

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5579                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: DEAN/BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. STEFANCIK                      SECONDED BY: MR. GROBY  
ON THE 5 DAY OF MAY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF JOINER WYMER ROAD, WEST OF HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 163.45 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) & PUD ( PLANNED UNIT DEVELOPMENT OVERLAY), (WARD 1, DISTRICT 1). (2016-185-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-185-ZC, 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 A-1A (Suburban District) to an A-1A (Suburban District) & PUD ( Planned Unit Development Overlay) see Exhibit "A" for complete boundaries; 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 A-1A (Suburban District) & PUD ( Planned Unit Development Overlay).

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 A-1A (Suburban District) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: APRIL 28 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

**Exhibit "A"**

**2016-185-ZC**

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND with all the buildings and improvements situated thereon, with all the rights, ways, servitudes, prescriptions and appurtenances thereunto appertaining or belonging, and being more particularly described as the:**

**Northwest Quarter (NW ¼ ) of Section Thirty Three (33), Township Six (6) South, Range (10) East, St. Helena Meridian, containing one hundred sixty five and forty-eight hundredths (165.48) acres per title; one hundred sixty three and fifty-eight hundredths (163.58) acres per survey, St. Tammany Parish, State of Louisiana. Said tract being shown on the survey attached hereto as Exhibit "A" and made a part hereof.**

Case No.: 2016-185-ZC

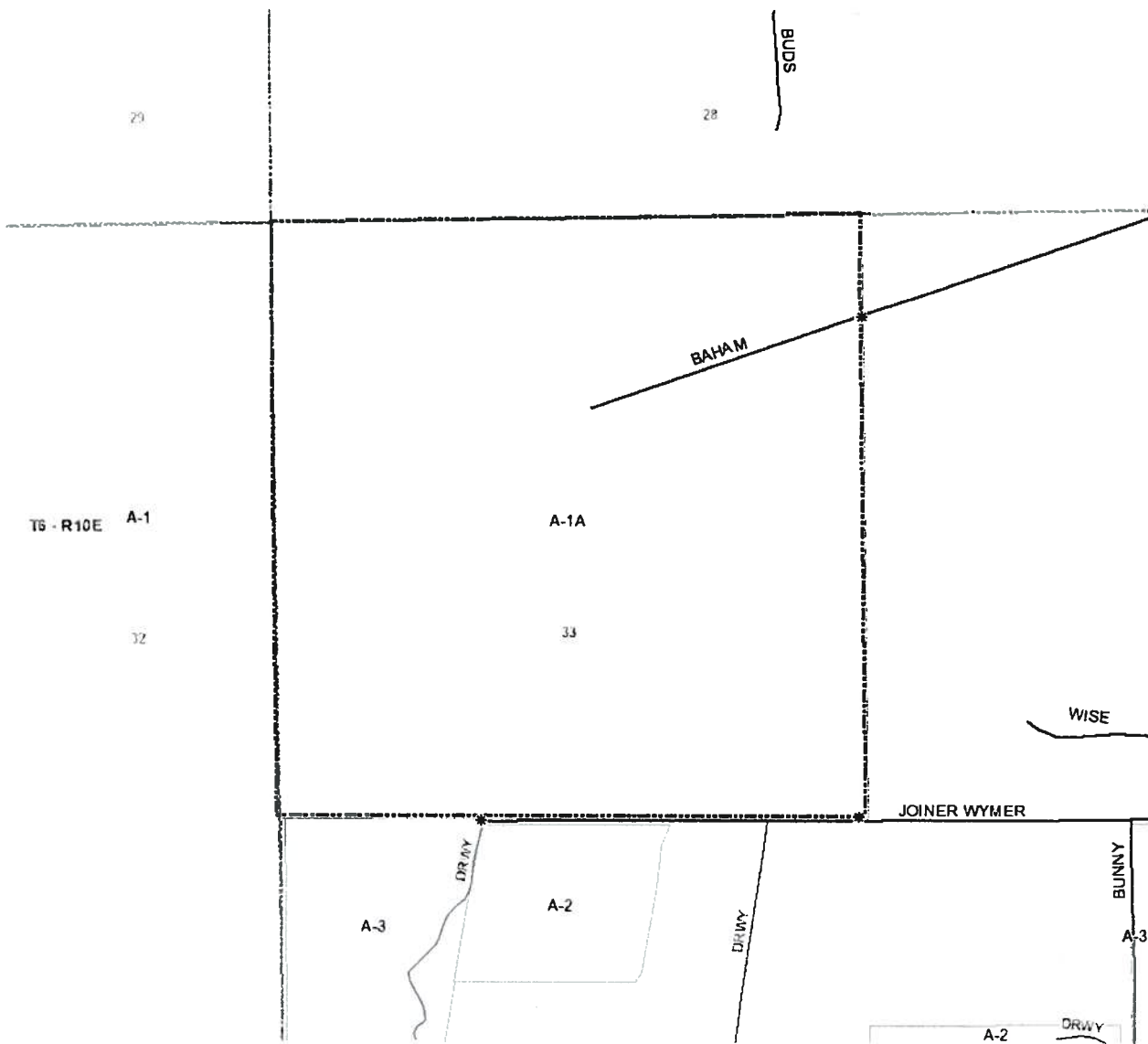
PETITIONER: Arrow Engineering - Darrell Fussell

OWNER: Tammany North Properties LLC - Robert Bruno

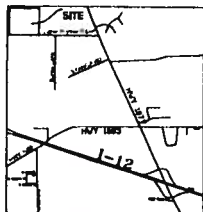
REQUESTED CHANGE: From A-1A Suburban District to A-1A Suburban District & PUD Planned Unit Development Overlay

LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3

SIZE: 163.45 acres







VICINITY MAP  
NOT TO SCALE

REFERENCE BEARING:  
IRON PIPE A TO CONCRETE CORNER B  
S89°14'22"W  
(FOR REFERENCE SURVEY)

## WINGFIELD SUBDIVISION SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST

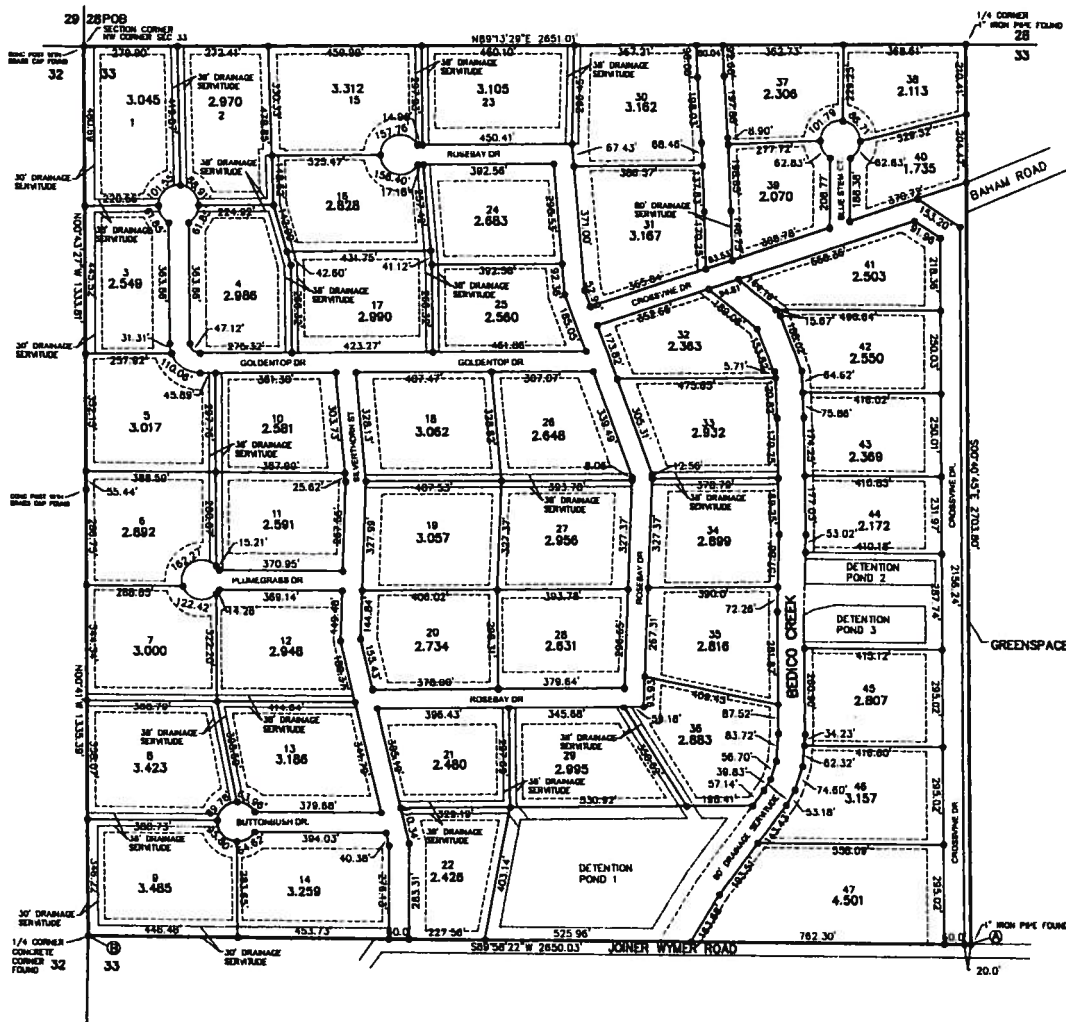
183.45 ACRES	47	5087 FT
2.87 ACRES	NO. OF LOTS	LGTH OF STREETS
AVG LOT SIZE	Community	A-1A
ROAD SURFACING	SEWER SYSTEM	ZONING
	80'	Community
	STREET WIDTH R.O.W.	WATER SYSTEM

### DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:  
COMMENCING FROM A CONCRETE POST WITH A BRASS CAP FOUND AT THE SECTION CORNER COMMON TO SECTIONS 28, 29, 31 AND 33 BEING THE NORTHWEST CORNER OF SECTION 33, OF SAID TOWNSHIP AND RANGE AND THE POINT OF BEGINNING,  
THENCE N89°14'22"W 2651.01 FEET TO A ONE INCH IRON PIPE FOUND, THENCE S89°14'22"W 2703.80 FEET TO A ONE INCH IRON PIPE FOUND ON THE NORTH SIDE OF JOINER WYMER ROAD,  
THENCE S89°14'22"W 2650.03 FEET TO A CONCRETE CORNER FOUND, THENCE N07°41'00"W 1330.36 FEET TO A CONCRETE POST WITH BRASS CAP FOUND, THENCE N07°41'00"W 1330.36 FEET TO THE POINT OF BEGINNING, CONTAINING 183.45 ACRES.

### RESTRICTIVE COVENANTS:

1. RESIDENCES IN THIS SUBDIVISION SHALL BE SINGLE FAMILY DWELLINGS.
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 DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY. WHENEVER A SUBDIVISION IS SERVICED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE CONSTRUCTED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING 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.
3. THE BUILDING SETBACK LINES ARE FRONT YARD 20', SIDE YARD 15', STREET SIDE YARD 20', REAR YARD 25' FROM THE PROPERTY LINES. THERE WILL BE A 20' SETBACK FROM THE TOP BANK OF LATERAL DITCHES PROHIBITING CONSTRUCTION OF ANY NATURE INCLUDING FENCES OR DRIVEWAYS.
4. NO NOISY AND/OR OFFENSIVE ACTIVITY SHALL BE ALLOWED UPON ANY LOT, NOR ANY USE THEREON THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS CAMPS OR JUNK CAR STORAGE.
5. DETENTION POND AND GREENSPACE ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THE SUBDIVISION EITHER TEMPORARY OR PERMANENTLY.
7. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
8. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET EASEMENTS ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
9. THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED AT INSTRUMENT NO. 15045SPRE SHALL BE RECORDED IN AND BE A PART OF EACH TITLE OR DEED THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN TO EACH TITLE.
10. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A FOR FEMA MAP NO. 22320S 0205 C DATED OCTOBER 17, 1980. THE ANNUAL FLOOD ELEVATION ON LATEST HORIZONTAL MEASUREMENT FOR RAISED HOMES OF ALL RESIDENCES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNLESS A NEW FIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1) FOOT ABOVE THE CORNER OF THE STREET WHICH EVER IS HIGHER.
11. FILL SHALL ONLY BE ALLOWED FOR THE FOUNDATION ON EACH LOT AS CALCULATED IN THE NO NET FILL CALCULATIONS.
12. DRIVEWAYS ON CORNER LOTS SHALL NOT BE CLOSER THAN SIXTY (60) 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.
13. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
14. CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE (TO THE EXISTING ST. TAMMANY UTILITIES STU).



### NOTES:

- BOUNDARY BENCHMARK IS A 60-0 MAIL SET ABOVE GRADE AS SHOWN. ELEVATION = 11.5' M.S.L.
- REFERENCE BENCHMARK IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION 82 H 087 ELEVATION = 18.54' M.S.L., NAD 1983, AND GEOD12A.
- REFERENCE SURVEY: SURVEY FOR TAMMANY NORTH PROPERTIES, LLC BY JOHN G. CUMMINGS, SURVEYOR, DATED FEBRUARY 18, 2015.

### DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON THAT THIS IS A TRUE AND ACCURATE PLAT OF:  
**WINGFIELD SUBDIVISION**  
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER \_\_\_\_\_ DATED \_\_\_\_\_

DEVELOPER:  
TAMMANY NORTH PROPERTIES, LLC  
70322 HIGHWAY 1077  
SUITE C  
CONVICT, LA 70433

### APPROVAL

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION \_\_\_\_\_

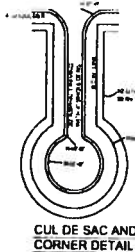
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION \_\_\_\_\_

DIRECTOR OF THE DEPARTMENT OF ENGINEERING \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

<b>John G. Cummings, &amp; Associates</b> PROFESSIONAL LAND SURVEYORS			
503 N. JEFFERSON AVE. CONVICT, LOUISIANA 70433 (504) 823-1848			
SCALE: 1" = 200'	DATE: 7-20-2015	JOB NO. 15045SPRE	REVISION: 8-25-2015



CUL DE SAC AND  
CORNER DETAIL  
NOT TO SCALE



50' R.O.W. TYPICAL ASPHALT SECTION  
NOT TO SCALE



SCALE 1" = 200'

JOHN G. CUMMINGS, P.L.S.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR UNDER MY SUPERVISION, AND IS IN ACCORDANCE WITH THE OFFICIAL RECORDS OF THE PUBLIC FOR THE STATE OF LOUISIANA, AND THE SURVEYOR'S OATH, 2015, AND PLAT A DATED 8/20/15.

2016-185-2C

**ENVIRONMENTAL ASSESSMENT DATA FORM**

Applicant's Name: Robert Bruno

Developer's Address: 70325 Hwy 1077 Covington LA 70433  
Street City State Zip Code

Developer's Phone No. 985-792-7110  
(Business) (Cell)

Subdivision Name: Wingfield Subdivision

Number of Acres in Development: 163.45 Number of Lots/Parcels in Development: 50

Ultimate Disposal of Surface Drainage: Bedico Creek → Tangipahoa River - Lake Ponchar-  
train

Water Surface Runoff Mitigation Proposed: To Detention Pond

*(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 ☐ Tidal Flow
- 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? \_\_\_\_\_

- Does the subdivision front on any waterways? ☒ Yes ☐ No

If yes, what major streams or waterways? Bedico Creek



2016-185-ZC

- Does the subdivision front on any major arterial streets? ☐ Yes ☒ No

If yes, which major arterial streets? \_\_\_\_\_

- Will any smoke, dust or fumes be emitted as a result of operational construction? ☒ Yes ☐ No

If yes, please explain? Dust from Road Construction

- Is the subdivision subject to inundation? ☐ Frequently ☒ Infrequently ☐ None at all

- Will canals or waterways be constructed in conjunction with this subdivision? ☐ Yes ☒ No

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

- |  |   |
|--|---|
| a.) have or had any landfill(s) located on the property?                                 | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| b.) disrupt, alter or destroy any historical or archeological sites or district?         | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| c.) have a substantial impact on natural, ecological recreation, or scenic resources?    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| d.) displace a substantial number of people?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| e.) conform with the environmental plans and goals that have been adopted by the parish? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| f.) cause an unwarranted increase in traffic congestion within or near the subdivision?  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| g.) have substantial esthetic or adverse visual impact within or near the subdivision?   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

h.) breach any Federal, State or Local standards relative to:

- |  |   |
|--|---|
| • air Quality .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • noise .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • water Quality .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • contamination of any public or private water supply .....                          | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • ground water levels .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • flooding/inundation .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • erosion .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • sedimentation .....  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • rare and/or endangered species of animal or plant habitat .....                    | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • interfering with any movement of resident or migratory fish or wildlife species .. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • inducing substantial concentration of population .....                             | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| • dredging and spoil placement .....   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

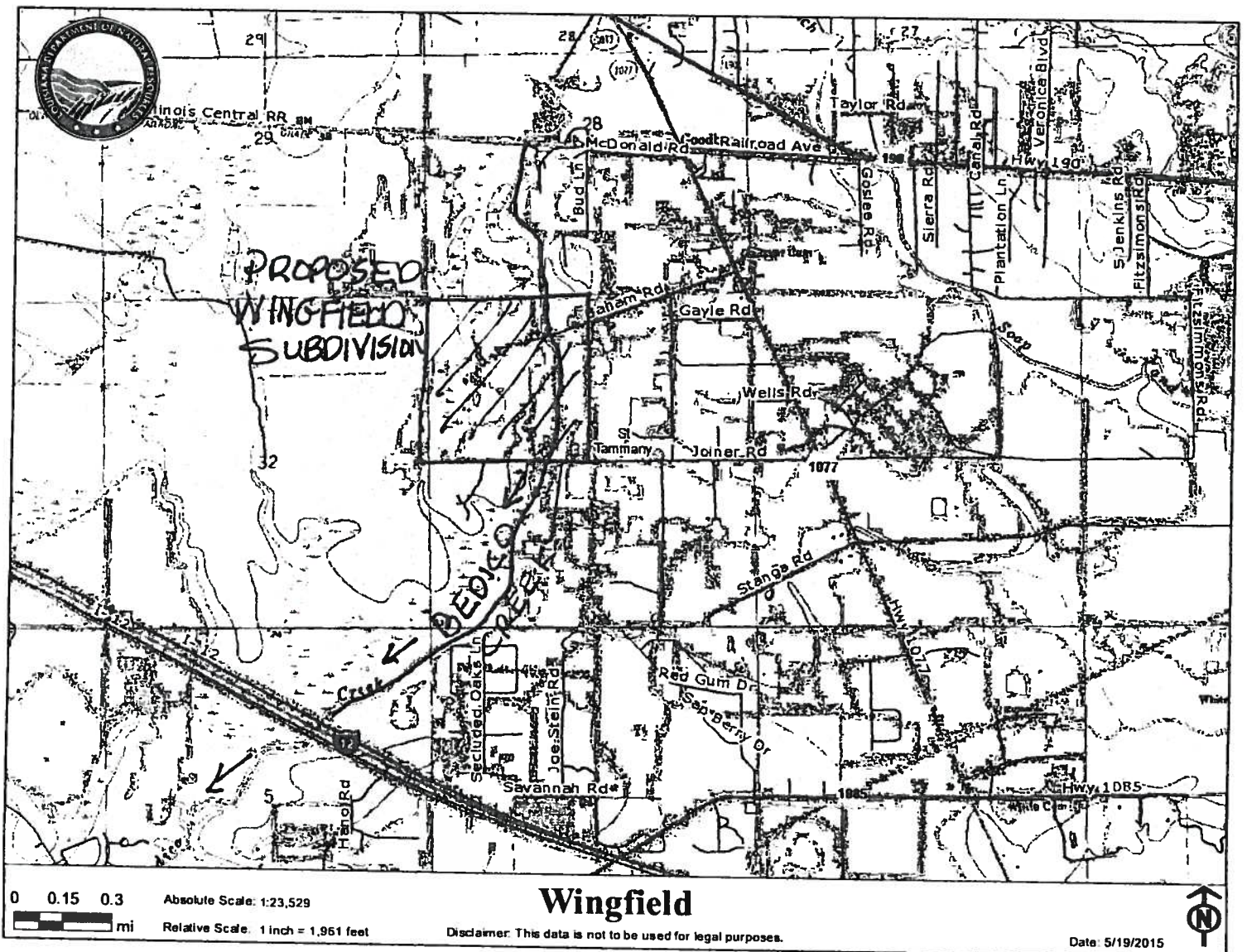
*I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.*

Daniel Fussell  
ENGINEER/SURVEYOR/OR DEVELOPER  
(SIGNATURE)

5-19-15  
DATE



2016-185-ZC



## ULTIMATE DISPOSAL

Bedico Creek to Tangipahoa River  
to Pontchartrain Lake



A-1 29

28

73030

BLVD

12319

BAHAM

12322

12298

GOLDENTOP

BLUE STEM

CROSSVINE

A-1A

PLUMGRASS

ROSEBAY

SILVERTHORP

BUTTONBUSH

33

T6-R10E

32

WISE

12261

JOINER WYMER

12120

12252

clearing?  
AIR ROAD

A-2

12200

A-3

12090 12090  
12090

DRWY

DRWY

DRWY





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-185-ZC  
Posted: 03/17/16

Meeting Date: 4/5/2016  
Determination: Approved

GENERAL INFORMATION

**PETITIONER:** Arrow Engineering - Darrell Fussell  
**OWNER:** Tammany North Properties LLC - Robert Bruno  
**REQUESTED CHANGE:** From A-1A Suburban District to A-1A Suburban District & PUD Planned Unit Development Overlay  
**LOCATION:** Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3  
**SIZE:** 163.45 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface:2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1 Suburban District
South	Undeveloped & Residential	A-3, A-2 & A-1 Suburban District
East	Undeveloped & Residential	A-1 Suburban District
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

COMPREHENSIVE PLAN:

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning to PUD Planned Unit Development Overlay. This site is located at the end of Joiner Wymer Road, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. The site is proposed to be developed with 47 single family residential lots having an average lot size of 2.2 acres. The subdivision is proposed to be accessed from 2 separate accesses along Joiner Wymer Road.

Note that the underlying zoning of the site is A-1A and was approved in 2015 (ZC15-04-038).

GENERAL PUD CRITERIA

Required information	Staff comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (off Site Tammany Utilities)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: 3/28/2016

Case No.: 2016-185-ZC

Posted: 03/17/16

#### DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, the net density shall be provided, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = \_\_\_\_\_ x maximum net density = \_\_\_\_\_ lots (units)), or the number of lots/units may be established by a yield plan.

Based on the underlying zoning of A-1A, the gross density of the proposed subdivision would be of 1 unit per 3 acres, which would allow for a total of 52 units. Based on the yield plan submitted (see attached) the net density would allow for 47 lots/units. The proposal is for 47 lots, which meets the PUD regulation.

#### GREENSPACE

A total of 52 acres (31%) of greenspace is proposed to be provided, including 0.34 acres dedicated to active recreation and 51.65 acres dedicated to passive recreation. The active amenities will consist of a playground for children and a ½ basketball court, which are proposed to be located within a greenspace area in close proximity to the main entrance to the subdivision. As passive amenities, large greenspace area and a walking path are proposed to be provided in the rear of the subdivision, within the wetlands area.

#### COMPREHENSIVE PLAN ANALYSIS

The 2025 future land use plan calls for the site to be developed with residential and agricultural uses. The proposed residential development meets the objectives of the 2025 future land use plan by providing 52 acres of greenspace, allowing for the preservation of most of the wetlands and some of the existing trees on the site. The average lot size of 2 acres also allows for the preservation of the countryside and rural character of the area.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.