

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3453 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MS. BRISTER PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: MR. BILLIOT SECONDED BY: MS. BRISTER

ON THE 7TH DAY OF DECEMBER 2006

An Ordinance approving amendment of the official zoning map of St. Tammany Parish, La. , and ratifying Ordinance Cal. No. 3330, Ord. C.S. 06-1360, to reclassify a certain parcel located on the south side of LA Highway 22, east Penn's Chapel Road and which property comprises a total of 11.07 acres of land more or less, from its present C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to a PUD (Planned Unit Development) District, Ward 4, District 4. (ZC06-06-040)

Whereas, on August 3, 2006, after hearing the appeal of the Zoning Commission's recommendation of approval of the zoning change of the property referenced herein, which appeal was heard by the St. Tammany Parish Council on July 6, 2006, the St. Tammany Parish Council adopted Ordinance Calendar No. 3330, Ordinance Council Series No. 06-1360, changing the zoning classification of the property described herein, all in accordance with the plan dated August 3, 2006 and the stipulations entered into the record by counsel for the applicant.

Whereas, on December 5, 2006, the Zoning Commission of the Parish of St. Tammany held another hearing, in accordance with law, and following review of the specific plan dated August 3, 2006, Case No. ZC06-06-040, has again recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to a PUD (Planned Unit Development) District per the plan dated 8/03/06 (see attached Exhibit "A", plan dated 8/03/06, for complete boundaries and stipulations).

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

Whereas, the St. Tammany Parish Council has again found it necessary for the purpose of protecting the public health, safety and general welfare, that the above described property be designated as a PUD (Planned Unit Development) District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The change in zoning classification of the property described herein and set forth in the attached plan dated August 3, 2006 (See Attached Exhibit "A"), which zoning classification of said property was previously changed by Ordinance Calendar No. 3330, Ordinance Council Series No. 1360, is hereby confirmed to be changed from C-2 (Highway Commercial) & C-1 (Neighborhood Commercial) Districts to a PUD (Planned Unit Development) District.

SECTION II: The official zoning map of the Parish of St. Tammany shall be amended to incorporate the zoning reclassification specified in Section I hereof.

SECTION III: Rezoning of the subject property is conditioned upon meeting all Parish requirements, the stipulations and concessions entered into the record of the appeal hearings, including the agreement of developer to provide wooden fencing, bamboo and other landscaping, and installation of shutters on front and sides of third floor south facing unit balconies to limit views beyond southern property line

SECTION IV: The St. Tammany Parish Council hereby ratifies the adoption of Ordinance Calendar No. 3330, Ordinance Council Series No. 06-1360, changing the zoning classification of the property described herein, all in accordance herewith and the aforesaid ordinance.

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REPEAL: All Ordinances or parts of Ordinances, except for the ordinance being ratified herein, that are 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 _____ DAY OF _____, 2007; AND BECOMES ORDINANCE COUNCIL SERIES NO. _____.

COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: November 30, 2006

Published Adoption: _____, 2007

Delivered to Parish President: _____, 2007 at _____

Returned to Council Clerk: _____, 2007 at _____

