ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO.	3431	ORDINANCE COUN	ICIL SERIES NO
COUNCIL SPONSOR <u>STEFAN</u>	CIK/DAVIS_	PROVIDED BY: PI	ANNING
INTRODUCED BY: MR. BUR	KHALTER	SECONDED BY: _M	IR. HAMAUEI
ON THE 2 ND DAY OF NO	VEMBER, 20	006	
La, to reclassify a control LA Highway 59, no 25.7 acres of land material District to a PUD (17. (ZC06-10-100)	ertain parcel local rth of I-12 and whore or less, from Planned Unit Dev mission of the Partecommended to to a above reference	the Council of the Pari d area be changed from	Dr., west of es a total of Industrial) Yard 4, District Ster hearing in accordance with sh of St. Tammany, Louisian its present M-1 (Light
boundaries.	ned One Develop	mient) District (see Lx	mon A) for complete
Whereas, the St. Tammany	Parish Council h	as held its public hear	ing in accordance with law:
Whereas, the St. Tammany the public health, safety and gener Unit Development) District.			for the purpose of protecting ibed property as PUD (Planne
THE PARISH OF ST. TAI	MMANY HEREI	BY ORDAINS, in regu	ular session convened that:
SECTION I: The zoning coits present M-1 (Light Industrial) I			perty is hereby changed from pment) District.
SECTION II: The official amended to incorporate the zoning			•
REPEAL: All Ordinances	or parts of Ordin	ances in conflict herev	with are hereby repealed.
SEVERABILITY: If any partial shall not affect other provisions he this end the provisions of this Ord	erein which can b	e given effect without	
EFFECTIVE DATE: This	Ordinance shall l	pecome effective fiftee	en (15) days after adoption.
MOVED FOR ADOPTION BY:		, SECONDED BY:	
WHEREUPON THIS OR THE FOLLOWING:	DINANCE WAS	SUBMITTED TO A	VOTE AND RESULTED IN
YEAS:			
NAYS:			
ABSTAIN:			
ABSENT:			

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, AND SECTIONS 19 & 30, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, RUN NORTH 00 DEGREES 10 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 794.76 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 16 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 257.88 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 16 MINUTES 38 SECUNDS DISTANCE OF 517.30 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 16 MINUTES 24 SECONDS WEST FOR DISTANCE OF 517.30 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST FOR A DISTANCE

DISTANCE OF 517.30 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 1038.84 FEET TO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING RUN SOUTH 11 DEGREES 21 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 1190.58 FEE TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 56 DEGREES 32 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 759.26 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 32 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 759.26 FEET TO A POINT; THENCE RUN NORTH 56 DEGREES 32 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 1349.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 89 DEGREES 48 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 2138.36 FEET BACK TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 29.64 ACRES MORE OR LESS AS-PER MAP BY LAND SURVEYING INC., DATED JUNE 11, 2004, WITH MORE 1071B. THIS IS NOT A BOUNDARY SURVEY.

LESS AND EXCEPT THE FOLLOWING TRACT OF LAND:

A CERTAIN TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 7 NORTH, RANGE 11 EAST; ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, AND SECTIONS 19 & 30, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, RUN SOUTH 89 DEGREES 09 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 1222.38 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 57 DEGREES 49 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 357.27 FEET TO

FROM THE POINT OF BEGINNING CONTINUE NORTH 57 DEGREES 49 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 196.2 FEET TO A POINT; THENCE RUN NORTH 63 DEGREES 08 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 109.76 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 10 DEGREES 29 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 533.71 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 54 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 291.56 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 29 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 684.76 FEET BACK TO

SAID TRACT OF LAND CONTAINS 4.00 ACRES MORE OR LESS AS-PER MAP BY RANDALL W. BROWN & ASSOCIATES, DATED NOVEMBER 8, 2004, WITH JOB# 04978. THIS IS NOT A BOUNDARY SURVEY.

CASE NO.:

ZC06-10-100

343/

PETITIONER:

Jeff Shoen

OWNER:

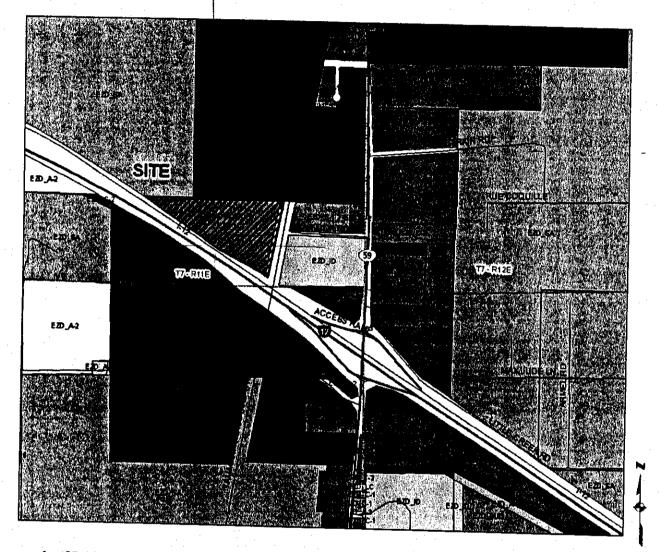
J. Ernest Prieto, J. Clay Prieto, Mary Prieto Golden, Joan Prieto Doolittle,

REQUESTED CHANGE:

From M-1 (Light Industrial) District to PUD (Planned Unit Development) District

LOCATION:

Parcel located at the end of Koop Drive, west of LA Highway 59,



north of I-12; S24, T7S, R11E; Ward 4, District 7

SIZE:

25.7 acres

2000-10-100 343/ ESS AND EXCEPT THE FOLLOWING TRACT OF LAND

LOGITAM FRACT OF LAND STUATED IN SECTION 25. TOWNSHIP ? NORTH, RANGE 11 EAST, ST TAMMANY PARISH,

CURLINAL AND MEDIE FULLY DESCRIBED AS FOLLOWS

LOGITAME ROUTE FULLY DESCRIBED AS FOLLOWS

SCHOOL THE SECTION CORNER COMMON TO SECTIONS 24 & 25. TOWNSHIP ? SOUTH, RANGE 11 EAST, AND

SCHOOL THE ASSOCIATION CORNER COMMON TO SECTIONS 24 & 25. TOWNSHIP ? SOUTH RANGE 12 BLAT, AND

SCHOOL THE ASSOCIATION CORNER PROCESSES AND THE MONTH RIGHT-OF-WAY OF INTERSANTE 12, THERE OF

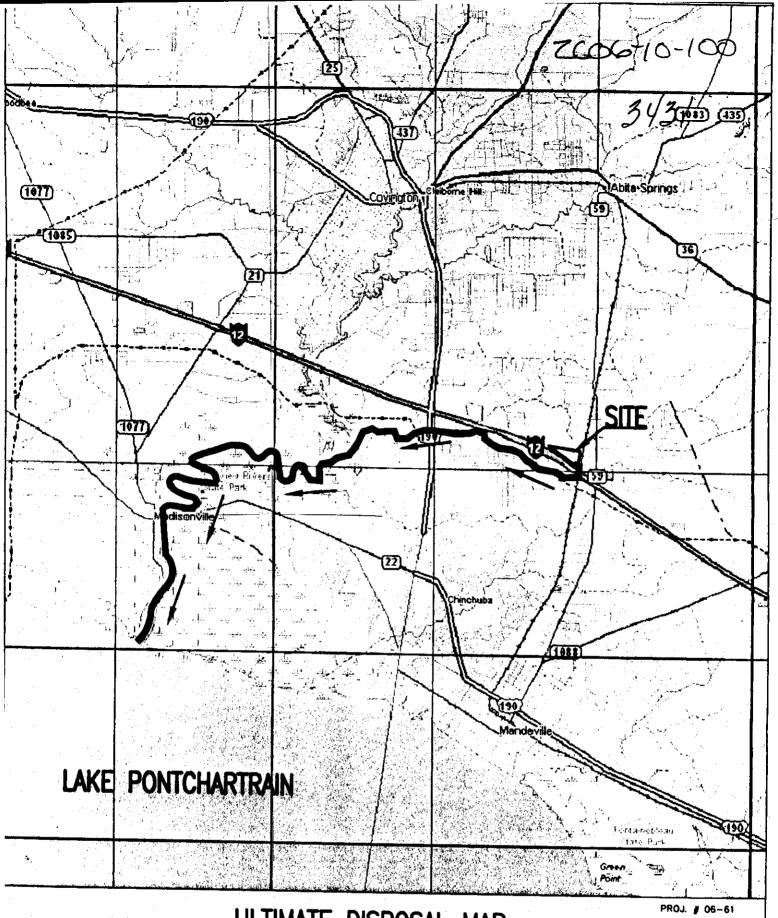
THE COMON WEST FOR A DISTANCE OF 1222 M FEET TO A POINT ON THE MONTH RIGHT-OF-WAY OF INTERSANTE 12, THERE THE COMON WEST FOR A DISTANCE OF 307.27 FEET TO.

THE NORTH OF MONTH MONTH FOR DEGREES AND HANDES OF SECONDS WEST FOR A DISTANCE OF 307.27 FEET TO. alenal en etaminamen hatan tarentae areoneroh enali aubscher and be electo to the nater in energia bydan oberoal and belieb deposali elenge peropeta Elden ander aescanica dy recent obere en fall er repaide. E for the bantinance of al ower D dytema pode aescanica en robert obere en fall erechter and santeauce of the extrano we to test ALL IT TRANSIT MARK THE REPORT AND AND ANSWERT CONCIDENT AT THE OF SPREADWART. THE MARK OF SPREADWART, THE MARK OF SPREADWART, THE MARK OF SPREADWART, AND ASSESSED THE ANSWERT OF CHANGE. AND THE ANSWERT AND ASSESSED THE ASSESSED THE ANSWERT AND ASSESSED THE ASS NATY WALL BE REQUIRED AS MART OF THE PLE APPROPRIAL. THE LOCATION OF EXISTING TREES WALL BE YAKEN REWITCH IN THE FRALL DESIGN OF BALLESIAGE AND PARIMING AND AS TALL COMPONN TO ST. TAKINGAY PARIZEN FRALENCE AND ASSOCIATION. RE ARREAGE IS STELLOOK IN ORDS IN MAKE CHE, CALATIONS. REL METER FLAT, IT, THANKAY PARES HAVE BEEN ARREAGED FOR EACH USE AS PER THE ST. TAMBANY PARESH ZOWING RED REAMERS OF PARIONS SHACES ENALL BE PROVIDED FOR EACH USE AS PER THE ST. TAMBANY PARESH ZOWING E ON GYPENMY ACHITY BULL RE CAMEZO CHI PON MY COT, ROS BANL, NYTHING RE DOME THERE ON ON HAY RECORDE AN ARROWNING OR MAIANCE TO THE RESPROMENCE, PATRICALARY THE URE O'LOTS AL URE CAR STANZE.

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MISSY CODE. SCALE 1" = 100 And the second s VANTER & BEWER - CENTRAL SYSTEM (TO BE DETERMINED) COMST START DATE STREET NAMES. KOOP DRIVE TRAUMEND DRIVE oop Dree 3 1 ACRES ASINE RECREATION ACTIVE PROBLETION

11 Arms

0 22 Arms OF PHASES - 4 (RETAIL, RESIDENTIAL, OFFICE BUILDINGS IN 2 PHASES) MATE BURFACE WINTER CHIPCHAL - LAVE PONTCHARTION PORTOE TO BE DEDICATED TO ST. TANSAMY PASSEN LENGTH - that 1,300 LN FT; RESIDENTIAL 1,430 LN FT REFACE - CONCRETE OR ASPHALT 27 ACRES 5.8 ACRES 225225 0245 C Sav October 17, 1989 17 ACRES ğ 148 148 240 Wife Call In the C 40,000 17,000 17,000 UNDEVELOPED OFFICE / RETAIL
NEIGHBORHOOD RETAIL
RESIDENTIAL 8,120 (x3) OFFICE / RETAIL , Autuminitum annipatri Θ TRAILHEAD RETAIL CENTER - WETLAND LEGEND: ST. TAMMANY
PARISH
GOVERNMENTAL
COMPLEX



ULTIMATE DISPOSAL MAP
KOOP DRIVE EXTENSION AND MIXED USE DEVELOPMENT

RICHARD C. LAMBERT

ZC06-10-100 343/

ENVIRONMENTAL ASSESSMENT DATA FORM

Jacob Paramara Transcet	
Applicant's Name LEE LAPORTE	
Address 452 IRIS AUE, J	EffERSON LAN 20121
Attach area location Map showing the proposed de	
Name of Development Koop Drive Extens	ion & Mir=1 11- N-11-la
Section 24 Township 7 South	h Pane 11 Ex. +
Number of acres in Development 25.7	Range // CAS
Type of streets CONCRETE	
Type of water systems CENTRAL	
Type of sewerage system CENTRAL	
Ultimate disposal of wastes Lake Portolica	Lair Al- 1
Ultimate disposal of surface drainage Lake	P. I. I
Land form: Flat Rolling Swamp Inundate	edMarsh
Existing land use: Bural	Residential
	Industrial
Proposed land use: Bural Commercial	Residential
Conforms to Major Road Plan: Yes	Industrial
Water frontage: Yes No	
Name of Stream	if so how much
Major highway frontage: Yes	No /
Name of Highway	
Is development subject to inundation in normal hi	igh rainfall and/on aid-2
Yes	·
Will canals be constructed into rivers or lakes?	
Yes	No.
	_ No
ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR N	10
1. Does the proposed development	
a. Disrupt, alter or destroy an historic or arche	cological site or district. YES (80)
b. Rave a substantial impact on natural, ecologic Resources	9
c. Displace a substantial number of people	TES (PD)
d. Conform with the environmental plans and goals adopted by the parish.	
e. Cause increased traffic, or other congestion	YES (FO)
f. Bave substantial esthetics or visual effect on	

I have completed	the attached Environmental Impact Assessment Data Form an
hereby certify that the	e information shown thereon is accurate and is base on a
thorough study of the	environmental innest to at the state of a
or one	environmental impact by this development named:
DATE: 3-14-	06 TITLE: Levelope
I have reviewed t	he data submitted and concur with the information with th
following exceptions:	the intotmation with the
I recommend the	Collowing:
DATE:	DADICU PROVIDE
	PARISH ENGINEER:
I have reviewed at	
. nave textened fi	ne data submitted and concur with the information with the
following exceptions:	
I recommend the f	ollowing:
DATE:	PARISH PLANNER:
I have reviewed th	e Environmental Assessment Data From and concur with the
	The state of Assessment Data from and concur with the
information submitted w	ith the following exceptions:
I recommend the fo	ollowing:
ATE:	POLICE JUROR:
	WARD

ANSWER ALL QUESTIONS ST & CIRCLE AROUND TES OR NO breach national, state or local standards relating to (1) Noise TRS (10) (2) Air Quality TES 10 (3) Water Quality TES PO Contamination or public water supply (4) TES (NO (5) Ground water levels TES 👦 (6) Flooding TRS (16) (7) Brosion TES RO (8) Sedimentation TZS (O) Affect rare or endangered species of animal or plant habitat or such a species TRE (NO) Cause substantial interference with the sovement of any resident or migratory fish or wildlife species 1. TRS (NO) Induce substantial concentration of population TES (6) k. Will dredging be required TES (NO)

2. Attach specifications on the following, if applicable

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

- 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.