

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3479

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. BURKHALTER

SECONDED BY: MS. BRISTER

ON THE 4<sup>TH</sup> DAY OF JANUARY, 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Fox Branch Subdivision and Sand Fox Run, being the future phases 3A & 3B of Fox Branch Subdivision and which property comprises a total of 4.9 acres of land more or less, from its present R (Rural) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC05-01-001)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-01-001, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

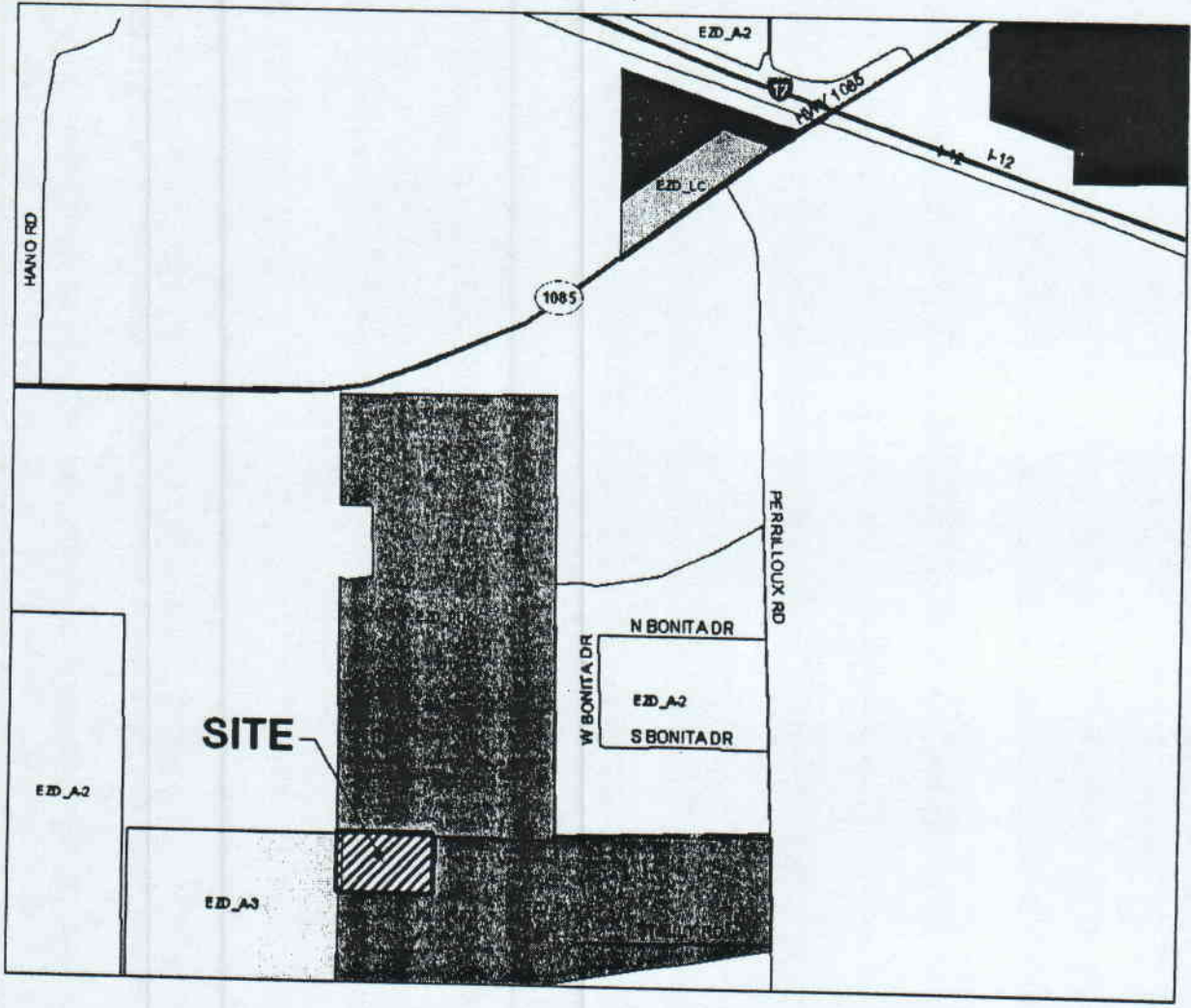
**EXHIBIT "A"****ZC05-01-001**

A parcel of land located in Section 9, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a 5/8 inch iron rod found at the Northwest Corner of the Southwest Quarter of Section 9, of said township and range and being the **POINT OF BEGINNING**,

Thence South 89 degrees 59 minutes 37 seconds East 592.95 feet to a point,  
Thence South 00 degrees 42 minutes 44 seconds West 360.03 feet to a point,  
Thence North 89 degrees 59 minutes 37 seconds West 592.95 feet to a point,  
Thence North 00 degrees 42 minutes 44 seconds East 360.03 feet to the **POINT OF BEGINNING**, containing 4.90 Acres.

**CASE NO.:** ZC05-01-001  
**PETITIONER:** Leroy Cooper  
**OWNER:** A. David Aymond, Aymond Contractors, Inc.  
**REQUESTED CHANGE:** From R (Rural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of Fox Branch Subdivision and Sand Fox Run, being the future phases 3A and 3B of Fox Branch Subdivision ; S9, T7S, R10E; Ward 1, District 1  
**SIZE:** 4.9 acres





# DEVELOPER

AYMOND CONTRACTORS, INC.  
27455 HIGHWAY 22  
PONCHATOULA, LA 70454  
(985) 845-3414

MINIMUM SETBACK: ZC05-01-001

FRONT: 20'  
SIDE STREET: 10'  
REAR: 5'  
SIDE: 5'

## PROJECT AREAS:

PROVIDED GREEN SPACE: ±1.73 ACRES; 35%  
(ACTIVE - 6% PASSIVE - 29%)  
LOT ACREAGE: ±2.57 ACRES; 53%  
ROAD RIGHT OF WAY: ±0.6 ACRES 12%  
TOTAL PROJECT ACERAGE: ±4.90 ACRES; 100%

## LANDSCAPING:

ALL EXISTING TREES ARE TO BE SAVED WITHIN  
PARK & GREEN SPACES.

## EXISTING CONDITIONS:

RURAL

## PHASES:

THIS PROJECT WILL BE 2 PHASES AS SHOWN.  
PHASE 3A ±JUNE 2007. PHASE 3B ±JUNE 2008.

## WATER & SEWER:

COMMUNITY SEWER & WATER.

APPROXIMATE LENGTH OF ROADWAY: ±0.08 MILES  
APPROXIMATE LENGTH OF WALKING PATH: ±0.18 MILES

PERCENTAGE OF GREEN SPACE: 35%

TOTAL MAX. NUMBER OF RESIDENTIAL LOTS: 18  
(ALL SINGLE FAMILY)

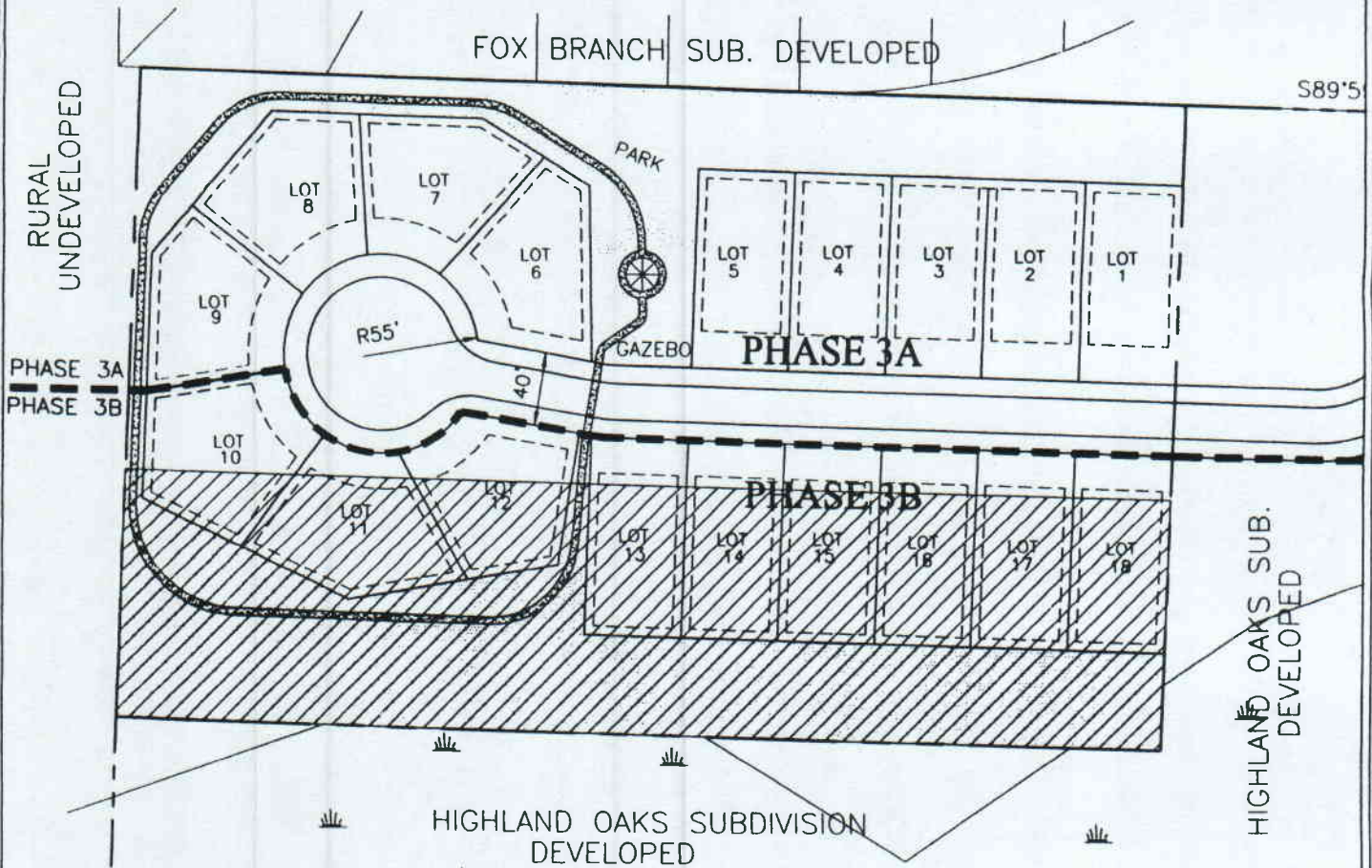
AVERAGE LOT SIZE: ±6200 SQ FT (±0.14 ACRES)

MAX. BUILDING HEIGHT: 30'

DENSITY: 3.67 LOTS/ACRE

## F.I.R.M. MAP

PANEL # 225205 0205C  
ALL PROPERTY IN FLOOD ZONE "C".



## LEGEND:

- GREEN SPACE
- WETLANDS
- SETBACK LIMITS
- WALKING PATHS

## ZONING PLAN

SCALE: 1" = 80'

04-012  
**Z-1**  
REV 10-30-06  
REV 9-25-06  
03-07-05

HIGHLAND OAKS 5 ACRE EXTENSION  
SECTION 9, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA

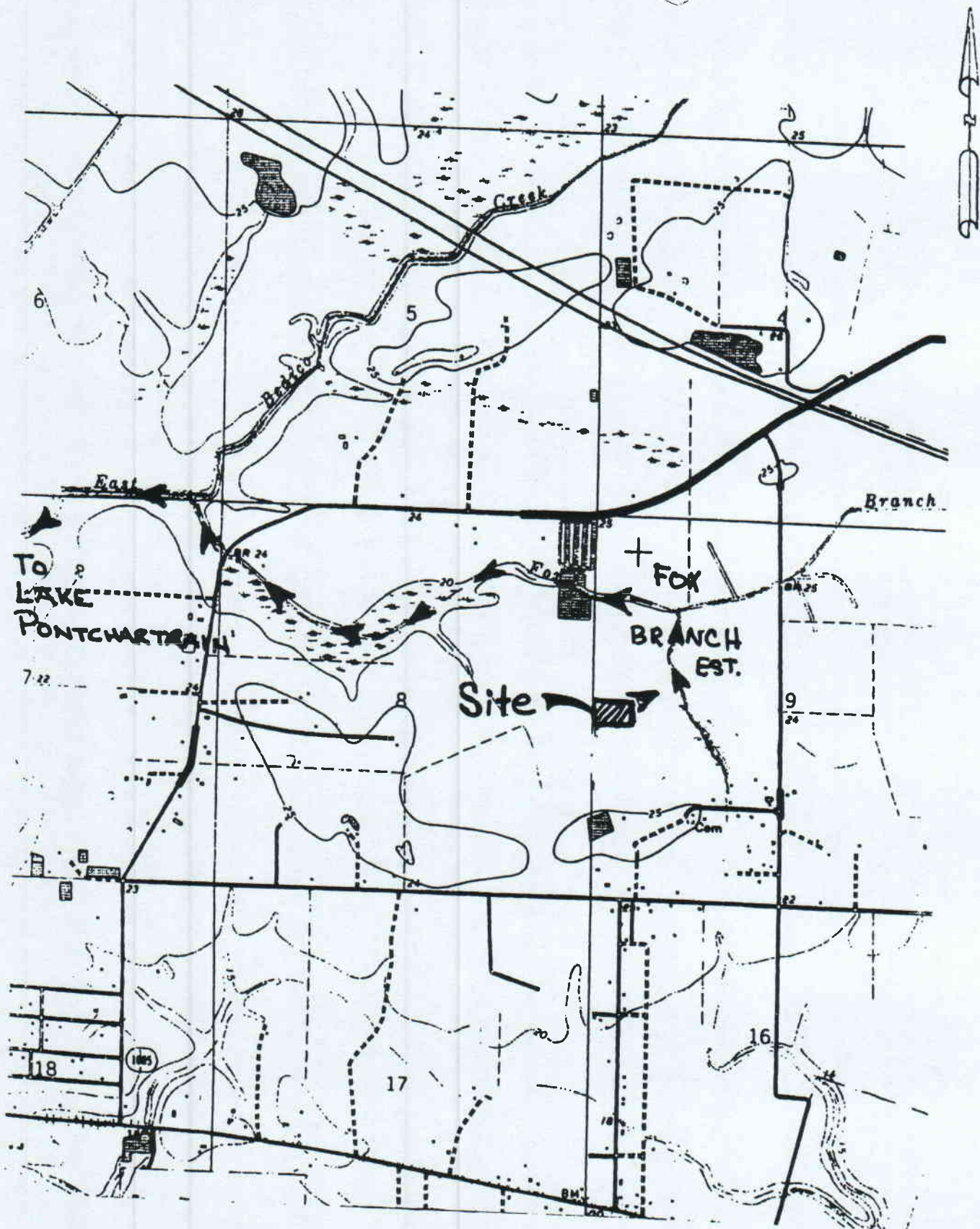
**CEI COOPER ENGINEERING, Inc.**

Civil Engineering • Planning • Environmental  
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

**RESTRICTIVE COVENANTS**

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 5 feet from the property line. Rear building setbacks will not be less than 5 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) 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. The Homeowners Association will be responsible for maintaining the green space areas within this development.
10. 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.
11. Roadside ditches must remain, subsurface drainage will not be allowed anytime in the future.
12. 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.
13. Lots may not be used for the storage of trash or junk vehicles.





# ULTIMATE DISPOSAL MAP

NOT TO SCALE

04-035  
U-1

PLANS FOR  
**FOX BRANCH EXTENSION, PHASE 3**  
SECTION 9, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
ST TAMMANY PARISH, LOUISIANA

**CEI Cooper Engineering Inc.**  
Oil Engineering • Planning • Environmental

00001701

3479

Description of Project

Applicant's Name Aymond Contractors, Inc.

Address 1519 Highway 22 West, Suite 7, Madisonville, LA 70447

Attach area location Map showing the proposed development

Name of Development Fox Branch 5 Acre Extension

Section 9 Township 7 South Range 10 East

Number of acres in Development ± 4.9 Acres

Type of Streets Asphalt Paving

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Unnamed ditch to Fox Branch, ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Unnamed ditch to Fox Branch, ultimately to Lake Pontchartrain

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 \_\_\_\_\_ No X If so how much \_\_\_\_\_  
Name of Stream N/A

Major highway frontage: Yes \_\_\_\_\_ No X  
Name of Highway N/A

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

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 aesthetic or visual effect on the area? YES **NO**



Cont:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

3479

- 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 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.




3479

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: October 14, 2004

  
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: \_\_\_\_\_