

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5302 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 6 DAY OF NOVEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST OF HOWZE BEACH ROAD, SOUTH OF SPARTAN DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 7.56 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN CB-1 (COMMUNITY BASED FACILITIES DISTRICT), (WARD 9, DISTRICT 12). (ZC14-10-087)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-10-087, 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-1 (Suburban District) 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 A-1 (Suburban District) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF DECEMBER , 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: OCTOBER 30 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-10-087

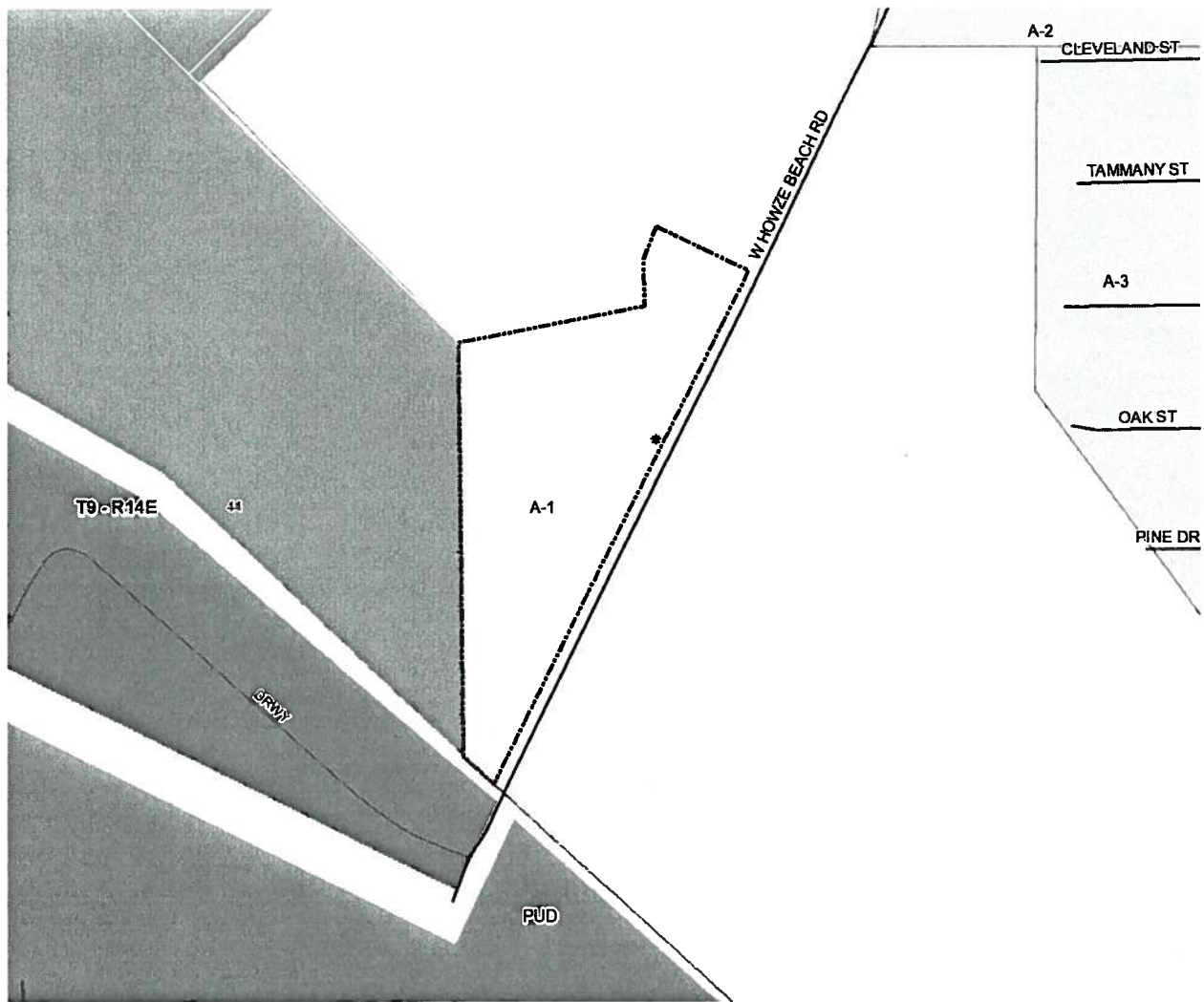
ALL THAT CERTAIN PIECE OR PARCEL OR GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana.

From the section corner common to Sections 14, 23 and 44, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana run East, 255.42 feet; South, 2,972.64 feet; South 45 degrees 00 minutes West, 1640.76 feet; South 45 degrees 00 minutes East, 777.48 feet; to the Point of Beginning.

From the Point of Beginning measure North 79 degrees 06 minutes East, 401.77 feet to a point; thence North 01 degrees 05 minutes West, 100.13 feet to a point; thence North 21 degrees 31 minutes East, 73.48 feet to a point; thence South 64 degrees 19 minutes East, 216.32 feet to a point on west Right of Way of Howze Beach Road; thence with the said right of way South 26 degrees 43 minutes West, 1202.96 feet to a point; thence North 47 degrees 33 minutes West, 85.93 feet to a point; thence North 00 degrees 41 minutes West, 865.99 feet back to the Point of Beginning.

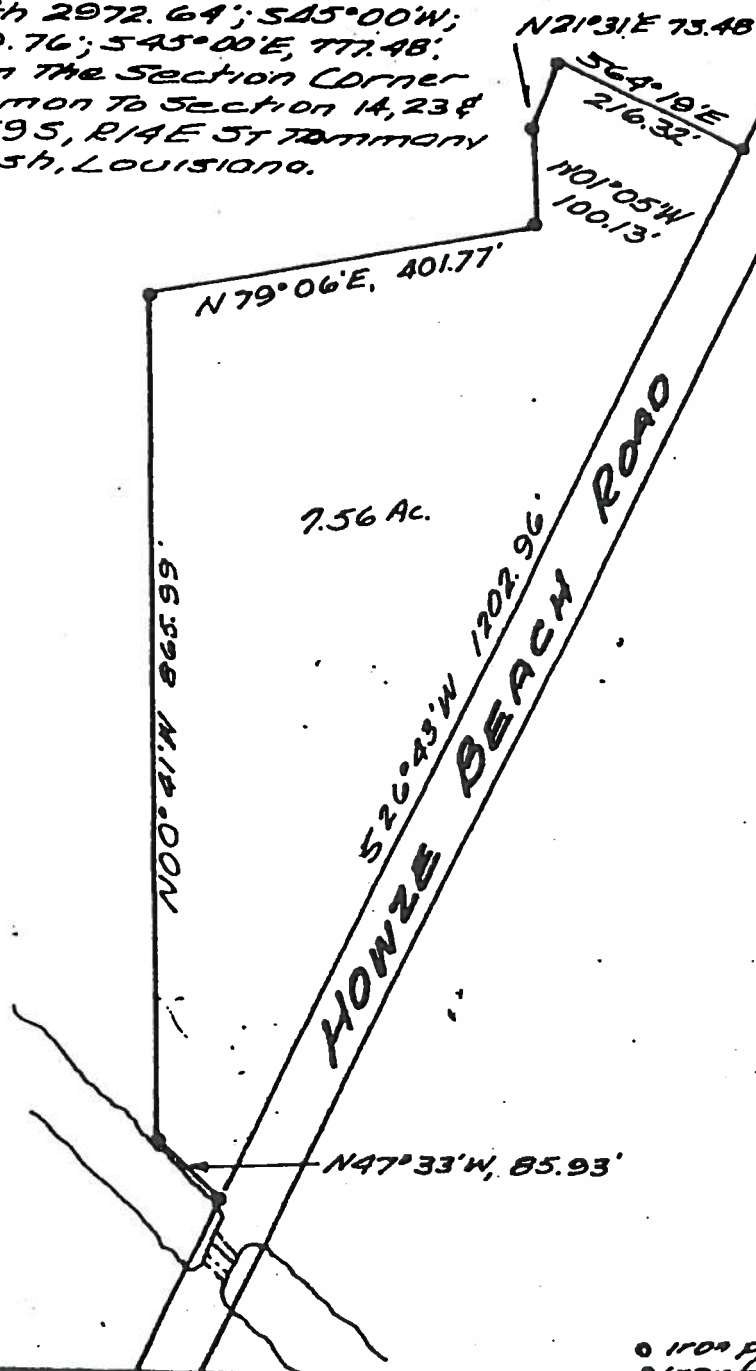
This tract contains 7.56 acres.

CASE NO.: ZC14-10-087
PETITIONER: Patrick Darby
OWNER: Ridgewood Investments, LLC/Patrick Darby
REQUESTED CHANGE: From A-1 (Suburban District) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the west of side Howze Beach Road, south of Spartan Drive ; S44, T9S, R14E; Ward 9, District 12
SIZE: 7.56 acres



2014-10-087

This point is East 255.42';
South 2972.64'; S45°00'W;
1640.76'; S45°00'E, 777.48';
From the Section Corner
Common to Section 14, 23 &
44, T9S, R14E St Tammany
Parish, Louisiana.



o iron placed
iron found

MAP PREPARED FOR

ELECTROCOM INC.

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 44 TOWNSHIP 9 SOUTH,
RANGE 14 EAST, ST TAMMANY PARISH, LOUISIANA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED,
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS FLAT IS NOT A TRUE COPY.

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

Jeron R. Fitzmorris

 LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: JUNE 29, 1989

NUMBER: 504

ADMINISTRATIVE COMMENT ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-087
Posted: 09/17/14

Meeting Date: October 7, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Patrick Darby
OWNER: Ridgewood Investments, LLC/Patrick Darby
REQUESTED CHANGE: From A-1 (Suburban District) to CB-1 (Community Based Facilities District)
LOCATION: Parcel located on the west side of Howze Beach Road, south of Spartan Drive ; S44, T9S, R14E; Ward 9, District 12
SIZE: 7.56 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/Residential	A-1 (Suburban District)
South	Undeveloped	PUD (Planned Unit Development Overlay)
East	Undeveloped	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District) & City of Slidell

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-1 (Suburban District) to CB-1 (Community Based Facilities District). The site is located on the west of Howze Beach Road, south of Spartan Drive. The 2025 future land use plan calls for the site to be developed as a planned district, including single family residences and conservation area. The requested zoning change to CB-1 does not meet the 2025 future land use plan. However, the purpose of the CB-1 zoning is to provide for the location of public and quasi-public uses within close proximity to residential districts. Considering the location of the site, the purpose of the CB-1 zoning and the nature of the permitted uses, staff does not have any objections to the request.

Note that the site is proposed to be developed as a recreational baseball park.

STAFF RECOMMENDATION:

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