

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3235 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. THOMPSON

ON THE 2<sup>ND</sup> DAY OF MARCH, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Haas Road, west of LA Highway 11 & Ashton Oaks Subdivision, east of Robert Road and which property comprises a total of 196.4 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 8, District 9. (ZC06-01-004)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-01-004, 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 SA (Suburban Agricultural) 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 SA (Suburban Agricultural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC06-01-004

BOUNDARY DESCRIPTION THE ESTATES OF ASHTON OAKS

All that certain parcel of land situated in Section 23, 25, 25 & 26, Township 8 South, Range 14 East, Saint Tammany Parish Louisiana and more fully described as follows.

From the section corner common to Sections 23, 24, 25 & 26, Township 8 South, Range 14 East located in Haas Road and the Point of Beginning. Thence go

North 89 Degrees 51 Minutes 37 seconds East a distance of 1324.23 feet to a mag. nail in Haas road; Thence

South 00 Degrees 00 minutes 28 seconds West a distance of 1136.54 feet to a 1/2" iron rod; thence

South 00 Degrees 10 minutes 18 seconds East a distance of 199.18 feet to a 1/2" iron rod; thence

South 89 Degrees 35 minutes 53 seconds West a distance of 1318.79 feet to a mag nail; thence

South 00 Degrees 07 minutes 35 seconds West a distance of 620.70 feet to 1/2" iron rod; thence

South 03 Degrees 00 minutes 56 seconds West a distance of 709.31 feet to a 1/2" iron rod; thence

South 00 Degrees 15 minutes 37 seconds East a distance of 59.43 feet to a point; thence

South 00 Degrees 31 minutes 06 seconds East a distance of 299.98 feet to a 1/2" iron rod; thence

South 00 Degrees 33 minutes 05 seconds East a distance of 659.52 feet to a 1/2" iron rod; thence

South 00 Degrees 33 minutes 15 seconds East a distance of 310.16 feet to a 1/2" iron rod; thence

South 89 Degrees 13 minutes 37 seconds West a distance of 1320.45 feet to a 1/2" iron rod; thence

North 00 Degrees 25 minutes 47 seconds West a distance of 30.07 feet to a 1/2" iron rod; thence

North 00 Degrees 12 minutes 50 seconds East a distance of 2635.05 feet to a 1/2" iron rod; thence

North 89 Degrees 46 minutes 19 seconds West a distance of 1320/91 feet to a 1/2" iron rod; thence

North 00 Degrees 40 minutes 26 seconds East a distance of 884.95 feet to a 1/2" iron rod; thence go

along a curve to the right in a South Westerly direction with a radius of 492.47 feet, having an arc length

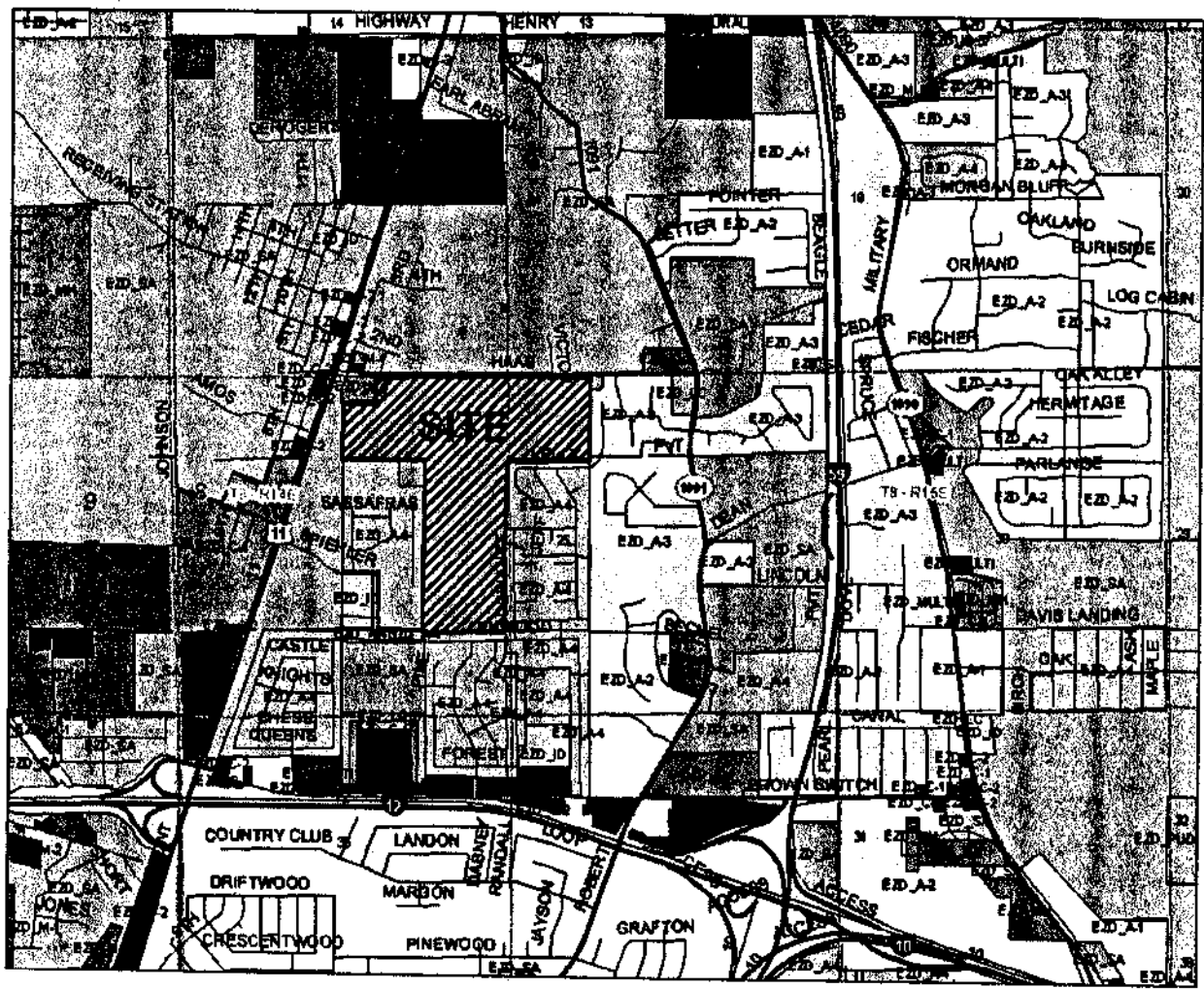
of 201.35 feet to a 1/2" iron rod; thence

South 89 Degrees 54 minutes 19 seconds East a distance of 504.22 feet to a 1/2" iron rod; thence

North 00 Degrees 03 minutes 59 seconds a distance of 423.41 feet to a 1/2" iron rod set on Haaswood Road; thence

South 89 Degrees 59 minutes 19 seconds a distance of 1941.05 feet to the Point of Beginning.

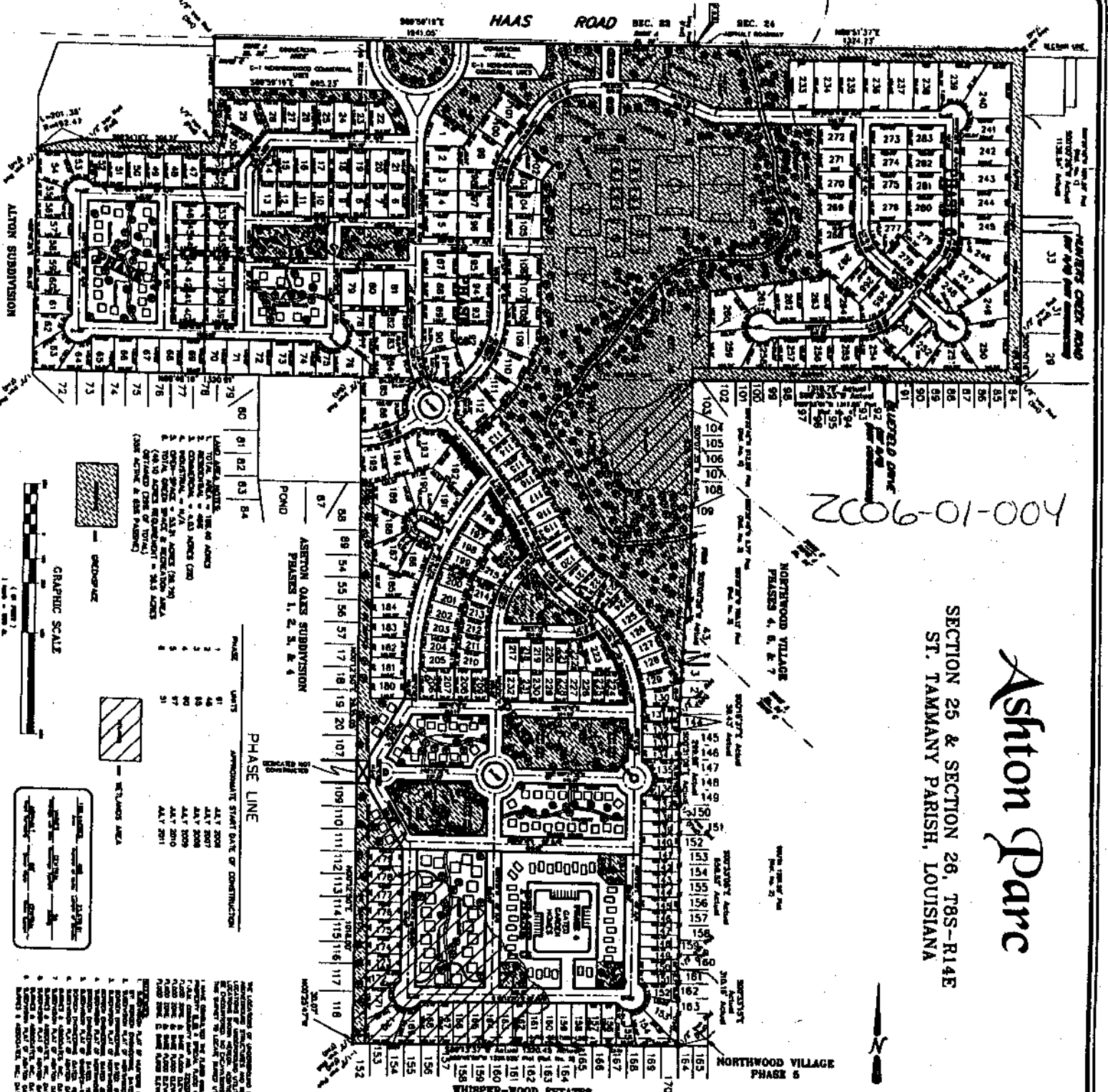
**CASE NO.:** ZC06-01-004  
**PETITIONER:** Toby J. Lowes  
**OWNER:** Leon Lowe & Sons, Inc.  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located on the south side of Haas Road, west of LA Highway 11 & Ashton Oaks Subdivision, east of Robert Road; S25 & 26, T8S, R14E; Ward 8, District 9  
**SIZE:** 196.4 acres



# Ashton Parc

SECTION 25 & SECTION 26, T8S-R14E  
ST. TAMMANY PARISH, LOUISIANA

100-10-9002



**GRAPHIC SCALE**  
1" = 200'

**PHASE LINE**

PHASE	UNITS	APPROXIMATE START DATE OF CONSTRUCTION
1	81	ALY 2008
2	82	ALY 2007
3	83	ALY 2008
4	84	ALY 2008
5	85	ALY 2009
6	86	ALY 2009
7	87	ALY 2009
8	88	ALY 2011
9	89	ALY 2011

**LAND ACQUISITION - 100% OF ACRES**  
 1. 100% ACQUISITION - 100% OF ACRES  
 2. 100% ACQUISITION - 100% OF ACRES  
 3. 100% ACQUISITION - 100% OF ACRES  
 4. 100% ACQUISITION - 100% OF ACRES  
 5. 100% ACQUISITION - 100% OF ACRES  
 6. 100% ACQUISITION - 100% OF ACRES  
 7. 100% ACQUISITION - 100% OF ACRES  
 8. 100% ACQUISITION - 100% OF ACRES  
 9. 100% ACQUISITION - 100% OF ACRES

**NOTICE TO CONTRACTORS**  
 THE LOCATION OF UNDERGROUND UTILITIES IS NOT KNOWN. CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

**RESTRICTING COVENANTS**  
 THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THESE COVENANTS SHALL APPLY TO ALL UNITS AND ARE HEREBY INCORPORATED BY REFERENCE INTO THESE COVENANTS. THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THESE COVENANTS SHALL APPLY TO ALL UNITS AND ARE HEREBY INCORPORATED BY REFERENCE INTO THESE COVENANTS. THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THESE COVENANTS SHALL APPLY TO ALL UNITS AND ARE HEREBY INCORPORATED BY REFERENCE INTO THESE COVENANTS.

**CERTIFICATION**  
 I, the undersigned, being duly qualified, do hereby certify that the above is a true and correct copy of the original as recorded in the Public Records of the Parish of St. Tammany, Louisiana, on this 1st day of [Month], 2011.

**PROPOSED PUD LAYOUT / TENTATIVE SUBDIVISION PLAT**  
**ASHTON PARC**  
**SECTION 25 & 26 - 8-14**  
**ST. TAMMANY PARISH, LOUISIANA**

DATE: 10/10/11  
 DRAWN BY: JVB  
 CHECKED BY: JVB  
 APPROVED BY: JVB

**ASHTON PARC**  
 SECTION 25 & SECTION 26, T8S-R14E  
 ST. TAMMANY PARISH, LOUISIANA

**PHASE 1**  
 PHASE 2  
 PHASE 3  
 PHASE 4  
 PHASE 5

**WHISPER WOOD ESTATES UNIT 3**

**ASHTON OAKS SUBDIVISION PHASES 1, 2, 3, 4**

**NORTHWOOD VILLAGE PHASE 5**

**RESTRICTING COVENANTS**

1. The owner of any unit shall be deemed to have accepted these covenants by recording this plat.

2. These covenants shall run with the land and shall bind all owners of units.

3. The covenants shall be enforceable by the homeowners' association.

4. The covenants shall be enforceable by the homeowners' association.

5. The covenants shall be enforceable by the homeowners' association.

6. The covenants shall be enforceable by the homeowners' association.

7. The covenants shall be enforceable by the homeowners' association.

8. The covenants shall be enforceable by the homeowners' association.

9. The covenants shall be enforceable by the homeowners' association.

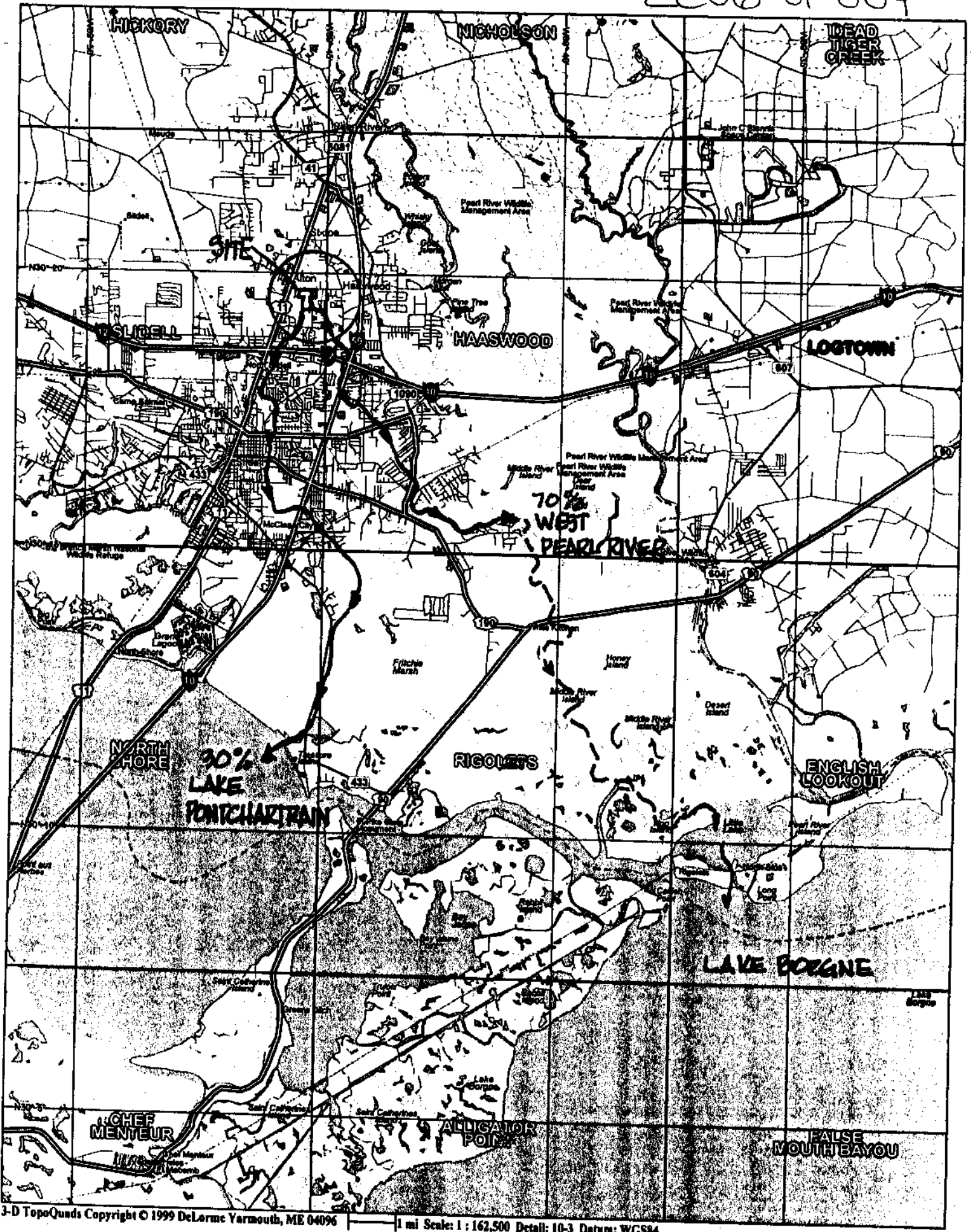
10. The covenants shall be enforceable by the homeowners' association.

**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING & ENVIRONMENTAL

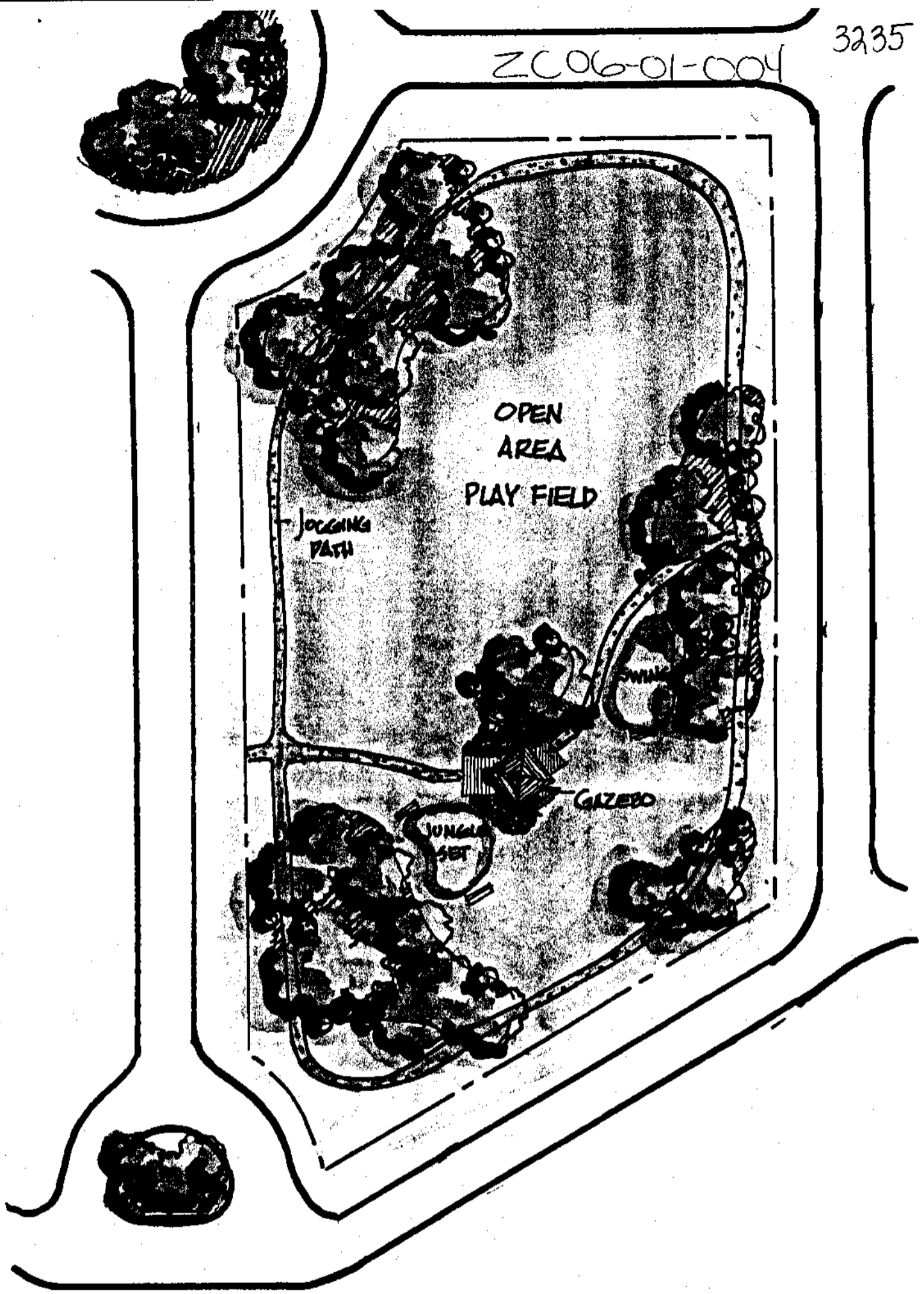
2000 East River Street, Suite 2  
 Metairie, Louisiana 70002  
 Phone: (504) 885-2000  
 Fax: (504) 885-2001  
 Website: www.jvb.com

DATE: 10/10/11  
 DRAWN BY: JVB  
 CHECKED BY: JVB  
 APPROVED BY: JVB

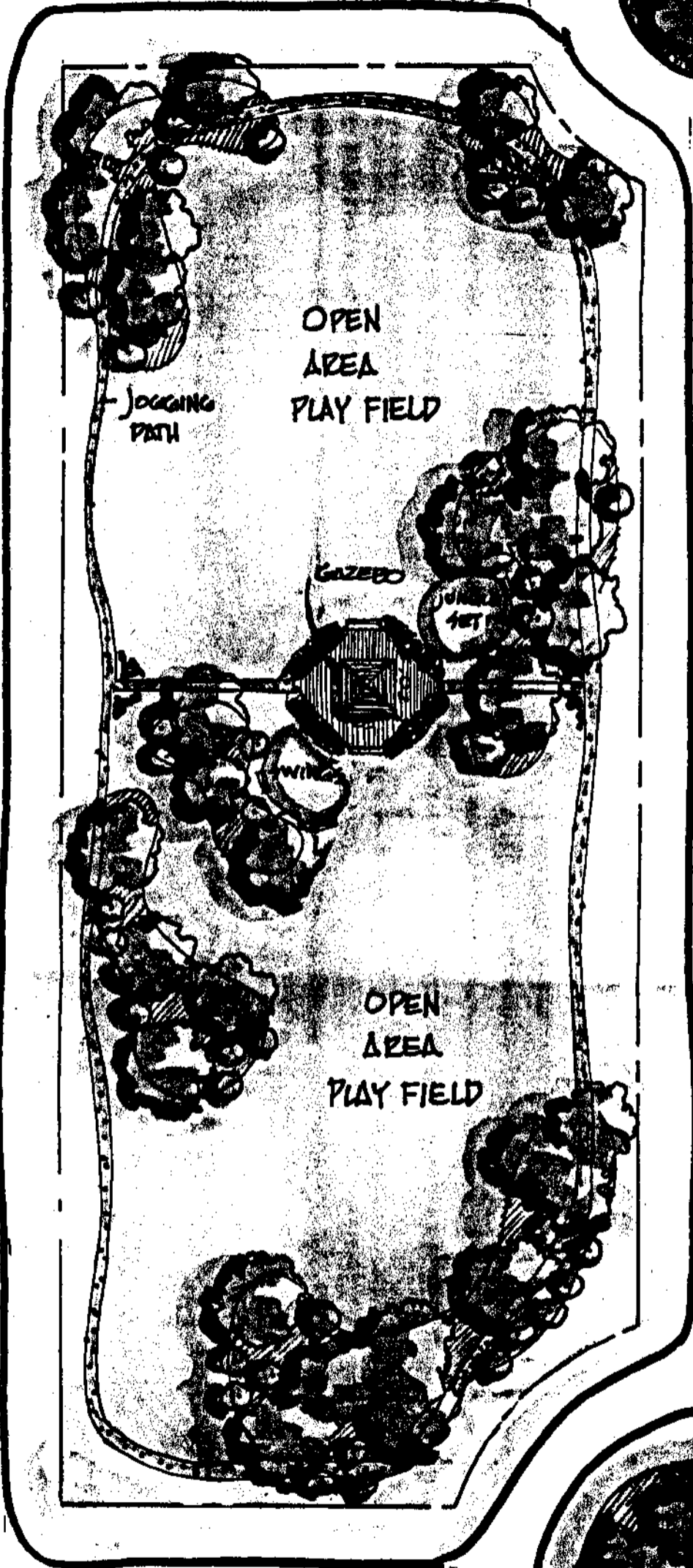
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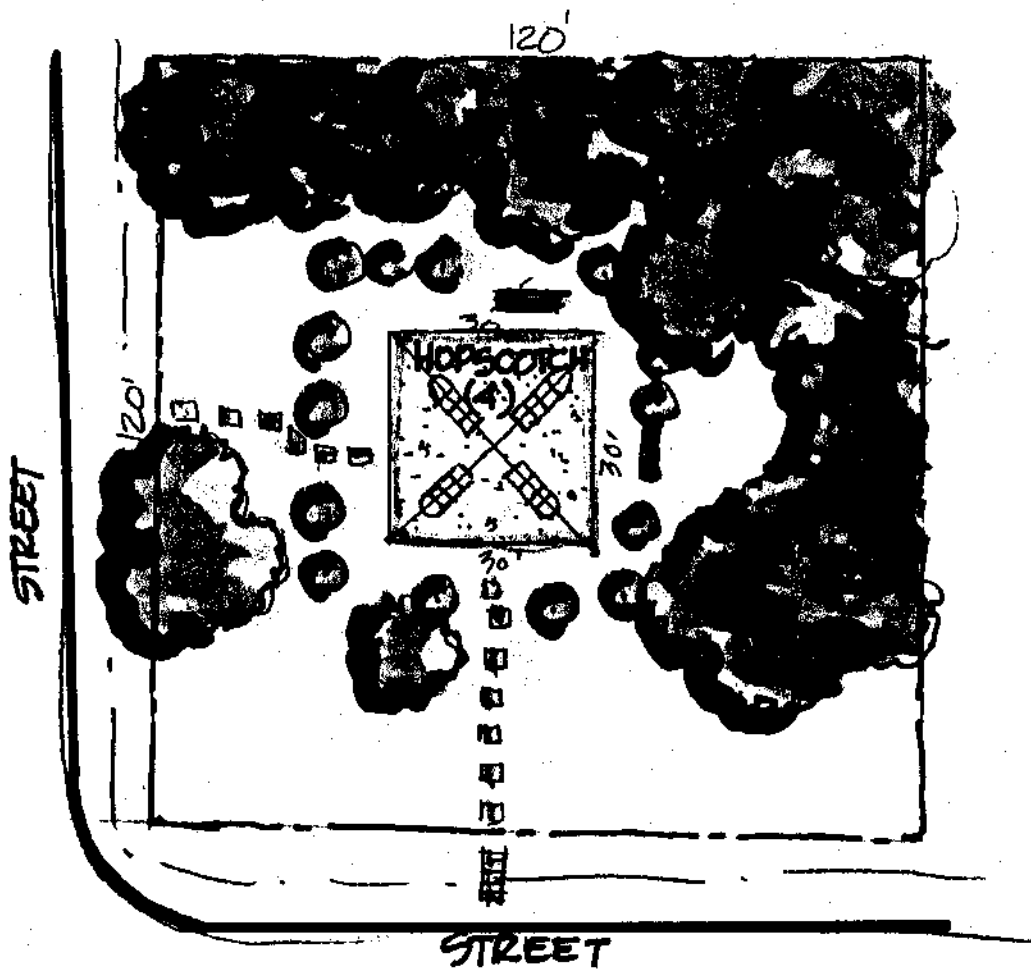
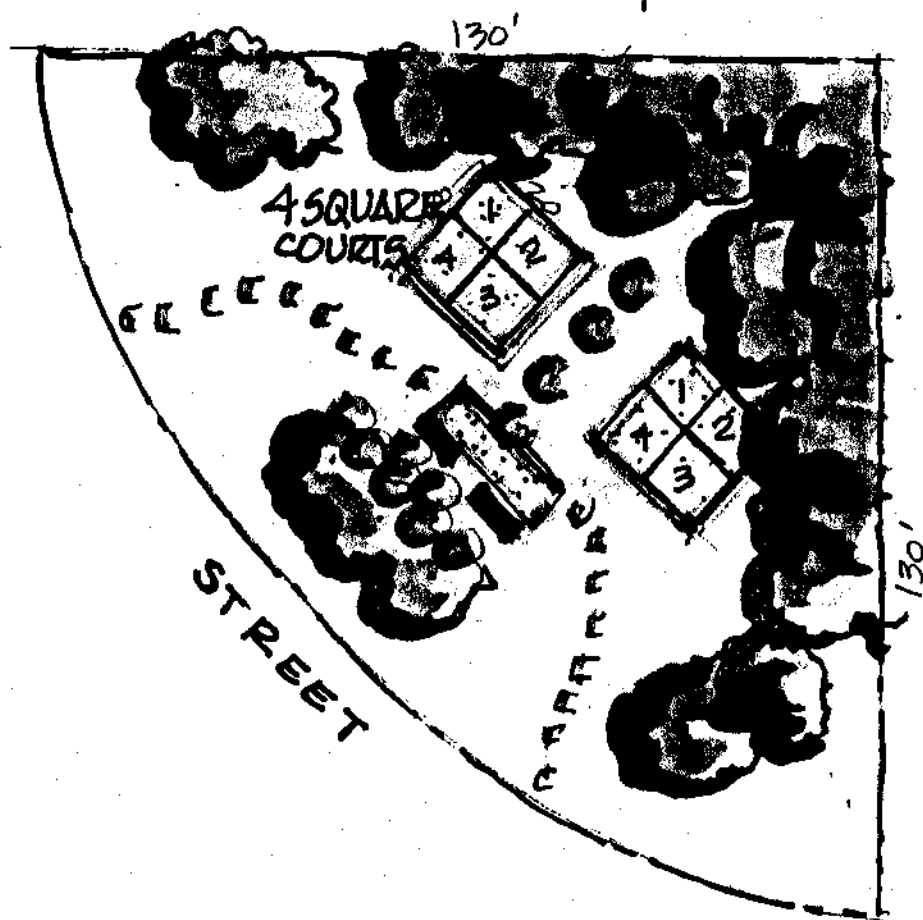
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# ASHTON PARC POCKET PARK DETAILS

3235

N ZC06-01-004  
↑



1"=30'



Contd:

ATTACHMENT 'B'

3235

Zc06-01-004

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Leon Lowe & Sons, Inc.

Address P.O. Box 310, Pearl River, La 70452

Attach area location Map showing the proposed development

Name of Development (Proposed) Ashton Park

Section 25 & 26 Township 8 Range 14

Number of acres in Development 196.4 acres

Type of streets asphalt, open ditches

Type of water systems Central

Type of sewerage system Central

Ultimate disposal of wastes Lake Pont. & Lake Borgne

Ultimate disposal of surface drainage Lake Pont. & Lake Borgne

Land form: Flat \_\_\_\_\_ Rolling \_\_\_\_\_ Marsh \_\_\_\_\_  
Swamp \_\_\_\_\_ Inundated \_\_\_\_\_

Existing land use: Rural SA Residential \_\_\_\_\_  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Proposed land use: Rural \_\_\_\_\_ Residential PUD  
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 \_\_\_\_\_

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 or 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: \_\_\_\_\_ 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 \_\_\_\_\_