# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

ORDINANCE CALENDAR NO: <u>5047</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: BINDER/BRISTER	PROVIDED BY: <u>DEVELOPMENT</u>
INTRODUCED BY:	SECONDED BY:
ON THE $\underline{1}$ DAY OF $\underline{AUGUST}$ , $\underline{2013}$	
ZONING MAP OF ST. TAMMAN A CERTAIN PARCEL LOCAT CHRISTWOOD BLVD, EAST O PROPERTY COMPRISES A T MORE OR LESS, FROM ITS PA	CE AMENDING THE OFFICIAL NY PARISH, LA, TO RECLASSIFY ED ON THE SOUTH SIDE OF F LA HIGHWAY 21 AND WHICH OTAL 1.644 ACRES OF LAND RESENT NC-4 (NEIGHBORHOOD D AN ED-2 (HIGHER EDUCATION T 1). (ZC13-07-048)
<u>Case No. ZC13-07-048</u> , has recommended to the Cothe zoning classification of the above referenced and the zoning classification of the above referenced and the zoning classification of the above referenced and the zoning classification of the zoning classification cl	of St. Tammany after hearing in accordance with law, Council of the Parish of St. Tammany, Louisiana, that rea be changed from its present NC-4 (Neighborhood on District) see Exhibit "A" for complete boundaries;
Whereas, the St. Tammany Parish Council has	held its public hearing in accordance with law; and
	s found it necessary for the purpose of protecting the gnate the above described property as ED-2 (Higher
THE PARISH OF ST. TAMMANY HEREBY	ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the appresent NC-4 (Neighborhood Institutional District)	above described property is hereby changed from its to an ED-2 (Higher Education District).
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified	arish of St. Tammany shall be and is hereby amended in Section I hereof.
REPEAL: All ordinances or parts of Ordinance	es in conflict herewith are hereby repealed.
· · · · · · · · · · · · · · · · · · ·	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end ed to be severable.
EFFECTIVE DATE: This Ordinance shall become	ome effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SU FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	
NAYS:	
ABSTAIN:	

ABSENT:	
	DULY ADOPTED AT A REGULAR MEETING OF THE SEPTEMBER , 2013 ; AND BECOMES ORDINANCE
<u>-</u>	JERRY BINDER, COUNCIL CHAIRMAN
ATTEST:	
THERESA L. FORD, COUNCIL CLERK	
-	PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>JULY 25</u> , <u>2013</u>	
Published Adoption:, <u>2013</u>	
Delivered to Parish President:, 2	2013 at
Returned to Council Clerk:, 201	13 at

#### Exhibit "A"

### ZC13-07-048

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, PORTION OF SECTION 41, TOWNSHIP 7 SOUTH, RANGE 10 EAST, DESIGNATED AS CHRIST EPISCOPAL SCHOOL.

COMMENCE FROM THE SOUTHWEST CORNER OF SECTION 46, GO NORTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 308.95 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CHRISTWOOD BOULEVARD; THENCE GO SOUTH 89 DEGREES 06 MINUTES 10 SECONDS WEST, A DISTANCE OF 367.14 FEET; THENCE GO ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.01 FEET AND AN ARC LENGTH OF 1.13 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO SOUTH 31 DEGREES 16 MINUTES 36 SECONDS WEST, A DISTANCE OF 562.87 FEET; THENCE GO NORTH 80 DEGREES 53 MINUTES 16 SECONDS WEST, A DISTANCE OF 63.08 FEET; THENCE GO NORTH 09 DEGREES 06 MINUTES 44 SECONDS EAST, A DISTANCE OF 237.85 FEET; THENCE GO NORTH 31 DEGREES 16 MINUTES 36 SECONDS EAST, A DISTANCE OF 315.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CHRISTWOOD BOULEVARD; THENCE GO WITH A CURVE TO THE LEFT ALONG SAID RIGHT OF WAY HAVING A RAIDUS OF 350.01 FEET AND AN ARC LENGTH OF 158.11 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 71,618 SQUARE FEET, 1.644 ACRES, MORE OR LESS.

CASE NO.:

ZC13-07-048

**PETITIONER:** 

John Pousson

**OWNER:** 

Christ Episcopal Church

**REQUESTED CHANGE:** 

From NC-4 (Neighborhood Institutional District) to ED-2 (Higher

**Education District)** 

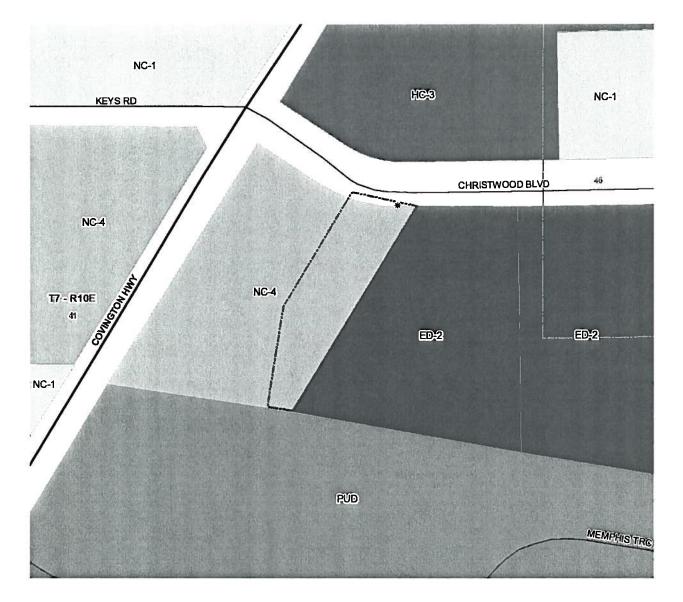
**LOCATION:** 

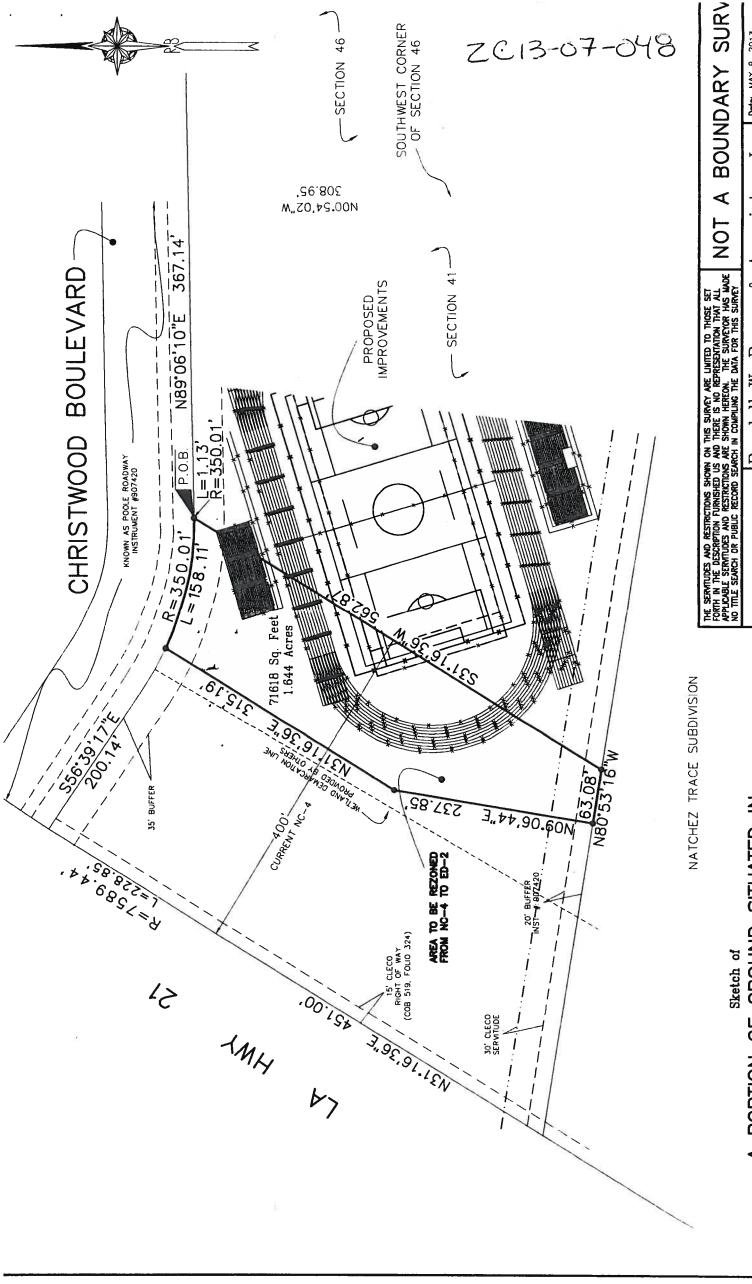
Parcel located on the south side of Christwood Blvd, east of LA

Highway 21; S41,T7S,R10E; Ward 1, District 1

SIZE:

1.644 acres





RANGE 10 EAST GROUND SITUATED IN A PORTION OF GROUND S SECTIONS 41, TOWNSHIP 7 SOUTH

Randall

W. Brown & Associates, Inc. Professional Land Surveyors

Date: MAY 9, 2013 Survey No. 13631 Project No.

## ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** June 24, 2013

ZC13-07-048

Meeting Date: July 2, 2013

Case No.: Posted:

6/13/2013

**Determination:** Approved

## **GENERAL INFORMATION**

**PETITIONER:** 

John Pousson

**OWNER:** 

Christ Episcopal Church

REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to ED-2 (Higher

**Education District**)

LOCATION:

Parcel located on the south side of Christwood Blvd, east of LA

Highway 21; S41,T7S,R10E; Ward 1, District 1

SIZE:

1.644 acres

#### SITE ASSESSMENT

#### **ACCESS ROAD INFORMATION**

Type: Parish

Road Surface: 2 Lane, Asphalt

**Zoning** 

**Condition:** Good

# LAND USE CONSIDERATIONS

# SURROUNDING LAND USE AND ZONING:

**Direction Land Use** 

North Commercial /Road South Undeveloped

HC-3 Highway Commercial District PUD- Planned Unit Development

East Undeveloped Undeveloped West

**ED-2 Higher Education District** NC-4 Neighborhood Institutional District

**EXISTING LAND USE: Existing development?** No

Multi occupancy development? No

### **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 NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District). The site is located on the south side of Christwood Blvd, east of LA Highway 21. The 2025 Future Land Use Plan calls for the area to be developed as a Planned District with a mix of single family residences and conservation areas. The proposed site is bound on the east by Christ Episcopal School and on the west by an undeveloped parcel of land, zoned NC-4 neighborhood institutional district. Staff feels that the requested zoning change is appropriate for the site. Note that, as shown on the attached drawing, the site will be used as an athletic field for Chris Episcopal School.

# STAFF RECOMMENDATION:

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