

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5654

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 WEST OF MARINA BLVD, NORTH OF MAKO NAKO DRIVE, BEING PARCEL K, MARINA BEAU CHENE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 1.565 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 4, DISTRICT 4). (2016-296-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-296-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 CB-1 (Community Based Facilities District) to an A-2 (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).

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 CB-1 (Community Based Facilities District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2016-296-ZC

**Legal Description - Parcel "K", Marina Beau Chene, Phase 1  
LYING AND SITUATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,  
GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA.**

*A certain parcel of land, lying and situated in Section 54, Township 7 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.*

*From the Section corner common to Sections 54, 37 & 33, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana run North 62 Degrees 44 Minutes 09 Seconds West a distance of 10,587.73 feet to a point; Thence run North 69 Degrees 16 Minutes 18 Seconds West a distance of 70.00 feet to a point; Thence run along a curve to the right having a radius of 1041.66 feet and an arc length of 516.80 feet to a point; Thence run North 25 Degrees 33 Minutes 08 Seconds West a distance of 59.35 feet to a point; Thence run along a curve to the right having a radius of 120 feet and an arc length of 55.45 feet to a point; Thence run North 00 Degrees 55 Minutes 22 Seconds East a distance of 231.74 feet to a point; Thence run North 40 Degrees 00 Minutes 04 Seconds East a distance of 59.23 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East a distance of 646.49 feet to a point; Thence run North 42 Degrees 14 Minutes 13 Seconds West a distance of 38.26 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East a distance of 126.26 feet to a point and **the Point of Beginning.***

*From **the Point of Beginning** run North 04 Degrees 07 Minutes 58 Seconds West a distance of 473.96 feet to a point; Thence run North 60 Degrees 46 Minutes 35 Seconds East a distance of 101.06 feet to a point on the left descending bank of the Tchefuncta River; Thence follow the meanderings of the left descending bank of the Tchefuncta River the following calls; South 29 Degrees 19 Minutes 39 Seconds East 113.87 feet to a point; South 04 Degrees 07 Minutes 58 Seconds East a distance of 326.48 feet to a point; South 00 Degrees 04 Minutes 14 Seconds East a distance of 97 feet to a point; Thence leaving said left descending bank of the Tchefuncta River run South 89 Degrees 55 Minutes 46 Seconds West a distance of 133.47 feet and back to **the Point of Beginning.***

*Said parcel contains **1.567 acres of land more or less**, lying and situated in Section 54, Township 7 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

**Case No.:** 2016-296-ZC

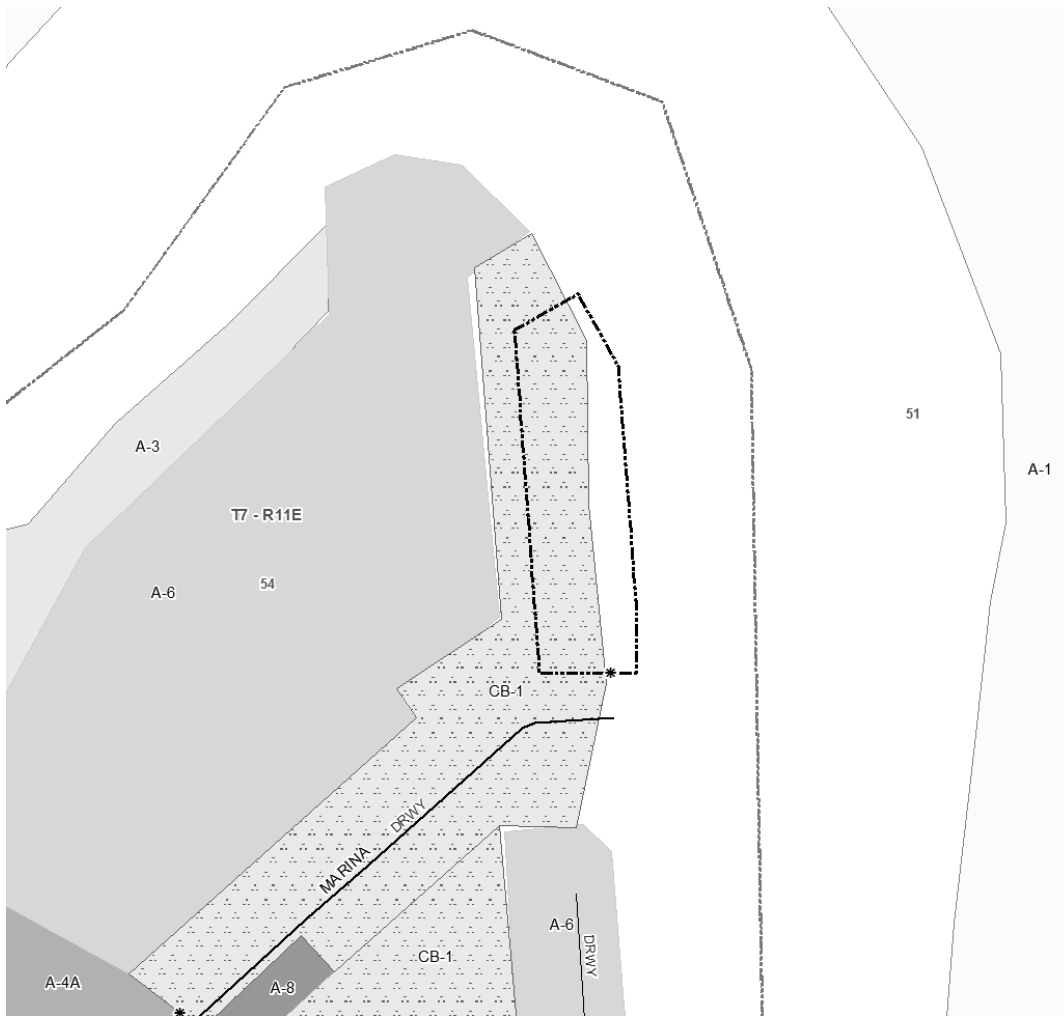
**PETITIONER:** Frank H. Walk, Jr

**OWNER:** Marina Beau Chene Associations - Frank H. Walk

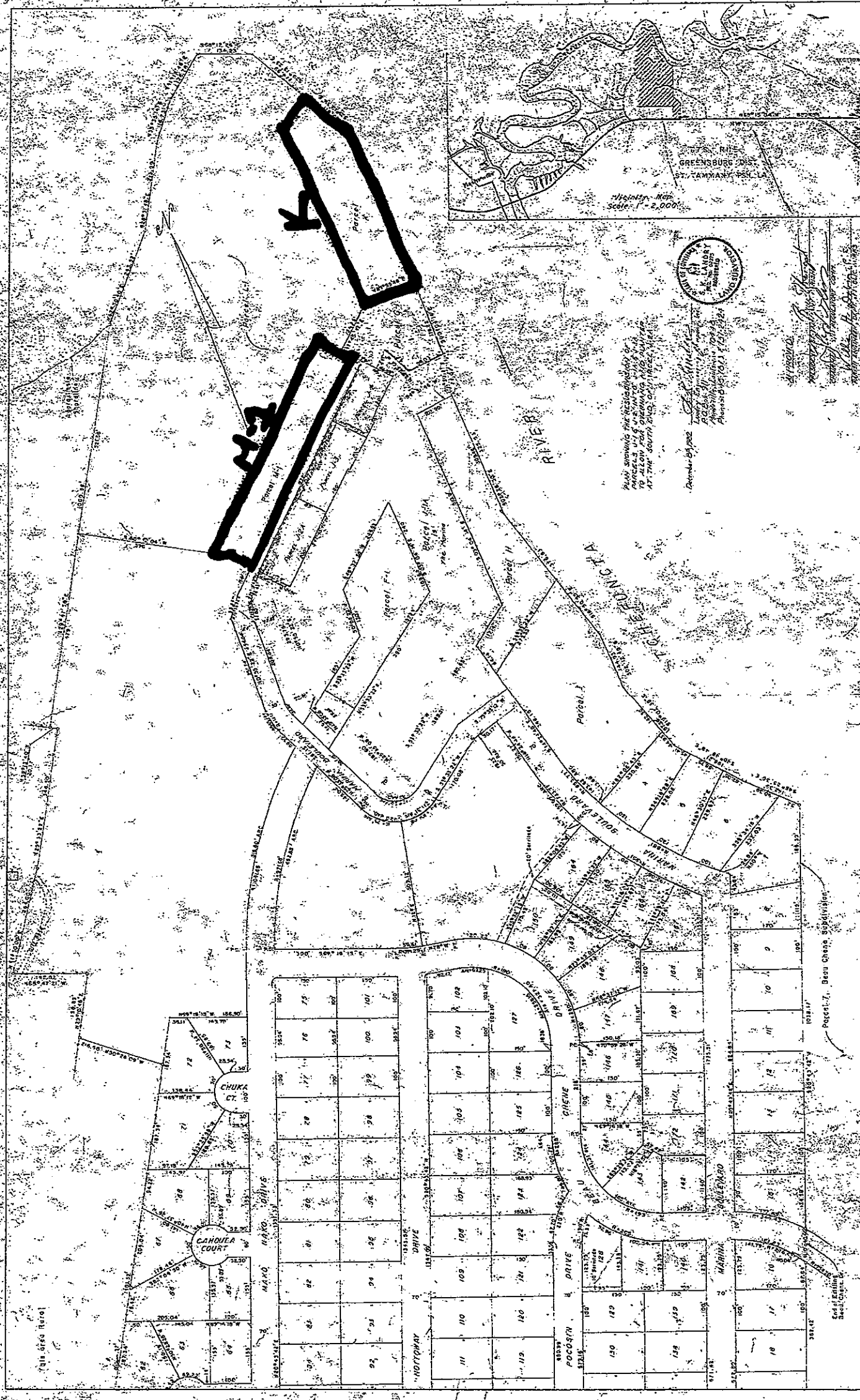
**REQUESTED CHANGE:** From CB-1 Community Based Facilities District to A-2 Suburban District

**LOCATION:** Parcel located on the west side of Marina Blvd, north of Mako Nako Drive, being Parcel K, Marina Beau Chene Subdivision ; S54, T7S, R11E; Ward 4, District

**SIZE:** 1.565 acres



SI Terrain Photo Check of Code. Map/INS - MAPS MAY NOT PRINT TO SCALE



Parcel 7 - Best Change Subdivision  
 Parcel 7 - Best Change Subdivision  
 Parcel 7 - Best Change Subdivision

2016-296-ZC

A-3

A-6

2016-296-ZC

T7-R11E

64

51

CB-1

MARINA

DRWY

DRWY

A-8

0 200 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 6/27/2016  
Case No.: 2016-296-ZC  
Posted:06/16/2016

Meeting Date: 7/5/2016  
Determination: Amended to Rezone Parcel K (1.565 acres) to A-2 Suburban District

GENERAL INFORMATION

PETITIONER: Frank H. Walk, Jr

OWNER: Marina Beau Chene Associations - Frank H. Walk

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the west side of Marina Blvd, north of Mako Nako Drive, being Parcels M-1 & K, Marina Beau Chene Subdivision ; S54, T7S, R11E; Ward 4, District 4

SIZE: 2.894 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Asphalt/Gravel

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	River	N/A
South	Marina	CB-1 Community Based Facilities District
East	River	N/A
West	Undeveloped Residential	A-6 Multiple Family Residential; District A-4A Single Family Residential District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

**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 land resources so that they remain 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.

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous “highway commercial” uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District to A-6 Multiple Family Residential District. This site is located on the west side of Marina Blvd, north of Mako Nako Drive, being Parcels M-1 & K, Marina Beau Chene Subdivision. The 2025 future land use plan calls for the area to be developed with uses that would allow for the conservation of the natural environment and commercial uses. Parcel M-1, as shown on the attached survey, is currently developed as an outdoor storage yard for boats, as an accessory to the adjacent marina. As for Parcel K, shown on the attached survey, it is currently undeveloped. Staff does not have any objection to the request considering that that the site is directly abutting A-6 and that there is an existing multi-family condo development in close proximity to the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-6 Multiple Family Residential District designation be approved.