

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3239 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. THOMPSON

ON THE 2ND DAY OF MARCH, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east and west sides of LA Highway 1077, north of US Highway 190 and which property comprises a total of 285.94 acres of land more or less, from its present SA (Suburban Agricultural) & R (Rural) Districts to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC06-02-011)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-02-011, 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) & R (Rural) Districts 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) & R (Rural) Districts 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC06-02-011

St. Tammany Parish, Louisiana
Township 6 South Range 10 East

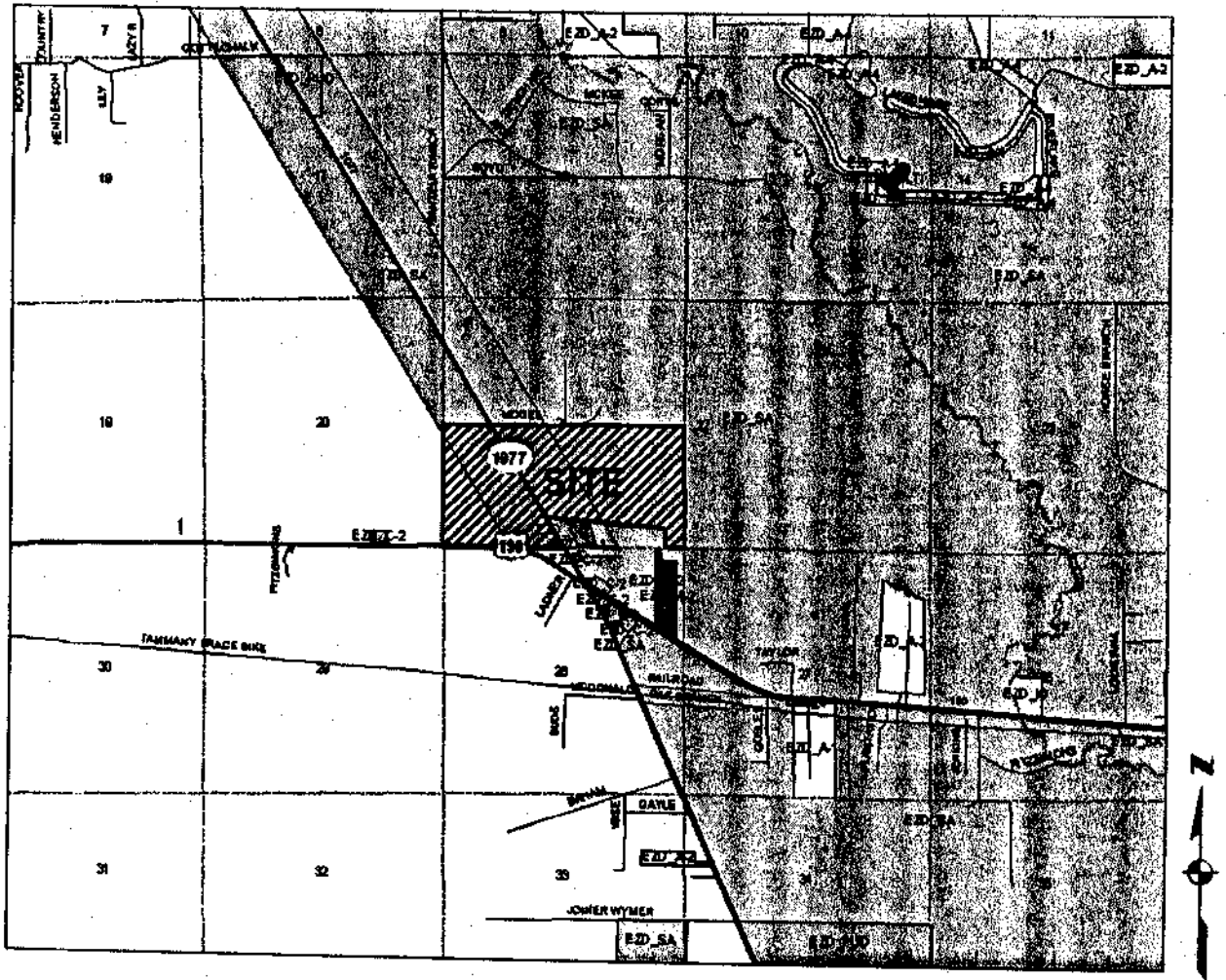
Sec. 21

S 1/2 of Section LESS AND EXCEPT the following three (3) tracts of land:
(1) 4 acres in S1/2 of SW 1/4 described as beginning at the intersection of the Covington Hammond Highway and the Turnpike Road, running West along the Right-of-way of said Covington Hammond Highway 355 feet; thence due North 416 feet; thence East 262; thence South-Southeasterly along the right-of-way of the said Turnpike Road 436 feet to the POINT OF BEGINNING.

(2) All that certain portion of land situated in Section 21, T6S, R10E, Parish of St. Tammany, State of Louisiana, and more fully described as follows: Commencing at the section corner common to sections 21,22,27,and 28 of T6S, R10E; thence measure South 89 degrees. 42 min. 37 sec. West a distance of 455.83 feet to a POINT OF BEGINNING. From the POINT OF BEGINNING continue South 89deg. 42 min. 37 sec. West a distance of 2248.37 feet to a point situated on the centerline of LA highway No. 1077 (Turnpike Rd.); thence measure North 31 deg. 04 min. West along said centerline of highway distance of 768.7 feet to a point situated at the intersection of said centerline of highway and the centerline of a United Gas Pipeline Company right-of-way; thence measure South 85 deg. 14 min. 15 sec. East along said centerline of pipeline right-of-way a distance of 2654.18 feet to a point; thence measure due South a distance of 426.71 feet back to the POINT OF BEGINNING, containing 30.0 acres.

(3) Commencing at a point located at the intersection of the southerly property line of Weyerhaeuser Company, also being the northerly property line of Bernard Fontan Gottfried and the northeasterly right-of-way line of Louisiana Highway 1077 and being the POINT OF BEGINNING; thence North 31 deg. 37 min. 11 sec. West along the northeasterly right-of-way line of Louisiana State Highway 1077 a distance of 37.48 feet to a point; thence South 87 deg. 04 min. 30 sec. East a distance of 93.79 feet to a point; thence South 03 deg .24 min. 00 sec. West a distance of 32.43 feet to a point located on the southerly property line of Weyerhaeuser Company, also being the northerly property line of Bernard Fontan Gottfried; thence North 85 deg. 50 min. 25 sec. West along said property line a distance of 72.29 feet back to the POINT OF BEGINNING and containing approximately 0.060 acre285.94 Acs.

CASE NO.: ZC06-02-011
PETITIONER: Kyle Associates
OWNER: Hanson Natural Resources Company, Cavenham Forest Industries Division
REQUESTED CHANGE: From SA (Suburban Agricultural) & R (Rural) Districts to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east and west sides of LA Highway 1077, north of US Highway 190 ; S21, T6S, R10E; Ward 1, District 1
SIZE: 285.94 acres



ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name 285, LLC

Address 19411 HELENBERG RD. SUITE 204, COVINGTON, LA.

70433

Attach area location Map showing the proposed development

Name of Development COUNTRYSIDE

Section 21 Township 6S Range 10E

Number of acres in Development 285

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes BEDICO CREEK

Ultimate disposal of surface drainage BEDICO CREEK

Land form: Flat Rolling Marsh
Swamp Inundated

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

Proposed land use: Rural Residential (MIXED USE)
Commercial Industrial

Conforms to Major Road Plan: Yes No

Water frontage: Yes No if so how much

Name of Stream BEDICO CREEK

Major highway frontage: Yes No

Name of Highway Hwy 1077 & Hwy 190

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.

2006-02-011

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: 12/19/05

TITLE: John Jones, 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 _____

ZC06-02-011

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 by local noise ordinances.

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. Smoke and fumes, if released, will be from operating machinery. However, no emissions will 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 drainage conduits ultimately flowing into Lake Pontchartrain via Bedico Creek.