

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3777

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE _____ DAY OF _____ 2008

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 22, WEST OF KOEPP ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 119.56 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN) DISTRICT TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, WARD 1, DISTRICT 1. (ZC08-02-008)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-02-008, 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-3 (Suburban) 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 A-3 (Suburban) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

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ZC08-02-008

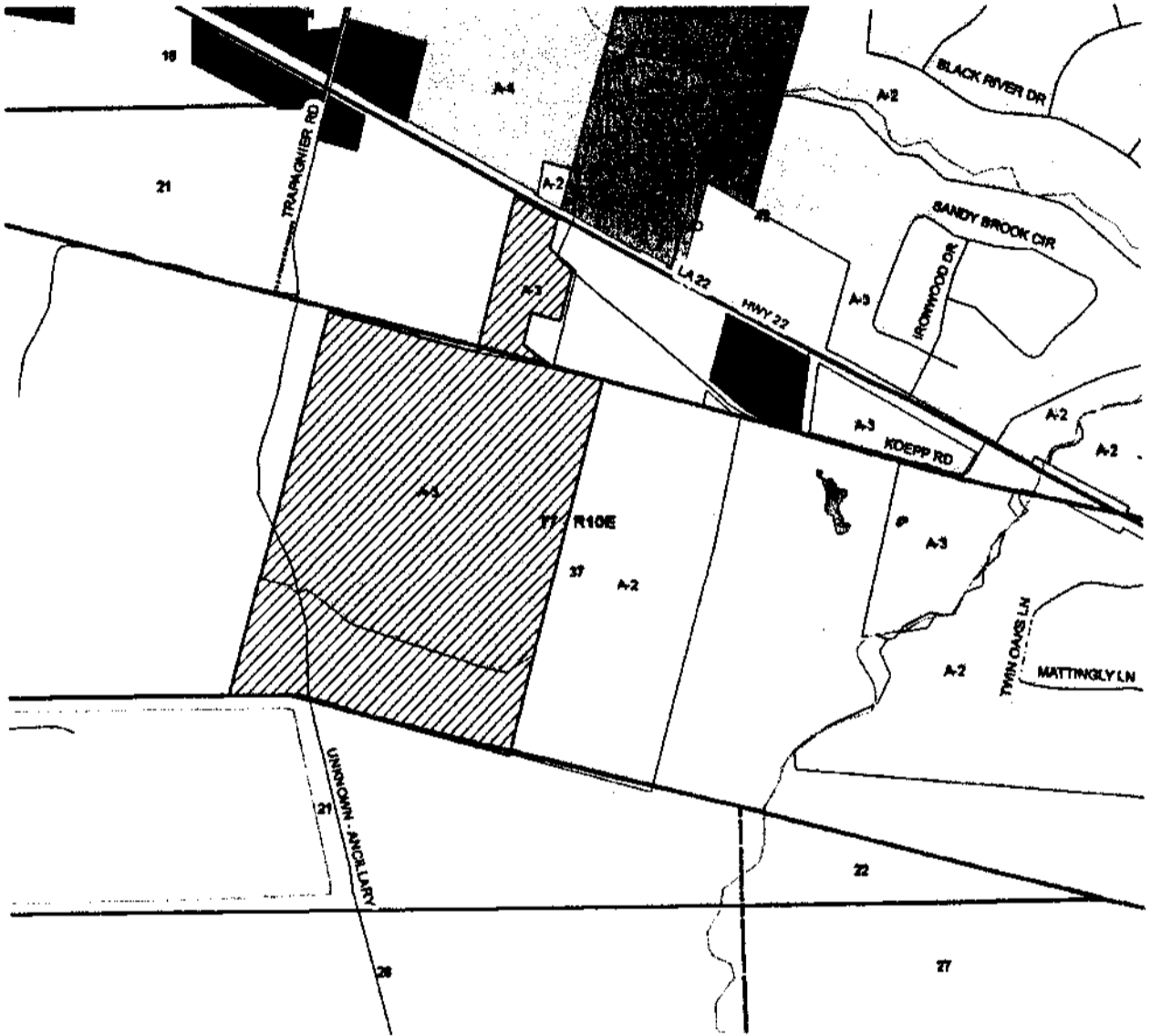
A certain parcel of land situated in Sections 37 & 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 21, 42 and 37, Township 7 South, Range 10 East and measure South 74 degrees 39 minutes 23 seconds East A distance of 370.10 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 74 degrees 23 minutes 22 seconds East a distance of 956.60 feet; thence South 77 degrees 45 minutes 34 seconds East a distance of 87.53 feet; thence North 14 degrees 51 minutes 41 seconds East a distance of 822.40 feet; thence North 15 degrees 32 minutes 47 seconds East a distance of 121.28 feet; thence South 81 degrees 28 minutes 15 seconds East a distance of 327.17 feet; thence South 16 degrees 07 minutes 13 seconds West a distance of 229.93 feet; thence South 49 degrees 12 minutes 43 seconds East a distance of 204.83 feet; thence South 14 degrees 54 minutes 49 seconds West a distance of 351.18 feet; thence North 75 degrees 03 minutes 03 seconds West a distance of 234.15 feet; thence South 14 degrees 58 minutes 57 seconds West a distance of 219.46 feet; thence South 57 degrees 35 minutes 45 seconds East a distance of 186.58 feet; thence South 77 degrees 45 minutes 34 seconds East a distance of 417.03 feet; thence South 15 degrees 00 minutes 00 seconds West a distance of 2,535.89 feet; thence North 75 degrees 00 minutes 14 seconds West a distance of 1,530.53 feet; thence South 89 degrees 52 minutes 55 seconds West a distance of 412.82 feet; thence North 15 degrees 22 minutes 27 seconds East a distance of 2,807.86 feet to the POINT OF BEGINNING, and containing 110.56+ acres of land, more or less.

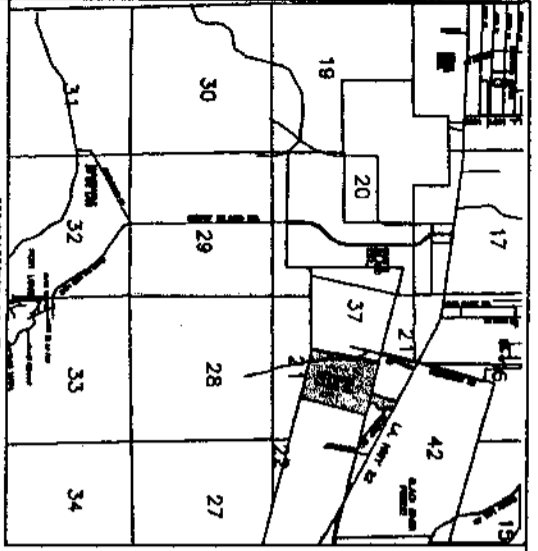
CASE NO.: ZC08-02-008
PETITIONER: Kelly McHugh
OWNER: Forest Lake Estates, LLC
REQUESTED CHANGE: From A-3 (Suburban) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the South side of LA Highway 22, west of Koeppe Road; S37,T7S,R10E; Ward 1, District 1
SIZE: 119.56 acres

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800-20-8027

31977

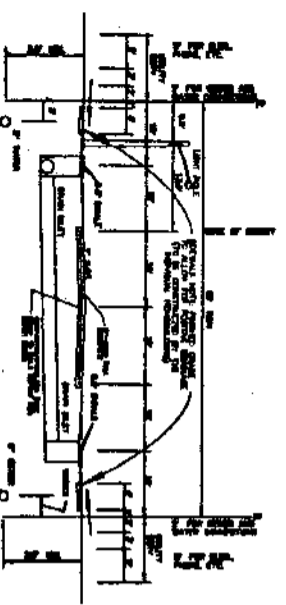


PUD DATA

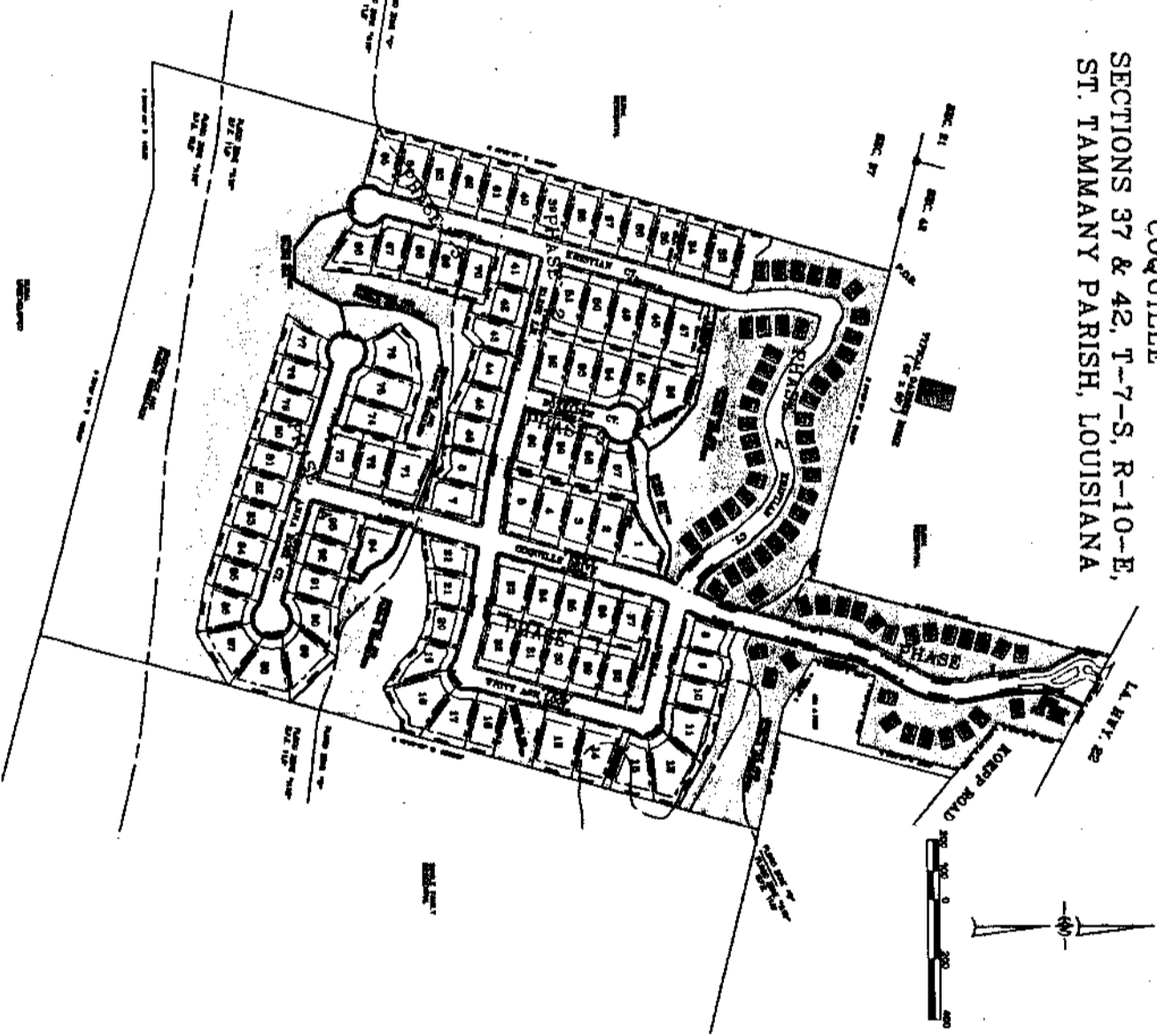
AREA BREAKDOWN	9764 AC	488
94 RESIDENTIAL LOTS (48' x 60')	426 AC	852
96 GARAGE HOUSING LOTS (48' x 60')	452	904
CONSERVATION/REGULATION (ACTIVE USE)	6418 AC	1284
PUBLIC STREET R/W	1187 AC	237
TOTAL	11846 AC	2374

DEVELOPMENT SCHEDULE	1.26 LOTS/ACRES
PLANS	84
1	84
2	48
3	0
4	0
TOTAL	132

PUD NOTES
 1. GENERAL DESIGN AND LAYOUT FURNISHED PURSUANT TO
 2. THE PUD APPROVED BY THE BOARD OF SUPERVISORS OF
 3. THE COUNTY OF TAMMANY PARISH, LOUISIANA, ON
 4. THE 12TH DAY OF FEBRUARY, 2008.



COQUILLE
 SECTIONS 37 & 42, T-7-S, R-10-E,
 ST. TAMMANY PARISH, LOUISIANA



1. THE PUD IS SUBJECT TO THE PUD APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF TAMMANY PARISH, LOUISIANA, ON THE 12TH DAY OF FEBRUARY, 2008.

2. THE PUD IS SUBJECT TO THE PUD APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF TAMMANY PARISH, LOUISIANA, ON THE 12TH DAY OF FEBRUARY, 2008.

3. THE PUD IS SUBJECT TO THE PUD APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF TAMMANY PARISH, LOUISIANA, ON THE 12TH DAY OF FEBRUARY, 2008.

4. THE PUD IS SUBJECT TO THE PUD APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF TAMMANY PARISH, LOUISIANA, ON THE 12TH DAY OF FEBRUARY, 2008.

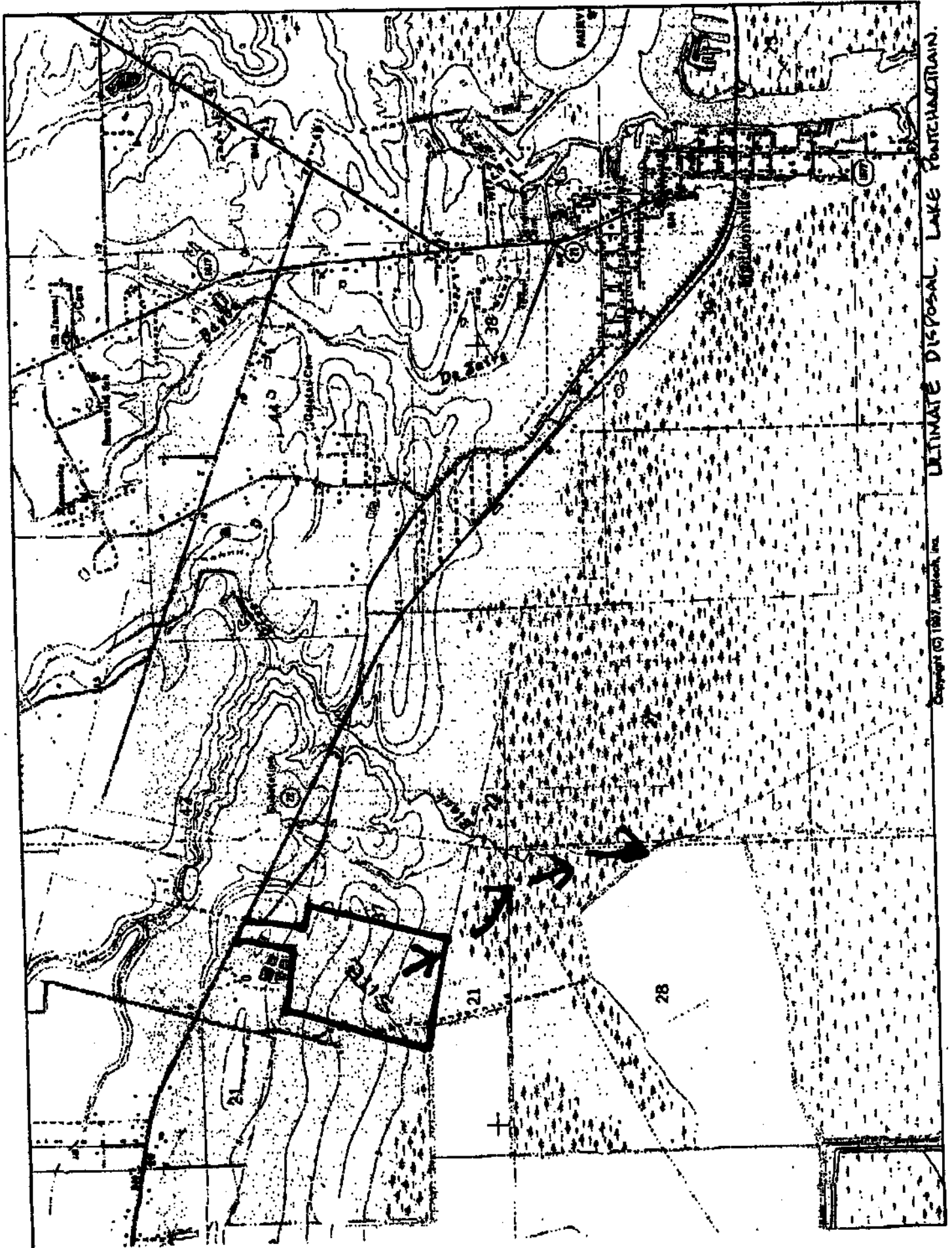
5. THE PUD IS SUBJECT TO THE PUD APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF TAMMANY PARISH, LOUISIANA, ON THE 12TH DAY OF FEBRUARY, 2008.

COQUILLE
 SECTIONS 37 & 42, T-7-S, R-10-E,
 ST. TAMMANY PARISH, LOUISIANA.

KELLY J. HANCOCK & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 600 OAKVIEW ST. - MONROE, LA 70131
 (504) 335-1111

ZC08-02-008

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ZC08-02-008

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ATTACHMENT B

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name FOREST LAKE LLC

Address 13433 SEYMOUR MYERS BLVD. COVINGTON LA

Attach area location Map showing the proposed development

Name of Development COQUILLE

Section 37 Township 7 Range 10

Number of acres in Development 112 ACRES + 10 AC +/-

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes _____

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 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
 - b. Have a substantial impact on natural, ecological recreation, or scenic resources. YES
 - c. Displace a substantial number of people. YES

Cont:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. 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
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species
- j. Induce substantial concentration of population
- k. Will dredging be required
- If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

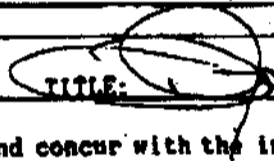
- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully.

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: 10-17-05

TITLE: 

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 _____