

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5531

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 U S HIGHWAY 190 FRONTAGE ROAD, SOUTH OF FONTAINEBLEAU DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 27,565 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), (WARD 4, DISTRICT 4). (2015-38-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-38-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 CB-1 (Community Based Facilities District) to an NC-4 (Neighborhood Institutional 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 NC-4 (Neighborhood Institutional 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 CB-1 (Community Based Facilities District) to an NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2015-38-ZC

ALL THAT CERTAIN PARCEL OF GROUND SITUATED IN THE BEAU CHENE GOLF COURSE, KNOWN AS PARCEL A, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 27, 34 AND 37 GO NORTH 45 DEGREES 22 MINUTES 57 SECONDS EAST A DISTANCE OF 120.02 FEET; THENCE NORTH 81 DEGREES 44 MINUTES 27 SECONDS WEST A DISTANCE OF 272.90 FEET; THENCE NORTH 08 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 517.93 FEET; THENCE SOUTH 81 DEGREES 44 MINUTES 27 SECONDS EAST A DISTANCE OF 158.15 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 08 DEGREES 15 MINUTES 33 SECONDS EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 81 DEGREES 44 MINUTES 27 SECONDS EAST A DISTANCE OF 275.00 FEET; THENCE SOUTH 08 DEGREES 04 MINUTES 52 SECONDS WEST A DISTANCE OF 80.62 FEET; THENCE SOUTH 06 DEGREES 31 MINUTES 09 SECONDS EAST A DISTANCE OF 20.04 FEET; THENCE NORTH 81 DEGREES 44 MINUTES 27 SECONDS WEST A DISTANCE OF 280.36 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27,565 SQ. FEET OF GROUND MORE OR LESS

Case No.: 2015-38-ZC

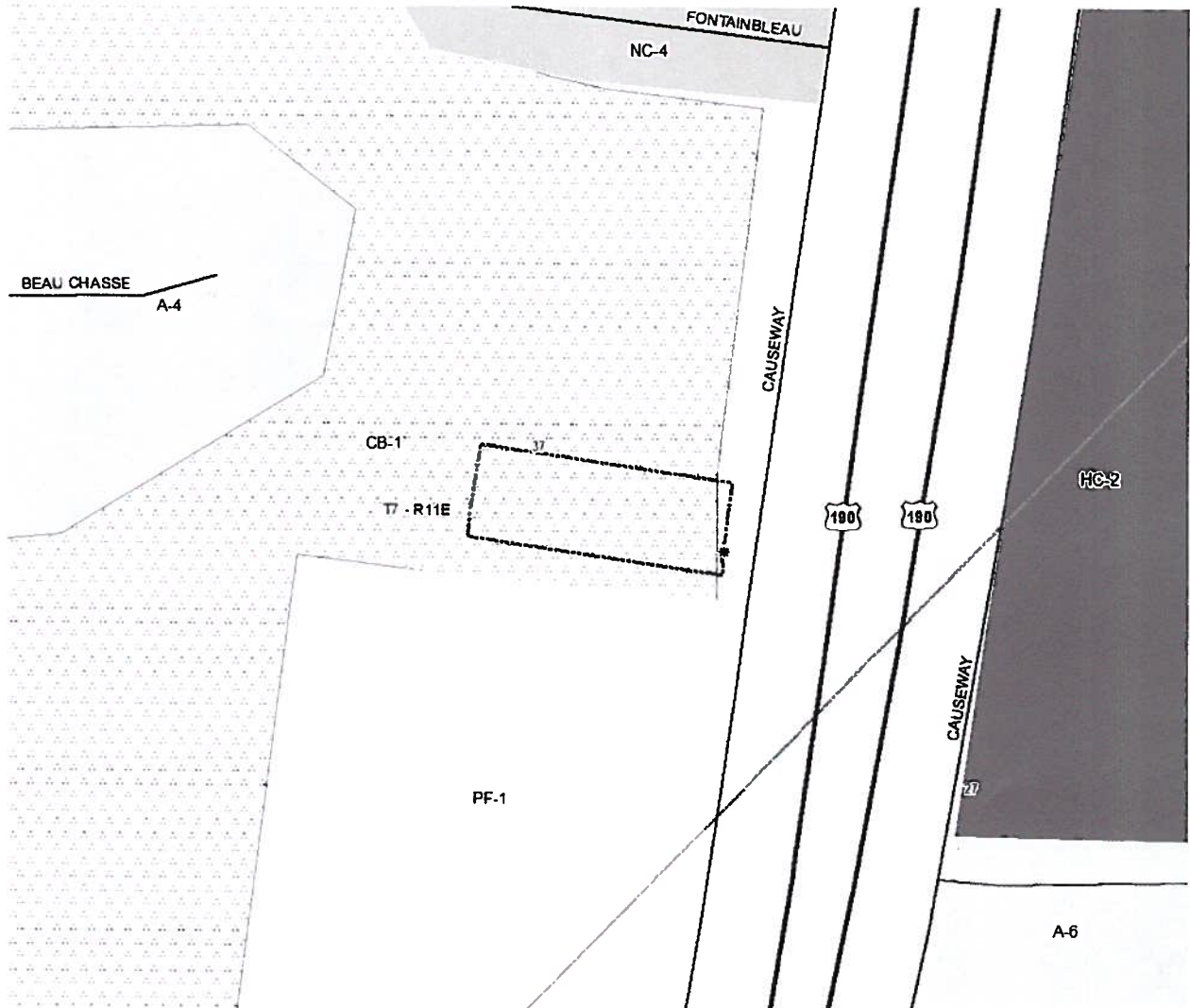
PETITIONER: The Earnest Corporation - Christopher Inman

OWNER: The Earnest Corporation - Christopher Inman

REQUESTED CHANGE: From CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive; S37, T7S, R11E; Ward 4, District 4

SIZE: 27,565 sq. ft.





2015-38-ZC

A-4

A-3

NC-4

FONTAINBLEAU

HWY 180 WEST SERVICE

HWY 180 EAST SERVICE

SANDY

CAUSEWAY

BEAU CHASSE

A-3

HG-2

GB-1



PF-1

27

A-5

EVANGELINE

2424-2418-5TH

CAUSEWAY

2360

NC-1

9TH

5TH

284

267

269

271

286

83



2015-38-2C

Resubdivision of
 A PORTION OF SECTION 37, TOWNSHIP 7 SOUTH - RANGE 11 EAST
 COMPRISING FAIRWAYS 8 THRU 12 OF BEAU CHENE GOLF COURSE
 ST. TAMMANY PARISH, LOUISIANA
 INTO
 PARCEL A & THE REMAINDER OF FAIRWAYS 8 THRU 12
 BEAU CHENE GOLF COURSE

APPROVED:

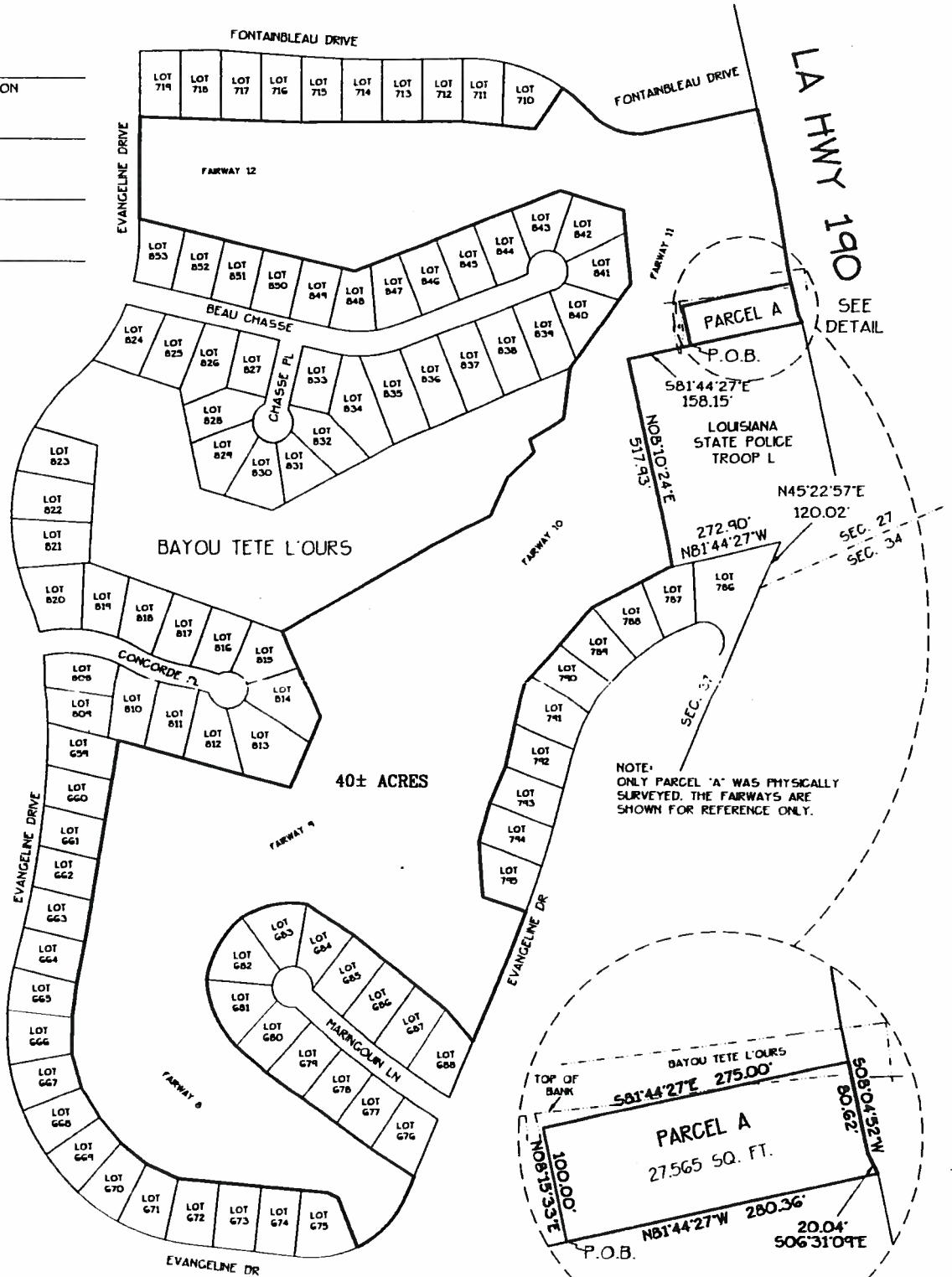
SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NO.



NOTE:
 ONLY PARCEL "A" WAS PHYSICALLY
 SURVEYED. THE FAIRWAYS ARE
 SHOWN FOR REFERENCE ONLY.

DETAIL
 NOT TO SCALE

<p>THE SEVERITIES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SEVERITIES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.</p>	<p>SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.</p>	
<p>RANDALL W. BROWN REG. NO. 04548 REGISTERED PROFESSIONAL SURVEYOR RANDALL W. BROWN, P.L.S. Professional Land Surveyor LA Registration No. 04586</p>	<p>Randall W. Brown & Associates, Inc. Professional Land Surveyors Planners · Consultants 228 W. Causeway App. Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309</p>	<p>Date: MARCH 4, 2010 Survey No. 10105 Scale: 1"=300'± Drawn By: BRC Revised:</p>

Copyright 2010 - Randall W. Brown & Associates, Inc.

Z:\105Survey\10105.dwg

ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-38-ZC
Posted: 12/16/2015
Prior Action: Postponed 12/01/2015

Meeting Date: 01/05/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: The Earnest Corporation - Christopher Inman

OWNER: The Earnest Corporation - Christopher Inman

REQUESTED CHANGE: From CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive; S37, T7S, R11E; Ward 4, District 4

SIZE: 27,565 sq. ft.

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	NC-4 Neighborhood Institutional District
South	State Police Office	CB-1 Community Based Facilities District
East		US Highway 190
West	Golf Course & Residential	CB-1 Community Based Facilities District & A-4 Single Family Residential District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District to NC-4 Neighborhood Institutional District. This site is located on the west side of US Highway 190 Frontage Road, south of Fontainebleau Drive. The 2025 future land use plan calls for the area to be developed with residential uses and uses that would allow for the preservation of the natural environment of the site. Staff does not have any objections to the request considering the location of the site, along Hwy 190 Service road, and the proximity of other existing neighborhood commercial uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be approved.