

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2946 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BRISTER/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. IMPASTATO

ON THE 4<sup>TH</sup> DAY OF NOVEMBER, 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of US Highway 190, east of Transmitter Road and west of S. Tranquility Drive and which property comprises a total of 81.73 acres of land more or less, from its present C-1 (Neighborhood Commercial) and SA (Suburban Agriculture) Districts to a PUD (Planned Unit Development) District, Ward 7, District 7 & 11. (ZC04-08-067)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-08-067, 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 C-1 (Neighborhood Commercial) and SA (Suburban Agriculture) Districts 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 C-1 (Neighborhood Commercial) and SA (Suburban Agriculture) Districts 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: \_\_\_\_\_

## EXHIBIT "A"

ZC04-08-067

*parcel 1*

A certain parcel of ground situated in Section 33, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

From the Quarter corner common to Sections 33 and 34, T-8-S, R-13-E, and the POINT OF BEGINNING, run South 00 degrees 52 minutes 42 seconds West a distance of 2025.60 feet; thence North 89 degrees 58 minutes 45 seconds West a distance of 1319.23 feet; thence North 01 degrees 19 minutes 54 seconds East a distance of 414.03 feet; thence North 01 degrees 11 minutes 48 seconds East a distance of 928.09 feet; thence North 00 degrees 56 minutes 55 seconds East a distance of 679.38 feet; thence North 01 degrees 21 minutes 26 seconds East a distance of 510.58 feet; thence South 82 degrees 29 minutes 28 seconds East a distance of 219.48 feet; thence South 01 degrees 23 minutes 05 seconds West a distance of 484.03 feet; thence North 89 degrees 41 minutes 20 seconds East a distance of 1092.05 feet to the POINT OF BEGINNING;

Said parcel contains 63.444 acres, all as per survey by James J. Jones & Assoc., Inc., numbered 04-035-1 and dated 4/14/2004.

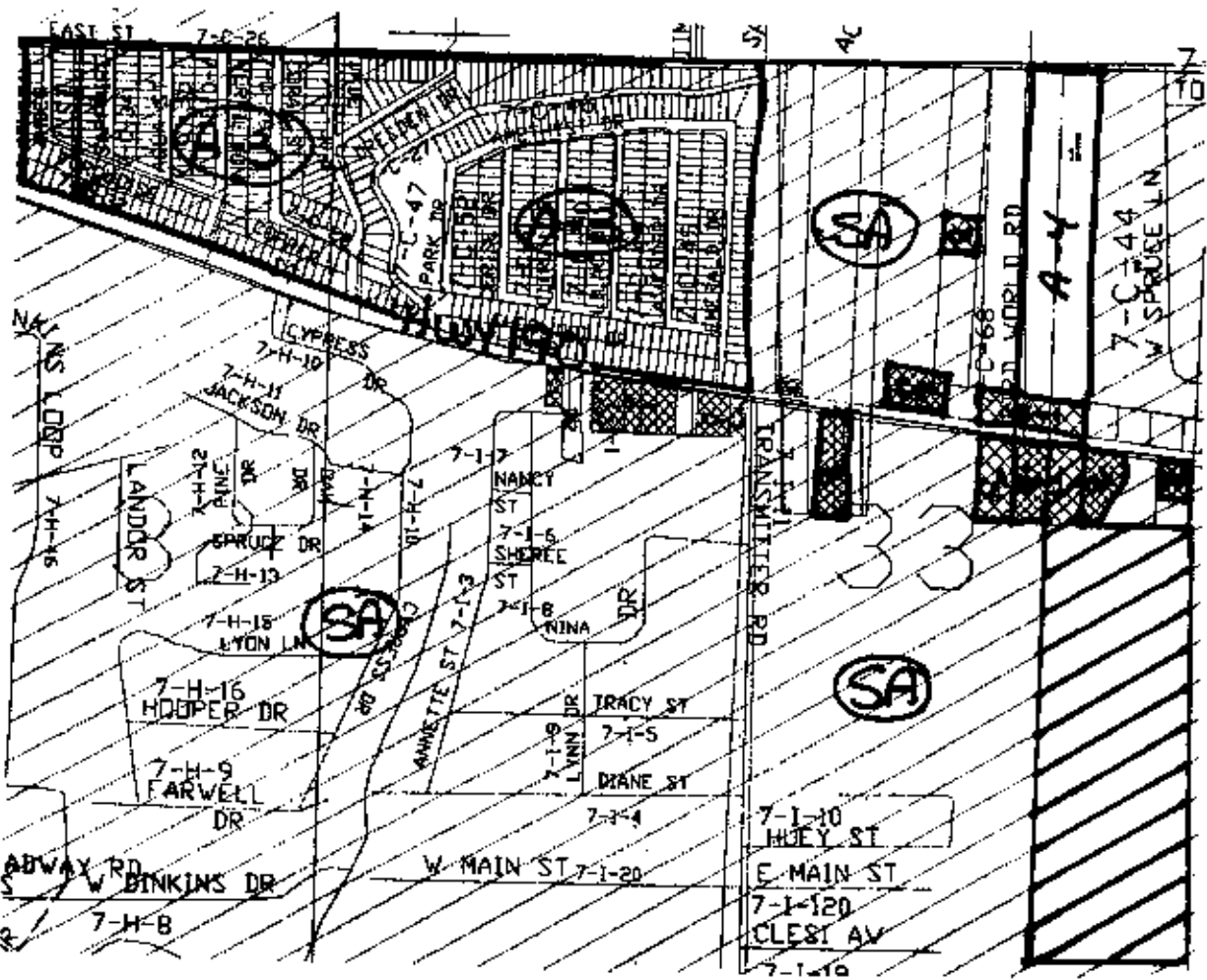
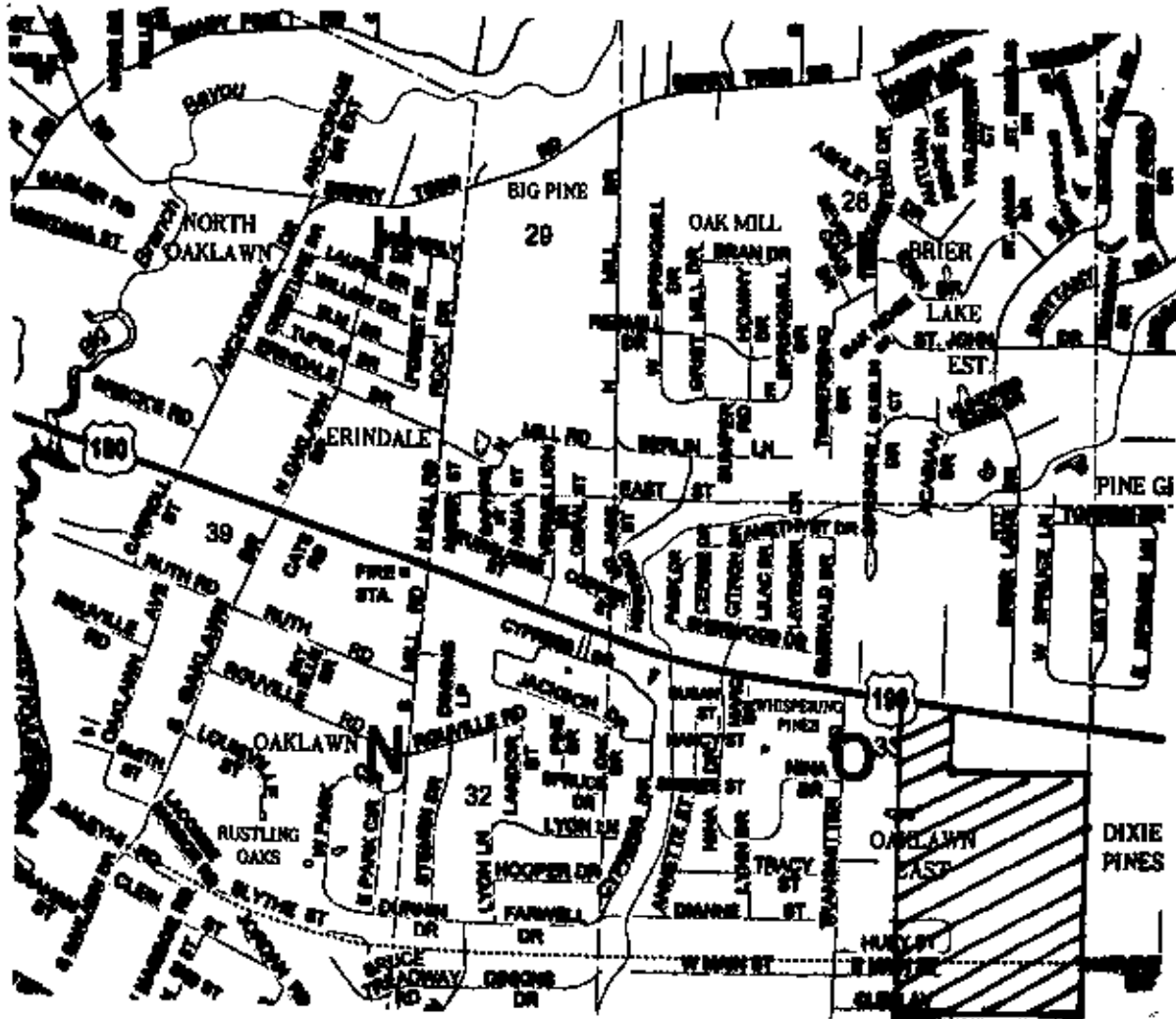
*parcel 2*

A certain parcel of ground situated in Section 33, Township 8 South, Range 13 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

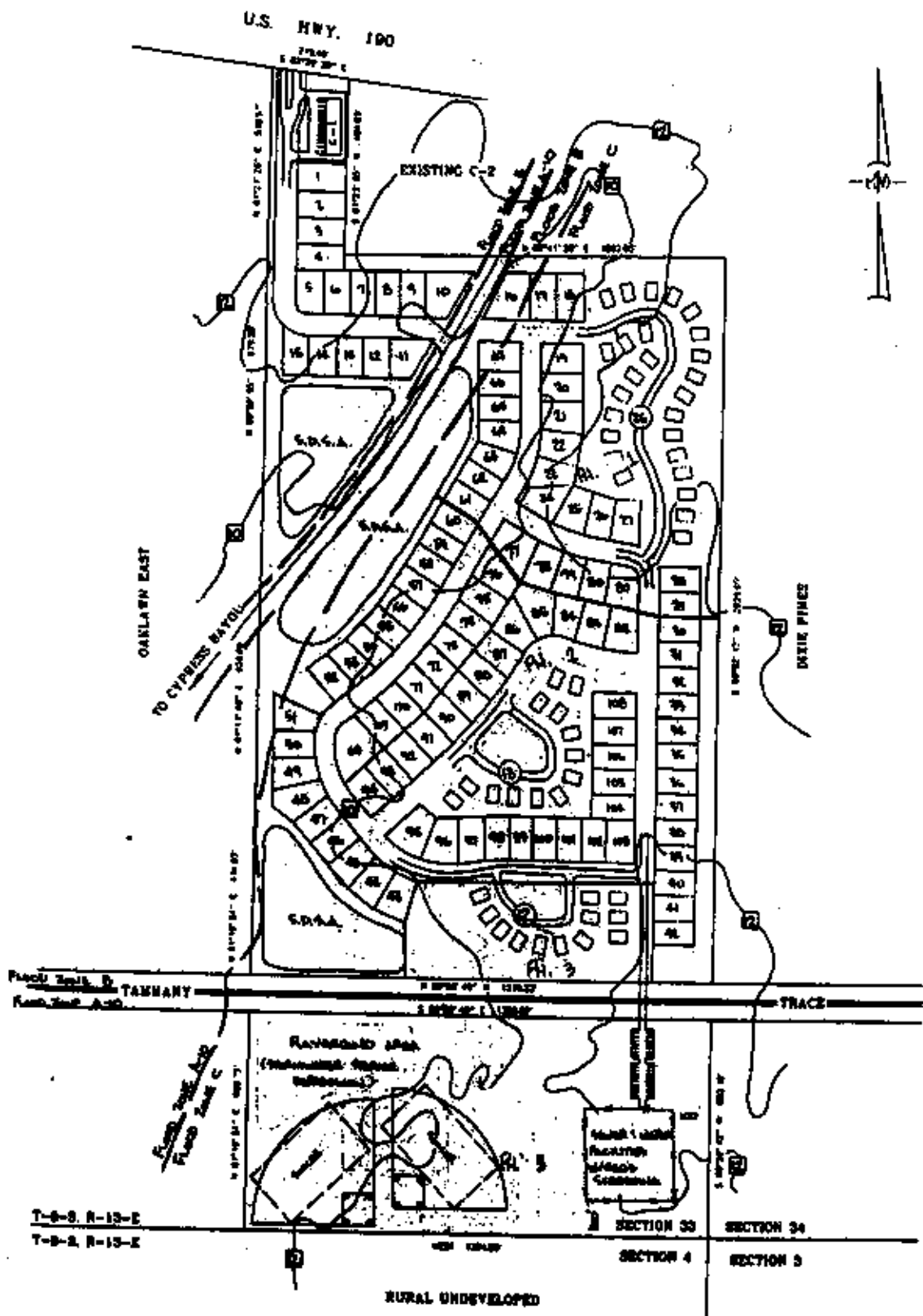
From the Section corner common to Sections 33 and 34, T-8-S, R-13-E, and Sections 3 and 4, T-9-S, R-13-E, and the POINT OF BEGINNING, run West a distance of 1324.80 feet; thence North 01 degrees 19 minutes 54 seconds East a distance of 602.75 feet; thence South 89 degrees 58 minutes 45 seconds East a distance of 1320.02 feet; thence South 00 degrees 52 minutes 42 seconds West a distance of 602.18 feet to the POINT OF BEGINNING;

Said parcel contains 18.286 acres, all as per survey by James J. Jones & Assoc., Inc., numbered 04-035-1 and dated 4/14/2004.

**CASE NO.:** ZC04-08-067  
**PETITIONER:** Kelly McHugh  
**OWNER:** Ronald and Mark Watson and J/MAC Development, LLC  
**REQUESTED CHANGE:** From C-1 (Neighborhood Commercial) and SA (Suburban Agriculture) Districts to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of US Highway 190, east of Transmitter Road and west of S. Tranquility Drive; S33, T8S, R13E; Ward 7, District 7 & 11  
**SIZE:** 81.73 acres



# OAKLAWN TRACE SECTION 33, T-8-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA



2004-08-067

TOTAL RES	= 50.052	(GREY)
LESS GREEN	= <u>1.548</u>	(GREEN)
	48.504	
COMM	.69 =	47.81

TOT SDSA	7.067
	<u>2</u>
	3.534

TOTAL	81.73	
-	<u>48.504</u>	RES / COMM (40.7%)
	33.226	
-	<u>3.534</u>	1/2 PONDS
	29.692	
	<u>1</u>	SEWER (BROWN)
	28.7	= 35%

Grass 28.7 ac

ACTIVE 10.6

PASSIVE 18.1

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name J/MAC DEVELOPMENT

Address 310 HOWZE BEACH RD. SLIDELL LA.

Attach area location Map showing the proposed development

Name of Development OAKLAWN TRACE

Section 33 Township B Range 13

Number of acres in Development 83.71 AC

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes \_\_\_\_\_

Ultimate disposal of surface drainage CYPRESS BAYON

Land form: Plat  Rolling \_\_\_\_\_ Marsh \_\_\_\_\_  
Swamp \_\_\_\_\_ Inundated \_\_\_\_\_

Existing land use: Rural  Residential \_\_\_\_\_  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Proposed land use: Rural \_\_\_\_\_ Residential   
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Conforms to Major Road Plan: Yes  No \_\_\_\_\_

Water frontage: Yes \_\_\_\_\_ No  if so how much \_\_\_\_\_  
Name of Stream \_\_\_\_\_

Major highway frontage: Yes  No \_\_\_\_\_  
Name of Highway LA. HWY. 190

Is development subject to inundation in normal high rainfall and/or tide?  
Yes \_\_\_\_\_ No

Will canals be constructed into rivers or lakes?  
Yes \_\_\_\_\_ No

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 esthetics or visual effect on the area. YES  NO

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Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- a. 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
- b. 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 on 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.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully.

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.

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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: 06-21-04

TITLE: 

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:

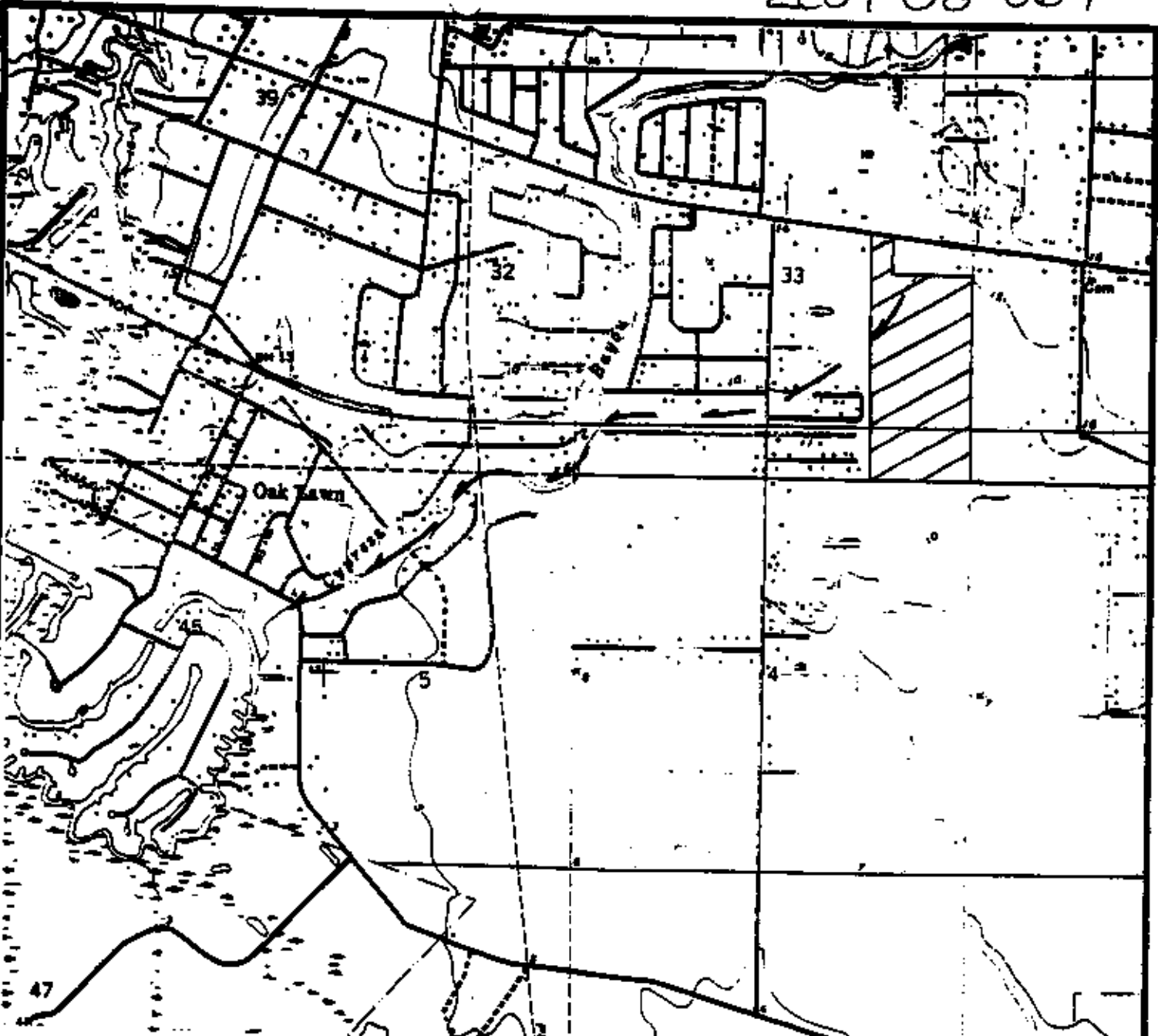
POLICE JUROR:  
WARD

2004-08-067



2946

ZC04-08-067



ZC04-08-067

OAKLAWN TRACE  
 SECTION 33, T-8-S, R-13-E,  
 ST. TAMMANY PARISH, LA.

ULTIMATE DISPOSAL MAP

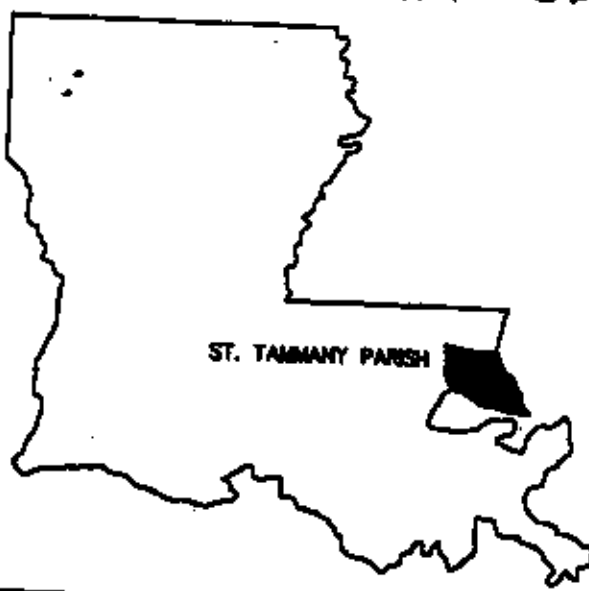
SCALE: 1" = 2000'

DATE: 04-29-03

DRAWN: DRJ

JOB NO.:

REVISED:



ST. TAMMANY PARISH

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. 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) 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).
3. BUILDING SETBACKS ARE: FRONT - 25', SIDE - 5', REAR - 25' & SIDE STREET - 15'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE A10/B/C, RE: F.I.R.M. PANEL NO. 225205 0395 D, REV. 04-02-1991.
7. THE MINIMUM CULVERT SIZE IS SHOWN ON THE ATTACHED CHART.
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 35 FEET FROM THE 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.
11. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)
12. ROADSIDE DITCHES MUST REMAIN. SUBSURFACE DRAINAGE WILL NOT BE ALLOWED AT ANY TIME IN THE FUTURE.
13. DRAINAGE AND STORMWATER DETENTION STORAGE AREA TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY.
14. THERE IS HEREIN AND HEREBY ESTABLISHED A DRAINAGE SERVITUDE TEN (10') FEET WIDE ALONG THE INTERIOR SIDE AND REAR BOUNDARY LINES OF EACH LOT, WHETHER OR NOT DEPICTED UPON THE RECORDED SUBDIVISION PLAT FOR THE PURPOSE OF EITHER 1) RESTRICTING ANY PLACEMENT OF FILL; OR 2) INSTALLING SURFACE SWALES OR SUBSURFACE DRAINAGE BY OR AT THE EXPENSE OF OWNER AS DETERMINED NECESSARY BY THE DEVELOPER OR BY THE ACC FROM TIME TO TIME TO FACILITATE SURFACE RUNOFF IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN OR TO ACCOMMODATE UNANTICIPATED RUNOFF BECAUSE OF EITHER NATURAL OR MAN-MADE ADVERSE TOPOGRAPHIC FEATURES OR OTHER UNFORESEEN CAUSES.

DEDICATION:

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

\_\_\_\_\_  
OWNER DATE

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED, FOR A CLASS "C" SURVEY.

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

2004-02-067

81.73 AC.	185	2900'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
8400 SQ. FT.	VARES	80' ROW	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARES	P.U.D.	900'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

AREA IN EASEMENTS

CYPRESS BAYOU

ULTIMATE SURFACE WATER DISPOSAL