

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5061 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 5 DAY OF SEPTEMBER , 2013

(ZC13-08-058) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF AIRPORT ROAD, SOUTH OF BELAIR BLVD, NORTH OF ROYAL DRIVE, BEING 62069 AIRPORT ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 1.41 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 9, DISTRICT 11). (ZC13-08-058)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-058, 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 CB-1 (Community Based Facilities District) to an A-2 (Suburban 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-2 (Suburban 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 CB-1 (Community Based Facilities District) to an A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF OCTOBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: August 29 , 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

Exhibit "A"

ZC13-08-058

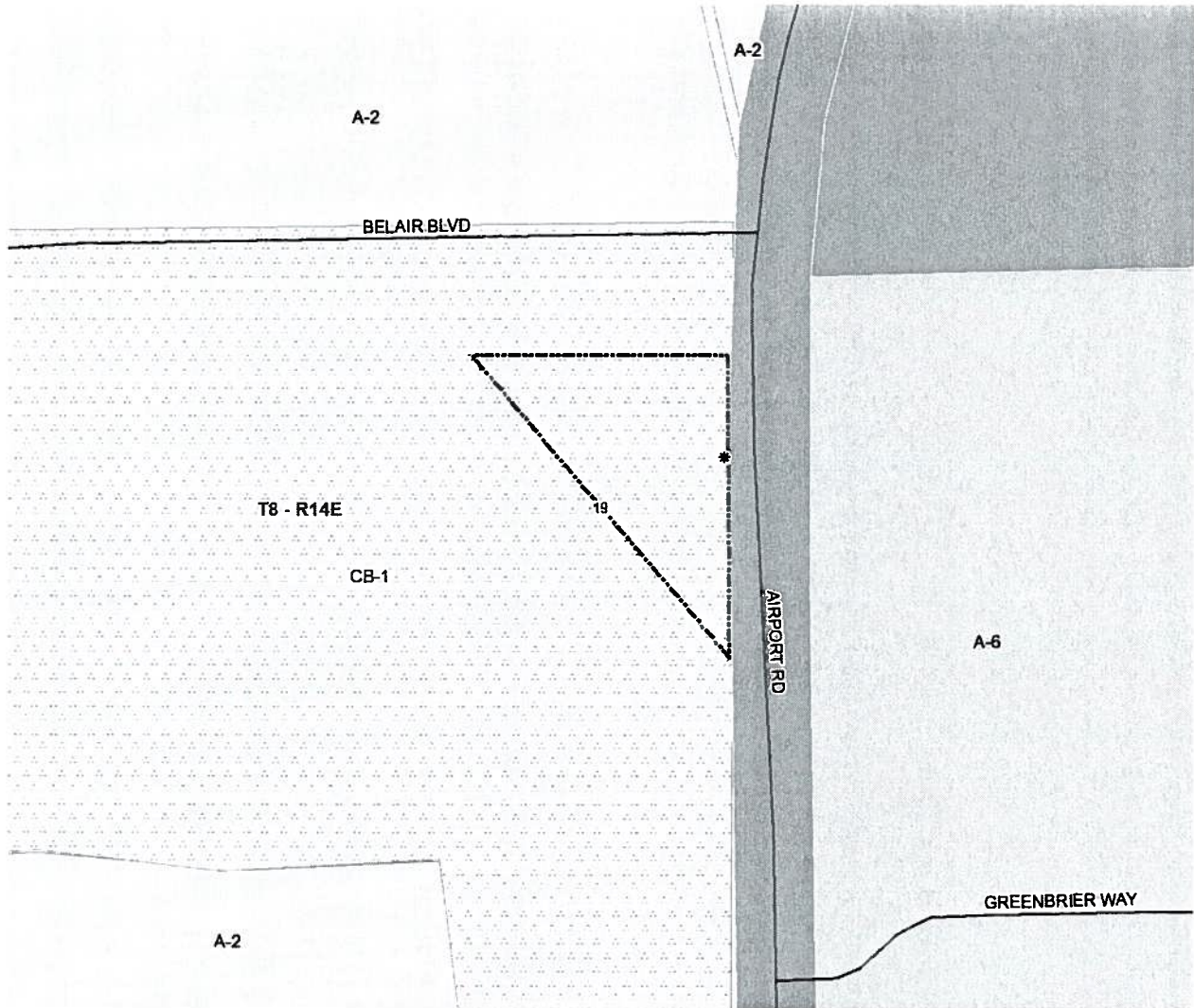
ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in otherwise appertaining, situated in the PARISH OF ST. TAMMANY, State of Louisiana, as follows, to-wit:

Being situated in Section 19, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

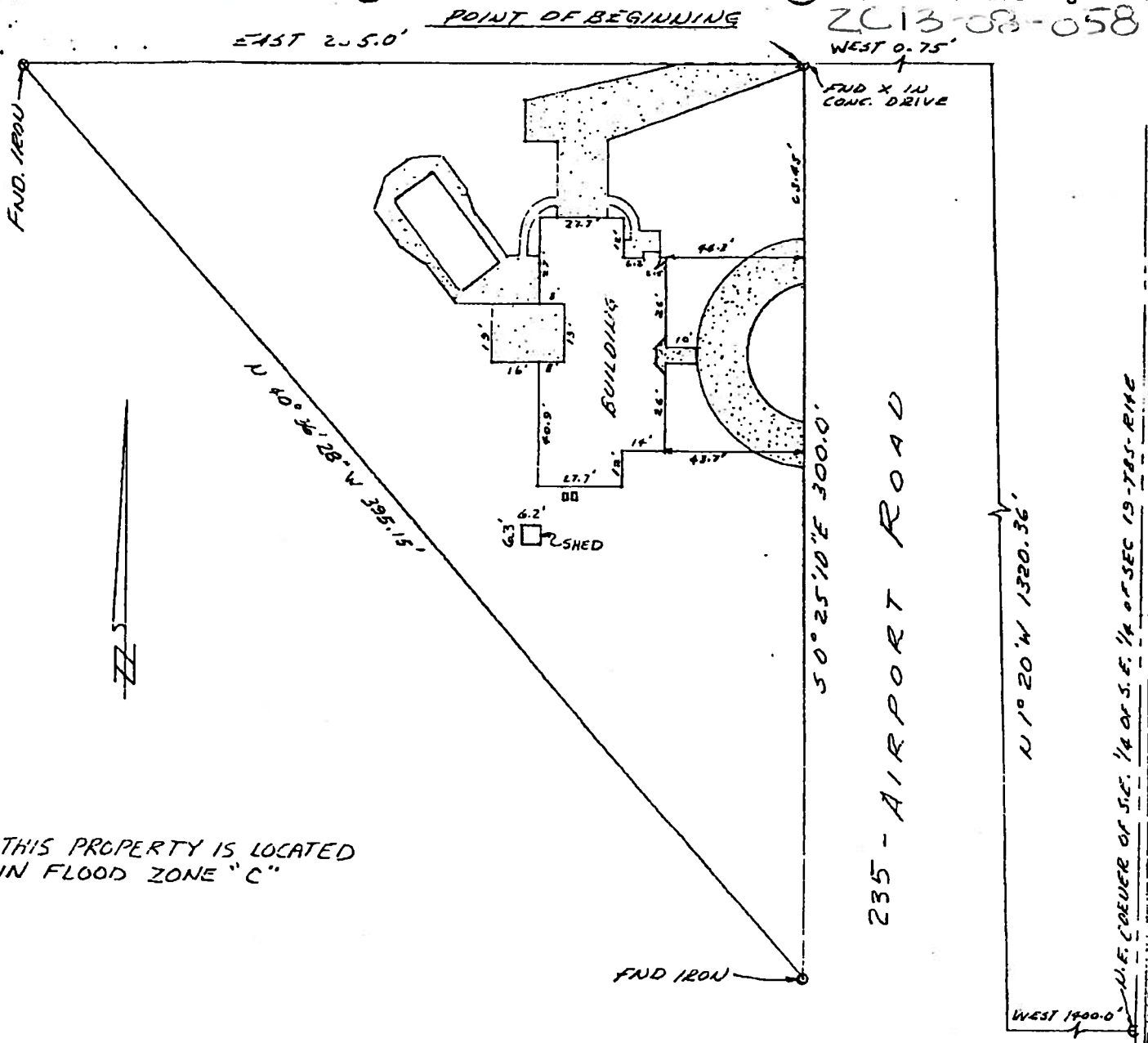
From the Northeast corner of the Southeast quarter of Section 19, in said township and range, go West 1400.0 feet to a point; thence North 1 degrees, 20 minutes West 1320.36 feet to a point; thence West 0.75 feet to the westerly right of way line of Airport Road and the point of beginning.

Thence from the point of beginning, go along said westerly right-of-way line South 0 degrees, 25 minutes, 10 seconds East, 300.0 feet to a point; thence North 40 degrees, 36 minutes, 28 seconds West 395.15 feet to a point; thence East 255.0 feet back to the point of beginning.

**CASE NO.:** ZC13-08-058  
**REQUESTED CHANGE:** From CB-1 (Community Based Facilities District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the west side of Airport Road, south of Belair Blvd, north of Royal Drive, being 62069 Airport Road, Slidell; S19,T8S,R14E; Ward 9, District 11  
**SIZE:** 1.41 acres



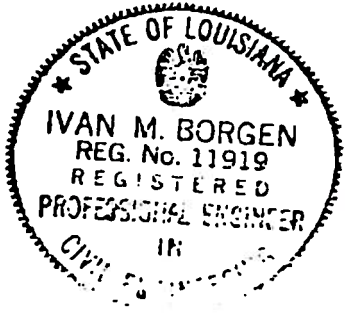
2013-03-058



THIS PROPERTY IS LOCATED IN FLOOD ZONE "C"

SURVEY MAP

OF  
A CERTAIN PARCEL OF LAND SITUATED IN SEC 19-785-1214E  
IN  
ST. TAMMANY PARISH, LOUISIANA.



FOR  
LAND MARK TITLE AGENCY; TITLE INS. CO. OF MINNESOTA; DIXIE SAVINGS  
& LOAN ASSOCIATION & ASSOCIATED CATHOLIC CHARITIES OF NEW ORLEANS

SURVEY NO: 17323/41804/43122  
DATE: AUG 21, 1978  
REV: DEC. 19, 1984  
JUNE. 4, 1985

THIS SURVEY IS CERTIFIED  
TRUE AND CORRECT BY

*[Signature]*  
IVAN M. BORGEN  
NO. 686

SCALE: 1" = 50'

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** July 29, 2013

**Case No.:** ZC13-08-058

**Posted:** 07/17/13

**Meeting Date:** August 6, 2013

**Determination:** Approved

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### GENERAL INFORMATION

**REQUESTED CHANGE:** From CB-1 (Community Based Facilities District) to A-2 (Suburban District)

**LOCATION:** Parcel located on the west side of Airport Road, south of Belair Blvd, north of Royal Drive, being 62069 Airport Road, Slidell; S19,T8S,R14E; Ward 9, District 11

**SIZE:** 1.41 acres

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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	Undeveloped/Entrance to Belair Subdivision	CB-1 (Community Based Facilities District)
South	Golf Course	CB-1 (Community Based Facilities District)
East	Undeveloped	A-6 (Multiple Family Residential District)
West	Golf Course	CB-1 (Community Based Facilities District)

#### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from CB-1 (Community Based Facilities District) to A-2 (Suburban District). The site is located on the west side of Airport Road, south of Belair Blvd, north of Royal Drive, being 62069 Airport Road, Slidell. The 2025 future land use plan calls for the area to be developed with residential uses. There is an existing single family residence on the site. The zoning change is being requested in order to bring the existing use in compliance with the appropriate zoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be approved.