

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4805

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: THOMPSON

SECONDED BY: FALCONER

ON THE 7 DAY OF JUNE, 2012

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, WEST OF QUAVE ROAD, NORTH OF US HIGHWAY 190 AND WHICH PROPERTY COMPRISES A TOTAL 51.27 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN PUD (PLANNED UNIT DEVELOPMENT OVERLAY). (WARD 3, DISTRICT 3) (ZC12-03-023)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-03-023, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-1A (Suburban District); and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

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 Overlay) see Exhibit "A" for complete boundaries.

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 A-1A (Suburban) District to an PUD (Planned Unit Development Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 12 DAY OF JULY , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 21 , 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC12-03-023**

CERTAIN PIECE OR PARCEL OF GROUND together with all the buildings and improvements thereof; and all of the rights, ways, mains, privileges, servitudes, appurtenances and advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in Section 24, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as Tract 5 on a survey of John E. Bonneau & Associates, Inc., dated October 30, 1992, bearing survey no. 921565, and according to said survey Tract 5 is more fully described as follows: Commencing at the corner section of Sections 14, 13, 23 and 24 proceed South  $89^{\circ}14'41''$  West a distance of 1467.94' to a point; thence proceed South  $00^{\circ}37'23''$  West a distance of 1313.91' to a point; thence proceed South  $89^{\circ}58'50''$  East a distance of 1293.68' to a point; thence proceed South  $00^{\circ}01'12''$  West a distance of 2724.40' to a point; thence proceed South  $69^{\circ}14'44''$  East a distance of 656.28' to a point being the Point of Beginning; From the Point of Beginning proceed North  $00^{\circ}04'07''$  East a distance of 2323.92' to a point; thence proceed South  $89^{\circ}59'44''$  East a distance of 1380.60' to a point; thence proceed South  $00^{\circ}05'33''$  West a distance of 697.00' to a point; thence proceed south  $89^{\circ}59'15''$  West a distance of 662.10' to a point; thence proceed South  $00^{\circ}05'42''$  East a distance of 1900.77' to a point on the northern boundary of Penn Mill Road; thence proceed North  $69^{\circ}14'44''$  West along the northern boundary of Penn Mill Road a distance of 773.50' to the Point of Beginning. Said parcel contains 51.27 acres.

**CASE NO.:** ZC12-03-023  
**PETITIONER:** James H. Simpson  
**OWNER:** Team Discipleship, INC.  
**REQUESTED CHANGE:** From A-1A (Suburban) District to PUD (Planned Unit Development Overlay)  
**LOCATION:** Parcel located on the north side of Penn Mill Road, west of Quave Road, north of US Highway 190; S24,T6S,R10E; Ward 3, District 3  
**SIZE:** 51.27 acres



ZC12-03-023

**DEVELOPER:**

EAM DISCIPLESHIP, INC.  
 30 BERTEL DRIVE  
 OVIINGTON, LA 70433  
 (855) 264-4232

TOTAL GREEN SPACE ACREAGE: ±28.28 ACRES - 55%  
 EDITED GREEN SPACE ACREAGE: ±22.48 ACRES - 44%  
 N-CREDIT GREEN SPACE ACREAGE: ±5.80 ACRES - 11%  
 (IVE: 0.5% PASSIVE: 43.5%)

PROVIDED PONDS ACREAGE: ±4.83 ACRES - 9%  
 (Y PONDS=4.25 ACRES, RETENTION POND=0.58 ACRES)

STATION ACREAGE: ±1.0 ACRES - 2%  
 (S ACREAGE: ±11.61 ACRES - 23%  
 HT OF WAY ACREAGE: ±5.55 ACRES - 11%)

TOTAL ACREAGE: ±51.27 ACRES - 100%

COMMUNITY SEWER & WATER:  
 COMMUNITY SEWER & WATER.

APPROXIMATE LENGTH OF ROADWAY: ±0.86 MILES  
 APPROX. LENGTH OF NATURAL WALKING PATH: ±0.7 MILES  
 OVERALL PERCENTAGE OF GREEN SPACE: 55%

TOTAL MAX. NUMBER OF LOTS: 92  
 MAXIMUM HEIGHT OF BUILDINGS: 35'

EXISTING ZONING:  
 A-1A

LOT SIZES:  
 LOTS 1 - 26: 50'X120' (±6000 sq)  
 LOTS 26 - 76: 60'X120' (±7200 sq)  
 LOTS 77 - 92: 90'X120' (±10,800 sq)

I.R.M. MAP:  
 WEL # 225205 0125C  
 FLOOD ZONES "A4, B & C"  
 DT. 17, 1989

DENSITY:  
 1.8 LOTS/ACRE

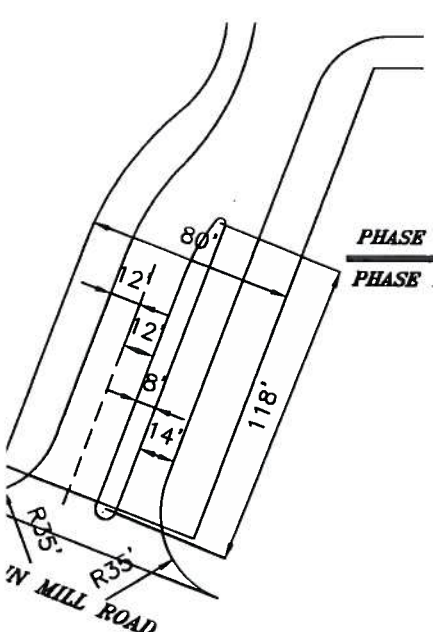
LANDSCAPING:  
 ALL EXISTING TREES ARE TO BE SAVED  
 WITHIN THE GREEN SPACES.

LISTING CONDITIONS:  
 JRAL

LOADING SETBACKS:  
 FRONT: 25'  
 REAR: 20'  
 SIDE: 5'  
 SIDE STREET: 10'

USES:  
 USE 1 - OCTOBER 2012  
 USE 2 - SEPTEMBER 2013  
 USE 3 - JUNE 2014

OPERATIONS OF THE DRY DETENTION POND WILL BE  
 CONSTRUCTED AS NEEDED FOR EACH PHASE.

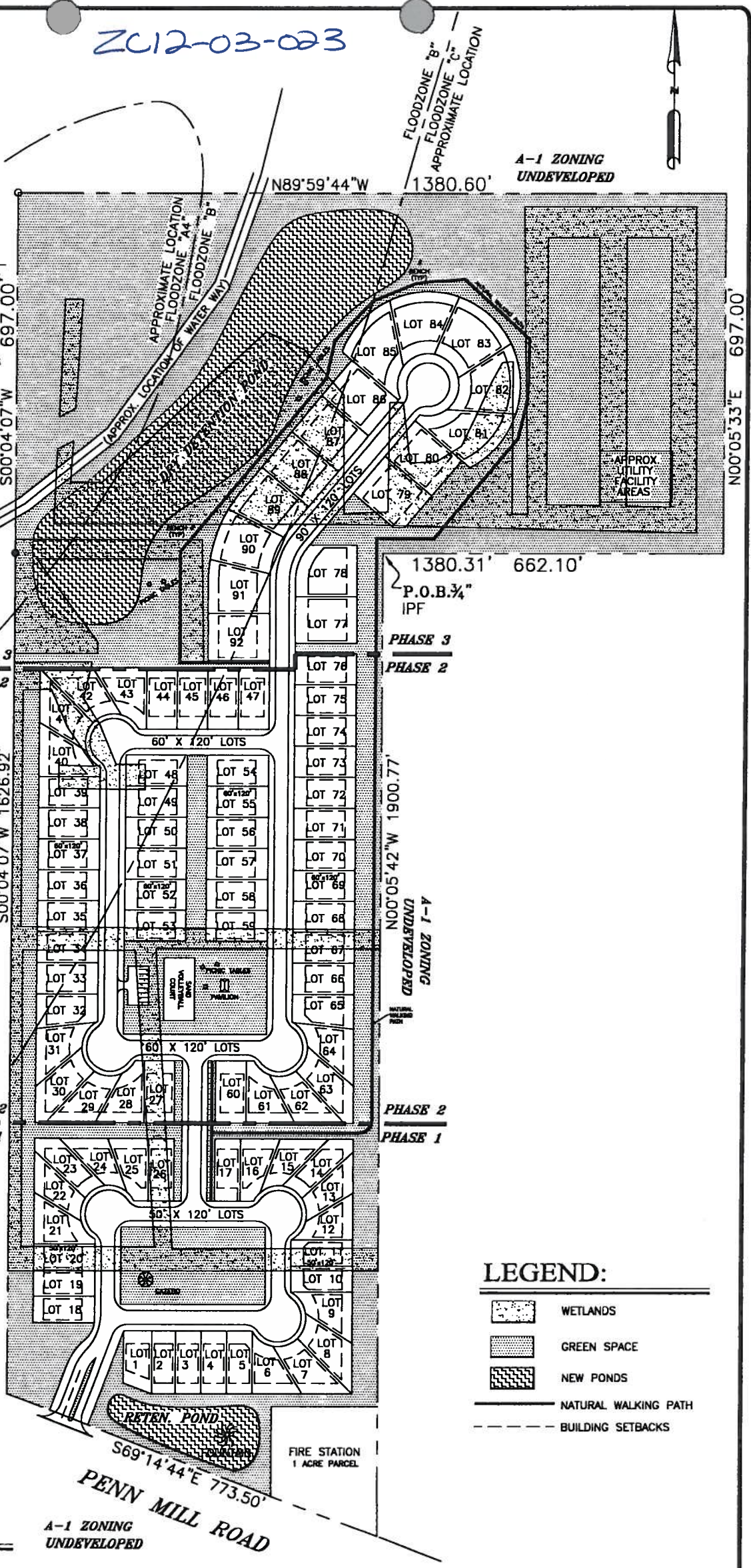


**COULEVARD  
 GEOMETRICS**

SCALE: 1" = 60'

**ZONING PLAN**

SCALE: 1" = 200'



**LEGEND:**

- WETLANDS
- GREEN SPACE
- NEW PONDS
- NATURAL WALKING PATH
- BUILDING SETBACKS

DATE: 01-11-12  
 SCALE: 1"=200'  
 ZONING PLAN  
 RESILIRE PROJECT NO. R11-013  
 SHEET  
**Z-1**

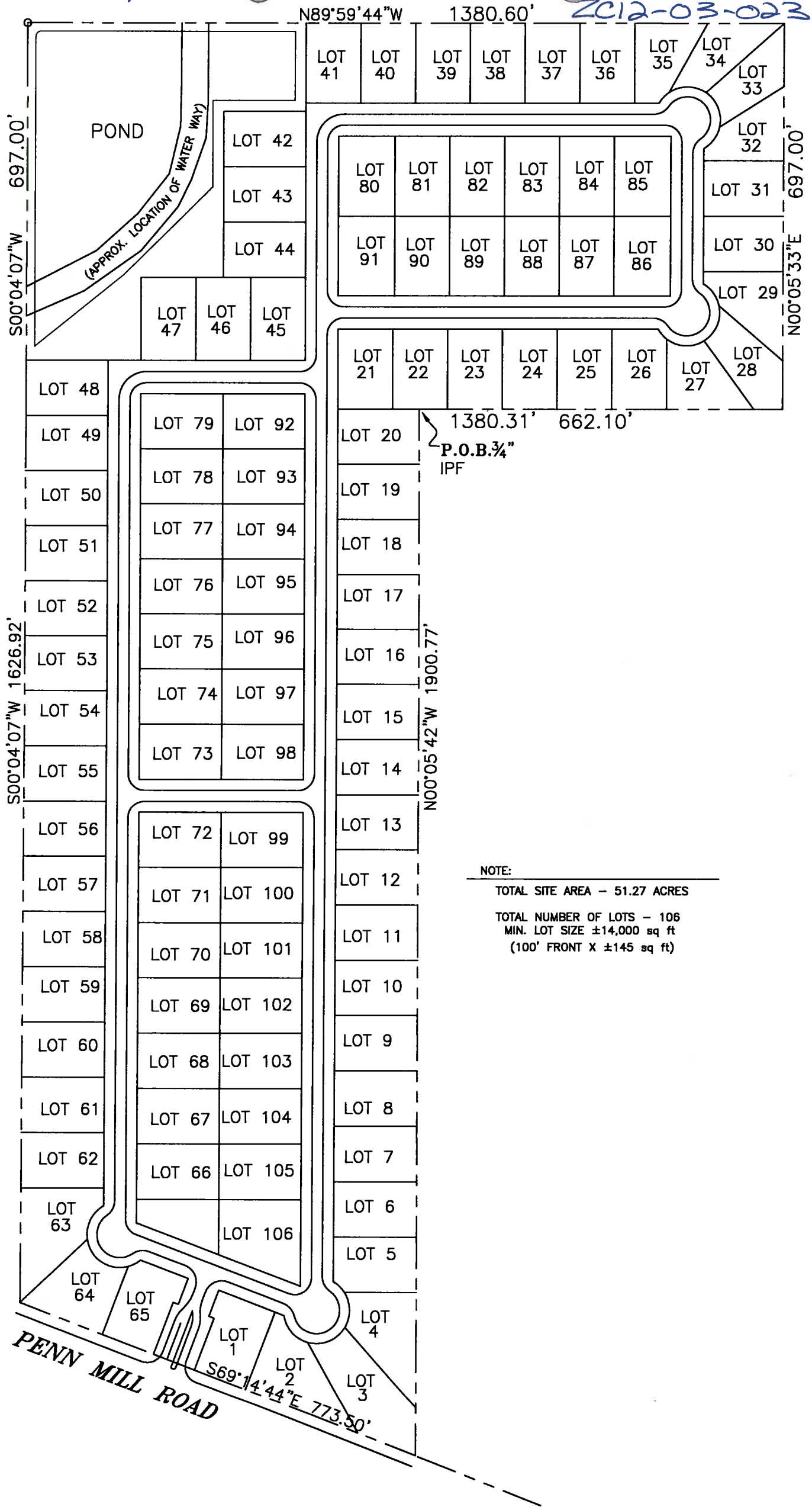
PLANS FOR  
**SIMPSON PENN MILL RD. PROPERTY**  
 SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST  
 ST. TAMMANY PARISH, LOUISIANA

**RESILIRE**  
 ENGINEERING & CONSULTING  
 3701 HIGHWAY 59 SUITE A, MANDEVILLE, LOUISIANA  
 70471 (985)898-0182 RESILIREGROUP.COM

REVISION	NO.
REV 03-29-12	1
REV 04-23-12	2

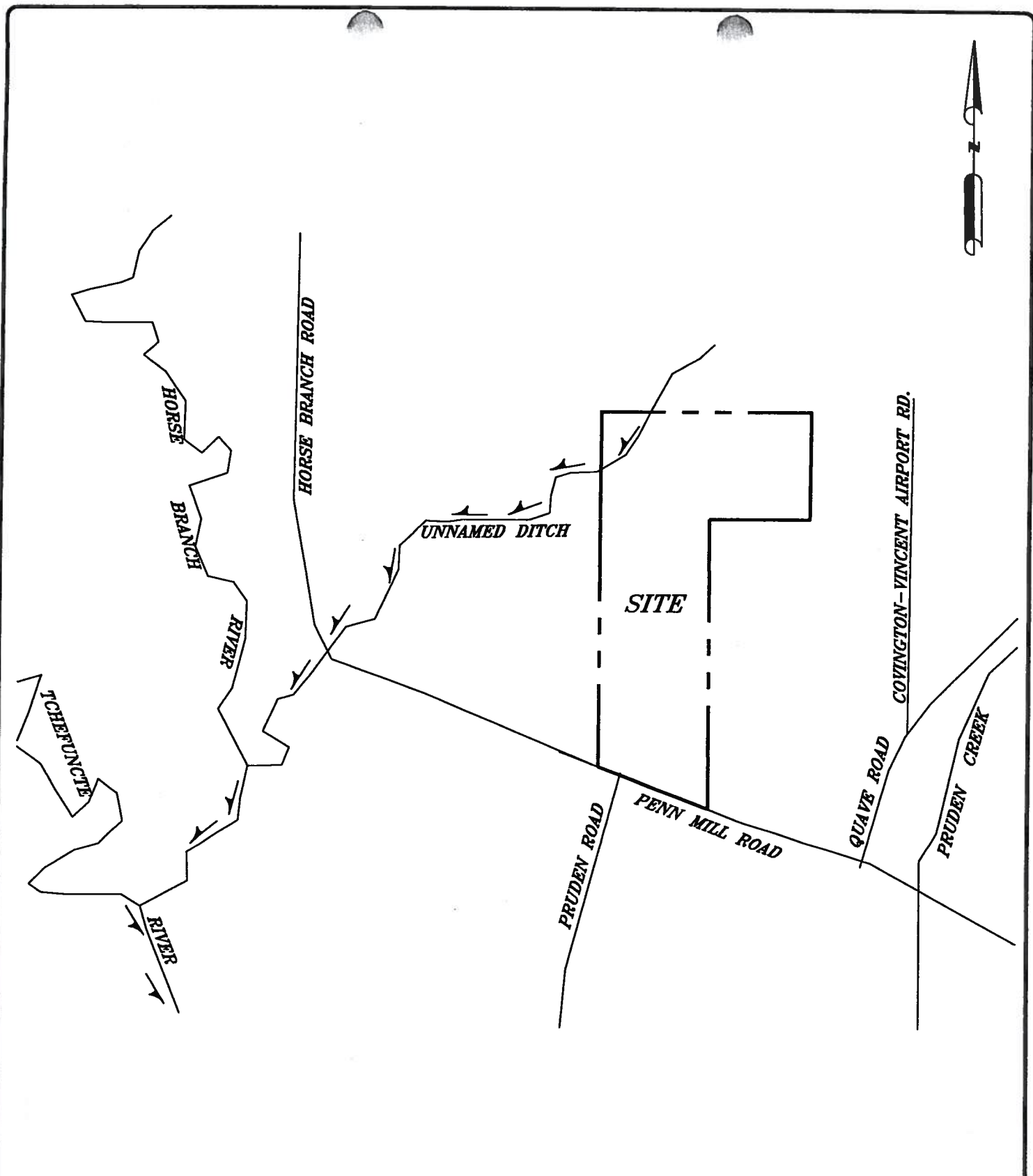
# Yield Plan

2012-03-023



**NOTE:**  
 TOTAL SITE AREA - 51.27 ACRES  
 TOTAL NUMBER OF LOTS - 106  
 MIN. LOT SIZE ±14,000 sq ft  
 (100' FRONT X ±145 sq ft)

2012-03-023



# VICINITY & ULTIMATE DISPOSAL MAP

NOT TO SCALE

DATE  
01/11/12  
RESILIRE PROJECT NO.  
R11-013.01  
SHEET  
**U-1**

PLANS FOR  
**SIMPSON PENN MILL RD. PROPERTY**  
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA

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3701 HIGHWAY 59 SUITE A, MANDEVILLE, LOUISIANA  
70471 (985)898-0182 RESILIREGROUP.COM

REVISION	NO.

ZC12-03-023

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Team Discipleship, Inc.

Developer's Address: 130 Bertel Drive, Covington, LA 70433  
Street City State Zip Code

Developer's Phone No.: (985) 892-8568 (985) 264-4232  
(Business) (Cell)

Subdivision Name: Simpson Penn Mill Property

Number of Acres in Development : 51.27 Acres Number of Lots/Parcels in Development: 102 proposed

Ultimate Disposal of Surface Drainage: Horse Branch to Tchefuncte River, and ultimately to Lake Ponchartrain

Water Surface Run-off Mitigation Proposed: Horse Branch to Tchefuncte River, ultimately to Lake Ponchartrain

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed:  Community  Individual
- Type of Water System Proposed:  Community  Individual
- Type of Streets and/or Roads Proposed:  Concrete  Asphalt  Aggregate  Other
- Land Formation:  Flat  Rolling Hills  Marsh  Swamp  Inundated  Other
- Existing Land Use:  Undeveloped  Residential  Commercial  Industrial  Other
- Proposed Land Use:  Undeveloped  Residential  Commercial  Industrial  Other
- Surrounding Land Use:  Undeveloped  Residential  Commercial  Industrial  Other
- Does the subdivision conform to the major street plan?  Yes  No
- What will the noise level of the working development be?  Very Noisy  Average  Very Little
- Will any hazardous materials have to be removed or brought on-site for the development?  Yes  No
- If yes, what are the hazardous materials? N/A
- Does the subdivision front on any waterways?  Yes  No
- If yes, what major streams or waterways? N/A
- Does the subdivision front on any major arterial streets?  Yes  No
- If yes, which major arterial streets? N/A
- Will any smoke, dust or fumes be emitted as a result of operational construction?  Yes  No
- If yes, please explain? N/A
- Is the subdivision subject to inundation?  Frequently  Infrequently  None at all
- Will canals or waterways be constructed in conjunction with this subdivision?  Yes  No



2012-03-023

**(Does the proposed subdivision development . . . )**

- a.) have or had any landfill(s) located on the property?  Yes  No
- b.) disrupt, alter or destroy any historical or archeological sites or district?  Yes  No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources?  Yes  No
- d.) displace a substantial number of people?  Yes  No
- e.) conform with the environmental plans and goals that have been adopted by the parish?  Yes  No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision?  Yes  No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision?  Yes  No
- h.) breach any Federal, State or Local standards relative to:

- air quality  Yes  No
- noise  Yes  No
- water quality  Yes  No
- contamination of any public or private water supply  Yes  No
- ground water levels  Yes  No
- flooding/inundation  Yes  No
- erosion  Yes  No
- sedimentation  Yes  No
- rare and/or endangered species of animal or plant habitat  Yes  No
- interfering with any movement of resident or migratory fish or wildlife species  Yes  No
- inducing substantial concentration of population  Yes  No
- dredging and spoil placement  Yes  No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.

01-12-12  
DATE

  
\_\_\_\_\_  
**Jeremy F. Pagoda**  
Developer/Engineer or Assign  
(Signature)