

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3499 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. 02-0470, adopted May 2, 2002, amending the official zoning map of St. Tammany to reclassify 50.105 acres on the west side of Perrilloux Road, north side of Stelly Road, from Rural to PUD, to provide major amendments to original PUD plan, Ward 1, District 1. (ZC02-02-010)

Whereas, on March 5, 2002 , the St. Tammany Parish Zoning Commission approved an application to rezone 50.105 acres of land located on the west side of Perrilloux Road, on the north side of Stelly Road, from Rural to a 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 January 3, 2007.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 02-0470, adopted May 2, 2002, which amended the official zoning map of St. Tammany Parish to reclassify 50.105 acres located on the west side of Perrilloux Road, on the north side of Stelly Road, from Rural to a PUD, to provide major amendment(s) to the PUD which consists of the addition of 18 lots and the extension and the widening of an existing 25 foot utility servitude within Highland Oaks, to provide access to the 18 new lots. (Ward 1, District 1) (ZC02-02-010) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

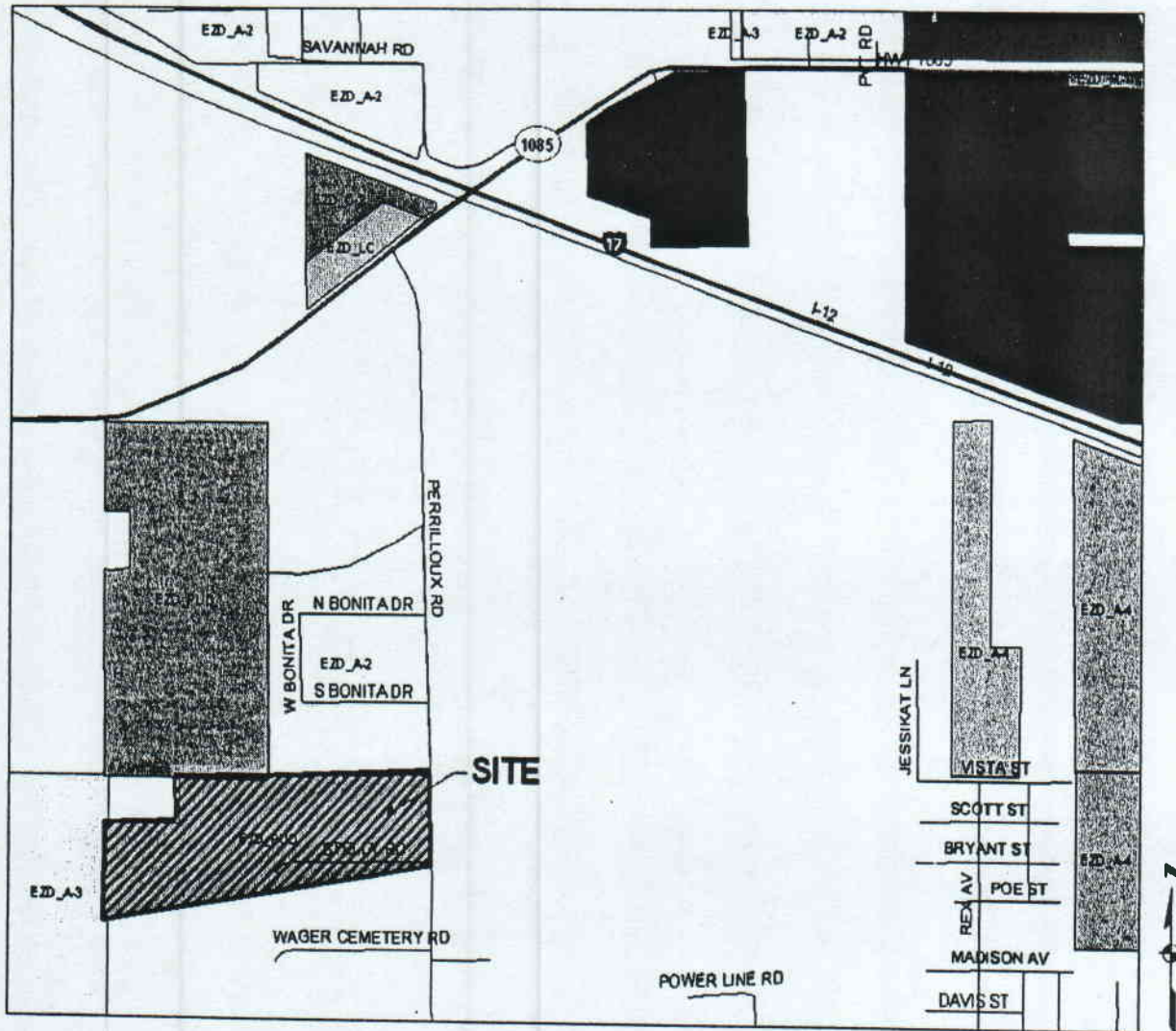
YEAS:

NAYS:

ABSTAIN:

ABSENT:

CASE NO.: ZC02-02-010
PETITIONER: Leroy Cooper
OWNER: Aymond Development, Inc.
REQUESTED CHANGE: From R (Rural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the west side of Perrilloux Road, on the north side of Stelly Road; S9, T7S, R10E; Ward 1, District 1
SIZE: 50.105 acres



DEVELOPER

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

MINIMUM SETBACK:

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%

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

LANDSCAPING:

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

EXISTING CONDITIONS:

RURAL

PHASES:

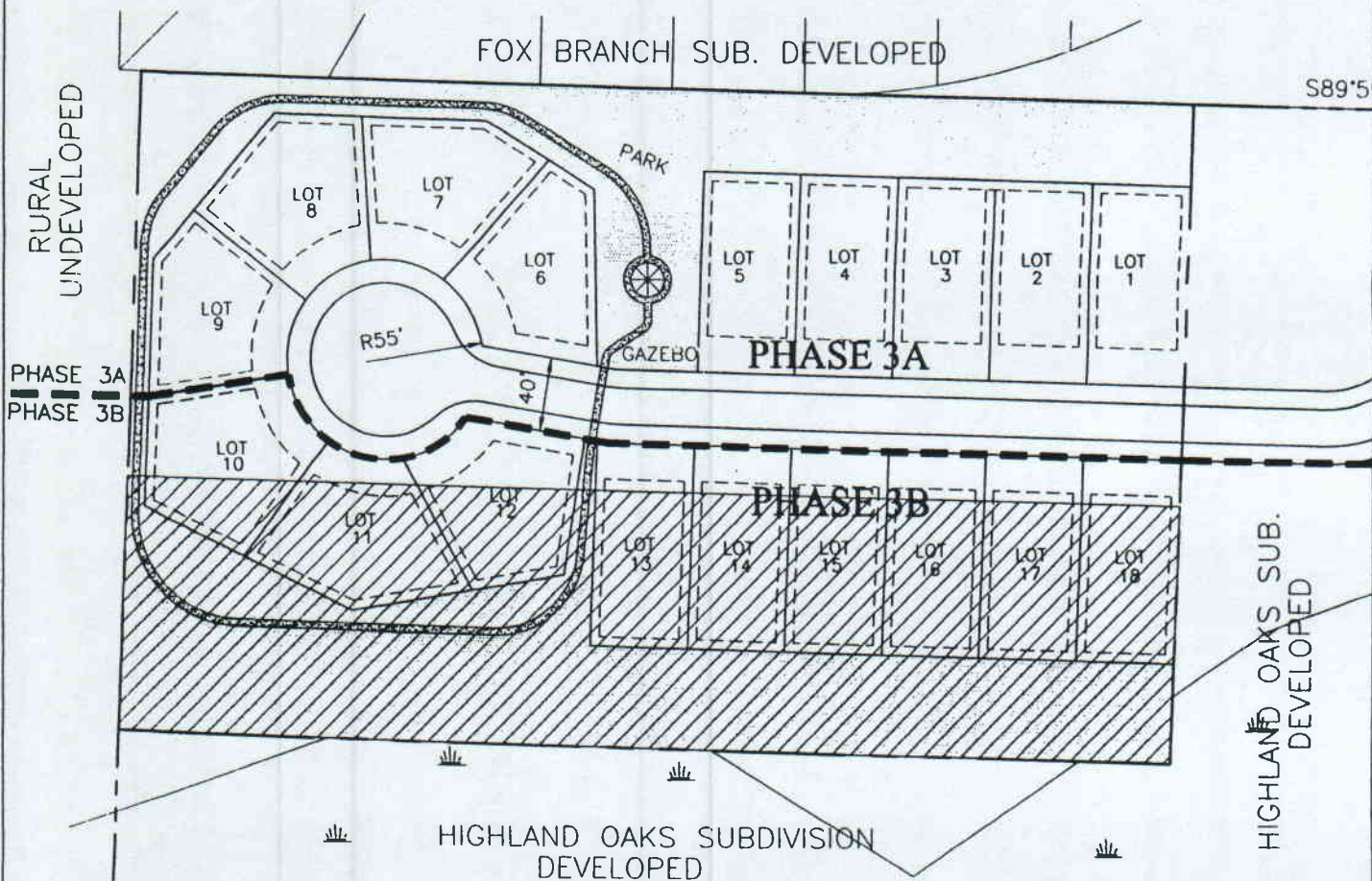
THIS PROJECT WILL BE 2 PHASES AS SHOWN.
 PHASE 3A ±JUNE 2007. PHASE 3B ±JUNE. 2008.

WATER & SEWER:

COMMUNITY SEWER & WATER.

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

2002-02-010

GREEN BELT & DRAINAGE SERVITUDE

(ZONED A-2)

N89°20'E
1342.60'

S88°59'37"E
742.84'

NOT A PART

NEW 40' ACCESS
RIGHT OF WAY

EX. 40' UTILITY
ACCESS SERVITUDE

NEW 40' ACCESS
RIGHT OF WAY

EX. 25' UTILITY
& SERVICE

NEW 40' ACCESS
RIGHT OF WAY

PHASE 2

S98°75'
580°37'13"W

225.52'
S81°03'W

S80°25'29"W
1,365.59'

STELLY ROAD

NORTH HILLS

HIGHLAND OAKS

SWEET GUM LANE

HIGHLAND OAKS NORTH

HIGHLAND OAKS

HIGHLAND OAKS SOUTH

