

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3454 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. THOMPSON

ON THE 7TH DAY OF DECEMBER, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on east side of Fish Hatchery Road and which property comprises a total of 346 acres of land more or less, from its present R (Rural) District to a PUD (Planned Unit Development) District, Ward 6, District 7. (ZC06-10-098)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-10-098, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3454

ZC06-10-098

A CERTAIN PARCEL OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereto belonging or in anywise appertaining, containing approximately 173 acres, more or less, in Section 31, Township 7 South, Range 13 East, in St. Tammany Parish, being more particularly described as follows, to wit:

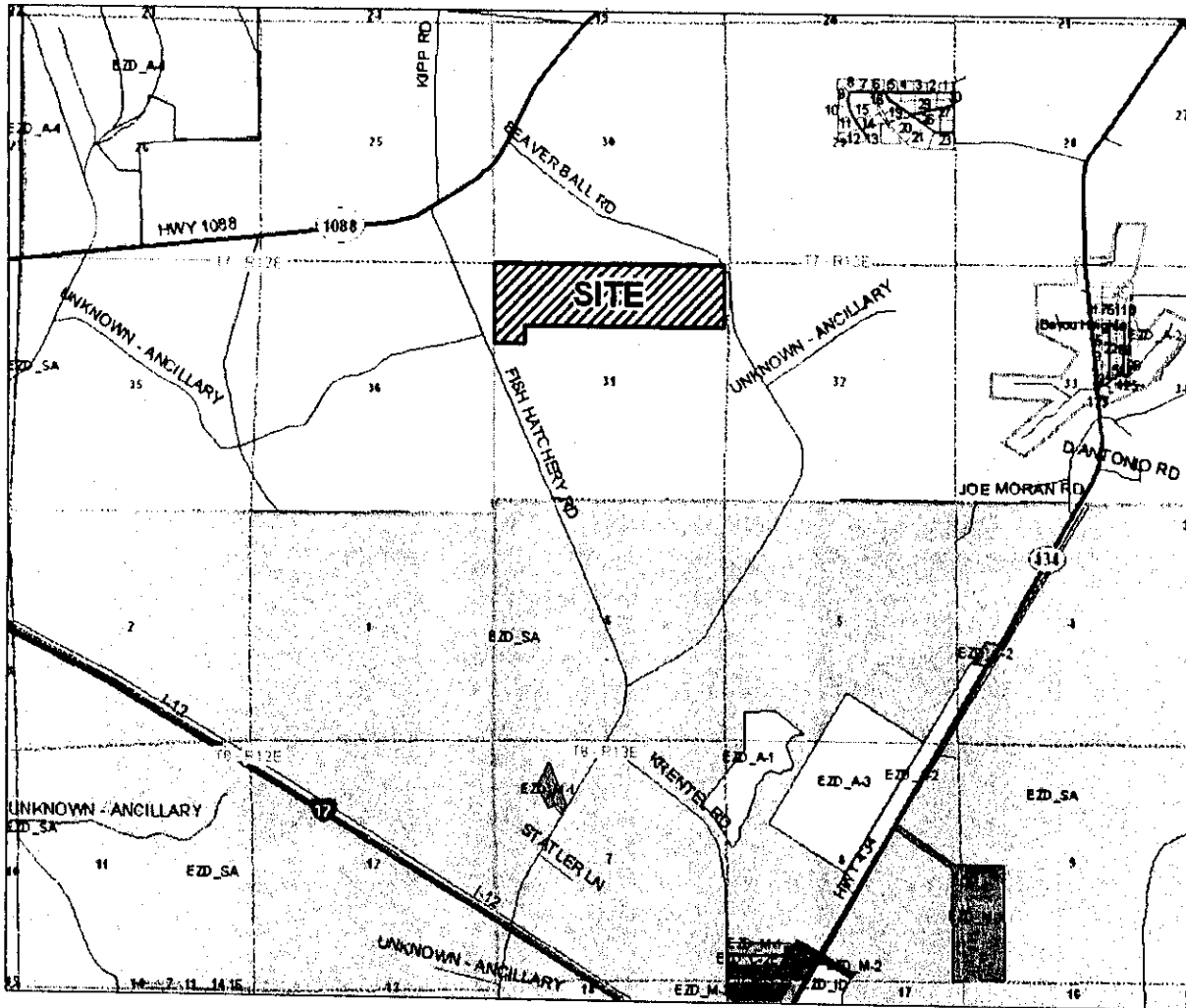
FROM THE SOUTHWEST CORNER of Section 31, Township 7 South, Range 13 East run thence North 1893 feet to the Point of Beginning; from that Point of Beginning thence run North 1609 feet to a point and corner; thence run East 700 feet to a point and corner; thence run North 400 feet to a point and corner; thence run East 4580 feet to a point and corner; thence run South 1309 feet to a point and corner; thence run West 3960 feet to a point and corner; thence run South 700 feet to a point and corner; thence run West 1320 feet back to the Point of Beginning.

LEGAL DESCRIPTION

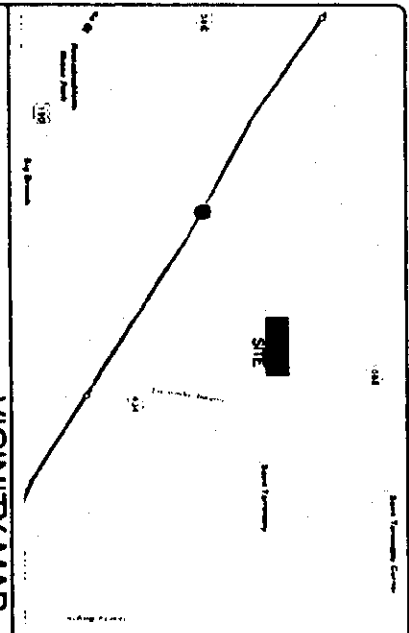
A CERTAIN PARCEL OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereto belonging or in anywise appertaining, containing approximately 173 acres, more or less, in Section 31, Township 7 South, Range 13 East, in St. Tammany Parish, being more particularly described as follows, to wit:

FROM THE SOUTHWEST CORNER of Section 31, Township 7 South, Range 13 East run North 3502 feet to the Point of Beginning; from that Point of Beginning continue thence North 1778 feet to a point and corner; thence run East 5280 feet to a point and corner; thence run South 1378 feet to a point and corner; thence run West 4580 feet to a point and corner; thence run South 400 feet to a point and corner; thence run West 700 feet back to the Point of Beginning.

CASE NO.: ZC06-10-098
PETITIONER: Kyle Associates, LLC
OWNER: Mc Enery Group, INC
REQUESTED CHANGE: From R (Rural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of Fish Hatchery Road; S31, T7S, R13E; Ward 6, District 7
SIZE: 346 acres



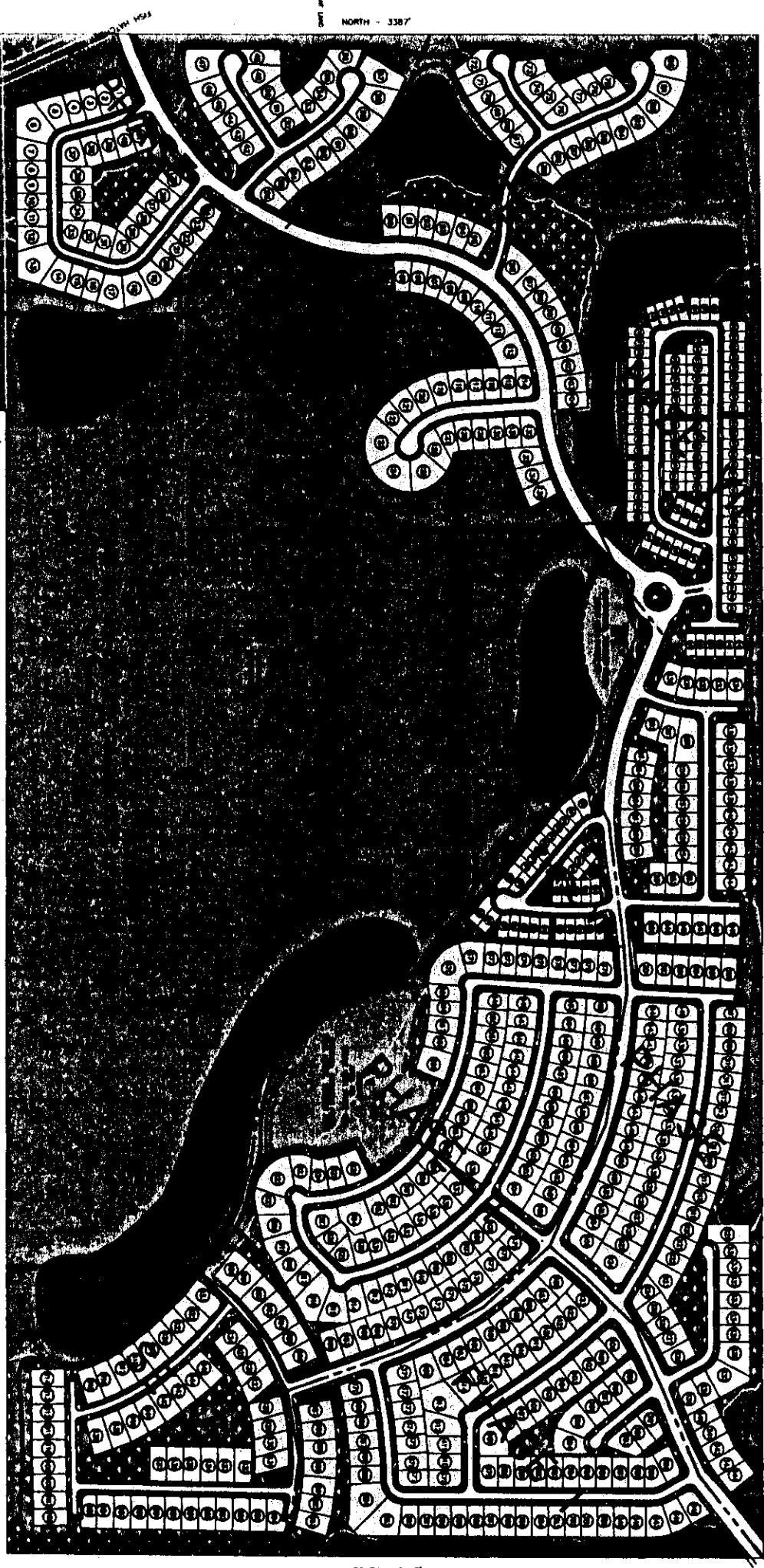
2006-10-098



FOREST ESTATES

PLANNED UNIT DEVELOPMENT
 SECTION 31, TOWNSHIP 7 SOUTH, RANGE 13 EAST
 MCENERY GROUP INC., DEVELOPERS
 KYLE ASSOCIATES, LLC, PLANNER/ENGINEER

AREA	2347 ACRES	NO. OF UNITS	643	CENTRAL-ON SITE	643	P.U.D.	
VARIABLES	VARIABLES	STREET WIDTH	VARIABLES	STREET SYSTEM	CENTRAL-ON SITE	ZONING	
AVG. LOT SIZE	ASPHALT	28,261 SQ. FT.	STREET LENGTH	LAKE PONTOCHARTRAIN	CENTRAL-ON SITE		
ROAD SURFACE	LAKE SURFACE	WATER DISPOSAL	ULTIMATE SURFACE WATER DISPOSAL	NO. OF PHASES	7		



LOTS	ORIGINATOR
ROADS	ADJACENT AREA
LAKE	POND
WALKING PATH	

WETLANDS
 PHASE I - OCT. 07
 PHASE II - APRIL 08
 PHASE III - OCT. 08
 PHASE IV - APRIL 09
 PHASE V - OCT. 09
 PHASE VI - APRIL 10
 PHASE VII - OCT. 10

PHASE SCHEDULE

<p>KYLE ASSOCIATES, LLC</p>	<p>DATE: _____</p> <p>REVISION: _____</p> <p>APP'D: _____</p>	<p>FOREST ESTATES</p> <p>SECTION 31, TOWNSHIP 7 SOUTH, RANGE 13 EAST LACOMBE, LOUISIANA</p> <p>PRELIMINARY SITE PLAN</p>	<p>SCALE: (1/4"=1')</p> <p>SCALE: (1/8"=1')</p> <p>SCALE: (1"=40')</p> <p>DATE: AUGUST 2008</p>	<p>DESIGNED BY: BCB</p> <p>DRAWN BY: MMB</p> <p>CHECKED BY: SMG</p> <p>JOB NO: 40886</p>
			<p>DATE: _____</p> <p>REVISION: _____</p> <p>APP'D: _____</p>	

FOREST ESTATES

PLANNED UNIT DEVELOPMENT
 SECTION 31, TOWNSHIP 7 SOUTH, RANGE 13 EAST
 MENERY GROUP INC., DEVELOPERS
 KYLE ASSOCIATES, LLC, PLANNER/ENGINEER

RESTRICTIVE COVENANTS:

- A. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHER WIRE CONNECTED TO A CONDUIT (CENTRAL) SERVICED AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A CONDUIT (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 PURPOSES OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE CONDUIT (CENTRAL) WATER SYSTEM (SUPPLY).
- B. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
- C. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- D. THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN AREAS SUBJECT TO PERIODIC INUNDATION FLOOD (ZONES A AND V) SHALL BE INDICATED.
- E. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
- F. THE MINIMUM CURB VENT SIZE TO BE USED FOR DRIVEWAYS SHALL BE STATED.
- G. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED BY ORD. NO. 94-2142, ADOPTED 12-15-1994)
- H. MOBILE HOMES ARE NOT PERMISSIBLE ON ANY LOT WITHIN FOREST ESTATES.
- I. THE HOMEOWNERS ASSOCIATION WILL ASSUME PERPETUAL MAINTENANCE OF COMMON AREAS AND DETENTION PONDS AND ASSURE THE CONTINUED PROTECTION OF THE P.U.D.
- J. CENTRAL SEWER SYSTEM TO BE PROVIDED ONST.
- K. NO STRUCTURES WITHIN FOREST ESTATES SHALL EXCEED 35' IN HEIGHT.

- * COUNCIL DISTRICT 7
- * WARD 6
- * FLOOD ZONE "C"
- * PER FORM 225205 015C DATED OCT 17, 1989
- * MAJOR TRAVEL ROUTES
- * FISH HATCHERY ROAD
- * BEAVER BALL ROAD
- * TOTAL GREENSPACE W/IN P.U.D.
- * 147 ACRES (100% P.U.D.) CONSERVATION GREENSPACE
- * 90% OF GREENSPACE IS PASSIVE - DEDICATED TO WALKING/PATH/NATURE TRAILS OR CONSERVATION OF THE LAND.
- * 10% OF GREENSPACE IS ACTIVE - DEDICATED TO AMENITIES AREA NO. 1
- * CABANA, SWIMMING POOL, CLUB HOUSE, TODDLER PARK, AMENITIES AREA NO. 2
- * TODDLER PARK, PLAYGROUND
- * LAND BREAKDOWN
- ** 77% - RESIDENTIAL
- ** 71% - CONSERVATION GREENSPACE
- * ALL OF THE STREETS WITHIN THE SUBDIVISION WILL BE DEDICATED TO THE PARISH (PUBLIC)
- * TOPOGRAPHY - 0-2% SLOPE W/IN P.U.D.
- * ADJACENT LAND USES - VACANT
- * SUBDIVISION SIGNS AT ENTRANCES TO THE SUBDIVISION ALONG FISH HATCHERY ROAD AND BEAVER BALL ROAD. SIGNS TO BE MONUMENT TYPE TYPICALLY BRICK WITH BRASS LETTERING.
- * SIZE TO BE APPROXIMATELY 6' TALL
- * LANDSCAPE PLAN TO CALL FOR PLANTING BEDS AND REQUIRED NUMBER OF CLASS A AND CLASS B TREES FOR ENTRANCE MEDIAN
- * LOT BREAKDOWN
- SINGLE FAMIL Y: 141, 90-135, 230-269, 301-379
- GARDEN HOMES: 42, 89, 580-645
- TOWNHOUSE: 136, 229, 270-300
- * LOT SETBACKS (SINGLE FAMIL Y) MINIMUM LOT SIZE - 6,380 SQ FT.
- FRONT - 30'
- REAR - 10'
- BEAR - 25'
- LOT SETBACKS (GARDEN HOMES) MINIMUM LOT SIZE - 7,200 SQ FT.
- FRONT - 20'
- REAR - 15'
- LOT SETBACKS (TOWNHOUSE) MINIMUM LOT SIZE - 2,800 SQ FT.
- FRONT - 0' LOT LINE
- SIDE - 0' LOT LINE
- REAR - 0' LOT LINE

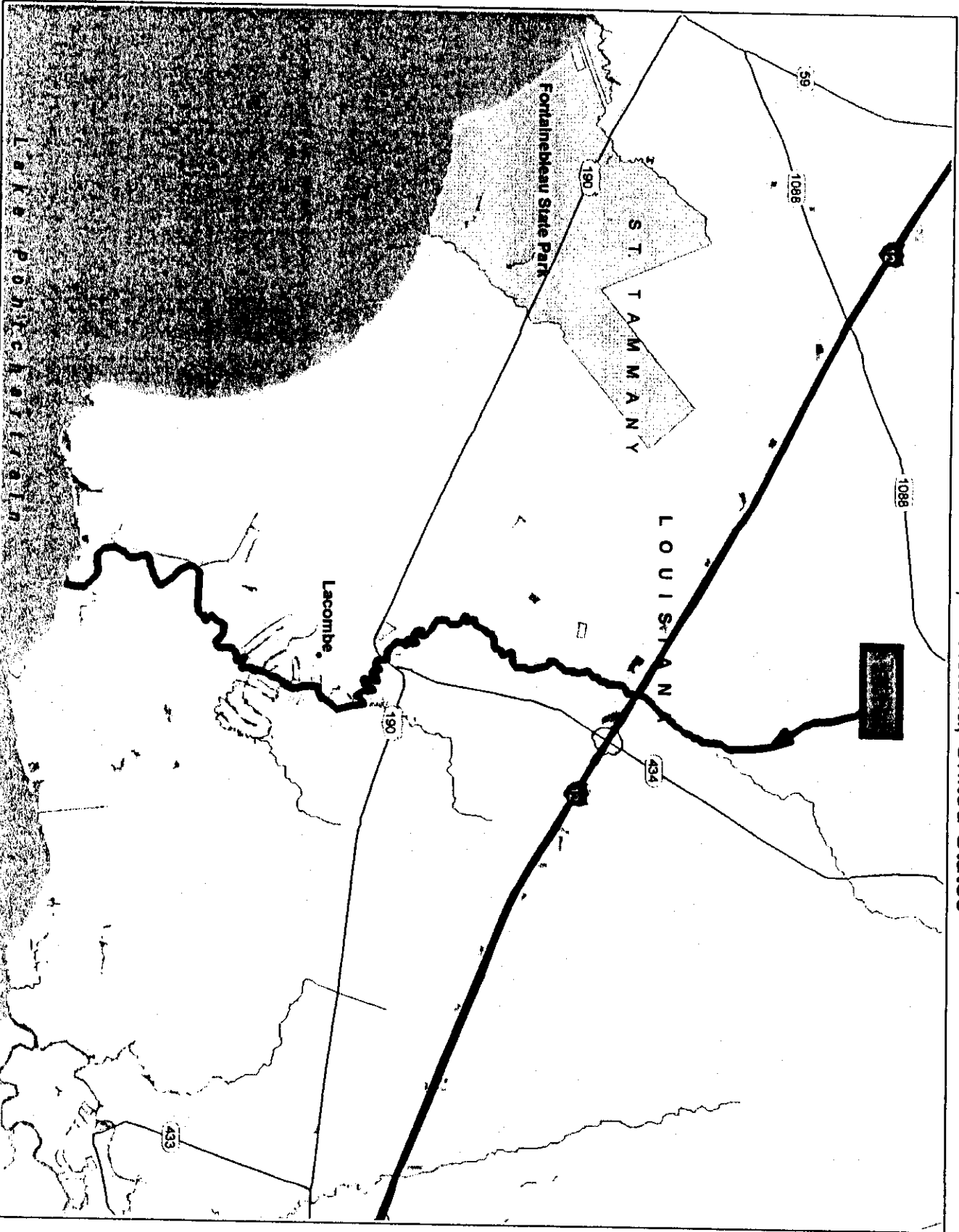


REVISIONS		APP'D
DATE	REVISION	

FOREST ESTATES
 SECTION 31, TOWNSHIP 7 SOUTH, RANGE 13 EAST
 LACOMBE, LOUISIANA

SCALE: (1/4"=30')	REVISIONS BY: BCL
1"=200'	DATE: 11/17/06
SCALE: (1/8"=30')	DATE: 11/17/06
1"=400'	DATE: 11/17/06

Forest Estates PUD, Louisiana, United States



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ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name The McEnergy Group, Inc.

Address 19411 Helenburg Road, Ste 204, Covington, LA 70433

Attach area location Map showing the proposed development

Name of Development: Forest Estates

Section 31 Township 7S Range 13E

Number of acres in Development 346

Type of streets Asphalt

Type of water systems Central on site

Type of sewerage system Central on site

Ultimate disposal of wastes Lake Pontchartrain

Ultimate disposal of surface drainage Lake Pontchartrain

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

Existing land use: Rural (vacant) 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 _____

Major highway frontage: Yes X No _____

Name of Highway Fish Hatchery Road and Beaver Ball

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 esthetics or visual effect on the area. YES NO

Condt:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- 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 on the following, if applicable

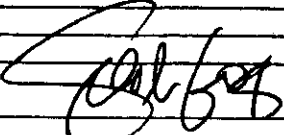
- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so explain fully.

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.

ZC06-10-098

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is base on a thorough study of the environmental impact by this development named:

DATE: 8/14/06  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 _____

2006-10-098

Question 2a: 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.

The only material that will be disposed of as a result of the production process is the clearing and removal of the proposed roads for the subdivision. The material will be removed from the site and disposed of according to nationally accepted standards.

Question 2b: What will be the average noise level of the development during working hours?

The average noise level during working hours will not exceed allowable limits set by local noise ordinances.

Question 2c: Will any smoke, dust, or fumes be emitted as a result of the operational process? If so, explain fully.

Small amounts of dust may be emitted as a result of the operational process. Smoke and fumes, if released, will be from operating machinery. However, no emissions will exceed nationally accepted standards.

Explain the ultimate disposal of surface water generated by the development.

The ultimate disposal of surface water created by the development will be channeled via proposed drainage conduits ultimately flowing into Lake Pontchartrain via Bayou Lacombe.