

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5454 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MR. CANULETTE

ON THE 3 DAY OF SEPTEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF PERILLOUX ROAD, NORTH OF LA HIGHWAY 22 AND WHICH PROPERTY COMPRISES A TOTAL OF 1.83 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT), (WARD 1, DISTRICT 4). (ZC15-08-061)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-08-061, 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-4 (Single Family Residential District) to an ED-1 (Primary 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-1 (Primary 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 A-4 (Single Family Residential District) to an ED-1 (Primary 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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: AUGUST 27 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

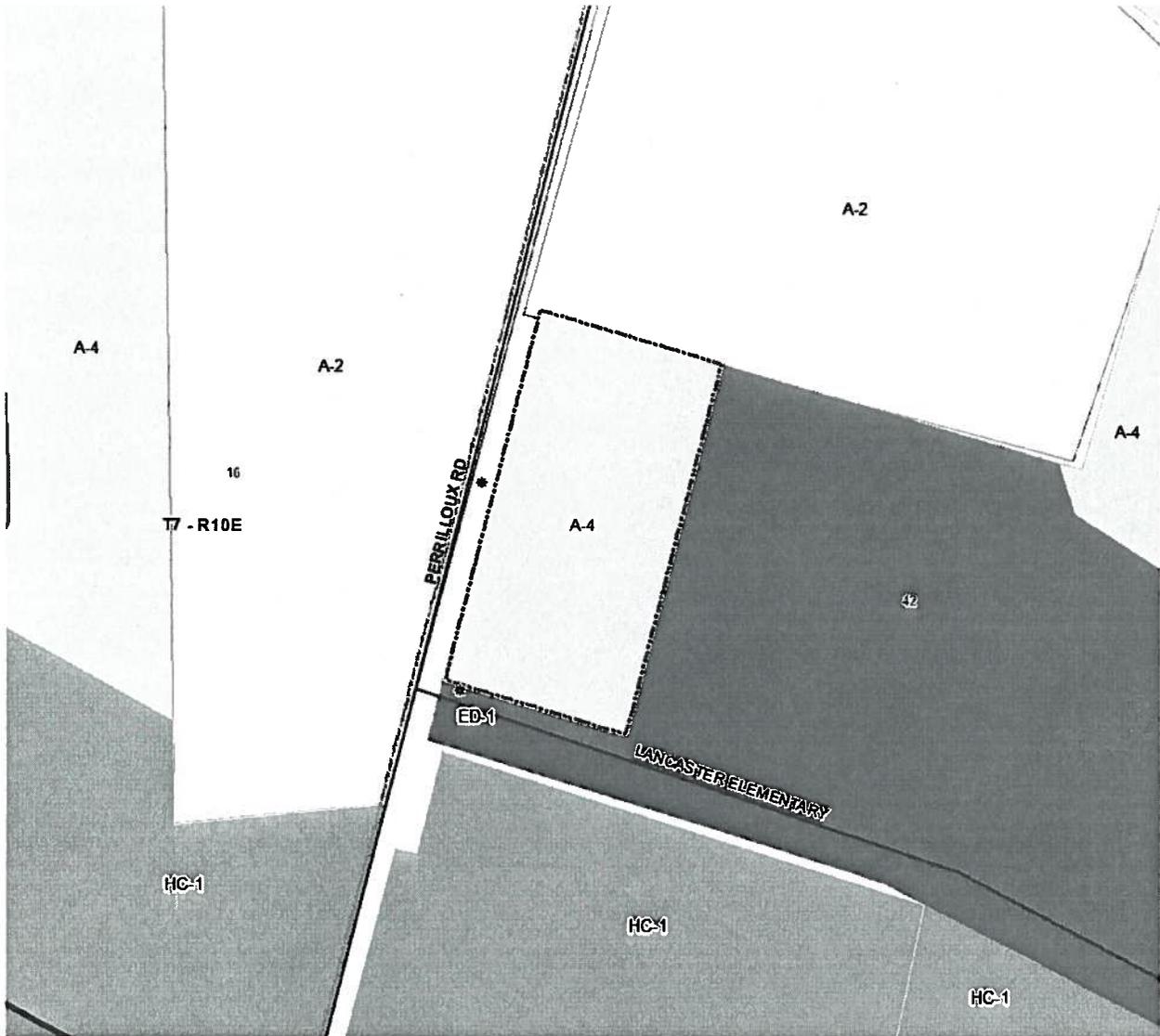
ZC15-08-061

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Pine Creek Estates located in Section 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, described according to a resubdivision of Lots 1, 2 & 6, Pine Creek Estates, Phase I into Lots 158, 159, 160, 161 and 162, all as per resubdivision plan and survey by Krebs, LaSalle, LeMieux Consultants, Inc. dated December 18, 2006, recorded in Clerk's Map File No. 4374C and Lots 158, 159 and 160, as further resubdivided pursuant to resubdivision plan and survey by Krebs, LaSalle, LeMieux Consultants, Inc. Dated November 3, 2008 recorded in Clerk's Map File No. 4766 of the records of St. Tammany Parish, said Lots are more particularly described as follows:

Lots 159A, 159B, 159C, and 159D, of said Pine Creek Estates as more fully described in Clerks Map File No. 4766 of the records of St. Tammany Parish, Louisiana.

Each lot fronts 100' on Perilloux Road, same width to the rear, between equal and parallel lines (depth) of 200 feet each.

CASE NO.: ZC15-08-061
PETITIONER: Jeffrey D. Schoen
OWNER: Pine Creek Development LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to ED-1 (Primary Education District)
LOCATION: Parcel located on the east side of Perilloux Road, north of LA Highway 22; S42, T7S, R10E; Ward 1, District 4
SIZE: 1.83 acres



ZC15-08-061

SHELBY MARIE

PERRILLOUX

A-4

A-2

16

174

177

173

169

T7 - R10E

ED-1

42

LANCASTER ELEMENTARY

HC-1

2

TRAFALGIER

PONCHATOULA HWY

PF-2

0 400 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 24, 2015
Case No.: ZC15-08-061
Posted: 07/20/15

Meeting Date: August 4, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Pine Creek Development LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) to ED-1 (Primary Education District)
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SIZE: 1.83 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	Residential	A-2 (Suburban District)
South	Undeveloped	HC-1 (Highway Commercial District)
East	School	ED-1 (Primary Education District)
West	Residential	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Residential Infill—New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to ED-1 (Primary Education District). The site is located on the east side of Perilloux Road, north of LA Highway 22. The 2025 future land use plan calls for the site to be developed with residential uses. Staff does not have any objections to the request, considering that the site is directly abutting a site developed with an elementary school, zoned ED-1.

STAFF RECOMMENDATION:

The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.