

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5047

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF AUGUST , 2013

(ZC13-07-048) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF CHRISTWOOD BLVD, EAST OF LA HIGHWAY 21 AND WHICH PROPERTY COMPRISES A TOTAL 1.644 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN ED-2 (HIGHER EDUCATION DISTRICT), (WARD 1, DISTRICT 1). (ZC13-07-048)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-07-048, 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 NC-4 (Neighborhood Institutional District) to an ED-2 (Higher 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-2 (Higher 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 NC-4 (Neighborhood Institutional District) to an ED-2 (Higher 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF SEPTEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 25 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

ZC13-07-048

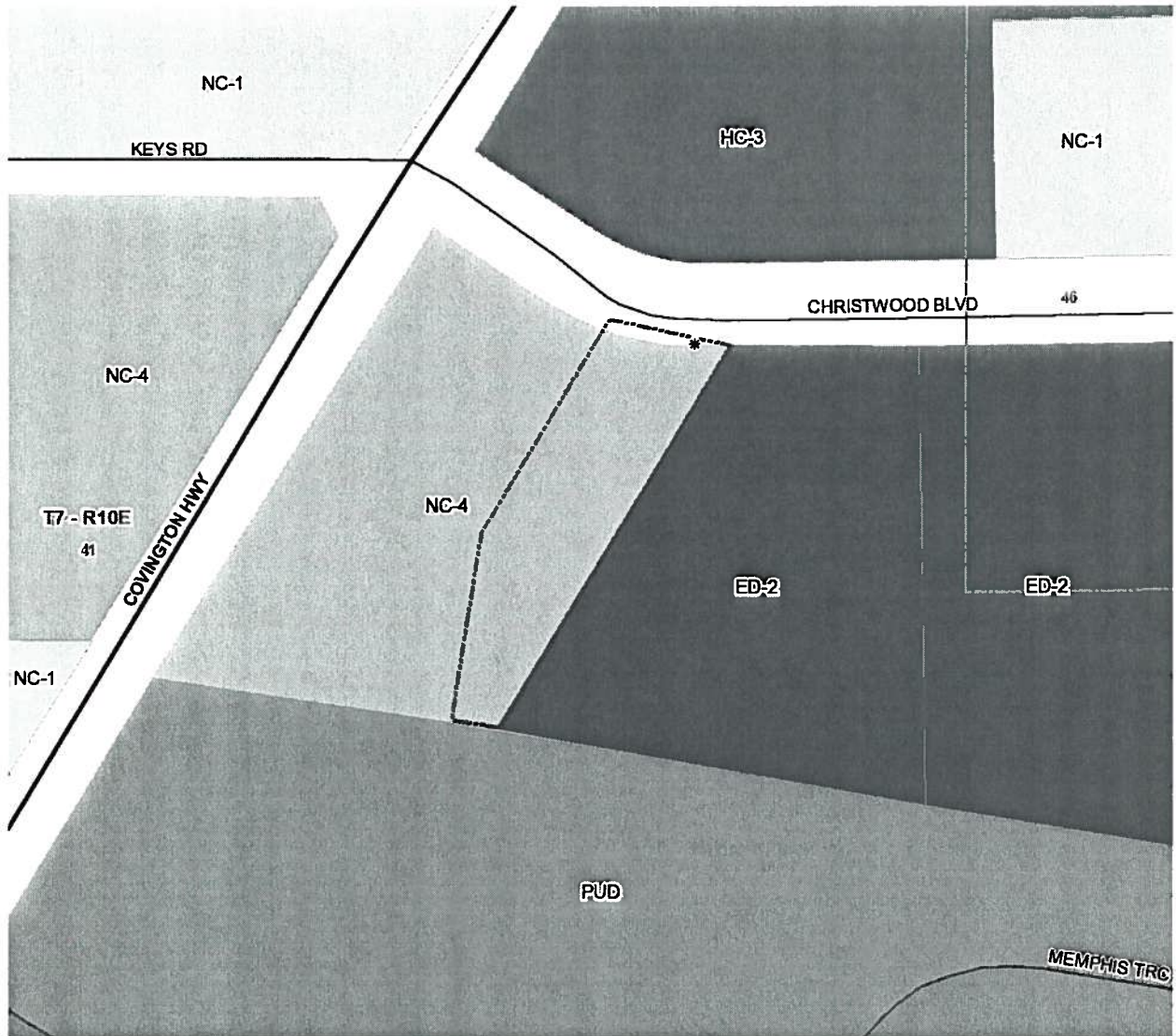
A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, PORTION OF SECTION 41, TOWNSHIP 7 SOUTH, RANGE 10 EAST, DESIGNATED AS CHRIST EPISCOPAL SCHOOL.

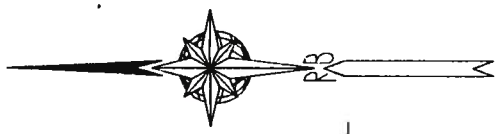
COMMENCE FROM THE SOUTHWEST CORNER OF SECTION 46, GO NORTH 00 DEGREES 54 MINUTES 02 SECONDS WEST, A DISTANCE OF 308.95 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CHRISTWOOD BOULEVARD; THENCE GO SOUTH 89 DEGREES 06 MINUTES 10 SECONDS WEST, A DISTANCE OF 367.14 FEET; THENCE GO ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 350.01 FEET AND AN ARC LENGTH OF 1.13 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO SOUTH 31 DEGREES 16 MINUTES 36 SECONDS WEST, A DISTANCE OF 562.87 FEET; THENCE GO NORTH 80 DEGREES 53 MINUTES 16 SECONDS WEST, A DISTANCE OF 63.08 FEET; THENCE GO NORTH 09 DEGREES 06 MINUTES 44 SECONDS EAST, A DISTANCE OF 237.85 FEET; THENCE GO NORTH 31 DEGREES 16 MINUTES 36 SECONDS EAST, A DISTANCE OF 315.19 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CHRISTWOOD BOULEVARD; THENCE GO WITH A CURVE TO THE LEFT ALONG SAID RIGHT OF WAY HAVING A RADIUS OF 350.01 FEET AND AN ARC LENGTH OF 158.11 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 71,618 SQUARE FEET, 1.644 ACRES, MORE OR LESS.

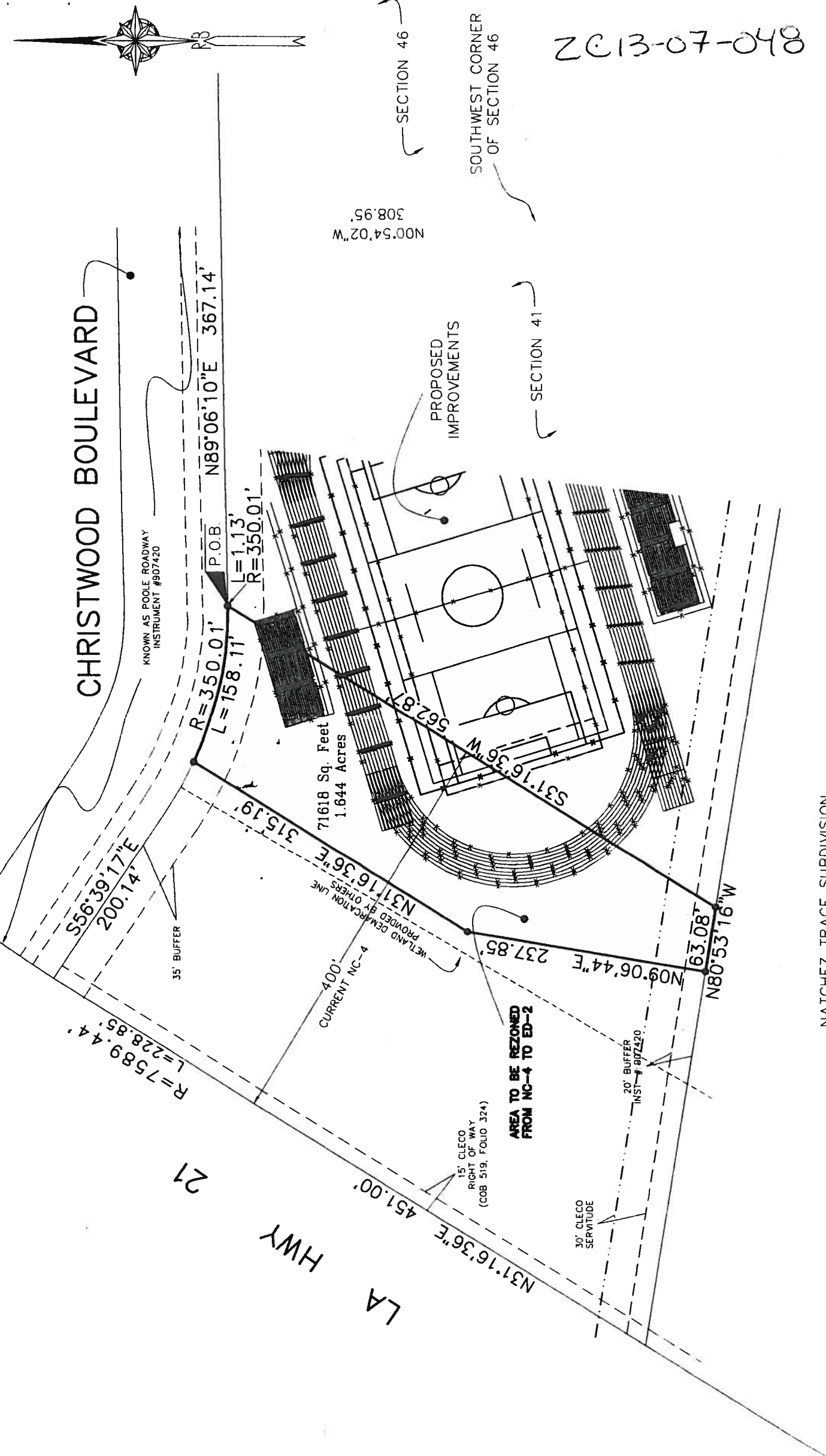
CASE NO.: ZC13-07-048
PETITIONER: John Pousson
OWNER: Christ Episcopal Church
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District)
LOCATION: Parcel located on the south side of Christwood Blvd, east of LA Highway 21; S41,T7S,R10E; Ward 1, District 1
SIZE: 1.644 acres





2013-07-048

CHRISTWOOD BOULEVARD



SECTION 46

SOUTHWEST CORNER OF SECTION 46

SECTION 41

NATCHEZ TRACE SUBDIVISION

NOT A BOUNDARY SURV

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

A PORTION OF GROUND SITUATED IN SECTIONS 41, TOWNSHIP 7 SOUTH - RANGE 10 EAST

Sketch of

Randall W. Brown & Associates, Inc.
Professional Land Surveyors

Date: MAY 9, 2013
Survey No. 13631
Project No.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 24, 2013

Case No.: ZC13-07-048

Posted: 6/13/2013

Meeting Date: July 2, 2013

Determination: Approved

GENERAL INFORMATION

PETITIONER: John Pousson
OWNER: Christ Episcopal Church
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District)
LOCATION: Parcel located on the south side of Christwood Blvd, east of LA Highway 21; S41,T7S,R10E; Ward 1, District 1
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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	Commercial /Road	HC-3 Highway Commercial District
South	Undeveloped	PUD- Planned Unit Development
East	Undeveloped	ED-2 Higher Education District
West	Undeveloped	NC-4 Neighborhood Institutional 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) to ED-2 (Higher Education District). The site is located on the south side of Christwood Blvd, east of LA Highway 21. The 2025 Future Land Use Plan calls for the area to be developed as a Planned District with a mix of single family residences and conservation areas. The proposed site is bound on the east by Christ Episcopal School and on the west by an undeveloped parcel of land, zoned NC-4 neighborhood institutional district. Staff feels that the requested zoning change is appropriate for the site. Note that, as shown on the attached drawing, the site will be used as an athletic field for Chris Episcopal School.

STAFF RECOMMENDATION:

The staff recommends that the request for an ED-2 (Higher Education District) designation be approved.