

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5396

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. GOULD

ON THE 7 DAY OF MAY , 2015

(ZC15-04-037) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHWEST INTERSECTION OF INTERSTATE 12 & LA HIGHWAY 1085, ACROSS FROM PERRILLOUX ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 23.37 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) & HC-1 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-5 (TWO FAMILY RESIDENTIAL DISTRICT) , (WARD 1, DISTRICT 1).
(ZC15-04-037)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-037, 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 A-2 (Suburban District) & HC-1 (Highway Commercial District) to an A-5 (Two 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-5 (Two 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 A-2 (Suburban District) & HC-1 (Highway Commercial District) to an A-5 (Two 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF JUNE, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 21, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-04-037

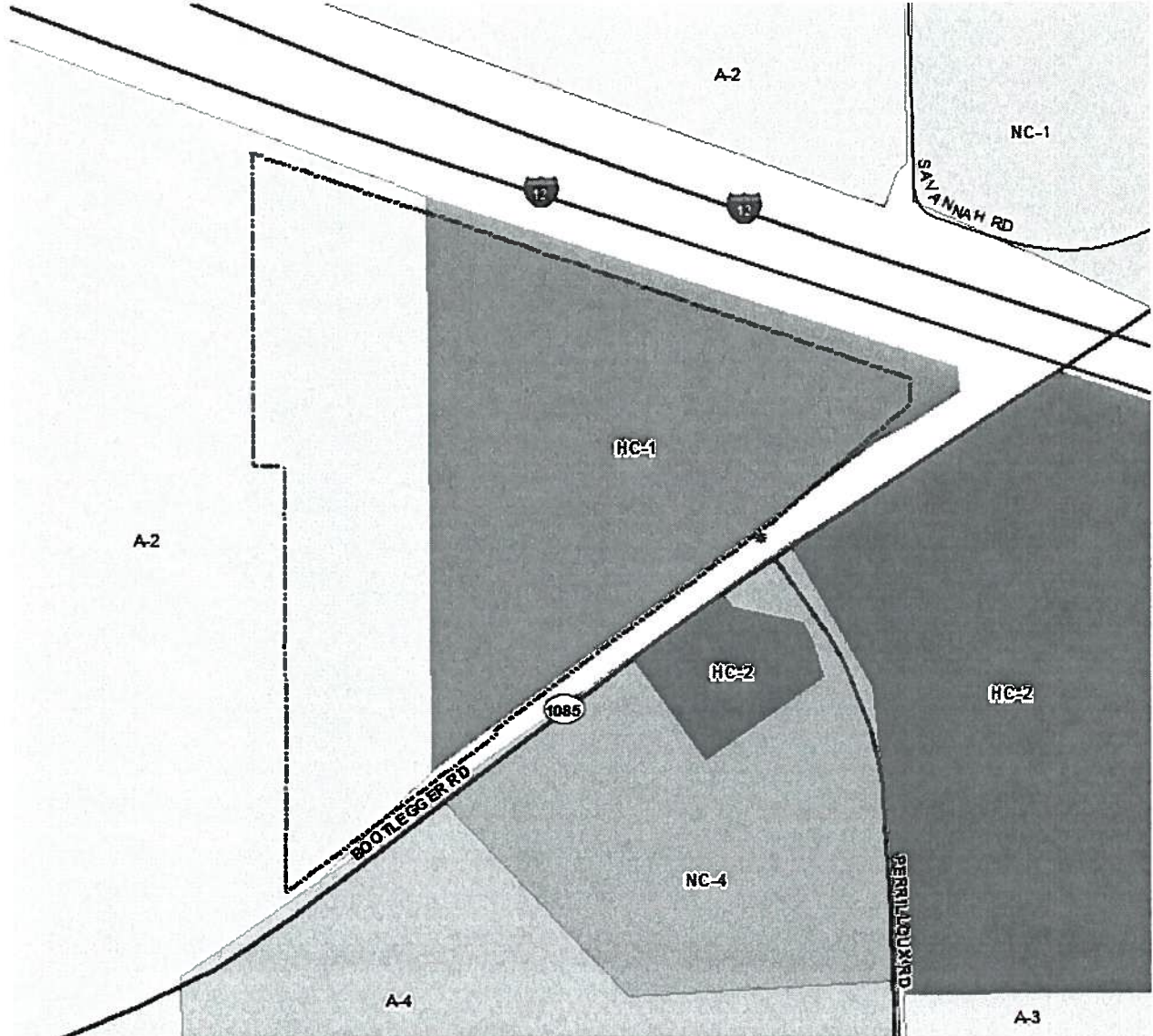
A CERTAIN PIECE OR PORTION OF GROUND situated in Section 4 Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Quarter Sections Corner common to Sections 4 and 9, go North 00 degrees 22 minutes 41 seconds West 1572.49 feet to a ½-inch iron rod located on the northwesterly right-of-way line of Louisiana Highway 1085 (Bootlegger Road) and the point of beginning. From the point of beginning, continue North 00 degrees 22 minutes 41 seconds West 49.84 feet to an ½ inch iron rod located on the southerly right-of-way line of Interstate 12; thence go along the southerly right-of-way line of said Interstate 12 North 71 degrees 27 minutes 10 seconds West 802.41 feet to a concrete highway monument; thence go northwesterly 615.20 feet along a curve to the right having a radius of 23,186.31 feet

(title-North 70 degrees 39 minutes 12 seconds West 615.33 feet) all along the southerly right-of-way line of Interstate 12 to a ½ iron rod; thence South 00 degrees 18 minutes 11 seconds East 632.16 feet to a ½ -inch iron rod; thence North 89 degrees 41 minutes 50 seconds East 60.0 feet to a ½-inch iron rod; thence South 00 degrees 18 minutes 11 seconds East 859.0 feet to a ½ -iron rod located on the northwesterly right-of-way line of Louisiana Highway 1085; thence go along the northwesterly right-of-way line of said highway northeasterly 19.54 feet along a curve to the left having a radius of 1874.86 feet to a concrete highway monument; thence North 53 degrees 39 minutes 00 seconds East 515.03 feet to a concrete highway monument; thence North 34 degrees 28 minutes 46 seconds West 9.94 feet to a concrete highway monument; thence North 53 degrees 30 minutes 56 seconds East 705.90 feet to a concrete highway monument; thence North 49 degrees 47 minutes 54 seconds East 368.19 feet all along the northwesterly right-of-way line of Louisiana Highway 1085 to a ½- inch iron rod and the point of beginning.

Said property contains 23.37 acres, more or less.

CASE NO.: ZC15-04-037
PETITIONER: Greg Intravia
OWNER: GBG, LLC
REQUESTED CHANGE: From A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-5 (Two Family Residential District)
LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road ; S4, T7S, R10E; Ward 1, District 1
SIZE: 23.37 acres

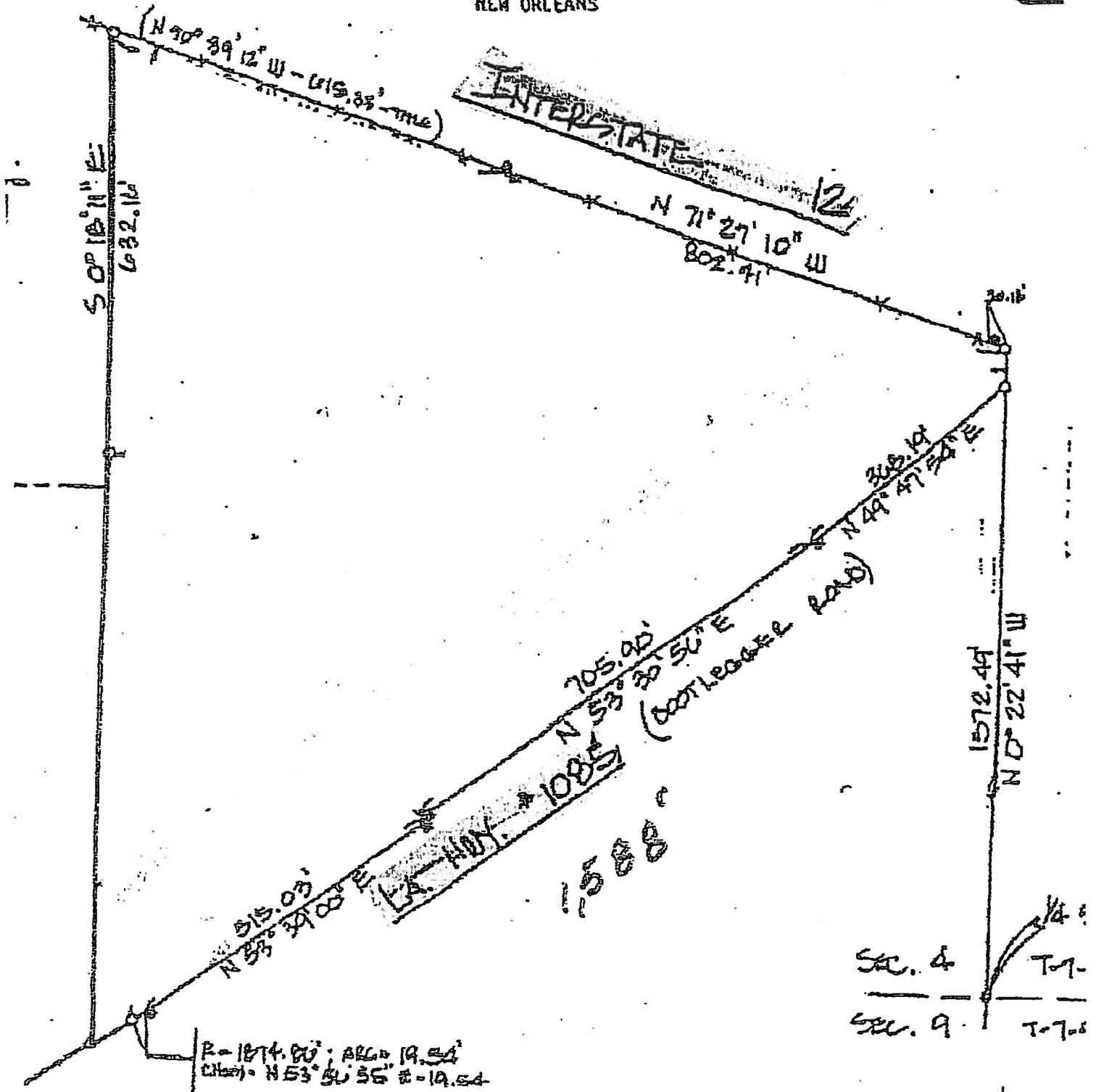


2015-04-037

ARCHDIOCESE N.O.

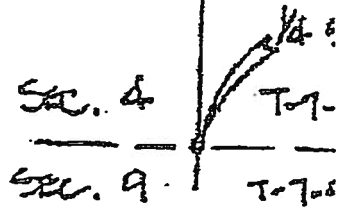
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OF
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NEW ORLEANS

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RTAIN PIECE OR PORTION OF GROUND situated in Section 4, Township 7 South,
st. Se. Tammany Parish, Louisiana, and more fully described as follows:

the Quarter Section Corner common to Sections 4 and 9, go North 00 degrees
51 seconds West 1572.49 feet to an 1/2-inch iron rod located on the northwesterly
line of Louisiana Highway 1085 (Bootlegger Road), and the point of beginning. From the point o
continue North 00 degrees 22 minutes 41 seconds West 49.84 feet to an 1/2-inch iron rod located
feet 27 minutes 19 seconds West 1572.49 feet to the point of beginning.



- LEGEND
- 1/2" Iron Rod
 - ⊙ 1" Iron Pipe
 - ⊠ Conc. Marker FOUND

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-037

Posted: 03/18/15

Meeting Date: April 7, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Greg Intravia
OWNER: GBG, LLC
REQUESTED CHANGE: From A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-5 (Two Family Residential District)
LOCATION: Parcel located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road ; S4, T7S, R10E; Ward 1, District 1
SIZE: 23.37 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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	I-12	
South	Office Warehouse & Residential	HC-2 Highway Commercial District & NC-4 Neighborhood Institutional District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped	A-2 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.

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 A-2 (Suburban District) & HC-1 (Highway Commercial District) to A-5 (Two Family Residential District). The site is located at the southwest intersection of Interstate 12 & LA Highway 1085, across from Perrilloux Road. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residence including conservation areas. Considering the location of the site, directly abutting Interstate 12, staff is not opposed to the requested zoning change. However, in order to meet the objectives of the 2025 future land use plan, staff would suggest that the site be developed as a Planned Unit Development Overlay, which would allow the site to be developed in a manner to be more compatible with the surrounding uses and allow for the preservation of the conservation elements of the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 (Two Family Residential District) designation be approved.