

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5743

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF JANUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF RONALD REGAN HIGHWAY, WEST OF OAK ALLEY BOULEVARD, EAST OF EAST STADIUM DRIVE. AND WHICH PROPERTY COMPRISES A TOTAL OF 87.06 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 3, DISTRICT 3). (2016-419-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-419-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 A-1A (Suburban District) & RO (Rural Overlay) 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 A-1A (Suburban District) & RO (Rural Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 29, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-419-ZC

From the section corner between Sections 29, 30, 31 and 32, Township 6 South, Range 11 East, go North 49 degrees 01 minute East, 152.1 feet; thence go North 14 degrees 05 minutes East, 540.3 feet; thence go North 85 degrees 28 minutes West, 235.7 feet; thence go North 01 degree 01 minute East, 728.12 feet; thence go North 81 degrees 14 minutes East, 7.91 feet; thence go North 86 degrees 57 minutes East, 200.00 feet; thence go South 87 degrees 20 minutes East, 33.64 feet; thence go South 87 degrees 26 minutes 21 seconds East, 60.12 feet to a point on the Northerly right of way line of U.S. Hwy 190 (Bypass); thence leaving said right of way line of U.S. Hwy 190 (Bypass) go North 6 degrees 6 minutes 54 seconds East, 680.44 feet to the Point of Beginning.

From the Point of Beginning continue North 6 degrees 6 minutes 54 seconds East a distance of 48.49 feet; thence go North 00 degrees 54 minutes 07 seconds East a distance of 314.86 feet; thence go North 00 degrees 00 minutes 58 seconds East a distance of 189.33 feet; thence go South 89 degrees 30 minutes 25 seconds West a distance of 60.00 feet; thence go North 00 degrees 00 minutes 58 seconds East a distance of 504.77 feet; thence go North 89 degrees 57 minutes 58 seconds West a distance of 314.18 feet; thence go North 00 degrees 26 minutes 55 seconds West a distance of 1176.52 feet; thence go South 67 degrees 25 minutes 50 seconds East a distance of 1924.49 feet; thence go South 48 degrees 29 minutes 07 seconds East a distance of 492.41 feet; thence go South 26 degrees 57 minutes 53 seconds East a distance of 1155.50 feet to the Northern right of way line of U.S. Hwy 190 (Bypass); thence continue along said right of way line and go South 47 degrees 01 minutes 28 seconds West a distance of 93.96 feet; thence go around a curve to the right have a radius of 2764.79 feet, an arc length of 433.25 feet, having a chord bearing of South 51 degrees 42 minutes 07 seconds West and a chord distance of 432.80 feet; thence go South 61 degrees 09 minutes 45 seconds West a distance of 193.74 feet; thence go South 63 degrees 06 minutes 00 seconds West a distance of 111.61 feet; thence leaving said right of way line of U.S. Hwy 190 (Bypass) go North 17 degrees 45 minutes 07 seconds West a distance of 536.85 feet; thence go South 75 degrees 52 minutes 55 seconds West a distance of 337.06 feet; thence go South 79 degrees 30 minutes 34 seconds West a distance of 338.89 feet; thence go South 87 degrees 52 minutes 18 seconds West a distance of 795.80 feet back to the Point of Beginning.

Said parcel contains 87.06 acres of ground more or less.

Case No.: 2016-419-ZC

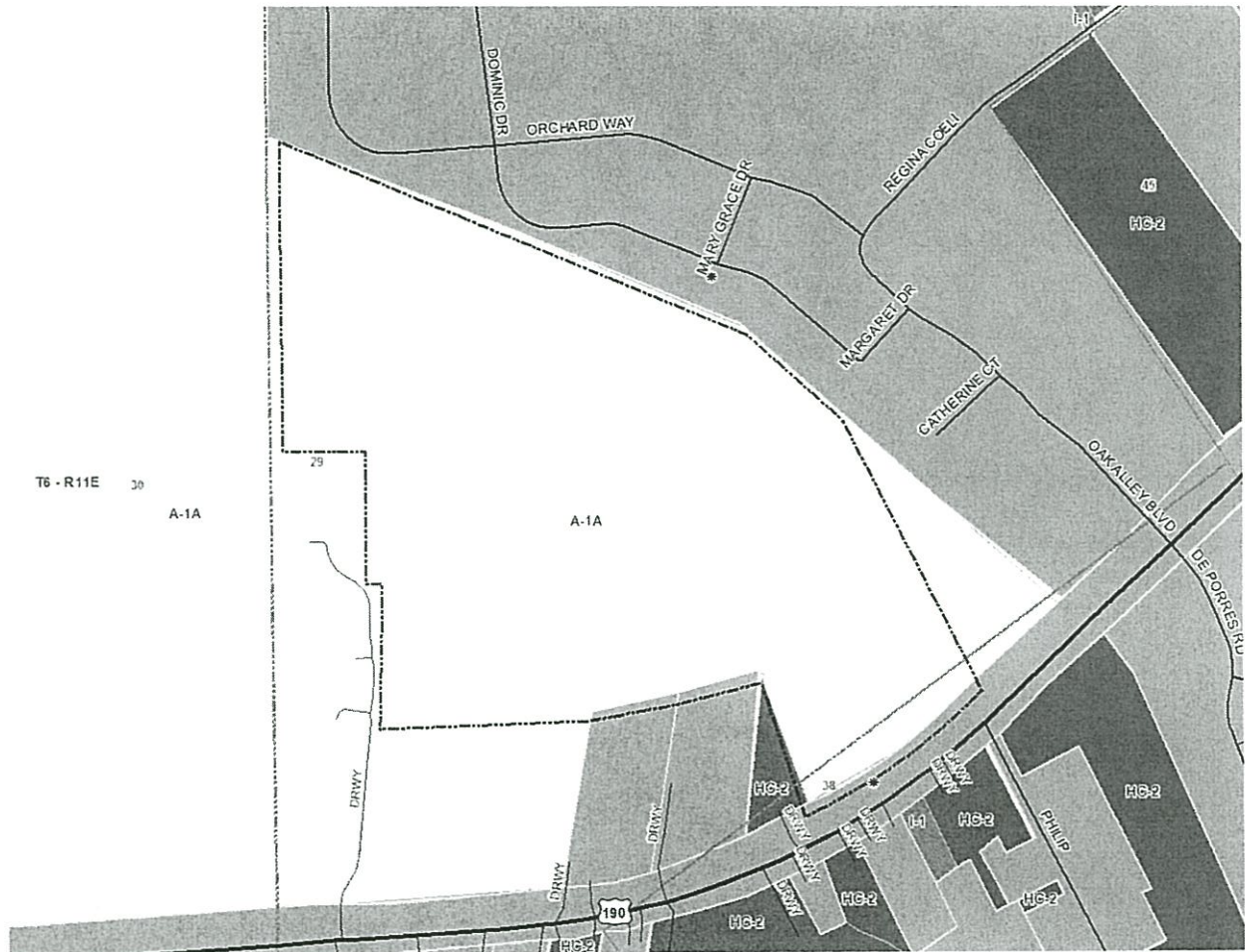
PETITIONER: Jeffrey D. Schoen

OWNER: Lonesome Development, LLC - Tim Henning

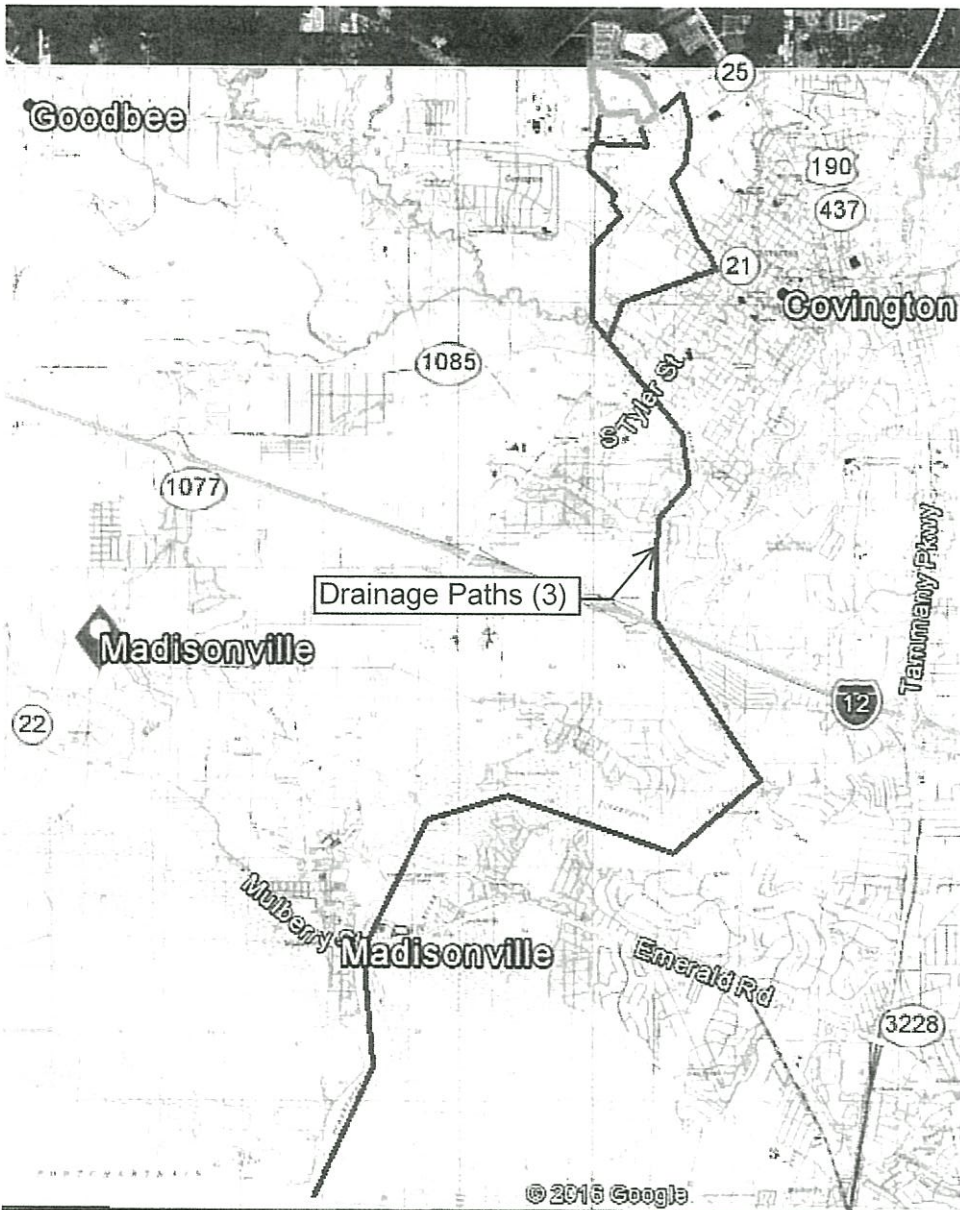
REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay to PUD Planned Unit Development Overlay, A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Ronald Reagan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 3

SIZE: 87.06 acres



2016-419-ZC



2016-419-ZC

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: Lonesome Development, LLC

Developer's Address: P.O. Box 67, Mandeville, LA 70470
Street City State Zip Code

Developer's Phone No. 985-845-8990 985-373-5288
(Business) (Cell)

Subdivision Name: Oak Alley Meadows

Number of Acres in Development: 87.06 Number of Lots/Parcels in Development: 210 (Res.)
2 (Comm.)

Ultimate Disposal of Surface Drainage: Little Tchefuncte River (via Blue Swamp Creek & Rattlesnake Branch)

Water Surface Runoff Mitigation Proposed: Detention 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 Tidal 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? N/A
- Does the subdivision front on any waterways? Yes No
If yes, what major streams or waterways? N/A

2016-419-ZC

- Does the subdivision front on any major arterial streets? Yes No

If yes, which major arterial streets? US Hwy 190 (Bypass)

- Will any smoke, dust or fumes be emitted as a result of operational construction? Yes No

If yes, please explain? N/A

- 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.

ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

09/09/16
DATE

GEOFFREY L. WILSON
SIGMA CONSULTING GROUP, INC.

2016-419-ZC

RECREATIONAL DEVELOPMENT PLAN

**PROPOSED
OAK ALLEY MEADOWS SUBDIVISION**

**Submitted to
St. Tammany Parish**

November 7, 2016

Revision #1: November 28, 2016

Prepared By



**10305 Airline Highway
Baton Rouge, LA 70816
(225) 298-0800**

RECREATIONAL DEVELOPMENT PLAN

Oak Alley Meadows Subdivision

Amenity Details

The proposed subdivision will include three (3) ponds for fishing from the banks. Each pond is greater than two (2) acres in size. The largest pond, which is located on Tract P1, will have a small fishing platform.

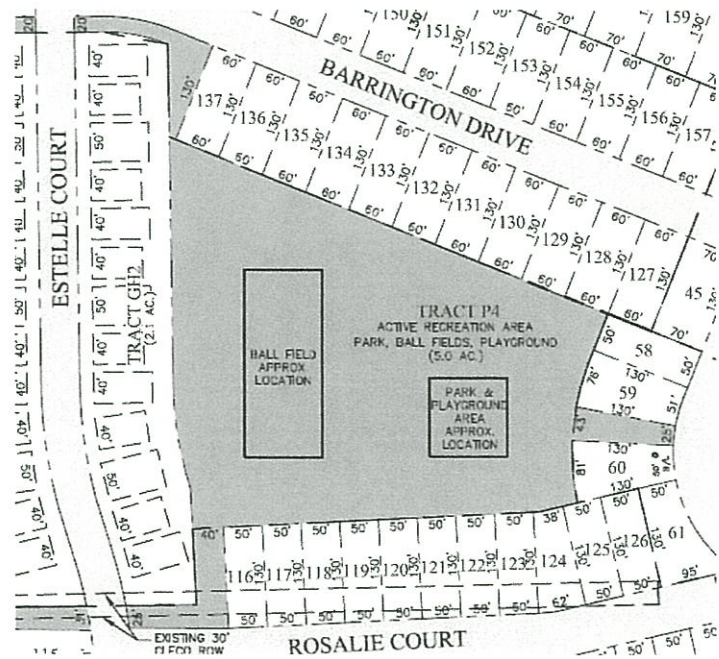
The development will have a picnic area nestled between one of the ponds and two large oak trees. In the center of the development, a 5-acre active recreation parcel will have ball fields, playground equipment, and additional park/picnic areas.

Lastly, limestone walking trails will be provided in the CLECO right-of-way for the use and enjoyment of the subdivision residents.

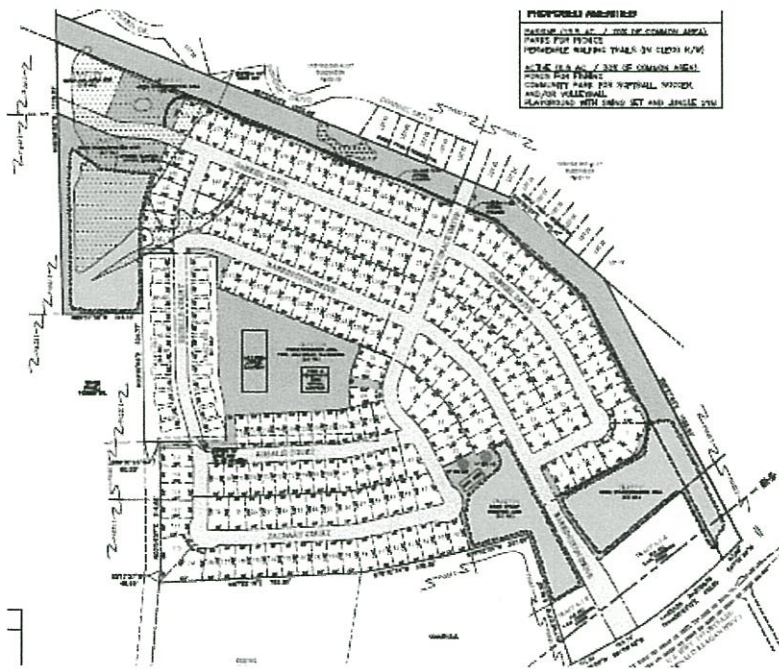


Amenity Location

The proposed amenities will be located throughout the development. The large recreation area will be located on Tract P4, which is centrally located on the property.



The three (3) ponds are located near the property boundaries. Two (2) are located in the southern portion of the property and one (1) is located in the northwestern corner.



2016-419-ZC

I-4

BRYCE

20

ORCHARD

JUSTIN

CAMRON

DOMINIC

ORCHARD

SAM

DXIE

BUCK

DARLENE

VINCENT

45

REGINA COELI

MARY GRACE

ORCHARD

MARGARET

OAK ALLEY

CATHERINE

GABRIEL

29

BARRINGTON

ESTELLE

A-1A

ROSALIE

SOPHIE

ZACHARY

T6-R11E

30

DRWY

DRWY

190

33

HC-2

PHILIP

DRWY

DRWY

DRWY

NC-4

A-6

A-4

0 800 Feet

N



