

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3474

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/ DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE _____ DAY OF _____, 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of LA Highway 1085, north of Brewster Road, across from Hough Road, and which property comprises a total of 43.31 acres of land more or less, from its present R (Rural) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC06-10-090)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-10-090, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3474

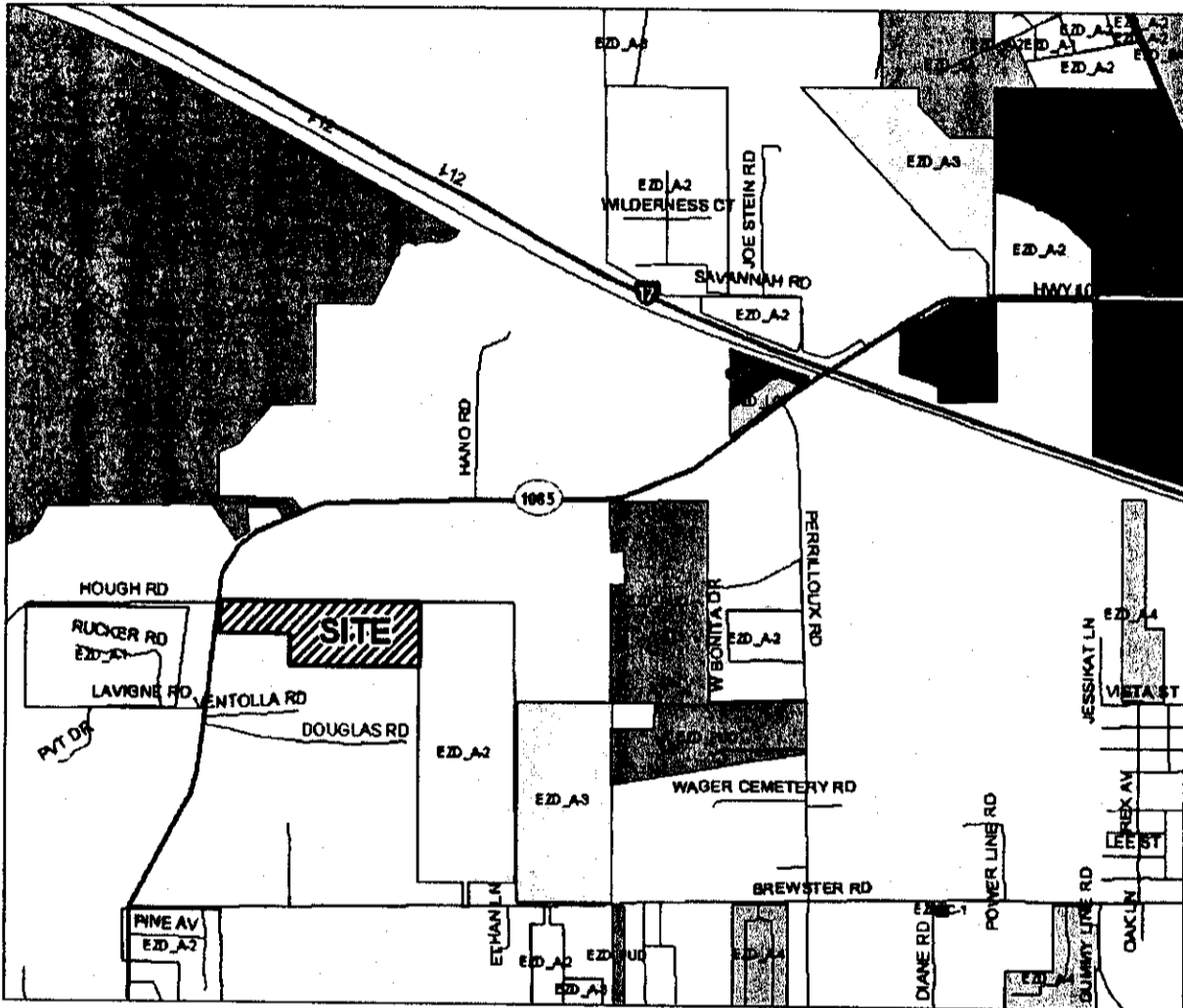
ZC06-10-090

A Certain Piece or Parcel of Ground situated in Sections 7 & 8, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

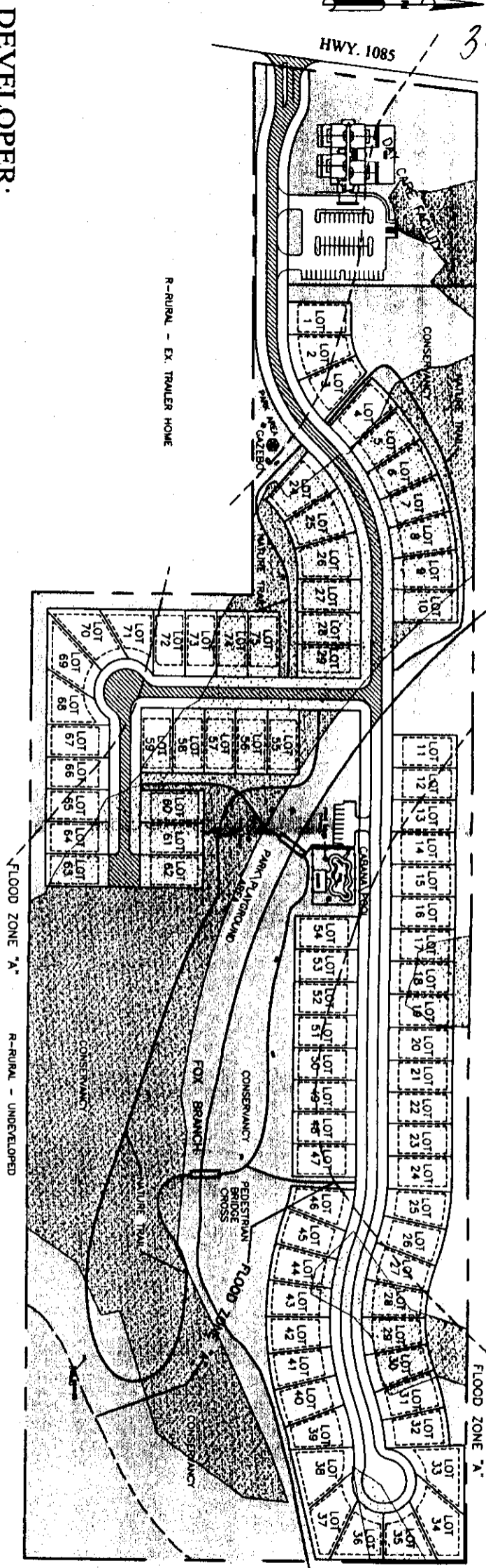
Commence at the Section Corner Common to Sections 5, 6, 7 & 8, Township 7 South, Range 10 East, thence measure South 02 degrees 18 minutes 44 seconds West, a distance of 1331.88 feet to the Point of Beginning.

From the Point of Beginning, measure North 89 degrees 58 minutes 01 seconds West, a distance of 53.73 feet to a point located on the East right of way line of La. Hwy. 1085; thence measure South 07 degrees 09 minutes 40 seconds West along the East right of way line of La. Hwy. 1085, a distance of 420.00 feet to a point; thence leaving said East right of way line of La. Hwy. 1085, measure North 89 degrees 59 minutes 58 seconds East, a distance of 976.93 feet to a point; thence measure South, a distance of 420.00 feet to a point; thence measure South 89 degrees 58 minutes 42 seconds East, a distance of 1783.05 feet to a point; thence measure North, a distance of 835.81 feet to a point; thence measure North 89 degrees 58 minutes 01 seconds West, a distance of 2653.90 feet back to the Point of Beginning, containing 43.31 Acres.

CASE NO.: ZC06-10-090 3474
PETITIONER: Mr. Leroy J. Cooper
OWNER: The Marietta Trust and The Warren Trust
REQUESTED CHANGE: From R (Rural) District 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



3474



DEVELOPER:

HTR DEVELOPMENT GROUP, LLC
 210 HIGHWAY 21
 MADISONVILLE, LA 70447
 (985) 782-0961
 FAX (985) 782-0963

PROPOSED GREEN SPACE ACREAGE:
 (ACTIVE: 12% PASSIVE: 50%)

LOTS ACREAGE:	422.7 ACRES - 52%
COMMERCIAL ACREAGE:	412.5 ACRES - 29%
RIGHT OF WAY ACREAGE:	42.94 ACRES - 7%
TOTAL ACREAGE:	878.1 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' (2,700 SQ FT)
 MAXIMUM HEIGHT OF BUILDINGS: 35'
BUILDING SETBACKS:
 FRONT: 20'
 REAR: 10'
 SIDES: 5'
 SIDE STREET: 10'

EXISTING ZONING:

R-RURAL
 FILED MAP:
 PANEL 4 226205 0205 C
 FLOOD ZONES A & C
 OCT. 17, 1989

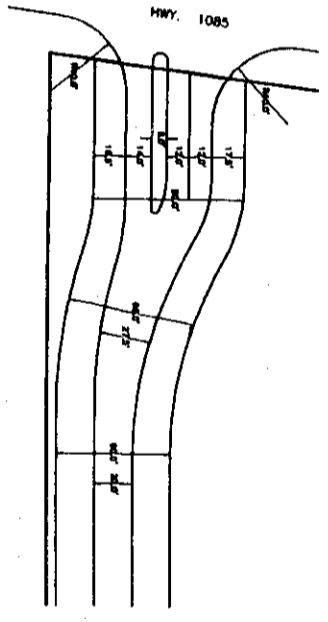
DENSITY:
 2.17 LOTS/ACRE
LANDSCAPING:
 ALL EXISTING TREES ARE TO BE SAVED
 WITHIN THE GREEN SPACES.
EXISTING CONDITIONS:
 RURAL

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.

BOULEVARD GEOMETRICS

SCALE: 1" = 80'



LEGEND:

- WETLANDS
- GREEN SPACE
- BUILDING SETBACKS
- WALKING PATH
- BENCHES & PICNIC TABLES

ZONING PLAN

SCALE: 1" = 200'

REV 11-20-06

06-061
Z-1
 REV 11-02-06
 REV 9-28-06
 07-12-06

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) 845-8155

2006-10-09

3474

PROJECT INFORMATION:

OCCUPANCY:

207-CRME VHS 101-2003

CONSTRUCTION TYPE:

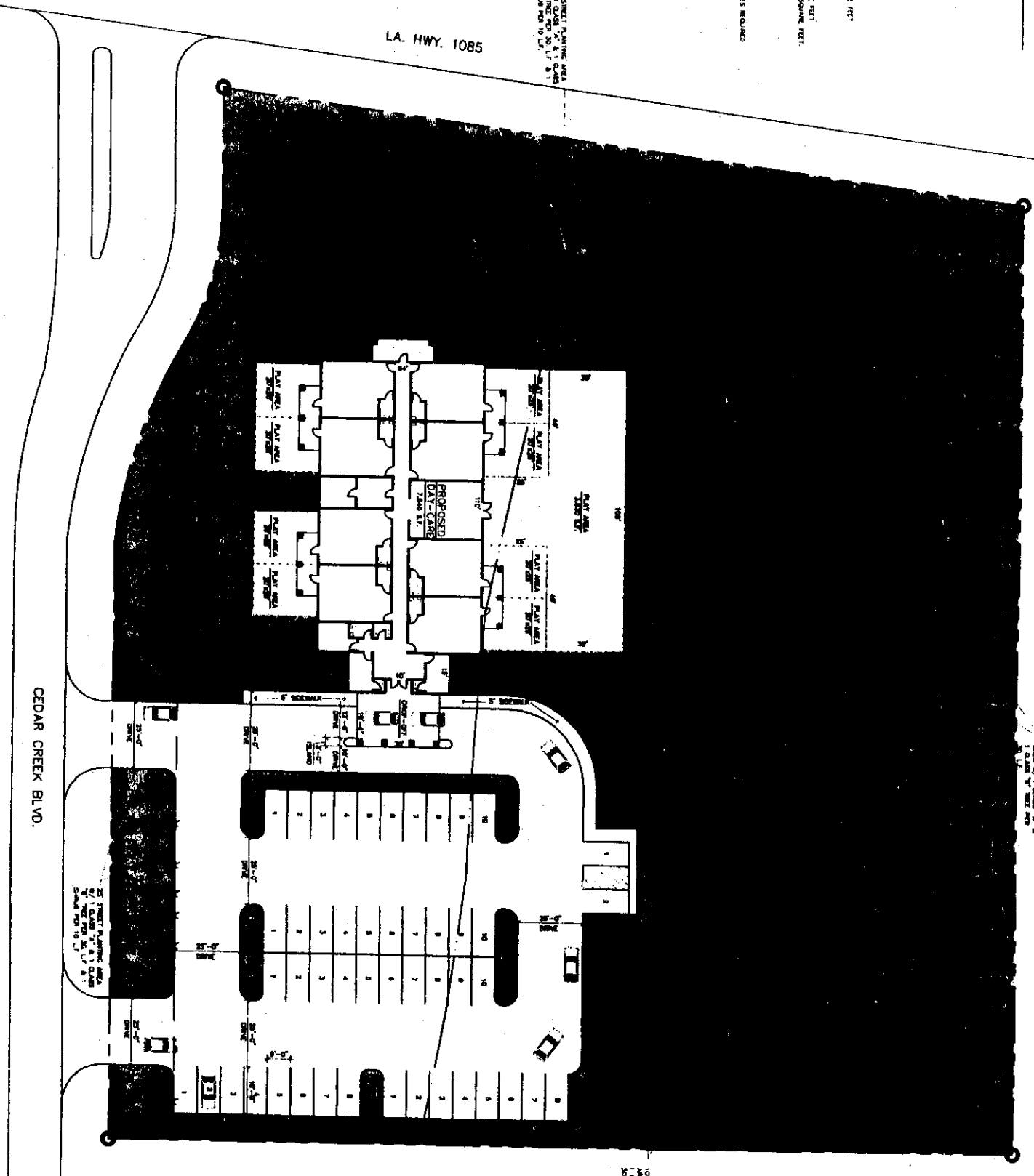
0207-CRME FACULTY GROUP L R-2003

CAPACITY:

Classroom - 16
5107 - 13

AREA REQUIREMENTS:

MOORE SPACE - 24 SQUARE FEET (NET) 5'-0" x 4" = 21 x 1,120 SQUARE FEET
CROSS BUILDING AREA PROVIDED - 1,240 SQUARE FEET
OUTDOOR SPACE - 73 SQUARE FEET (NET)
0 7/3 CAPACITY - 1,120 SQUARE FEET
08 20 SQUARE FEET (NET) 4' x 17'6" SQUARE FEET
TWOED OUTDOOR SPACE PROVIDED - 1,432 SQUARE FEET
PARKING & LOADING REQUIREMENTS:
07-STREET LOADING - 3 SPACES REQUIRED
14 SPACES PROVIDED
PARKING - 1 SPACES / 1 EMPLOYEES = 13 SPACES REQUIRED
14 SPACES PROVIDED



CEDAR CREEK BLVD.

LA. HWY. 1085

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 70433

(FAX) 985-892-6175
(TEL) 985-892-6112

PROJECT:
DATE: 08-28-06
REVISIONS:

SHEET
C-1

(PRELIMINARY) SITE PLAN

2006-08-0910



NORTH
835.81'

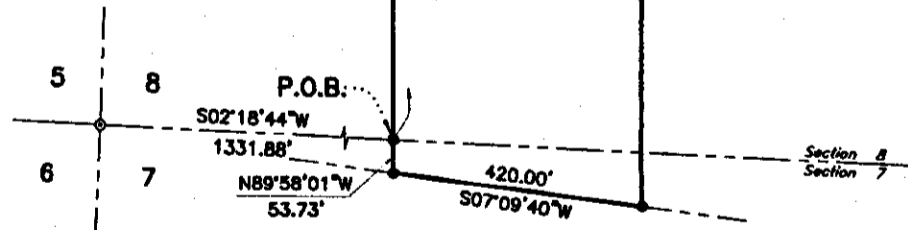
43.31 Ac.

1783.05'
S89°58'42"E

(BASE BEARING)
N89°58'01"W
2653.90'

420.00'
SOUTH

976.93'
N89°59'58"E



LA. HWY. 1085

THE P.O.B. IS LOCATED S02°18'44"W,
1331.88' FROM THE SECTION CORNER
COMMON TO SECTIONS 5, 6, 7 & 8,
175-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, SERVITUDES, AND/OR IMPROVEMENTS
OF ANY NATURE THAT MAY EXIST WITHIN THIS
PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

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

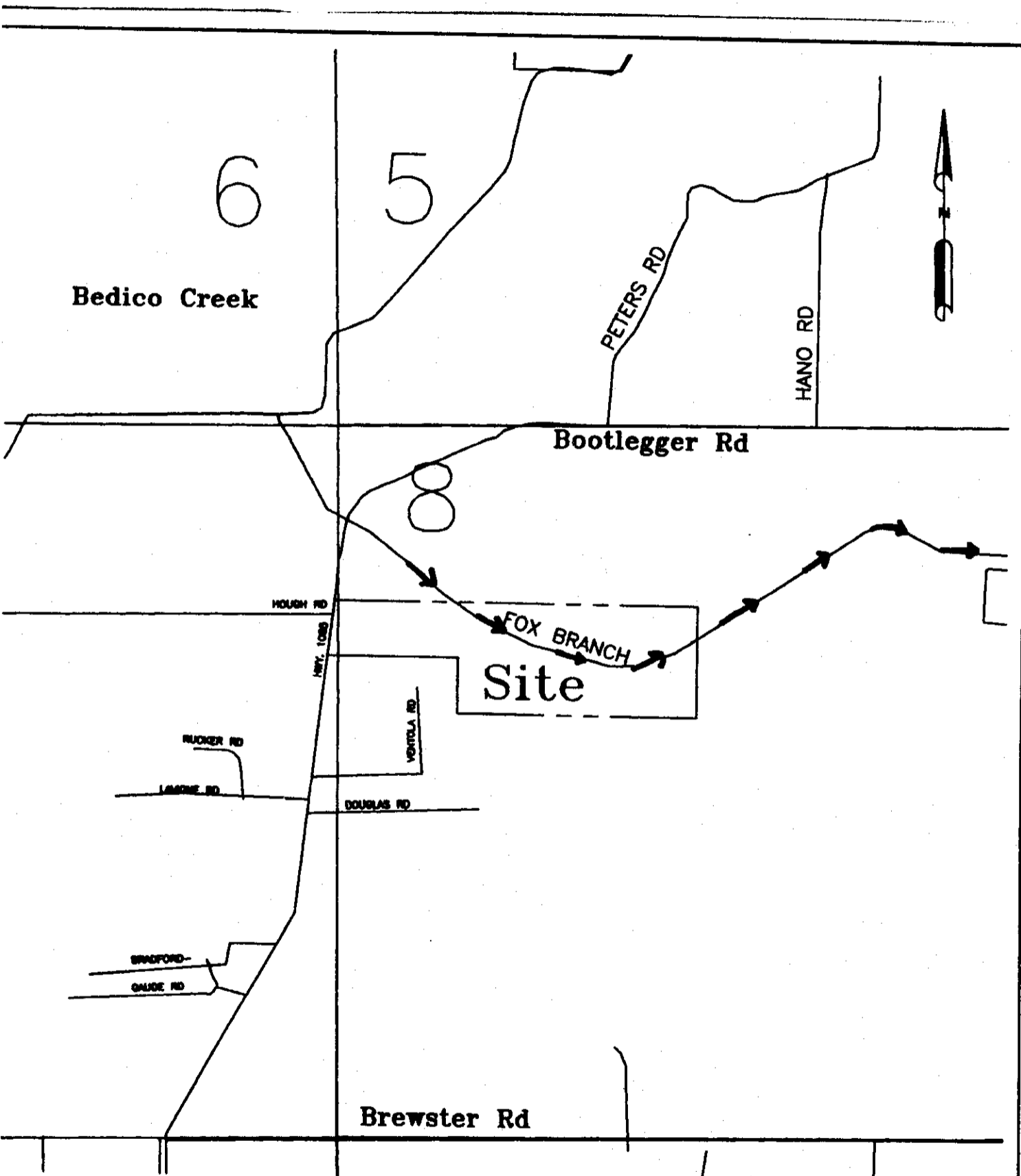
PREPARED FOR:
JOHN HALLEY

DATE	SCALE	P.O. BOX 1782 COVINGTON, LA. 70434 PHONE: (885) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
7-07-2006	1" = 250'		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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2286-10-090 2474

ENVIRONMENTAL ASSESSMENT DATA FORM

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

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

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 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.

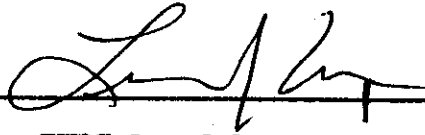
Negligible
- c. Will any smoke, dust or fumes be emitted as a result of the operational process. If so, explain fully.

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.

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: 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: _____