

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3504 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BAGERT/DAVIS PROVIDED BY: PLANNING

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

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

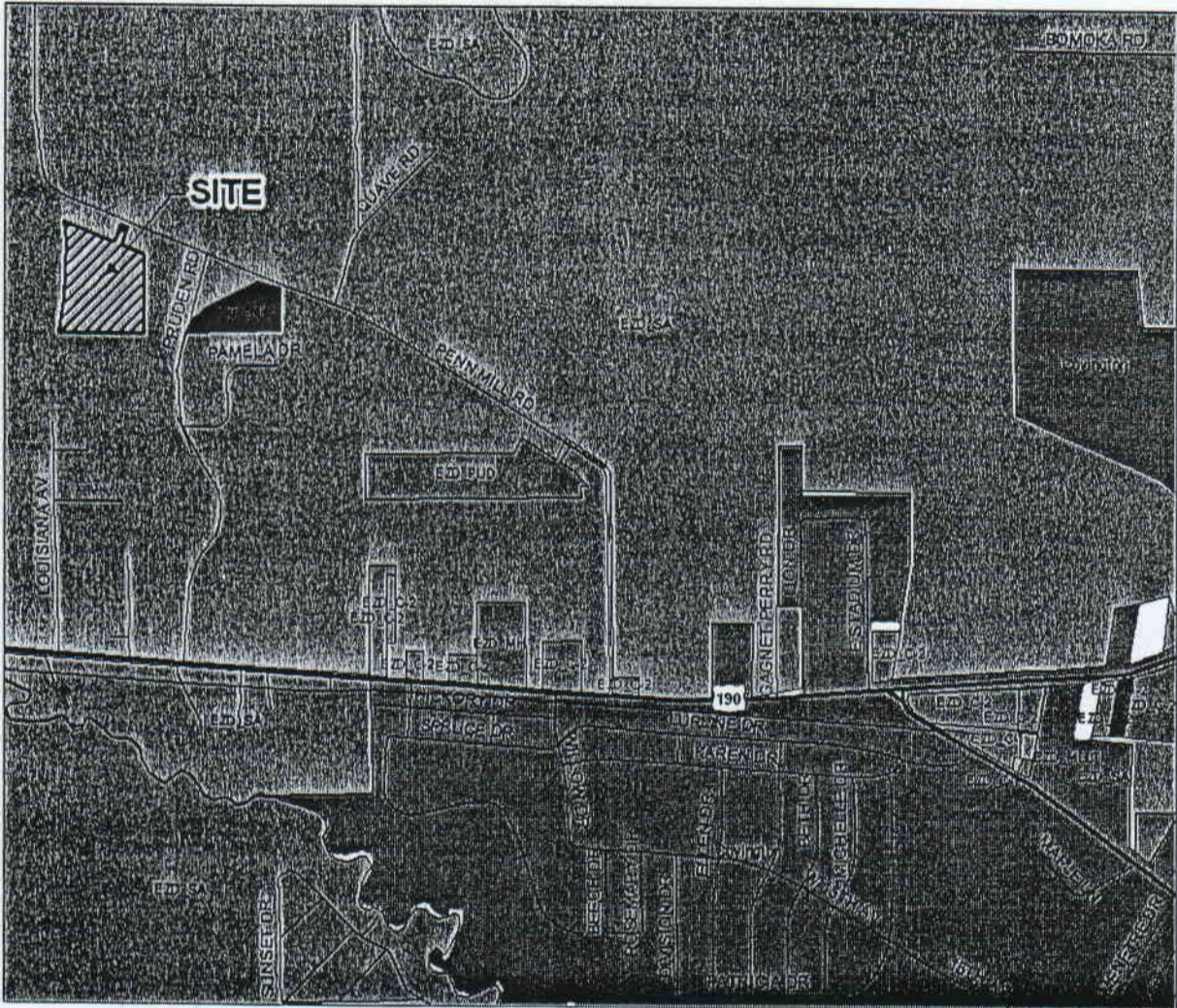
NAYS:

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

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

3504

2006-11-107



RURAL RESIDENTIAL

PENN MILL RD.

NOT A PART

NOT A PART

FLOOD ZONE 7A  
FLOOD ZONE 7B

ACTIVE RECREATION (PLAYGROUND)

GREENSPACE PASSIVE REC.

NATURAL SURFACE WALKING PATH

UTILITY SITE WITH REQUIRED SCREENING  
SEE NOTE # 5

BELL SOUTH TELECOMMUNICATIONS

GREENSPACE PASSIVE REC.

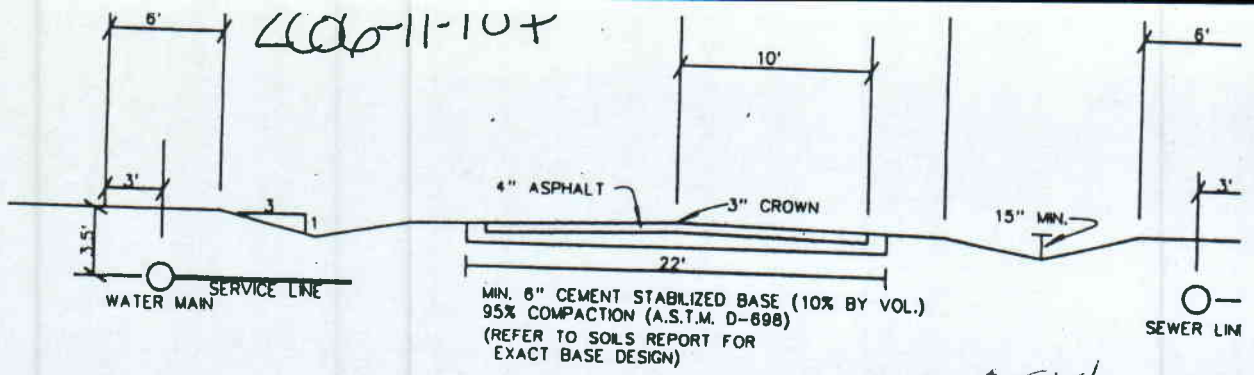
POND

NOW OR FORMERLY 60' R.O.W.

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<br>50% PONDS | 6.897  | 27.7    |

DENSITY            2.4 LOTS/ACRE

| DEVELOPMENT SCHEDULE<br>PHASE NO. | NO. LOTS | BEGIN DATE |
|-----------------------------------|----------|------------|
| 1                                 | 60       | 03-2007    |

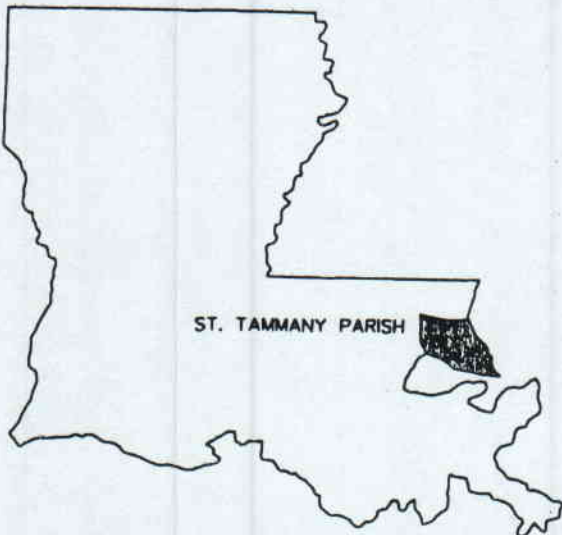
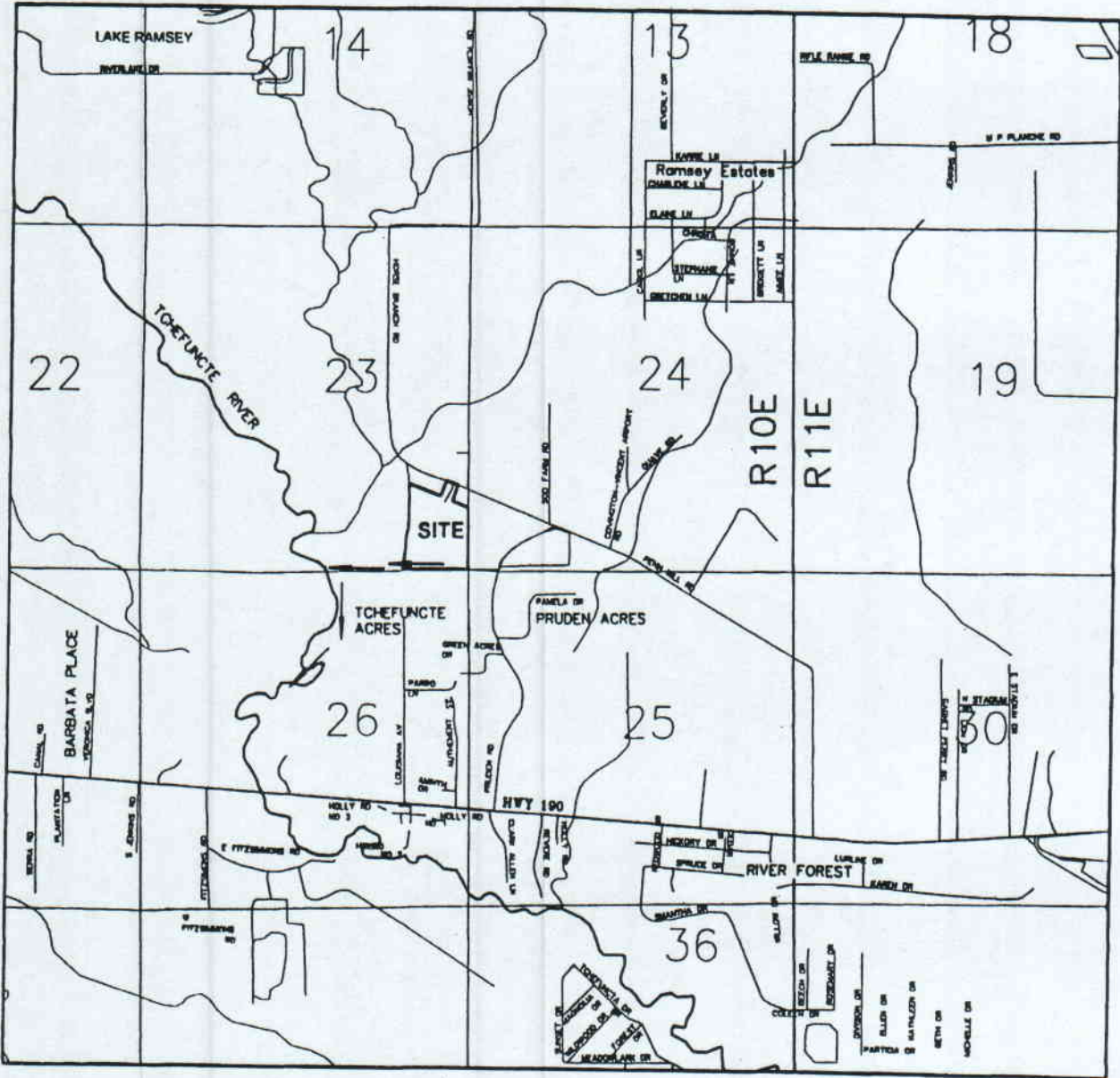
NOTES:

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



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.

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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.

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

|                     |             |                   |                |
|---------------------|-------------|-------------------|----------------|
| <u>24.879 ACRES</u> | <u>60</u>   | <u>2640'</u>      | <u>CENTRAL</u> |
| AREA                | NO. OF LOTS | LENGTH OF STREETS | SEWER SYSTEM   |
|                     | VARIES      | 60' ROW           | CENTRAL        |