

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4011 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

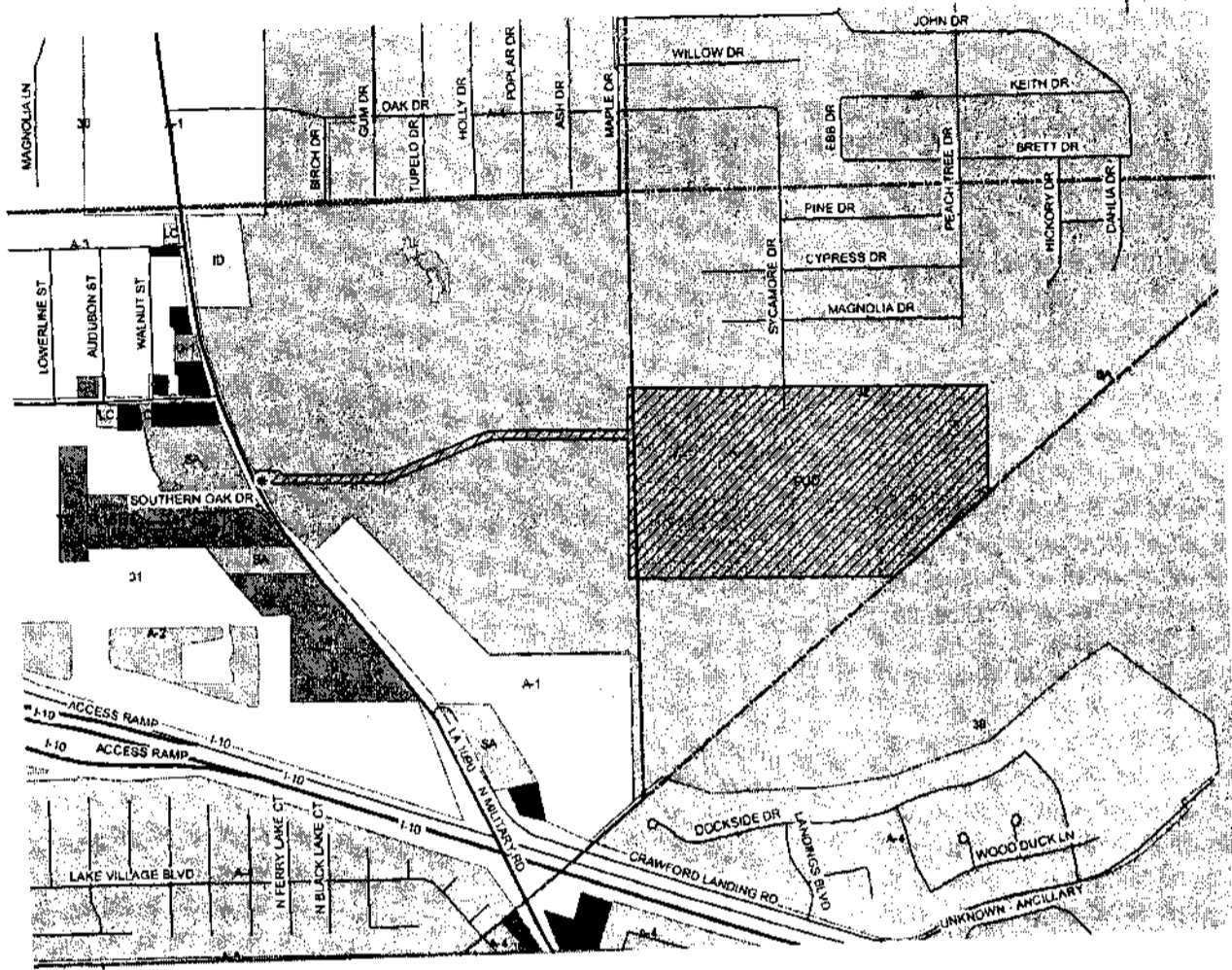
SAID PORTION OF GROUND CONTAINS 77.63 ACRES.

### ENTRANCE ROAD DESCRIPTION

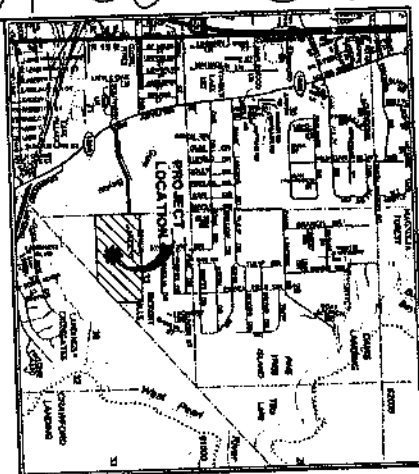
A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:  
FROM THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 AND 32, TOWNSHIP 8 SOUTH, RANGE 15 EAST, ST. TAMMANY PARISH, LOUISIANA GO S 00° 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



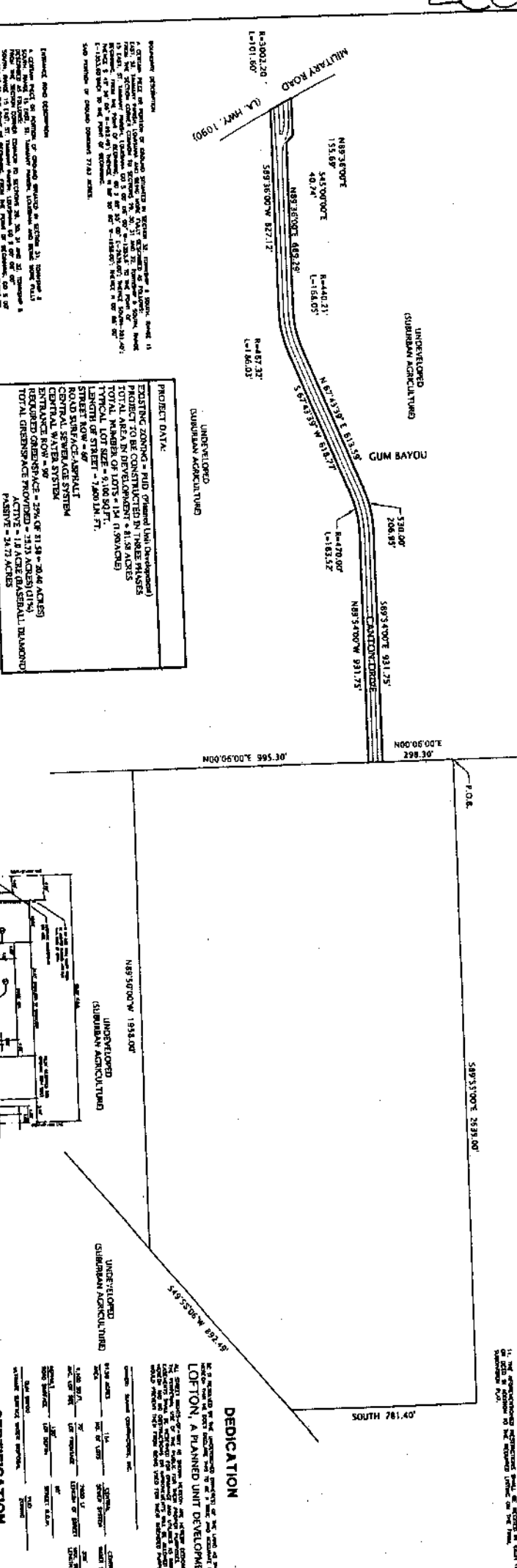
ZC09-02-002



# Master Subdivision Plan for LOFTON A PLANNED UNIT DEVELOPMENT Range 15 East, St. Tammany Parish, Louisiana

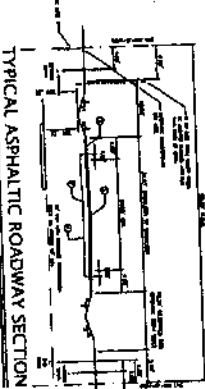
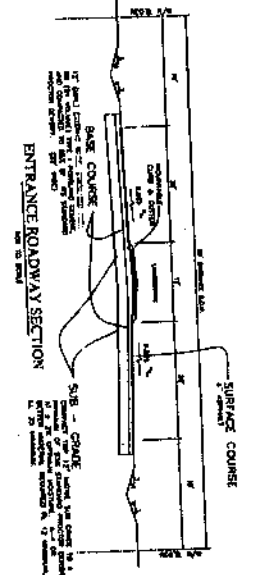
30  
29  
31  
32

SCALE: 1" = 200'



**PROVIDER'S STATEMENT**  
I, the undersigned, am a duly Licensed Professional Engineer in the State of Louisiana and am the author of the engineering drawings herein.  
I hereby certify that the same are in accordance with the provisions of the Louisiana Professional Engineering Act and the rules and regulations of the State Board of Professional Engineers.  
I further certify that the same were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Louisiana.  
I hereby certify that the same are a true and correct copy of the original drawings on file with me.  
I hereby certify that the same are a true and correct copy of the original drawings on file with me.  
I hereby certify that the same are a true and correct copy of the original drawings on file with me.

**PROJECT DATA:**  
EXISTING ZONING = RUD (Grandchild Local Development)  
PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH THE  
TOTAL AREA IN DEVELOPMENT = 11.18 ACRES  
TOTAL LOT AREA = 6,100 SQ. FT.  
LENGTH OF STREET = 1,600 LIN. FT.  
STREET NAME = **NEW**  
ROAD SURFACE/ASPHALT  
CENTRAL SEWERAGE SYSTEM  
CENTRAL WATER SYSTEM  
ENTRENCHED OVERSPACE = 20% OF 81.24' = 26.46 ACRES  
TOTAL GREENSPACE PROVIDED = 23.73 ACRES (MIN.)  
ACTIVE = 24.73 ACRES  
PASSIVE = 24.73 ACRES



**RESTRICTIVE COVENANTS**  
1. All lots hereunder proposed in this subdivision shall be subject to the restrictive covenants set forth in this instrument, which shall be deemed to be a part of the description of the lots hereunder proposed and shall be enforceable by any lot owner.  
2. No portion of any lot hereunder proposed shall be used for any purpose other than that permitted by the zoning ordinance in effect on the date of the recording of this instrument.  
3. The owner of any lot hereunder proposed shall be deemed to have accepted the restrictive covenants set forth in this instrument as a condition of the purchase of such lot.  
4. No portion of any lot hereunder proposed shall be used for any purpose other than that permitted by the zoning ordinance in effect on the date of the recording of this instrument.  
5. The owner of any lot hereunder proposed shall be deemed to have accepted the restrictive covenants set forth in this instrument as a condition of the purchase of such lot.  
6. No portion of any lot hereunder proposed shall be used for any purpose other than that permitted by the zoning ordinance in effect on the date of the recording of this instrument.  
7. The owner of any lot hereunder proposed shall be deemed to have accepted the restrictive covenants set forth in this instrument as a condition of the purchase of such lot.

**DEDICATION**  
It is agreed by the undersigned parties that the land shown on the attached plat is to be dedicated to the public for use as a roadway for the project described herein and that the same shall be subject to the provisions of the Louisiana Dedication Act, Act No. 115 of the 1960 Louisiana Legislature, which is hereby adopted in its entirety.

**CERTIFICATION**  
I, the undersigned, am a duly Licensed Professional Engineer in the State of Louisiana and am the author of the engineering drawings herein. I hereby certify that the same are in accordance with the provisions of the Louisiana Professional Engineering Act and the rules and regulations of the State Board of Professional Engineers.

**APPROVALS**  
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

**Scalfano ENGINEERING, INC.**  
28661 Krontal Road, LaCombe, Louisiana 70445-1367  
Ph: (985) 881-6343 - Fax (985) 882-6322  
Email: david@scalfano-eng.com

**C-0**