

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3746 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 190, NORTH OF AVERY ESTATES AND WHICH PROPERTY COMPRISES A TOTAL OF 51.458 OF LAND MORE OR LESS, FROM ITS PRESENT MH (MOBILE HOME) DISTRICT TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, WARD 8, DISTRICT 13. (ZC07-12-077)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-12-077, 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 MH (Mobile Home) 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 MH (Mobile Home) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

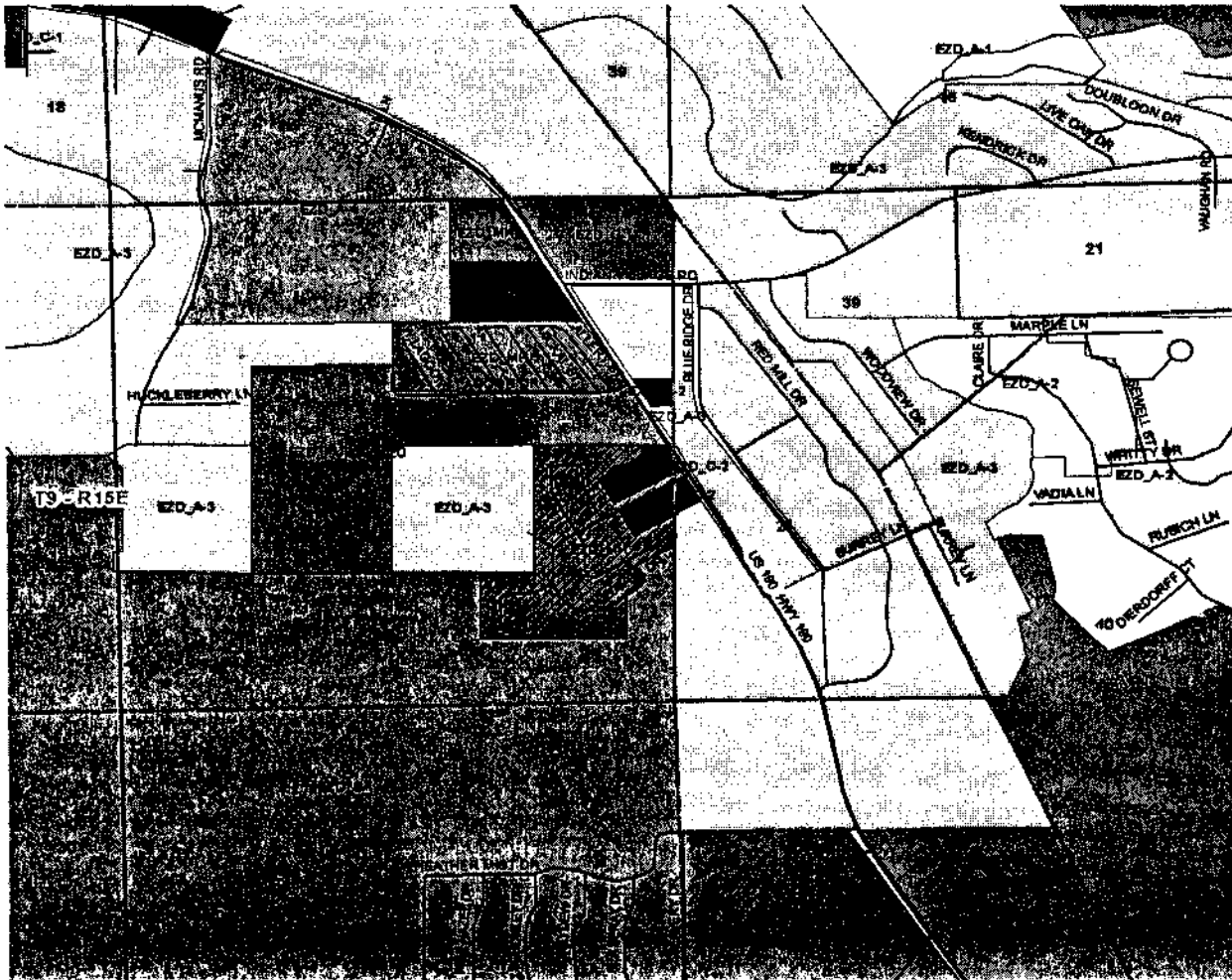
3746

ZC07-12-077

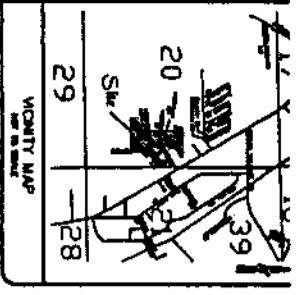
51.1458Ac. A certain parcel of land, lying and situated in Sections 20 & 21, Township 9 South, Range 15 East, Saint Tammany Parish, Louisiana and more fully described as follows:

From the Quarter corner common to Sections 20 & 21 in said Township 9 South, Range 15 East, thence North 89 Degrees, 00 Minutes, 49 Seconds West 92.30 Feet, thence South 89 Degrees, 55 Minutes, 28 Seconds West 215.93 Feet to the Point of Beginning; thence go South - 125.82 feet (Actual) 123.14' (Plat) to a 1/2" Iron Rod; Thence South 61 Degrees 12 minutes 00 seconds West - 476.30 feet to a 1/2" Iron Rod; Thence South 28 Degrees 48 minutes 46 seconds East (Actual) South 28 Degrees 48 minutes 00 seconds East (Plat) - 299.52 feet (Actual) 300.00 feet (Plat) to a 1/2" Iron Rod; Thence North 61 Degrees 11 minutes 32 seconds East (Actual) North 61 Degrees 12 minutes 00 seconds East (Plat) - 726.85 feet (Actual) 726.70 feet (Plat) to a 1/2" Iron Rod on the western right-of-way line of U.S. Highway 190; Thence along the said right-of-way line South 29 Degrees 05 minutes 37 seconds East (Actual) South 29 Degrees 07 minutes 27 seconds East (Plat) - 80.07 feet (Actual) 80.00 feet (Plat) to a 1/2" iron Rod; Thence South 61 Degrees 12 minutes 00 seconds West - 727.30 feet (Actual) 727.15 feet (Plat) to a 1/2" Iron Rod; Thence South 28 Degrees 50 minutes 11 seconds East (Actual) South 28 Degrees 48 minutes 00 seconds East (Plat) - 300.00 feet to a 1/2" Iron Rod; Thence North 61 Degrees 13 minutes 58 seconds East (Actual) North 61 Degrees 12 minutes 00 seconds East (Plat) - 438.60 feet (Actual) 438.15 feet (Plat) to a 1/2" Iron Rod; Thence South 00 Degrees 55 minutes 55 seconds West (Actual) South 00 Degrees 53 minutes 00 seconds West (Plat) - 334.09 feet (Actual) 333.80 feet (Plat) to a 1/2" Iron Rod; Thence South 61 Degrees 15 minutes 12 seconds West (Actual) South 61 Degrees 12 minutes 00 seconds West (Plat) - 413.11 feet (Actual) 412.85 feet (Plat) to a 1/2" Iron Rod; Thence South 28 Degrees 54 minutes 20 seconds East (Actual) South 28 Degrees 48 minutes 00 seconds East (Plat) - 165.13 feet (Actual) 164.66 feet (Plat) to a 1/2" Iron Rod; Thence South 56 Degrees 17 minutes 44 seconds West (Actual) South 56 Degrees 16 minutes 00 seconds West (Plat) - 242.90 feet (Actual) 242.84 feet (Plat) to a 1/2" Iron Rod; Thence South 00 Degrees 02 minutes 20 seconds East (Actual) South (Plat) - 441.99 feet to a 1/2" Iron Rod; Thence South 89 Degrees 58 minutes 42 seconds West (Actual) West (Plat) - 1338.16 feet (Actual) 1338.22 feet (Plat) to a 5/8" Iron Rod; Thence North 00 Degrees 01 minute 22 seconds West (Actual) North (Plat) - 682.12 feet (Actual) 682.39 feet (Plat) to a 5/8" Iron Rod; Thence South 89 Degrees 44 minutes 50 seconds East (Actual) South 89 Degrees 23 minutes 00 seconds East (Plat) - 498.54 feet (Actual) 498.81 feet (Plat) to a 1/2" Iron Rod; Thence North 00 Degrees 53 minutes 00 seconds East - 1313.00 feet to a 1/2" Iron Rod; Thence North 89 Degrees 55 minutes 28 seconds East - 1014.60 feet to a 1/2" Iron Rod being the Point of Beginning.

CASE NO.: ZC07-12-077
PETITIONER: Gary W. Fordham
OWNER: Northshore Mobile Park, Inc.
REQUESTED CHANGE: From MH (Mobile Home) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the west side of LA Highway 190, north of Avery Estates; S20 & 21, T9S, R15E; Ward 8, District 13
SIZE: 51.458

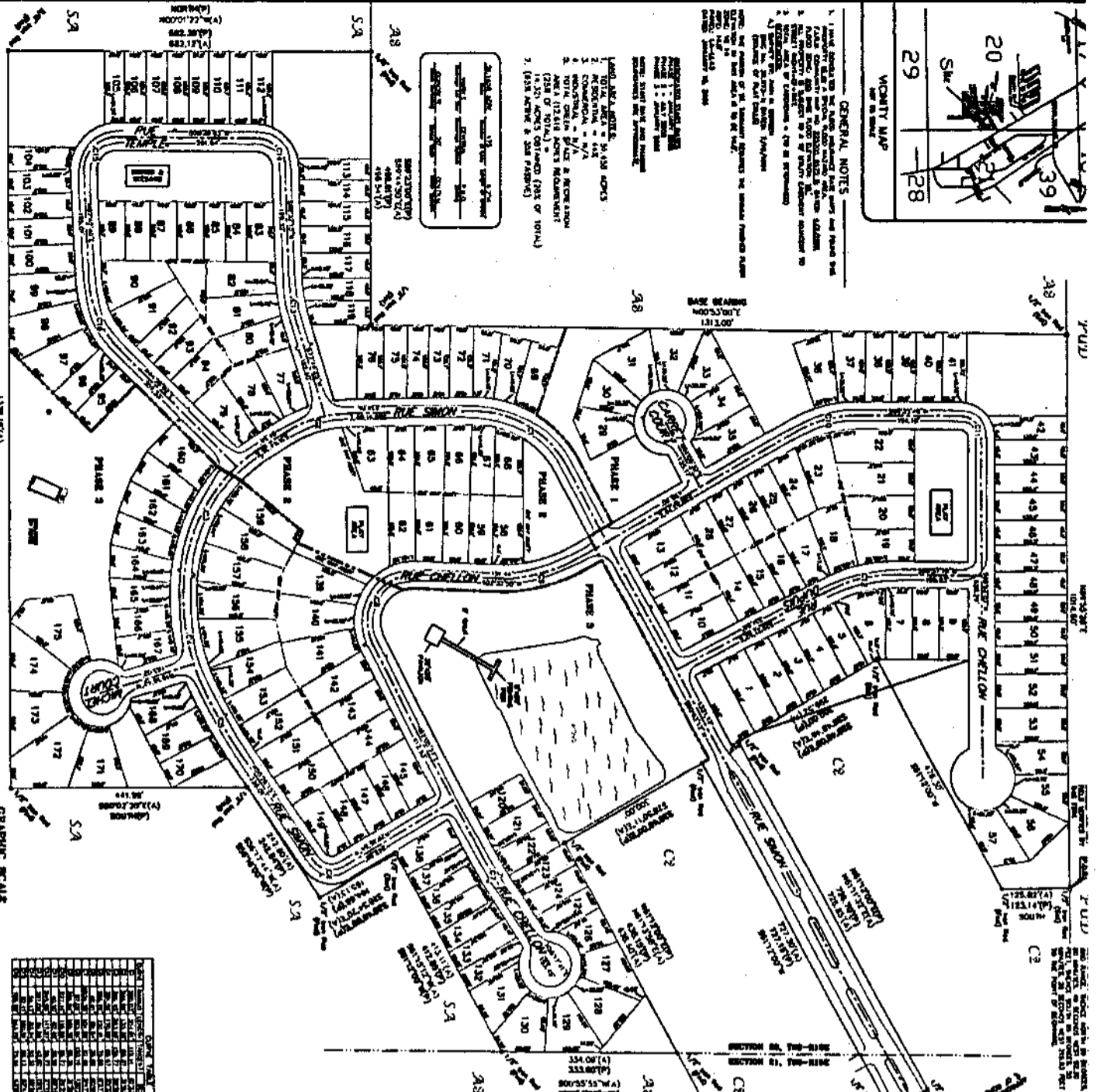


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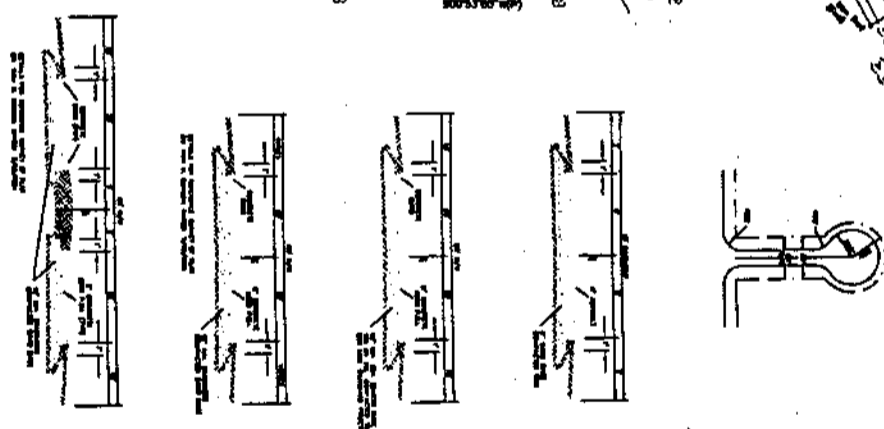
GENERAL NOTES

1. THIS DEVELOPMENT IS SUBJECT TO THE APPROVED PLANS AND PERMITS FROM THE LOCAL GOVERNMENT AND THE STATE OF LOUISIANA.
2. ALL UTILITIES ARE SHOWN AS LOCATED BY FIELD SURVEY AND RECORD DRAWINGS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND THE STATE OF LOUISIANA.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.
7. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC AND CULTURAL RESOURCES.
8. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ARCHAEOLOGICAL RESOURCES.
9. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GEOLOGICAL AND SOIL RESOURCES.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANT AND ANIMAL RESOURCES.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL VISUAL RESOURCES.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SOUND RESOURCES.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL AIR RESOURCES.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WATER RESOURCES.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CLIMATE RESOURCES.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENERGY RESOURCES.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MATERIAL RESOURCES.
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL INFORMATION RESOURCES.
19. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL LEGAL RESOURCES.
20. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SOCIAL RESOURCES.
21. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CULTURAL RESOURCES.
22. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ECONOMIC RESOURCES.
23. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL POLITICAL RESOURCES.
24. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL RELIGIOUS RESOURCES.
25. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EDUCATIONAL RESOURCES.
26. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HEALTH RESOURCES.
27. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL RECREATION RESOURCES.
28. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL LEISURE RESOURCES.
29. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CULTURAL HERITAGE RESOURCES.
30. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORIC LANDMARKS RESOURCES.
31. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NATIONAL MONUMENTS RESOURCES.
32. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NATIONAL HISTORIC LANDMARKS RESOURCES.
33. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NATIONAL HISTORIC MONUMENTS RESOURCES.
34. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NATIONAL HISTORIC PRESERVATION RESOURCES.
35. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NATIONAL HISTORIC PRESERVATION RESOURCES.
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40. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NATIONAL HISTORIC PRESERVATION RESOURCES.



LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
101	10,000	727.38
102	10,000	727.38
103	10,000	727.38
104	10,000	727.38
105	10,000	727.38
106	10,000	727.38
107	10,000	727.38
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200	10,000	727.38

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
201	10,000	727.38
202	10,000	727.38
203	10,000	727.38
204	10,000	727.38
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250	10,000	727.38



**SECTIONS 20 & 21, 19S-15E
ST. TAMMANY PARISH, LOUISIANA
FORMERLY KNOWN AS NORTHSHORE
MOBILE HOME COMMUNITY**

RESTRICTIVE COVENANTS

The purpose of these covenants is to maintain the character and quality of the mobile home community and to ensure that the community remains a desirable place to live. These covenants shall apply to all lots within the community and shall be enforceable by the homeowners' association.

PROPERTY DESCRIPTION

The property described herein is located in Sections 20 and 21, 19S-15E, St. Tammany Parish, Louisiana, and is bounded by Rue Cholon to the north, Rue Smou to the east, and the highway to the south. The total area of the property is approximately 1,000,000 square feet.

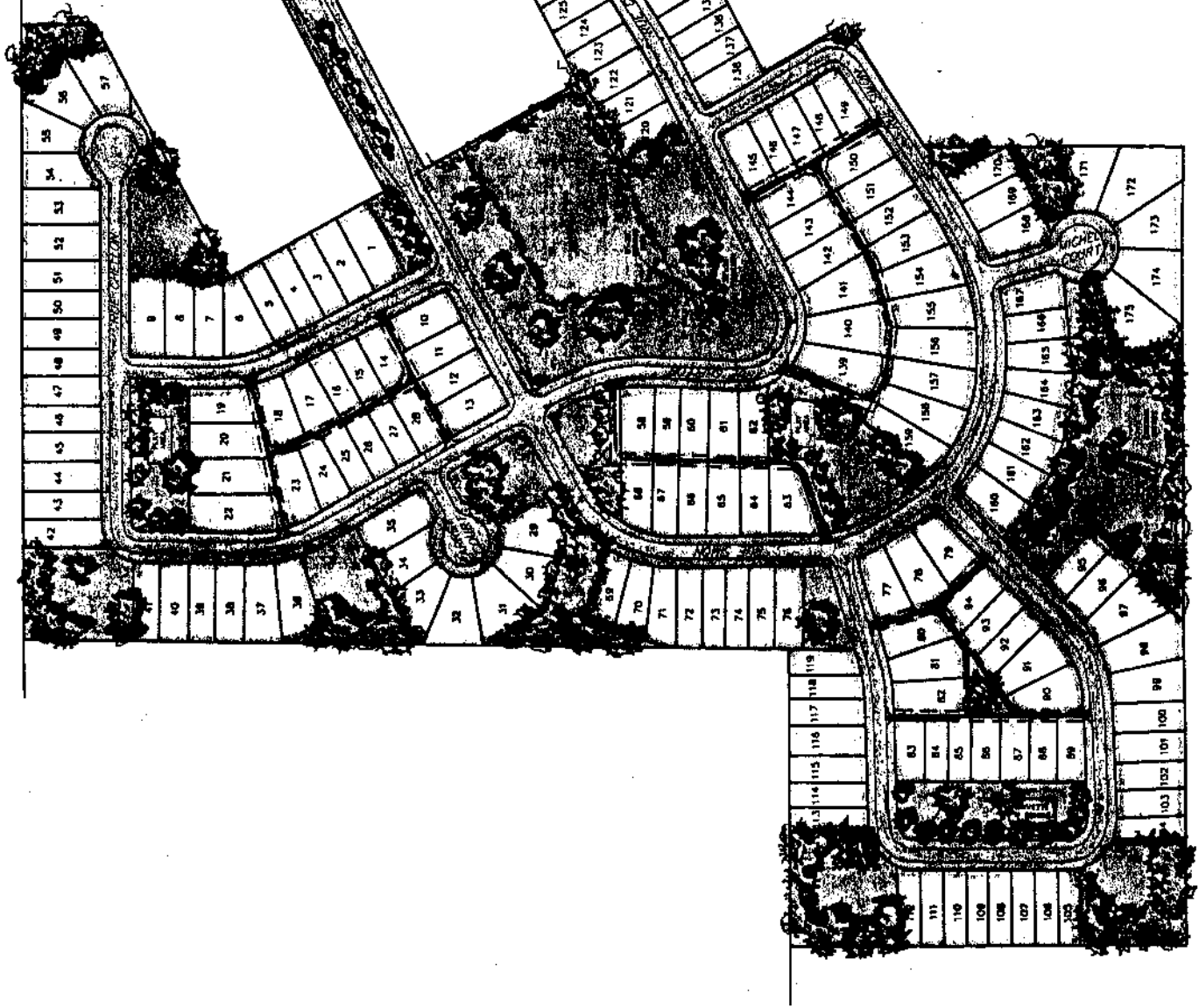
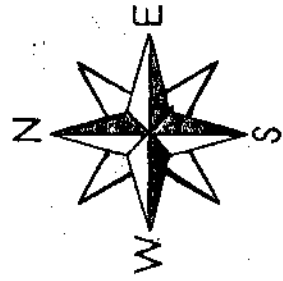
J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL

1000 West 100 East
Shreveport, Louisiana 71201
Phone: 847-4400 Fax: 847-4401
Mobile: 847-4402

**CONCEPT PLAN OF ACADIAN WALK
A REDEVELOPMENT OF NORTHSHORE
MOBILE HOME COMMUNITY
SECTIONS 20 & 21, T-9-S, R-15-E,
ST. TAMMANY PARISH, LOUISIANA**

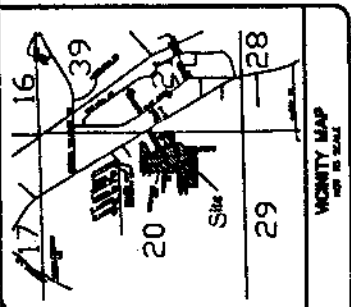
GARY FORDHAM

U.S. HIGHWAY 190

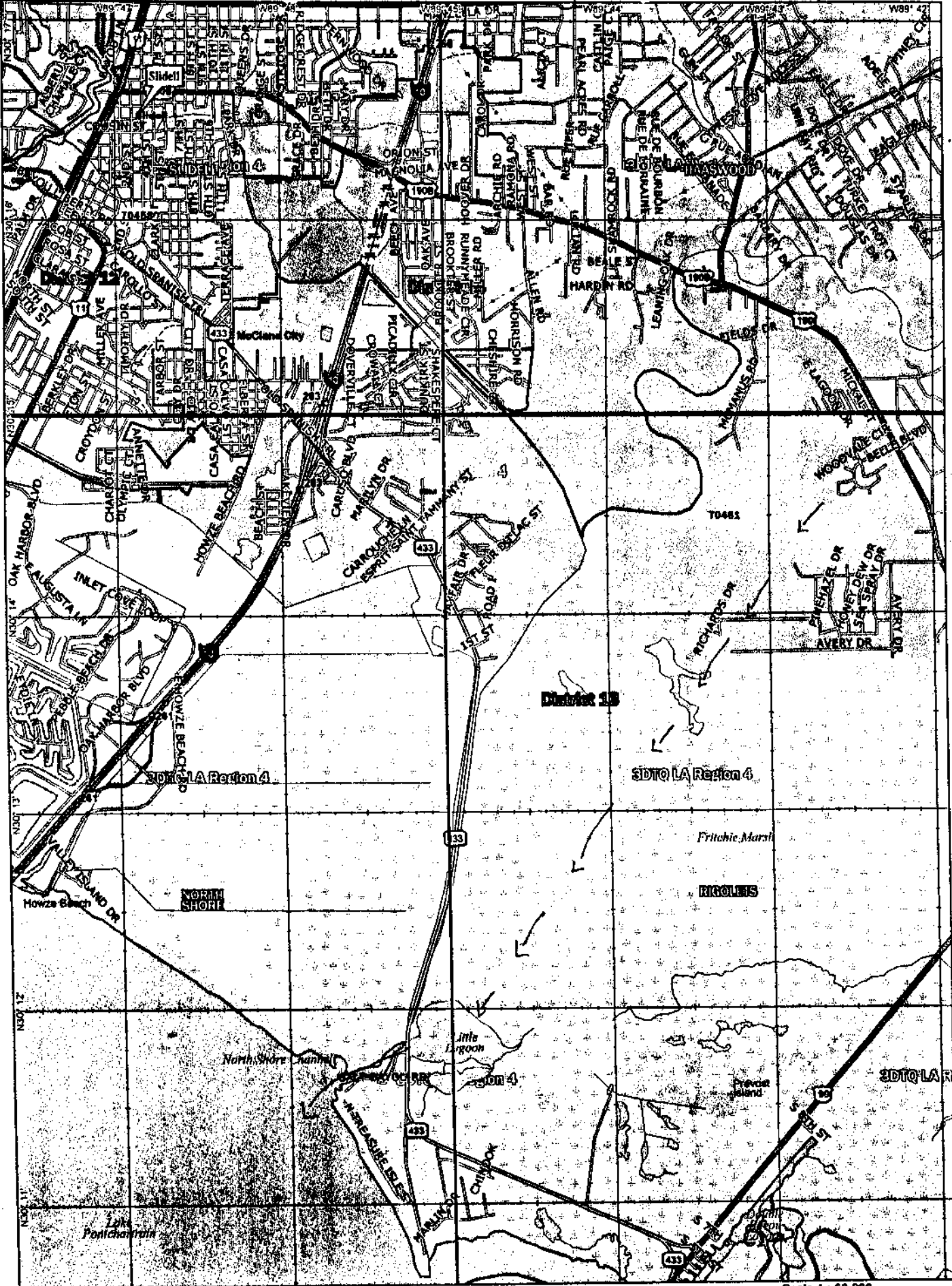


Acadian Walk
 SECTIONS 20 & 21, T9S-R15E
 ST. TAMMANY PARISH, LOUISIANA
 FORMERLY KNOWN AS NORTHSORE
 MOBILE HOME COMMUNITY

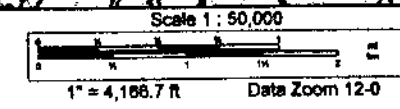
SUBS. ACRES	372	8.254
Area	Number of Lots	Length of Streets
VARIES	CENTRA	P.U.D.
Trussing Lot Size	Engineering System	Grading
CONCRETE	20'	CENTRA
Street Width	Street Width	Water System



J.V. Burkes & Associates
 Engineering • Surveying • Planning • Environmental
 1808 Stennis Highway
 Slidell, LA 70568
 Phone: (504) 645-0875
 Fax: (504) 645-0134
www.jvburkes.com



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2007-12-077

ZC07-12077

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Northshore Mobile Park, Inc.
Address P.O. Box 307, Hattiesburg, MS 39403

Attach area location Map showing the proposed development

Name of Development Acadian Walk

Section 20 & 21 Township 9 Range 15

Number of acres in Development 51.458 acres

Type of streets Concrete

Type of water systems Central

Type of sewerage system Central

Ultimate disposal of wastes Lake Pontchartrain

Ultimate disposal of surface drainage Lake Pontchartrain

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 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 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 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.
typical with development
- b. What will be the average noise level of the development during working hours.
typical with development
- c. Will any smoke, dust, or fumes be emitted as a result of the operational process, If so explain fully.
typical with development

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.

2007-12077

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:

ACADIAN WALK

DATE: [Signature] TITLE: Engineer 10/15/07

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