

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2941 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BRISTER/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR GOULD

ON THE 7TH DAY OF OCTOBER, 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcels located north of LA Highway 1085, west of Rousseau Road and east of White Chapel Road and which property comprises a total of 50.972 acres of land more or less, from its present SA (Suburban Agriculture) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC04-09-075)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-09-075, 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 Agriculture) 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 Agriculture) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC04-09-075

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Parcel 1

All that certain piece or parcel of ground, situated in Section 36, Township ~~X~~⁶ South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commence from corner common to Sections 35 and 36, Township 6 South - Range 10 East, and Sections 1 and 2, Township 7 South - Range 10 East, also the **Point of Beginning**.

Thence go North 00 degrees 19 minutes 19 seconds West, a distance of 1329.13 feet; thence go North 89 degrees 11 minutes 57 seconds East, a distance of 1351.92 feet; thence go South 00 degrees 26 minutes 57 seconds East, a distance of 1324.62 feet; thence go South 89 degrees 00 minutes 34 seconds West, a distance of 1354.90 feet back to the **Point of Beginning**.

Said parcel contains 41.224 acres of land, more or less.

Parcel 2

All that certain piece or parcel of ground, situated in Section 1, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

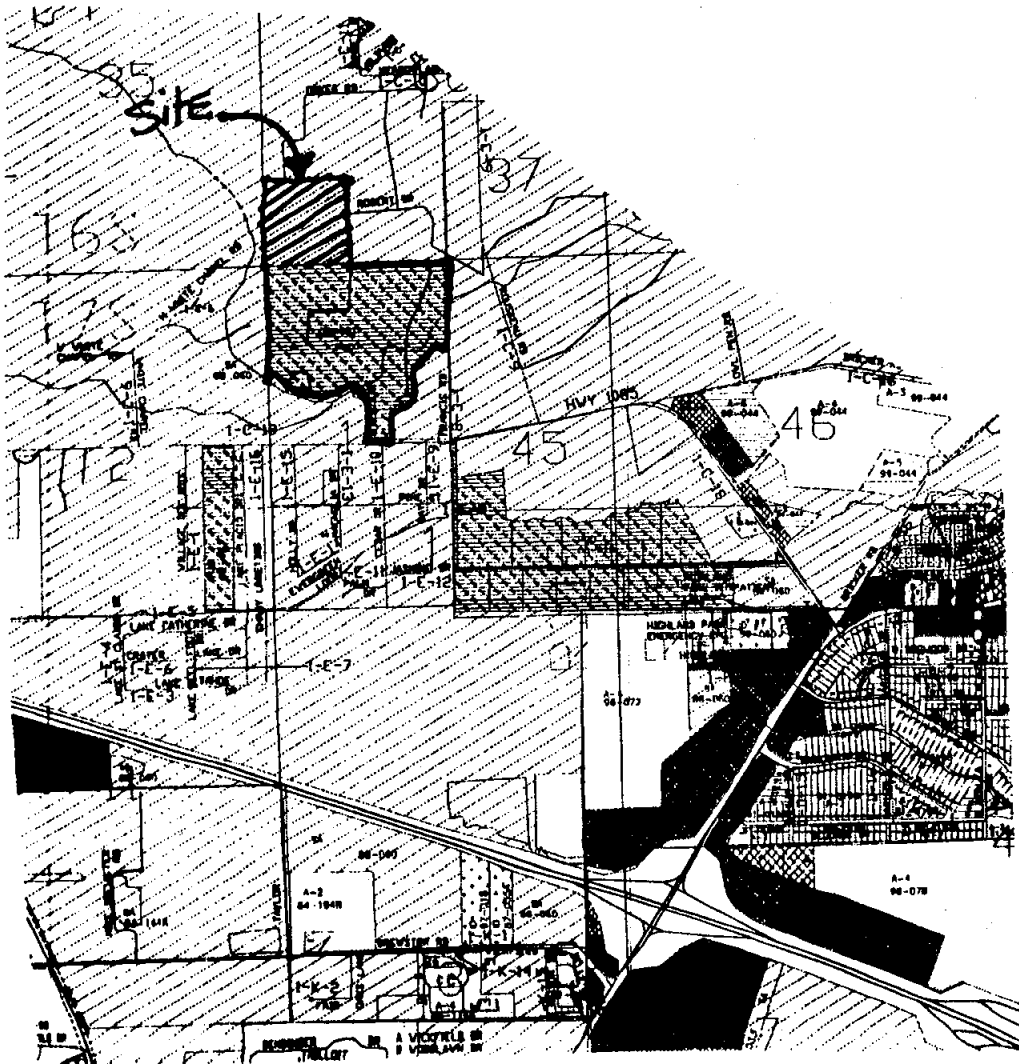
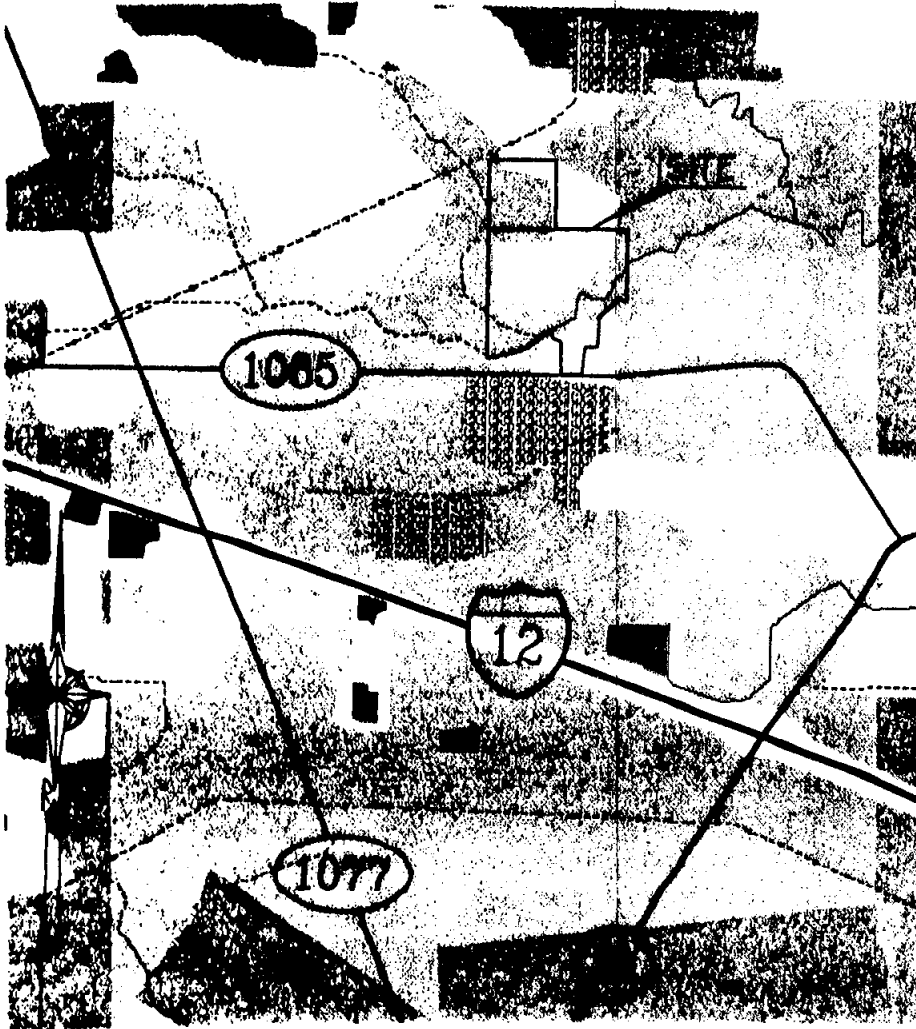
Commence from corner common to Sections 35 and 36, Township 6 South - Range 10 East, and Sections 1 and 2, Township 7 South - Range 10 East, thence go South 00 degrees 52 minutes 19 seconds East, a distance of 1629.91 feet to the **POINT OF BEGINNING**.

Thence go South 52 degrees 25 minutes 51 seconds East, a distance of 265.00 feet; thence go South 65 degrees 37 minutes 54 seconds East, a distance of 245.00 feet; thence go South 70 degrees 47 minutes 12 seconds East, a distance of 401.81 feet; thence go North 89 degrees 40 minutes 19 seconds East, a distance of 299.86 feet; thence go South 55 degrees 40 minutes 25 seconds West, a distance of 370.05 feet; thence go South 74 degrees 55 minutes 35 seconds West, a distance of 107.62 feet; thence go South 62 degrees 18 minutes 29 seconds West, a distance of 171.28 feet; thence go South 82 degrees 41 minutes 17 seconds West, a distance of 156.60 feet; thence go South 76 degrees 29 minutes 15 seconds West, a distance of 394.40 feet; thence go North 00 degrees 52 minutes 19 seconds West, a distance of 821.61 feet back to the **Point of Beginning**.

Said parcel contains 9.748 acres of land, more or less.

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CASE NO.: ZC04-09-075
PETITIONER: Lonesome Development, L.L.C. c/o Tim Henning & Jeff Schoen, Atty.
OWNER: Robert Grieshaber, et al. and Lonesome Development, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agriculture) District to PUD (Planned Unit Development) District
LOCATION: Parcels located north of LA Highway 1085, west of Rousseau Road and east of White Chapel Road; S1 & 36, T7S & 6S, R10E; Ward 1, District 1
SIZE: 50.972 acres

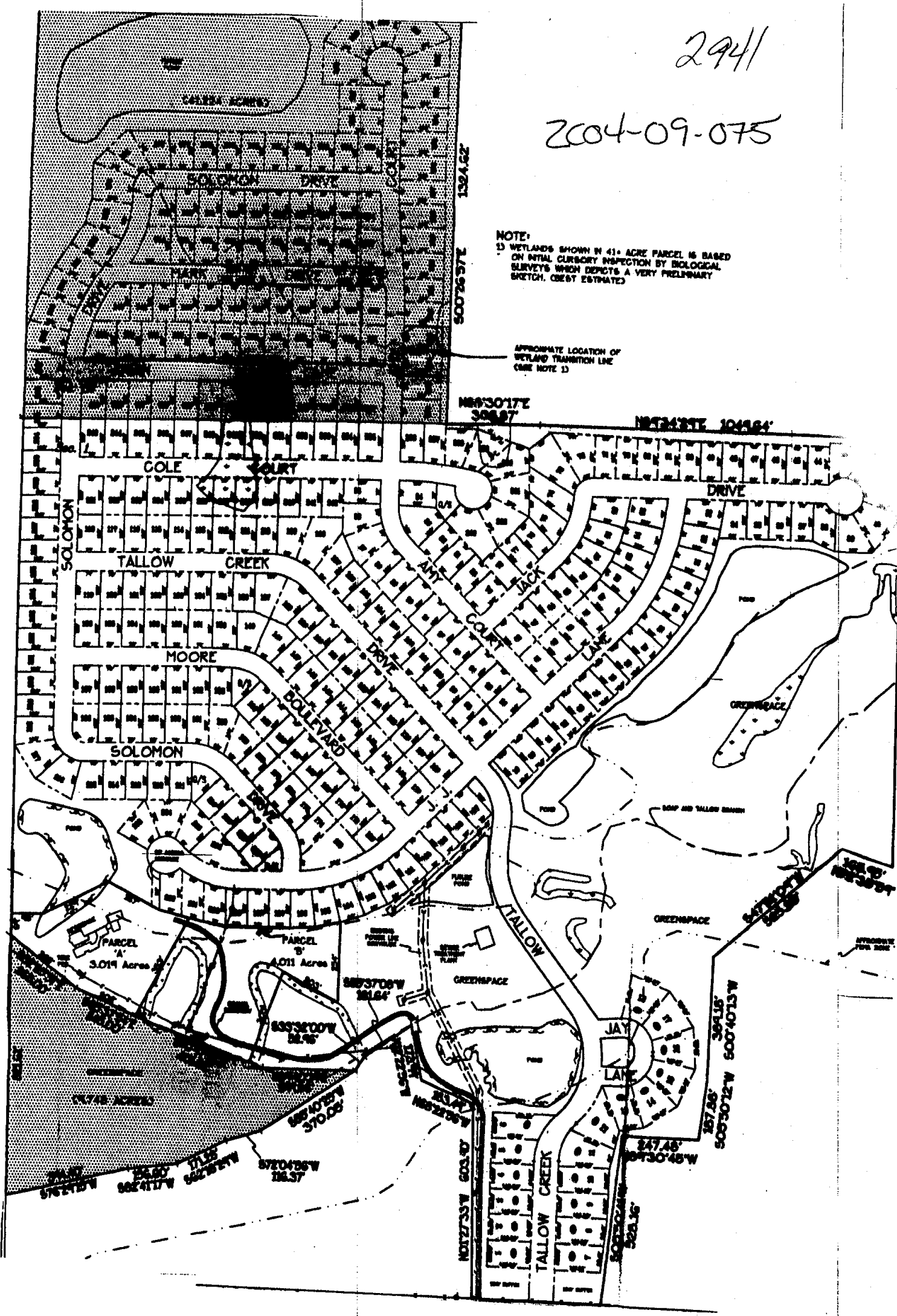


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2004-09-075

NOTE:
1) WETLANDS SHOWN IN 41+ ACRE PARCEL IS BASED ON INITIAL CURSORY INSPECTION BY BIOLOGICAL SURVEYS WHICH DEPICTS A VERY PRELIMINARY SKETCH. (BEST ESTIMATE)

APPROXIMATE LOCATION OF WETLAND TRANSITION LINE (SEE NOTE 1)



PARCEL 'A'
3.014 Acres

PARCEL 'B'
4.011 Acres

GREENPACE
14.748 ACRES

N81°24'15"W 576.275'

N54°00'00"W 256.00'

N82°28'27"W 922.877'

S71°04'55"W 116.37'

S89°37'09"W 281.64'

S85°37'00"W 28.95'

S89°07'57"E 370.03'

N01°17'33"W 603.87'

N87°34'37"E 1045.64'

S47°45'00"W 247.45'

N51°04'00"E 476.6000'
S08°32'12"W 600.4013'
S67°28'00"W 287.86'

S02°00'00"W 528.16'

N81°00'00"E 100.00'

N70°00'00"E 100.00'

N70°00'00"E 100.00'

N70°00'00"E 100.00'

N70°00'00"E 100.00'

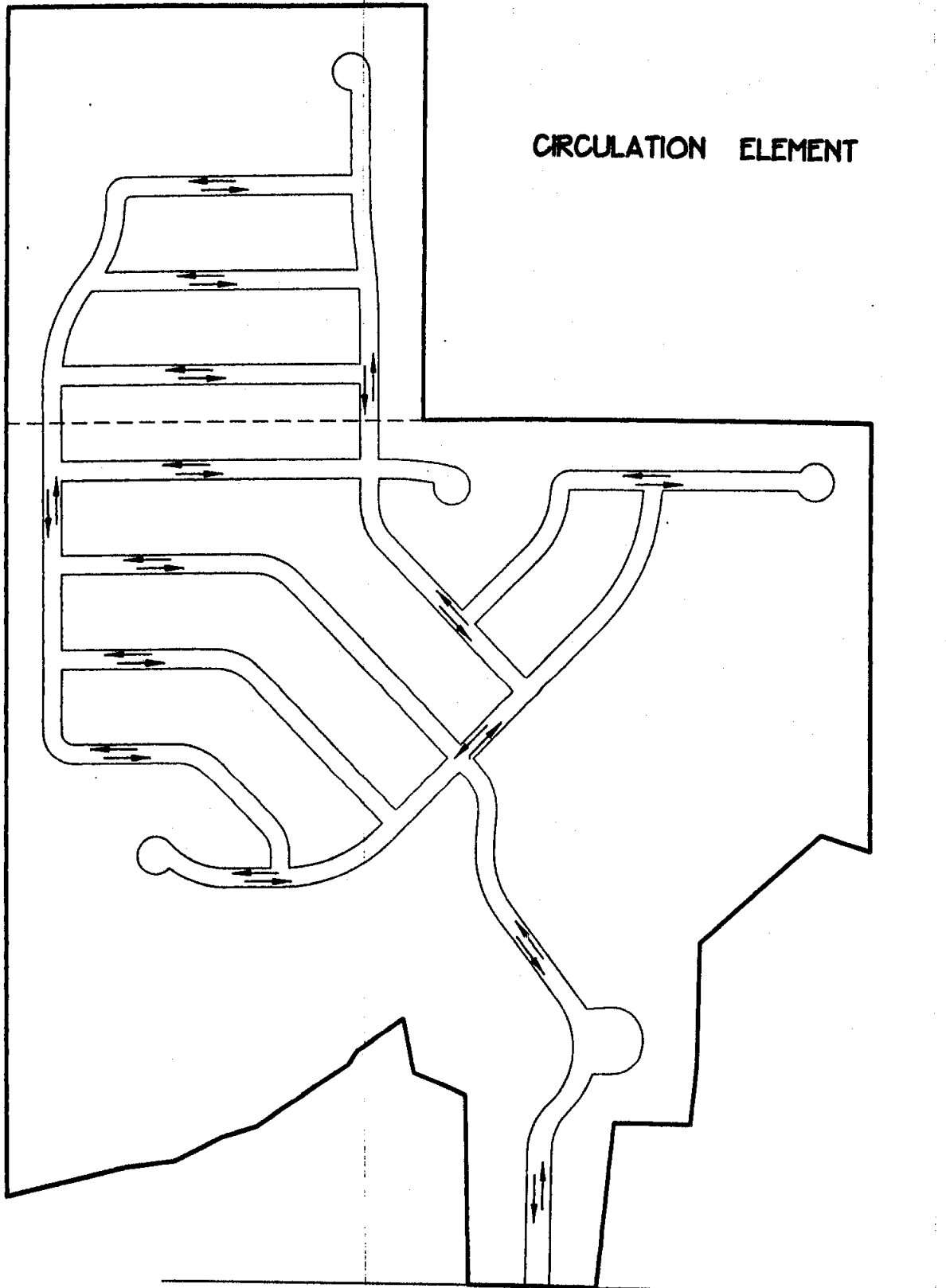
N70°00'00"E 100.00'

N70°00'00"E 100.00'

N70°00'00"E 100.00'

N70°00'00"E 100.00'

CIRCULATION ELEMENT

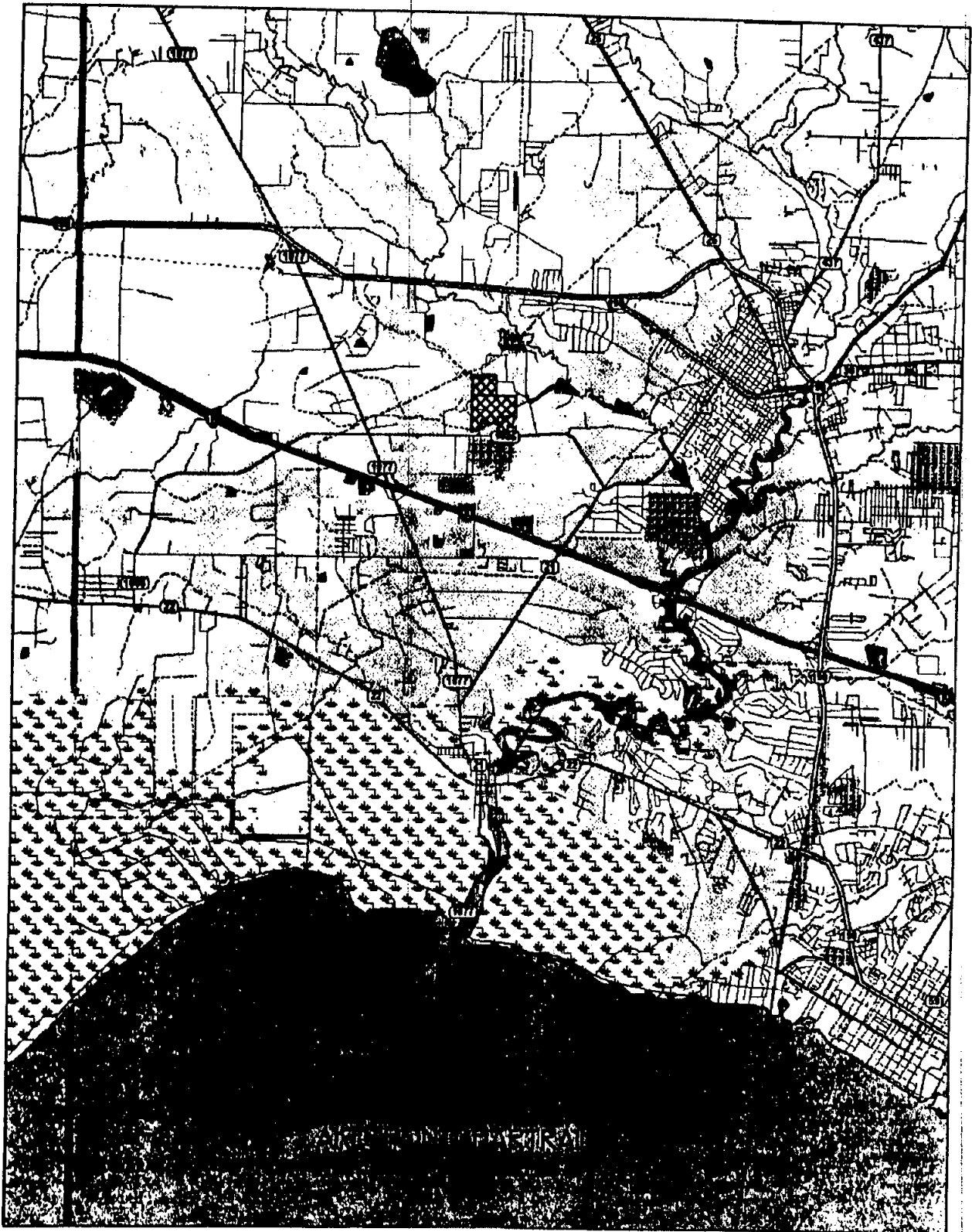


TO LA
HWY 1077

LA. HWY 1085

TO LA
HWY 21

ZC04-09-075



SURFACE DRAINAGE
ULTIMATE DISPOSAL MAP

ZC04-09-075

ENVIRONMENTAL ASSESSMENT DATA FORM

- 2941

Description of Project

2004-09-075

Applicant's Name LONESOME DEVELOPMENT, L.L.C.
 Address P O Box 296 MADDEVILLE LA 70470

Attach area location Map showing the proposed development

Name of Development TALLOW CREEK

Section 136 Township 7 S Range 10 E

Number of acres in Development 180.4

Type of streets concrete

Type of water systems central

Type of sewerage system central

Ultimate disposal of wastes LAKE PONTCHARTRAIN

Ultimate disposal of surface drainage LAKE PONTCHARTRAIN

Land form: Flat 100% 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 1085

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)

Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

ZCAF-09-075

- 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 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. **NONE**
- b. What will be the average noise level of the development during working hours. **MINIMAL**
- 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:

TALLOW CREEK (AMENDED)

DATE: 7-22-04

TITLE: Jim McMath, Developer

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
