

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3833 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. DEAN PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. GOULD

ON THE 1ST DAY OF MAY 2008

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH OF I-12, WEST OF HOLIDAY SQUARE BOULEVARD, SOUTH OF VERSAILLE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 74.23 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL), C-1 (NEIGHBORHOOD COMMERCIAL) & C-2 (HIGHWAY COMMERCIAL) DISTRICTS TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT. WARD 3, DISTRICT 1. (ZC08-01-007)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-01-007, 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-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts 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-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC08-01-007

A portion of ground located in Sections 15 and 16, Township 7 South – Range 11 East, St. Tammany Parish, Louisiana.

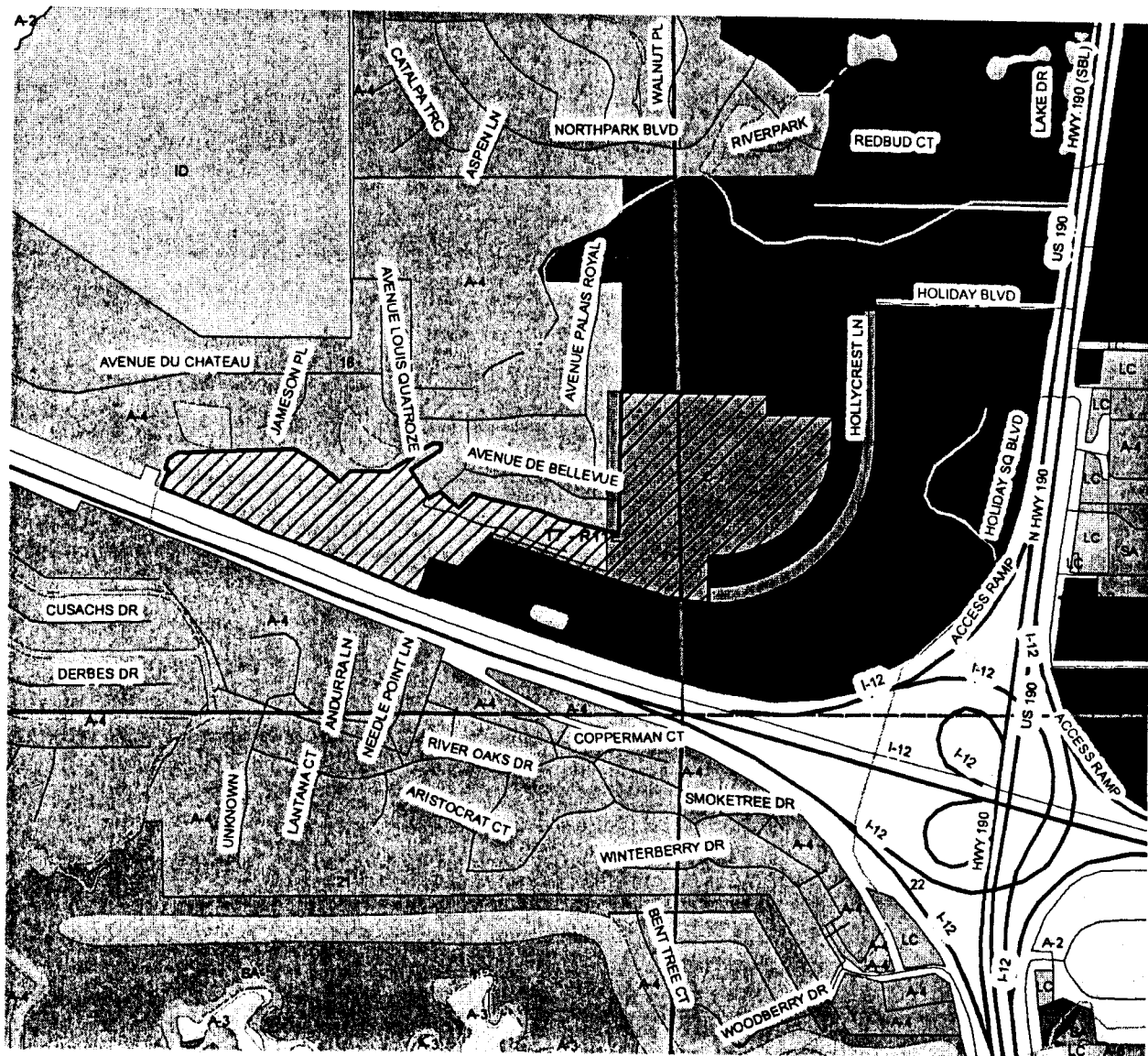
All that certain parcel of ground situated in Sections 15 and 16, Township 7 South – Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the section corner common to Sections 15, 16, 21 and 22, Township 7 South – Range 11 East, go North a distance of approximately 55 feet; thence go North 74 degrees 51 minutes 24 seconds a distance of approximately 135 feet to a point on a non tangent curve, also the Point of Beginning.

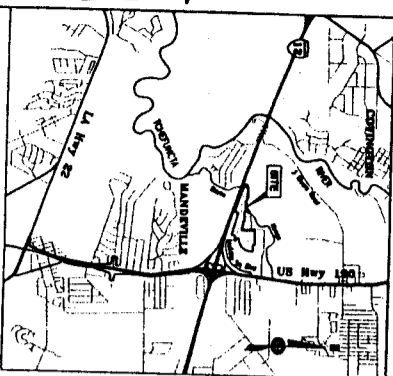
From the Point of Beginning go along a curve to the right having a radius of 22518.31 feet with an arc length of 1564.03 feet with a chord bearing of North 73 degrees 36 minutes 51 seconds West and a chord distance of 1566.71 feet; thence go South 18 degrees 24 minutes 00 seconds West a distance of 250.00 feet to a point on a non tangent curve; thence along a curve to the right having a radius of 22768.31 feet with an arc length of 739.14 feet with a chord bearing of North 70 degrees 41 minutes 25 seconds West and a chord distance of 739.11 feet; thence go North 69 degrees 45 minutes 37 seconds West a distance of 1196.48 feet; thence go North 21 degrees 14 minutes 23 seconds East a distance of 100.00 feet; thence go North 69 degrees 45 minutes 37 seconds West a distance of 29.87 feet; thence go North 18 degrees 54 minutes 19 seconds East a distance of 66.76 feet; thence go North 53 degrees 22 minutes 01 seconds East a distance of 74.44 feet; thence go North 86 degrees 26 minutes 50 seconds East a distance of 770.71 feet; thence go South 61 degrees 05 minutes 31 seconds East a distance of 161.23 feet; thence go South 52 degrees 42 minutes 23 seconds East a distance of 208.84 feet; thence go North 44 degrees 59 minutes 26 seconds East a distance of 108.16 feet; thence go North 38 degrees 15 minutes 12 seconds East a distance of 50.64 feet; thence go South 89 degrees 38 minutes 33 seconds East a distance of 249.76 feet; thence go North 55 degrees 46 minutes 22 seconds East a distance of 353.98 feet; thence go North 88 degrees 50 minutes 43 seconds East a distance of 61.03 feet; thence go South 01 degrees 07 minutes 36 seconds East a distance of 40.39 feet; thence go South 55 degrees 41 minutes 32 seconds West a distance of 250.00 feet; thence go South 34 degrees 18 minutes 28 seconds East a distance of 227.02 feet to a point on a non tangent curve; thence go along a curve to the left having a radius of 1069.14 feet with an arc length of 92.09 feet with a chord bearing of North 56 degrees 43 minutes 34 seconds East and a chord distance of 92.06 feet to a point on a non tangent curve; thence go along a curve to the left having a radius of 259.58 feet with an arc length of 163.08 feet with a chord bearing of South 49 degrees 59 minutes 55 seconds East and a chord distance of 160.41 feet; thence go North 42 degrees 55 minutes 25 seconds East a distance of 140.28 feet; thence go South 73 degrees 12 minutes 21 seconds East a distance of 125.00 feet; thence go South 79 degrees 52 minutes 15 seconds East a distance of 291.73 feet; thence go South 71 degrees 30 minutes 11 seconds East a distance of 283.92 feet; thence go South 80 degrees 11 minutes 57 seconds East a distance of 314.99 feet; thence go North 01 degrees 17 minutes 49 seconds West a distance of 923.91 feet; thence go North 88 degrees 50 minutes 43 seconds East a distance of 990.00 feet; thence go South 01 degrees 17 minutes 49 seconds East a distance of 134.30 feet; thence go North 89 degrees 23 minutes 56 seconds East a distance of 440.00 feet; thence go South 01 degrees 22 minutes 18 seconds East a distance of 131.06 feet; thence go along a curve to the right having a radius of 823.63 feet with an arc length of 1350.07 feet with a chord bearing of South 45 degrees 35 minutes 14 seconds East and a chord distance of 1203.92 feet; thence go South 01 degrees 19 minutes 41 seconds East a distance of 200.37 feet to a point on a non tangent curve; thence go along a curve to the left having a radius of 1023.63 feet with an arc length of 189.69 feet with a chord bearing of North 86 degrees 28 minutes 46 seconds East and a chord distance of 189.42 feet; thence go South 08 degrees 44 minutes 54 seconds East a distance of 80.12 feet to a point on a non tangent curve; thence go along a curve to the right having a radius of 1103.63 feet with an arc length of 385.99 feet with a chord bearing of South 88 degrees 43 minutes 43 seconds East and a chord distance of 384.03 feet; thence go South 11 degrees 05 minutes 41 seconds West a distance of 260.80 feet back to the Point of Beginning;

Said parcel contains 74.23 acres of land more or less.

CASE NO.: ZC08-01-007
PETITIONER: Mark Johnson
OWNER: Versaille LLC
REQUESTED CHANGE: From A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts to PUD (Planned Unit Development) District
LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versaille Subdivision; S15 & 16, T7S, R11E; Ward 3, District 1
SIZE: 74.23 acres



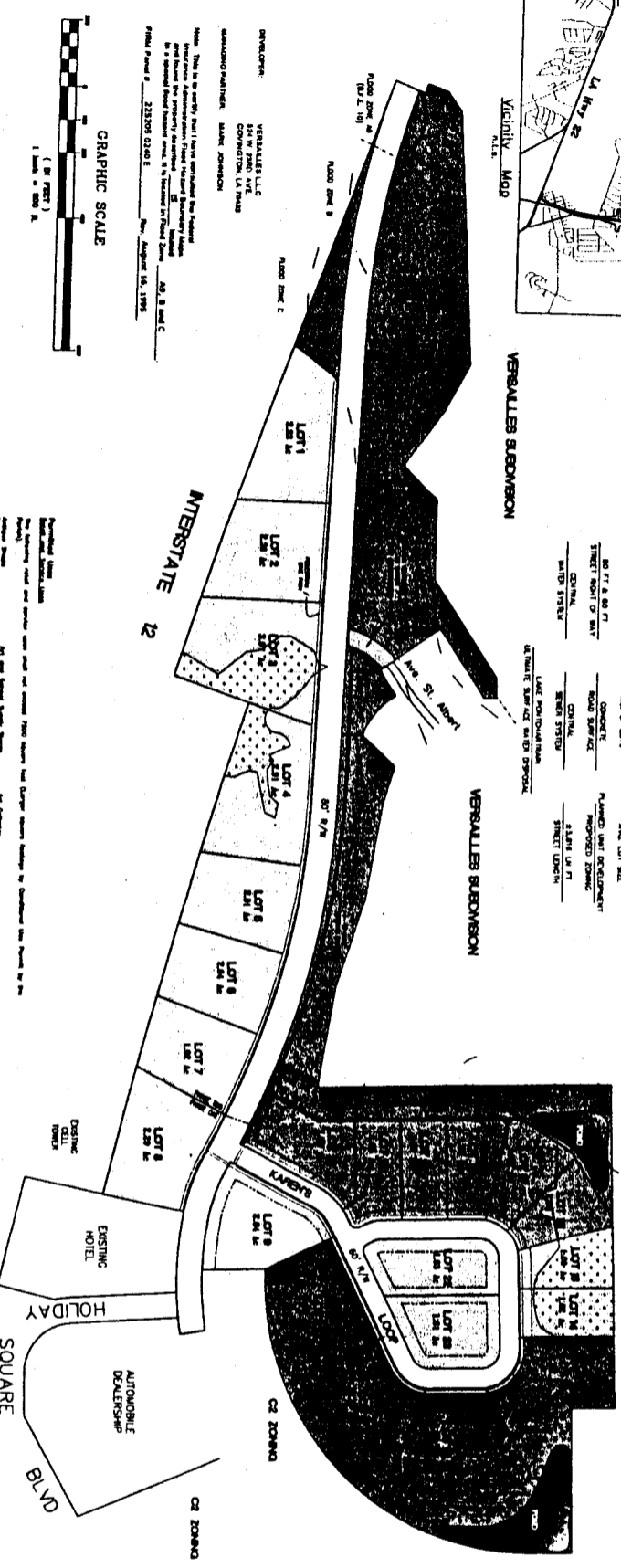
2008-01-007



CONCEPTUAL PLAN FOR REZONING VERSAILLES BUSINESS PARK

A PLANNED UNIT DEVELOPMENT
SECTIONS 15 & 16 TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

ACRES	14.23	NET ACRES	13.21
STREET FRONT OF LOT	80 FT. & 60 FT.	CONCRETE	NO. OF LOTS
LAND COVER	CENTRAL	ROAD SERVICE	PLANNED UNIT DEVELOPMENT
LAND USE	INDUSTRIAL	SEWER SYSTEM	PROPOSED ZONING
		STREET LIGHTS	4.54 AC. FT.
		LANDscAPING	STREET LIGHTS
		ULTRAVIOLET RADIATION	



DEVELOPER: VERSAILLES, L.L.C.
224 N. 23RD AVE.
CONOVERVILLE, LA 70048
MANAGING PARTNER: MARK JOHNSON
Title: This is a preliminary plan and is not intended to be used for any other purpose than to show the general location of the proposed development. It is not intended to be used for any other purpose than to show the general location of the proposed development. It is not intended to be used for any other purpose than to show the general location of the proposed development.

RESTRICTIVE COVENANTS:

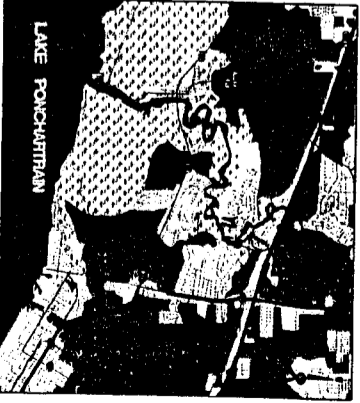
1. NO DISTURBANCE OF OCCUPANCY SHALL BE PERMITTED BY ANY PARTY, AND NO CONSTRUCTION SHALL BE PERMITTED BY ANY PARTY, UNLESS THE SAME IS IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
2. CONSTRUCTION OF ANY BUILDING, INCLUDING REPAIRS, IS PERMITTED BY ANY PARTY ONLY ON THE BASIS OF A PERMIT ISSUED BY THE PARISH OF ST. TAMMANY, LOUISIANA.
3. NO CONSTRUCTION OF ANY BUILDING, INCLUDING REPAIRS, SHALL BE PERMITTED BY ANY PARTY ON ANY LOT UNLESS THE SAME IS IN ACCORDANCE WITH THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
4. NO LOT SHALL BE PARTIALLY SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE BOARD OF SUPERVISORS OF THE PARISH OF ST. TAMMANY, LOUISIANA.
5. EACH SUBDIVISION OF ANY LOT SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
6. THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA, SHALL APPLY TO ALL LOTS AND TO ALL BUILDINGS ON ALL LOTS.
7. THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA, SHALL APPLY TO ALL LOTS AND TO ALL BUILDINGS ON ALL LOTS.

DEVELOPMENT NOTES:

1. THE SUBDIVISION OF ANY LOT SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
2. CONSTRUCTION OF ANY BUILDING, INCLUDING REPAIRS, IS PERMITTED BY ANY PARTY ONLY ON THE BASIS OF A PERMIT ISSUED BY THE PARISH OF ST. TAMMANY, LOUISIANA.
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7. THE RESTRICTIVE COVENANTS AND THE RESTRICTIONS OF THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA, SHALL APPLY TO ALL LOTS AND TO ALL BUILDINGS ON ALL LOTS.

Lot No.	Area (Acres)	Notes
LOT 1	0.15	...
LOT 2	0.15	...
LOT 3	0.15	...
LOT 4	0.15	...
LOT 5	0.15	...
LOT 6	0.15	...
LOT 7	0.15	...
LOT 8	0.15	...
LOT 9	0.15	...
LOT 10	0.15	...
LOT 11	0.15	...
LOT 12	0.15	...
LOT 13	0.15	...
LOT 14	0.15	...
LOT 15	0.15	...
LOT 16	0.15	...
LOT 17	0.15	...
LOT 18	0.15	...
LOT 19	0.15	...
LOT 20	0.15	...
LOT 21	0.15	...
LOT 22	0.15	...
LOT 23	0.15	...
LOT 24	0.15	...
LOT 25	0.15	...
LOT 26	0.15	...
LOT 27	0.15	...
LOT 28	0.15	...

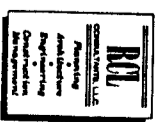
Area	Area (Acres)	Notes
AREA ONE	12.96	...
AREA TWO	6.74	...
AREA THREE	26.23	...
GREENSPACE/DETENTION	18.55	...
WETLANDS



ULTIMATE DISPOSAL

PROPERTY DESCRIPTION: This property is located in Sections 15 and 16, Township 7 South, Range 11 East, Parish of St. Tammany, Louisiana. The property is currently zoned Industrial and is being proposed for rezoning to Planned Unit Development. The property is bounded by Interstate 12 to the north and Kayeys Blvd to the south. The property is approximately 14.23 acres in size.

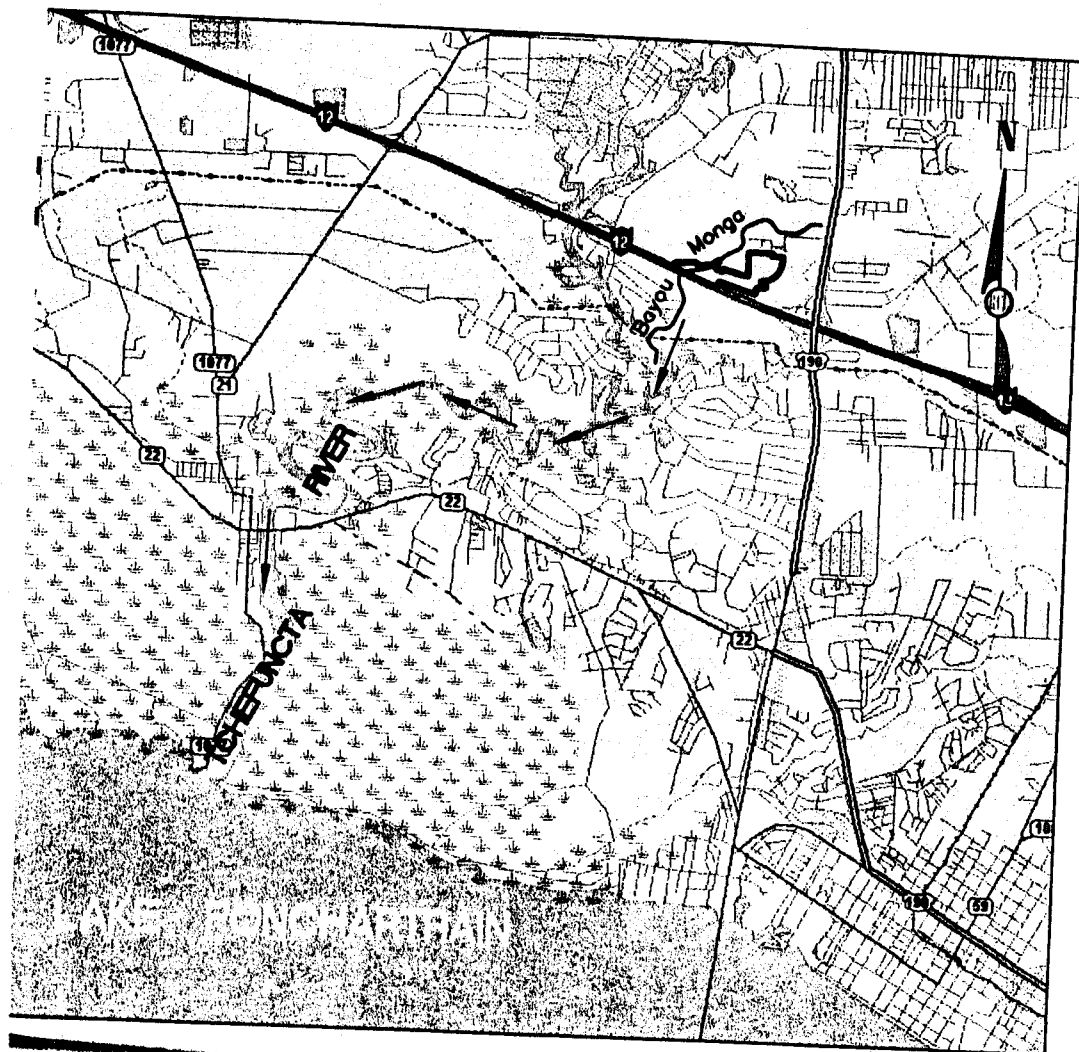
CONCEPTUAL PLAN FOR REZONING
VERSAILLES BUSINESS PARK
SECTIONS 15&16, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA



Project Number: 20-0-08
Project Date: 1-11-07
Drawing No: 01
Scale: AS SHOWN



ZC08-01-007



RCL

CONSULTANTS, L.L.C.

Planning
Architecture
Engineering
Construction
Management

RICHARD C. LAMBERT
CONSULTANTS, L.L.C.

521 N. Causeway Blvd.
Mandeville, LA 70448
985-727-4440
Fax: 985-727-4447

P.O. Box 7807
Metairie, LA 70010
504-832-7346

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RCLC

Versailles Business Park A Planned Unit Development

Purpose

The Versailles Business Park is intended to provide suitable space for various types of business uses, thereby protecting and strengthening the economic base of the Parish, and decreasing the need for members of our bedroom community to cross the Lake for employment. It's location in the northwest quadrant of the I-12 & Hwy 190 intersection is ideal for such a goal; The addition of a connector road from the current service road to Three Rivers Road will offer an alternative route to residents in the surrounding area, thereby increasing the efficiency and effectiveness of traffic circulation both within and adjacent the development. The PUD concept allows the Business Park the flexibility to transition from larger buildings adjacent C-2 zoning to intermediate buildings adjacent I-12 to smaller buildings near residential to green space adjacent residential. It further allows a sliding scale to be applied to zoning. The most important environmental natural feature of the property, Bayou Monga, will remain undeveloped.

Areas

The property has been divided into three areas:

Area 1 is located in the northeast section. It is surrounded by C-2 zoning, and is the farther area from Versailles Subdivision. Hence, this area will have the largest structures (< 100' in height) and business uses and prohibited uses as listed below.

Area 2 is located due west of Area 1, and is adjacent to Versailles Subdivision. Hence, this area will have the smallest structures (< 45' in height), and will be more limited in what business's may operate; Those establishments which might generate more traffic or noise are prohibited, as listed below in 'Additional Prohibited Uses in Area 2'.

Area 3 is located between the connector road (Versailles Business Parkway) and I-12. This area will allow moderate size structures (< 60' in height), and business uses as listed below.

Greater than 25% of the property has been set aside for green space. This green space is being placed primarily along the boundary of Versailles Subdivision and Bayou Monga, thereby creating a buffer which separates business uses and the connector road from residents and the bayou.

The net result of this entire design is that higher impact uses and larger structures are away from the residents and the environmentally sensitive bayou; This is followed by a

In regards to the permitted and prohibited uses within the Development, we have agreed to the following modifications:

1. At the request of the adjacent homeowners, we have eliminated "ornamental ironworks" as a permitted use; and
2. As a result of Staff Comments, we have eliminated "banks" as a permitted use on Lots 15, 16, 17, 18 and 19 within Area 2; and
3. As a result of Staff Comments, we have eliminated single family detached residences as a permitted use within the Development.

In addition to the foregoing, please also note the following modifications to the plat for the Development, a copy of which is attached hereto:

1. As a result of the concerns of the adjacent homeowners, and through discussions with Mr. Fontenot and the Administration, we no longer show a constructed extension of Avenue St. Albert into the Development. Rather, at the request of the Administration, the right-of-way necessary to make this connection will be dedicated but unconstructed.
2. As a result of the adjacent homeowners' concerns for potential sound emanating from U.S. Interstate 12, the developer will plant a five foot thick bamboo swathe from the western edge of Lot 20 to the Avenue St. Albert right-of-way.
3. As a result of the concerns of the adjacent homeowners, and in accordance with the ordinances of the Parish of St. Tammany, a six foot tall opaque fence will be constructed along the boundary of the Development and the eastern boundary of Versailles Subdivision, where commercial zoning meets residential. This fence will be constructed at the time of construction of the buildings within the applicable lots.
4. As a result of Staff Comments, a pedestrian/bike path has been added along the front of the lots within the Development. Through discussions with the Administration, this will allow for future expansion of the path from the Development to Three Rivers Road.
5. As a result of Staff Comments, all buildings to be located within Area 1 with a proposed height of 100 feet shall be at least 450 feet from the nearest single family residential property line.

transition to lower impact uses and smaller structures which then slide into a green space-buffer directly adjacent to residents and the bayou..

Permitted Uses

Retail and Service Uses

The following retail and service uses shall not exceed 7500 square feet (Larger square footage by Conditional Use Permit by the Parish).

- Antique Shops
- Art and School Supply Stores
- Art Galleries
- Bakeries
- Barber and Beauty Shops
- Book or Stationery Stores
- Utility Collection Offices
- Catering Establishments
- Convenience Stores
- Custom Dressmaking and Sewing Shops
- Dry Cleaning
- Drug Stores
- Florist
- Food Stores
- Delicatessens
- Garden Supply Centers & Greenhouses
- Gift Shops
- Hardware Stores
- Hobby Shops
- Ice Cream Shops
- Instruction of Fine Arts
- Interior Decorating Shops
- Jewelry Stores
- Physical Culture & Health Establishments
- Photography Shops & Studios
- Shoe Stores and Repair Shops
- Sporting Goods Stores
- Toy Stores
- Wearing Apparel Shops

Offices

Law

Architecture or Engineering
Accountant
Real Estate
Insurance
Doctor, Dentist or Chiropractor
Other Professional Offices
General, multi-use office buildings

Light Manufacturing and Assembly

Generally, those light manufacturing uses listed below, conducted in enclosed buildings, which do not create any danger to health and safety in surrounding areas and which do not create any offensive noise, vibration, smoke, dust, lint, odor, heat or glare, than that which is generally associated with light industries of the types specifically permitted below:

Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, games, and electrical apparatus.
Packaging and processing of pre-manufactured items.
Manufacture of computer and high technology items.
Manufacture of ceramic products.
Laboratories, research, experimental or testing centers.

Outdoor storage associated with a permitted use provided that the occupied area is twenty (20) percent or less of the area of the developed site.
Printing, lithography and publishing establishments

Public, Private, or Business Educational Facilities

Public Elementary School
Public Secondary School
Private or Charter Elementary Schools
Institution of Fine Arts
Adult Education Classes
Business College or Business Schools operated as a business enterprise

Public Uses

Police and Fire Stations
Public Utility Facilities
Post Office
Governmental offices
Museums and Libraries

Medical

Clinics, limited to 25 out-patients or less
Veterinary clinics

Miscellaneous Uses

Churches, Temples and Synagogues
Restaurants and Restaurants with lounges
Branch Banks and Financial Institutions (Not permitted on lots 15, 16, 17, 18, 19)
Public and Private Auditoriums
Wholesale merchandise broker/agent including associated offices and storage facilities.
Funeral Home and Mausoleum
Day-Care Centers, Nursery Schools, pre-schools and kindergartens
Radio, Television and Motion Picture Studios and Broadcasting Stations
Clubs, Lodges, Fraternal & Religious Institutions, Meeting Halls
Hotels and Motels
Public Service Facilities, including electric distributing substations, fire or police stations, telephone exchange and similar uses
Parcel post delivery stations
Mini-warehouses
Service establishments catering to commerce and industry including professional office, linen supply, communication services, business machine services, canteen services, employment agencies, sign companies and similar uses.
Wholesaling, warehousing, or distribution establishments, cold storage or refrigeration plants.

Prohibited Uses and Structures

Chemical, paints, and fertilizer manufacturing
Disposal and or permanent storage of hazardous Waste.
Explosive manufacturing or storage.
Hospitals or clinics.
Landfills for the disposal of solid wastes, hazardous, and / or toxic substances.
Paper pulp manufacturing
Petroleum refining.

Mobile homes for residential purposes

Retail and repair establishment for the sale and / or repair of new and used automobiles, motorcycles, trucks, and tractors, mobile homes, boats, automotive parts, and accessories, heavy machinery and equipment, farm building supplies, monuments and similar uses.

Transportation terminal including motor, bus or truck.

Mobile Homes sales.

Nightclubs, bars and lounges

Funerary Crematoriums, Cemeteries

Drive-In Movie Theaters

Storage facilities associated with insurance companies or related offices for wrecked or impounded vehicles.

Passenger Transportation Terminals

Auto body Shops

Horse Riding and Training Stables

Kennels.

Additional Uses Prohibited in Area 2

Area 2 consists of parcels which abut the Versailles subdivision. The following list of uses which are permitted in Areas 1 and 3 are prohibited in Area 2:

Restaurants and Restaurants with lounges.

Convenience Stores

Drug Stores.

Food Stores

Funeral Homes and Mausoleums

Hotels, Motels

Police and Fire Stations

Post Office

Veterinary Clinics

Automotive service station

Public or Private auditoriums

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name VERSAILLES L.L.C. (MARK JOHNSON)
Address 524 W. 23RD AVE. COVINGTON LA 70433

Attach area location Map showing the proposed development.

Name of Development VERSAILLES BUSINESS PARK
Section 15 E 16 Township 7 SOUTH Range 11 EAST

Number of Acres in Development ± 74.23 AC.
Type of streets CONCRETE

Type of water system CENTRAL - OFFSITE

Type of sewerage system CENTRAL - OFFSITE

Ultimate disposal of wastes UTILITY CO.

Ultimate disposal of surface drainage BAYOU MONGA → TCH RIVER → LAKE BOUCHÉ.

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

Existing Land use: Rural _____ Residential /
Commercial / Industrial _____

Proposed Land use: Rural _____ Residential _____
Commercial (BUSINESS PARK) Industrial _____

Conforms to Major Road Plan: Yes / No _____

Water Frontage: Yes _____ No / Name of Stream _____
How much frontage _____

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

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 central sewerage system, the ultimate disposal of the effluent produced.

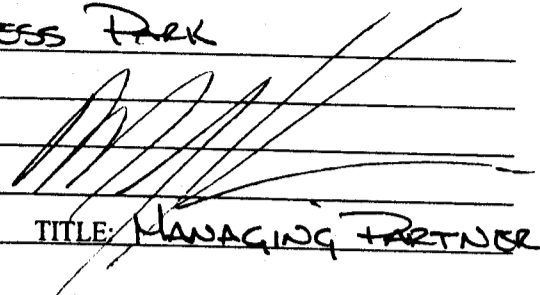
ULTIMATE DISPOSAL OF SURFACE WATER - RETENTION/
 DETENTION -> BAYOU MONYA -> TCHEFUNCTA
 RIVER -> LAKE PONCHARTRAIN

CENTRAL SEWERAGE - BY EXISTING UTILITY CO.

2008-01-007

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:

VERSAILLES BUSINESS PARK



DATE: 11-9-07

TITLE: MANAGING PARTNER

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: _____



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 896-2829
 FAX: (985) 896-3003
 e-mail: planning@stpgov.org

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: 4-11-08

- ZC08-01-007
 Existing Zoning: A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts
 Proposed Zoning: PUD (Planned Unit Development) District
 Acres: 74.23 acres
 Petitioner: Mark Johnson
 Owner: Versaille LLC
 Location: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versaille Subdivision, S15 & 16, T7S, R11E, Ward 3, District 1
 Council District: 1

(TABLED FROM 3/4/08 MEETING)

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

David E. Kerr

(SIGNATURE)

David E. Kerr

1444 AVE. DES MARQUIS

COVINGTON, LA 70433

PHONE #: 504-908-6056

RECEIVED

APR 11 2008

ZONING STAFF REPORT

Date: April 1, 2008

Case No.: ZC08-01-007

Prior Action: Tabled (03/04/08)

Posted: 03/12/08

Meeting Date: April 1, 2008

Determination: Approved with staff comments

GENERAL INFORMATION

PETITIONER: Mark Johnson
OWNER: Versailles LLC
REQUESTED CHANGE: From A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts to PUD (Planned Unit Development) District
LOCATION: Parcel located on the north of I-12, west of Holiday Square Blvd., south of Versailles Subdivision; S15 & 16, T7S, R11E; Ward 3, District 1
SIZE: 74.23 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Undeveloped	A-4 (Single Family Residential) & C-2 (Highway Commercial) Districts
South	I-12	
East	Commercial	C-2 (Highway Commercial) District
West	Undeveloped	A-4 (Single Family Residential) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The petitioner is requesting to change the zoning from A-4 (Single Family Residential), C-1 (Neighborhood Commercial) & C-2 (Highway Commercial) Districts to PUD (Planned Unit Development) District, to create a commercial subdivision. The commercial subdivision will be developed with a total of 23 lots (3 different categories of lot size, setbacks and maximum heights). Larger buildings (Area 1) are proposed to be located adjacent to the parcels already zoned C-2 (Highway Commercial) District. Intermediate size buildings (Area 2) are proposed to be located along I-12 and smaller buildings (Area 1) are proposed to be located adjacent to the greenspace area and the existing residential development (Versaille Subdivision). Note that a revised plan has been provided, showing a 100' buffer in the rear of Area Two, in order to provide a buffer along the existing residential development.

The site will be accessed from Hwy 190 Service Road and Holiday Square Blvd. The right-of-way which was originally proposed, as a second access, to go through Versailles Subdivision, from St. Albert Avenue, will be dedicated, but not constructed.

A list of permitted and prohibited uses have been provided on the plan. Also, as indicated on the plan, the landscaping, lighting, parking and signage will meet all Parish Requirements. Note that a land clearing permit and trees survey will have to be submitted for each parcel, before application for building permit.

SUBDIVISION INFORMATION

Section	Setbacks	Maximum Height
Area 1	Front: 30' Side: 10' Rear: 25'	100'
Area 2	Front:30' Side: 10' Rear: 50' 100' buffer in the rear, abutting residential	40'
Area 3	Front: 40' Side: 10' Rear: 30'	60' Lots 3 & 15: limited to 45'

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
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off 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	1 phase & construction will be taking place

GREENSPACE

A total of 18.55 acres (25%) of greenspace is proposed to be provided on the site. The most important environmental feature of the property, Bayou Monga and its surroundings, will remain undeveloped and preserved as part of the required greenspace for the PUD. Also, a pedestrian/bike path is proposed to be provided within the development. At this time, the path is proposed to be provided along the proposed commercial lots, as shown on the plan. The path could be extended, in the future, to connect to Three Rivers Road.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan designates the area to be developed with residential uses. The proposed development does not meet the 2025 future land use plan, considering that it is proposed to be entirely developed with commercial uses. However, considering the proximity of the interstate and the presence of existing commercially zoned parcels and commercial uses, staff feels that the request is appropriate.

STAFF RECOMMENDATION:

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