

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3380 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: MR. DEAN SECONDED BY: MR. FITZMORRIS

ON THE 7TH DAY OF SEPTEMBER 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of LA Highway 1077 and Tantella Ranch Road, north of Magee Road, S21, T6S, R10E which property comprises a total of 254.74 acres of land more or less, from its present SA (Suburban Agriculture) District to a PUD (Planned Unit Development) District, Ward 1, District 1. (ZC06-06-047)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-06-047, 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 SA (Suburban Agriculture) District to a PUD (Planned Unit Development) District (see Exhibit "A") for complete boundaries and description of area comprised therein.

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 SA (Suburban Agriculture) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC06-04-047

A Certain Piece or Parcel of Land situated in Sections 16 and 21, Township 6 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 16, 17, 20 & 21, Township 6 South, Range 10 East; thence measure North 89 degrees 25 minutes 38 seconds East, a distance of 30.60 feet to a point; thence measure North 00 degrees 38 minutes East, a distance of 1327.62 feet to a point; thence measure North 89 degrees 37 minutes 11 seconds East, a distance of 300.05 feet to the Point of Beginning.

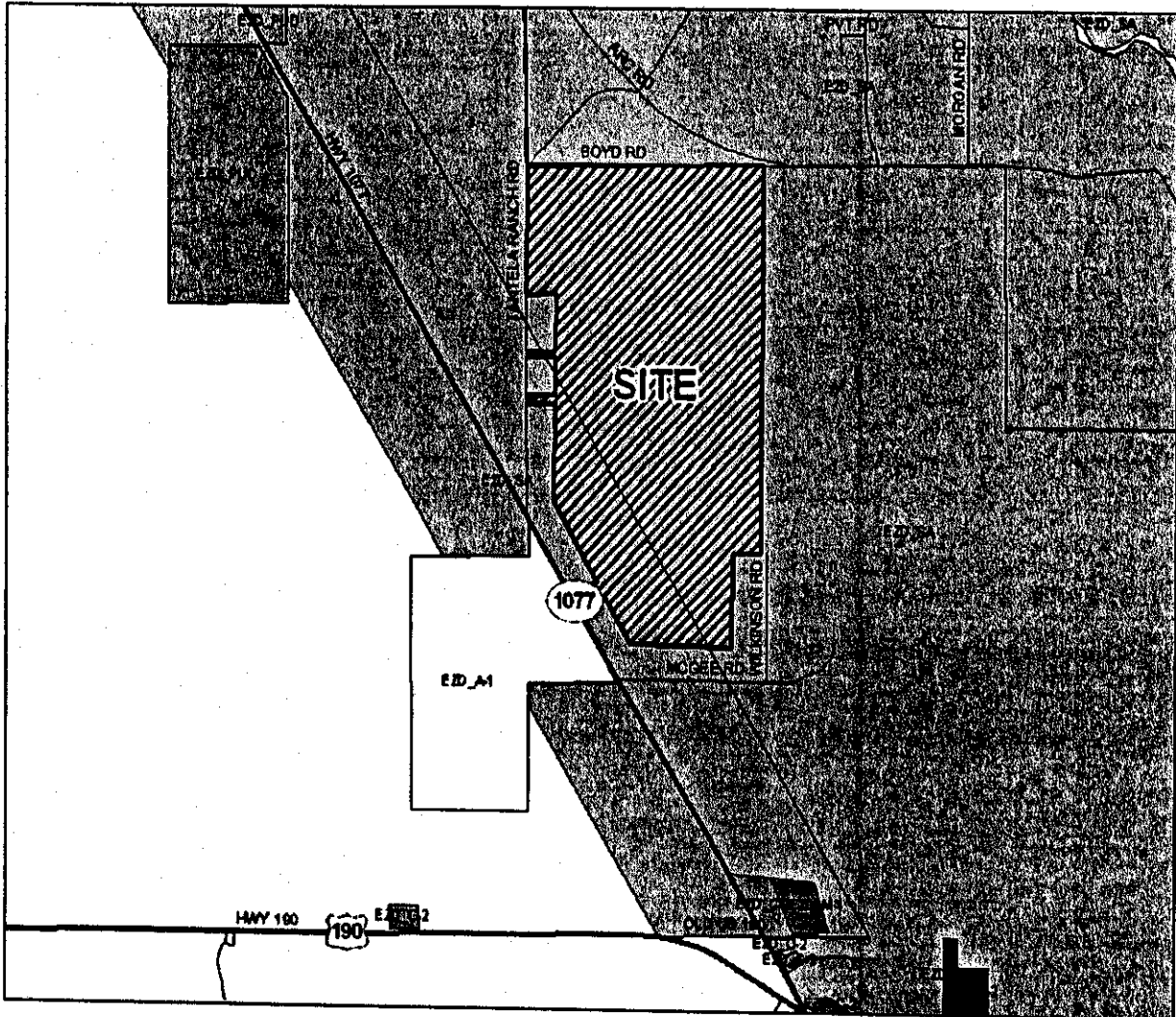
From the Point of Beginning, continue North 89 degrees 37 minutes 11 seconds East, a distance of 2339.04 feet to a point; thence measure South 00 degrees 20 minutes 22 seconds West, a distance of 1318.62 feet to a point; thence measure South 00 degrees 22 minutes 53 seconds West, a distance of 1369.32 feet to a point; thence measure North 89 degrees 23 minutes 11 seconds West, a distance of 318.80 feet to a point; thence measure South 00 degrees 36 minutes 49 seconds West, a distance of 1000.00 feet to a point; thence measure North 88 degrees 28 minutes 40 seconds West, a distance of 1134.77 feet to a point; thence measure North 30 degrees 41 minutes 08 seconds West, a distance of 558.61 feet to a point; thence measure South 59 degrees 18 minutes 52 seconds West, a distance of 300.00 feet to a point; thence measure North 30 degrees 41 minutes 08 seconds West, a distance of 190.69 feet to a point; thence measure North 59 degrees 18 minutes 52 seconds East, a distance of 300.00 feet to a point; thence measure North 30 degrees 41 minutes 08 seconds West, a distance of 978.99 feet to a point; thence measure North 00 degrees 38 minutes East, a distance of 997.27 feet to a point; thence measure North 89 degrees 22 minutes West, a distance of 300.00 feet to a point; thence measure North 00 degrees 38 minutes East, a distance of 100.00 feet to a point; thence measure South 89 degrees 22 minutes East, a distance of 300.00 feet to a point; thence measure North 00 degrees 38 minutes East, a distance of 400.00 feet to a point; thence measure North 89 degrees 22 minutes West, a distance of 300.00 feet to a point; thence measure North 00 degrees 38 minutes East, a distance of 50.00 feet to a point; thence measure South 89 degrees 22 minutes East, a distance of 300.00 feet to a point; thence measure North 00 degrees 38 minutes East, a distance of 605.31 feet back to the Point of Beginning, containing 176.81 acres.

A Certain Piece or Parcel of Land being the North Half of the Southwest Quarter of Section 16, Township 6 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section Corner common to Section 16, 17, 20, and 21, Township 6 South, Range 10 East, thence measure North 00 degrees 36 minutes 32 seconds East, a distance of 1327.71 feet to the Point of Beginning.

From the Point of Beginning, continue North 00 degrees 36 minutes 32 seconds East, a distance of 1327.72 feet to a point; thence measure North 89 degrees 48 minutes 48 seconds East, a distance of 2663.90 feet to a point; thence measure South 00 degrees 20 minutes 22 seconds West, a distance of 1318.62 feet to a point; thence measure South 89 degrees 37 minutes 11 seconds West, a distance of 2670.24 feet back to the Point of Beginning, containing 80.01 Acres.

CASE NO.: ZC06-04-047
PETITIONER: Kyle Associates, L.L.C.
OWNER: CERP Development
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 1077 & Tantella Ranch Road, north of Magee Road; S21, T6S, R10E; Ward 1, District 1
SIZE: 254.74 acres



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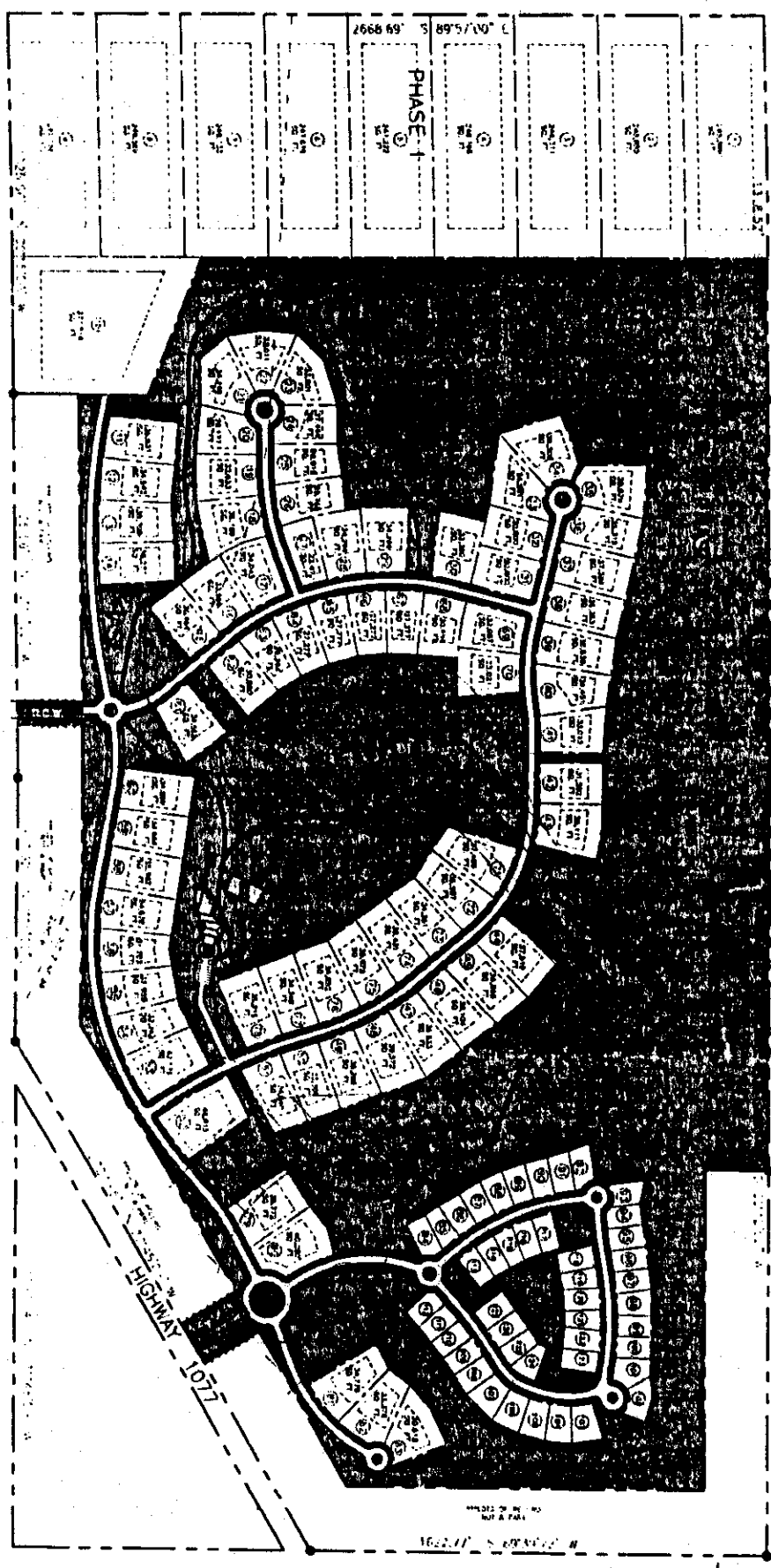
LAND USE: RESIDENTIAL

BOYD ROAD

TANTELLA RANCH SUBDIVISION

PLANNED UNIT DEVELOPMENT
 SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST
 CERP DEVELOPMENT, DEVELOPER
 KYLE ASSOCIATES, LLC, PLANNER ENGINEER

AREA	269.83 ACRES	NO. OF UNITS	127	OFF-SITE SEWER SYSTEM	OFF-SITE	OFF-SITE WATER SYSTEM	P.U.D.
VARIABLES	VARIABLES	STREET WIDTH	24 FEET	STREET LENGTH	12,632.77 LN. FT.	NO. OF PHASES	3
ROAD SURFACE	ASPHALT	LAKE PONCHARTRAIN	ULTIMATE SURFACE WATER DISPOSAL				



McGEE ROAD

LAND USE: RESIDENTIAL

TANTELLA RANCH - ROAD

ZC06-04-047

SITE DATA:

- TOTAL 269.83 ACRES
- GREENSPACE 124.94 TOTAL ACRES (46% OF TOTAL ACREAGE)
- PASSIVE RECREATION 19.512 ACRES (PATHS, GAZONBOARDS OF TOTAL GREENSPACE)
- ACTIVE RECREATION 0.438 ACRES (TENNIS COURT POOL 0.35% OF TOTAL GREENSPACE)

PHASES

- PHASE I: LOTS 1-14, 52-60, 79-83 (APPROXIMATELY JAN. 2007)
- PHASE II: LOTS 44-51, 71-78, 94-127 (APPROXIMATELY JAN 2008)
- PHASE III: LOTS 15-43, 61-70 (APPROXIMATELY JAN 2009)

NOTES:

- 1) MAXIMUM BUILDING HEIGHT WILL BE PER RESIDENTIAL CODE
- 2) LANDSCAPING BY LICENSED LANDSCAPE ARCHITECT TO MEET PARISH REQUIREMENTS

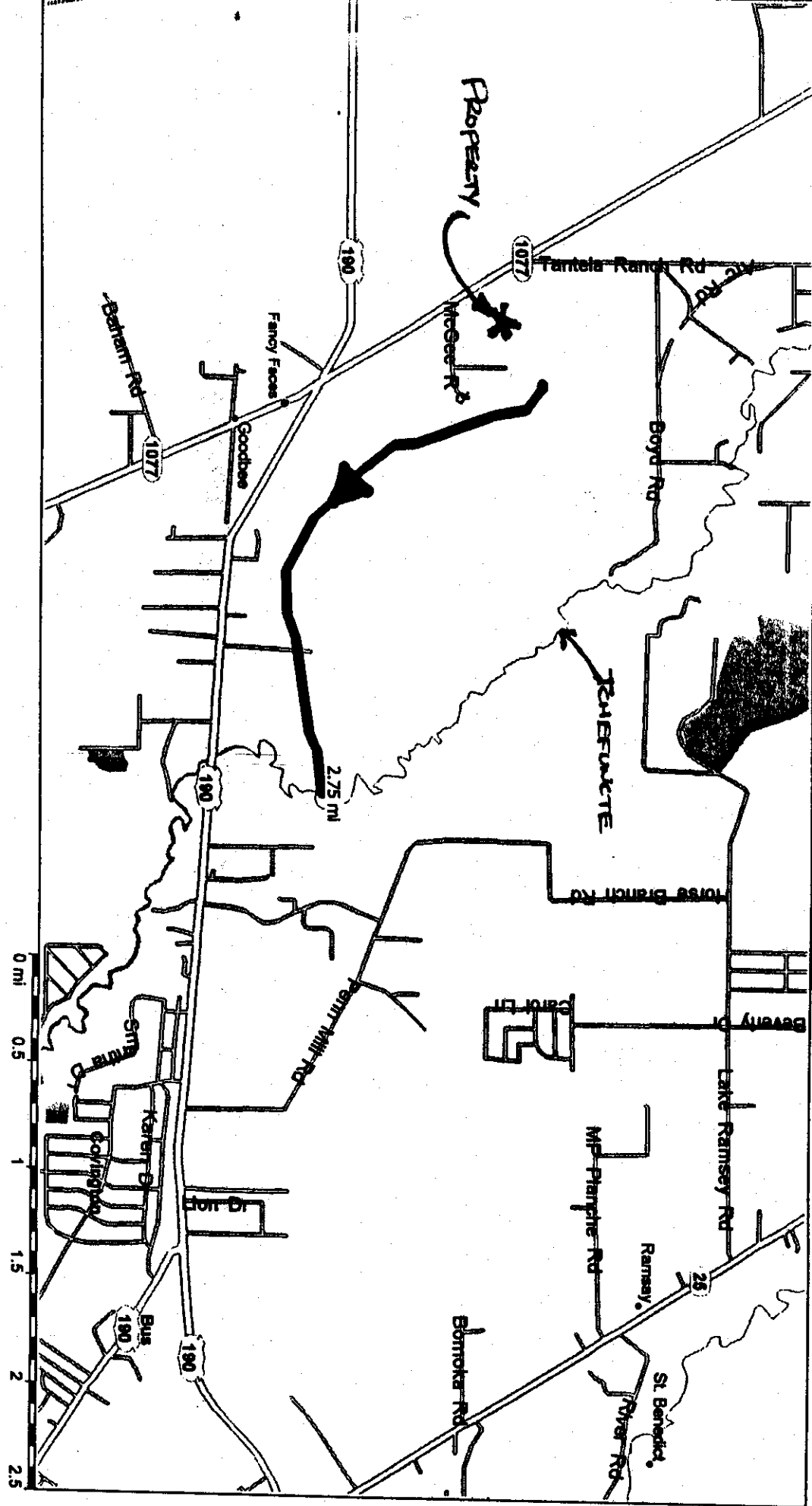
SETBACKS

- FRONT 75'
- SIDE 20'
- REAR 50'

RESTRICTIVE COVENANTS:

- A. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE EXCEPT FOR THE PURPOSES OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- B. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET ASSESSMENT.
- C. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- D. THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED IN AREAS SUBJECT TO PERIODIC INUNDATION FLOOD ZONES A AND V) SHALL BE INDICATED.
- E. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
- F. THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE STATED.
- G. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TO STREET RIGHTS-OF-WAY INTERSECT (AMENDED BY ORD. NO. 94-2142, ADOPTED 12-15-1994).
- H. MOBILE HOMES ARE NOT PERMISSIBLE ON ANY LOT WITHIN TANTELLA RANCH SUBDIVISION.
- I. THE HOMEOWNERS ASSOCIATION WILL ASSUME PERPETUAL MAINTENANCE OF COMMON AREAS AND DETENTION PONDS AND ASSURE THE CONTINUED PROTECTION OF THE PUD CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE.

Louisiana, United States, North America



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2006-04-047

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name KYLE ASSOCIATES, LLC

Address 638 VILLAGE LANE NORTH

Attach area location Map showing the proposed development

Name of Development STONE BROOK

Section 1 Township BS Range 11E

Number of acres in Development 6.2

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes BAYOU CHINCHUBA

Ultimate disposal of surface drainage BAYOU CHINCHUBA

Land form: Flat Rolling Marsh
Swamp Inundated

Existing land use: Rural Residential VACANT
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

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Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
 - (1) Noise YES
 - (2) Air Quality YES
 - (3) Water Quality YES
 - (4) Contamination of public water supply YES
 - (5) Ground water levels YES
 - (6) Flooding YES
 - (7) Erosion YES
 - (8) Sedimentation YES
 - h. Affect rare or endangered species of animal or plant habitat or such a species YES
 - i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES
 - j. Induce substantial concentration of population YES
 - k. Will dredging be required YES
- 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.

2006 04-047

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:

DATE: 4/13/06

TITLE: Jeffery PROJECT MANAGER

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 _____