

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3251 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north and east sides of Robert Road, south of Cornibe Henry Road, north of Red Rooster Road and which property comprises a total of 50.71 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 8, District 9. (ZC05-12-076)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-12-076, 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.

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.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

ZC05-12-076

A certain parcel of land being the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

From the northwest corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 24, Township 8 South, Range 14 East, the Point of Beginning, thence go

North - 1309.27 feet to the northwest corner of the northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 24 in said township and range; thence

North 88 Degrees 38 minutes 19 seconds East - 1313.17 feet to the $\frac{1}{4}$ section corner common to Sections 13 & 24 in said township and range; thence

South 00 Degrees 12 minutes 35 seconds East - 1335.54 feet to the southeast corner of said northeast $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of said Section 24; thence

South 89 Degrees 39 minutes 17 seconds East - 223.39 feet to a point; thence

South 01 Degree 43 minutes 35 seconds West - 429.26 feet to a point; thence

North 89 Degrees 39 minutes 13 seconds West - 367.46 feet to a point; thence

South 02 Degrees 34 minutes 04 seconds West - 61.09 feet to a point; thence

South 00 Degrees 09 minutes 35 seconds West - 39.83 feet to a point in the centerline of a creek; thence along the centerline of said creek on the following fourteen courses; thence

South 64 Degrees 17 minutes 46 seconds West - 64.23 feet;

South 24 Degrees 39 minutes 33 seconds West - 84.73 feet;

South 72 Degrees 12 minutes 02 seconds West - 62.70 feet;

North 34 Degrees 46 minutes 30 seconds West - 44.50 feet;

North 62 Degrees 09 minutes 28 seconds West - 53.13 feet;

South 85 Degrees 34 minutes 41 seconds West - 60.24 feet;

North 70 Degrees 55 minutes 26 seconds West - 94.24 feet;

South 77 Degrees 39 minutes 54 seconds West - 22.51 feet;

North 89 Degrees 00 minutes 26 seconds West - 35.65 feet;

North 54 Degrees 02 minutes 46 seconds West - 64.53 feet;

South 86 Degrees 05 minutes 31 seconds West - 15.42 feet;

South 55 Degrees 40 minutes 42 seconds West - 57.33 feet;

North 69 Degrees 20 minutes 05 seconds West - 51.28 feet and

North 73 Degrees 54 minutes 23 seconds West - 38.36 feet to point of departure from said creek centerline; thence

South 08 Degrees 17 minutes 41 seconds West - 39.31 feet to a point of curve to the right; thence

Along the arc of said curve (radius=90.60 ft.; Chord bear/dist S.26°36'51"W.- 56.96 ft.) a distance of 57.94 feet to a point of tangency; thence

South 44 Degrees 56 minutes 06 seconds West - 210.06 feet to a point; thence

North 79 Degrees 00 minutes 00 seconds West - 35.70 feet to the centerline of Abney Farm Road; thence along said centerline on the following six courses

North 33 Degrees 18 minutes 34 seconds East - 1.88 feet;

North 44 Degrees 56 minutes 06 seconds East - 228.80 feet;

North 39 Degrees 33 minutes 55 seconds East - 17.58 feet;

North 15 Degrees 29 minutes 42 seconds East - 19.57 feet;

North 08 Degrees 17 minutes 41 seconds East - 82.22 feet and

North 19 Degrees 58 minutes 26 seconds East - 58.19 feet to point of departure from said road; thence

East - 45.01 feet to a point; thence

North 37 Degrees 30 minutes 00 seconds East - 237.91 feet to a point; thence

North 01 Degree 27 minutes 11 seconds East - 244.59 feet to a point on the line between the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 24; thence

South 89 Degrees 34 minutes 24 seconds West - 140.08 feet to a point; thence

South 89 Degrees 54 minutes 13 seconds West - 578.18 feet to the Point of Beginning.

Containing 50.71 acres of land lying and situated in Section 24, Township 8 South, Range 14 East, Saint Tammany Parish, Louisiana.

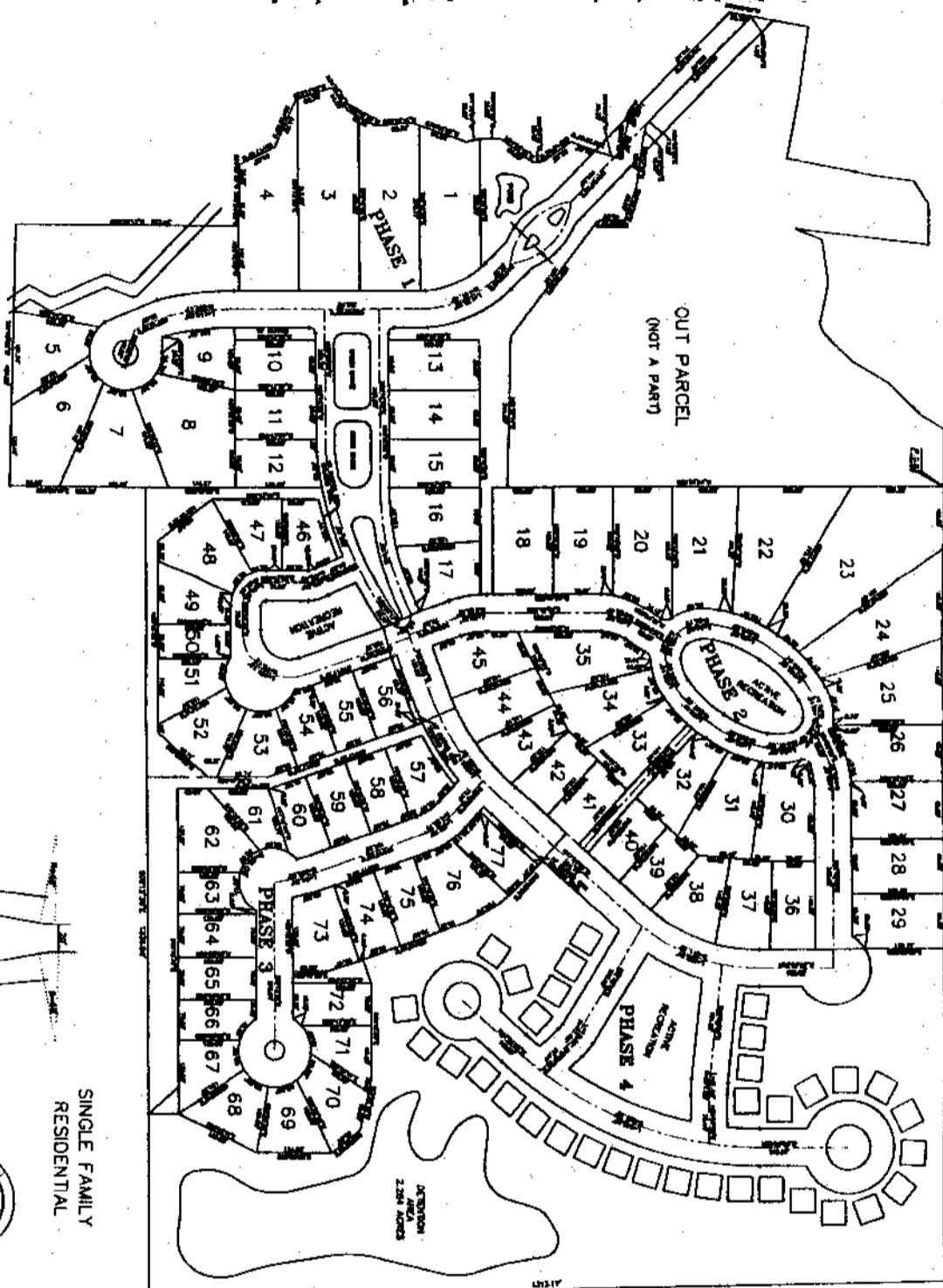
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GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF LOUISIANA AND THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION OF THE STATE OF LOUISIANA.
3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.
4. ALL UTILITIES SHALL BE PROTECTED BY 18" CONCRETE CURBS AND 12" SAND FILL UNLESS OTHERWISE NOTED.
5. ALL UTILITIES SHALL BE MARKED WITH RED AND WHITE PASTES AT 10' INTERVALS.
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Oakley Place

SECTION 24, T 8 S - R 14 E
ST. TAMMANY PARISH, LOUISIANA RURAL

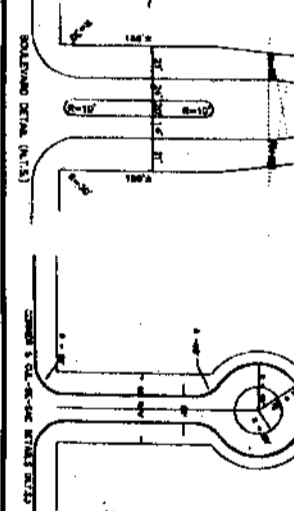
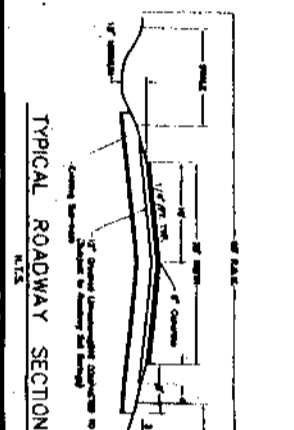


LEGEND

- 1. 12" CONCRETE CURB AND 12" SAND FILL
- 2. 18" CONCRETE CURB AND 12" SAND FILL
- 3. 24" CONCRETE CURB AND 12" SAND FILL
- 4. 30" CONCRETE CURB AND 12" SAND FILL
- 5. 36" CONCRETE CURB AND 12" SAND FILL
- 6. 42" CONCRETE CURB AND 12" SAND FILL
- 7. 48" CONCRETE CURB AND 12" SAND FILL
- 8. 54" CONCRETE CURB AND 12" SAND FILL
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- 18. 114" CONCRETE CURB AND 12" SAND FILL
- 19. 120" CONCRETE CURB AND 12" SAND FILL
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- 64. 390" CONCRETE CURB AND 12" SAND FILL
- 65. 396" CONCRETE CURB AND 12" SAND FILL
- 66. 402" CONCRETE CURB AND 12" SAND FILL
- 67. 408" CONCRETE CURB AND 12" SAND FILL
- 68. 414" CONCRETE CURB AND 12" SAND FILL
- 69. 420" CONCRETE CURB AND 12" SAND FILL
- 70. 426" CONCRETE CURB AND 12" SAND FILL
- 71. 432" CONCRETE CURB AND 12" SAND FILL
- 72. 438" CONCRETE CURB AND 12" SAND FILL
- 73. 444" CONCRETE CURB AND 12" SAND FILL
- 74. 450" CONCRETE CURB AND 12" SAND FILL
- 75. 456" CONCRETE CURB AND 12" SAND FILL
- 76. 462" CONCRETE CURB AND 12" SAND FILL
- 77. 468" CONCRETE CURB AND 12" SAND FILL
- 78. 474" CONCRETE CURB AND 12" SAND FILL
- 79. 480" CONCRETE CURB AND 12" SAND FILL
- 80. 486" CONCRETE CURB AND 12" SAND FILL

PHASE LINE

PHASE	UNITS	APPROXIMATE START DATE OF CONSTRUCTION
1	20	MAY 2006
2	30	MAY 2006
3	20	MAY 2006
4	30	MAY 2006



RESTRICTIVE COVENANTS

THE BUYER HEREBY AGREES TO BE BOUND BY THE RESTRICTIVE COVENANTS SET FORTH IN THE INSTRUMENT OF TITLE WHICH SHALL BE A PART OF THE RECORDS OF THE ST. TAMMANY PARISH, LOUISIANA, AND TO WAIVE ANY OBJECTION TO THE SAME. THE BUYER SHALL BE DEEMED TO HAVE BEEN ADVISED OF THE CONTENTS OF SAID INSTRUMENT OF TITLE AND TO HAVE ACCEPTED THE SAME.

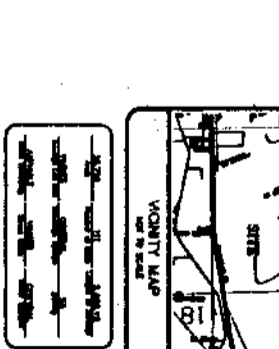
QUALITY Pledge

At J.V. Burkes & Associates, Inc., we are committed to providing the highest quality of service to our clients. We adhere to the following principles:

- 1. We will provide accurate and timely information to our clients.
- 2. We will provide a high level of customer service.
- 3. We will provide a high level of professionalism.
- 4. We will provide a high level of integrity.
- 5. We will provide a high level of confidentiality.
- 6. We will provide a high level of security.
- 7. We will provide a high level of safety.
- 8. We will provide a high level of health.
- 9. We will provide a high level of environment.
- 10. We will provide a high level of sustainability.

INDUSTRIAL

The site is suitable for industrial development. The site is located in an industrial zone and is surrounded by other industrial facilities. The site is well-served by major roads and has easy access to the port of New Orleans.



TENTATIVE PUD LAYOUT FOR OAKLEY PLACE, SECTION 24, T8S, R14E NEAR THE CITY OF SUDELL, ST. TAMMANY PARISH, LA.

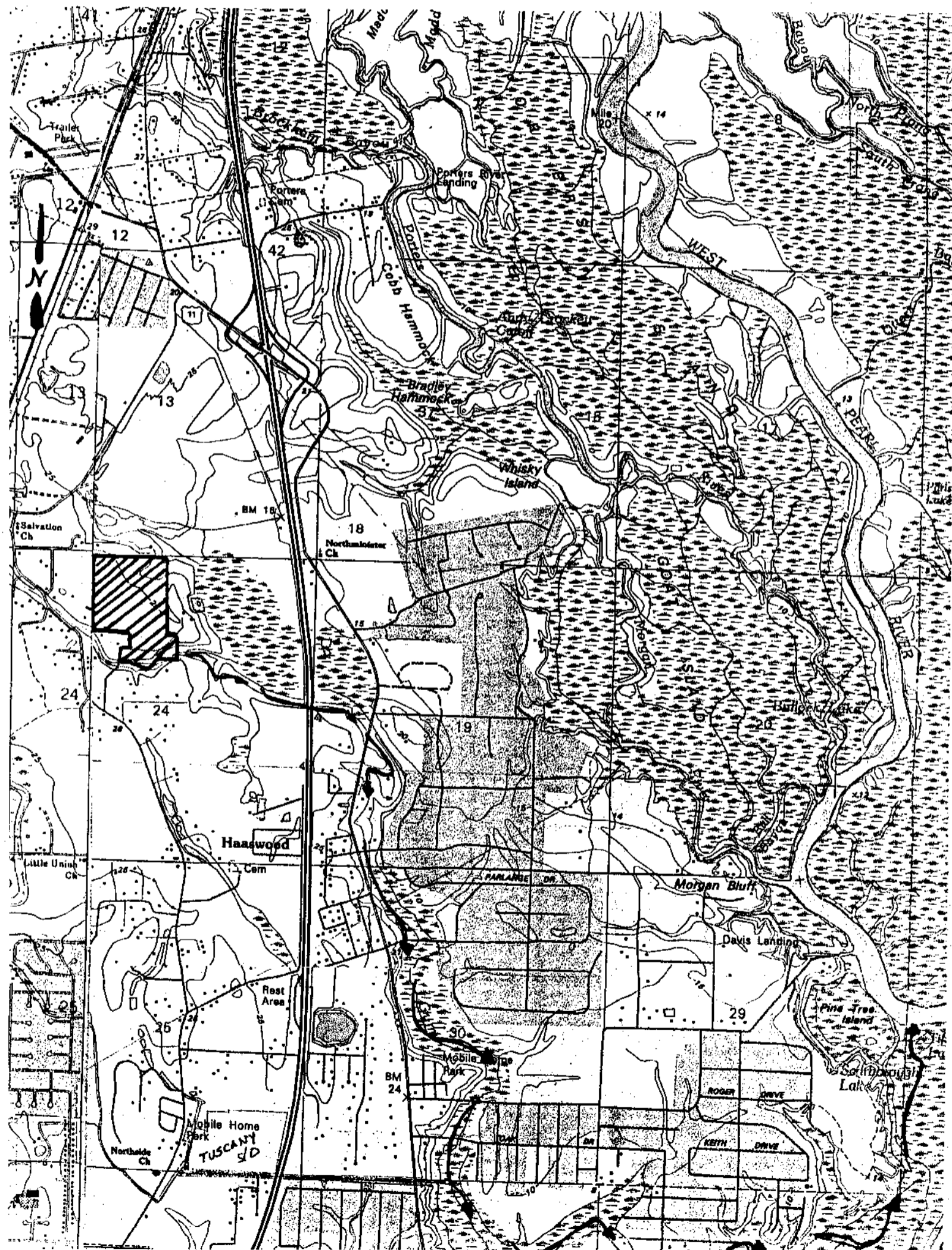
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL

2000 Canal Street, Suite 100
Baton Rouge, Louisiana 70801
Phone: 225-345-1000 Fax: 225-345-1010
Website: www.jvb.com

DATE: 12-07-05
DRAWN BY: JVB
CHECKED BY: JVB

2005-12-076

3251



2005-12-076

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ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Larry Abney

Address P.O. Box 992, Slidell, La 70459

Attach area location Map showing the proposed development

Name of Development Oakley Place

Section 24 Township 8 Range 14

Number of acres in Development 50.712

Type of streets asphalt

Type of water systems central

Type of sewerage system central

Ultimate disposal of wastes Gum Bayou & West Pearl

Ultimate disposal of surface drainage Gum Bayou & West Pearl

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 _____

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

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.
N/A
- b. What will be the average noise level of the development during working hours.
minimal
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully.
no

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.