

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3322 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. BURKHALTER

ON THE 6TH DAY OF JULY, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of LA Highway 1088, east of Garlin Drive and which property comprises a total of 5.052 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 4, District 5. (ZC06-06-046)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-06-046, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

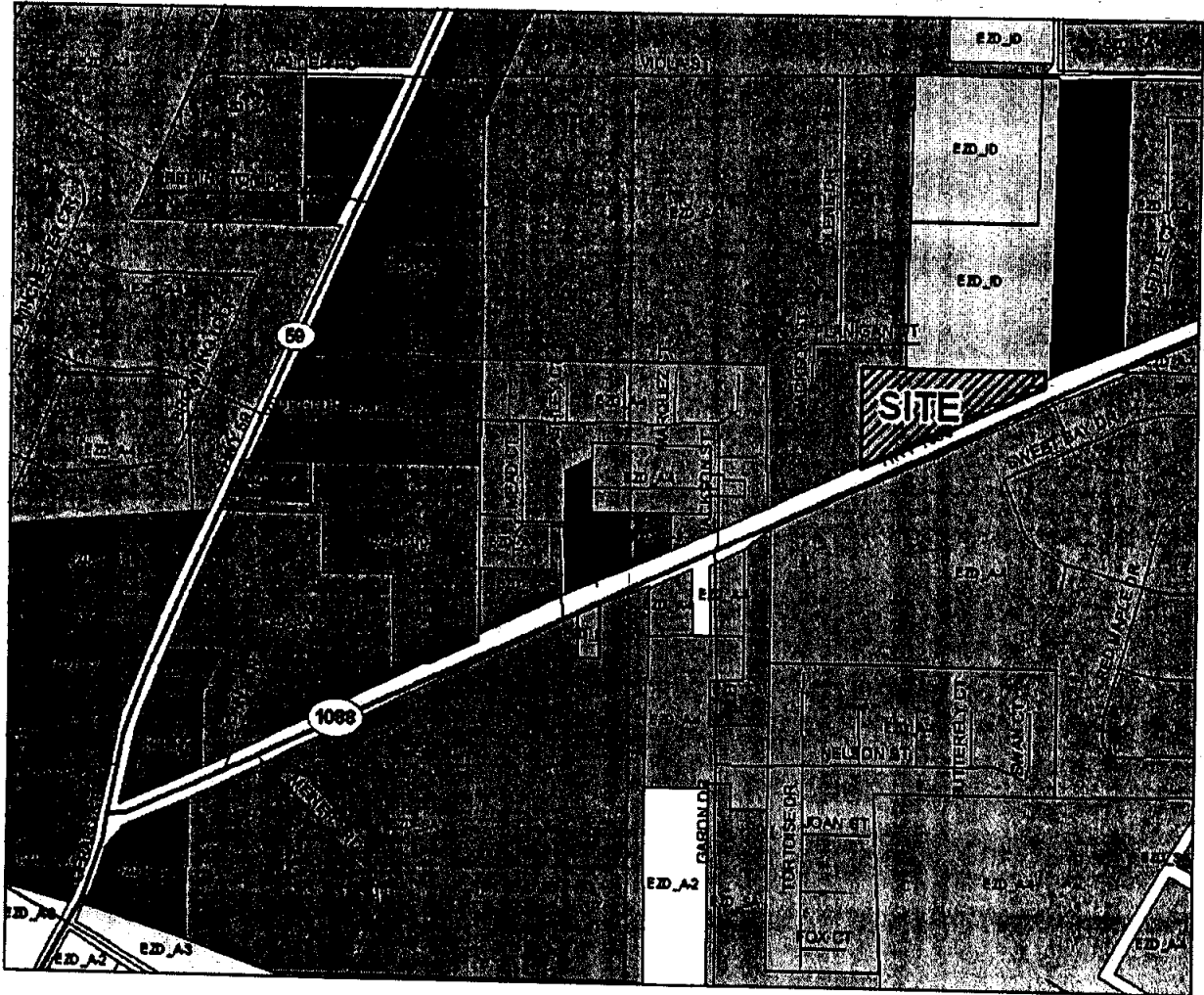
ZC06-06-046

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in Section 6 Township 8 South, Range 12 East, in St. Tammany Parish, State of Louisiana, being more fully described as follows:

6C: From the common corner between Section 6 Township 8 South, Range 12 East; Section 44 Township 8 South Range 12 East; Section 1, Township 8 South, Range 11 East, and Section 55 Township 8 South, Range 11 East, all in St. Tammany Parish, Louisiana, measure North 00 degrees 14 minutes 01 seconds East, 570.97 feet; thence North 89 degrees 45 minutes 15 seconds West, 293.59 feet; thence North 12 degrees 07 minutes 25 seconds West, 840.68 feet to a 1/2 inch iron rod; thence South 65 degrees 57 minutes 40 seconds West, 929.55 feet to a 1/2 inch iron rod; thence North 00 degrees 04 minutes 26 seconds East, 262.94 feet to a 1 inch iron pipe; and thence North 65 degrees 57 minutes 40 seconds East, 442.99 feet, the point of beginning.

From the point of the beginning measure North 00 degrees 08 minutes 17 seconds West, 451.96 feet to a 1/2 inch iron rod; thence South 89 degrees 39 minutes 37 seconds East, 836.18 feet to a 1/2 inch iron rod; thence South 00 degrees 02 minutes 22 seconds West, 75.11 feet to a 1/2 inch iron rod; thence South 67 degrees 07 minutes 12 seconds West, 25.61 feet to a damaged concrete highway monument; and thence along the north line of La. Highway 1088 go South 65 degrees 57 minutes 40 seconds West, 888.50 feet to the point of beginning, containing 5.052 acres more or less.

CASE NO.: ZC06-06-046 3322
PETITIONER: William Colley, Jr.
OWNER: Colley Construction Company, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the north side of LA Highway 1088, east of Garlin Drive; S6, T8S, R12E; Ward 4, District 5
SIZE: 5.052 acres



3322

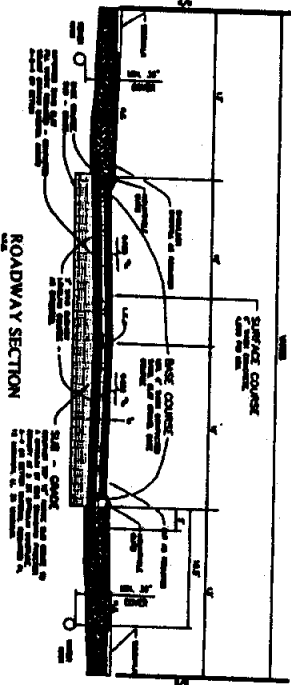


Tentative Subdivision Plan for **CASA BELLA SUBDIVISION** A PLANNED UNIT DEVELOPMENT

Located in Section 1, Township 8 South,
Range 11 East, St. Tammany Parish,
Louisiana

PROJECT DATA:

PROPOSED ZONING - RPD (General Unit Development)
 PROPOSED LOTS - 15
 PROPOSED LOTS PER ACRE - 10
 TOTAL AREA OF DEVELOPMENT - 3.48 ACRES
 TOTAL NUMBER OF LOTS - 15 (15 UNITS)
 LENGTH OF STREET - 200.00 FT.
 WIDTH OF STREET - 20.00 FT.
 STREET NAME - VANDER LINDEN (PER PLAN)
 TYPE OF PAVING CONC'D BY CURB & GUTTER
 CURB TYPE
 CURB & GUTTER SYSTEM
 DRIVEWAY WIDTH - 10 FT.
 DRIVEWAY SETBACK - 15 FT. OR MORE - 15.00 FT. AT THE ACRES
 ROAD WIDTH - 30 FT. OR MORE - 30.00 FT. AT THE ACRES
 ROAD WIDTH - 20 FT. OR MORE - 20.00 FT. AT THE ACRES



SEE EXHIBIT FOR
PLAN, PROFILE, AND
SECTION

RESTRICTIVE COVENANTS

1. The lots shown on this plan shall be used only for the purposes intended by the zoning ordinance...

DESCRIPTION

This plan is for the subdivision of the land shown on the attached plan into 15 lots, to be known as Casa Bella, a Planned Unit Development...

CONTINGENT

This subdivision is subject to the approval of the local government...

OWNER: COLLEY CONSTRUCTION COMPANY, L.L.C.

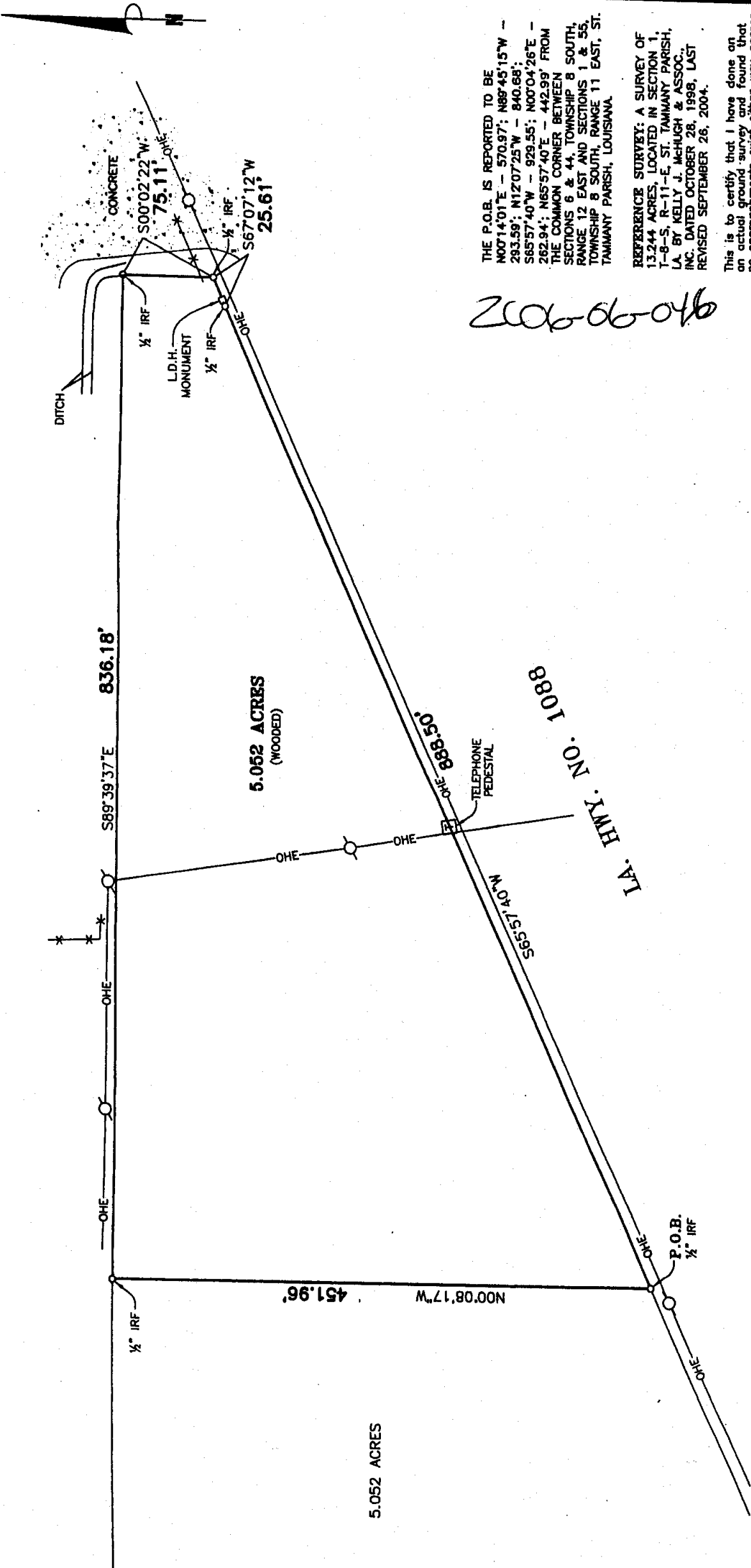
PROJECT DESCRIPTION:
 TENTATIVE SUBDIVISION PLAN OF
 CASA BELLA, A PLANNED UNIT DEVELOPMENT SITUATED IN
 SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST,
 ST. TAMMANY PARISH, LOUISIANA

Scalfano ENGINEERING, INC.

28461 Bayou Road, Lake Charles, Louisiana 70601-1161
 PH: (504) 937-4161 Fax: (504) 937-4132
 Email: dev@scalfano.com

C-1

3322



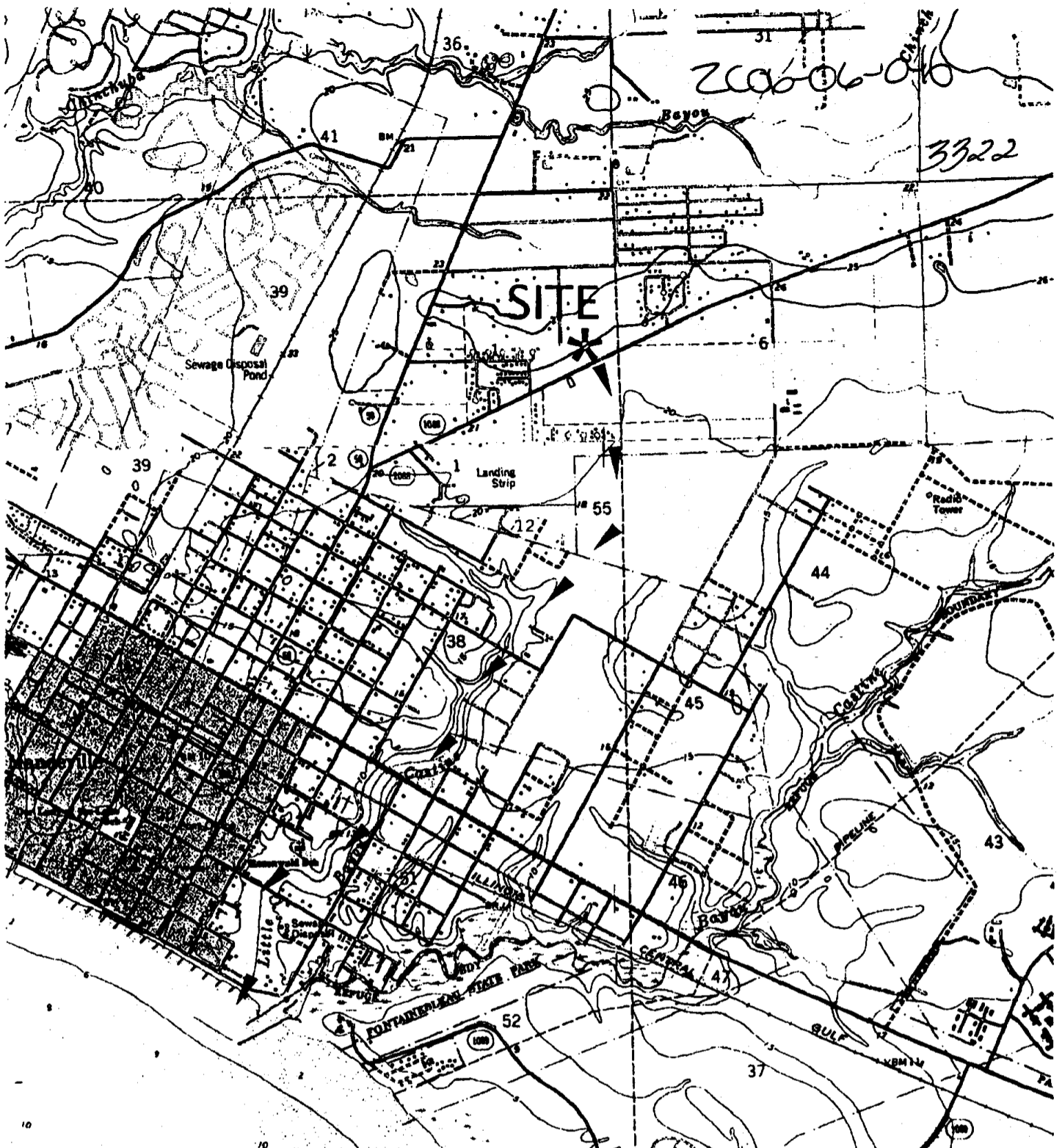
2006-06-046

THE P.O.B. IS REPORTED TO BE
 $N00^{\circ}14'01''E$ - 570.97'; $N69^{\circ}45'15''W$ -
 293.59'; $N12^{\circ}07'25''W$ - 840.68';
 $S85^{\circ}57'40''W$ - 929.55'; $N00^{\circ}04'26''E$ -
 262.94'; $N65^{\circ}57'40''E$ - 442.99' FROM
 THE COMMON CORNER BETWEEN
 SECTIONS 6 & 44, TOWNSHIP 8 SOUTH,
 RANGE 12 EAST AND SECTIONS 1 & 55,
 TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST.
 TAMMANY PARISH, LOUISIANA.

REFERENCE SURVEY: A SURVEY OF
 13.244 ACRES, LOCATED IN SECTION 1,
 T-8-S, R-11-E, ST. TAMMANY PARISH,
 LA. BY KELLY J. McHUGH & ASSOC.
 INC. DATED OCTOBER 28, 1998, LAST
 REVISED SEPTEMBER 26, 2004.

This is to certify that I have done on
 an actual ground survey and found that
 no encroachments exist either way across
 any property lines except as shown.

<p>SURVEY MAP OF A 5.052 ACRE PARCEL OF LAND in SECTION 1, T-8-S, R-11-E in St. Tammany Parish, Louisiana for COLLEY CONSTRUCTION COMPANY, L.L.C.</p>		<p>Note: This is to certify that I have consulted the Federal Insurance Administration, Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0245 C Revised: OCTOBER 17, 1989</p>		<p>Scale: 1" = 80'</p> <p>Survey No. 2006 189 Date: MARCH 30, 2006 Drawn by: SPH Revised:</p>		<p>THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "B" SURVEY.</p>	
<p>Professional Land Surveyors JOHN E. BONNEAU & ASSOCIATES, INC. 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA 70471 (985)626-0808 SLIDELL (985)643-2508 • MANDEVILLE (985)626-3546 • N.O. (504)456-2042 HAMMOND (985)345-7641 • FAX NO. (985)626-0057 • E-mail: jebca1@bellsouth.net</p>		<p>Professional Land Surveyors JOHN E. BONNEAU & ASSOCIATES, INC. Registration No. 4423</p>		<p>NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.</p>		<p>NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of title record all shown on title opinion or title policy will be added hereto upon request. This surveyor has not performed any title search of abstract.</p>	



**CASA BELLA SUBDIVISION
ULTIMATE SURFACE WATER
DISPOSAL MAP**

220606-016

ENVIRONMENTAL ASSESSMENT DATA FORM.

3322

Description of Project

Applicant's Name COLLEY CONSTRUCTION COMPANY, L.L.C.

Address 65499 MULBERRY STREET, MANDEVILLE, LA. 70448

Attach area location Map showing the proposed development

Name of Development CASA BELLA SUBDIVISION

Section 1 Township 8 SOUTH Range 11 EAST

Number of acres in Development 5.052

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes LITTLE BAYOU CASTINE

Ultimate disposal of surface drainage LITTLE BAYOU CASTINE

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 N/A

Major highway frontage: Yes No _____

Name of Highway LA. HWY. No. 1088

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

Condt:

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.
N/A
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so 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.

ULTIMATE DISPOSAL OF SURFACE WATER WILL IN STREET GUTTERS TO SUB SURFACE DRAINS INTO RETENTION POND. FROM THE RETENTION POND IT WILL FLOW A METER PIPE INTO LOCAL HIGHWAY DITCHES MAKING ITS WAY INTO LITTLE BAYOU CASTINE. SEE ATTACHED MAP.

2006-06-04b

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:

CASA BELLA SUBDIVISION

DATE: 4/12/06 David Scalfano TITLE: 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