

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3037 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MS. BRISTER PROVIDED BY: PLANNING

INTRODUCED BY: MR. GOULD SECONDED BY: MR. CANULETTE

ON THE 3RD DAY OF MARCH 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located south of LA Highway 22, west of Penn's Chapel Road and which property comprises a total of 89.56 acres of land more or less, from its present SA (Suburban Agriculture) and C-2 (Highway Commercial) Districts to a PUD (Planned Unit Development) District, Ward 4, District 4. (ZC04-10-087)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-10-087, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remain SA (Suburban Agriculture) and C-2 (Highway Commercial) Districts.

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 (see Exhibit "A") for complete boundaries.

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) and C-2 (Highway Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

EXHIBIT "A"

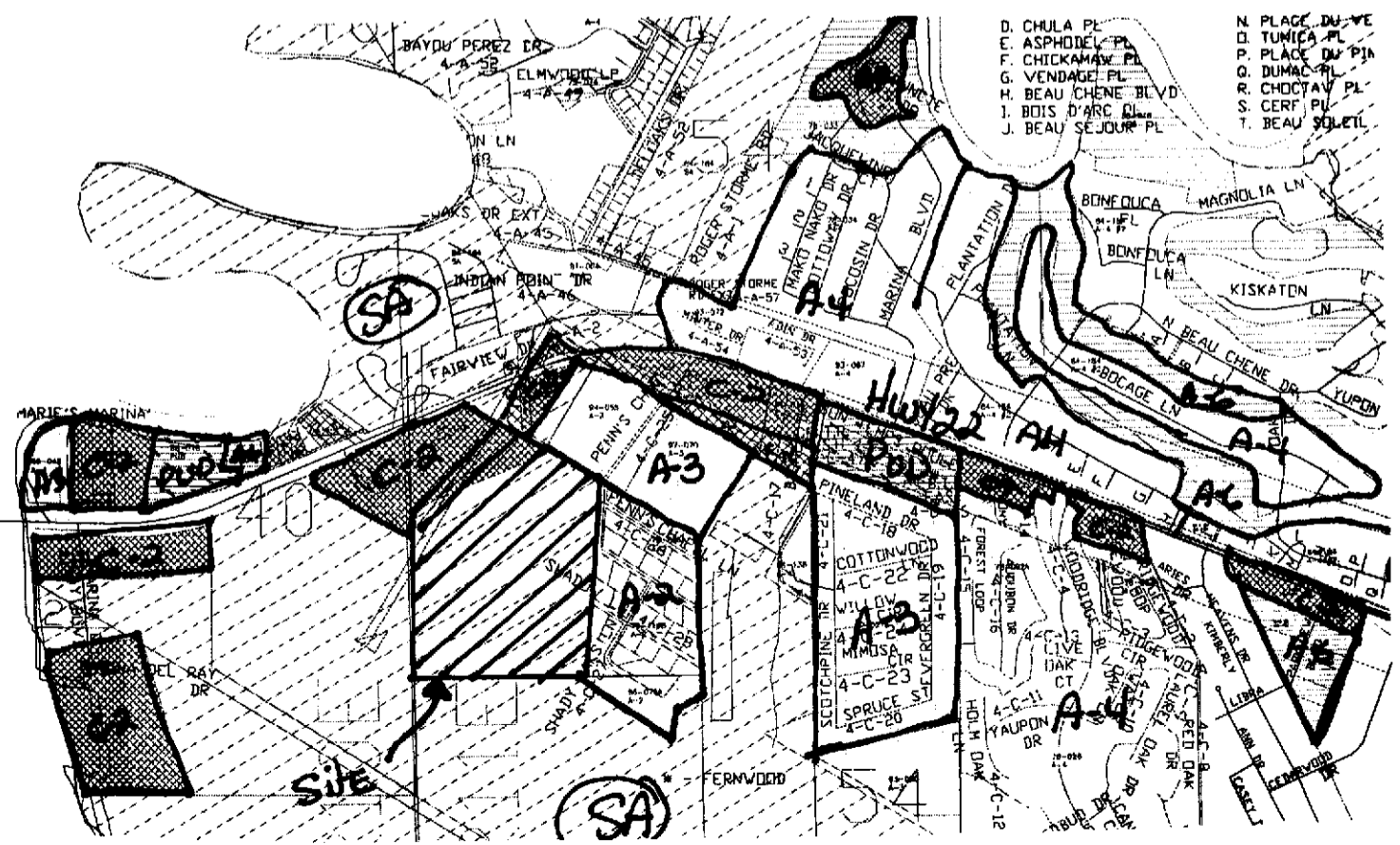
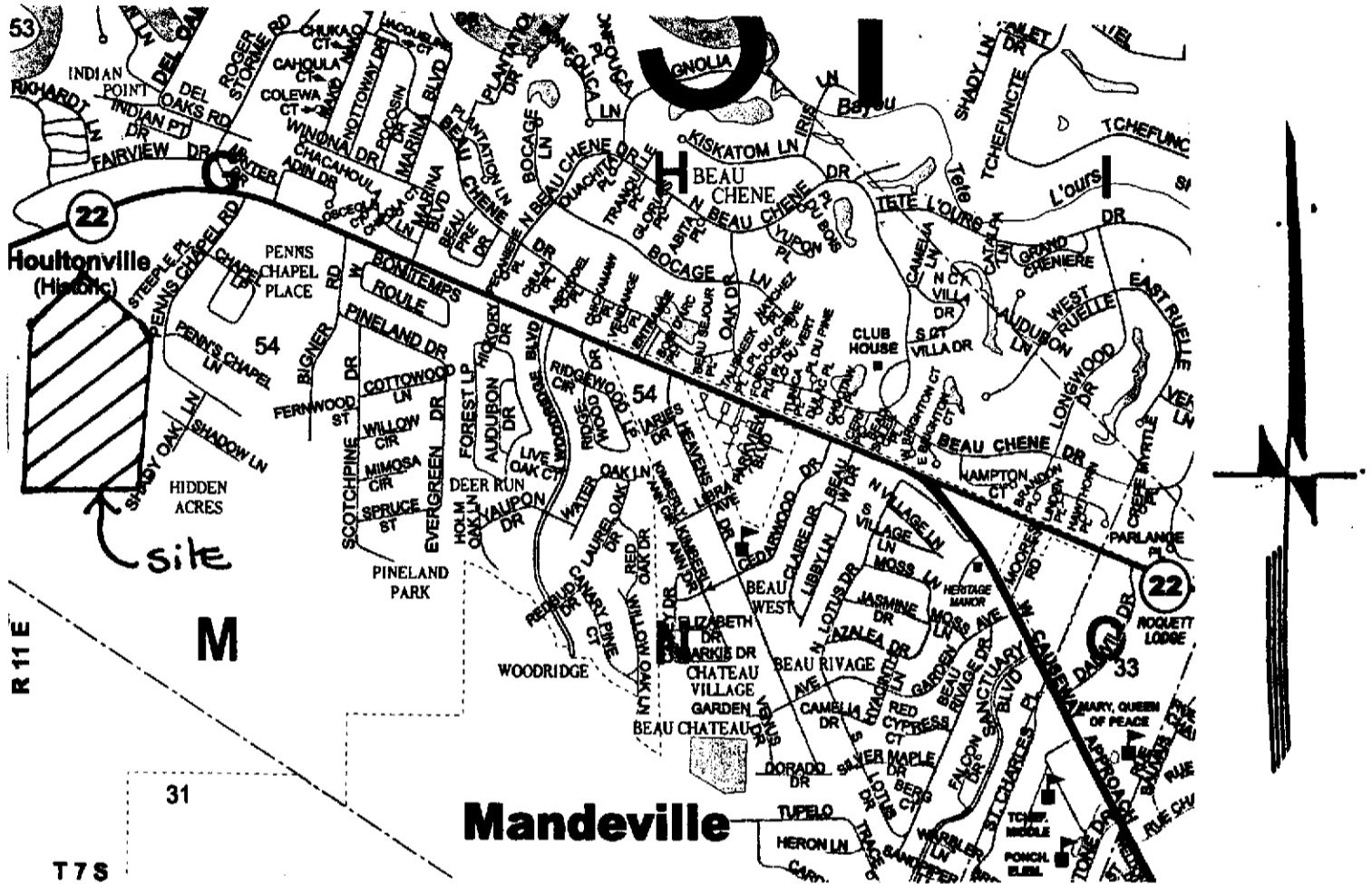
ZC04-10-087

A Parcel of land located in Section 54, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more fully described as follows, to-wit;

This Point is described as being South 1986.0 feet from the ½ Mile Post North of the Fifth Mile Post on the Range line common to Township 7 South, Range 10 East and Township 7 South, Range 11 East, to the **POINT OF BEGINNING**, thence

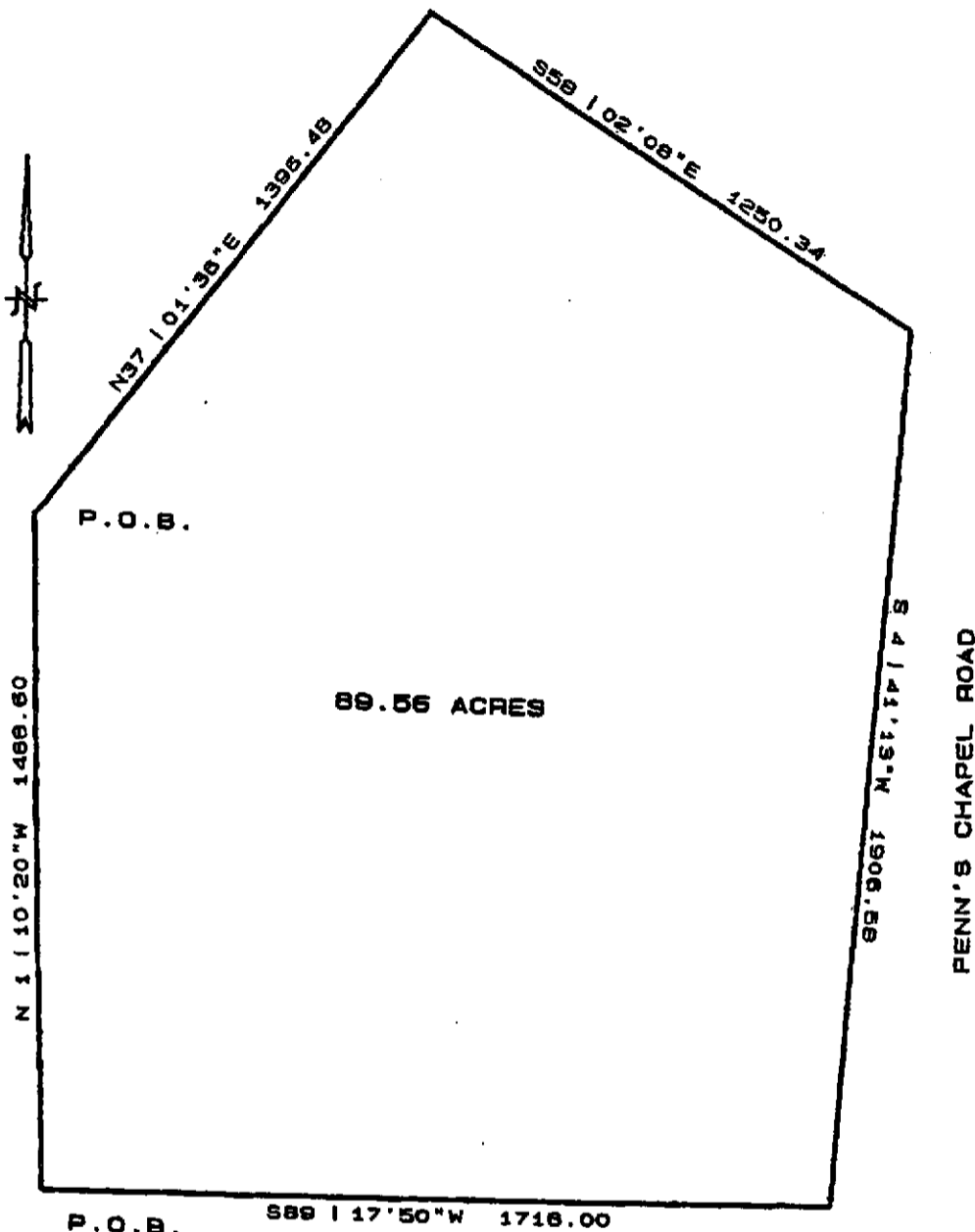
North 37 degrees 01 minutes 36 seconds East, 1396.48 feet, thence
South 58 degrees 02 minutes 08 seconds East, 1250.34 feet, thence
South 04 degrees 41 minutes 13 seconds West, 1906.58 feet, thence
South 89 degrees 17 minutes 50 seconds West, 1716.00feet, thence
North 01 degrees 10 minutes 20 seconds West, 1468.60 feet to the **POINT OF BEGINNING**
containing 89.56 Acres.

CASE NO.: ZC04-10-087
PETITIONER: Leroy Cooper/Cooper Engineering, Inc.
OWNER: Favret Investments, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District and C-2 (Highway Commercial) District to PUD (Planned Unit Development) District
LOCATION: Parcel located south of LA Highway 22, west of Penn's Chapel Road; S54, T7S, R11E; Ward 4, District 4
SIZE: 89.56 acres



LEGAL DESCRIPTION:

A Parcel of land located in Section 54, Township 7 South, Range 11 East, St. Tammany Parish Louisiana as shown hereon.



P.O.B. 889 | 17'50"W 1716.00
 This Point is described as being South 1988.0 feet from the 1/2 Mile Post North of the Fifth Mile Post on the Range line common to Township 7 South, Range 10 East and Township 7 South, Range 11 East.

CERTIFIED TO:
 FAVRET INVESTMENTS, L.L.C.

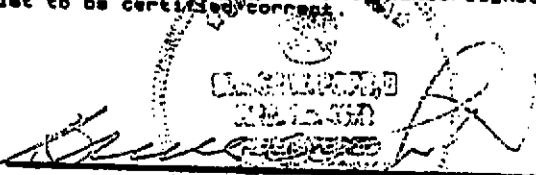
- LEGEND:**
- SET 1/2" IRON ROD
 - FOUND IRON ROD
 - FOUND OLD WOOD
 - X--- FENCE
 - BEARINGS: RECORD
 - SETBACK LINES ---
 - FRONT SIDES
 - REAR STREET

2004-10-087





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

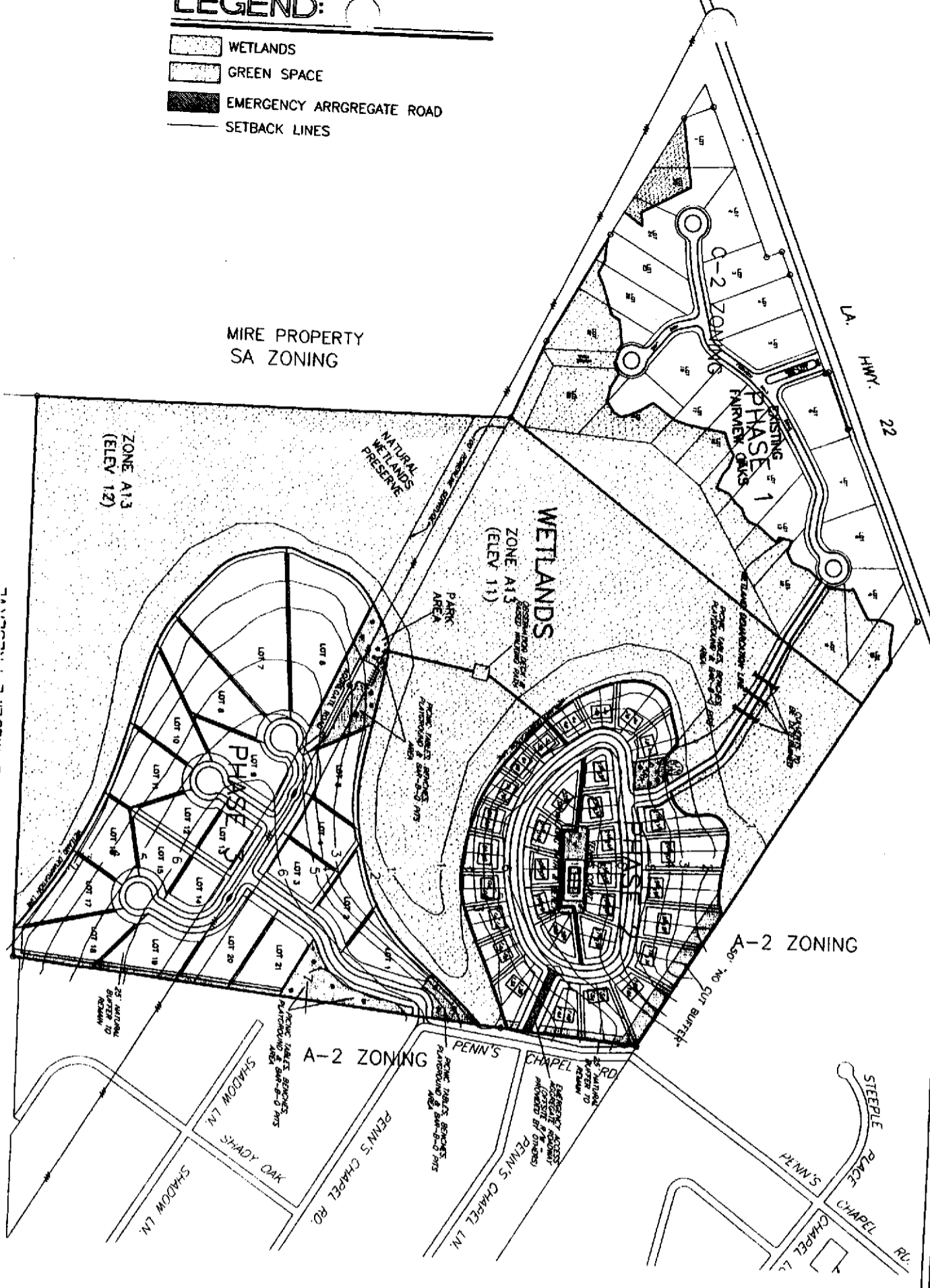
I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a RURAL survey and the applicable standards of practice cited in LAC 48: LXI. Signature must be in RED and sealed by the undersigned for this plat to be certified correct.

CLASS/TYPE	"D"	CPN: 225205 0220 C
BOUNDARY	20 AUG 04	FIRM DATE: 02 APR 91
RECORDS		FIRM ZONE: "A13"
AB TIE		BASE FLOOD: 11/12
PRE-BUILT		REVISED:
IB NO.	3510HE	SCALE: 1 inch = 400ft


WILSON-POPE, INC.
 LOUISIANA REGISTERED LAND SURVEYORS NO. 388
 1990 SURGI DRIVE
 MANDEVILLE, LOUISIANA 70448
 TEL: (985) 626-5551 FAX: (985) 626-5626

LEGEND:

-  WETLANDS
-  GREEN SPACE
-  EMERGENCY ARRGGEGATE ROAD
-  SETBACK LINES

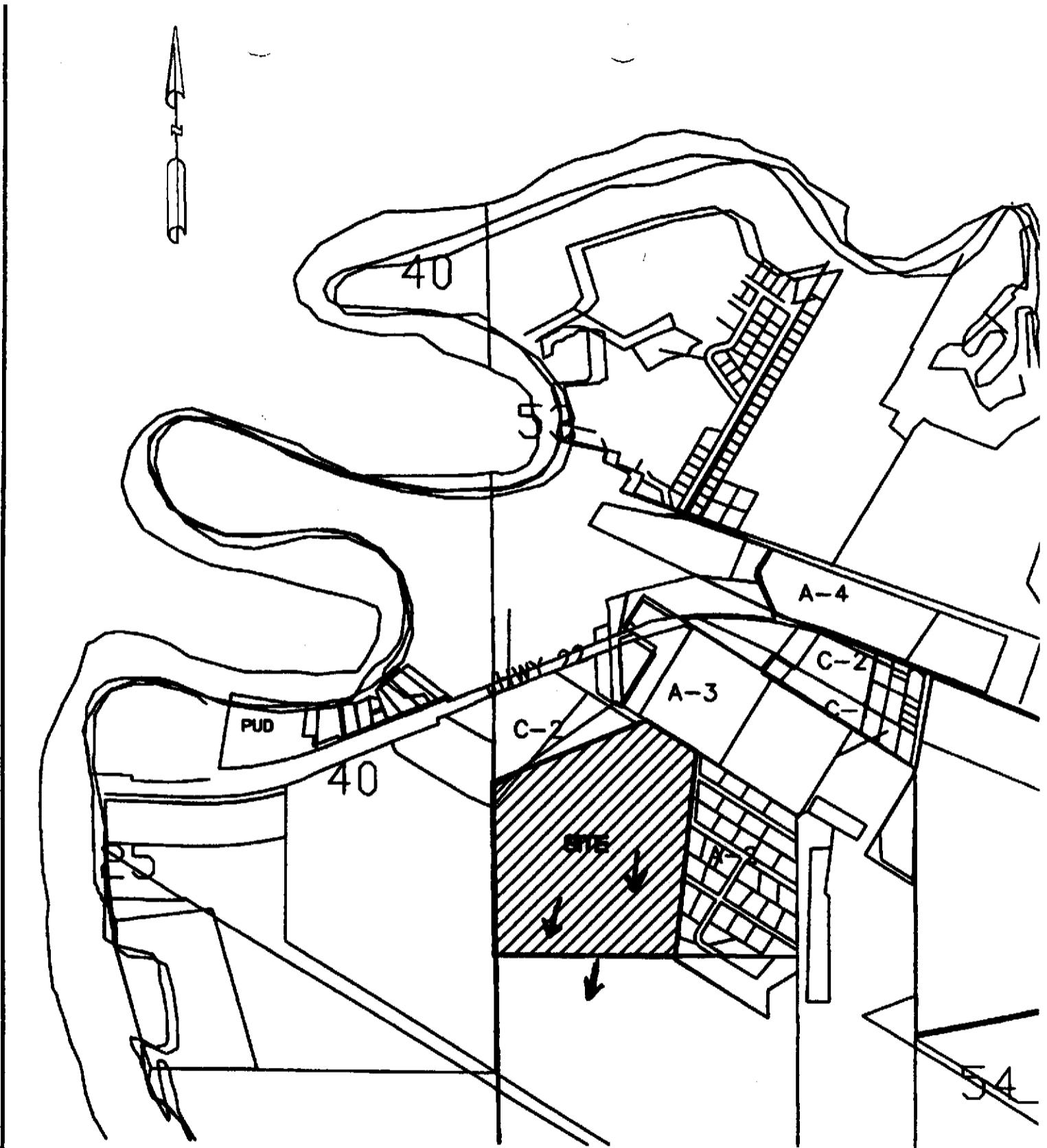


DULTONVILLE ESTATES
 TOWNSHIP 7 SOUTH, RANGE 10+11 EAST
 AMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
 CM Engineering • Planning • Environmental
 P.O. Box 1870 Covington, Louisiana 70434 (866) 845-8155

ZC04-10-087

2004-10-087



ULTIMATE DISPOSAL

NOT TO SCALE

03-074

U-1

04-13-04

PLANS FOR
HOULTONVILLE ESTATES
SECTION 40+64, TOWNSHIP 7 SOUTH, RANGE 10+11 EAST
ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
Civil Engineering • Planning • Environmental
P.O. Box 1070 Colton, Louisiana 70044 (504) 845-0077

Description of Project

Applicant's Name Uncas Favret, Jr., Manager of Favret Investments, L.L.C.

Address 68359 Taulla Drive, Covington, LA 70433

Attach area location Map showing the proposed development

Name of Development Houltonville Estates Subdivision

Section 40 & 54 Township 7 South Range 11 East

Number of acres in Development 90.4

Type of Streets Concrete

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Tchefuncte River, ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Tchefuncte River, ultimately to Lake Pontchartrain

Land form: Flat X Rolling _____ Marsh X
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

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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.

ZCO4-10-087

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: 08-23-04 TITLE: Leroy J. Cooper, P.E. Leroy J. Cooper

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: _____

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