## ST. TAMMANY PARISH COUNCIL

### ORDINANCE

ORDINANCE CALENDAR NO. <u>3431</u>	ORDINANCE COUNCIL SERIES NO		
COUNCIL SPONSOR STEFANCIK/DAVIS	PROVIDED BY: PLANNING		
INTRODUCED BY:	SECONDED BY:		
ON THE DAY OF, 200	6		
La, to reclassify a certain parcel loc LA Highway 59, north of I-12 and 25.7 acres of land more or less, from	al zoning map of St. Tammany Parish, cated at the end of Koop Dr., west of which property comprises a total of m its present M-1 (Light Industrial) evelopment) District, Ward 4, District		
•			
Whereas, the St. Tammany Parish Council	has held its public hearing in accordance with law:		
	has found it necessary for the purpose of protecting esignate the above described property as PUD (Planneces)		
THE PARISH OF ST. TAMMANY HERI	EBY ORDAINS, in regular session convened that:		
SECTION I: The zoning classification of its present M-1 (Light Industrial) District to a PUI	the above described property is hereby changed from D (Planned Unit Development) District.		
SECTION II: The official zoning map of amended to incorporate the zoning reclassification	the Parish of St. Tammany shall be and is hereby a specified in Section I hereof.		
REPEAL: All Ordinances or parts of Ordinances	inances in conflict herewith are hereby repealed.		
	s Ordinance shall be held to be invalid, such invalidity be given effect without the invalid provision and to by 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 WA THE FOLLOWING:	S SUBMITTED TO A VOTE AND RESULTED IN		
YEAS:			
NAYS:			
ABSTAIN:			
ARCENT			

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 24 & 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, AND COMMENCING FROM THE SECTION CURNER CUMMON 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 517.30 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST FOR A DISTANCE

FROM THE POINT OF BEGINNING RUN SOUTH 11 DEGREES 21 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 1190.58 FEE TO A POINT OF BEGINNING RUN SOUTH TO DEGREES 2T MINUTES ST 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 136.72 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 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

FROM THE POINT OF BEGINNING CONTINUE NORTH 57 DEGREES 49 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 198.2 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# 04976, THIS IS NOT A BOUNDARY SURVEY.

**CASE NO.:** 

ZC06-10-100

PETITIONER:

Jeff Shoen

**OWNER:** 

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

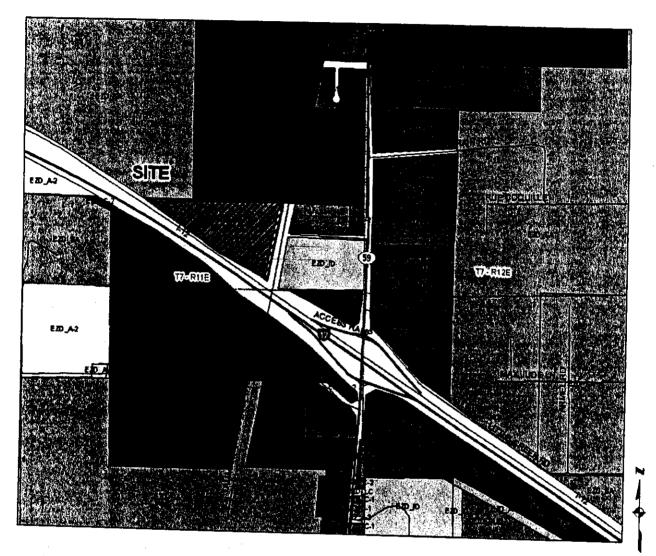
Doolittle,

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 3431 S AND EXCEPT THE FOLLOWING TRACT OF LIND

IFFIAM TRACT OF LIND DITUNTED IN SECTION 24, TOWNSHIP 7 NORTH, RAINGE 11 EAST, 81 TAMMANY PARISH,

RIPAM TRACT OF LIND DITUNTED IN SECTION 24, TOWNSHIP 7 NORTH, RAINGE 11 EAST, AND

RIPAM AND WORSE FULLY DE SECTION CORNERS COUNCH TO SECTIONS 24 E.M. TOWNSHIP 7 SOUTH, RAINGE 11 EAST AND

LINDAM THE SECTION CORNERS COUNCH TO SECTIONS 24 E.M. TOWNSHIP 7 SOUTH, RAINGE 11 EAST AND

LINDAM THE 3. M. TOWNSHIP 7 SOUTH, RAINGE 12 EAST, 81 TAMMANY PARISH JUNI SOUTH ME DOWNSHIP 12 THERES IN

LONGO WEST FOR A DISTANCE OF 122 M FEST TO A POINT ON THE NORTH REPORT OF MAY OF INTERSTRIE 12 THERES

IN ALONG SAID RESPONSED TO SOUTH ST. DEGREES 40 WHALTES DO SECONDS WEST YOR A DISTANCE OF MY 27 FEST TO

INVALL OF REGISHMUND. SORGALFERS TO THE POSITY OF BEQUINATE CONSIGNATION OF THE POSITY OF THE POSITY OF THE POSITY OF THE CONTRACE OF THE GRANDES AT BUILDING BY REST FOR A DOMANGE OF THE GRANDES AND THE POSITY OF THE POS ONT OF REGINALING.
THE POET OF REGINALING CONTINUE NORTH ST DEGREES & MAUTES DI SECONDI WEST FOR A DISTANCE OF 188 ZI
TO A POINT, THENCE RUN MOTTH DI DEGREES DI MAUTES DI SECONDI WEST FOR A DISTANCE OF 187 JF FEET TO A
THENCE LEARNER SALD REGIT OF NEY RUN MORTH 10 DEGREES DI WHIVTES ST SECONDI EAST FOR A DISTANCE OF PRESENT AND IN ASSOCIATION OF PROFEST CHARES SHALL BE RESPONDED FOR THE MAINTENANCE OF ALL ORDER AND DITEMPOR POLICE. THE PARLISH IS NOT RESPONSELE FOR CHEMINAL AND MAINTENANCE OF THE BETSHICK PRIMER.

AND TO SEET ALL FT THANKEY REQUIREMENTS

AND OF STAR ELANGED HAT DEPAIL DEPAIT IS BALED ON UNDERFOODD TOTAL AT THE THAT OF DEPAIL OWNERS. THESE

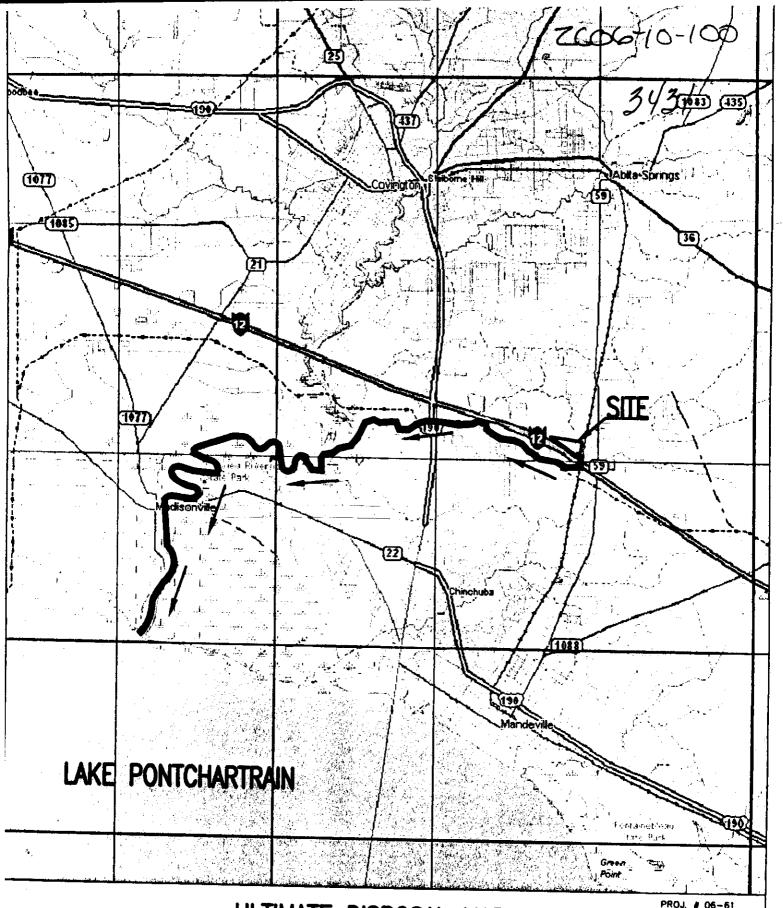
AND OF STAR ELANGED HAT DEPAIL OWNERS HAVE DEPAIL DECEMBER. THANKE AND INCOMESS.

THE THAT ARE STAR ELANGET TO THAN ADJUSTMENT SAME DO IN ADDITION THAN ADJUSTMENT SAME DEPAIL DECEMBER.

FERTH AND ASSOCIATION DAWN OF WARTER THE ADD ON ADDITION OF THE OWNERS HAVE PROBLED TO BE CONSTRUCTED AND THANKE AND THE CONSTRUCTED AND THE ADJUSTMENT SAME DECEMBER.

FERTH AND ASSOCIATION DAWN OF THE THANKE AND ONLY OF DEPAIL OF DECEMBER TO THANKEY PARISH.

THAT ARE SEMANTION IN THE THE THE THANKEY PARISH COLOR. ALL REMAINS HALL BY PERMITTED IN THE MAIDWINGON.
THE PLANTERS AMENDMENT HE PROCEDURY OF THE PLANTERS COMMERCED RET THEMANY THE AND ASSOCIATE SHORT OF WATER IN THE STORM PLD EXVELOPMENT EVALUE COMMITTAL YEAR AND AN AND AN AND ANALYSE COMMITTAL YEAR AND ANALYSE COMMITTAL YEAR AND ANALYSE COMMITTAL YEAR AND ANALYSE COMMITTAL HIGH ST. THE ANALYSE CANALYSES AND ANALYSES ANALYSES AND ANALYSES ANALY n 1988 (E PROPOSE) TO BE ENCLIDED IN SACH PARKING (BLANCIAT THE SHO OF EACH PARKING NOW AND E PRESING SANCEL. SOME ISLANDS AND HE DIAMS WILL BE RELOCATED IN DROSE TO FRE GETTE THE COSTING FLOOR ELPATION BANK BE ESTABLISHED BY HATCOMY PLOCD ELPATION CHILERA FEMALANDICE BY. ON OPPORANT ACTIVITY THALL BE CARRIED ON LIPON ANY LOT. NOW SHALL ANYTHING BE DONE THATRE ON IT HAVE RECOME AN ANADYHACE OR NUMBER TO THE HEIDPHOODINGOD. PARTICULARLY THE URE OF LOTE AS NE CAR ATTORNEY. ON OF AMY NATURE, MICLEONS PRINCES, IS PROVISED ON PARENT DAMANUS EASEMENTS ON STREET THOSE OF ME THE CLUMENT AND PROFESS OF THE PLAN APPROPRIAT, THE LOCATION OF EXHITING THERE WILL BE TAKEN HE THE THANK, EXISTED OF MAIL, CHOICE AND INDUSTRIAL AND AND AND FORM TO ST. TANDAMAT PARKEY EXAMPLIANCE. VICINITY MAP THE CONTRUCT COMMANDE TO RECTIONS 24 A 25 TOWNSHIP 7 BOUTH, RANGE 11 EAST, AND BOUTH, RANGE 11 EAST, AND BOUTH, RANGE 11 EAST, ST. TAMBANY PARISH, RUM HORTH DO DIGGRESS 10 MINUTES 22 E OF THE 78 EST 10 A POINT, THE FRUIT SIM MACCHING SECONDS WAS ECONDS OF REST TO A POINT, THE FRUIT SIM MOTTH ON DISGRESS 10 MINUTES 24 BECONDS WEST FOR A POINT, THE FRUIT SIM MOTTH ON DISGRESS 10 MINUTES 24 BECONDS WEST FOR A POINT, THE FRUIT SIM MOTTH ON DISGRESS 10 MINUTES 25 BECONDS WEST FOR A DISTANCE DWALL BURNESHIP AND M. PLEASET TO THE VATUE, SEVERAGE SCALE: 1" - 100 H K CLEGENT ZONING IN QUARTER TOTT COOD DITAC 3 1 ACRES TREET NAMES HOOP DRIVE TRAUHEAD DRIVE ANNY RECRETION ATTIVE PRESENTION OF ACTIVE OOP DRIVETTO BE DEDICATED TO ST TANBANY PARSH. RALHEAD DIDVET TO BE PRIVATE ATER & SEVER - CENTRAL SYSTEM (TO SE DETERMINED) RET LENGTH- BML 1,380 LH FT, RESIDENTAL 1,430 LH FT ND RURFNCE - CONCRETE OR ASPHALT Pers 6 225205 0345 C Nev October 17, 1989 JF PHASES - 4 (PETRAL, PESIDENTIAL, OFFICE BUILDINGS IN 2 PHASES) WITE SURFACE WHITER DISPOSAL-LIAKE PONTCHARTRAIN ğ 40,000 UNDEVELOPED , Tunnanununununun TRAILHEAD RETAIL CENTER · WETWO LEGEND. ST. TAMMANY PARISH GOVERNIMENTAL COMPLEX



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

# ZCO6-10-100 .....343/

# ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project
Applicant's Name LEE LAPORTE
Address 452 IRIS AUE, JEffERSON LAN 70121
Attach area location Map showing the proposed development
Name of Development Koop Drive Extension & Mixed Use Developme.
Section 24 Township 7 South Range 1/ East
Number of acres in Development 25.7
Type of streets CONCRETE
Type of water systems CENTRAL
Type of severage system CENTRAL
Ultimate disposal of wastes LAKE Portchatean after treatment
Ultimate disposal of surface drainage Lake Portchartean
Land form: Plat Bolling Marsh Inundated
Existing land use: Rural Residential Commercial Industrial
Proposed land use:    Rural   Residential   Industrial   Residential   R
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?
YesNo
ANSWED ALL OUTSTANDER DU
ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO
a. Disrupt, alter or destroy so blossed as a second
b. Rave a substantial impact on natural, ecological recreation, or scenic Resources
C. Displace a substantial number of people
d. Conform with the environmental plans and goals that have been adopted by the parish.
e. Cause increased traffic on other one
YES (NO)

#### Gentlemen:

	certify that the information shown thereon is accurate and is base on a
	gh study of the environmental impact by this development named:
	// state development named:
DATE:	8-14-06 TITLE: Peveloge
	I have reviewed the data submitted and concur with the information with th
	ing exceptions:
	recommend the following:
DATI	PARISH ENGINEER:
	TABABA ENGINEER:
1	Name of the second seco
	have reviewed the data submitted and concur with at a concurrence of the concurrence of t
follow	have reviewed the data submitted and concur with the information with the
follow	have reviewed the data submitted and concur with the information with the ng exceptions:
follow	nave reviewed the data submitted and concur with the information with the ng exceptions:
follow	nave reviewed the data submitted and concur with the information with the ng exceptions:
follow	ng exceptions:
follow	have reviewed the data submitted and concur with the information with the ng exceptions:  recommend the following:
follow	ng exceptions:  recommend the following:
follow	ng exceptions:  recommend the following:
follow:	recommend the following:  PARISH PLANNER:
follow:  DATE	recommend the following:  PARISH PLANNER:  have reviewed the Environmental Assessment Data From and concur with the
DATE	recommend the following:  PARISH PLANNER:  have reviewed the Environmental Assessment Data From and concur with the
DATE	recommend the following:  PARISH PLANNER:
DATE	recommend the following:  PARISH PLANNER:  have reviewed the Environmental Assessment Data From and concur with the tion submitted with the following exceptions:
DATE Informa	recommend the following:  PARISH PLANNER:  have reviewed the Environmental Assessment Data From and concur with the tion submitted with the following exceptions:
DATE Informa	recommend the following:  PARISH PLANNER:  have reviewed the Environmental Assessment Data From and concur with the tion submitted with the following exceptions:
follow:  DATE  Informa	recommend the following:  PARISH PLANNER:  have reviewed the Environmental Assessment Data From and concur with the tion submitted with the following exceptions:
DATE Informa	recommend the following:  PARISH PLANNER:  have reviewed the Environmental Assessment Data From and concur with the tion submitted with the following exceptions:

## ANSWER ALL QUESTIONS BY A CIECLE AROUND TES OR NO

4.	Breac	h national, state or local standards relating to	
	(1)	Noise	TES 🔞
	(2)	Air Quality	725 NO
	(3)	Water Quality	TES MO
	(4)	Contamination or public water supply	TRS (NO)
	(5)	Ground water levels	YILS (RO)
	. (6)	Flooding	TES (PG)
	(7)	Progion	TES RO
	(8)	Sedimentation	T25 🔞
h.	Affect habite	t rare or endangered species of animal or plant	TRE (NO
i.	Cause substantial interference with the movement of any resident or migratory fish or wildlife species TES NO		· 65
j.		substantial concentration of population	TRS (NO)
k.		redging be required	TES (60)
	If yes	, denote the area proposed for spoil placement e 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.