

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3057 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MS. BRISTER PROVIDED BY: PLANNING

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

ON THE 7TH DAY OF APRIL, 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 1085, west of LA Highway 21, east of LA Highway 1077 and which property comprises a total of 62.092 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD(Planned Unit Development) District, Ward 1, District 1. (ZC04-11-095)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-11-095, 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 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3057

ZC04-11-095

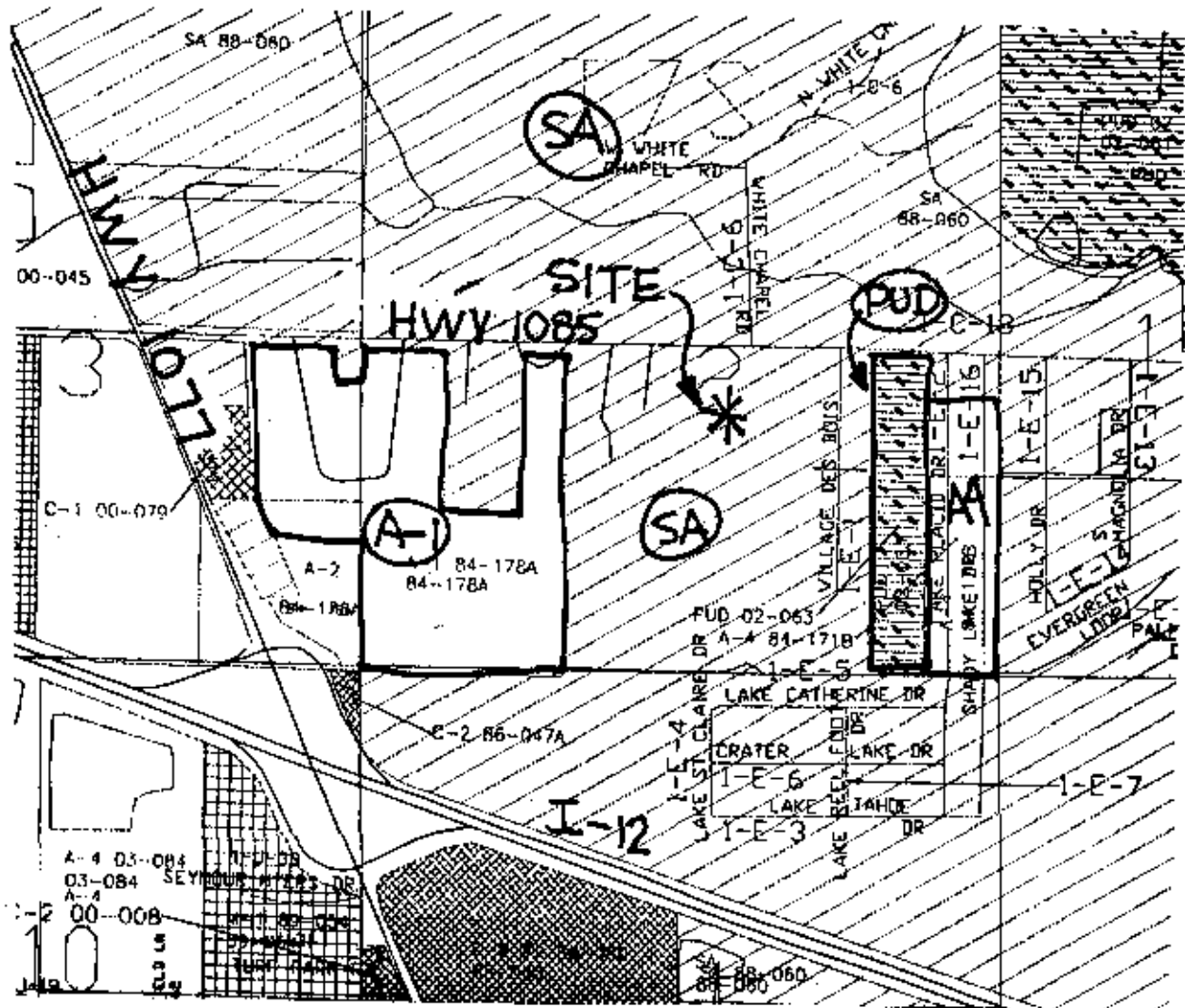
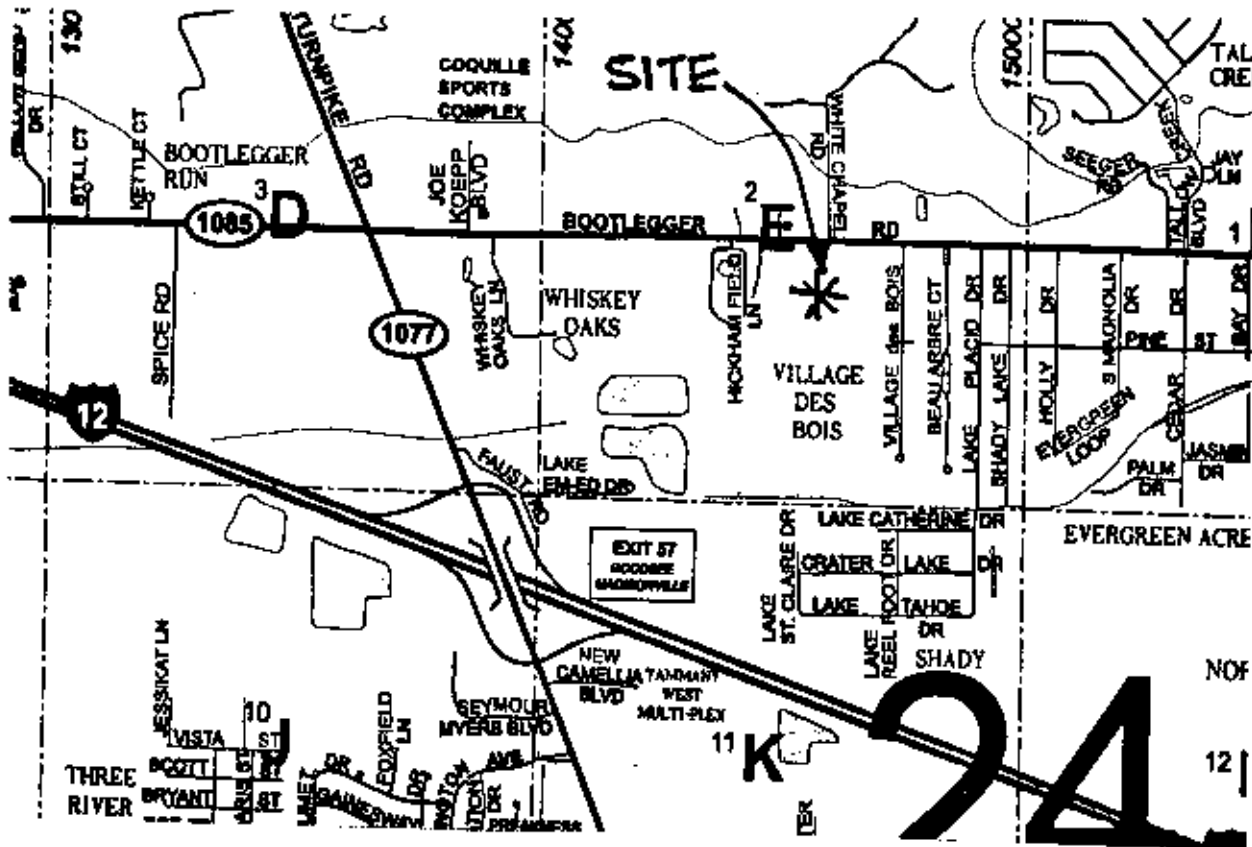
A Parcel of Ground Situated in
Section 2, Township 7 South - Range 10 East
St. Tammany Parish, Louisiana

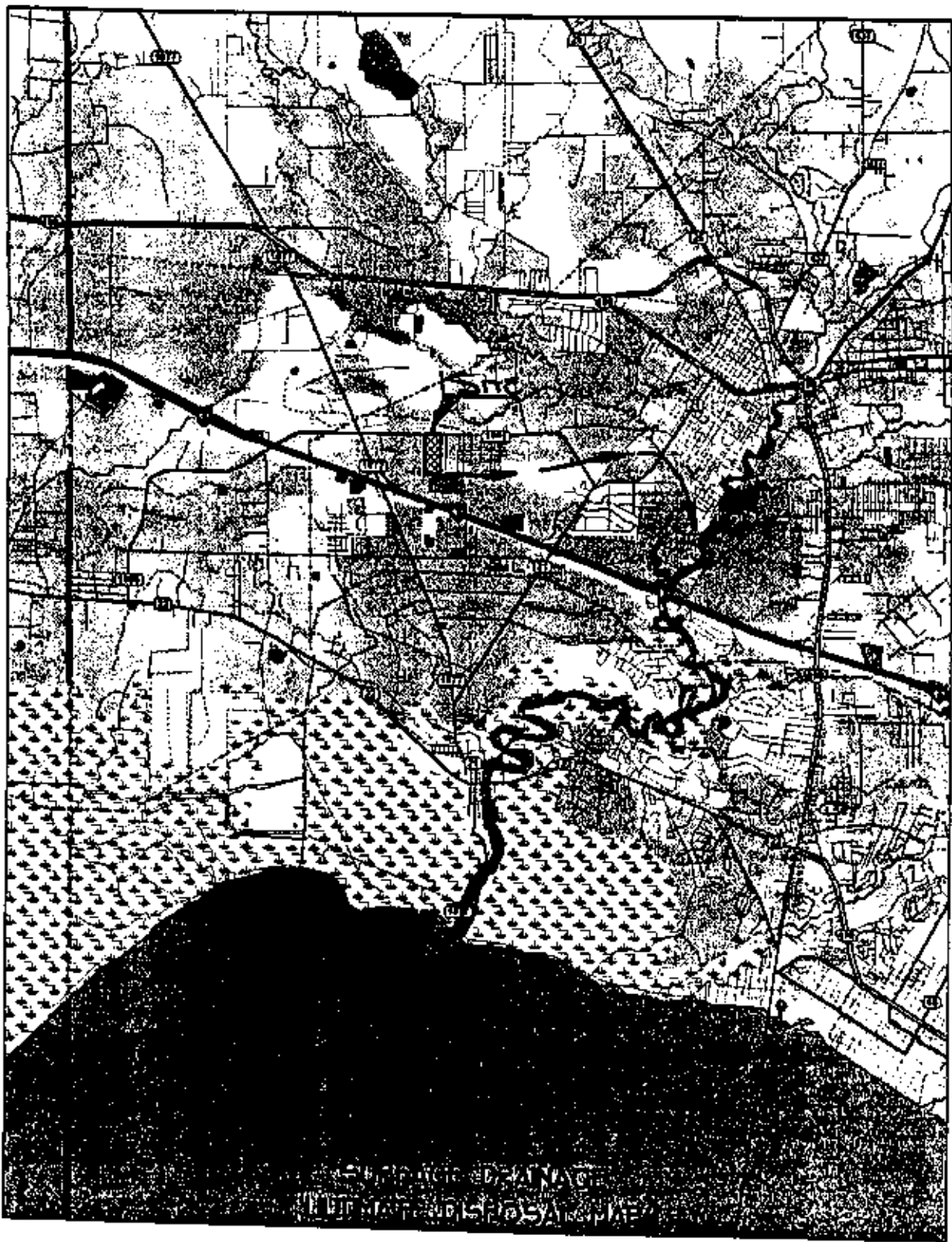
All that certain piece or parcel of ground, situated in
Section 2, township 7 South - Range 10 East and being
more fully described as follows:

Commence at the quarter section between Sections 2 and
11, Township 7 South - Range 10 East, also the POINT OF
BEGINNING;

Thence go North 00 degrees 22 minutes West, a distance
of 2527.31 feet to a point on the Southerly right-of-way
line of La. Hwy. 1085 (a.k.a. Bootlegger Road); thence go
South 89 degrees 16 minutes East, a distance of 1072.65
feet; thence leaving Southerly right-of-way line go South
00 degrees 22 minutes East, a distance of 2516.70 feet;
thence go North 89 degrees 50 minutes West, a distance
of 1072.5 feet back to the POINT OF BEGINNING.

CASE NO.: ZC04-11-095
PETITIONER: Rockhurst Interests, LLC
OWNER: Succession of Agnes Blasi
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, east of LA Highway 1077; S2, T7S, R10E; Ward 1, District 1
SIZE: 62.092 acres





DEL SOL
 A PLANNED UNIT DEVELOPMENT

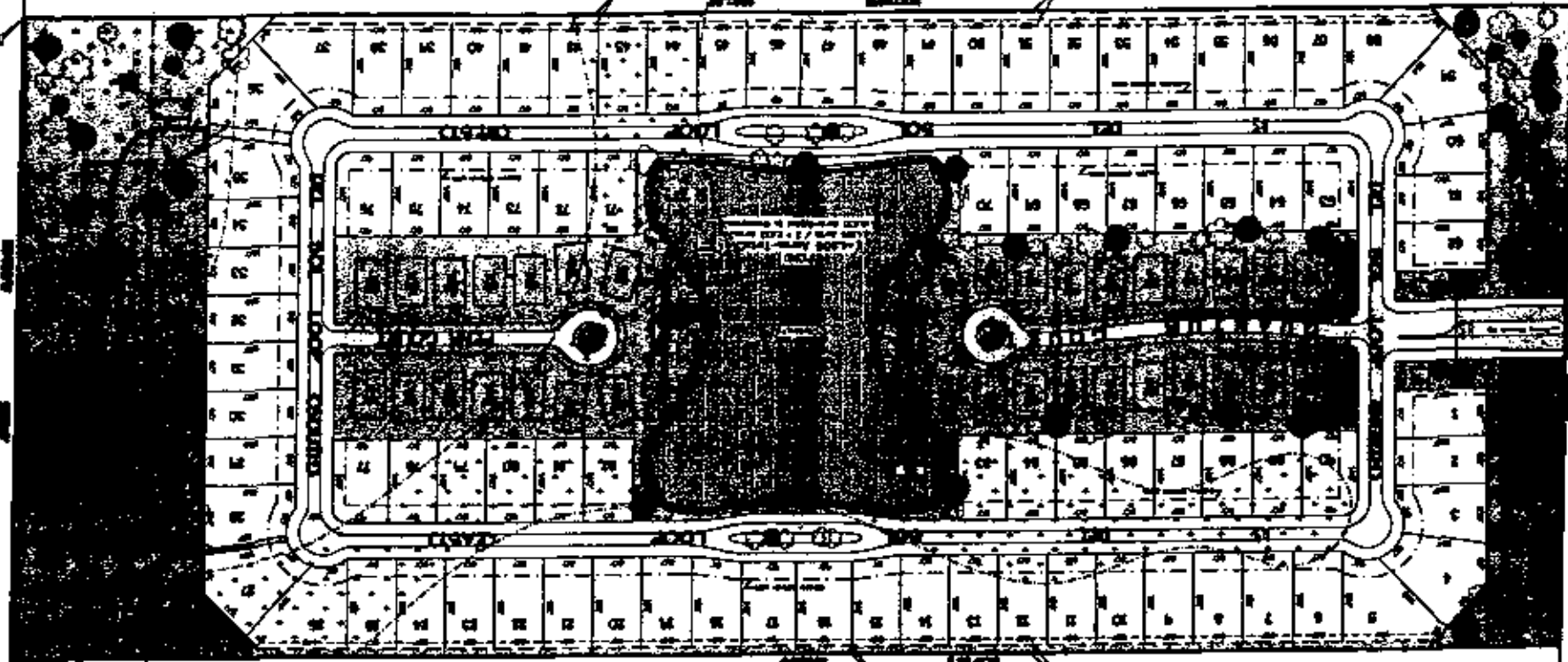
DO NOT COPY

QUALITY LAND SERVICES

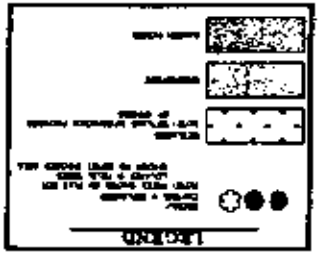
DATE: 11/17/88
BY: [Signature]

DEL SOL
A PLANNED UNIT DEVELOPMENT
SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BOYD & ASSOCIATES, INC.
PLANNING, ENGINEERING, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, SURVEYING, ENVIRONMENTAL SCIENCE, AND CONSTRUCTION MANAGEMENT
1000 PINE BLVD., SUITE 200, MONROE, LA 70132
(504) 281-1100



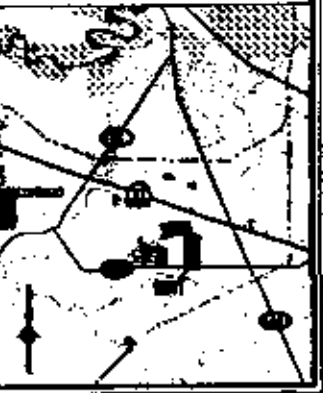
NOTICE TO CONTRACTORS
THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND FOR THE PROTECTION OF ALL PUBLIC UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND FOR THE PROTECTION OF ALL PUBLIC UTILITIES AND STRUCTURES.



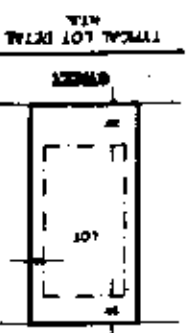
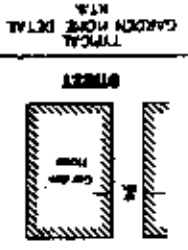
SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA
DEL SOL
A PLANNED UNIT DEVELOPMENT

STRENGTH INFORMATION

ITEM	DESCRIPTION	AMOUNT
1	ASPHALT DRIVE	1,000 SQ YD
2	GRAVEL DRIVE	1,000 SQ YD
3	GRAVEL DRIVE	1,000 SQ YD
4	GRAVEL DRIVE	1,000 SQ YD
5	GRAVEL DRIVE	1,000 SQ YD
6	GRAVEL DRIVE	1,000 SQ YD
7	GRAVEL DRIVE	1,000 SQ YD
8	GRAVEL DRIVE	1,000 SQ YD
9	GRAVEL DRIVE	1,000 SQ YD
10	GRAVEL DRIVE	1,000 SQ YD



LAND SURVEYOR
I am a Licensed Professional Land Surveyor in the State of Louisiana. I have surveyed the above described land and the same is shown on this plan. I have also surveyed the adjacent lands and the same are shown on this plan. I have also surveyed the utility lines and the same are shown on this plan. I have also surveyed the easements and the same are shown on this plan. I have also surveyed the boundaries and the same are shown on this plan. I have also surveyed the corners and the same are shown on this plan. I have also surveyed the monuments and the same are shown on this plan. I have also surveyed the bearings and the same are shown on this plan. I have also surveyed the distances and the same are shown on this plan. I have also surveyed the areas and the same are shown on this plan. I have also surveyed the volumes and the same are shown on this plan. I have also surveyed the bearings and the same are shown on this plan. I have also surveyed the distances and the same are shown on this plan. I have also surveyed the areas and the same are shown on this plan. I have also surveyed the volumes and the same are shown on this plan.



LA HWY. 3085
SOUTH OF HWY
BOULDER
ROAD

3057

3057

LA. HWY. 1065
RIGHT - OF - WAY
BOOTLEGGER ROAD

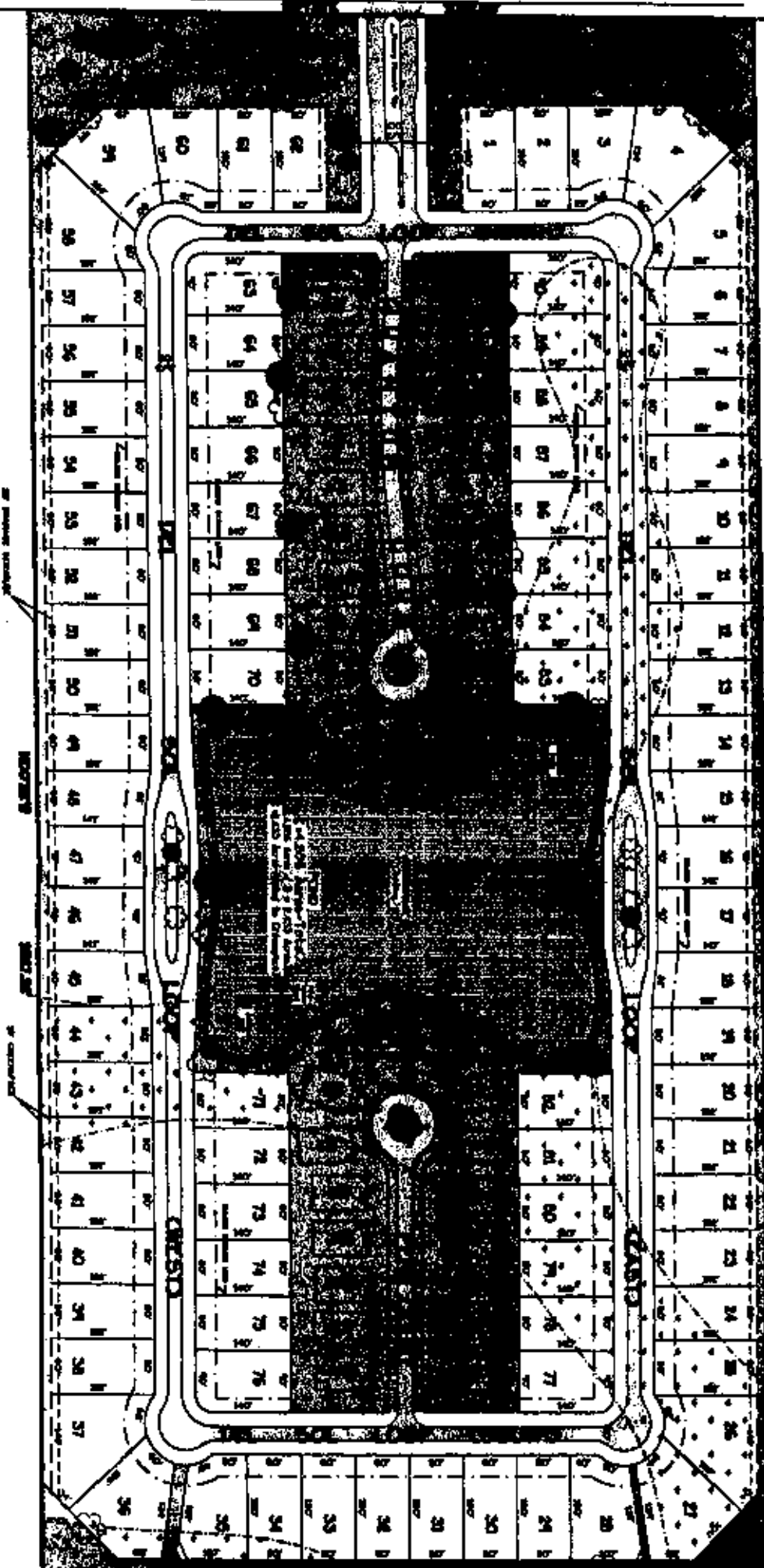
HOUSING DEVELOPMENT

1/2 ACRES

1/2 ACRES

1/2 ACRES

SUBURBAN AGRICULTURAL



2004-11-02

3057

(BOOTLEGGER ROAD)
LA. HWY 1085

589'16"E 1072.65'

62.092 ACRES

N00°22'W 2527.31'

S00°22'E 2516.70'

EXISTING
VILLAGE DES BOIS SUBD.



REFERENCE SURVEY BY:
ROBERT BERLIN
DATED DEC. 13, 1955

P.O.B.

SEC 2
SEC 11

QUARTER
CORNER

N89°50'W 1072.5'

1584.7'

SEC 2 SEC 1
SEC 11 SEC 12

SHADY LAKE SUBD.

Map of
A 62.092 ACRE TRACT OF LAND SITUATED IN
SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

2004-11-095

Randall W. Brown & Associates, Inc.

Professional Land Surveyors
Planners • Consultants

228 W. Causeway App. Mandeville, LA 70448

(985) 624-5368 FAX (985) 624-5309

Date: AUGUST 27, 2004
Survey No. 04865_PLAT
Project No. (CRS)

Scale: 1" = 400'±
Drawn By: M.F.H.
Reviewed:

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

2:\Subdivisions\Projects\04_504\04865_plat.dwg
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ENVIRONMENTAL ASSESSMENT DATA FORM

3057

Description of Project

Applicant's Name ROCKHURST INTERESTS LLC

Address 610 YUPON PL. MANDE, LA. 70471

Attach area location Map showing the proposed development

Name of Development DEL SOL

Section 2 Township 7-5 Range 10-E

Number of acres in Development 62.092

Type of streets CONCRETE

Type of water systems COMMUNITY PWS TIMBER BRANCH 1103161

Type of sewerage system COMMUNITY TREATMENT PLANT

Ultimate disposal of wastes TIMBER BRANCH / TENAF. RIVER

Ultimate disposal of surface drainage TIMBER BRANCH / TENAF. RIVER

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 HWY 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

ZC04-11-095

Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- e. 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. APPROX. 7 ACRES OF RETENTION

RETENTION POUNDS TO BE AVG. - APPROX. 51,000 CUBIC YARDS. EXCAVATION MATERIALS WILL BE TRUCKED OFF SITE.

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.

2004-11-095

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:

DEL SOL

DATE: 8/25/14 Roucheard Interiors, LLC TITLE: Project Manager, manufacturing

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 _____

2004-11-095