

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5655 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF AUGUST , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF WATERCROSS PARKWAY, EAST OF OCHSNER BLVD EXTENSION AND WHICH PROPERTY COMPRISES A TOTAL OF 3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-7 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO AN PBC-1 (PLANNED BUSINESS CENTER), (WARD 1, DISTRICT 1). (2016-292-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-292-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-7 (Multiple Family Residential District) to an PBC-1 (Planned Business Center) 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 PBC-1 (Planned Business Center).

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-7 (Multiple Family Residential District) to an PBC-1 (Planned Business Center).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF SEPTEMBER , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 28 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-292-ZC

THAT CERTAIN PIECE OR PARCEL OF LAND, designated or to be designated as Parcel 5A3 as set forth on a resubdivision plan and survey prepared by John E. Bonneau & Associates, Inc., Professional Land Surveyors, dated November 13, 2012, recorded in the Map File records of St. Tammany Parish, Louisiana, and more fully described as follows:

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 35 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 280.24 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN SOUTH 00 DEGREES 26 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 490.65 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RUE CHARDONNAY AND A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 335.01 FEET, AN ARC LENGTH OF 109.35 FEET, A CHORD BEARING OF NORTH 81 DEGREES 05 MINUTES 03 SECONDS WEST AND A CHORD LENGTH OF 108.86 FEET TO A POINT; THENCE LEAVING SAID CURVE, CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 33 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 167.60 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 00 DEGREES 26 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 472.86 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 32 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 275.02 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 3.00 ACRES MORE OR LESS.

Case No.: 2016-292-ZC

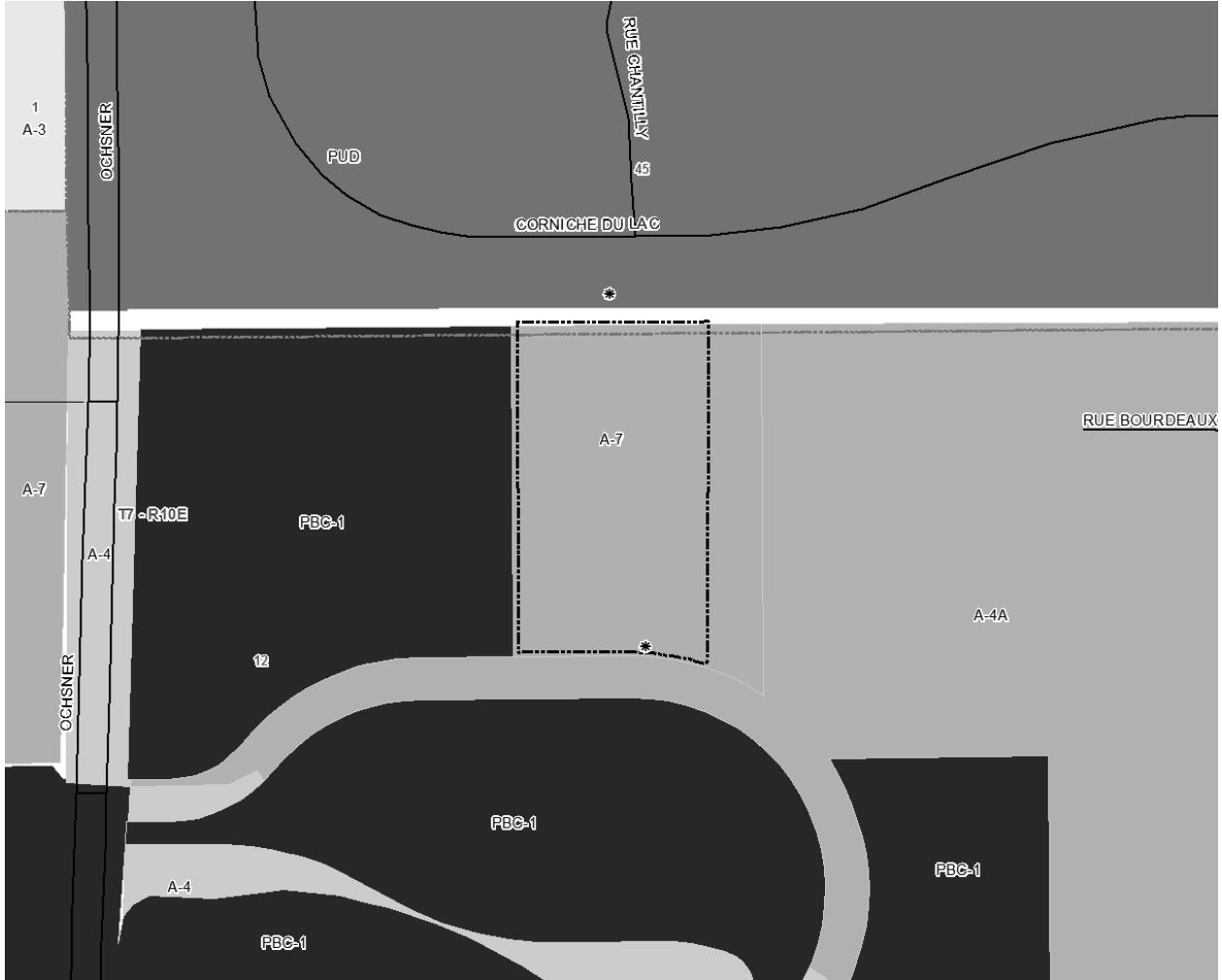
PETITIONER: Paul J. Mayronne

OWNER: Briggs Ochsner Blvd., LLC - David A. Briggs

REQUESTED CHANGE: From A-7 Multiple Family Residential District to PBC-1 Planned Business Center

LOCATION: Parcel located on the north side of Watercross Parkway, east of Ochsner Blvd Extension; S12, T7S, R10E; Ward 1, District 1

SIZE: 3 acres



2016-292-ZC



0 400 Feet



N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/27/2016
Case No.: 2016-292-ZC
Posted: 6/16/2016

Meeting Date: 7/5/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Paul J. Mayronne

OWNER: Briggs Ochsner Blvd., LLC - David A. Briggs

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GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Land Concrete Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

| <u>Direction</u> | <u>Surrounding Use</u> | <u>Surrounding Zone</u> |
|------------------|------------------------|---|
| North | Undeveloped | PUD Planned Unit Development Overlay |
| South | Undeveloped | PBC-1 Planned Business Center |
| East | Residential | A-4A Single Family Residential District |
| West | Undeveloped | PBC-1 Planned Business Center |

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, 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-7 Multiple Family Residential District to PBC-1 Planned Business Center. This site is located on the north side of Watercross Parkway, east of Ochsner Blvd Extension. The 2025 future land use plan calls for the area to be developed as a planned district with residential use and conservation area. Staff does not have any objection to the request, considering that the site is surrounded on the south and west sides by PBC-1 zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a PBC-1 Planned Business Center designation be approved