

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4011 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. THOMPSON SECONDED BY: MR. CANULETTE

ON THE 5TH DAY OF MARCH, 2009

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF MILITARY ROAD, SOUTH OF SYCAMORE DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 81.58 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT) DISTRICT TO AN A-1 (SUBURBAN) DISTRICT, WARD 8, DISTRICT 9. (ZC09-02-002)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC09-02-002, 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 PUD (Planned Unit Development) District to an A-1 (Suburban) 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 A-1 (Suburban) 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 PUD (Planned Unit Development) District to an A-1 (Suburban) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC09-02-002

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 32, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
FROM THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA GO S 00° 06' 00" W-1353.6' TO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING, GO S 89° 55' 00" E-2639.00'; THENCE SOUTH-781.40'; THENCE S 49° 58' 06" W-892.49'; THENCE N 89° 50' 00" W-1958.00'; THENCE N 00° 06' 00" E-1353.60' BACK TO THE POINT OF BEGINNING.

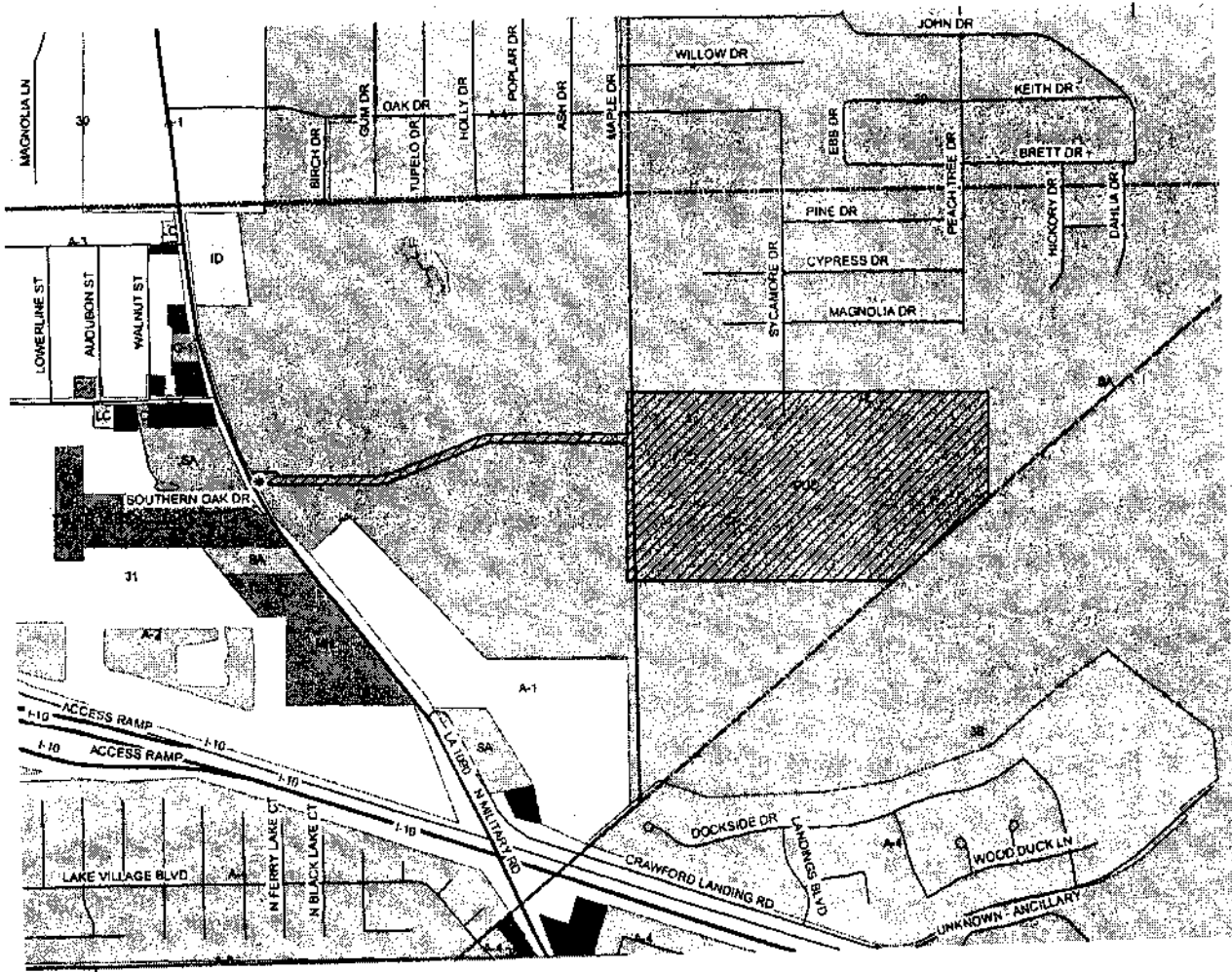
SAID PORTION OF GROUND CONTAINS 77.63 ACRES.

ENTRANCE ROAD DESCRIPTION

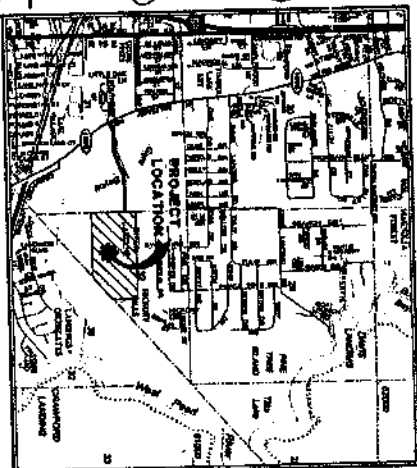
A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
FROM THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA GO S 00° 06' 00" W-1651.9' TO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING, GO S 00° 06' 00" W-60.00'; THENCE N 89° 54' 00" W-931.75'; THENCE ALONG A CURVE TO THE LEFT (COUNTER-CLOCKWISE) HAVING A RADIUS OF 470.00' AN ARC LENGTH OF 183.52'; THENCE S 67° 43' 39" W-618.77'; THENCE ALONG A CURVE TO THE RIGHT (CLOCKWISE) HAVING A RADIUS OF 487.32' AN ARC LENGTH OF 186.03'; THENCE S 89° 36' 00" W-827.12' TO A POINT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY ROAD (LA. HWY. 1090); THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT (CLOCKWISE) HAVING A RADIUS OF 3002.20' AN ARC LENGTH OF 101.60'; THENCE LEAVING SAID RIGHT-OF-WAY, N 89° 36' 00" E-155.69'; THENCE S 45° 00' 00" E-40.74'; THENCE N 89° 36' 00" E-689.29'; THENCE ALONG A CURVE TO THE LEFT (COUNTER-CLOCKWISE) HAVING A RADIUS OF 440.21' AN ARC LENGTH OF 168.05'; THENCE N 67° 43' 39" E-613.59'; THENCE ALONG A CURVE TO THE RIGHT (CLOCKWISE) HAVING A RADIUS OF 530.00' AN ARC LENGTH OF 206.95'; THENCE S 89° 54' 00" E-931.75' BACK TO THE POINT OF BEGINNING.

SAID PORTION OF GROUND CONTAINS 3.94 ACRES.

CASE NO.: ZC09-02-002
PETITIONER: Toby Lowe
OWNER: Oak Island Corporation
REQUESTED CHANGE: From PUD (Planned Unit Development) District to A-1 (Suburban) District
LOCATION: Parcel located on the east side of Military Road, south of Sycamore Drive; S31 & 32, T8S, R15E; Ward 8, District 9
SIZE: 81.58 acres

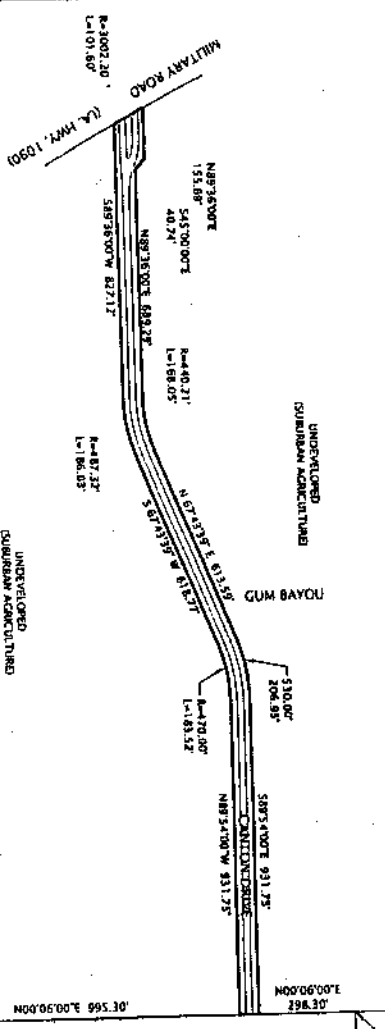


2009-02-002



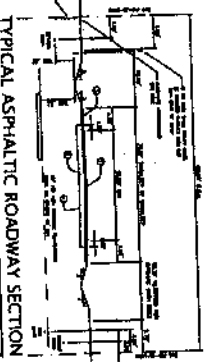
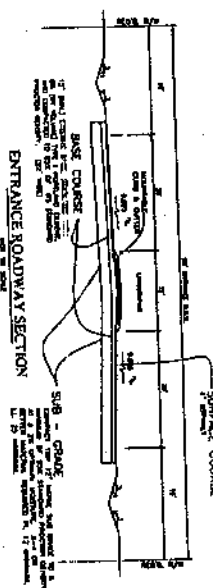
Master Subdivision Plan
 for
LOFTON
 A PLANNED UNIT DEVELOPMENT
 Located in Section 32, Township 8 South,
 Range 15 East, St. Tammany Parish, Louisiana

30
 29
 31
 32



PROJECT DATA:
 EXISTING ZONING - PUD (Planned Unit Development)
 PROJECT TO BE CONSTRUCTED IN THREE PHASES
 TOTAL AREA IN DEVELOPMENT - 81.58 ACRES
 TOTAL NUMBER OF LOTS - 134 (130 ADJACENT)
 TYPICAL LOT SIZE - 5100 SQ. FT.
 LENGTH OF ROAD - 1280 FT.
 BREADTH OF ROAD - 60 FT.
 REQUIRED OPENSPACE PROVIDED - 53.53 ACRES (65%)
 TOTAL OPENSPACE PROVIDED - 1.2 ACRES (BASEBALL DIAMOND)
 PASSIVE - 24.73 ACRES

PROPOSED IMPROVEMENTS:
 1. OFFICIAL MAP OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA, SHOWING THE LOCATION OF THE PROJECT AND THE LOCATION OF THE PROJECT WITHIN THE SECTION.
 2. THE PROJECT TO BE CONSTRUCTED IN THREE PHASES.
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 9. THE PROJECT TO BE CONSTRUCTED IN THREE PHASES.
 10. THE PROJECT TO BE CONSTRUCTED IN THREE PHASES.



RESTRICTIVE COVENANTS

1. THE COVENANTS CONTAINED IN THIS SUBDIVISION SHALL BE BINDING ON ALL OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION AND SHALL RUN WITH THE LAND.
2. NO LOT OR LOTS IN THIS SUBDIVISION SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE ST. TAMMANY PARISH, LOUISIANA.
3. NO LOT OR LOTS IN THIS SUBDIVISION SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE ST. TAMMANY PARISH, LOUISIANA.
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10. NO LOT OR LOTS IN THIS SUBDIVISION SHALL BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ZONING ORDINANCES OF THE ST. TAMMANY PARISH, LOUISIANA.

DEDICATION

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

CERTIFICATION

I, the undersigned, being a duly qualified and authorized surveyor, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in my files.

APPROVAL

 Surveyor
 State of Louisiana

CLIENT: LOFTON DEVELOPMENT, L.L.C.

PROJECT DESCRIPTION:
 MASTER SUBDIVISION PLAN OF
 LOFTON, A PLANNED UNIT DEVELOPMENT SITUATED IN
 SECTION 32, TOWNSHIP 8 SOUTH, RANGE 15 EAST,
 ST. TAMMANY PARISH, LOUISIANA

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