

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3058 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. IMPASTATO 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 west side of Fish Hatchery Road, north of Pontchartrain Drive and which property comprises a total of 158 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 7, District 7. (ZC05-02-011)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-02-011, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

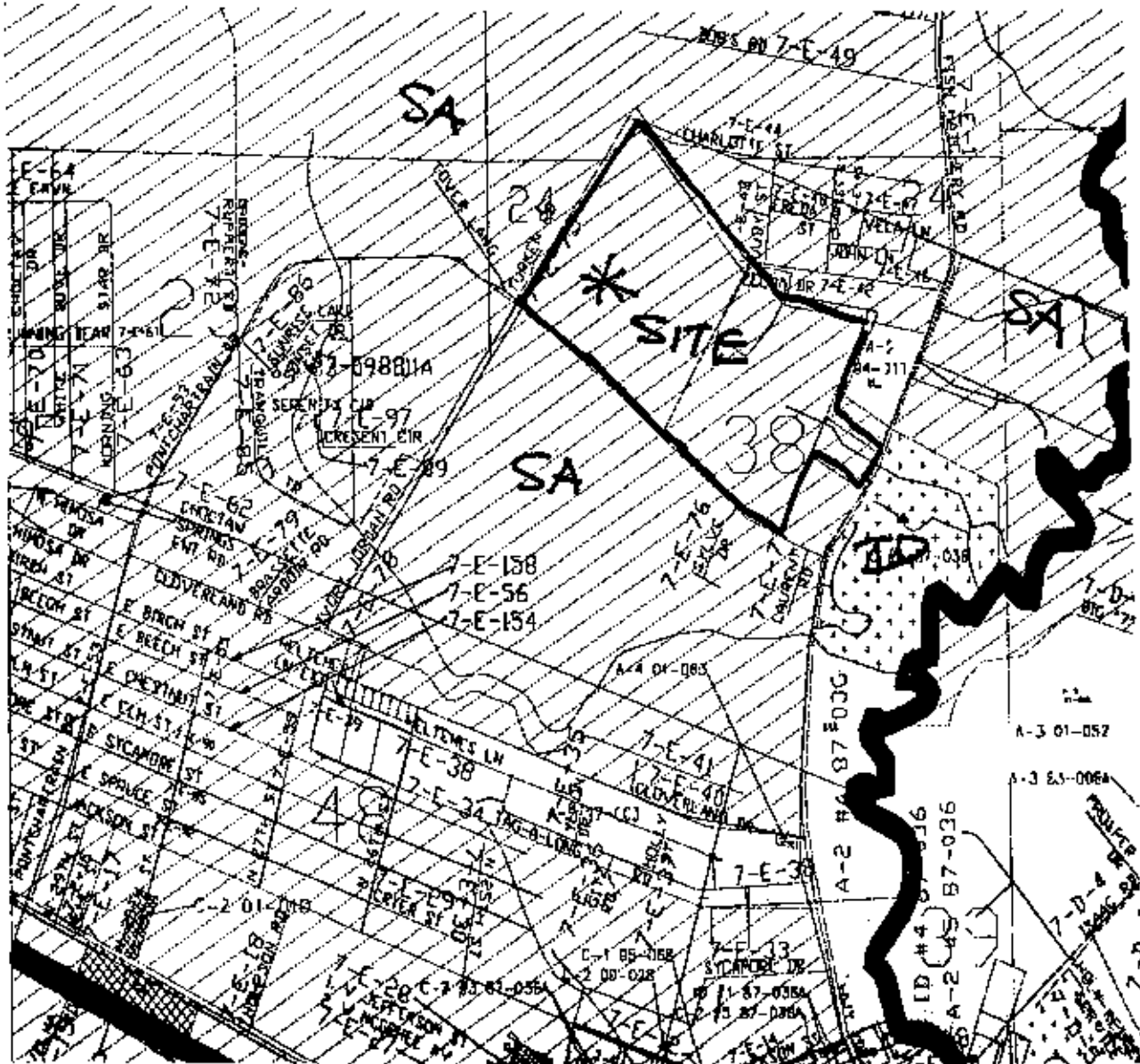
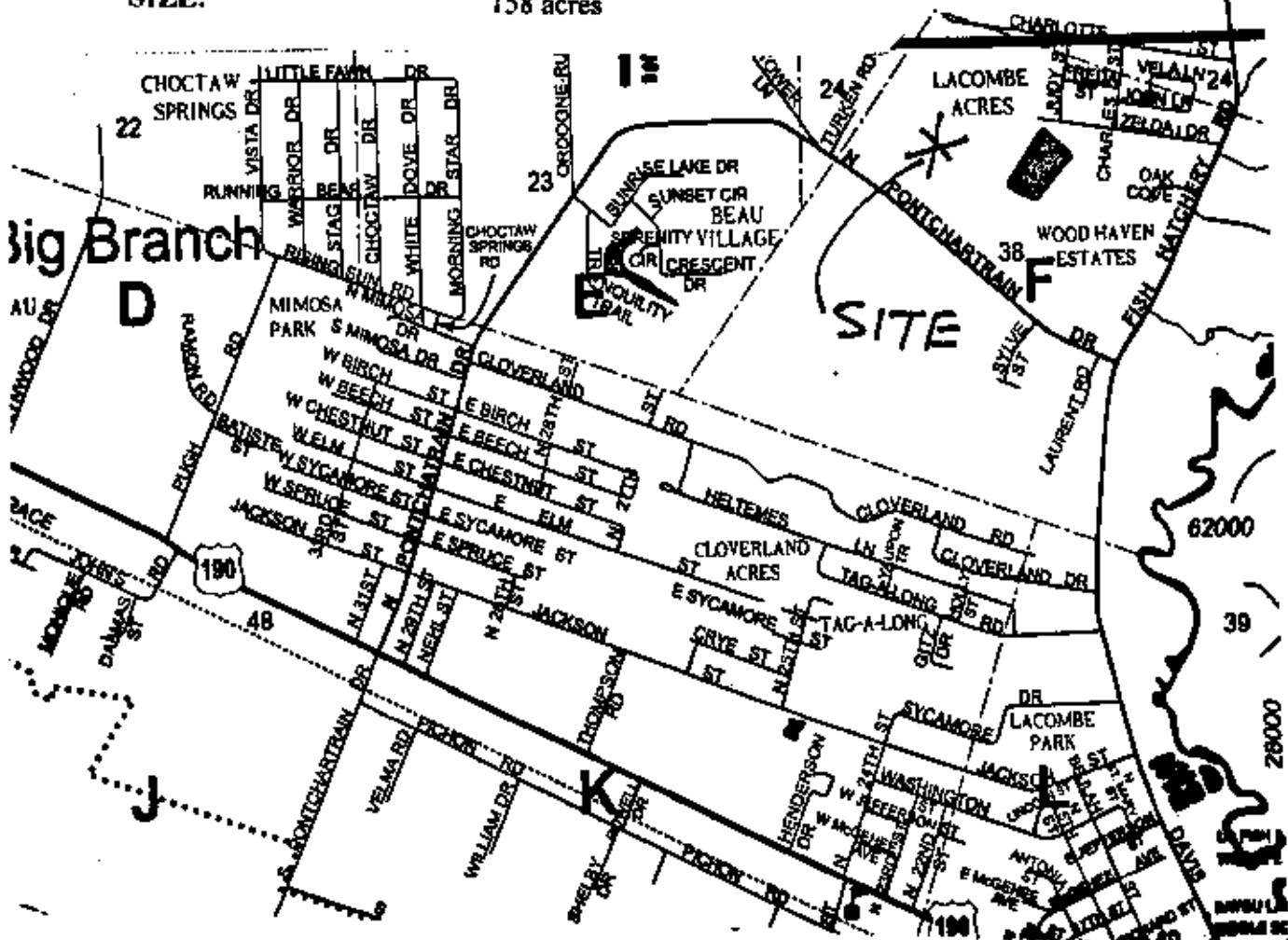
ZC05-02-011

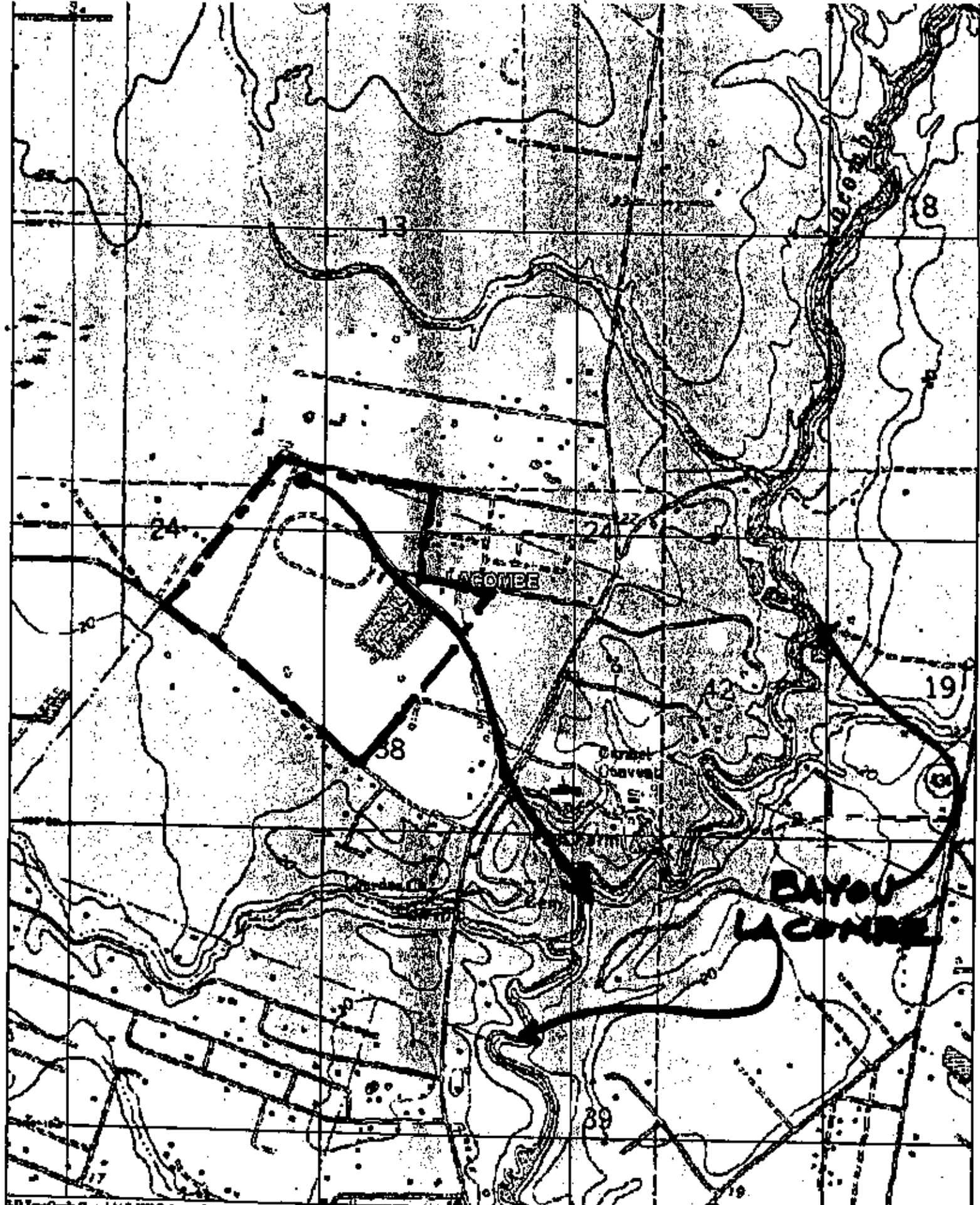
"A certain piece of ground situated in Sections 13, 24, and 38, Township 8 South, Range 12 East, Town of Lacombe, Parish of St Tammany, State of Louisiana, containing approximately 6,988,569 square feet or 160.44 acres, with all rights and improvements thereon and more particularly described as follows:

COMMENCE at the Northwestern corner of Section 38 and the corner common to Sections 13 & 38, said point being the POINT OF BEGINNING;

- Thence, S 81°02' E a distance of 1391.73 feet to a point;**
- Thence, S 08°58' W a distance of 1127.28 feet to a point;**
- Thence, S 80°27' E a distance of 453.97 feet to a point;**
- Thence, S 08°58' W a distance of 200.00 feet to a point;**
- Thence, S 81°02' E a distance of 906.00 feet to a point;**
- Thence, S 27°22' W a distance of 2200.00 feet to a point;**
- Thence, N 67°22' W a distance of 176.70 feet to a point;**
- Thence, N 51°20' W a distance of 1373.24 feet to a point;**
- Thence, N 51°35' W a distance of 1226.28 feet to a point;**
- Thence, N 55°58' W a distance of 656.04 feet to a point;**
- Thence, N 38°02' E a distance of 399.96 feet to a point;**
- Thence, N 52°58' W a distance of 16.00 feet to a point;**
- Thence, N 37°02' E a distance of 1081.08 feet to a point;**
- Thence, N 38°00' E a distance of 578.05 feet to a point; said point being the POINT OF BEGINNING;**

CASE NO.: ZC05-02-011
PETITIONER: Kyle Associates, L.L.C.
OWNER: Mauberret Realty, L.L.C.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the west side of Fish Hatchery Road, north of Pontchartrain Drive; S38, 13 & 24, T8S, R12E; Ward 7, District 7
SIZE: 158 acres





© 1999 DeLorme Vermont, ME 05498 Source Data: USGS

Scale 1: 62,500 Datum: NAD83

ULTIMATE DISPOSAL OF DRAINAGE

KJ 00000 - *Map of Lacombe, Colorado*

2005-02-011

3058

ENVIRONMENTAL ASSESSMENT DATA FORM

3058

Description of Project

Applicant's Name MAUBERRET REALTY, LLC

Address P.O. BOX 7, LACOMBE, LA. 70445

Attach area location Map showing the proposed development

Name of Development EQUESTRIAN

Section 38 Township T85 Range 12E

Number of acres in Development 158

Type of streets ASPHALT

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes BAYOU LACOMBE

Ultimate disposal of surface drainage BAYOU LACOMBE

Land form: Flat Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural _____ Residential (SUB. AG.)
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential (C.R.U.D.)
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 _____

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. Branch 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 based on a thorough study of the environmental impact by this development named:

EQUESTRIAN

DATE: 1/24/05

TITLE: Jim Gray P.E. Project Engineer

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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EQUESTRIAN RE-ZONING
ENVIRONMENTAL DATA FORM ASSESSMENT ATTACHEMENT

Question 2a: 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.

The only material that will be disposed of as a result of the production process is the clearing and removal of the proposed roads for the subdivision. The material will be removed from the site and disposed of according to nationally accepted standards.

Question 2b: What will be the average noise level of the development during working hours?

The average noise level during working hours will not exceed allowable limits set be nationally accepted standards.

Question 2c: Will any smoke, dust, or fumes be emitted as a result of the operational process? If so, explain fully.

Small amounts of dust may be emitted as a result of the operational process. However, the total amount will not exceed nationally accepted standards.

Explain the ultimate disposal of surface water generated by the development.

The ultimate disposal of surface water created by the development will be channeled via proposed and existing open drainage conduits ultimately flowing into Bayou Lacombe.

Explain the ultimate disposal of the effluent produced by the central sewerage system of the development.

The ultimate disposal of effluent produced by the developments central sewer system will be directed into Bayou Lacombe.

205-02-011