

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5846 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 13 DAY OF JULY , 2017

(ZC12-10-104) ORDINANCE TO AMEND ORD. C.S. NO. 12-2871, ADOPTED DECEMBER 6, 2012, AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH TO RECLASSIFY 53.5 ACRES ON THE NORTH SIDE OF LA HIGHWAY 1085, WEST OF TALLOW CREEK BOULEVARD TO PUD (PLANNED UNIT DEVELOPMENT OVERLAY), TO PROVIDE MAJOR AMENDMENTS TO ORIGINAL PUD PLAN, WARD 1, DISTRICT 3. (ZC12-10-104)

Whereas, on December 6, 2012, the St. Tammany Parish Zoning Commission approved an application to rezone 53.5 acres on the north side of LA Highway 1085, west of Tallow Creek Boulevard to PUD Planned Unit Development Overlay),

Whereas, an application for a major amendment to the original PUD plan was filed and the St. Tammany Parish Zoning Commission denied the major amendment at public hearing on June 6, 2017; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ord. C.S. No. 12-2871, adopted December 6, 2012, regarding a major amendment to the PUD, as follows:

- 1) Allow the placement of a community pool to the immediate north of the 100 foot buffer,
- 2) Allow the placement of a pool house not to exceed 1000 square feet in area to the immediate north of the 100 foot buffer,
- 3) Allow the placement of an aggregate parking lot in the footprint of the removed residential structure to serve as overflow parking for the pool area,
- 4) Require the screening of the pool area with a 6 foot opaque wooden fence at the northern edge of the 100 foot buffer,
- 5) The replanting of a vegetative screen to further screen the pool area and parking in the southern 1/3 of the 100 foot buffer,

all as shown on the attached PUD plan (as 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF AUGUST, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

Exhibit "A"

ZC12-10-104

A ±53.5 ACRE PARCEL OF GROUND LOCATED IN SECTION 2, TOWNSHIP 7 SOUTH RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA

A CERTAIN PARCEL OF LAND comprising 23.389 acres of land situated in Section 2, Township 7 South, Range 10 East, St. Tammany Parish.

Commence at the quarter corner between Sections 1 and 2 of the above noted township and range and thence run along the north line of Bootlegger Road North 88 degrees 59 minutes 43 seconds West, 258.53 feet to the point of beginning.

Thence run along the northern edge of Bootlegger Road North 88 degrees 59 minutes 43 seconds West, 743.95 feet (Title 743.47 feet).

Thence run North 01 degrees 19 minutes 39 seconds East, 656.0 feet;

Thence run North 89 degrees 38 minutes 50 seconds West, 85.2 feet;

Thence run North 00 degrees 02 minutes 09 seconds West, 657.70 feet to the northwest corner of the property;

Thence run South 89 degrees 59 minutes 13 seconds East, 811.31 feet (Title 813.27 feet) along Union Road (not constructed).

Thence run South 00 degrees 02 minutes 45 seconds west, 1326.84 feet to the point of beginning.

A CERTAIN PARCEL OF LAND comprising 1.165 acres of land situated in Section 2, Township 7 South, Range 10 East, St Tammany Parish

Commence at the quarter section corner common to Sections 1 and 2 of the above noted township and range and thence along the north line of Bootlegger Road run North 88 degrees 59 minutes 43 seconds West, 1010.00 feet to the point of beginning.

Thence run North 01 degree 19 minutes 39 seconds East, 656.00 feet;

Thence run North 89 degrees 38 minutes 50 seconds, West, 85.2 feet;

Thence run South 00 degrees 02 minutes 09 seconds East, 655.13 feet;

Thence run along the northern edge of Bootlegger Road South 88 degrees 59 minutes 43 seconds East 69.00 feet to the point of beginning

A CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, comprising 29.98 acres of land situated in Section 2, Township 7 South, Range 10 East, St. Tammany Parish.

Commence at the quarter section corner common to Sections 1 and 2 of the above noted township and range and thence run along the north line of Bootlegger Road North 88 degrees 59 minutes 43 seconds West, 1057.75 feet to the point of beginning.

Thence run along the northern edge of Bootlegger Road North 88 degrees 57 minutes 18 seconds West, 1067.94 feet;

Thence run North 00 degrees 02 minutes 21 seconds West, 876.93 feet along White Chapel Road;

Thence run North 89 degrees 59 minutes 13 seconds East, 208.71 feet;

Thence run North 00 degrees 10 minutes 21 seconds West, 417.42 feet;

Thence run North 89 degrees 59 minutes 13 seconds East, 860.08 feet along Union Road (not constructed);

Thence run South 00 degrees 02 minutes 09 seconds East, 1314.08 feet to the point of beginning

Case No.: ZC12-10-104

PETITIONER: Hidden Creek LLC

OWNER: Joseph Mistich

REQUESTED CHANGE: Major Amendment to the PUD Planned Unit Overlay

LOCATION: Parcel located on the north side of LA Highway 1085, west of Tallow Creek Blvd; S2, T7S, R10E; Ward 1, District 3

SIZE: 53.5 acres



2C12-10-104



DESIGN BUILD CONSTRUCTION
3433 HWY 190 PBM 336
MANDEVILLE, LA 70448
(985) 966-2637
STATE LICENSED AND INSURED #20840

HIDDEN CREEK SUBDIVISION

project no. N/A
drawn by N/A
checked by N/A
date 08-13-14
revised by N/A

sheet no. 1

ADMINISTRATIVE COMMENT

ZC12-10-104

Major Amendment to PUD

- 1) Allow the placement of a community pool to the immediate north of the 100 foot buffer,
- 2) Allow the placement of a pool house not to exceed 1000 square feet in area to the immediate north of the 100 foot buffer,
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- 4) Require the screening of the pool area with a 6 foot opaque wooden fence at the northern edge of the 100 foot buffer,
- 5) The replanting of a vegetative screen to further screen the pool area and parking in the southern 1/3 of the 100 foot buffer, all as shown on the attached PUD plan (as per attached Exhibit A).