

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3777

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BURKHALTER

ON THE 6<sup>TH</sup> DAY OF MARCH 2008

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 22, WEST OF KOEPP ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 119.56 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN) DISTRICT TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, WARD 1, DISTRICT 1. (ZC08-02-008)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-02-008, 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 A-3 (Suburban) 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 A-3 (Suburban) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

6777

ZC08-02-008

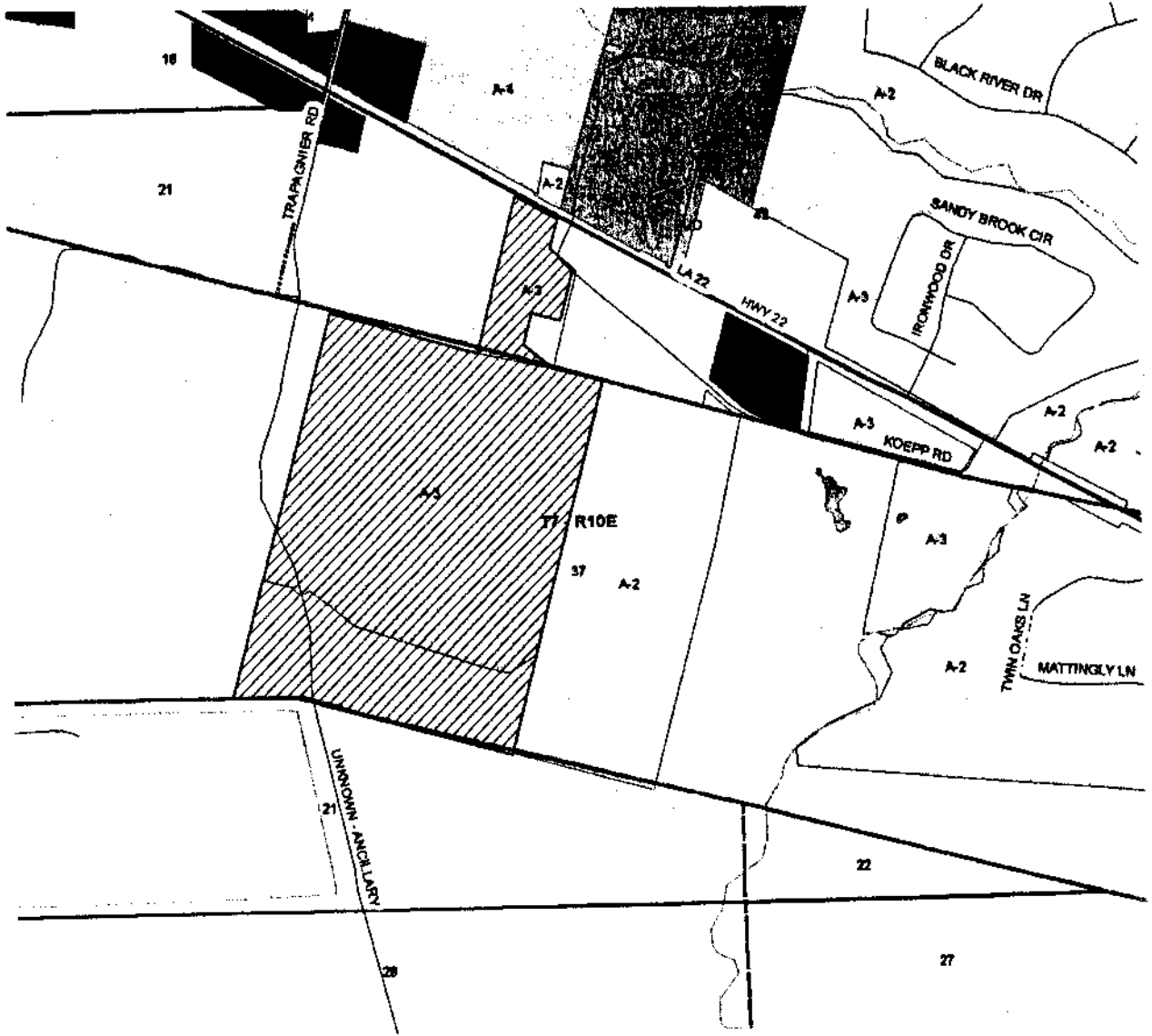
A certain parcel of land situated in Sections 37 & 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 21, 42 and 37, Township 7 South, Range 10 East and measure South 74 degrees 39 minutes 23 seconds East A distance of 370.10 feet to the POINT OF BEGINNING.

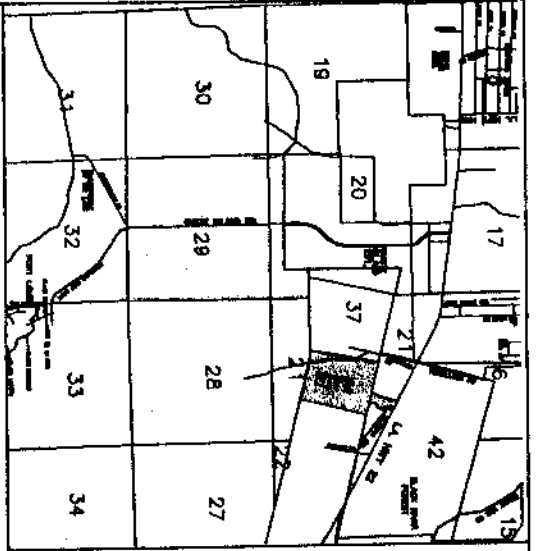
- From the POINT OF BEGINNING run South 74 degrees 23 minutes 22 seconds
- East a distance of 956.60 feet; thence South 77 degrees 45 minutes 34 seconds
- East a distance of 87.53 feet; thence North 14 degrees 51 minutes 41 seconds
- East a distance of 822.40 feet; thence North 15 degrees 32 minutes 47 seconds
- East a distance of 121.26 feet; thence South 81 degrees 26 minutes 15 seconds
- East a distance of 327.17 feet; thence South 16 degrees 07 minutes 13 seconds
- West a distance of 229.93 feet; thence South 48 degrees 12 minutes 43 seconds
- East a distance of 204.83 feet; thence South 14 degrees 54 minutes 49 seconds
- West a distance of 351.18 feet; thence North 75 degrees 03 minutes 03 seconds
- West a distance of 234.15 feet; thence South 14 degrees 58 minutes 57 seconds
- West a distance of 219.48 feet; thence South 57 degrees 35 minutes 45 seconds
- East a distance of 186.58 feet; thence South 77 degrees 45 minutes 34 seconds
- East a distance of 417.03 feet; thence South 15 degrees 00 minutes 00 seconds
- West a distance of 2,535.89 feet; thence North 75 degrees 00 minutes 14 seconds
- West a distance of 1,530.53 feet; thence South 89 degrees 52 minutes 55 seconds
- West a distance of 412.82 feet; thence North 15 degrees 22 minutes 27 seconds
- East a distance of 2,807.86 feet to the POINT OF BEGINNING, and containing 119.581 acres of land, more or less.

**CASE NO.:** ZC08-02-008  
**PETITIONER:** Kelly McHugh  
**OWNER:** Forest Lake Estates, LLC  
**REQUESTED CHANGE:** From A-3 (Suburban) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the South side of LA Highway 22, west of Koepp Road; S37,T7S,R10E; Ward 1, District 1  
**SIZE:** 119.56 acres

5100



800-20-002

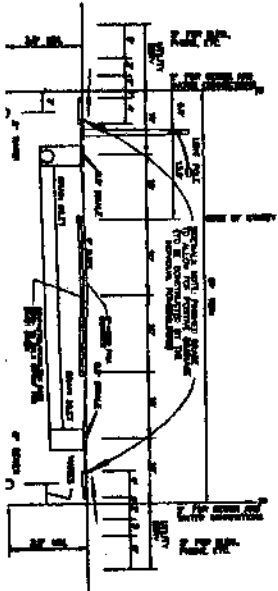


PUD DATA

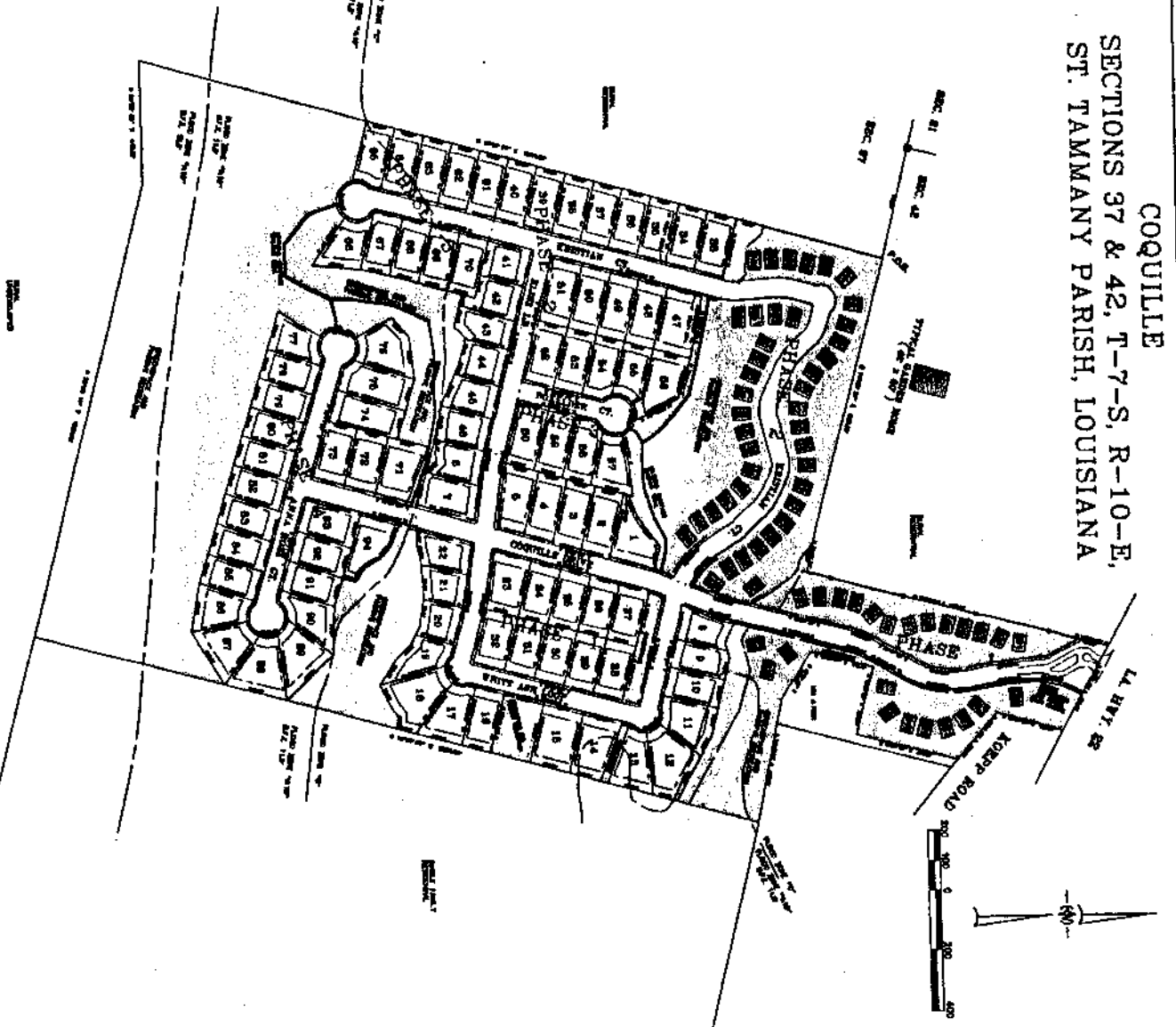
AREA BREAKDOWN	4764 AC	425
84 RESIDENTIAL LOTS (42' x 60')	426 AC	58
1200 AC	425	
GEORGIA/PERCULATOR (ACTIVE USE)	5419 AC	(18)
PUBLIC STREET R/W	1837 AC	125
TOTAL	11836 AC	1008

DEVELOPMENT SCHEDULE	1200 LOTS/LOTS		
PHASE	RES. LOTS	CL. LOTS	COMPLETS
1	82	24	02/2004
2	19	42	02/2008
3	19	0	02/2010
4	24	0	02/2011
TOTAL	244	66	

1. CENTRAL SERVICE AND WATER FACILITIES PROVIDED BY CITY OF TAMMANY PARISH  
 2. ALL UTILITIES TO BE PROVIDED BY THE CITY OF TAMMANY PARISH  
 3. ALL UTILITIES TO BE PROVIDED BY THE CITY OF TAMMANY PARISH  
 4. ALL UTILITIES TO BE PROVIDED BY THE CITY OF TAMMANY PARISH



COQUILLE  
 SECTIONS 37 & 42, T-7-S, R-10-E,  
 ST. TAMMANY PARISH, LOUISIANA



1. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TAMMANY PARISH, LOUISIANA. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

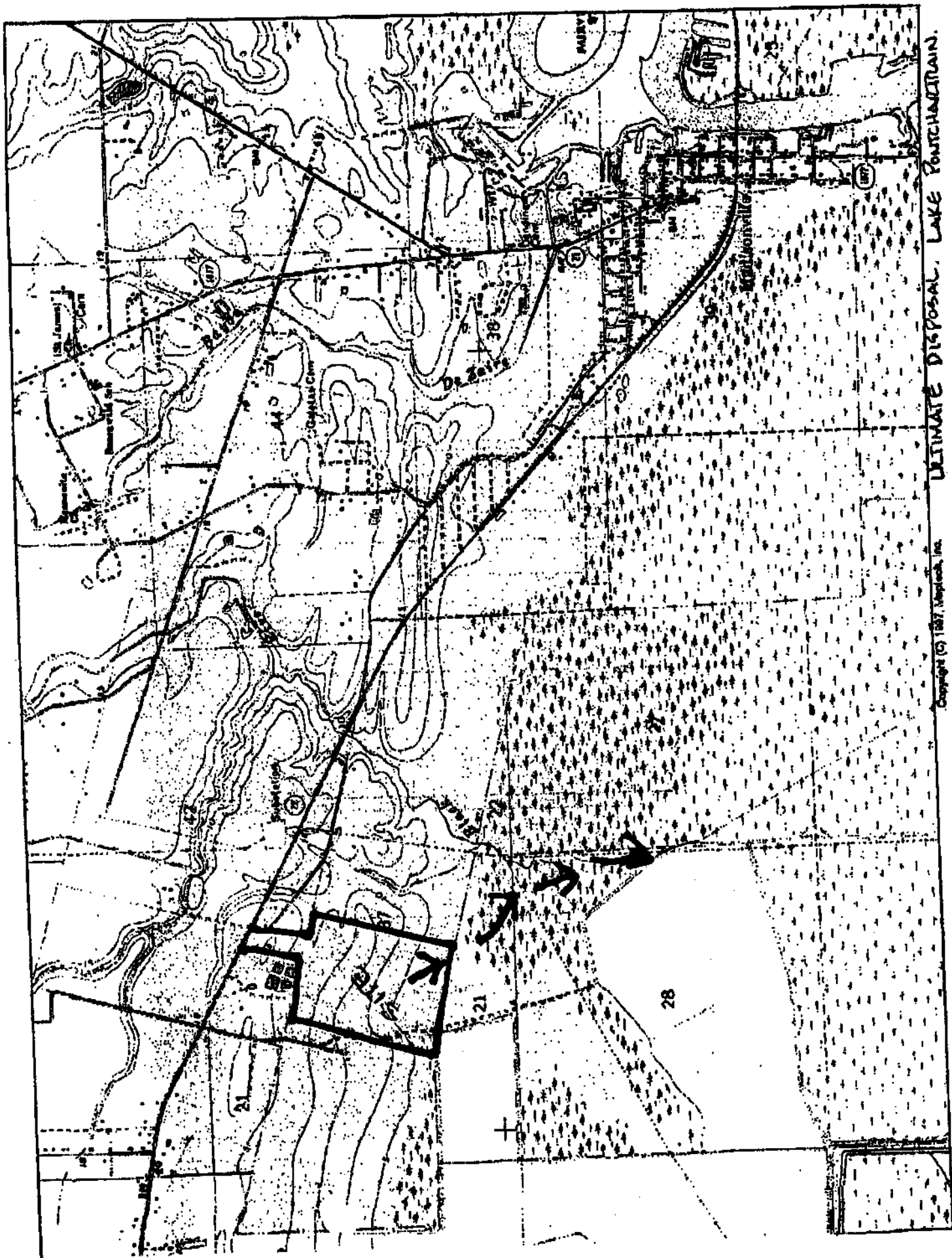
2. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TAMMANY PARISH, LOUISIANA. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

COQUILLE  
 SECTIONS 37 & 42, T-7-S, R-10-E,  
 ST. TAMMANY PARISH, LOUISIANA.

WELLY J. LAMON & ASSOC., INC.  
 4401 W. 10TH ST. SUITE 100  
 HOUSTON, TX 77056

ZC08-02-008

3777



DEFINITE DISPOSAL LAKE PONTCHARTRAIN.

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ZC08-02-008

ATTACHMENT # 5

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name FOREST LAKE LLC

Address 13433 SEYMOUR MUEERS BLVD. COVINGTON LA

Attach area location Map showing the proposed development

Name of Development COQUILLE

Section 37 Township 7 Range 10

Number of acres in Development 112 ACRES + 10 AC +/-

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

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

Ultimate disposal of surface drainage LAKE PONCHARTRAIN

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 \_\_\_\_\_

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
  - b. Have a substantial impact on natural, ecological recreation, or scenic resources. YES
  - c. Displace a substantial number of people. YES

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
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species
- j. Induce substantial concentration of population
- k. Will dredging be required
- 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: 10-17-05

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 \_\_\_\_\_