

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3393 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of Salmen Avenue, north of Sixth Street and Brownsvillage Road and which property comprises a total of 76.89 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 9, District 6. (ZC06-09-089)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-09-089, 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 Agricultural) 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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC06-09-089

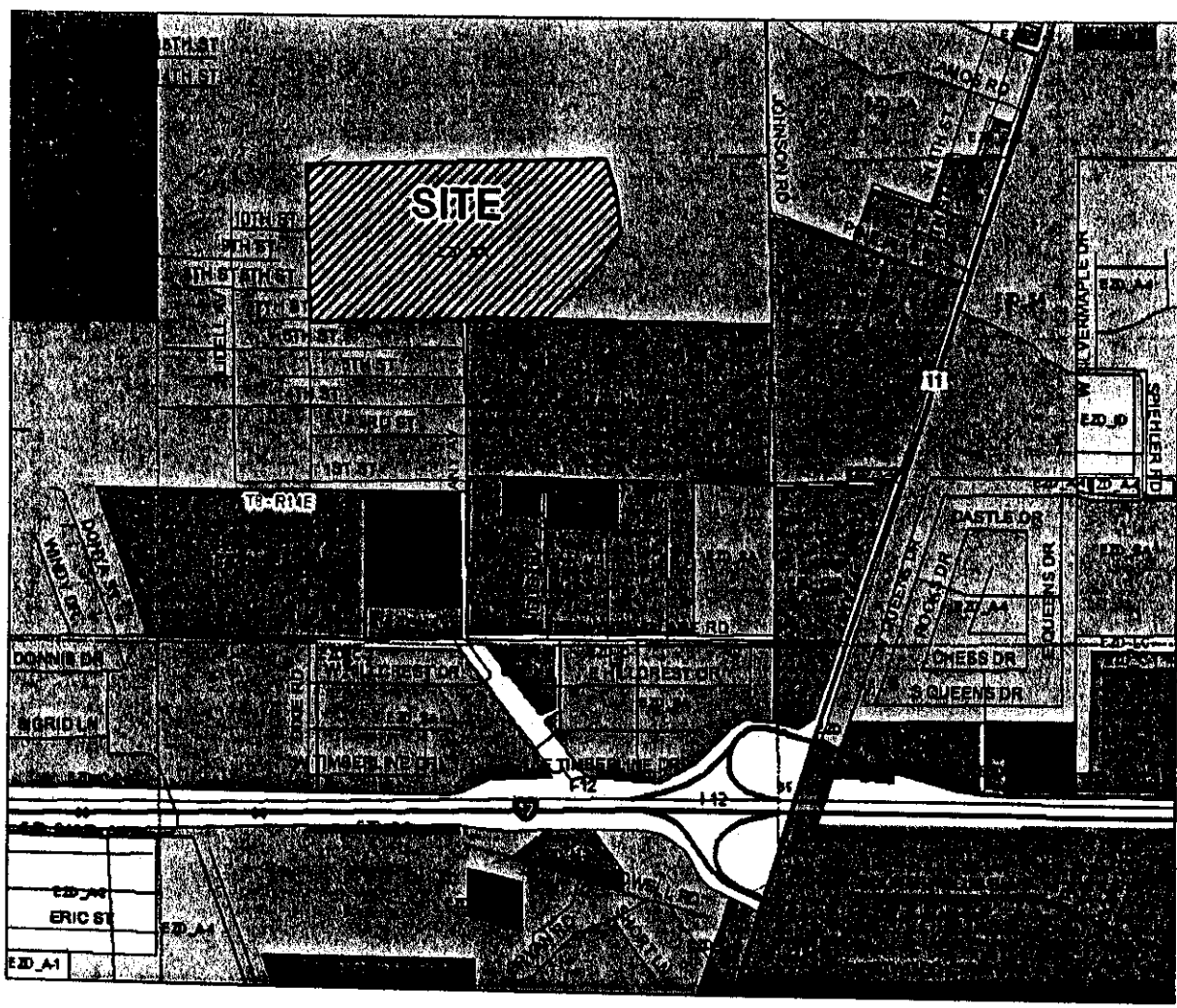
A certain parcel of land in Section 27, T-8-S, R-14-E, St. Tammany Parish, Louisiana more fully described as follows.

Commence at the Southwest corner of the Northeast quarter of the Northwest quarter of Section 27, T-8-S, R-14-E, and the POINT OF BEGINNING.

From the POINT OF BEGINNING run North  $88^{\circ}31'29''$  East a distance of 2,600.63 feet; thence South  $16^{\circ}57'58''$  East a distance of 275.26 feet; thence South  $09^{\circ}07'04''$  East a distance of 267.17 feet; thence South  $04^{\circ}34'26''$  East a distance of 81.68 feet; thence South  $31^{\circ}51'58''$  West a distance of 141.88 feet; thence South  $33^{\circ}41'24''$  West a distance of 152.65 feet; thence South  $39^{\circ}10'25''$  West a distance of 226.85 feet; thence South  $51^{\circ}53'33''$  West a distance of 211.08 feet; thence South  $48^{\circ}59'27''$  West a distance of 99.26 feet; thence South  $41^{\circ}49'13''$  West a distance of 83.03 feet; thence South  $28^{\circ}41'10''$  West a distance of 50.19 feet; thence South  $88^{\circ}31'29''$  West a distance of 2,072.33 feet; thence North  $01^{\circ}28'31''$  West a distance of 1,320.00 feet to the POINT OF BEGINNING, containing 76.89 acres of land, more or less.

3393

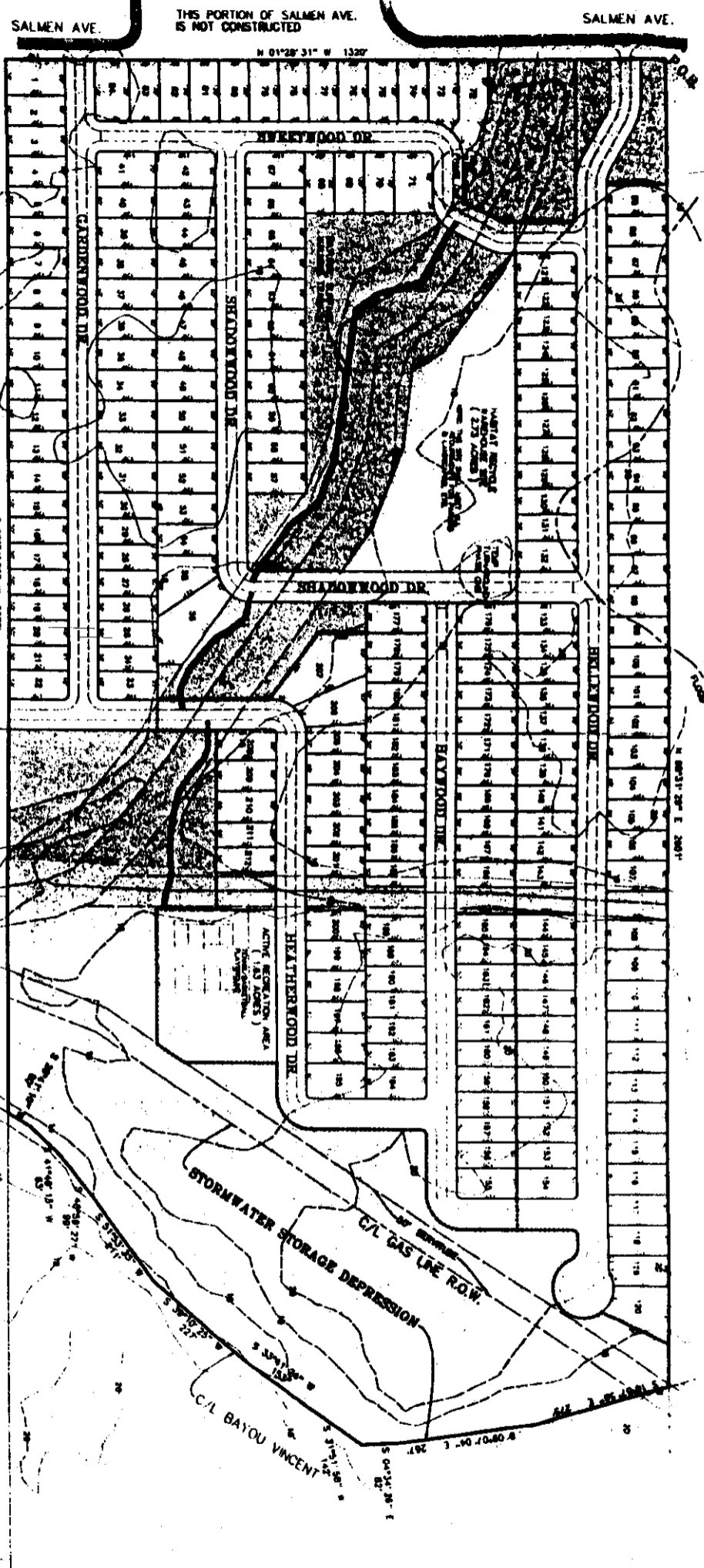
**CASE NO.:** ZC06-09-089  
**PETITIONER:** Jeff Schoen, Atty.  
**OWNER:** Livaudais Company, LLC c/o Chris Jean Authorized Agent  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the east side of Salmen Avenue, north of Sixth Street and Brownsvillage Road; S27, T8S, R14E; Ward 9, District 6  
**SIZE:** 76.89 acres



2006-09-089

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MORGAN'S SUBDIVISION  
(RESIDENTIAL)



SALMEN AVE.

THIS PORTION OF SALMEN AVE.  
IS NOT CONSTRUCTED

SALMEN AVE.

N 01°28'31" W 1320'

ST. TAMMANY AVE.  
(NOT CONST.)

S 86°31'28" W 207'

N 86°31'28" E 200'

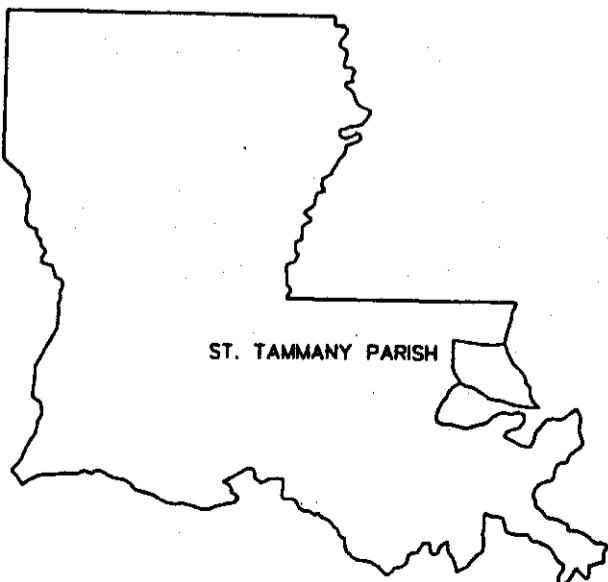
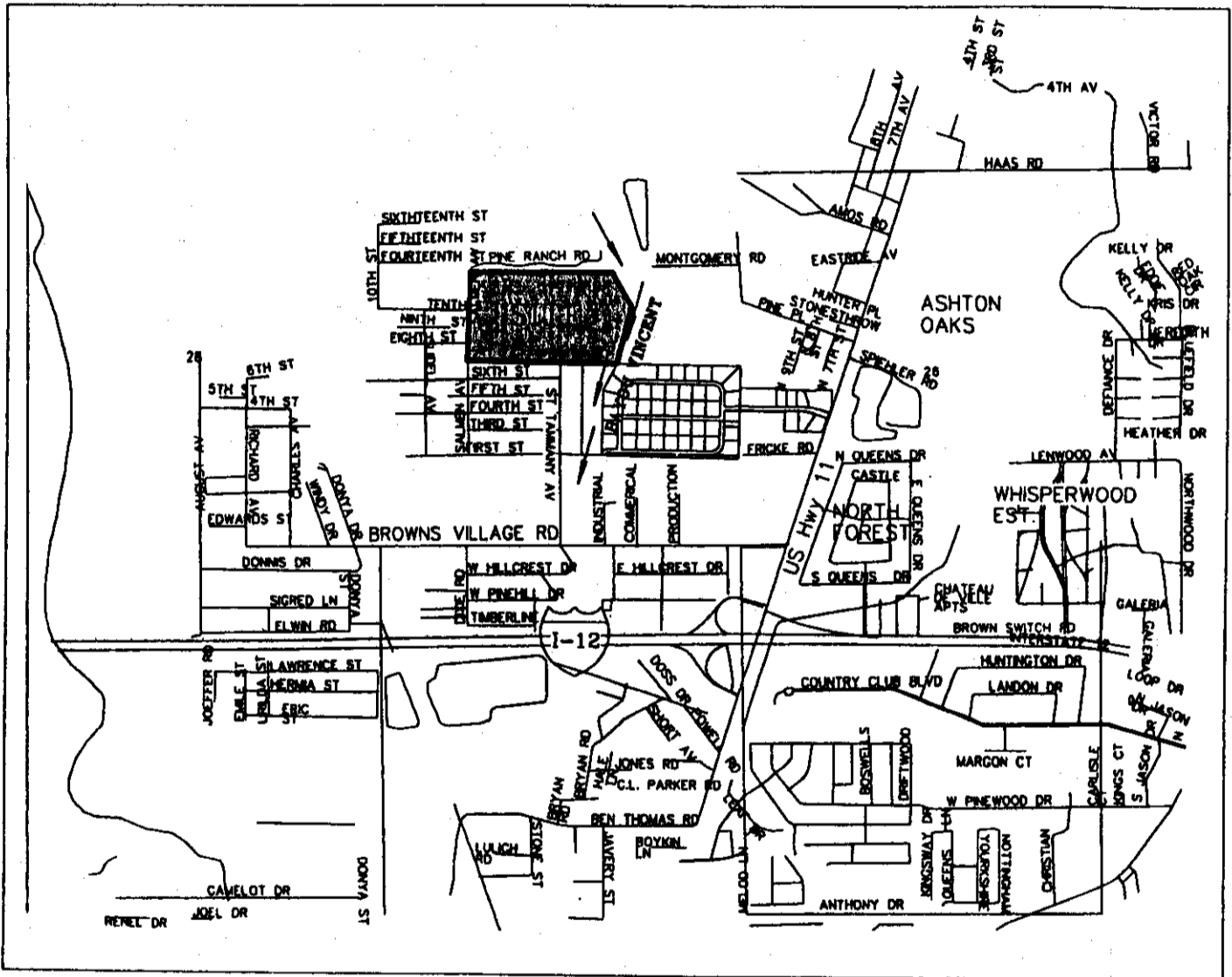
STORMWATER STORAGE DEPRESSION  
C/L GAS L&E R.O.W.

C/L BAYOU VINCENT

S 02°38' E 100'

ACTIVE RESERVATION AREA  
(RESERVATION AREA  
FOR UTILITIES)  
APPROXIMATE

NATURAL SURFACE  
ELEVATION OF  
(27.30 FEET)  
N 28°28' E 200'



ST. TAMMANY PARISH

# BELLE GARDENS

## ULTIMATE DISPOSAL MAP

SCALE:	N.T.S.	DATE:
DRAWN:		JOB NO.:
REVISED:		

Description of Project

Applicant's Name PARIS PROPERTIES

Address 310 HOWZE BEACH RD. SLIDELL LA. 70461

Attach area location Map showing the proposed development

Name of Development BELLE GARDENS

Section 27 Township 8 Range 14

Number of acres in Development 76.89

Type of streets ASPHALT

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes \_\_\_\_\_

Ultimate disposal of surface drainage BAYOU VINCENT

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 BAYOU VINCENT

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

200101

Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. 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
  - h. 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.
- 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.

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: \_\_\_\_\_ TITLE: \_\_\_\_\_

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 \_\_\_\_\_