

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5631

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 7 DAY OF JULY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED SOUTHEAST INTERSECTION OF BREWSTER ROAD AND RIVER CHASE DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 19 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-5 (RETAIL AND SERVICE DISTRICT) & A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN PUD (PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 1). (2016-263-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-263-ZC, 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 NC-5 (Retail and Service District) & A-4 (Single Family Residential District) to an PUD (Planned Unit Development Overlay) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

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 Overlay).

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 NC-5 (Retail and Service District) & A-4 (Single Family Residential District) to an PUD (Planned Unit Development Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF AUGUST, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 30, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-263-ZC

A CERTAIN TRACT OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, COVINGTON, ST. TAMMANY PARISH, LOUISIANA, CONTAINING 16.596 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 47, 49, AND 52, TOWNSHIP 6 SOUTH, RANGE 2 EAST, THENCE PROCEED NORTH 89°40'43" EAST A DISTANCE OF 2,843.05 FEET TO A POINT AND CORNER, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

FROM THE POINT OF BEGINNING; THENCE, N 00° 20' 41" W FOR A DISTANCE OF 45.08 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 48° 11' 05", HAVING A RADIUS OF 330.00 FEET, AND WHOSE LONG CHORD BEARS N 24° 26' 13" W FOR A DISTANCE OF 269.42 FEET. THENCE, N 48° 31' 46" W FOR A DISTANCE OF 115.40 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 101° 15' 17", HAVING A RADIUS OF 75.00 FEET, AND WHOSE LONG CHORD BEARS N 02° 05' 53" E FOR A DISTANCE OF 115.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 18' 56", HAVING A RADIUS OF 660.00 FEET, AND WHOSE LONG CHORD BEARS N 54° 23' 00" E FOR A DISTANCE OF 38.19 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 33° 57' 31" W FOR A DISTANCE OF 80.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 77° 19' 39", HAVING A RADIUS OF 125.00 FEET, AND WHOSE LONG CHORD BEARS N 85° 17' 43" W FOR A DISTANCE OF 156.19 FEET. THENCE, N 46° 37' 54" W FOR A DISTANCE OF 95.93 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 14° 54' 35", HAVING A RADIUS OF 400.00 FEET, AND WHOSE LONG CHORD BEARS N 39° 10' 36" W FOR A DISTANCE OF 103.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 54° 16' 48" E FOR A DISTANCE OF 130.97 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 16° 51' 05", HAVING A RADIUS OF 269.50 FEET, AND WHOSE LONG CHORD BEARS S 38° 12' 21" E FOR A DISTANCE OF 78.98 FEET. THENCE, S 46° 37' 54" E FOR A DISTANCE OF 71.38 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 72° 43' 58", HAVING A RADIUS OF 34.50 FEET, AND WHOSE LONG CHORD BEARS S 82° 59' 53" E FOR A DISTANCE OF 40.91 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH 12° 56' 46", HAVING A RADIUS OF 910.50 FEET, AND WHOSE LONG CHORD BEARS N 67° 06' 30" E FOR A DISTANCE OF 205.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 73° 34' 53", HAVING A RADIUS OF 5.00 FEET, AND WHOSE LONG CHORD BEARS N 36° 47' 27" E FOR A DISTANCE OF 5.99 FEET. THENCE, N 00° 00' 00" E FOR A DISTANCE OF 262.90 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 00° 00' 03", HAVING A RADIUS OF 4036.20 FEET, AND WHOSE LONG CHORD BEARS N 84° 30' 45" E FOR A DISTANCE OF 0.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 13° 54' 16" E FOR A DISTANCE OF 43.15 FEET TO A POINT ON A LINE. THENCE, N 84° 42' 52" E FOR A DISTANCE OF 17.67 FEET TO A POINT ON A LINE. THENCE, N 84° 01' 00" E FOR A DISTANCE OF 183.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 05° 39' 41", HAVING A RADIUS OF 3999.42 FEET, AND WHOSE LONG CHORD BEARS S 89° 59' 02" E FOR A DISTANCE OF 395.01 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 00° 58' 37" E FOR A DISTANCE OF 499.71 FEET TO A POINT ON A LINE. THENCE, S 89° 40' 59" W FOR A DISTANCE OF 43.31 FEET TO A POINT ON A LINE. THENCE, S 00° 58' 37" E FOR A DISTANCE OF 262.45 FEET TO A POINT ON A LINE. THENCE, N 89° 40' 59" E FOR A DISTANCE OF 193.87 FEET TO A POINT ON A LINE. THENCE, S 00° 58' 37" E FOR A DISTANCE OF 250.02 FEET TO A POINT ON A LINE. THENCE S 89° 40' 59" W A DISTANCE OF 695.38 FEET TO THE POINT OF BEGINNING.

A CERTAIN TRACT OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, COVINGTON, ST. TAMMANY PARISH, LOUISIANA, CONTAINING 2.399 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 47, 49, AND 52, TOWNSHIP 6 SOUTH, RANGE 2 EAST, THENCE PROCEED NORTH 89°40'43" EAST A DISTANCE OF 1,770.24 FEET TO A POINT AND CORNER, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.);

FROM THE POINT OF BEGINNING; THENCE, N 65° 47' 55" W FOR A DISTANCE OF 226.85 FEET TO A POINT ON A LINE. THENCE, N 24° 12' 05" E FOR A DISTANCE OF 105.42 FEET TO A POINT ON A LINE. THENCE, S 65° 47' 23" E FOR A DISTANCE OF 268.48 FEET TO A POINT ON A LINE. THENCE, N 89° 31' 11" E FOR A DISTANCE OF 915.40 FEET TO A POINT ON A LINE. THENCE, S 87° 02' 48" E FOR A DISTANCE OF 15.45 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 07° 41' 03", HAVING A RADIUS OF 270.00 FEET, AND WHOSE LONG CHORD BEARS S 04° 11' 13" E FOR A DISTANCE OF 36.18 FEET. THENCE, S 00° 20' 41" E FOR A DISTANCE OF 45.05 FEET TO A POINT ON A LINE. THENCE S 89° 40' 58" W A DISTANCE OF 1013.07 FEET TO THE POINT OF BEGINNING;

Case No.: 2016-263-ZC

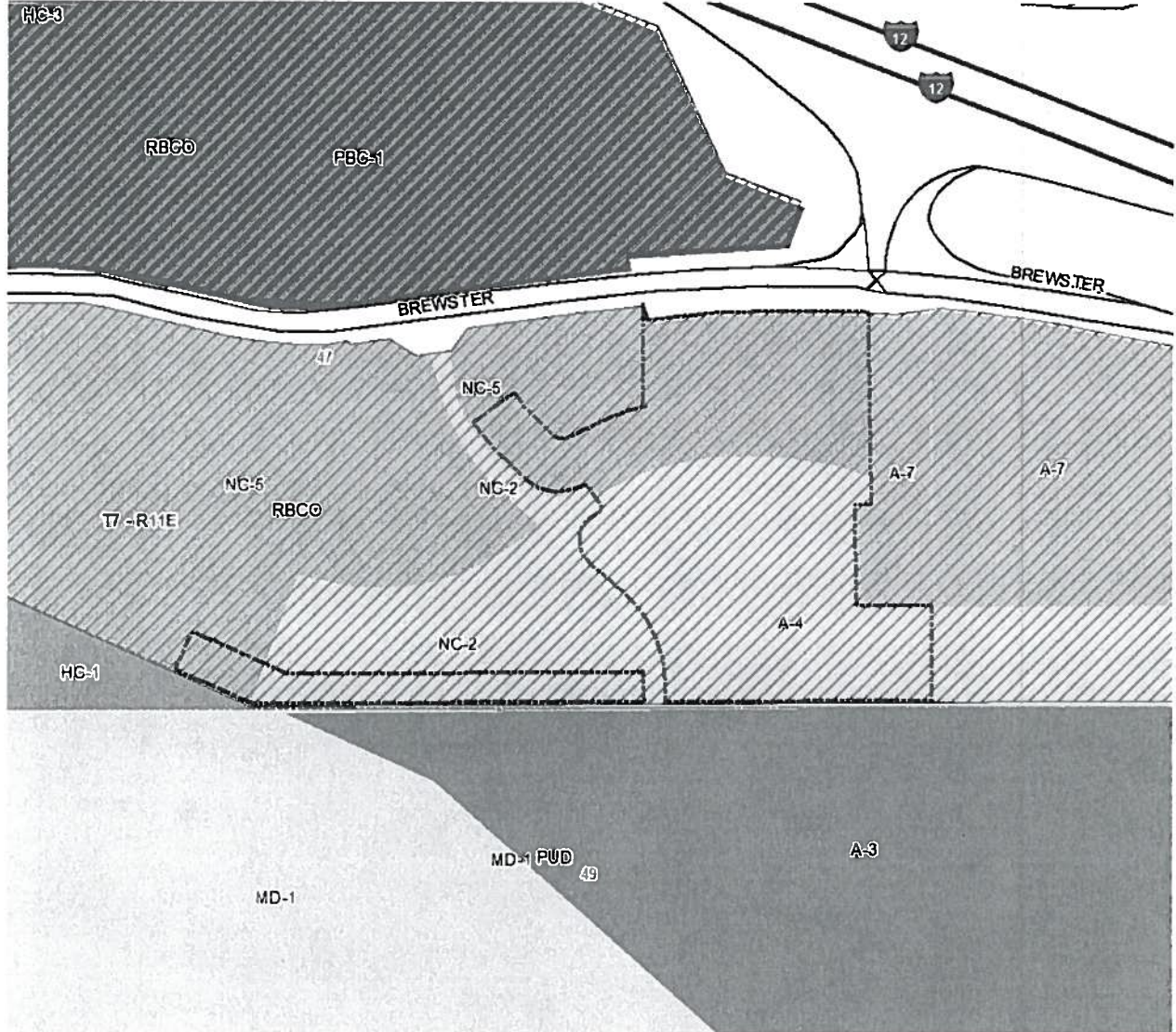
PETITIONER: Mark Salvetti

OWNER: James E. Maurin

REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District & A-4 Single-Family Residential District to A-4 Single Family Residential District, NC-5 Retail and Service District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1

SIZE: 19 acres



2016-263-ZC

PINNACLE

PINNACLE

PINNACLE

HC-3

I12 ON RAMP WB AT PINNACLE PKW

EXIT 60 EB AT E BREWSTER RD

PBC-1

47

BREWSTER

I12 ON RAMP EB AT E BREWSTER R

BREWSTER

T7-R11E

NC-5

RBCO

CONTINENTAL

A-7

A-4

NC-2

RIVER CHASE

HC-1

RIVER CLUB

DELTA

DELTA

PUD

A-3

OX BOW

49

MD-1

RIVER CLUB

0 500 Feet

N



2016-263-ZC

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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8. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
10. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.



THE PRESERVE AT RIVER CHASE
625 MAIN STREET
BATON ROUGE, LA 70801
PROJECT - 11110-00

PHASE 1 - PUD EXHIBIT

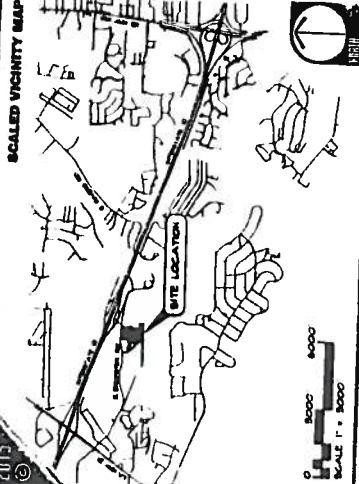


DRAFT
04/18/16

REVISIONS: 04/18/16 0001

LAND

ARCHITECTURE
10101 WOODLAND DRIVE
SUITE 100
BATON ROUGE, LA 70801
504.778.1111

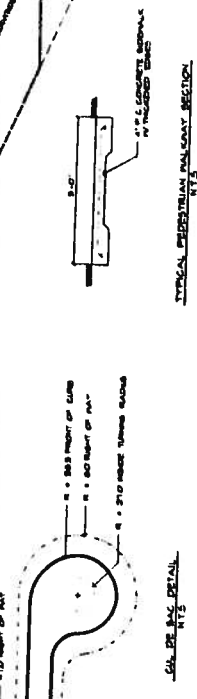
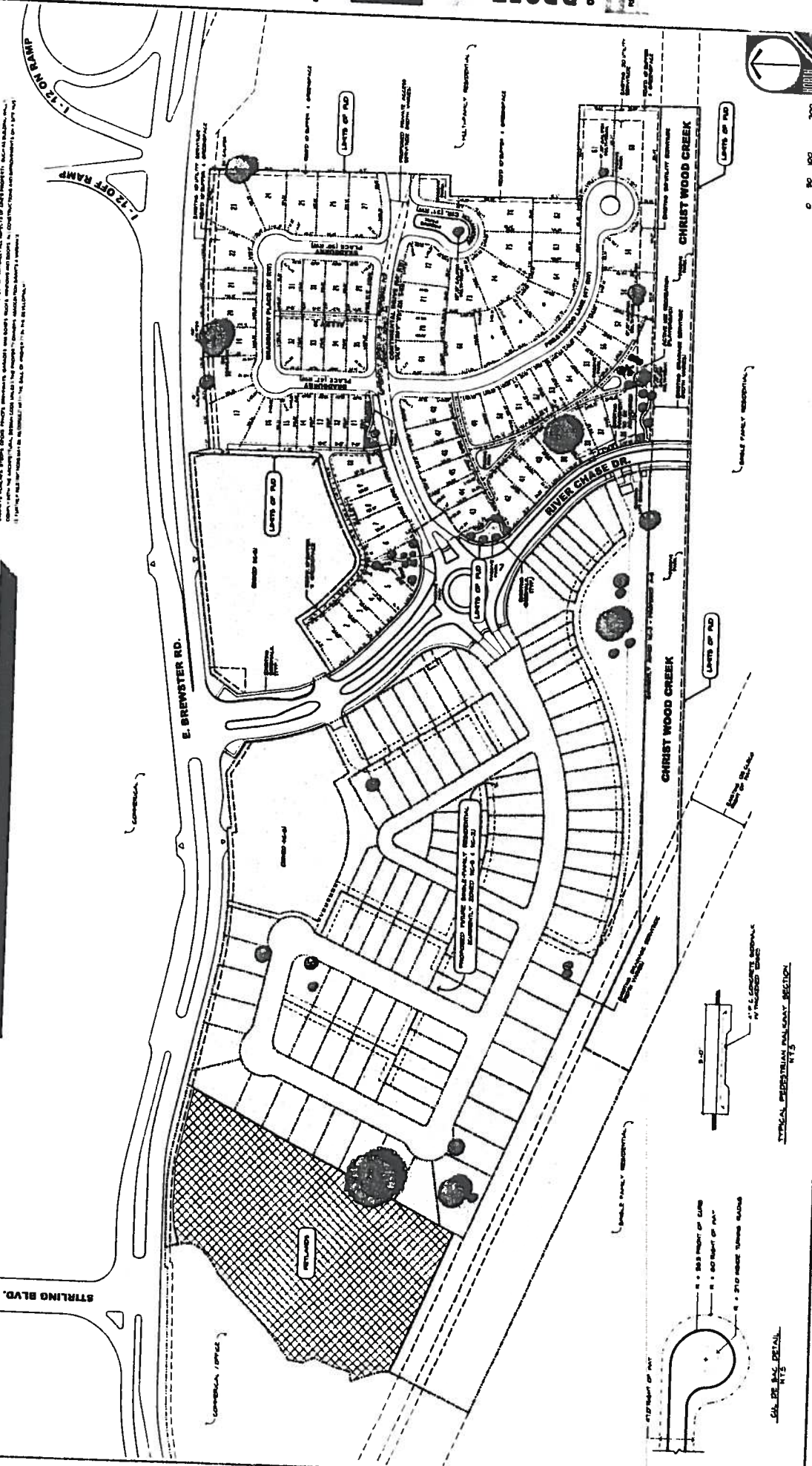


RESTRICTIVE COVENANTS

1. The lots shall be used only for the purposes shown on the plat.
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SITE STATISTICS

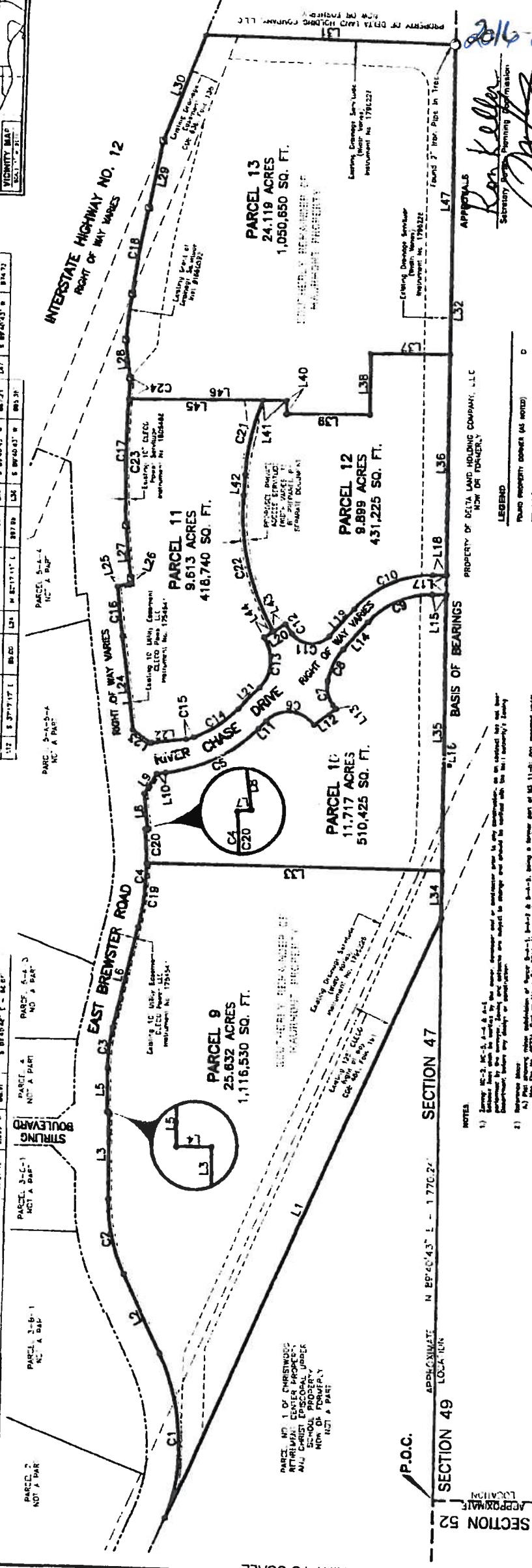
DESCRIPTION	AMOUNT (SQ. FT.)	PERCENTAGE (%)	COLOR
TOTAL SITE AREA	1,111,111	100.00	Light Blue
IMPERVIOUS SURFACE AREA	333,333	30.00	Dark Blue
PERMEABLE SURFACE AREA	777,778	70.00	Light Green
TOTAL PAVED AREA	222,222	20.00	Dark Grey
TOTAL UNPAVED AREA	555,556	50.00	Light Green
TOTAL GREEN SPACE	333,333	30.00	Light Green
TOTAL OPEN SPACE	666,667	60.00	Light Green
TOTAL OPEN SPACE WITH TREES	333,333	30.00	Light Green
TOTAL OPEN SPACE WITHOUT TREES	333,334	30.00	Light Green



CURT	RD14	RD14	LEAD	CURVE BEARING & DISTANCE	CURVE	DELTA	MD14	CHORD BEARING & DISTANCE
C1	4743.67'	813.00'	513.84'	N 87°20'58" E - 497.68'	C13	97°18'31"	122.00'	N 80°17'28" W - 134.11'
C2	2048.44'	919.00'	323.17'	N 9°06'28" E - 242.21'	C14	8°52'33"	460.00'	N 84°36'23" W - 184.74'
C3	1516.00'	880.00'	134.26'	S 8°28'28" E - 121.56'	C15	1°42'58"	100.00'	N 18°00'31" W - 33.82'
C4	2072.11'	880.00'	204.93'	S 87°28'11" E - 202.26'	C16	87°37'07"	433.20'	N 18°00'31" W - 33.82'
C5	2072.11'	880.00'	312.63'	S 27°11'10" E - 202.26'	C17	87°37'07"	461.84'	N 87°37'07" E - 451.02'
C6	897.9853'	160.00'	173.84'	N 32°02'17" E - 153.44'	C18	89°42'37"	432.55'	S 87°37'07" E - 451.02'
C7	3137.00'	260.00'	82.86'	S 84°18'28" W - 88.12'	C19	123°23'21"	850.00'	S 02°31'50" E - 188.67'
C8	4711.03'	270.00'	227.07'	S 24°28'26" E - 220.41'	C20	87°08'44"	102.00'	N 82°13'27" E - 106.76'
C9	4671.00'	330.00'	277.53'	N 6°18'39" W - 283.42'	C21	18°44'23"	730.00'	S 42°51'17" W - 437.72'
C10	10719.11'	75.00'	132.84'	N 67°05'37" E - 113.80'	C22	37°06'41"	264.37'	S 78°13'27" W - 437.88'
C11	10719.11'	75.00'	132.84'	N 67°05'37" E - 113.80'	C23	69°30'42"	399.10'	S 87°37'07" E - 318.32'
C12	6781.96'	683.00'	32.16'	N 54°23'44" E - 28.18'	C24	69°30'42"	399.10'	S 87°37'07" E - 318.32'

T 7 S - R 11 E SECTION 47

LINE NO.	START POINT	END POINT	BEARING	LENGTH	LINE	BEARING	LENGTH
1	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
2	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
3	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
4	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
5	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
6	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
7	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
8	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
9	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
10	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
11	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
12	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
13	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
14	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
15	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
16	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
17	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
18	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
19	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
20	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
21	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
22	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
23	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
24	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07
25	N 62°48'10" W	2420.17	N 87°47'43" E	15.22	425	S 17°12'37" E	250.07



PLAT SHOWING MINOR SUBDIVISION OF THE SOUTHERLY REMAINDER OF MAURMONT PROPERTY INTO PARCELS 9 THRU 13 OF MAURMONT PROPERTIES, LLC LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH - RANGE 11 EAST COVINGTON, ST. TAMMANY PARISH, LOUISIANA FOR STIRLING PROPERTIES

- NOTES**
- 1) Survey 15-2, 15-3, 15-4, & 15-5 were filed with the Secretary of State of Louisiana on 04/15/2014. The plat is being filed with the Secretary of State of Louisiana on 04/15/2015. The plat is being filed with the Secretary of State of Louisiana on 04/15/2015. The plat is being filed with the Secretary of State of Louisiana on 04/15/2015.
 - 2) Reference is made to the plat of Survey 15-2, 15-3, 15-4, & 15-5 filed with the Secretary of State of Louisiana on 04/15/2014.
 - 3) The plat is being filed with the Secretary of State of Louisiana on 04/15/2015.
 - 4) The plat is being filed with the Secretary of State of Louisiana on 04/15/2015.
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 - 11) The plat is being filed with the Secretary of State of Louisiana on 04/15/2015.
 - 12) The plat is being filed with the Secretary of State of Louisiana on 04/15/2015.
 - 13) The plat is being filed with the Secretary of State of Louisiana on 04/15/2015.
 - 14) The plat is being filed with the Secretary of State of Louisiana on 04/15/2015.
 - 15) The plat is being filed with the Secretary of State of Louisiana on 04/15/2015.

LEGEND

- PAVED PROPERTY CORNER (AS NOTED) [Symbol]
- 1" = 31.8" [Symbol]
- PAVED RIGHT OF WAY BOUNDARY [Symbol]

SCALE: 1" = 100'

DATE: 04/15/2015

2016-263-20

APPROVALS

Ron Keller
Secretary of State

Dr. [Signature]
Director of Surveying

8-17-2015
Date Filed

5411D
File No.

[Signature]
Clerk of Court

ACADIA LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

PHONE: 504-886-0000 FAX: 504-886-0001

WWW.ACADIASURVEYING.COM

STATE OF LOUISIANA
SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST
COVINGTON, ST. TAMMANY PARISH

DATE: 04/15/2015

2016-203-20

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Pescott Bailey

Developer's Address: 635 Main Street Baton Rouge LA 70801
Street City State Zip Code

Developer's Phone No. 225-372-2814 225-229-6333
(Business) (Cell)

Subdivision Name: _____

Number of Acres in Development: 19 Number of Lots/Parcels in Development: 78

Ultimate Disposal of Surface Drainage: Water Quality Ponds then to Christ Wood Ditch

Water Surface Runoff Mitigation Proposed: Water Quality Ponds

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tide Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
 If yes, what are the hazardous materials? Fuel For Equipment
- Does the subdivision front on any waterways? Yes No
 If yes, what major streams or waterways? Christ Wood Ditch

2016-263-2e

- Does the subdivision front on any major arterial streets? Yes No
 If yes, which major arterial streets? Brewster Road
- Will any smoke, dust or fumes be emitted as a result of operational construction? Yes No
 If yes, please explain? Open burning trees, standard equipment uses
- Is the subdivision subject to inundation? Frequently Infrequently None at all
- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

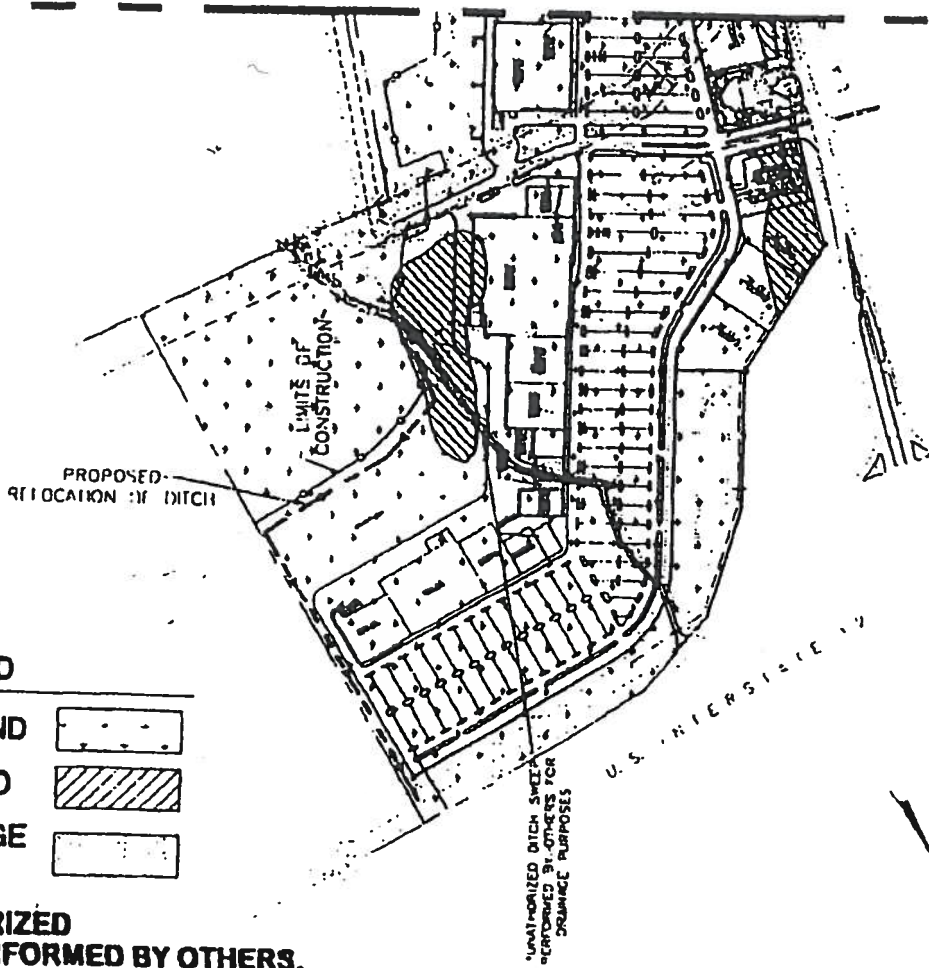
I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

[Signature]
ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

4/18/16
DATE

2016-263-2C

MATCHLINE B



LEGEND

- WETLAND
- UPLAND
- DRAINAGE DITCH

UNAUTHORIZED WORK PERFORMED BY OTHERS.

WETLAND EXHIBIT

91.96 ACRES OF WETLANDS

80.07 ACRES DISTURBED

11.89 ACRES UNDISTURBED (TO BE DEVELOPED AT A LATER DATE)

SCALE IN FEET



DUPLANTIS
ENGINEERING, INC.
CIVIL ENGINEERS

700 East South Street
Houma, Louisiana 70301

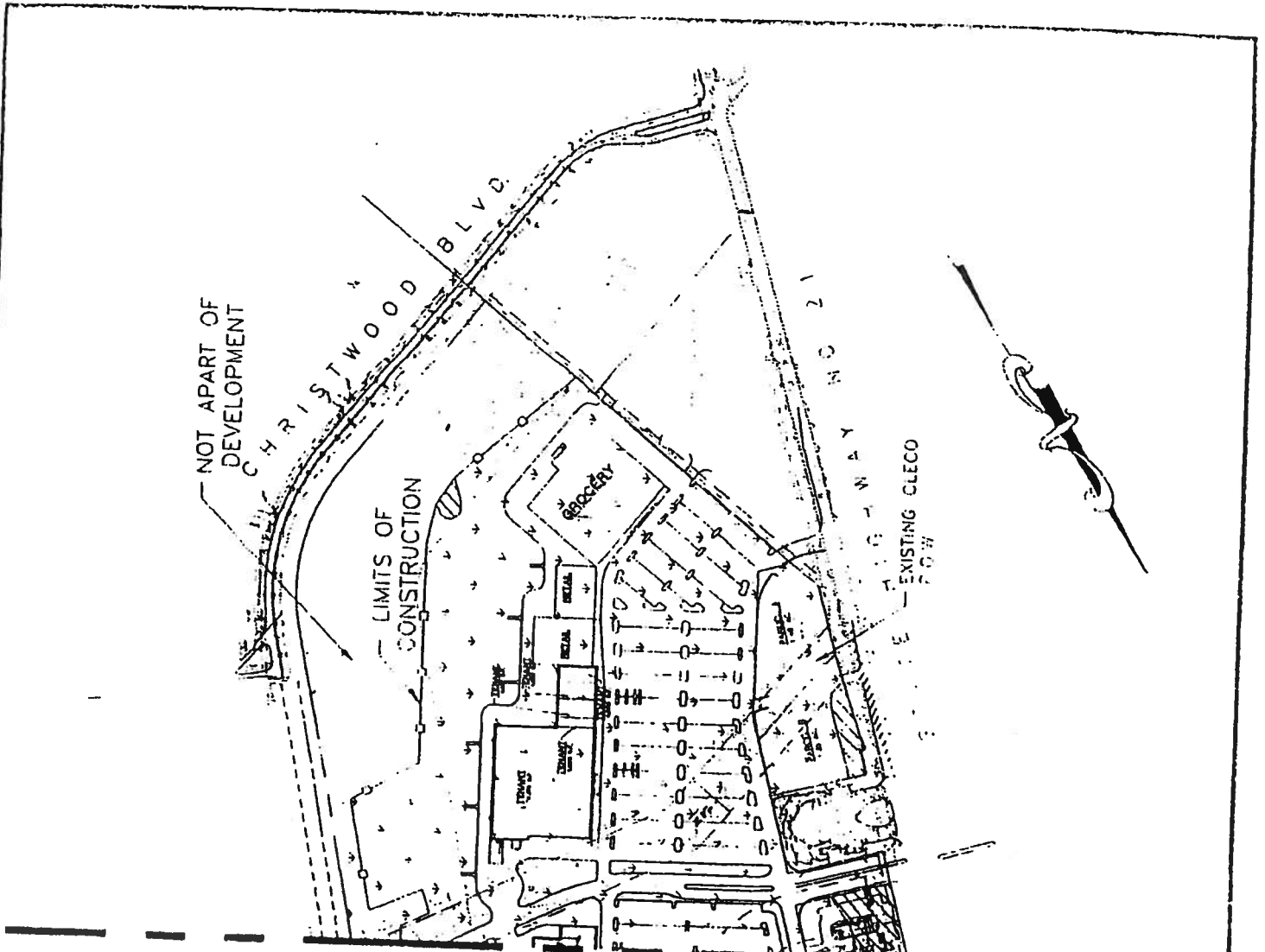
Phone 850.417.0000
Fax 850.417.7000
e-mail dpl@duplantis.com

Site Assessment
Land Planning
Public Works

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, L.L.C.
COVINGTON, LOUISIANA



DATE 9/10/02

2016-263-2C



MATCHLINE B

LEGEND

- WETLAND 
- UPLAND 

*UNAUTHORIZED WORK PERFORMED BY OTHERS.

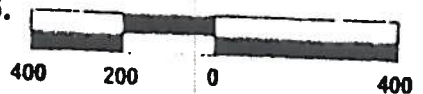
WETLAND EXHIBIT

91.96 ACRES OF WETLANDS

80.07 ACRES DISTURBED

11.89 ACRES UNDISTURBED (TO BE DEVELOPED AT A LATER DATE)

SCALE IN FEET



DUPLOANTIS
 ENGINEERING, INC.
 CIVIL ENGINEERS

700 East Sixth Street
 Thibodaux, Louisiana 70001

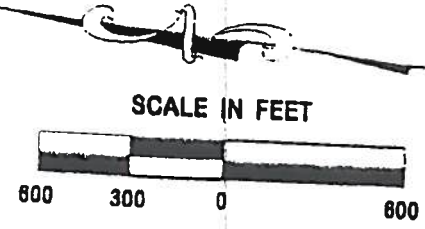
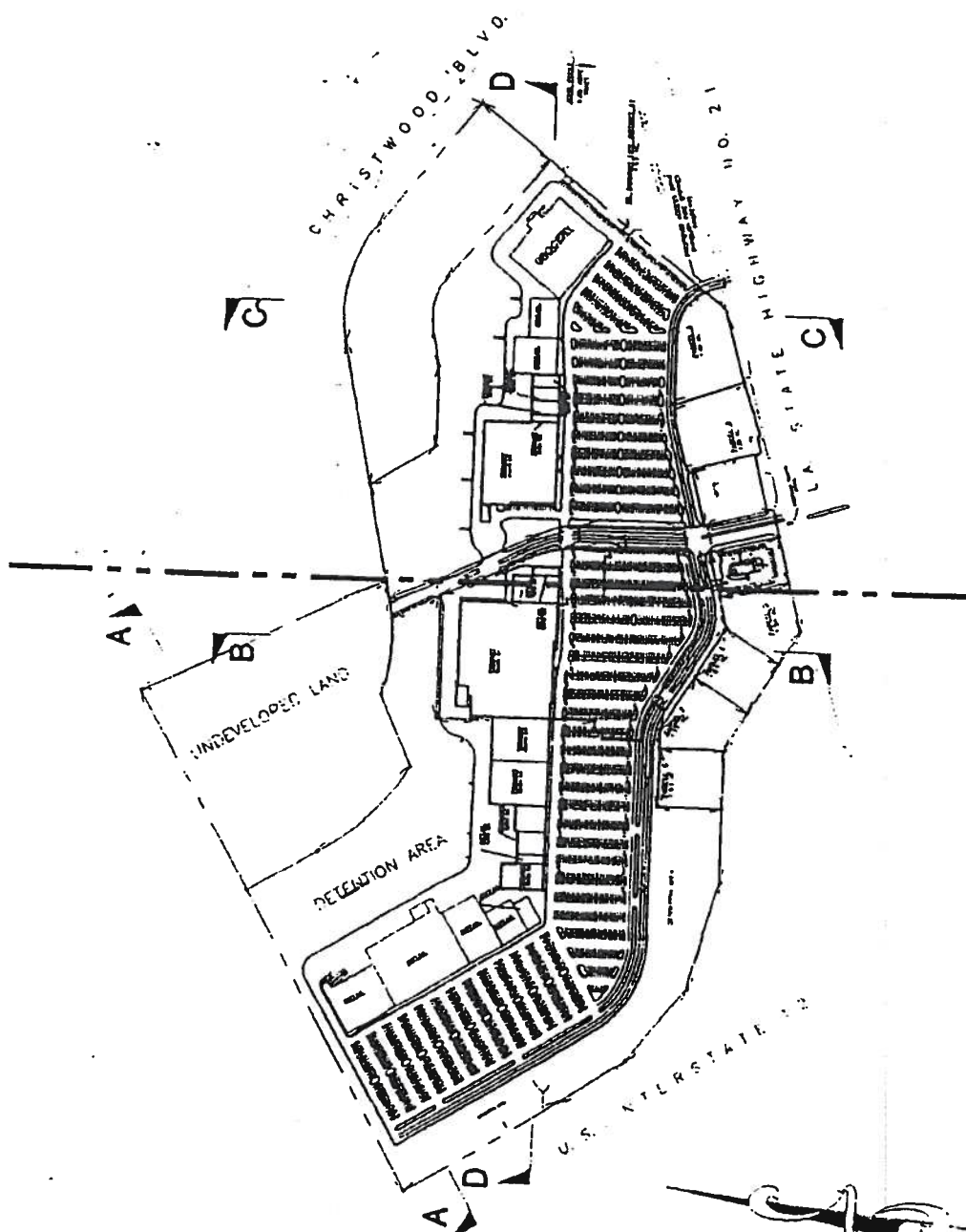
Phone: 986.447.0090
 Fax: 986.447.7008
 e-mail: duplo@e-Link

Site Development
 Land Planning
 Public Works

PROPOSED RETAIL DEVELOPMENT
 MANDEVILLE, LA
 STIRLING 21, L.L.C.
 COVINGTON, LOUISIANA

DATE: 9/10/02

2016-263-2C



MASTER SITE EXHIBIT

DUPLANTIS
 ENGINEERING, INC.
 CIVIL ENGINEERS

200 East Sixth Street
 Thibodaux, Louisiana 70302

Phone 985.447.0090
 Fax 985.447.7009
 e-mail: dd@e-net

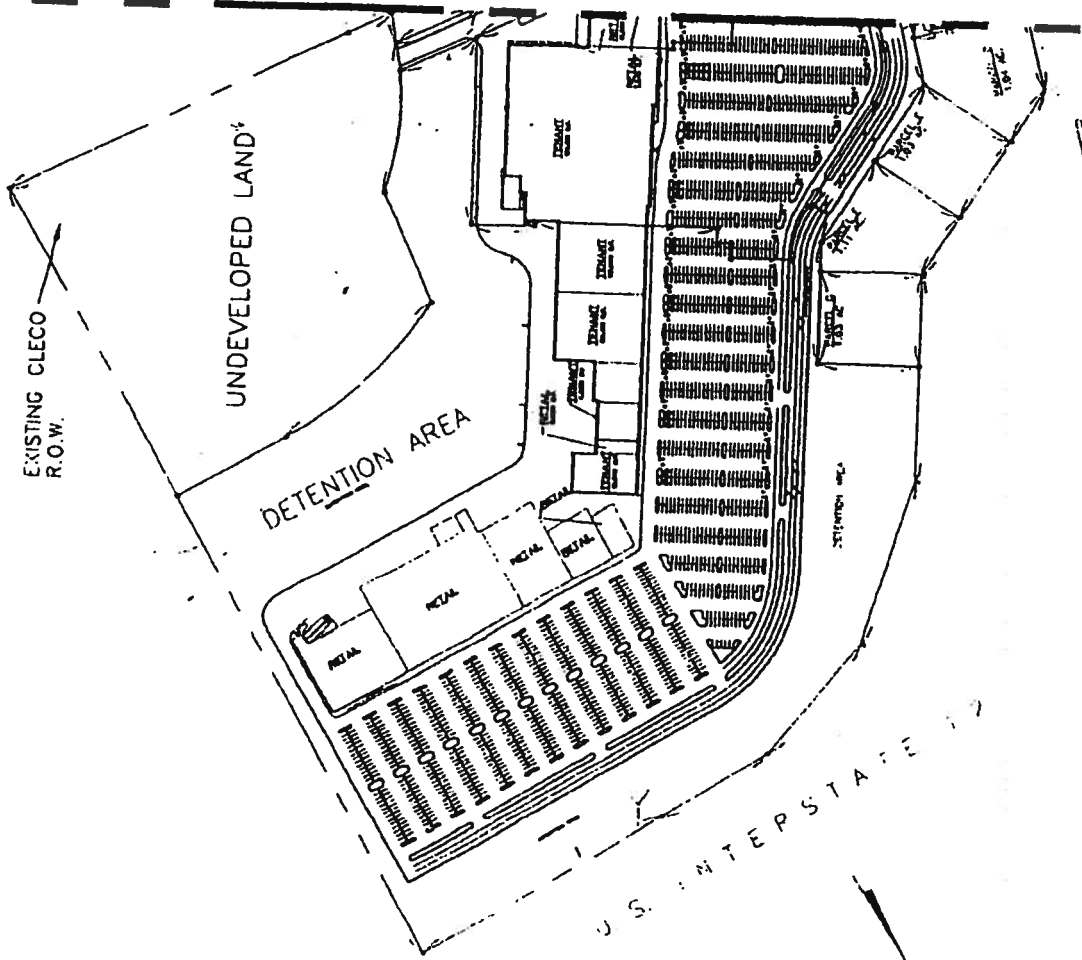
Site Development
 Land Planning
 Public Works

PROPOSED RETAIL DEVELOPMENT
 MANDEVILLE, LA
 STIRLING 21, L.L.C.
 COVINGTON, LOUISIANA

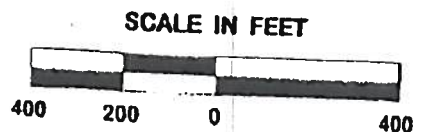
DATE: 9/10/02

2016-263-2C

MATCHLINE A



SITE EXHIBIT



DUPLANTIS
 ENGINEERING, INC.
 CIVIL ENGINEERS

200 East Sixth Street
 Thibodaux, Louisiana 70301

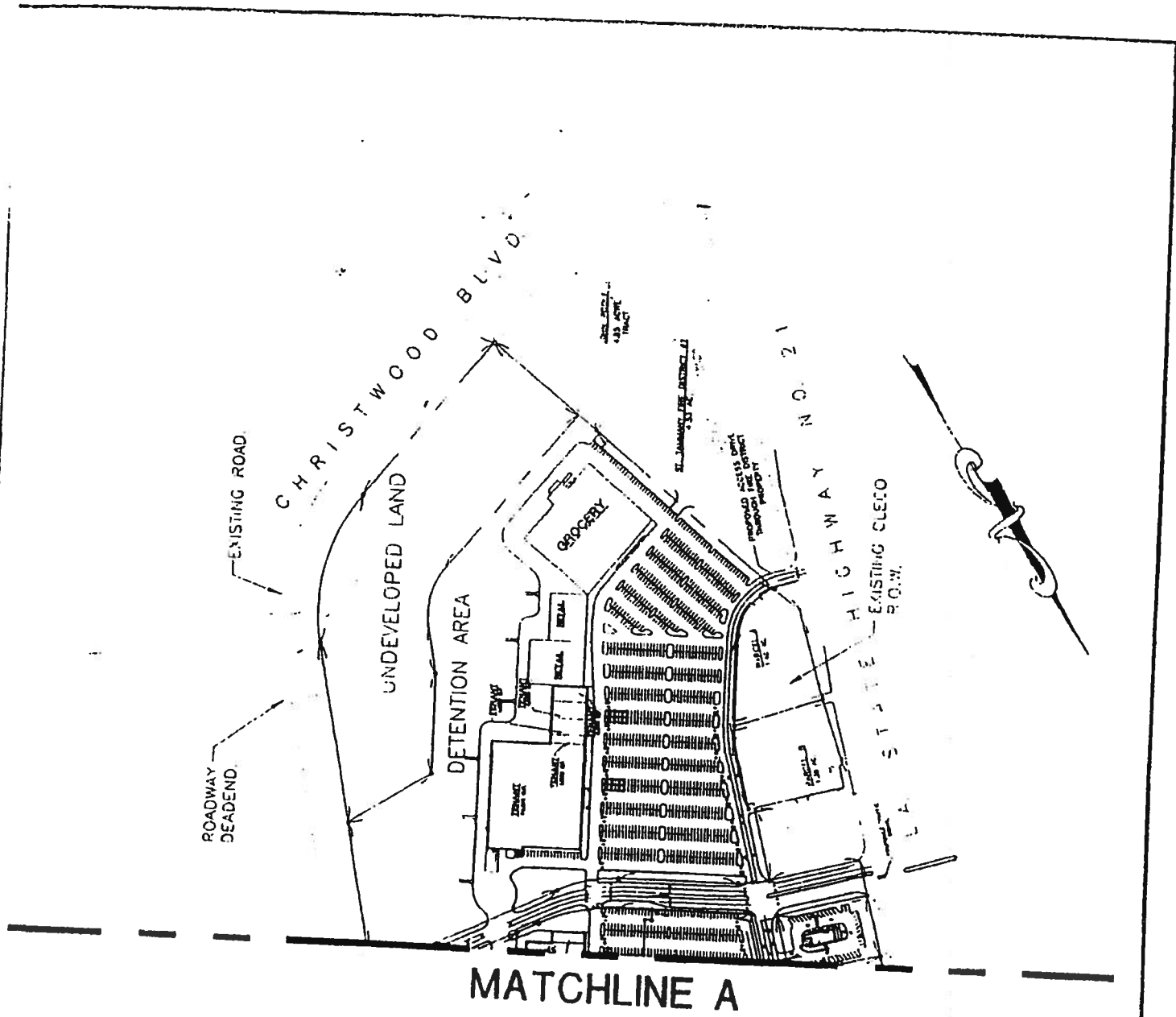
Phone: 985.441.0090
 Fax: 985.441.7009
 e-mail: dpl@dc-engineering.com

Site Development
 Land Planning
 Public Works

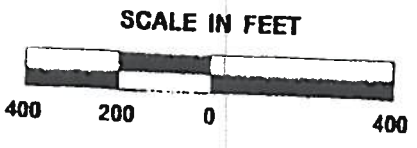
PROPOSED RETAIL DEVELOPMENT
 MANDEVILLE, LA
 STIRLING 21, L.L.C.
 COVINGTON, LOUISIANA

DATE: 9/10/02

2016-263-2c



SITE EXHIBIT



DUPLANTIS
ENGINEERING, INC.
CIVIL ENGINEERS

200 East Sixth Street
Thibodaux, Louisiana 70301

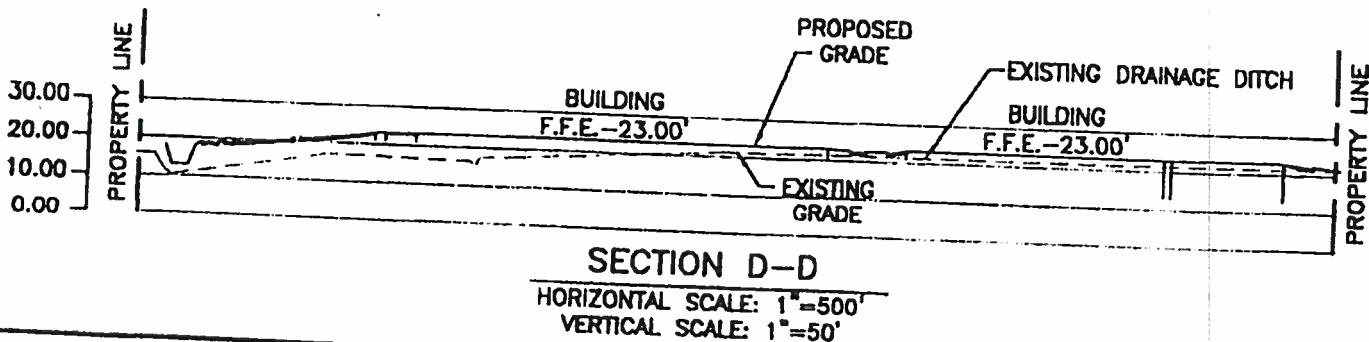
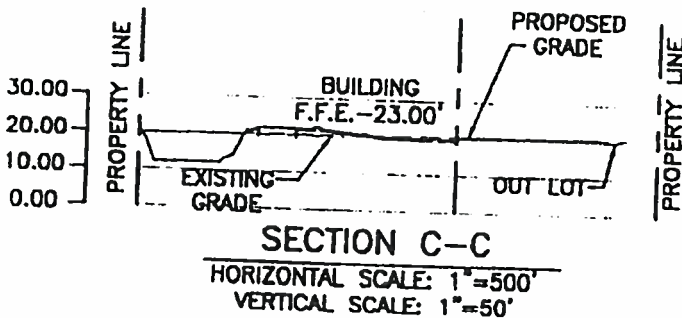
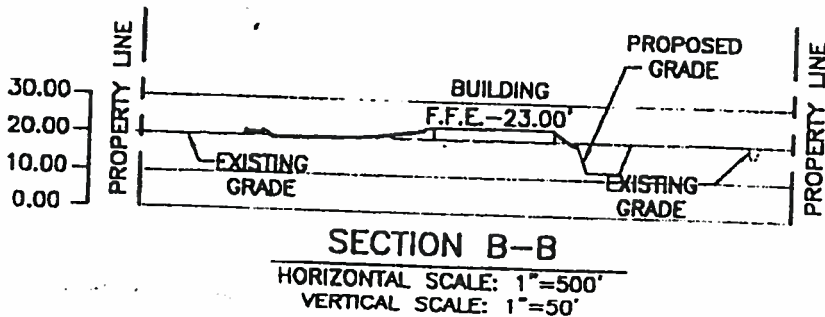
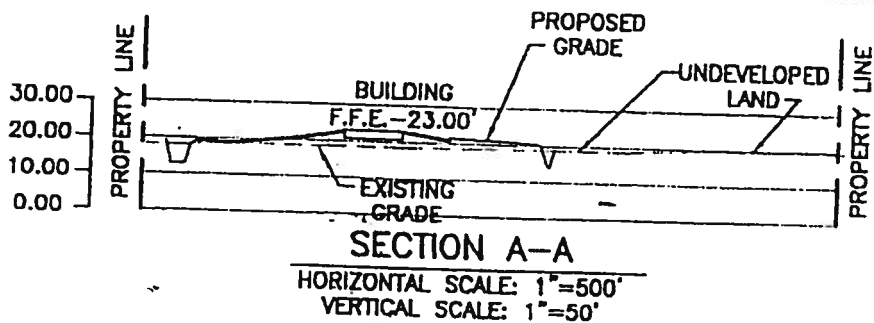
Phone: 985.447.0090
Fax: 985.447.7009
e mail: de@duplantis.com

Site Development
Land Planning
Public Works

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, L.L.C.
COVINGTON, LOUISIANA

DATE: 9/10/02

2016-263-2C



DUPLANTIS
ENGINEERING, INC.
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200 East Sixth Street
Thibodaux, Louisiana 70301

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e-mail: dpl@epl.net

Site Development
Land Planning
Public Works

PROPOSED RETAIL DEVELOPMENT
MANDEVILLE, LA
STIRLING 21, LLC.
COVINGTON, LOUISIANA

DATE 9/13/02

2016-263-2c



State of Louisiana

Department of Environmental Quality



M.J. "MIKE" FOSTER, JR.
GOVERNOR

J. DALE GIVENS
SECRETARY

OCT 15 2001

Solutions, Inc.
P.O. Box 820127
Vicksburg, MS 39182-0127

Attention: Peggy P. Holliday, Agent for Stirling Mandeville, LLC

RE: Corps of Engineers Permit (EG-20-010-0492)
Water Quality Certification (WQC 010215-03/AI 90632)
St. Tammany Parish

Gentlemen:

The Department has reviewed your comments regarding the above referenced project, as revised August 30, 2001, that would involve the clearing, grading, excavation, and placement of earthen and aggregate fill as necessary to construct access roads, building slabs, parking areas, detention ponds, utilities and other appurtenances all to implement a retail development (Mandeville Commercial Development) near Covington, Louisiana. This work was partially completed prior to obtaining a Department of the Army permit.

The requirements for Water Quality Certification have been met in accordance with LAC 33:IX.1507.A-E. Based on the information provided in your application, we have determined that the placement of the fill material will not violate the water quality standards of Louisiana provided for under LAC 33:IX.Chapter 11. Therefore, the Department has no objection to this project.

Sincerely,

Bliss M. Higgins
Assistant Secretary
Office of Environmental Services

BMH/mvrb

c: Corps of Engineers, New Orleans
Coastal Management Division



OFFICE OF ENVIRONMENTAL SERVICES • P.O. BOX 82135 • BATON ROUGE, LOUISIANA 70884-2135

AN EQUAL OPPORTUNITY EMPLOYER



2016-263-2C

02/10/2003 17:41 FAX

STIRLING COVINGTON

→ NEW ORLEANS

002



P.O. Box 4125
Baton Rouge, Louisiana 70821
TEL 504 338-1040
FAX 504 338-0103

International Headquarters
Arlington, Virginia
TEL 703 841-5300

February 3, 2003

Ronald J. Ventola
Department of Army
New Orleans District, COE
P. O. Box 60267
New Orleans, LA 70160-0267

Permit No.: EG-20-010-0492
Applicant: Stirling Mandeville, L.L.C.
TNC No.: 572

Dear Mr. Ventola,

This letter is confirmation that The Nature Conservancy of Louisiana has received a check from Stirling Mandeville, L.L.C. for 101.6 acres of pine wetland mitigation, which was required under the above listed permit. This contribution will be deposited in our Southeast Louisiana Pine Wetlands Mitigation Bank account and will be used for the acquisition, restoration and maintenance of pine wetlands in southeast Louisiana. To date, our mitigation bank in the Northshore area has helped conserve over 4,000 acres.

Sincerely,

Nelwyn C. McInnis
Florida Parishes Program Manager

Cc: Mr Jimmy Maurin
Stirling Properties, Inc.
109 Northpark Blvd., Suite 300
Covington, LA 70433

Ms. Peggy Holiday
Solutions, Inc.
111 Jennifer Lane
Vicksburg, MS 39183

Mr. Mike Farabee
Department of the Army
New Orleans District, COE
OD-SE
P. O. Box 60267
New Orleans, LA 70160-0267

206-263-20



DEPARTMENT OF THE ARMY

NEW ORLEANS DISTRICT, CORPS OF ENGINEERS

P.O. BOX 60267

NEW ORLEANS, LOUISIANA 70160-0267

REPLY TO
ATTENTION OF:

OCT 10 2002

Operations Division
Eastern Evaluation Section

SUBJECT: EG-20-010-0492

Stirling Mandeville, L.L.C.
ATTN: Lewis W. Stirling
109 Northpark Boulevard, Suite 300
Covington, Louisiana 70344

Dear Mr. Stirling:

Enclosed is a permit dated this date, subject as above, authorizing work under the Department of the Army permit program.

You are again reminded that any work not in accordance with the approved plans is subject to removal regardless of the expense and the inconvenience that such removal may involve and regardless of the date when the discrepancy is discovered.

Your attention is directed to all the terms and conditions of the approval. In order to have the work approved in accordance with the issued permit, all terms and conditions of the permit and plans shown on the drawings attached thereto must be rigidly adhered to.

It is necessary that you notify the District Engineer, Attention: Eastern Evaluation Section, in writing, prior to commencement of work and also upon its completion. The notification must include the permittee's name, as shown on the permit, and the permit number. Please note the expiration date on the permit. Should the project not be completed by that date, you may request a permit time extension. Such requests must be received before, but no sooner than six months before, the permit expiration date and must show the work completed and the reason the project was not finished within the time period granted by the permit.

A copy of Page 1 of the permit (ENG Form 1721) must be conspicuously displayed at the project site. Also, you must keep a copy of the signed permit at the project site until the work is completed.

Sincerely,

Ronnie W. Duke
Chief, Eastern Evaluation Section

Enclosure

2016-263-2C

DEPARTMENT OF THE ARMY PERMIT

Permittee: Stirling Mandeville, L.L.C.

Permit No. EG-20-010-0492

Issuing Office: New Orleans District

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description: Install and maintain a commercial subdivision and associated appurtenant structures, and improve an existing sewage outfall ditch. In accordance with the drawings attached in eight sheets; sheet 1, undated, sheet 2, dated June 29, 2001, sheets 3, 4, 5, 6 and 7, dated September 10, 2002, and sheet 8 dated September 13, 2002.

Project Location: In St. Tammany Parish, near Covington, Louisiana.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on **OCTOBER 31, 2007**. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least 1 month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

2016-263-ZC

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions: Page 4

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:
 - () Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).
 - (X) Section 404 of the Clean Water Act (33 U.S.C. 1344).
 - () Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).
2. Limits of this authorization.
 - a. This permit does not obviate the need to obtain other Federal, State, or local authorizations required by law.
 - b. This permit does not grant any property rights or exclusive privileges.
 - c. This permit does not authorize any injury to the property or rights of others.
 - d. This permit does not authorize interference with any existing or proposed Federal project.
3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:
 - a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
 - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
 - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
 - d. Design or construction deficiencies associated with the permitted work.

2016-263-ZC

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data: The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

X [Signature]
(PERMITTEE)

X 10-10-02
(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

[Signature: Ronnie W. Duke]
Ronnie W. Duke, Chief Eastern Evaluation Section
for Peter J. Rowan, District Engineer

October 10, 2002
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEREE) _____

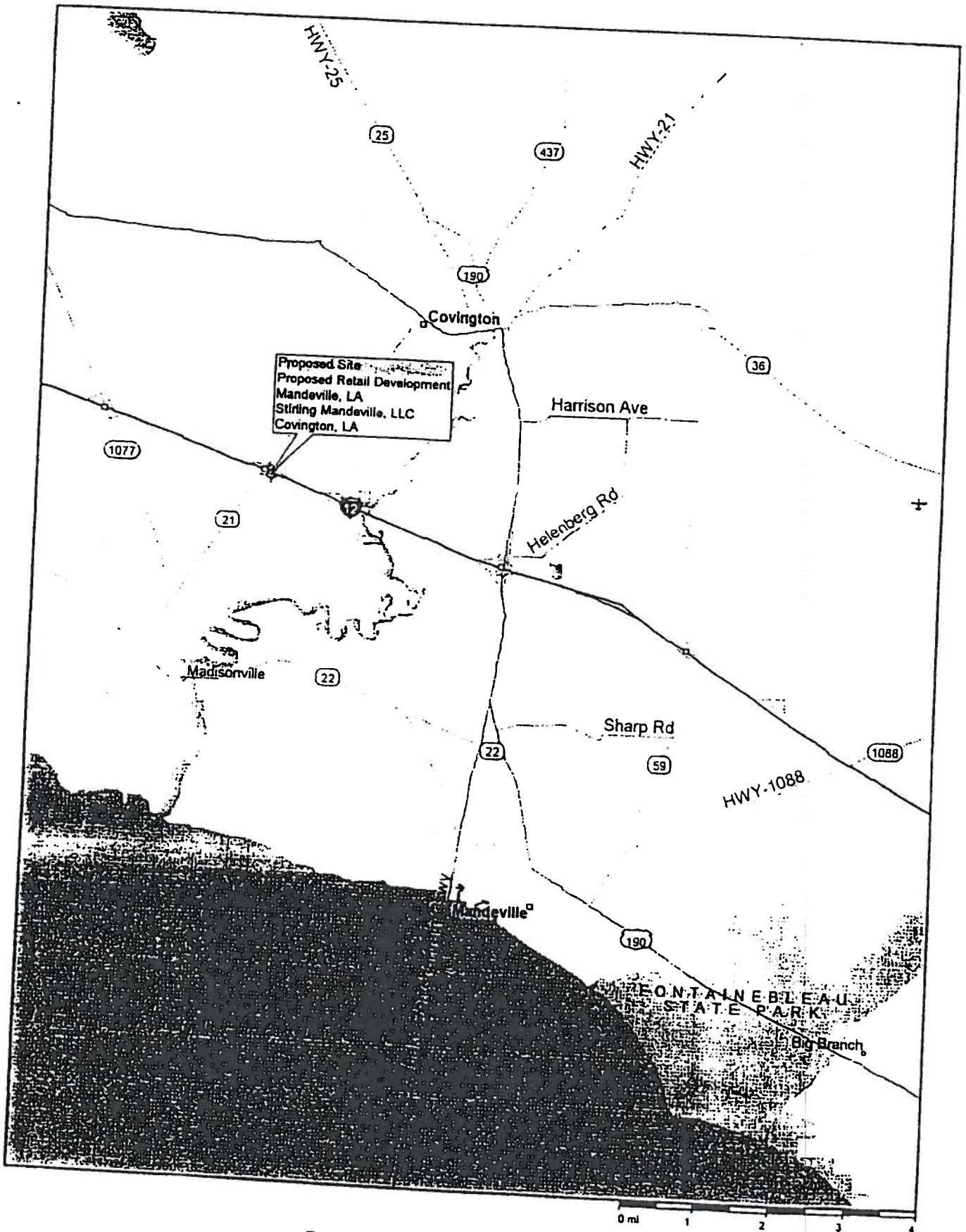
(DATE)

2016-263-2c

SPECIAL CONDITIONS EG-20-010-0492

7. The permittee has agreed to compensate for unavoidable impacts to wetland functions and values by contributing funds to the Louisiana Nature Conservancy for the acquisition, enhancement, management and administration of 101.6 acres of pine flatwood/savanna wetlands.
8. The permittee shall make the contribution payable to "The Louisiana Nature Conservancy" and send it in care of Mr. Richard Martin, Post Office Box 4125, Baton Rouge, Louisiana 70821. The permittee shall include a copy of this permit with the contribution.
9. The permittee shall complete the mitigation prior to beginning work on the permitted project or within one year of permit issuance, whichever comes first. The Louisiana Nature Conservancy will provide the Corps of Engineers verification of receipt of the contribution and the Corps of Engineers will then contact the permittee informing him that he may proceed.
10. The compensatory mitigation identified above has been determined to be a necessary part of this permit approval. Failure by the permittee to perform the compensatory mitigation, in accordance with the permit conditions, is considered grounds for permit suspension, permit revocation, and/or restoration of the work performed under this authorization.
11. Prior to commencing work on the project, the permittee must obtain all approvals necessary from St. Tammany Parish.
12. Many local governing bodies have instituted laws and/or ordinances in order to regulate dredge and/or fill activities in floodplains to assure maintenance of floodwater storage capacity and avoid disruption of drainage patterns that may affect surrounding properties. Your project involves dredging and/or placement of fill, therefore, you must contact the local municipal and/or parish governing body regarding potential impacts to floodplains and compliance of your proposed activities with local floodplain ordinances, regulations or permits.
13. The permittee shall employ siltation controls around all construction sites that require earthwork (clearing, grading, dredging and/or deposition of fill material) such that eroded material is prevented from entering adjacent wetlands and/or waterways.
14. All best management practices and vegetative plantings of the detention/retention ponds must be in accordance with the agreed upon plan between the permittee and the St. Tammany Parish Engineering Department. The final recommendations of the St. Tammany Parish Engineering Department regarding the vegetative plantings must be forwarded to this District no later than 30 days from the date of the final plan.

2016-263-2c



Proposed Retail Development
Mandeville, LA
Stirling Mandeville, LLC
Covington, LA

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 6/7/2016
Case No.: 2016-263-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mark Salvetti

OWNER: James E. Maurin

REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District & A-4 Single-Family Residential District to A-4 Single Family Residential District, NC-5 Retail and Service District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1

SIZE: 19 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	PBC-1Planned Business Campus
South	Residential	PUD Planned Unit Development Overlay
East	Multi Family	A-7 Multi Family Residential District
West	Undeveloped	NC-5 Retail & Service District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See “Small Area Plans,” below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-5 Retail and Service District & A-4 Single-Family Residential District to NC-5 Retail Service District & A-4 Single Family Residential District to PUD Planned Unit Development Overlay. This site is located at the southeast intersection of Brewster Road and River Chase Drive and proposed to be developed as a single family residential development of a total of 76 lots (see chart below).

Note that a zoning change request to A-5 Two Family Residential District has been submitted for a 9.1 acre portion of the site, in order to establish the underlying zoning (2016-264-ZC).

Lot Type	Number of lots	Lot size
Alley Loaded Lot	46 lots	35'-42' X 115'
Front Loaded Lot	33 lots	60' -70' X 100'-200'

Note that as per Ordinance 499: a traffic impact analysis (TIA) is required for all development of more than 50 lots.

ACCESS & CIRCULATION

The site is proposed to be accessed from River Chase Drive & Continental Drive, through a round-about and an existing boulevard type driveway.

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
Restrictive Covenants	Provided as Required
Minimum front, sides & rear yard setbacks & maximum height	Provided as Required
Water & Sewer facilities	Provided as Required (located on site)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Map Shall be Provided as Required
Environmental Assessment Data Form	Provided as Required

DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

Current gross density of this property, under the A-4 is at 4 units per acres, which would allow for a maximum of 45 units & under the requested zoning change to A-5, it would be at 1 units per 4000 square feet, which would allow for a maximum of 99 units, for a total maximum allowable number of units of 144. The net density would allow for a total of 84 units. The proposal is for 78 units with a net density would be 6 units per acre.

GREENSPACE

A total of 4.85 acres of greenspace (25.5%) is proposed to be provided throughout the subdivision. The total acreage dedicated to active recreation is 0.26 acres, consisting of playground equipment. The total acreage dedicated to passive recreation is 4.59 acres consisting of open spaces and sidewalks. Considering that several pocket parks are proposed throughout the subdivision, benches and gazebos should be provided. Note that the revised plan shows formal walking paths connecting the sidewalk and the greenspace and playground park.

Also as a condition of Ordinance 499, a "**Recreational Development Plan**" shall be provided along with the preliminary subdivision submission. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed as a planned district with single family residences and conservation area. The proposed development meets the objectives of the 2025 future land use plan by providing a high density single family residential development, creating a balance with the existing and proposed uses in the surrounding area. The conservation criteria of the 2025 is also being met through the design of the subdivision which allows for the preservation of several existing live oak trees.

STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved. Note that the proposed PUD does provide very little diversity of lot sizes and a small amount of passive and active amenities; however, it is part of the River Chase development, which has for objective to provide a variety of commercial & residential uses. As a part of a global development, the proposed PUD meets the 2025 future land use plan and definitely provides a balance with the adjacent uses.