

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3723                      ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR CHAIRMAN/DAVIS                      PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK                      SECONDED BY: MR. THOMPSON

ON THE 17<sup>TH</sup> DAY OF JANUARY, 2008

Ordinance to amend Ord. C.S.No. 06-1373, adopted September 7, 2006, amending the official zoning map of St. Tammany to reclassify 161.2 at the end of Briar Hollow Road, east of LA Highway 21, from its present SA to a PUD, to provide major amendment(s) to original PUD plan. (Ward 1, District 1) (ZC06-07-053)

Whereas, on July 6, 2006, the St. Tammany Parish Zoning Commission approved an application to rezone 161.2 acres at the end of Briar Hollow Road, east of LA Highway 21, from its present SA to a PUD; and

Whereas, an application for a major amendment to the original PUD plan was filed and the St. Tammany Parish Zoning Commission approved the major amendment at another public hearing December 4, 2007.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 06-1373, adopted September 7, 2006, amending the official zoning map of St. Tammany to reclassify 161.2 at the end of Briar Hollow Road, east of LA Highway 21, from its present SA to a PUD to provide major amendment(s) to the PUD which consists of the creation of 24 new smaller lots. This portion of the site was already proposed to be developed with 10 large estates lots. The smaller lots are similar in size, to the previously approved garden home lots. An additional park, with a trail and gazebo, is proposed to be provided in rear of the new smaller lot size development. Although, the major amendment consists of an increase in the number of lots, the total acreage of green space will be increased from 100.78 acres to 103.68 acres, Ward 1, District 1. (ZC06-07-053) per attached Exhibit "A".

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

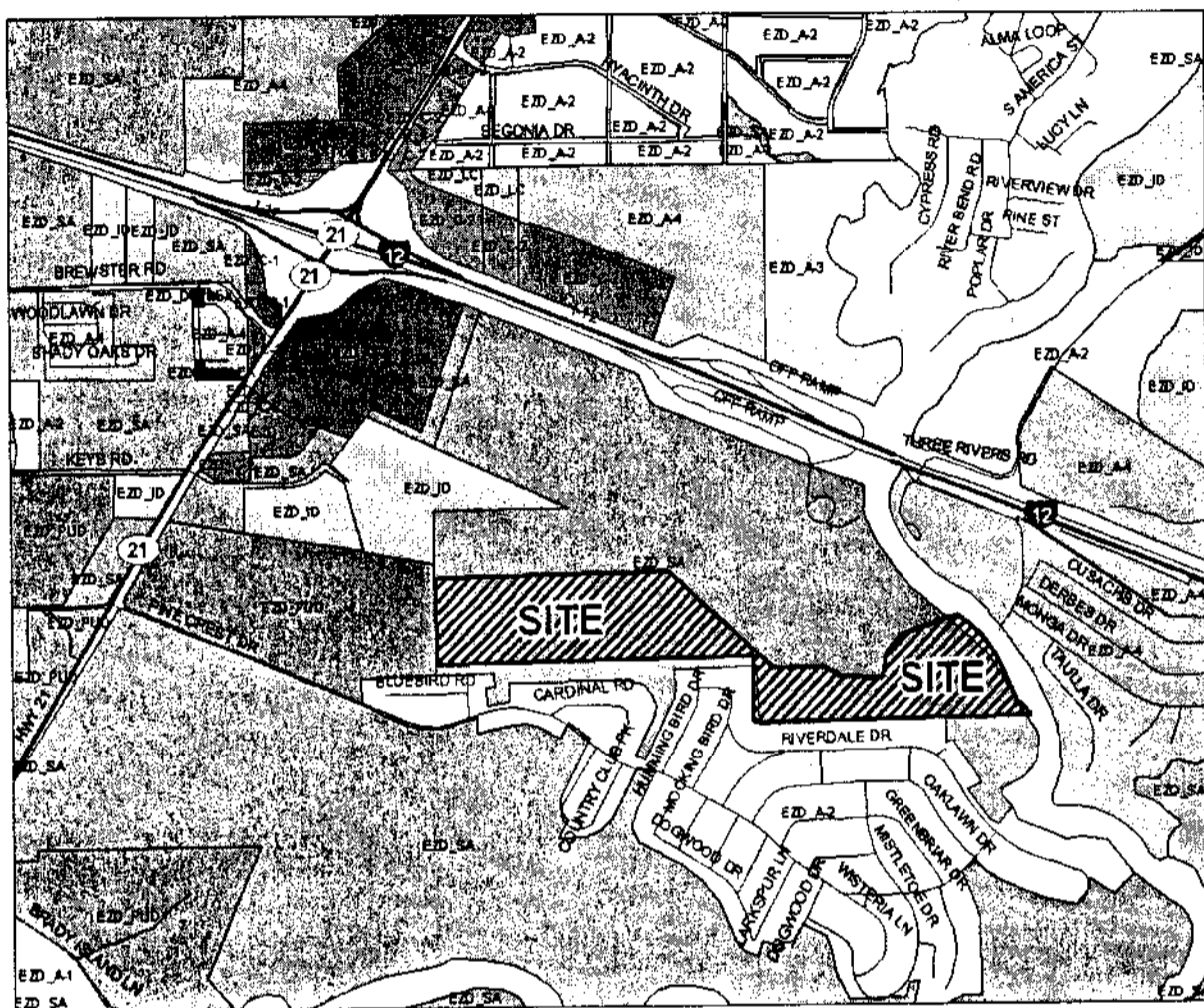
YEAS:

NAYS:

ABSTAIN:

ABSENT:

**CASE NO.:** ZC06-07-053  
**PETITIONER:** Brian Pellissier  
**OWNER:** Charles Barnette c/o Tchefunte Club Estates  
**REQUESTED CHANGE:** Major Amendment to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located at the end of Briar Hollow Road, east of LA Highway 21; S49, T7S, R11E; Ward 1, District 1  
**SIZE:** 161.2 acres



# TCHEFUNCTA CLUB ESTATES PHASE 2

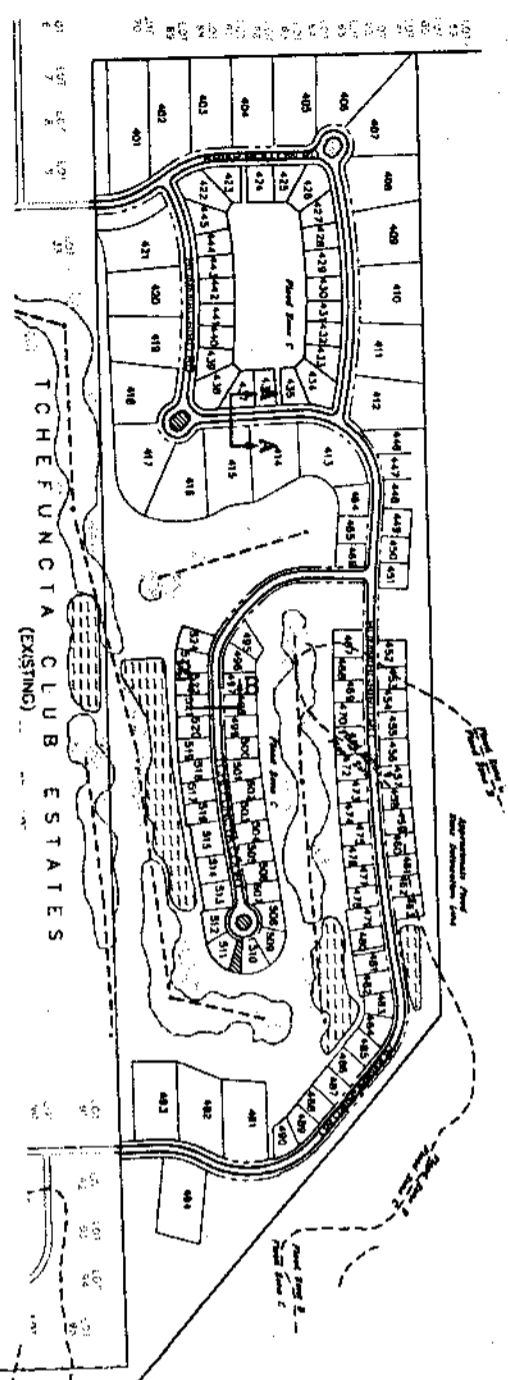
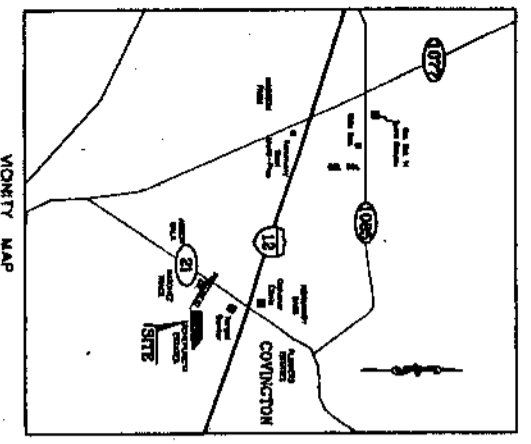
## A PLANNED UNIT DEVELOPMENT

SECS 47, 49 & 50 TOWNSHIP 7 SOUTH, RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

LISTING: SECS 47, 49 & 50 TOWNSHIP 7 SOUTH, RANGE 11 EAST  
AREA: ST. TAMMANY PARISH, LOUISIANA

TOTAL GROUND AREA	181.20 ACRES (64.32 OF TOTAL ACRES)
PASSIVE RECREATION	70.5 ACRES (76.7% OF THE TOTAL GROUND AREA)
ACTIVE RECREATION	24.13 ACRES (13.3% OF THE TOTAL ACRES)

VARIES	24 FEET	COMMUNITY	PLANNED UNIT DEVELOPMENT
AVERAGE LOT SIZE	STREET WIDTH	RIVER SYSTEM	
Approx. 1	7,973 SQ. FT.	WATER SYSTEM	
ROAD SURFACE	STREET LENGTH	NO. OF PLOTS	
	LINE POND/CATCHMENT		
	ULTIMATE SURFACE WATER DRAINAGE		

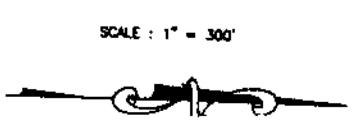


**NOTES:**  
1) MAXIMUM BUILDING HEIGHT SHALL BE FOR RESIDENTIAL USE.  
2) LANDSCAPING BY LICENSED LANDSCAPE ARCHITECT TO MEET PARISH REQUIREMENTS.

### LEGAL DESCRIPTION FOR TCHEFUNCTA CLUB ESTATES

LOCATED IN SECTIONS 49 AND 50, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

FROM THE SECTION CORNER COMMON TO SECTIONS 47, 49 AND 52 TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 00 DEGREES 47 MINUTES SECONDS EAST, 212.22 FEET, THENCE NORTH 88 DEGREES 35 MINUTES 30 SECONDS EAST, 428.50 FEET, THENCE SOUTH 00 DEGREES 36 MINUTES 06 SECONDS EAST, 231.97 FEET, THENCE NORTH 89 DEGREES 03 MINUTES 52 SECONDS EAST, 275.04 FEET TO A POINT ON THE RIGHT DESCENDING BANK OF THE TCHEFUNCTA RIVER AND THE POINT OF

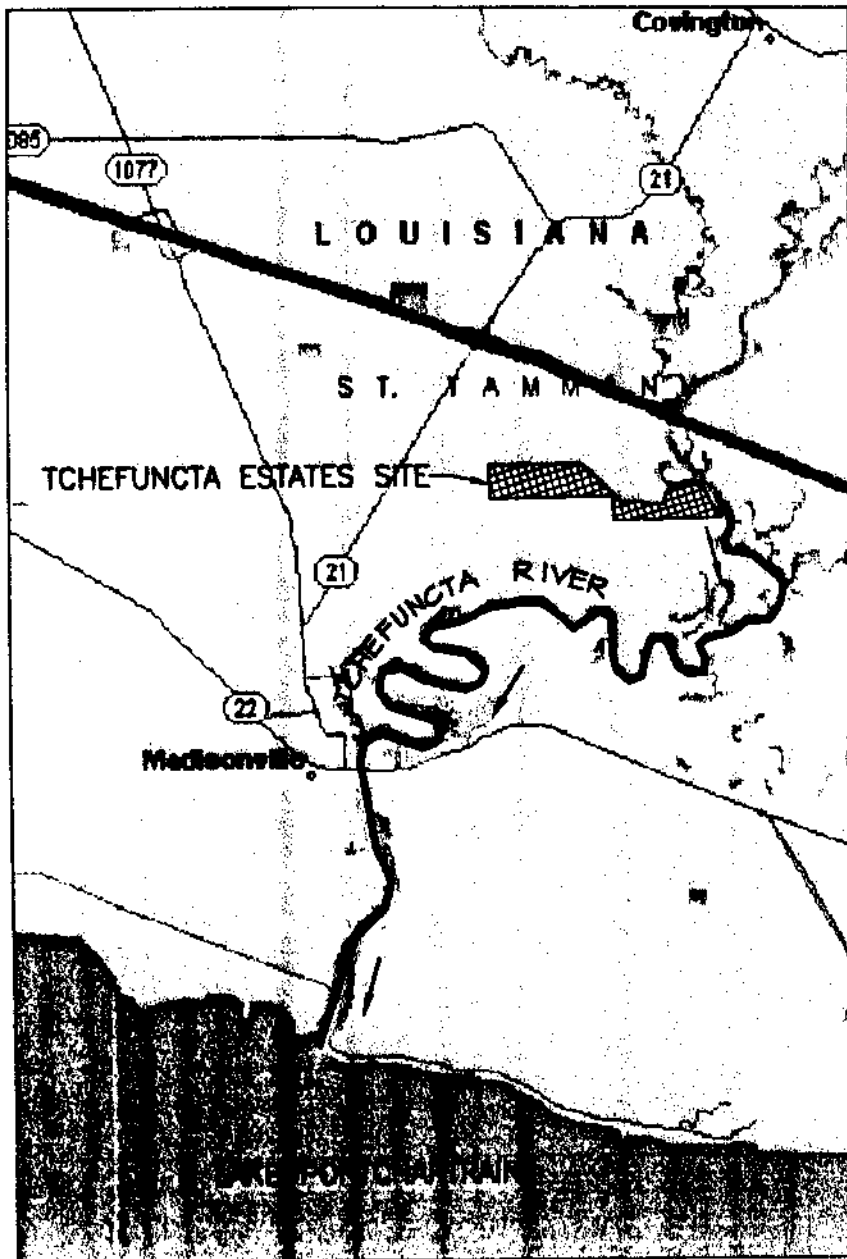


SCALE: 1" = 300'

**RESTRICTIVE COVENANTS**

- NO CONTRACTS OF OCCUPANCY SHALL BE GRANTED OR FORFEITED AND NO CONTRACTS SHALL BE GRANTED OR FORFEITED ON ANY OF THE LOTS (INCLUDING ANY AND ALL SUBDIVISIONS, ALLOTMENTS, SITES, OR SUBSITES) UNLESS THE OCCUPANT HAS FIRST COMPLIED WITH ALL THE RESTRICTIONS AND COVENANTS SET FORTH IN THIS INSTRUMENT AND THE OCCUPANT HAS FIRST COMPLIED WITH ALL THE RESTRICTIONS AND COVENANTS SET FORTH IN THIS INSTRUMENT.
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3728



ULTIMATE DISPOSAL OF SURFACE WATER  
TO LAKE PONCHARTRAIN

TCHEFUNCTA CLUB ESTATES

PROJ. # 05-48

**RICHARD C. LAMBERT**  
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MANDERVILLE, LA. 70448

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5723

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Charles Bennett for Tchefuncta Club Estates Inc

Address #2 Pwiceanof Dr Covington, La. 70433

Attach area location Map showing the proposed development

Name of Development Tchefuncta Club Estates

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

Number of acres in Development 161.2

Type of streets Asphalt

Type of water systems Central-Exist. Tchefuncta Estates

Type of sewerage system Central-Exist. Tchefuncta Estates

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

Ultimate disposal of surface drainage Tchefuncta R. to L. Poncechartrain

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 Tchefuncta River

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

Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
- |  |     |                                     |
|--|-----|-------------------------------------|
| (1) Noise                                | YES | <input checked="" type="radio"/> NO |
| (2) Air Quality                          | YES | <input checked="" type="radio"/> NO |
| (3) Water Quality                        | YES | <input checked="" type="radio"/> NO |
| (4) Contamination of public water supply | YES | <input checked="" type="radio"/> NO |
| (5) Ground water levels                  | YES | <input checked="" type="radio"/> NO |
| (6) Flooding                             | YES | <input checked="" type="radio"/> NO |
| (7) Erosion                              | YES | <input checked="" type="radio"/> NO |
| (8) Sedimentation                        | YES | <input checked="" type="radio"/> 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 *N/A*

- 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: May 8<sup>th</sup>, 2006 TITLE: Charles Bantle Friend

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 \_\_\_\_\_