

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 4057                      ORDINANCE COUNCIL SERIES NO. 09-  
COUNCIL SPONSOR BINDER/DAVIS                      PROVIDED BY PLANNING  
INTRODUCED BY \_\_\_\_\_                      SECONDED BY \_\_\_\_\_  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009

ORDINANCE TO AMEND APPENDIX B OF THE ST. TAMMANY PARISH CODE OF ORDINANCES, SUBDIVISION REGULATORY ORDINANCE NO. 499; SPECIFICALLY, SECTION 40-045.0 MINOR SUBDIVISION REVIEW, NUMBER 1., SUBPART (f.), NUMBER 2., SUBPART (b.) 1., 2., 4. AND 5., NUMBER 4. EXEMPTION, AND SUBSECTION 40-045.01 MINIMUM CONSTRUCTION STANDARDS FOR A PRIVATE DRIVE, CREATING SUBPART (e.).

WHEREAS, amendments are needed in order to clarify certain items relative to survey plats, size of parcels being resubdivided and the naming of private drives; and

WHEREAS, due to a potential conflict in interpreting the spirit and intent of Number 4. Exemption;

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that Section 40-045.0 Minor Subdivision Review, Number 1., Subpart (f.), Number 2., Subpart (b.) 1., 2., 4. and 5., Number 4 Exemption, and Subsection 40-045.01 Minimum Construction Standards for a Private Drive, creating Subpart (e.), of Subdivision Regulatory Ordinance No. 499, be amended to read as follows:

**SECTION 1**

1. Minor subdivision approval may be granted as an administrative approval when the following criteria are met:
  - f. Any private drive that services more than one lot or parcel for the purposes of this ordinance must be **named and** constructed to the minimum construction standards as set forth within Subsection 40-045.01 Minimum Construction Standards for a Private Drive.
2. Submission requirements - The following information must be presented to the Department of Planning for a minor subdivision review to be considered.
  - b. Submit ten (10) blue or black line prints of a bona fide survey on either (8"x11"), (8 ½"x14") or (11"x17") paper, indicating the following:
    1. The proposed resubdivision of the lots indicating: the total square footage of all of the property involved within the resubdivision request, individual square footage of each new lot created, and the Section, Township and Range
    2. Surveyor's live stamp or seal **and signature** on all of the survey plats,
    3. The accurate location of all buildings and or structures on the lots.
    4. Information on the survey indicating the name of the subdivision, phase, lot number, section, township and range, **total acreage of the parent parcel and the smaller parcels**, and any other data pertinent and germane to the resubdivision request.
    5. Spaces for the signatures of the Secretary of the Planning Commission, **Parish Engineer, Director, Department of Engineering**, Clerk of Court and spaces for the date and map file number.

4. Exemption

A resubdivision of property shall be exempt from the minor subdivision review process if an original tract of land is being resubdivided into only two parcels, with one parcel having **all of the public road frontage direct access to a public road or street**, and the other a private drive **parcel having no public road frontage**.

**Sec. 40-045.01 Minimum Construction Standards for a Private Drive**

1. With the exception of a private drive accessing one lot or parcel, the following minimum construction standards shall apply:

- e. any private drive created must be given a name and depicted on the survey plat, only after first obtaining approval for said name, in writing, from the 911 addressing officer.**

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:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009; AND BECOMES ORDINANCE COUNCIL SERIES NO. 09-.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published introduction: April 30, 2009  
Published adoption on: \_\_\_\_\_, 2009

Delivered to Parish President: \_\_\_\_\_, 2009 @ \_\_\_\_\_  
Returned to Council Clerk: \_\_\_\_\_, 2009 @ \_\_\_\_\_