

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5548

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 3 DAY OF MARCH , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF EAST BREWSTER ROAD, ACROSS FROM STIRLING BOULEVARD AND WHICH PROPERTY COMPRISES A TOTAL OF 5.51 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-5 (RETAIL AND SERVICE DISTRICT) TO AN HC-2A (HIGHWAY COMMERCIAL DISTRICT), (WARD 1, DISTRICT 1). (2015-129-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-129-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 NC-5 (Retail and Service District) to an HC-2A (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 HC-2A (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 NC-5 (Retail and Service District) to an HC-2A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF APRIL , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: FEBRUARY 25 , 2016

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

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

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

## EXHIBIT "A"

### 2015-129ZC

A certain tract or parcel of land containing 5.511 acres or 240,072 square feet, located in Section 47, Township 7 South - Range 11 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the westerly right of way line of River Chase Drive and the southerly right of way line of East Brewster Road, said point being the "POINT OF COMMENCEMENT"

Then, continuing along the southerly right of way line of East Brewster Road, North 57 degrees 34 minutes 51 seconds West a distance of 74.53 feet to a point;  
Then, South 82 degrees 17 minutes 11 seconds West a distance of 110.92 feet to a point;  
Then, North 07 degrees 42 minutes 49 seconds West a distance of 9.00 feet to a point;  
Then, along a curve to the right, having a delta of 20 degrees 33 minutes 16 seconds, a radius of 850.00 feet, an arc length of 304.93 feet, a chord bearing of North 87 degrees 26 minutes 11 seconds West and a chord distance of 303.30 feet to a point;  
Then, North 77 degrees 09 minutes 34 seconds West a distance of 325.76 feet to a point;  
Then, along a curve to the left, having a delta of 13 degrees 49 minutes 04 seconds, a radius of 515.00 feet, an arc length of 124.20 feet, a chord bearing of North 84 degrees 04 minutes 05 seconds West and a chord distance of 123.90 feet to a point;  
Then, South 89 degrees 01 minutes 23 seconds West a distance of 136.51 feet to a point;  
Then, South 00 degrees 58 minutes 37 seconds East a distance of 5.50 feet to a point;  
Then, South 89 degrees 01 minutes 23 seconds West a distance of 156.43 feet to a point, said point being the "POINT OF BEGINNING";

Then, departing the southerly right of way line of East Brewster Road, South 55 degrees 10 minutes 22 seconds East a distance of 52.36 feet to a point;  
Then, South 10 degrees 10 minutes 22 seconds East a distance of 72.02 feet to a point;  
Then, along a curve to the right, having a delta of 09 degrees 11 minutes 29 seconds, a radius of 39.50 feet, an arc length of 6.34 feet, a chord bearing of South 05 degrees 34 minutes 37 seconds East and a chord distance of 6.33 feet to a point;  
Then, South 00 degrees 58 minutes 52 seconds East a distance of 65.57 feet to a point;  
Then, along a curve to the left, having a delta of 07 degrees 52 minutes 13 seconds, a radius of 248.50 feet, an arc length of 34.13 feet, a chord bearing of South 04 degrees 54 minutes 59 seconds East and a chord distance of 34.11 feet to a point;  
Then, South 08 degrees 51 minutes 05 seconds East a distance of 106.49 feet to a point;  
Then, South 08 degrees 42 minutes 59 seconds East a distance of 33.89 feet to a point;  
Then, along a curve to the left, having a delta of 47 degrees 18 minutes 07 seconds, a radius of 411.50 feet, an arc length of 339.72 feet, a chord bearing of South 33 degrees 12 minutes 14 seconds East and a chord distance of 330.16 feet to a point;  
Then, North 69 degrees 11 minutes 21 seconds West a distance of 147.63 feet to a point;  
Then, North 66 degrees 01 minutes 29 seconds West a distance of 517.27 feet to a point;  
Then, North 69 degrees 12 minutes 39 seconds West a distance of 107.36 feet to a point;  
Then, North 66 degrees 02 minutes 17 seconds West a distance of 251.60 feet to a point, said point being located along the southerly right of way line of East Brewster Road;  
Then, continuing along the southerly right of way line of East Brewster Road, along a curve to the left, having a delta of 11 degrees 21 minutes 44 seconds, a radius of 615.00 feet, an arc length of 121.96 feet, a chord bearing of North 68 degrees 52 minutes 26 seconds East and a chord distance of 121.76 feet to a point;  
Then, North 63 degrees 11 minutes 35 seconds East a distance of 260.94 feet to a point,  
Then, along a curve to the right, having a delta of 25 degrees 49 minutes 47 seconds, a radius of 515.00 feet, an arc length of 232.17 feet, a chord bearing of North 76 degrees 06 minutes 29 seconds East and a chord distance of 230.21 feet to a point;  
Then, North 89 degrees 01 minutes 23 seconds East a distance of 108.30 feet to the "POINT OF BEGINNING".

Case No.: 2015-129-ZC

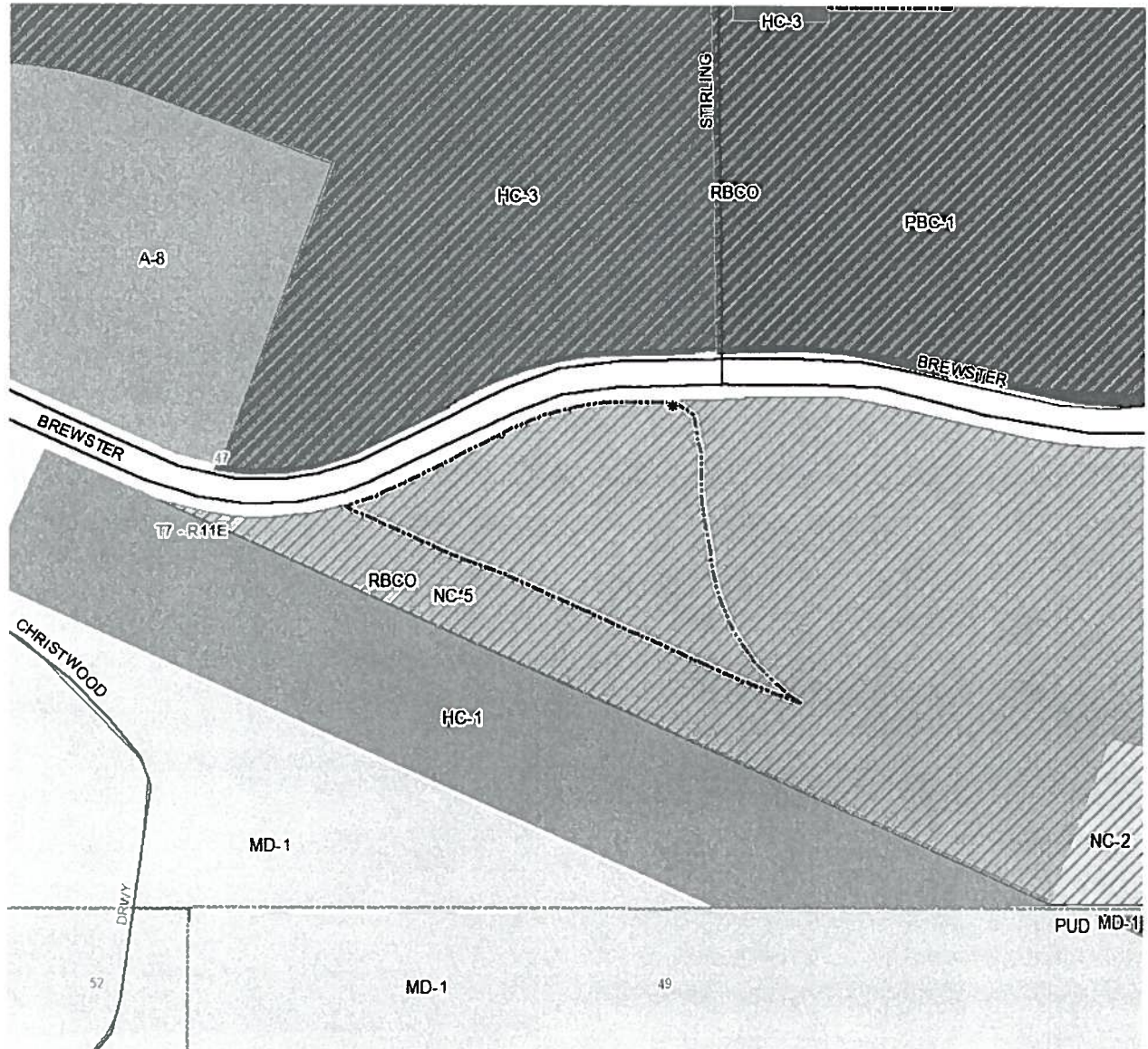
PETITIONER: Maurmont Properties LLC - Michael Bucher

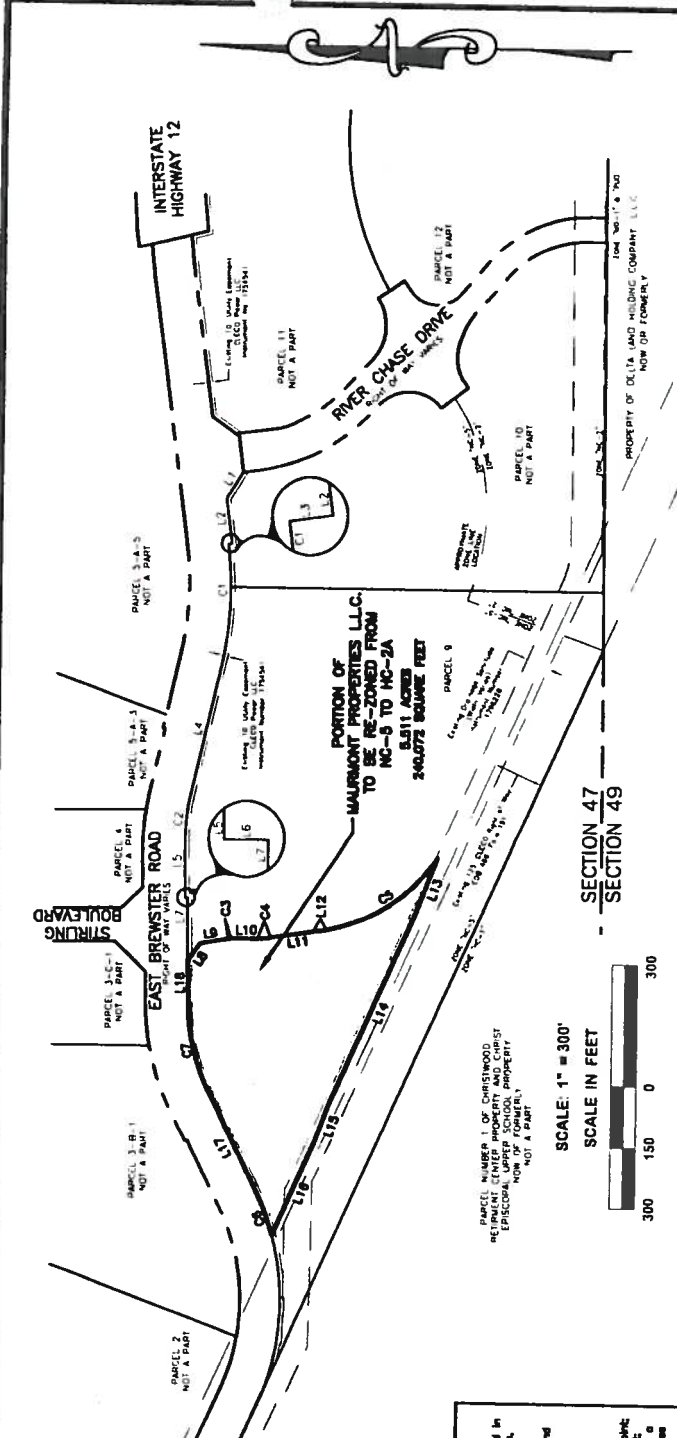
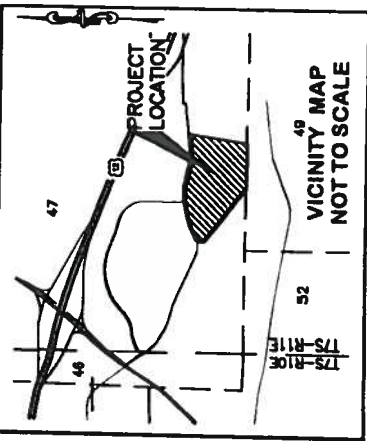
OWNER: Maurmont Properties LLC

REQUESTED CHANGE: From NC-5 Retail and Service District to HC-2A Highway Commercial District

LOCATION: Parcel located on the south side of East Brewster Road, across from Stirling Blvd.; S47, T7S, R11E; Ward 1, District 1

SIZE: 5.51 acres





**LEGAL DESCRIPTION:**

A certain tract or parcel of land containing 6,511 acres or 240,072 square feet, located in Township 7 South - Range 11 East, St. Tammany Parish, State of Louisiana, and being more particularly described as follows:

Commencing at the intersection of the westerly right of way line of River Chase Drive and the westerly right of way line of East Brewster Road, said point being the "POINT OF COMMENCEMENT"

Then, commencing along the westerly right of way line of East Brewster Road, North 87 degrees 34 minutes 51 seconds West a distance of 74.53 feet to a point;

Then, South 82 degrees 17 minutes 11 seconds West a distance of 110.92 feet to a point;

Then, South 82 degrees 17 minutes 11 seconds West a distance of 8.00 feet to a point;

Then, along a curve to the left, having a central angle of 20 degrees 33 minutes 10 seconds, a radius of 260.00 feet, an arc length of 204.83 feet to a point;

Then, North 11 degrees 11 minutes 11 seconds East a distance of 203.30 feet to a point;

Then, North 77 degrees 11 minutes 34 seconds West a distance of 325.78 feet to a point;

Then, North 08 degrees 00 minutes 13 seconds West a distance of 133.00 feet to a point;

Then, South 88 degrees 01 minutes 23 seconds West a distance of 136.51 feet to a point;

Then, South 88 degrees 01 minutes 23 seconds East a distance of 8.00 feet to a point;

Then, South 88 degrees 01 minutes 23 seconds West a distance of 106.43 feet to a point, said point being the "POINT OF BEGINNING";

Then, along the westerly right of way line of East Brewster Road, South 85 degrees 10 minutes 34 seconds East a distance of 15.26 feet to a point;

Then, South 10 degrees 10 minutes East a distance of 72.09 feet to a point;

Then, along a curve to the right, having a central angle of 08 degrees 11 minutes 23 seconds, a radius of 36.50 feet, an arc length of 8.34 feet, a chord bearing of South 08 degrees 34 minutes East and a chord distance of 8.33 feet to a point;

Then, South 08 degrees East and a chord distance of 6.33 feet to a point;

Then, along a curve to the left, having a central angle of 07 degrees 57 minutes 57 seconds, a radius of 246.60 feet, an arc length of 24.13 feet, a chord bearing of South 08 degrees 00 minutes East and a chord distance of 24.11 feet to a point;

Then, South 08 degrees East and a chord distance of 106.49 feet to a point;

Then, along a curve to the left, having a central angle of 47 degrees 16 minutes 17 seconds, a radius of 411.00 feet, an arc length of 338.72 feet, a chord bearing of South 33 degrees 18 minutes East and a chord distance of 332.15 feet to a point;

Then, North 18 degrees 28 minutes East and a chord distance of 147.53 feet to a point;

Then, North 08 degrees 01 minutes 23 seconds West a distance of 107.28 feet to a point;

Then, North 08 degrees 01 minutes 23 seconds West a distance of 251.80 feet to a point;

Then, North 88 degrees 02 minutes 17 seconds East a distance of 251.80 feet to a point, contributing along the westerly right of way line of East Brewster Road;

Then, commencing along the westerly right of way line of East Brewster Road, North 08 degrees 01 minutes 23 seconds East a distance of 8.00 feet to a point;

Then, along a curve to the left, having a central angle of 21 degrees 21 minutes 44 seconds, a radius of 121.00 feet, an arc length of 121.78 feet, a chord bearing of North 68 degrees 25 minutes 23 seconds East and a chord distance of 121.78 feet to a point;

Then, North 68 degrees 25 minutes 23 seconds East a distance of 260.94 feet to a point;

Then, along a curve to the right, having a central angle of 07 degrees 47 minutes 38 seconds, a radius of 316.00 feet, an arc length of 233.17 feet, a chord bearing of North 78 degrees 10 minutes 29 seconds East and a chord distance of 233.21 feet to a point;

Then, North 78 degrees 10 minutes 29 seconds East a distance of 106.30 feet to the "POINT OF BEGINNING";

LINE NUMBER	BEARING	LENGTH
1	N 37°54'51" E	74.53
2	S 82°17'11" W	110.92
3	N 07°42'48" W	8.00
4	N 77°09'34" W	203.30
5	S 87°01'33" W	136.51
6	S 08°00'13" W	133.00
7	S 88°01'23" E	8.00
8	S 88°01'23" W	106.43
9	S 55°10'27" E	32.36
10	S 10°10'27" E	72.09
11	S 08°51'05" E	69.57
12	S 08°42'54" E	136.49
13	N 08°12'21" W	147.63
14	N 08°01'29" W	317.27
15	N 88°12'38" W	107.16
16	N 88°02'17" W	251.80
17	N 83°11'35" E	260.94
18	N 87°01'23" E	106.30

CURVE	CHORD BEARING & DISTANCE
C1	S 23°32'14" S 04°53' W - 303.30
C2	S 12°48'04" S 124.20 N 84°08'08" W - 123.90
C3	S 07°11'26" S 48.50 S 03°54'37" E - 8.33
C4	S 07°52'13" S 248.50 S 14.12 S 04°54'30" E - 34.11
C5	S 47°18'07" S 411.50 S 39.72 S 33°12'14" E - 330.16
C6	S 11°21'44" S 615.00 S 21.86 N 68°32'28" E - 121.78
C7	S 25°49'47" S 515.00 S 232.17 N 78°08'30" E - 200.21

**EXHIBIT SHOWING A PORTION OF MAURMONT PROPERTIES, L.L.C. TO BE REZONED FROM NC-5 TO HC-2A LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA FOR STIRLING PROPERTIES, L.L.C.**

**ACADIA LAND SURVEYING, LLC**  
LOUISIANA • MISSISSIPPI • TEXAS  
308 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (888) 448-0084 Fax • (888) 448-0085  
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATED: DECEMBER 11, 2015  
ALS FILE: 2015/15-1995/REZONE EXHIBIT \*2102015 DWG

2015-129-ZC

RBCO

HC-3

STIRLING

PBC-1

A-5

BREWSTER

47

T7-R1E

NC-5

HC-1

CHRISTWOOD ACCESS

49

MD-1

52

0 540 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 1/25/2016  
Case No.: 2015-129-ZC  
Posted: 01/14/16

Meeting Date: 2/2/2016  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Maurmont Properties LLC - Michael Bucher

OWNER: Maurmont Properties LLC

REQUESTED CHANGE: From NC-5 Retail and Service District to HC-2A Highway Commercial District

LOCATION: Parcel located at the on the south side of East Brewster Road, across from Stirling Blvd.; S47, T7S, R11E; Ward 1, District 1

SIZE: 5.51 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish                                          Road Surface: 4 lane asphalt                                          Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	HC-3 Highway Commercial District
South	Undeveloped	NC-5 Retail & Service District
East	Undeveloped	NC-5 Retail & Service District
West	Undeveloped	NC-5 Retail & Service 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 NC-5 Retail and Service District to HC-2A Highway Commercial District. This site is located on the south side of East Brewster Road, across from Stirling Blvd. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. Staff does not have any objection to the request considering the parcel is located in close proximity to some existing high intensity commercial uses and that the parcels of land located across from the site are zoned HC-3 Highway Commercial District & PBC-1 Planned Business Center.

Note that the RBCO (Regional Business Center Overlay) will remain in effect as it was previously approved under ZC13-08-063.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2A Highway Commercial District designation be approved.