

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3200 ORDINANCE COUNCIL SERIES NO.       

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR BURKHALTER SECONDED BY: MR. CANULETTE

ON THE 5<sup>TH</sup> DAY OF JANUARY, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of Thompson Road, north of Timber Ridge Drive, south of Sylve Road and which property comprises a total of 39.2158 acres of land more or less, from its present A-4 (Single Family Residential) & SA (Suburban Agricultural) Districts to a PUD (Planned Unit Development) District, Ward 9, District 11. (ZC05-10-072)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-10-072, 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 A-4 (Single Family Residential) & SA (Suburban Agricultural) Districts 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 A-4 (Single Family Residential) & SA (Suburban Agricultural) Districts 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZCO5-10-072

A certain tract of land, designated as a portion of Parcel 3, in Section 40, Township 8 South, Range 13 East, Section 37, Township 9 South, Range 13 East, and Section 39, Township 9 South, Range 14 East, Greensburg District, St. Tammany Parish, State of Louisiana and more particularly described as follows:

Commencing at the intersection of the southern right-of way line of Sylve Road and the western right-of-way line of Thompson Road; thence South 19 degrees 11 minutes 40 seconds West along the western right-of-way line of Thompson Road a distance of 656.00 feet to the point of beginning. Thence South 19 degrees 11 minutes 40 seconds West continuing along the western right-of-way line of Thompson Road a distance of 156.16 feet; thence North 56 degrees 21 minutes 25 seconds West a distance of 3651.77 feet to a point on the southern right-of-way line of Tammany Trace; thence North 89 degrees 54 minutes 48 seconds East along the southern right-of-way line of Tammany Trace a distance of 1173.81 feet; thence South 60 degrees 24 minutes 23 seconds East a distance of 809.10 feet to a point on the southern right-of way line of Sylve Road; thence South 29 degrees 31 minutes 05 seconds West along the southern right-of way line of Sylve Road a distance of 40.10 feet; thence South 60 degrees 24 minutes 00 seconds East continuing along the southern right-of way line of Sylve Road a distance of 1067.09 feet; thence South 36 degrees 34 minutes 22 seconds West a distance of 650.02 feet; thence South 60 degrees 24 minutes 00 seconds East a distance of 797.39 feet to the point of beginning.

Said tract of land contains an area of 39.2158 acres.

3200

**CASE NO.:** ZC05-10-072

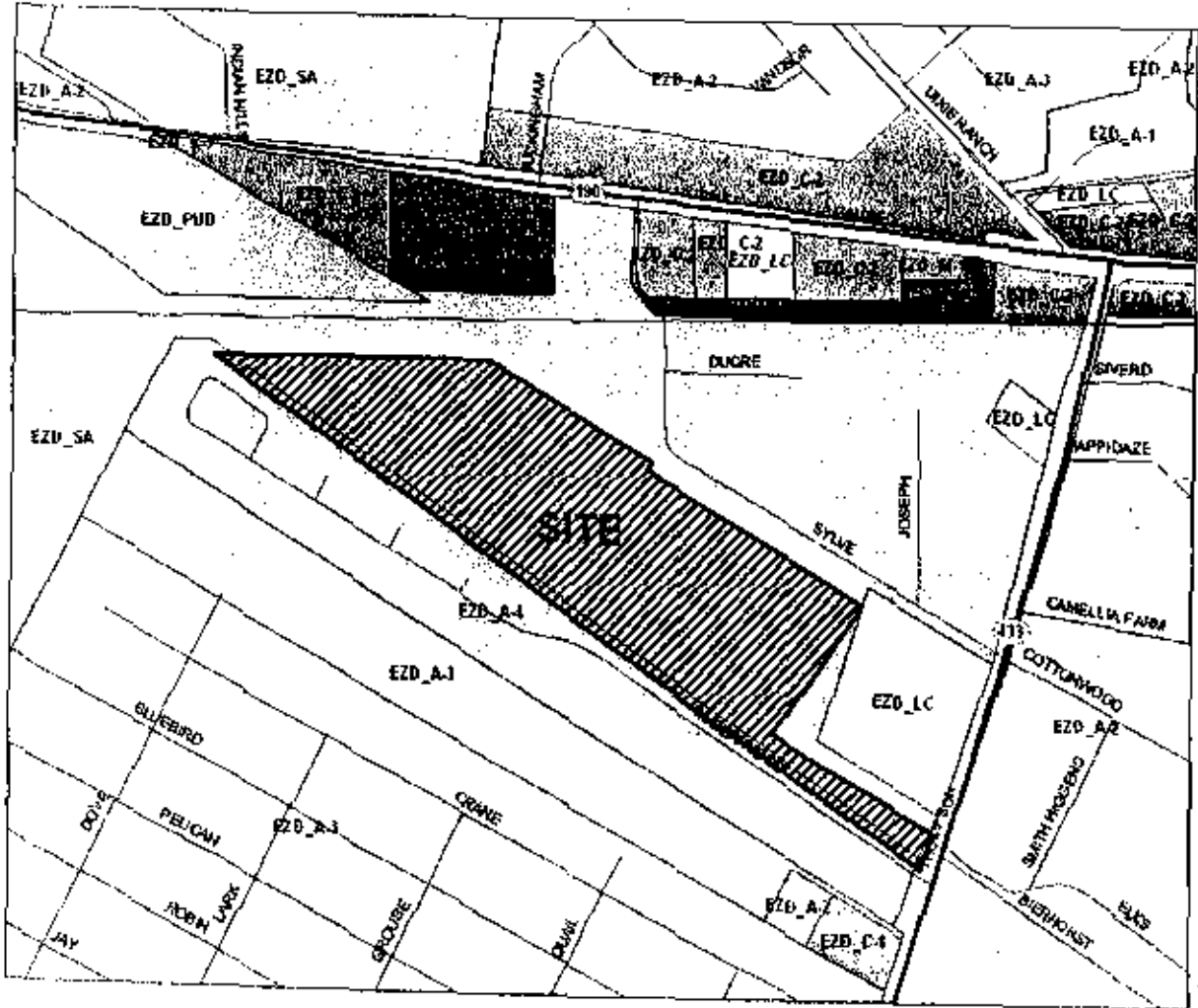
**PETITIONER:** Steve Duvernay

**OWNER:** Butera Investments Inc.

**REQUESTED CHANGE:** From A-4 (Single Family Residential) & SA (Suburban Agricultural) Districts to PUD (Planned Unit Development) District

**LOCATION:** Parcel located on the west side of Thompson Road, north of Timber Ridge Drive, south of Sylve Road; S40, T8S, R13E, S37, T9S, R13E, S39, T9S, R14E; Ward 9, District 11

**SIZE:** 39.2158 acres





2005-10-072

## ENVIRONMENTAL ASSESSMENT DATA FORM

## Description of Project

Applicant's Name MID-SOUTH DEVELOPMENT LLCAddress 2160 E. GAUZE BLVD, SUITE 100 SLIDELL, LA 70461

Attach area location Map showing the proposed development

Name of Development MAISON DU VILLAGESection SEC 40-8-13, 37-9-13, AND 39-9-14 Township \_\_\_\_\_ Range \_\_\_\_\_Number of acres in Development 39.2158 ACRESType of streets CONCRETEType of water systems CENTRALType of sewerage system CENTRALUltimate disposal of wastes BAYOU PAQUET TO LAKE PONTCHARTRAINUltimate disposal of surface drainage BAYOU PAQUET TO LAKE PONTCHARTRAINLand form: Flat  Rolling \_\_\_\_\_ Marsh \_\_\_\_\_  
Swamp \_\_\_\_\_ Inundated \_\_\_\_\_Existing land use: Rural TIMBER 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 HWY 433 - Thompson Rd.

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
- Disrupt, alter or destroy an historic or archaeological site or district. YES  NO
  - Have a substantial impact on natural, ecological recreation, or scenic resources. YES  NO
  - Displace a substantial number of people. YES  NO
  - Conform with the environmental plans and goals that have been adopted by the parish. YES  NO
  - Cause increased traffic, or other congestion. YES  NO
  - Have substantial esthetics or visual effect on the area. YES  NO

Contd:

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 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.  
TYPICAL OF SID CONSTRUCTION
- b. What will be the average noise level of the development during working hours.  
TYPICAL OF SID CONSTRUCTION
- c. Will any smoke, dust, or fumes be emitted as a result of the operational process, If so explain fully.  
TYPICAL OF SID CONSTRUCTION

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 in base on a thorough study of the environmental impact by this development named:

MAISON DU VILLAGE

DATE: [Signature] TITLE: Engineer 2-25-75

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 \_\_\_\_\_

2605-10-072

# DISPOSAL ROUTE

1" = 2000'

0 2000'

