

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5843                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: STEFANCIK/BRISTER      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE              SECONDED BY: MR. BELLISARIO  
ON THE 13 DAY OF JULY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF DOVE PARK ROAD, WEST OF U S HWY 59 AND WHICH PROPERTY COMPRISES A TOTAL OF 57.75 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) AND I-1 (INDUSTRIAL DISTRICT) TO AN A-3 (SUBURBAN DISTRICT &NDASH; 56.29 ACRES) AND I-1 (INDUSTRIAL DISTRICT &NDASH; 1.43 ACRES) (WARD 4, DISTRICT 5). (2017-647-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-647-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-3 (Suburban District) and I-1 (Industrial District) to an A-3 (Suburban District 56.29 acres) and I-1 (Industrial District &ndash; 1.43 acres) 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-3 (Suburban District &ndash; 56.29 acres) and I-1 (Industrial District &ndash; 1.43 acres).

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-3 (Suburban District) and I-1 (Industrial District) to an A-3 (Suburban District &ndash; 56.29 acres) and I-1 (Industrial District &ndash; 1.43 acres).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF AUGUST , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

EXHIBIT "A"

2017-647-ZC

A CERTAIN TRACT OF LAND BEING SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH AND RUN NORTH 00 DEGREES 25 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1306.06 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1326.47 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 27 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 60.57 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING NORTH 01 DEGREES 00 MINUTES 46 SECONDS WEST A DISTANCE OF 1263.50 FEET TO A POINT;  
THENCE RUN NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST A DISTANCE OF 1309.59 FEET TO A POINT;  
THENCE RUN NORTH 88 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 594.45 FEET TO A POINT;  
THENCE RUN SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST A DISTANCE OF 101.82 FEET TO A POINT;  
THENCE RUN SOUTH 58 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 432.55 FEET TO A POINT;  
THENCE RUN SOUTH 10 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 436.51 FEET TO A POINT;  
THENCE RUN SOUTH 88 DEGREES 53 MINUTES 14 SECONDS WEST A DISTANCE OF 500.22 FEET TO A POINT;  
THENCE RUN SOUTH 10 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 228.11 FEET TO A POINT;  
THENCE RUN NORTH 62 DEGREES 45 MINUTES 08 SECONDS WEST A DISTANCE OF 170.29 FEET TO A POINT;  
THENCE RUN SOUTH 27 DEGREES 14 MINUTES 52 SECONDS WEST A DISTANCE OF 143.47 FEET TO A POINT;  
THENCE RUN SOUTH 01 DEGREES 05 MINUTES 59 SECONDS EAST A DISTANCE OF 245.68 FEET TO A POINT;  
THENCE RUN SOUTH 88 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 1498.97 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 56.29 ACRES OR 2,451,987.93 SQUARE FEET MORE OR LESS

A CERTAIN TRACT OF LAND BEING SECTION 25, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 25 AND 26, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH AND RUN NORTH 00 DEGREES 25 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 1306.06 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 27 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1326.47 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 27 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 60.57 FEET A POINT;  
THENCE RUN NORTH 01 DEGREES 00 MINUTES 46 SECONDS WEST A DISTANCE OF 1263.50 FEET TO A POINT;  
THENCE RUN NORTH 89 DEGREES 49 MINUTES 14 SECONDS EAST A DISTANCE OF 1309.59 FEET TO A POINT;  
THENCE RUN NORTH 88 DEGREES 48 MINUTES 24 SECONDS EAST A DISTANCE OF 594.45 FEET TO A POINT;  
THENCE RUN SOUTH 51 DEGREES 04 MINUTES 34 SECONDS EAST A DISTANCE OF 101.82 FEET TO A POINT;  
THENCE RUN SOUTH 58 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 432.55 FEET TO A POINT;  
THENCE RUN SOUTH 10 DEGREES 09 MINUTES 28 SECONDS WEST A DISTANCE OF 436.51 FEET TO A POINT;  
THENCE RUN SOUTH 88 DEGREES 53 MINUTES 14 SECONDS WEST A DISTANCE OF 500.22 FEET TO A POINT;  
THENCE RUN SOUTH 10 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 228.11 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING RUN SOUTH 10 DEGREES 10 MINUTES 00 SECONDS WEST A DISTANCE OF 296.82 FEET TO A POINT;  
THENCE RUN SOUTH 88 DEGREES 54 MINUTES 01 SECONDS WEST A DISTANCE OF 160.00 FEET TO A POINT;  
THENCE RUN NORTH 01 DEGREES 05 MINUTES 59 SECONDS WEST A DISTANCE OF 245.68 FEET TO A POINT;  
THENCE RUN NORTH 27 DEGREES 14 MINUTES 52 SECONDS EAST A DISTANCE OF 143.47 FEET TO A POINT;  
THENCE RUN SOUTH 62 DEGREES 45 MINUTES 08 SECONDS EAST A DISTANCE OF 170.29 FEET BACK TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.43 ACRES OR 62,281.64 SQUARE FEET MORE OR LESS

Case No.: 2017-647-ZC

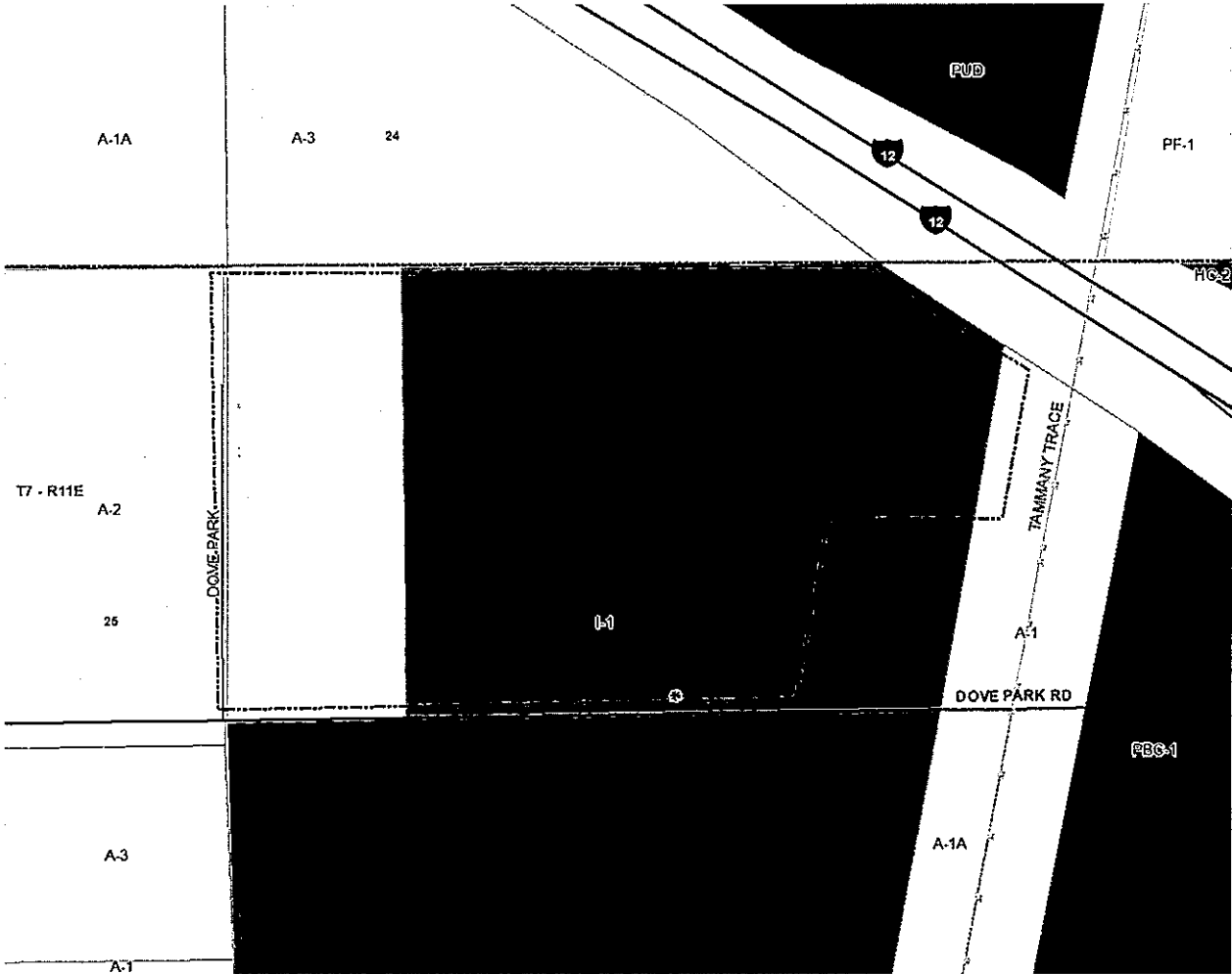
PETITIONER: Dove Park Estates LLC - Corie Herberger

OWNER: Poitevent Interests

REQUESTED CHANGE: From I-1 Industrial District & A-3 Suburban District to I-1 Industrial District & A-3 Suburban District

LOCATION: Parcel located on the north side of Dove Park Road, west of US Highway 59; S13, T7S, R11E; Ward 4, District 5

SIZE: 57.7 acres



**LEGEND**

- 1/2" FOR 100' ROAD
- 1/2" FOR 100' ROAD
- 5/8" FOR 100' ROAD
- 1/2" FOR 100' SET
- WOOD CORNER FORM

**TITLE BLOCK:**

KELLY J. MAHACH & ASSOCIATES, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 OLIVER ST. WABSWORTH, LA. 70581-5811  
SECTION 25, T-7-S, R-11-E AND  
SECTION 26, T-7-S, R-11-E  
ST. TAMMANY PARISH, LA.







## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: 6/6/2017  
Case No.: 2017-647-ZC  
Posted: 05/25/17

Meeting Date: 6/6/2017  
Determination: Approved

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#### GENERAL INFORMATION

**PETITIONER:** Dove Park Estates LLC - Corie Herberger

**OWNER:** Poitevent Interests

**REQUESTED CHANGE:** From I-1 Industrial District & A-3 Suburban District to I-1 Industrial District & A-3 Suburban District

**LOCATION:** Parcel located on the north side of Dove Park Road, west of US Highway 59; S13, T7S, R11E; Ward 4, District 5

**SIZE:** 57.7 acres

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#### 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 & I-12	A-3 Suburban District
South	Office & Outdoor Storage Yard&	I-1 Industrial District
East	Undeveloped CLECO Substation & Tammany Trace	I-1 Industrial District
West	Undeveloped	A-3 Suburban District

##### EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

##### COMPREHENSIVE PLAN:

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**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 simply 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 from I-1 Industrial District & A-3 Suburban District to I-1 Industrial District & A-3 Suburban District. This site is located on the north side of Dove Park Road, west of US Highway 59. The 2025 future land use plan calls for the area to be developed with residential & commercial uses and conservation areas. The zoning change is being requested to establish the underlying zoning and density of a future residential subdivision and allow for a 1.43 acre portion of the site to be developed with industrial uses. Staff does not have any objection to the requested zoning change.

Note that a zoning change request has been submitted for a PUD Planned Unit Development Overlay for the same site (2017-648-ZC).

##### STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 Industrial District & A-3 Suburban District designation be approved.