

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6693

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DAVIS

SECONDED BY: MS. O'BRIEN

ON THE 3 DAY OF JUNE , 2021

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF US HIGHWAY 190, WEST OF BLACKWELL DRIVE; LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF .90 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN CBF-1 (COMMUNITY BASED FACILITIES DISTRICT) (WARD 4, DISTRICT 7) (2021-2314-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2021-2314-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 CBF-1 (Community Based Facilities 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 CBF-1 (Community Based Facilities 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-2 (Suburban District) to an CBF-1 (Community Based Facilities 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.

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF JULY, 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: MAY 26, 2021

Published Adoption: _____, 2021

Delivered to Parish President: _____, 2021 at _____

Returned to Council Clerk: _____, 2021 at _____

EXHIBIT "A"

2021-2314-ZC

Located in Section 48 Township 8 South Range 12 East, St. Tammany Parish, Louisiana

From the Section Corner common to Sections 16, 21, 42, and 48 Township 8 South Range 12 East, St Tammany Parish, Louisiana run South 18 degrees 30 minutes West, 1388.0 feet; thence South 24 degrees 30 minutes West, 530.0 feet; thence continue South 24 degrees 20 minutes 00 seconds West, 514.50 feet; thence North 65 degrees 16 minutes 30 seconds West, 150.00 feet to the Point of Beginning.

From the Point of Beginning continue North 65 degrees 16 minutes 30 seconds West 263.33 feet to a point; thence North 46 degrees 53 minutes 00 seconds East, 109.64 feet to a point; thence North 38 degrees 45 minutes 00 seconds East, 70.56 feet to a point; thence South 65 degrees 16 minutes 30 seconds East, 204.88 feet to a point; thence South 24 degrees 43 minutes 30 seconds West, 170.00 feet back to the Point of Beginning.

This tract contains .900 acres.

Case No.: 2021-2314-ZC

PETITIONER: Chad Almquist

OWNER: Patricia and Chad Almquist

REQUESTED CHANGE: From A-2 Suburban District to CBF-1 Community Based Facilities District

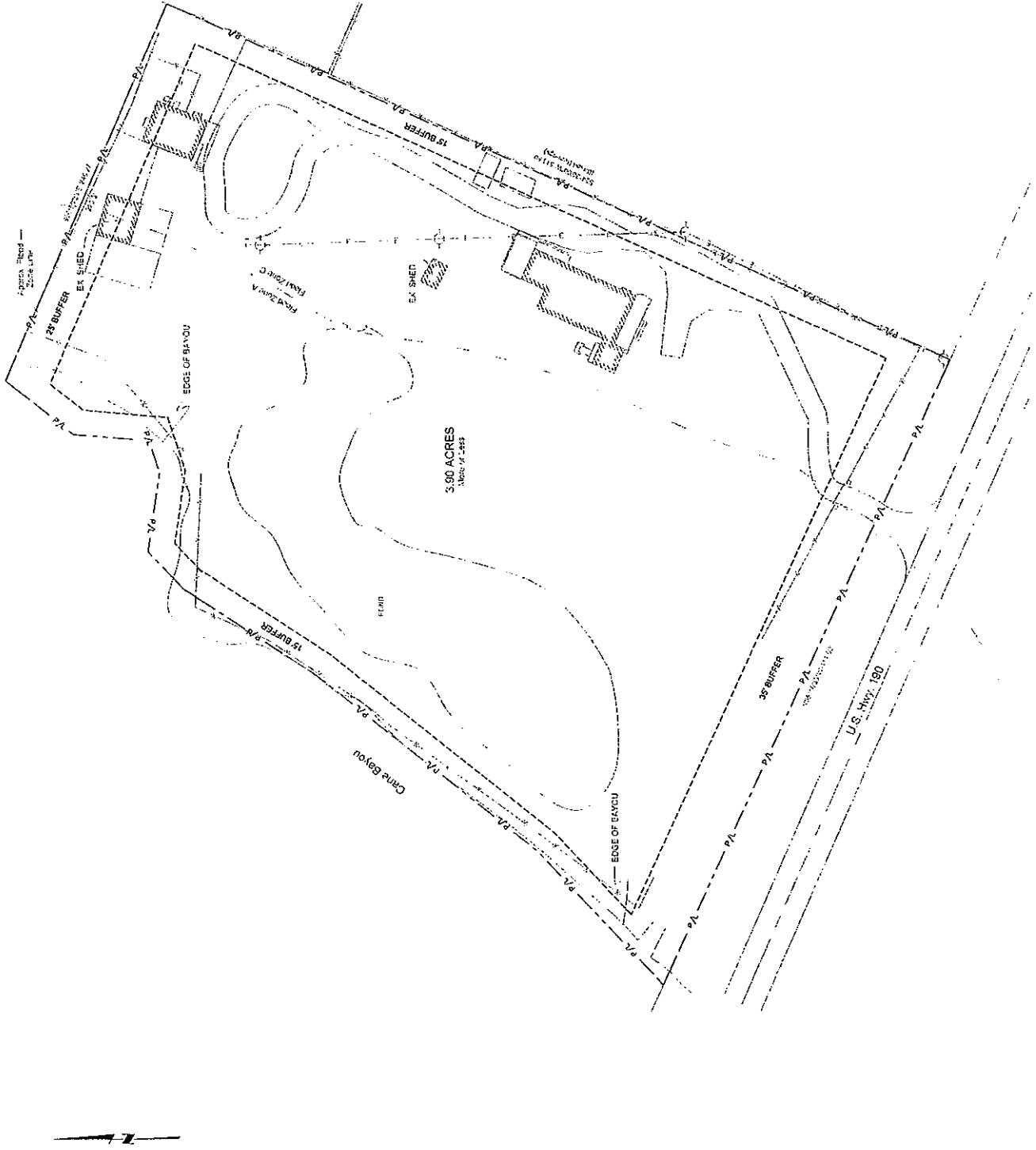
LOCATION: Parcel located on the north side of US Highway 190, west of Blackwell Drive; Lacombe; S48, T8S, R12E; Ward 4, District 7

SIZE: .90 acres



NOTES

1. SURVEY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY PREPARED BY LAND SURVEYING, INC. DATED AUGUST 16, 2017 AND SURFACE FEATURES LOCATED BY RANDALL W. BROWN & ASSOCIATES, INC. ON MAY 7, 2020.
2. SUBJECT PROPERTY IS LOCATED WITHIN UNINCORPORATED ST. TAMMANY PARISH AND IS CURRENTLY ZONED PA-1.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONES A & C. FER FEMA MAP NO. 220205 0300C DATED 4-2-1991.



SURVEY CANOE AND TRAIL ADVENTURES LACOMBE, LOUISIANA		CONSULTING ENGINEERING	SHEET 00
REV. DATE BY DESCRIPTION	D. WARNING IF THIS DRAWING DOES NOT SHOW THE LATEST REVISIONS, IT IS NOT TO SCALE.	DESIGNED DRAWN CHECKED	SCALE 1" = 30'

2021-2314-ZC

HC-2

A-2

PF-2

42

A-2

T8 - R12E

48

190

A-1A



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2021
Case No.: 2021-2314-ZC
Posted: April 23, 2021

Meeting Date: May 4, 2021
Determination: Approved

GENERAL INFORMATION

PETITIONER: Chad Almquist

OWNER: Patricia and Chad Almquist

REQUESTED CHANGE: From A-2 Suburban District to CBF-1 Community Based Facilities District

LOCATION: Parcel located on the north side of US Highway 190, west of Blackwell Drive; Lacombe; S48, T8S, R12E; Ward 4, District 7

SIZE: .90 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: US Highway

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	Undeveloped	A-1A Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	PF-2 Public Facilities District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

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 classification from A-2 Suburban District to CBF-1 Community Based Facilities District. The site is located on the north side of US Highway 190, west of Blackwell Drive; Lacombe, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density with conservation initiatives.

The subject site is currently developed in part with an existing single-family home site which abuts US Highway 190 to the south, Cane Bayou to the west and existing single-family homes to the north and east. The purpose of the CBF-1 Community Based Facilities District is to allow for the location of public and quasi-public uses that are appropriate within close proximity to residential districts. The objective of the request is to accommodate a future canoe and kayak business.

Requirements of the CBF-1 zoning districts regarding site and structure include the following:

1. Per Sec. 130-1320(e)(1), no structure may have a ground floor footprint greater than 30,000 sq. ft. in floor area
2. Per Sec. 130-1320(e)(2), no structure located within 200 feet of any residentially zoned property may have a floor area exceeding 500 sq. ft. in area