

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5335                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER            PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. THOMPSON                SECONDED BY: MR. GOULD

ON THE 8 DAY OF JANUARY , 2015

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 1085, EAST OF WILLOWBEND DRIVE, WEST OF STILL COURT. AND WHICH PROPERTY COMPRISES A TOTAL OF 17.04 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT I-2 (INDUSTRIAL DISTRICT) & A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 3). (ZC14-11-101)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-11-101, 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 I-2 (Industrial District) & A-2 (Suburban District) to an A-3 (Suburban 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 A-3 (Suburban 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 I-2 (Industrial District) & A-2 (Suburban District) to an A-3 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF FEBRUARY , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: January 15 , 2015

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

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

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

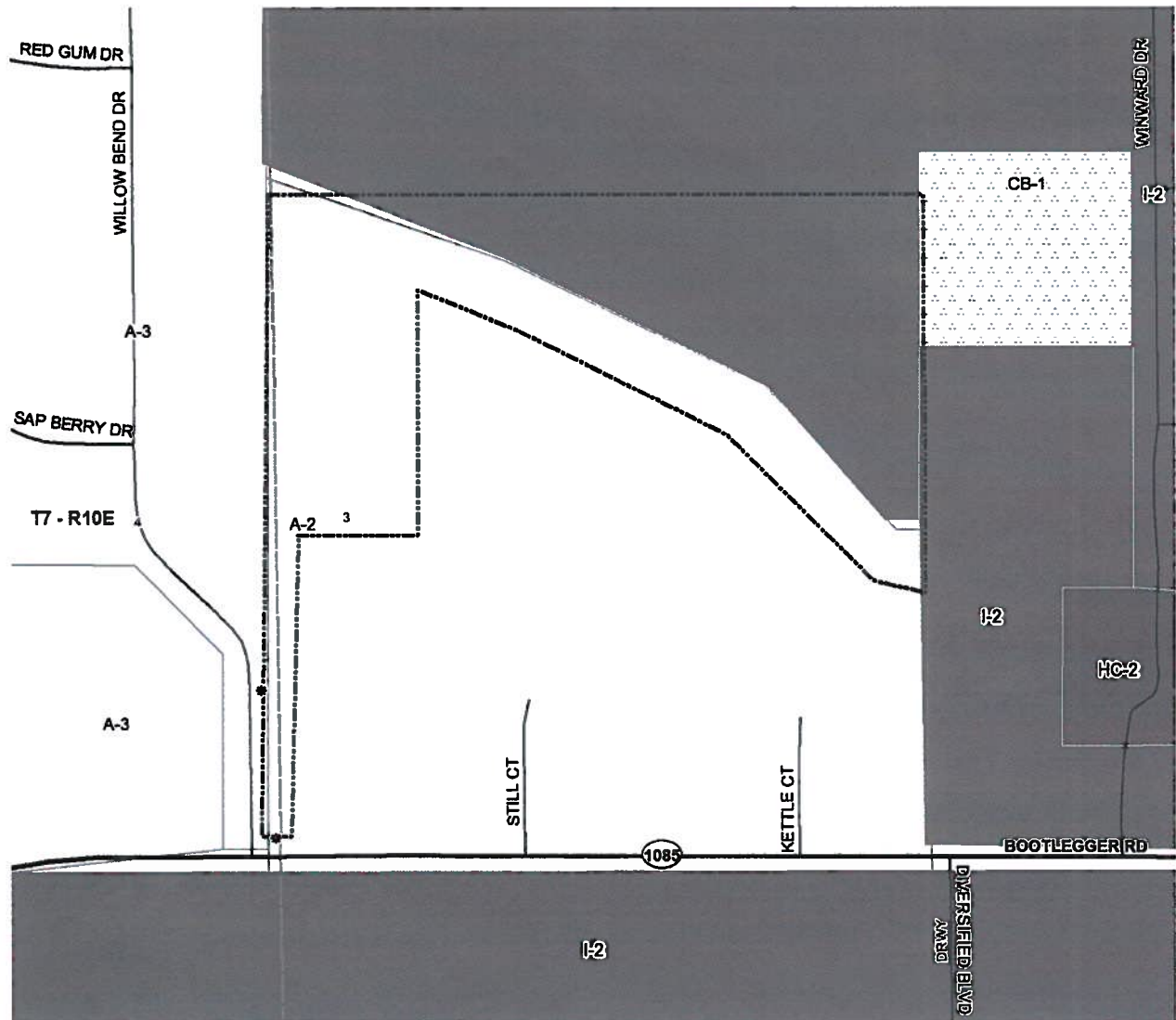
**Exhibit "A"**

**ZC14-11-101**

**ALL THAT CERTAIN TRACT OR PARCEL OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more particularly described as follows:

Commencing at the corner common to Sections 33 and 34, T6S, R10E and Sections 3 and 4, T7S, R10E, St. Tammany Parish, proceed 1349.06 feet South 00 degrees 02 minutes West to the POINT OF BEGINNING; thence North 89 degrees 59 minutes 23 seconds East 1340.82 feet; thence South 00 degrees 07 minutes East 818.57 feet; thence North 76 degrees 51 minutes 25 seconds West 109.05 feet; thence North 45 degrees 03 minutes 38 seconds West 424.09 feet; thence North 63 degrees 23 minutes 29 seconds West 480.74 feet; thence North 67 degrees 49 minutes 10 seconds West 217.13 feet; thence South 00 degrees 02 minutes 37 seconds West 503.29 feet; thence North 89 degrees 58 minutes 49 seconds West 244.92 feet; thence South 00 degrees 01 minute 17 seconds West 619.84 feet to the North right of way line of Louisiana Hwy. No. 1085 (Bootlegger Road); thence along said right of way North 89 degrees 32 minutes 32 seconds West 60 feet; thence leaving said right of way go North 00 degrees 00 minutes 50 seconds East 1319.24 feet back to the POINT OF BEGINNING, all as more fully shown on a survey by John G. Cummings, Reg. Land Surveyor, dated September 22, 2006, a copy of which is recorded as page 3 of COB Instrument No. 1632981.

**CASE NO.:** ZC14-11-101  
**PETITIONER:** Henry Billiot  
**OWNER:** REIHER LLC  
**REQUESTED CHANGE:** From I-2 (Industrial District) & A-2 (Suburban District) to A-3 (Suburban District)  
**LOCATION:** Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. ; S3, T7S, R10E; Ward 1, District 3  
**SIZE:** 17.04 acres





ZC14-11-101

November 24, 2014

Dear Mrs. Lambert,

Please consider my request to change the zoning (ZC14-11-101) from I-2 & A-2 to A-4 to be amended to A-3. If you have any questions, please don't hesitate to contact me.

Sincerely,  
Henry Billiot

A handwritten signature in black ink, appearing to read "H. Billiot", written over the printed name.

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** November 24, 2014  
**Case No.:** ZC14-11-101  
**Prior Action:** Postponed (11/05/14)  
**Posted:** 11/17/14

**Meeting Date:** December 2, 2014  
**Determination:** Amended to A-3

#### GENERAL INFORMATION

**PETITIONER:** Henry Billiot  
**OWNER:** REIHER LLC  
**REQUESTED CHANGE:** From I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. ; S3, T7S, R10E; Ward 1, District 3  
**SIZE:** 17.04 acres

#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

Type: State & Parish

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	I-2 (Industrial District)
South	Undeveloped & Residential	A-2 (Suburban District)
East	Undeveloped & Industrial	I-2 (Industrial District) & CB-1 (Community Based Facilities District)
West	Undeveloped & Residential	A-3 (Suburban District)

##### EXISTING LAND USE:

Existing development? No

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.

**Commercial–Industrial–Conservation** – These planned districts would be limited to commercial and industrial uses – at varying densities, as well as conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District). The site is located on the north side of LA Highway 1085, east of Willowbend Drive, west of Still Court. The 2025 future land use plan calls for the site to be developed as a Planned District with commercial and industrial uses and conservation area. Note that a zoning change (ZC14-11-100) to Planned Unit Development Overlay has been submitted for the same site, to create a residential subdivision.

##### STAFF RECOMMENDATION:

Note that staff was informed (see attached letter) that the original request to rezone the site from I-2 (Industrial District) & A-2 (Suburban District) to A-4 (Single Family Residential District) is proposed to be amended to A-3 Suburban District. The staff does not object to the amended request and recommends that the A-3 (Suburban District) designation be approved.