

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2988 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BRISTER/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 south side of LA Highway 22, east of Port Louis Road and which property comprises a total of 51.18 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD(Planned Unit Development) District, Ward 1, District 1. (ZC04-10-089)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-10-089, 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 Agricultural) 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 Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

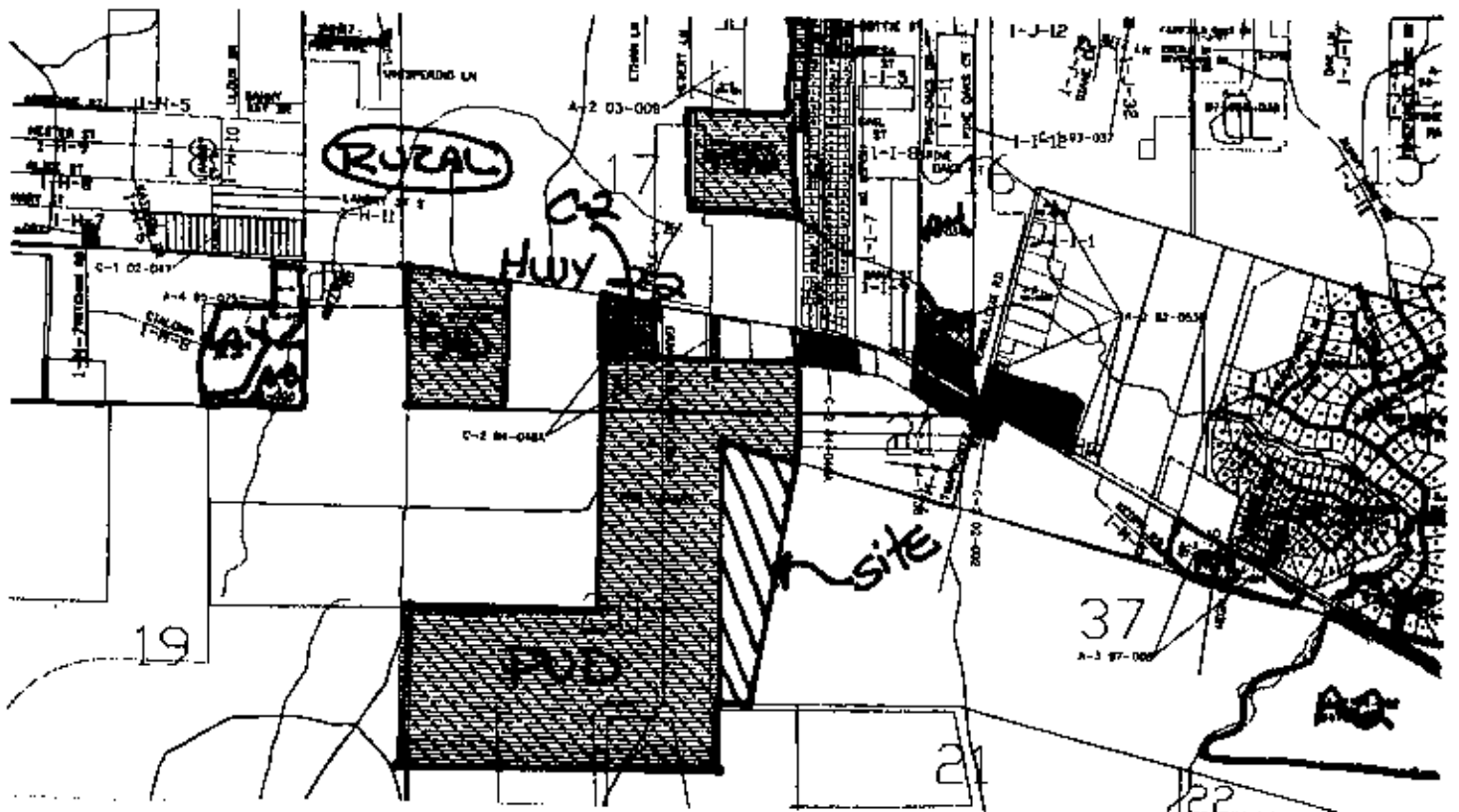
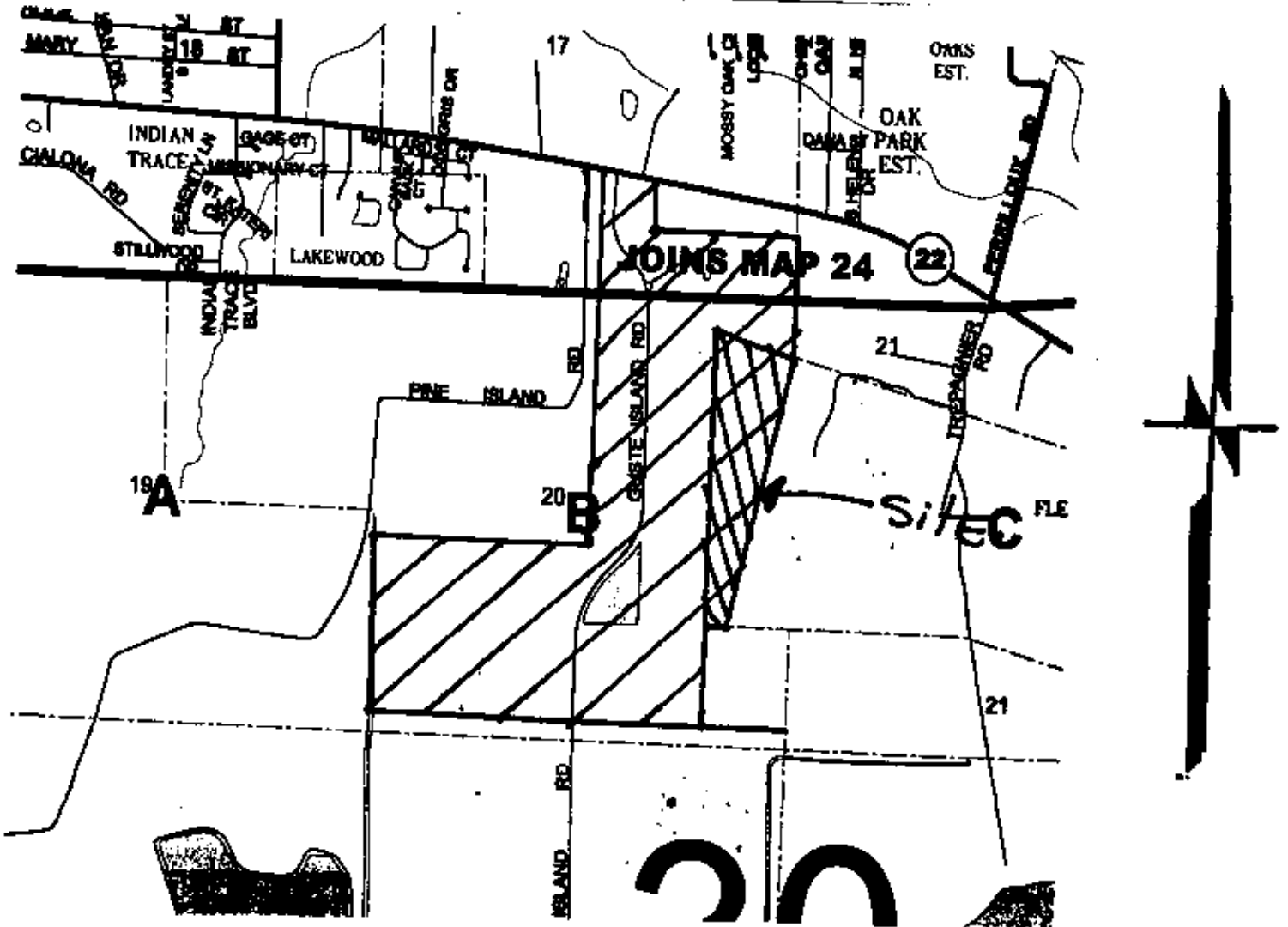
EXHIBIT "A"

ZC04-10-089

A certain parcel of land situated in Section 37, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

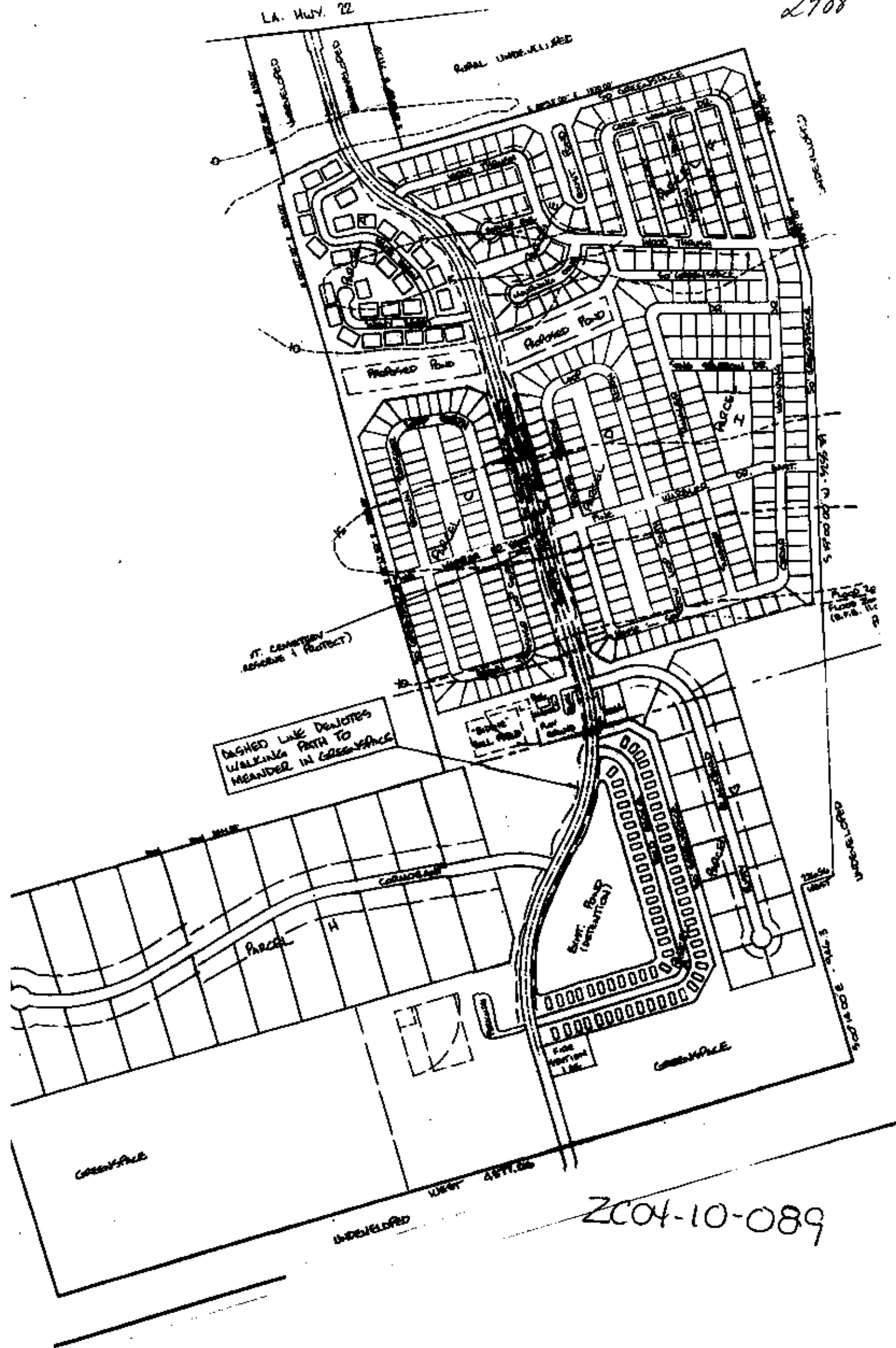
Commence at the Northwest Corner of Section 37, Township 7 South, Range 10 East, said point being the POINT OF BEGINNING, and run South 74 degrees 30 minutes 00 seconds East a distance of 1,112.35 feet; thence South 15 degrees 00 minutes 00 seconds West a distance of 3,255.39 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 226.56 feet; thence North 00 degrees 30 minutes 00 seconds West a distance of 2,121.9000 feet; thence North 00 degrees 41 minutes 00 seconds East a distance of 1,320.0000 feet to the POINT OF BEGINNING, and containing 51.18 acres of land, more or less.

CASE NO.: ZC04-10-089
PETITIONER: Gary Intravia
OWNER: Poole Investment Club, L.L.C.
REQUESTED CHANGE: From R (Rural) District to PUD(Planned Unit Development) District
LOCATION: parcel located on the south side of Hwy 22; S37, T7S, R10E; Ward 1, District 1
SIZE: 51.18 acres



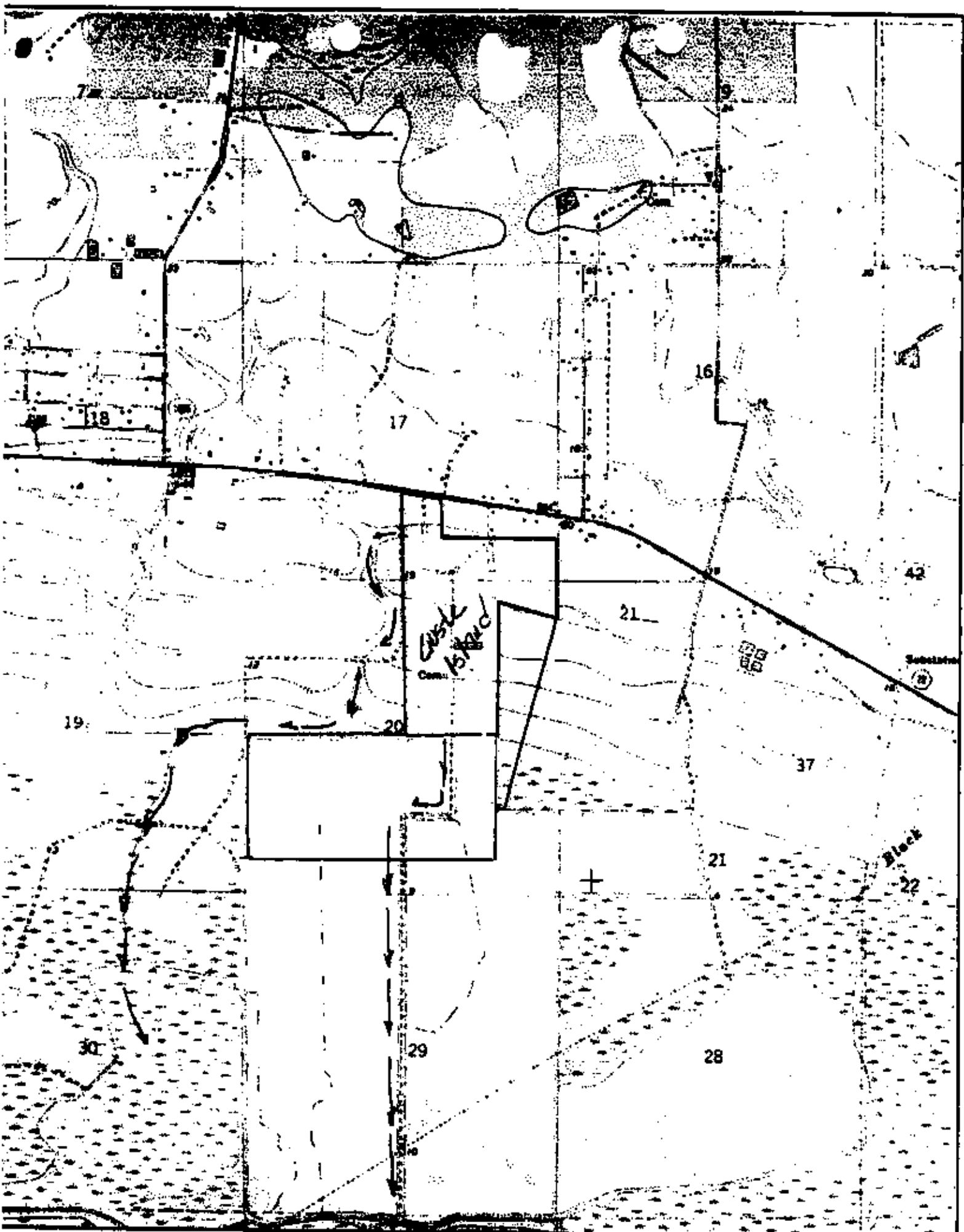
LA. HWY. 22

2988



2004-10-089

ZC04-10-089



SURFACE DRAINAGE INTO MARSH
THEN TO LAKE PONTCHARTRAIN

ULTIMATE DISPOSAL
OF SURFACE RUNOFF

ENVIRONMENTAL ASSESSMENT DATA FORM

2988

Description of Project

Applicant's Name GUSTE ISLAND L.L.C.

Address 845 GALVEZ ST. MANDENVILLE LA. 70448

Attach area location Map showing the proposed development

Name of Development GUSTE ISLAND

Section 17:20 Township 7 Range 10

Number of acres in Development 359.147

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes _____

Ultimate disposal of surface drainage LAKE PONCHARTRAIN

Land form: Flat 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 22

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 aesthetic or visual effect on the area YES NO

2004-10-089

Cond:

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 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.

ZC04-10-089

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: 11-17-03

TITLE: [Signature]

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: