

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3235 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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, 24, 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

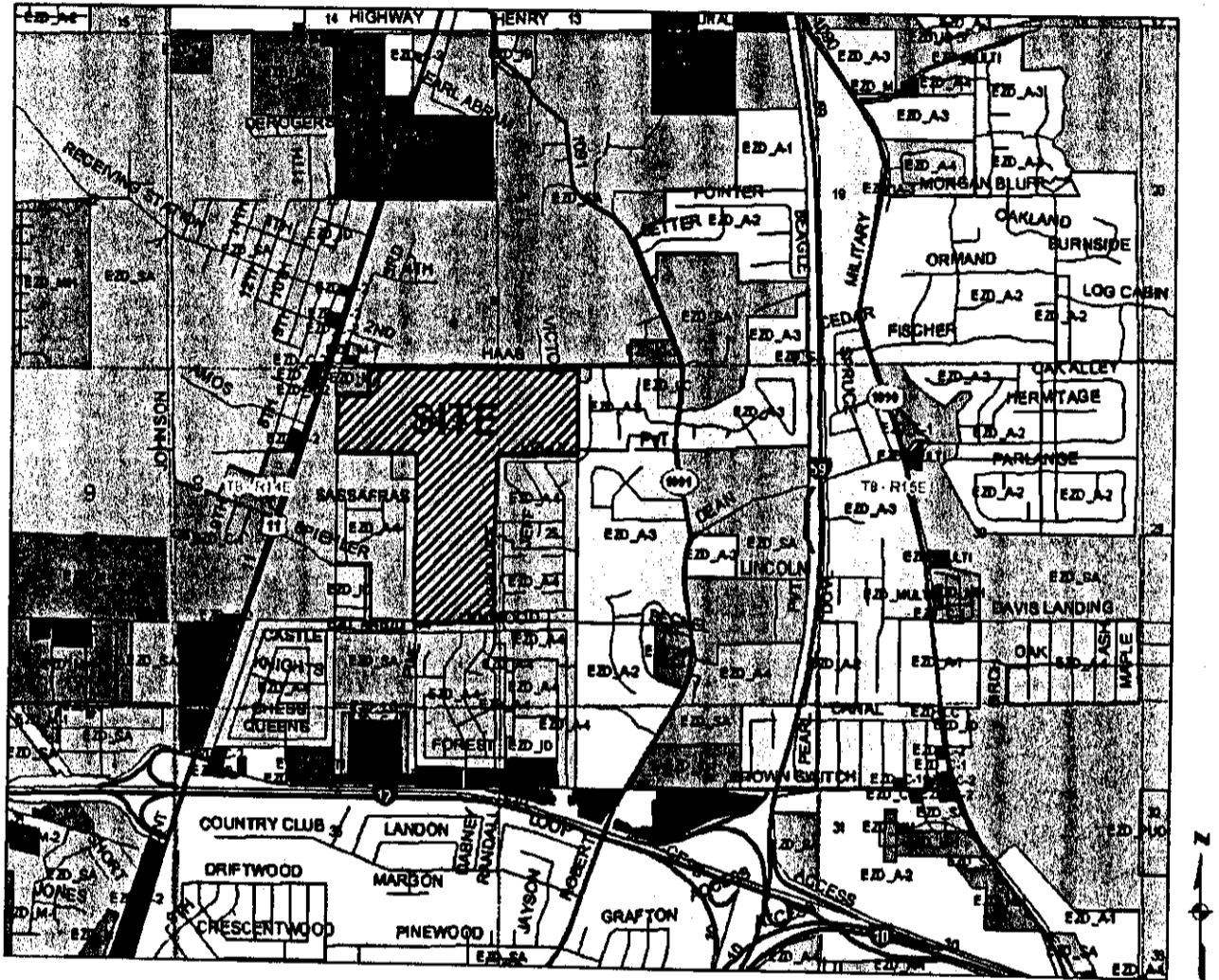
of 201.35 feet to a 1/2" iron rod; thence

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

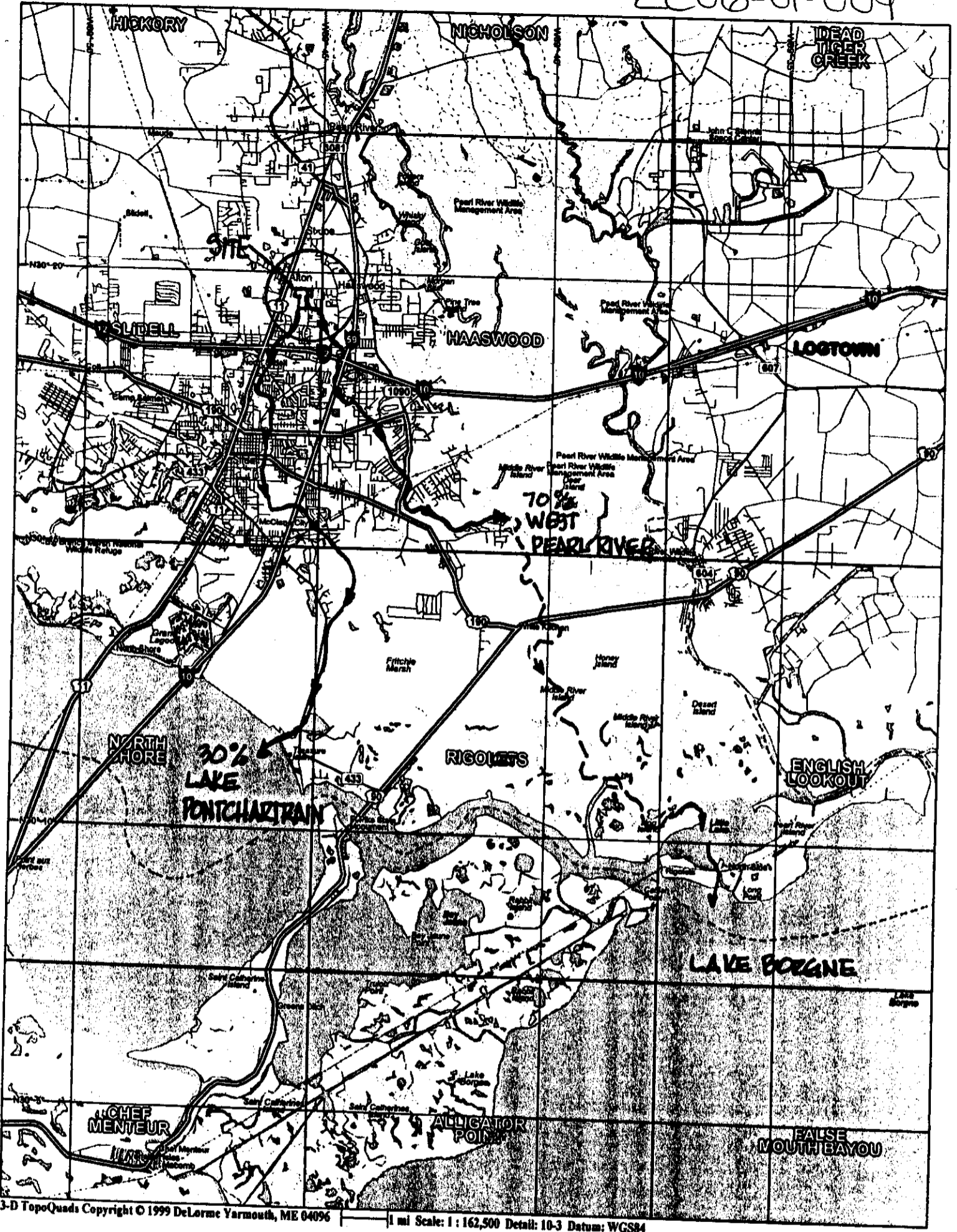
North 00 Degrees 03 minutes 59 seconds a distance of 423.41 feet to a 1/2" iron rod set on Haaswood Road; thence

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

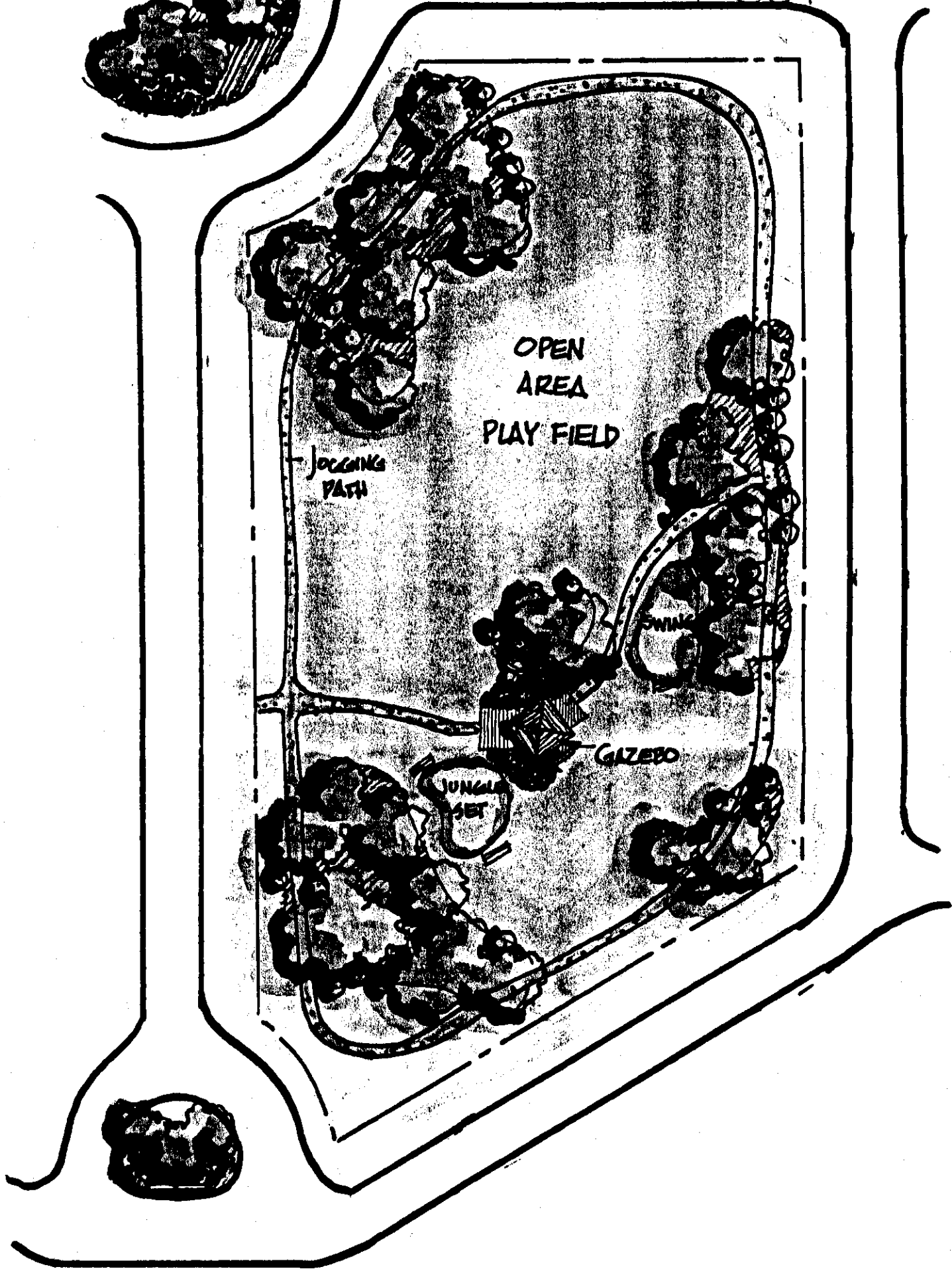


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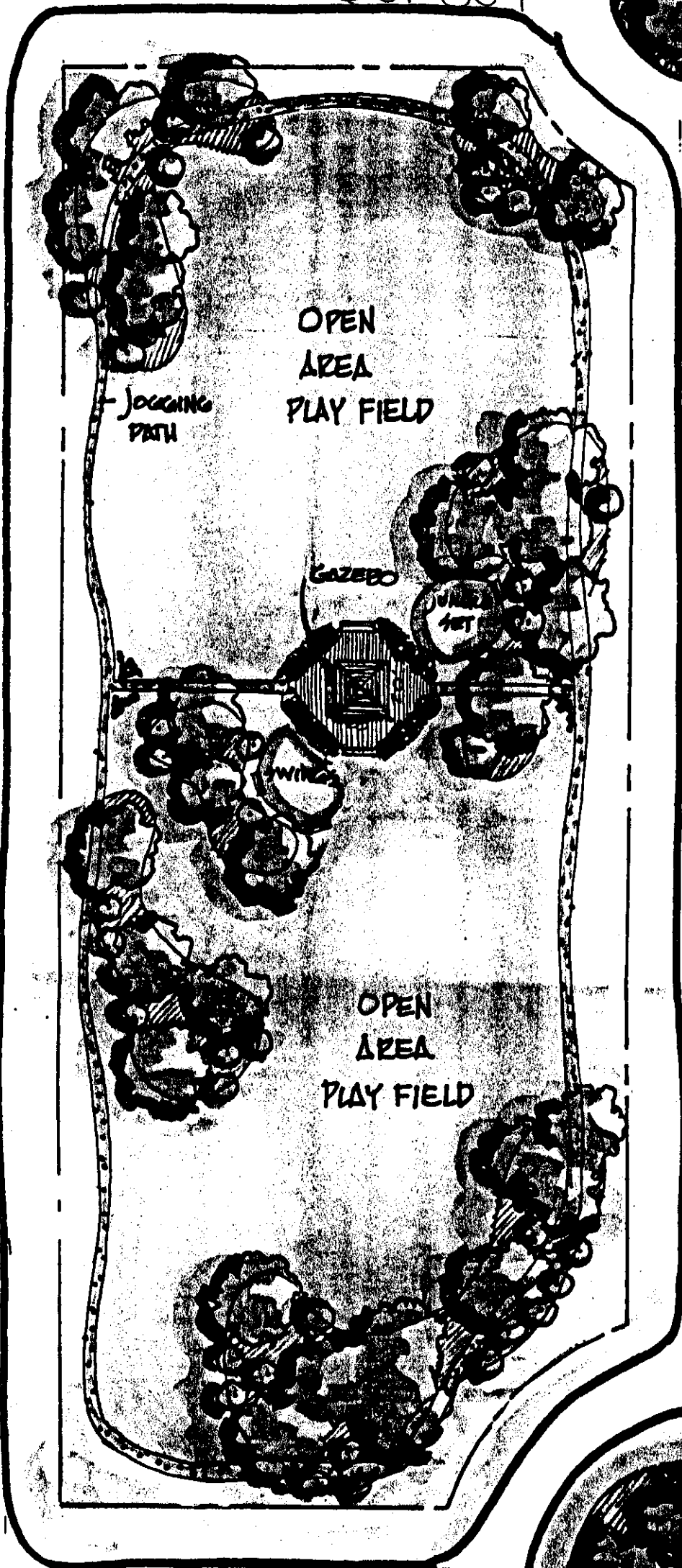


3-D TopoQuads Copyright © 1999 DeLorme Yarmouth, ME 04096

1 mi Scale: 1 : 162,500 Detail: 10-3 Datum: WGS84



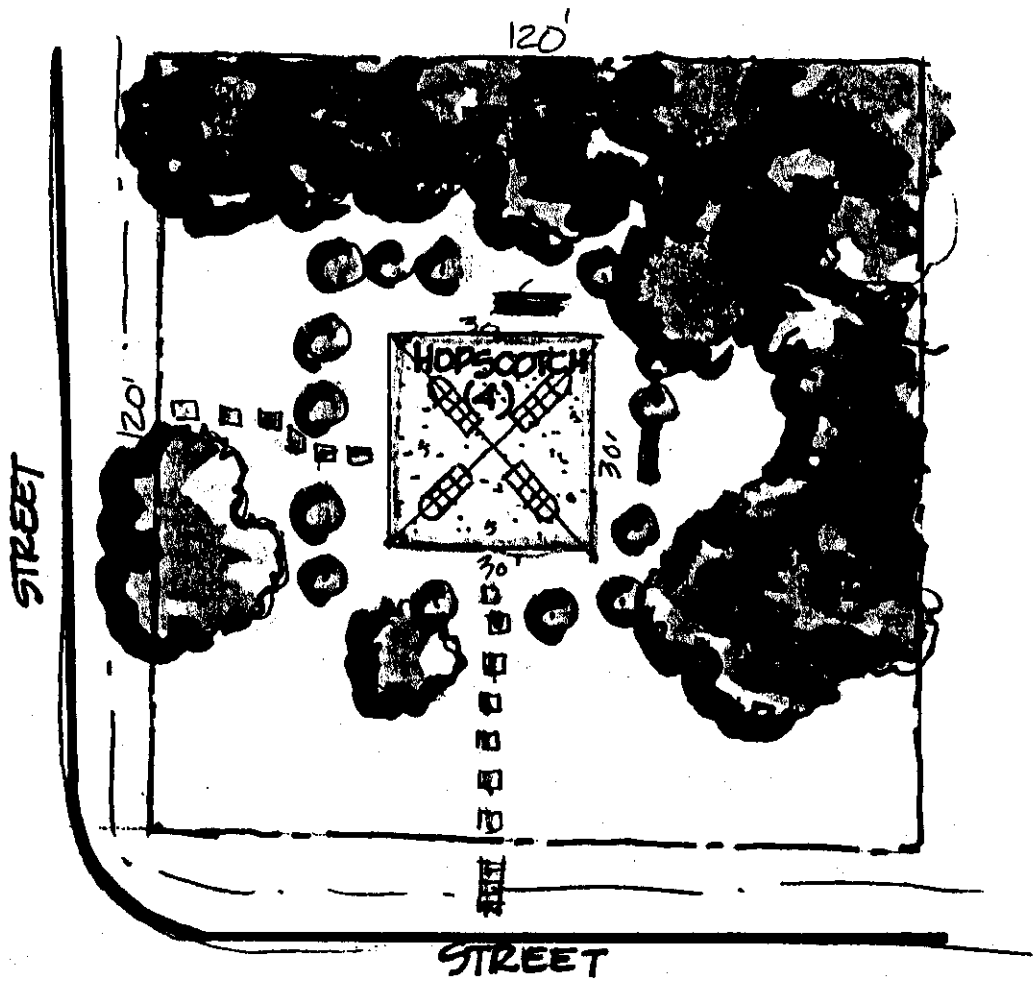
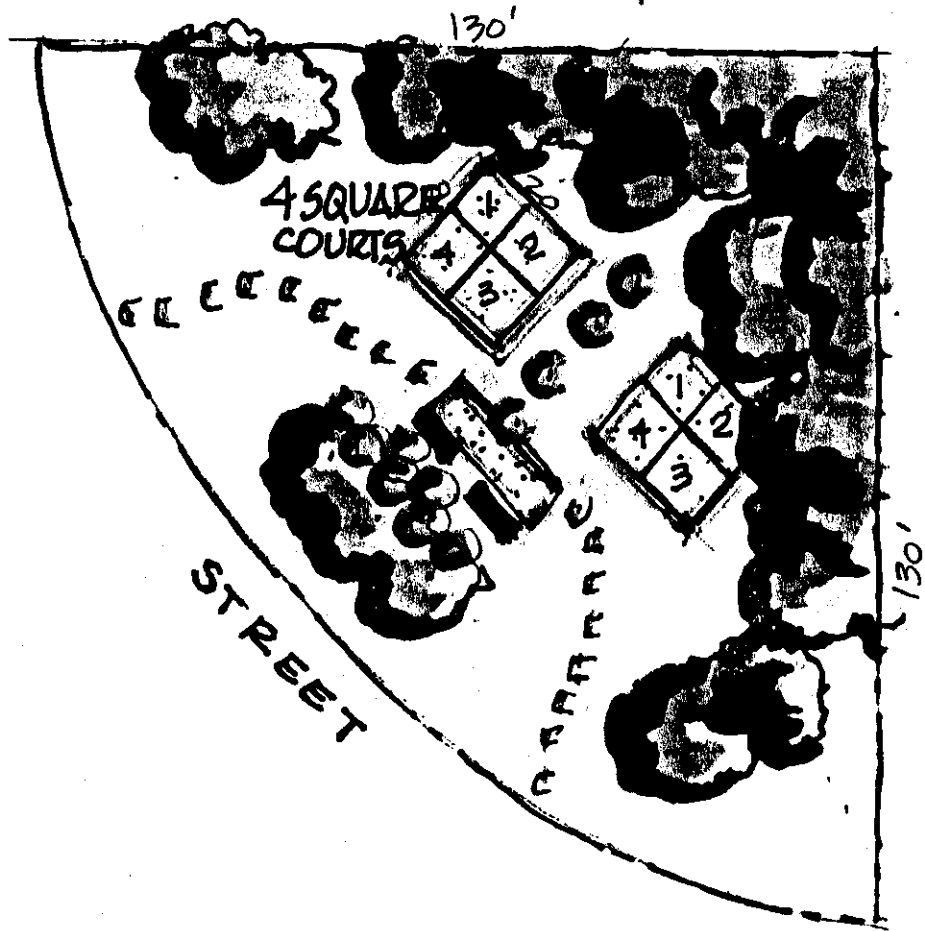
-ZC0601-004



ASHTON PARC POCKET PARK DETAILS

3235

N ZC06-01-004
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1" = 30'

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

Contd:

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:

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

