

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3114 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 east side of I-10 Service Road and which property comprises a total of 270.651 acres of land more or less, from its present C-2 (Highway Commercial), M-1 (Light Industrial) & M-2 (Intermediate Industrial) Districts to a PUD (Planned Unit Development) District, Ward 9, District 13. (ZC05-06-041)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-06-041, 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-2 (Highway Commercial), M-1 (Light Industrial) & M-2 (Intermediate Industrial) 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-2 (Highway Commercial), M-1 (Light Industrial) & M-2 (Intermediate Industrial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZC05-06-041

**ALL THAT CERTAIN PARCEL OF GROUND, situated in Section 26, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows:**

From the corner common to Sections 23, 24, 25 and 26, Township 9 South, Range 14 East, go South 64 degrees 55 minutes 22 seconds West, 4,931.95 feet; thence go South 49 degrees 20 minutes 39 seconds East 819.64 feet to the Point of Beginning.

From the Point of Beginning go North 71 degrees 17 minutes 00 seconds East, 3,253.49 feet; thence go South 18 degrees 43 minutes 00 seconds East 1,468.48 feet; thence go South 00 degrees 17 minutes 41 seconds East 2,215.57 feet; thence to South 89 degrees 47 minutes 37 seconds West, 3,293.97 feet; thence go North 48 degrees 11 minutes 27 seconds West, 3,292.97 feet; thence go North 48 degrees 11 minutes 27 seconds West, 1,282.77 feet; thence go North 40 degrees 49 minutes 28 seconds East, 714.57 feet; thence go North 37 degrees 04 minutes 00 seconds East, 300.00 feet; thence go North 51 degrees 08 minutes 00 seconds West, 1,318.00 feet to a point on the easterly Right of Way of Interstate Hwy. No. 18; thence go in a northeasterly direction along a curve to the left having a radius of 11,684.16 feet, an arc length of 400.02 feet; thence leave said Right of Way and go South 49 degrees 20 minutes 39 seconds East, 1,091.71 feet; thence go North 00 degrees 32 minutes 00 seconds East, 496.95 feet to the Point of Beginning.

Said parcel contains 271.652 acres of land more or less.

**LESS AND EXCEPT a certain parcel of ground situated in Section 26, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows:**

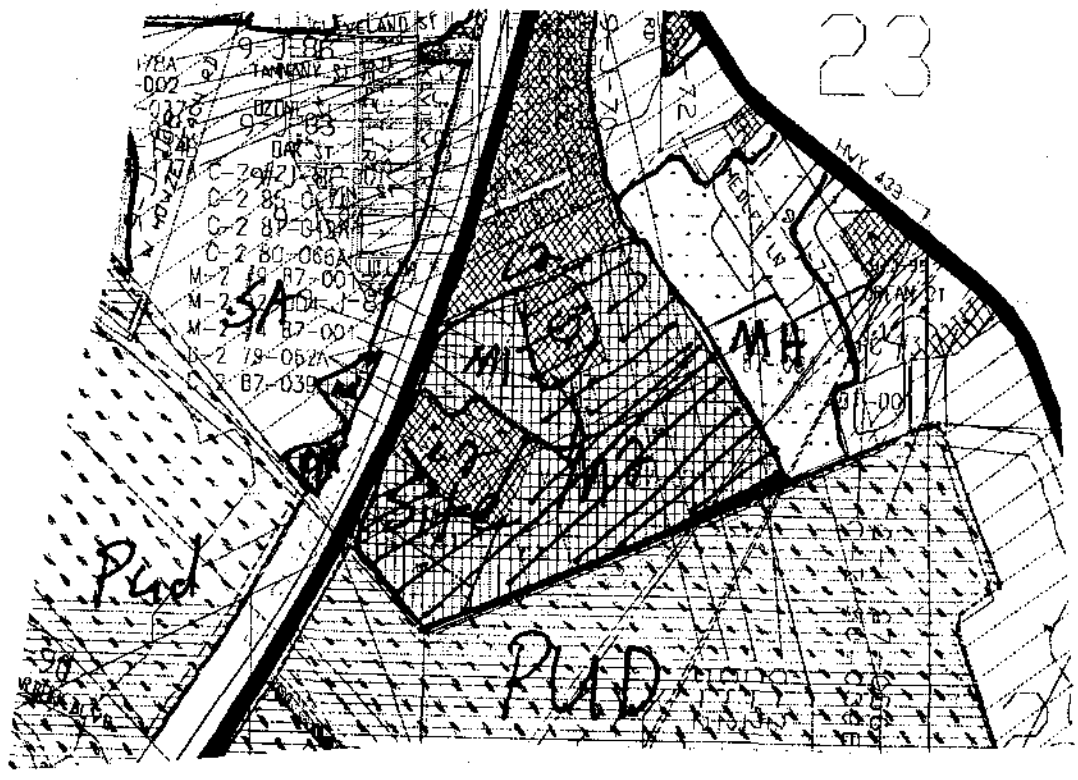
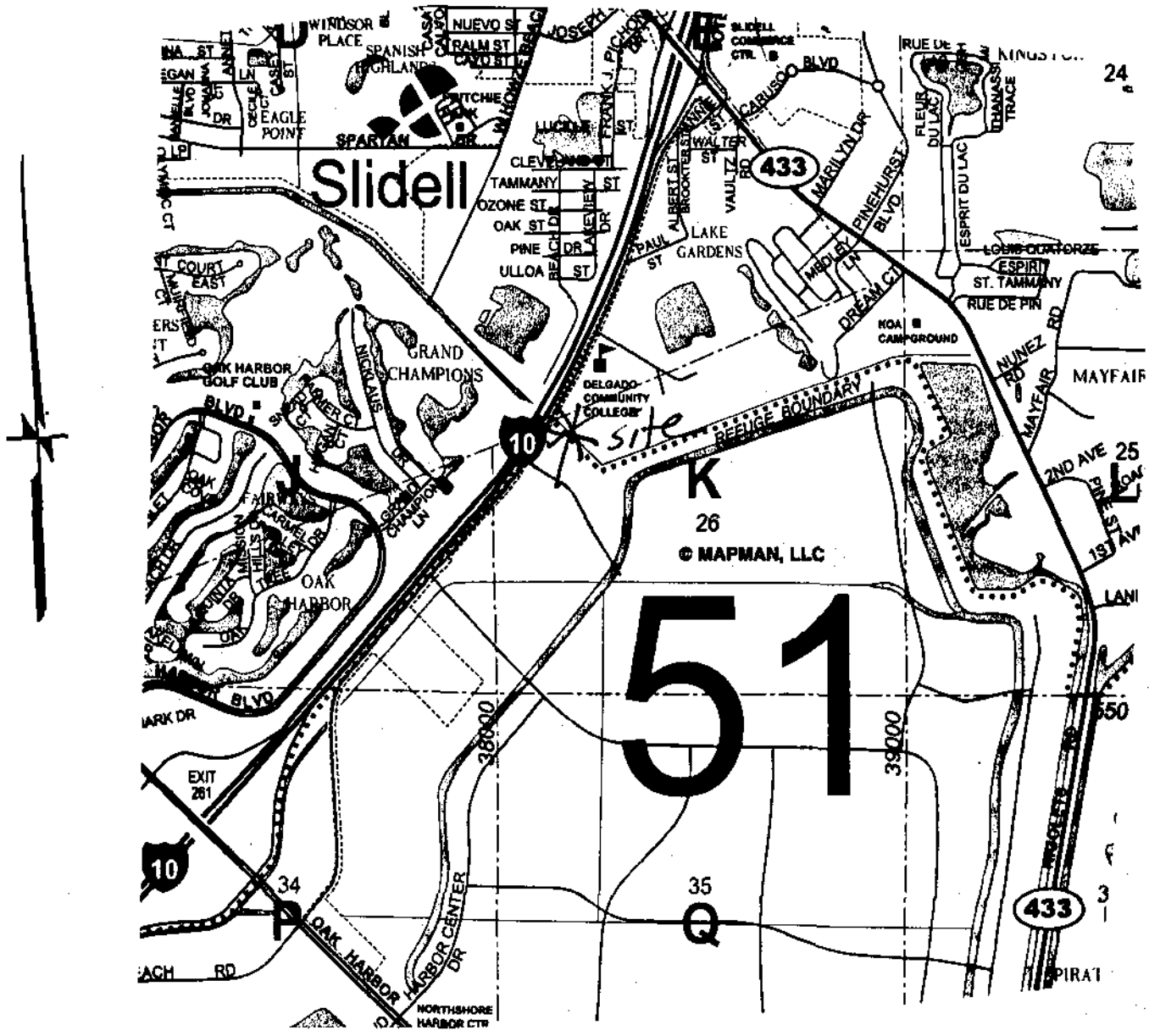
From the corner common to Sections 23, 24, 25 and 26, Township 9 South, Range 14 East go South 64 degrees 55 minutes 22 seconds West, 4,931.95 feet; thence go South 49 degrees 20 minutes 39 seconds East, 819.64 feet; thence go South 54 degrees 05 minutes 30 seconds East, 306.61 feet to the Point of Beginning.

From the Point of Beginning to North 71 degrees 17 minutes 00 seconds East, 198.47 feet; thence go South 00 degrees 32 minutes 00 seconds West, 265.43 feet thence go North 89 degrees 28 minutes 00 seconds West, 187.37 feet; thence go North 00 degrees 32 minutes 00 seconds East 200.00 feet to the Point of Beginning.

Said parcel contains 1.001 acre of land more or less.

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**CASE NO.:** ZC05-06-041  
**PETITIONER:** Robert L. Torres, Sr.  
**OWNER:** Tammany Holding, Corp.  
**REQUESTED CHANGE:** From C-2 (Highway Commercial), M-1 (Light Industrial) & M-2 (Intermediate Industrial) Districts to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the east side of I-10 Service Road; S26, T9S, R14E; Ward 9, District 13  
**SIZE:** 270.651 acres



3114

ZC05-06-041

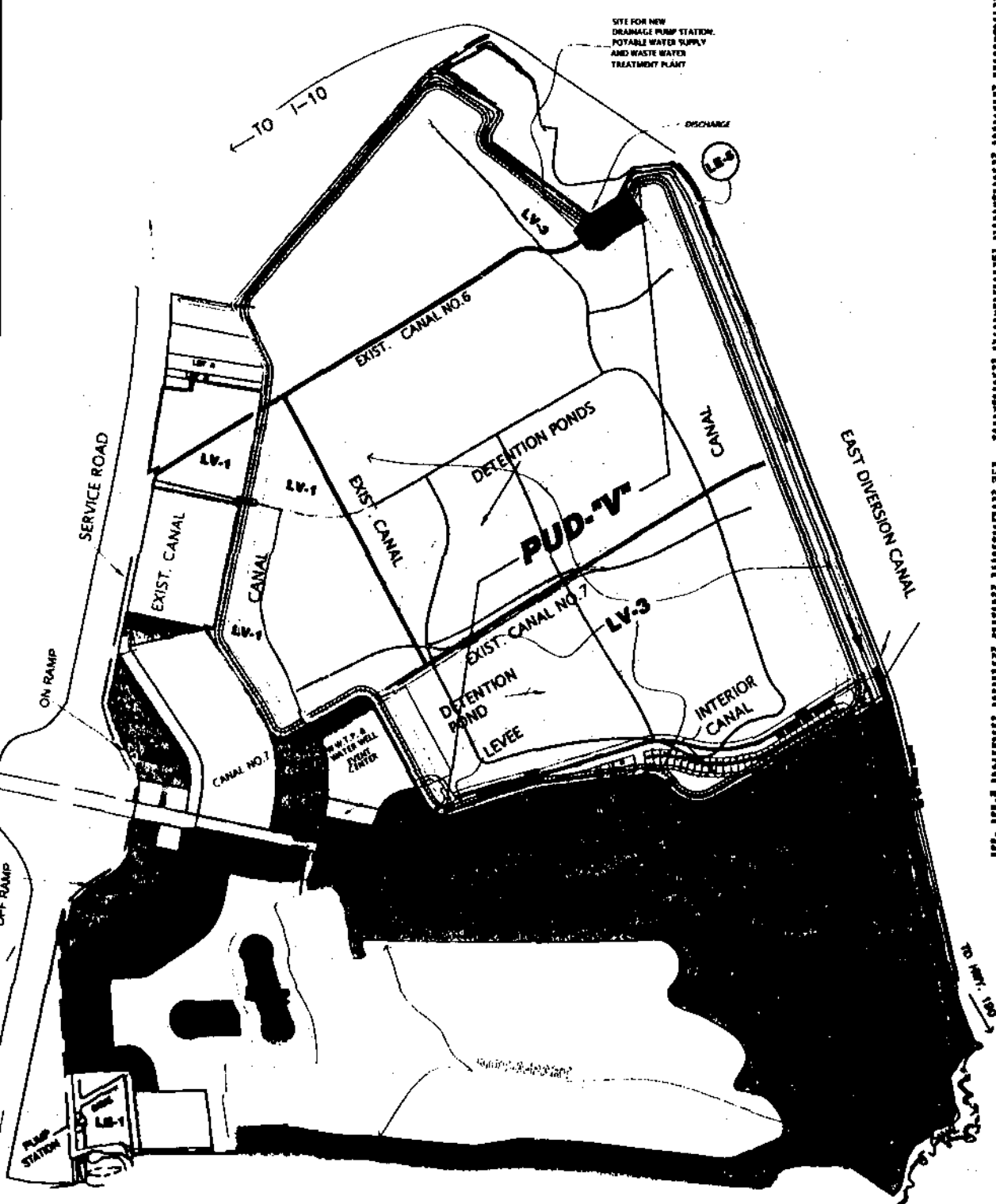
# LAKESHORE ESTATES PUD LAKESHORE VILLAGE PUD CONCEPTUAL 25 YEAR MASTER PLAN

## TAMMANY HOLDING CORPORATION

ST. TAMMANY PARISH, LA.

DATE: APRIL 30, 2004

REVISED AND AMENDED JUNE 7, 2005



THIS PLAN IS A CONCEPTUAL MASTER PLAN FOR THE LAKESHORE ESTATES PUD AND LAKESHORE VILLAGE PUD. IT IS NOT TO BE USED FOR CONSTRUCTION OF INDIVIDUAL LOTS OR STRUCTURES. THE PLAN SHOWS THE GENERAL LAYOUT OF CANALS, PONDAGE, AND OTHER INFRASTRUCTURE. THE EXACT LOCATIONS AND DIMENSIONS OF CANALS AND PONDAGE SHALL BE DETERMINED BY THE ENGINEER AND SURVEYOR IN THE FINAL DESIGN PHASE. THE PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN. THE USER OF THIS PLAN SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND SURVEYOR FROM AND AGAINST ALL SUCH DAMAGES. THE USER OF THIS PLAN SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND SURVEYOR FROM AND AGAINST ALL COSTS OF DEFENSE, INCLUDING REASONABLE ATTORNEY'S FEES, IN ANY AND ALL SUITS, ACTIONS, OR PROCEEDINGS BROUGHT AGAINST THE ENGINEER AND SURVEYOR BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN. THE USER OF THIS PLAN SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND SURVEYOR FROM AND AGAINST ALL COSTS OF DEFENSE, INCLUDING REASONABLE ATTORNEY'S FEES, IN ANY AND ALL SUITS, ACTIONS, OR PROCEEDINGS BROUGHT AGAINST THE USER BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN. THE USER OF THIS PLAN SHALL ALSO INDEMNIFY AND HOLD HARMLESS THE ENGINEER AND SURVEYOR FROM AND AGAINST ALL COSTS OF DEFENSE, INCLUDING REASONABLE ATTORNEY'S FEES, IN ANY AND ALL SUITS, ACTIONS, OR PROCEEDINGS BROUGHT AGAINST THE ENGINEER AND SURVEYOR BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS PLAN.