

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3785

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF WILSON ROAD, EAST OF LA HIGHWAY 21, WEST OF LA HIGHWAY 59 AND WHICH PROPERTY COMPRISES A TOTAL OF 101.74 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, WARD 3, DISTRICT 2. (ZC05-08-052)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-08-052, 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 SA (Suburban Agricultural) 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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

5785

ZC05-08-052

**THOSE PORTIONS OF GROUND, together with buildings and improvements thereon and all the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 24, Township 6 South, Range 11 East, being more fully described as follows, to-wit:**

**Run from the corner common to Sections 23, 24, 25 and 26 of the above Township and Range North 89 degs. 45 mins. East 460 Feet, more or less, to the point of beginning; thence North 30degs. 40 mins. West 175 feet, more or less, to a point which is South 60 degs. East 210 feet from the Southeast corner of Section 43. Thence continue North 30 degs. 40 mins. East 2990 feet to a point; thence East 619 feet to a point; thence South 2697.2 Feet to a point; thence South 89 degs. 45 mins. West 2464 feet to the point of beginning.**

**Being a portion of the same property acquired by Charles A. Nehlig from Ula G. Lighter, et al, by act before J. Monroe Simmons, St. Tammany Parish Notary Public, dated January 31, 1942, and recorded in COB 154, folio 238 of the records of St. Tammany Parish.**

**(b) Lot Number Three (3) of Section 24, Township 6 South, Range 11 East, containing 15 acres, more or less, together with all buildings and improvements thereon and all rights, ways, privileges thereunto belonging or in anywise appertaining thereto.**

**Being a portion of the property acquired by Charles A. Nehlig From Plaquemines Land Company, et al, by act before Lindsay McDougall, Notary Public, dated June 12, 1943, and recorded in COB 159, folio 60 of the official records of St. Tammany Parish, State of Louisiana.**

3785

**CASE NO.:** ZC05-08-052  
**PETITIONER:** Leroy Cooper  
**OWNER:** Kay Nehlig Redding, Robert A. Nehlig, Jr., Charles A. Nehlig, Jr.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the north side of Wilson Road, east of LA Highway 21, west of LA Highway 59; S24, T6S, R11E; Ward 3, District 2  
**SIZE:** 101.74 acres



3785

**DEVELOPER**

JOHN BARRY  
SEAN JEANFREAU  
19214 WYMER ROAD  
COVINGTON, LA 70439

PROVIDED GREEN SPACE ACREAGE: (ACTIVE - 2%, PASSIVE - 55%)	±57.86 ACRES - 57%
(CREDITED GREEN SPACE ACREAGE):	±50.92 ACRES - 50%
LOTS ACREAGE:	±35.49 ACRES - 35%
RIGHT OF WAY ACREAGE:	±8.39 ACRES - 8%
TOTAL RESIDENTIAL ACREAGE:	±101.74 ACRES - 100%

**MINIMUM LOT BUILDING SETBACKS:**

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

**EXISTING ZONING:**

SA-SUBURBAN AGRICULTURE

**F.I.R.M. MAP:**

PANEL # 225205 0150C  
FLOOD ZONE "C"  
OCTOBER 17, 1989

ALL LOTS ARE LOCATED IN FLOOD ZONE "C"

AVERAGE SIZE OF LOTS:  
±16,000 sq ft (±.37 ACRES)

RESIDENTIAL DENSITY:  
±0.9 LOTS/ACRE

**LANDSCAPING:**

ALL EXISTING TREES ARE TO BE SAVED  
WITHIN THE GREEN SPACES.

**EXISTING CONDITIONS:**

RURAL

**COMMUNITY SEWER & WATER:**

COMMUNITY SEWER & WATER TO BE  
LOCATED ON SITE.

APPROXIMATE LENGTH OF ROADWAY:  
±1.11 MILES

TOTAL MAX. NUMBER OF LOTS: 87

MAXIMUM HEIGHT OF BUILDINGS: 35'

**PHASES:**

THIS PROJECT WILL BE DIVIDED INTO  
APPROXIMATELY 3 PHASES.

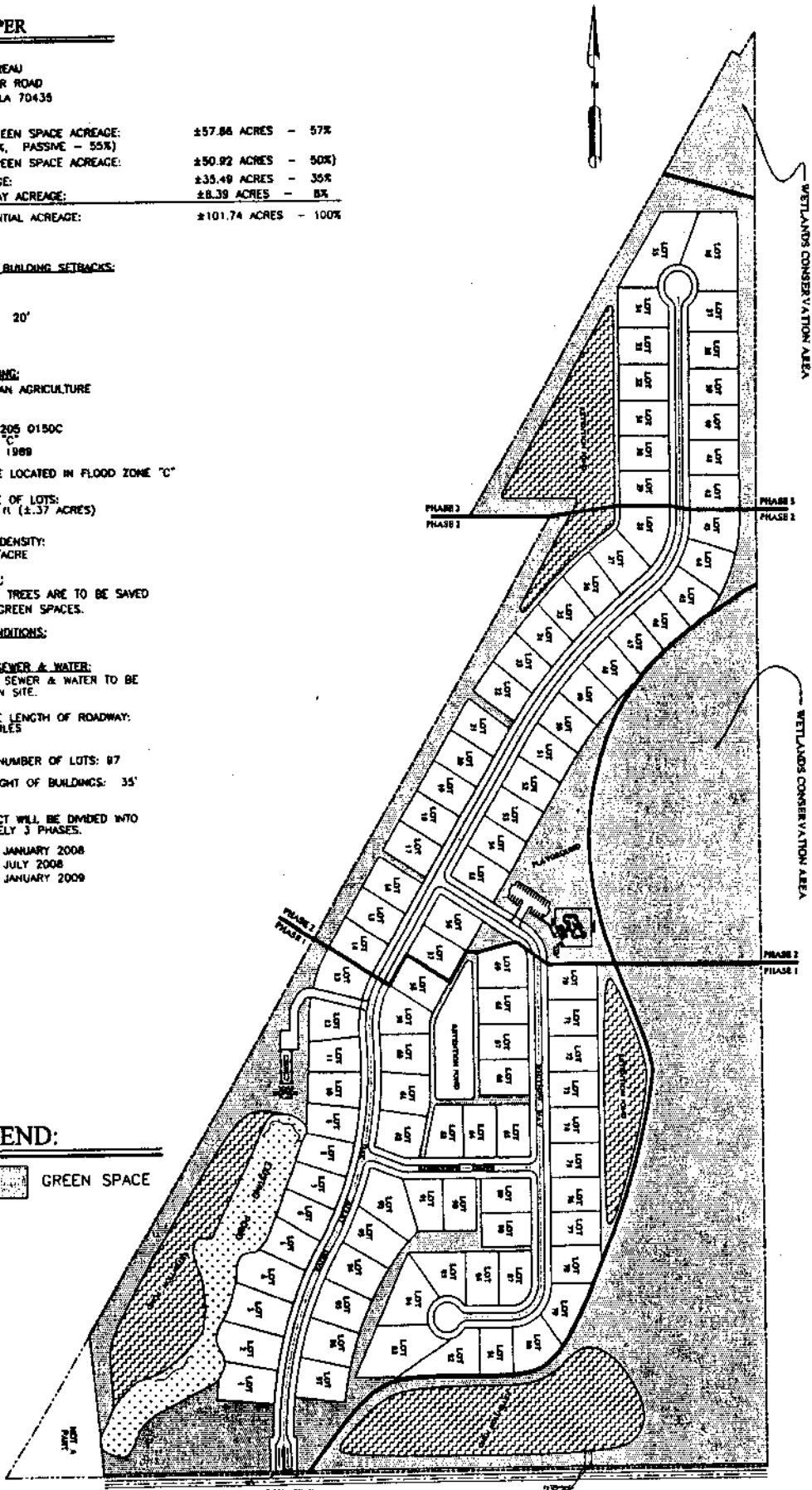
PHASE 1 - JANUARY 2008

PHASE 2 - JULY 2008

PHASE 3 - JANUARY 2009

**LEGEND:**

 GREEN SPACE



**ZONING PLAN**

SCALE: 1" = 300'

*New revised plan*

05-039  
**Z-1**  
REV. 11-7-08  
REV. 11-18-05  
REV. 10-11-05  
8-20-05

WILSON PLANTATION SUBDIVISION  
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

**CEI COOPER ENGINEERING, INC.**  
Civil Engineering • Planning • Environment  
P.O. Box 1976 Covington, Louisiana 70434 (504) 843-8158

2005-09-052  
5785

**DEVELOPER**

JOHN BARRY  
SEAN JEANFREAU  
19214 WYMER ROAD  
COVINGTON, LA 70435

PROVIDED GREEN SPACE ACREAGE: (ACTIVE - 2%, PASSIVE - 42%)	±52.36 ACRES - 51%
(CREDITED GREEN SPACE ACREAGE:	±36.95 ACRES - 36%
POND ACREAGE:	±15.41 ACRES - 15%
LOTS ACREAGE:	±39.91 ACRES - 39%
FRONT OF WAY ACREAGE:	±10.73 ACRES - 10%
<b>TOTAL RESIDENTIAL ACREAGE:</b>	<b>±103.0 ACRES - 100%</b>

**MINIMUM LOT BUILDING SETBACKS:**

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

**EXISTING ZONING:**

SA-SUBURBAN AGRICULTURE

**F.I.R.M. MAP:**

PANEL # 225205 0150C  
FLOOD ZONE "C"  
OCTOBER 17, 1989

ALL LOTS ARE LOCATED IN FLOOD ZONE "C"

AVERAGE SIZE OF LOTS:  
±16,000 sq ft (±.37 ACRES)

RESIDENTIAL DENSITY:  
±0.9 LOTS/ACRE

**LANDSCAPING:**

ALL EXISTING TREES ARE TO BE SAVED  
WITHIN THE GREEN SPACES.

**EXISTING CONDITIONS:**

RURAL

**COMMUNITY SEWER & WATER:**

COMMUNITY SEWER & WATER TO BE  
LOCATED ON SITE.

APPROXIMATE LENGTH OF ROADWAY:  
±1.42 MILES

TOTAL MAX. NUMBER OF LOTS: 97

MAXIMUM HEIGHT OF BUILDINGS: 35'

**PHASES:**

THIS PROJECT WILL BE DIVIDED INTO  
APPROXIMATELY 3 PHASES.

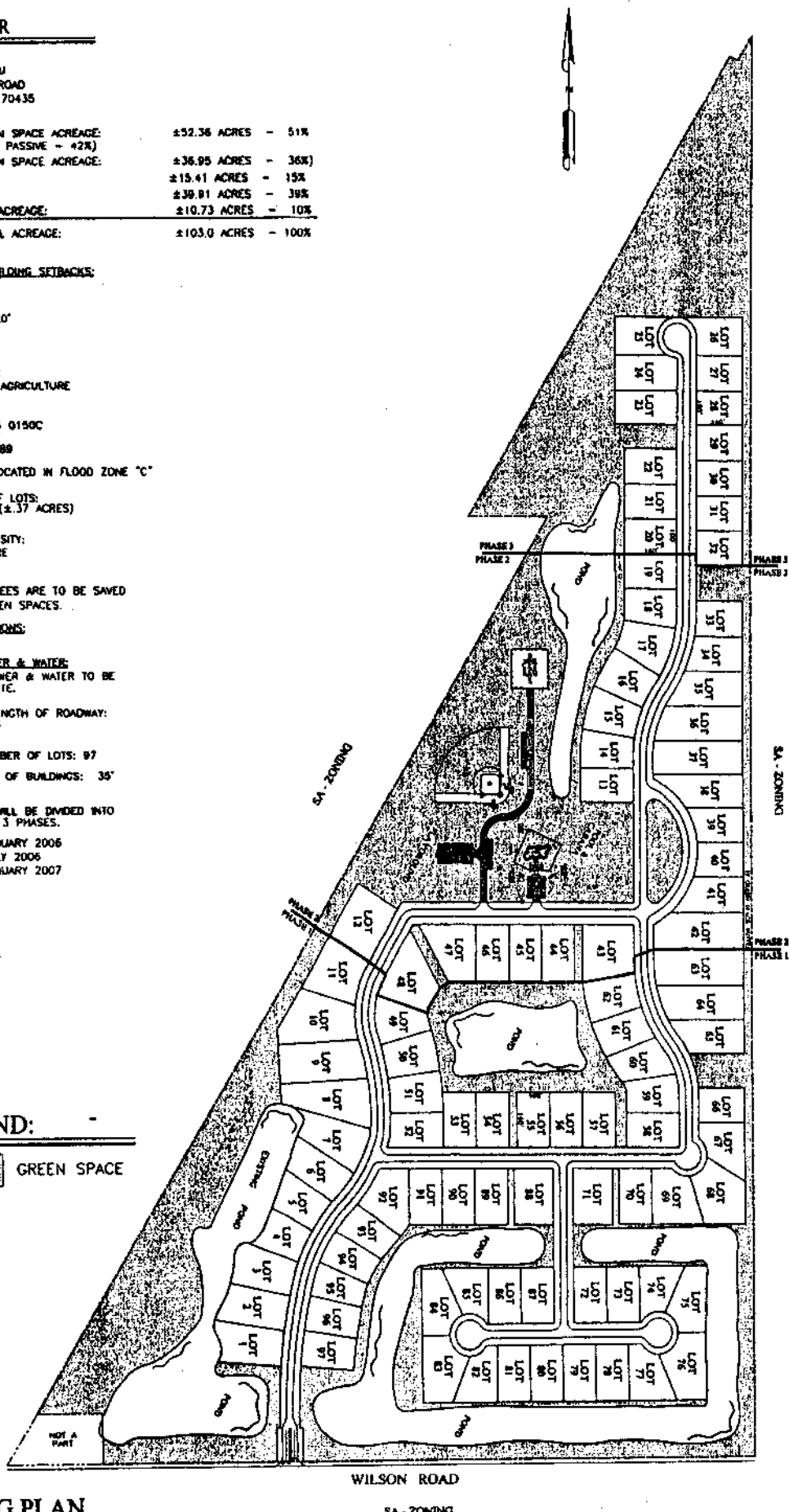
PHASE 1 - JANUARY 2006

PHASE 2 - JULY 2006

PHASE 3 - JANUARY 2007

**LEGEND:**

 GREEN SPACE



**ZONING PLAN**

SCALE: 1" = 300'

05-039  
Z-1  
REV. 11-16-05  
REV. 10-11-05  
6-20-05

WILSON PLANTATION SUBDIVISION  
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

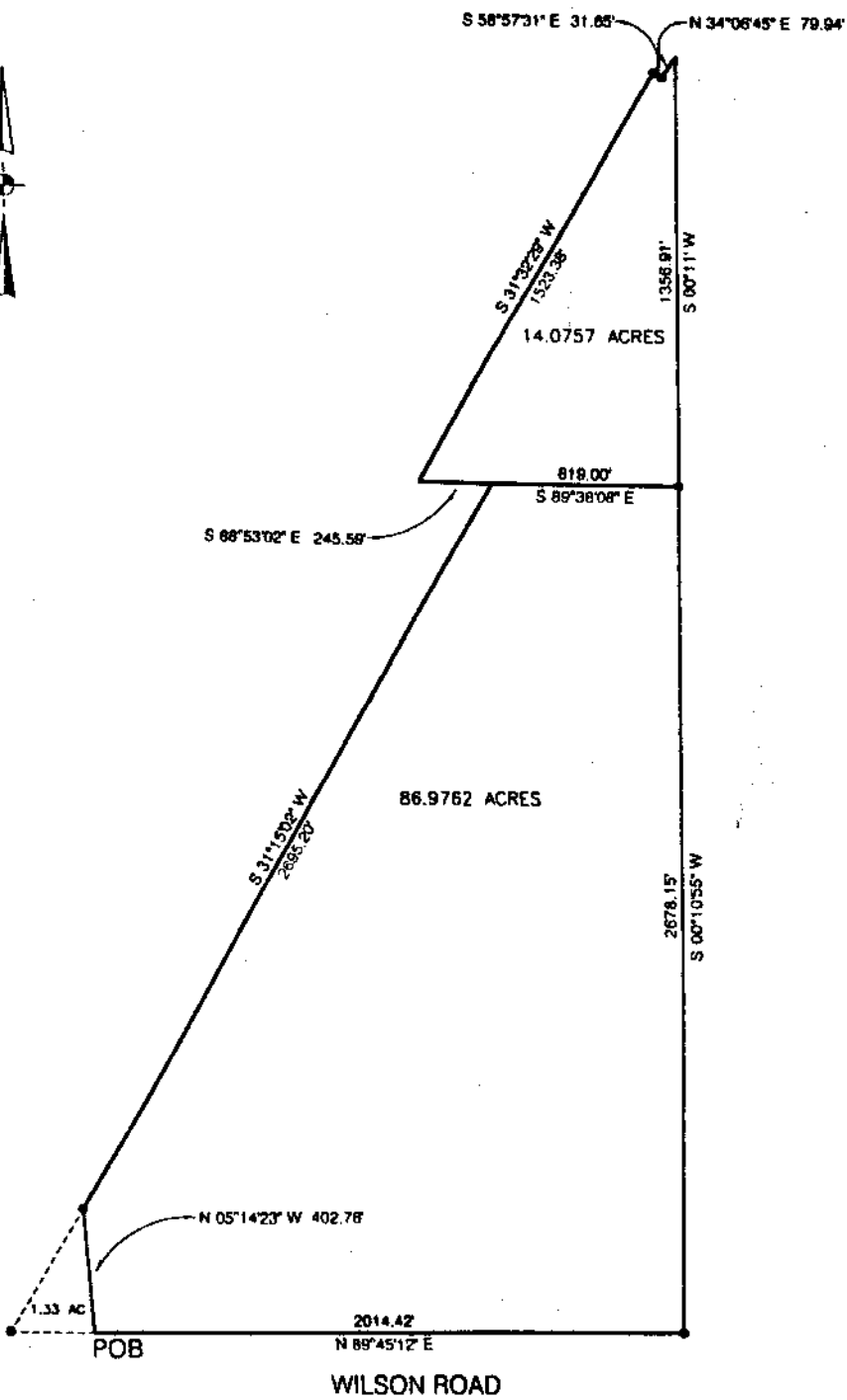
**CEI COOPER ENGINEERING, INC.**  
Civil Engineering \* Planning \* Environmental  
P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155

2008-05-052

**LEGAL DESCRIPTION:**

A parcel of land located in Section 24, TOWNSHIP 6 SOUTH, RANGE 11 EAST, St. Tammany Parish, Louisiana. Commence at the Southwest Corner of Section 24, thence South 89 degrees 48 minutes 10 seconds East, 754.00 feet, thence North 05 degrees 14 minutes 23 seconds East, 14.72 feet to the POINT OF BEGINNING.

In accordance with Ordinance No. 499 Tentative Approval is given for the development indicated above subject to the following conditions:  
(ATTN: USE ONLY)



CERTIFIED TO:  
**MAISON TERRE  
 INFINITY DEVELOPEMNET, LLC**

NOTE: 1.0099 acres within right of way of Wilson Road

This survey is based upon the description furnished by the client. There may be other restrictions shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a **PROFESSIONAL** survey and the applicable standards of practice cited in LAC 48:117. This plat is **REGISTERED** and sealed by the undersigned for this plat to be certified copy.

BOUNDARY	20 JAN 08	CLASS/TYPE:	"C"
FORMBOARDS		CPN:	225205 0150 C
SLAB TIE		FIRM DATE:	17 OCT 89
AS-BUILT		FIRM ZONE:	C/A
REVISED:		BASE FLOOD:	
		DRAWN BY:	MF
		CHECKED BY:	NRW
JOB NO.	11442	SCALE:	1 inch=400 ft

**STATE OF LOUISIANA**  
**REGISTERED LAND SURVEYOR**  
**NEDRA WILSON, PLS**  
 LOUISIANA REGISTERED LAND SURVEYOR NO. 4338  
 1700 SUPERDOME  
 MANDEVILLE, LOUISIANA 70448  
 TEL: (985) 826-5651 FAX: (985)826-5826

- LEGEND:**
- SET 1/2" IRON ROD
  - FOUND IRON ROD
  - FOUND OLD WOOD
  - FENCE—X—X—
  - BEARINGS: RECORD
  - SETBACK LINES: ---
  - FRONT SIDES
  - REAR STREET

2605-08-052

3185

1082

- 1 IMPAVED ROAD
- 2 UNIMPROVED ROAD

ZONE C

Gresham Rd

Scandinavia Rd

LIMIT OF DETAILED STUDY

MILWAUKEE RD

Garden District Cem

ZONE A7

ZONE B

ZONE B ZONE C

ZONE C

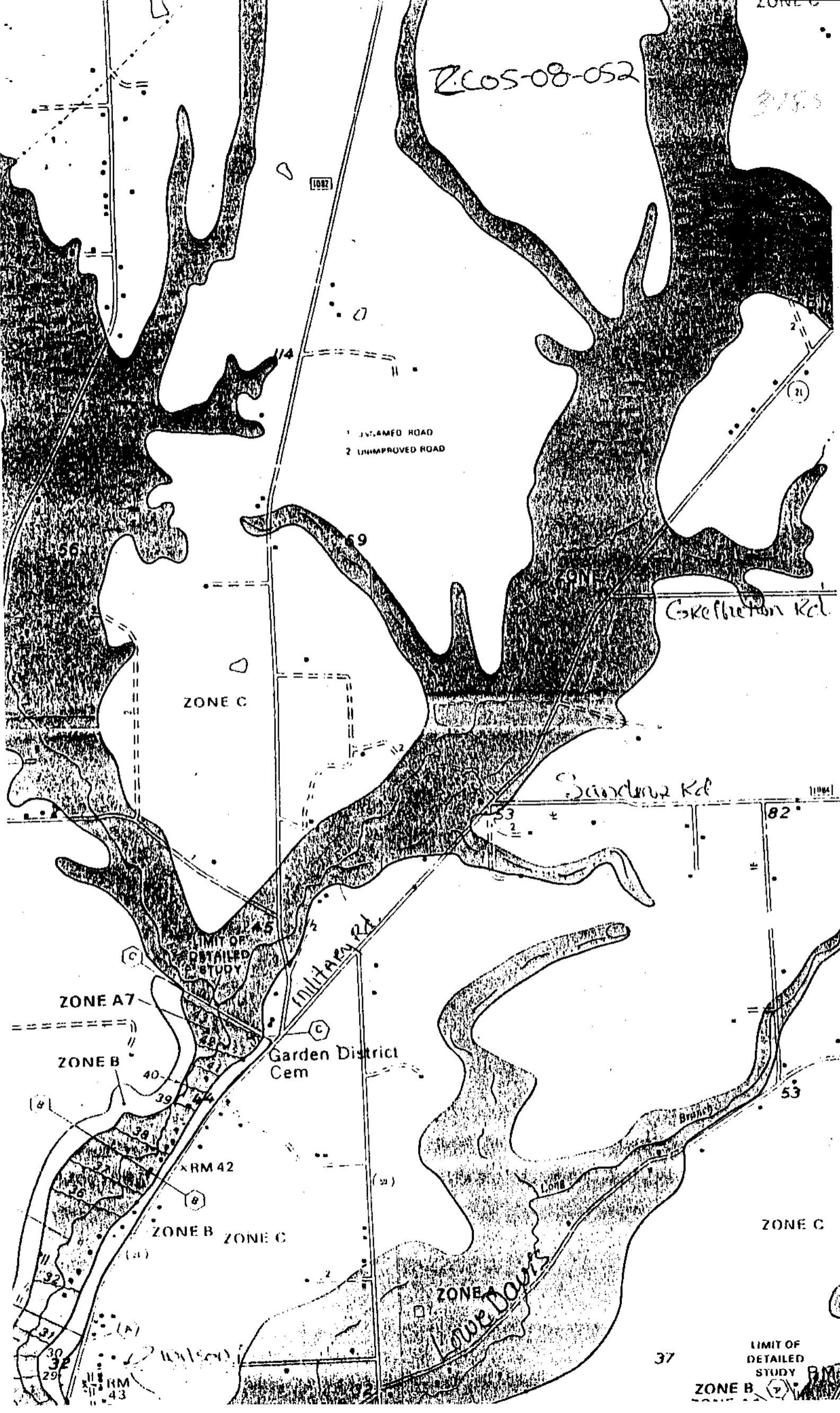
ZONE A

Love Doves

37

LIMIT OF DETAILED STUDY

ZONE B



## RESTRICTIVE COVENANTS

2130  
2005-08-052

1. Each lot will not have more than one dwelling.
2. Front setbacks will not be less than 30 feet from the property line. Side building setbacks will not be less than 10 feet from the interior side of the property line. Side street building setbacks will not be less than 20 feet from the property line. Rear building setbacks will not be less than 25 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 servitude's 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 sixty (60) 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.



Description of Project

Applicant's Name John Barry/Jean Jeanfreau

Address 19214 Wymer Road, Covington, LA 70435

Attach area location Map showing the proposed development

Name of Development Wilson Plantation Subdivision

Section 24 Township 6 South Range 11 East

Number of acres in Development ± 101.74

Type of Streets Asphalt

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Long Branch to the Abita River to the Tchefuncte River ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Long Branch, Abita River, Tchefuncte River, to Lake Pontchartrain

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 \_\_\_\_\_ No X If so, how much?

Name of Stream \_\_\_\_\_

Major highway frontage: Yes \_\_\_\_\_ No \_\_\_\_\_ X \_\_\_\_\_

Name of Highway \_\_\_\_\_

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

Cont:

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.  

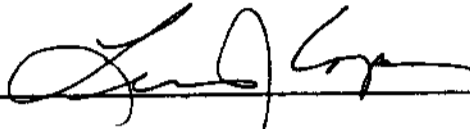
*No*

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: 06-20-05

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: \_\_\_\_\_