

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4898

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. THOMPSON

ON THE 4 DAY OF OCTOBER , 2012

(ZC12-08-080) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF EAST BREWSTER ROAD, WEST OF THE TCHEFUNCTE RIVER AND WHICH PROPERTY COMPRISES A TOTAL 150.97 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT MD-1 (MEDICAL RESIDENTIAL DISTRICT, A-3 (SUBURBAN DISTRICT) & A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT TO AN MD-1 (MEDICAL RESIDENTIAL DISTRICT, A-3 (SUBURBAN DISTRICT), A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) , (WARD 1, DISTRICT 1). (ZC12-08-080

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-080, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains MD-1 (Medical Residential District, A-3 (Suburban District) & A-4 (Single Family Residential District; 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 MD-1 (Medical Residential District, A-3 (Suburban District), A-4 (Single Family Residential District & PUD (Planned Unit Development Overlay) see Exhibit "A" for complete boundaries.

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 MD-1 (Medical Residential District, A-3 (Suburban District) & A-4 (Single Family Residential District to an MD-1 (Medical Residential District, A-3 (Suburban District), A-4 (Single Family Residential District & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF JANUARY, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

Exhibit "A"

ZC12-08-080

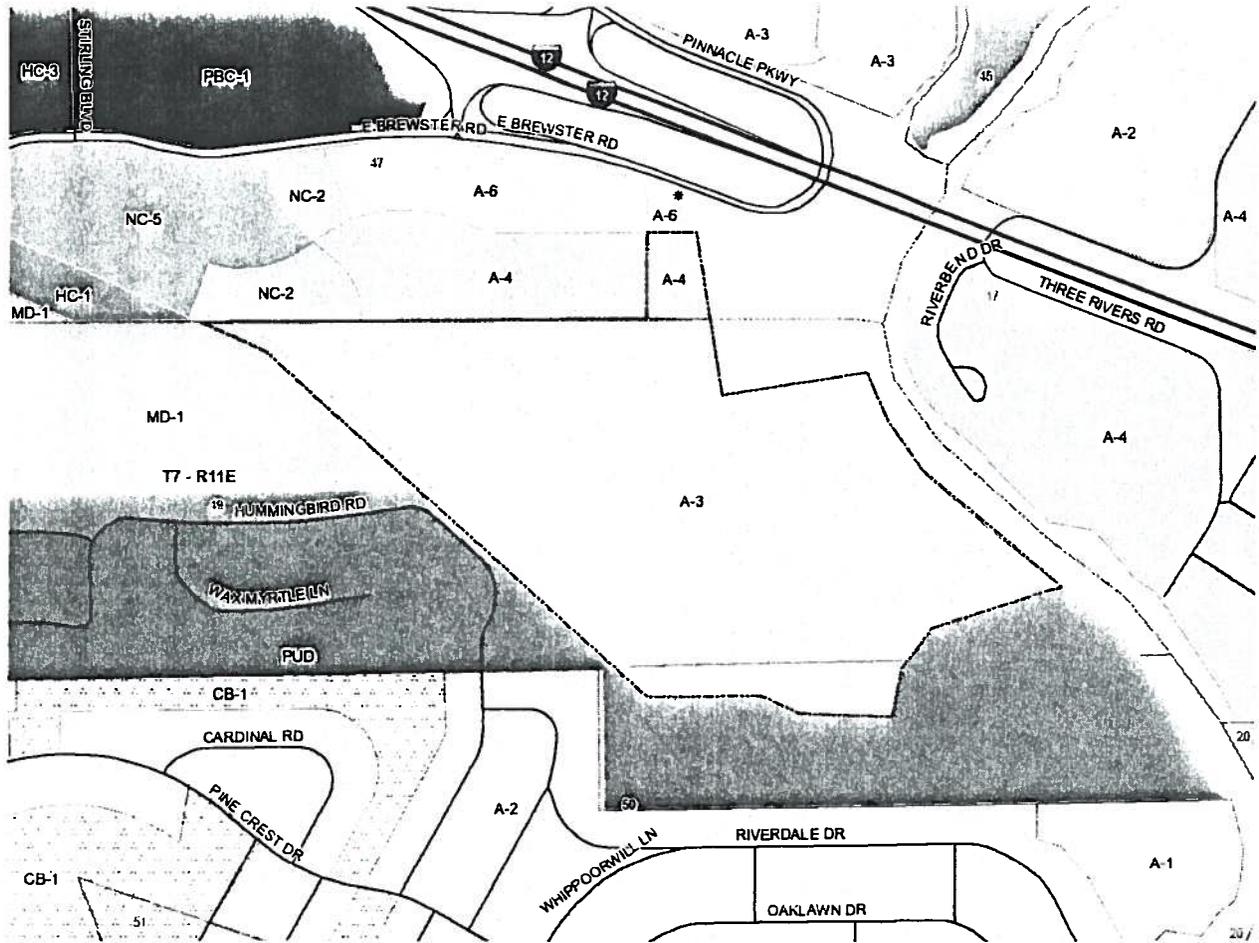
Legal Description
Of River Club

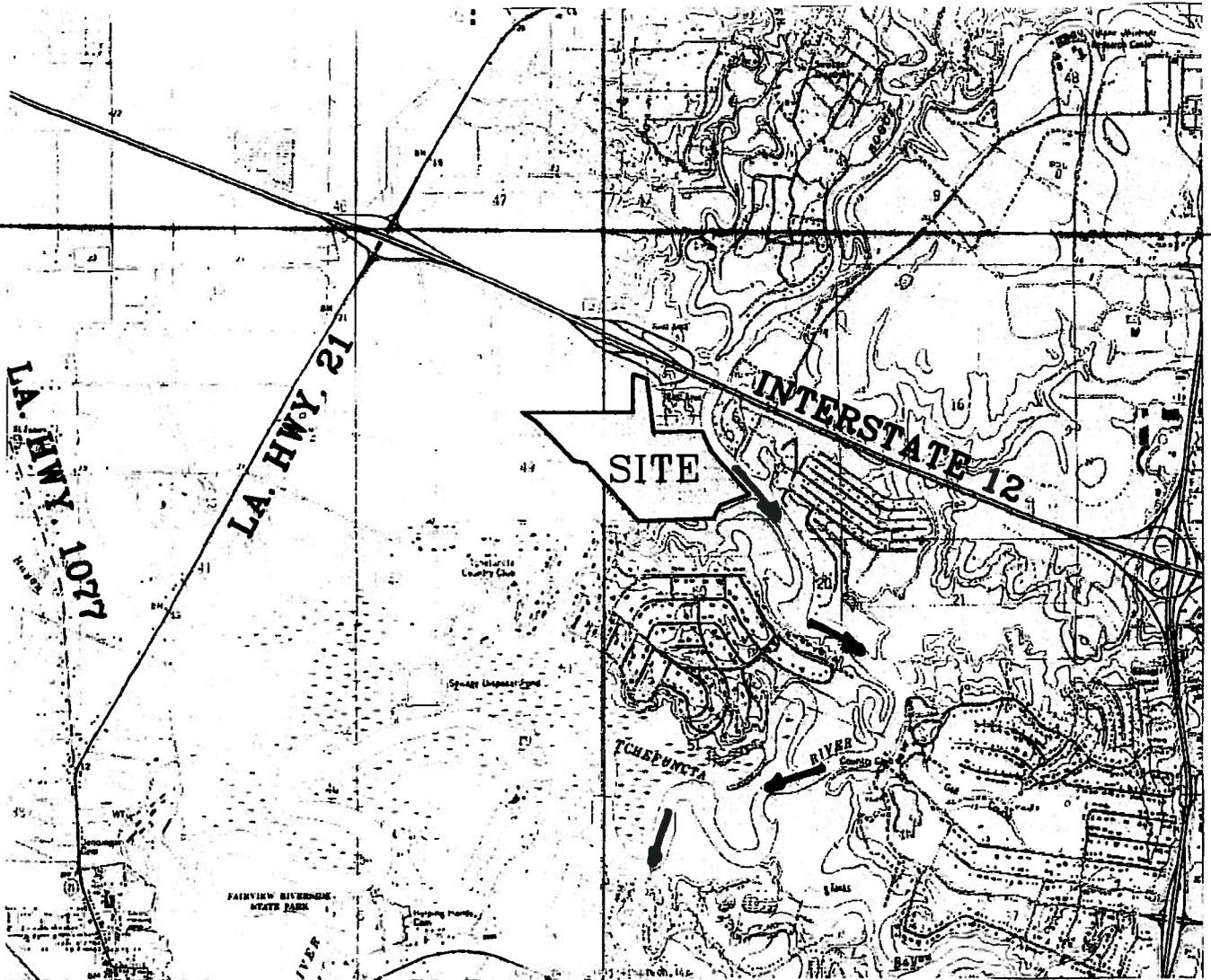
A certain parcel of land situated in Sections 47 & 49, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and More fully described as follows.

Commence at the Section Corner common to Sections 47, 49, & 52 Township-7-South Range-11-East and measure North 89 degrees 33 minutes 22 seconds East a distance of 1770.72 feet Thence North 89 degrees 32 minutes 13 seconds East a distance of 63.49 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING measure North 89 degrees 32 minutes 13 seconds East a distance of 2,678.44 feet to a point; Thence North 00 degrees 25 minutes 01 seconds East a distance of 514.44 feet to a point; Thence North 90 degrees 00 minutes 00 seconds East a distance of 297.62 feet to a point; Thence South 09 degrees 00 minutes 23 seconds East a distance of 980.23 feet to a point; Thence North 81 degrees 24 minutes 08 seconds East a distance of 879.90 feet to a point; Thence South 25 degrees 27 minutes 16 seconds East a distance of 315.18 feet to a point; Thence South 35 degrees 29 minutes 03 seconds East a distance of 348.95 feet to a point; Thence South 49 degrees 11 minutes 34 seconds East a distance of 696.60 feet to a point; Thence South 51 degrees 05 minutes 07 seconds East a distance of 393.25 feet to a point; Thence South 72 degrees 25 minutes 34 seconds West a distance of 815.18 feet to a point; Thence South 36 degrees 39 minutes 14 seconds West a distance of 302.80 feet to a point; Thence South 11 degrees 39 minutes 14 seconds West a distance of 290.00 feet to a point; Thence North 88 degrees 20 minutes 46 seconds West a distance of 550.00 feet to a point; Thence North 64 degrees 20 minutes 46 seconds West a distance of 250.00 feet to a point; Thence South 89 degrees 39 minutes 14 seconds West a distance of 690.00 feet to a point; Thence North 48 degrees 20 minutes 46 seconds West a distance of 3,082.88 feet to a point; Thence North 65 degrees 43 minutes 00 seconds West a distance of 427.20 feet to the POINT OF BEGINNING, and containing 6,576,158.04 square feet or 150.97 acre(s) of land, more or less.

CASE NO.: ZC12-08-080
PETITIONER: Kelly McHugh
OWNER: Delta Land Holding Co., LLC
REQUESTED CHANGE: From MD-1 (Medical Residential District), A-3 (Suburban District) & A-4 (Single Family Residential District) to MD-1 (Medical Residential District), A-3 (Suburban District), A-4 (Single Family Residential District) & PUD (Planned Unit Development Overlay)
LOCATION: Parcel located on the south side of East Brewster Road, west of the Tchefunte River; S47 & 49, T7S, R11E; Ward 1, District 1
SIZE: 150.97 acres





ULTIMATE DISPOSAL TCHEFUNCTA
 RIVER TO LAKE PONTCHARTRAIN

RIVER CLUB
 ST. TAMMANY PARISH, LA.

ULTIMATE DISPOSAL MAP

SCALE:	N.T.S.	DATE:	
DRAWN:		JOB NO.:	
REVISED:			

ZC 02-08-080

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: DELTA LAND HOLDING, LLC

Developer's Address: P.O. Box 1810 COVINGTON LA 70434
Street City State Zip Code

Developer's Phone No. 892-4801
(Business) (Cell)

Subdivision Name: RIVER CLUB

Number of Acres in Development: 154.6 Number of Lots/Parcels in Development: 215

Ultimate Disposal of Surface Drainage: TCHEFUNCTE RIVER

Water Surface Runoff Mitigation Proposed: _____

(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 Title 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? _____
- Does the subdivision front on any waterways? Yes No
- If yes, what major streams or waterways? TCHEFUNCTE RIVER

ZC 12-08-080

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

If yes, which major arterial streets? _____

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

If yes, please explain? _____

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

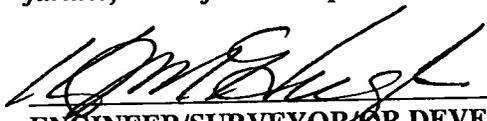
(Does the proposed subdivision development...)

- 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)

06-13-12

DATE