

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3960 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. GOULD SECONDED BY: MR. BELLISARIO

ON THE 6TH DAY OF NOVEMBER, 2008

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA. TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF POLDERS LANE, EAST OF WEST 29TH AVENUE AND WHICH PROPERTY COMPRISES A TOTAL OF 15 ACRES OF LAND MORE OR LESS. FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, WARD 3, DISTRICT 3. (ZC08-10-058)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-10-058, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

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EXHIBIT "A"

ZC08-10-058

**A 14± ACRE PARCEL
SECTION 38, T6S - R11E
ST. TAMMANY PARISH, LA.**

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, Near the City of Covington, being a 14± ACRE PARCEL located in Section 38, Township 6 South - Range 11 East, bounded by Mile Branch Creek, North Filmore Street (side), West 29th Avenue Polders Lane, Site No. 2 and a 1± Acre Parcel of ground and is more fully described as follows:

COMMENCE at the intersection of the westerly right-of-way line of North Filmore Street and the northerly right-of-way line of West 29th Avenue;

THENCE, proceed along the aforesaid northerly right-of-way line, N56°36'57"W a distance of 486.03 feet to a point on the Covington Corporate City Limits, which is also the common section line of Sections 38 and 41, Township 6 South - Range 11 East, and being the common property line of a 14± Acre Parcel, being the POINT OF BEGINNING

THENCE, proceed along the aforesaid common property line, S60°03'37"W a distance 55.42 feet to a point;

THENCE, proceed N62°33'40"W a distance of 4.17 feet to a point;

THENCE, proceed N36°24'54"W a distance of 547.69 feet to a point;

THENCE, proceed N45°45'00"E a distance of 206.26 feet to a point;

THENCE, proceed N35°12'00"W a distance of 245.00 feet to a point;

THENCE, proceed N45°45'00"E a distance of 705.30 feet to a point;

THENCE, proceed S27°45'00"E a distance of 502.57 feet to a point on the approximate center line of Mile Branch Creek;

THENCE, proceed along the aforesaid approximate center line, S3°12'26"E a distance 198.86 feet to a point;

THENCE, continue along the aforesaid approximate center line, S9°31'20"E a distance 354.88 feet to a point;

THENCE, continue along the aforesaid approximate center line, S8°52'02"W a distance 81.09 feet to a point at the intersection of the aforesaid approximate center line and the Covington Corporate City Limits, which is also the common section line of Sections 38 and 41, Township 6 South - Range 11 East, and being the common property line of a 1± Acre Parcel;

THENCE, proceed along the aforesaid common property line, S60°03'37"W a distance 356.35 feet to the POINT OF BEGINNING.

The above described portion of ground contains 617,231.51 square feet or 14.17 acres. All in accordance with a plan of survey by C. Randall Dixon, Registered Professional Land Surveyor, dated August 12, 2008. Drawing No. 08-00203.

EXHIBIT "A"

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ZC08-10-058 Cont'd

A 1± ACRE PARCEL
LOCATED ACROSS SQUARES 2908 AND 2909
AND A PORTION OF PIERCE STREET
CITY OF COVINGTON, ST. TAMMANY PARISH, LA.

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, advantages, and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, City of Covington, being a 1± ACRE PARCEL located across squares 2908 and 2909 and a portion of Pierce Street (not constructed), bounded by Mile Branch Creek, North Filmore Street (side), West 29th Avenue and a 14± Acre Parcel of ground and is more fully described as follows:

COMMENCE at the intersection of the westerly right-of-way line of North Filmore Street and the northerly right-of-way line of West 29th Avenue;

THENCE, proceed along the aforesaid northerly right-of-way line, N56°36'57"W a distance of 270.65 feet to the POINT OF BEGINNING;

THENCE, continue along the aforesaid northerly right-of-way line, N56°36'57"W a distance of 215.38 feet to a point on the Covington Corporate City Limits, which is also the common section line of Sections 38 and 41, Township 6 South - Range 11 East, and being the common property line of a 14± Acre Parcel;

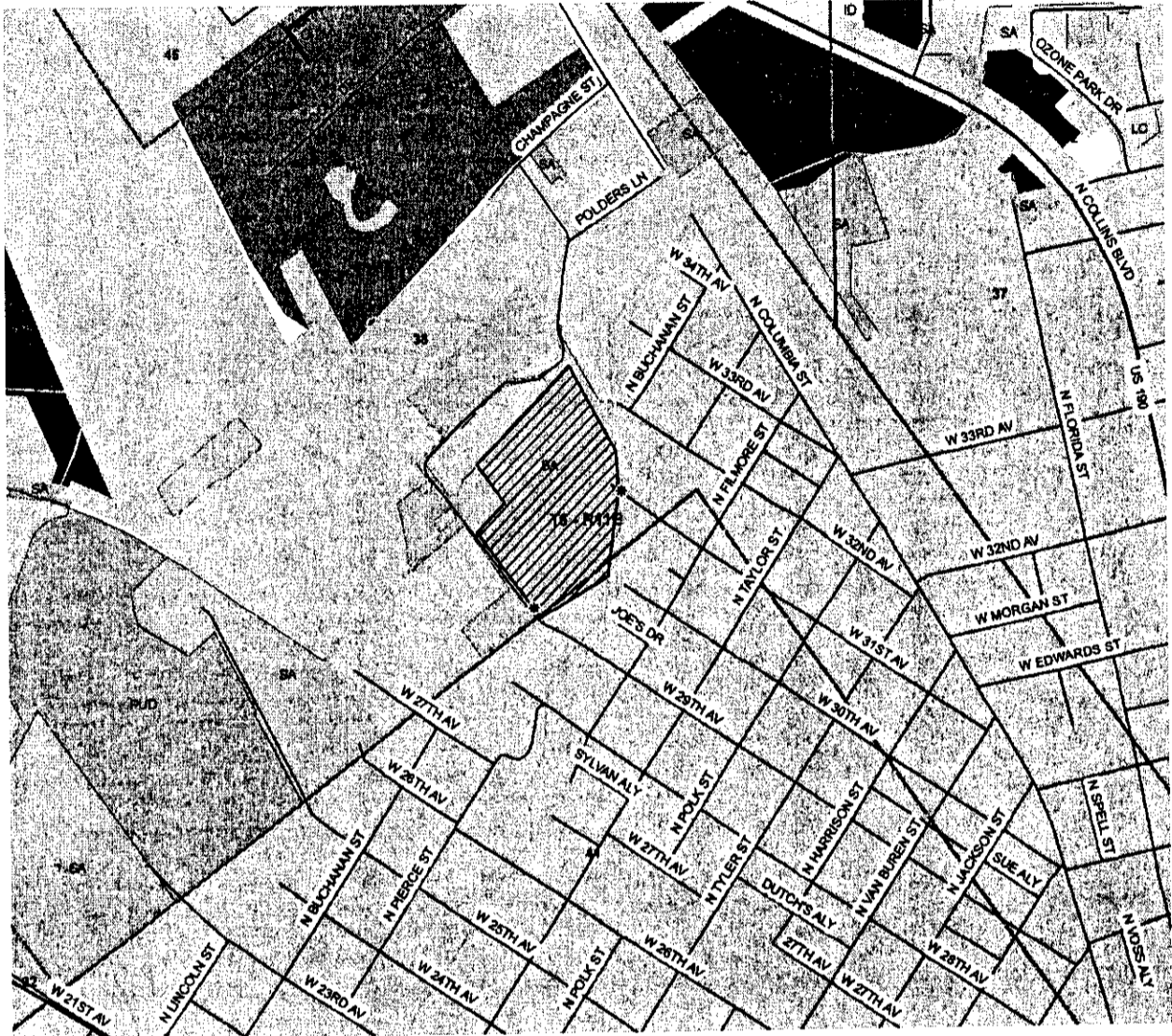
THENCE, proceed along the aforesaid common property line, N60°03'37"E a distance 356.35 feet to a point at the intersection of the aforesaid common line and the approximate center line of Mile Branch Creek;

THENCE, proceed along the aforesaid approximate center line, S07°16'17"W a distance 184.02 feet to a point;

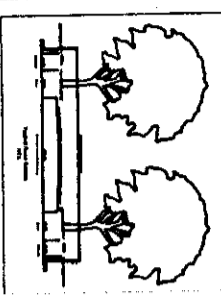
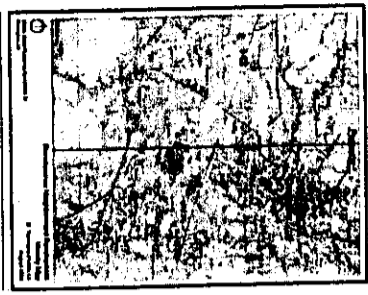
THENCE, continue along the aforesaid approximate center line, S42°52'16"W a distance 155.31 feet to the POINT OF BEGINNING.

The above described portion of ground contains 42,608.17 square feet or 0.978 acres. All in accordance with a plan of survey by C. Randall Dixon, Registered Professional Land Surveyor, dated August 12, 2008. Drawing No. 08-00203.

CASE NO.: ZC08-10-058
PETITIONER: Victor Smeltz
OWNER: Lawrence F. Smith
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of Polders Lane, east of West 29th Avenue; S38, T6S, R11E; Ward 3, District 3
SIZE: 15 Acres



* Indicates location where property was posted



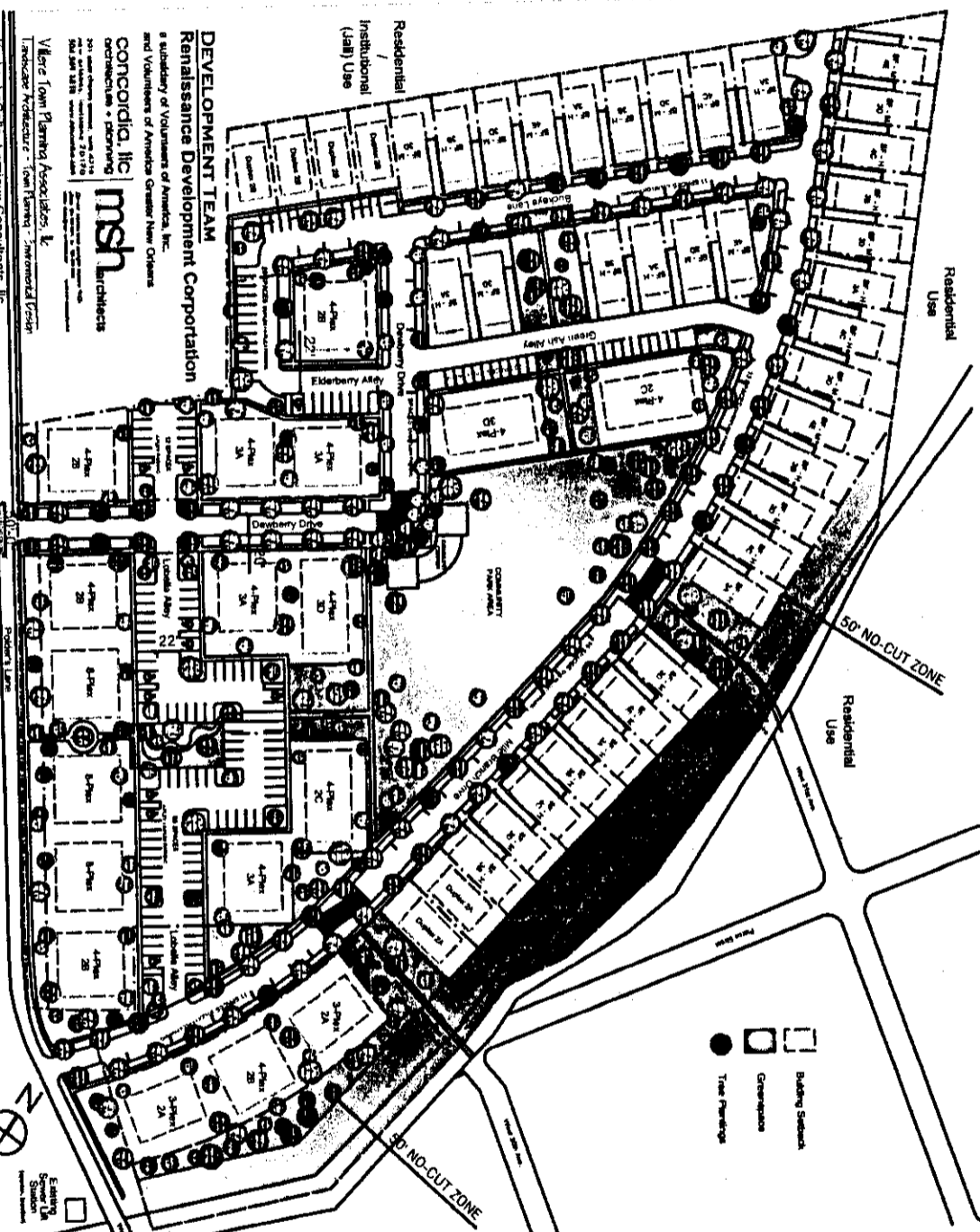
Legend

- Residential Use
- Institutional (Ia) Use
- Residential/Vacant Use

Scale: 1"=50'

The Groves at Mile Branch Creek

Section 38 T6S R11E
St Tammany Parish, LA



DEVELOPMENT TEAM
Renaissance Development Corporation
 a subsidiary of Voluntary of America, Inc.
Concordia, LLC
 a subsidiary of Voluntary of America, Inc.
msn architects
 201 Westbank, Suite 200
 Metairie, LA 70002
 (504) 885-1111
Vicor Town Planning Associates, Inc.
 1000 Lakeshore Drive, Suite 100
 Metairie, LA 70002
 (504) 885-1111
Krebs, Lasalle, Lemieux Consultants, LLC
 1000 Lakeshore Drive, Suite 100
 Metairie, LA 70002
 (504) 885-1111

August 18, 2008

Minimum Restrictive Covenants

1. Single family lot will have only one dwelling.
2. The building envelope will be set on one side and a minimum of 10 feet from the property line. The building envelope will not be less than 10 feet from the property line. The building envelope will not be less than 10 feet.
3. The building envelope will have a minimum of 10 feet from the property line. The building envelope will not be less than 10 feet from the property line. The building envelope will not be less than 10 feet.
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Notes

1. All dimensions are in feet and inches.
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ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Renaissance Neighborhood Development Corporation

Developer's Address: 4152 Canal Street New Orleans LA 70119
Street City State Zip Code

Developer's Phone No. 504-486-8694 504-482-1922 FAX
(Business) (Cell)

Subdivision Name: Mile Branch Village

Number of Acres in Development: _____ Number of Lots/Parcels in Development: _____

Ultimate Disposal of Surface Drainage: Mile Branch - Tchefoncté River

Water Surface Runoff Mitigation Proposed: Grassy swales, dry detention

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tilted
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? Yes No
If yes, what major streams or waterways? Mile Branch

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- Does the subdivision front on any major arterial streets? Yes No

If yes, which major arterial streets? _____

- Will any smoke, dust or fumes be emitted as a result of operational construction? Yes No

If yes, please explain? _____

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

- (Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites ro district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.


ENGINEER/SURVEYOR/OR DEVELOPER SIGNATURE

KEITH VILLERS
LICENSED LANDSCAPE ARCHITECT

5/18/08
DATE

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ZC08-10-058



Villere Town Planning Associates, llc
Covington, LA

**Renaissance Neighborhood Development
Ultimate Disposal of Drainage**

St. Tammany Parish, LA
August 2008