

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5358 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5 DAY OF MARCH , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED EAST OF CHARTIER OAKS DRIVE & WOLVERINE DRIVE, SOUTH OF THREE RIVERS ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 5.1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) & PBC-1 (PLANNED BUSINESS CENTER TO AN PBC-1 (PLANNED BUSINESS CENTER), (WARD 3, DISTRICT 5).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-02-015, 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-1 (Highway Commercial District) & PBC-1 (Planned Business Center to an PBC-1 (Planned Business Center) 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 PBC-1 (Planned Business Center).

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-1 (Highway Commercial District) & PBC-1 (Planned Business Center to an PBC-1 (Planned Business Center).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF APRIL, 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: FEBRUARY 26, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-02-015

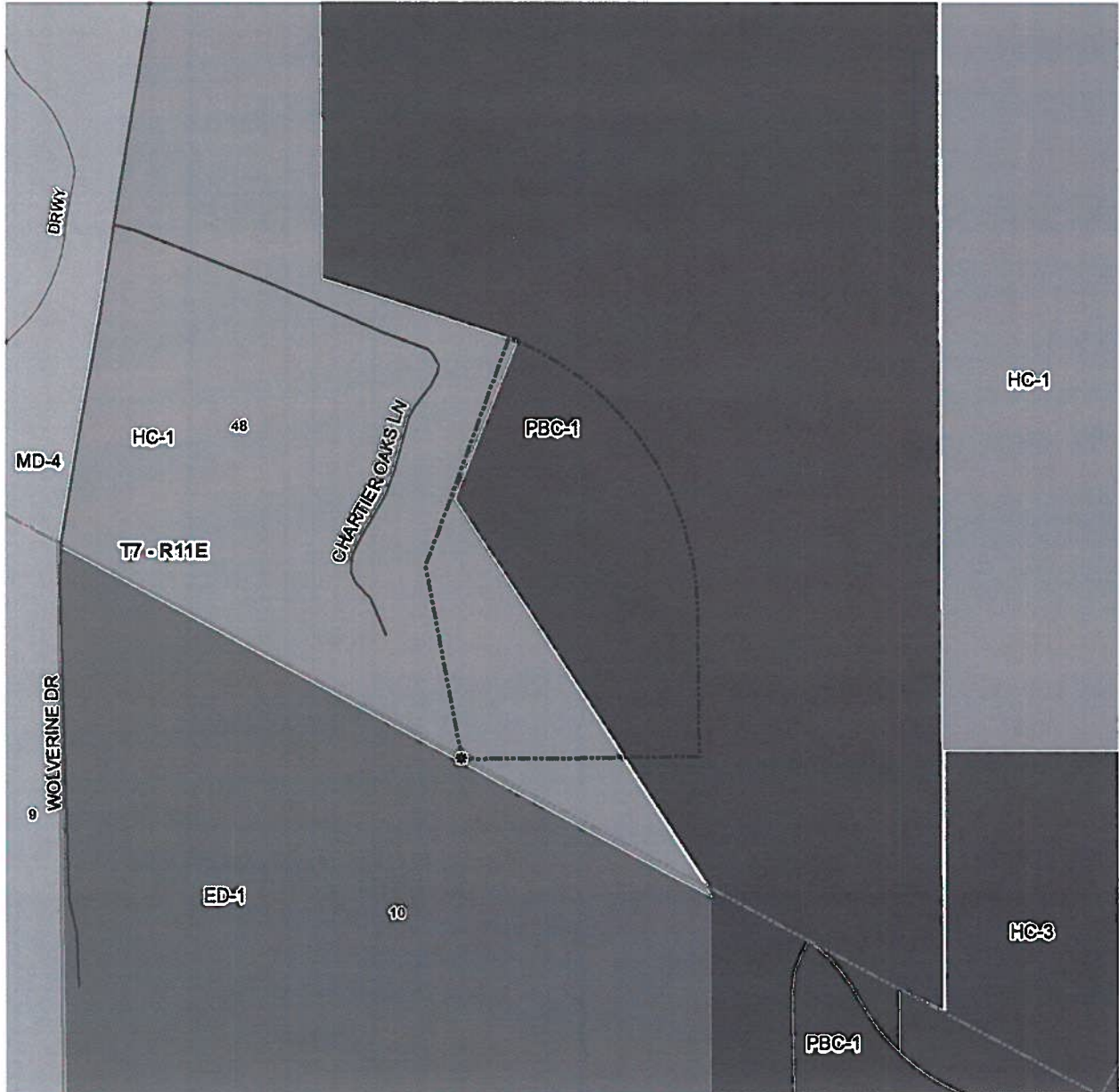
A CERTAIN PARCEL OF LAND BEING 5.10 ACRES AND SITUATED IN SECTION 48, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM SECTION CORNER COMMON TO SECTIONS 9, 10, 15 & 16, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 768.99 FEET TO A POINT; THENCE CONTINUE SOUTH 89 DEGREES 54 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 361.28 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 03 MINUTES 01 SECONDS WEST (NORTH 01 DEGREES 04 MINUTES 17 SECONDS WEST - TITLE) FOR A DISTANCE OF 697.47 FEET TO A POINT ON A CURVE OT THE LEFT (COUNTERCLOCKWISE AND NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 37.99 FEET, A CHORD BEARING OF NORTH 22 DEGREES 48 MINUTES 43 SECONDS WEST AND A CHORD LENGTH OF 37.08 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 230.72 FEET, A CHORD BEARING OF NORTH 22 DEGREES 33 MINUTES 09 SECONDS WEST AND A CHORD LENGTH OF 225.08 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 00 DEGREES 31 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 24.10 FEET TO THE POINT OF BEGINNING.

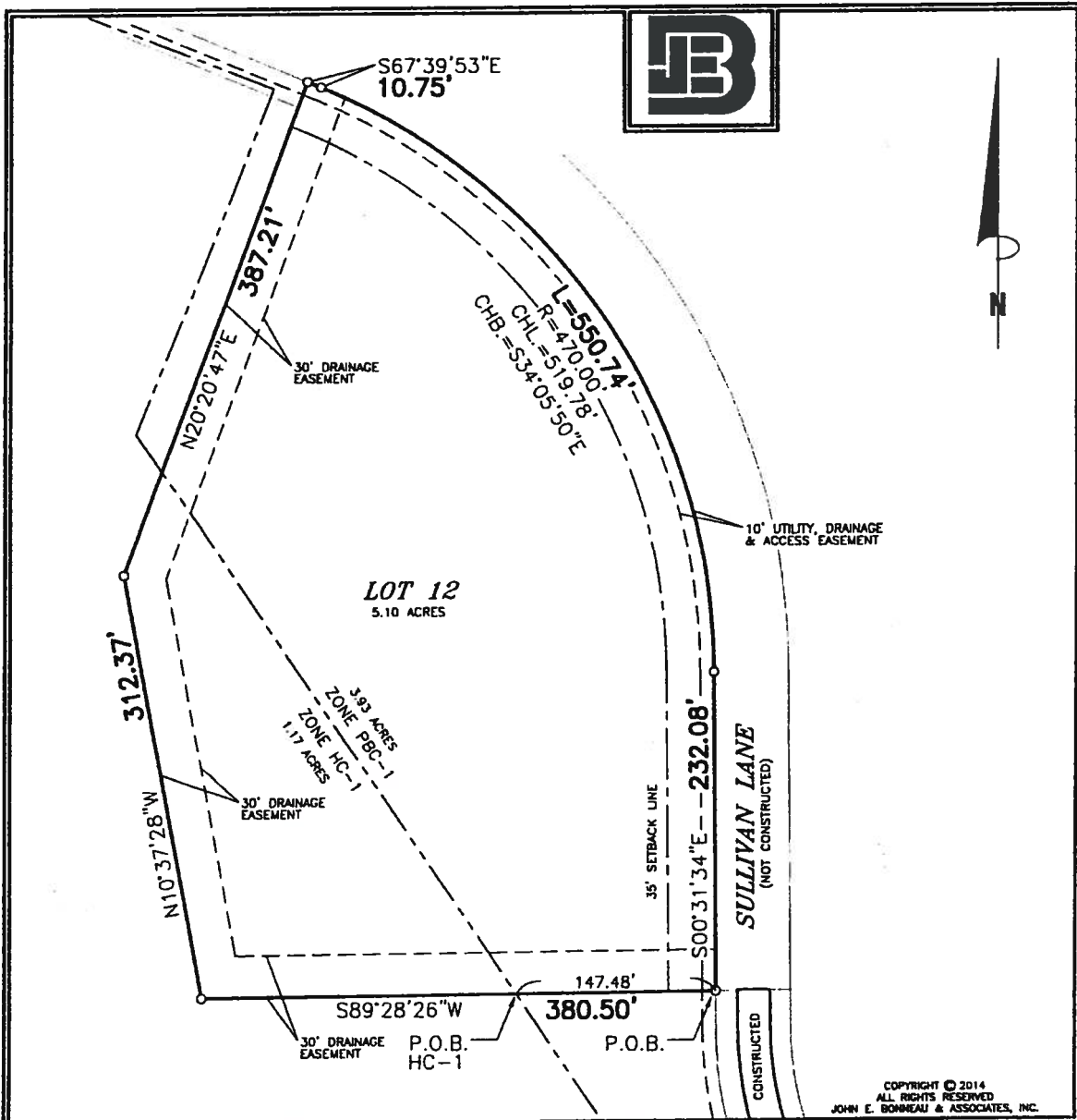
FROM THE POINT OF BEGINNING, RUN SOUTH 89 DEGREES 28 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 380.50 FEET TO A POINT; THENCE RUN NORTH 10 DEGREES 37 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 312.37 FEET TO A POINT; THENCE RUN NORTH 20 DEGREES 20 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 387.21 FEET TO A POINT; THENCE RUN SOUTH 67 DEGREES 39 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 10.75 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 550.74 FEET, A CHORD BEARING OF SOUTH 34 DEGREES 05 MINUTES 50 SECONDS EAST AND A CHORD LENGTH OF 519.78 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 00 DEGREES 31 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 232.08 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.10 ACRES MORE OR LESS.

CASE NO.: ZC15-02-015
PETITIONER: Jeffrey D. Schoen
OWNER: Greengate Northpark, L.L.C.
REQUESTED CHANGE: From HC-1 (Highway Commercial District) to PBC-1 (Planned Business Center)
LOCATION: Parcel located east of Chartier Oaks Drive & Wolverine Drive, south of Three Rivers Road ; S48, T7S, R11E; Ward 3, District 5
SIZE: 5.1 acres



2015-02-015



<p>BUILDING SETBACKS: FRONT: 35' SIDE: _____ SIDE STREET: _____ REAR: _____</p>	<p>REFERENCE SURVEY: The Recorded Subdivision Map.</p> <p>BASIS FOR BEARINGS: The Recorded Subdivision Map.</p>	<p>NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.</p> <p>NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.</p> <p>NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.</p>
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THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

SURVEY MAP OF
LOT 12, NORTH PARK, UNDEVELOPED PHASE
 situated in SECTION 48, T-7-S, R-11-E
 St. Tammany Parish, Louisiana
 for
GREENGATE NORTH PARK, L.L.C.

<p>Survey No. 2014 666 Date: DECEMBER 09, 2014</p>	<p>Drawn by: SPH Revised:</p>	<p>Scale: 1" = 100'</p>	<p>This Survey is Certified True and Correct</p> <p>JOHN E. BONNEAU License No. 7423 PROFESSIONAL LAND SURVEYOR</p> <p>John E. Bonneau Professional Land Surveyor Registration No. 5129</p>
<p>JOHN E. BONNEAU & ASSOCIATES, INC. Professional Land Surveyors • Planners and Consultants 633 NORTH LOTUS DRIVE • MANDEVILLE, LA. 70471 (985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778 www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com</p>			

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 26, 2015

Case No.: ZC15-02-015

Posted: 01/15/15

Meeting Date: February 3, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Greengate Northpark, L.L.C.
REQUESTED CHANGE: From HC-1 (Highway Commercial District) to PBC-1 (Planned Business Center)
LOCATION: Parcel located east of Chartier Oaks Drive & Wolverine Drive, south of Three Rivers Road ; S48, T7S, R11E; Ward 3, District 5
SIZE: 5.1 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	Undeveloped	PBC-1 (Planned Business Center)
South	Undeveloped/School	PBC-1 (Planned Business Center) & ED-1 (Primary Education District)
East	Undeveloped	PBC-1 (Planned Business Center)
West	Residential	HC-1 (Highway Commercial District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) to PBC-1 (Planned Business Center). The site is located east of Chartier Oaks Drive & Wolverine Drive, south of Three Rivers Road. The 2025 future land use plan calls for the area to be developed with Institutional uses. The requested zoning change does not meet the objectives of the 2025 future land use plan; however, the majority of the 5.1 acre site is already zoned PBC-1 and surrounded by properties zoned PBC-1 on the north and west sides.

STAFF RECOMMENDATION:

The staff recommends that the request for an PBC-1 (Planned Business Center) designation be approved.