

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3346

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY MR. BAGERT

SECONDED BY MR. BURKHALTER

ON THE 3RD DAY OF AUGUST 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of C.S. Owens Road, west of LA Highway 1077 and which property comprises a total of 7.87 acres of land more or less, from its present R (Rural) & SD#8 (Special District # 8) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC06-07-065)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-07-065, 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) & SD#8 (Special District # 8) 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) & SD#8 (Special District # 8) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3346

ZC06-07-065

A CERTAIN PARCEL OF LAND, together with all of the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana in Section 14, Township 7 South, Range 10 East and more particularly described as beginning at the Section Corner common to Sections 14, 41 and 44, Township 7 South, Range 10 East, St. Tammany Parish, State of Louisiana, travel thence South 88 degrees, 40 minutes West, 1025.73 feet to a point; thence South 88 degrees 43 minutes 04 seconds West, 432.04 feet to a point; thence North 24 degrees 03 minutes 17 seconds West 541.84 feet to a point; thence South 65 degrees 33 minutes 30 seconds West 652.40 feet to a point; the point of beginning; from said point of beginning travel North 26 degrees 16 minutes 10 seconds West a distance of 522.92 feet to a point, said point located on C. S. Owens Road; thence travel North 62 degrees 38 minutes 40 seconds East a distance of 203.93 feet to a point; thence travel South 26 degrees 15 minutes 50 seconds East a distance of 533.29 feet to a point; thence travel South 65 degrees 33 minutes 30 seconds West a distance of 203.94 feet to a point, the point of beginning.

AND PARCEL II

A CERTAIN PARCEL OF LAND, together with all of the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana in Section 14, Township 7 South, Range 10 East and more particularly described as follows to-wit:

From the Section Corner common to Sections 14, 41 and 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, run South 88 degrees 40 minutes West, 1025.73 feet; thence South 88 degrees 43 minutes 04 seconds West, 432.04 feet; thence North 24 degrees 03 minutes 17 seconds West, 103.61 feet to the Point of Beginning.

From the Point of Beginning run South 77 degrees 58 minutes 38 seconds West, 495.35 feet to a point; thence South 89 degrees 04 minutes 27 seconds West, 175.56 feet to a point; thence North 25 degrees 28 minutes 16 seconds West, 261.65 feet to a point; thence North 65 degrees 33 minutes 30 seconds East 652.40 feet to a point; thence South 24 degrees 03 minutes 17 seconds East, 438.20 feet back to the Point of Beginning.

This tract contains 5.40 Acres.

CASE NO.:

ZC06-07-065

3346

PETITIONER:

Paul Snow & Mike Haydel

OWNER:

Landworks

REQUESTED CHANGE:

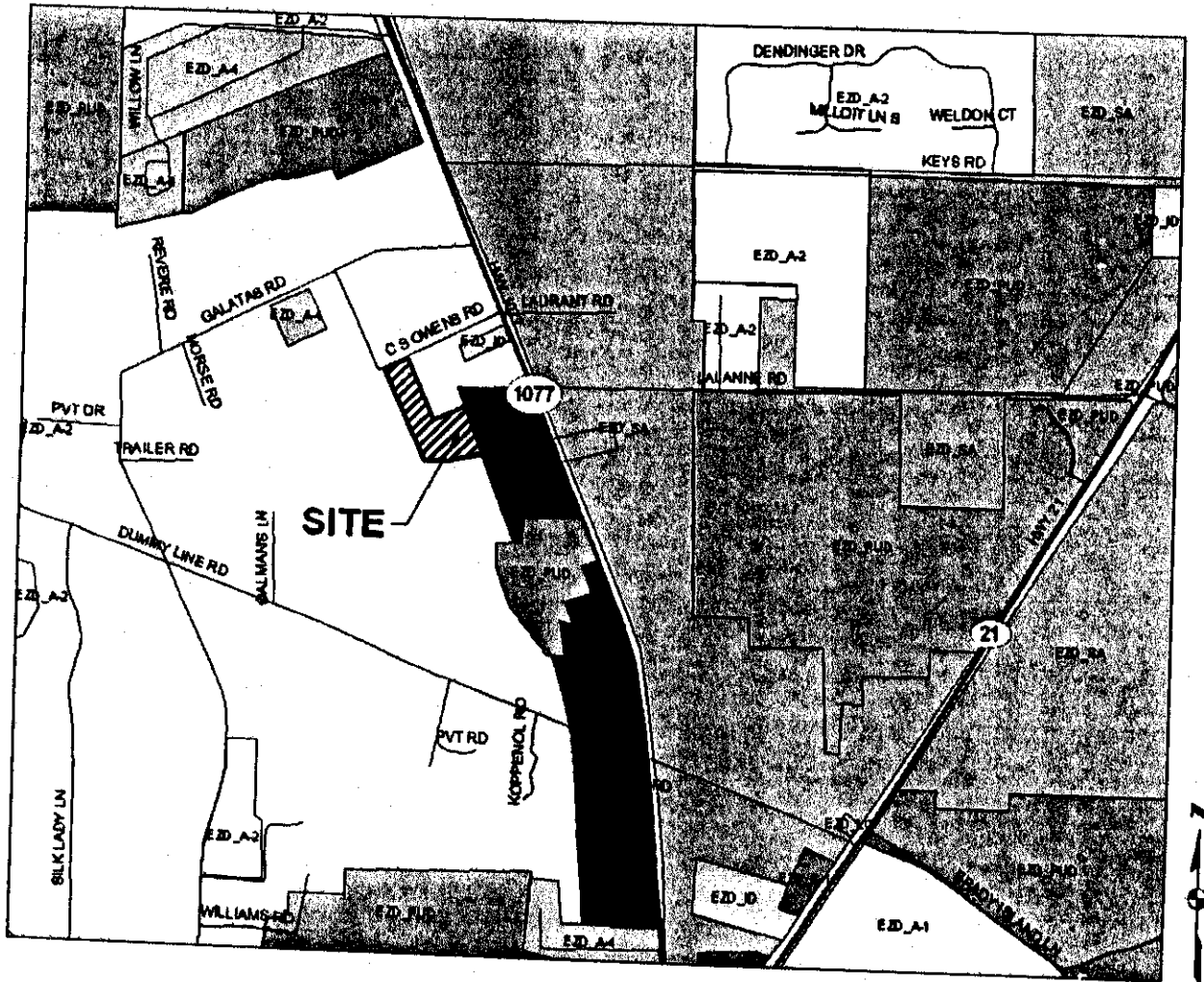
From R (Rural) & SD#8 (Special District # 8) District to PUD (Planned Unit Development) District

LOCATION:

Parcel located on the south side of C.S. Owens Road, west of LA Highway 1077; S43, T7S, R10E; Ward 1, District 1

SIZE:

7.87 acres



206-07-065

3346

RESTRICTIVE COVENANTS

1. THE LAND SHOWN HEREON IS TO BE USED FOR RESIDENTIAL PURPOSES ONLY AND SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS SET FORTH IN THIS INSTRUMENT. THE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE ENFORCEABLE BY THE HOA OR ANY OTHER PERSONS WHOSE INTERESTS ARE AFFECTED BY THE VIOLATION OF ANY OF THE COVENANTS. THE COVENANTS SHALL NOT BE WAIVED, MODIFIED, OR TERMINATED BY ANY COURSE OF DEALING OR COURSE OF PERFORMANCE OR USAGE OF TRADE OR BY ANY COURSE OF DEALING OR COURSE OF PERFORMANCE OR USAGE OF TRADE. THE COVENANTS SHALL NOT BE WAIVED, MODIFIED, OR TERMINATED BY ANY COURSE OF DEALING OR COURSE OF PERFORMANCE OR USAGE OF TRADE. THE COVENANTS SHALL NOT BE WAIVED, MODIFIED, OR TERMINATED BY ANY COURSE OF DEALING OR COURSE OF PERFORMANCE OR USAGE OF TRADE.

DEDICATION

THE LAND SHOWN HEREON IS BEING DEDICATED TO THE PUBLIC AS A WALKING TRAIL AND SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS SET FORTH IN THIS INSTRUMENT. THE DEDICATION SHALL RUN WITH THE LAND AND SHALL BE ENFORCEABLE BY THE HOA OR ANY OTHER PERSONS WHOSE INTERESTS ARE AFFECTED BY THE VIOLATION OF ANY OF THE COVENANTS. THE DEDICATION SHALL NOT BE WAIVED, MODIFIED, OR TERMINATED BY ANY COURSE OF DEALING OR COURSE OF PERFORMANCE OR USAGE OF TRADE OR BY ANY COURSE OF DEALING OR COURSE OF PERFORMANCE OR USAGE OF TRADE. THE DEDICATION SHALL NOT BE WAIVED, MODIFIED, OR TERMINATED BY ANY COURSE OF DEALING OR COURSE OF PERFORMANCE OR USAGE OF TRADE.

LEGAL DESCRIPTION

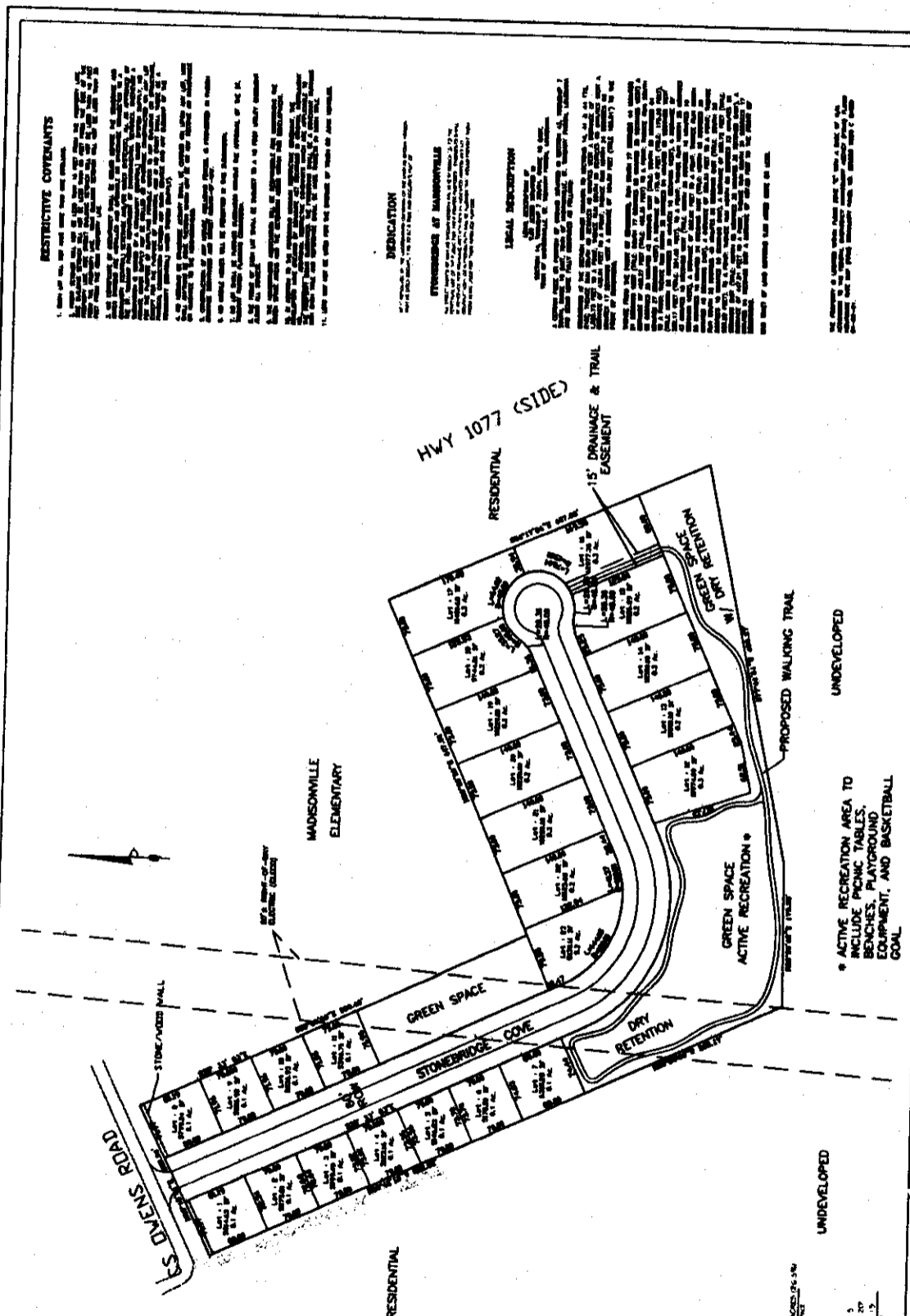
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**STONEBRIDGE OF MADISONVILLE
CONCEPTUAL PLAN
ST. TAMMANY PARISH, LOUISIANA**

DATE	BY	REVISED	BY

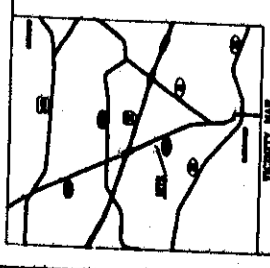
RICHARD C. LAMBERT
CONSULTANTS, L.L.C.
871 N. Country Blvd.
Metairie, LA 70002
504-737-4400
Fax: 504-737-4407



* ACTIVE RECREATION AREA TO INCLUDE PICNIC TABLES, BENCHES, PLAYGROUND EQUIPMENT, AND BASKETBALL GOAL

UNDEVELOPED

UNDEVELOPED



DATE	BY	REVISED	BY

2006-07065

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RESTRICTIVE COVENANTS

1. EACH LOT SHALL NOT HAVE MORE THAN ONE DWELLING.
2. FRONT SETBACK SHALL NOT BE LESS THAN 10 FEET FROM THE PROPERTY LINE, SIDE SETBACKS SHALL NOT BE LESS THAN 5 FEET FROM THE SIDE OF THE PROPERTY LINE, AND REAR SETBACKS SHALL NOT BE LESS THAN 10 FEET FROM THE PROPERTY LINE. REAR SETBACKS SHALL NOT BE LESS THAN 20 FEET FROM THE REAR PROPERTY LINE.
3. NO CONSTRUCTION OF OCCUPANCY SHALL BE PERMITTED WITHOUT THE SEWERAGE AND WATER SYSTEMS AND SANITATION AND OTHER UTILITIES CONNECTED TO A COMMUNITY CENTRAL SEWERAGE AND WATER SYSTEM, AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES THROUGH A PERMITS WORK ORDER BY A COMMUNITY CENTRAL SEWER SYSTEM SUPPLY, SO LONG AS THE SUPPLIER PROVIDES SERVICE TO ANY LOT. NO CONSTRUCTION SHALL BE PERMITTED WITHOUT THE SEWERAGE AND WATER SYSTEMS AND SANITATION SYSTEMS AND OTHER UTILITIES CONNECTED TO A COMMUNITY CENTRAL SEWER SYSTEM SUPPLY.
4. NO HOUSES OR OTHER STRUCTURES SHALL BE CONSTRUCTED ON ANY LOT UNLESS SUCH STRUCTURES SHALL BE OF THE DESIGN AND ARCHITECTURE OR FINISHES AS APPROVED BY THE DEPARTMENT.
5. CONSTRUCTION OF ANY HOUSE, INCLUDING FINISHES, IS PROHIBITED IN FRONT YARD SETBACKS AND STREET FRONTAGE.
6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
7. NO LOT SHALL BE PLANTED EXCEPT WITH 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 SIDES.
9. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE COMMON SPACE AREAS AND THE RESTRICTIONS WITHIN THIS DEVELOPMENT.
10. IN ADDITION TO THE FOREGOING LEGAL RESTRICTIONS, THE DEVELOPER HAS OBTAINED A PERMITS WORK ORDER IN GENERAL RESTRAINT OF THE PROPERTY FROM THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES THROUGH A PERMITS WORK ORDER BY A COMMUNITY CENTRAL SEWER SYSTEM SUPPLY. THE RESTRICTIONS SHALL BE A CONDITION OF THE PERMITS WORK ORDER AND SHALL BE ENFORCEABLE IN EACH LOT.
11. LOTS MAY NOT BE USED FOR THE STORAGE OF TRUCKS OR JACK VEHICLES.

DEDICATION

BE IT DECLARED BY THE UNDERSIGNED OWNERS OF THE LAND AS SHOWN HEREIN THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAN OF

STONEBRIDGE AT MADISONVILLE

ALL STREET RIGHTS OF ANY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER PURPOSES. OWNERS SHALL BE RESPONSIBLE FOR DAMAGE AND WELFARE AS DEDICATED HEREON AND NO CONSTRUCTION OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF
1.27 ACRES SITUATED IN
SECTION 14, TOWNSHIP 7 SOUTH, RANGE 10 EAST,
TOWN OF MADISONVILLE, ST. TAMMANY PARISH, LOUISIANA

A CERTAIN PIECE OR PORTION OF LANDS SITUATED IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 10 EAST, TOWN OF MADISONVILLE, ST. TAMMANY PARISH, LOUISIANA AND SAID LANDS FULLY DESCRIBED AS FOLLOWS:

CORNER AT THE NORTH CORNER CORNER TO SECTIONS 14, 41 & 44 THE 1700 THENCE RUN SOUTH 80 DEGREES 40 MINUTES WEST A DISTANCE OF 100.00 FEET TO A POINT THENCE RUN SOUTH 80 DEGREES 40 MINUTES WEST A DISTANCE OF 40.00 FEET TO A POINT THENCE RUN NORTH 80 DEGREES 40 MINUTES WEST A DISTANCE OF 100.00 FEET (W/LE 100.00') TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING, RUN SOUTH 77 DEGREES 44 MINUTES 01 SECONDS WEST (W/LE SOUTH 77 DEGREES 44 MINUTES 01 SECONDS WEST) A DISTANCE OF 40.00 FEET (W/LE 40.00 FEET) TO A POINT THENCE RUN NORTH 80 DEGREES 40 MINUTES WEST (W/LE 40.00 FEET) TO A POINT THENCE RUN SOUTH 80 DEGREES 40 MINUTES WEST (W/LE SOUTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 170.00 FEET (W/LE 170.00 FEET) TO A POINT THENCE RUN SOUTH 80 DEGREES 40 MINUTES WEST (W/LE SOUTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 170.00 FEET (W/LE 170.00 FEET) TO A POINT THENCE RUN SOUTH 80 DEGREES 40 MINUTES WEST (W/LE SOUTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 40.00 FEET (W/LE 40.00 FEET) TO A POINT THENCE RUN NORTH 80 DEGREES 40 MINUTES WEST (W/LE NORTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 100.00 FEET (W/LE 100.00 FEET) TO A POINT THENCE RUN NORTH 80 DEGREES 40 MINUTES WEST (W/LE NORTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 40.00 FEET (W/LE 40.00 FEET) TO A POINT THENCE RUN NORTH 80 DEGREES 40 MINUTES WEST (W/LE NORTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 100.00 FEET (W/LE 100.00 FEET) TO A POINT THENCE RUN NORTH 80 DEGREES 40 MINUTES WEST (W/LE NORTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 40.00 FEET (W/LE 40.00 FEET) TO A POINT THENCE RUN NORTH 80 DEGREES 40 MINUTES WEST (W/LE NORTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 100.00 FEET (W/LE 100.00 FEET) TO A POINT THENCE RUN NORTH 80 DEGREES 40 MINUTES WEST (W/LE NORTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 40.00 FEET (W/LE 40.00 FEET) TO A POINT THENCE RUN NORTH 80 DEGREES 40 MINUTES WEST (W/LE NORTH 80 DEGREES 40 MINUTES WEST) A DISTANCE OF 100.00 FEET (W/LE 100.00 FEET) TO THE POINT OF BEGINNING.

SAY TRACT OF LAND CONTAINS 1.27 ACRES MORE OR LESS.

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "V" WITH A BASE OF 10/4 ACCORDING TO THE FEDERAL FLOODING MANAGEMENT AGENCY (FFMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 22800 0220 C DATED 04-02-01.

STONEBRIDGE OF MADISONVILLE CONCEPTUAL PLAN ST. TAMMANY PARISH, LOUISIANA

206-07065

ENVIRONMENTAL ASSESSMENT DATA FORM

3346

Description of Project

Applicant's Name LANDWORKS

Address P.O. BOX 3939 Covington, LA 70434

Attach area location map showing the proposed development

Name of Development Stonebridge of Madisonville

Section 14 Township 7 S Range 10 E

Number of acres in Development 7.87

Type of streets Asphalt

Type of water systems Central

Type of sewerage system Central

Ultimate disposal of wastes ~~On-site~~

Ultimate disposal of surface drainage Lake Ponchartraine

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 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 enjoyment. 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 aesthetics or visual effect on the area. YES NO

206-07-065

Cond:

ANSWER: ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- a. Breach national, state or local standards relating to
 - (1) Noise YES
 - (2) Air Quality YES
 - (3) Water Quality YES
 - (4) Contamination or public water supply YES
 - (5) Ground water levels YES
 - (6) Flooding YES
 - (7) Erosion YES
 - (8) Sedimentation YES
- b. Affect rare or endangered species of animal or plant habitat or such a species YES
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES
- j. Induce substantial concentration of population YES
- k. Will dewatering be required YES

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.

N/A
- b. What will be the average noise level of the development during working hours.

N/A
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully.

N/A

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.

2C06-07-065

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:

Stone bridge of Madisonville

Thomas J. Stewart

DATE: 5/15/06

TITLE: Project Engineer

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

STONEBRIDGE OF MADISONVILLE

SECTION 14

TOWNSHIP 7 SOUTH, RANGE 10 EAST

ST. TAMMANY, LA.

2006-07-06 5

3346



ULTIMATE DISPOSAL MAP

PROJ. # 05-122

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

521 NORTH CAUSEWAY BLVD.
985-727-4440

MANDEVILLE, LA. 70448
FAX: 985-727-4447