

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO 3553

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. CANULETTE

ON THE 3RD DAY OF MAY 2007

Ordinance to amend Ord. C.S. No. 00-0168, adopted July 6, 2000, amending the official zoning map of St. Tammany to reclassify 332.26 acres on the south side of Lowe Davis Road, approximately 0.9 miles east of LA Highway 59, east of Long Branch, west of Perez Lane, from A-2 (Suburban) to PUD, to provide major amendments to original PUD plan, Ward 10, District 5. (ZC00-05-036)

Whereas, on May 2, 2000, the St. Tammany Parish Zoning Commission approved an application to rezone 332.26 acres on the south side of Lowe Davis Road, approximately 0.9 miles east of LA Highway 59, east of Long Branch, west of Perez Lane, from A-2 (Suburban) 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 April 3, 2007.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ord. C.S. No. 00-0168, adopted July 6, 2000, amending the official zoning map of St. Tammany to reclassify 332.26 acres on the south side of Lowe Davis Road, approximately 0.9 miles east of LA Highway 59, east of Long Branch, west of Perez Lane, from A-2 (Suburban) to PUD, Ward 10, District 5. (ZC00-05-036) to provide major amendments to original PUD plan which the major amendment to the PUD has been requested due to the identification of wetlands on a portion of the property. Specifically, the amendment calls for the relocation of the home sites from the wet area and a slight reconfiguration of the overall lots. The home sites from the wet area have been moved from the southwestern corner of the property to the southeastern corner of the property. The total number of home sites in the development will decrease by two. The amount of green space has been reduced by about 12 acres, however the amount provided still exceeds what is required, and part of this reduction is due to the increase in size of one of the lakes on the site. Overall, the portion of the site covered by lakes increases by more than 6 acres with the proposed changes 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

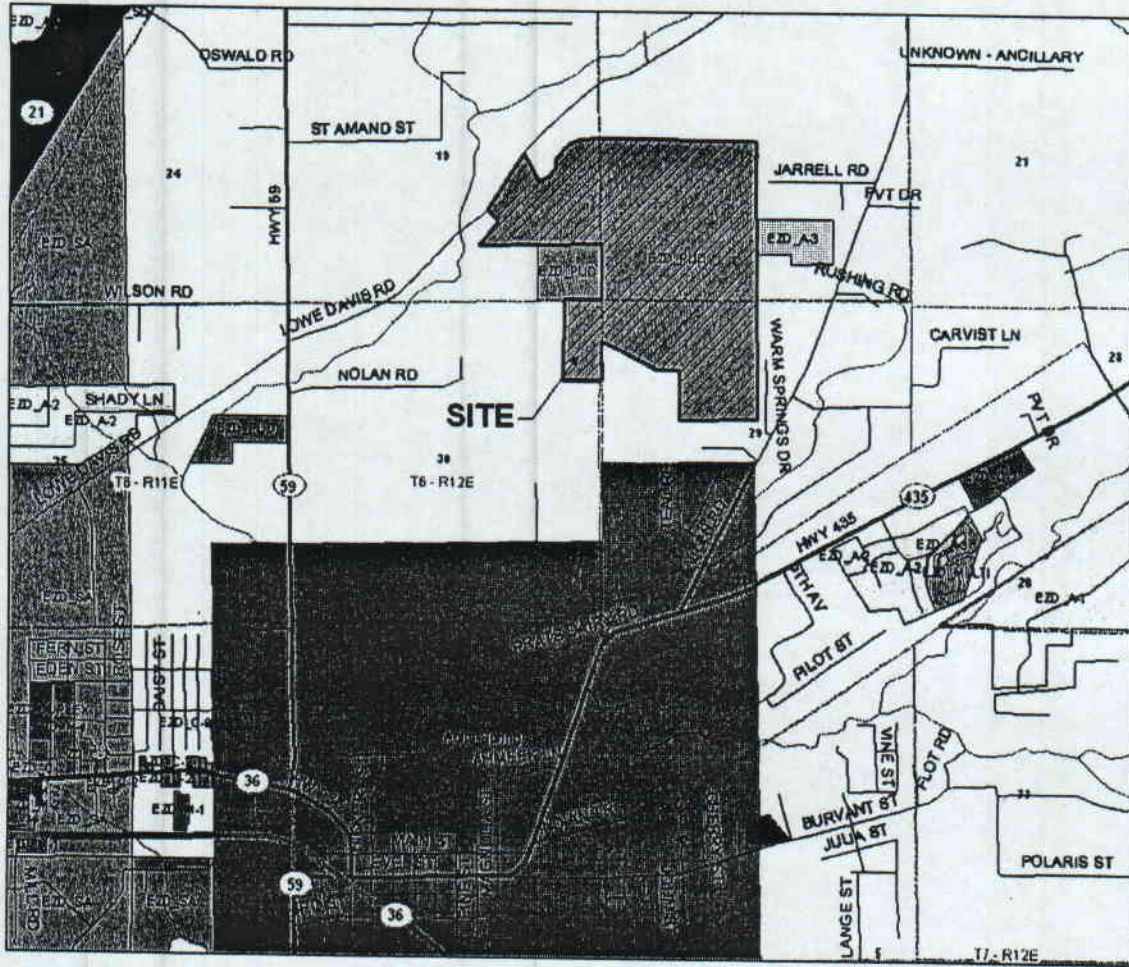
NAYS:

ABSTAIN:

ABSENT:

3553

ZONING CASE NO.: ZC00-05-036
PETITIONER: Leroy J. Cooper
OWNER: Apaglion LTD
REQUESTED CHANGE: From A-2 (Suburban) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of Lowe Davis Road, approximately 0.9 miles east of LA Highway 59, east of Long Branch, west of Perez Lane; S19/20/29, & 30, T6S, R12E; Ward 10, District 5
SIZE: 332.26 acres



3553

DEVELOPER:

DESPINA C. YEMMLOS
83614 HWY. 1080
FOLSOM, LA 70437
(985) 968-8212

PROVIDED GREEN SPACE AVERAGE:	±123.91 ACRES - 35%
LAKE AVERAGE:	±34.38 ACRES - 10%
LOTS AVERAGE:	±159.18 ACRES - 45%
GARDEN HOMES AVERAGE:	±3.98 ACRES - 1%
DEDICATED RIGHT OF WAY AVERAGE:	±33.35 ACRES - 9%
TOTAL AVERAGE:	±354.8 ACRES - 100%

MINIMUM ESTATE LOT BUILDING SETBACKS:

FRONT: 50'
REAR: 25'
SIDE STREET: 20'
SIDES: 15'

MINIMUM PREMIER LOT BUILDING SETBACKS:

FRONT: 30'
REAR: 25'
SIDE STREET: 20'
SIDES: 10'

MINIMUM GARDEN HOME SETBACKS:

FRONT: 20'
SIDE: 2.5' & 0'
REAR: 5'

EXISTING ZONING:

PUD
E.L.R.M. MAP:
PAGE # 225-205 0159C
FLOOD ZONE: V & C
OCTOBER 17, 1988

AVERAGE ESTATE SIZE OF LOTS:

±39,000 sq ft (±.89 ACRES)
AVERAGE NEW PREMIER SIZE OF LOTS:
±19,700 sq ft (±.45 ACRES)
AVERAGE SIZE OF GARDEN HOMES UNIT:
±4463 sq ft (±.10 ACRES)

RESIDENTIAL DENSITY:

±0.65 LOTS/GARDEN HOMES PER ACRE
LANDSCAPING:
ALL EXISTING TREES ARE TO BE SAVED
WITHIN THE GREEN SPACES.

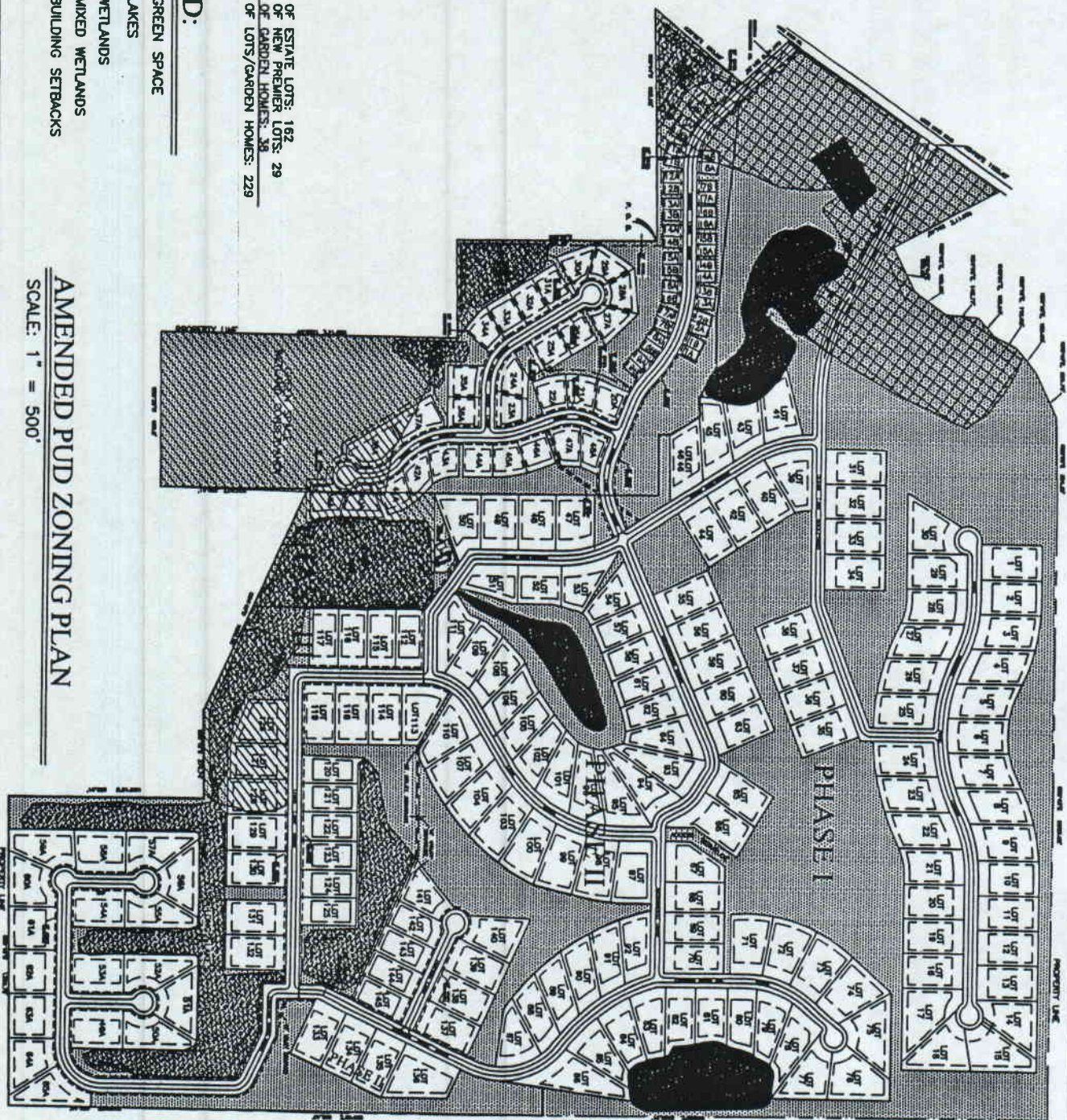
EXISTING CONDITIONS:

COMMUNITY SEWER & WATER:
COMMUNITY SEWER & WATER:
APPROXIMATE LENGTH OF DEDICATED ROADWAY: ±4.43 MILES
PERCENTAGE OF GREENSPACE: 35%

TOTAL MAX. NUMBER OF ESTATE LOTS: 182
TOTAL MAX. NUMBER OF NEW PREMIER LOTS: 29
TOTAL MAX. NUMBER OF GARDEN HOMES: 38
TOTAL MAX. NUMBER OF LOTS/GARDEN HOMES: 229

LEGEND:

-  GREEN SPACE
-  LAKES
-  WETLANDS
-  MIXED WETLANDS
-  BUILDING SETBACKS



AMENDED PUD ZONING PLAN

SCALE: 1" = 500'

06-065
Z-1
REV 04-03-07
02-07-07

ABITA LAKES ESTATES
SECTION 19, TOWNSHIP 6 SOUTH, RANGE 12 EAST
ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
Civil Engineering Planning Environmental
P.O. Box 1870 Covington, Louisiana 70434 (985) 843-8153

Revised
04/03/07