

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5635

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 ON THE EAST SIDE OF LA HIGHWAY 1077, NORTH OF TANTELA RANCH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 24.14 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & A-3 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 3). (2016-261-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-261-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-1 (Suburban District) to an A-2 (Suburban District) & A-3 (Suburban 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-2 (Suburban District) & A-3 (Suburban 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-1 (Suburban District) to an A-2 (Suburban District) & A-3 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2016-261-ZC

All that certain parcel of ground situated in the East half of Section 17, Township 6 South, Range 10 East, St. Tammany Parish, LA and more fully described as follows:

Commence at a point reported to be South 00 degrees 10 minutes 27 seconds East, a distance of 1720.74 feet; South 31 degrees 00 minutes East, a distance of 699.98 feet; and North 59 degrees 00 minutes East, a distance of 353.72 feet to the point of beginning.

From the point of beginning go North 00 degrees 11 minutes 12 seconds West, a distance of 831.39 feet to a point; thence go North 89 degrees 48 minutes 48 seconds East, a distance of 406.47 feet to a point; thence go South 16 degrees 22 minutes 48 seconds East, a distance of 1500.31 feet to a point; thence go South 59 degrees 01 minute 57 seconds West, a distance of 750.00 feet to a point on the easterly right of way of Louisiana Highway No. 1077; thence continue along Louisiana Highway No. 1077 North 31 degrees 00 minutes West, a distance of 645.49 feet to a point; thence leave Louisiana Highway No. 1077 and go North 59 degrees 00 minutes East, a distance of 353.72 feet to a point; thence go North 31 degrees 00 minutes West, a distance of 300.00 feet back to the point of beginning.

Said parcel contains 24.14 acres of ground more or less.

Case No.: 2016-261-ZC

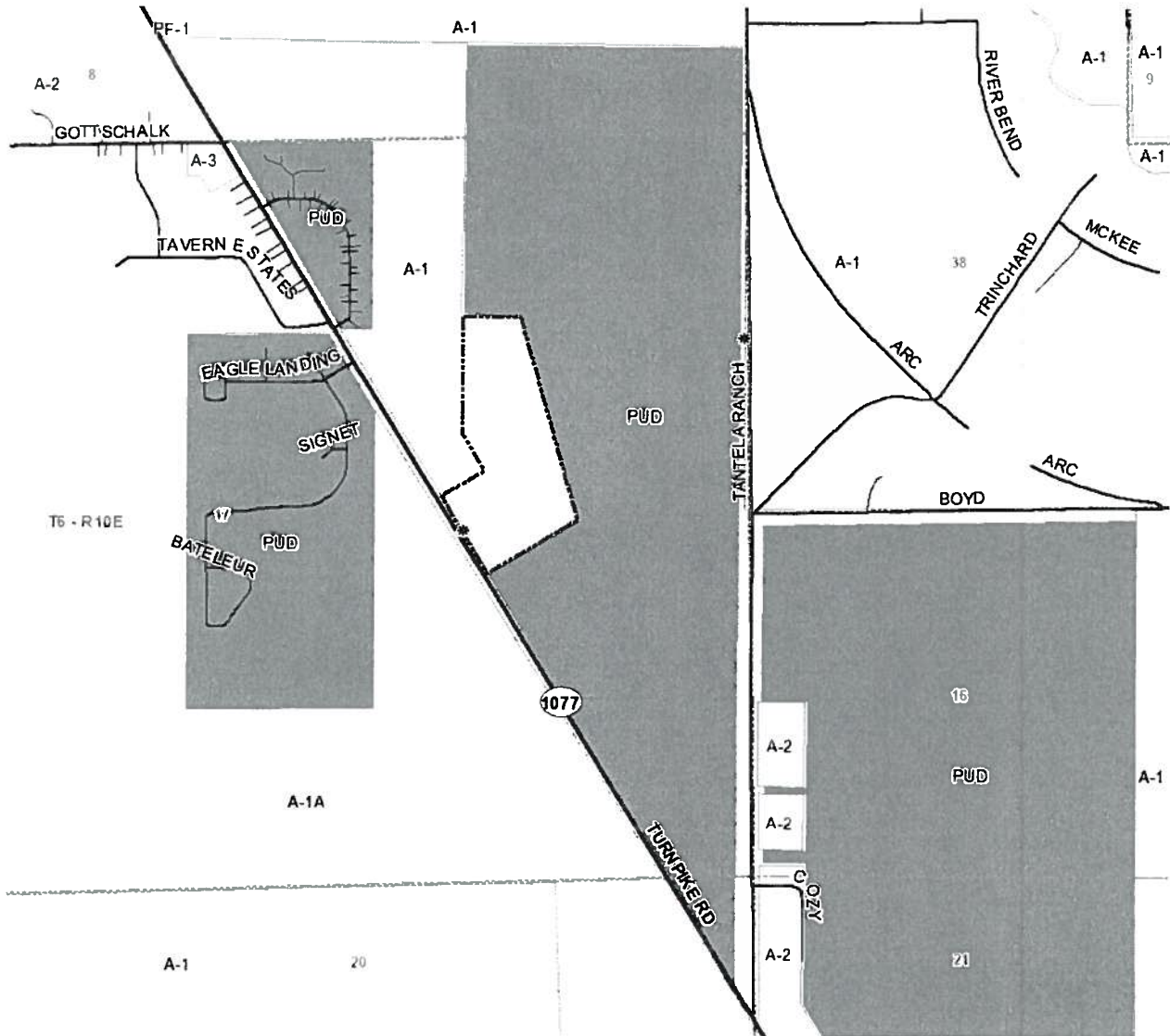
PETITIONER: Tim Henning

OWNER: James & Sandy Wood

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District (2.254 acres) & A-3 Suburban District (21.879 acres)

LOCATION: Parcel located on the east side of LA Highway 1077, north of Tantela Ranch Road ; S17 & 20, T6S, R10E; Ward 1, District 3

SIZE: 24.14 acres



2016-261-ZC

8

9



COTTONWOOD

RED WILLOW

RED WILLOW

DEER FORK

BEAR TOOTH

BEAR TOOTH

SAW GRASS

ELKRIDGE

A-1

PUD

TRINCHARD

A-1

ARC

16

A-1A

RED OAK

RED OAK

TURNPIKER

TANTELA RANCH

COZY

WHITE OAK

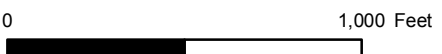
A-2

MALLARD MALLARD

WHITE OAK

21

20



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-261-ZC
Posted: 05/26/16

Meeting Date: 6/7/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Tim Henning

OWNER: James & Sandy Wood

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District (2.254 acres) & A-3 Suburban District (21.879 acres)

LOCATION: Parcel located on the east side of LA Highway 1077, north of Tantela Ranch Road ; S17 & 20, T6S, R10E; Ward 1, District 3

SIZE: 24.14 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	Residential & Undeveloped	A-1 Suburban District
South	Undeveloped	PUD Planned Unit Development District
East	Undeveloped	PUD Planned Unit Development District
West	Undeveloped	A-1 Suburban District & A-1A Suburban 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 A-1 Suburban District to A-2 Suburban District & A-3 Suburban District. This site is located on the east side of LA Highway 1077, north of Tantella Ranch Road. 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. The A-2 Suburban District is being requested to allow for the creation of a 2.254 acre parcel of land for the existing single family residence, to be sold separately. The remaining 21.879 acre portion of the site is requested to be rezoned to A-3, to be added to the adjacent residential PUD development (see requested major amendment to the PUD ZC04-07-055).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District & A-3 Suburban District designation be approved.