

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3957 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. GOULD SECONDED BY: MR. BELLISARIO

ON THE 6TH DAY OF NOVEMBER, 2008

ORDINANCE TO AMEND ORD. C.S. NO. 06-1274, ADOPTED APRIL 6, 2006, AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY TO RECLASSIFY 196.4 ACRES ON THE SOUTH SIDE OF HAAS ROAD, WEST OF LA HIGHWAY 11 & ASHTON OAKS SUBDIVISION, EAST OF ROBERT ROAD, FROM SA (SUBURBAN AGRICULTURAL) DISTRICT TO PUD, TO PROVIDE MAJOR AMENDMENTS TO ORIGINAL PUD PLAN, WARD 8, DISTRICT 9. (ZC06-01-004)

Whereas, on February 7, 2006, the St. Tammany Parish Zoning Commission approved an application to rezone 196.4 acres on the south side of Haas Road, west of LA Highway 11 & Ashton Oaks Subdivision, east of Robert Road, from SA (Suburban Agricultural) District to PUD; and

Whereas, an application for a major amendment to the original PUD plan was filed and the St. Tammany Parish Zoning Commission approved the major amendment at another public hearing October 7, 2008; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 06-1274, adopted April 6, 2006, which amended the official zoning map of St. Tammany Parish to reclassify 196.4 acres on the south side of Haas Road, west of LA Highway 11 & Ashton Oaks Subdivision, east of Robert Road, from SA (Suburban Agricultural) District to PUD, to provide major amendment(s) which consists of the removal of 51 lots (see attached plan: lots 233 to 283), to provide a 23.30 acre retention pond. The proposed pond will be 20' deep with 3:1 side slopes. The reduction of the proposed number of lots will create an increase in the total greenspace area. Note that the total percentage and acreage of active and passive greenspace must be provided, as required. (Ward 8 District 9) (ZC06-01-004) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

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

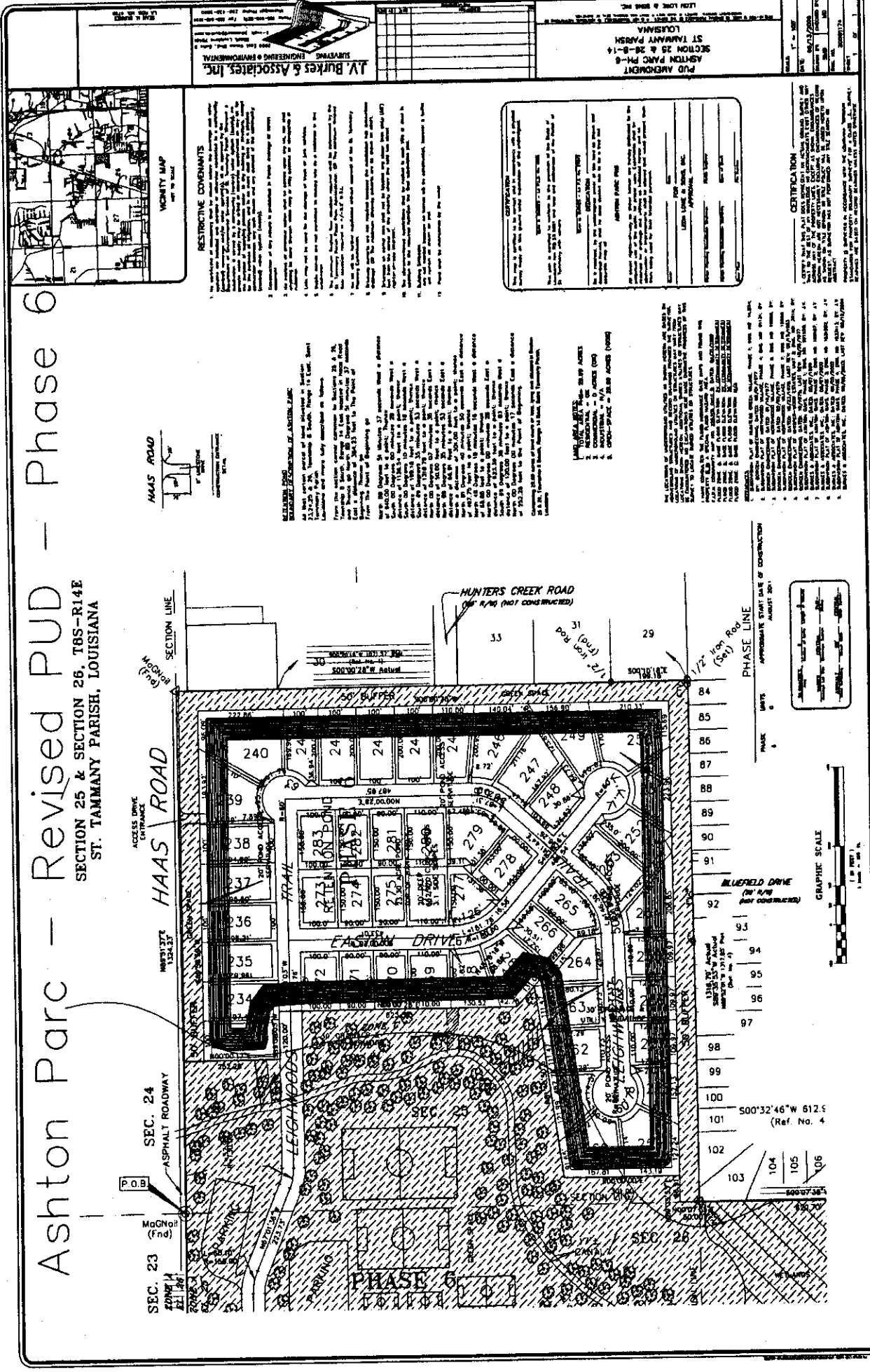
South 89 Degrees 59 minutes 19 seconds a distance of 1941.05 feet to the Point of Beginning.

3957

2006-01-004

Ashton Parc - Revised PUD - Phase 6

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



HAAS ROAD

SECTION LINE
MAGNOLIA (Trd)

SEC. 24
ASPHALT ROADWAY
P.O.B.
SEC. 23
MAGNOLIA (Trd)

HUNTERS CREEK ROAD
(1/2" 1/2" Rod (S&P))

PHASE LINE
APPROXIMATE START DATE OF CONSTRUCTION
AUGUST 2001

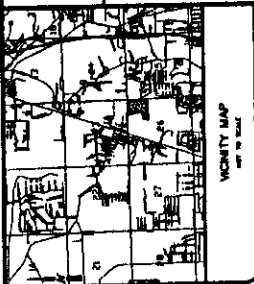
BLUEFIELD DRIVE
(1/2" 1/2" Rod (S&P))

500°32'46"W 612.5
(Ref. No. 4)

GRAPHIC SCALE
1" = 50'

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

Professional Seal: J.V. Burkes, State of Louisiana, No. 12345, Exp. 12/31/2006



RESTRICTIVE COVENANTS

These covenants shall run with the land and shall bind all owners, tenants, heirs, assigns, and successors in interest of the property described herein, and shall be enforceable by the owners of the property described herein.

- The use of the property shall be restricted to residential use.
- The property shall be used in accordance with the zoning ordinance of the Parish of St. Tammany.
- The property shall be used in accordance with the subdivision plat of the property.
- The property shall be used in accordance with the plat of the property.
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CERTIFICATION

I, the undersigned, being duly qualified, do hereby certify that the foregoing is a true and correct copy of the original plat of the property described herein, as the same appears in the records of the Parish of St. Tammany, Louisiana.

Witness my hand and the seal of my office this 1st day of August, 2001.

J.V. Burkes, Surveyor

REVISIONS

1. 11/15/01: Added note regarding easement for utility lines.

2. 11/15/01: Corrected lot area for lot 240.

3. 11/15/01: Added note regarding easement for utility lines.

4. 11/15/01: Corrected lot area for lot 240.

5. 11/15/01: Added note regarding easement for utility lines.

6. 11/15/01: Corrected lot area for lot 240.

7. 11/15/01: Added note regarding easement for utility lines.

8. 11/15/01: Corrected lot area for lot 240.

9. 11/15/01: Added note regarding easement for utility lines.

10. 11/15/01: Corrected lot area for lot 240.

LEGEND

1. 1/2" 1/2" Rod (S&P)

2. 1/2" 1/2" Rod (S&P)

3. 1/2" 1/2" Rod (S&P)

4. 1/2" 1/2" Rod (S&P)

5. 1/2" 1/2" Rod (S&P)

6. 1/2" 1/2" Rod (S&P)

7. 1/2" 1/2" Rod (S&P)

8. 1/2" 1/2" Rod (S&P)

9. 1/2" 1/2" Rod (S&P)

10. 1/2" 1/2" Rod (S&P)

NOTES

1. The property is subject to the easement for utility lines shown on the plat of the property.

2. The property is subject to the easement for utility lines shown on the plat of the property.

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PUD AMENDMENT
SECTION 25 & 26-R14E
ST. TAMMANY PARISH
LOUISIANA

DATE: 11/15/01
BY: J.V. Burkes