

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5533

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BELLISARIO

ON THE 4 DAY OF FEBRUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF DIAMOND B RANCH ROAD, SOUTH OF PINE STREET EXTENSION AND WHICH PROPERTY COMPRISES A TOTAL OF 18.46 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN AT-1 (ANIMAL TRAINING HOUSING DISTRICT), (WARD 9, DISTRICT 9. (2015-81-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-81-ZC, 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-1 (Suburban District) to an AT-1 (Animal Training Housing 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 AT-1 (Animal Training Housing 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-1 (Suburban District) to an AT-1 (Animal Training Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JANUARY 28, 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

EXHIBIT "A"

2015-81-ZC

1. A parcel located in Section 9, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana being more fully described as follows:

From the Section corner common to Sections 3, 4, 9 and 10 proceed North 89° 35' 56" West a distance of 1325.74 feet to a point; thence proceed South 00° 22' 41" East a distance of 447.33 feet to a point; thence proceed North 87° 24' 05" East a distance of 445.61 feet to the point of beginning.

From the point of beginning proceed South 00° 59' 07" West a distance of 800.76 feet to a point; thence proceed North 87° 24' 26" East a distance of 454.07 feet to a point; thence proceed North 00° 59' 07" East a distance of 800.76 feet to a point; thence proceed South 87° 24' 05" West a distance of 445.61 feet to the point of beginning. (East side of TRT Lease)"

2. A parcel located in Section 9, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana being more fully described as follows:

From the Section corner common to Sections 3, 4, 9 and 10 proceed North 89 degrees 35' 56" West a distance of 1325.74 feet to a point; thence proceed South 00 degrees 22' 41" East a distance of 447.33 feet to a point to be called the point of beginning:

From the point of beginning proceed South 00 degrees 22' 41" West a distance of 1387.55 feet to a point; thence proceed North 88 degrees 48' 29" East a distance of 150 feet to a point; thence proceed North 01 degree 11' 31" West a distance of 600 feet to a point; thence proceed North 87 degrees 24' 26" East a distance of 304.07 feet to a point; thence proceed North 00 degrees 59' 07" East a distance of 800.76 feet to a point; thence proceed South 87 degrees 24' 05" West a distance of 445.61 feet to the point of beginning. (West side of TRT Lease)

3. A parcel of land located in Section 9, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Section Corner common to Sections 3, 4, 9 and 10, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, go North 89 degrees 35 minutes 56 seconds West a distance of 415.63 feet to a point; thence go South 00 degrees 59 minutes 07 seconds East a distance of 447.33 feet to a point; thence continue South 00 degrees 59 minutes 07 seconds West a distance of 800.76 feet to a point, serving as the Point of Beginning.

From the Point of Beginning, thence go South 01 degrees 23 minutes 24 seconds East a distance of 193.68 feet to an iron; thence go South 83 degrees 37 minutes 58 seconds West a distance of 388.20 feet to an iron; thence go North 01 degrees 23 minutes 14 seconds West a distance of 219.24 feet to an iron; thence go North 87 degrees 24 minutes 26 seconds East a distance of 386.81 feet back to the Point of Beginning.

Case No.: 2015-81-ZC

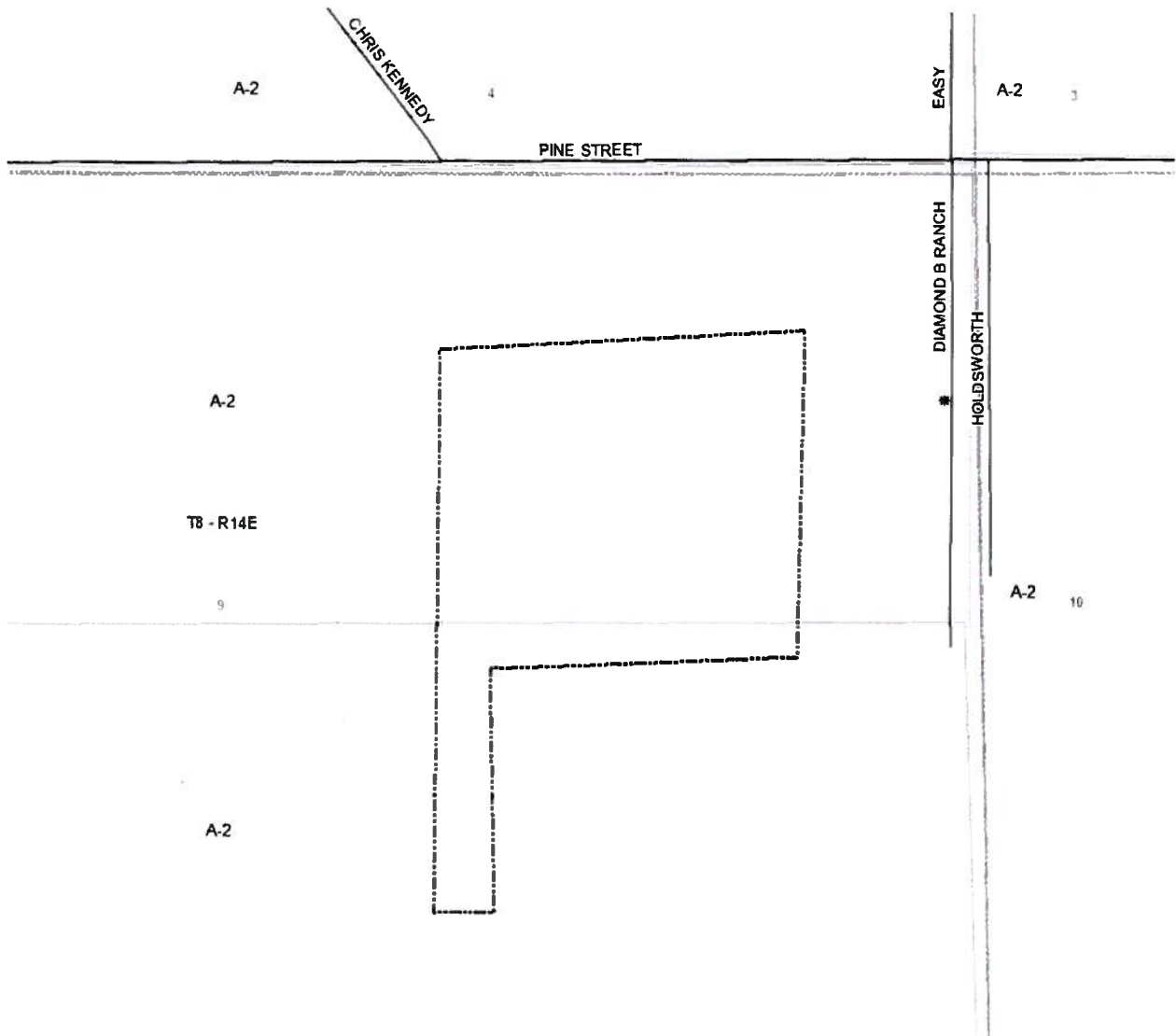
PETITIONER: Jeff Schoen

OWNER: Christie L. Boyet

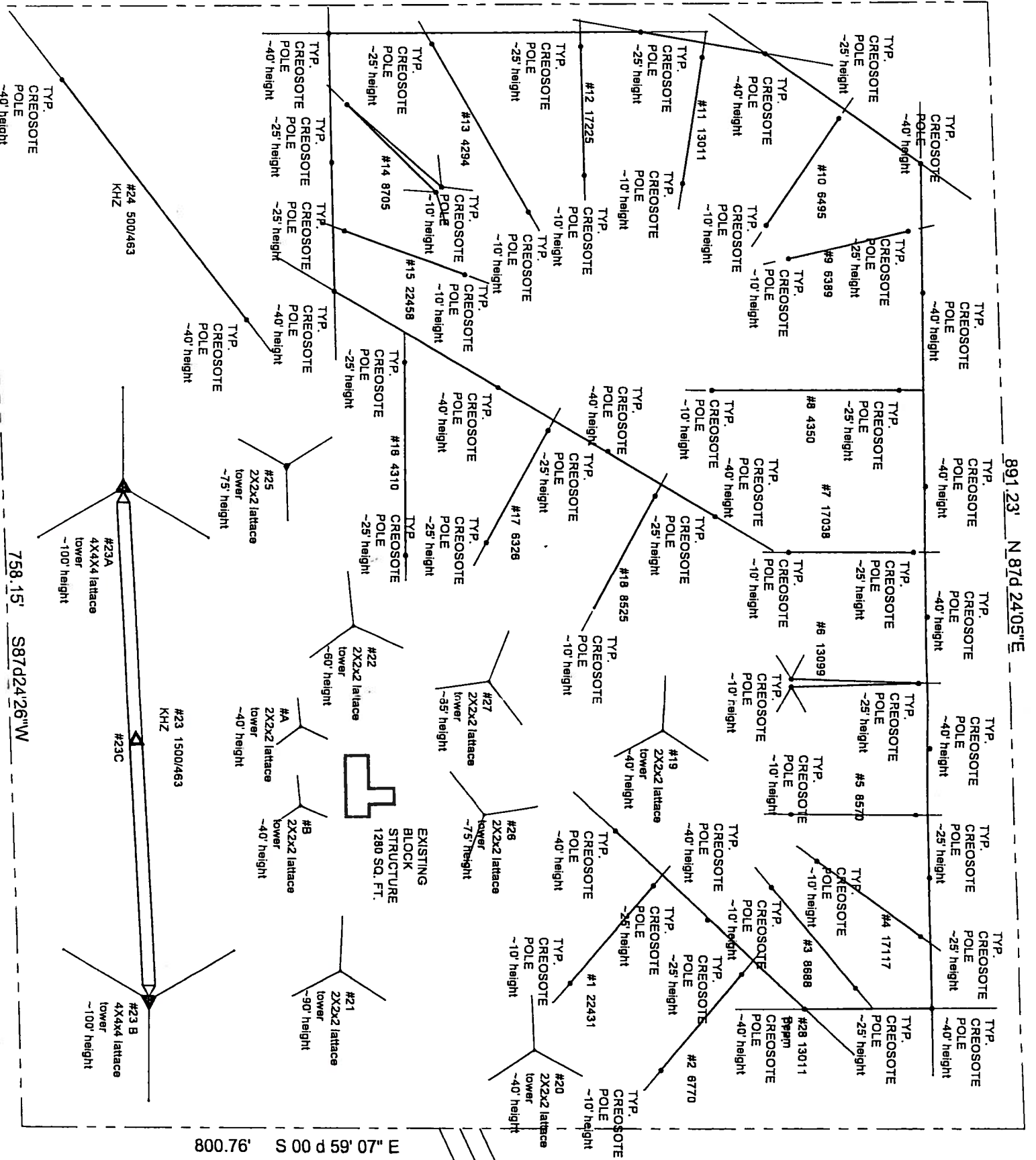
REQUESTED CHANGE: From A-1 Suburban District to AT-1 Animal Training District

LOCATION: Parcel located on the west side of Diamond B Ranch Road, south of Pine Street Extension; S11, T8S, R14E; Ward 9, District 9

SIZE: 18.46 acres



2015-81-2C



**SITE INFO**  
**18.46 ACRES**  
**Center of Site**  
**30d 22' 12" N**  
**89d 47' 26" W**

30' ACCESS  
 EASEMENT  
 FROM  
 DIAMOND B  
 RANCH ROAD

**SITE PLAN  
 OR  
 IFCC**

**PEARL RIVER**  
 64493 DIAMOND B RANCH  
 ST. TAMMANY PARISH • LOUISIANA

**McBride Hess Design Group, P.A.**  
 1073 Ballad Court, Raleigh, North Carolina 27615  
 Telephone: 919 954 8200 Fax: 919 954 8299  
 E-mail: info@mcbridehess.com

Landscape Architecture  
 Site Planning

NO.	DATE	REVISIONS
1	12/14/15	ISSUED FOR PERMITS

2015-81-ZC

CHRIS KENNEDY

PINE STREET

EASY

HOLDSWORTH

DIAMOND B RANCH

POWERLINE

65081

65062

65035

65020

36511

T8-C-R14E

36692

64546

64524

36692

64500

36424

A-2

10

37006

37017

820 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 12/28/2015  
Case No.: 2015-81-ZC  
Posted: 12/16/2015

Meeting Date: 1/5/2016  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: Christie L. Boyet

REQUESTED CHANGE: From A-1 Suburban District to AT-1 Animal Training District

LOCATION: Parcel located on the west side of Diamond B Ranch Road, south of Pine Street Extension; S11, T8S, R14E; Ward 9, District 9

SIZE: 18.46 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish                      Road Surface: 2 lane asphalt & access easement                      Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	Undeveloped
South	Undeveloped/Vacant	Undeveloped/Vacant
East	Undeveloped/Residential	Undeveloped
West	Undeveloped	Undeveloped

EXISTING LAND USE:

Existing development: Yes                      Multi occupancy development: No

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 an 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-1 Suburban District to AT-1 Animal Training District. This site is located on the west side of Diamond B Ranch Road, south of Pine Street Extension. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The site is currently developed with multiple cellular towers. The objective of the request is to bring the use of the site in compliance with the appropriate zoning. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-1 Animal Training District designation be approved.