

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5332 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 EAST SIDE OF THOMPSON ROAD, NORTH OF REILLY ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 60.129 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN CB-1 (COMMUNITY BASED FACILITIES DISTRICT), (WARD 9, DISTRICT 11). (ZC14-11-098)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-11-098, 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 PUD (Planned Unit Development Overlay) to an CB-1 (Community Based Facilities 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 CB-1 (Community Based Facilities 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 PUD (Planned Unit Development Overlay) to an CB-1 (Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

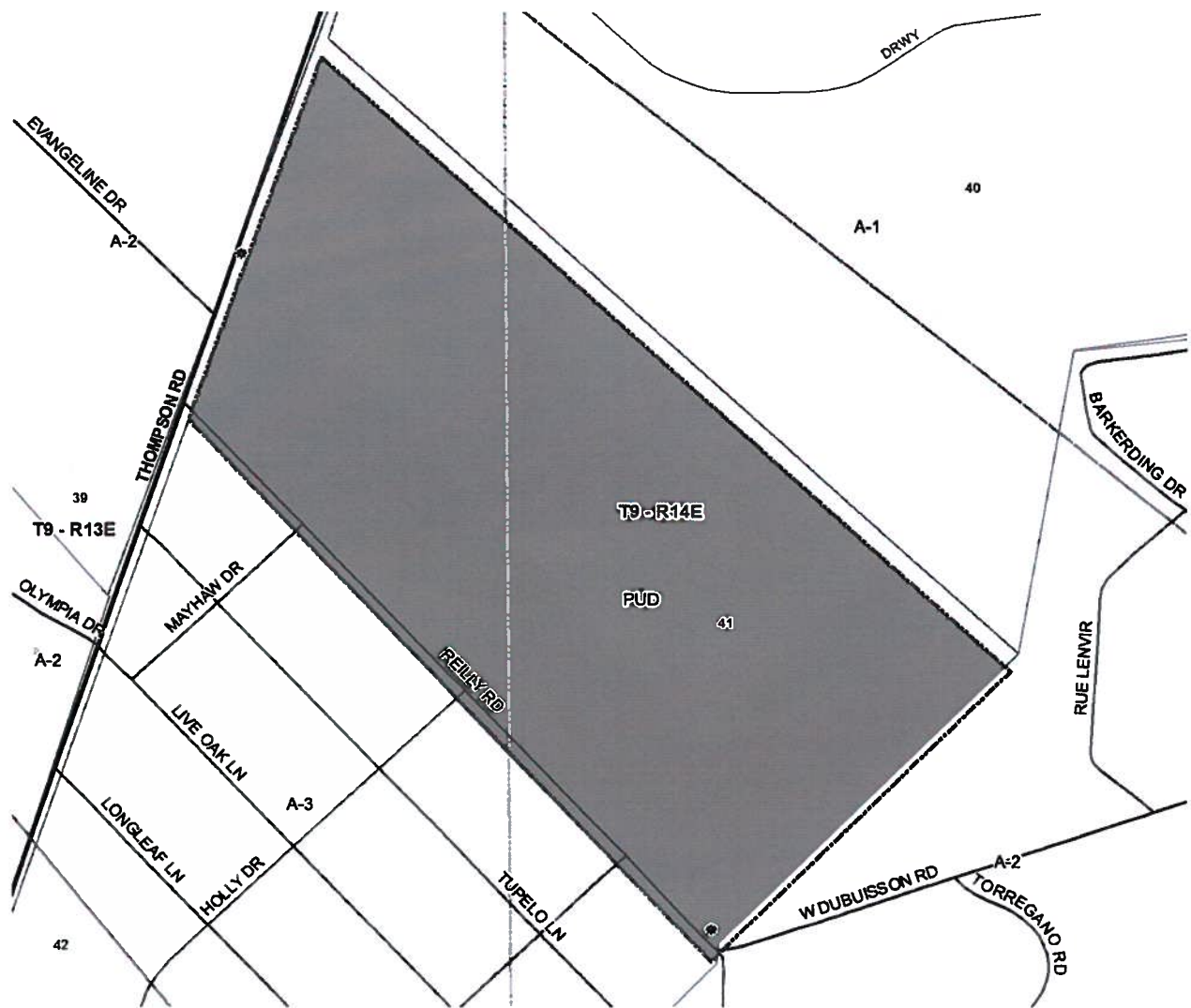
ZC14-11-098

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto, belonging or in anywise appertaining situated in Section 39, Township 9 South, Range 13 East and Section 41, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows, to-wit:

Commence at the Section corner which separates Sections 38 and 39, Township 9 South, Range 13 East, said corner also being the Southwest corner of Section 38, Township 9 South, Range 13 East and measure South 49 degrees 46 minutes 30 seconds East a distance of 5,871.56 feet; thence South 53 degrees 45 minutes 55 seconds East a distance of 898.72 feet; thence South 50 degrees 20 minutes 40 seconds East a distance of 631.40 feet; thence South 44 degrees 53 minutes 47 seconds West a distance of 648.78 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 44 degrees 56 minutes 46 seconds West a distance of 1,188.83 feet; thence North 43 degrees 03 minutes 51 seconds West a distance of 2,145.53 feet; thence North 19 degrees 17 minutes 58 seconds East a distance of 1,113.47 feet; thence South 47 degrees 27 minutes 53 seconds East a distance of 2,628.50 feet to the POINT OF BEGINNING, and containing 60.129 acres of land, more or less, all as per survey by Kelly J. McHugh and Associates, Inc., dated January 3, 2000 and drawing number 99-193-1.

CASE NO.: ZC14-11-098
PETITIONER: Jeffery Schoen
OWNER: Logan's Trace, LLC
REQUESTED CHANGE: From PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the east side of Thompson Road, north of Reilly Road; S39 & 41, T9S, R13E & 14E; Ward 9, District 11
SIZE: 60.129 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 24, 2014

Case No.: ZC14-11-098

Prior Action: Postponed (11/05/14)

Posted: 11/13/2014

Meeting Date: December 2, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffery Schoen

OWNER: Logan's Trace, LLC

REQUESTED CHANGE: From PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District)

LOCATION: Parcel located on the east side of Thompson Road, north of Reilly Road; S39 & 41, T9S, R13E & 14E; Ward 9, District 11

SIZE: 60.129 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	A-1 Suburban District
South	Residential	A-3 Suburban District
East	Residential/Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban 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 PUD (Planned Unit Development Overlay) to CB-1 (Community Based Facilities District). The site is located on the east side of Thompson Road, north of Reilly Road. The 2025 Future Land Use Plan calls for the area to be developed as a Planned Districts including single family residences and conservation uses. The parcel in question was originally rezoned to PUD (ZC01-06-044) and received preliminary approval for a residential development called Logan’s Trace.

Staff feels that the requested zoning change would be appropriate for the area considering that the CB-1 zoning allows for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. It would also meet the objectives of the Planned District definition which allows for recreational uses and for conservation area. Note that the site is proposed to be developed as a recreational facility.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 (Community Based Facilities District) designation be approved.