

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3957 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

3957

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

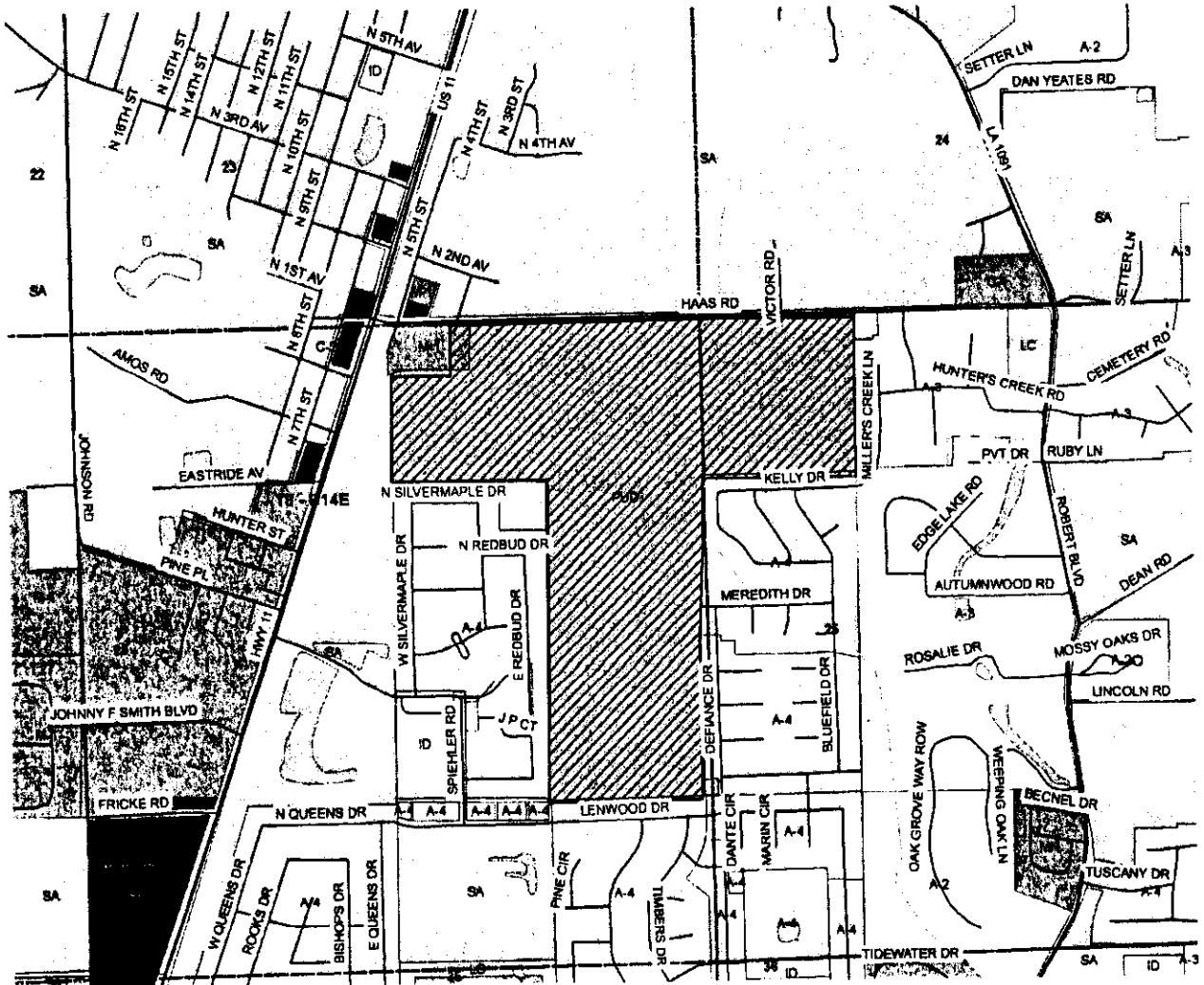
South 89 Degrees 54 minutes 19 seconds East a distance of 504.22 feet to a 1/2" iron rod; thence

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

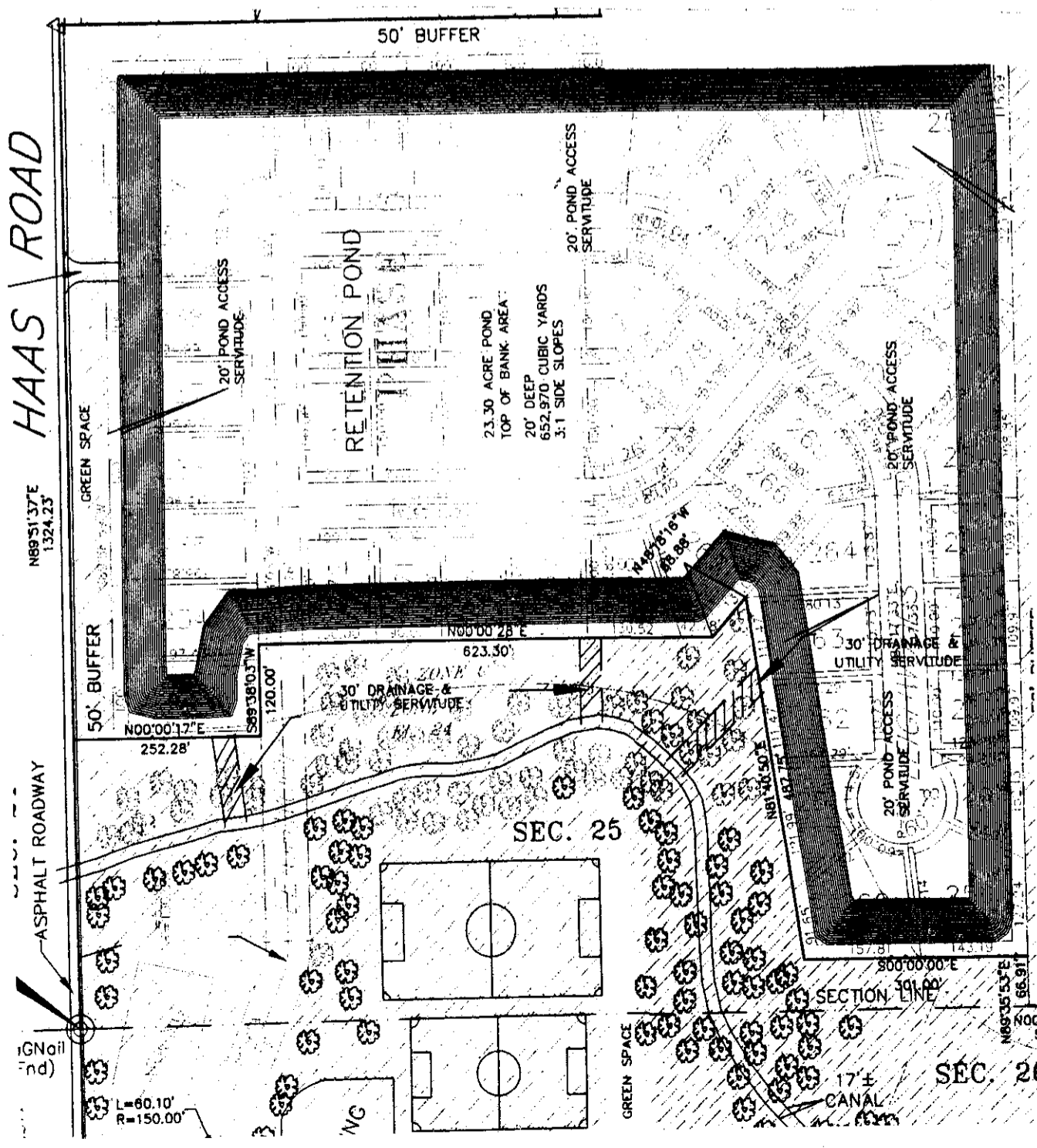
South 89 Degrees 59 minutes 19 seconds a distance of 1941.05 feet to the Point of Beginning.

3957

CASE NO.: ZC06-01-004
PETITIONER: Toby J. Lowes
OWNER: Leon Lowe & Sons, Inc.
REQUESTED CHANGE: Major Amendment 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

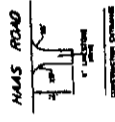
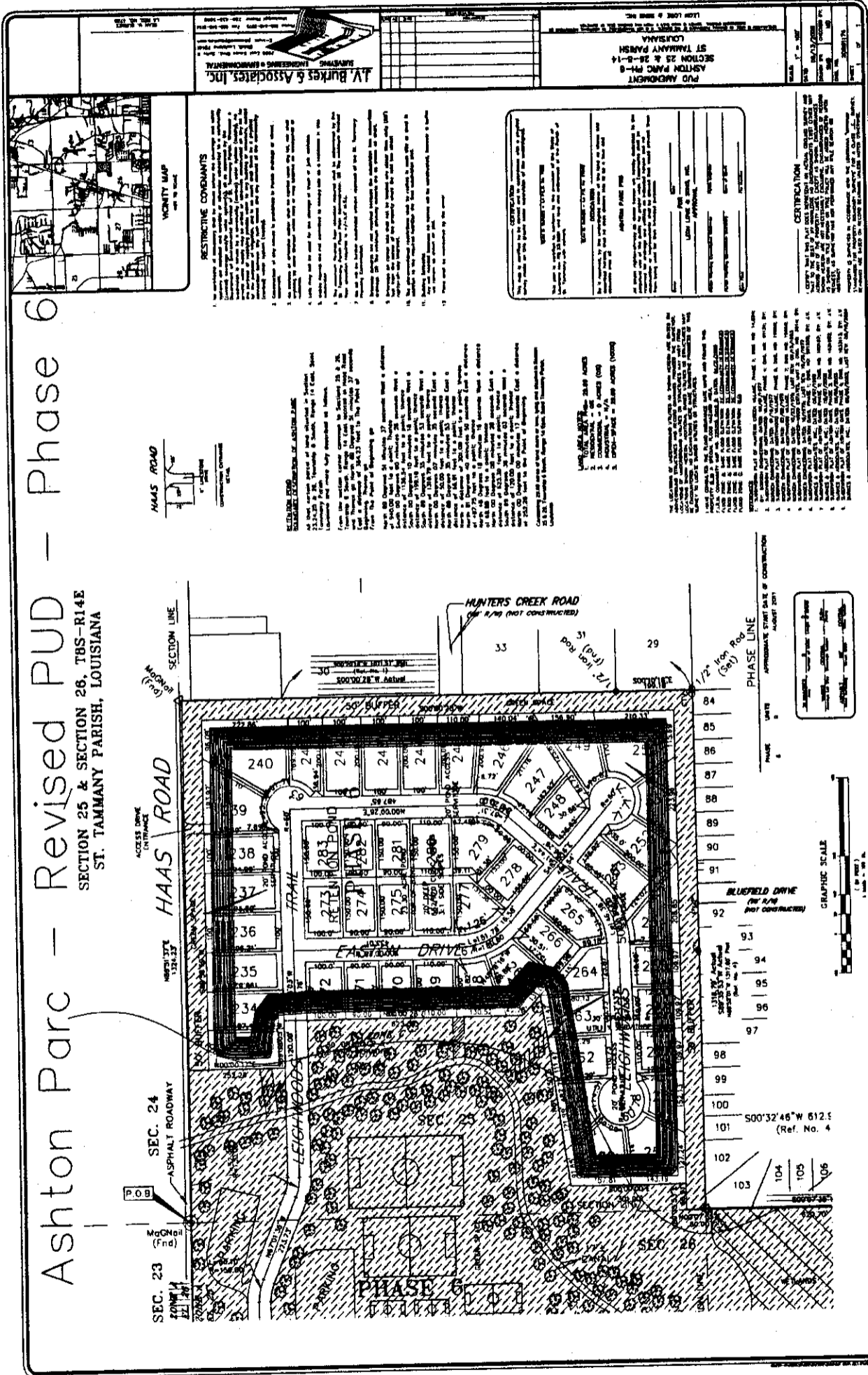


3957
ZC06-01-004



Ashton Parc - Revised PUD - Phase 6

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



SEC. 23
McGinnis (Fnd)

SEC. 24
Asphalt Roadway

ACCESS DRIVE ENTRANCE

HAAS ROAD

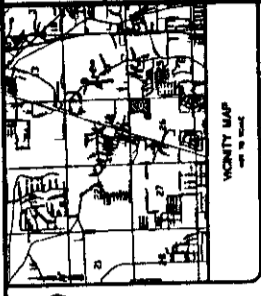
SECTION LINE

HUNTERS CREEK ROAD
(R/W) (NOT CONSTRUCTED)

BLUSFIELD DRIVE
(R/W) (NOT CONSTRUCTED)

PHASE LINE
APPROXIMATE START DATE OF CONSTRUCTION
APRIL 2011

GRAPHIC SCALE
1" = 60'



RESTRICTIVE COVENANTS

1. The use of any portion of the land shown on this plat for any purpose other than that specified in the plat is prohibited.

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10. The use of any portion of the land shown on this plat for any purpose other than that specified in the plat is prohibited.

CERTIFICATION

I, the undersigned, being duly qualified, do hereby certify that the above is a true and correct copy of the original record as the same appears in the public records of this Parish.

Notary Public for St. Tammany Parish, Louisiana

My Commission Expires: _____

LV, Burkes & Associates, Inc.
SURVEYING ENGINEERING & ENVIRONMENTAL

PUD AGREEMENT
ASHTON PARC PH-6
ST. TAMMANY PARISH
LOUISIANA

DATE	11/11/09
SCALE	AS SHOWN
PROJECT	ASHTON PARC PH-6
CLIENT	ASHTON PARC PH-6
PREPARED BY	LV, BURKES & ASSOCIATES, INC.
CHECKED BY	LV, BURKES & ASSOCIATES, INC.
APPROVED BY	LV, BURKES & ASSOCIATES, INC.