

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3499

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BURKHALTER

ON THE 1ST DAY OF FEBRUARY, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

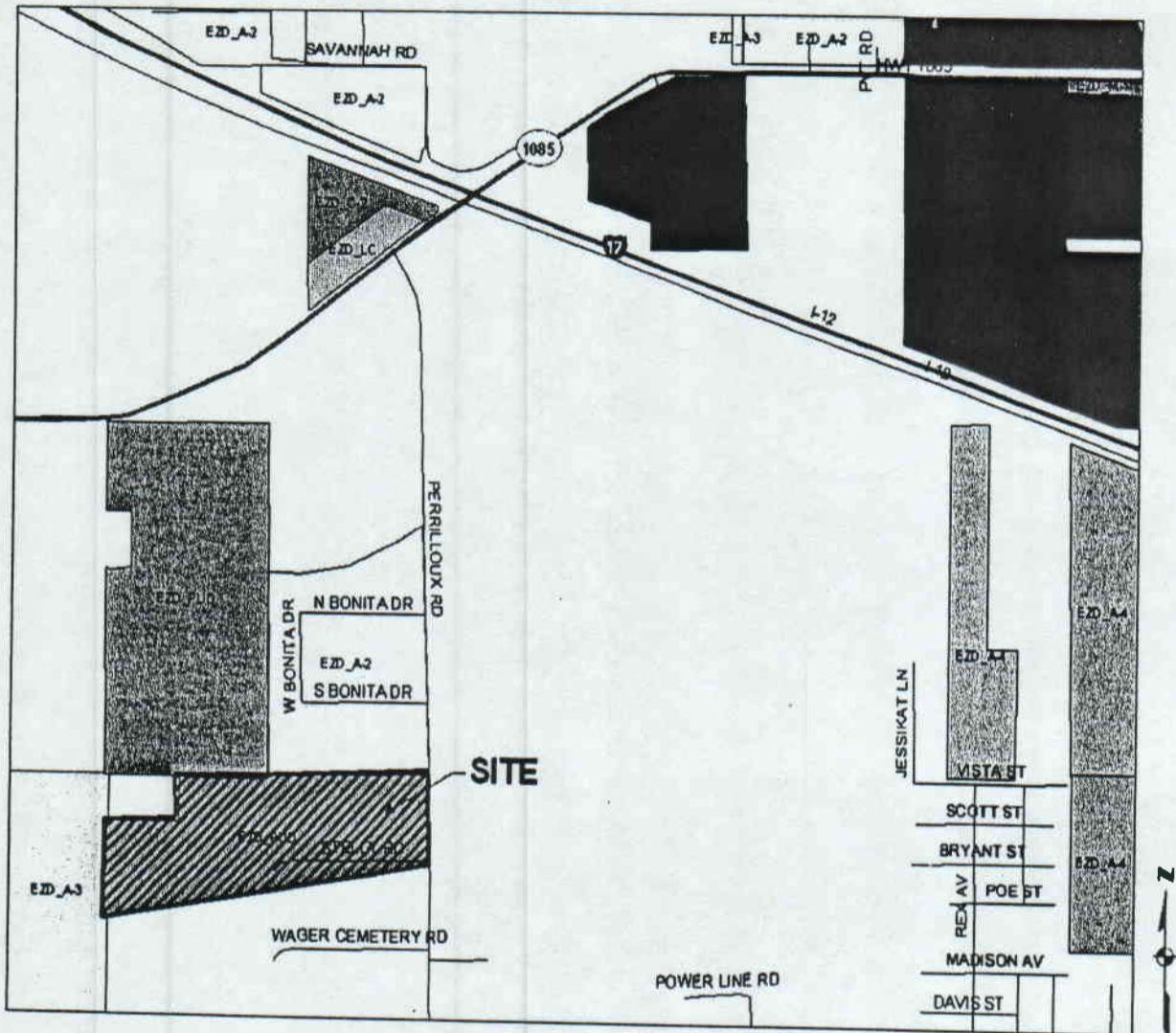
YEAS:

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:

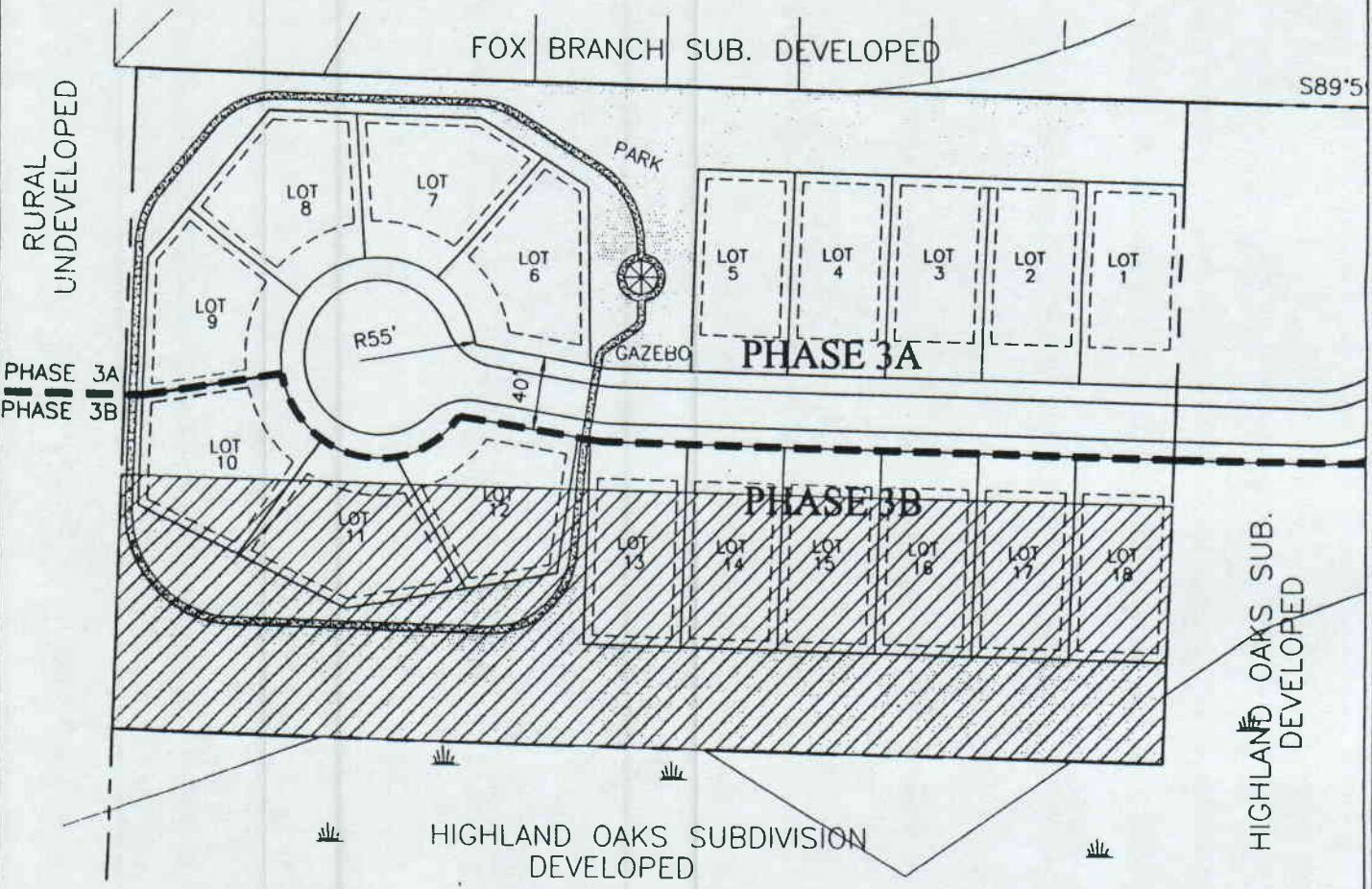
THIS PROJECT WILL BE 2 PHASES AS SHOWN.
 PHASE 3A ±JUNE 2007. PHASE 3B ±JUNE. 2008.

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

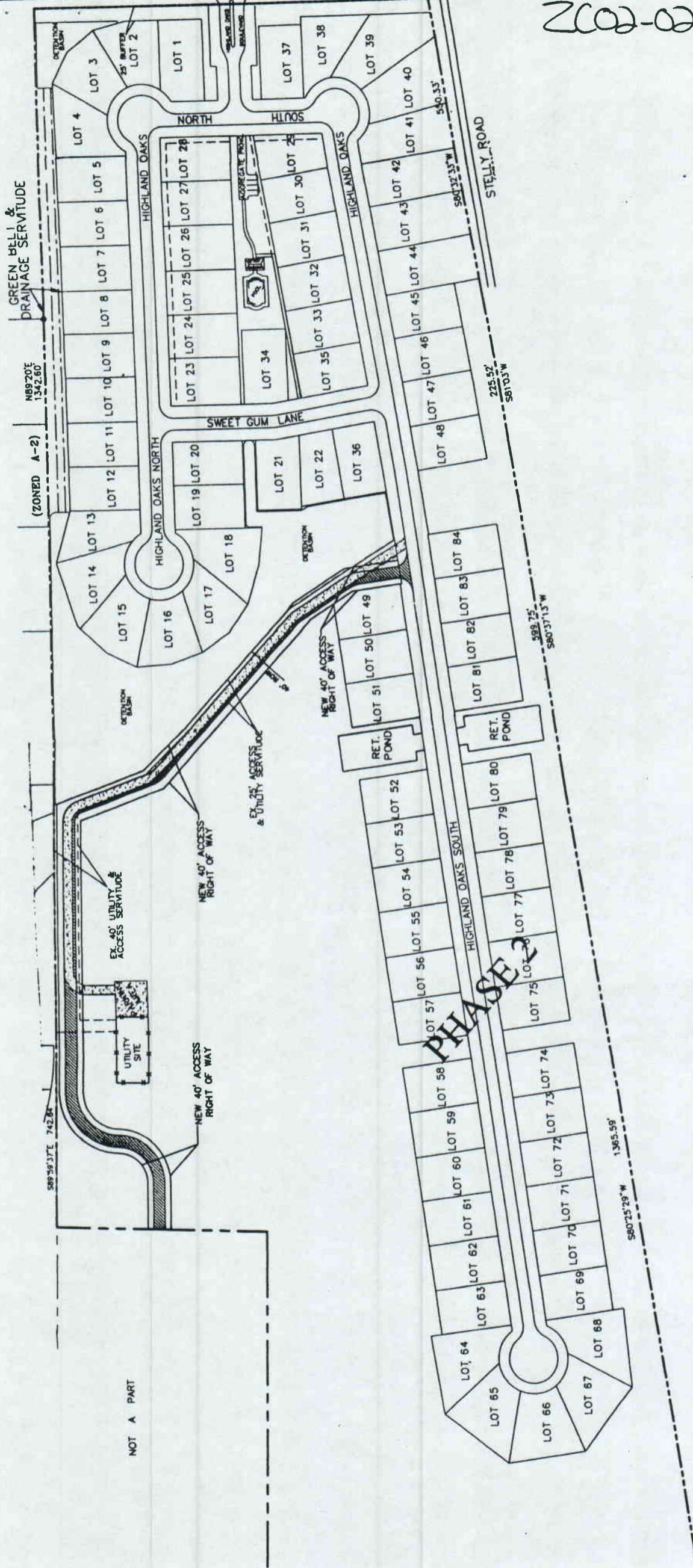
REV 10-30-06
 REV 9-25-06
 03-07-05

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



ST. TAMMANY PARISH COUNCIL
ORDINANCE

ORDINANCE CALENDAR NO. 2381

ORDINANCE COUNCIL SERIES NO. 02-0470

INTRODUCED BY MR. STEFANCIK, SECONDED BY MR. CANULETTE ON THE
4TH DAY OF APRIL, 2002.

Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of Perrilloux Road, on the north side of Stelly Road and which property comprises a total of 50.105 acres of land more or less, from its present R (Rural) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC02-02-010)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC02-02-010, 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: MR. STEFANCIK, SECONDED BY: MR. GLASS

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: GLASS, FITZMORRIS, BRISTER, SINGLETARY, IMPASTATO, CANULETTE, BAGERT, BILLIOT, STEFANCIK, CRY, THOMAS, SMITH (12)

NAYS: (0)

ABSTAIN: (0)

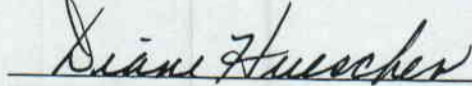
ABSENT: THOMPSON, AUTHEMENT (2)

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 2ND DAY OF MAY, 2002; AND BECOMES ORDINANCE COUNCIL SERIES NO. 02-0470.




JOE IMPASTATO, COUNCIL CHAIRMAN

ATTEST:



DIANE HUESCHEN, COUNCIL CLERK



KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: March 28, 2002

Published Adoption: May 23, 2002

Delivered to Parish President: May 9, 2002 at 9:40am

Returned to Council Clerk: May 10, 2002 at 11:20am

ZONING CASE NO. 02-02-010

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 the Southwest corner of Section 9, of said township and range,
Thence North 00 degrees 59 minutes 20 seconds West 1556.64 feet to a one inch iron pipe found and being the POINT OF BEGINNING,

Thence North 00 degrees 42 minutes 44 seconds East 753.22 feet to a << inch iron rod found,

Thence South 89 degrees 59 minutes 37 seconds East 592.9 feet

Thence North 00 degrees 42 minutes 44 seconds East 360 feet

Thence South 89 degrees 59 minutes 37 seconds East 742.84 feet to a << inch iron pipe found,

Thence North 89 degrees 20 minutes East 1342.60 feet to a point in Perrilloux Road,

Thence South 01 degrees 00 minutes East 678.32 feet to a point in said road,

Thence South 80 degrees 32 minutes 33 seconds West 550.33 feet to a bolt found,

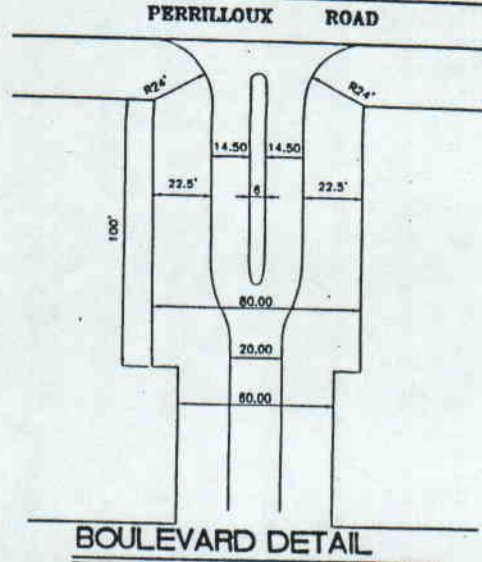
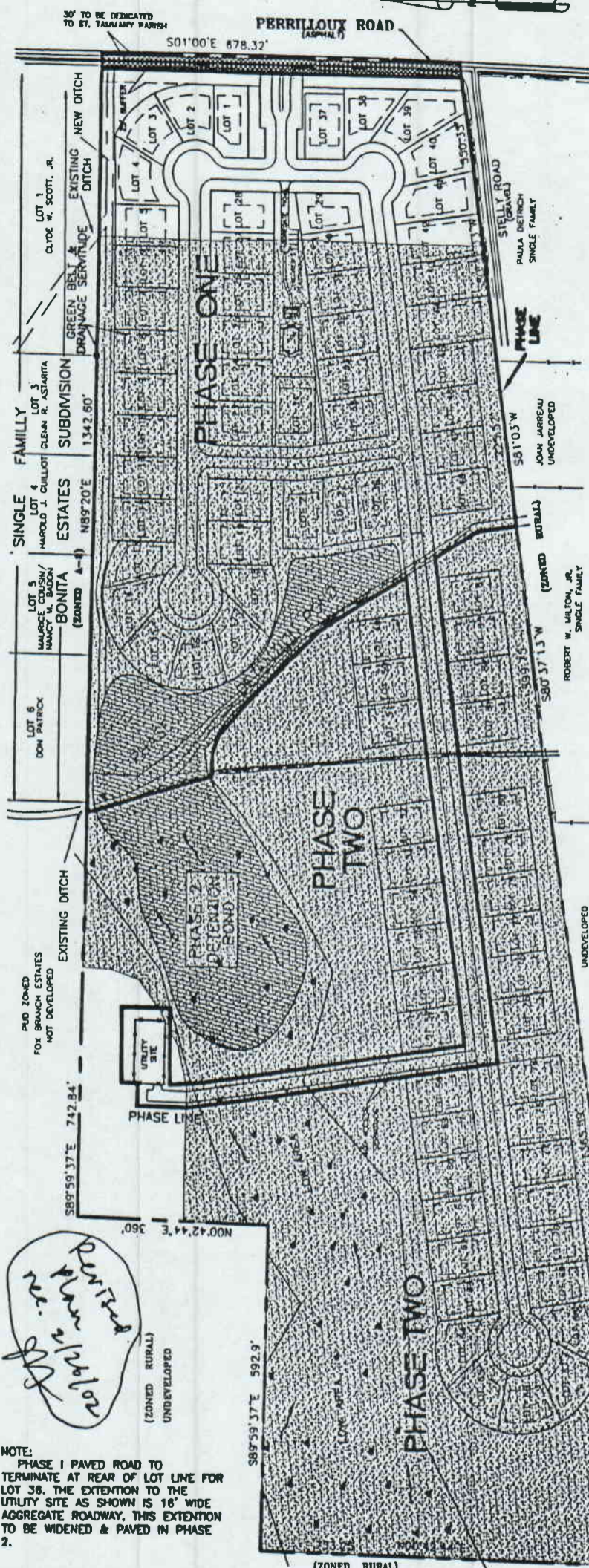
Thence South 81 degrees 03 minutes West 225.52 feet to a inch iron pipe found,

Thence South 80 degrees 37 minutes 13 seconds West 599.75 feet to a << inch iron pipe found,

Thence South 80 degrees 25 minutes 29 seconds West 1365.59 feet to the POINT OF BEGINNING, containing 50.105 Acres.

ZC02-02-010

2001



BOULEVARD DETAIL
NOT TO SCALE

F.I.R.M. MAP
PANEL # 225205 0205C
DATED: OCTOBER 17, 1989
ALL PROPERTY IN FLOOD ZONE 'C'

EXISTING ZONES:
ALL PROPERTY ZONED AS RURAL

MINIMUM SETBACK:
FRONT: 25' TYP. WIDTH ±75'
REAR: 20'
SIDE: 7.5'

PROJECT AREAS:	
AREA DEDICATED TO ST. TAMMANY PARISH	± 0.47 ACRES; 0.9%
GREENSPACE: (Active = ±0.76 Acres) (Passive = ±25.03 Acres)	±25.78 ACRES; 51.5%
LOTS:	±17.89 ACRES; 35.7%
ROAD RIGHT OF WAY:	± 5.97 ACRES; 11.9%
TOTAL PROJECT ACERAGE:	±50.11 ACRES; 100%

PHASE ONE = ±25.025 ACRES
PHASE TWO = ±25.065 ACRES

AREA OF DRY DETENTION POND: (REQUESTED BY THE PARISH)	±4.29 ACRES
APPROXIMATE LENGTH OF ROADWAY:	±0.74 MILES
PERCENTAGE OF GREEN SPACE: (ACTIVE & PASSIVE)	51.5%
TOTAL MAX. NUMBER OF RESIDENTIAL LOTS: (ALL SINGLE FAMILY)	84
AVERAGE LOT:	±.213 ACRES
MAX. BUILDING HEIGHT:	30'
DENSITY:	1.68 LOT/ACRE

NOTE:
UNDISTURBED GREEN SPACES (CONSERVATION SERVITUDE):
NO EXCAVATION, BACK FILLING, OR OTHER CONSTRUCTION IS ALLOWED IN THE CONSERVATION SERVITUDE.

NOTE:
LANDSCAPING:
ALL EXISTING LIVE TREES ARE TO BE SAVED WITHIN PARKS, GREEN SPACES. A CONSERVATION EASEMENT TO BE ESTABLISHED.

EXISTING CONDITIONS:
THERE ARE NO EXISTING PERMANENT BUILDINGS OR ROADWAYS ON THE PROPERTY.

PHASES:
THIS PROJECT WILL BE 2 PHASES AS SHOWN.
PHASE I JUNE 2002. PHASE II JUNE 2004.

UTILITIES:
ALL UTILITIES WILL BE COMMUNITY SEWER AND WATER.

RECREATION PLAN
PHASE 1 - CHILDRENS PLAYGROUND/PICNIC/BAR-B-Q AREA
PHASE 2 - POOL AND CABANA

DEVELOPERS

AYMOND DEVELOPMENT, LLC
100 LAZY CREEK DRIVE
MANDEVILLE, LA. 70471

LEGEND:

- WETLANDS - ±44.95 ACRES
- LOW AREAS
- AREA TO BE DEDICATED TO ST. TAMMANY PARISH
- NEW DETENTION BASIN

NOTE:
PHASE I PAVED ROAD TO TERMINATE AT REAR OF LOT LINE FOR LOT 36. THE EXTENSION TO THE UTILITY SITE AS SHOWN IS 18' WIDE AGGREGATE ROADWAY. THIS EXTENSION TO BE WIDENED & PAVED IN PHASE 2.

PROPOSED LAYOUT

SCALE: 1" = 200'

01-003
Z-1
REV 2-26-02
REV 2-25-02
REV 1-23-02
12-07-01

ZONING PLAN FOR
HIGHLAND OAKS ESTATES
SECTION 9, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
CM Engineering • Planning • Environmental
P.O. Box 870 Covington, Louisiana 70434 (504) 845-6355

ZC02-02-010

R-15\AYMOND\01-003\Z-1_ZONING-C\ 02-26-02

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
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