



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

- 1. 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

Meeting Date: April 1, 2008

Case No.: ZC08-01-007

Determination: Approved with staff comments

Prior Action: Tabled (03/04/08)

Posted: 03/12/08

GENERAL INFORMATION

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

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 Versaille 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.

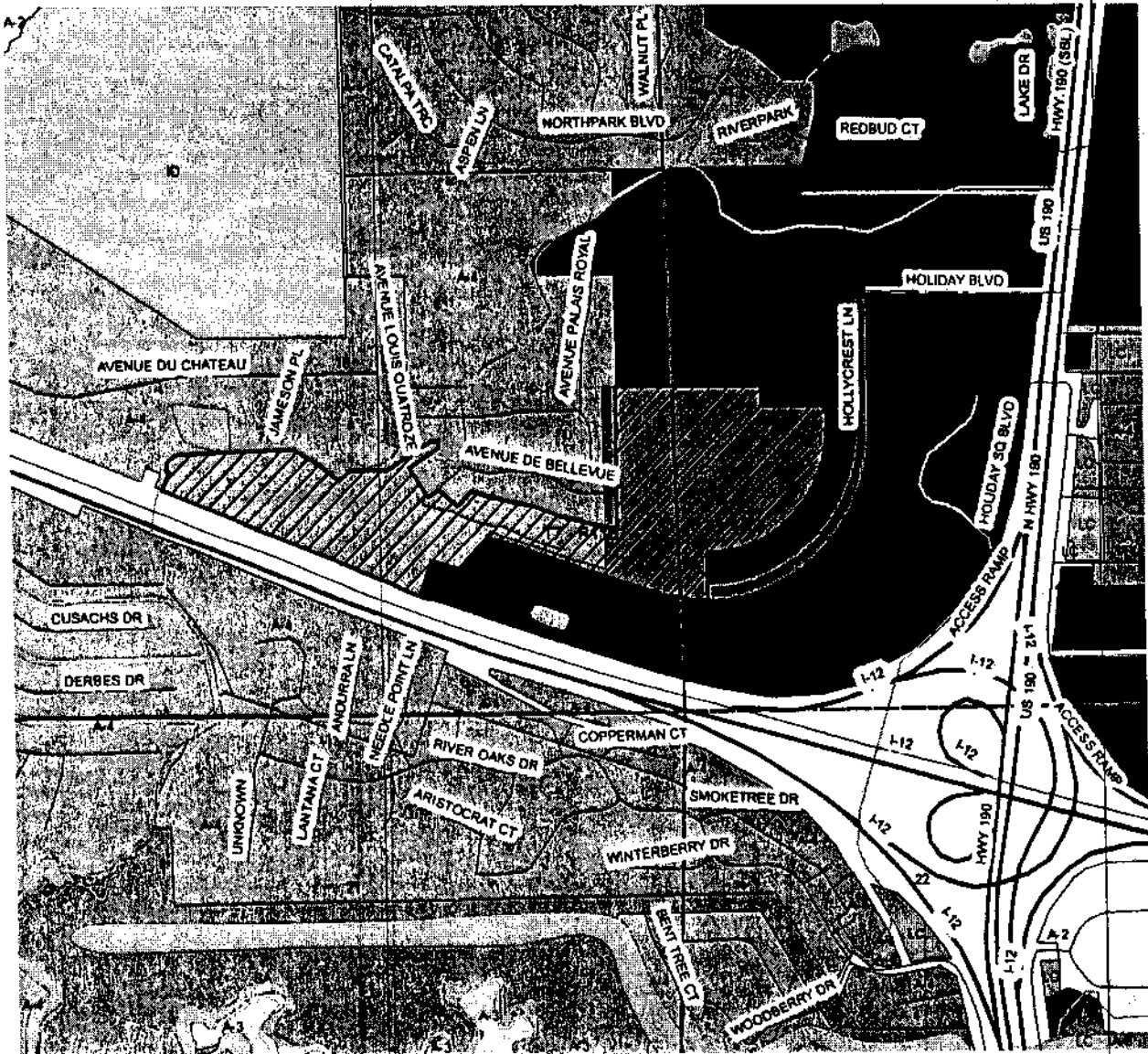
COMPREHENSIVE PLAN ANALYSIS

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.

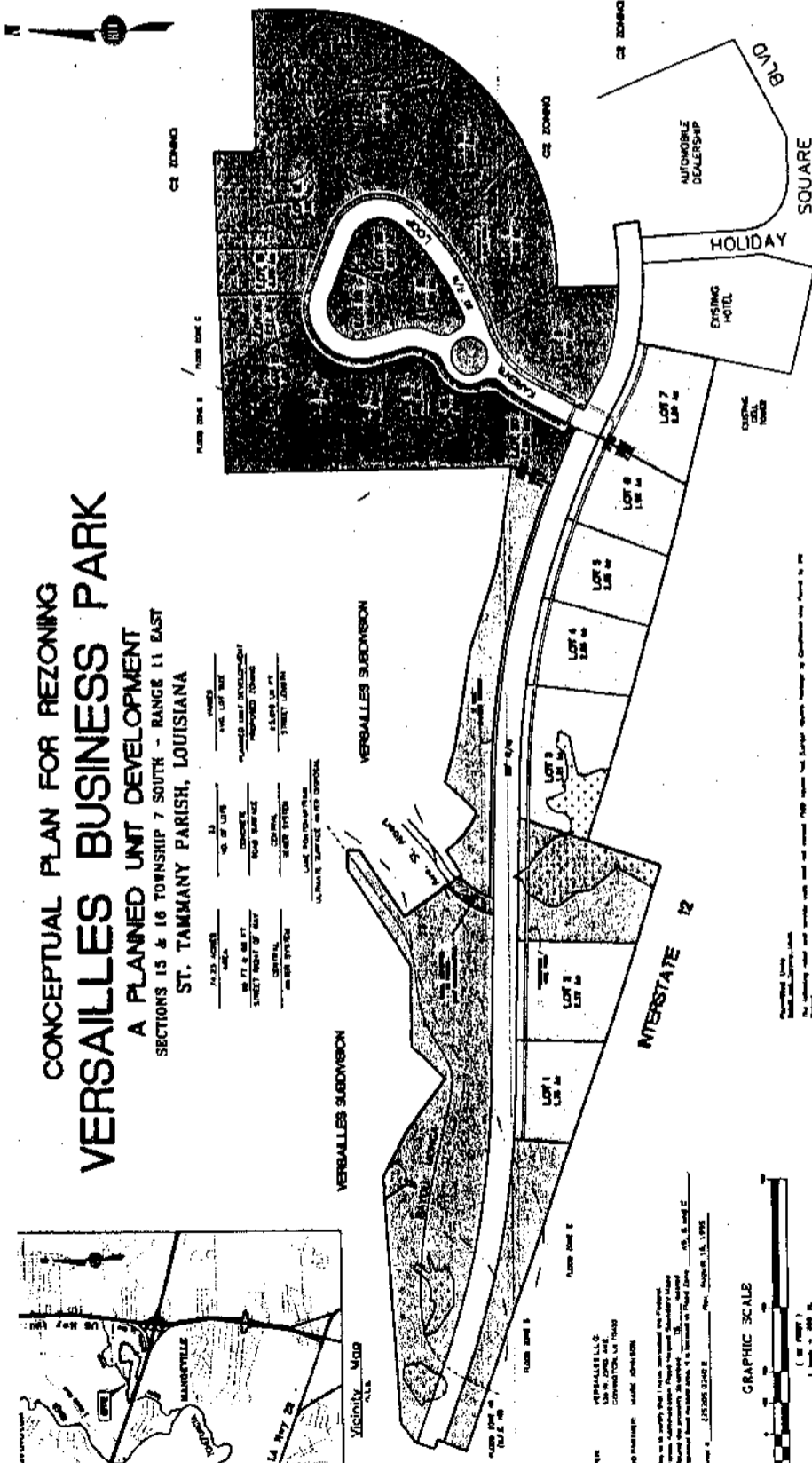
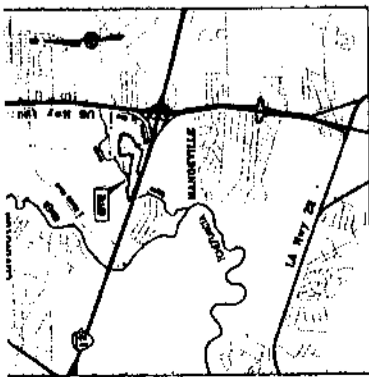
STAFF RECOMMENDATION:

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

CASE NO.: ZC08-01-007
PETITIONER: Mark Johnson
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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



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



LAKE PONCHARTRAIN

ULTIMATE DISPOSAL

ALL RECLAIMED SOILS & EXCESS FILL SHALL BE DEPOSITED IN AREA 11, WHICH IS LOCATED AT LEAST 100 FEET FROM THE WATERSHED PROPERTY LINE. PROPERTY LOCATED WITHIN 100 FEET FROM A WATERWAY SHALL BE RECLAIMED TO THE SATISFACTION OF THE STATE OF LOUISIANA.

PROPERTY DESCRIPTION

SECTION 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST, PARISH OF ST. TAMMANY, LOUISIANA. TOTAL AREA: 19.55 ACRES.

LOT 1: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 2: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 3: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 4: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 5: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 6: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 7: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 8: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 9: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 10: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 11: 1.00 ACRES, 100' x 100' (APPROXIMATE)

LOT 12: 1.00 ACRES, 100' x 100' (APPROXIMATE)

AREA ONE LOTS 8-11, 21-22	21.87 ACRES
SETBACKS	FRONT - 30'
	REAR - 30'
	SIDEWALK HEIGHT - 10'
AREA TWO LOTS 13-20	8.19 ACRES
SETBACKS	FRONT - 30'
	REAR - 30'
	SIDEWALK HEIGHT - 10'
AREA THREE LOTS 1-7	15.44 ACRES
SETBACKS	FRONT - 30'
	REAR - 30'
	SIDEWALK HEIGHT - 10'
GREENSPACE/DETENTION	19.55 ACRES
	(MINIMUM REQ. 20% 19.55 AC)
WETLANDS	(DETERMINED BY OTHERS)

ROL
REGISTERED PROFESSIONAL ENGINEER
1000 PINE STREET, SUITE 100
METairie, LA 70002
504-885-1111

FILE NUMBER: 107-49
DATE: 11-15-2017
PROJECT: VERSAILLES BUSINESS PARK
DRAWN BY: [Name]

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

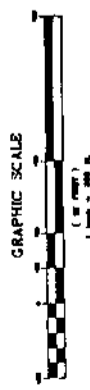
700-10-8072

RESTRICTIVE COVENANTS:

- NO CONSTRUCTION OF OCCUPANCY SHALL BE PERMITTED WITHIN THE SUBDIVISION UNLESS THE DEVELOPER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL UTILITIES AND STRUCTURES WITHIN THE SUBDIVISION.
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL PLUMBING CODE, AND THE NATIONAL MECHANICAL CODE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES WITHIN THE SUBDIVISION.
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DEVELOPMENT NOTES:

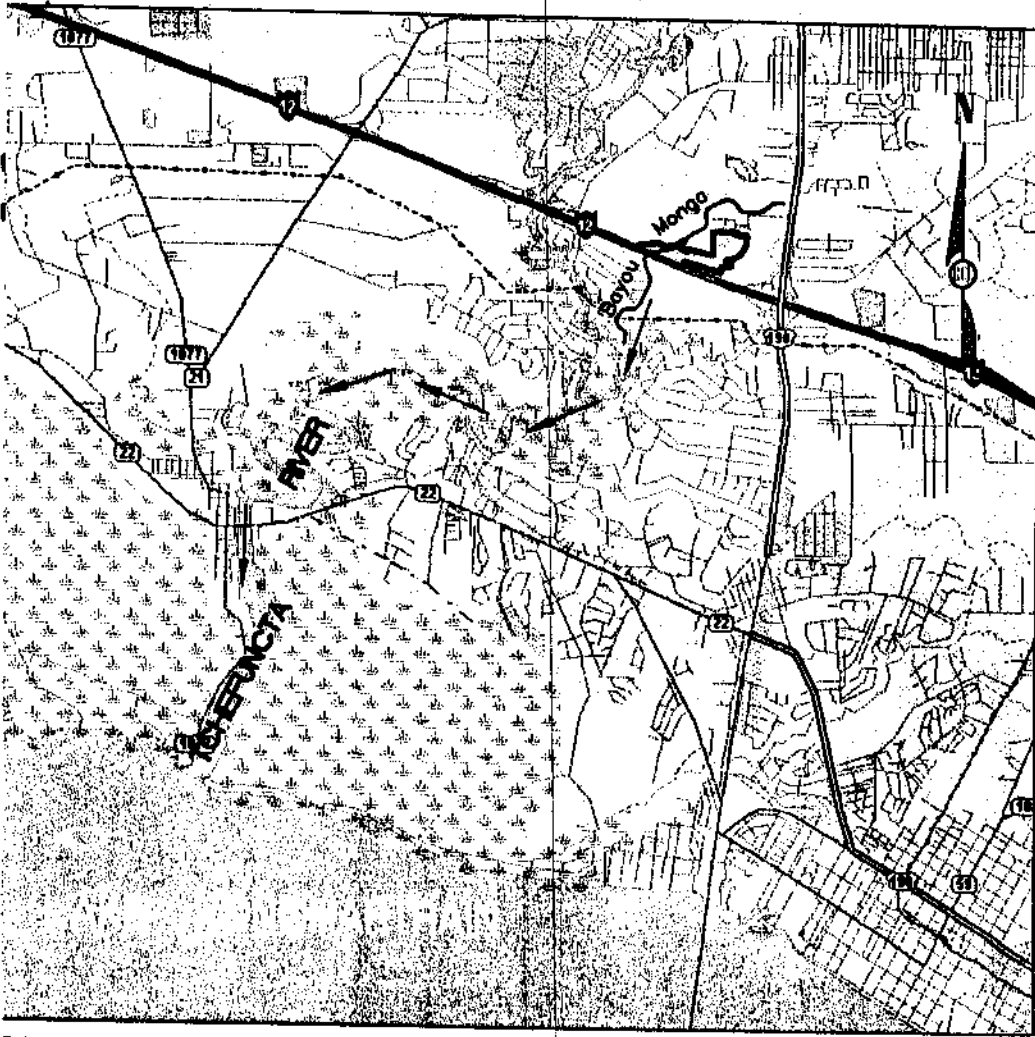
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DEVELOPER: VERSAILLES LLC
CONTRACTOR: [Name]

DATE: 11-15-2017

ZC08-01-007



RCL

CONSULTANTS, L.L.C.

Planning
•
Architecture
•
Engineering
•
Construction
Management

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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 & 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 ROCHER.

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 | <input checked="" type="radio"/> NO |
| d. | Conform with the environmental plans and goals that have been adopted by the parish | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO |
| e. | Cause increased traffic, or other congestion | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO |
| f. | Have substantial esthetics or visual effect on the area | <input checked="" type="radio"/> YES | <input checked="" type="radio"/> NO |
| g. | Breach national, state or local standards relating to | | |
| | (1) Noise | YES | <input checked="" type="radio"/> NO |
| | (2) Air Quality | YES | <input checked="" type="radio"/> NO |
| | (3) Water Quality | YES | <input checked="" type="radio"/> NO |
| | (4) Contamination or public water supply | YES | <input checked="" type="radio"/> NO |
| | (5) Ground water levels | YES | <input checked="" type="radio"/> NO |
| | (6) Flooding | YES | <input checked="" type="radio"/> NO |
| | (7) Erosion | YES | <input checked="" type="radio"/> NO |
| | (8) Sedimentation | YES | <input checked="" type="radio"/> NO |
| h. | Affect rare or endangered species of animal or plant habitat of such a species | YES | <input checked="" type="radio"/> NO |
| i. | Cause substantial interference with the movement of any resident or migratory fish or wildlife species | YES | <input checked="" type="radio"/> NO |
| j. | Induce substantial concentration of population | YES | <input checked="" type="radio"/> NO |
| k. | Will dredging be required | YES | <input checked="" type="radio"/> 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
- 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**
 - What will be the average noise level of the development during working hours. **N/A**
 - 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 MONZA → TCHEFUNCTA
 RIVER → LAKE PONCHARTRAIN
 CENTRAL SEWERAGE - BY EXISTING UTILITY CO.

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: