

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5440

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. CANULETTE

ON THE 6 DAY OF AUGUST , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS LOCATED ON THE SOUTH SIDE OF BREWSTER ROAD, EAST OF RIVER CHASE DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 12.50 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) & NC-2 (INDOOR RETAIL AND SERVICE DISTRICT) TO AN A-7 (MULTI FAMILY RESIDENTIAL DISTRICT) & NC-5 (RETAIL & SERVICE DISTRICT), (WARD 1, DISTRICT 1).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-07-058, 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 A-4 (Single Family Residential District), A-6 (Multiple Family Residential District) & NC-2 (Indoor Retail and Service District) to an A-7 (Multi Family Residential District) & NC-5 (Retail & Service 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-7 (Multi Family Residential District) & NC-5 (Retail & Service 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), A-6 (Multiple Family Residential District) & NC-2 (Indoor Retail and Service District) to an A-7 (Multi Family Residential District) & NC-5 (Retail & Service 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 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: JULY 30 , 2015

Published Adoption: _____ , 2015

Delivered to Parish President: _____ , 2015 at _____

Returned to Council Clerk: _____ , 2015 at _____

CASE NO.: ZC15-07-058
PETITIONER: Mark Salvetti
OWNER: Maurmont Properties LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) TO A-7 (Multi Family Residential District) and from A-6 (Multiple Family Residential District) & NC-2 (Indoor Retail and Service District) TO NC-5 (Retail & Service District)
LOCATION: Parcels located on the south side of Brewster Road, east of River Chase Drive; S47, T7S, R11E ; Ward 1, District 1
SIZE: 12.50 acres

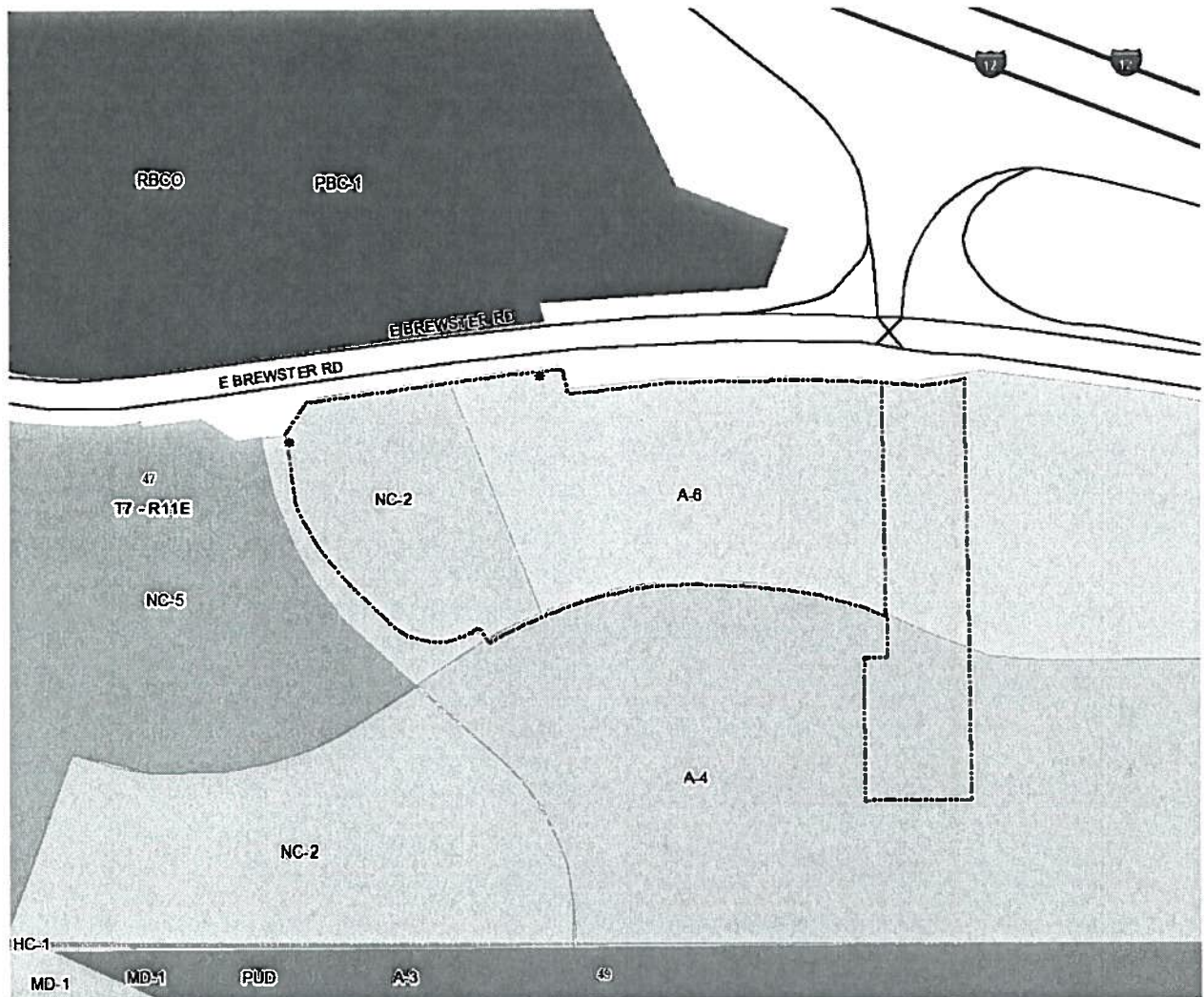


Exhibit "A"

ZC15-07-058

A certain portion of ground or tract of land containing 2.895 acres or 126,101 square feet, being a portion of the southerly remainder of the Maurmont Property, 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 common corner to Sections 47, 52 & 49, said point being the "POINT OF COMMENCEMENT,"

Then, North 89 degrees 40 minutes 43 seconds East a distance of 1,770.24 feet to a point;
Then, North 89 degrees 40 minutes 43 seconds East a distance of 1,768.45 feet to a point;
Then, North 00 degrees 58 minutes 52 seconds West a distance of 250.02 feet to a point, said point being the "POINT OF BEGINNING,"

Then, South 89 degrees 40 minutes 43 seconds West a distance of 193.87 feet to a point;
Then, North 00 degrees 58 minutes 52 seconds West a distance of 262.45 feet to a point;
Then, North 89 degrees 40 minutes 43 seconds East a distance of 43.31 feet to a point;
Then, North 00 degrees 58 minutes 52 seconds West a distance of 499.71 feet to a point, said point located on the southerly right of way line of Interstate Highway No. 12;
Then, continuing along the southerly right of way line of Interstate Highway No. 12, along a curve to the right having a delta of 00 degrees 57 minutes 18 seconds, a radius of 3,999.10 feet, an arc length of 66.66 feet, a chord bearing of South 86 degrees 40 minutes 48 seconds East and a chord distance of 66.66 feet to a point;
Then, North 81 degrees 53 minutes 51 seconds East a distance of 84.73 feet to a point;
Then, departing said right of way line, South 00 degrees 58 minutes 52 seconds East a distance of 769.40 feet to the "POINT OF BEGINNING."

A certain portion of ground or tract of land containing 9.613 acres or 418,743 square feet, being a portion of the southerly remainder of the Maurmont Property, 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 common corner to Sections 47, 52 & 49, said point being the "POINT OF COMMENCEMENT,"

Then, North 89 degrees 40 minutes 43 seconds East a distance of 1,770.24 feet to a point;
Then, North 89 degrees 40 minutes 43 seconds East a distance of 1,073.07 feet to a point, said point being located along the easterly right of way line of River Chase Drive;
Then, continuing along said right of way line, North 00 degrees 20 minutes 57 seconds West a distance of 45.08 feet to a point;
Then, along a curve to the left having a delta of 48 degrees 11 minutes 05 seconds, a radius of 330.00 feet, an arc length of 277.52 feet, a chord bearing of North 24 degrees 26 minutes 29 seconds West and a chord distance of 269.42 feet to a point;
Then, North 48 degrees 32 minutes 02 seconds West a distance of 115.40 feet to a point;
Then, along a curve to the right having a delta of 101 degrees 15 minutes 17 seconds, a radius of 75.00 feet, an arc length of 132.54 feet, a chord bearing of North 02 degrees 05 minutes 37 seconds East and a chord distance of 115.96 feet to a point;
Then, along a curve to the right having a delta of 03 degrees 18 minutes 56 seconds, a radius of 660.00 feet, an arc length of 38.19 feet, a chord bearing of North 54 degrees 22 minutes 44 seconds East and a chord distance of 38.19 feet to a point;
Then, North 33 degrees 57 minutes 47 seconds West a distance of 44.58 feet to a point, said point being the "POINT OF BEGINNING,"

Exhibit "A"

ZC15-07-058 CONT'D

Then, North 33 degrees 57 minutes 47 seconds West a distance of 35.420 feet to a point;
Then, along a curve to the right having a delta of 77 degrees 19 minutes 39 seconds, a radius of 125.00 feet, an arc length of 168.70 feet, a chord bearing of North 85 degrees 17 minutes 59 seconds West and a chord distance of 156.19 feet to a point;
Then, North 46 degrees 38 minutes 10 seconds West a distance of 95.93 feet to a point;
Then, along a curve to the right having a delta of 24 degrees 03 minutes 35 seconds, a radius of 400.00 feet, an arc length of 167.97 feet, a chord bearing of North 34 degrees 36 minutes 22 seconds West and a chord distance of 166.74 feet to a point;
Then, along a curve to the right having a delta of 14 degrees 50 minutes 06 seconds, a radius of 100.00 feet, an arc length of 25.89 feet, a chord bearing of North 15 degrees 09 minutes 32 seconds West and a chord distance of 25.82 feet to a point;
Then, North 07 degrees 44 minutes 29 seconds West a distance of 110.89 feet to a point, said point being the intersection of the easterly right of way line of River Chase Drive and the southerly right of way line of Brewster Road;
Then, continuing along the southerly right of way line of Brewster Road, North 34 degrees 42 minutes 00 seconds East a distance of 71.05 feet to a point;
Then, North 82 degrees 17 minutes 11 seconds East a distance of 297.98 feet to a point;
Then, along a curve to the right having a delta of 02 degrees 13 minutes 20 seconds, a radius of 4,036.20 feet, an arc length of 156.54 feet, a chord bearing of North 83 degrees 23 minutes 51 seconds East and a chord distance of 156.53 feet to a point, said point being located at the intersection of the southerly right of way line of Brewster Road and the southerly right of way line of Interstate Highway No. 12;
Then, continuing along the southerly right of way line of Interstate Highway No. 12, South 13 degrees 55 minutes 28 seconds East a distance of 43.15 feet to a point;
Then, North 84 degrees 42 minutes 36 seconds East a distance of 17.67 feet to a point;
Then, North 84 degrees 00 minutes 44 seconds East a distance of 163.58 feet to a point;
Then, along a curve to the right having a delta of 05 degrees 39 minutes 42 seconds, a radius of 3,999.10 feet, an arc length of 395.17 feet, a chord bearing of South 89 degrees 59 minutes 18 seconds East and a chord distance of 395.01 feet to a point;
Then, departing said right of way line, South 00 degrees 58 minutes 52 seconds East a distance of 425.05 feet to a point;
Then, along a curve to the left having a delta of 18 degrees 54 minutes 03 seconds, a radius of 730.00 feet, an arc length of 240.81 feet, a chord bearing of North 77 degrees 21 minutes 09 seconds West and a chord distance of 239.72 feet to a point;
Then, North 86 degrees 48 minutes 10 seconds West a distance of 63.51 feet to a point;
Then, along a curve to the left having a delta of 33 degrees 56 minutes 46 seconds, a radius of 750.00 feet, an arc length of 444.35 feet, a chord bearing of South 76 degrees 13 minutes 27 seconds West and a chord distance of 437.88 feet to the "POINT OF BEGINNING."

ZC15-07-058

PBC-1

PBC-0

BREWSTER

BREWSTER

A-6

T7-R1E

NC-5

A-4

NC-2

PUD

A-5

MD-1

0 540 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 29, 2015
Case No.: ZC15-07-058
Posted: 06/16/15

Meeting Date: July 7, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mark Salvetti
OWNER: Maurmont Properties LLC
REQUESTED CHANGE: From A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) TO A-7 (Multi Family Residential District) and from A-6 (Multiple Family Residential District) & NC-2 (Indoor Retail and Service District) TO NC-5 (Retail & Service District)
LOCATION: Parcels located on the south side of Brewster Road, east of River Chase Drive; S47, T7S, R11E ; Ward 1, District 1
SIZE: 12.50 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	Undeveloped & Interstate ramp	PBC-1 (Planned Business Center)
South	Undeveloped	A-4 (Single Family Residential District)
East	Undeveloped	A-6 (Multiple Family Residential District) & A-4 (Single Family Residential District)
West	Undeveloped	NC-5 (Retail & Service District) & NC-2 (Indoor Retail & Service 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.

Case No.: ZC15-07-058

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) & A-6 (Multiple Family Residential District) to A-7 (Multi Family Residential District). The objective of the request is to rezone 2.89 acres to A-7, making it consistent with the abutting 15.612 acre parcel of land, recently approved to be rezoned to A-7 (ZC15-04-034). The second request is from A-6 (Multiple Family Residential District) & NC-2 (Indoor Retail and Service District) to NC-5 (Retail & Service District). The objective of the request is to make the zoning of the 9.61 acre parcel of land consistent with the adjacent parcel, to the west, which is already zoned NC.5.

The 2025 future land use plan calls for the area to be developed as a planned district which would include a mix of commercial and residential uses and promote the preservation of the environmental features of the site. Both requests meets the 2025 future land use plan. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 (Multi Family Residential District) & a NC-5 (Retail & Service District) designation be approved.