

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3624 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. HAMAUEI PROVIDED BY: PLANNING DEPT.

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. HAMAUEI

ON THE 2ND DAY OF AUGUST 2007

Ordinance amending the official zoning map of St. Tammany Parish, La., to reclassify a certain parcel located on the east side of La. Highway 434, north of Ezell Road, south of D'Antonio Road, and which property comprises a total of 848.261 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 7 & 9, District 7 & 11. (ZC07-07-041)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-07-041, 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; and

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law; and

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

ZC07-07-041

COMMENCING AT A POINT, SAID POINT BEING A 1/2" IRON ROD FOUND AT THE CORNER COMMON TO SECTIONS 4, 5, 8, & 9, T 8 S - R 13 E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, THENCE NORTH 89°45'00" WEST FOR A DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD FOUND ON THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434; THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°00'12" EAST A DISTANCE OF 1456.57 FEET TO A 1/2" IRON ROD FOUND BEING THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°00'12" EAST FOR A DISTANCE OF 271.71 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 32°12'00" EAST FOR A DISTANCE OF 223.93 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°00'00" EAST FOR A DISTANCE OF 1787.04 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 30°01'36" EAST FOR A DISTANCE OF 207.29 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°03'25" EAST FOR A DISTANCE OF 893.55 FEET TO A POINT AND CORNER;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 31°00'58" EAST FOR A DISTANCE OF 1142.59 FEET TO A 4" X 4" LDH CONCRETE MONUMENT FOUND;

THENCE ALONG THE EASTERLY RIGHT OF WAY OF LA HIGHWAY 434 NORTH 30°35'49" EAST FOR A DISTANCE OF 188.68 FEET TO A POINT AND CORNER;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 3 & 4, T 8 S - R 13 E, SOUTH 89°34'54" EAST FOR A DISTANCE OF 3776.76 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, T 8 S - R 13 E;

THENCE SOUTH 00°23'24" WEST FOR A DISTANCE OF 3948.89 FEET TO A POINT AND CORNER;

THENCE SOUTH 89°53'28" EAST FOR A DISTANCE OF 3975.62 FEET TO A POINT AND CORNER;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 2 & 3 T 8 S - R 13 E, SOUTH 00°52'46" WEST FOR A DISTANCE OF 1320.00 FEET TO A POINT AT THE CORNER COMMON TO SECTIONS 2, 3, 10, & 11 T 8 S - R 13 E;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 3 & 10 T 8 S - R 13 E, NORTH 89°51'23" WEST FOR A DISTANCE OF 5304.39 FEET TO A POINT AT THE CORNER COMMON TO SECTIONS 3, 4, 9, & 10 T 8 S - R 13 E;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 9 & 10 T 8 S - R 13 E, SOUTH 00°00'00" EAST FOR A DISTANCE OF 1320.00 FEET TO A POINT AND CORNER;

THENCE NORTH 89°56'15" WEST FOR A DISTANCE OF 1320.00 FEET TO A POINT AND CORNER;

THENCE SOUTH 00°00'00" EAST FOR A DISTANCE OF 1318.02 FEET TO A POINT AND CORNER;

THENCE NORTH 89°52'30" WEST FOR A DISTANCE OF 1320.00 FEET TO A POINT AND CORNER;

THENCE NORTH 00°00'00" EAST FOR A DISTANCE OF 2633.64 FEET TO A PINE LIGHTER KNOT FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, T 8 S - R 13 E;

THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 4 & 9 T 8 S - R 13 E, NORTH 90°00'00" WEST FOR A DISTANCE OF 405.94 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH 00°00'00" WEST FOR A DISTANCE OF 177.72 FEET TO A 1/2" IRON ROD FOUND;

THENCE NORTH 58°59'48" WEST FOR A DISTANCE OF 2081.33 FEET TO THE POINT OF BEGINNING. CONTAINING: 36,950,240 SQUARE FEET OR 848.261 ACRES OF LAND, MORE OR LESS.



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Kevin Davis
 Parish President

Appeal # 4

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 07-03-07

9. **ZC07-07-041**
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 848.261 acres
 Petitioner: Jeffrey D. Schoen
 Owner: Weyerhaeuser Real Estate Development Company
 Location: Parcel located on the east side of LA Highway 434, north of Ezell Road, south of D'Antonio Road, S3, 4, & 9, T8S, R13E, Ward 7 & 9, District 7 & 11
 Council District: 7 & 11

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Carolyn Pennino
 (SIGNATURE)

JOHN & CAROLYN PENNINO

30473 AZALEA LANE

LACOMBE, LA. 70445

PHONE #: 985-882-2882



DEPARTMENT OF PLANNING
 P. O. BOX 628
 COVINGTON, LA 70434
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 e-mail: planning@stpgov.org

2007
 Kevin Davis
 Parish President

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 7/3/07

(Reference Case Number)

ZC07-07-041
(P.U.D.) 848.261 ACRE DEVELOPMENT

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Lisa Phillips
 (SIGNATURE) LISA PHILLIPS
30255 JOE MORAN RD
LACOMBE, LA. 70445

PHONE #: 985-237-4623

ZONING STAFF REPORT

Date: June 22, 2007
Case No.: ZC07-07-041
Posted: 06/13/07

Meeting Date: July 3, 2007
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Weyerhaeuser Real Estate Development Company
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 434, north of Ezell Road, south of D'Antonio Road; S3, 4, & 9, T8S, R13E; Ward 7 & 9, District 7 & 11
SIZE: 848.261 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Land Use, Zoning. Rows include North, South, East, and West with corresponding land use and zoning details.

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density - but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below).

Single Family Residential - Conservation - These planned districts would include clustered single family residential uses, at a density - within the overall tract - which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to PUD (Planned Unit Development) District, to create a new residential, institutional and commercial development. Most of the commercial uses/Town Center will be located along Hwy 434, followed by the Civic Building and the Colleges.

The development is proposed to be accessed through a main boulevard type access and 2 additional driveways, directly from Hwy 434. The commercial, residential and institutional will be internally connected. The residents will not have to use Hwy 434 to access the Town Center.

Summary of Proposed Residential Uses

| Residential Uses | Density | Permitted Uses |
|---------------------|--|---|
| Apartments | 120 units | Multifamily, Condo |
| Lofts | 240 units | Multifamily, Condo |
| Townhomes | 254 units | Multifamily, Condo accessory structure |
| Cluster Homes | 358 homes Average lot size 50' X 80' | Multifamily, Condo accessory structure |
| Single Family Homes | 419 homes Average lot size 90' X 140' | Single family residence, accessory structure |

Summary of Proposed Commercial & Industrial Uses

| Commercial & Institutional Uses | Density | Permitted Uses |
|---------------------------------|------------|--|
| Commercial & Office Uses | 110 acres | College, school, Restaurant with lounge, Department Store, Bank, Funeral Home, Health Club, Auditorium, Drug Store, Liquor Store, Hardware Store, Dry Cleaner, office, medical office, post Office, Radio/ TV studio, Police or fire station, Hotel, Residential Uses (Town homes, loft (live/work)) |
| Institutional | 4.5 acres | Elementary & Middle School |
| Civic Building | 22.5 acres | College Administration, Shared Library, Shared Student Union, Performing Arts Theater |

COMMERCIAL LANDSCAPING REGULATION

| Landscaping Requirements | Minimum Depth | Permitted Uses in Planting areas |
|------------------------------|---------------|--|
| Hwy 434 Planting | 50' | Tree, Shrubs, Landcaping, Fence, Driveway, Pond, Sidewalk, Signs |
| Sides & Rear Planting | 10' | Tree, Shrubs, Landcaping, Fence, Driveway, Pond, Sidewalk |
| Front & Side Street Planting | 20' | Tree, Shrubs, Landcaping, Fence, Driveway, Pond, Sidewalk, Signs |

GENERAL PUD CRITERIA

| Required information | Staff Comments |
|--|---|
| Title of the project, name of the developer, legal description | Provided as Required |
| Existing Land Use within 500' of all boundaries on the plan | Provided as Required |
| Min. front, side, & rear setbacks & max. height | Provided as Required |
| Restrictive Covenants | Provided as Required |
| Water & Sewer facilities | Provided as Required (to be located on site) |
| Wetland Delineations | Provided as Required |
| Flood Zone Demarcation Lines | Provided as Required |
| Ultimate Disposal of Surface Drainage | Provided as Required |
| Environmental Assessment Data Form | Provided as Required |
| Phasing | Provided as Required |
| Overall Net Density | 2 Units/ Acre (Gross Density: 1.66 units/ac.) |

SIGNAGE

| Residential Uses | Square footage | Height |
|--|----------------|-----------------------------------|
| Monument sign (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background) | Max 32 sq. ft. | Max 4' Base will not exceed 2' |

| Commercial Uses | Square footage | Height |
|---|--|-----------------------------------|
| Monument (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background) (not allowed along Hwy 434) | 32 sq.ft. | Max 9' Base will not exceed 2' |
| Pylon along Hwy 434, (allowed only at main entrance to site) (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background) | 300 sq.ft. | 35' |
| Fascia | 1.25 sq.ft. / linear foot of building frontage | N/A |
| Identity Feature (use to identify community or sub community, with logos) (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background) | N/A | 4' Base will not exceed 2' |
| Directional Sign (Internally illuminated signs with a negative contrast i.e. light lettering against a dark, opaque background) | 16 sq. ft. | Max 4' Base will not exceed 2' |

GREENSPACE

A total of 290 acres (33%) of greenspace is proposed to be provided on the site. The active recreational area will occupy 15 acres and the passive recreational area will occupy 145 acres. The plan submitted shows greenspace areas and large wetlands area which will remain undisturbed. A large active amenity area is identified on the plan where a club house, swimming pool, baseball playground(2), tennis court(4) and soccer field(2).The proposed development provides ample greenspace and the subdivision design displays a greater degree of creativity and aesthetic sensitivity than a conventional subdivision. It also provides a minimum 50' buffers along the entire road frontage, making the development less visually obtrusive than a conventional subdivision.

COMPREHENSIVE PLAN ANALYSIS

The 2025 land use map designates this area as "Planned Districts". The proposed PUD meets the definition of this land use classification considering that it provides some different types of residential, commercial and institutional uses. The Comprehensive Plan also defines this land use designation as one that "preserve natural environments, provide for open space and recreational uses." With the vast majority of its designated open space, and the large number of passive and active amenities, the proposed development plan definitely meets this land use objective. This land use designation also calls for a development to be equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes. As shown on the plan, the proposed development will provide its own sanitary facility and a good external and internal transportation plan, as well as future potential vehicular connections.

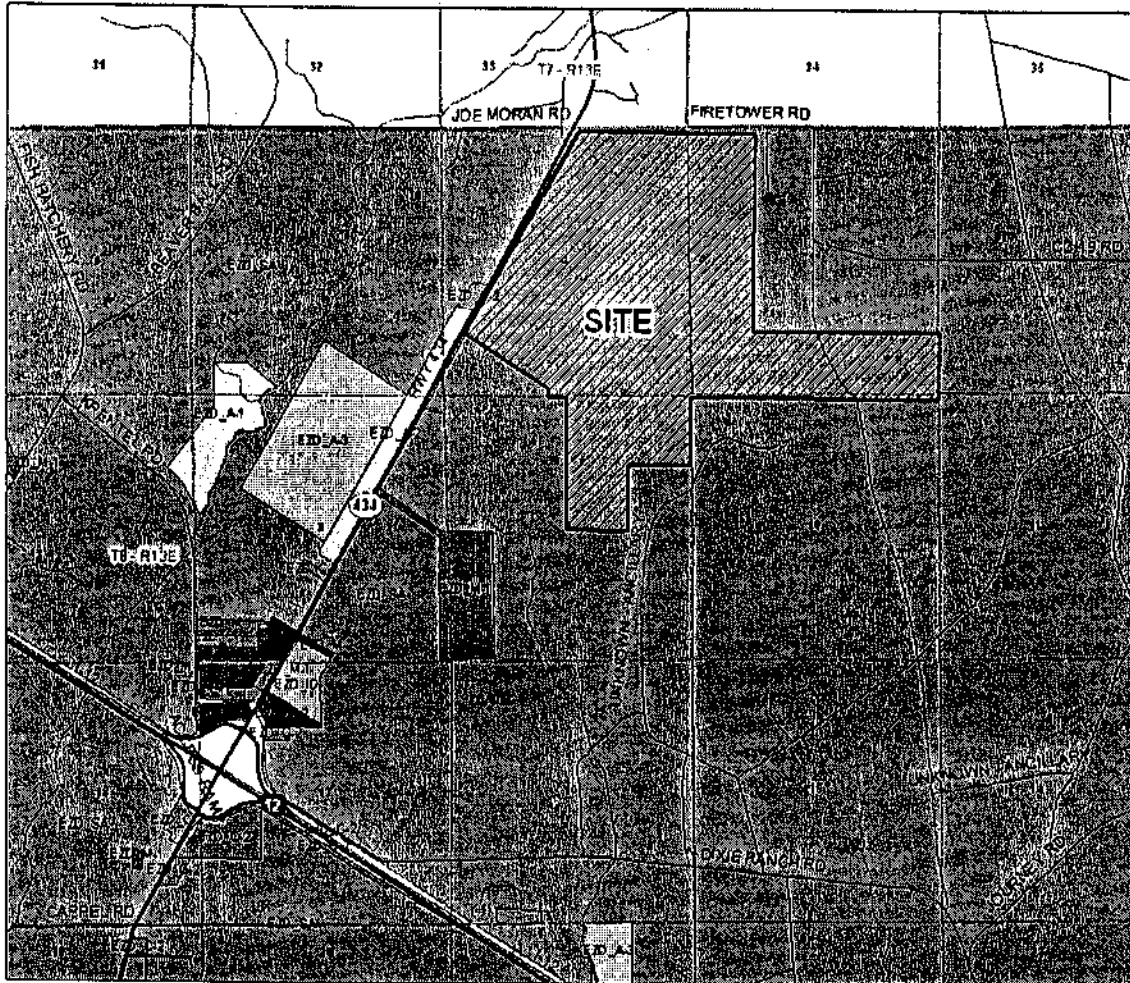
The proposed PUD is also designates as a "Single Family Residential - Conservation". The designation calls for "a density - within the overall tract - which is similar the adjoining residential uses." The proposed development is obviously not similar in density with the adjacent residential uses considering that the site is abutting undeveloped land zoned SA (Suburban Agricultural) District. However, the proposed development is suitable for the area by providing a balance of commercial, residential and institutional uses. Also, the plan shows ample green space and would meet the 2025 single family residential - Conservation use definition. Moreover, the proposed development meets the objective of the PUD by provide creativity and diversification in uses and lot sizes.

STAFF RECOMMENDATION:

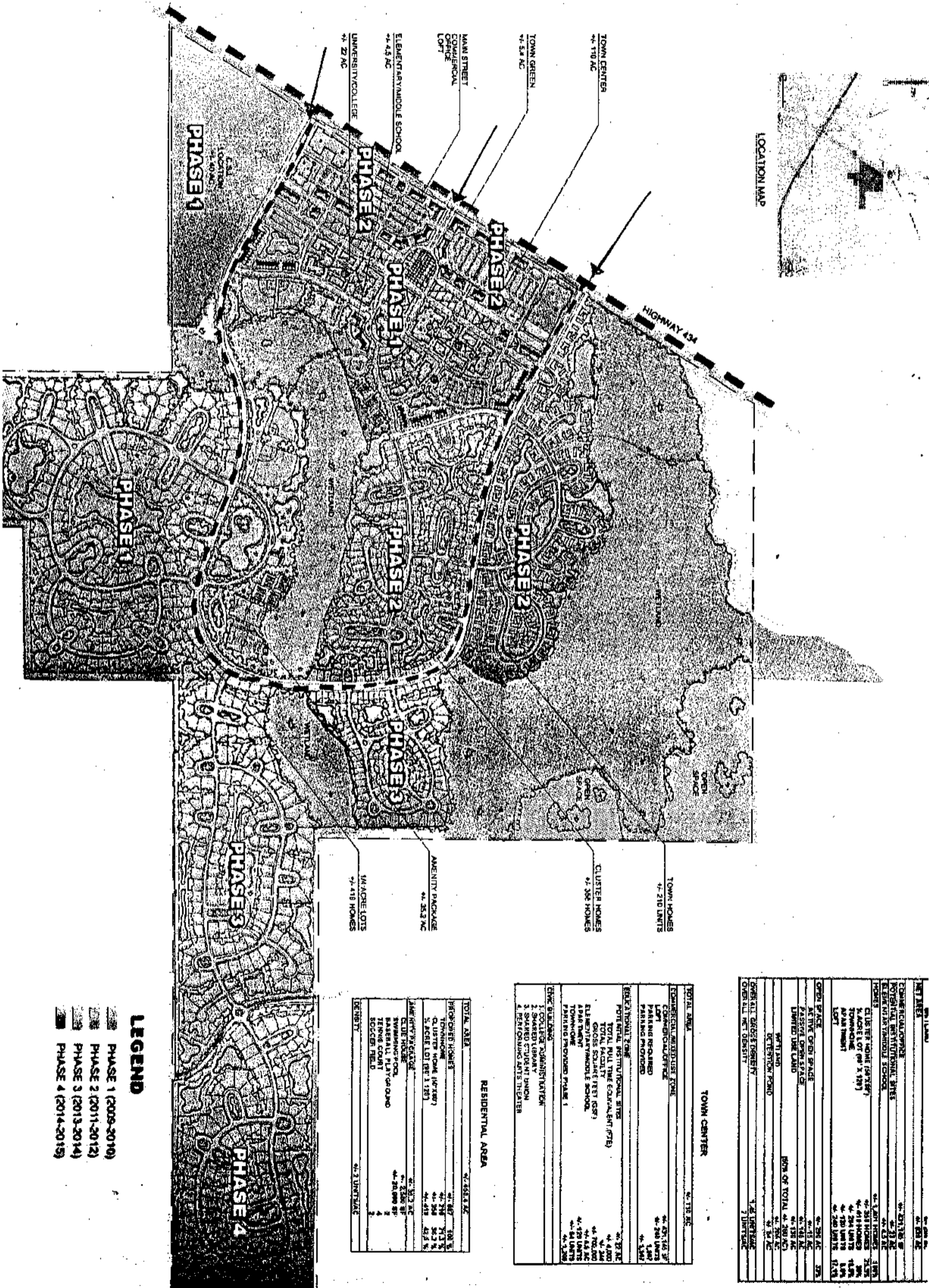
The staff recommends that the request for a PUD (Planned Unit Development) District designation be approved.

3624

CASE NO.: ZC07-07-041
PETITIONER: Jeffrey D. Schoen
OWNER: Weyerhaeuser Real Estate Development Company
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the east side of LA Highway 434, north of Ezell Road, south of D'Antonio Road; S3, 4, & 9, T8S, R13E; Ward 7 & 9, District 7 & 11
SIZE: 848.261 acres



207-07-041



LEGEND

| | |
|-----------|---------------------|
| [Pattern] | PHASE 1 (2009-2010) |
| [Pattern] | PHASE 2 (2011-2012) |
| [Pattern] | PHASE 3 (2013-2014) |
| [Pattern] | PHASE 4 (2014-2015) |

TOWN CENTER

| | |
|------------|--------------|
| TOTAL AREA | 44,253.12 AC |
| PHASE 1 | 44,253.12 AC |
| PHASE 2 | 44,253.12 AC |
| PHASE 3 | 44,253.12 AC |
| PHASE 4 | 44,253.12 AC |

RESIDENTIAL AREA

| | |
|------------|--------------|
| TOTAL AREA | 44,253.12 AC |
| PHASE 1 | 44,253.12 AC |
| PHASE 2 | 44,253.12 AC |
| PHASE 3 | 44,253.12 AC |
| PHASE 4 | 44,253.12 AC |

TOWN CENTER

| | |
|------------|--------------|
| TOTAL AREA | 44,253.12 AC |
| PHASE 1 | 44,253.12 AC |
| PHASE 2 | 44,253.12 AC |
| PHASE 3 | 44,253.12 AC |
| PHASE 4 | 44,253.12 AC |

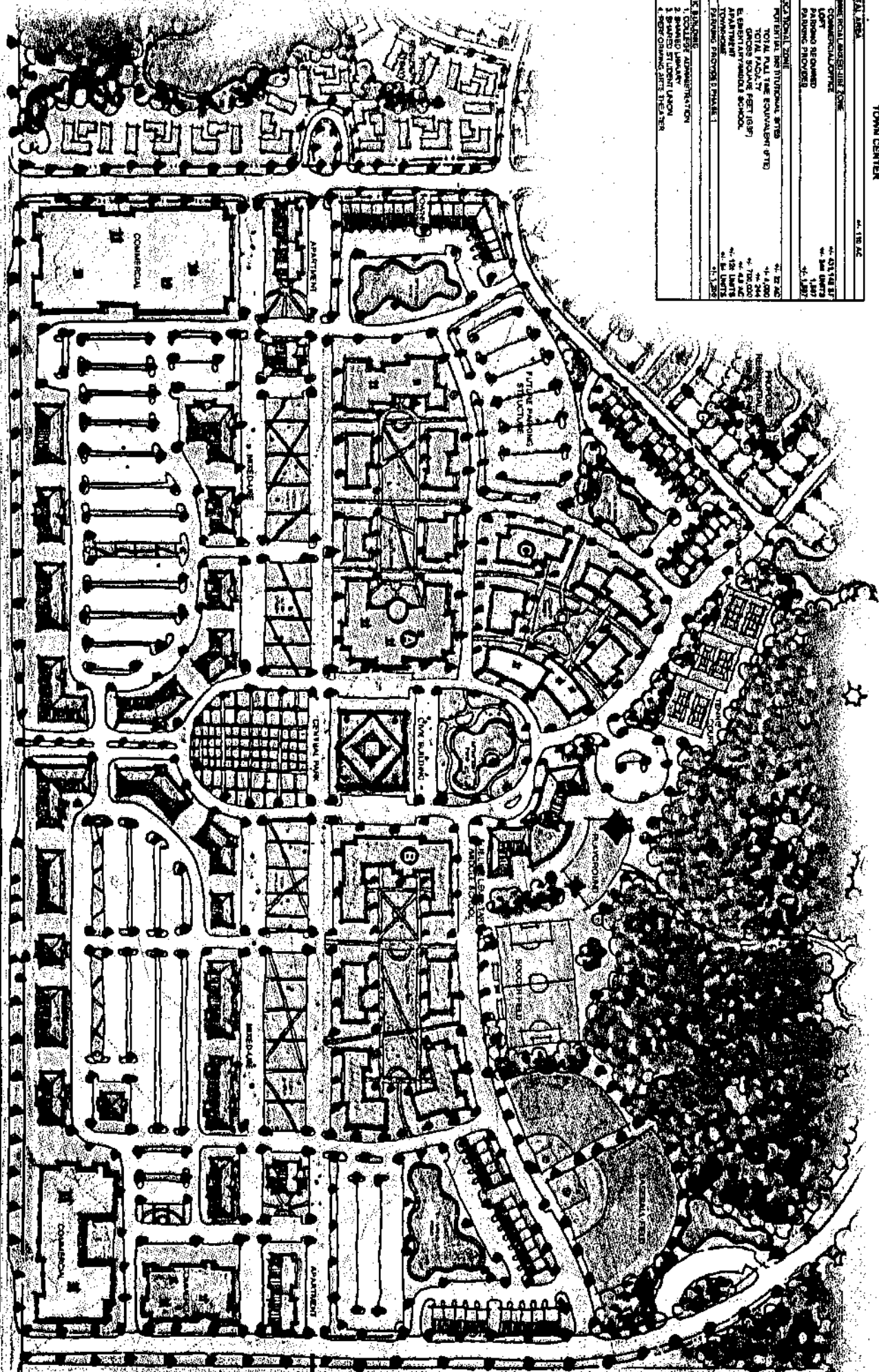
OVERALL DEVELOPMENT

| | |
|------------|--------------|
| TOTAL AREA | 44,253.12 AC |
| PHASE 1 | 44,253.12 AC |
| PHASE 2 | 44,253.12 AC |
| PHASE 3 | 44,253.12 AC |
| PHASE 4 | 44,253.12 AC |

140-70-041

TOWN CENTER

| | |
|--------------------------------|-----------|
| TOTAL AREA | 44,178 AC |
| COMMERCIAL/RESIDENTIAL ZONE | 44,178 AC |
| COMMERCIAL OFFICE | 44,178 AC |
| LOFT | 44,178 AC |
| PARKING REQUIRED | 44,178 AC |
| PARKING PROVIDED | 44,178 AC |
| PROJECT TOTAL ZONE | 44,178 AC |
| POTENTIAL NET DEVELOPMENT | 44,178 AC |
| TOTAL FULL TIME EQUIVALENT FTE | 44,178 AC |
| TOTAL FACILITY | 44,178 AC |
| ESTIMATED COST (\$) | 44,178 AC |
| APARTMENT | 44,178 AC |
| TOWNHOUSE | 44,178 AC |
| PARKING PROVIDED PER ACRE | 44,178 AC |
| OFFICE BUILDING | 44,178 AC |
| 1 COLLEGE ADMINISTRATION | 44,178 AC |
| 2 BRANDED STUDENT UNION | 44,178 AC |
| 3 BRANDED STUDENT UNION | 44,178 AC |
| 4 BRANDED STUDENT UNION | 44,178 AC |



HIGHWAY 404

10
ST TAMMANY
CSJ

PROPOSED
CAL FIRE

140-70-041

SITE DATA

DEVELOPMENT SUMMARY

TOTAL AREA +/- 885 AC

TOWN CENTER +/- 110 AC

| | |
|--------------------|------------------|
| MAX. SF. | +/- 1,131,145 SF |
| MAX. HEIGHT | 48' |
| FRONT YARD SETBACK | 0' |
| SIDE YARD SETBACK | 0' |
| REAR YARD SETBACK | 0' |
| BUILDING SETBACK | 50' FROM HWY 434 |

TOWNHOME +/- 56 AC

| | |
|---------------------|---------|
| FRONT YARD SETBACK | 5' |
| BUILDING SEPERATION | |
| BACK TO BACK | 50' |
| SIDE TO BACK | 35' |
| SIDE TO SIDE | 10' |
| AVERAGE LOT SIZE | 1800 SF |
| MAX. NUMBER OF LOTS | 264 |

CLUSTER HOME +/- 87 AC

| | |
|---------------------|-----------|
| MIN. LOT SIZE | 50' X 80' |
| AVERAGE LOT SIZE | 4000 SF |
| MAX. NUMBER OF LOTS | 358 |
| FRONT YARD SETBACK | 10' |
| SIDE YARD SETBACK | 5' |
| REAR YARD SETBACK | 15' |

1/4 ACRE LOT +/- 264 AC

| | |
|---------------------|------------|
| MIN. LOT SIZE | 90' X 120' |
| AVERAGE LOT SIZE | 10,800 SF |
| MAX. NUMBER OF LOTS | 419 |
| FRONT YARD SETBACK | 15' |
| SIDE YARD SETBACK | 5' |
| REAR YARD SETBACK | 20' |

OPEN SPACE +/- 290 AC (+/- 33%)

| | |
|--------------------|--------------|
| ACTIVE OPEN SPACE | +/- 15 AC |
| PASSIVE OPEN SPACE | +/- 144.8 AC |
| LIMITED USE LAND | +/- 130 AC |

OVERALL SITE DATA

| | | |
|--------------------------------|-----------------|---------------|
| TOTAL AREA | | |
| TOWN CENTER | +/- 885 AC | |
| RESIDENTIAL AREA | +/- 110 AC | |
| SANITARY FACILITY | +/- 458.4 AC | |
| C.S. I SITE | +/- 19.8 AC | |
| OPEN SPACE WITHOUT DEVELOPMENT | +/- 40 AC | |
| WETLAND | +/- 51 AC | |
| NET AREA | +/- 204 AC | |
| | +/- 638 AC | |
| COMMERCIAL/OFFICE | | |
| POTENTIAL INSTITUTIONAL SITES | +/- 431,145 SF | |
| ELEMENTARY/MIDDLE SCHOOL | +/- 22 AC | |
| | +/- 4.5 AC | |
| HOMES | | |
| CLUSTER HOME (50'X80') | +/- 1,401 HOMES | 100% |
| % ACRE LOT (90' X 120') | +/- 358 HOMES | 25.5% |
| TOWNHOME | +/- 418 HOMES | 30% |
| APARTMENT | +/- 284 UNITS | 18.8% |
| LOFT | +/- 120 UNITS | 8.8% |
| | +/- 240 UNITS | 17.1% |
| OPEN SPACE | | |
| ACTIVE OPEN SPACE | +/- 290 AC | 33% |
| PASSIVE OPEN SPACE | +/- 15 AC | |
| LIMITED USE LAND | +/- 145 AC | |
| | +/- 130 AC | |
| WETLAND (50% OF TOTAL) | +/- 260 AC | |
| DETENTION POND | +/- 208 AC | |
| | +/- 54 AC | |
| OVERALL GROSS DENSITY | | 1.45 UNITS/AC |
| OVERALL NET DENSITY | | 2 UNITS/AC |

TOWN CENTER

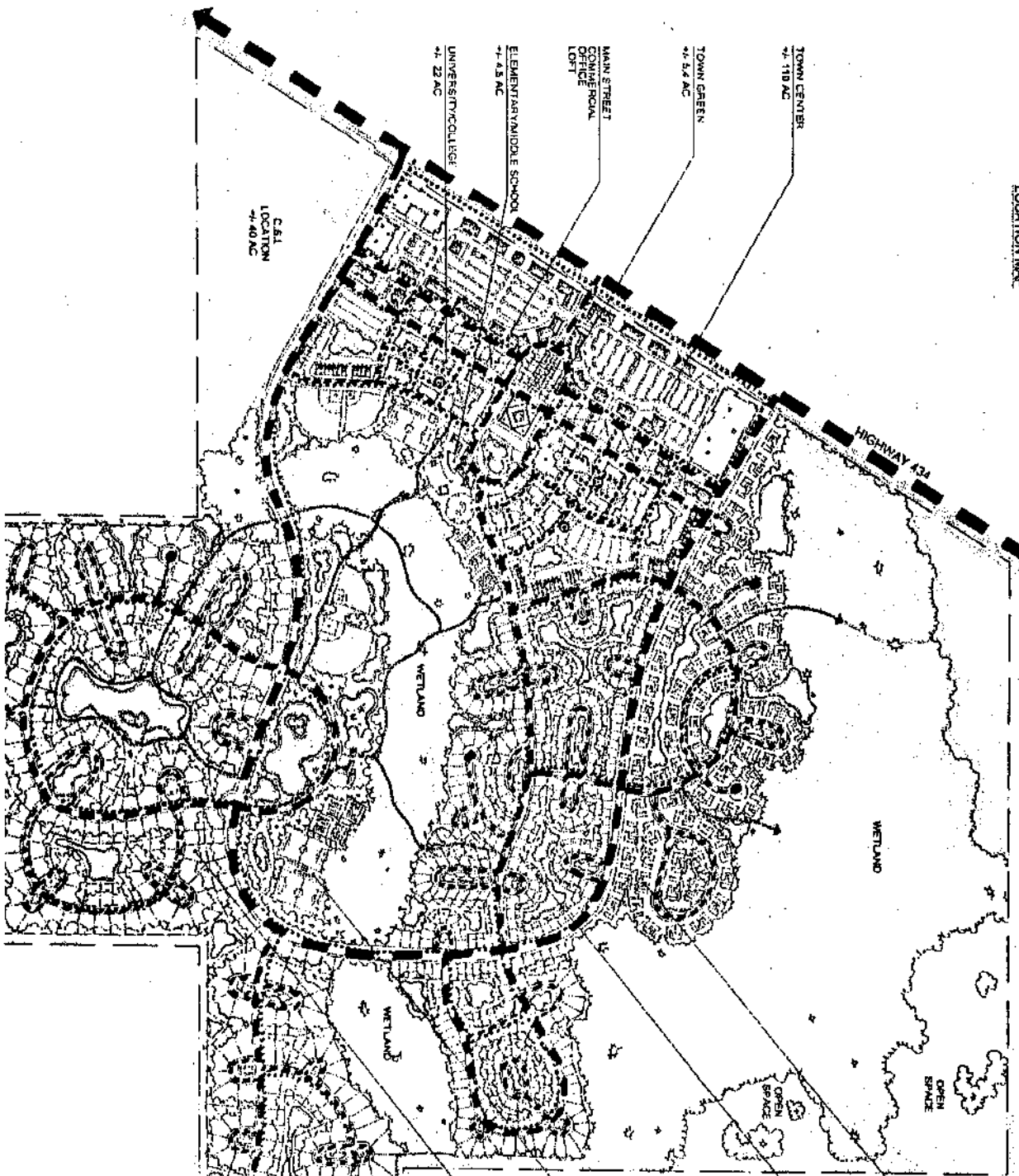
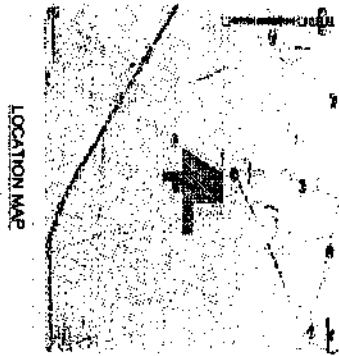
| | | |
|----------------------------------|----------------|------------|
| TOTAL AREA | | +/- 110 AC |
| COMMERCIAL/MIXED-USE ZONE | | |
| COMMERCIAL/OFFICE | | |
| LOFT | +/- 431,145 SF | |
| PARKING REQUIRED | +/- 240 UNITS | |
| PARKING PROVIDED | 1,587 | |
| | +/- 1,587 | |
| EDUCATIONAL ZONE | | |
| POTENTIAL INSTITUTIONAL SITES | | |
| TOTAL FULL TIME EQUIVALENT (FTE) | +/- 22 AC | |
| TOTAL FACULTY | +/- 4,000 | |
| GROSS SQUARE FEET (GSF) | +/- 244 | |
| ELEMENTARY/MIDDLE SCHOOL | +/- 700,000 | |
| APARTMENT | +/- 4.5 AC | |
| TOWNHOME | +/- 120 UNITS | |
| PARKING PROVIDED PHASE 1 | +/- 54 UNITS | |
| | +/- 1,200 | |
| CIVIC BUILDING | | |
| 1. COLLEGE ADMINISTRATION | | |
| 2. SHARED LIBRARY | | |
| 3. SHARED STUDENT UNION | | |
| 4. PERFORMING ARTS THEATER | | |

RESIDENTIAL AREA

| | | |
|-------------------------|---------------|----------------|
| TOTAL AREA | | +/- 458.4 AC |
| PROPOSED HOMES | | |
| TOWNHOME | +/- 987 | 100 % |
| CLUSTER HOME (50'X80') | +/- 210 | 21.3 % |
| % ACRE LOT (90' X 120') | +/- 358 | 38.3 % |
| | +/- 418 | 42.5 % |
| AMENITY PACKAGE | | +/- 35.2 AC |
| CLUB HOUSE | +/- 2,500 SF | |
| SWIMMING POOL | +/- 20,000 SF | |
| BASEBALL PLAYGROUND | 2 | |
| TENNIS COURT | 4 | |
| SOCCER FIELD | 2 | |
| DENSITY | | +/- 2 UNITS/AC |

1461
850 acres
1.66/acre

1107-07-041



| | |
|--------------------------------|--------|
| RESIDENTIAL AREA | 71,464 |
| BASEBALL FACILITY | 71,383 |
| C&I SITE | 71,400 |
| OPEN SPACE WITHOUT DEVELOPMENT | 71,310 |
| WETLAND | 71,223 |
| NET LOTS | 71,223 |
| COMMERCIAL/UNIVERSITY | 71,223 |
| POTENTIAL INDIVIDUAL SITES | 71,223 |
| ELEMENTARY/BOILER SCHOOL | 71,433 |
| HOUSES | 71,433 |
| CLUSTER HOMES (LARRY) | 71,556 |
| 1/4 ACRES (OT (M. X. 128)) | 71,419 |
| CLUSTER HOMES | 71,556 |
| TOWN CENTER | 71,110 |
| TOWN GREEN | 71,532 |
| LOT | 71,110 |
| ACTIVE OPEN SPACE | 71,310 |
| PASSIVE OPEN SPACE | 71,310 |
| LIMITED USE LAND | 71,223 |
| NET LOTS | 71,223 |
| TOWN CENTER | 71,110 |
| WETLAND | 71,223 |
| RETENTION POND | 71,310 |
| OVERALL GROSS DENSITY | 71,223 |
| OVERALL NET DENSITY | 71,110 |
| TOWN CENTER | 71,110 |

| | |
|-----------------------------|-----------|
| TOTAL AREA | 71,110 AC |
| FORECASTED RESIDENTIAL ZONE | 71,110 AC |
| COMMERCIAL OFFICE | 71,433 |
| LOT | 71,223 |
| PARKING REQUIRED | 71,223 |
| PARKING PROVIDED | 71,223 |
| SOFT SIGNAL ZONE | 71,223 |
| POTENTIAL INDIVIDUAL SITES | 71,223 |
| TOTAL FLOOR AREA (PER UNIT) | 71,223 |
| ELEMENTARY/BOILER SCHOOL | 71,433 |
| APARTMENT | 71,223 |
| TOWN-HOME | 71,223 |
| PARKING PROVIDED PHASE 1 | 71,223 |
| OTHER BUILDINGS | 71,223 |
| 1. COLLEGE ADMINISTRATION | 71,223 |
| 2. SHARED LIBRARY | 71,223 |
| 3. SHARED STUDENT UNION | 71,223 |
| 4. RETAIL DRUGS AND STORES | 71,223 |

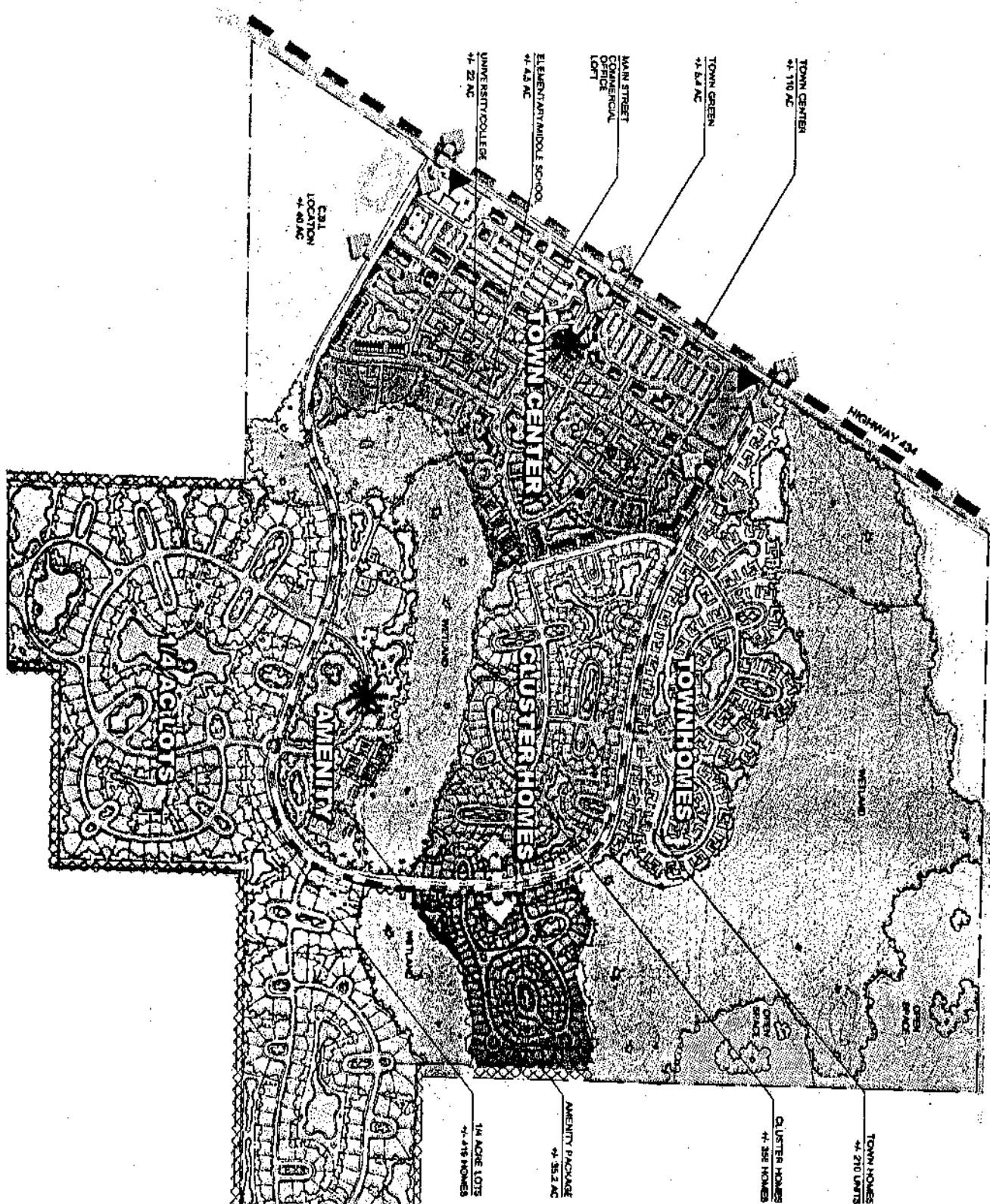
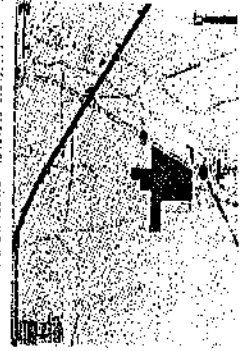
RESIDENTIAL AREA

| | |
|----------------------------|-----------|
| TOTAL AREA | 71,556 AC |
| MICRO HOUSES | 71,556 |
| CONDOMINIUM (1/4 ACRE) | 71,556 |
| 1/4 ACRES (OT (M. X. 128)) | 71,419 |
| NET LOTS | 71,556 |
| CLUSTER HOMES | 71,556 |
| SWIMMING POOL | 71,556 |
| WARRANTY POOL | 71,556 |
| TENNIS COURT | 71,556 |
| SOCCER FIELD | 71,556 |
| NET LOTS | 71,556 |

LEGEND

- MINOR ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- LOCAL
- PEDESTRIAN SYSTEM
- TRAIL
- CURRENT

LOCATION MAP



| | |
|-------------------------------|----------|
| TOTAL AREA | 4,133 AC |
| COMMERCIAL ZONE | 4,133 AC |
| RESIDENTIAL ZONE | 4,133 AC |
| OPEN SPACE | 4,133 AC |
| WETLAND | 4,133 AC |
| POINT OF INTEREST | 4,133 AC |
| PYLON SIGN | 4,133 AC |
| POTENTIAL VEHICLE BUFFER AREA | 4,133 AC |
| SANITARY FACILITY | 4,133 AC |

| | |
|-------------------|----------|
| TOWN CENTER | 4,133 AC |
| TOWN HOMES | 4,133 AC |
| CLUSTER HOMES | 4,133 AC |
| AMENITY PACKAGE | 4,133 AC |
| 1/4 ACRE LOTS | 4,133 AC |
| WETLAND | 4,133 AC |
| OPEN SPACE | 4,133 AC |
| SANITARY FACILITY | 4,133 AC |

| | |
|-------------------------------|----------|
| TOTAL AREA | 4,133 AC |
| COMMERCIAL ZONE | 4,133 AC |
| RESIDENTIAL ZONE | 4,133 AC |
| OPEN SPACE | 4,133 AC |
| WETLAND | 4,133 AC |
| POINT OF INTEREST | 4,133 AC |
| PYLON SIGN | 4,133 AC |
| POTENTIAL VEHICLE BUFFER AREA | 4,133 AC |
| SANITARY FACILITY | 4,133 AC |

- LEGEND**
- TOWN CENTER
 - TOWN HOMES
 - PATIO HOMES
 - AMENITY PACKAGE
 - 1/4 AC LOTS
 - WETLAND
 - OPEN SPACE
 - SANITARY FACILITY
 - POINT OF INTEREST
 - PYLON SIGN
 - POTENTIAL VEHICLE BUFFER AREA

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Weyerhaeuser Real Estate Development Company
Address 107B West Causeway Approach, Mandeville, LA 70471

Attach area location map showing the proposed development

Name of Development Highway 434 Property

Section 3, 4 & 9 Township 8-S Range 13-E

Number of acres in Development 848-261

Type of streets Public

Type of water system Public

Type of sewerage system On site treatment plant

Ultimate disposal of wastes Re-use

Ultimate disposal of surface drainage Bayou Lacombe

Land form: Flat X Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural 848-261 acres Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential _____
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes X No _____

Water frontage: Yes _____ No X If so how much _____

Name of Stream _____

Major highway frontage: Yes X No _____

Name of Highway LA 434

Is development subject to inundation in normal high rainfall and/or tide?

Yes _____ No X

Will canals be constructed into rivers or lakes?

Yes _____ No X

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 resources, 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 aesthetic or visual effect on the area. YES NO

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: Highway 434 Property

[Signature]
DATE: 4/10/07 TITLE: LAND PLANNER

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 JUDGE: _____
WARD _____