

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4917

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

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BELLISARIO

ON THE 6 DAY OF DECEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF EMERALD FOREST BLVD, EAST OF FALCONER DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 15.55 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), NC-1 (PROFESSIONAL OFFICE DISTRICT) AND A-7 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN A4-A (SINGLE-FAMILY RESIDENTIAL DISTRICT).(WARD 3, DISTRICT 5) (ZC12-08-077)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-077, 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 NC-4 (Neighborhood Institutional District), NC-1 (Professional Office District) and A-7 (Multiple Family Residential District) to an A4-A (Single-Family Residential 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 A4-A (Single-Family Residential 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 NC-4 (Neighborhood Institutional District), NC-1 (Professional Office District) and A-7 (Multiple Family Residential District) to an A4-A (Single-Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF JANUARY , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 29 , 2012

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

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

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

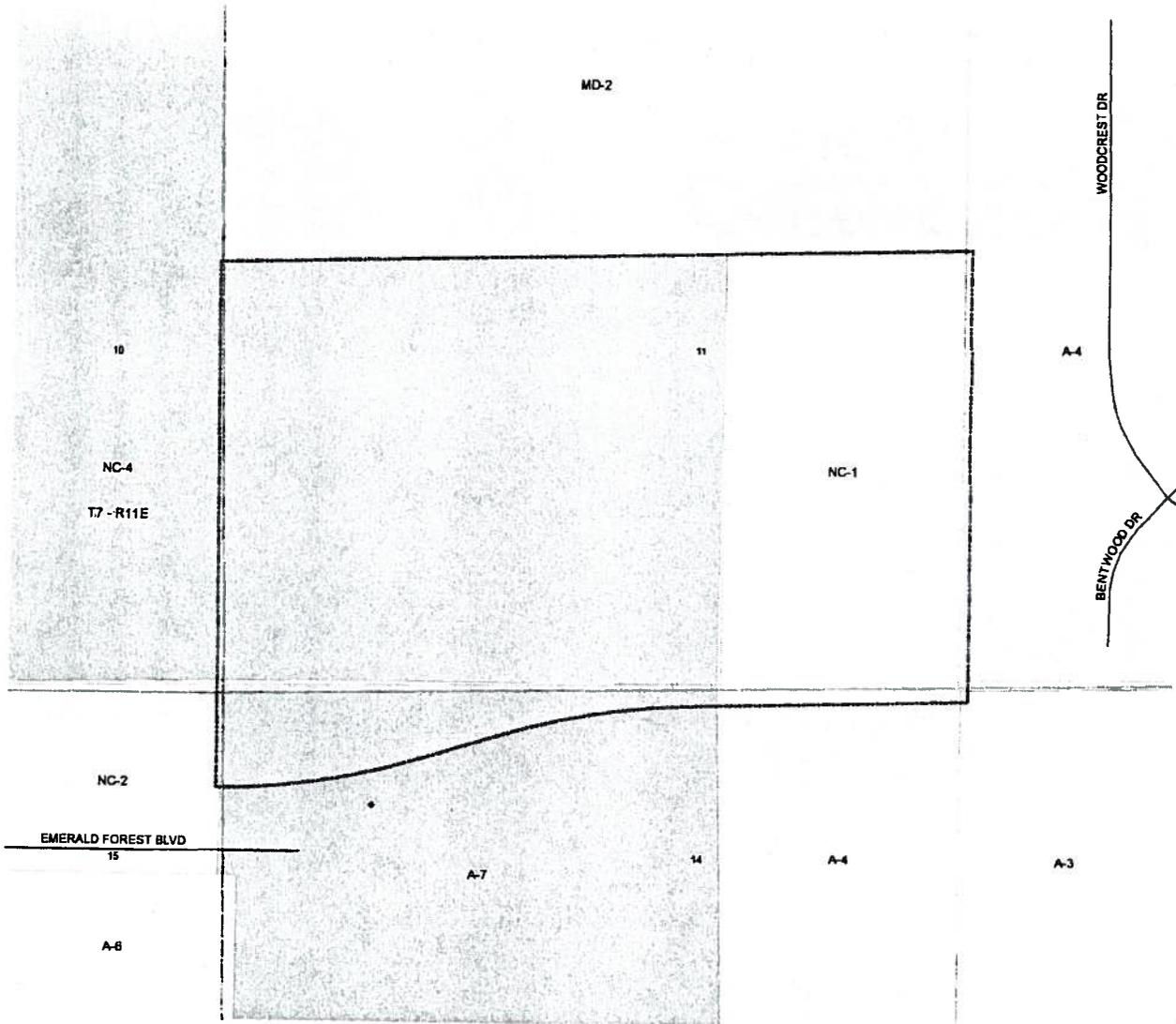
**Exhibit "A"**

ZC12-08-077

A certain parcel of ground situated in Section 11, T-7-S, R-11-E, Greensburg Land District, St Tammany Parish, Louisiana, and more fully described as follows

Commence at the Section Corner common to Sections 10, 11, 14, & 15, T-7-S, R-11-E and the POINT OF BEGINNING and measure North 00 degrees 06 minutes 00 seconds East a distance of 612.70 feet to a point; Thence North 88 degrees 45 minutes 00 seconds East a distance of 1,039.33 feet to a point; Thence South 00 degrees 06 minutes 00 seconds West a distance of 620.22 feet to a point; Thence South 88 degrees 45 minutes 00 seconds West a distance of 382.15 feet to a point of curve; Thence along a curve to the left having a radius of 1,052.49 feet, a delta of 15 degrees 05 minutes 37 seconds, an arc length of 277.26 feet, and a chord which bears South 81 degrees 12 minutes 12 seconds West having a chord distance of 276.46 feet to a point on a line; Thence South 73 degrees 22 minutes 53 seconds West a distance of 105.28 feet to a point on a curve; Thence along a curve to the right having a radius of 996.72 feet, a delta of 16 degrees 27 minutes 30 seconds, an arc length of 286.31 feet, and a chord which bears South 82 degrees 11 minutes 47 seconds West having a chord distance of 285.33 feet to a point on a line; Thence North 00 degrees 07 minutes 58 seconds West a distance of 104.31 feet to a point which is the POINT OF BEGINNING, and containing 677,505.84 square feet or 15.55 acre(s) of land, more or less.

**CASE NO.:** ZC12-08-077  
**PETITIONER:** Ryan Ritchie  
**OWNER:** Covington Medical Properties, LLC  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to A4-A (Single-Family Residential District)  
**LOCATION:** Parcel located on the north side of Emerald Forest Blvd, east of Falconer Drive; S11,T7S,R11E; Ward 3, District 5  
**SIZE:** 15.55 acres



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** October 29, 2012  
**Case No.:** ZC12-08-077  
**Prior Action:** Approved (08/07/12)  
**Posted:** 10/15/12

**Meeting Date:** November 7, 2012  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Ryan Ritchie  
**OWNER:** Covington Medical Properties, LLC & St. Tammany Parish Government  
**REQUESTED CHANGE:** From NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to A-4A (Single-Family Residential District)  
**LOCATION:** Parcel located on the north side of Emerald Forest Blvd, east of Falconer Drive; S11,T7S,R11E; Ward 3, District 5  
**SIZE:** 15.55 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish      **Road Surface:** 2 lane asphalt & Unopened Right of Way      **Condition:** Good & Dirt

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Hospital	MD-2 (Medical Clinic District)
South	Apartment	A-7 (Multiple Family Residential District) & A-4 (Single Family Residential District)
East	Single Family Residential	A-4 (Single Family Residential District)
West	Undeveloped	NC-4 (Neighborhood Institutional District)

#### EXISTING LAND USE:

**Existing development?** No      **Multi occupancy development?** Yes

#### COMPREHENSIVE PLAN:

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to A-4A (Single-Family Residential District) (addition of approximately 1 acre). The site is located on the north side of Emerald Forest Blvd, east of Falconer Drive. The 2025 future land use plan designates the area to be developed with residential uses compatible with the surrounding. Considering that the surrounding uses consists of a mix of undeveloped land, medical and residential uses, the A-4A zoning would be appropriate for the area and would definitely meet the objective of the 2025 future land use plan.

Note that a single family residential subdivision is proposed to be developed on the site. A request for a PUD Overlay (ZC12-08-076) has also been submitted.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single-Family Residential District) designation be approved.