

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3762 ORDINANCE COUNCIL SERIES NO. _____
COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING
INTRODUCED BY: MR. DEAN SECONDED BY: MR. THOMPSON
ON THE 14TH DAY OF FEBRUARY, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF I-12, AT THE END OF THE FUTURE EXTENSION OF OCSHNER BOULEVARD AND WHICH PROPERTY COMPRISES A TOTAL OF 14.66 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO AN A-6 (GENERAL MULTI FAMILY RESIDENTIAL) DISTRICT, WARD 1, DISTRICT 1. (ZC07-12-082)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-12-082, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains SA (Suburban Agricultural) 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 Multi Family Residential) District (see Exhibit "A") for complete boundaries.

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 SA (Suburban Agricultural) District to a n A-6 (General Multi 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC07-12-082

3762

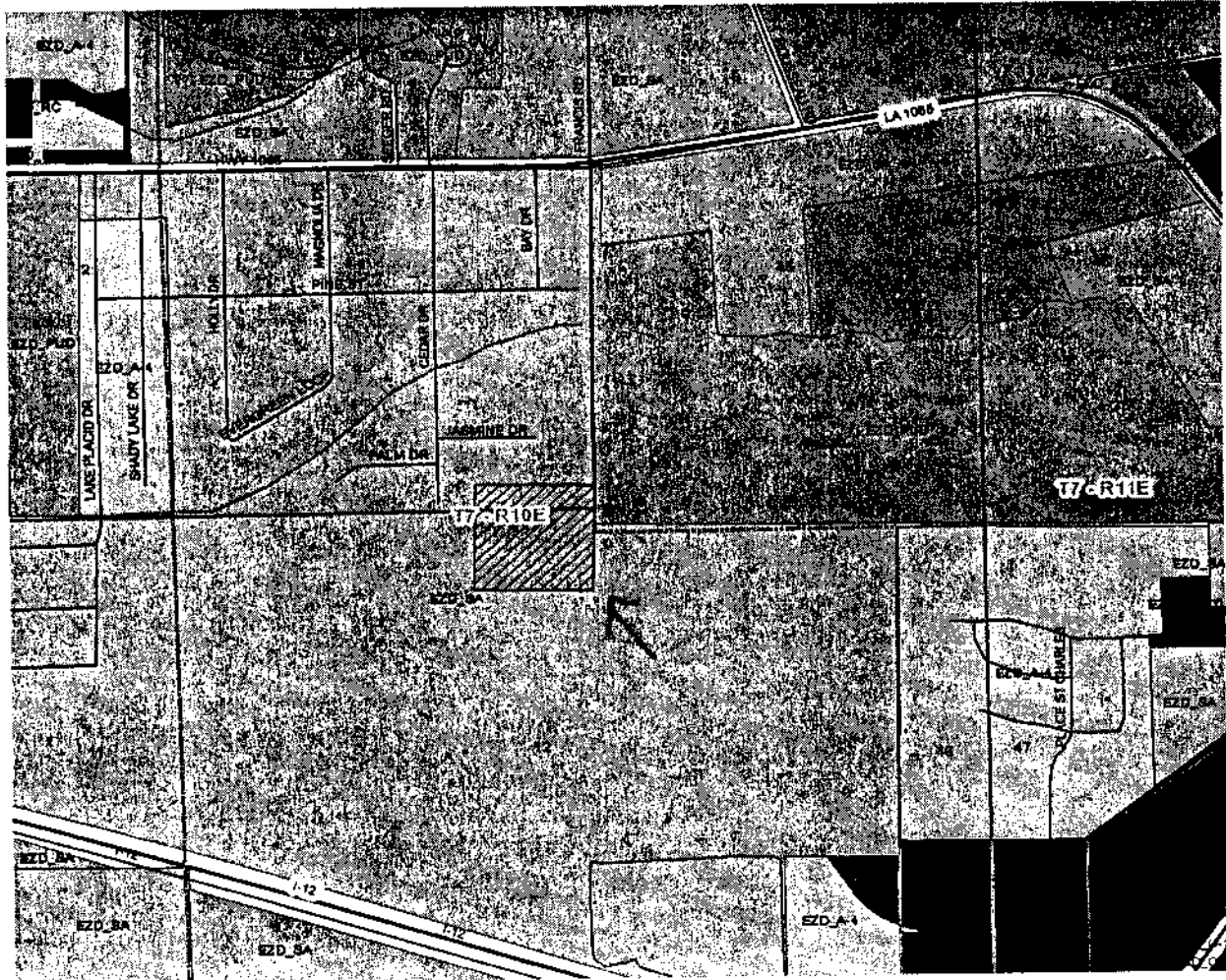
A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 89 DEGREES 17 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 14 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 1185.42 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 01 DEGREES 19 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 619.37 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 04 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 800.00 FEET TO A POINT; THENCE RUN NORTH 01 DEGREES 19 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 800.00 FEET TO A POINT; THENCE RUN 89 DEGREES 04 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 800.00 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 19 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 180.63 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 14.68 ACRES MORE OR LESS.

CASE NO.: ZC07-12-082 3762
PETITIONER: PPQ Devel/Jeff Schoen
OWNER: All State Financial Co.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-6 (General Multi Family Residential) District
LOCATION: Parcel located on the north side of I-12, at the end of the future extension of Oshner Blvd. ; S12, T7S, R10E; Ward 1, District 1
SIZE: 14.66 acres



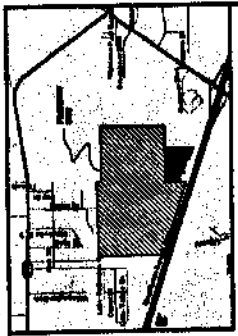


STATE OF LOUISIANA
 PROFESSIONAL LAND SURVEYOR - PLANS - COMMERCIAL
 JOHN E. BORNEAU & ASSOCIATES, INC.
 1001 PINE BLVD., SUITE 200, MONROE, LA 70132
 (504) 281-1111

DATE	DESCRIPTION	BY

WAINER BROTHERS
 Survey for
SITE MAP OF A 281.88 ACRES & A 14.68 ACRE PARCEL OF LAND SITUATED IN 12-T-7-S, R-10-E ST. TAMMANY PARISH, STATE OF LOUISIANA

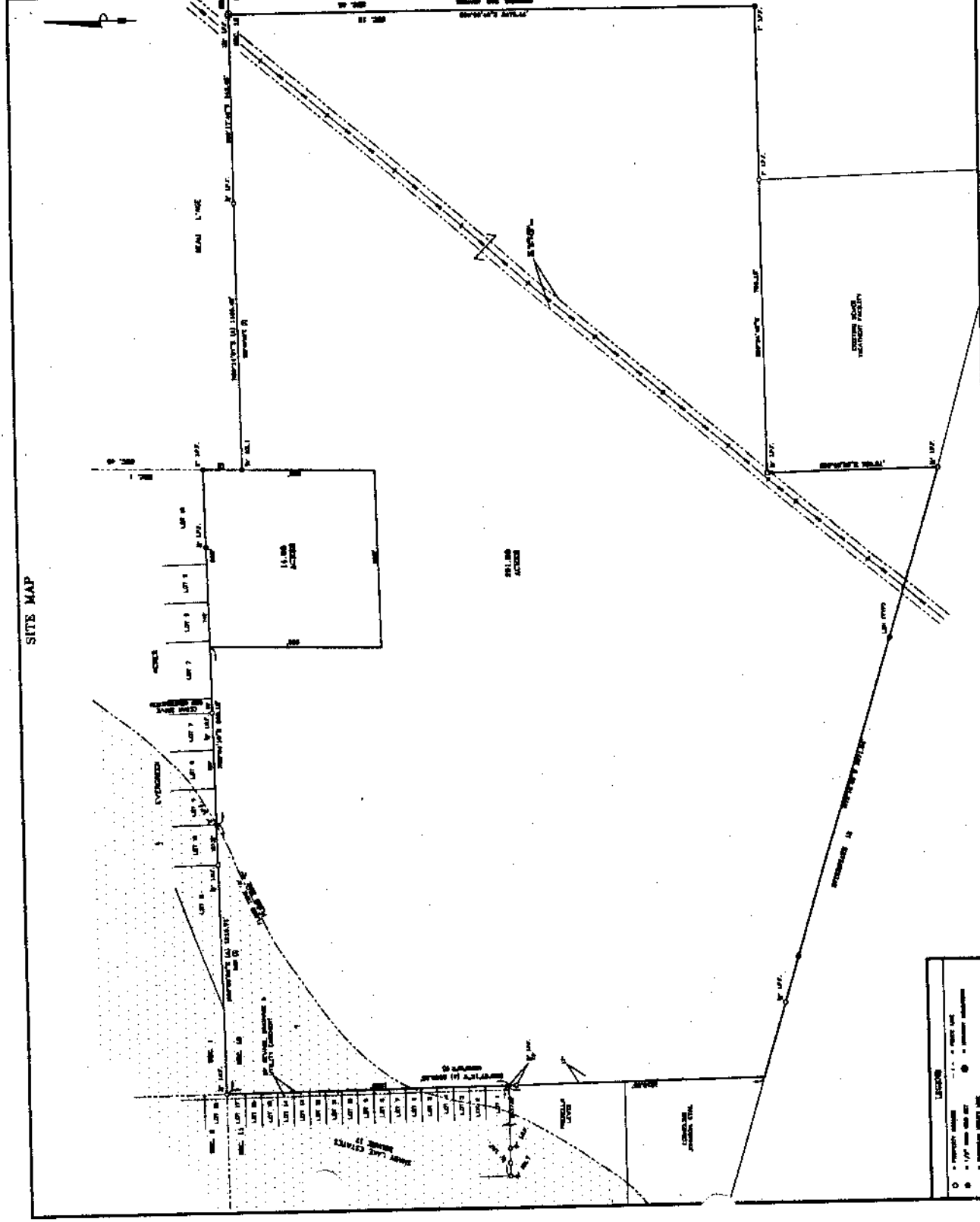
1
 SHEET NUMBER



280-12-002

GENERAL NOTES
 1. THIS SITE MAP WAS PREPARED FROM THE SURVEY DATA AND PLANS SUBMITTED TO THE STATE OF LOUISIANA BY WAINER BROTHERS.
 2. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1904 AND THE SURVEYING ACT OF 1967.
 3. THE SURVEY WAS CONDUCTED USING THE FOLLOWING INSTRUMENTS: TOTAL STATION, DISTANCE MEASUREMENT, AND PHOTOGRAMMETRY.
 4. THE SURVEY WAS CONDUCTED ON THE FOLLOWING DATE: 12/12/02.
 5. THE SURVEY WAS CONDUCTED BY JOHN E. BORNEAU & ASSOCIATES, INC.

JOHN E. BORNEAU & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYOR - PLANS - COMMERCIAL
 1001 PINE BLVD., SUITE 200, MONROE, LA 70132
 (504) 281-1111



LEGEND

○	PROPERTY CORNER
●	PROPERTY CENTER
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DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Kevin Davis
 Parish President
 Ord. Cal. No 3762

Handwritten: Tabled 1/17/08

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 12/5/07

(Reference Case Number)

Handwritten: ZC 07-12-082
 PPQ Development

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
 SIGNATURE

Handwritten signature of Jeffrey D. Schoen Attorney for Petitioner

(SIGNATURE)

Jeffrey D. Schoen

P. O. Box 1810

Covington, LA 70433

PHONE #: 985-892-4801

ZC07-12-082

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	A-6 (General Multi Family Residential) District
Acres:	14.66 acres
Petitioner:	PPQ Devel/Jeff Schoen
Owner:	All State Financial Co.
Location:	Parcel located on the north side of I-12, at the end of the future extension of Oshner Blvd. , S12, T7S, R10E, Ward 1, District 1
Council District:	1

ZONING STAFF REPORT

Date: December 3, 2007
Case No.: ZC07-12-082
Posted: 11/19/07

Meeting Date: December 4, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: PPQ Devel/Jeff Schoen
OWNER: All State Financial Co.
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-6 (General Multi Family Residential) District
LOCATION: Parcel located on the north side of I-12, at the end of the future extension of Oshner Blvd. ; S12, T7S, R10E; Ward 1, District 1
SIZE: 14.66 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Undeveloped/Future Retirement Community	PUD (Planned Unit Development) District
West	Undeveloped	SA (Suburban Agricultural) 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 SA (Suburban Agricultural) District to A-6 (General Multi Family Residential) District. The site is proposed to be developed with an apartment complex. At this time, there is not access to the site, and it is surrounded by undeveloped land and residential uses. The 2025 future land use plan designates the area to be developed with single family residential uses. At this time, there is no compelling reasons to recommend approval of the requested zoning change, considering that the site is surrounded by undeveloped land and single family residential lots zoned SA (Suburban Agricultural) District. Note that after the completion of the extension of Oshner Blvd. and the adoption of the comprehensive rezoning, the requested zoning change of the site may be appropriate for the area.

STAFF RECOMMENDATION:

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