

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3055 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. BAGERT PROVIDED BY: PLANNING

INTRODUCED BY: MS. BRISTER SECONDED BY: MR. GOULD

ON THE 7<sup>TH</sup> DAY OF APRIL, 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 Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remain SA (Suburban Agricultural) District.

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 (see Exhibit "A") for complete boundaries.

SECTION II: The PUD plan is to be amended to permit a maximum gross density of 2 units per acre.

SECTION III: The Land Use Provisions of the Code Covenants Book will be enforceable by St. Tammany Parish Government.

SECTION IV: 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC04-10-083

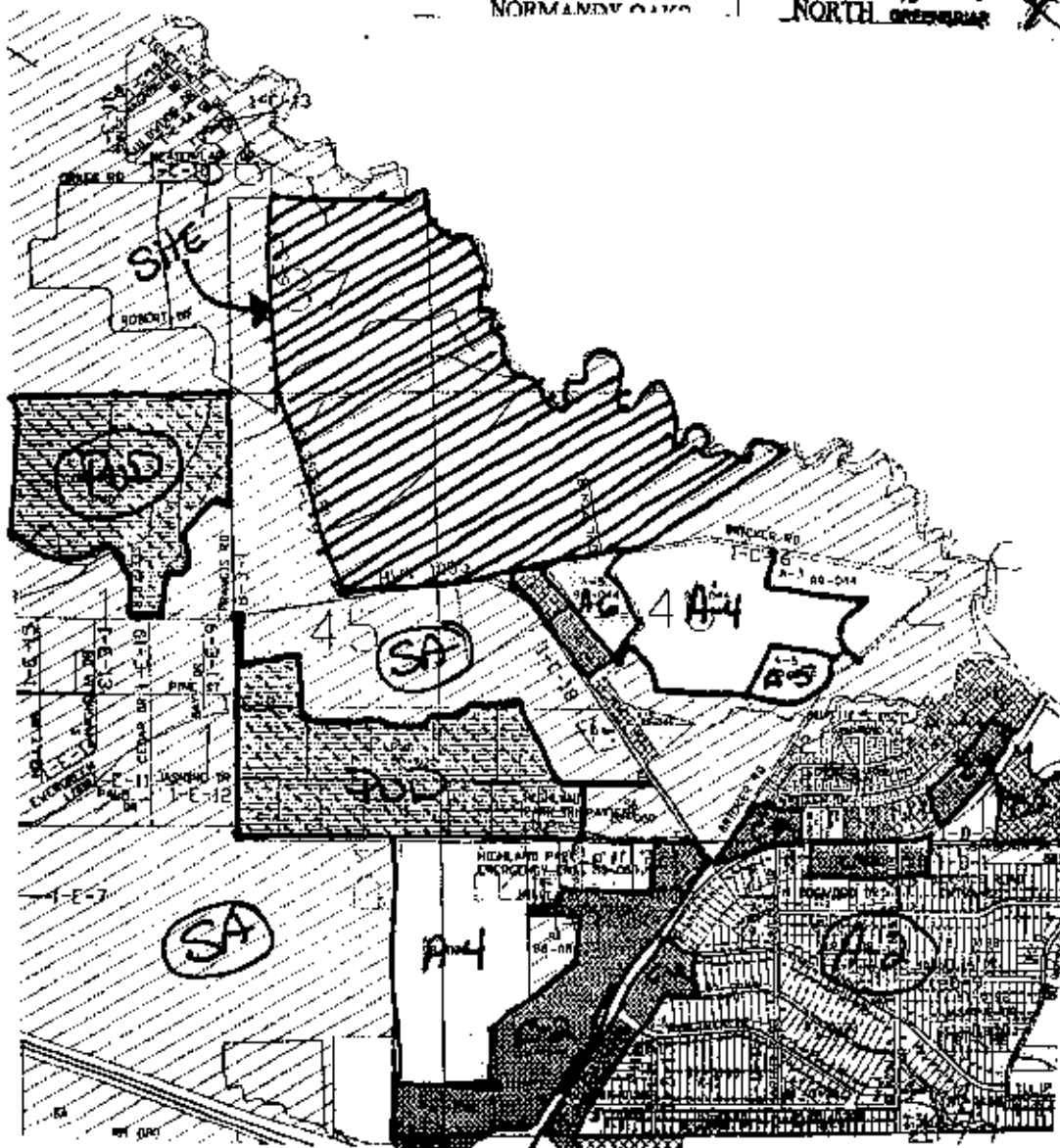
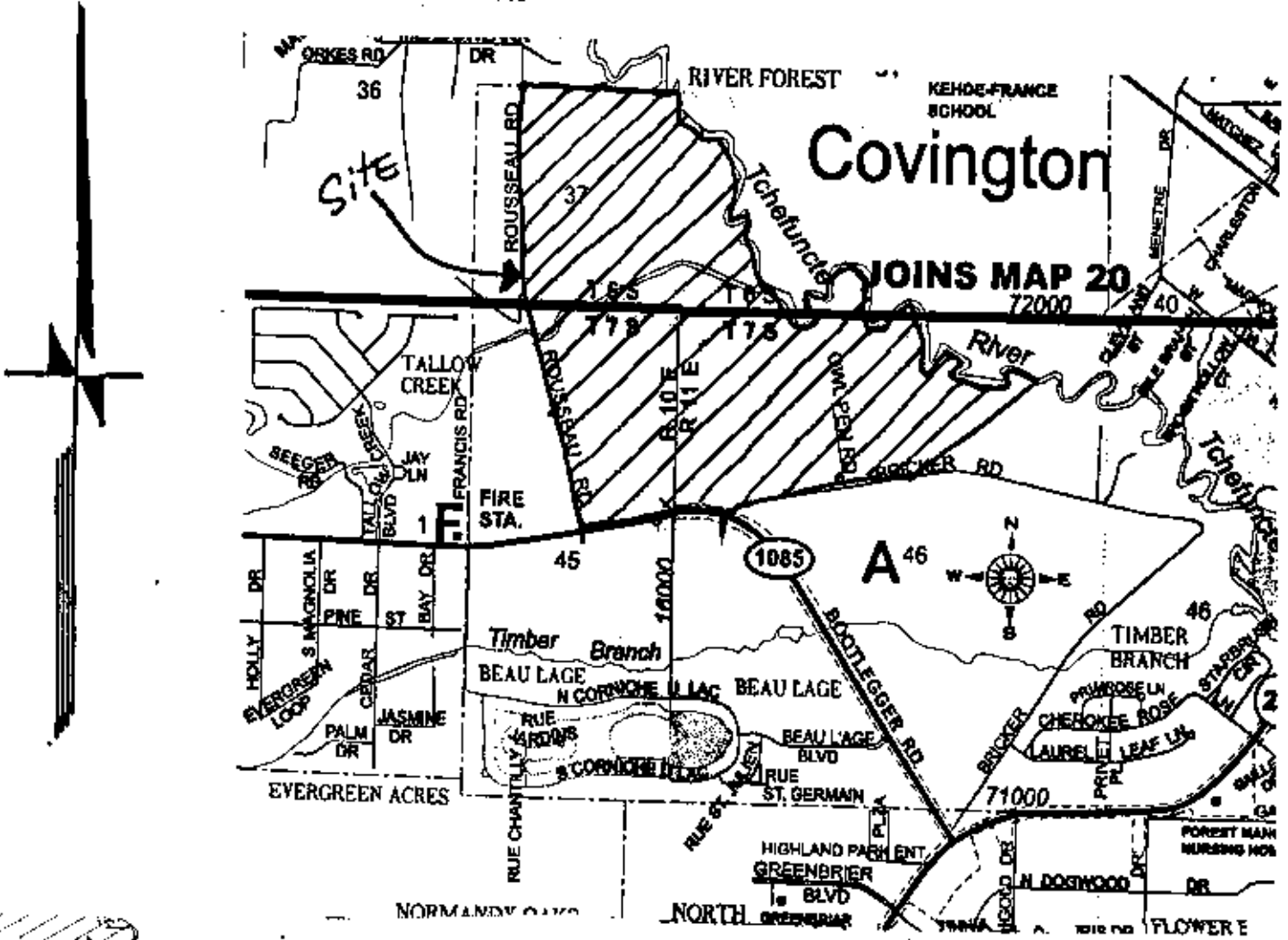
All that certain parcel of ground situated in Section 31,  
Township 6 South - Range 11 East, Section 37,  
Township 6 South - Range 10 East, Section 45,  
Township 7 South - Range 10 East, Section 46,  
Township 7 South - Range 11 East,  
St. Tammany Parish, Louisiana, and being more fully described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

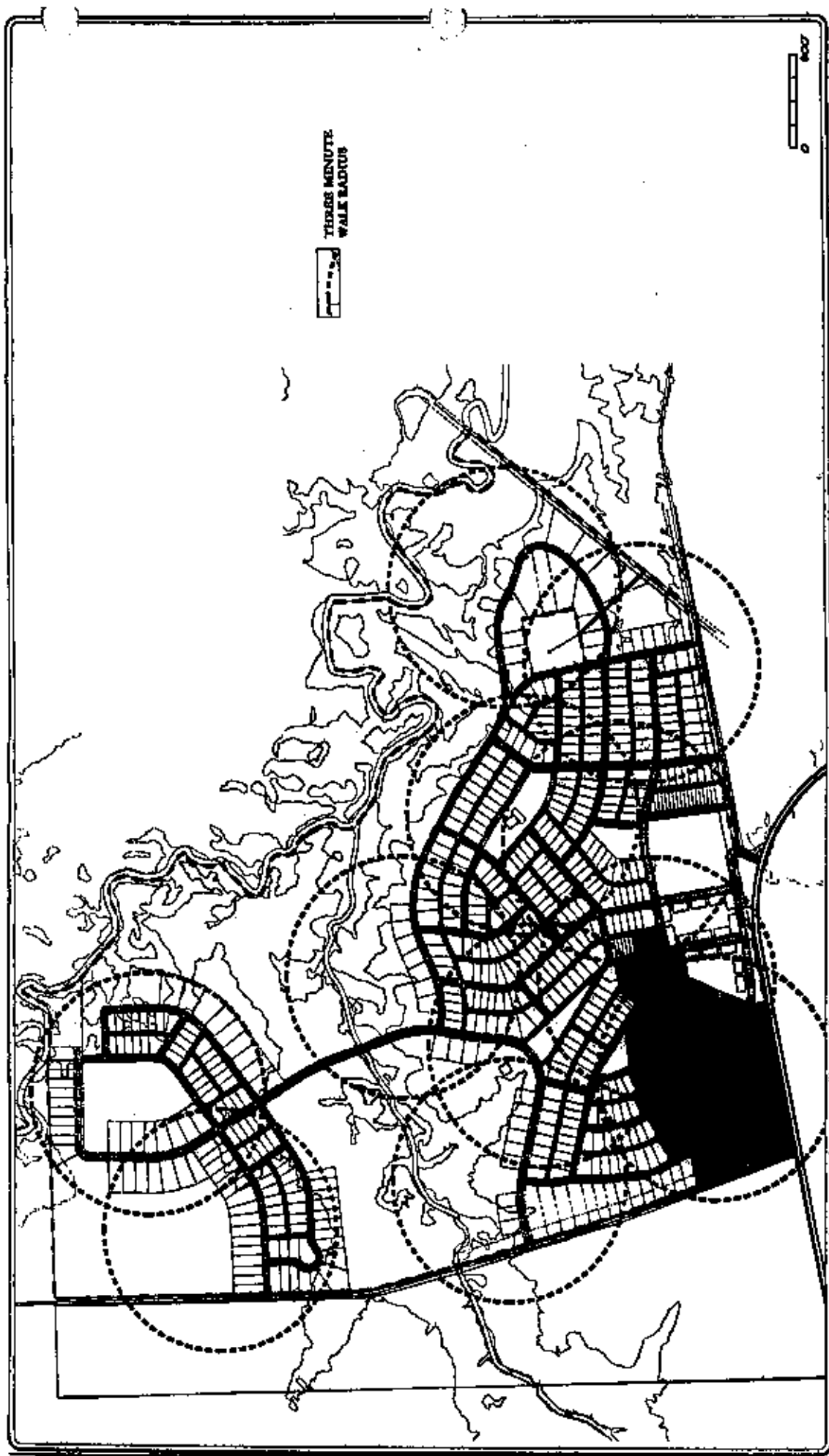
Commence from the Northwest corner of Section 37, Township 6 South,  
Range 10 East, thence go North 89 degrees 39 minutes 45 seconds East,  
a distance of 665.75 feet, to the Point of Beginning.

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 Techefunct River;  
thence go along the right descending bank of the Techefunct River in a Southerly direction a distance of 8933± 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.

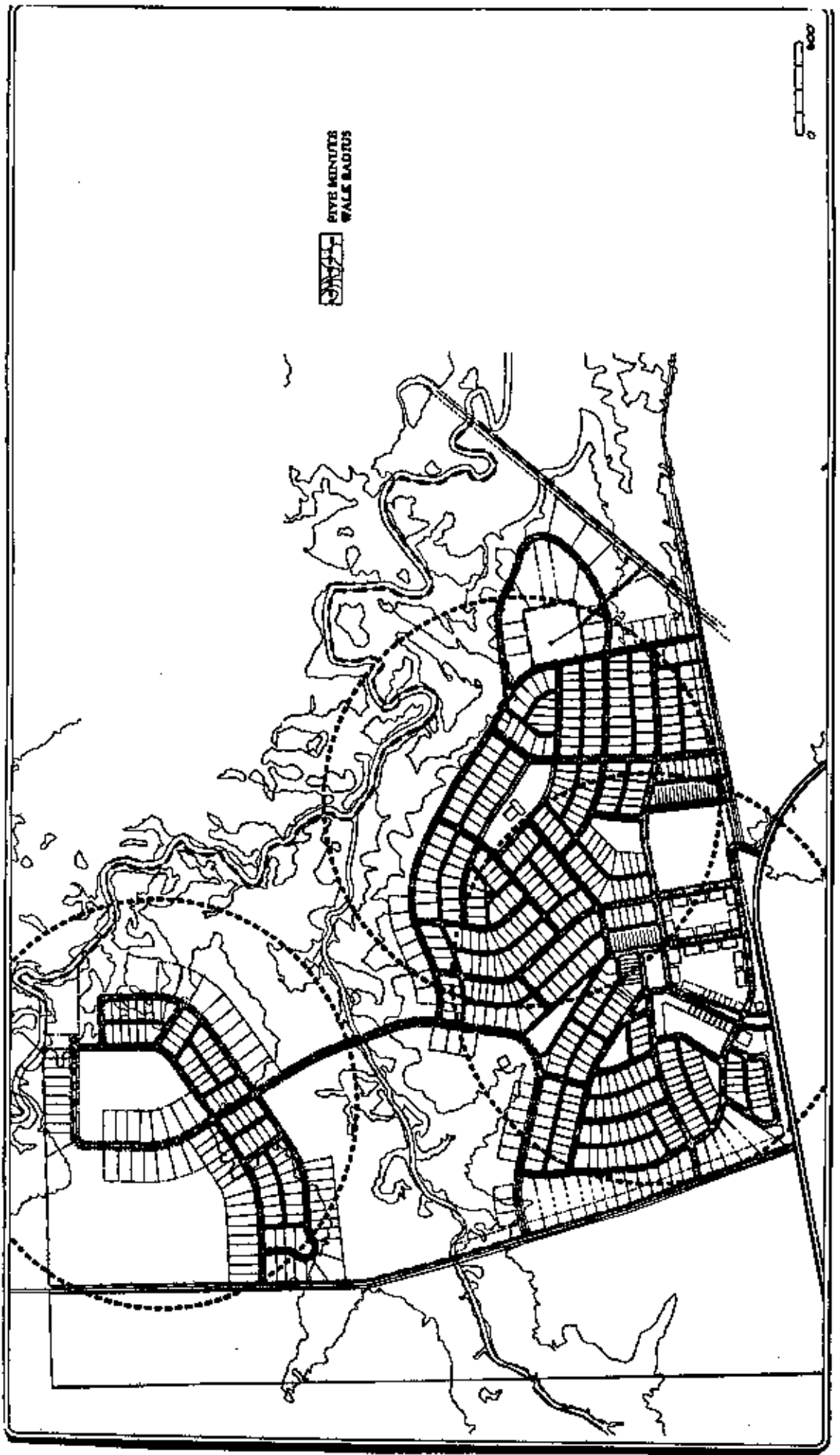
Said parcel contains 378± acres of land more or less; less and except a 3.0 acre tract located in:  
Section 46 Township 7 South - Range 11 East.

**CASE NO.:** ZC04-10-083  
**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

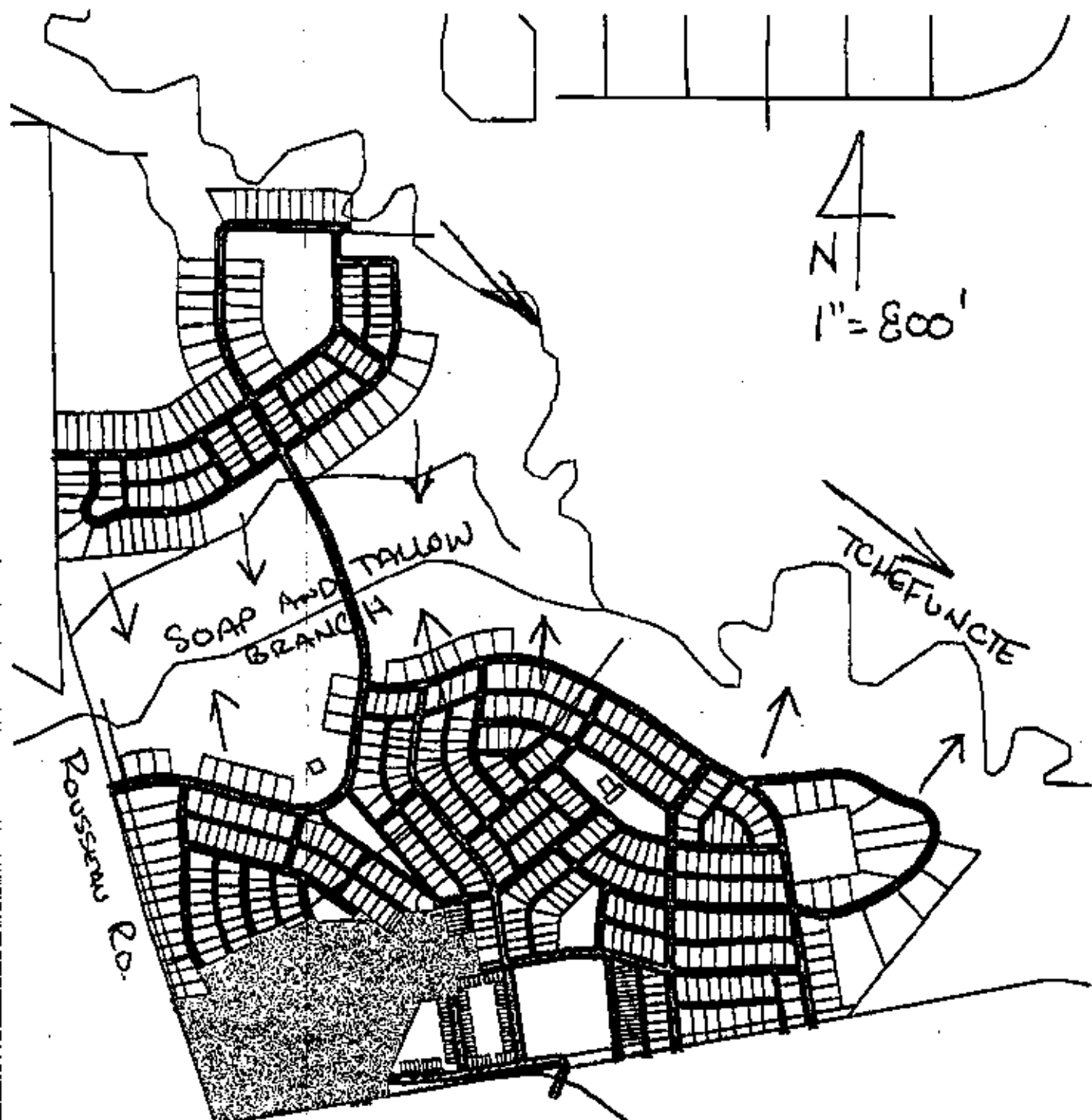




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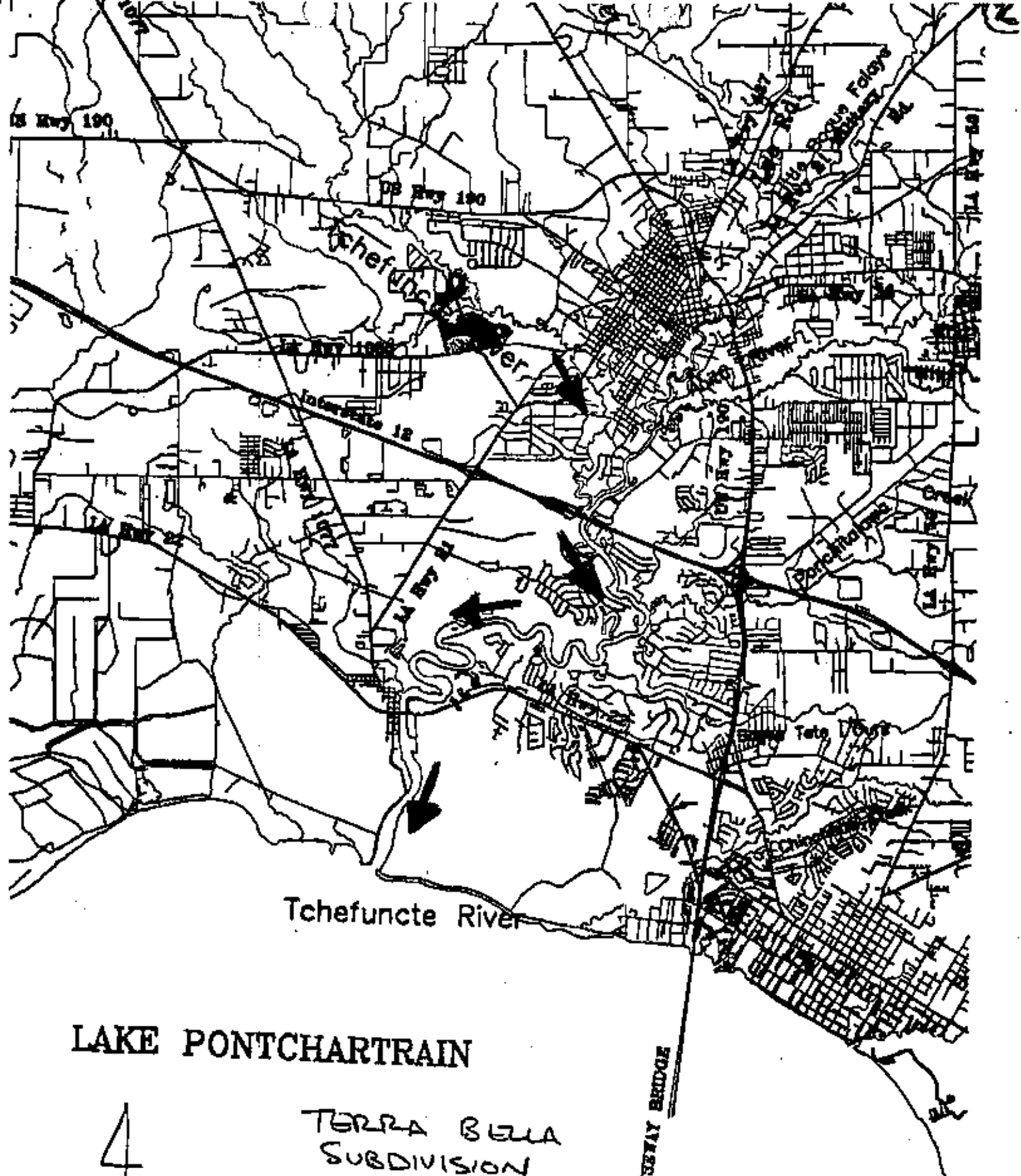
HWY 1085

Flow Pattern:

- ① SUBDIVISION
- ② SOAP AND TALLOW BRANCH
- ③ LITTLE TERRA BELLA RIVER
- ④ TERRA BELLA RIVER
- ⑤ LAKE PONCHARTRAIN

TERRA BELLA  
SUBDIVISION  
STORMWATER  
FLOW PATTERN  
1-24-05

ZC04-10-083



Tchefuncte River

LAKE PONTCHARTRAIN

4  
N  
1" = 8000'

TERRA BELLA  
SUBDIVISION  
STORMWATER  
FLOW PATTERN  
1-24-05

CAUSEWAY BRIDGE

ZC04-10-083

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name FAIRWAY DEVELOPMENT GROUP, L.L.C.

Address 22161 MARSHALL RD., MANDEVILLE, LA 70471

Attach area location Map showing the proposed development

Name of Development RIVER VILLAGE

Section 31 Township 6 South Range 11 East  
37 6 South 10 East  
46 7 South 10 East  
7 South 11 East

Number of acres in Development \_\_\_\_\_

Type of streets ASPHALT & CONCRETE

Type of water systems CENTRAL / ON-SITE

Type of sewerage system CENTRAL SYSTEM, DEQ APPROVED

Ultimate disposal of wastes IN ACCORDANCE W/ DEQ PERMIT

Ultimate disposal of surface drainage LAKE PONTCHARTRAIN

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 ICHEFUNCTE RIVER & SOAP AND TALLOW BRANCH

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

2204-10-083



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
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species
- j. Induce substantial concentration of population
- k. Will dredging be required
- 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. N/A
- b. What will be the average noise level of the development during working hours. N/A
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so explain fully. N/A

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.

ZC04-10-083

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE: 8.23.04

TITLE: Timber use, Parkville

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 \_\_\_\_\_

2004-10-083