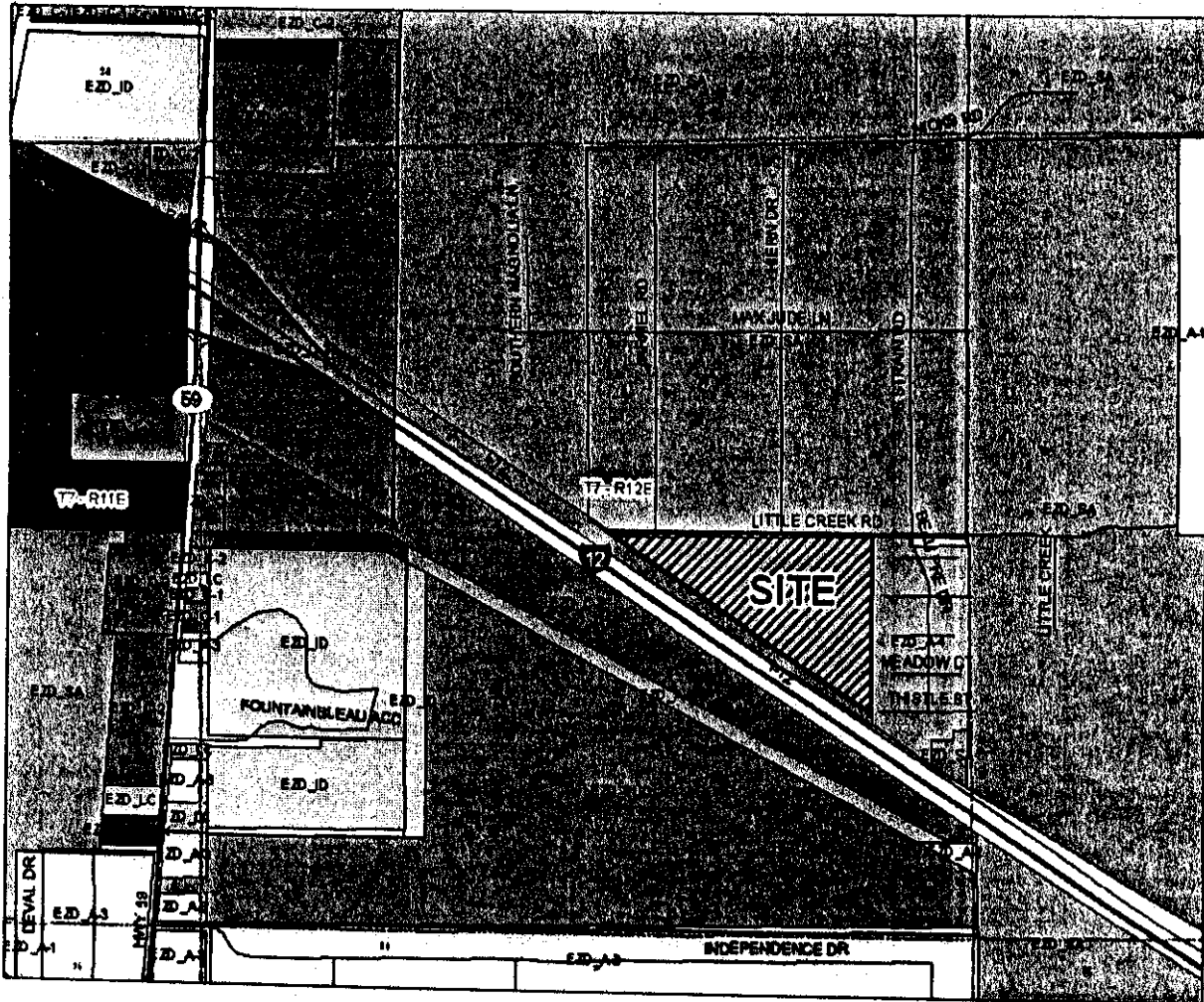
ZC06-07-060

A certain parcel of land situated in Section 30, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Corner common to Sections 29 and 30, Township 7 South, Range 12 East and measure South 00 degrees 25 minutes 00 seconds East a distance of 60.00 feet; thence South 89 degrees 10 minutes 00 seconds West a distance of 670.22 feet to the POINT OF BEGINNING.

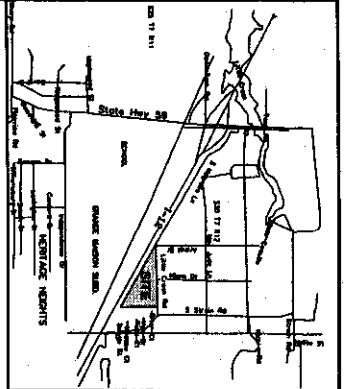
From the POINT OF BEGINNING run South 00 degrees 00 minutes 19 seconds West a distance of 1,207.00 feet; thence North 57 degrees 02 minutes 49 seconds West a distance of 2,222.17 feet; thence South 89 degrees 56 minutes 46 seconds East a distance of 1,864.77 feet to the POINT OF BEGINNING, and containing 25.835 acres of land, more or less.

CASE NO.: ZC06-07-060
PETITIONER: Marilyn Beaupre
OWNER: Fit-Right, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of Little Creek Road, north of I-12; S30, T7S, R12E; Ward 4, District 7
SIZE: 25.8 acres

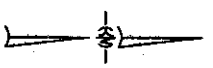
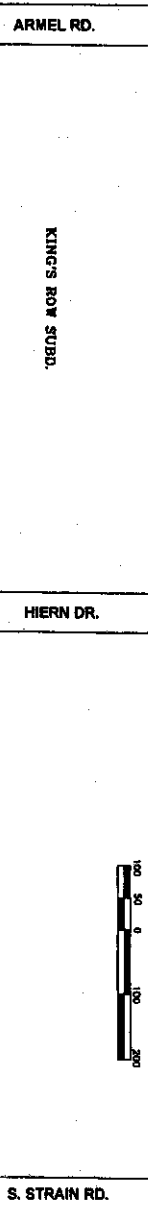


Alexington Place

Section 30, 0-7-B, 8-12-E
St. Germain Parish, Louisiana



VICINITY MAP



POD DATA

BREAKDOWN BY PERCENT OF TOTAL LAND AREA

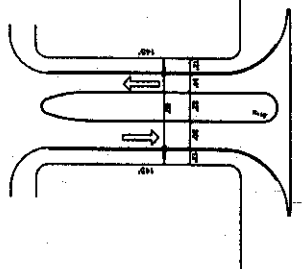
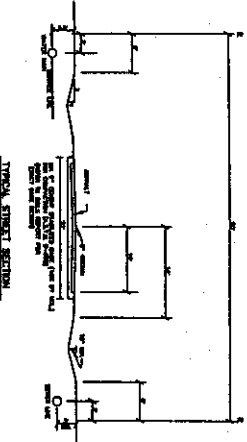
USE	ACRES	PERCENT
RESIDENTIAL	17.871	67.22
COMMERCIAL	0.000	0.00
INDUSTRIAL	0.000	0.00
UTILITY SITES	0.774	3.02
GREENSPACE WITH	8.865	34.44
600 POUNDS		
POUD REMAINDER	1.185	4.48
TOTAL	26.885	100%

DENSITY: 2.82 LOTS/ACRE

DEVELOPMENT SCHEDULE

PHASE NO.	NO. LOTS	BEGIN DATE
1	65	11/08

- NOTES:**
1. MAXIMUM BUILDING HEIGHT: 35' ABOVE GROUND
 2. FOR ALL BUILDINGS ON SITE, PARKING SHOWN AT NO LOADING AREAS ON SITE, PARKING SHOWN AT ACTIVE RECREATION AREA



LEGAL DESCRIPTION:

A certain part of land adjacent to Section 30, Township 7 North, Range 14 East, St. Germain Parish, Louisiana, known as "Beau Pre Subdivision", containing 26.885 acres, more or less, the corners and bearings of which are shown on the plat of "Beau Pre Subdivision" filed for record in the Public Land Office of St. Germain Parish, Louisiana, on the 12th day of November, 1988, and the corners and bearings of which are also shown on the plat of "Alexington Place" filed for record in the Public Land Office of St. Germain Parish, Louisiana, on the 12th day of November, 1988, and the corners and bearings of which are also shown on the plat of "Beau Pre Subdivision" filed for record in the Public Land Office of St. Germain Parish, Louisiana, on the 12th day of November, 1988, and the corners and bearings of which are also shown on the plat of "Alexington Place" filed for record in the Public Land Office of St. Germain Parish, Louisiana, on the 12th day of November, 1988.

- NOTES:**
1. ALL LOT CORNERS SHOWN WITH 1/2" AND 3/4" IRON RODS
 2. ALL LOTS ARE TO BE CONVEYED BY RECORD BOOK C
 3. THIS PROJECT IS COVERED BY RECORD BOOK C

Alexington Place
Section 30, 0-7-B, 8-12-E
St. Germain Parish, Louisiana

RELLY J. MCHON & ASSOC., INC.
ONE DIXON BLVD. & LAUD DRIVE
645 OLIVER ST. | MONROE, LA

NO.	DATE	DESCRIPTION	BY

BEAU PRE SUBDIVISION

Lot numbers: LOT 11, LOT 18, LOT 19, LOT 26, LOT 27, LOT 34, LOT 35

Streets: VALE STREET, THISTLE STREET

Other streets: INTERSTATE HIGHWAY 12, BEAU PRE SUBDIVISION, VALE STREET, THISTLE STREET

ADJACENT TO: KING'S ROW SUBD., BEAU PRE SUBDIVISION

LEGAL DESCRIPTION:

A certain part of land adjacent to Section 30, Township 7 North, Range 14 East, St. Germain Parish, Louisiana, known as "Alexington Place", containing 26.885 acres, more or less, the corners and bearings of which are shown on the plat of "Alexington Place" filed for record in the Public Land Office of St. Germain Parish, Louisiana, on the 12th day of November, 1988, and the corners and bearings of which are also shown on the plat of "Beau Pre Subdivision" filed for record in the Public Land Office of St. Germain Parish, Louisiana, on the 12th day of November, 1988, and the corners and bearings of which are also shown on the plat of "Alexington Place" filed for record in the Public Land Office of St. Germain Parish, Louisiana, on the 12th day of November, 1988.

Ord. Ctl 3510



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. Box 688
Covington, LA 70434
PHONE: (504) 899-4339
FAX: (504) 899-2000
e-mail: planning@stpgov.org

Kevin Davis
Series President

Appeal 8

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: August 7, 2006

(Reference Case on Zoning Commission Agenda)

ZC06-07-060
Existing zoning: SA
Proposed zoning: PUD
Acres : 25.8 acres
Owner : Fit Right, LLC

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

(SIGNATURE)

Paul J. Mayrault

P.O. Box 1810

Covington, LA 70434

PHONE #: 892-4801

ZC06-07-060
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 25.8 acres
Petitioner: Marilyn Beaupre
Owner: Fit-Right, LLC
Location: Parcel located on the south side of Little Creek Road, north of I-12, S30, T7S, R12E, Ward 4, District 7
Council District: 7

ZONING STAFF REPORT

CHK CK

Date: July 21, 2006
Case No.: ZC06-07-060
Prior Action: Tabled (07/05/06)
Posted: 07/13/06

Meeting Date: August 1, 2006
Determination: Denied

GENERAL INFORMATION

PETITIONER: Marilyn Beaupre
OWNER: Fit-Right, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of Little Creek Road, north of I-12; S30, T7S, R12E; Ward 4, District 7
SIZE: 25.8 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant	SA (Suburban Agricultural) District
South	I-12	
East	Residential	A-4 (Single Family Residential) District
West	Vacant	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

CHARACTERISTICS OF THE PROPOSED SUBDIVISION

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District. The site is located on the south side of Little Creek Road, north of I-12. A single family residential subdivision of 80 lots is proposed to be developed on the site. The average lot size will be of approximately 6900 sq.ft. Only one boulevard type access is proposed to be provided from Little Creek Road.

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required for Residential
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (Off Site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Flood Zone C, not within demarcation lines
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	1 phase Construction date: November 2006

GREENSPACE

A total of 7.1 acres (27.5%) of greenspace is now proposed to be provided on the site. The active recreational area will occupy 0.142 acres (0.5%) and the passive recreational area will occupy 5.828 acres (22.5 %). A walking path through the portion of the proposed development. As active recreational amenities, a tennis/basketball court & a playground area.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area as Planned District, which is defined as a development to preserve natural environments, provide for open space, recreational, residential and commercial uses. The proposed development certainly meets this criteria of the land use plan.

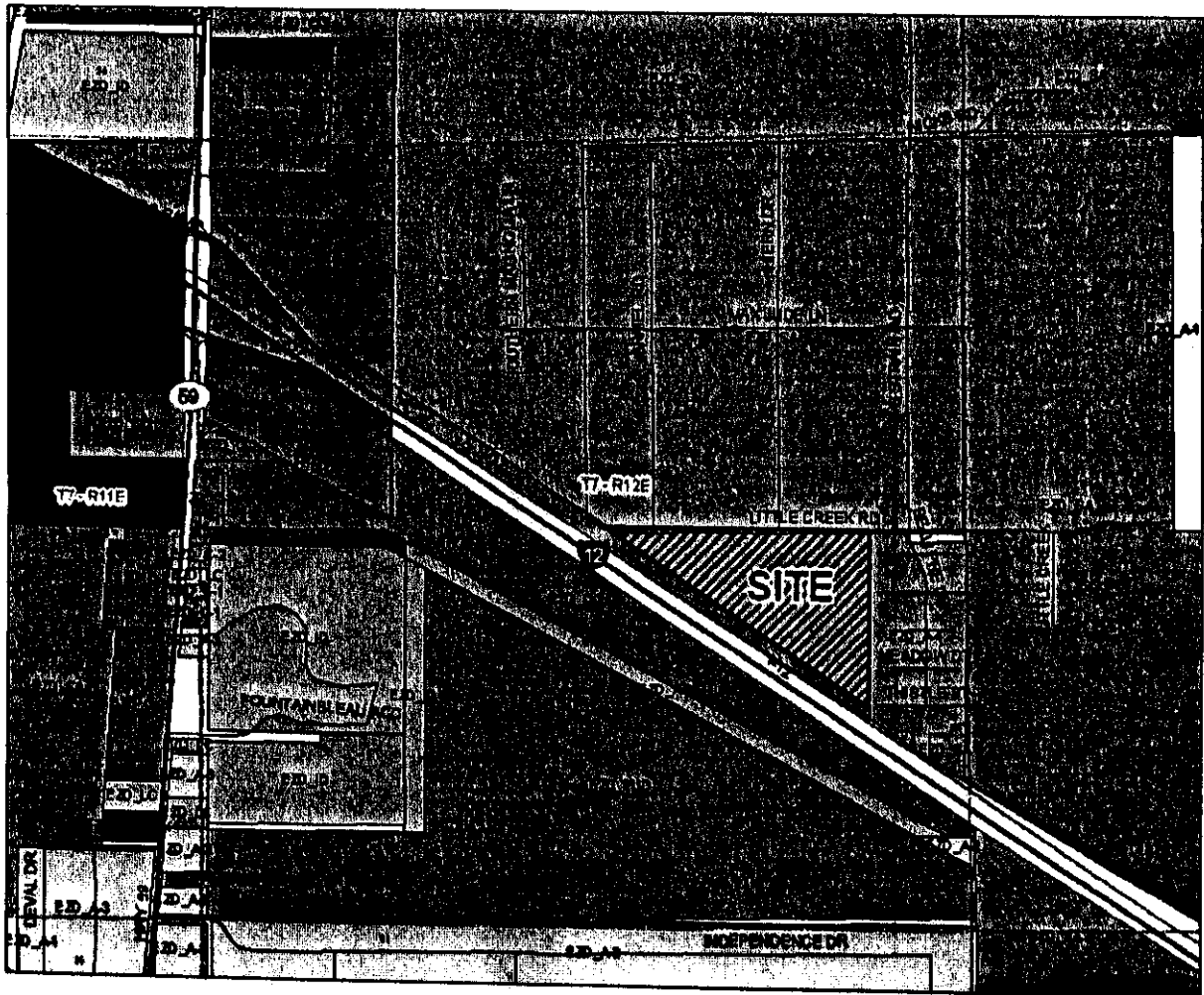
The future land use map also designates the site as Single Family Residential and Conservation area. The comprehensive plan defines the area as one which should aim to achieve contiguity among adjoining adjacent developments. The proposed PUD, meets the 2025 land use classification. However, no particular recreational amenities are being proposed on the site besides the nature trail and course activity trail.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD (Planned Unit Development) District designation be approved.

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CASE NO.: ZC06-07-060
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OWNER: Fit-Right, LLC
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SIZE: 25.8 acres



3518

BEAU PRE SUBDIVISION

LOT 3A LOT 4 LOT 10 VALE STREET LOT 11 LOT 16 LOT 19 LOT 26 LOT 27 LOT 34 THISTLE STREET LOT 35

84 83 82 81 80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41

TRIDENT DR. LEXINGTON PLACE SARATOGA CT

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TRIDENT DR. LEXINGTON PLACE SARATOGA CT

HIERN DR

KING'S ROW SUBD.

LITTLE CREEK ROAD

ARMEL RD

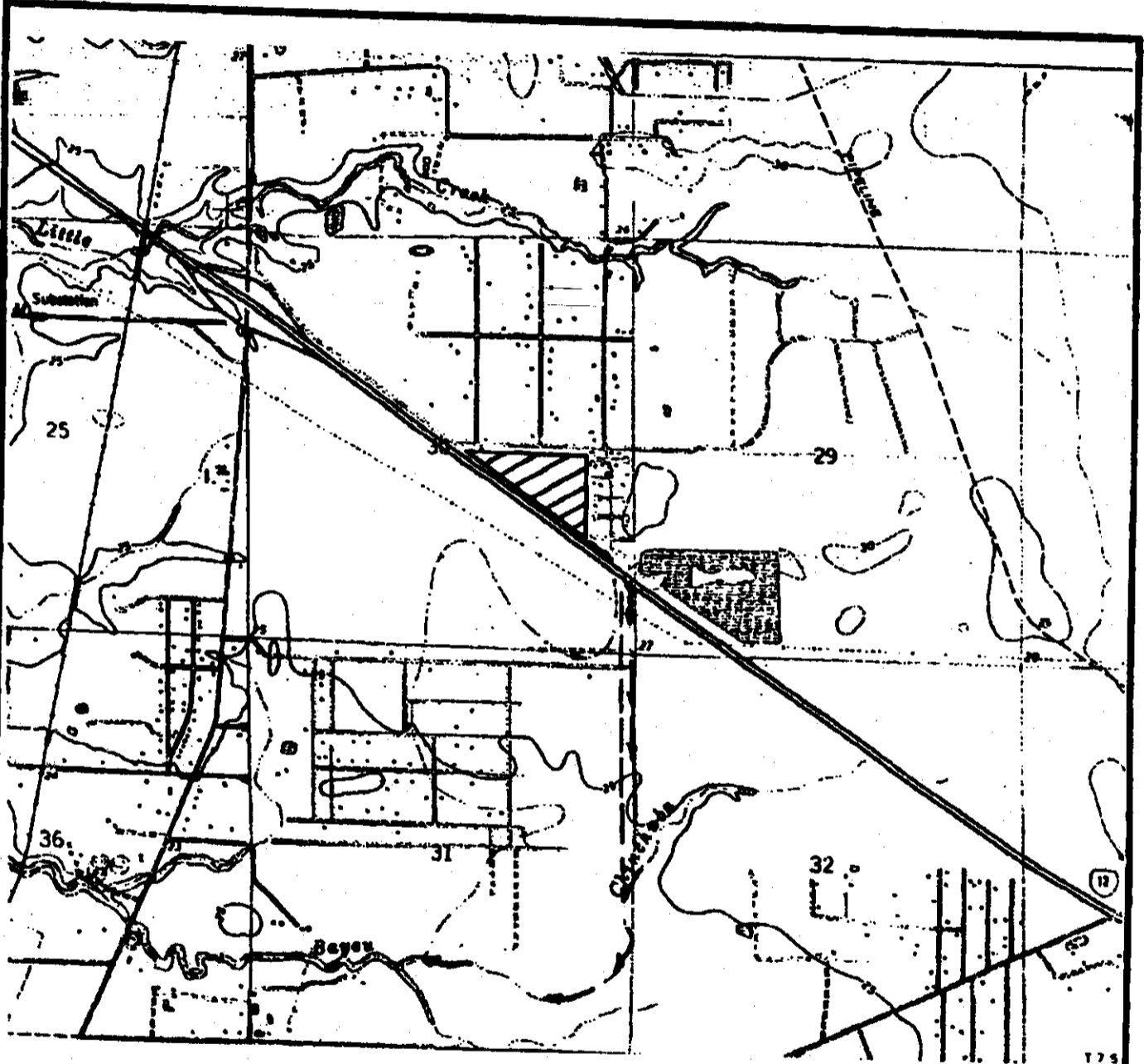
INTERSTATE HIGHWAY 12

P.O.B.

14.88' x 117'

14.88' x 117'

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**LEXINGTON PLACE
ST. TAMMANY PARISH, LA.**

ULTIMATE DISPOSAL MAP

SCALE:	N.T.S.	DATE:
DRAWN:		JOB NO.:
REVISED:		

ENVIRONMENTAL ASSESSMENT DATA FORM

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Description of Project

Applicant's Name RPDE DEVELOPMENT LLC

Address 1275 RUE BAYONNE MANDEVILLE LA.

Attach area location Map showing the proposed development

Name of Development LEXINGTON PLACE

Section 30 Township 7 Range 12

Number of acres in Development 25.8

Type of streets ASPHALT

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes _____

Ultimate disposal of surface drainage LAKE PONTCHARTRAIN

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

Existing land use: Rural Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes No _____

Water frontage: Yes _____ No if so how much _____

Name of Stream _____

Major highway frontage: Yes _____ No

Name of Highway _____

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 esthetics or visual effect on the area YES NO

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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 on 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.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so explain fully.

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.

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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: 05-15-06

TITLE: 

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