

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3489

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. DEAN

PROVIDED BY COUNCIL OFFICE

INTRODUCED BY MR. DEAN

SECONDED BY MR. GOULD

ON THE 4TH DAY OF JANUARY 2007

ORDINANCE TO AMEND ORDINANCE C.S. NO. 05-1106, ADOPTED MAY 2, 2005, WHICH AMENDED THE OFFICIAL ZONING MAP OF ST. TAMMANY TO RECLASSIFY 112 ACRES LOCATED ON THE EAST SIDE OF HIGHWAY 1077, NORTH OF HIGHWAY 1085, ACROSS FROM STANGA ROAD, FROM SA SUBURBAN AGRICULTURAL TO PUD, TO PROVIDE FOR A MAJOR AMENDMENT TO THE ORIGINAL PUD PLAN.  
(WARD 1, DISTRICT 1) (ZC04-11-093)

WHEREAS, on March 1, 2005, the Zoning Commission originally approved an application to rezone 112 acres of land on the east side of Highway 1077 from SA Suburban Agricultural to PUD (Planned Unit Development); and

WHEREAS, an appeal of the Zoning Commission approval of ZC04-11-093 was filed and the Parish Council at a public hearing April 7, 2005 concurred with the Zoning Commission approval and adopted Ordinance C.S. No. 05-1106 (attached hereto) on May 5, 2006 to rezone the subject property and approve the original PUD plan attached to said ordinance; and

WHEREAS, an application for a major amendment to the original PUD plan was filed and the Zoning Commission approved the amendment at a public hearing December 5, 2006, to which an appeal was filed with the Parish Council; and

WHEREAS, on January 4, 2007, the Parish Council heard the appeal and concurred with the Zoning Commission approval for the major amendment to the PUD to relocate the majority of lots outside existing wetlands and reduce the number of lots from 170 to 161. The amended PUD plan by Richard C. Lambert for Tuscan West Estates is attached hereto as Exhibit "A".

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C.S. No. 05-1106, adopted May 2, 2005, which amended the official zoning map of St. Tammany to reclassify 112 acres located on the east side of Highway 1077, north of Highway 1085, across from Stanga Road, from SA Suburban Agricultural to PUD, to provide for a major amendment to the PUD (WARD 1, DISTRICT 1) (ZC04-11-093) per attached Exhibit "A".

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

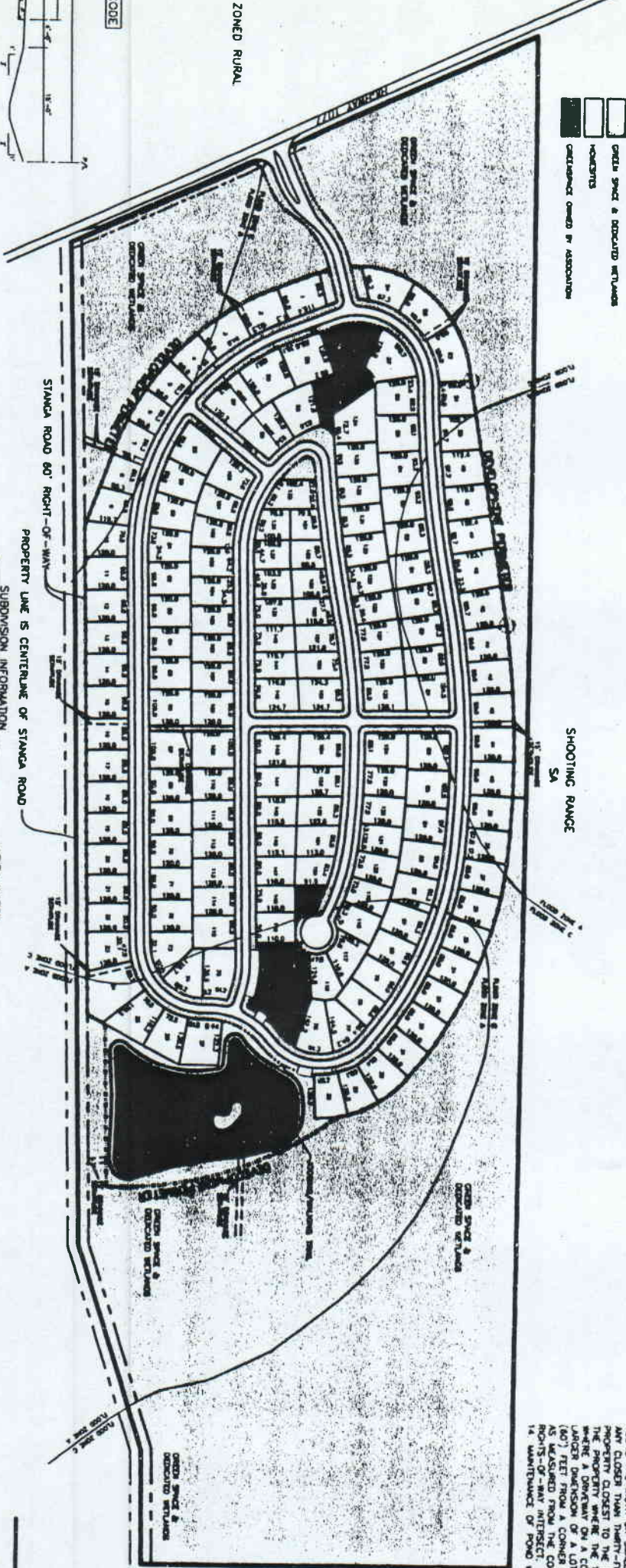
SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

WALKS	STREET WIDTH	CURBSIDE DRIVE
AVC LOT SIZE	3500 LB FT	WATER SYSTEM
CONCRETE/ASPHALT ROAD SURF ACE	STREET LIGHTING	NO. OF PHASES
	LAND POSITION/STATION	
	US TRAIL SURF ACE WIDTH DISPOSAL	

EXHIBIT "A"  
ORD. CRL. 3489

- Grass Space & Dedicated Wetlands
- Wetlands
- Contiguous Owned by Association



1. ALL ABOVE UTILITIES, UP TO AND INCLUDING THE MAINLINE, SHALL BE PROVIDED BY FLOOD PLAIN MANAGER OF ST. TAMMANY PARISH.

2. THE UTILITY COVER SIZE IS SHOWN ON THE ATTACHED CHART.

3. NO UTILITY POWERS WILL BE PERMITTED IN THIS SUBDIVISION.

4. NO LOT WILL BE FURTHER REDIVIDED WITHOUT THE PRIOR APPROVAL OF THE FLOOD PLAIN MANAGER OF ST. TAMMANY PARISH.

5. EACH RESIDENCE ON THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE UTILITY SERVICES AND SHALL BE SUBJECT TO THE WATER SERVICE AND SEWERAGE (CARRIAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.

6. THE ABOVEMENTIONED RESTRICTIONS SHALL BE NOTED IN EACH TITLE DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN (ADOPTED BY ORD. 94-2142, ADOPTED 12-13-94).

7. DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED MUST BE LOCATED WITHIN THE (35) FEET FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREETS MEET.

8. DRIVEWAYS ON A CORNER LOT SHALL BE ESTABLISHED ALONG THE LARGER DIMENSION OF A LOT LINE. THE SETBACK SHALL BE AT LEAST FIFTY (50) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREETS MEET.

9. MAINTENANCE OF POOL WILL BE RESPONSIBILITY OF ST. TAMMANY PARISH.

ZONED RURAL

PROPERTY LINE IS CENTERLINE OF STANCA ROAD

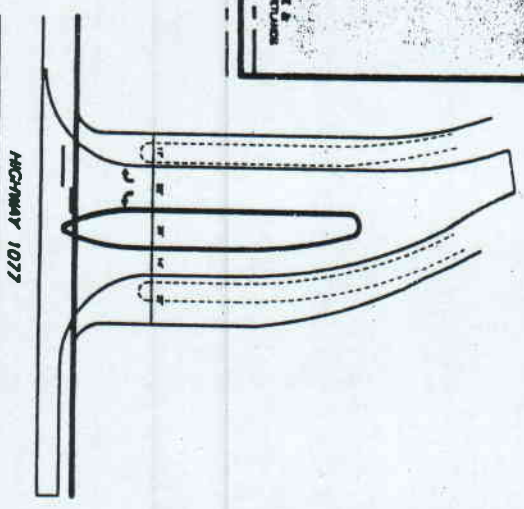
SUBDIVISION INFORMATION

LAND AREA	161
RESIDENTIAL LOTS	54.73 AC (368)
GRASS SPACE	0.48 AC
WETLANDS	54.9 AC
STREET ROW	112.94 AC
TOTAL SUBDIVISION	112.94 AC



AN CROSS SECTION

ARBITA WALTER  
PUD - M-1  
UNDEVELOPED



ORGANIZATION

DRIVERS	DRIVER
DRIVERS RICHARD C. LAMBERT CONSULTANTS	
ARCHWAY	NO
OWNER	NO
OWNER RICHARD C. LAMBERT CONSULTANTS	
SENIOR PROJECT PLANNING COMMISSION	DRIVER
MEMBER	
DATE FILED	FILE NO.
DATE OF COURT	

This is to certify that I have conducted the following survey in accordance with the provisions of the Louisiana Surveying Act, Title 48, Chapter 1, Part 3, and have found the property described herein to be as shown on the attached plat.

Surveyed and found the property described herein to be as shown on the attached plat.

Richard C. Lambert  
2733095.9899.C  
10-11-08  
3233095.0810.C  
10-11-08

**RL CONSULTANTS, L.L.C.**  
Richard C. Lambert  
Architectural  
Engineering

**RICHARD C. LAMBERT CONSULTANTS, L.L.C.**  
521 N. Causeway Blvd  
Mandeville, LA 70448  
985-777-4447

**PRELIMINARY**

**TUSCANY WEST ESTATES CONCEPTUAL LAYOUT**

ST. TAMMANY PARISH, LOUISIANA