

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2969 ORDINANCE COUNCIL SERIES NO. _____
COUNCIL SPONSOR MR. FITZMORRIS PROVIDED BY: PLANNING
INTRODUCED BY: MR. FITZMORRIS SECONDED BY: MR. THOMPSON
ON THE 4TH DAY OF NOVEMBER 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located east of LA Highway 1129, north of Simalusa Estates and which property comprises a total of 1,859.94 acres of land more or less, from its present R (Rural) District to an A-1 (Single Family Residential) District, Ward 2, District 2. (ZC04-07-057)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-07-057, 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 R (Rural) District to an A-1 (Single Family Residential) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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-1 (Single Family Residential) 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 R (Rural) District to an A-1 (Single Family Residential) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

ZONING STAFF REPORT

Date: October 5, 2004
Case No.: ZC04-07-057
Prior Action: Tabled (09/07/04)
Posted: 09/22/04

Meeting Date: October 5, 2004
Determination: Approved

GENERAL INFORMATION

PETITIONER: Alaska Seaboard Partners Limited Partnership
OWNER: Alaska Seaboard Partners Limited Partnership
REQUESTED CHANGE: From R (Rural) District to A-1 (Single Family Residential) District
LOCATION: Parcel located east of LA Highway 1129, north of Simalusa Estates; S25, 26, 35, 36, 39, & 44, T4S, R11E; and S1 & 2, T5S, R11E; Ward 2, District 2
SIZE: 1,859.94 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	Single Family Residence	R (Rural) District
South	Single Family Residence	R (Rural) District
East	Single Family Residence	R (Rural) District
West	Single Family Residence	R (Rural) 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 R (Rural) District to A-1 (Single Family Residential) District, on the east of LA Highway 1129, north of Simalusa Estates. The petitioner is proposing a new single family residential subdivision with lot size of a minimum of 5 acres. The site is currently surrounded by large single family residential properties zoned R (Rural) District, rolling hills, valleys, farmland and horses and cattle fields. A few subdivisions zoned A-1 (Suburban) District located in close proximity to the site such as Simalusa Estates located on the south side, Highlands & Bleu Lake Hills Subdivisions on the southwest side, and Bermuda Hills Subdivision on the northwest side.

Note that a subdivision plan showing a portion of the proposed development has been submitted.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1 (Single Family Residential) District designation be denied. The staff originally recommended approval of the requested rezoning. However, the staff was not aware of the unique topography of the site which raises specific concerns in the dramatic changes in elevation within the interior of the property. A rezoning to Planned Unit Development District would then be more appropriate in order to promote and preserve the different features of the site.

EXHIBIT "A"

ZC04-07-057

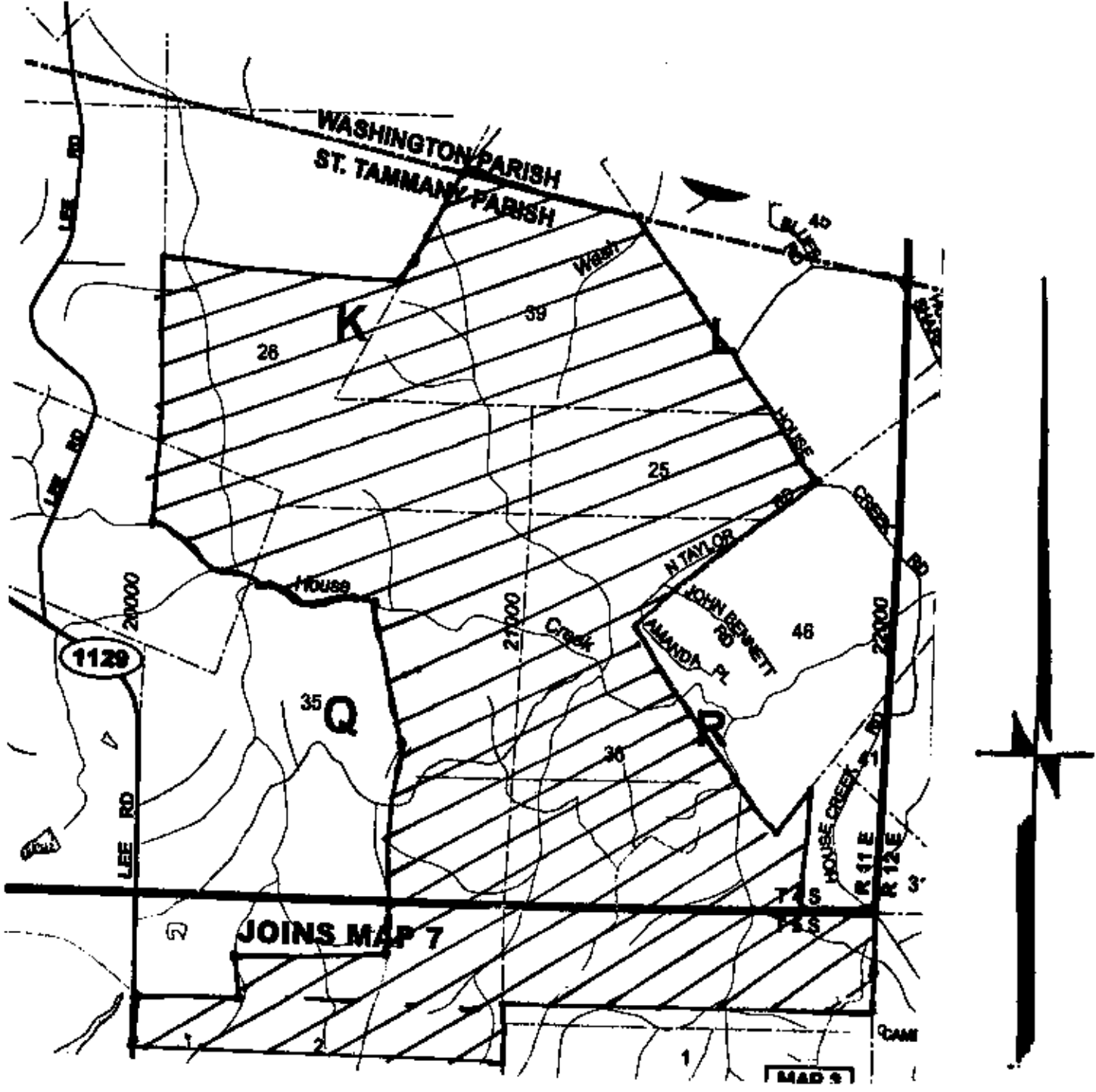
ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, being situated in Sections 1 and 2, Township 5 South, Range 11 East, and Sections 25, 26, 35, 36 and Headrights 39 and 44, Township 4 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the Section Corner common to Sections 1, 2, 11 and 12, Township 5 south, Range 11 East, go North 00 degrees 44 minutes 28 seconds West 2,294.93 feet to the Point of Beginning. From the Point of Beginning go South 89 degrees 20 minutes 55 seconds West 5,338.10 feet; thence go North 01 degrees 16 minutes 17 seconds West, 1,402.99 feet; thence go North 89 degrees 24 minutes 54 seconds East 1,444.09 feet; thence go North 00 degrees 36 minutes 55 seconds West 760.78 feet; thence go North 89 degrees 25 minutes 21 seconds East 1,431.01 feet; thence go North 00 degrees 38 minutes 17 seconds West 2,524.63 feet; thence go North 09 degrees 44 minutes 50 seconds West 2,159.11 feet; thence go South 81 degrees 55 minutes 15 seconds West 116.97 feet; thence go South 68 degrees 54 minutes 41 seconds West 191.50 feet; thence go North 78 degrees 52 minutes 29 seconds West 113.57 feet; thence go North 07 degrees 35 minutes 14 seconds West 199.90 feet; thence go North 54 degrees 09 minutes 19 seconds West 138.82 feet; thence go North 89 degrees 27 minutes 18 seconds West 121.29 feet; thence go North 86 degrees 52 minutes 48 seconds West 217.36 feet; thence go North 64 degrees 58 minutes 09 seconds West 284.46 feet; thence go North 35 degrees 41 minutes West 168.64 feet; thence go South 79 degrees 13 minutes 27 seconds West 335.21 feet; thence go North 58 degrees 25 minutes 37 seconds West 273.83 feet; thence go North 26 degrees 26 minutes 23 seconds West 145.03 feet; thence go North 46 degrees 00 minutes 39 seconds West 309.93 feet; thence go North 19 degrees 53 minutes 55 seconds West 234.50 feet; thence go North 81 degrees 58 minutes 39 seconds West 163.53 feet; thence go South 68 degrees 37 minutes 26 seconds West 137.86 feet; thence go North 02 degrees 15 minutes 14 seconds East 1,085.92 feet; thence go North 00 degrees 42 minutes 49 seconds West 1,828.47 feet; thence go North 88 degrees 53 minutes 53 seconds East 3,220.21 feet; thence go North 29 degrees 27 minutes East 2,110.47 feet; thence go South 79 degrees 12 minutes 33 seconds East 2,506.2 feet; thence go South 39 degrees 00 minutes 11 seconds East 3500.72 feet; thence go South 39 degrees 05 minutes 35 seconds East 984.83 feet; thence go South 55 degrees 54 minutes West 2,288.92 feet; thence go South 54 degrees 19 minutes 51 seconds West 1,010.40 feet; thence go south 38 degrees 15 minutes 53 seconds East 105.46 feet; thence go South 42 degrees 47 minutes 32 seconds West 194.03 feet; thence go South 13 degrees 09 minutes 20 seconds West 117.13 feet; thence go South 04 degrees 56 minutes 32 seconds West 149.36 feet; thence go South 31 degrees 26 minutes 50 seconds East 109.13 feet; thence go South 08 degrees 29 minutes 51 seconds West 14.89 feet; thence go South 66 degrees 32 minutes East 177.63 feet; thence go South 79 degrees 58 minutes 48 seconds East 32.02 feet; thence go North 84 degrees 09 minutes East 29.40 feet; thence go North 77 degrees 07 minutes East 184.68 feet; thence go North 80 degrees 19 minutes 39 seconds East 127.82 feet; thence go South 38 degrees 15 minutes 37 seconds East 514.52 feet; thence go South 38 degrees 36 minutes 11 seconds East 2,229.12 feet; thence go North 54 degrees 01 minutes East 349.61 feet; thence go North 38 degrees 18 minutes 08 second East 536.53 feet; thence go South 01 degrees 54 minutes 53 seconds West 1,314.81 feet; thence go South 00 degrees 48 minutes 27 seconds West 399.96 feet; thence go North 89 degrees 45 minutes 54 seconds East 1,007.87 feet; thence go South 01 degrees 06 minutes East 1,518.16 feet; thence go South 89 degrees 24 minutes 22 seconds West, 5,310.52 feet; thence go South 01 degrees 10 minutes 41 seconds East 1,138.91 feet; thence go South

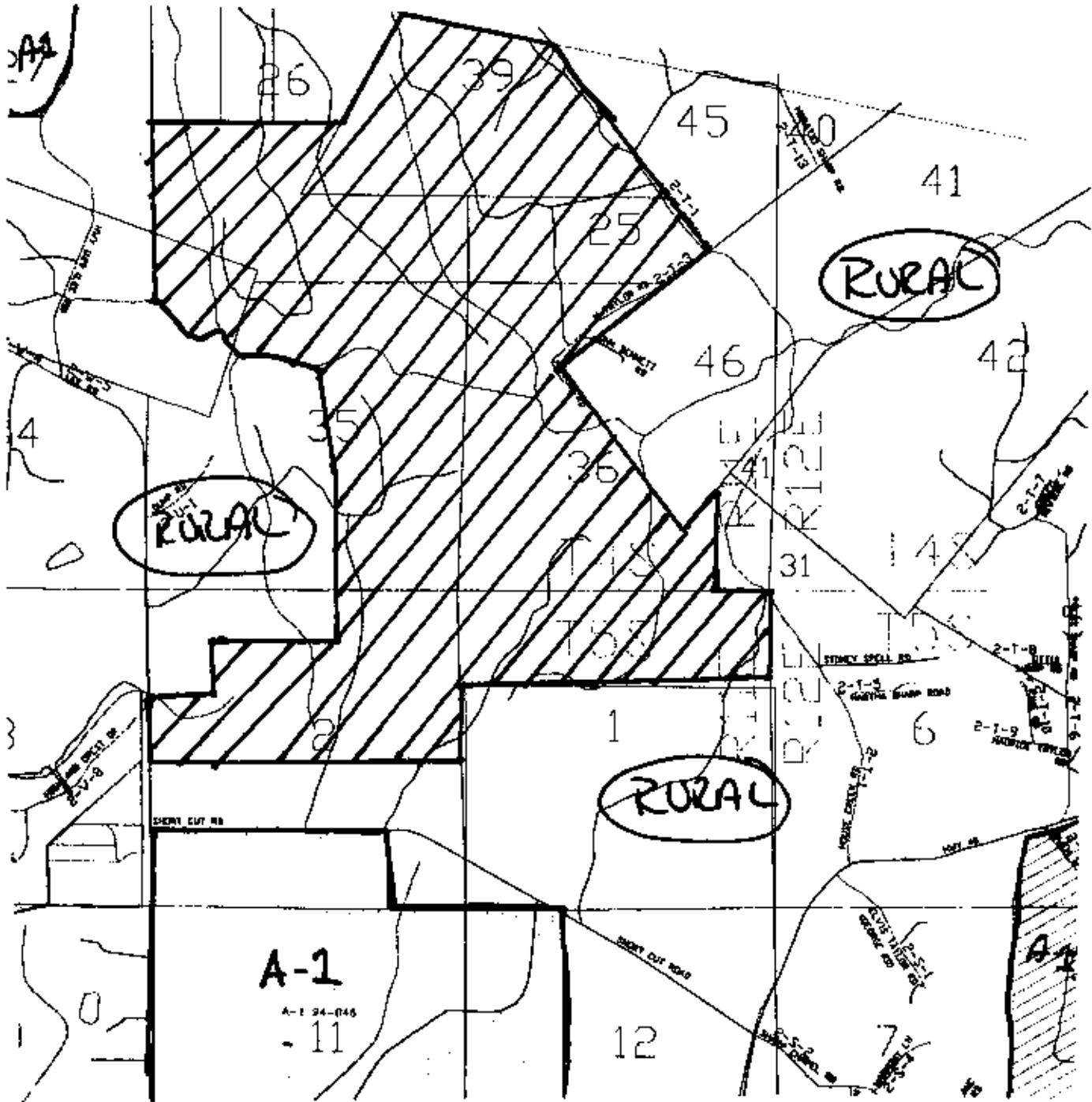
00 degrees 44 minutes 28 seconds East 328.57 feet to the Point of Beginning heretofore set.

Said property containing 1,859.82 acres, all as more fully set forth on the map and plat by John G. Cummings & Associates dated December 19, 2003.

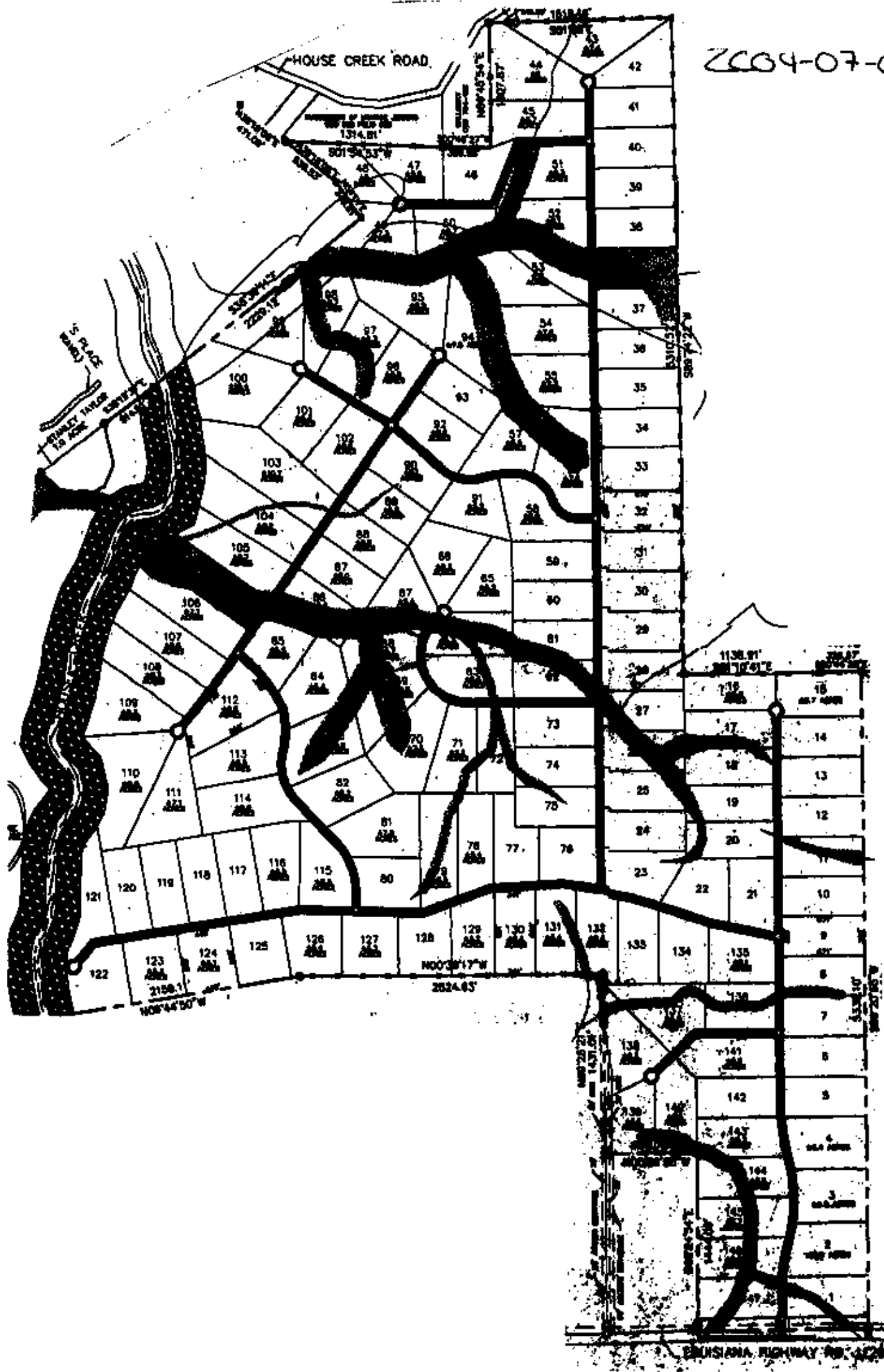
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750-70-4022



LOUISIANA HIGHWAY NO. 429