

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5184 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. THOMPSON SECONDED BY: MR. TANNER

ON THE 3 DAY OF APRIL , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED NORTH OF PINNACLE PKWY, SOUTH OF FLOWERS ESTATES SOUTH SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL 80.37 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3, (SUBURBAN DISTRICT), A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) & HC-3 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT), (WARD 1, DISTRICT 1). (ZC14-03-025)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-03-025, 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-3, (Suburban District), A-4 (Single-Family Residential District) & HC-3 (Highway Commercial District) to an A-4A (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-4A (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 A-3, (Suburban District), A-4 (Single-Family Residential District) & HC-3 (Highway Commercial District) to an A-4A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF MAY, 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: April 17, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-03-025

LEGAL DESCRIPTION - 80.37 ACRES

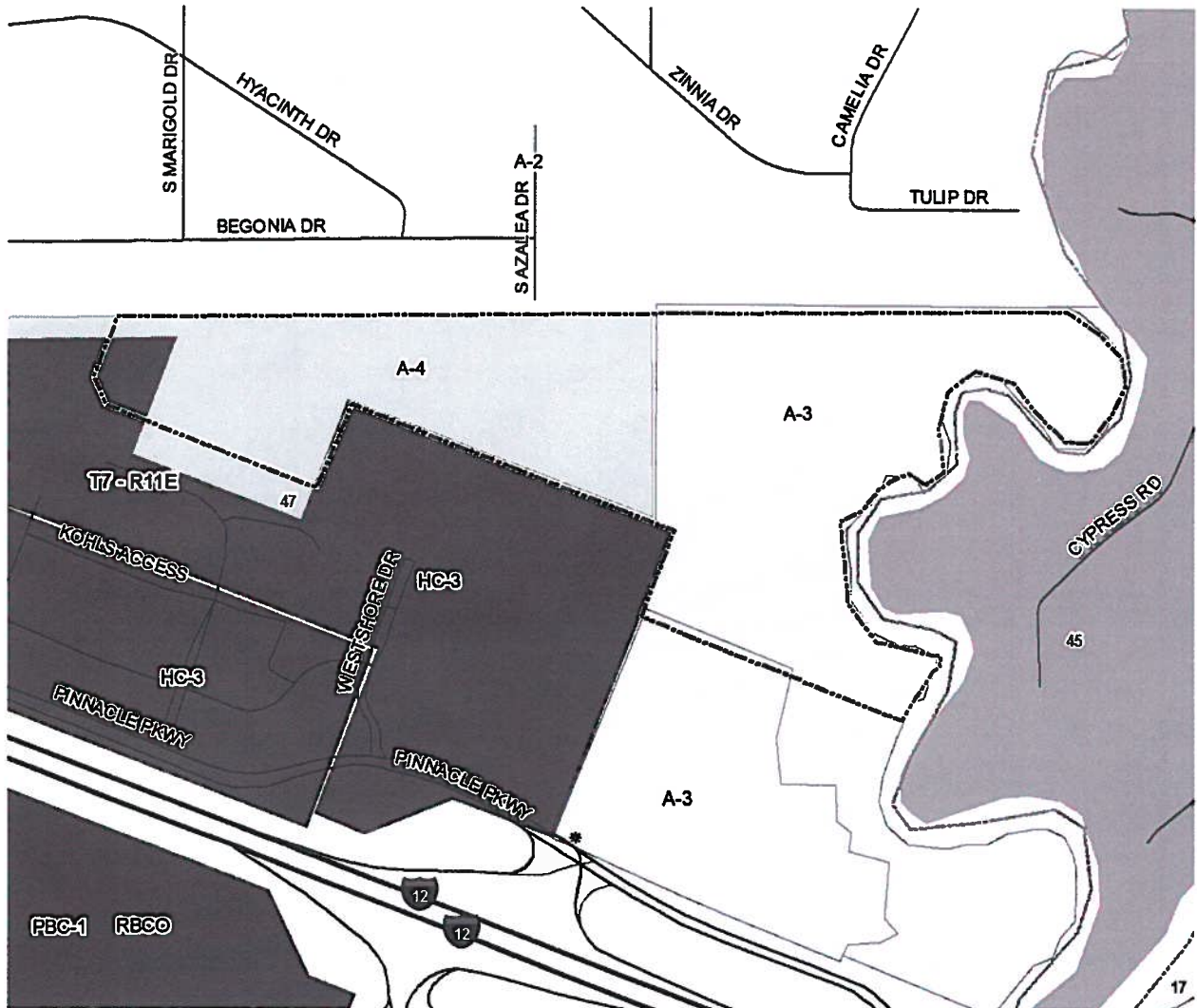
A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 326.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 368.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.09 FEET, AND AN ARC LENGTH OF 448.26 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.78 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 86 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 451.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 18 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 05 DEGREES 54 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 48 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 63.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.75 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 37 MINUTES 59 SECONDS EAST AND A CHORD LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO THE POINT OF BEGINNING B.

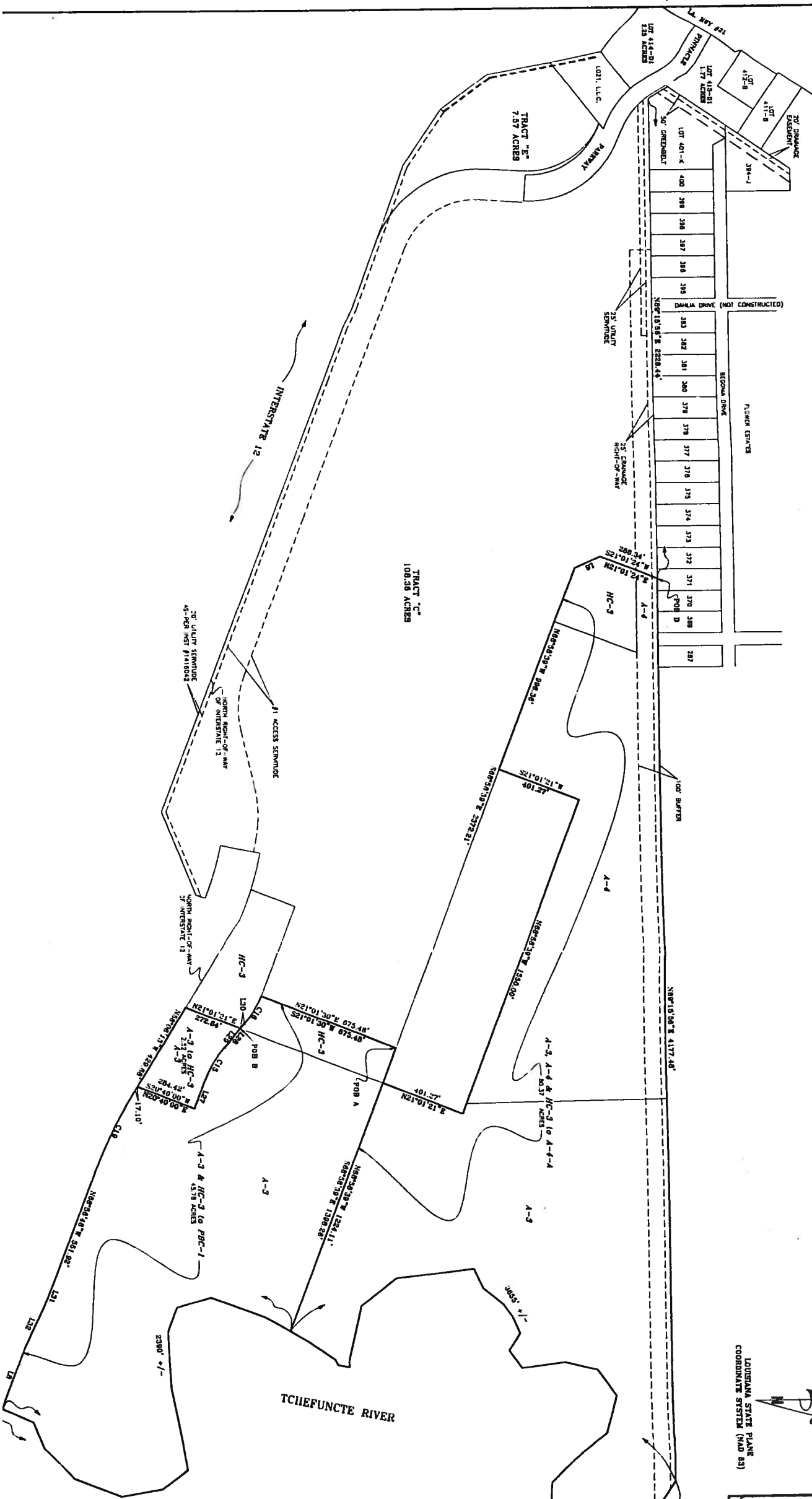
FROM THE POINT OF BEGINNING B, CONTINUE NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 4177.48 FEET TO A POINT ON THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER; THENCE RUN ALONG THE MEANDERINGS OF THE WESTERN DESCENDING BANK OF THE TCHEFUNCTE RIVER IN A SOUTHERLY DIRECTION FOR A DISTANCE OF APPROXIMATELY 3,655 FEET MORE OR LESS TO A POINT; THENCE RUN NORTH 88 DEGREES 58 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 1224.11 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 01 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 401.27 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 1550.00 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 401.27 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 986.36 FEET TO A POINT; THENCE RUN NORTH 24 DEGREES 03 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN NORTH 21 DEGREES 01 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 268.34 FEET BACK TO THE POINT OF BEGINNING B.

SAID PARCEL OF LAND CONTAINS 80.37 ACRES (3,601,000 SQ. FT.) MORE OR LESS.

CASE NO.: ZC14-03-025
PETITIONER: All State Financial Company, et al
OWNER: All State Financial Company, et al
REQUESTED CHANGE: From A-3, (Suburban District), A-4 (Single-Family Residential District) & HC-3 (Highway Commercial District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located north of Pinnacle Pkwy, south of Flowers Estates South Subdivision; S47,T7S,R11E; Ward 1, District 1
SIZE: 80.37 acres



A RE-ZONING MAP



1. DATE	2. SCALE	3. SHEET NO.	4. TOTAL SHEETS
5. PROJECT NO.	6. PROJECT NAME	7. CLIENT NAME	8. CLIENT ADDRESS
9. PREPARED BY	10. CHECKED BY	11. APPROVED BY	12. DATE
13. PROJECT LOCATION	14. PROJECT DESCRIPTION	15. PROJECT PURPOSE	16. PROJECT STATUS
17. PROJECT PHASE	18. PROJECT BOUNDARY	19. PROJECT AREA	20. PROJECT PERMIT

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 24, 2014

Case No.: ZC14-03-025

Posted: 02/13/14

Meeting Date: March 5, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: All State Financial Company, et al
OWNER: All State Financial Company, et al
REQUESTED CHANGE: From A-3, (Suburban District), A-4 (Single-Family Residential District) & HC-3 (Highway Commercial District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located north of Pinnacle Pkwy, south of Flowers Estates South Subdivision; S47,T7S,R11E; Ward 1, District 1
SIZE: 80.37 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Closest access Pinnacle Pkwy/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	Single Family Residential	A-2 (Suburban District)
South	Commercial & Vacant	HC-3 (Highway Commercial District)
East	Tchefuncte River	
West	Commercial	HC-3 (Highway Commercial 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.

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

**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT
Case No.: ZC14-03-025 Cont'd**

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

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3, (Suburban District), A-4 (Single-Family Residential District) & HC-3 (Highway Commercial District) to A-4A (Single--Family Residential District). The site is located north of Pinnacle Pkwy, south of Flowers Estates South Subdivision. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residences including conservation areas. Staff does not have any objections to the request considering that it meets the 2025 future land use plan. The zoning change to A-4A (max density of 6 units per acres), will also allow to create a transition and provide for balance between the abutting residential subdivision (Flowers Estates) zoned A-2 (density of 1 unit per acre) and the Pinnacle Development zoned HC-3.

STAFF RECOMMENDATION:

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