

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3339 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 at the end of Briar Hollow Road, east of LA Highway 21 and which property comprises a total of 161.2 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC06-07-053)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-07-053, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC06-07-053

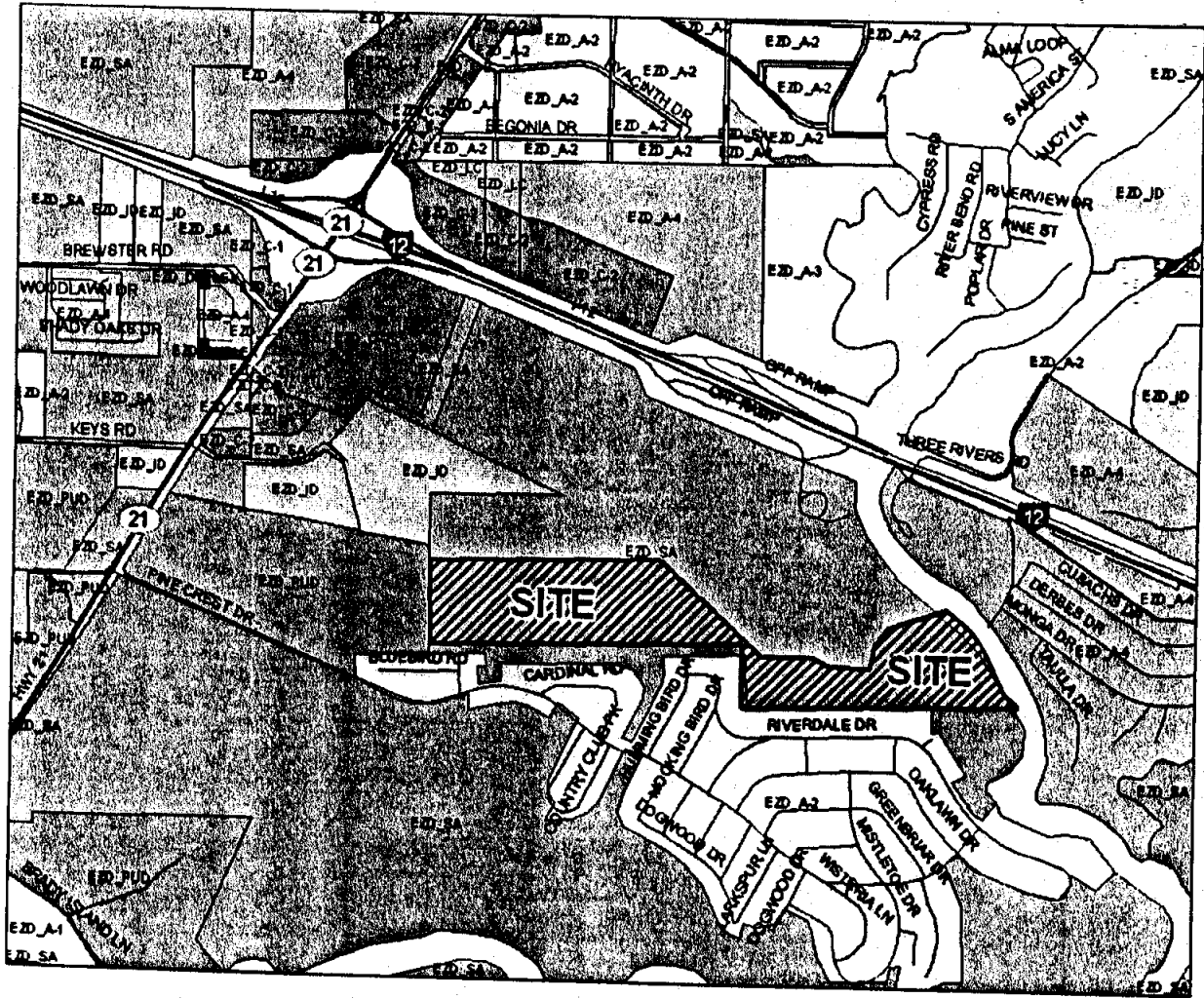
Located in Section 49, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

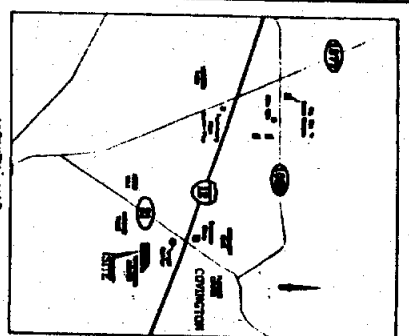
From the Section Corner common to Sections 47, 49 and 52 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana run South 00 degrees 47 minutes seconds East, 2132.92 feet; thence North 88 degrees 55 minutes 30 seconds East, 4228.50 feet; thence South 00 degrees 56 minutes 06 seconds East, 833.97 feet; thence North 89 degrees 03 minutes 52 seconds East, 3715.04 feet to a point on the right descending bank of the Tchefuncte River and the Point of Beginning.

From the Point of Beginning run South 89 degrees 03 minutes 52 seconds West 3715.04 feet to a point; thence North 00 degrees 56 minutes 06 seconds West, 833.97 feet to a point; thence South 88 degrees 55 minutes 30 seconds West, 4228.50 feet to a point; thence North 00 degrees 47 minutes 14 seconds West, 1100.00 feet to a point; thence North 88 degrees 55 minutes 30 seconds East, 3123.62 feet to a point; thence South 48 degrees 20 minutes 46 seconds East, 1860.00 feet to a point; thence North 89 degrees 39 minutes 14 seconds East, 690.00 feet to a point; thence South 64 degrees 20 minutes 46 seconds East, 250.00 feet to a point; thence South 88 degrees 20 minutes 46 seconds East, 550.00 feet to a point; thence North 11 degrees 39 minutes 14 seconds East, 290.00 feet to a point; thence North 36 degrees 39 minutes 14 seconds East, 302.80 feet to a point; thence North 72 degrees 25 minutes 34 seconds East, 815.18 feet to a point on the right descending bank of the Tchefuncte River; thence South 52 degrees 50 minutes 17 seconds East, 413.77 feet to a point; thence South 36 degrees 02 minutes 59 seconds East, 315.65 feet to a point; thence South 27 degrees 26 minutes 38 seconds East, 605.98 feet to a point; thence South 38 degrees 46 minutes 35 seconds East, 290.35 feet to the Point of Beginning.

This tract contains 161.1 Acres, more or less.

CASE NO.: ZC06-07-053
PETITIONER: Brian Pellissier
OWNER: Charles Barnette c/o Tchefunte Club Estates
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located at the end of Briar Hollow Road, east of LA Highway 21; S49, T7S, R11E; Ward 1, District 1
SIZE: 161.2 acres





TCHEFUNCTA CLUB ESTATES

A PLANNED UNIT DEVELOPMENT

SECS 47, 49 & 50 TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

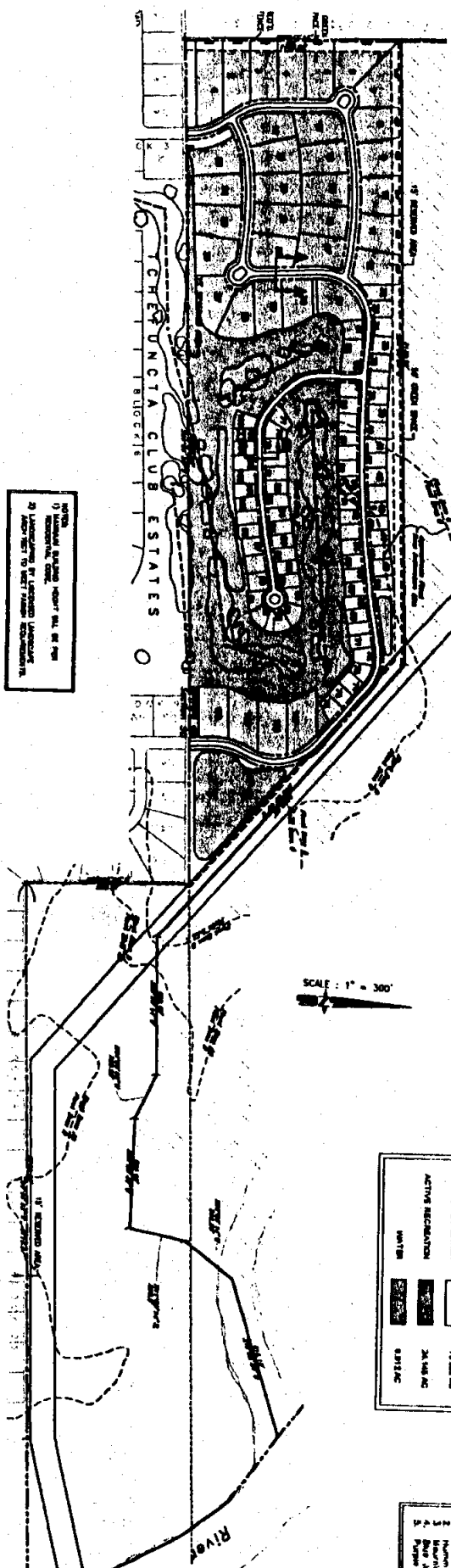
TOTAL
ACRES 161.20
TOTAL ACRES
PLANNED UNIT DEVELOPMENT
ACTIVE RECREATION 1.00
PASSIVE RECREATION 1.00
TOTAL RECREATION 2.00

NO.	NAME	WIDTH	LENGTH	AREA	COMMENTS
1	STREET	10	100	1,000	
2	ROAD	10	100	1,000	
3	STREET	10	100	1,000	

LEGEND

LEAVY LOT	2,000 AC
GARDEN HOME	1,500 AC
PASSIVE RECREATION	75,000 AC
ACTIVE RECREATION	25,000 AC
WATER	8,000 AC

STREET NAMES LISTED BELOW TO BE PLANNED UNIT DEVELOPMENT, ST. TAMMANY PARISH, LA. PROJECT NO. ZC06-07-053

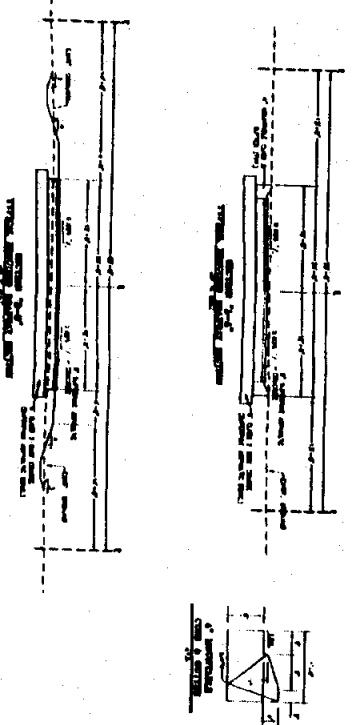


SCALE: 1" = 300'

NOTES:
1. ALL DIMENSIONS SHALL BE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.

LEGAL DESCRIPTION FOR TCHEFUNCTA CLUB ESTATES

LOCATED IN SECTIONS 49 AND 50, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.
FROM THE SECTION CORNER COMMON TO SECTIONS 47 AND 50, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 80 DEGREES 45 MINUTES 30 SECONDS EAST, 428.00 FEET TO A POINT, "POINT SOUTH", BEING THE POINT OF BEGINNING FOR THE SECTION CORNER COMMON TO SECTIONS 47 AND 50, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.
FROM THE POINT OF BEGINNING RUN SOUTH 80 DEGREES 45 MINUTES 30 SECONDS WEST, 278.00 FEET TO A POINT, "POINT WEST", BEING THE POINT OF BEGINNING FOR THE SECTION CORNER COMMON TO SECTIONS 47 AND 50, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.
FROM THE POINT OF BEGINNING RUN SOUTH 80 DEGREES 45 MINUTES 30 SECONDS WEST, 278.00 FEET TO A POINT, "POINT WEST", BEING THE POINT OF BEGINNING FOR THE SECTION CORNER COMMON TO SECTIONS 47 AND 50, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.
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REZONING PLAN
TCHEFUNCTA CLUB ESTATES
SECS 47, 49 & 50 TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA



N00°42'14" E
1032.82'

50' GREEN SPACE
REC'D. 8' FENCE

15' RESERVED AREA

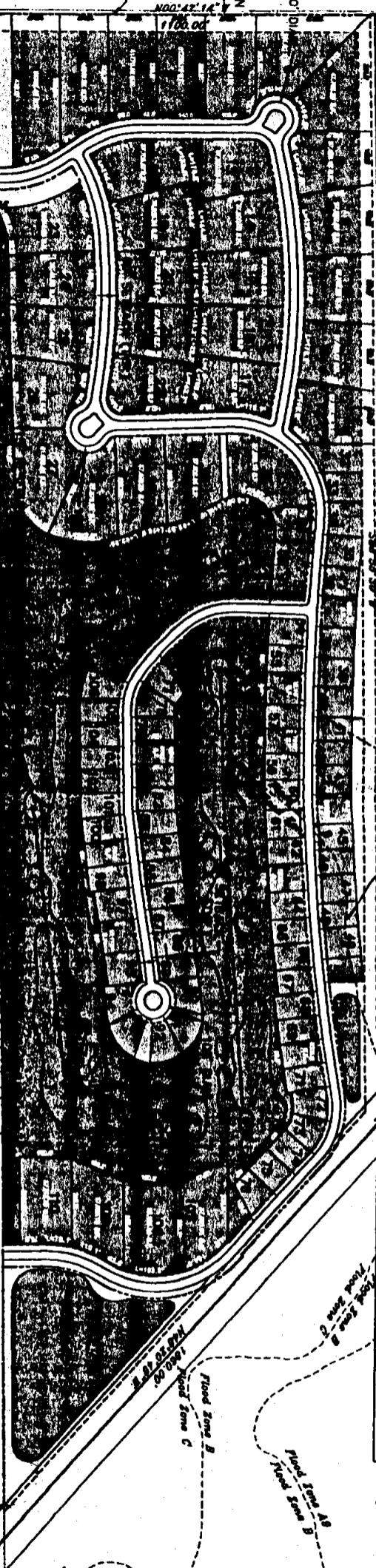
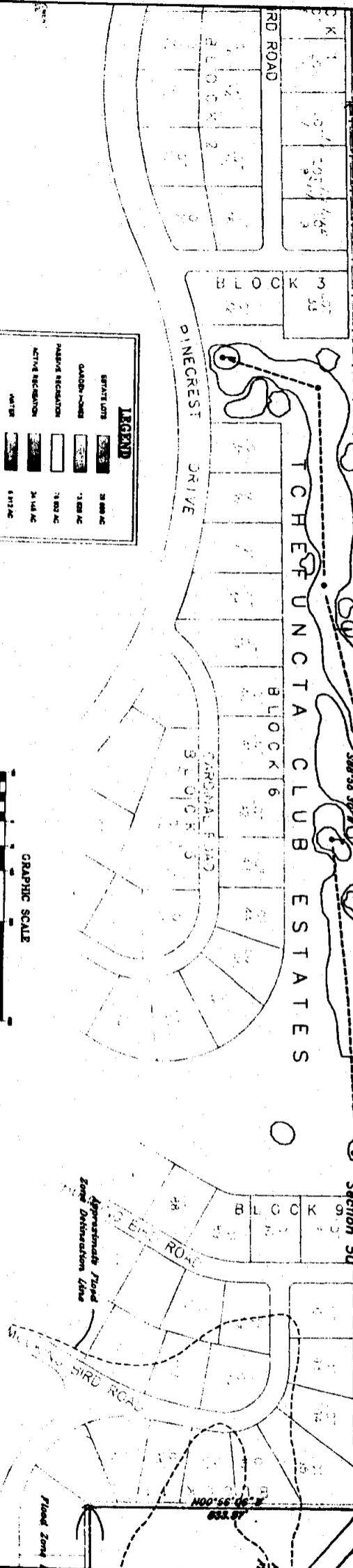
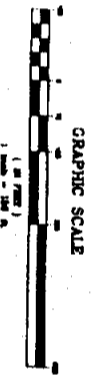
50' GREEN SPACE

ESTATE LOTS WITH GOLF COURSE FRONTAGE: 13
 ESTATE LOTS WITHOUT GOLF COURSE FRONTAGE: 28
 GARDEN HOMES WITH GOLF COURSE FRONTAGE: 88
 GARDEN HOMES WITHOUT GOLF COURSE FRONTAGE: 28
 TOTAL NUMBER OF LOTS: 119

SCALE 1" = 150'

LEGEND

[Symbol]	ESTATE LOTS	23,000 AC
[Symbol]	GARDEN HOMES	11,000 AC
[Symbol]	PASSIVE RECREATION	71,000 AC
[Symbol]	ACTIVE RECREATION	24,000 AC
[Symbol]	WATER	4,972 AC



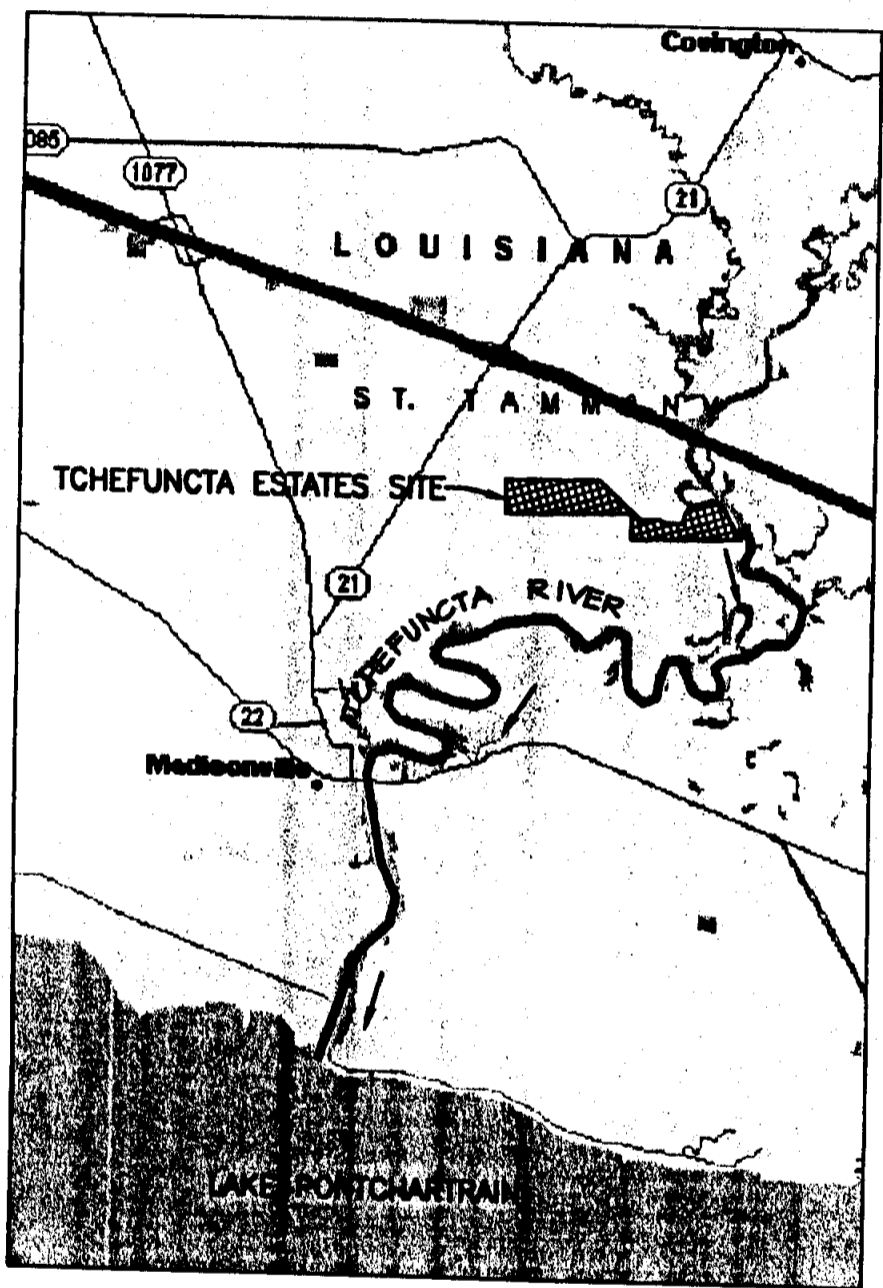
SITE PLAN

REZONING PLAN
TCHEFUNCTA CLUB ESTATES
 SECS 47,49&50 TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

DATE	1/25/06
BY	[Signature]
TITLE	REZONING PLAN
PROJECT	TCHEFUNCTA CLUB ESTATES
CLIENT	[Name]
SCALE	1" = 150'

CONSTRUCTION DOCUMENTS





ULTIMATE DISPOSAL OF SURFACE WATER
TO LAKE PONCHARTRAIN

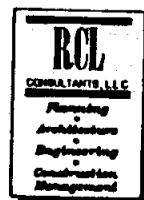
TCHEFUNCTA CLUB ESTATES

PROJ. # 05-48

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.

521 NORTH CAUSEWAY BLVD.
 MANDEVILLE, LA. 70448

PHONE (985) 727-4440
 FAX (985) 727-4447



Zc06-07-053

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Charles Barrett for Tchefuncta Club Estates Inc
Address #2 Pivieron Dr Covington, La. 70433

Attach area location Map showing the proposed development

Name of Development Tchefuncta Club Estates

Section _____ Township _____ Range _____

Number of acres in Development 161.2

Type of streets Asphalt

Type of water systems Central-Exist. Tchefuncta Estates

Type of sewerage system Central-Exist. Tchefuncta Estates

Ultimate disposal of wastes _____

Ultimate disposal of surface drainage Tchefuncta R. to L. Poncechartrain

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 Tchefuncta River

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

206-07-053

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 N/A

- 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.

ZC06-07-053

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: May 8th, 2006 TITLE: Charles Bantle Rend

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 _____