

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6843

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 2 DAY OF DECEMBER , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF AIRPORT ROAD, ACROSS FROM CHATEAU DRIVE; SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 22.50 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND MD-1 (MEDICAL RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) (WARD 9, DISTRICT 11) (2021-2498-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2498-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-4 (Single Family Residential District) and MD-1 (Medical Residential District) to an A-4A (Single Family Residential 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-4A (Single Family Residential 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-4 (Single Family Residential District) and MD-1 (Medical Residential District) to an A-4A (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JANUARY , 2022 ; 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: NOVEMBER 24 , 2021

Published Adoption: _____ , 2021

Delivered to Parish President: _____ , 2021 at _____

Returned to Council Clerk: _____ , 2021 at _____

EXHIBIT "A"

2021-2498-ZC

A certain piece or parcel of land being Parcel B situated in Section 19, 7-8-S, R-14-E, St. Tammany Parish, Louisiana and is more fully described as follows:

BEGINNING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 19 AND 30, T-8-S, R-14-E, ST. TAMMANY PARISH, THENCE RUN NORTH 00 DEGREES 05 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 742.5 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 32 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 1315.78 FEET TO A POINT; THENCE RUN SOUTH FOR A DISTANCE OF 747.9 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 46 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 1314.5 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 22.50 ACRES MORE OR LESS.

Case No.: 2021-2498-ZC

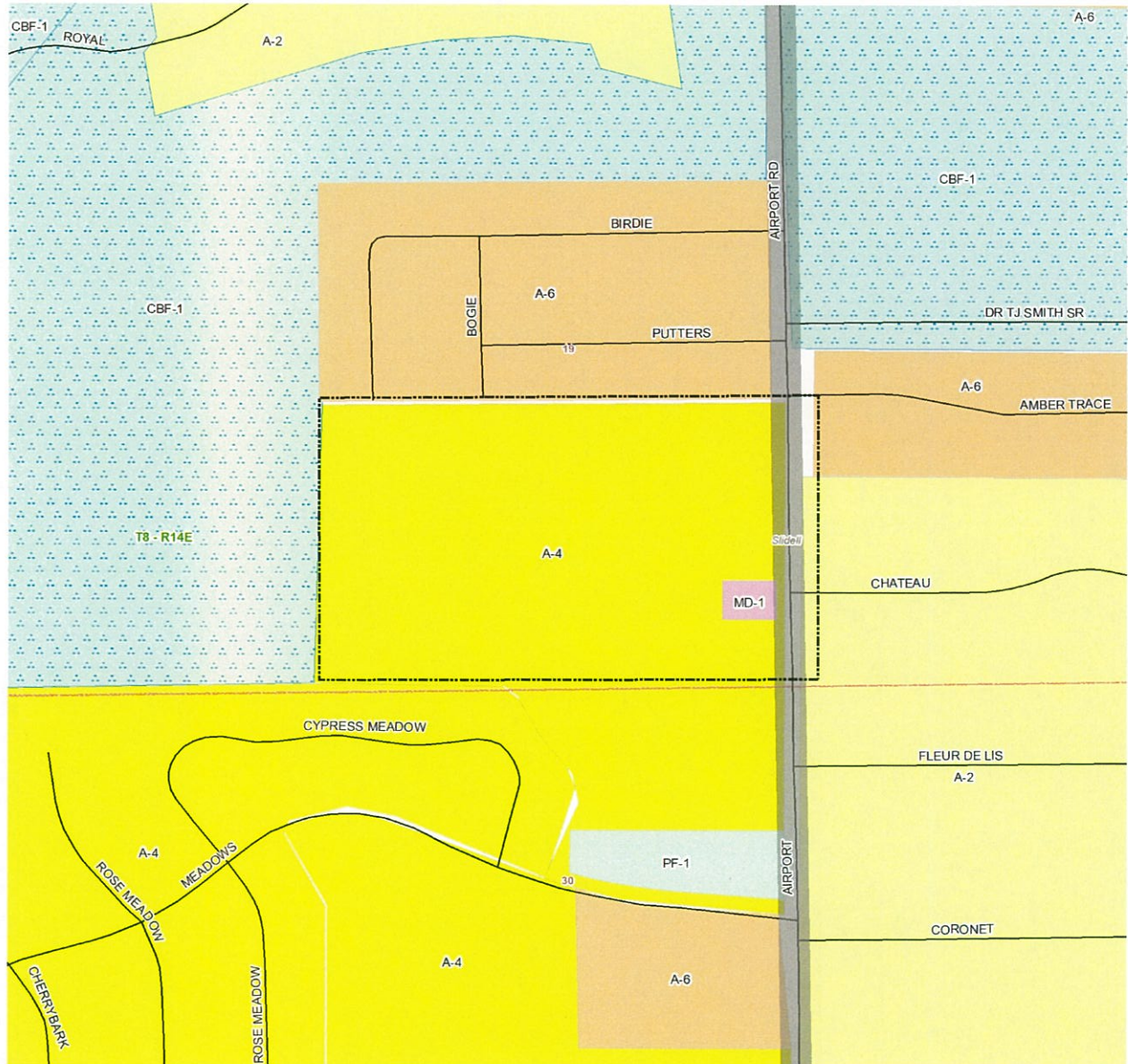
PETITIONER: Core Development and Construction, LLC – Ryan Power

OWNER: Kim S. Le Bourgeois

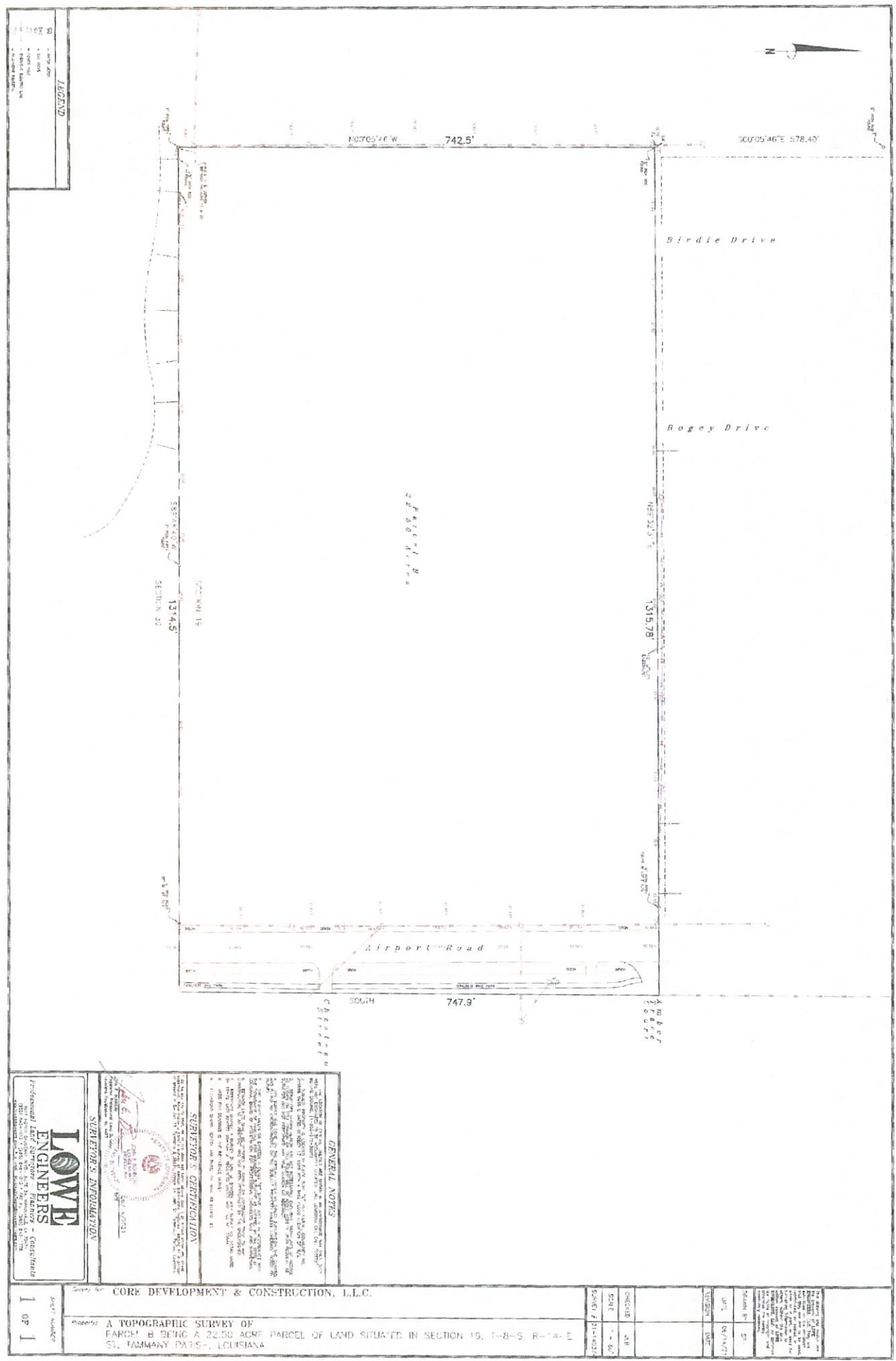
REQUESTED CHANGE: From A-4 Single-Family Residential District and MD-1 Medical Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the west side of Airport Road, across from Chateau Drive; Slidell; S19, T8S, R14E; Ward 9, District 11

SIZE: 22.50 acres



2021-2498-ZC



GENERAL NOTES

1. THE BOUNDARIES OF THIS PARCEL ARE SHOWN AS BOUNDARIES OF SECTION 15, PARCEL B BEING A 22.50 ACRE PARCEL OF LAND SITUATED IN SECTION 15, T-8-S, R-14-E ST. TAMMANY PARISH, LOUISIANA.

2. THE BOUNDARIES OF THIS PARCEL ARE SHOWN AS BOUNDARIES OF SECTION 15, PARCEL B BEING A 22.50 ACRE PARCEL OF LAND SITUATED IN SECTION 15, T-8-S, R-14-E ST. TAMMANY PARISH, LOUISIANA.

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LOWE ENGINEERS

1775 W. UNIVERSITY BLVD. SUITE 2000
 MONROE, LA 70601
 (504) 885-5555
 www.loweengineers.com

REGISTERED PROFESSIONAL ENGINEER
 STATE OF LOUISIANA
 No. 12345
 EXPIRES 12/31/2024

STATIONER'S CERTIFICATION

I, **STATIONER'S NAME**, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Louisiana, and that I am the author of the above and foregoing plat, and that the same is a true and correct copy of the original as the same appears in my files.

Subscribed and sworn to before me this **15th** day of **August**, 2021.

NOTARY PUBLIC
 STATE OF LOUISIANA
 My Commission Expires **12/31/2024**

CORE DEVELOPMENT & CONSTRUCTION, L.L.C.

Project: **A TOPOGRAPHIC SURVEY OF PARCEL B BEING A 22.50 ACRE PARCEL OF LAND SITUATED IN SECTION 15, T-8-S, R-14-E ST. TAMMANY PARISH, LOUISIANA**

DATE	08/15/21
SCALE	AS SHOWN
PROJECT	2021-2498-ZC
CLIENT	CORE DEVELOPMENT & CONSTRUCTION, L.L.C.
DATE	08/15/21
SCALE	AS SHOWN
PROJECT	2021-2498-ZC
CLIENT	CORE DEVELOPMENT & CONSTRUCTION, L.L.C.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2498-ZC
Posted: October 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed September 7, 2021 (Hurricane IDA)
Determination: Approved

GENERAL INFORMATION

PETITIONER: Core Development and Construction, LLC – Ryan Power
OWNER: Kim S. Le Bourgeois
REQUESTED CHANGE: From A-4 Single-Family Residential District and MD-1 Medical Residential District TO A-4A Single-Family Residential District
LOCATION: Parcel located on the west side of Airport Road, across from Chateau Drive; Slidell; S19, T8S, R14E; Ward 9, District 11
SIZE: 22.50 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Airport Road: **Type:** Parish **Road Surface:** 3 Lane Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-6 Multi-Family Residential District
South	Residential and Undeveloped	A-4 Single-Family Residential District
East	Residential	A-2 Suburban District and A-6 Multi-Family Residential District
West	Royal Golf Course	CBF-1 Community Based Facilities District

EXISTING LAND USE:

Existing development: No **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 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 classification from A-4 Single-Family Residential District and MD-1 Medical Residential District TO A-4A Single-Family Residential District. The site is located on the west side of Airport Road, across from Chateau Drive; Slidell. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses and conservation areas.

The subject site consists of 20.25 acres of undeveloped land which is zoned A-4 Single-Family Residential District and .34 acres of land which is zoned MD-1 Medical Residential District. The applicant is proposing to rezone the entire 22.50 acres to A-4A Single-Family Residential district to establish the underlying zoning classification and density level for a residential subdivision. A change in zoning could gross 54 more single-family residential dwellings than what is currently permitted.

Zoning Comparison			
Zoning Classifications	Acreage	Maximum Density	Max Allowable Gross Residential Units
A-4 Single-Family Residential District	20.25 acres	4 units per acre	81 units
MD-1 Medical Residential District	.34 acres	No residential uses permitted	No residential uses permitted
A-4A Single-Family Residential District	22.50 acres	6 units per acre	135 units