

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5858 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 3 DAY OF AUGUST , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF PENNS CHAPEL ROAD, SOUTH OF LA HIGHWAY 22 AND WHICH PROPERTY COMPRISES A TOTAL OF 90.62 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), (WARD 4, DISTRICT 4). (2017-682-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-682-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 PUD (Planned Unit Development Overlay) 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 PUD (Planned Unit Development Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF SEPTEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

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

ATTEST:

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

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

Published Introduction: JULY 26 , 2017

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

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

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

**Exhibit "A"**

**2017-682-ZC**

A PARCEL OF LAND LOCATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, MOR FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCE AT A POINT HERETOFORE DESCRIBED AS BEING SOUTH 1,986.17 FEET, OF THE ONE-HALF (1/2) MILE POST NORTH OF THE FIFTH MILE POST BETWEEN TOWNSHIP 7 SOUTH, RANGE 10 EAST AND TOWNSHIP 7 SOUTH, RANGE 11 EAST, TO THE POINT OF BEGINNING, THENCE

NORTH 37 DEGREES 39 MINUTES 07 SECONDS EAST, 1,401.95 FEET, THENCE  
SOUTH 58 DEGREES 26 MINUTES 52 SECONDS EAST, 1,247.95 FEET, THENCE  
SOUTH 05 DEGREES 30 MINUTES 00 SECONDS WEST, 1,946.71 FEET, THENCE  
NORTH 89 DEGREES 36 MINUTES 07 SECONDS WEST, 1,716.00 FEET, THENCE  
NORTH 00 DEGREES 40 MINUTES 31 SECONDS WEST, 1,468.98 FEET, TO THE  
POINT OF BEGINNING, CONTAINING 90.619 ACRES.

Case No.: 2017-682-ZC

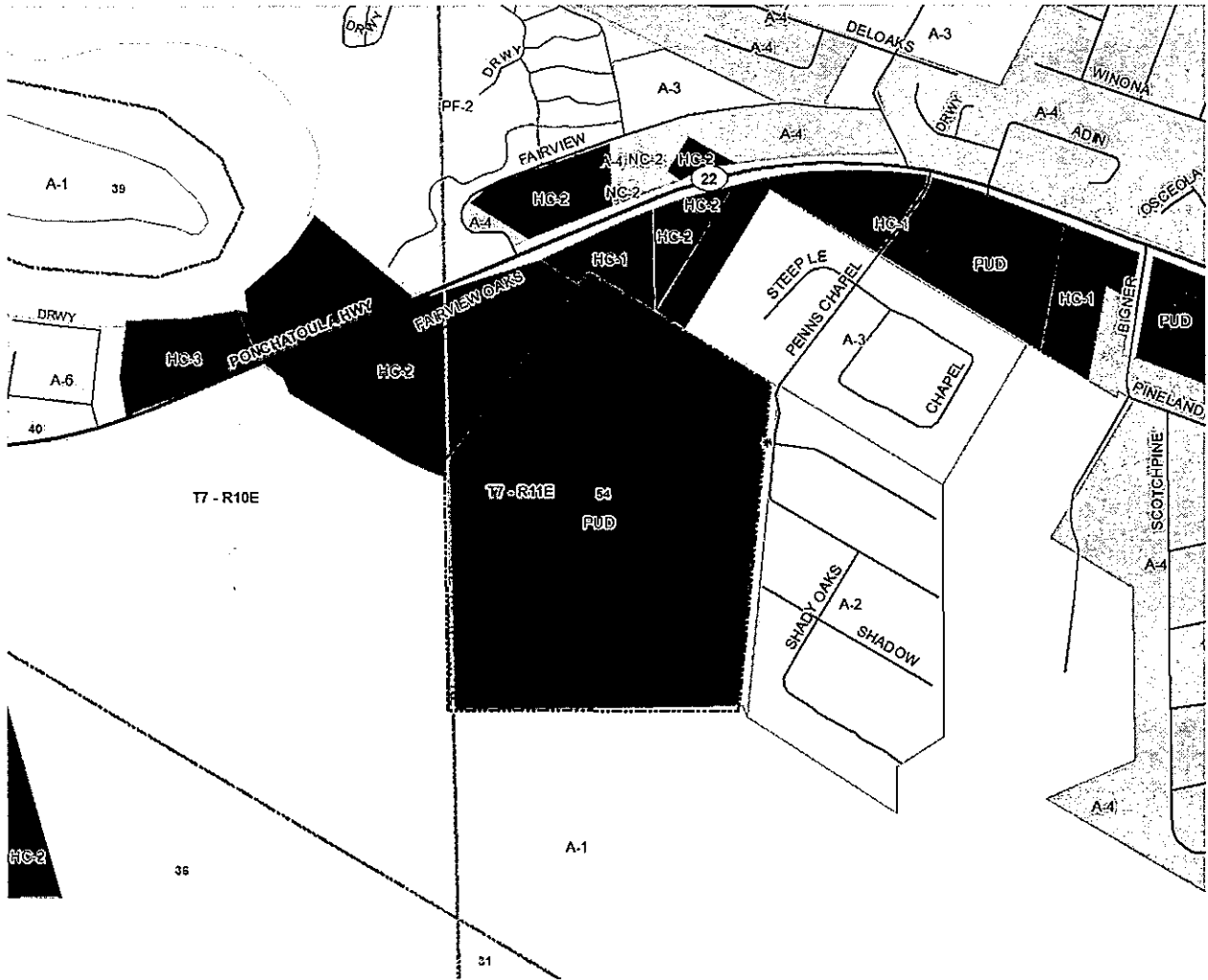
PETITIONER: Uncas Favret

OWNER: Favret Investments, LLC - Uncas Favret

REQUESTED CHANGE: From PUD Planned Unit Development Overlay to A-2 Suburban District

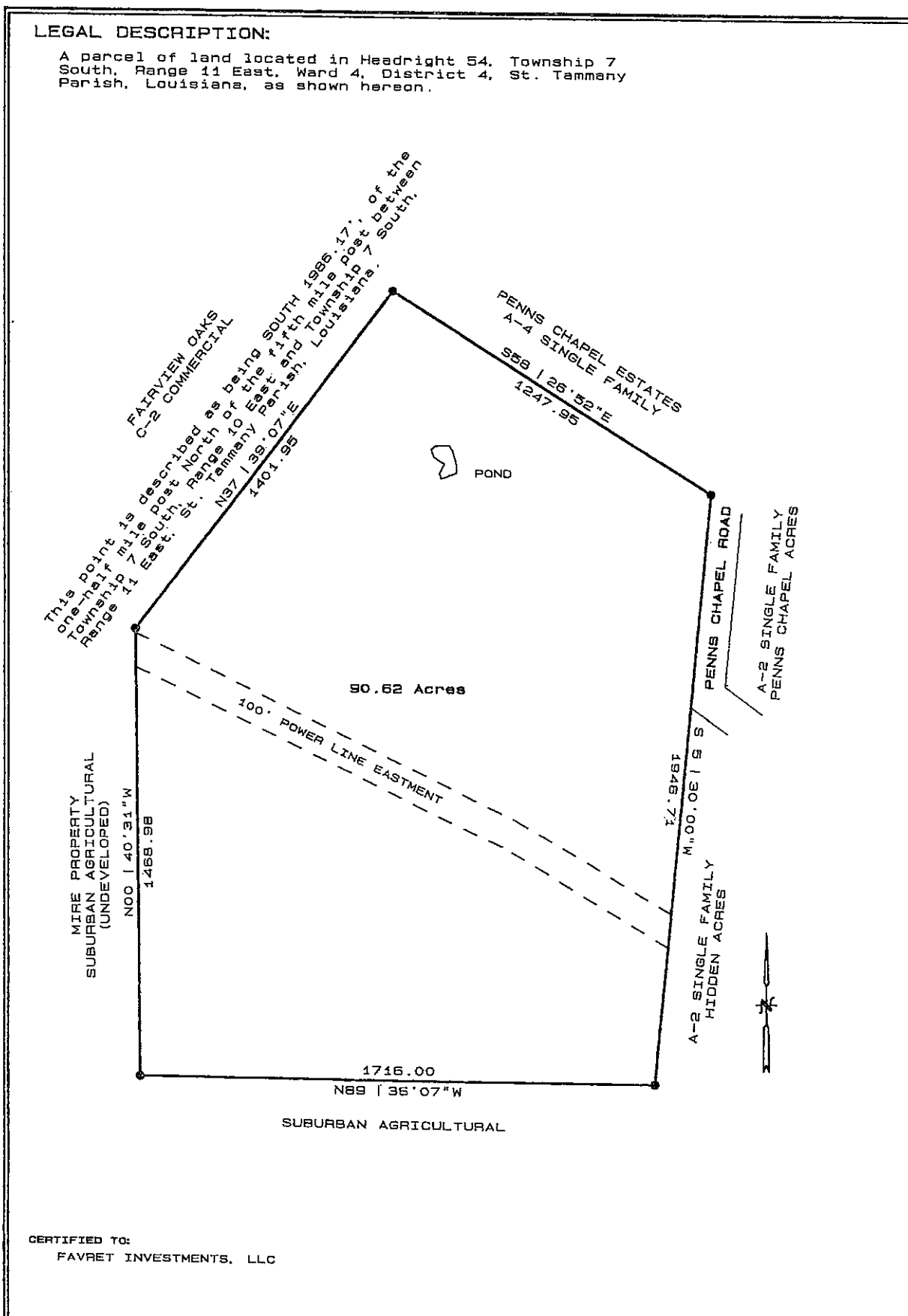
LOCATION: Parcel located on the west side of Penns Chapel Road, south of LA Highway 22; S40 & 54, T7S, R11E; Ward 4, District 4

SIZE: 90.62 acres



LEGAL DESCRIPTION:

A parcel of land located in Headright 54, Township 7 South, Range 11 East, Ward 4, District 4, St. Tammany Parish, Louisiana, as shown hereon.



This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NAVD 1923 datum.

I hereby certify that this map is based on a physical survey made on the ground and in accordance with the standards and practices used in L.C. 61-111, and the applicable standards and practices used in L.C. 61-111. Signature must be in ink and attested by the undersigned for this plat to be certified correct.

NED B. WILSON  
REG. No. 1236  
REGISTERED  
NED B. WILSON, PLS  
LOUISIANA REGISTERED LAND SURVEYOR # 4398  
998 SB 101E  
MANDEVILLE, LOUISIANA 70448

CLASS/TYPE	D	CPN: 225205 0220 C
BOUNDARY	24 OCT 05	FIRM DATE: 2 APR 94
FORMBOARDS		FIRM ZONE: A 13
SLAB TIE		BASE FLOOD: 11'-12
AS-BUILT		REVISED:
JOB NO	35101	SCALE: 1" = 20'

LEGEND:  
 O SET 1/2" IRON ROD  
 ● FOUND IRON ROD  
 ■ FOUND OLD WOOD  
 FENCE ---X---X---  
 BEARINGS:  
 SETBACK LINES --, --  
 FRONT RIDGE



PF-2

FAIRVIEW

NC-2

A-4

PONCHATOULA HWY 22

HC-1

FAIRVIEW OAKS

A-3

STEEPLE

PENNS CHAPEL  
CHAPEL

HC-2

40

T7-R10E

T7-R11E

54

PUD

A-2

SHADY OAK

SHADOW

A-1

36

31





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 6/26/2017  
**Case No.:** 2017-682-ZC  
**Posted:** 06/20/17

**Meeting Date:** 7/5/2017  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Uncas Favret  
**OWNER:** Favret Investments, LLC - Uncas Favret  
**REQUESTED CHANGE:** From PUD Planned Unit Development Overlay to A-2 Suburban District  
**LOCATION:** Parcel located on the west side of Penns Chapel Road, south of LA Highway 22; S40 & 54, T7S, R11E; Ward 4, District 4  
**SIZE:** 90.62 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	Commercial, Undeveloped & Residential	HC-1 & HC-2 Highway Commercial District & A-3 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** Yes

**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 that resource so that it remains 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. 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 PUD Planned Unit Development Overlay to A-2 Suburban District. This site is located on the west side of Penns Chapel Road, south of LA Highway 22. The 2025 future land use plan designates the site as a conservation area, for the preservation of the natural landscape and natural systems of the site. The objective of the request is to establish the underlying zoning of a Planned Unit Development Overlay, proposed to be developed with residential uses.

Note that a zoning change request to Planned Unit Development Overlay has also been submitted for the same site (2017-681-ZC).

**STAFF RECOMMENDATION:**

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