

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5227 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 10 DAY OF JULY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHEAST CORNER OF LA HIGHWAY 21 & CHRISTWOOD BLVD AND WHICH PROPERTY COMPRISES A TOTAL OF 3.87 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN ED-2 (HIGHER EDUCATION DISTRICT), (WARD 1, DISTRICT 1). (ZC14-05-039)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-05-039, 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) to an ED-2 (Higher Education 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 ED-2 (Higher Education 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) to an ED-2 (Higher Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF AUGUST, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: June 26, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-05-039

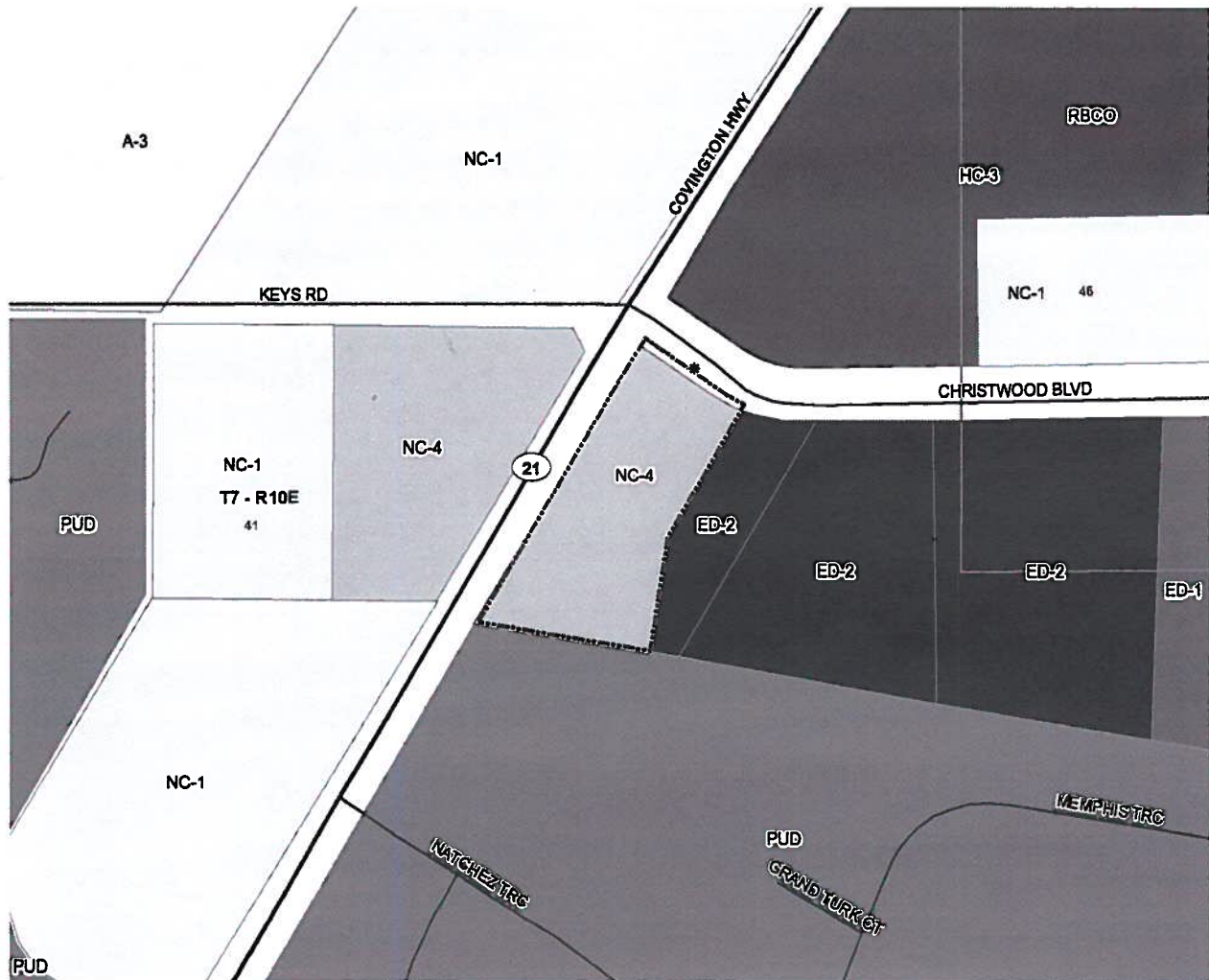
All that certain portion of ground situated in Section 41, Township 7 South, Range 10 East, St. Tammany Parish and more fully described as follows:

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 along said right of way line South 89 degrees 06 minutes 10 seconds West a distance of 367.14 feet; thence continue along said right of way line along a curve to the right having a radius of 350.01 feet an arc length of 159.23 feet a chord bearing of North 77 degrees 51 minutes 25 seconds West and a chord distance of 157.86 feet to the Point of Beginning.

From the Point of Beginning leave said right of way line and go South 31 degrees 16 minutes 36 seconds West a distance of 315.19 feet; thence go South 09 degrees 06 minutes 44 seconds West a distance of 237.85 feet; thence go North 80 degrees 53 minutes 16 seconds West a distance of 369.21 feet to a point on the Eastern right of way line of LA Highway No. 21; thence go along said right of way line North 31 degrees 16 minutes 36 seconds East a distance of 451.00 feet; thence continue along said right of way line and go along a curve to the right having a radius of 7589.44 feet an arc length of 228.85 feet a chord bearing of North 31 degrees 53 minutes 52 seconds East and a chord distance of 228.84 feet to a point at the intersection of the Easterly right of way line of LA Highway No. 21 and the Southerly right of way line of Christwood Boulevard; thence go along the Southerly right of way line of Christwood Boulevard South 56 degrees 39 minutes 17 seconds East a distance of 200.14 feet; thence continue along said right of way line and go along a curve to the left having a radius of 350.01 feet an arc length of 49.92 feet a chord bearing of South 60 degrees 44 minutes 18 seconds East and a chord distance of 49.88 feet back to the Point of Beginning.

Said parcel contains 3.87 acres (168,583 Sq. Feet) of land more or less.

CASE NO.: ZC14-05-039
PETITIONER: Christ Episcopal School/ John Pousson or Bert Duvic
OWNER: Christ Episcopal Church
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District)
LOCATION: Parcel located at the southeast corner of LA Highway 21 & Christwood Blvd; S41,T7S,R10E; Ward 1, District 1
SIZE: 3.87 acres



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 27, 2014

Case No.: ZC14-05-039

Prior Action: Postponed (05/06/14)

Posted: 05/20/14

Meeting Date: June 3, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Christ Episcopal School/ John Pousson or Bert Duvic
OWNER: Christ Episcopal Church
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District)
LOCATION: Parcel located at the southeast corner of LA Highway 21 & Christwood Blvd; S41,T7S,R10E; Ward 1, District 1
SIZE: 3.87 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: 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	Commercial	HC-3 Highway Commercial District
South	Undeveloped	PUD Planned Unit Development
East	Undeveloped	ED-2 Higher Educational District
West	Commercial	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 at the southeast corner of LA Highway 21 & Christwood Blvd. The 2025 Future Land Use Plan calls for the area to be developed as a Planned District with residential uses including conservation areas. The zoning change is being requested to allow for an expansion of the Christ Episcopal School. Staff does not have any objections to the request.

Note that a Conditional Use Permit (CP08-09-162) was previously granted for an expansion of the Christ Episcopal School Campus on the same site.

STAFF RECOMMENDATION:

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