

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5636

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 7 DAY OF JULY, 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHEAST INTERSECTION OF BREWSTER ROAD AND RIVER CHASE DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 9.1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-5 (RETAIL AND SERVICE DISTRICT) TO AN A-5 (TWO FAMILY RESIDENTIAL DISTRICT), (WARD 1, DISTRICT 1). (2016-264-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-264-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 A-5 (Two 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-5 (Two 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 NC-5 (Retail and Service District) to an A-5 (Two 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF AUGUST , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 30 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-264-ZC

Proposed rezoning from NC-5 to A-5 zoning for a certain tract of land situated in Section 47, Township 7 South, Range 11 East, Covington, St. Tammany Parish, Louisiana, containing 2.399 acres and being more fully described as follows:

Commencing from the corner common to sections 47, 49, and 52, Township 7 South, Range 11 East, thence proceed North $89^{\circ}40'43''$ East a distance of 1,770.24 feet to a point and corner, said point being the Point of Beginning (P.O.B.);

From the POINT OF BEGINNING; Thence, N $65^{\circ}47'55''$ W for a distance of 226.85 feet to a point on a line. Thence, N $24^{\circ}12'05''$ E for a distance of 105.42 feet to a point on a line. Thence, S $65^{\circ}47'23''$ E for a distance of 218.15 feet to a point on a line. Thence S $19^{\circ}28'49''$ W a distance of 105.74 feet to the POINT OF BEGINNING.

Proposed rezoning from NC-2 to A-5 zoning for a certain tract of land situated in Section 47, Township 7 South, Range 11 East, Covington, St. Tammany Parish, Louisiana, containing 1.861 acres and being more fully described as follows:

Commencing from the corner common to sections 47, 49, and 52, Township 7 South, Range 11 East, thence proceed North $89^{\circ}40'43''$ East a distance of 1,770.24 feet to a point and corner, said point being the Point of Beginning (P.O.B.);

From the POINT OF BEGINNING; Thence, N $19^{\circ}28'49''$ E for a distance of 105.74 feet to a point on a line. Thence, S $65^{\circ}47'23''$ E for a distance of 48.33 feet to a point on a line. Thence, N $89^{\circ}31'11''$ E for a distance of 915.40 feet to a point on a line. Thence, S $87^{\circ}02'48''$ E for a distance of 15.45 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of $07^{\circ}41'03''$, having a radius of 270.00 feet, and whose long chord bears S $04^{\circ}11'13''$ E for a distance of 36.18 feet. Thence, S $00^{\circ}20'41''$ E for a distance of 45.05 feet to a point on a line. Thence S $89^{\circ}40'58''$ W a distance of 1013.07 feet to the POINT OF BEGINNING;

Proposed rezoning from NC-5 to A-5 zoning for a certain tract of land situated in Section 47, Township 7 South, Range 11 East, Covington, St. Tammany Parish, Louisiana, containing 6.697 acres and being more fully described as follows:

Commencing from the corner common to Parcel 11, Parcel 13, and the East Brewster Road Right of Way Line, Township 7 South, Range 11 East, said point shown on the plat dated July 23, 2015 by Acadia Land Surveying, LLC and recorded under File Number 5411D, said point being the Point of Beginning (P.O.B.);

From the POINT OF BEGINNING; Thence, S $00^{\circ}58'37''$ E for a distance of 425.05 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of $18^{\circ}54'03''$, having a radius of 730.00 feet, and whose long chord bears N $77^{\circ}20'53''$ W for a distance of 239.72 feet. Thence, N $86^{\circ}47'54''$ W for a distance of 63.51 feet to the beginning of a curve, Said curve turning to the left through an angle of $33^{\circ}56'46''$, having a radius of 750.00 feet, and whose long chord bears S $76^{\circ}13'43''$ W for a distance of 437.88 feet to a point of intersection with a non-tangential line. Thence, N $33^{\circ}57'31''$ W for a distance of 35.42 feet to the beginning of a non-tangential curve, Said curve turning to the right through an angle of $77^{\circ}19'39''$, having a radius of 125.00 feet, and whose long chord bears N $85^{\circ}17'43''$ W for a distance of 156.19 feet. Thence, N $46^{\circ}37'54''$ W for a distance of 95.93 feet to the beginning of a curve, Said curve turning to the right through an angle of $14^{\circ}54'35''$, having a radius of 400.00 feet, and whose long chord bears N $39^{\circ}10'36''$ W for a distance of 103.80 feet to a point of intersection with a non-tangential line. Thence, N $54^{\circ}16'48''$ E for a distance of 130.97 feet to the beginning of a non-tangential curve, Said curve turning to the left through an angle of $16^{\circ}51'05''$, having a radius of 269.50 feet, and whose long chord bears S $38^{\circ}12'21''$ E for a distance of 78.98 feet. Thence, S $46^{\circ}37'54''$ E for a distance of 71.38 feet to the beginning of a curve, Said curve turning to the left through $72^{\circ}43'59''$, having a radius of 34.50 feet, and whose long chord bears S $82^{\circ}59'53''$ E for a distance of 40.91 feet to the beginning of a non-tangential curve. Said curve turning to the right through $12^{\circ}56'46''$, having a radius of 910.50 feet, and whose long chord bears N $67^{\circ}06'30''$ E for a distance of 205.29 feet to the beginning of a non-tangential curve. Said curve turning to the left through an angle of $73^{\circ}34'53''$, having a radius of 5.00 feet, and whose long chord bears N $36^{\circ}47'27''$ E for a distance of 5.99 feet. Thence, N $00^{\circ}00'00''$ E for a distance of 263.13 feet to a point on a line. Thence, S $13^{\circ}54'16''$ E for a distance of 43.38 feet to a point on a line. Thence, N $84^{\circ}42'52''$ E for a distance of 17.67 feet to a point on a line. Thence, N $84^{\circ}01'00''$ E for a distance of 163.58 feet to the beginning of a non-tangential curve, Said curve turning to the right through $05^{\circ}39'41''$, having a radius of 3999.42 feet, and whose long chord bears S $89^{\circ}59'02''$ E for a distance of 395.01 feet to the POINT OF BEGINNING.

Case No.: 2016-264-ZC

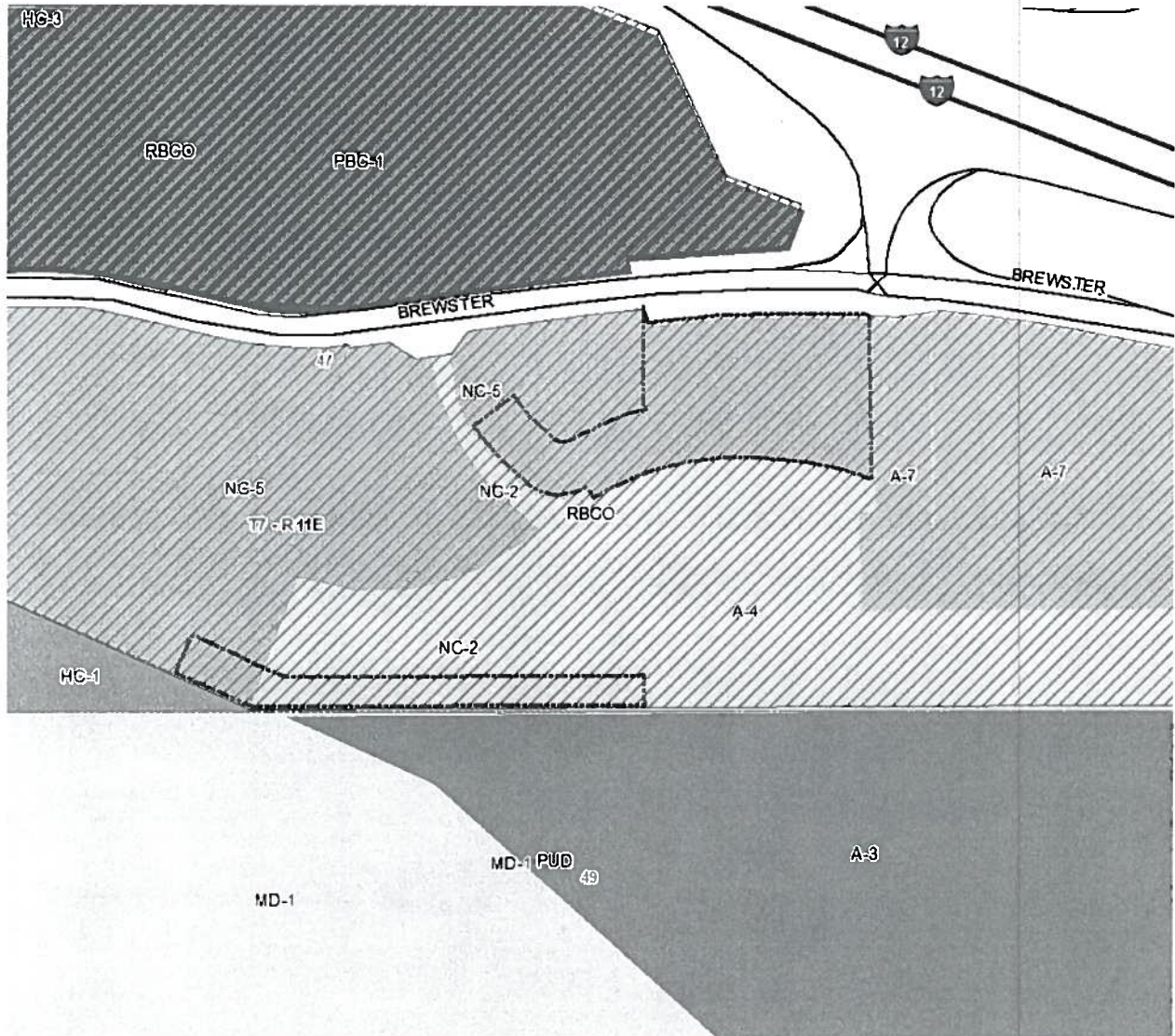
PETITIONER: Mark Salvetti

OWNER: James E. Maurin

REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District to A-5 Two Family Residential District

LOCATION: Parcel located at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1

SIZE: 9.1 acre



2016-264-ZC

PINNACLE

PINNACLE

PINNACLE

HC-3

I12 ON RAMP WB AT PINNACLE PKW

EXIT 60 EB AT E BREWSTER RD

PBC-1

47

BREWSTER

I12 ON RAMP EB AT E BREWSTER R

BREWSTER

NC-5

T7-R11E

NC-5

RBCO

CONTINENTAL

A-7

A-4

NC-2

RIVER CHASE

HC-1

RIVER CLUB

DELTA

DELTA

PUD

A-3

OX BOW

49

MD-1

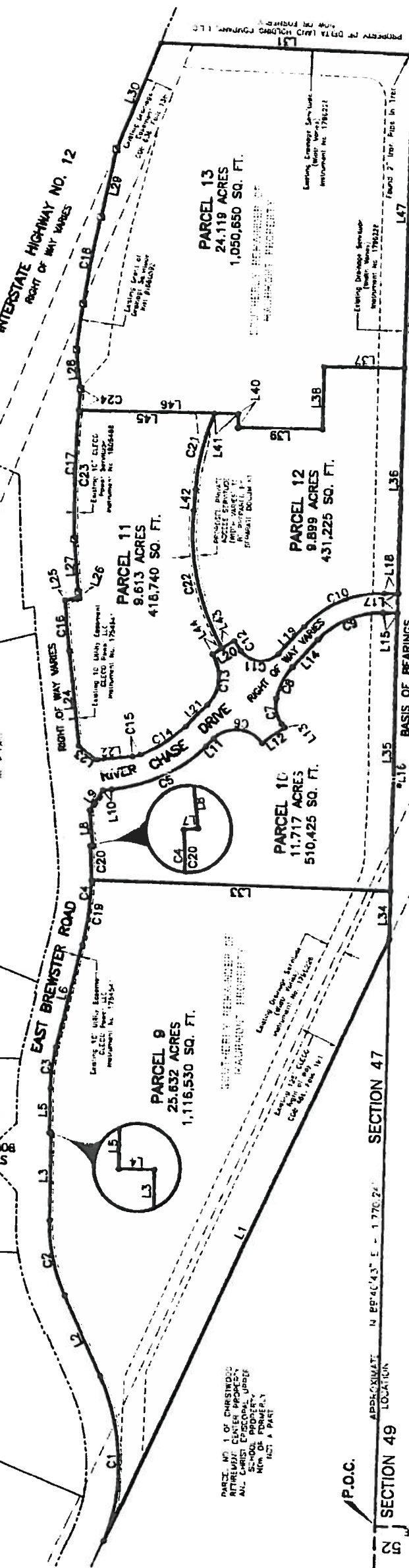
RIVER CLUB

0 500 Feet

N



LINE	BEARING	LENGTH	BEARINGS	LENGTH	LINE	BEARINGS	LENGTH
1	N 89°48'10" E	20.00	S 12°31'29" E	43.15	L27	S 89°48'10" E	20.00
2	N 82°11'28" E	240.84	N 89°48'10" E	17.37	L28	N 89°48'10" E	17.37
3	N 89°48'10" E	294.73	N 89°48'10" E	183.04	L29	N 89°48'10" E	183.04
4	S 89°48'10" W	28.36	S 89°48'10" W	129.71	L30	S 89°48'10" W	129.71
5	N 89°48'10" E	138.51	S 89°48'10" E	218.64	L31	S 89°48'10" E	218.64
6	S 89°48'10" W	60.00	S 89°48'10" W	24.41	L32	S 89°48'10" W	24.41
7	S 89°48'10" W	60.00	N 89°48'10" E	204.81	L33	N 89°48'10" E	204.81
8	N 89°48'10" E	93.00	S 89°48'10" W	1.87	L34	S 89°48'10" W	1.87
9	S 89°48'10" W	74.33	N 89°48'10" E	93.34	L35	N 89°48'10" E	93.34
10	S 89°48'10" W	27.31	N 89°48'10" E	103.81	L36	N 89°48'10" E	103.81
11	S 89°48'10" W	24.84	N 89°48'10" E	86.71	L37	N 89°48'10" E	86.71
12	S 89°48'10" W	88.20	N 89°48'10" E	803.31	L38	N 89°48'10" E	803.31



PARCEL	AREA	LENGTH	BEARINGS	DISTANCE	BEARINGS	LENGTH	DISTANCE
PARCEL 9	25.632 ACRES	1,116,530 SQ. FT.	...	...	...	...	...
PARCEL 10	11,717 ACRES	510,425 SQ. FT.	...	...	...	...	...
PARCEL 11	9,613 ACRES	416,740 SQ. FT.	...	...	...	...	...
PARCEL 12	9,899 ACRES	431,225 SQ. FT.	...	...	...	...	...
PARCEL 13	24,119 ACRES	1,050,850 SQ. FT.	...	...	...	...	...

APPROXIMATE LOCATION
 N 89°48'10" E - 1 770.24'
 SECTION 49 SECTION 47 SECTION 52

PROPERTY OF DELTA LAND HOLDING COMPANY, LLC
 NOW OR FORMERLY

APPROVALS
 Secretary of Planning Commission: *Ron Keller*
 Director of Surveying Engineering: *[Signature]*
 Date Filed: 8-17-2015
 File No: 541D
 Civil Engineer: *[Signature]*

ACADIA LAND SURVEYING, LLC
 LOUISIANA - MISSISSIPPI - TEXAS
 1509 BAY PINE STREET, THEODORE, LOUISIANA, 70592
 TEL: 337-853-8000 FAX: 337-853-8000
 WWW.ACADIALANDSURVEYING.COM

LEGEND

- FOUND PROPERTY OWNER (AS NOTED) ○
- FOUNDED PROPERTY OWNER ●

SCALE 1" = 800'

NOTES

- Survey was conducted on or about 8/10/15. All bearings and distances are as shown on this plat and are based on the National Grid System.
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PLAT SHOWING MINOR SUBDIVISION OF THE SOUTHERLY REMAINDER OF MAURMONT PROPERTY INTO PARCELS 9 THRU 13 OF MAURMONT PROPERTIES, LLC LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH - RANGE 11 EAST, COVINGTON, ST. TAMMANY PARISH, LOUISIANA FOR STIRLING PROPERTIES

Tammany Parish Clerk of Court
 Map#5411D - MAPS MAY NOT PRINT TO SCALE

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-264-ZC
Posted: 05/24/16

Meeting Date: 6/7/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mark Salvetti

OWNER: James E. Maurin

REQUESTED CHANGE: From NC-2 Indoor Retail & Service District & NC-5 Retail and Service District to A-5 Two Family Residential District

LOCATION: Parcel located at the southeast intersection of Brewster Road and River Chase Drive; S47, T7S, R11E; Ward 1, District 1

SIZE: 9.1 acre

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	PBC-1 Planned Business Campus
South	Undeveloped	A-4 Single Family Residential District
East	Multi Family	A-7 Multi Family Residential 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-2 Indoor Retail & Service District & NC-5 Retail and Service District to A-5 Two Family Residential District. This site is located at the southeast intersection of Brewster Road and River Chase Drive. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses and conservation areas. Staff does not have any objections to the request considering that the A-5 would create a transition between the abutting A-7 Multi Family Residential zoning on the west side and A-4 Single family Residential zoning on the south side. Also, the rezoning of the portion of the site currently, zoned NC-2 & NC-5 would also create a transition between the exiting commercial NC-5 and residential A-4 zoning districts.

Note that a zoning change to PUD Planned Unit Development Overlay has been requested for the same site (2016-263-ZC).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 Two Family Residential District designation be approved.