

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3504 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BAGERT/DAVIS PROVIDED BY: PLANNING DEPT.

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. BINDER

ON THE 1ST DAY OF MARCH 2007

Ordinance to amend Ord. C.S. No. 07-1485, adopted January 4, 2007, amending the official zoning map of St. Tammany to reclassify 24.9 acres on the south side of Penn Mill Road, west of Pruden Road, from SA to a PUD, to provide major amendments to original PUD plan, Ward 3, District 3. (ZC06-11-107)

Whereas, on November 8, 2006, the St. Tammany Parish Zoning Commission approved an application to rezone 24.9 acres on the south side of Penn Mill Road, west of Pruden Road, from SA to a 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 February 6, 2007; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 07-1485, adopted January 4, 2007, which amended the official zoning map of St. Tammany Parish to reclassify 24.9 acres on the south side of Penn Mill Road, west of Pruden Road, from SA to a PUD, to provide major amendment(s) to the PUD which consists of a reconfiguration of the proposed 60 lots, in order to relocate 8 lots from flood zone A to flood zone C and increase the distance from the common western boundary with the nature conservancy from 30 feet to 150 feet. The major amendment is also being requested to integrate an existing single family residence, located at the entrance of the proposed subdivision, within the proposed subdivision. In order to accomplish the above, the average lot width has been reduced from 70' to 60', (Ward 3, District 3) (ZC06-11-107) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

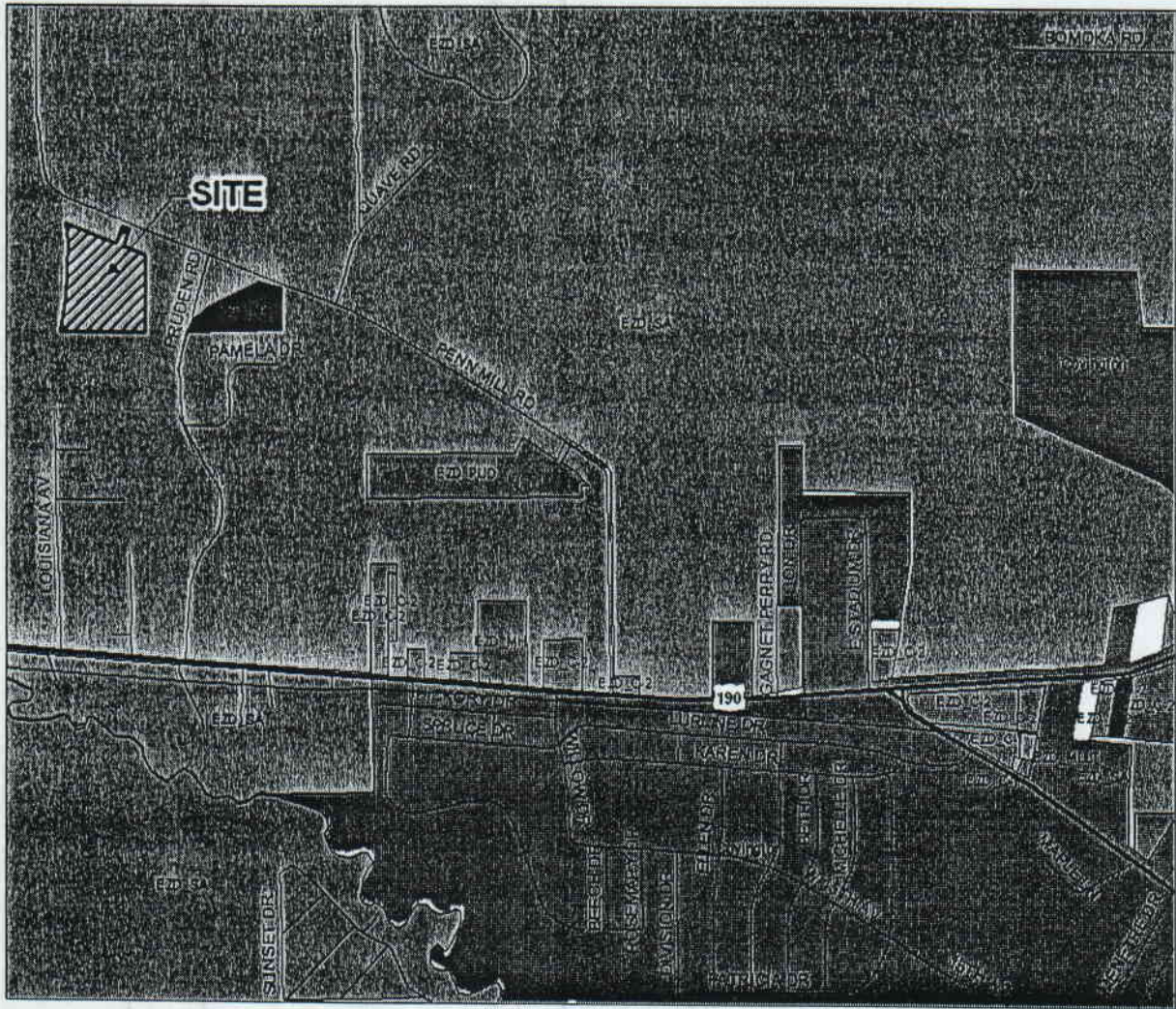
YEAS:

NAYS:

ABSTAIN:

ABSENT:

CASE NO.: ZC06-11-107
PETITIONER: M Properties, LLC
OWNER: M Properties, LLC
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of Penn Mill Road, west of Pruden Road; S23, T6S, R10E; Ward 3, District 3
SIZE: 24.9 acres

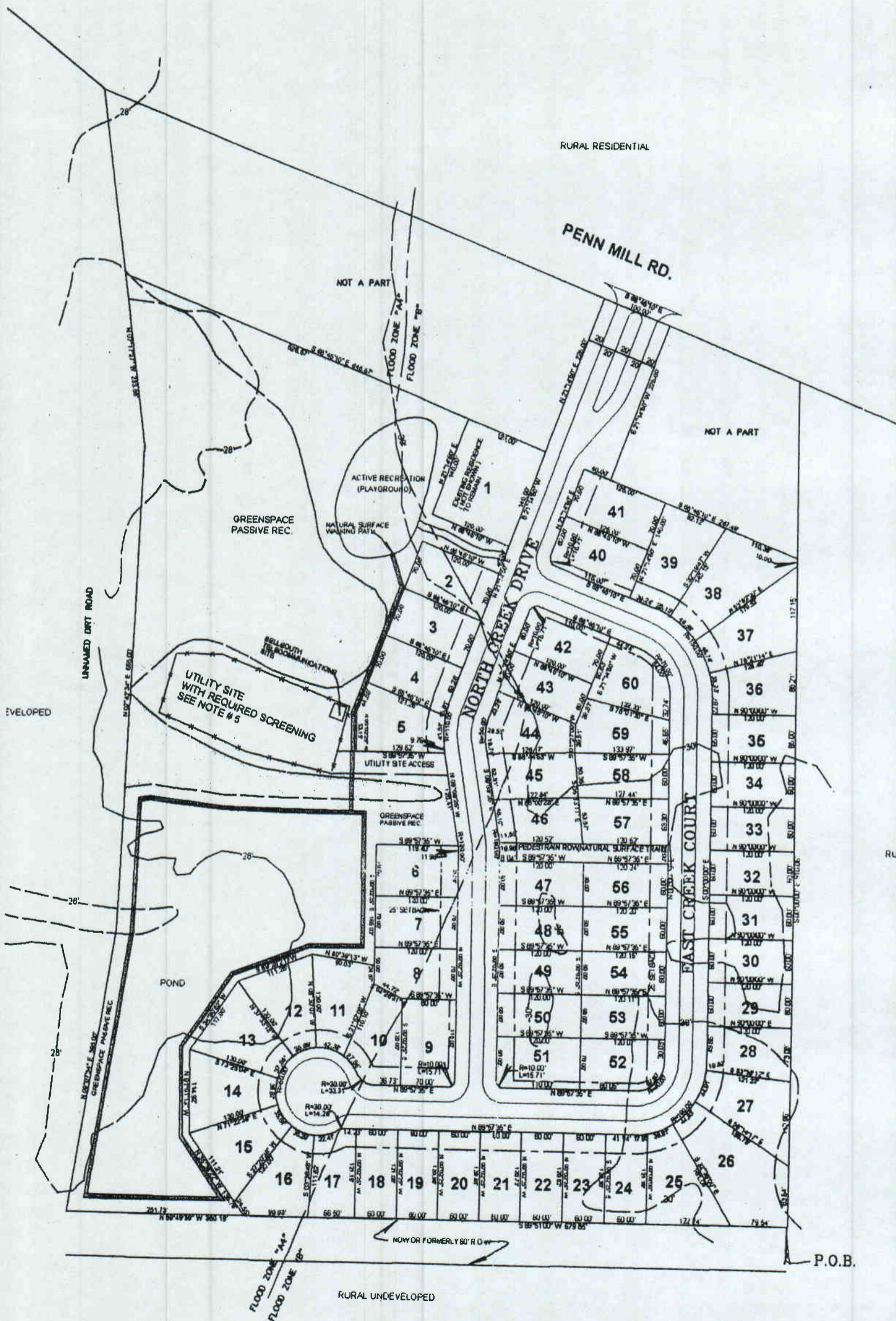


PRUDEN CREEK SUBDIVISION

3504

SECTION 23, T-6-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA

2006-11-107



RURAL RESIDENTIAL

PENN MILL RD.

NOT A PART
FLOOD ZONE 7A*
FLOOD ZONE 7B

NOT A PART

GREENSPACE
PASSIVE REC.

ACTIVE RECREATION
(PLAYGROUND)

UTILITY SITE
WITH REQUIRED SCREENING
SEE NOTE # 5

NORTH CREEK DRIVE

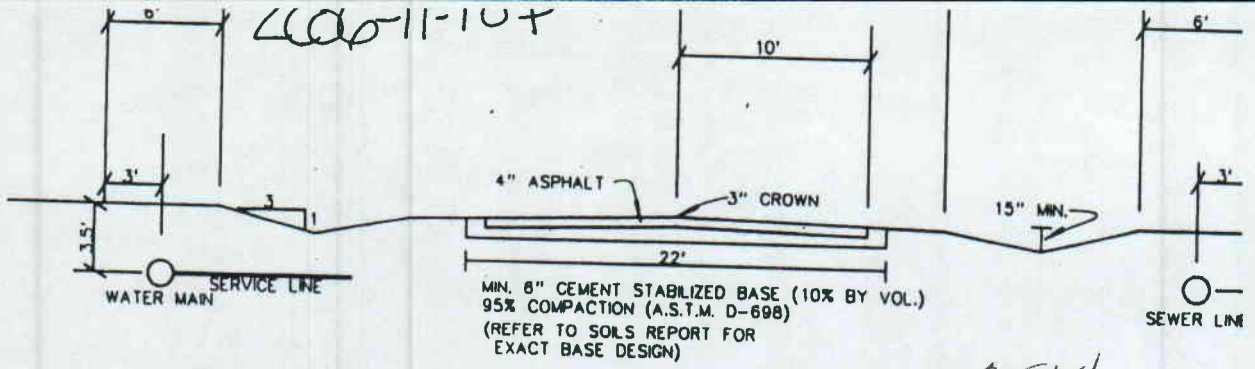
EAST CREEK COURT

POND

FLOOD ZONE 7A*
FLOOD ZONE 7B

RURAL UNDEVELOPED

P.O.B.



TYPICAL STREET SECTION

SCALE 1"=10'

PUD DATA
BREAKDOWN BY PERCENT OF TOTAL LAND AREA

USE	ACRES	PERCENT
RESIDENTIAL	16.518	66.4
COMMERCIAL	0.000	0.0
INDUSTRIAL	0.000	0.0
UTILITY	0.725	2.9
OPEN SPACE		
ACTIVE	0.470	
PASSIVE	5.688	
PONDS	1.478	
TOTAL OPEN	7.636	30.7
TOTAL	24.879	100
GREENSPACE WITH 50% PONDS	6.897	27.7

DENSITY 2.4 LOTS/ACRE

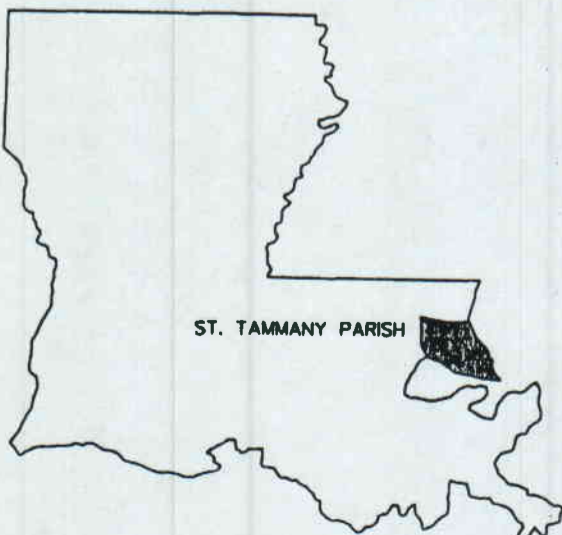
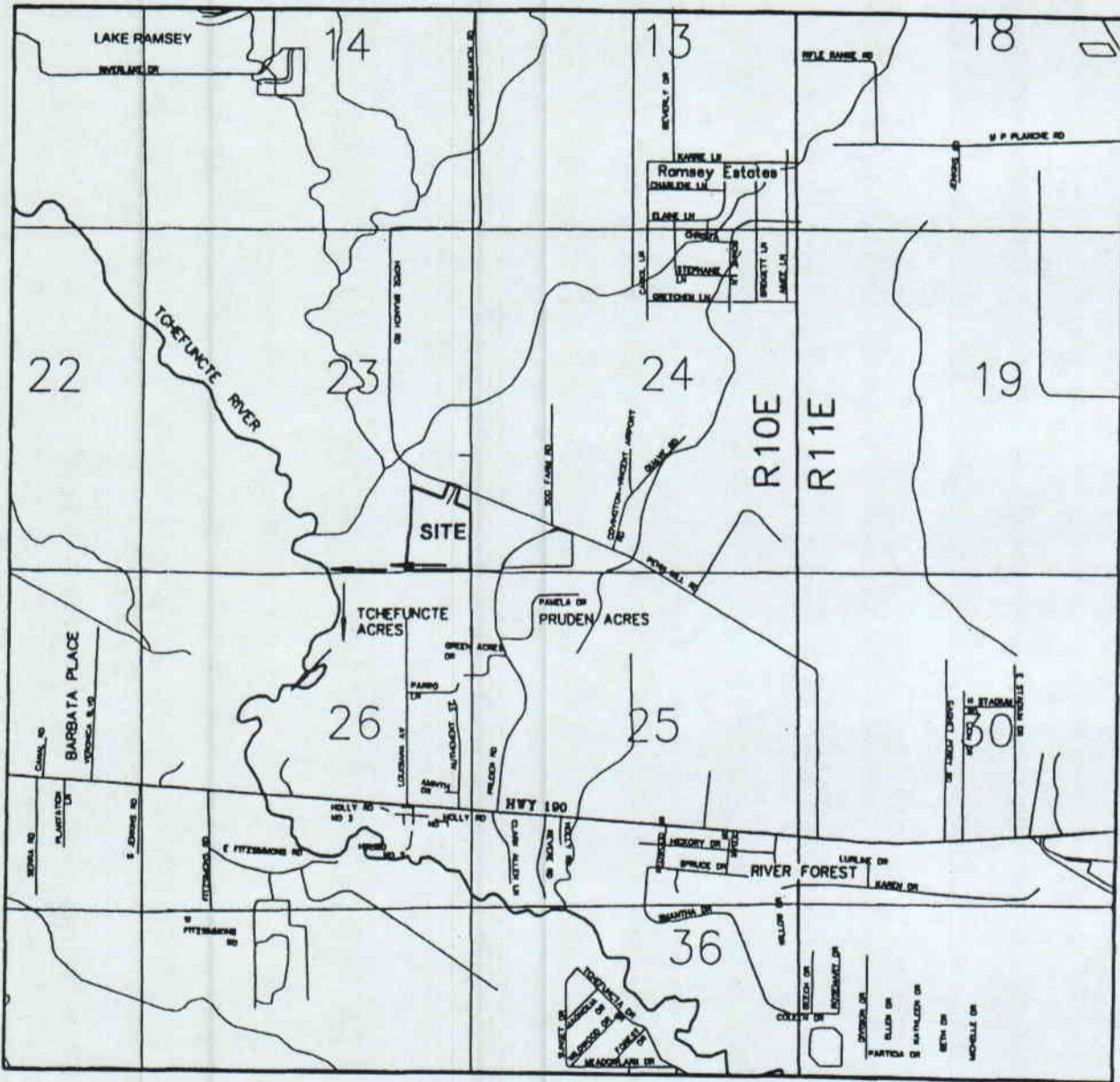
DEVELOPMENT SCHEDULE PHASE NO.	NO. LOTS	BEGIN DATE
1	60	03-2007

NOTES:

1. SEWER AND WATER TO BE PROVIDED BY NEW ONSITE FACILITIES
2. MAXIMUM BUILDING HEIGHT: 35' ABOVE BASE FLOOD ELEVATION FOR ALL BUILDINGS
3. NO LOADING OR PARKING AREAS ON SITE

2006-11-107

3504



ST. TAMMANY PARISH

PRUDEN CREEK
ST. TAMMANY PARISH, LA.

ULTIMATE DISPOSAL MAP

SCALE:	N.T.S.	DATE:
DRAWN:		JOB NO.:
REVISED:		

RESTRICTIVE COVENANTS

3504

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. BUILDING SETBACKS ARE: FRONT -25', SIDE -7.5', REAR -25' & SIDE STREET -10'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM CULVERT SIZE IS SHOWN IN THE ATTACHED CHART
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY (30') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
11. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONES A1 & C (B.F.E. 20)
12. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION:

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER
DATE

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
 LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

24.879 ACRES
AREA

60
NO. OF LOTS
VARIES

2640'
LENGTH OF STREETS
60' ROW

CENTRAL
SEWER SYSTEM
CENTRAL

ENVIRONMENTAL ASSESSMENT DATA FORM

3584

Description of Project

Applicant's Name M PROPERTIES LLC

Address 2156 THIRD STREET SUITE D MANDEVILLE LA.

Attach area location Map showing the proposed development

Name of Development PRUDEN CREEK

Section 23 Township 6 Range 10

Number of acres in Development 24.9

Type of streets ASPHALT

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes _____

Ultimate disposal of surface drainage TCHEFUNCTE RIVER

Land form: Flat Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes No _____

Water frontage: Yes _____ No if so how much
Name of Stream _____

Major highway frontage: Yes _____ No
Name of Highway _____

Is development subject to inundation in normal high rainfall and/or tide?
Yes _____ No

Will canals be constructed into rivers or lakes?
Yes _____ No

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Does the proposed development
 - a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
 - b. Have a substantial impact on natural, ecological recreation, or scenic Resources YES NO
 - c. Displace a substantial number of people YES NO
 - d. Conform with the environmental plans and goals that have been adopted by the parish. YES NO
 - e. Cause increased traffic, or other congestion YES NO
 - f. Have substantial esthetics or visual effect on the area YES NO

Condt:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
 - (1) Noise YES NO
 - (2) Air Quality YES NO
 - (3) Water Quality YES NO
 - (4) Contamination of public water supply YES NO
 - (5) Ground water levels YES NO
 - (6) Flooding YES NO
 - (7) Erosion YES NO
 - (8) Sedimentation YES NO
- h. Affect rare or endangered species of animal or plant habitat or such a species YES NO
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES NO
- j. Induce substantial concentration of population YES NO
- k. Will dredging be required YES NO

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

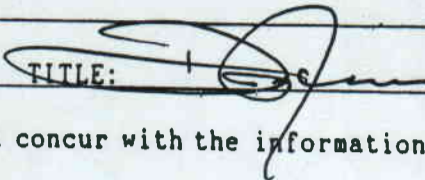
- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so explain fully.

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

DATE: 09-15-06

TITLE: 

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following: _____

DATE:

PARISH ENGINEER:

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following: _____

DATE:

PARISH PLANNER:

I have reviewed the Environmental Assessment Data Form and concur with the information submitted with the following exceptions:

I recommend the following: _____

DATE:

POLICE JUROR:
WARD