

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3458 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. THOMPSON

ON THE 7TH DAY OF DECEMBER, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of Penn Mill Road, east of Quave Road and which property comprises a total of 17.17 acres of land more or less, from its present SA (Suburban Agricultural) District to a PUD (Planned Unit Development) District, Ward 3, District 3. (ZC06-11-109)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-11-109, 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 SA (Suburban Agricultural) District to a PUD (Planned Unit Development) 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 PUD (Planned Unit Development) 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 SA (Suburban Agricultural) District to a PUD (Planned Unit Development) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

3458

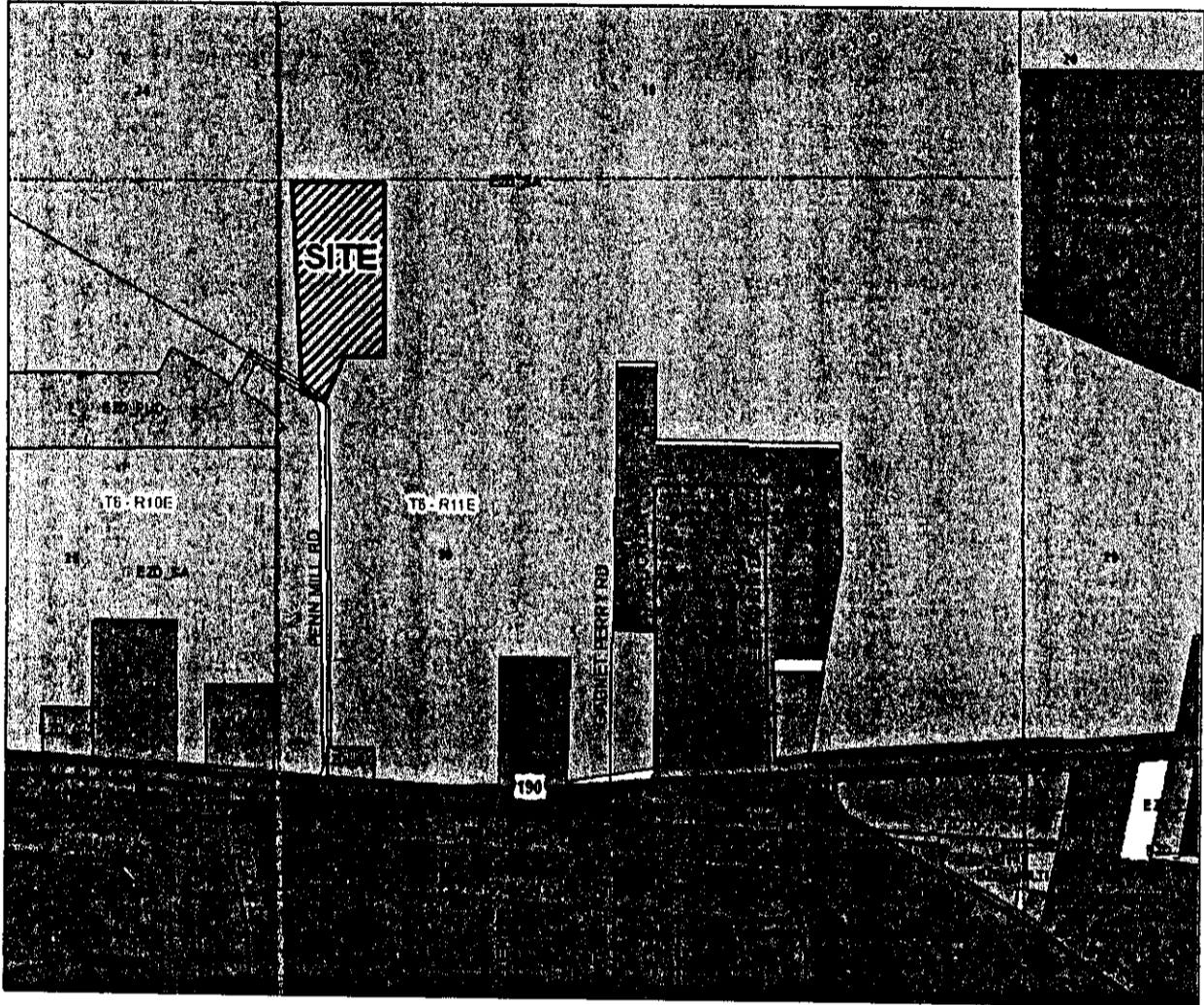
ZC06-11-109

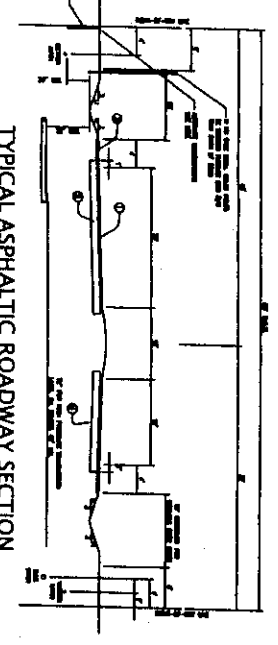
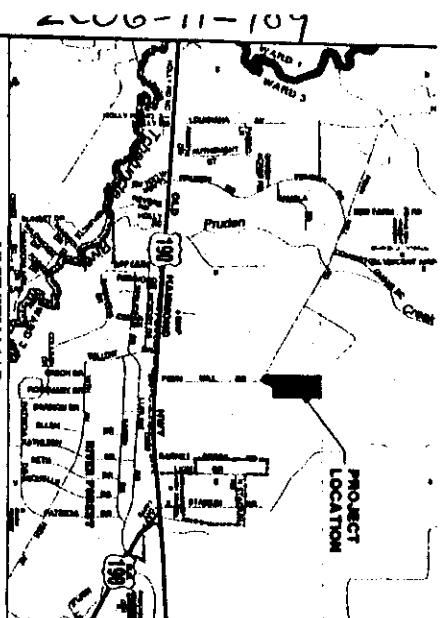
A certain piece or portion of ground situated in Section 30, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:

From the Section Corner common to Sections 19 and 30, Township 6 South, Range 11 East and Section 24 and 25, Township 6 South, Range 10 East, go South $89^{\circ} 55' 24''$ East-104.29 feet to the point of beginning. From the point of beginning, go South $89^{\circ} 55' 24''$ East-565.26 feet; thence South-1215.39 feet; thence North $89^{\circ} 55' 24''$ West-279.39 feet; thence South $24^{\circ} 08' 44''$ West-342.05 feet to a point located on the northerly right-of-way line of Penn Mill Road; thence go along said road, North $59^{\circ} 29' 05''$ West-169.42 feet; thence leaving said road, go North-1441.87 feet back to the point of beginning.

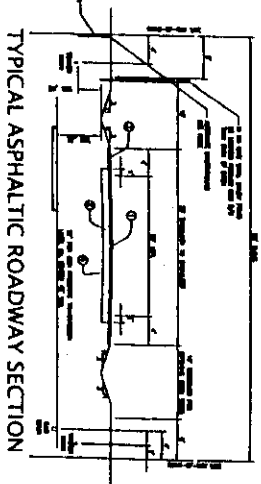
Said property contains 17.17 acres.

CASE NO.: ZC06-11-109
PETITIONER: Jack Ussely
OWNER: John Barry
REQUESTED CHANGE: From SA (Suburban Agricultural) District to PUD (Planned Unit Development) District
LOCATION: Parcel located on the north side of Penn Mill Road, east of Quave Road ; S30, T6S, R11E; Ward 3, District 3
SIZE: 17.17 acres





60 FT. OR WIDER W/SURFACE DRAINAGE



60 FT. OR WIDER W/SURFACE DRAINAGE

- 1. ALL UNDERGROUND UTILITIES SHALL BE A MINIMUM OF 18" BELOW THE SURFACE, UNLESS OTHERWISE SPECIFIED.
- 2. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF COVER.
- 3. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF COVER.
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- 9. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF COVER.
- 10. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF COVER.

Tentative Subdivision Plan for PENN WHEEL COURT, A PLANNED UNIT DEVELOPMENT

Located in Section 19, Township 8 South, Range 15 East, St. Tammany Parish, Louisiana

PROJECT DATA

PROPOSED ZONING - PUD (Planned Unit Development)

TOTAL AREA IN DEVELOPMENT - 17.17 ACRES

TOTAL NUMBER OF LOTS - 34 (118 ACRES)

TYPICAL LOT SIZE - 4000 SQ. FT.

LENGTH OF STREET - 1410 LN. FT.

STREET ROW - 60'

WIDTH OF PAVING - 30' (ASPHALT)

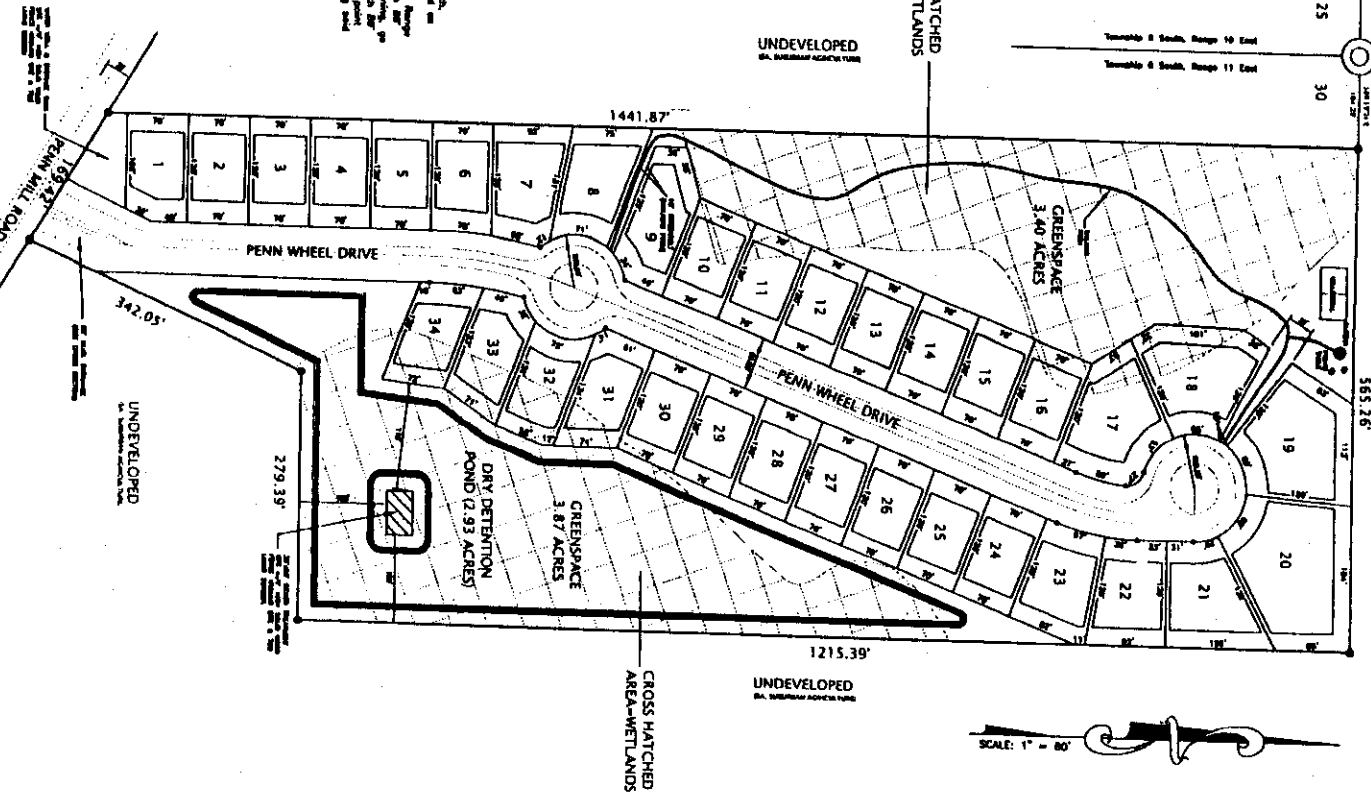
CENTRAL WATER SYSTEM (ON SITE)

CENTRAL SEWERAGE SYSTEM (ON SITE)

REQUIRED GREENSPACE - 15% OF 17.17 = 4.29 ACRES

REQUIRED GREENSPACE - 3.40 ACRES (ON SITE)

TOTAL GREENSPACE PROVIDED - 3.33 ACRES (TOTAL 0.96%)



RESTRICTIVE COVENANTS

- The owner covenants, agrees, binds, and binds his heirs, assigns, and assigns to the use of the property for the purposes of the subdivision plan and the restrictive covenants set forth herein.
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DEDICATION

The owner covenants, agrees, binds, and binds his heirs, assigns, and assigns to the use of the property for the purposes of the subdivision plan and the restrictive covenants set forth herein.

CERTIFICATION

The owner covenants, agrees, binds, and binds his heirs, assigns, and assigns to the use of the property for the purposes of the subdivision plan and the restrictive covenants set forth herein.

NO.	DATE	BY	FOR	REMARKS
1	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL
2	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL
3	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL
4	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL
5	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL
6	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL
7	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL
8	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL
9	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL
10	12/17/2024	FMG-LTL L.L.C.	OWNER	APPROVAL

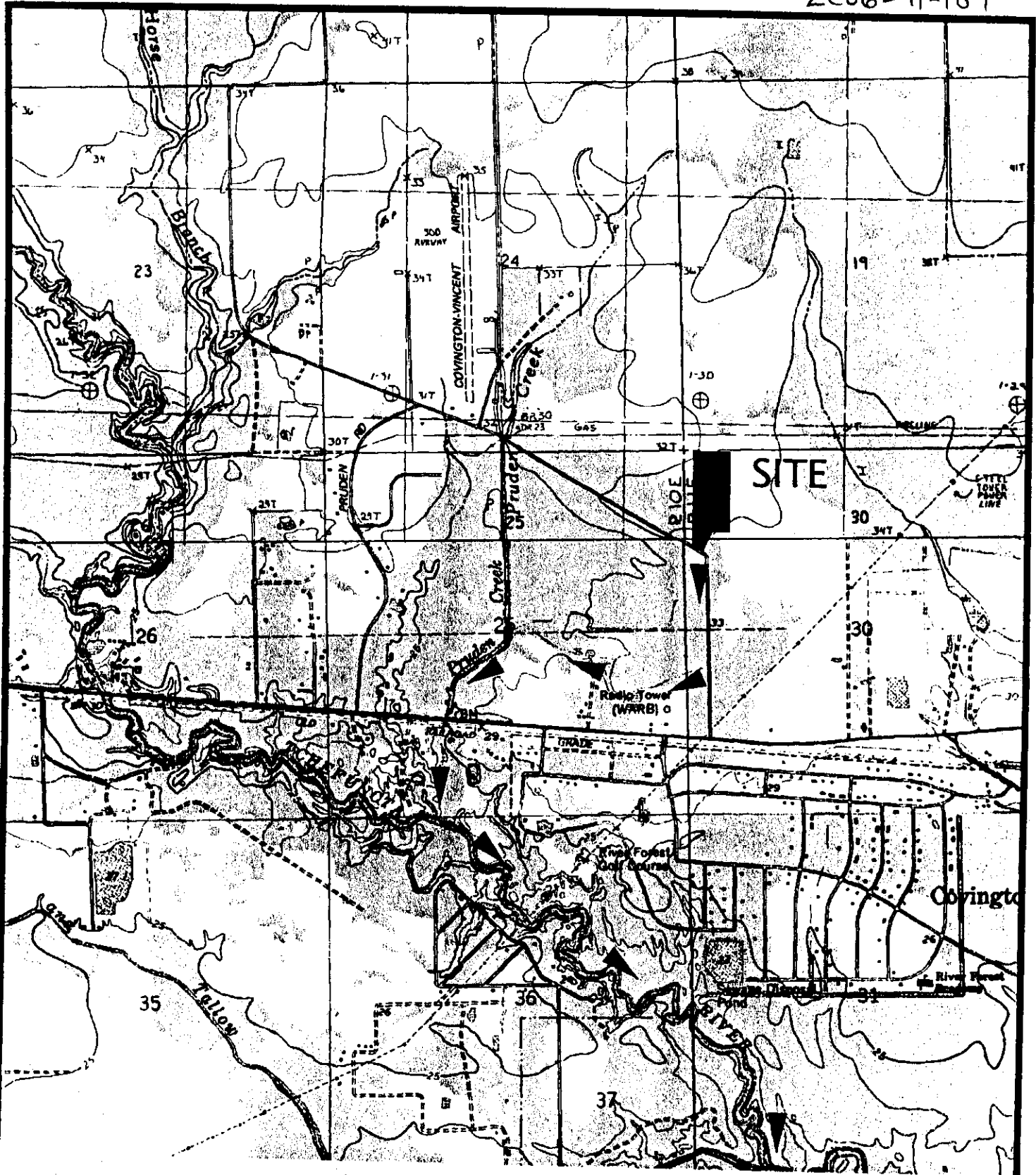
Scalfano ENGINEERING, INC.
 28661 Krenitz Road, Lacrosse, Louisiana 70445-3367
 Ph: (985) 882-6363, Fax (985) 882-6322
 Email: david@scalfanoeng.com

CLIENT: FMG-LTL L.L.C.

PROJECT DESCRIPTION:
 TENTATIVE SUBDIVISION PLAN OF
 PENN WHEEL COURT, A PLANNED UNIT DEVELOPMENT SITUATED IN
 SECTION 30, TOWNSHIP 8 SOUTH, RANGE 11 EAST,
 ST. TAMMANY PARISH, LOUISIANA

DATE: 12/17/2024

SCALE: AS SHOWN



1 QUADRANGLE MAP
Scale: N.T.S.

Scalfano
ENGINEERING, INC.

28661 Krentel Road, Lacombe, Louisiana 70445
Ph.: (985) 882-6363-Fax (985) 882-6322
Email: david@northlake-eng.net

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name Vssery & Songy, LLC
Address 100 War Admiral Ct. Bush, LA. 70431

Attach area location Map showing the proposed development

Name of Development PENN Wheel Court
Section 30 Township 6-SOUTH Range 11-EAST

Number of acres in Development 17.17
Type of streets Asphalt

Type of water systems On site well / tank
Type of sewerage system On site sewer treatment plant

Ultimate disposal of wastes Solids OFF SITE LAND FILL
Ultimate disposal of surface drainage Roadside ditch to Proden Creek

Teefuncta River

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

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 aesthetics 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. N/A
- b. What will be the average noise level of the development during working hours. N/A
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so explain fully. N/A

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: 9/10/06

TITLE: Engineer

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