

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3229 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR. BAGERT SECONDED BY: MR. CANULETTE

ON THE 2<sup>ND</sup> DAY OF FEBRUARY, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of Airport Road, north of Chateau Drive and which property comprises a total of 8.97 acres of land more or less, from its present A-3 (Suburban) District to an A-6 (General Multiple Family Residential) District, Ward 9, District 11. (ZC05-05-031)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-05-031 has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains A-3 (Suburban ) District.

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-6 (General Multiple 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 A-3 (Suburban) District to an A-6 (General Multiple Family Residential) District (see Exhibit "A") for complete boundaries.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

Handwritten initials: J M L L L J & A /

### ZONING STAFF REPORT

**Date:** April 25, 2005  
**Case No.:** ZC05-05-031  
**Posted:** 04/12/05

**Meeting Date:** May 3, 2005  
**Determination:** Denied

#### GENERAL INFORMATION

**PETITIONER:** Tracey T. Tarleton  
**OWNER:** Slidella II, L.L.C.  
**REQUESTED CHANGE:** From A-3 (Suburban) District to A-6 (General Multiple Family Residential) District  
**LOCATION:** Parcel located on the east side of Airport Road, north of Chateau Drive; S19, T8S, R14E; Ward 9, District 11  
**SIZE:** 8.97 acres

#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

Type: Parish Road Surface: 3 lane asphalt Condition: Good

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped	City of Slidell
South	Apartments	A-6 (General Multi Family Residential) District
East	Airport	City of Slidell
West	Golf Course	A-4 (Single Family Residential) District

##### EXISTING LAND USE:

Existing development? Yes 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.

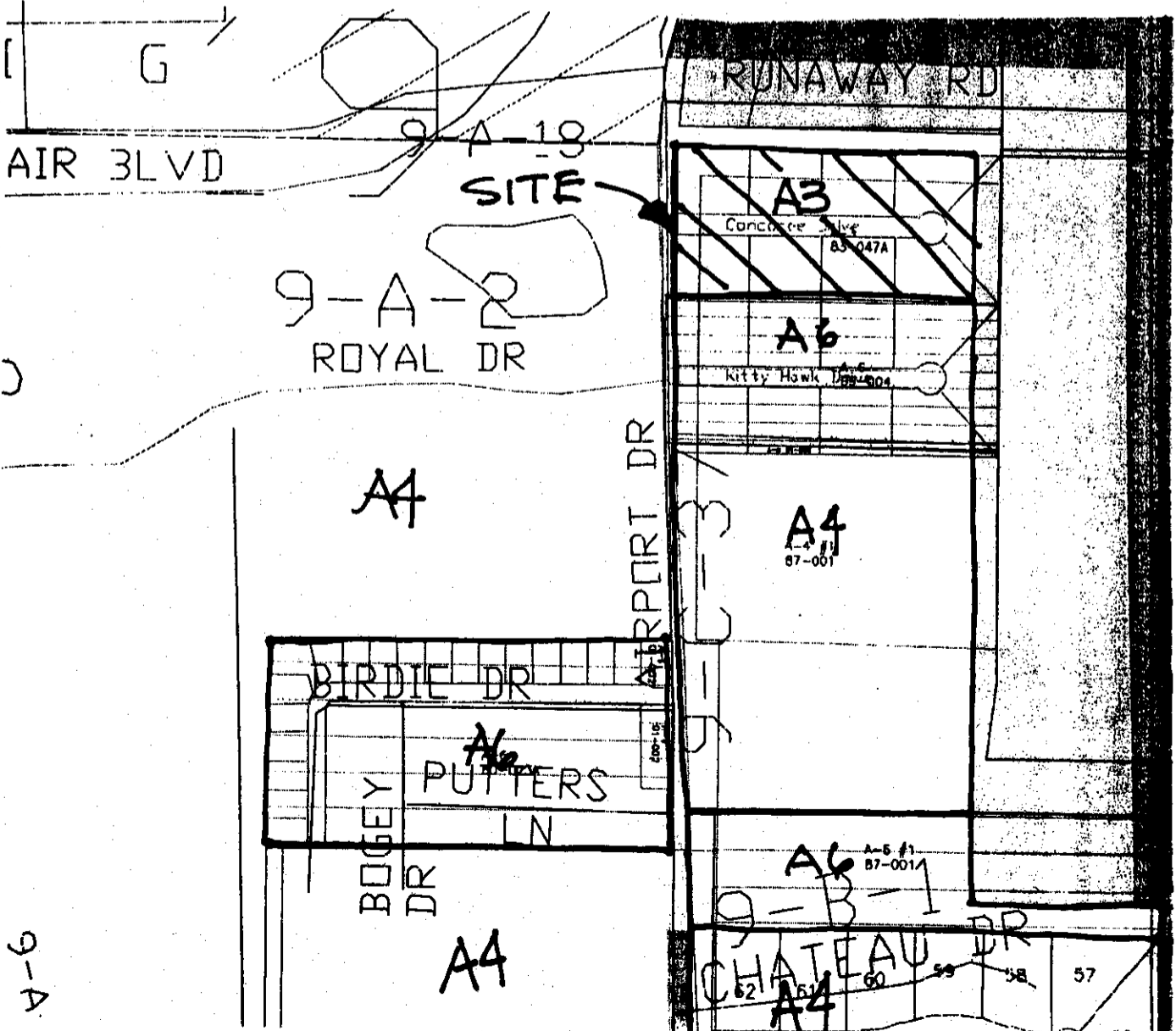
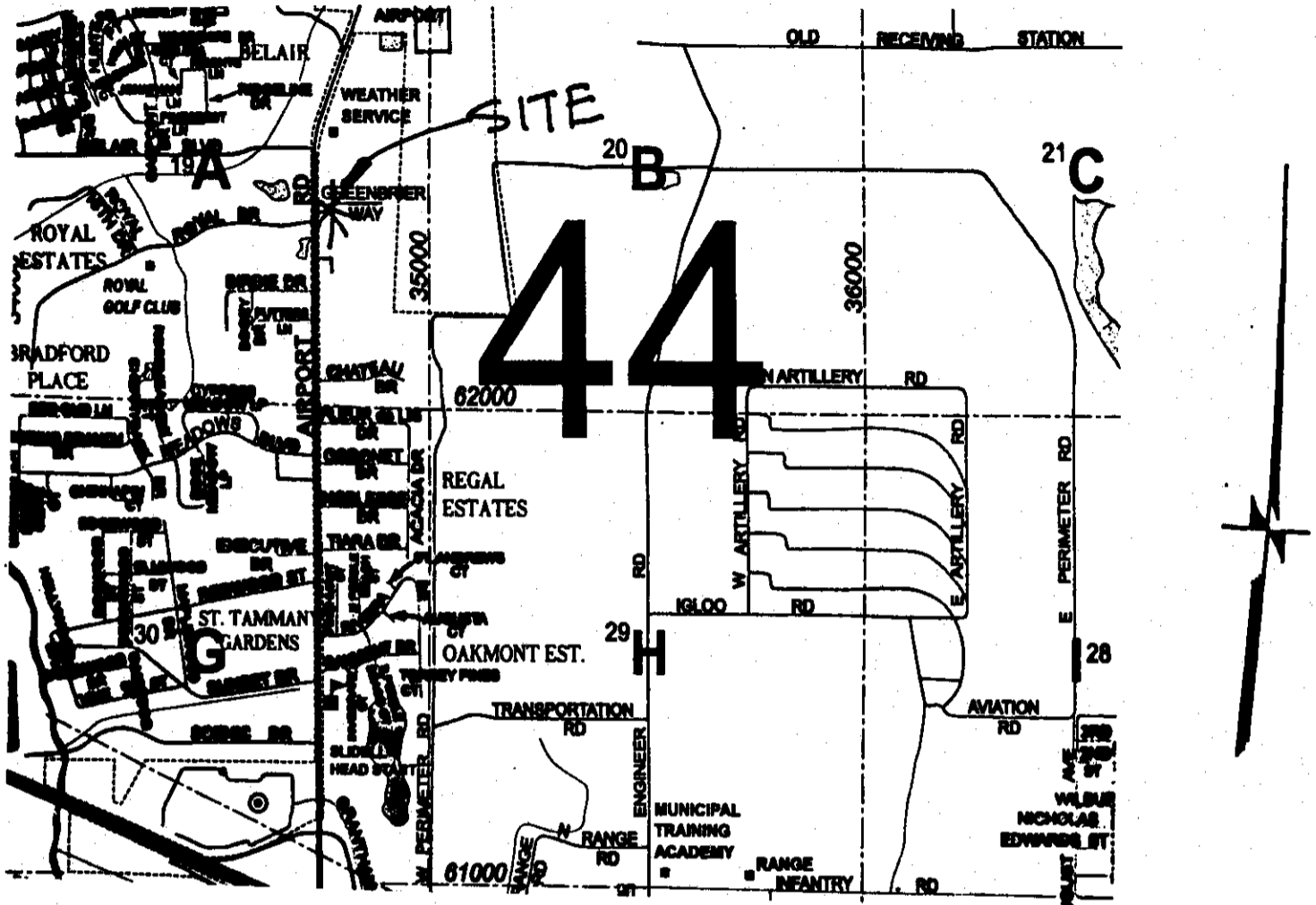
##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban) District to A-6 (General Multiple Family Residential) District. The site is located on the east side of Airport Road, north of Chateau Drive. The proposed zoning change to multi family would meet the 2025 requirements, which designate the area as "Planned Districts - coordinated development on several parcels, usually at a higher density. However, It would not meet the designation of Single Family Residential - Conservation which call for the area to include clustered single family residences at a density which is similar to the adjoining residential uses. Most of the properties along Airport Road are zoned A-4 Single Family Residential, besides a few multi family developments such as the one directly abutting the site. Staff feels that the current zoning is appropriate for the area and that the site should be developed with single family residences under the current zoning.

##### STAFF RECOMMENDATION:

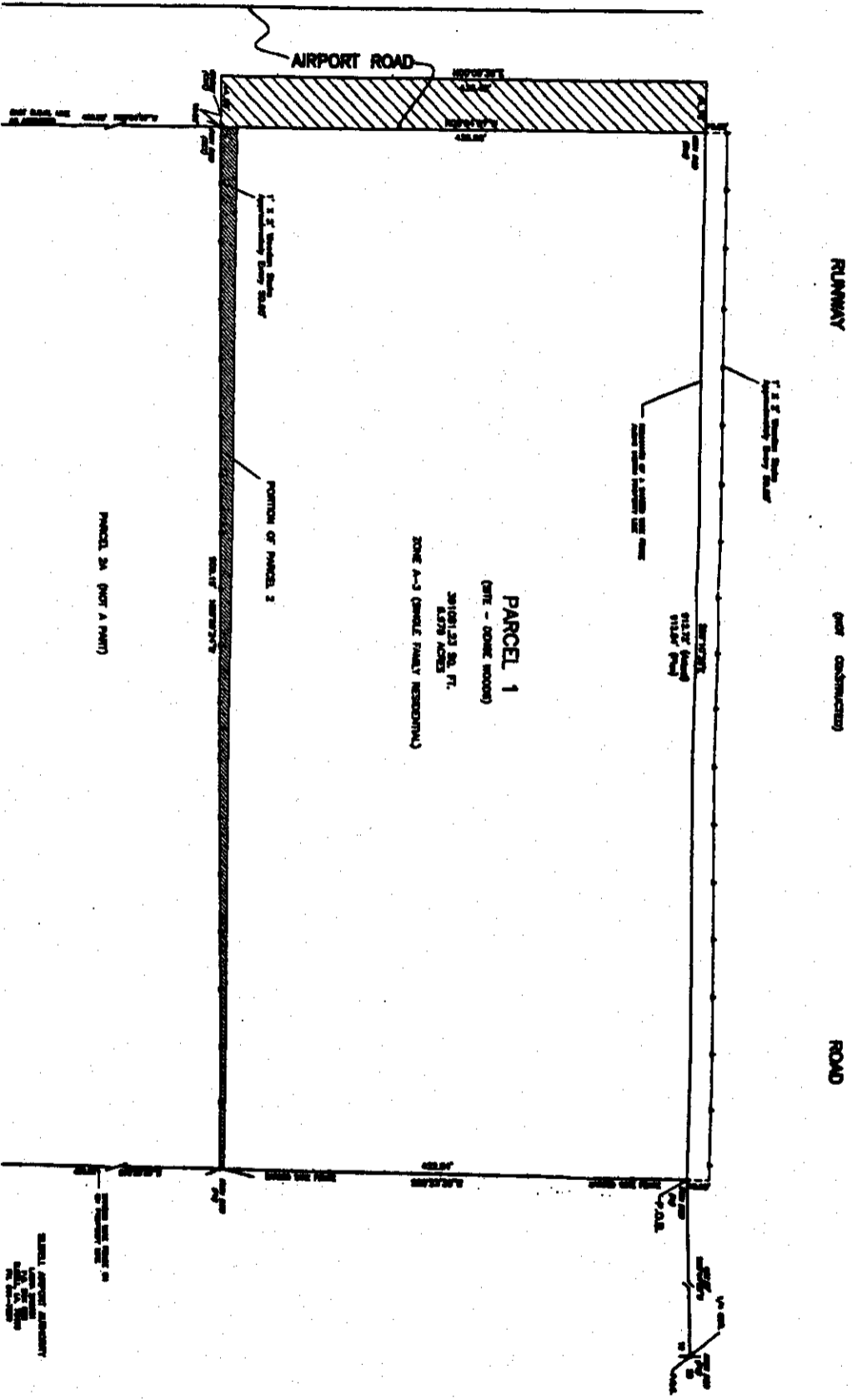
The staff recommends that the request for an A-6 (General Multiple Family Residential) District designation be denied.

**CASE NO.:** ZC05-05-031  
**PETITIONER:** Tracey T. Tarleton  
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9-A

SCALE  
1" = 100'



GENERAL NOTES

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DATE: 05/03/05  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

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*Richard W. Jenkins*



**RICHARD W. JENKINS**  
 PROFESSIONAL LAND SURVEYOR  
 10000  
 STATE OF VIRGINIA  
 LICENSE NO. 10000

**PROFESSIONAL SURVEYOR OF**  
**PARCELS 1 & 2**  
**A PORTION OF PARCEL 3**  
**IN THE COUNTY OF SPOTSYLDEN, VA.**