

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4837

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. THOMPSON

ON THE 7 DAY OF JULY , 2012

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH OF LA HIGHWAY 1085, WEST OF ROUSSEAU ROAD AND WHICH PROPERTY COMPRISES A TOTAL 85.311 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) & TND-1 (TRADITIONAL NEIGHBORHOOD DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), A-8 (MULTI FAMILY RESIDENTIAL DISTRICT) & HC-1 (HIGHWAY COMMERCIAL DISTRICT). (WARD 1, DISTRICT 3) (ZC12-06-050)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-06-050, 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-3 (Suburban District) & TND-1 (Traditional Neighborhood District) to an A-4 (Single Family Residential District), A-8 (Multi Family Residential District) & HC-1 (Highway Commercial 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-4 (Single Family Residential District), A-8 (Multi Family Residential District) & HC-1 (Highway Commercial 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) & TND-1 (Traditional Neighborhood District) to an A-4 (Single Family Residential District), A-8 (Multi Family Residential District) & HC-1 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF AUGUST, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-06-050

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in Section 37, Township 6 South, Range 10 East and Section 45, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana and more fully described as follows, by reference to the survey of Fontcuberta Surveys, Incorporated dated May 5, 2003, revised thereafter if applicable, as follows, to wit:

Commence at the Section Corner common to Sections 36 and 37, Township 6 South, Range 10 East and Sections 1 and 45, Township 7 South, Range 10 East, being the POINT OF BEGINNING.

From the POINT OF BEGINNING, measure North 00 degrees 00 minutes 50 seconds West, a distance of 1317.14 feet to a point; thence measure North 01 degrees 13 minutes 34 seconds West, a distance of 1114.95 feet to a point; thence measure North 89 degrees 39 minutes 45 seconds East, a distance of 605.75 feet to a point;

thence measure South 00 degrees 26 minutes 25 seconds East, a distance of 2049.08 feet to a point; thence measure South 03 degrees 21 minutes 24 seconds East, a distance of 61.74 feet to a point; thence measure South 11 degrees 00 minutes 32 seconds East, a distance of 72.09 feet to a point; thence measure South 13 degrees 45 minutes 26 seconds East, a distance of 447.05 feet to a point; thence measure South 14 degrees 56 minutes 10 seconds East, a distance of 173.05 feet to a point; thence measure South 15 degrees 19 minutes 25 seconds East, a distance of 1081.18 feet to a point; thence measure South 17 degrees 56 minutes 56 seconds East, a distance of 210.58 feet to a point; thence measure South 19 degrees 16 minutes 29 seconds East, a distance of 985.86 feet to a point located on the Northern right of way line of Highway 1085; thence measure along the Northern right of way line of Highway 1085, South 80 degrees 20 minutes 40 seconds West, a distance of 1364.32 feet to a point; thence measure in a Westerly direction along the Northern right of way line of Highway 1085 along the arc of a curve to the right having a radius of 1110.76 feet, a distance of 95.97 feet to a point; thence leaving said highway right of way line, measure North 00 degrees 01 minutes 51 seconds West, a distance of 2762.01 feet back to the POINT OF BEGINNING, containing 97.42 acres, more or less gross area or 95.68 acres, net area.

LESS AND EXCEPT:

A certain piece or parcel of ground situated in Section 45, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 1 and 45, Township 7 South, Range 10 East, and Sections 36 and 37, Township 6 South, Range 10 East, thence measure South 00 degrees 01 minutes 51 seconds East, a distance of 1492.57 feet to the POINT OF BEGINNING.

From the Point of Beginning, measure North 89 degrees 58 minutes 09 seconds East, a distance of 400.00 feet to a point; thence measure South 00 degrees 01 minutes 51 seconds East, a distance of 800.00 feet to a point; thence measure South 80 degrees 20 minutes 40 seconds West, a distance of 405.71 feet to a point; thence measure North 00 degrees 01 minutes 51 seconds West, a distance of 867.83 feet back to the Point of Beginning, containing 7.658 acres.

LESS AND EXCEPT:

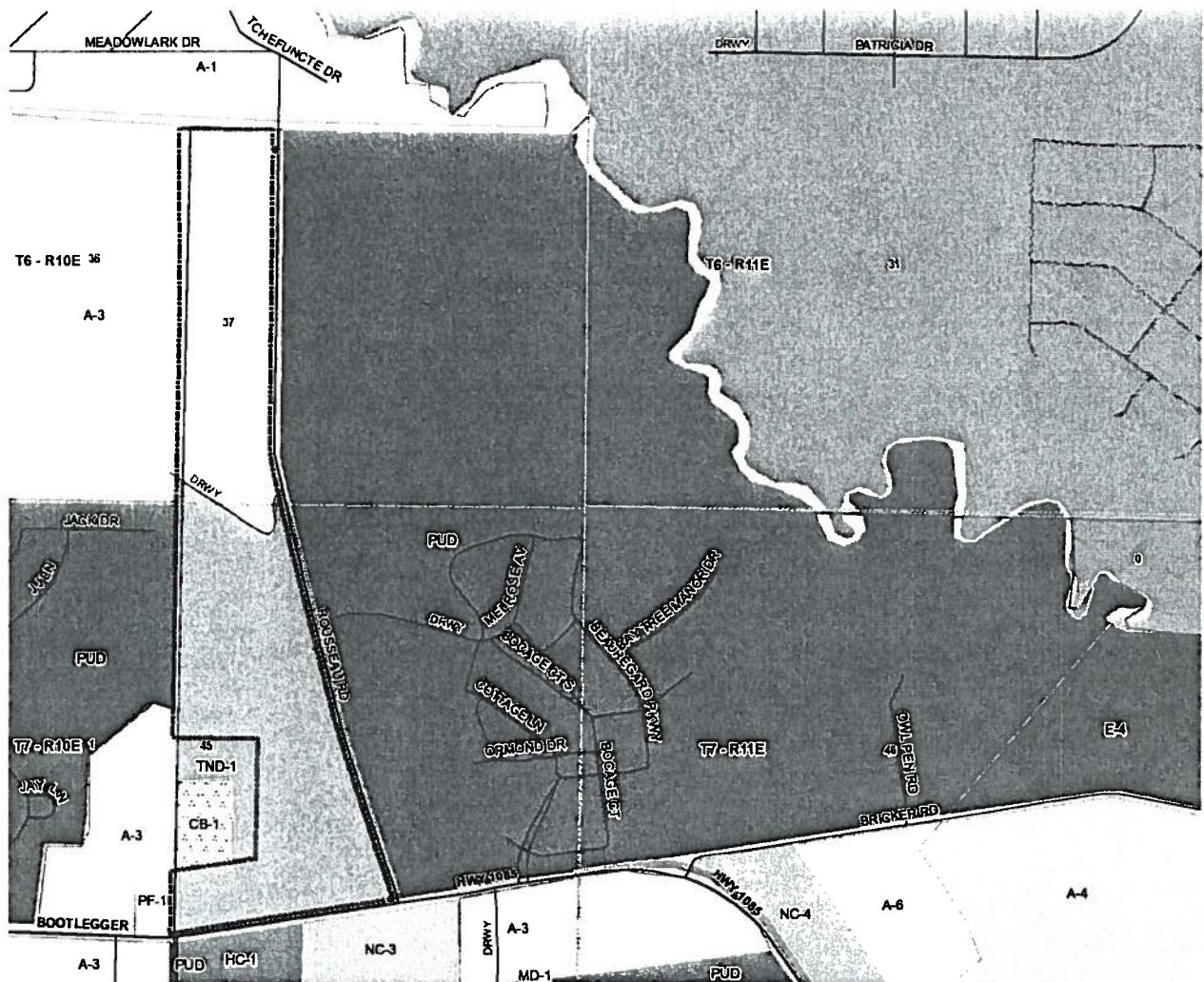
A certain piece or portion of ground situated Section 45, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and more fully described as follows:

Commence at the Section Corner common to Sections 1 and 45, Township 7 South, Range 10 East, and Sections 36 and 37, Township 6 South, Range 10 East; thence measure South 00 degrees 01 minutes 51 seconds East, a distance of 1492.57 feet to a

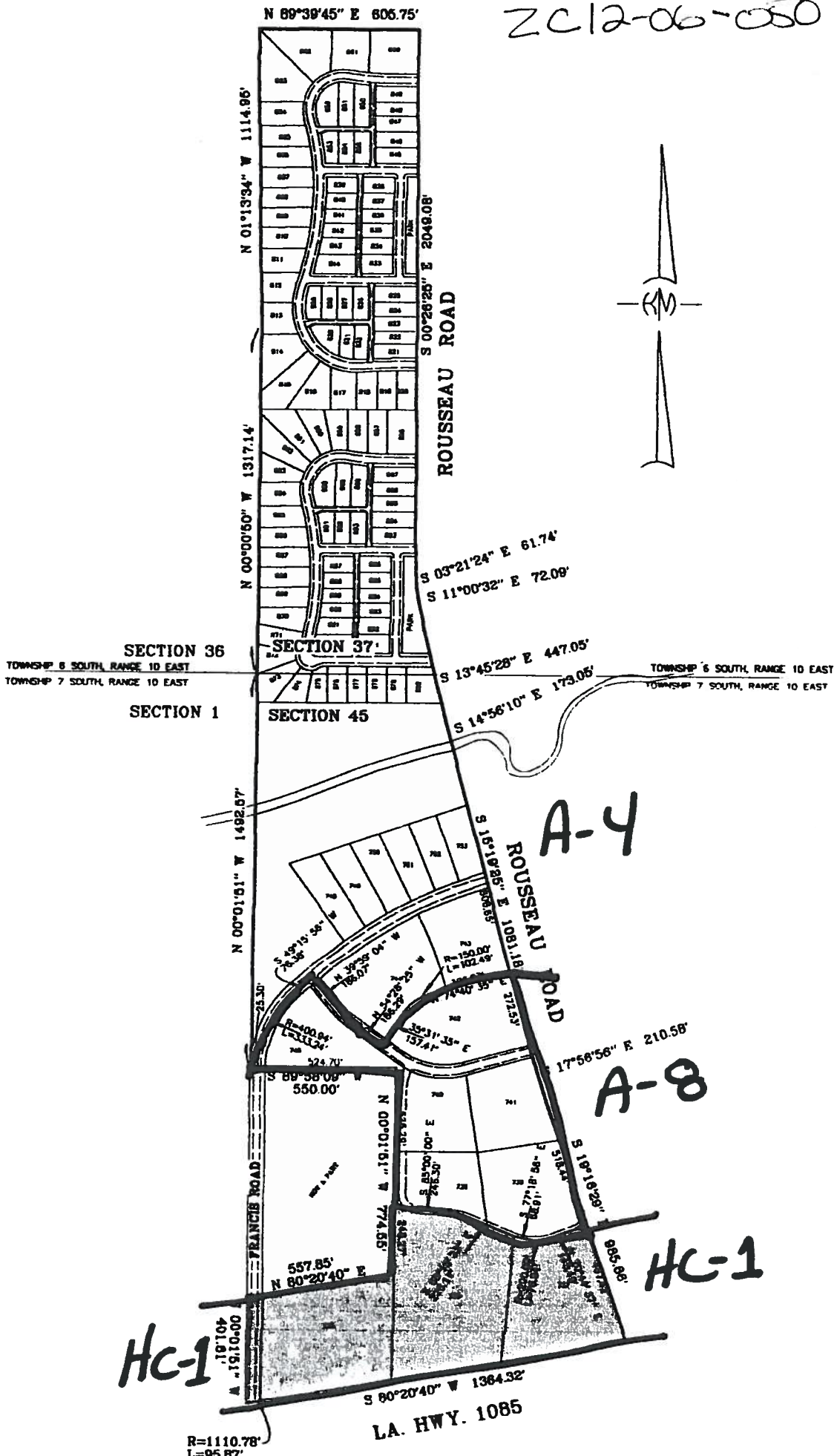
point; thence measure North 89 degrees 58 minutes 09 seconds East, a distance of 400.00 feet to the Point of Beginning.

From the Point of Beginning, continue North 89 degrees 58 minutes 09 seconds East, a distance of 150.00 feet to a point; thence measure South 00 degrees 01 minutes 51 seconds East, a distance of 774.56 feet to a point; thence measure South 80 degrees 20 minutes 40 seconds West, a distance of 152.14 feet to a point; thence measure North 00 degrees 01 minutes 51 seconds West, a distance of 800.00 feet back to the Point of Beginning, containing 2.711 acres.

CASE NO.: ZC12-06-050
PETITIONER: Paul J. Mayronne
OWNER: Rousseau Group, LLC
REQUESTED CHANGE: From A-3 & TND-1 (Traditional Neighborhood District) to A-4 (Single Family Residential District), A-8 (Multi Family Residential District) & HC-1 (Highway Commercial District)
LOCATION: Parcel located on the north of LA Highway 1085, west of Rousseau Road; S37, T6S, R10E & S45, T7S, R10E; Ward 1, District 3
SIZE: 85.311 acres



ZC12-06-050



- = PROPOSED A-4 ZONING (57.73 ACRES)
- = PROPOSED A-8 ZONING (14.40 ACRES)
- = PROPOSED HC-1 ZONING (14.92 ACRES)

PRELIMINARY PLAN

SKETCH OF PARCELS
 PROPOSED REZONING OF 87.05 ACRES
 IN SECTION 37 T-6-S, R-10-E, &
 SECTION 45 T-7-S, R-10-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LOUISIANA.

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 400'	DATE: 05-24-12
DRAWN: DRJ	JOB NO.: 09-171
REVISED:	

Administrative Comment

ZONING STAFF REPORT

Date: May 29, 2012

Case No.: ZC12-06-050

Posted: 05/10/12

Meeting Date: June 5, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Paul J. Mayronne
OWNER: Rousseau Group, LLC
REQUESTED CHANGE: From A-3 & TND-1 (Traditional Neighborhood District) to A-4 (Single Family Residential District), A-8 (Multi Family Residential District) & HC-1 (Highway Commercial District)
LOCATION: Parcel located on the north of LA Highway 1085, west of Rousseau Road; S37, T6S, R10E & S45, T7S, R10E; Ward 1, District 3
SIZE: 85.311 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State & 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	Undeveloped & Residential	A-1 Suburban District
South	Undeveloped	HC-1 Highway Commercial District & NC-3 Lodging District
East	Undeveloped	PUD Planned Unit Development Overlay
West	Commercial, Residential & Undeveloped	CB-1 Community Based Facilities District, PUD Planned Unit Development Overlay & A-3 Suburban 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 A-3 (Suburban District) & TND-1 (Traditional Neighborhood District) to A-4 (Single Family Residential District), A-8 (Multi Family Residential District) & HC-1 (Highway Commercial District). The site is located on the north of LA Highway 1085, west of Rousseau Road. The 2025 future land use plan designates the site to be developed as a Planned Districts, which would include Single Family Residential uses & Conservation area. Note that a request for a PUD Overlay (ZC04-10-083) has also been submitted for the site. Staff does not have any objection to the request considering that it meets the objectives of the 2025 future land use plan (see attached map showing the requested zoning).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 (Single Family Residential District), A-8 (Multi Family Residential District) & HC-1 (Highway Commercial District) designation be approved.