

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3085 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. DEAN PROVIDED BY: PLANNING

INTRODUCED BY: MR. GOULD SECONDED BY: MR. THOMPSON

ON THE 5TH DAY OF MAY 2005

Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road and which property comprises a total of 49.3 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC04-11-092)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-11-092, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC04-11-092

**A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:**

**FROM AN 1-1/4 INCH PIPE LOCATED AT THE SECTION CORNER COMMON TO SECTIONS 12, 45 AND 46, TOWNSHIP 7 SOUTH, RANGE 10 EAST, GO SOUTH 89 DEGREES 22 MINUTES 25 SECONDS EAST 3809.99 FEET TO A 5/8-INCH IRON ROD LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY NORTH 35 DEGREES 15 MINUTES 10 SECONDS WEST 2979.33 FEET TO AN 1/2-INCH IRON ROD AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, CONTINUE NORTH 35 DEGREES 15 MINUTES 10 SECONDS WEST 305.0 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 1085 TO AN 1/2-INCH IRON ROD LOCATED ON THE SOUTHERN EDGE OF AN 80-FOOT ROAD RIGHT-OF-WAY; THENCE GO ALONG THE SOUTHERN EDGE OF SAID ROAD RIGHT-OF-WAY SOUTH 82 DEGREES 08 MINUTES 20 SECONDS WEST 1024.47 FEET TO AN 1/2-INCH IRON ROD; THENCE SOUTH 19 DEGREES 40 MINUTES 35 SECONDS EAST 430.0 FEET TO AN 1/2-INCH IRON ROD; THENCE NORTH 24 DEGREES 12 MINUTES 10 SECONDS EAST 1087.21 FEET TO AN 1/2-INCH IRON ROD LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 1085 AND THE POINT OF BEGINNING.**

**ONE CERTAIN PARCEL OF GROUND SITUATED IN SECTION 45 TOWNSHIP 7 SOUTH RANGE 10 EAST AND SECTION 46 TOWNSHIP 7 SOUTH RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, AND BEGINNING MORE FULLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 12, 45, AND 46 TOWNSHIP 7 SOUTH RANGE 10 EAST THENCE MEASURE NORTH 89 DEGREES 40 MINUTES WEST, A DISTANCE OF 2023.09 TO A POINT, THENCE MEASURE NORTH 02 DEGREES 22 MINUTES 57 SECONDS EAST DISTANCE OF 180.81 FEET, THENCE MEASURE NORTH A DISTANCE OF 1904.79 FEET TO A POINT ON THE SOUTHERN EDGE OF AN 80 FOOT ROAD RIGHT-OF-WAY, THENCE MEASURE ALONG SAID RIGHT-OF-WAY NORTH 82 DEGREES 8 MINUTES 20 SECONDS EAST A DISTANCE OF 1435.89 FEET TO THE POINT OF BEGINNING, THENCE MEASURE NORTH 08 DEGREES 07 MINUTES 02 SECONDS WEST A DISTANCE OF 80.01 FEET TO A POINT ON A NORTHERN EDGE OF AN 80 FOOT ROAD RIGHT-OF-WAY, THENCE MEASURE ALONG SAID RIGHT-OF-WAY NORTH 82 DEGREES 08 MINUTES 20 SECONDS EAST A DISTANCE OF 2492.16 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 1085, THENCE MEASURE ALONG THE WESTERN RIGHT-OF-WAY LINE OF LOUISIANA HIGHWAY 1085 SOUTH 35 DEGREES 15 MINUTES 10 SECONDS EAST A DISTANCE OF 90.07 FEET TO A POINT ON A SOUTHERN EDGE OF AN 80 FOOT ROAD RIGHT-OF-WAY, THENCE MEASURE ALONG THE 80 FOOT ROAD RIGHT-OF-WAY SOUTH 82 DEGREES 08 MINUTES 20 SECONDS WEST A DISTANCE OF 2538.07 FEET TO THE POINT OF BEGINNING ALL AS PER PLAT BY H.C. SANDERS DATED NOVEMBER 17, 1981.**

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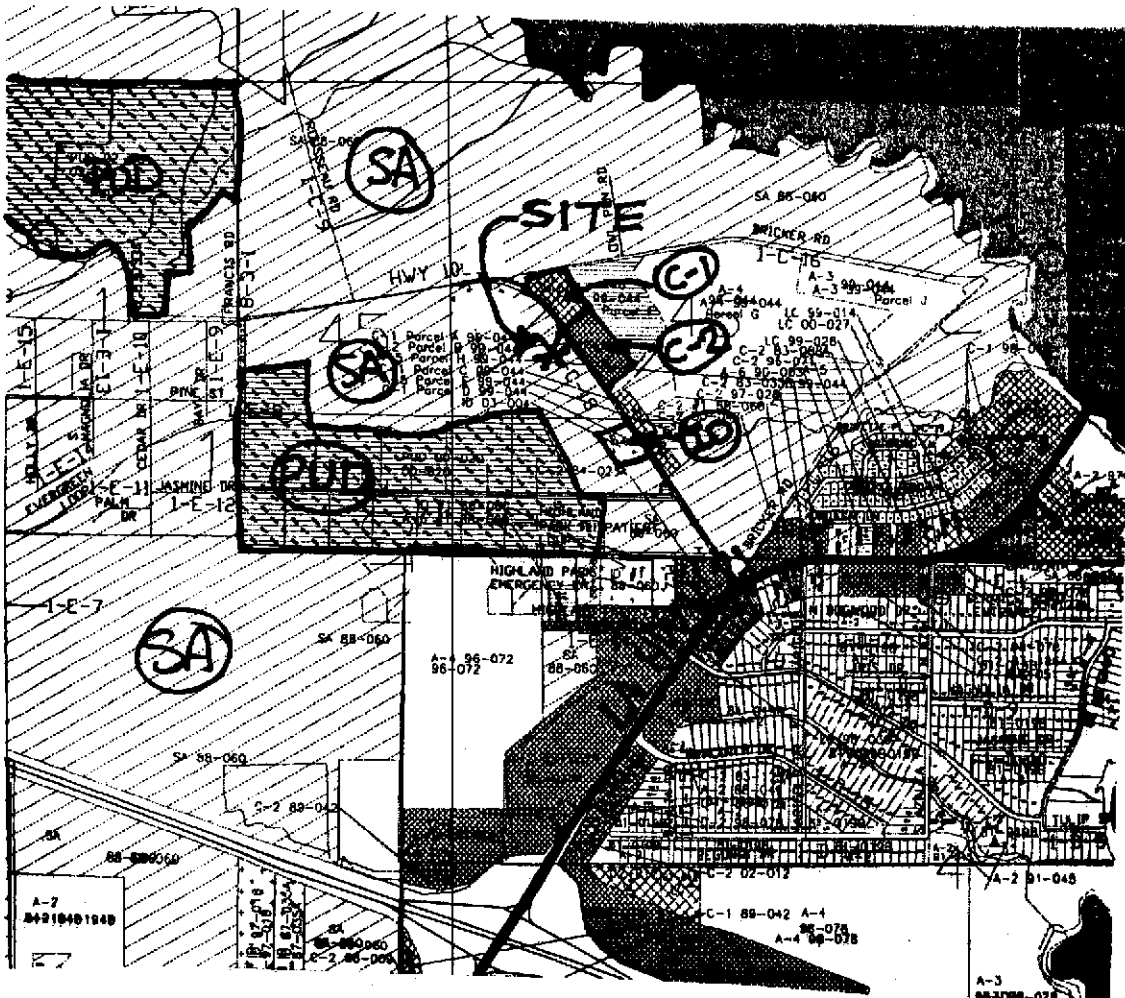
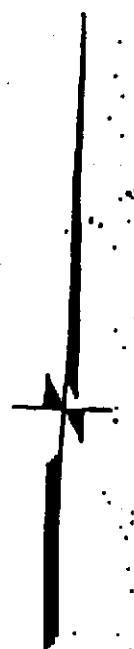
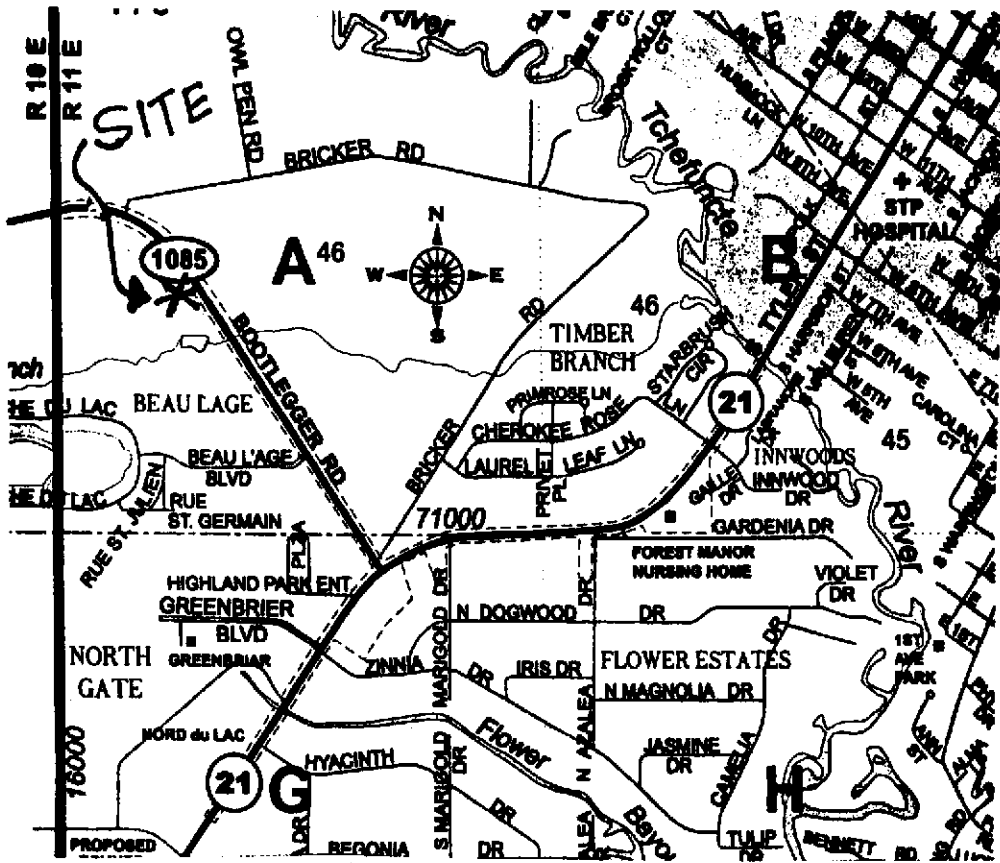
**A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 45, TOWNSHIP 7 SOUTH, RANGE 10 EAST AND SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:**

**FROM AND 1-1/4 INCH, IRON PIPE LOCATED AT THE SECTION CORNER COMMON TO SECTIONS 12, 45 AND 46; TOWNSHIP 7 SOUTH, RANGE 10 EAST, GO NORTH 89 DEGREES 40 MINUTES WEST 2028.09 FEET TO A 5/8-INCH IRON BOLT; THENCE NORTH 02 DEGREES 22 MINUTES 57 SECONDS EAST 180.81 FEET TO A 2-INCH IRON PIPE; THENCE NORTH 1904.79 FEET TO A POINT LOCATED ON THE SOUTHERN EDGE OF AN 80-FOOT ROAD RIGHT-OF-WAY; THENCE GO ALONG THE SOUTHERN EDGE OF SAID ROAD RIGHT-OF-WAY NORTH 82 DEGREES 08 MINUTES 20 SECONDS EAST 2234.38 FEET TO AN 1/2-INCH IRON ROD AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING, CONTINUE ALONG THE SOUTHERN EDGE OF SAID 80-FOOT ROAD RIGHT-OF-WAY NORTH 82 DEGREES 08 MINUTES 20 SECONDS EAST 713.11 FEET TO AN 1/2-INCH IRON ROD; THENCE SOUTH 19 DEGREES 40 MINUTES 35 SECONDS EAST 940.10 FEET TO A POINT LOCATED IN THE CENTER OF TIMBER BRANCH; THENCE GO ALONG THE CENTER LINE OF TIMBER BRANCH SOUTH 81 DEGREES 38 MINUTES 20 SECONDS WEST 0.97 FEET; THENCE NORTH 83 DEGREES, 50 MINUTES 30 SECONDS WEST 81.63 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 25 SECONDS WEST 143.34 FEET; THENCE SOUTH 42 DEGREES 29 MINUTES 42 SECONDS WEST 182.38 FEET; THENCE SOUTH 78 DEGREES 58 MINUTES 38 SECONDS WEST 220.05 FEET; THENCE NORTH 84 DEGREES 27 MINUTES 58 SECONDS WEST 164.74 FEET; THENCE SOUTH 39 DEGREES 17 MINUTES 58 SECONDS WEST 179.74 FEET; THENCE NORTH 71 DEGREES 39 MINUTES 57 SECONDS WEST 73.17 FEET; THENCE SOUTH 84 DEGREES 11 MINUTES 10 SECONDS WEST 72.72 FEET ALL ALONG THE CENTER LINE OF TIMBER BRANCH TO A POINT; THENCE NORTH 03 DEGREES 21 MINUTES 40 SECONDS WEST 1027.67 FEET TO AN 1/2-INCH IRON ROD LOCATED ON THE SOUTHERN EDGE OF AN 80-FOOT ROAD RIGHT-OF-WAY AND THE POINT OF BEGINNING.**

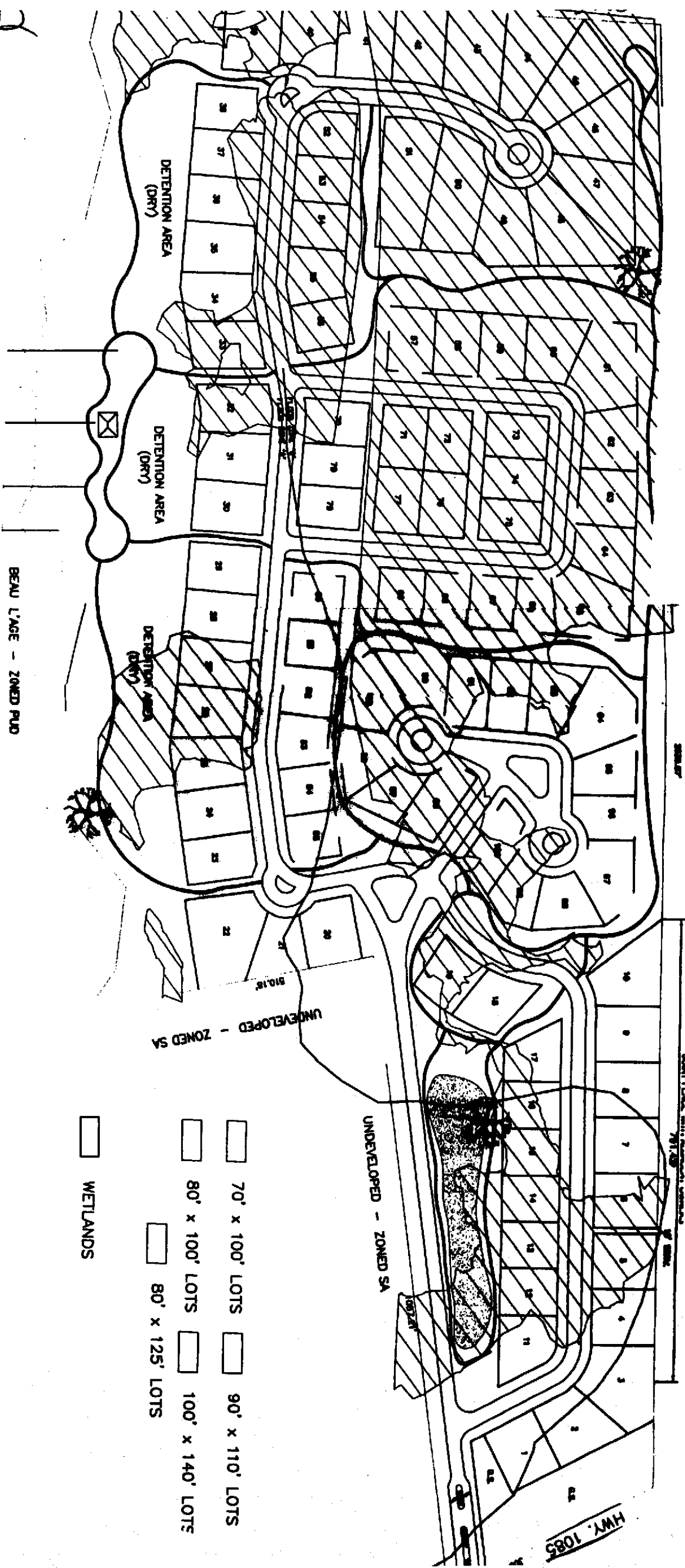
**A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 45, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, AND MORE FULLY DESCRIBED AS FOLLOWS:**

**FROM AN 1-1/4 INCH IRON PIPE LOCATED AT THE SECTION CORNER COMMON TO SECTIONS 12, 45 AND 46 TOWNSHIP 7 SOUTH RANGE 10 EAST GO NORTH 89 DEGREES 40 MINUTES WEST 2028.09 FEET TO A 5/8 INCH IRON BOLT, THENCE NORTH 02 DEGREES 22 MINUTES 57 SECONDS EAST 180.81 FEET TO A 2 INCH IRON PIPE, THENCE NORTH 1904.79 FEET TO A POINT LOCATED ON THE SOUTHERN EDGE OF AN 80 FEET ROAD RIGHT-OF-WAY-OF-WAY. THENCE GO ALONG THE SOUTHERN EDGE OF SAID ROAD RIGHT-OF-WAY OF WAY NORTH 82 DEGREES 08 MINUTES 20 SECONDS EAST 1435.89' TO A 1/2 IRON ROD AND THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING CONTINUE ALONG THE SOUTHERN EDGE OF SAID 80 FEET RIGHT-OF-WAY OF WAY NORTH 82 DEGREES 08 MINUTES 20 SECONDS EAST 798.49 FEET TO A 1/2 INCH IRON ROD, THENCE SOUTH 3 DEGREES 21 MINUTES 40 SECONDS EAST 1027.67 FEET TO CENTER LINE OF TIMBER BRANCH, THENCE GO ALONG THE CENTER LINE OF TIMBER BRANCH SOUTH 84 DEGREES 11 MINUTES 10 SECONDS WEST 123.18 FEET, THENCE SOUTH 50 DEGREES 38 MINUTES 21 SECONDS WEST 45.19 FEET, THENCE NORTH 55 DEGREES 29 MINUTES 48 SECONDS WEST 62.38' FEET THENCE SOUTH 76 DEGREES 54 MINUTES 34 SECONDS WEST 105.88 FEET, THENCE NORTH 46 DEGREES 08 MINUTES 34 SECONDS WEST 97.65 FEET, THENCE NORTH 83 DEGREES 30 MINUTES 34 SECONDS WEST 108.23 FEET, THENCE SOUTH 64 DEGREES 56 MINUTES 22 SECONDS WEST 128.18 FEET, THENCE NORTH 83 DEGREES 28 MINUTES 38 SECONDS WEST 102.61 FEET, THENCE LEAVING TIMBER BRANCH NORTH 3 DEGREES 21 MINUTES 40 SECONDS WEST 900.48 FEET TO AN 1/2 IRON ROD ON THE SOUTHERN EDGE OF AN 80 FOOT ROAD RIGHT-OF-WAY OF WAY AND THE POINT OF BEGINNING. ALL AS PER PLAT BY H.C. SANDERS DATED NOVEMBER 17, 1981.**

**CASE NO.:** ZC04-11-092  
**PETITIONER:** David Weber  
**OWNER:** Graber, L.L.C.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of LA Highway 1085, west of LA Highway 21, across from Bricker Road; S45 & 46, T7S, R10E & 11E; Ward 1, District 1  
**SIZE:** 49.3 acres



204-11012



- 70' x 100' LOTS
- 80' x 100' LOTS
- 80' x 125' LOTS
- 90' x 110' LOTS
- 100' x 140' LOTS
- WETLANDS

ENVIRONMENTAL ASSESSMENT DATA FORM

3085

Description of Project

Applicant's Name WEBBER LAND + DEVELOPMENT

Address 4440 CHASTANT ST., STE C, METairie LA 70006

Attach area location Map showing the proposed development

Name of Development WESTON GLEN

Section 45+46 Township 7-5 Range 10E+11E

Number of acres in Development 30.3

Type of streets ASPHALT

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes TIMBERBRANCH ->

Ultimate disposal of surface drainage SAME

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 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

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Contd:

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.

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Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is base on a thorough study of the environmental impact by this development named:

WESTON GLEN

DATE: 8-30-04 TITLE: DB. Wall  
Davis S. Wesper

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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