

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4094 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 25, NORTH OF HARD HAT DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 24.971 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT M-2 (INTERMEDIATE INDUSTRIAL) DISTRICT TO A PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, WARD 3, DISTRICT 2. (ZC09-06-013)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC09-06-013, 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 M-2 (Intermediate Industrial) 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 M-2 (Intermediate Industrial) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2009; AND BECOMES ORDINANCE COUNCIL SERIES NO. 09-\_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: JUNE 25, 2009

Published Adoption: \_\_\_\_\_, 2009

Delivered to Parish President: \_\_\_\_\_, 2009 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2009 at \_\_\_\_\_

EXHIBIT "A"

ZC09-06-013

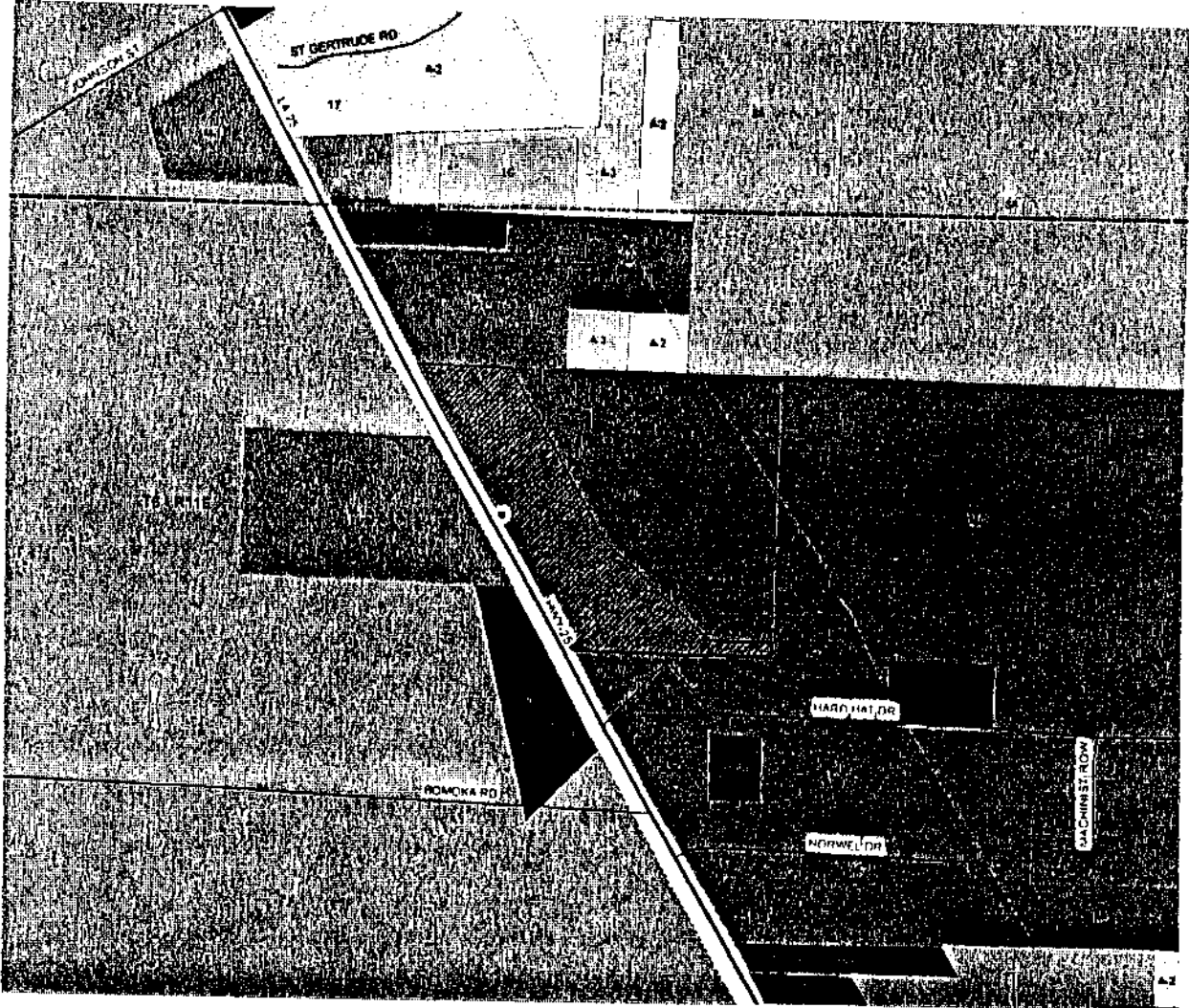
ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the building and improvements thereon, and all the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 20, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, said property being more fully described as follows, to-wit:

Commence at the Section corner common to Sections 16, 17, 20 and 21, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and measure South 89 Degrees 15 minutes 00 seconds West a distance of 26.00 feet; thence South 00 degrees 16 minutes 00 seconds East a distance of 2614.80 feet; thence South 89 degrees 32 minutes 00 seconds West a distance of 2053.83 feet to a point on the East right-of-way of LA Hwy 25; thence along said right-of-way North 31 degrees 48 minutes 00 seconds West a distance of 1200.17 feet to the POINT OF BEGINNING.

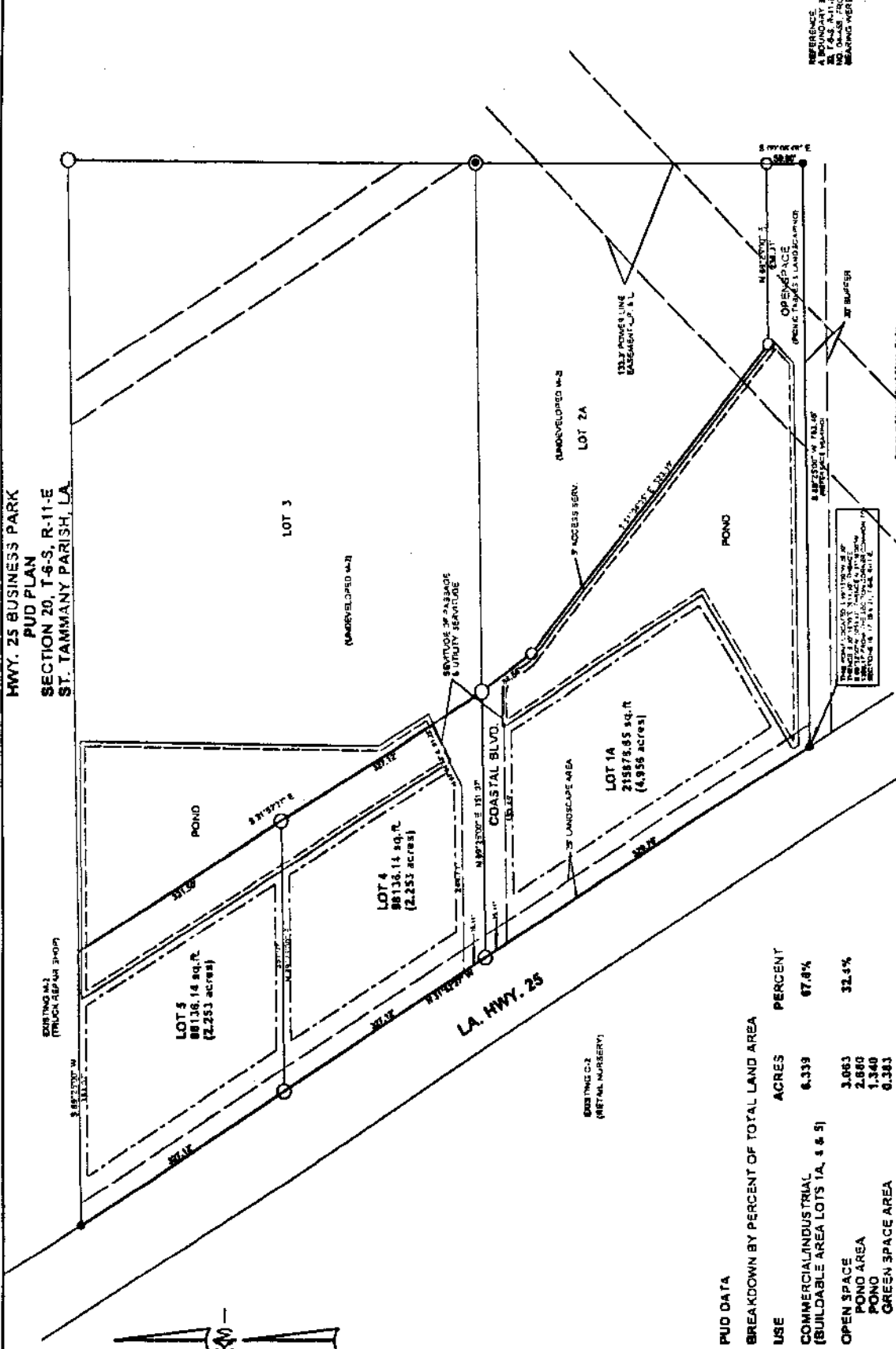
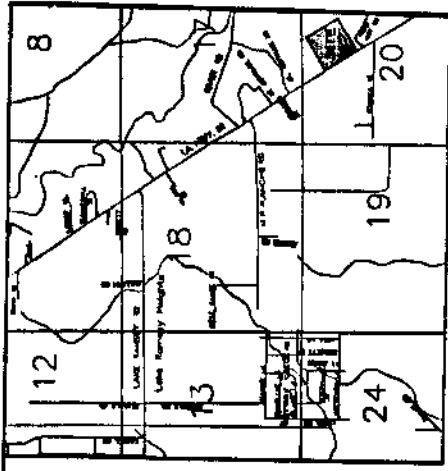
From the POINT OF BEGINNING run North 31 degrees 52 minutes 27 seconds West a distance of 1184.00 feet; thence departing from said right-of-way North 89 degrees 25 minutes 00 seconds East a distance of 1386.71 feet; thence South 00 degrees 06 minutes 48 seconds East a distance of 1011.81 feet; thence South 89 degrees 25 minutes 00 seconds West a distance of 763.46 feet to the POINT OF BEGINNING.

This parcel contains 24.971 acres pr 1,087,746.23 square feet.

**CASE NO.:** ZC09-06-013  
**PETITIONER:** Jeffrey D. Schoen, Attorney  
**OWNER:** Cat-4 LLC  
**REQUESTED CHANGE:** From M-2 (Intermediate Industrial) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the east side of LA Highway 25, north of Hard Hat Drive; S20, T6S, R11E; Ward 3, District 2  
**SIZE:** 9.462 acres



2009-06-013



<b>HWY. 25 BUSINESS PARK PUD PLAN</b> <b>SECTION 20, T-6-S, R-11-E</b> <b>ST. TAMMANY PARISH, LA.</b>	
<b>REVISIONS</b> NO. DATE BY 01 02-2009 02 02-2009	<b>DATE</b> 02-2009 <b>SCALE</b> 1" = 100' <b>DRAWN BY</b> R.S.G. <b>CHECKED</b> R.S.G.
<b>CAT-4, LLC: Hwy. 25 Business Park PUD Plan</b>	
<b>KELLY McRUGH &amp; ASSOCIATES, INC.</b> CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. DATE: 02-2009 JOB NO.: 04-453-010 DWG. NO.:	

REFERENCE:  
 A BOUNDARY SURVEY OF 24.871 ACRES, LOCATED IN SEC. 20, T-6-S, R-11-E, BY THIS FIRM DATED 11-2004, IS ON FILE WITH THE PARISH ENGINEERING AND SURVEYING BOARD. THE MARKINGS WERE TAKEN AND SET IN PLACE AS SHOWN.

NOTES:  
 1. SERVICES SHOWN HEREON ARE NOT NECESSARY. EXISTING SERVICES OF RECORD AS SHOWN ON TITLE SHALL BE MAINTAINED. ALL SERVICES NOT SHOWN ON THIS PLAN SHALL BE MAINTAINED AS SHOWN ON TITLE SEARCH OF ABSTRACT.

NOTES:  
 1. THIS PROPERTY IS LOCATED IN FLOOD ZONE 2.  
 2. ALL LOTS TO HAVE INDIVIDUAL SEWER AND WATER SERVICE.  
 3. MAXIMUM BUILDING HEIGHT = 35'

PUD DATA	ACRES	PERCENT
<b>BREAKDOWN BY PERCENT OF TOTAL LAND AREA</b>		
USE		
COMMERCIAL/INDUSTRIAL (BUILDABLE AREA LOTS 1A, 4 & 5)	6.339	67.8%
OPEN SPACE	3.083	32.4%
POND AREA	2.880	
POND	1.340	
GREEN SPACE AREA	0.383	
<b>TOTAL</b>	<b>9.462</b>	<b>100.0%</b>

LEGEND  
 ● = 1/2" R/W 300' ROAD  
 ○ = 1/2" R/W 200' ST

THIS PROPERTY IS LOCATED IN FLOOD ZONE 2.  
 ALL LOTS TO HAVE INDIVIDUAL SEWER AND WATER SERVICE.  
 MAXIMUM BUILDING HEIGHT = 35'

**HIGHWAY 25 BUSINESS PARK (COMMERCIAL PUD)**

The following shall be the only "Permitted Uses" in this Development:

- A. Retail Services and Uses
1. Any retail or service use which is currently a permitted use in the C-1 District as shown below:
    - a. Antique Shops
    - b. Art and School Supply Stores
    - c. Art Galleries
    - d. Bakeries
    - e. Branch Banks and Financial Institutions
    - f. Barber and Beauty Shops
    - g. Book or Stationery Stores
    - h. Utility Collection Offices
    - I. Custom Dressmaking and Sewing Shops
    - j. Florists
    - h. Delicatessens
    - I. Garden Supply Centers & Greenhouses
    - j. Gift Shops
    - k. Hardware Stores
    - l. Hobby Shops
    - m. Ice Cream Shops
    - n. Interior Decorating Shops
    - o. Jewelry Stores
    - p. Photography Shops & Studios
    - q. Restaurants
    - r. Shoe Stores and Repair Shops
    - s. Sporting Goods Stores
    - t. Toy Stores
    - u. Wearing Apparel Shops
  2. Automotive Parts Stores
  3. Business College or Business Schools operated as a business enterprise
  4. Catering Establishments
  5. Department Stores

6. Drive-in Banks
7. Physical Culture & Health Establishments
8. Enclosed plumbing, electrical and home building supply showrooms and sales centers with associated assembly processes
9. Printing, lithography and publishing establishments
10. Restaurants (can serve alcohol with food)
11. Retail and/or wholesale merchandise and manufacturing broker/agent including associated offices and storage facilities (shall not exceed 40,000 square feet)
12. Drug Stores
13. Dry Cleaning, Laundries and Self-Service Laundries
14. Car Wash
15. Retail and/or wholesale warehouse, manufacturing, and distribution centers and associated uses such as offices and retail sales (shall not exceed 40,000 square feet)
16. Research and testing laboratories

**B. Offices**

1. Any private office use which is currently a permitted use in the C-1 District as shown below:
  - a. Law Offices
  - b. Architecture or Engineering Offices
  - c. Accountant Offices
  - d. Real Estate Offices
  - e. Insurance Offices
  - f. Doctor, Dentist or Chiropractor Offices
  - g. Other Professional Offices
2. Medical Clinics
3. General, multi-use office buildings of less than forty thousand (40,000) square feet

**C. Miscellaneous**

1. Post Office
2. Veterinary Clinics
3. Day-Care Centers, Nursery schools, pre-schools and kindergartens
4. Parcel post delivery stations

Notwithstanding the foregoing, there shall be no bars, nightclubs, outdoor commercial and/or industrial operations and/or outdoor storage within the development, but outdoor display (during business hours) of business products shall be permitted.

JURISDICTIONAL DETERMINATION

USACE

F.I July 17, 2003 MA

by Michael Windham

FOR BROWN  
(# 20-030-1992)

■ = WETLAND  
■ = NON-WETLAND

■ = OTHER WATERS

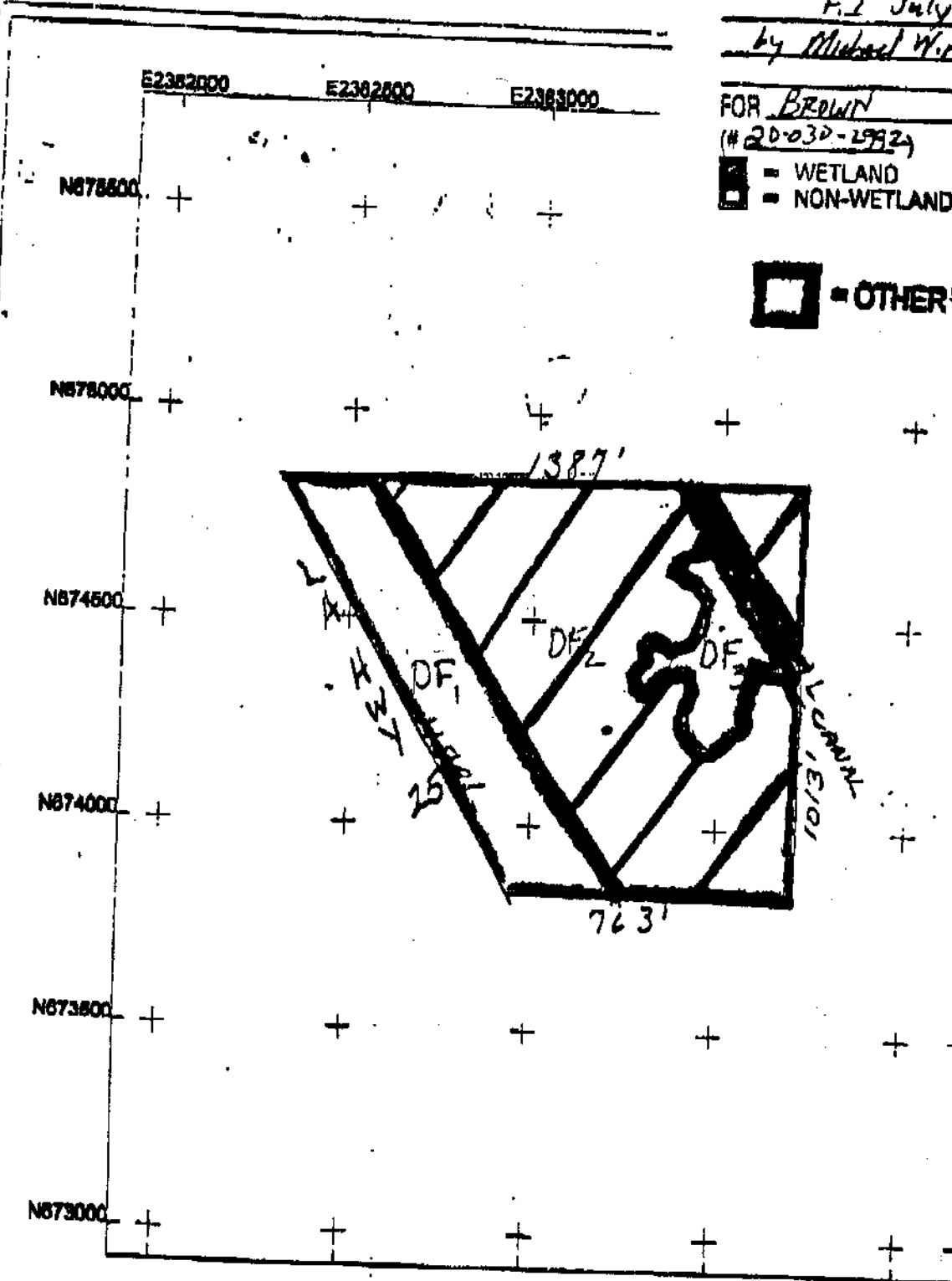


FIGURE 3  
WETLAND DETERMINATION MAP  
+25 ACRES  
R-20, T-4S, R-11E  
HWY 25, LA. ST. TAMMANY PARISH  
M. O'ROURKE

US State Plane 1927  
Louisiana South 1702  
NADCON (Conus)

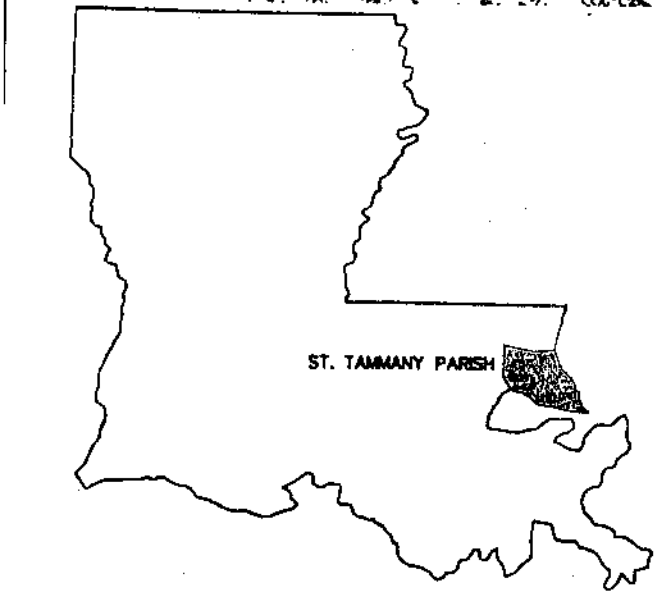
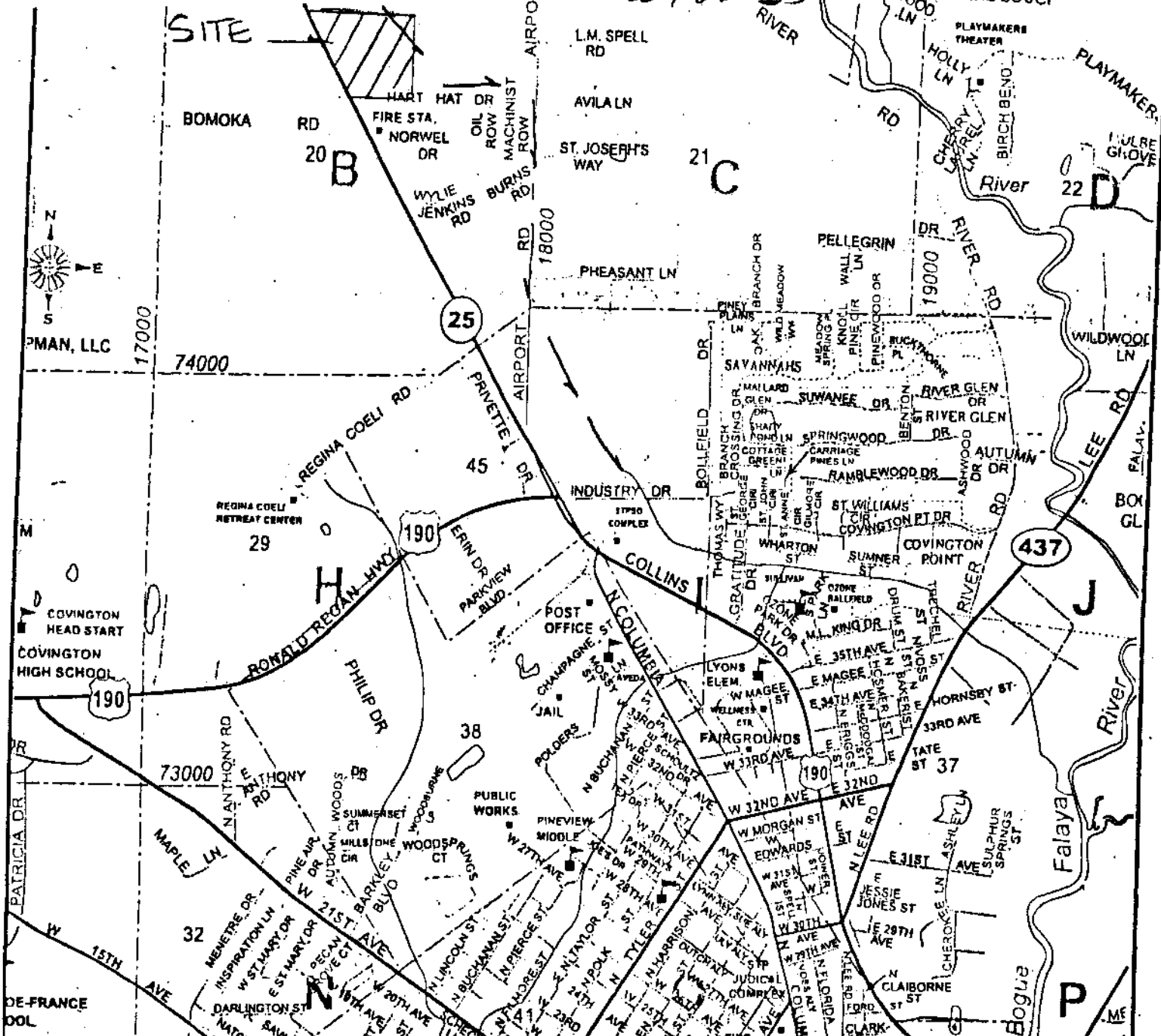


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5/27/2003

GPS Pathfinder Office







**HIGHWAY 25 BUSINESS PARK  
SECTION 20, T-7-S, R-11-E,  
ST. TAMMANY PARISH, LOUISIANA.**

**ULTIMATE DISPOSAL – BOGUE FALAYA RIVER  
VIA AN UNNAMED CREEK**

SCALE: 1" = 2000'	DATE: 11-17-04
DRAWN: DRJ	JOB NO.: 04-455
REVISED:	

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name CAT-4 LLC  
Address 501 J.F. SMITH AVE. SLIDELL LA. 70460

Attach area location Map showing the proposed development

Name of Development HWY 25 BUSINESS PARK PUD  
Section 20 Township 6-S Range 11-E

Number of acres in Development 9.46 AC

Type of streets CONCRETE

Type of water systems INDIVIDUAL

Type of sewerage system INDIVIDUAL

Ultimate disposal of wastes \_\_\_\_\_

Ultimate disposal of surface drainage BOGUE FALAYA RIVER

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 La. Hwy 25

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.
- 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.

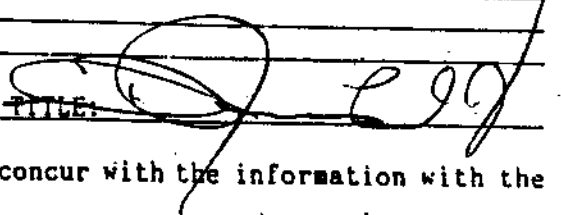
Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream 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: 03-17-09

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