

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5327 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 8 DAY OF JANUARY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF US HIGHWAY 11, SOUTH OF PINE PLACE, NORTH OF JOHNNY F. SMITH BLVD AND WHICH PROPERTY COMPRISES A TOTAL OF 32.95 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 8, DISTRICT 14). (ZC14-10-092)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-10-092, 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 HC-3 (Highway Commercial District) to an A-4 (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 A-4 (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 HC-3 (Highway Commercial District) to an A-4 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF FEBRUARY , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 25 , 2014

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC14-10-092

From the Section corner common to Sections 22, 23, 26 and 27, Township 8 South Range 14 East, run South 36 degrees 07 minutes 53 seconds East, a distance of roughly 2875 feet to a point located at the intersection of western right of way of Hwy 11 and the northern right of way of Pine Place, said point being the Point of Beginning.

From the POINT OF BEGINNING proceed in a northwest direction along the south right-of-way line of Pine Place a distance of approximately 1761 feet to a point located on the Section line common to Sections 26 and 27;

Thence proceed in a southern direction along said Section line a distance of 1182 feet to a point;

Thence proceed in a westward direction along the north boundary of the Johnny F. Smith Memorial Business Park for a distance of approximately 1460 feet to a point located on the western right-of-way line of Hwy 11;

thence proceed north along said right of way line a distance of approximately 650 feet to a point, said point being the Point of Beginning.

32.95 acres.

CASE NO.:

REQUESTED CHANGE:

LOCATION:

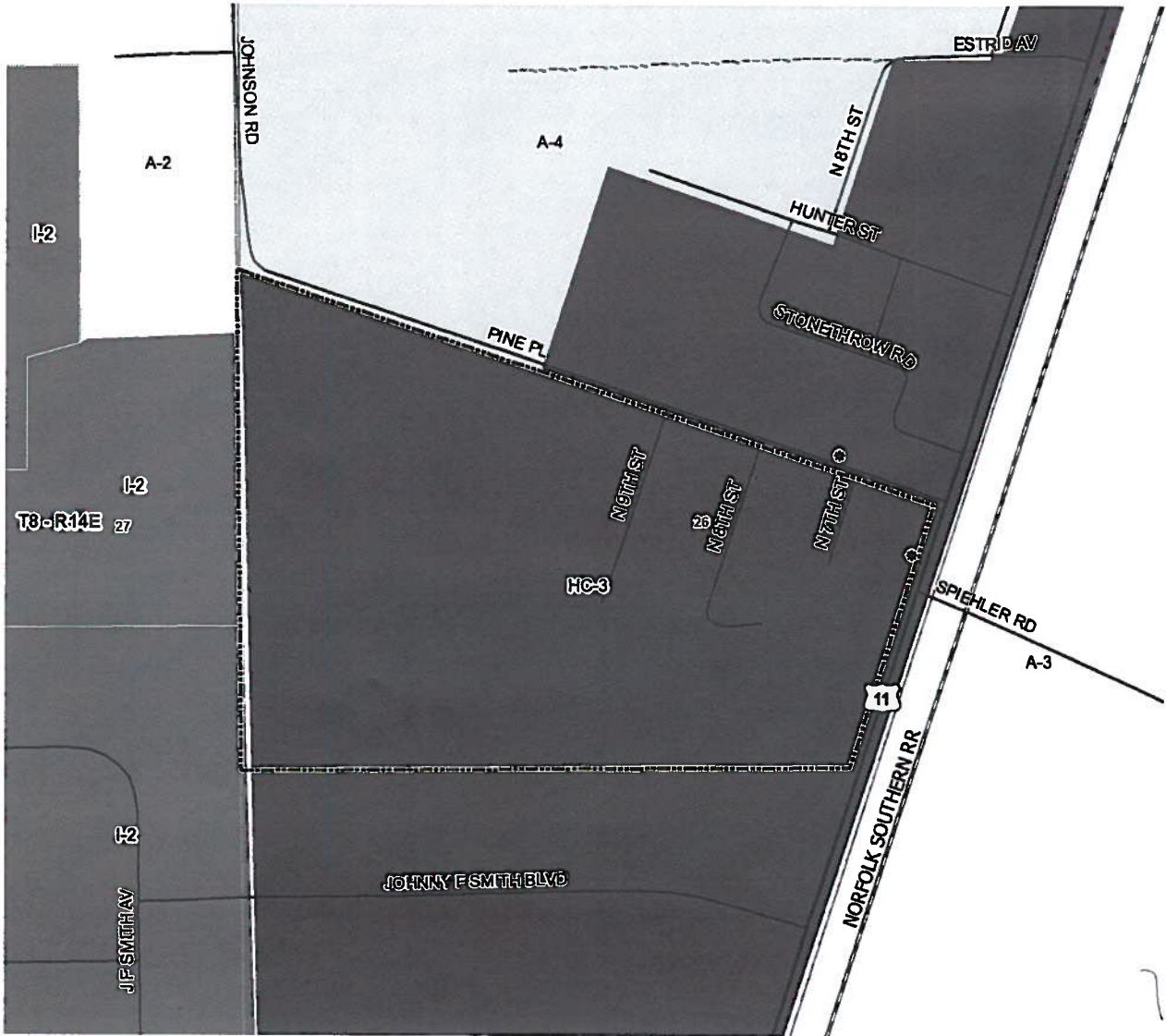
SIZE:

ZC14-10-092

From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)

Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd ; S26, T8S, R14E; Ward 8, District 14

32.95 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 24, 2014

Case No.: ZC14-10-092

Prior Action: postponed (11/05/14)

Posted: 11/13/14

Meeting Date: December 2, 2014

Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE:

From HC-3 (Highway Commercial District) to A-4 (Single Family Residential District)

LOCATION:

Parcel located on the west side of US Highway 11, south of Pine Place, north of Johnny F. Smith Blvd ; S26, T8S, R14E; Ward 8, District 14

SIZE:

32.95 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish & Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Single Family Residential, Undeveloped & Multi-Family	A-4 (Single Family Residential District) & HC-3 (Highway Commercial District)
South	Undeveloped & Office Warehouse	HC-3 (Highway Commercial District)
East	Hwy 11 & Undeveloped	Undeveloped
West	Office Warehouse	I-2 (Industrial District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial 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 HC-3 (Highway Commercial District) to A-4 (Single Family Residential District). The 2025 future land use plan designates the site to be developed with residential uses, commercial uses and conservation area. Staff feels that the current zoning of the site is appropriate, considering its location along Hwy 11 and that it was rezoned from C-1 Neighborhood Commercial District to HC-3 Highway Commercial District through the comprehensive rezoning. Moreover, it is abutting HC-3 Highway Commercial zoning to the south and I-2 Industrial District to the west. Note that the site is currently developed with single family residences, which are listed as permitted uses under the HC-3 zoning district.

STAFF RECOMMENDATION:

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