

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6649

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF MAY , 2021

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES CHAPTER 125 - SUBDIVISION REGULATIONS, ARTICLE VII - STUDIES, PLANS, AND REVIEW PROCEDURES, SECTION 125-190 - TENTATIVE SUBDIVISION REVIEW, RELATIVE TO REVIEW REQUIREMENTS.

WHEREAS, SEE ATTACHED

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF JUNE , 2021 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: April 28 , 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

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ORDINANCE CALENDAR NO. 6649 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 6TH DAY OF MAY, 2021

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES CHAPTER 125 – SUBDIVISION REGULATIONS, ARTICLE VII – STUDIES, PLANS, AND REVIEW PROCEDURES, SECTION 125-190 – TENTATIVE SUBDIVISION REVIEW, RELATIVE TO REVIEW REQUIREMENTS.

WHEREAS, Sect. 125-190 – Tentative Subdivision Review provides for the requirements of a tentative subdivision review before the St. Tammany Parish Planning Commission; and

WHEREAS, the St. Tammany Parish Council desires to add additional requirements to said section to provide for a more comprehensive traffic and drainage review earlier in the subdivision review process.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Code of Ordinances, Sec. 125-190 be hereby amended as follows:

Sec. 125-190. - Tentative subdivision review.

- (a) As a part of the tentative application submission, the developer shall submit to the department of planning ~~20~~ 12 copies of the proposed tentative subdivision plan. If the subdivision is to be developed in phases, two copies of the overall master plan must be furnished showing the relationship of the phase to be developed with the entire property to be developed. ~~It is recommended that the tentative plan be drafted by a qualified engineer, land surveyor or architect. However it is not mandatory, therefore; if the developer chooses to defer from said recommendation, then said Plans must be prepared by a Louisiana licensed professional engineer or licensed land surveyor. Said plan(s) must be drawn neatly shall be to scale at a minimum size of 24 inches by 36 inches. Additionally, said plans must be and~~ folded in a rectangular or square shaped fashion with the parish signature lines shown on the front face.
- (b) The following items are required to be delineated and/or demonstrated on the tentative subdivision plat prior to review by the parish planning commission:
 - (1) The name of the subdivision (centered at the top of plat and highlighted) and location. Display the section, township and range locations below title.
 - (2) Vicinity map displaying the names of major streets and collector roads in the area of the development (upper left-hand corner of plat).
 - (3) Parish enforced subdivision restrictions/covenants as per section 125-214 (upper right-hand corner of plat).
 - (4) Typical cross-street section details for streets, cul-de-sacs and entrances (middle to lower left side quadrant of plat).
 - (5) Information block indicating zoning, total acreage, number of lots, total length of streets, sewer and water facilities proposed, average lot size and maximum block length (middle to lower right side quadrant of plat).
 - (6) Developmental agreement application form (signed by the developer/owner).
 - (7) Environmental assessment data form (signed and dated).

- (8) Wetland demarcation lines (as determined by the U.S. Army Corps of Engineers).
- (9) Flood Zone A demarcation lines (indicate FIRM map and panel number).
- (10) Legal description (prepared on eight-inch by 11-inch paper).
- (11) North direction arrow.
- (12) Scale of drawings.
- (13) Phases within the development (proposed and future).
- (14) Total number of blocks and lots and their dimensions.
- (15) Location of all proposed or existing easements, right of ways, and/or servitudes including drainage, access, and utilities.
- (16) Proposed front yard and corner side yard setbacks (delineate with dashed lines).
- (17) Existing streets leading to the development.
- (18) Documents indicating the ultimate disposal of surface drainage (USGS quadrangle map).
- (19) Proposed street or road names.
- (20) Adjoining land uses.
- (21) Need for limited access streets and lots (delineate with dashed lines).
- (22) Existing structures (delineate on plat).
- (23) Coordination of land use and collector streets for development.
- (24) Proposed park, playground or greenspace areas.
- (25) Location of any landfill or dump site on the property.
- (26) Existing LIDAR contours (minimum 2-foot contours) extended to a minimum of 100 feet beyond the proposed subdivision boundary.
- (27) Direction of flow of surface water in roadside ditches, canals, and drainage features. Shown at a minimum of 1 (one) directional flow arrow per street, block, high/low point, and/or change in flow direction.
- (28) Typical lot drainage detail showing lot design surface flow direction(s). A note shall be included with the detail identifying the lot(s) the drainage detail is applicable for. A typical lot drainage detail shall be provided for each lot drainage situation (ie. rear to front drainage, split lot drainage, etc.).

There may be additional requirements to meet that are not specifically listed above, but that can be found on the tentative approval check sheet (see Appendix 1 to this chapter). Said check sheet must be completed by the developer or his engineer/surveyor and submitted with the tentative subdivision review application.

- (c) The planning director or his designee will review the tentative plan and indicate to the developer whether or not the tentative plan meets the minimum requirements of this Code. Recommended revisions required to meet the provisions of this Code will be marked in red on the tentative plan by the director or his designee and a copy will be returned to the developer for corrections. If the developer accepts the recommended revisions, he shall submit a revised tentative plan to the planning commission. The developer shall also provide a copy of the tentative plan, and revised tentative plan, if any, to the department of environmental services for its review and comment.
- (d) Approval of tentative subdivision plan; preliminary review.
 - (1) The planning commission must approve the tentative subdivision plan before the developer(s) can submit plans for preliminary review.
 - (2) Exemption: A developer of a newly proposed subdivision can simultaneously file for and receive Tentative and Preliminary subdivision review at public hearing if:
 - a. The subdivision has 25 lots or less and is not providing a "community" sewerage and water system; or

- b. The subdivision has 25 lots or less and is providing a "community" sewerage and water system, and receives written approval from the parish department of environmental services.
- (e) Approval term.
 - (1) Tentative subdivisions that have been granted approval by the planning commission shall remain in effect for a period of not more than two years from the date of the approval.
 - (2) If no portion or phase of an original subdivision granted tentative approval is granted preliminary approval within a two-year period, the developer shall be required to resubmit for tentative subdivision review and pay all applicable subdivision and publication fees.
 - (3) Preliminary approval of a subdivision phase initiates a new two-year time period in which the next portion or phase of the subdivision must receive preliminary approval, or otherwise the developer shall be required to resubmit for tentative subdivision review and pay all applicable subdivision and publication fees.
 - (4) All tentative subdivisions that were approved prior to the passage of the ordinance from which this section is derived shall be granted a two-year time period from the date of adoption of the ordinance from which this section is derived in which to secure preliminary subdivision approval of a portion or phase.

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.

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MICHAEL R. LORINO, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published introduction: April 28, 2021

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