

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3745 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY MR STEFANCIK SECONDED BY MR. HAMAUEI

ON THE 14TH DAY OF FEBRUARY, 2008.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF NORTH 12TH STREET, EAST OF U.S. HIGHWAY 190, NORTH OF HARRISON AVENUE AND WHICH PROPERTY COMPRISES A TOTAL OF 21.28 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, WARD 3, DISTRICT 3. (ZC07-11-065)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-11-065, 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 SA (Suburban Agricultural) 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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3745

ZC07-11-065

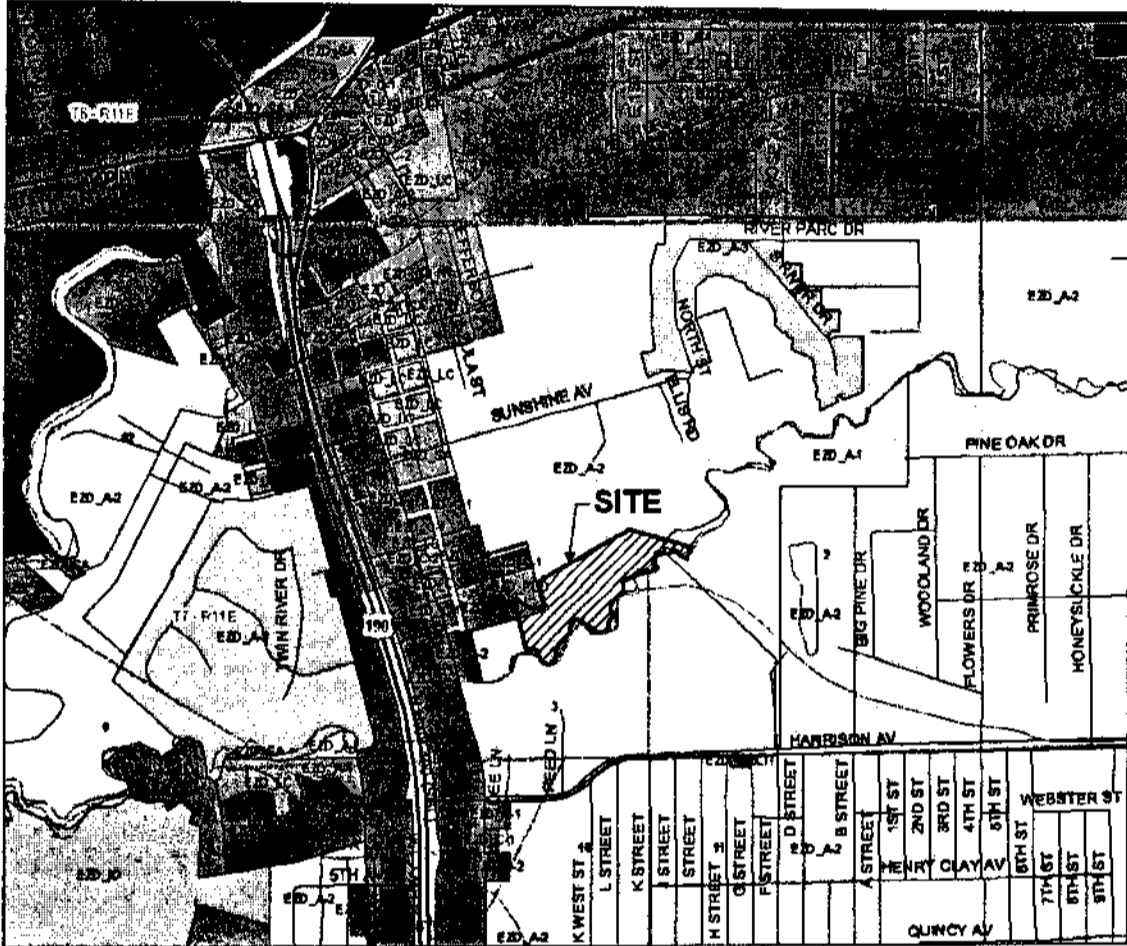
A Certain Piece or Parcel of Ground situated in Section 42, Township 7 South, Range 11 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Fourth Mile Post From the Southwest Corner of Township 6 South, Range 11 East, thence measure North 89 degrees 07 minutes West, a distance of 1101.31 feet to a point; thence measure South 14 degrees 40 minutes 43 seconds East, a distance of 457.46 feet to a point; thence measure South 75 degrees 31 minutes 45 seconds West, a distance of 600.0 feet to a point; thence measure South 14 degrees 29 minutes 17 seconds East, a distance of 599.58 feet to a point; thence measure South 75 degrees 24 minutes 51 seconds West, a distance of 64.90 feet to a point; thence measure South 75 degrees 26 minutes 52 seconds West, a distance of 410.0 feet to a point; thence measure South 14 degrees 31 minutes 16 seconds East, a distance of 212.60 feet to a point; thence measure South 75 degrees 37 minutes 47 seconds West, a distance of 425.0 feet to a point; thence measure South 14 degrees 31 minutes 17 seconds East, a distance of 629.25 feet to a point; thence measure South 14 degrees 34 minutes 30 seconds East, a distance of 60.07 feet to a point; thence measure South 14 degrees 40 minutes East, a distance of 300.43 feet to a point; thence measure South 75 degrees 40 minutes West, a distance of 300.64 feet to a point; thence measure South 14 degrees 28 minutes 43 seconds East, a distance of 897.37 feet to a point; thence measure North 75 degrees 26 minutes 26 seconds East, a distance of 400.0 feet to a point; thence measure South 14 degrees 28 minutes 43 seconds East, a distance of 200.0 feet to a point; thence measure North 75 degrees 26 minutes 26 seconds East, a distance of 434.0 feet to a point; thence measure South 14 degrees 28 minutes 43 seconds East, a distance of 460.0 feet to a point; thence measure North 14 degrees 29 minutes West, a distance of 65.0 feet to the Point of Beginning.

From the Point of Beginning, continue North 14 degrees 29 minutes West, a distance of 262.55 feet to a point; thence measure North 60 degrees 20 minutes 05 seconds East, a distance of 1078.80 feet to a point; thence measure South 75 degrees 10 minutes 00 seconds East, a distance of 685.45 feet to a point; thence measure South 44 degrees 14 minutes 25 seconds West, a distance of 56.75 feet to a point; thence measure South 10 degrees 58 minutes 00 seconds West, a distance of 85.30 feet to a point; thence measure North 62 degrees 46 minutes 40 seconds West, a distance of 77.30 feet to a point; thence measure North 40 degrees 00 minutes 00 seconds West, a distance of 57.20 feet to a point; thence measure South 77 degrees 27 minutes 20 seconds West, a distance of 101.70 feet to a point; thence measure South 88 degrees 05 minutes 10 seconds West, a distance of 105.60 feet to a point; thence measure South 45 degrees 30 minutes 00 seconds West, a distance of 62.80 feet to a point; thence measure South 04 degrees 22 minutes 40 seconds West, a distance of 34.30 feet to a point; thence measure South 44 degrees 25 minutes 15 seconds East, a distance of 71.60 feet to a point; thence measure South 23 degrees 35 minutes 30 seconds West, a distance of 44.80 feet to a point; thence measure South 83 degrees 36 minutes 10 seconds West, a distance of 111.75 feet to a point; thence measure South 70 degrees 40 minutes 30 seconds West, a distance of 251.65 feet to a point; thence measure South 08 degrees 07 minutes 10 seconds East, a distance of 129.30 feet to a point; thence measure South 68 degrees 30 minutes 40 seconds West, a distance of 79.60 feet to a point; thence measure South 33 degrees 03 minutes 20 seconds West, a distance of 122.90 feet to a point; thence measure South 03 degrees 02 minutes 30 seconds West, a distance of 49.90 feet to a point; thence measure South 33 degrees 34 minutes 40 seconds East, a distance of 53.60 feet to a point; thence measure South 35 degrees 03 minutes 15 seconds West, a distance of 88.30 feet to a point; thence measure South 08 degrees 16 minutes 30 seconds East, a distance of 81.60 feet to a point; thence measure South 74 degrees 32 minutes 55 seconds West, a distance of 132.40 feet to a point; thence measure North 81 degrees 05 minutes 20 seconds West, a distance of 57.70 feet to a point; thence measure North 39 degrees 01 minutes 20 seconds West, a distance of 145.10 feet to a point; thence measure North 78 degrees 52 minutes 45 seconds West, a distance of 82.15 feet to a point; thence measure South 44 degrees 06 minutes 30 seconds West, a distance of 60.70 feet to a point; thence measure South 11 degrees 34 minutes 00 seconds West, a distance of 80.30 feet to a point; thence measure South 42 degrees 27 minutes 00 seconds West, a distance of 189.55 feet to a point; thence measure South 12 degrees 14 minutes 10 seconds West, a distance of 142.40 feet to a point; thence measure South 62 degrees 07 minutes 20 seconds West, a distance of 62.45 feet to a point; thence measure North 86 degrees 33 minutes 50 seconds West, a distance of 55.4 feet to a point; thence measure North 56 degrees 48 minutes 35 seconds West, a distance of 43.56 feet to a point; thence measure North 19 degrees 36 minutes West, a distance of 121.75 feet to a point; thence measure South 87 degrees 25 minutes 12 seconds West, a distance of 109.59 feet to a point; thence measure North 14 degrees 29 minutes West, a distance of 453.98 feet to a point; thence measure North 56 degrees 54 minutes 14 seconds West, a distance of 34.20 feet to a point; thence measure North 21 degrees 44 minutes 25 seconds East, a distance of 61.20 feet to a point; thence measure South 56 degrees 54 minutes 14 seconds East, a distance of 139.49 feet to a point; thence measure in a easterly direction along the arc of a curve to the left having a radius of 202.57 feet, a distance of 168.46 feet to a point; thence measure North 75 degrees 27 minutes East, a distance of 43.04 feet back to the Point of Beginning, containing 21.28 acres.

CASE NO.: ZC07-11-065
PETITIONER: Leroy Cooper, P.E./Cooper Engineering
OWNER: William Ball/Abita View, LLC
REQUESTED CHANGE: From A-2 (Suburban) District to PUD (Planned Unit Development) District
LOCATION: Parcel located at the end of North 12th Street, east of U.S. Highway 190, north of Harrison Avenue; S42, T7S, R11E; Ward 3, District 3
SIZE: 21.28 acres

25D



ZC07-11-065

70884

SPACE ACREAGE: 115.70 ACRES - 74%
(SIVE - 70%)

SPACE ACREAGE: 113.32 ACRES - 69%

E: 12.20 ACRES - 10%

E: 13.38 ACRES - 16%

ACREAGE: 121.28 ACRES - 100%

AGRICULTURE

DC

UNITS:
(RES)

TY:

SPACES TO BE SAVED
SPACES.

NS:

SEWER & WATER:
SEWER & WATER TO BE
E

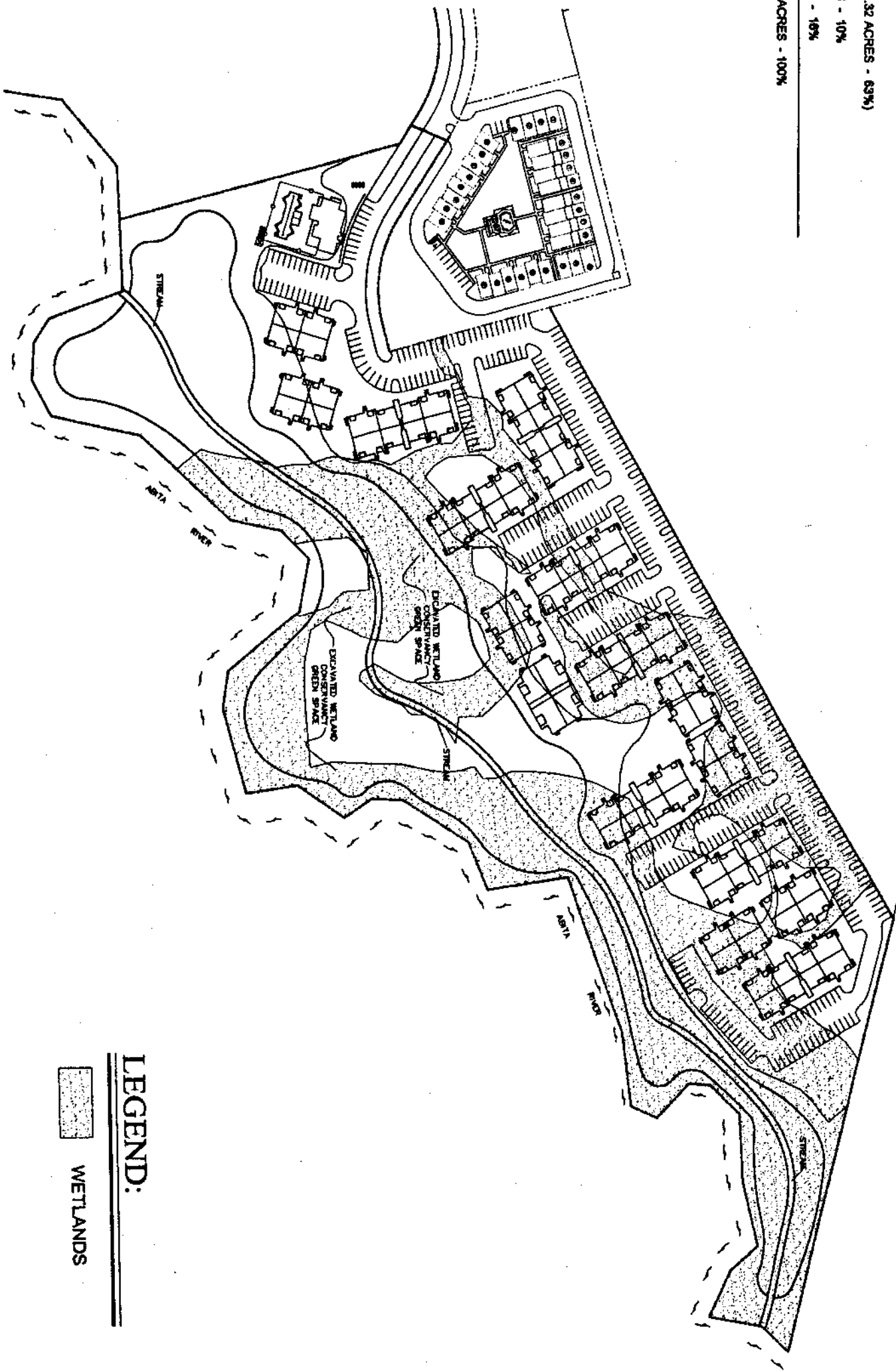
REVENUE SPACE & LAKES:
(463%)

NUMBER OF UNITS: 212

OFFICE BUILDINGS: 60

OFFICE SPACES: 342

OFFICE SPACES: 480



LEGEND:



WETLANDS

207-11-065

DEVELOPER

ABITA VIEW, LLC
P.O. BOX 82279
BATON ROUGE, LA 70884

PROVIDED GREEN SPACE ACREAGE: ±15.70 ACRES - 74%
(ACTIVE - 4%, PASSIVE - 70%)
(CREDITED GREEN SPACE ACREAGE: ±13.32 ACRES - 63%)
BUILDING ACREAGE: ±2.20 ACRES - 10%
PARKING ACREAGE: ±3.38 ACRES - 16%

TOTAL RESIDENTIAL ACREAGE: ±21.28 ACRES - 100%

EXISTING ZONING:
SA - SUBURBAN AGRICULTURE

F.I.R.M. MAPS:
PANEL # 225205 0230C
FLOOD ZONE "A"
OCTOBER 17, 1989

AVERAGE SIZE OF UNITS:
±2,000sq ft (±0.05 ACRES)

RESIDENTIAL DENSITY:
±9.98 UNITS/ACRE

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

EXISTING CONDITIONS:
RURAL

COMMUNITY SEWER & WATER:
COMMUNITY SEWER & WATER TO BE
LOCATED OFF SITE.

PERCENTAGE OF GREEN SPACE & LAKES:
±74% (CREDITED ±63%)

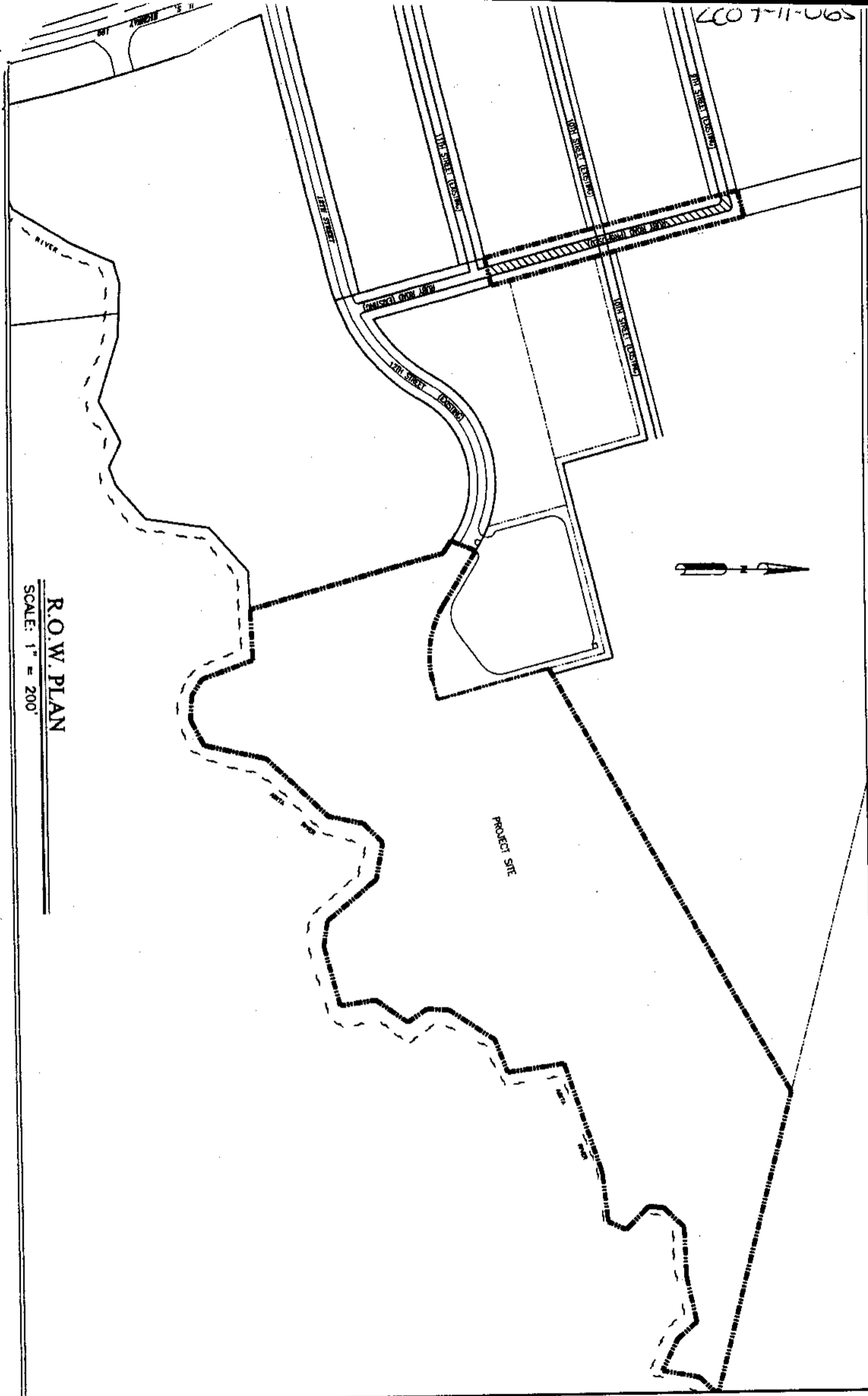
TOTAL MAX. NUMBER OF UNITS: 212

MAXIMUM HEIGHT OF BUILDINGS: 60'

REQUIRED PARKING SPACES: 342

PROVIDED PARKING SPACES: 400

2007-11-065



R.O.W. PLAN
 SCALE: 1" = 200'

PROJECT SITE

07-087
R-1
 12-12-07

ABITA VIEW APARTMENTS
 SECTIONS 3&48, TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST. TAMMANY PARISH, LOUISIANA

CEI COOPER ENGINEERING, INC.
 Civil Engineering • Planning • Environmental
 P.O. Box 1878 Covington, Louisiana 70434 (985) 898-0182

Description of Project

Applicant's Name Mr. William Ball, Abita View, L.L.C.

Address P. O. Box 82279, Baton Rouge, LA 70884-2279

Attach area location Map showing the proposed development

Name of Development Abita View Apartments

Section 42 Township 7 South Range 11 East

Number of acres in Development 21.28

Type of Streets Concrete

Type of water system Community

Type of sewerage system Community

Ultimate disposal of wastes Abita River, and ultimately to Lake Pontchartrain

Ultimate disposal of surface drainage Abita River, and ultimately to Lake Pontchartrain

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

Existing land use: Rural X Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential X
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes _____ X _____ No _____

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

Name of Stream Abita River

Major highway frontage: Yes _____ No _____ X _____

Name of Highway N/A

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

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to:
- | | | |
|--|-----|-----------|
| (1) Noise | YES | <u>NO</u> |
| (2) Air Quality | YES | <u>NO</u> |
| (3) Water Quality | YES | <u>NO</u> |
| (4) Contamination of public water supply | YES | <u>NO</u> |
| (5) Ground water levels | YES | <u>NO</u> |
| (6) Flooding | YES | <u>NO</u> |
| (7) Erosion | YES | <u>NO</u> |
| (8) Sedimentation | YES | <u>NO</u> |
- 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.

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:


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

DATE: *October 15, 2007*

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:

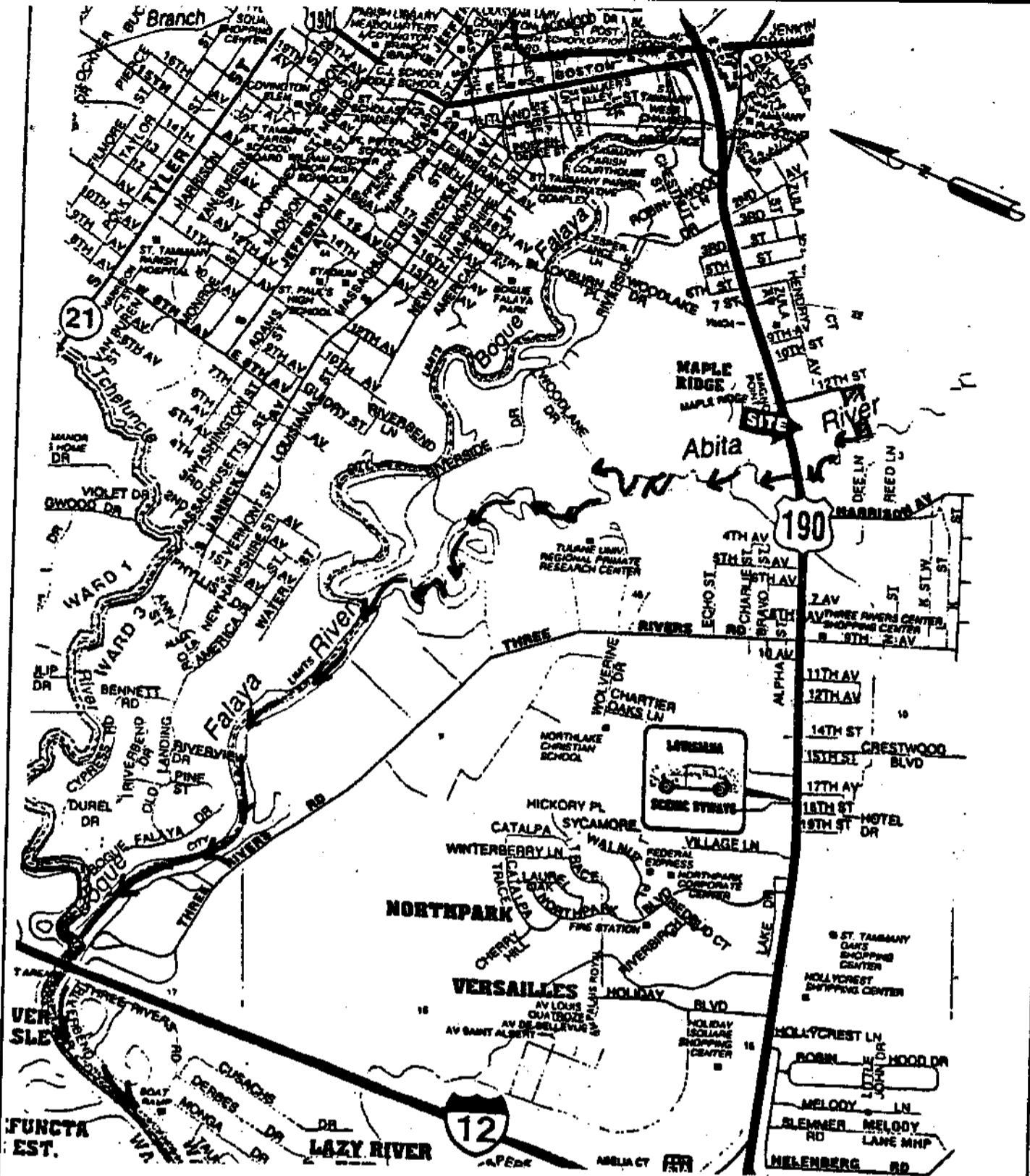
I recommend the following:

DATE:

POLICE JUROR:

WARD:

BALL 01-027 PRELIMINARY ULTIMATE DISPOSAL 08-13-07



ULTIMATE DISPOSAL

NOT TO SCALE

<p>01-027 U-1 08-13-07</p>	<p>PLANS FOR ABITA VIEW SECTION 42, TOWNSHIP 7 SOUTH, RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA</p>	<p>CEI COOPER ENGINEERING, INC. Civil Engineering • Planning • Environmental P.O. Box 1870 Covington, Louisiana 70434 (985) 845-8155</p>
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2007-11-065