

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5356

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. GOULD

ON THE 5 DAY OF MARCH , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HIGHWAY 190, EAST OF SOUTH TRANQUILITY ROAD, BEING 31294 HWY 190, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 58.29 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PF-1 (PUBLIC FACILITIES DISTRICT), NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) & A-2 (SUBURBAN DISTRICT) TO AN ED-2 (HIGHER EDUCATION DISTRICT), (WARD 9, DISTRICT 11). (ZC15-02-013)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-02-013, 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 PF-1 (Public Facilities District), NC-4 (Neighborhood Institutional District) & A-2 (Suburban District) to an ED-2 (Higher Education District) 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 ED-2 (Higher Education District).

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 PF-1 (Public Facilities District), NC-4 (Neighborhood Institutional District) & A-2 (Suburban District) to an ED-2 (Higher Education District).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 APRIL, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: FEBRUARY 26, 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

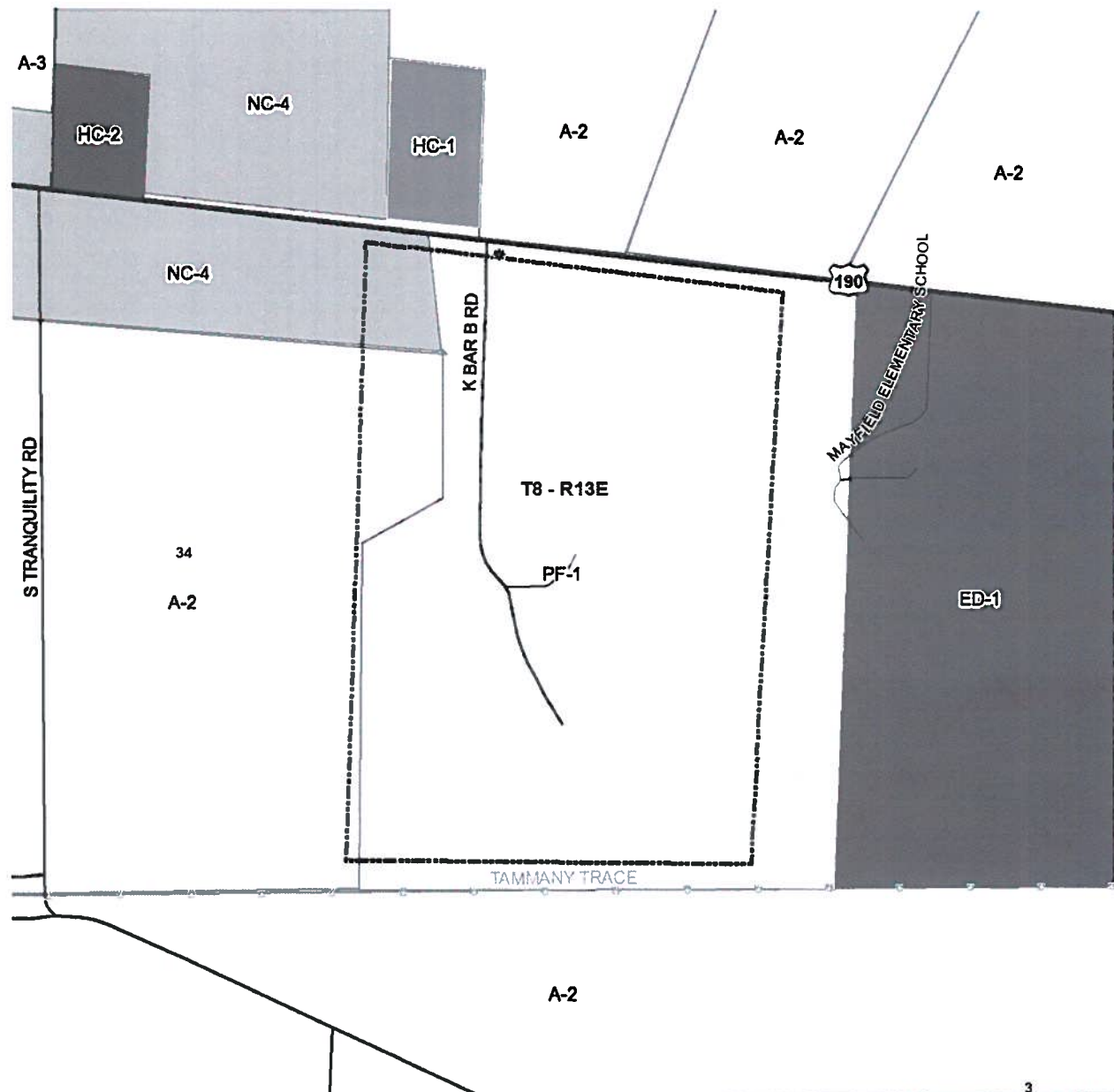
Exhibit "A"

ZC15-02-013

**A CERTAIN LOT OR PARCEL OF LAND**, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in the **PARISH OF ST. TAMMANY, STATE OF LOUISIANA**, being a portion of land situated in the West Half of the Southeast Quarter of Section 34, Township 8 South, Range 13 East, Greensburg Land District, St. Helena Meridian and described as follows: From the 1" iron pipe marking the North ¼ corner of Section 34, T 8 S, R 13 E, proceed S 1'46"53" W, a distance of 2679.31 feet to the **POINT OF BEGINNING**; From the **Point of Beginning**, proceed S 83'09"39" E, a distance of 1355.94 feet, fronting on U.S. Highway 190, thence proceed S 3'10"53" W, a distance of 1832.89 feet, thence S 89'39"28" W, a distance of 1306.78 feet, thence N 1'46"53" E, a distance of 2000.30 feet, to the **Point of Beginning**; Said portion of ground containing approximately 58.4526 acres; all in accordance with Preliminary survey of W/E Professional Surveys, A Division of Wink, Inc., dated 11/6/2000; and in accordance with a certified copy of survey by Turner Surveys, LLC, dated January 6<sup>th</sup>, 2015, said property is described as being situated in a portion of land situated in the West Half of the Southeast Quarter of Section 34, Township 8 South, Range 13 East, Greensburg Land District, St. Helena Meridian and measures as follows: From the 1" iron pipe marking the North ¼ corner of Section 34, T 8 S, R 13 E, proceed S 1'2"28" W, a distance of 2680.71 feet, actual measurement, to the **POINT OF BEGINNING**; From the **Point of Beginning**, proceed S 83'02"53" E, a distance of 1343.55 feet, actual measurement, fronting on U.S. Highway 190, thence proceed S 1'23"05" W, a distance of 1817.70 feet, actual measurement, thence S 89'14"51" W, a distance of 1326.11 feet, actual measurement, thence N 1'02"23" E, a distance of 1997.53 feet, actual measurement, to the **Point of Beginning**; Said portion of ground containing approximately 58.29 acres

The improvements thereon bear the Municipal No. 31294 Highway 190, Lacombe, Louisiana.

**CASE NO.:** ZC15-02-013  
**PETITIONER:** David Bottner  
**OWNER:** Kiwanis Club of New Orleans Inc.  
**REQUESTED CHANGE:** From PF-1 (Public Facilities District), NC-4 (Neighborhood Institutional District) & A-2 (Suburban District) to ED-2 (Higher Education District)  
**LOCATION:** Parcel located on the south side of US Highway 190, east of south Tranquility Road, being 31294 Hwy 190, Lacombe; S34, T8S, R13E; Ward 9, District 11  
**SIZE:** 58.29 acres





# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: January 26, 2015

Meeting Date: February 3, 2015

Case No.: ZC15-02-013

Determination: Approved

Posted: 01/14/15

### GENERAL INFORMATION

**PETITIONER:** David Bottner  
**OWNER:** Kiwanis Club of New Orleans Inc.  
**REQUESTED CHANGE:** From PF-1 (Public Facilities District), NC-4 (Neighborhood Institutional District) & A-2 (Suburban District) to ED-2 (Higher Education District)  
**LOCATION:** Parcel located on the south side of US Highway 190, east of south Tranquility Road, being 31294 Hwy 190, Lacombe; S34, T8S, R13E; Ward 9, District 11  
**SIZE:** 58.29 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-2 (Suburban District) & HC-1 (Highway Commercial District)
South	Tammany Trace & Undeveloped	A-2 (Suburban District)
East	Mayfield Elementary School	ED-1 (Primary Education District)
West	Undeveloped	A-2 (Suburban District) & NC-4 (Neighborhood Institutional District)

#### EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

#### COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from PF-1 (Public Facilities District), NC-4 (Neighborhood Institutional District) & A-2 (Suburban District) to ED-2 (Higher Education District). The site is located on the south side of US Highway 190, east of south Tranquility Road. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residences and conservation areas. The site was previously developed and operated as a foster care residential housing facility. The purpose of the ED-2 Higher Educational District is to provide for the location of public or private schools that serve students of driving age or serve larger student populations. The requested zoning change does not meet the 2025 future land use plan. However, considering the location of the site and the purpose of ED-2 zoning, staff does not have any objections to the request.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an ED-2 (Higher Education District) designation be approved.