

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3182 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road and which property comprises a total of 375 acres of land more or less, from its present SA (Suburban Agriculture) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC04-10-083)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-10-083, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZCO4-10-083

3182

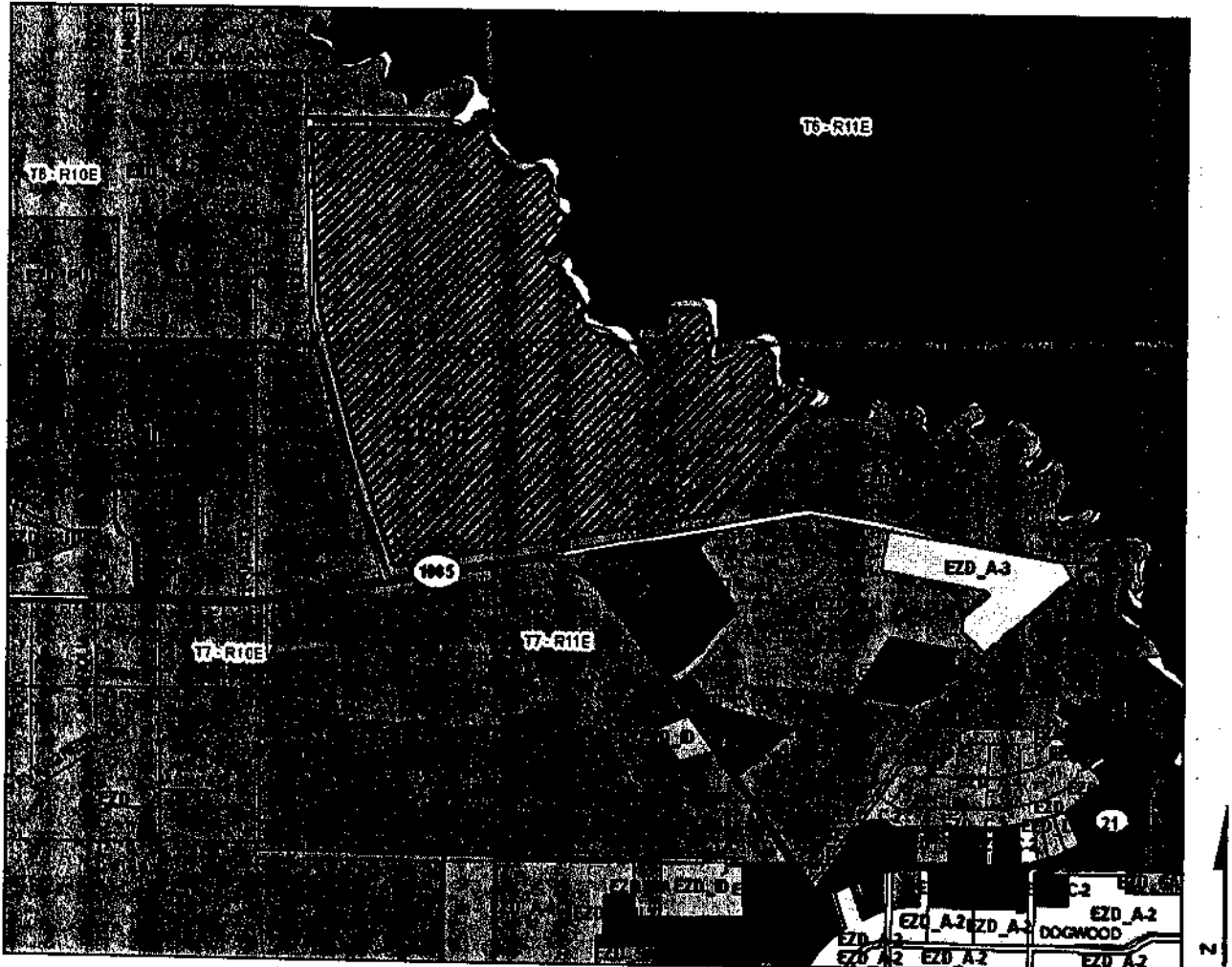
All that certain parcel of ground situated in Section 31,  
Township 6 South - Range 11 East, Section 37,  
Township 6 South - Range 10 East, Section 45,  
Township 7 South - Range 10 East, Section 46,  
Township 7 South - Range 11 East,  
St. Tammany Parish, Louisiana, and being more fully described as follows:

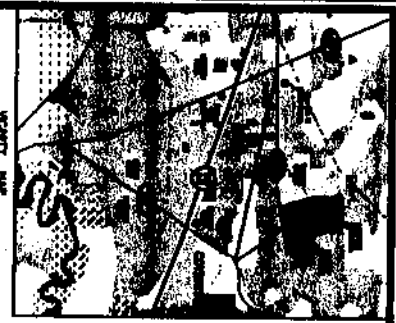
Commence from the Northwest corner of Section 37, Township 6 South,  
Range 10 East, thence go North 89 degrees 39 minutes 45 seconds East,  
a distance of 665.75 feet, to the Point of Beginning.

From the Point of Beginning go North 89 degrees 39 minutes 45 seconds East,  
a distance of 1513.72 feet to a point on the right descending bank of the Tchafuncta River;  
thence go along the right descending bank of the Tchefuncta River in a Southerly direction a distance of 8933.8 feet;  
thence go South 40 degrees 01 minutes 58 seconds West, a distance of 1636.73 feet;  
thence go South 80 degrees 16 minutes 31 seconds West, a distance of 1632.13 feet;  
thence go South 80 degrees 12 minutes 33 seconds West, a distance of 640.41 feet;  
thence go South 80 degrees 20 minutes 40 seconds West, a distance of 1301.31 feet;  
thence go North 19 degrees 16 minutes 29 seconds West, a distance of 995.33 feet;  
thence go North 17 degrees 56 minutes 56 seconds West, a distance of 208.51 feet;  
thence go North 15 degrees 19 minutes 25 seconds West, a distance of 1079.60 feet;  
thence go North 14 degrees 56 minutes 10 seconds West, a distance of 172.23 feet;  
thence go North 13 degrees 45 minutes 26 seconds West, a distance of 444.99 feet;  
thence go North 11 degrees 00 minutes 32 seconds West, a distance of 66.64 feet;  
thence go North 03 degrees 21 minutes 24 seconds West, a distance of 56.20 feet;  
thence go North 00 degrees 26 minutes 25 seconds West, a distance of 2047.57 feet back to the Point of Beginning.

Said parcel contains 378.8 acres of land more or less; less and except a 3.8 acre tract located in  
Section 46 Township 7 South - Range 11 East.

**CASE NO.:** ZC04-10-083 3182  
**PETITIONER:** Cheryl and Mark Malkemus  
**OWNER:** The Planche Company, L.L.C., et al.  
**REQUESTED CHANGE:** From SA (Suburban Agriculture) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the north side of Bricker Road and LA Highway 1085, south of the Tchefuncte River, east of Rousseau Road; S31, 37, 45, 46; T6S & 7S; R10E & 11E; Ward 1, District 1  
**SIZE:** 375 acres





PROPERTY OWNERS TO BE FOLLOWED BY THE FOLLOWING: COAST, LAKE, STREET, AVENUE, ROAD, DRIVE, WAY, TERRACE, etc.

LEGAL DESCRIPTION: A Parcel of land located in Range 11 East, Township 7 South, Range 10 East, Parish of Iberville, Louisiana, containing approximately 1,200 acres, more or less, as shown on the plat hereof.



TERRABELLA

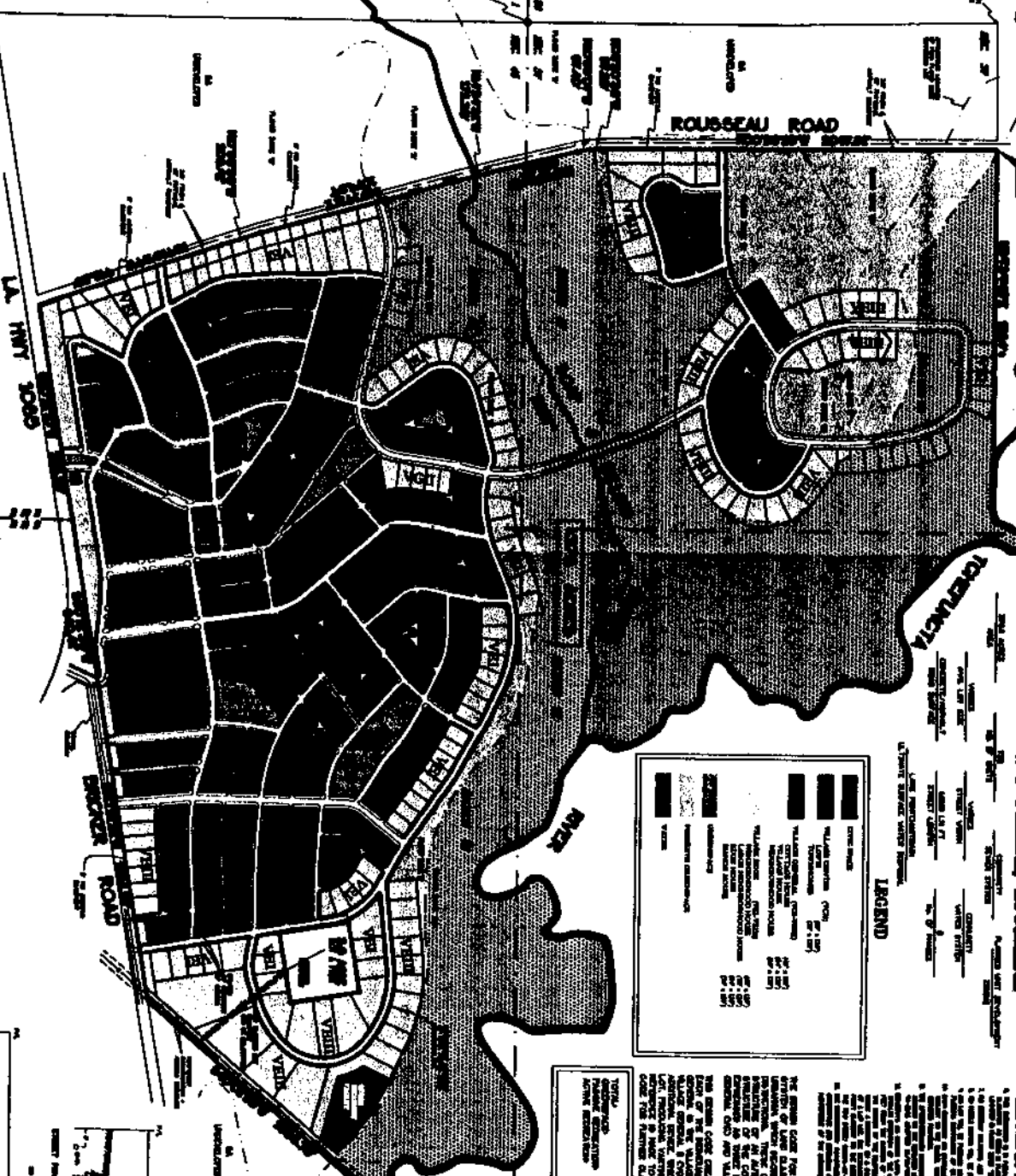
# TERRABELLA

## A PLANNED UNIT DEVELOPMENT

SECTION 31, TOWNSHIP 6 SOUTH - RANGE 11 EAST  
SECTION 37, TOWNSHIP 6 SOUTH - RANGE 10 EAST  
SECTION 45, TOWNSHIP 7 SOUTH - RANGE 10 EAST  
AND SECTION 46, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

ROUSSEAU ROAD

TACUNYA RIVER



### LEGEND

[Symbol]	EXISTING BUILDINGS
[Symbol]	EXISTING ROADS
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING WATER BODIES
[Symbol]	EXISTING TREES
[Symbol]	EXISTING FENCES
[Symbol]	EXISTING POWER LINES
[Symbol]	EXISTING TELEPHONE LINES
[Symbol]	EXISTING GAS LINES
[Symbol]	EXISTING WATER MAINS
[Symbol]	EXISTING SEWER LINES
[Symbol]	EXISTING DRAINAGE CANALS
[Symbol]	EXISTING EROSION CONTROL
[Symbol]	EXISTING LANDSCAPING
[Symbol]	EXISTING LIGHTING
[Symbol]	EXISTING SECURITY
[Symbol]	EXISTING FURNITURE
[Symbol]	EXISTING ARTWORK
[Symbol]	EXISTING MONUMENTS
[Symbol]	EXISTING GRAVES
[Symbol]	EXISTING STRUCTURES
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING WETLANDS
[Symbol]	EXISTING WATER BODIES
[Symbol]	EXISTING TREES
[Symbol]	EXISTING FENCES
[Symbol]	EXISTING POWER LINES
[Symbol]	EXISTING TELEPHONE LINES
[Symbol]	EXISTING GAS LINES
[Symbol]	EXISTING WATER MAINS
[Symbol]	EXISTING SEWER LINES
[Symbol]	EXISTING DRAINAGE CANALS
[Symbol]	EXISTING EROSION CONTROL
[Symbol]	EXISTING LANDSCAPING
[Symbol]	EXISTING LIGHTING
[Symbol]	EXISTING SECURITY
[Symbol]	EXISTING FURNITURE
[Symbol]	EXISTING ARTWORK
[Symbol]	EXISTING MONUMENTS
[Symbol]	EXISTING GRAVES
[Symbol]	EXISTING STRUCTURES

THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND THAT THE PROPOSED LAYOUT IS IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE PARISH OF ST. TAMMANY, LOUISIANA.

THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND THAT THE PROPOSED DEVELOPMENT IS FEASIBLE AND THAT THE PROPOSED LAYOUT IS IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE PARISH OF ST. TAMMANY, LOUISIANA.

**TERRABELLA**  
SEC. 31, T 6 S - R 11 E SEC. 37, T 6 S - R 10 E  
SEC. 45, T 7 S - R 10 E AND SEC. 46, T 7 S - R 11 E  
ST. TAMMANY PARISH, LOUISIANA

**RANDALL W. BROWN & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
ONE W. CAMDEN AVENUE, MONROE, LA 70001  
(504) 833-8888 • FAX (504) 833-8888