

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3346 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 south side of C.S. Owens Road, west of LA Highway 1077 and which property comprises a total of 7.87 acres of land more or less, from its present R (Rural) & SD#8 (Special District # 8) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC06-07-065)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-07-065, 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 R (Rural) & SD#8 (Special District # 8) 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 R (Rural) & SD#8 (Special District # 8) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3346

ZC06-07-065

A CERTAIN PARCEL OF LAND, together with all of the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana in Section 14, Township 7 South, Range 10 East and more particularly described as beginning at the Section Corner common to Sections 14, 41 and 44, Township 7 South, Range 10 East, St. Tammany Parish, State of Louisiana, travel thence South 88 degrees, 40 minutes West, 1025.73 feet to a point; thence South 88 degrees 43 minutes 04 seconds West, 432.04 feet to a point; thence North 24 degrees 03 minutes 17 seconds West 541.84 feet to a point; thence South 65 degrees 33 minutes 30 seconds West 652.40 feet to a point; the point of beginning; from said point of beginning travel North 26 degrees 16 minutes 10 seconds West a distance of 522.92 feet to a point, said point located on C. S. Owens Road; thence travel North 62 degrees 38 minutes 40 seconds East a distance of 203.93 feet to a point; thence travel South 26 degrees 15 minutes 50 seconds East a distance of 533.29 feet to a point; thence travel South 65 degrees 33 minutes 30 seconds West a distance of 203.94 feet to a point, the point of beginning.

AND PARCEL II

A CERTAIN PARCEL OF LAND, together with all of the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Parish of St. Tammany, State of Louisiana in Section 14, Township 7 South, Range 10 East and more particularly described as follows to-wit:

From the Section Corner common to Sections 14, 41 and 44, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, run South 88 degrees 40 minutes West, 1025.73 feet; thence South 88 degrees 43 minutes 04 seconds West, 432.04 feet; thence North 24 degrees 03 minutes 17 seconds West, 103.61 feet to the Point of Beginning.

From the Point of Beginning run South 77 degrees 58 minutes 38 seconds West, 495.35 feet to a point; thence South 89 degrees 04 minutes 27 seconds West, 175.56 feet to a point; thence North 25 degrees 28 minutes 16 seconds West, 261.65 feet to a point; thence North 65 degrees 33 minutes 30 seconds East 652.40 feet to a point; thence South 24 degrees 03 minutes 17 seconds East, 438.20 feet back to the Point of Beginning.

This tract contains 5.40 Acres.

CASE NO.:

ZC06-07-065

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PETITIONER:

Paul Snow & Mike Haydel

OWNER:

Landworks

REQUESTED CHANGE:

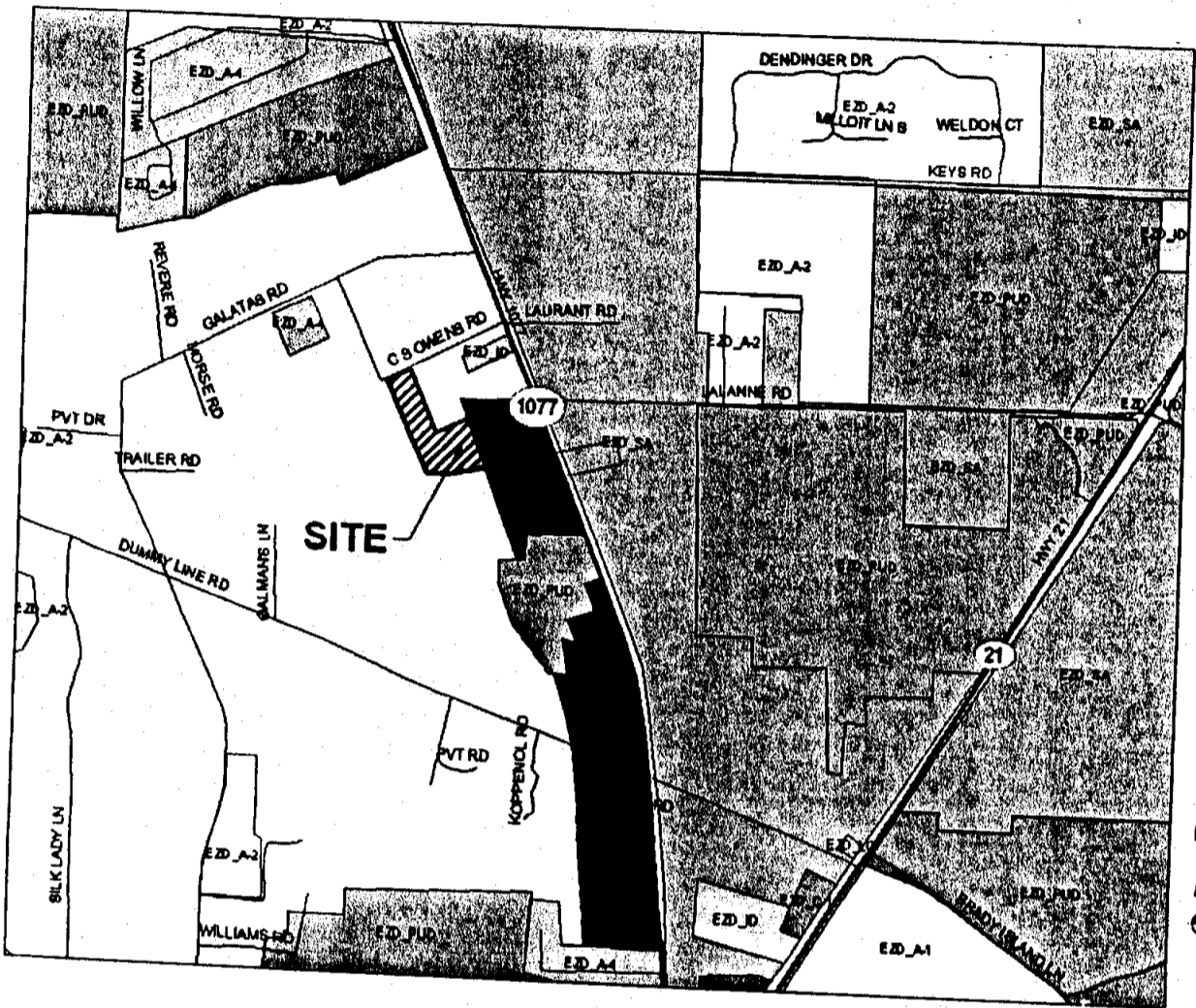
From R (Rural) & SD#8 (Special District # 8) District to PUD (Planned Unit Development) District

LOCATION:

Parcel located on the south side of C.S. Owens Road, west of LA Highway 1077; S43, T7S, R10E; Ward 1, District 1

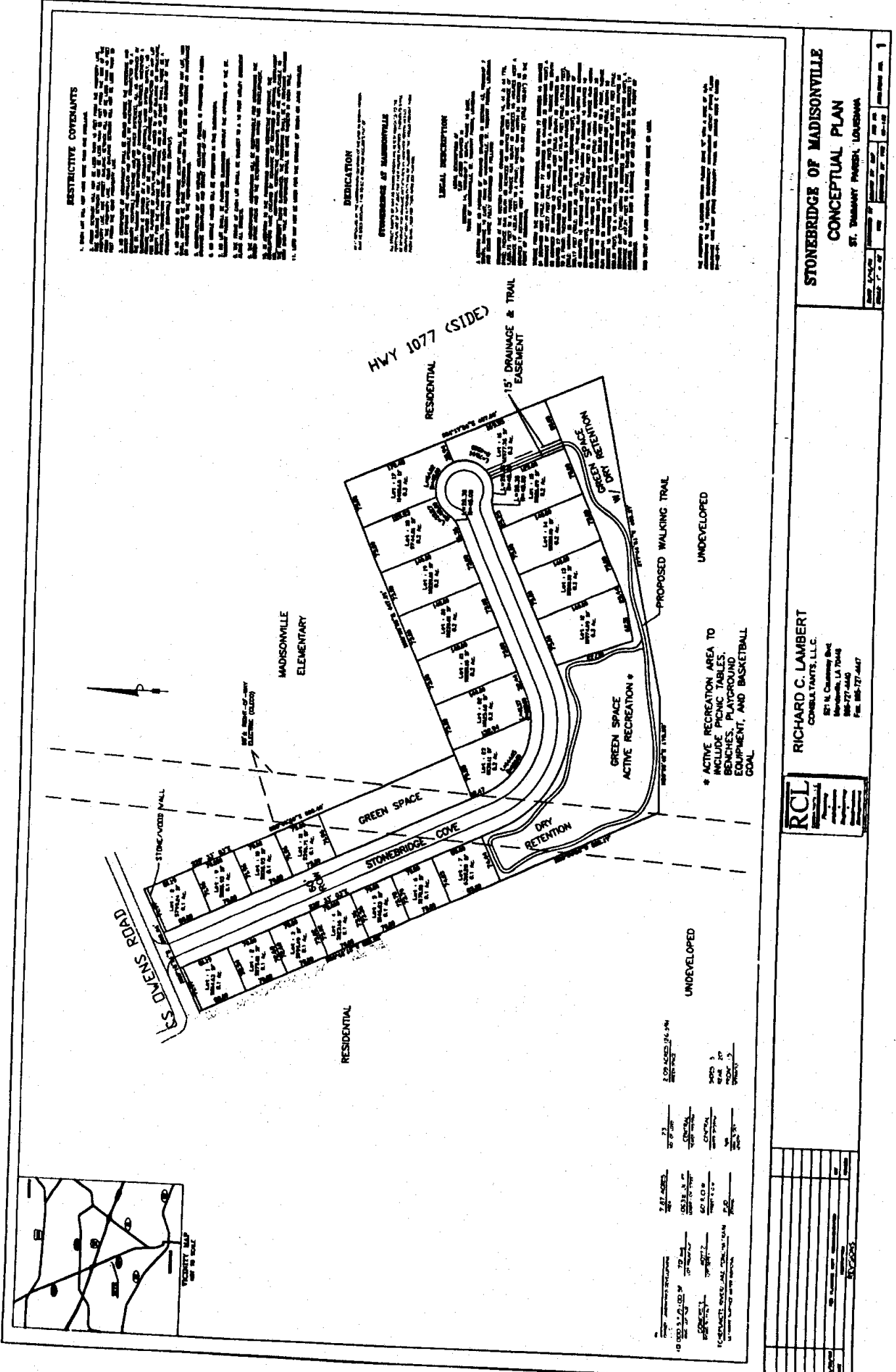
SIZE:

7.87 acres



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RESTRICTIVE COVENANTS

1. THIS PLAN AND THE CONCEPTUAL PLAN SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS SET FORTH IN THE PLANS AND SPECIFICATIONS WHICH SHALL BE PART OF THE RECORDING INSTRUMENT.

2. THE PROPERTY SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES AS SHOWN ON THE PLANS AND SPECIFICATIONS.

3. THE PROPERTY SHALL NOT BE USED FOR ANY BUSINESS OR INDUSTRIAL PURPOSES.

4. THE PROPERTY SHALL NOT BE USED FOR ANY OTHER PURPOSES NOT SHOWN ON THE PLANS AND SPECIFICATIONS.

5. THE PROPERTY SHALL BE MAINTAINED IN A WELL-KEPT AND NEAT CONDITION AT ALL TIMES.

6. THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE A NUISANCE TO THE NEIGHBORHOOD.

7. THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE IN VIOLATION OF ANY APPLICABLE LAWS, ORDINANCES, OR REGULATIONS.

8. THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE IN VIOLATION OF ANY DEEDS, MORTGAGES, OR OTHER INSTRUMENTS.

9. THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE IN VIOLATION OF ANY RESTRICTIONS OR EASEMENTS.

10. THE PROPERTY SHALL NOT BE USED FOR ANY PURPOSES THAT WOULD BE IN VIOLATION OF ANY OTHER APPLICABLE LAWS, ORDINANCES, OR REGULATIONS.

DEDICATION

1. THE PROPERTY IS BEING DEDICATED TO THE PUBLIC AS A WALKING TRAIL AND GREEN SPACE.

2. THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF MISSISSIPPI.

LEGAL DESCRIPTION

THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS PART OF A TRACT OF LAND CONTAINED IN A CERTAIN INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF WASHINGTON, MISSISSIPPI, TO-WIT: [REDACTED].

THE PROPERTY DESCRIBED IN THIS INSTRUMENT IS ALSO PART OF A TRACT OF LAND CONTAINED IN A CERTAIN INSTRUMENT RECORDED IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF WASHINGTON, MISSISSIPPI, TO-WIT: [REDACTED].

UNDEVELOPED

* ACTIVE RECREATION AREA TO INCLUDE PICNIC TABLES, BENCHES, PLAYGROUND EQUIPMENT, AND BASKETBALL GOAL.

UNDEVELOPED

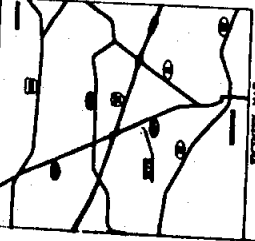
2.00 ACRES (86,940 SQ FT) OF LAND



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FAX: 988-771-4447

STONEBRIDGE OF MADISONVILLE
CONCEPTUAL PLAN
ST. THOMAS PARKWAY, LOUISIANA

DATE: 12-14-06	BY: RCL	SCALE: AS SHOWN	PROJECT NO.: 06-001
DRAWN BY: RCL	CHECKED BY: RCL	DATE: 12-14-06	SHEET NO.: 1



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206-07065

ENVIRONMENTAL ASSESSMENT DATA FORM

3346

Description of Project

Applicant's Name LANDWORKS
Address P.O. BOX 3939 Covington, LA 70434

Attach area location map showing the proposed development

Name of Development Stonebridge of Madisonville
Section 14 Township 7 S Range 10 E

Number of acres in Development 7.87

Type of streets Asphalt

Type of water system Central

Type of sewerage system Central

Ultimate disposal of wastes ~~Other~~

Ultimate disposal of surface drainage Lake Ponchartraine

Land form: Flat Swamp Rolling Inundated Marsh

Existing land use: Rural Commercial Residential Industrial

Proposed land use: Rural Commercial Residential 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 _____

In 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 esthetic or visual effect on the area. YES NO

206-07-065

Cont:

ANSWER: ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- a. 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
- b. 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 soil 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.

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:

Stone bridge of Madisonville

Urban and Suburban

DATE: 5/15/06

TITLE: Project 2000

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 _____

STONEBRIDGE OF MADISONVILLE

SECTION 14
TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY, LA.

2006-07-06 5
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ULTIMATE DISPOSAL MAP

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PROJ. # 05-122