

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3359 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of Highway 22, east of Autumn Creek Drive and which property comprises a total of 1.05 acres of land more or less, from its present R (Rural) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC06-08-077)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-08-077, 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) 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) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3359

ZC06-08-077

A parcel of land located in Section 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the Section Corner common to Sections 15, 16, & 42, of said township and range,

Thence South 73 degrees 36 minutes East 431.25 feet to a square bar found,

Thence South 15 degrees 47 minutes 24 seconds West 2843.92 feet to the POINT OF BEGINNING,

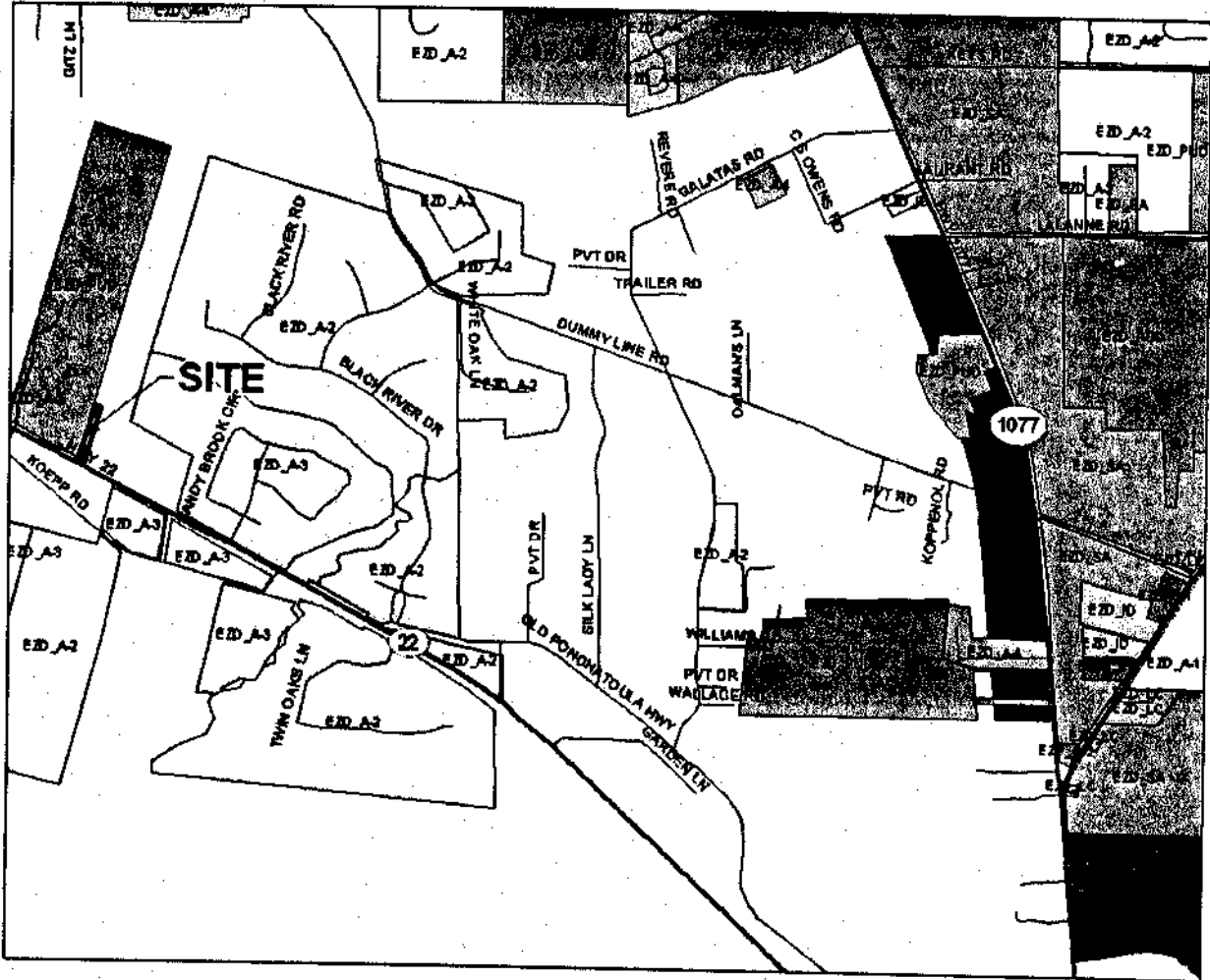
Thence South 61 degrees 32 minutes 29 seconds East 79.21 feet to a 1/2 inch iron rod found,

Thence South 15 degrees 53 minutes 34 seconds West 600.05 feet to a 1/2 inch iron rod found on the North Side of Louisiana Highway No. 22,

Thence North 61 degrees 47 minutes 25 seconds West 78.03 feet along the north side of said highway to a 1/2 inch iron rod found,

Thence North 15 degrees 47 minutes 24 seconds East 600.64 feet to the POINT OF BEGINNING, containing 1.06 Acres.

CASE NO.: ZC06-08-077 3359
PETITIONER: Leroy Cooper
OWNER: James Coate/Autumn Creek II, LLC
REQUESTED CHANGE: From R (Rural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the north side of Highway 22, east of Autumn Creek Drive; S42, T7S, R10E; Ward 1, District 1
SIZE: 1.05 acres



DEVELOPER

AUTUMN CREEK II, LLC
1330 GIRD STREET
MANDEVILLE, LA 70448

PROVIDED GREEN SPACE ACREAGE:	±0.23 ACRES	- 22%
UNIT ACREAGE:	±0.55 ACRES	- 52%
ROADWAY ACREAGE:	±0.28 ACRES	- 26%
TOTAL RESIDENTIAL ACREAGE:	±1.06 ACRES	- 100%

EXISTING ZONING:
R-RURAL

F.L.R.M. MAPS:
PANEL # 225205 0215C
FLOOD ZONE "C"
APRIL 2, 1991

AVERAGE SIZE OF UNIT:
±2,180sq ft (±0.05 ACRES)

RESIDENTIAL DENSITY:
±10.5 UNITS/ACRE

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

EXISTING CONDITIONS:
RURAL

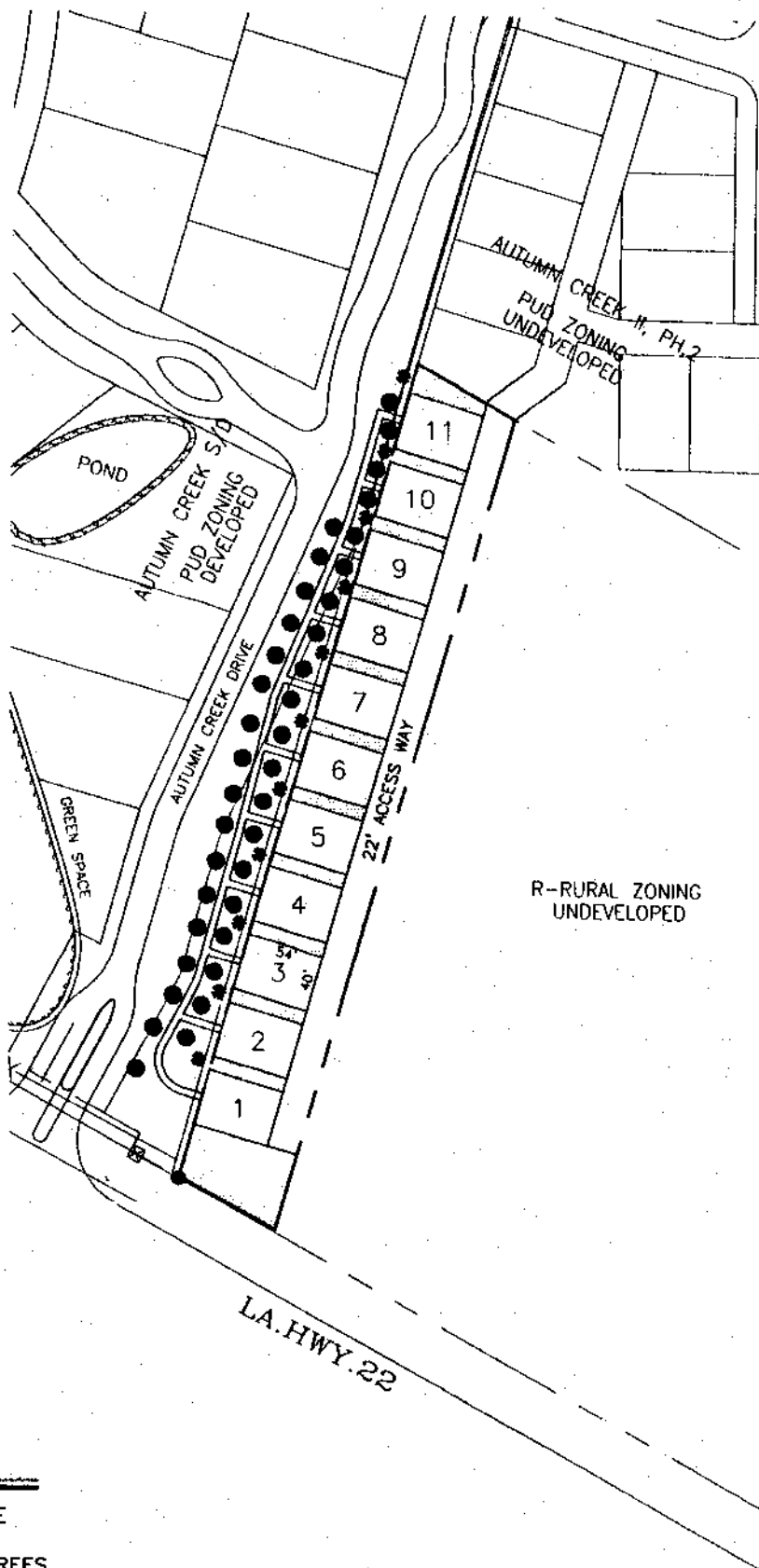
COMMUNITY SEWER & WATER:
COMMUNITY SEWER & WATER TO BE
LOCATED OFF SITE.

APPROXIMATE LENGTH OF ROADWAY:
±0.10 MILES

TOTAL MAX. NUMBER OF UNITS: 11

MAXIMUM HEIGHT OF BUILDINGS: 35'

NOTE: ONLY ONE PHASE



LEGEND:

- GREEN SPACE
- PROPOSED TREES

ZONING PLAN

SCALE: 1" = 100'

05-088.02

Z-1

6-8-06

AUTUMN CREEK II, PHASE 3
SECTION 42, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.

Civil Engineering • Planning • Environmental
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