

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5742

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TANNER

ON THE 5 DAY OF JANUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF RONALD REGAN HIGHWAY, WEST OF OAK ALLEY BOULEVARD, EAST OF EAST STADIUM DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 87.06 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) (WARD 3, DISTRICT 3) (2016-418-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-418-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 A1A (Suburban District) & RO (Rural Overlay) to an A-4 (Single Family Residential 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-4 (Single Family Residential 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 A1A (Suburban District) & RO (Rural Overlay) to an A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: DECEMBER 29 , 2016

Published Adoption: \_\_\_\_\_ , 2016

Delivered to Parish President: \_\_\_\_\_ , 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2016 at \_\_\_\_\_

## Exhibit "A"

### 2016-418-ZC

From the section corner between Sections 29, 30, 31 and 32, Township 6 South, Range 11 East, go North 49 degrees 01 minute East, 152.1 feet; thence go North 14 degrees 05 minutes East, 540.3 feet; thence go North 85 degrees 28 minutes West, 235.7 feet; thence go North 01 degree 01 minute East, 728.12 feet; thence go North 81 degrees 14 minutes East, 7.91 feet; thence go North 86 degrees 57 minutes East, 200.00 feet; thence go South 87 degrees 20 minutes East, 33.64 feet; thence go South 87 degrees 26 minutes 21 seconds East, 60.12 feet to a point on the Northerly right of way line of U.S. Hwy 190 (Bypass); thence leaving said right of way line of U.S. Hwy 190 (Bypass) go North 6 degrees 6 minutes 54 seconds East, 680.44 feet to the Point of Beginning.

From the Point of Beginning continue North 6 degrees 6 minutes 54 seconds East a distance of 48.49 feet; thence go North 00 degrees 54 minutes 07 seconds East a distance of 314.86 feet; thence go North 00 degrees 00 minutes 58 seconds East a distance of 189.33 feet; thence go South 89 degrees 30 minutes 25 seconds West a distance of 60.00 feet; thence go North 00 degrees 00 minutes 58 seconds East a distance of 504.77 feet; thence go North 89 degrees 57 minutes 58 seconds West a distance of 314.18 feet; thence go North 00 degrees 26 minutes 55 seconds West a distance of 1176.52 feet; thence go South 67 degrees 25 minutes 50 seconds East a distance of 1924.49 feet; thence go South 48 degrees 29 minutes 07 seconds East a distance of 492.41 feet; thence go South 26 degrees 57 minutes 53 seconds East a distance of 1155.50 feet to the Northern right of way line of U.S. Hwy 190 (Bypass); thence continue along said right of way line and go South 47 degrees 01 minutes 28 seconds West a distance of 93.96 feet; thence go around a curve to the right have a radius of 2764.79 feet, an arc length of 433.25 feet, having a chord bearing of South 51 degrees 42 minutes 07 seconds West and a chord distance of 432.80 feet; thence go South 61 degrees 09 minutes 45 seconds West a distance of 193.74 feet; thence go South 63 degrees 06 minutes 00 seconds West a distance of 111.61 feet; thence leaving said right of way line of U.S. Hwy 190 (Bypass) go North 17 degrees 45 minutes 07 seconds West a distance of 536.85 feet; thence go South 75 degrees 52 minutes 55 seconds West a distance of 337.06 feet; thence go South 79 degrees 30 minutes 34 seconds West a distance of 338.89 feet; thence go South 87 degrees 52 minutes 18 seconds West a distance of 795.80 feet back to the Point of Beginning.

Said parcel contains 87.06 acres of ground more or less.

Case No.: 2016-418-ZC

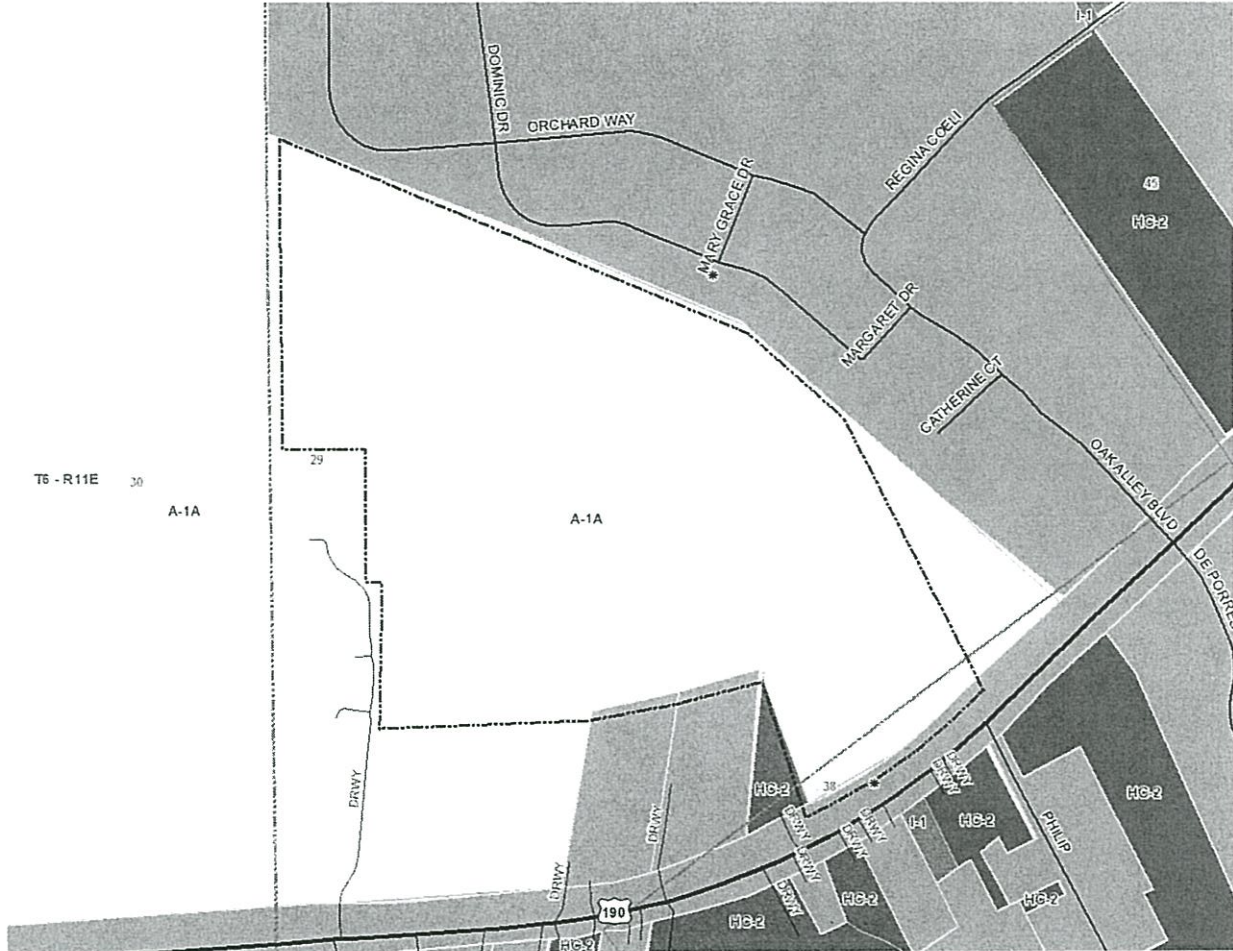
PETITIONER: Jeffrey D. Schoen

OWNER: Lonesome Development, LLC - Tim Henning

REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay to A-4 Single-Family Residential District

LOCATION: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 3

SIZE: 87.06 acres



22-814-9102

RANDALL W. BROWN & ASSOCIATES, PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
228 W. CAUSEWAY APPROACH, MONROEVILLE, LA 70448  
(985) 624-5368 • FAX(985) 624-5308

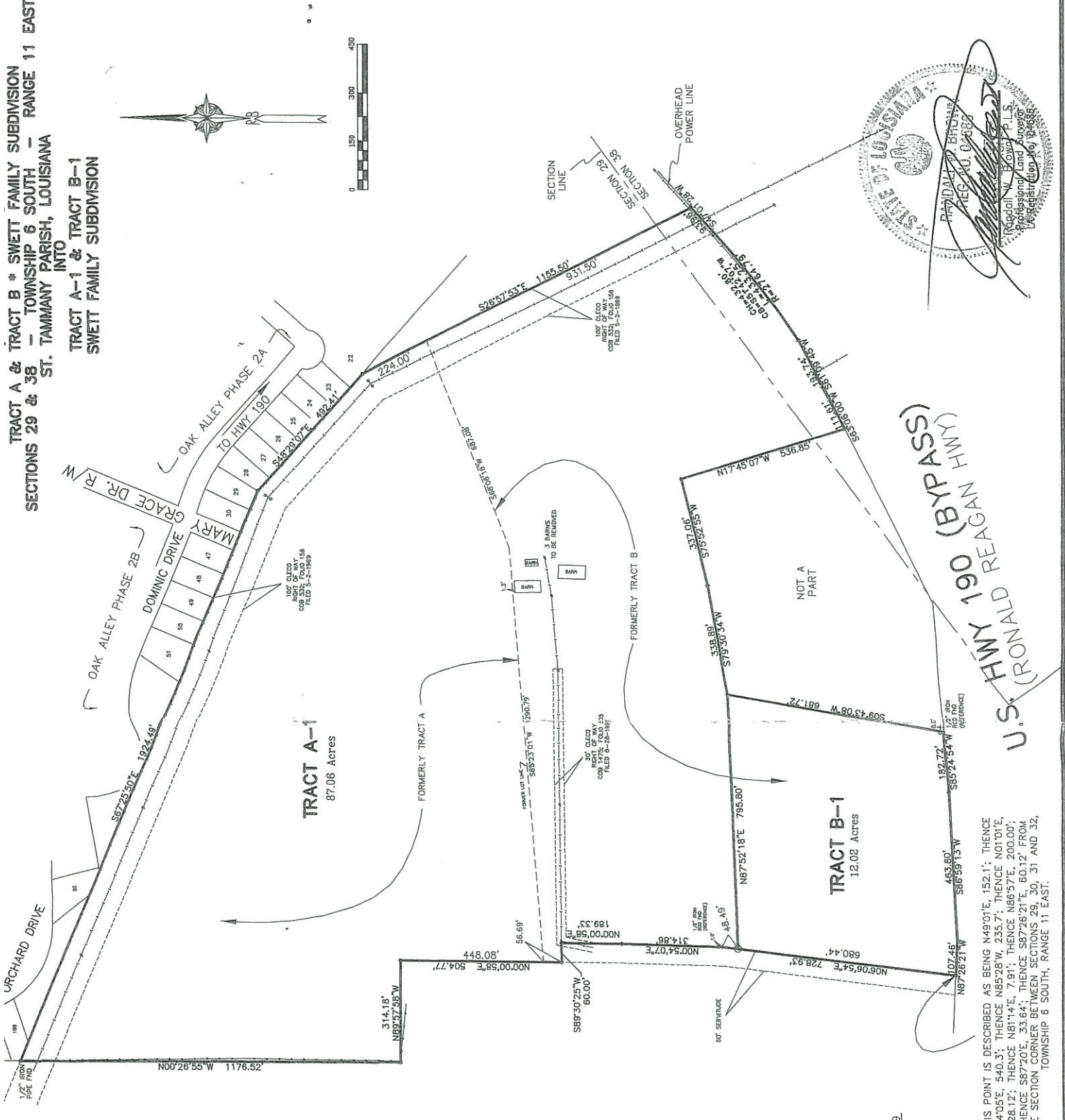
LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION  
TRACT A & TRACT B • SWEETT FAMILY SUBDIVISION  
RANGE 11 EAST  
TOWNSHIP 6 SOUTH  
ST. TAMMANY PARISH, LOUISIANA  
TRACT A-1 & TRACT B-1  
INTO

REVISED DATE

DRAWN BY: RLB  
CHECKED BY: RWE  
DATE: 12-15-2014  
SCALE: 1"=330'  
SURVEY NO. 141393

SHEET

TRACT A & TRACT B • SWEETT FAMILY SUBDIVISION  
RANGE 11 EAST  
SECTIONS 29 & 38 - TOWNSHIP 6 SOUTH -  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
TRACT A-1 & TRACT B-1  
SWEETT FAMILY SUBDIVISION



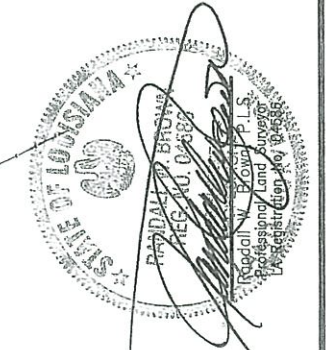
APPROVED: *[Signature]*  
SECRETARY, PARISH PLANNING COMMISSION  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
*[Signature]*  
CLERK OF COURT  
1-20-2015 5328D  
DATE FILED FILE NO.

THIS POINT IS DESCRIBED AS BEING N49°07'E, 152.1'; THENCE N147°05'E, 540.3'; THENCE N85°28'W, 235.7'; THENCE N01°01'E, 728.12'; THENCE N81°14'E, 7.91'; THENCE N86°57'E, 200.00'; THENCE S87°20'E, 33.64'; THENCE S87°26'21"E, 60.12' FROM THE SECTION CORNER BETWEEN SECTIONS 29, 30, 31 AND 32, TOWNSHIP 6 SOUTH, RANGE 11 EAST.

REF:1: Survey by Bruce Butler, PLS  
Map File #: 5218-B  
Date Filed: 11-19-2013  
REF:2: Resub by Randall W. Brown  
Map File #: 5299C  
Date Filed: 9-25-2014

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area, it is located in Flood Zone C.  
FIRM Panel# 2252050230C Rev. 10-17-89

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.  
THE SERVICES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE STANDARD SPECIFICATIONS FOR SURVEYS. THE SURVEYOR HAS MADE APPLICABLE SEARCHES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR FIELD RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.



2016-418-ZC

H-1

20

BRYCE

ORCHARD

JUSTIN

CAMRON

DOMINIC

ORCHARD

SAM

DIXIE

BUCK

DARLENE

VINCENT

45

REGINA GOELL

MARY GRACE

ORCHARD

MARGARET

OAK ALLEY

CATHERINE

GABRIEL

29

BARRINGTON

ESTELLE

A-1A

ROSALIE

SOPHIE

ZACHARY

T6-R11E

30

DRWY

DRWY

190

DRWY

38

DRWY

DRWY

DRWY

DRWY

DRWY

DRWY

DRWY

PHILIP

HC-2

NC-4

A-6

A-4

0 800 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/28/16
Case No.: 2016-418-ZC
Prior Action: Postponed (11/02/16)
Posted: 11/17/16

Meeting Date: 12/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Lonesome Development, LLC - Tim Henning
REQUESTED CHANGE: From A-1A Suburban District, RO Rural Overlay to A-4 Single-Family Residential District 3
LOCATION: Parcel located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive; S29 & 38, T6S, R11E; Ward 3, District 3
SIZE: 87.06 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal Road Surface: 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, and West directions with their respective surrounding uses and zones.

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.

Commercial - Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas.

Mixed Use - Other - Conservation - These planned districts would include mixed uses - at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District & RO Rural Overlay to A-4 Single-Family Residential District. This site is located on the north side of Ronald Regan Highway, west of Oak Alley Blvd, east of East Stadium Drive. The 2025 future land use plan calls for the area to be developed as a planned district including a mix of commercial and residential uses, at a variety of density, while providing some conservation areas. Staff does not have any objection to the request, considering that the site is abutting a residential subdivision with a similar density as the A-4 zoning district.

Note that a zoning change request to PUD Planned Unit Development Overlay request has been submitted for the same site (2016-419-ZC).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District designation be approved.