

1 Introduced June 26, 2007, by Councilman
2 Kingston, seconded by Councilman Hursey, (by
3 request of Administration)

4 **Item No. 07-06-2660**

5 **ORDINANCE NO. 3412**

6
7 An ordinance approving the Planned Unit Development (PUD) of Highland
8 Park Subdivision.
9

10 WHEREAS, the Slidell City Council has received a petition from Southeast
11 Investments, Inc. requesting approval for a Planned United Development for a portion of
12 Highland Park Subdivision; and
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14

15 WHEREAS, said property is located in Highland Park Subdivision adjacent to
16 Westchester Estates; and
17

18 WHEREAS, the Slidell Planning and Zoning Commission has issued a
19 favorable recommendation for said Planned Unit Development.
20

21 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that the
22 following described property be zoned Planned Unit Development:
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25 This property is more particularly described as: A certain parcel of land,
26 lying and situated in Highland Park S/D, City of Slidell, Section 44, Township
27 9 South, Range 14 East, St. Tammany Parish, Louisiana, and more fully
28 described as follows: From the Point of Beginning, the intersection of the
29 west r/w line of Bridge Drive and the south r/w line of Lopez Street, thence
30 go South 89 Degrees 55 minutes 15 seconds East - 50.00 feet to the
31 northwest corner of said Square 9. Thence South 00 Degrees 13 minutes 36
32 seconds West - 50.00 feet along the east r/w line of Bridge Drive to the
33 southwest corner of Lot 2, said Square 9. Thence North 89 Degrees 55
34 minutes 15 seconds East - 110.00 feet to the corner common to Lots 2, 3, 18
35 and 19, said Square 9. Thence South 00 Degrees 13 minutes 35 seconds
36 West - 75.00 feet to the corner common to Lots 5, 6, 15 and 16, Square 9.
37 Thence South 89 Degrees 55 minutes 16 seconds East -109.68 feet to the
38 front corner common to Lots 15 and 16, Square 9 on the west r/w line of
39 Arbor Street. Thence North 00 Degrees 22 minutes 26 seconds East -
125.00 feet along the west r/w line of Arbor Street to the northeast corner of
Lot 20, Square 9 on the south r/w line of Lopez Street. Thence South 88

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4 Degrees 27 minutes 40 seconds East- 50.00 feet along said west r/w line to
5 the northwest corner of Lot 1, Square 16 on the east r/w line of Arbor Drive.
6 Thence South 00 Degrees 01 minute 27 seconds East - 62.38 feet along
7 said r/w line to the center of Lot 3, Square 16. Thence South 89 Degrees 56
8 minutes 58 seconds East -110.03 feet along the Lot 3 dividing line to a point
9 on the interior line of Lot 18, Square 16. Thence South 00 Degrees 03
10 minutes 02 seconds West - 62.50 feet to the corner common to Lots 5, 6, 15
11 and 16, Square 16, Thence North 89 Degrees 58 minutes 51 seconds East -
12 109.82 feet to the front corner common to Lots 15 and 16, Square 16 on the
13 west r/w line of Plum Drive. Thence North 00 Degrees 06 minutes 07
14 seconds East - 124.92 feet along said r/w line to the northeast corner of Lot
15 20, Square 16 on the south r/w line of Lopez Street. Thence North 89
16 Degrees 59 minutes 51 seconds East - 49.97 feet along said south r/w line to
17 the east r/w line of Plum Drive to the northwest corner of Lot 1, Square 21.

18 Thence South 01 Degrees 32 minutes 07 seconds East - 50.00 feet along
19 said east r/w line to the front corner common to Lots 2 and 3, Square 21.
20 Thence South 89 Degrees 55 minutes 52 seconds East - 110.00 feet to the
21 corner common to Lots 2, 3 18 and 19, Square 21. Thence along the center
22 dividing line of Square 21 South 02 Degrees 01 minute 34 seconds East -
23 75.12 feet to the corner common to Lots 5, 6 15 and 16. Thence South 00
24 Degrees 19 minutes 06 seconds West - 75.00 feet to the corner common to
25 Lots 8, 9, 12 and 13. Thence South 00 Degrees 04 minutes 12 seconds
26 East - 90.08 feet along the center dividing line of Square 21 to the center
27 dividing line of Square 20 and the corner common to Lots 1 and 20. Thence
28 South 00 Degrees 08 minutes 32 seconds West - 249.79 feet along the
29 center dividing line of Square 20 and corner common to Lots 10 and 11.
30 Thence South 00 Degrees 00 minutes 05 seconds East - 40.00 feet to the
31 center dividing line of Square 19 and corner common to Lots 1 and 22.
32 Thence South 00 Degrees 09 minutes 05 seconds West - 243.08 feet along
33 said center-dividing line of Square 19 to a point of departure. Thence South
34 87 Degrees 23 minutes 49 seconds West - 820.60 feet to a point on the
35 western boundary of Highland Park S/D. Thence North 00 Degrees 12
36 minutes 38 seconds East - 232.29 feet to the common western corner to
37 Lots 2 and 3, Square 6. Thence South 89 Degrees 55 minutes 16 seconds
38 East - 114.00 feet to the common front corner to Lots 2 and 3, Square 6 on
39 the west r/w line of Bridge Drive. Thence North 00 Degrees 12 minutes 40
seconds East - 50.01 feet along said r/w line to intersection with the south
r/w line of DeSoto Street.

Thence North 89 Degrees 55 minutes 15 seconds West - 114.00 feet along
said south r/w line to a point on the western boundary of Highland Park S/D.

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4 Thence North 00 Degrees 13 minutes 36 seconds East - 330.00 feet along
5 said west boundary to a point. Thence North 01 Degree 22 minutes 20
6 seconds East - 200.05 feet along said west boundary to the southwest
7 corner of Lot 2, Square 4. Thence South 89 Degrees 55 minutes 15
8 seconds East - 110.00 feet to the southeast corner of said Lot 2 on the west
9 r/w line of Bridge Drive. Thence North 00 Degrees 13 minutes 36 seconds
East - 50.00 feet along said r/w line to the Point of Beginning.

10 Containing 14.52 acres of land more or less, being portions of Squares 4, 5,
11 6, 7, 8, 9, 16, 17, 18, 19, 20 and 21, lying and situated in Highland Park S/D,
12 city of Slidell, Section 44, Township 9 South, Range 14 East, Saint
13 Tammany Parish, Louisiana.

14 BE IT FURTHER ORDAINED that said development shall be developed for
15 residential use only in accordance with all zoning regulations generally applicable to
16 property and to all regulations applicable to the PUD Zoning District except as specifically
17 regulated below:
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- 20 1. Density - The PUD will consist of 43 single family lots;
- 21 2. Lot Size - The average size of the lots shall be 75 feet front by 110 feet depth;
- 22 3. Streets - all streets will be concrete, being 22 feet in width, with open ditches
23 along each street;
- 24 4. Utilities - The central sewerage and water systems shall be tied into the City of
25 Slidell's system. All necessary public utilities shall be installed in accordance
26 with plans and specifications approved by the City Engineer. Such
27 improvements shall be completed before any building permits are issued for
28 construction in this subdivision.
- 29 5. Site Improvements - Each home shall have a minimum of 1,600 square feet
30 (living area). There will be no parking of vehicles on street shoulders, as all
31 parking will be limited to garages and driveways on each lot. Each lot will have
32 a 24-foot wide concrete driveway.
- 33 6. Setbacks:
34 Front Yard - 25 Feet
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4 Side Yard - 5 Feet

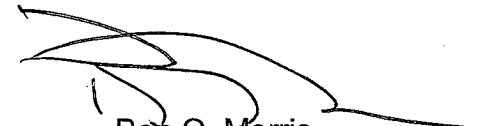
5 Rear Yard - 25 Feet

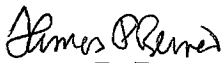
- 6
- 7 7. Owner/Developer or the General Contractor will plant two two-inch caliper
8 native tree in the front yard upon completion of each home (two trees planted
9 on each lot).
- 10 8. Fill may only be added to each lot within the house footprint (drop brick ledges,
11 chain wall, and/or piers).
- 12 9. The detention pond shall be maintained by the City of Slidell after acceptance.
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- 14 10. The existing water well area shall be donated to Williams Water Works for the
15 adjacent water system, and in no event shall there be a physical connection
16 between the well area and any element of the City of Slidell's water system.

17 **ADOPTED** this 24th day of July, 2007.

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19
20 Kevin Kingston
21 President of the Council
22 Councilman-at-Large

23 
24
25 Ben O. Morris
26 Mayor

27
28 
29 Thomas P. Reeves
30 Council Administrator

DELIVERED	9:30 a.m.
7/26/07	to the Mayor
RECEIVED	1:00 p.m.
7/26/07	from the Mayor