

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3349 ORDINANCE COUNCIL SERIES NO. _____
COUNCIL SPONSOR MR. BAGERT PROVIDED BY: PLANNING
INTRODUCED BY: MR. BAGERT SECONDED BY: MR. THOMPSON
ON THE 3RD DAY OF AUGUST 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Morgan Bluff Road, east of Military Road and which property comprises a total of 13.4869 acres of land more or less, from its present A-2 (Suburban) District to a PUD (Planned Unit Development) District, Ward 8, District 9. (ZC06-07-061)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-07-061, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-2 (Suburban) District.

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-2 (Suburban) District to a PUD (Planned Unit Development) District (see Exhibit "A") for complete boundaries.

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.

SECTION III: The rezoning herein is subject to the following conditions:

1. Density not to exceed that permitted in the A-4 Single Family Residential District.
2. Location of all detention ponds to be outside all delineated wetland areas, as approved by the Parish Engineering Department.
3. Homes to be constructed with a minimum of 1800 square feet living area.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

EXHIBIT "A"

ZC06-07-061

A certain piece or portion of ground situated in Section 19, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the Quarter Section corner common to Section 19, Township 8 South, Range 15 East and Section 24, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana go North $89^{\circ} 45'$ East-1607.1 feet; thence South $00^{\circ} 15'$ East-20.0 feet to a point located on the south right-of-way line of Morgan Bluff Road and the point of beginning. From the point of beginning, go North $89^{\circ} 43' 41''$ East-560.00 feet all along said right-of-way to a point; thence leaving said right-of-way, go South $00^{\circ} 15' 00''$ East-969.22 feet to a point; thence South $89^{\circ} 46' 34''$ West-658.85 feet to a point; thence North $00^{\circ} 15' 00''$ East-467.81 feet to a point; thence North $89^{\circ} 28' 37''$ East-100.41 feet to a point; thence North $00^{\circ} 40' 18''$ West-500.44 feet to a point located on the south right-of-way line of Morgan Bluff Road back to the point of beginning.

Said portion or ground contains 13.48 acres.

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name FMG-LTL LLC
 Address P.O. Box 310 Pearl River, LA 70452
 Attach area location Map showing the proposed development
 Name of Development Tiger Trace
 Section 19 Township 8-5 Range 15-E
 Number of acres in Development 13.49
 Type of streets Concrete
 Type of water systems Central
 Type of sewerage system Central
 Ultimate disposal of wastes Magnolia Forest Wastewater Treatment Plant
 Ultimate disposal of surface drainage GUM BAYOU - PEARL RIVER
 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 GUM BAYOU
 Major highway frontage: Yes _____ No
 Name of Highway _____
 Is development subject to inundation in normal high rainfall and/or tide?
 Yes Parts 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 archeological 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

Condt:

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

DATE: 5/12/06 TITLE: Engineer

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 _____