

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3056 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. DEAN PROVIDED BY: PLANNING DEPT

INTRODUCED BY: MR. DEAN SECONDED BY: MR. GOULD

ON THE 7TH DAY OF APRIL 2005

Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road and which property comprises a total of 112 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC04-11-093)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-11-093, 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; and

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law; and

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

ZC04-11-093

A CERTAIN PARCEL NO. 1 LYING AND SITUATED IN SECTION 34, TOWNSHIP 6 SOUTH, RANGE 10 EAST,  
ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH,  
RANGE 10 EAST;

THENCE S00°15'00"E A DISTANCE OF 1233.40 FEET TO A POINT;

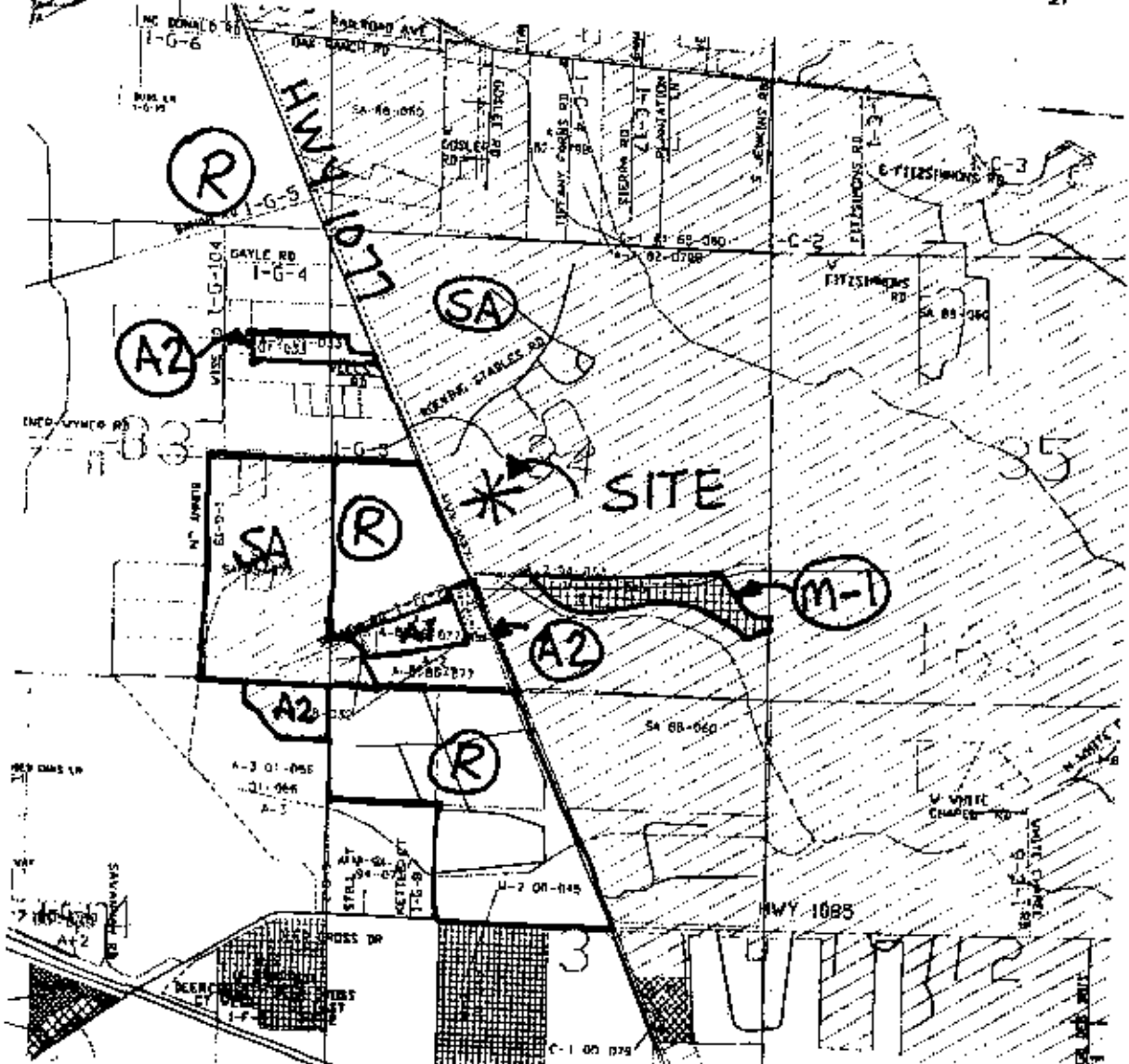
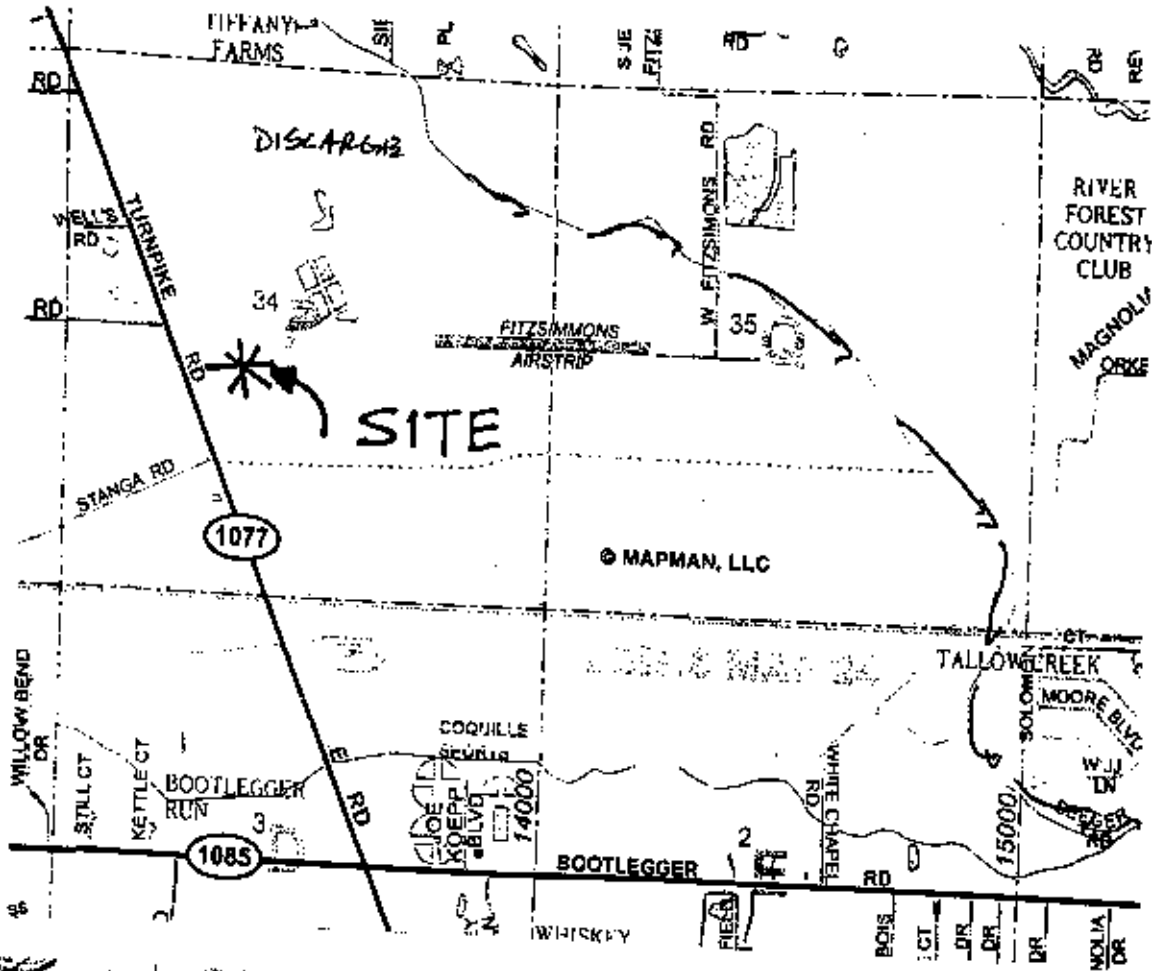
THENCE S88°20'21"W A DISTANCE OF 3646.72 FEET TO A POINT;

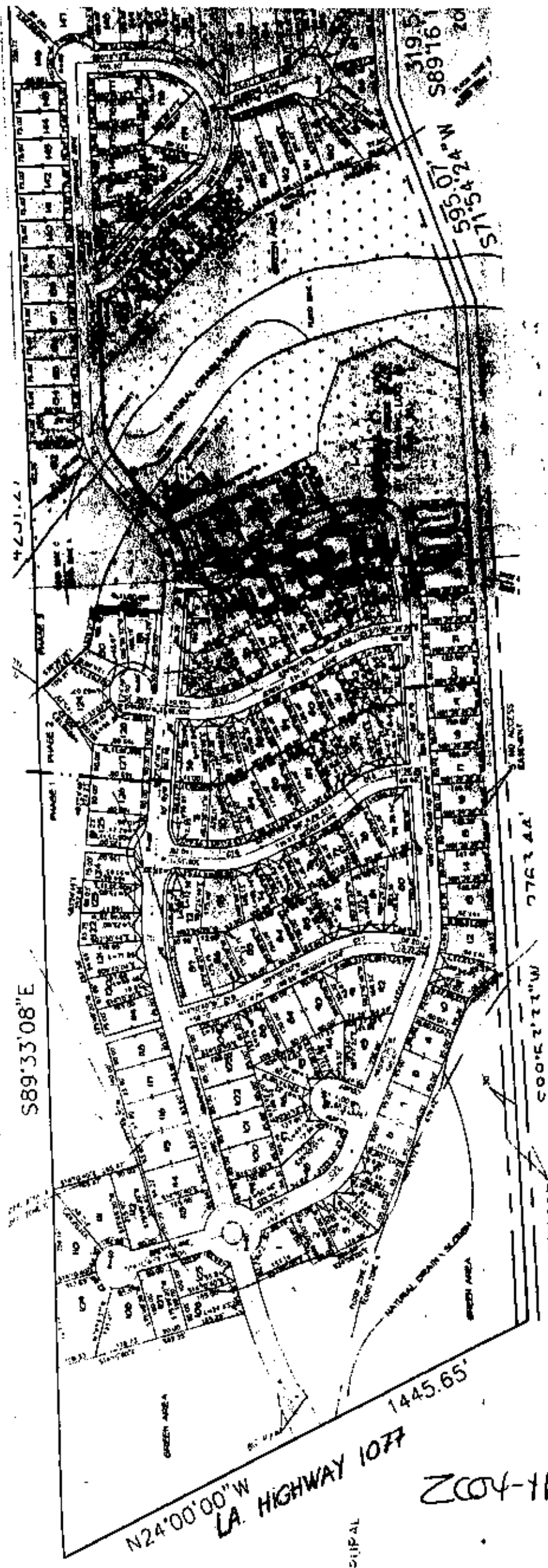
THENCE N24°00'00"W A DISTANCE OF 1471.220 FEET TO A POINT;

THENCE S89°56'00"E A DISTANCE 4238.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 117.0 ACRES, MORE OR LESS, LYING AND SITUATED IN SECTION 34, TOWNSHIP 6 SOUTH,  
ST. TAMMANY PARISH, LOUISIANA.

**CASE NO.:** ZC04-11-093  
**PETITIONER:** Allan Coudrain  
**OWNER:** Patricia Planche Bopp, Andree Planche a.k.a. Andree Planche Hand, Planche Company L.L.C.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the east side of LA Highway 1077, north of LA Highway 1085, across from Stanga Road; S34, T6S, R10E; Ward 1, District 1  
**SIZE:** 112 acres





S89°33'08"E

N24°00'00"W  
LA. HIGHWAY 1077  
1445.65'

STIPAL

2004-11-093

0762' 44"  
00°E 2' 11" W

595.07' S89°16' 24" W  
319.5'

4231.27

PHASE 1  
PHASE 2

NO ACCESS  
EQUIPMENT

GREEN AREA

NATURAL DRAINAGE SYSTEM

GREEN AREA

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name ALAN COUDRAIN

Address \_\_\_\_\_

Attach area location Map showing the proposed development

Name of Development COUNTRY LANE SID

Section 34 Township 6 SOUTH Range 10 EAST

Number of acres in Development 117

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes SLOUGH TO SOIL. ALLOW TO CAKE PONTCHARTRAY

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 no how much \_\_\_\_\_

Name of Stream \_\_\_\_\_

Major highway frontage: Yes  No \_\_\_\_\_

Name of Highway  Hwy 1077

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 archaeological site or district. YES
  - b. Have a substantial impact on natural, ecological recreation, or scenic resources. YES
  - c. Displace a substantial number of people. YES
  - d. Conform with the environmental plans and goals that have been adopted by the parish. YES
  - e. Cause increased traffic, or other congestion. YES
  - f. Have substantial esthetics or visual effect on the area. YES

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- e. Breach national, state or local standards relating to
    - (1) Noise YES
    - (2) Air Quality YES
    - (3) Water Quality YES
    - (4) Contamination of public water supply YES
    - (5) Ground water levels YES
    - (6) Flooding YES
    - (7) Erosion YES
    - (8) Sedimentation YES
  - f. Affect rare or endangered species of animal or plant habitat or such a species YES  *None known*
  - g. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES
  - h. Induce substantial concentration of population YES
  - i. Will dredging be required YES
- If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

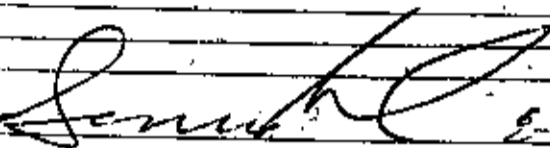
- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.  
*TYPICAL FOR RESIDENTIAL CONSTRUCTION*
- b. What will be the average noise level of the development during working hours.  
*TYPICAL FOR RESIDENTIAL CONSTRUCTION*
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if no 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.

*WATER WILL DISCHARGE TO FLAT AREA THEN WILL GO TO SOAP (TALON BRANCH) THEN EVENTUALLY TO LAKE PONTECHARTRAIN*

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:                        
                    

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 \_\_\_\_\_

ZC04-11-093