

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3815

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

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. BURKHALTER

SECONDED BY: MR. STEFANCIK

ON THE 1<sup>ST</sup> DAY OF MAY, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 59, SOUTH OF HARRY LEMONS ROAD, NORTH OF SURGI DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 3.61 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT C-2 (HIGHWAY COMMERCIAL) DISTRICT TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, WARD 4, DISTRICT 5. (ZC08-03-013)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-03-013, 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 C-2 (Highway Commercial) 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 C-2 (Highway Commercial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

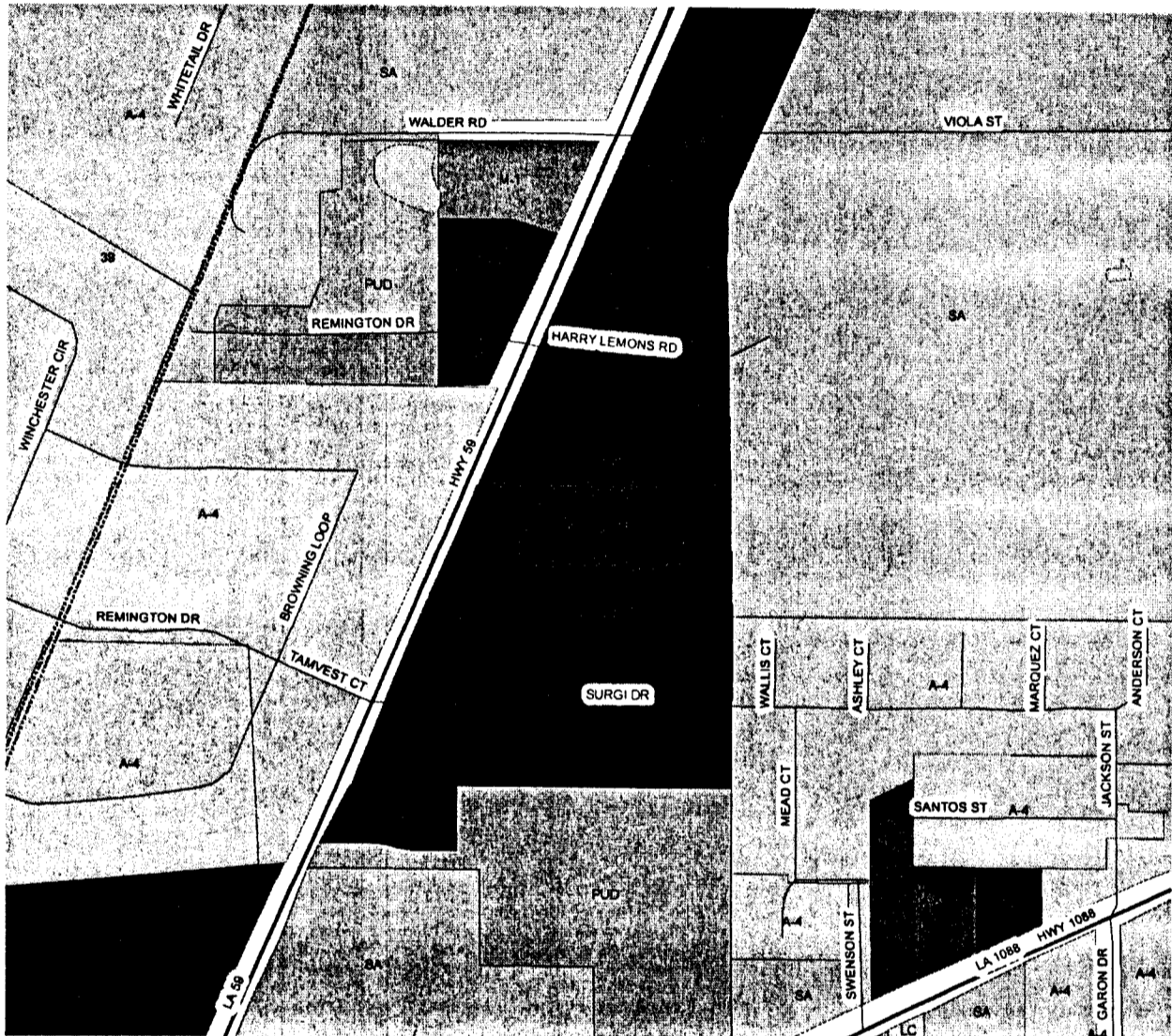
EXHIBIT "A"

ZC08-03-013

THAT CERTAIN PIECE OF PARCEL GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON BEING A PORTION OF LOT 3, OF FRACTIONAL SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, MORE FULLY DESCRIBED ACCORDING TO A PLAT BY NED R. WILSON, DATED JANUARY 22, 1980, REVISED FEBRUARY 7, 1980. A COPY OF WHICH IS ANNEXED TO A PREVIOUS ACT.

FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN NORTH 89 DEGREES, 50 MINUTES WEST 881.1 FEET TO THE EAST RIGHT OF WAY OF LOUISIANA HIGHWAY 59; THENCE RUN NORTH 24 DEGREES, 25 MINUTES EAST 247.2 FEET TO THE POINT OF BEGINNING. THENCE RUN NORTH 24 DEGREES, 25 MINUTES EAST 162.1 FEET; THENCE RUN NORTH 89 DEGREES, 46 MINUTES EAST 712.1 FEET, THENCE RUN SOUTH 0 DEGREES, 1 MINUTE WEST 225.8 FEET, THENCE RUN NORTH 89 DEGREES 50 MINUTES EAST 600.8 FEET; THENCE RUN NORTH 0 DEGREES 2 MINUTES WEST 79.0 FEET; THENCE RUN NORTH 89 DEGREES 50 MINUTES EAST 178.3 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 3.6 ACRES.

**CASE NO.:** ZC08-03-013  
**PETITIONER:** Leroy J. Cooper  
**OWNER:** Michael Haydel  
**REQUESTED CHANGE:** From C-2 (Highway Commercial) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the east side of LA Highway 59, south of Harry Lemons Road, north of Surgi Drive; S1, T8S, R11E; Ward 4, District 5  
**SIZE:** 3.61 acres

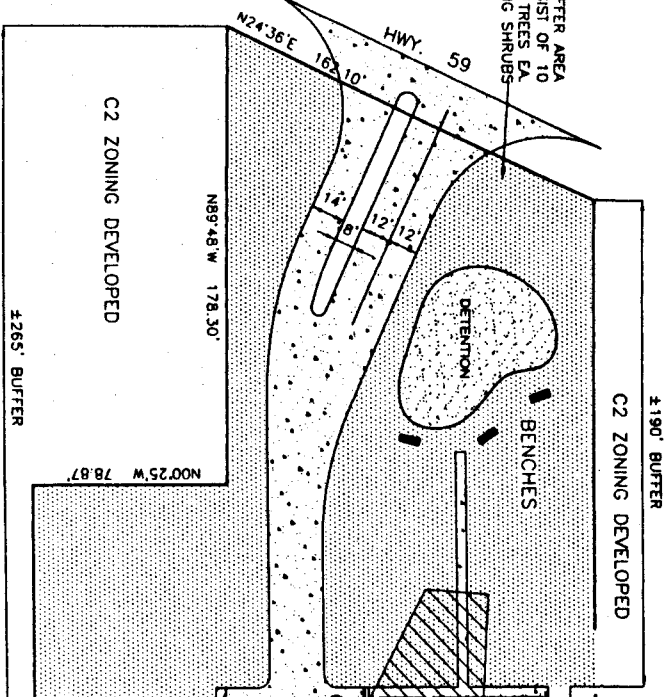




LANDSCAPE BUFFER AREA TO CONSIST OF 10 CLASS 'A' & 'B' TREES EA & 18 LANDSCAPING SHRUBS

A4 ZONING DEVELOPED

C2 ZONING DEVELOPED



PROVIDED ORDINANCE GREEN SPACE/DETENTION ACREAGE: 40.69 ACRES - 19%  
 PROVIDED ADDITIONAL GREEN SPACE ACREAGE: 40.76 ACRES - 21%  
 BUILDING ACREAGE: 40.87 ACRES - 24%  
 PARKING & DRIVE ACREAGE: 41.29 ACRES - 36%  
 TOTAL ACREAGE: 43.61 ACRES - 100%

COMMUNITY SEWER & WATER:  
 COMMUNITY SEWER & WATER:

APPROXIMATE LENGTH OF DRIVE ASILES: ±0.16 MILES

PARKING SPACES PROVIDED: 129  
 PARKING SPACES REQUIRED: 110

ORDINANCE PERCENTAGE OF GREEN SPACE: 19%

TOTAL SQ.FT OF UNITS ±36,300 sq.ft.  
 MAXIMUM HEIGHT OF BUILDINGS: 35'

EXISTING ZONING: C2

PROPOSED ZONING: C2

PLUM. MAP: PANEL # 225205 0245C  
 FLOOD ZONE: 'C'  
 OCT. 17, 1988

DENSITY: 42.77 UNITS/ACRE

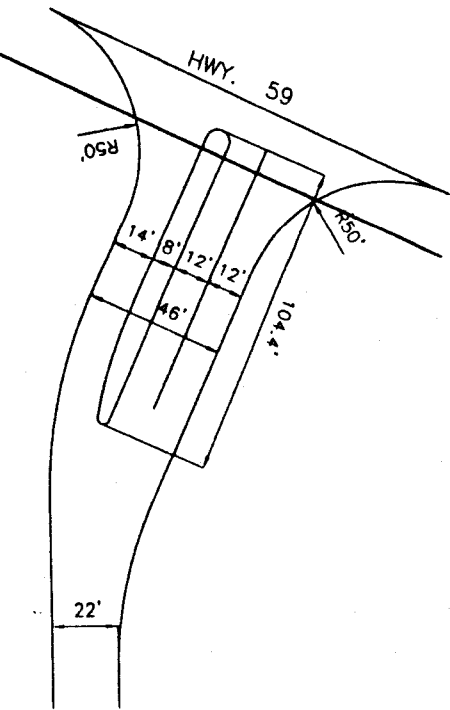
LANDSCAPING: ALL EXISTING TREES ARE TO BE SAVED WITHIN THE GREEN SPACES.

EXISTING CONDITIONS: RURAL

PHASE DEVELOPMENT: THIS PROJECT WILL BE DEVELOPED IN ONE PHASE APPROX. AUGUST 2008.

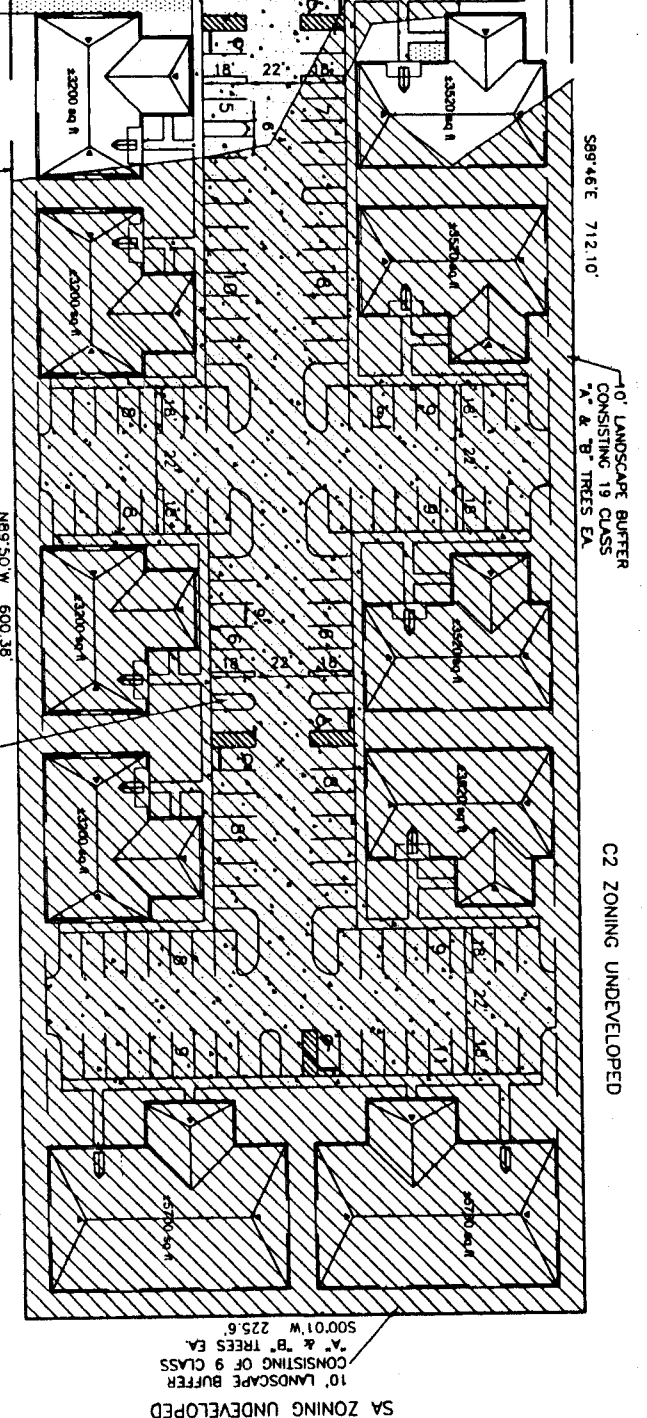
**BOULEVARD GEOMETRICS**

SCALE: 1" = 40'



10' LANDSCAPE BUFFER CONSISTING OF 19 CLASS 'A' & 'B' TREES EACH.

C2 ZONING UNDEVELOPED



**LEGEND:**

- ORDINANCE GREEN SPACE
- ADDITIONAL GREEN SPACE
- DETENTION
- WETLANDS
- NEW PAVING
- NEW BENCHES

TYPICAL - ALL PARKING LANDSCAPE ISLANDS TO CONSIST OF 1 CLASS 'A' TREE EACH

**DEVELOPER:**

MR. RYLE KENT  
 KENT CONSTRUCTION, INC.  
 1875 HIGHWAY 59  
 MAANDVILLE, LA 70448  
 (985) 626-9964

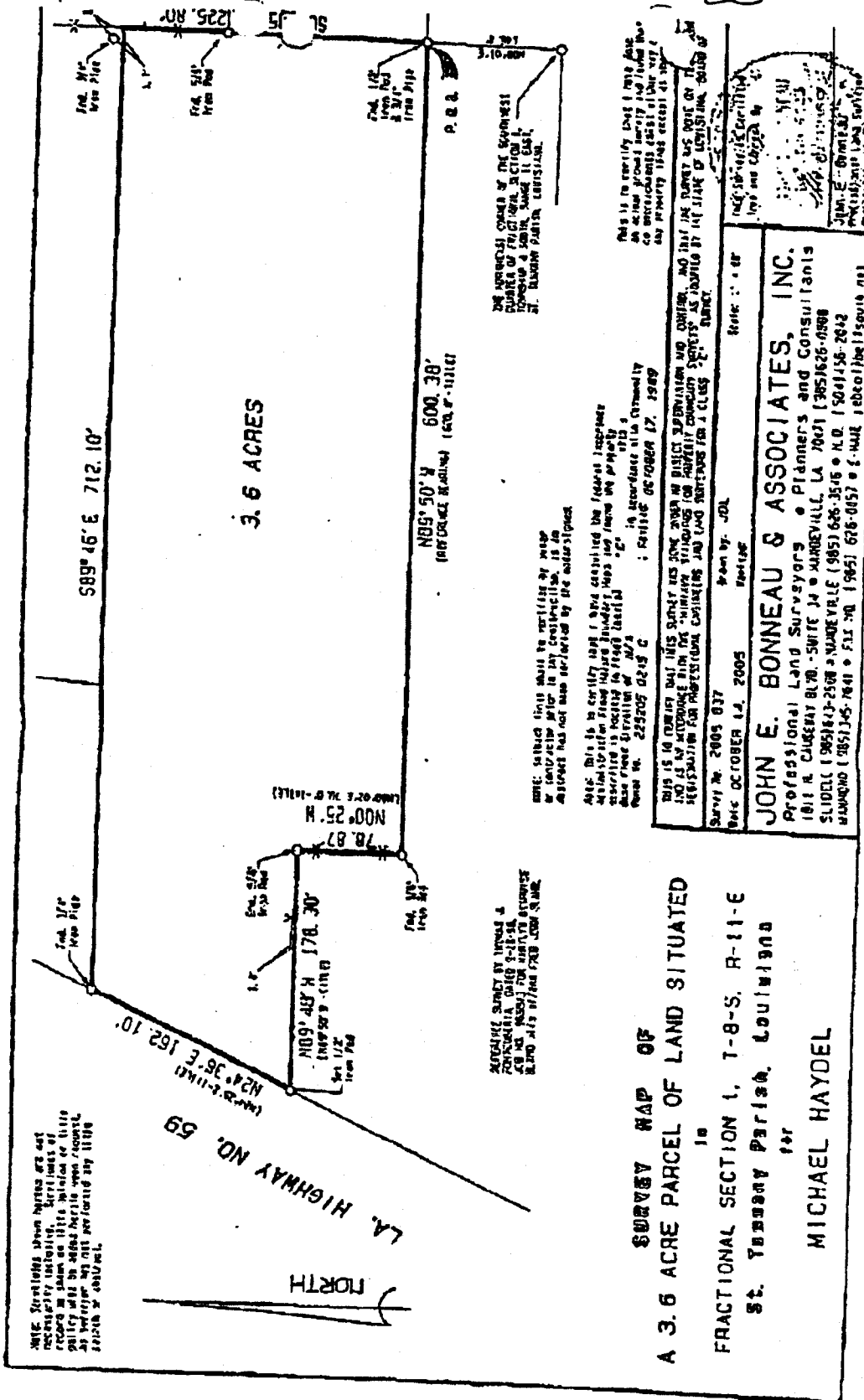
**ZONING PLAN**

SCALE: 1" = 60'

THE PROPERTY - APPROXIMATELY 3.6 ACRES

6 03:25p

2008-03-013  
P.3



NOTE: Sections shown herein are not necessarily included. All lines of record in shown on this plan or this map are shown as they appear on record. All lines shown are not necessarily the lines shown on record.

ADVERSE PARTY BY INSTRUMENT NO. 2008-03-013-013  
AS TO THE RECORD OF THE INSTRUMENT NO. 2008-03-013-013  
AND ALL OTHER INSTRUMENTS  
RECORDING OFFICE FOR ST. TAMMANY PARISH, LOUISIANA

NOTE: THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING AND MAPPING ACT OF 1967, AS AMENDED, AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPING ENGINEER IN THE STATE OF LOUISIANA.

THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL SURVEYING AND MAPPING ACT OF 1967, AS AMENDED, AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL SURVEYOR AND MAPPING ENGINEER IN THE STATE OF LOUISIANA.

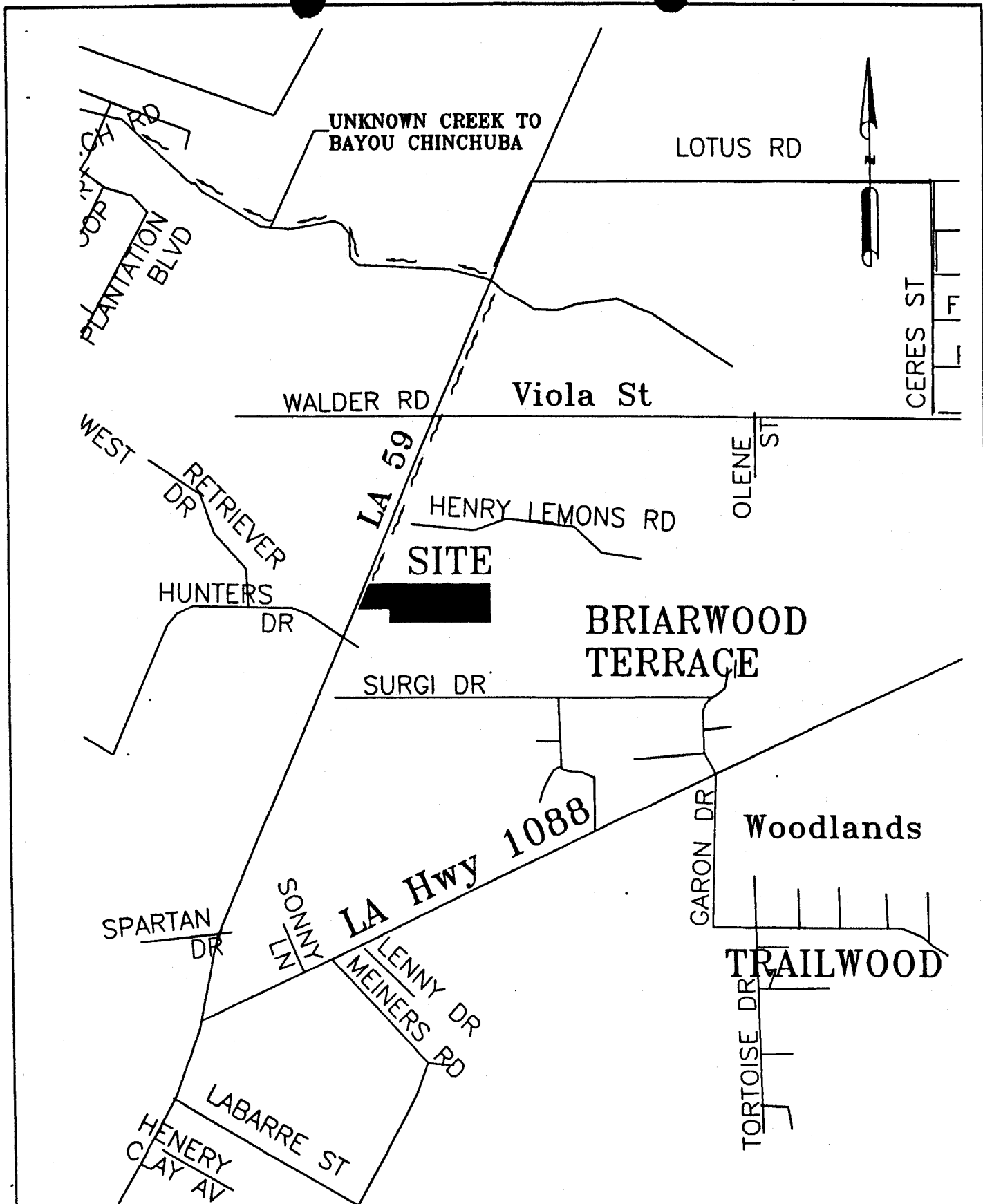
**SURVEY MAP OF**  
**A 3.6 ACRE PARCEL OF LAND SITUATED**  
**IN**  
**FRACTIONAL SECTION 1, T-8-S, R-11-E**  
**St. Tammany Parish, Louisiana**  
**for**  
**MICHAEL HAYDEL**

Survey No. 2008 037  
Date: OCTOBER 14, 2008  
State: LA  
Professional Land Surveyors & Planners and Consultants  
1011 N. CAGENA BLVD. SUITE 304 • MONROE, LA 70131 (504) 235-0888  
SLIDELL (504) 843-2508 • MONROE (504) 626-3516 • N.O. (504) 756-2642  
MEMPHIS (901) 575-7641 • FAX NO. (504) 676-0857 • E-MAIL: jeb@bonneau.com

John E. Bonneau  
Professional Land Surveyor  
and Mapping Engineer  
No. 2008-03-013

JOHN E. BONNEAU & ASSOCIATES, INC.  
Professional Land Surveyors & Planners and Consultants  
1011 N. CAGENA BLVD. SUITE 304 • MONROE, LA 70131 (504) 235-0888  
SLIDELL (504) 843-2508 • MONROE (504) 626-3516 • N.O. (504) 756-2642  
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400-03-013



**VICINITY & ULTIMATE DISPOSAL MAP**

NOT TO SCALE

|   |  |   |
|---|--|---|
| <p>07-090<br/><b>V-1</b><br/>11-30-07</p> | <p>PLANS FOR<br/><b>HWY 59 OFFICE COMPLEX</b><br/>SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST<br/>ST. TAMMANY PARISH, LOUISIANA</p> | <p><b>CEI COOPER ENGINEERING, INC.</b><br/>Civil Engineering Planning Environmental<br/>P.O. Box 1870 Covington, Louisiana 70434 (985) 898-0182</p> |
|---|--|---|

Description of Project

Applicant's Name Kent Construction, Inc. / Kyle Kent

Address 1875 Highway 59, Mandeville, LA 70448

Attach area location Map showing the proposed development

Name of Development Highway 59 Office Complex Development

Section 1 Township 8 South Range 11 East

Number of acres in Development 3.61

Type of Streets Concrete

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Unknown creek to Bayou Chinchuba, and ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Unknown creek to Bayou Chinchuba, and ultimately to Lake Pontchartrain

Land form: Flat X Rolling \_\_\_\_\_ Marsh \_\_\_\_\_  
Swamp \_\_\_\_\_ Inundated \_\_\_\_\_

Existing land use: Rural \_\_\_\_\_ Residential \_\_\_\_\_  
Commercial X Industrial \_\_\_\_\_

Proposed land use: Rural \_\_\_\_\_ Residential \_\_\_\_\_  
Commercial X Industrial \_\_\_\_\_

Conforms to Major Road Plan: Yes \_\_\_\_\_ X \_\_\_\_\_ No \_\_\_\_\_

Water frontage: Yes \_\_\_\_\_ No X If so, how much?

Name of Stream N/A

Major highway frontage: Yes \_\_\_\_\_ X \_\_\_\_\_ No \_\_\_\_\_

Name of Highway LA Highway 59

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 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 aesthetic or visual effect on the area? YES NO

2008-03-013

Cont:

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 of 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.  

*None*
- b. What work will be the average noise level be of the development during working hours.  

*Negligible*
- c. Will any smoke, dust or fumes be emitted as a result of the operational process. If so, explain fully.  

*No*

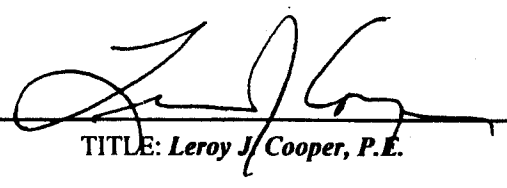
Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream 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: *January 14, 2008*

TITLE: *Leroy J. Cooper, P.E.*

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: \_\_\_\_\_