

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3431 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BURKHALTER SECONDED BY: MR. HAMAUEI

ON THE 2<sup>ND</sup> DAY OF NOVEMBER, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located at the end of Koop Dr., west of LA Highway 59, north of I-12 and which property comprises a total of 25.7 acres of land more or less, from its present M-1 (Light Industrial) District to a PUD (Planned Unit Development) District, Ward 4, District 7. (ZC06-10-100)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-10-100, 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 M-1 (Light Industrial) 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 M-1 (Light Industrial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC06-10-100

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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 794.78 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 24 SECONDS WEST FOR A 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 FEET 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 138.72 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 1 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 759.28 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 1 SECONDS WEST FOR A DISTANCE OF 1349.06 FEET TO A POINT; THENCE RUN NORTH 56 DEGREES 32 MINUTES 0 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 JOB# 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 THE POINT OF BEGINNING.  
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 THE POINT OF BEGINNING.  
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# 04976. THIS IS NOT A BOUNDARY SURVEY.

**CASE NO.:**

ZC06-10-100

3431

**PETITIONER:**

Jeff Shoen

**OWNER:**

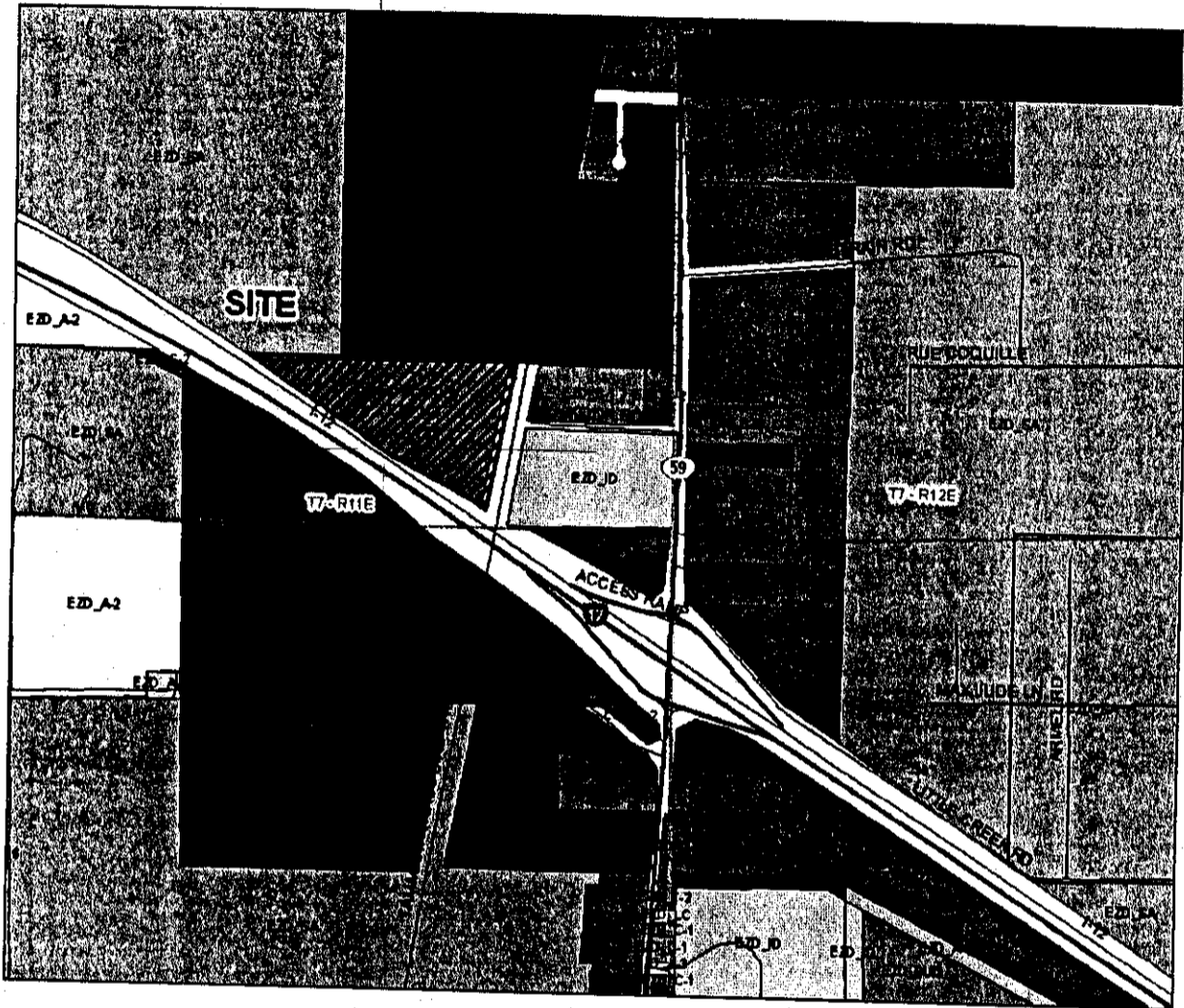
J. Ernest Prieto, J. Clay Prieto, Mary Prieto Golden, Joan Prieto Doolittle,

**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,

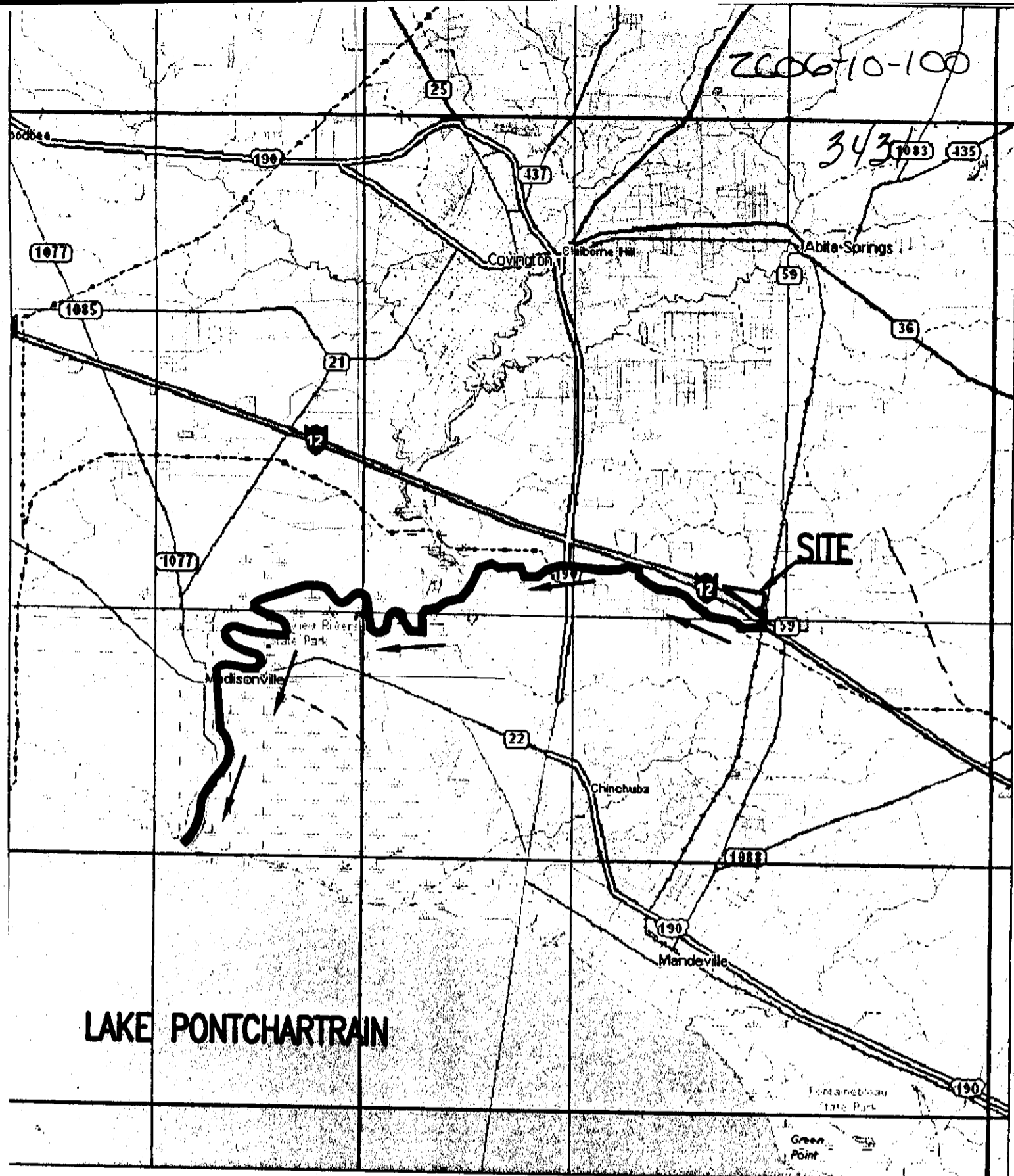


north of I-12; S24, T7S, R11E; Ward 4, District 7

**SIZE:**

25.7 acres





260610-100

343

**SITE**

**LAKE PONTCHARTRAIN**

PROJ. # 06-61

**ULTIMATE DISPOSAL MAP  
 KOOP DRIVE EXTENSION AND MIXED USE DEVELOPMENT  
 RICHARD C. LAMBERT  
 CONSULTANTS, L.L.C.**

ENVIRONMENTAL ASSESSMENT DATA FORM

2006-10-100

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Description of Project

Applicant's Name LEE LAPORTE

Address 452 IRIS AVE., JEFFERSON LA 70121

Attach area location Map showing the proposed development

Name of Development KOOP DRIVE EXTENSION & MIXED USE DEVELOPMENT

Section 24 Township 7 South Range 11 EAST

Number of acres in Development 25.7

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes LAKE PONTCHARTRAIN AFTER TREATMENT

Ultimate disposal of surface drainage LAKE PONTCHARTRAIN

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

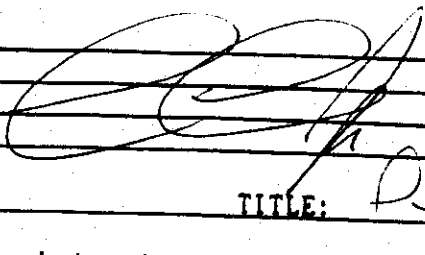
ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

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

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is base on a thorough study of the environmental impact by this development named:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



DATE: 8-14-06

TITLE: Developer

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 \_\_\_\_\_

Condt:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
- |  |     |                                     |
|--|-----|-------------------------------------|
| (1) Noise                                | YES | <input checked="" type="radio"/> NO |
| (2) Air Quality                          | YES | <input checked="" type="radio"/> NO |
| (3) Water Quality                        | YES | <input checked="" type="radio"/> NO |
| (4) Contamination of public water supply | YES | <input checked="" type="radio"/> NO |
| (5) Ground water levels                  | YES | <input checked="" type="radio"/> NO |
| (6) Flooding                             | YES | <input checked="" type="radio"/> NO |
| (7) Erosion                              | YES | <input checked="" type="radio"/> NO |
| (8) Sedimentation                        | YES | <input checked="" type="radio"/> NO |
- h. Affect rare or endangered species of animal or plant habitat or such a species
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species
- j. Induce substantial concentration of population
- k. Will dredging be required

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.
- 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.