

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6569

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. T. SMITH

ON THE 7 DAY OF JANUARY , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST OF LOUISIANA HIGHWAY 434, AND ON THE NORTH SIDE OF DIXIE RANCH FIRE TOWER ROAD; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 125.65 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 6, DISTRICT 11). (2020-2096-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-2096-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-2 (Suburban District) to an A-2 (Suburban District) & PUD (Planned Unit Development Overlay) 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-2 (Suburban District) & PUD (Planned Unit Development Overlay).

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-2 (Suburban District) to an A-2 (Suburban District) & PUD (Planned Unit Development Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY, 2021; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: DECEMBER 30, 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## EXHIBIT "A"

### 2020-2096-ZC

All that certain parcel of ground situated in Section 34, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence from the quarter corner common to Sections 2, 3, 34 and 35, Township 7 South — Range 13 East and go North 89 degrees 50 minutes 23 seconds West a distance of 1461.84 feet to the Point of Beginning.

From the Point of Beginning go North 89 degrees 50 minutes 23 seconds West a distance of 1461.84 feet; thence with a curve turning to the left with an arc length of 87.22 feet, with a radius of 130.00 feet, with a chord bearing of North 70 degrees 42 minutes 34 seconds West, with a chord length of 85.59 feet; thence North 89 degrees 55 minutes 47 seconds West a distance of 1929.32 feet; thence North 00 degrees 03 minutes 38 seconds West a distance of 296.26 feet; thence North 89 degrees 56 minutes 22 seconds East a distance of 1017.03 feet; thence North 00 degrees 06 minutes 47 seconds East a distance of 976.50 feet; thence North 58 degrees 01 minutes 40 seconds East a distance of 2522.29 feet; thence South 89 degrees 34 minutes 25 seconds East a distance of 403.24 feet; thence South 01 degrees 56 minutes 37 seconds West a distance of 2642.66 feet back to the Point of Beginning.

Said parcel contains 125.00 acres of ground more or less.

**Case:** 2020-2096-ZC

**PETITIONER:** Jeff Schoen

**OWNER:** Weyerhaeuser NR Company - Tim Jackson

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east of Louisiana Highway 434, and on the north side of Dixie Ranch Fire Tower Road; Lacombe

**SIZE:** 125.65 acres





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** November 23, 2020  
**Case No.:** 2020-2096-ZC  
**Posted:** 11/20/2020

**Meeting Date:** December 1, 2020  
**Determination:** Approved

---

**GENERAL INFORMATION**

**PETITIONER:** Jeff Schoen

**OWNER:** Weyerhaeuser NR Company - Tim Jackson

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east of Louisiana Highway 434, and on the north side of Dixie Ranch Fire Tower Road; Lacombe

**SIZE:** 125.65 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish

**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	Undeveloped	A-2 Suburban District
South	Residential	A-2 Suburban District and Tamanend PUD Planned Unit Development
East	Undeveloped	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Agriculture (nursery, sod)** - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

**Agriculture – extraction** - Use of land for the surface mining or digging out of soils, sand or (usually from streambeds) gravel for commercial sale.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and PUD Planned Unit Development Overlay. The site is located on the east of Louisiana Highway 434, and on the north side of Dixie Ranch Fire Tower Road, Lacombe. The 2025 Future Land Use Plan designates the site to be used and managed for the production of marketable wood products and recreational uses.

The applicant is proposing to rezone the 125.65-acre property from A-2 Suburban District to A-2 Suburban District and PUD Planned Unit Development Overlay. A concurrent application has been submitted (ZC07-07-041) for a Major Amendment to the Tamanend Planned Unit Development. The reason for the requested zoning change is to provide a source of fill for the existing 848-acre multi-use PUD south of Dixie Ranch Fire Tower Road. As the rezoning request will not result in the increase of density and the additional land will be utilized for excavation and greenspace for the existing PUD, staff is not opposed.