

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3746

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

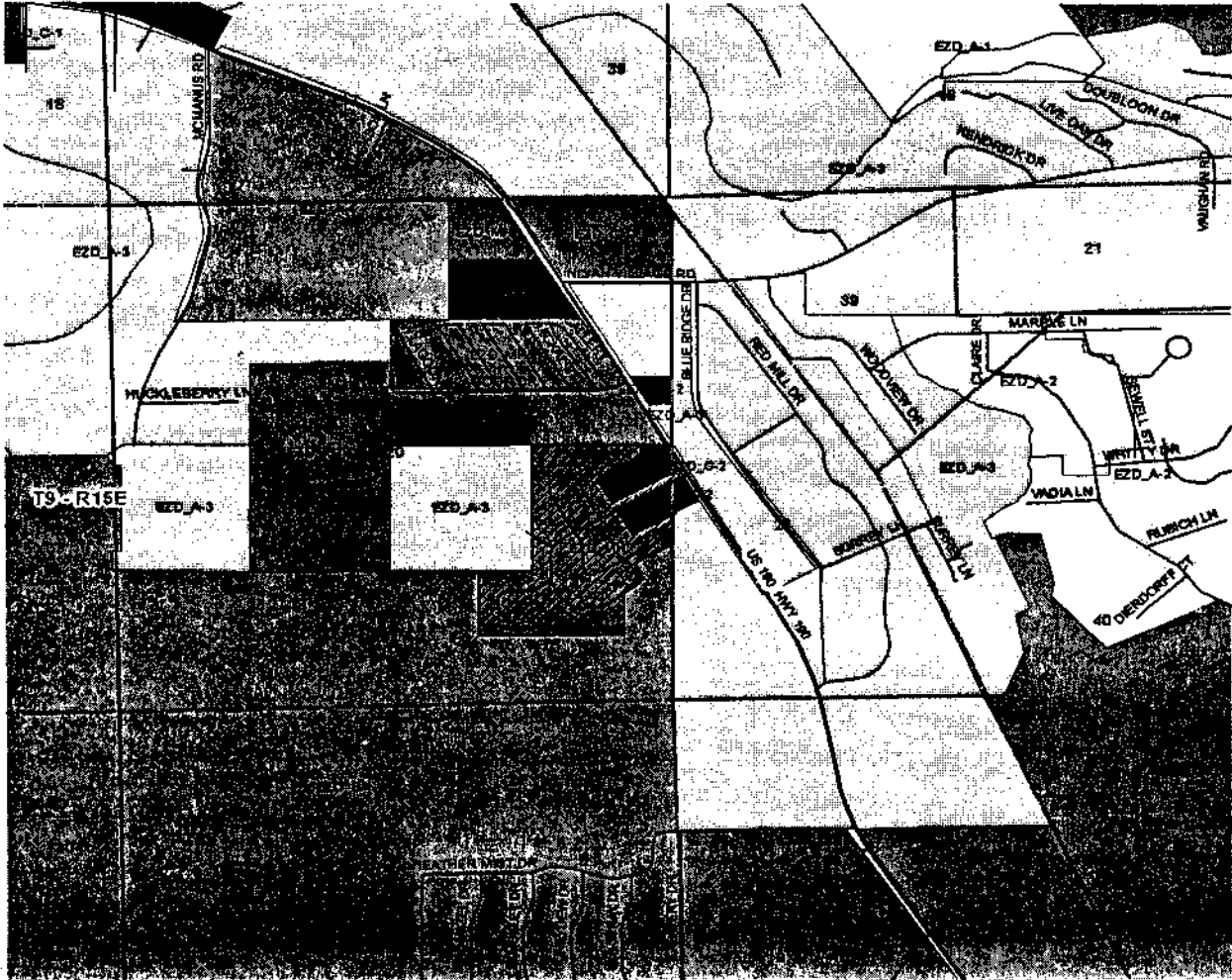
ABSENT:

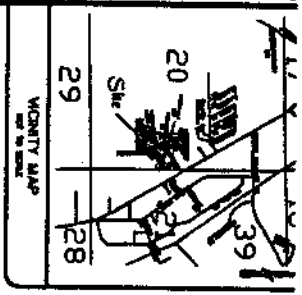
ZC07-12-077

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.

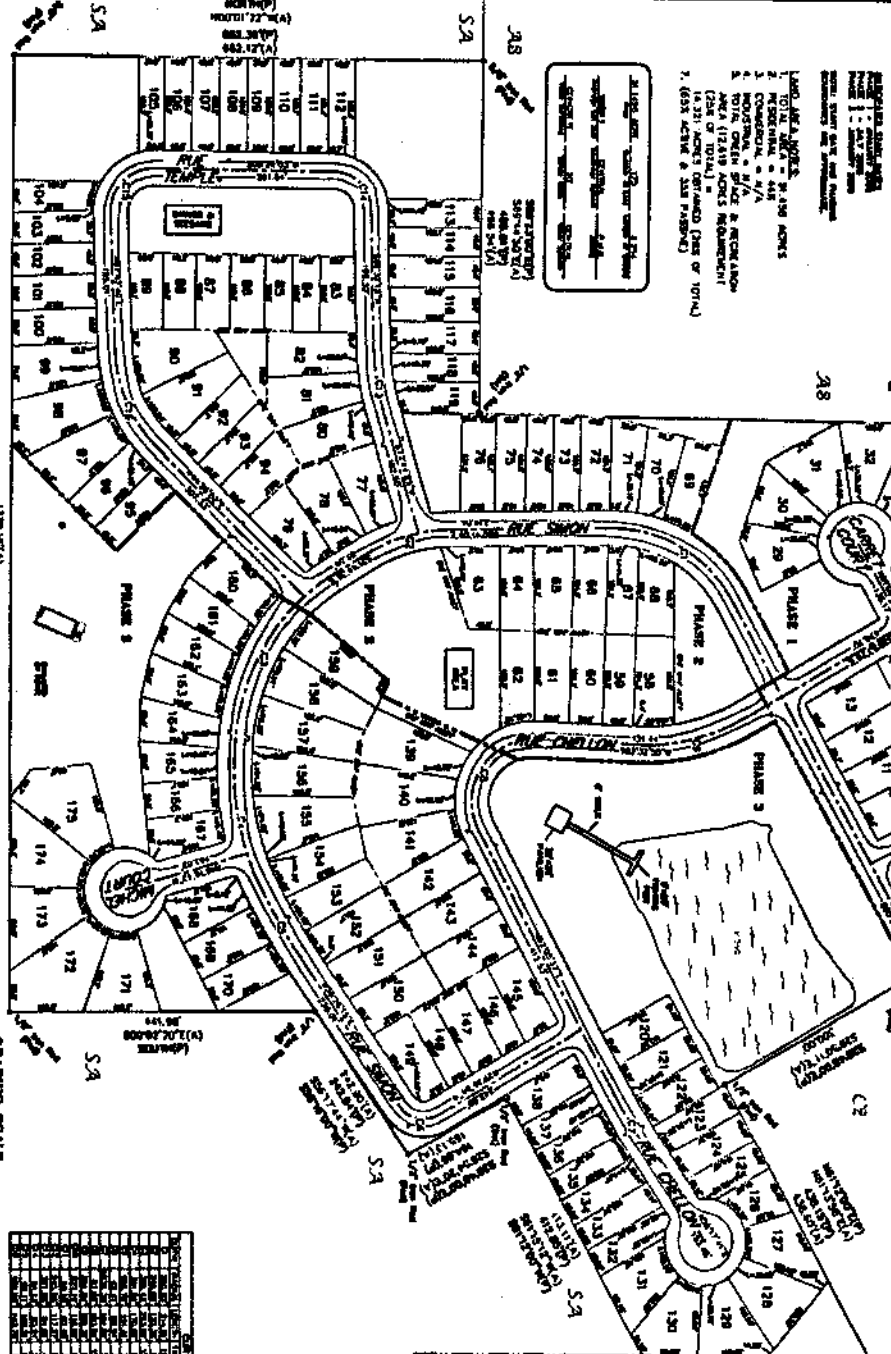
CASE NO.: ZC07-12-077
PETITIONER: Gary W. Fordham
OWNER: Northshore Mobile Park, Inc.
REQUESTED CHANGE: From MH (Mobile Home) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the west side of LA Highway 190, north of Avery Estates; S20 & 21, T9S, R15E; Ward 8, District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





GENERAL NOTES

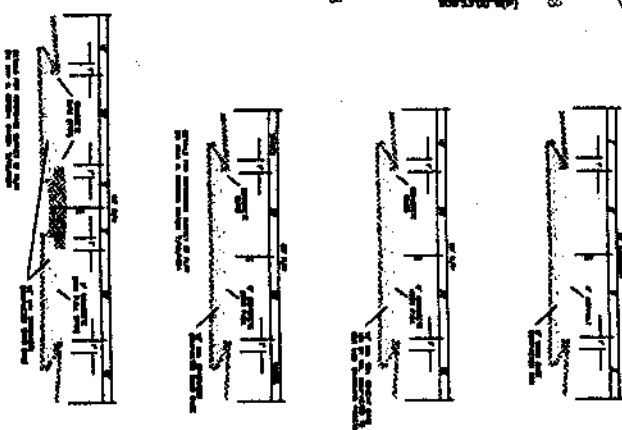
1. THIS PLAN IS FOR THE ACADIAN WALK MOBILE HOME COMMUNITY AND IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS OF THE PARISH OF ST. TAMMANY, LOUISIANA.
2. THE TOTAL AREA OF THE COMMUNITY IS 1,433.00 ACRES (AS SHOWN ON THE PLAN).
3. THE COMMUNITY IS DIVIDED INTO THREE PHASES: PHASE 1 (1,000 ACRES), PHASE 2 (200 ACRES), AND PHASE 3 (233 ACRES).
4. THE COMMUNITY WILL BE DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE PARISH OF ST. TAMMANY, LOUISIANA.
5. THE COMMUNITY WILL BE SUBJECT TO THE REGULATIONS OF THE FEDERAL HOUSING ADMINISTRATION (FHA).
6. THE COMMUNITY WILL BE SUBJECT TO THE REGULATIONS OF THE STATE OF LOUISIANA.
7. THE COMMUNITY WILL BE SUBJECT TO THE REGULATIONS OF THE LOCAL GOVERNMENT.



GRAPHIC SCALE
1" = 100'

NO.	DESCRIPTION	AMOUNT	UNIT
1	ACADIAN WALK MOBILE HOME COMMUNITY	1,433.00	ACRES
2	PHASE 1 (1,000 ACRES)	1,000.00	ACRES
3	PHASE 2 (200 ACRES)	200.00	ACRES
4	PHASE 3 (233 ACRES)	233.00	ACRES

NO.	DESCRIPTION	AMOUNT	UNIT
1	ACADIAN WALK MOBILE HOME COMMUNITY	1,433.00	ACRES
2	PHASE 1 (1,000 ACRES)	1,000.00	ACRES
3	PHASE 2 (200 ACRES)	200.00	ACRES
4	PHASE 3 (233 ACRES)	233.00	ACRES



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

RESTRICTIVE COVENANTS

1. THE MOBILE HOME COMMUNITY SHALL BE SUBJECT TO THE RESTRICTIVE COVENANTS SET FORTH IN THESE COVENANTS.

2. THE MOBILE HOME COMMUNITY SHALL BE SUBJECT TO THE REGULATIONS OF THE FEDERAL HOUSING ADMINISTRATION (FHA).

3. THE MOBILE HOME COMMUNITY SHALL BE SUBJECT TO THE REGULATIONS OF THE STATE OF LOUISIANA.

4. THE MOBILE HOME COMMUNITY SHALL BE SUBJECT TO THE REGULATIONS OF THE LOCAL GOVERNMENT.

5. THE MOBILE HOME COMMUNITY SHALL BE SUBJECT TO THE REGULATIONS OF THE BOARD OF SUPERVISORS OF THE PARISH OF ST. TAMMANY, LOUISIANA.

PROPERTY DESCRIPTION

THE PROPERTY IS DESCRIBED AS FOLLOWS: SECTION 20 AND 21, 19S-15E, ST. TAMMANY PARISH, LOUISIANA. THE PROPERTY IS DIVIDED INTO THREE PHASES: PHASE 1 (1,000 ACRES), PHASE 2 (200 ACRES), AND PHASE 3 (233 ACRES).

CONVEYANCE

THIS CONVEYANCE IS MADE IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at the Parish of St. Tammany, Louisiana, this 1st day of May, 1972.

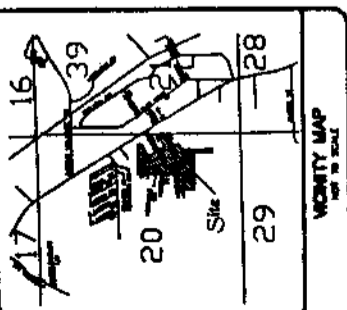
Notary Public for the Parish of St. Tammany, Louisiana

**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**

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

1400 WEST 100 EAST
SUITE 1000, LAFAYETTE, LOUISIANA 70503
PHONE: 225-485-0000

DATE: 5/1/72
DRAWN BY: J.V. BURKES
CHECKED BY: J.V. BURKES
APPROVED BY: J.V. BURKES

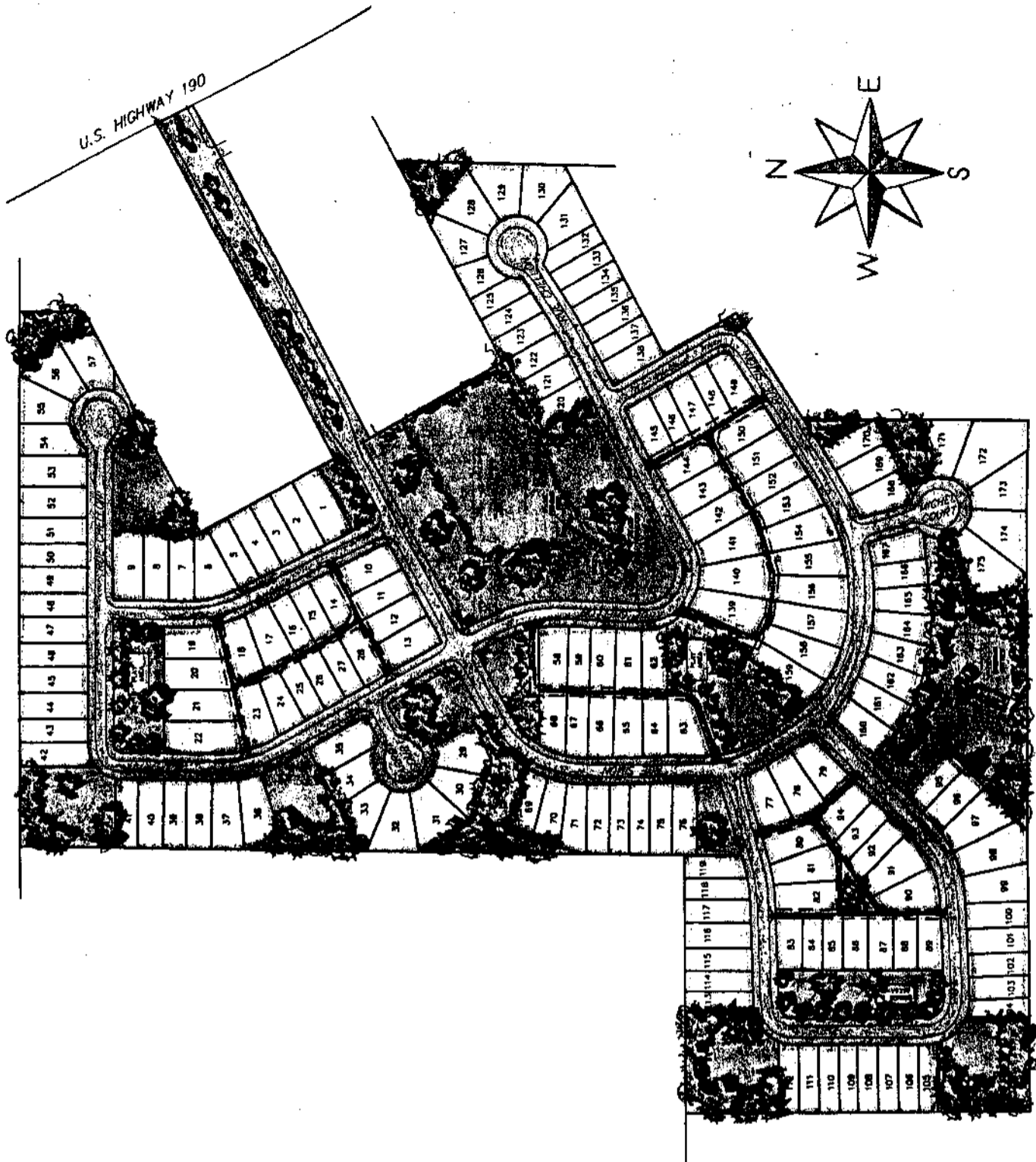


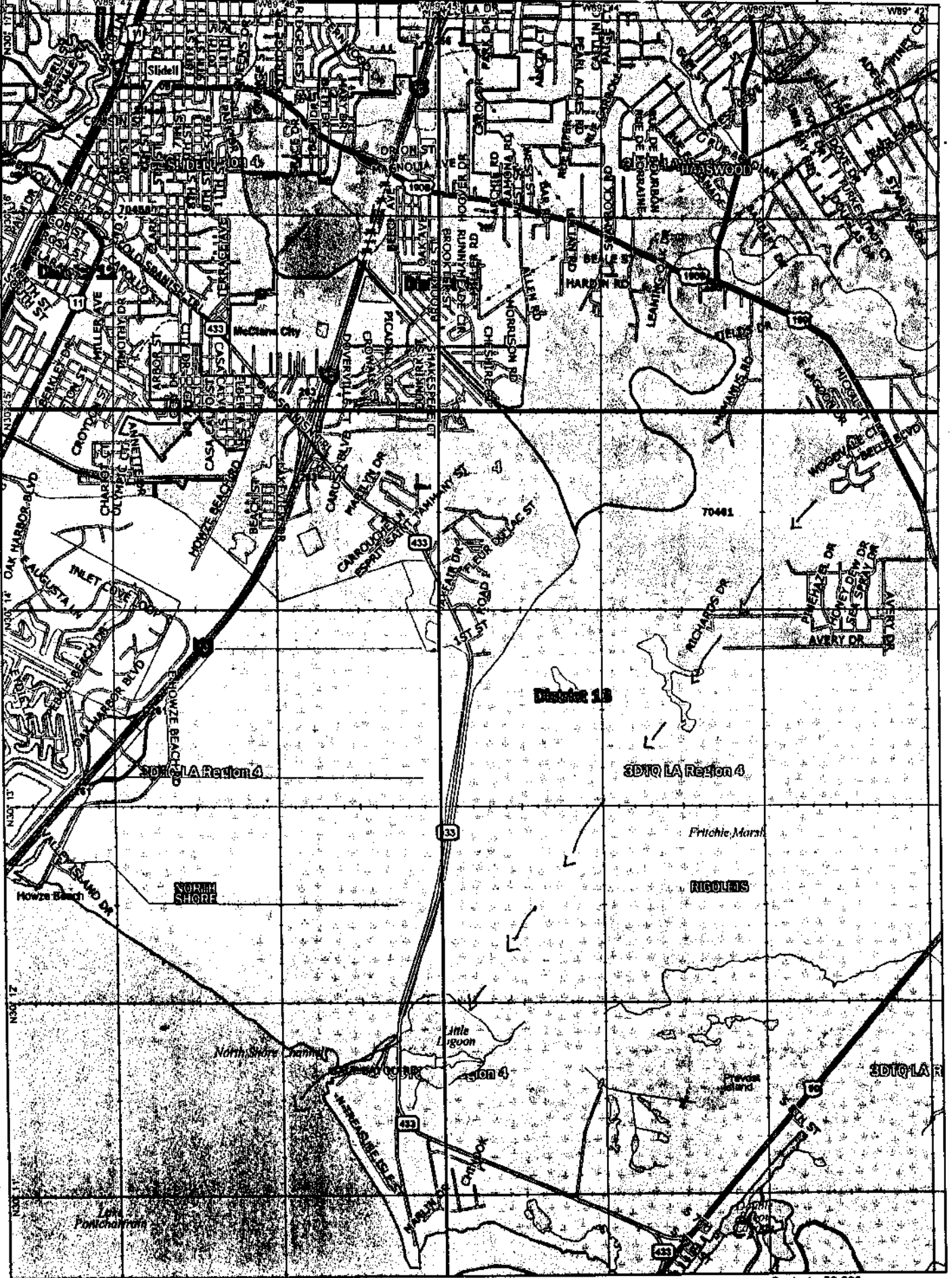
Acadian Walk

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

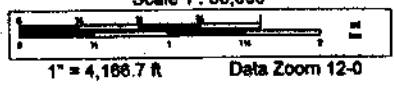
51.1526 ACRES Area	175	8,754	Length of Streets
VARIES Average Lot Size	CENTRAL Sewerage System	P.U.D. Zoning	
CONCRETE Road Surfacing	20'	CENTRAL Water System	

J.V. Burkes & Associates
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Slidell, LA 70458
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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

Condt:

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 _____