

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5471

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF OCTOBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF STIRLING BLVD., SOUTH OF I-12, NORTH OF BREWSTER ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 3.507 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PBC-1 (PLANNED BUSINESS CENTER) TO AN HC-3 (HIGHWAY COMMERCIAL DISTRICT), (WARD 1, DISTRICT 1). (ZC15-09-067)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-09-067, 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 PBC-1 (Planned Business Center) to an HC-3 (Highway Commercial 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 HC-3 (Highway Commercial 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 PBC-1 (Planned Business Center) to an HC-3 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF NOVEMBER , 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: SEPTEMBER 24 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

EXHIBIT "A"

ZC15-09-067

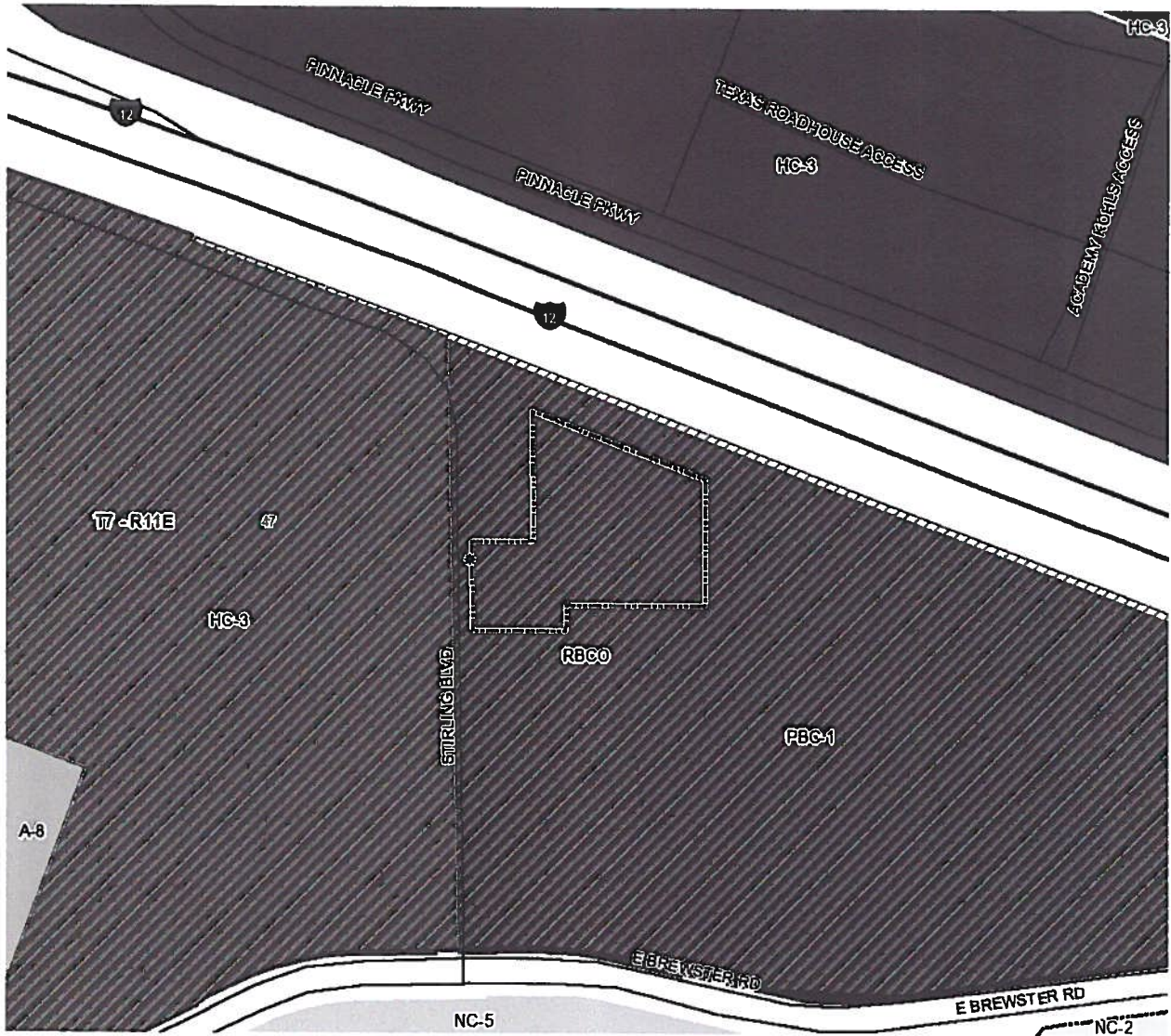
A certain portion of ground or tract of land containing 3.507 acres or 152,775 square feet being a portion of "MAURMONT PROPERTIES, L.L.C. TO BE RE-ZONED FROM PBC-1 TO HC-3," located in Section 47 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:

Commencing at a point being the intersection of the northerly right of way line of East Brewster Road and the easterly right of way line of Stirling Boulevard, said point being the "POINT OF COMMENCEMENT"

Then, continuing along the easterly right of way line of Stirling Boulevard, North 44 degrees 56 minutes 10 seconds West a distance of 72.82 feet to a point;
Then, North 00 degrees 58 minutes 37 seconds West a distance of 617.70 feet to a point, said point being the "POINT OF BEGINNING"

Then, North 00 degrees 58 minutes 37 seconds West a distance of 187.04 feet to a point;
Then, departing the easterly right of way line of Stirling Boulevard, North 89 degrees 00 minutes 55 seconds East a distance of 133.00 feet to a point;
Then, North 00 degrees 58 minutes 52 seconds West a distance of 273.31 feet to a point;
Then, South 68 degrees 54 minutes 23 seconds East a distance of 396.56 feet to a point;
Then, South 00 degrees 08 minutes 51 seconds West a distance of 269.19 feet to a point;
Then, North 89 degrees 35 minutes 36 seconds West a distance of 295.47 feet to a point;
Then, South 00 degrees 23 minutes 33 seconds West a distance of 55.30 feet to a point;
Then, North 89 degrees 15 minutes 54 seconds West a distance of 198.58 feet to the "POINT OF BEGINNING."

CASE NO.: ZC15-09-067
PETITIONER: Mark Salvetti
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the east side of Stirling Blvd., south of I-12, north of Brewster Road; S47, T7S, R11E; Ward 1, District 1
SIZE: 3.507 acres



T 7 S - R 11 E
SECTION 47

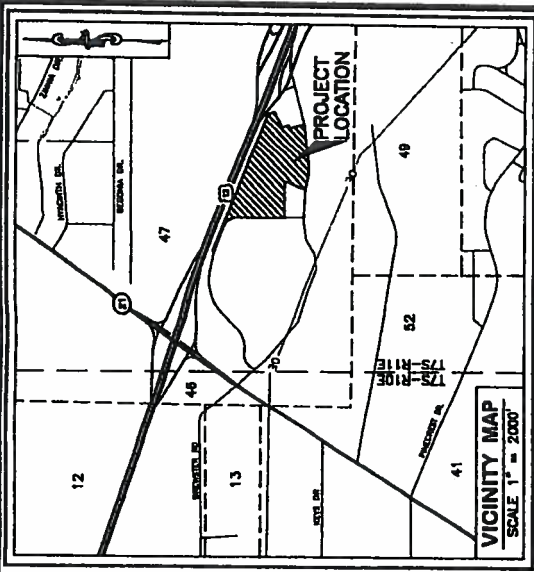
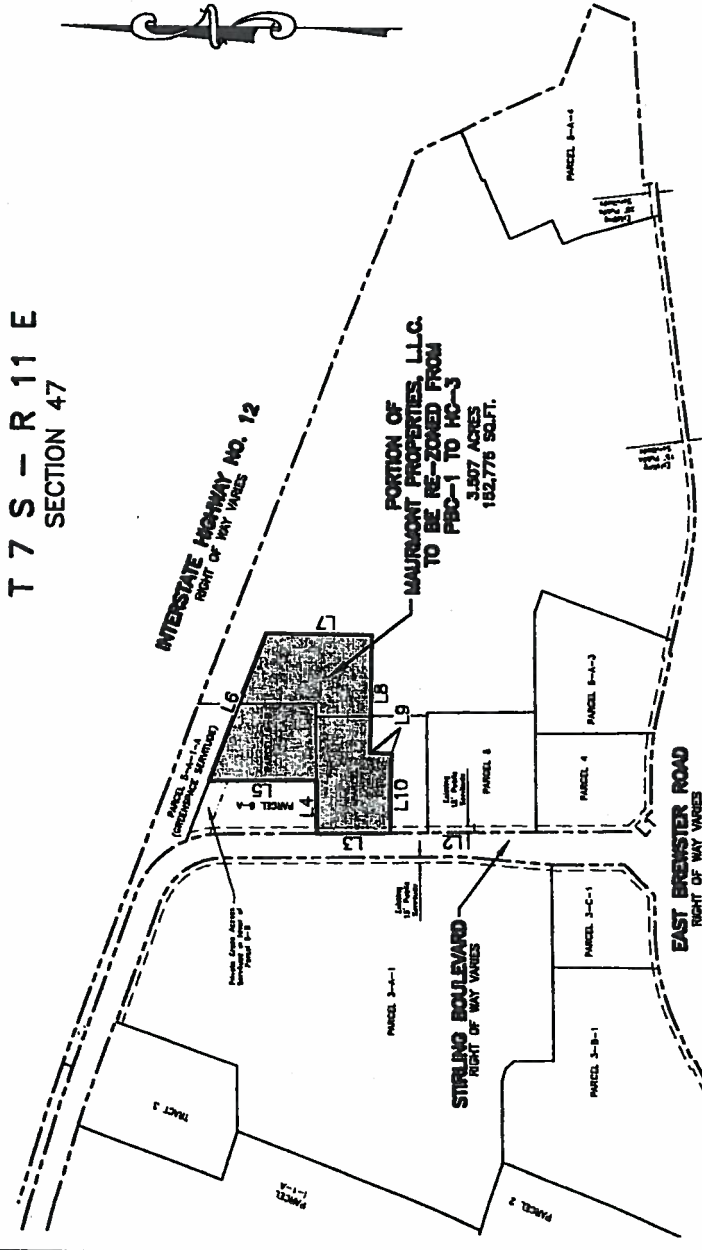


EXHIBIT SHOWING A PORTION OF MAURMONT PROPERTIES, L.L.C. TO BE RE-ZONED FROM PBC-1 TO HC-3 LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH - RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA FOR STIRLING PROPERTIES, L.L.C.

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70081
Phone : (888) 448-0084 Fax : (888) 448-0085
EMAIL : ACADIA@ACADIALANDSURVEYING.COM

DATED: JULY 9, 2015
ALS FILE: 2015/15-290s/15-290 REZONE EXHIBIT.DWG



LEGAL DESCRIPTION:
A certain portion of ground or tract of land containing 3,507 acres or 152,775 square feet being a portion of MAURMONT PROPERTIES, L.L.C. TO BE RE-ZONED FROM PBC-1 TO HC-3, located in Section 47 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana and being more fully described as follows:
Commencing at a point being the intersection of the northerly right of way line of East Brewster Road and the easterly right of way line of Stirling Boulevard, said point being the "POINT OF COMMENCEMENT"
Then, continuing along the easterly right of way line of Stirling Boulevard, North 44 degrees 56 minutes 10 seconds West a distance of 72.82 feet to a point;
Then, North 00 degrees 53 minutes 37 seconds West a distance of 617.70 feet to a point, said point being the "POINT OF BEGINNING"
Then, North 00 degrees 58 minutes 37 seconds West a distance of 187.04 feet to a point;
Then, North 00 degrees 55 minutes 52 seconds West a distance of 133.00 feet to a point;
Then, North 88 degrees 00 minutes 55 seconds East a distance of 273.31 feet to a point;
Then, South 00 degrees 54 minutes 23 seconds East a distance of 398.56 feet to a point;
Then, South 00 degrees 08 minutes 51 seconds West a distance of 288.19 feet to a point;
Then, North 00 degrees 35 minutes 36 seconds West a distance of 295.47 feet to a point;
Then, North 89 degrees 15 minutes 54 seconds West a distance of 198.58 feet to the "POINT OF BEGINNING".

SCALE: 1" = 300'
SCALE IN FEET

LINE	BEARING	LENGTH
L1	N 44°56'10" W	72.82'
L2	N 00°58'37" W	617.70'
L3	N 00°55'52" W	187.04'
L4	N 88°00'55" E	273.31'
L5	S 00°54'23" E	398.56'
L6	S 00°08'51" W	288.19'
L7	S 00°35'36" W	295.47'
L8	S 00°23'33" W	55.30'
L9	N 89°15'54" W	198.58'
L10	N 89°15'54" W	198.58'

ZC15-09-067

PINNACLE

PINNACLE

T7-R1E
47

HC3

RBCO

STIRLING

FBC-1

0 270 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 24, 2015
Case No.: ZC15-09-067
Posted: 08/20/15

Meeting Date: 09/01/2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: Maurmont Properties, LLC
REQUESTED CHANGE: From PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District)
LOCATION: Parcel located on the east side of Stirling Blvd., south of I-12, north of Brewster Road; S47, T7S, R11E; Ward 1, District 1
SIZE: 3.507 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 4 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Interstate 12	
South	Undeveloped	PBC-1 (Planned Business Center)
East	Undeveloped	PBC-1 (Planned Business Center)
West	Commercial	PBC-1 (Planned Business Center) & HC-3 (Highway Commercial 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 PBC-1 (Planned Business Center) to HC-3 (Highway Commercial District). The site is located on the east side of Stirling Blvd., south of I-12, north of Brewster Road. The 2025 future land use plan calls for the area to be developed as a Planned District with residential uses and conservation areas. The site is currently zoned to be developed with office spaces in campus type setting. Considering the proximity of other commercial uses, staff does not have any objections to the request.

Note that the RBCO (Regional Business Center Overlay) will remain in effect as it was previously approved under ZC13-08-063.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-3 (Highway Commercial District) designation be approved.