

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3698

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE _____ DAY OF _____, 2007

ORDINANCE TO AMEND ORD. C.S. NO. 07-1502, ADOPTED FEBRUARY 1, 2007, AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY TO RECLASSIFY 43.31 ACRES ON THE EAST SIDE OF LA HIGHWAY 1085, NORTH OF BREWSTER ROAD, ACROSS FROM HOUGH ROAD, FROM RURAL TO PUD, TO PROVIDE MAJOR AMENDMENTS TO ORIGINAL PUD PLAN, WARD 1, DISTRICT 1. (ZC06-10-090)

WHEREAS, on December 5, 2006, the St. Tammany Parish Zoning Commission approved an application to rezone 43.31 acres of land located on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road, from Rural to PUD; and

WHEREAS, an application for a major amendment to the original PUD plan was filed and the St. Tammany Parish Zoning Commission approved the major amendment at another public hearing November 6, 2007.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 07-1502, adopted February 1, 2007, amending the official zoning map of St. Tammany to reclassify 43.31 acres on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road, from Rural to PUD, to provide major amendment(s) to original PUD plan which consists of a request to build the daycare, as Phase 1 of the project, and install a temporary sewer treatment plant and water well for the daycare. After construction of Phase 2, which will consist of the residential portion of the subdivision, the daycare facility will be connected to the central water & sewer system provided for the entire subdivision, (Ward 1, District 1) (ZC06-10-090) per attached Exhibit "A".

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

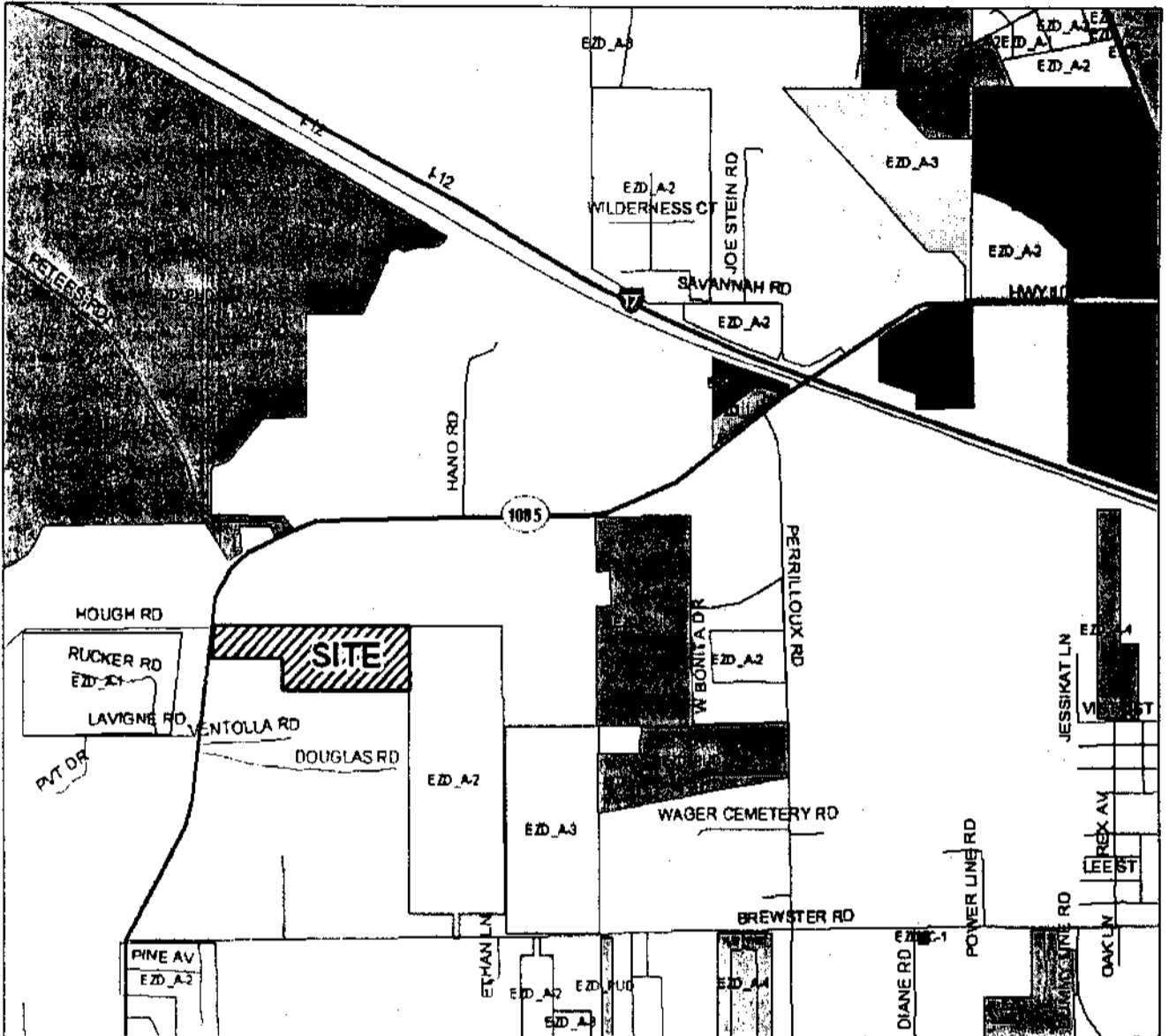
NAYS:

ABSTAIN:

ABSENT:

3098

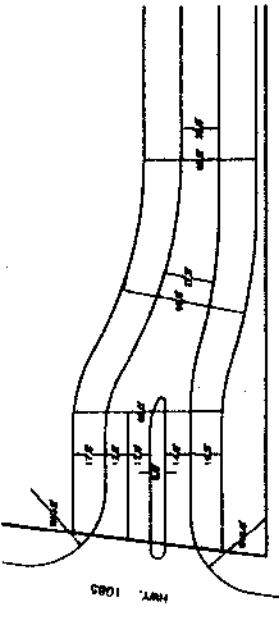
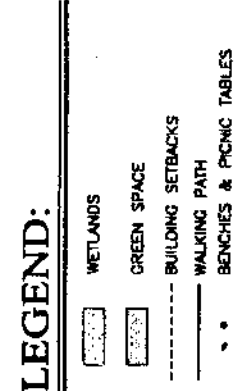
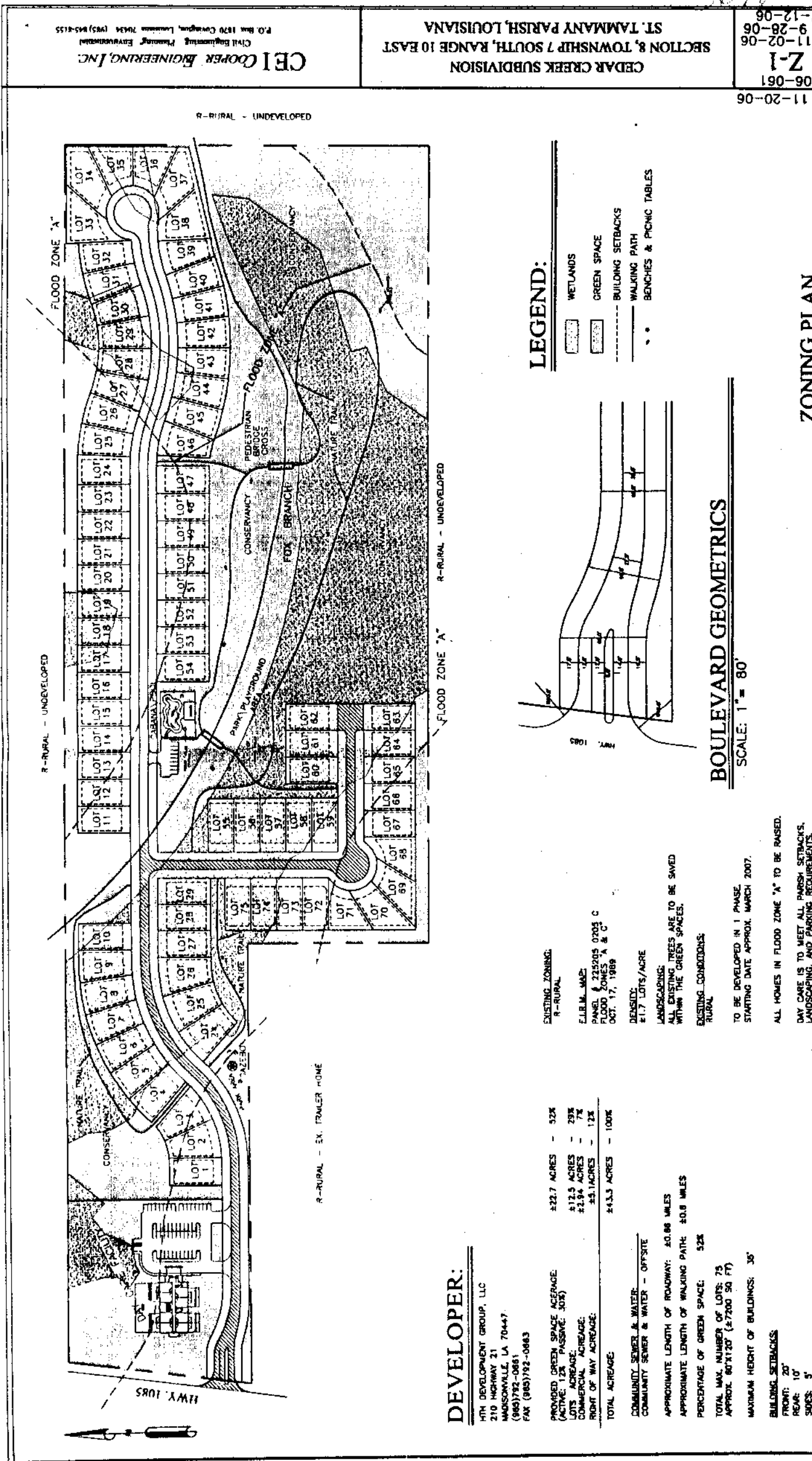
CASE NO.: ZC06-10-090
PETITIONER: Mr. Leroy J. Cooper
OWNER: The Marietta Trust and The Warren Trust
REQUESTED CHANGE: Major Amendment to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road; S7 & 8, T7S, R10E; Ward 1, District 1
SIZE: 43.31 acres



11-20-06
06-061
Z-1
11-02-06
9-28-06
7-12-06

CEDAR CREEK SUBDIVISION
SECTION 8, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
Civil Engineering Planning Environmental
P.O. Box 1870 Covington, Louisiana 70434 (985) 854-1155



DEVELOPER:

HTH DEVELOPMENT GROUP, LLC
210 HIGHWAY 21
MADISONVILLE, LA 70447
(985) 792-0681
FAX (985) 792-0683

PROVIDED GREEN SPACE AVERAGE (ACTIVE: 12% PASSIVE: 30%)
LOTS AVERAGE: 29%
COMMERCIAL AVERAGE: 7%
RIGHT OF WAY AVERAGE: 12%
TOTAL AVERAGE: 24.3 ACRES - 100%

COMMUNITY SEWER & WATER - OFFSITE

APPROXIMATE LENGTH OF ROADWAY: 40.86 MILES
APPROXIMATE LENGTH OF WALKING PATH: 40.8 MILES

PERCENTAGE OF GREEN SPACE: 52%

TOTAL MAX. NUMBER OF LOTS: 75
APPROX. 60'x120' (±7200 SQ FT)

MAXIMUM HEIGHT OF BUILDINGS: 35'

BUILDING SETBACKS

FRONT: 20'
REAR: 10'
SIDES: 5'

EXISTING ZONING:
R-RURAL

E.L.R.M. MAP:
PANEL # 225205 0205 C
FLOOD ZONES A & C
OCT. 17, 1988

DENSITY:
#1.7 LOTS/ACRE

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

EXISTING CONDITIONS:
RURAL

TO BE DEVELOPED IN 1 PHASE
STARTING DATE APPROX. MARCH 2007.

ALL HOMES IN FLOOD ZONE 'A' TO BE RAISED.
DAY CARE IS TO MEET ALL PARISH SETBACKS,
LANDSCAPING, AND PARKING REQUIREMENTS.

ZONING PLAN

PROJECT INFORMATION:

OCCUPANCY:

LAB-CAMPS 1000-1000
 CHILD CARE 1000-1000

CONSTRUCTION TYPE:

CONC. 2000 - 1000
 METAL 1000 - 1000

CAPACITY:

CHILDREN - 100
 STAFF - 25

AREA REQUIREMENTS:

INDOOR SPACE - 20,000 SQ FT (NET) ONLY
 OUTDOOR SPACE - 10,000 SQ FT (NET) ONLY
 TOTAL SPACE - 30,000 SQ FT (NET)
 OUTDOOR SPACE - 7,000 SQ FT (NET)
 IN 1/2 CAPACITY - 1,500 SQ FT (NET)
 IN 25 SQUARE FEET / CHILD - 1,500 SQ FT (NET)
 CHILD OUTDOOR SPACE PROVIDED - 1,500 SQ FT (NET)

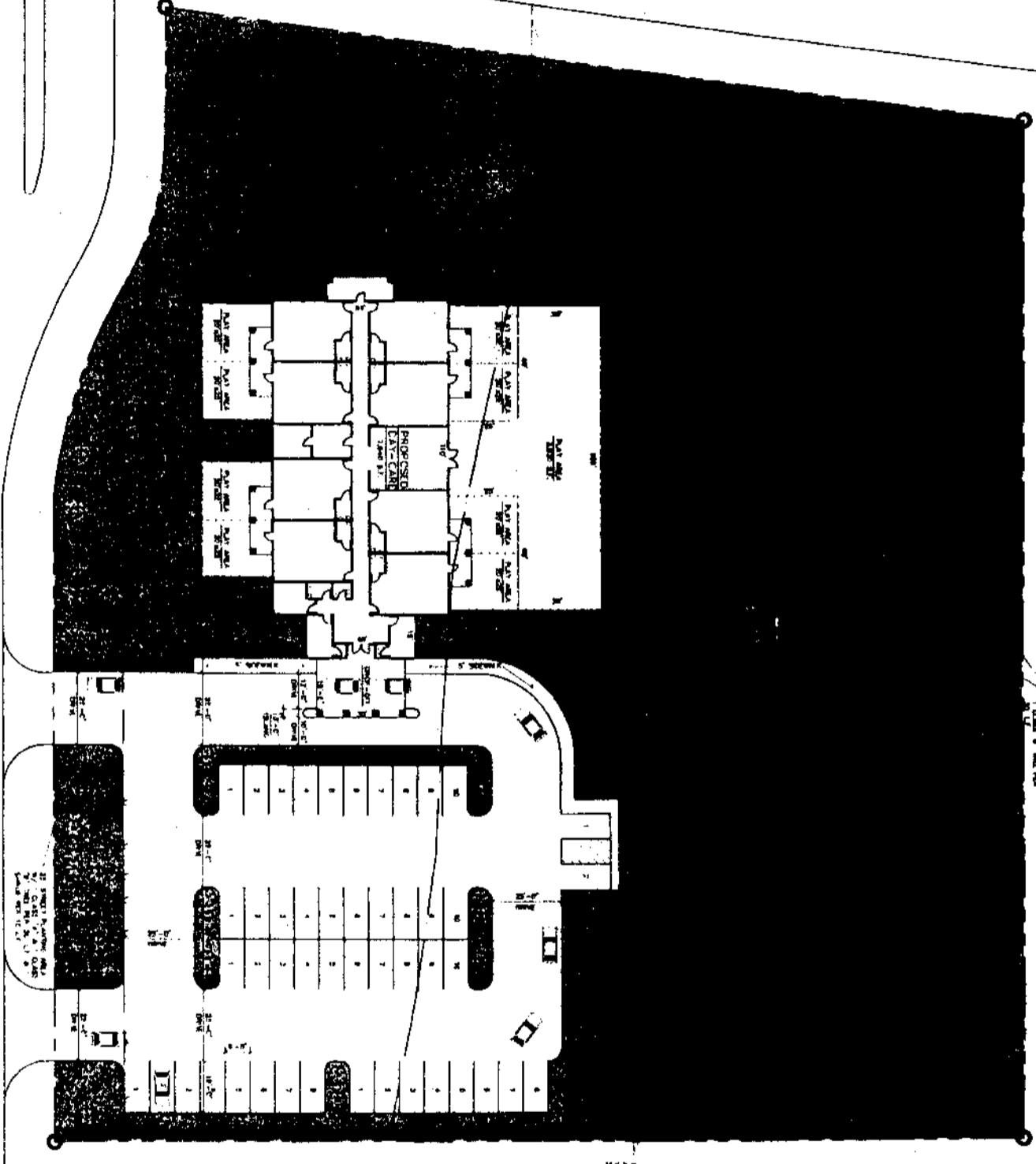
PARKING & LOADING REQUIREMENTS:

STREET PARKING - 5 SPACES REQUIRED
 50 SPACES PROVIDED
 50 SPACES PROVIDED
 50 SPACES PROVIDED

TO BE SET ASIDE FOR
 THE USE OF THE
 STATE OF LOUISIANA
 AND THE CITY OF
 MONROE

LA. HWY. 1085

CEDAR CREEK BLVD



PRELIMINARY SITE PLAN

SHEET C-1	PROJECT: CEDAR CREEK ACADEMY (NEW CONSTRUCTION) LA HWY 1085 ST. TAMMANY PARISH LOUISIANA	BORDER ARCHITECTS, INC. A PROFESSIONAL CORPORATION 67158 Industry Lane, Suite C Covington, Louisiana 70032 (FAK) 985-892-6170 (TEL) 985-892-6112
	DATE: 05/26/08 REVISIONS:	

2006-08-0910

3698



NORTH
835.81'

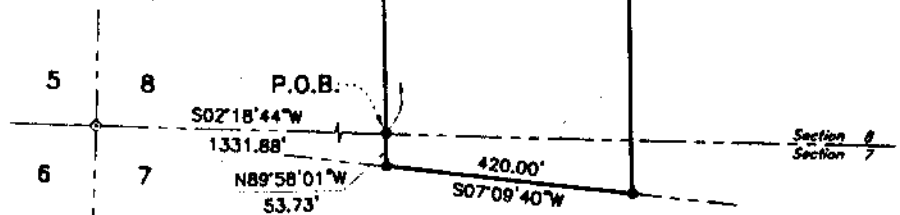
43.31 Ac.

1783.05'
S89°56'42"E

(BASE BEARING)
N89°58'01"W
2853.90'

420.00'
SOUTH

976.93'
N89°59'58"E



THE P.O.I. IS LOCATED S02°18'44"W,
1331.88' FROM THE SECTION CORNER
COMMON TO SECTIONS 5, 6, 7 & 8,
T7S-R10E, ST. TAMMANY PARISH, LA.

THIS IS A SKETCH ONLY AND NOT A BOUNDARY
SURVEY. THIS PLAT IS NOT IN CONFORMANCE WITH
THE ADOPTED LOUISIANA MINIMUM STANDARDS OF
PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

NOTE:

ANY UTILITIES, DITCHES, FENCES, BRANCHES,
CREEKS, SCIMITERS, AND/OR IMPROVEMENTS
OF ANY NATURE THAT MAY EXIST WITHIN THIS
PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

LA. HWY. 1085

SKETCH OF PARCEL OF LAND
SITUATED IN
SECTIONS 7 & 8
TOWNSHIP 7 SOUTH
RANGE 10 EAST
ST. TAMMANY PARISH, LA

Fontcuberta
Surveys
INCORPORATED
PROFESSIONAL
LAND SURVEYORS

PREPARED FOR:

JOHN HALLEY

DATE	SCALE
7-07-2006	1" = 250'

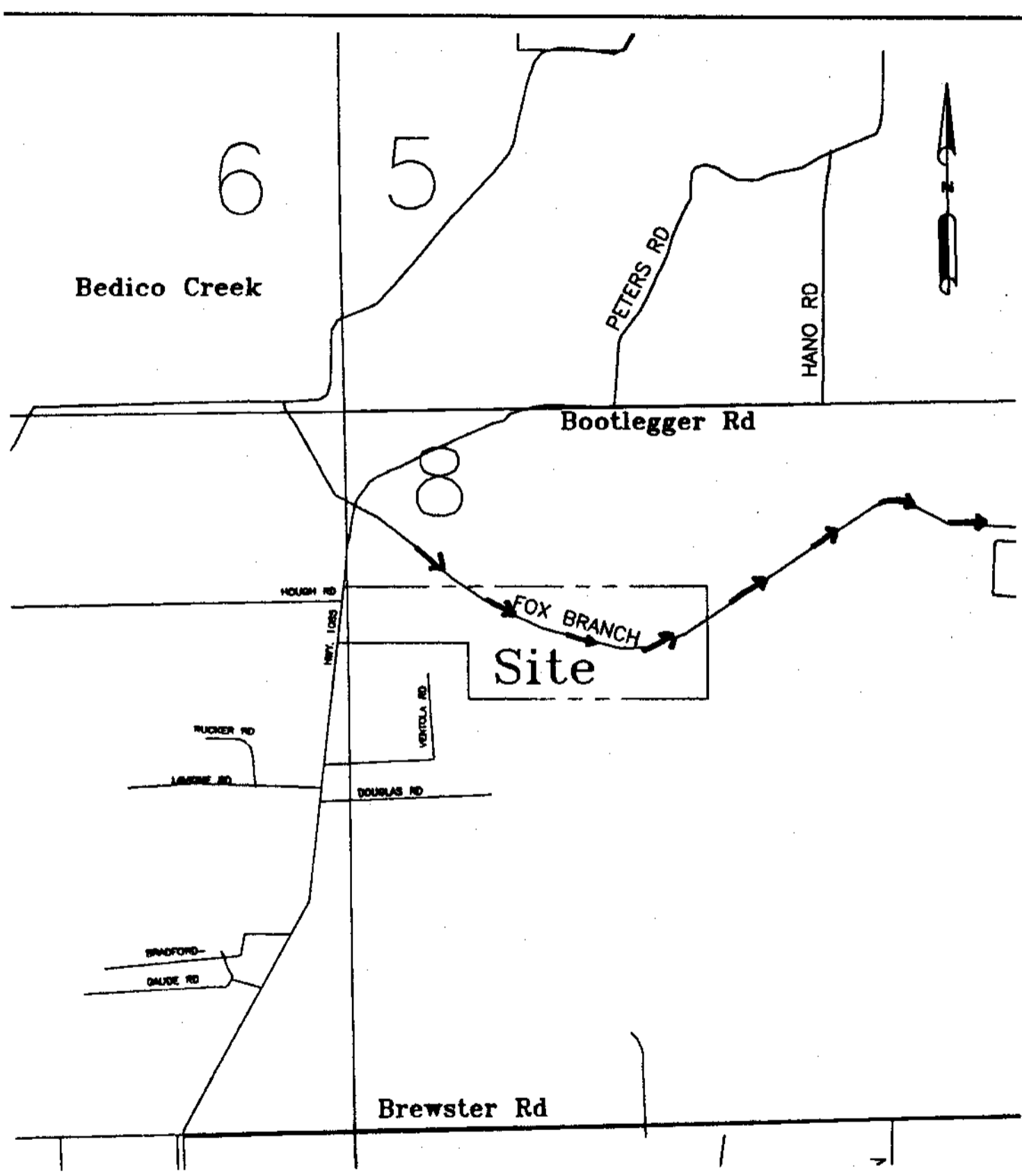
P.O. BOX 1792
CONNINGTON, LA. 70434
PHONE: (985) 883-7481

DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
HAM	TJF	464265	210-460

RESTRICTIVE COVENANTS

Halley Tingle Subdivision
CEI Reference No.: 06-061

1. Each lot will not have more than one dwelling.
2. Front setbacks will not be less than 20 feet from the property line. Side building setbacks will not be less than 5 feet from the interior side of the property line. Side street building setbacks will not be less than 10 feet from the property line. Rear building setbacks will not be less than 10 feet from the rear property line.
3. No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable, or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the St. Tammany Parish Department of Environmental Services. Whenever a subdivision is served by a community (central) sewerage and/or water system supply, no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
4. No noxious or otherwise activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
5. Construction of any nature, including fences, is prohibited in Parish drainage servitudes and street easement.
6. No mobile homes will be permitted in this subdivision.
7. No lot shall be further subdivided without 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 streets.
9. Driveways on corner lots shall not be located any closer than forty (40) feet from a corner of said property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect.
10. The Homeowners Association will be responsible for maintaining the green space areas within this development.
11. In addition to the foregoing minimum restrictive covenant, the developers have created by separate act recorded in original instrument No. _____ additional restrictive covenants which are applicable to the property being subdivided. The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.
12. Roadside ditches must remain, subsurface drainage will not be allowed anytime in the future.
13. The minimum elevation for the lowest floor of all residences shall be determined from the latest revised FEMA flood insurance rate maps. The minimum elevation of the lowest floor in Flood Zone "A" shall be obtained from the Parish Engineering Department.
14. Lots may not be used for the storage of trash or junk vehicles.



ULTIMATE DISPOSAL MAP

NOT TO SCALE

<p>06-061 U-1 07-13-06</p>	<p>PLANS FOR HALLEY - TINGLE HWY. 1085 PROPERTY SECTION 8, TOWNSHIP 7 SOUTH, RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA</p>	<p>CEI COOPER ENGINEERING, INC. Civil Engineering Planning Environmental P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155</p>
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Description of Project

Applicant's Name John Halley/ Allen Tingle, HTH Development Group, L.L.C.

Address 210 Highway 21, Madisonville, LA 70447

Attach area location Map showing the proposed development

Name of Development Halley Tingle Subdivision

Section 8 Township 7 South Range 10 East

Number of acres in Development ± 43.31

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Fox Branch and ultimately to Lake Ponchartrain

Ultimate disposal of surface drainage Fox Branch and ultimately to Lake Ponchartrain

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

Existing land use: Rural X Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential X
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes X No _____

Water frontage: Yes X No _____ If so, how much?

Name of Stream Fox Branch

Major highway frontage: Yes X No _____

Name of Highway LA Highway 1085

Is development subject to inundation in normal high rainfall and/or tide?

Yes _____ No X

Will canals be constructed into rivers or lakes?

Yes _____ No X

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- I. 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 aesthetic or visual effect on the area? YES **NO**

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to:
- | | | | |
|-----|--------------------------------------|-----|-----------|
| (1) | Noise | YES | <u>NO</u> |
| (2) | Air Quality | YES | <u>NO</u> |
| (3) | Water Quality | YES | <u>NO</u> |
| (4) | Contamination of public water supply | YES | <u>NO</u> |
| (5) | Ground water levels | YES | <u>NO</u> |
| (6) | Flooding | YES | <u>NO</u> |
| (7) | Erosion | YES | <u>NO</u> |
| (8) | Sedimentation | YES | <u>NO</u> |
- 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.

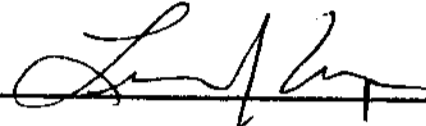
2. Attach specifications of the following, if applicable:

- 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.
- None*
- b. What work will be the average noise level be of the development during working hours.
- Negligible*
- c. Will any smoke, dust or fumes be emitted as a result of the operational process. If so, explain fully.

No

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.

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: 7-17-06

TITLE: *Leroy J. Cooper, P.E.*

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: _____