

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5532

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

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 4 DAY OF FEBRUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE END OF RADIO ROAD, SOUTH OF PINE STREET EXTENSION AND WHICH PROPERTY COMPRISES A TOTAL OF 19.25 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN AT-1 (ANIMAL TRAINING HOUSING DISTRICT), (WARD 8, DISTRICT 9). (2015-80-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-80-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-2 (Suburban District) to an AT-1 (Animal Training Housing 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 AT-1 (Animal Training Housing 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 A-2 (Suburban District) to an AT-1 (Animal Training Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JANUARY 28, 2016

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

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

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

**EXHIBIT "A"**

**2015-80-ZC**

That portion of ground, together with all the buildings and improvements thereon and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto, belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, described as follows:

**FIRST:** The Southwest Quarter of the Northwest Quarter of Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, containing thirty-nine and eighty-four one-hundredths (39.84) acres.

**SECOND:** The Northwest Quarter of the Southwest Quarter of Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, containing thirty-nine and eighty-four one-hundredths (39.84) acres.

**LESS AND EXCEPT:** A triangular portion of land containing 1.29 acres beginning at the Northwestern corner of the Southwest Quarter of said Northwest Quarter of said Section 11; thence go South zero degrees nine minutes (0 deg. 09') West one hundred and zero-tenths feet (100.0'); thence go North eighty-four degrees fifty-seven minutes (84.57') East one thousand one hundred thirty-five and five-tenths feet (1135.5') to the South line of the Northwest Quarter of the Northwest Quarter of said Section 11; thence go West one thousand one hundred thirty-one and one-tenth feet (1131.1') along the last mentioned line to the beginning.

**AND**

**LESS AND EXCEPT:** ALL THAT CERTAIN PARCEL OF LAND situated in Section 11, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the U.S. Government quarter corner common to Sections 10 and 11, in said Township and Range also the point of beginning, go North 00 degrees, 10 minutes, 51 seconds West 597.85 feet to an iron; thence go North 89 degrees, 41 minutes, 22 seconds East 1250.96 feet to an iron; thence go North 00 degrees, 05 minutes, 17 seconds West 623.0 feet to an iron; thence go North 72 degrees, 32 minutes, 07 seconds, West 100.02 feet to an iron; thence go North 07 degrees, 02 minutes, 02 seconds East 70.0 feet to an iron; thence go North 89 degrees, 46 minutes, 19 seconds East 156.68 feet to an iron; thence go South 00 degrees, 05 minutes, 17 seconds East 723.0 feet to an iron; thence go South 00 degrees, 05 minutes, 17 seconds East 597.0 feet to a point; thence go South 00 degrees, 10 minutes, 51 seconds East 1320.0 feet to an iron; thence go South 89 degrees, 39 minutes, 10 seconds West 1320.0 feet to an iron; thence go North 00 degrees, 10 minutes, 51 seconds West 1320.0 feet back to the point of beginning.

Said less and except containing 59.45 acres of land, more or less.

Case No.: 2015-80-ZC

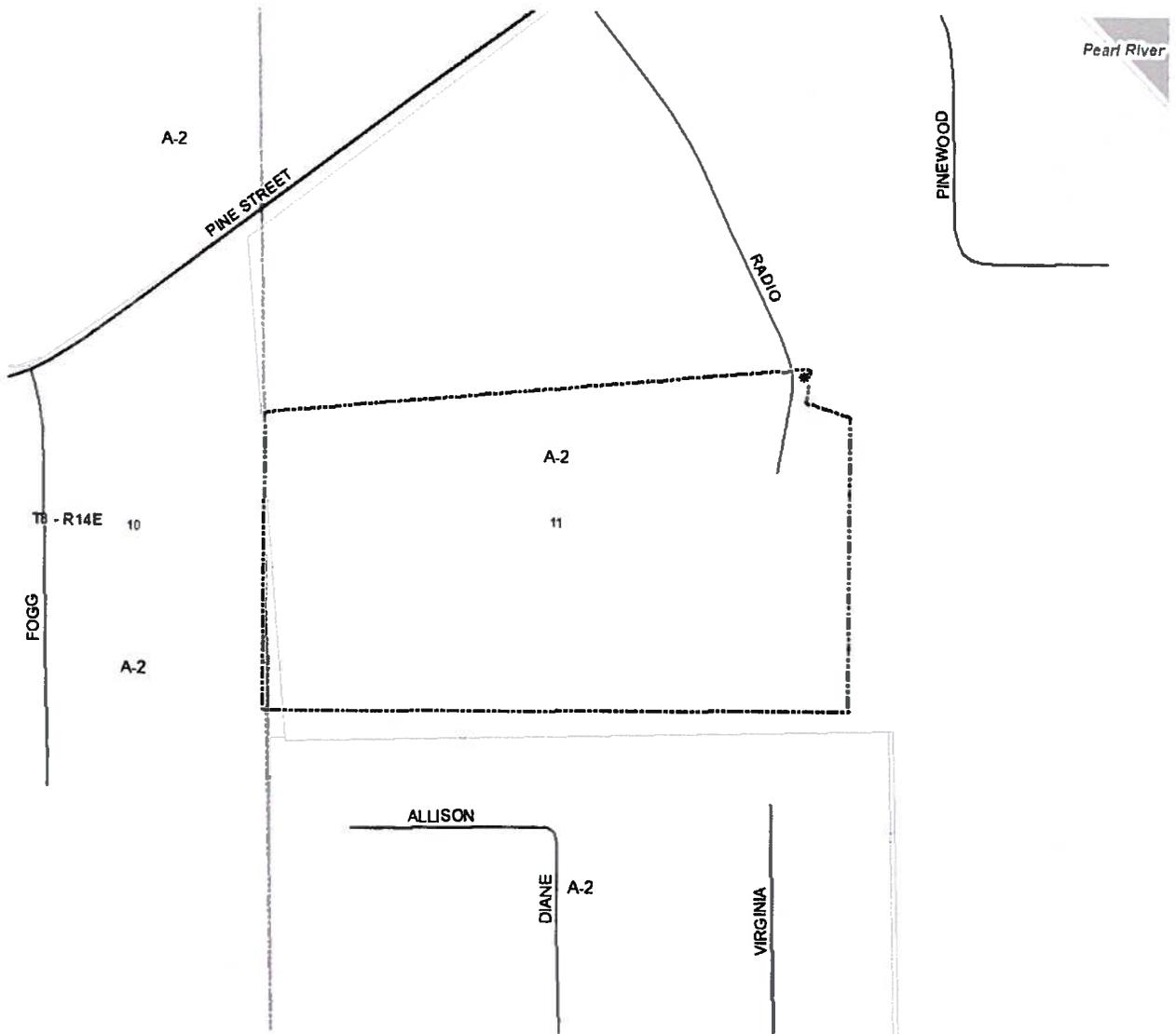
PETITIONER: Jeff Schoen

OWNER: Global Wireless Radio Services Inc.

REQUESTED CHANGE: From A-2 Suburban District to AT-1 Animal Training/Housing District

LOCATION: Parcel located at the end of Radio Road, south of Pine Street Extension; S11, T8S, R14E; Ward 8, District 9

SIZE: 19.25 acres



2015-20-2C

09' E

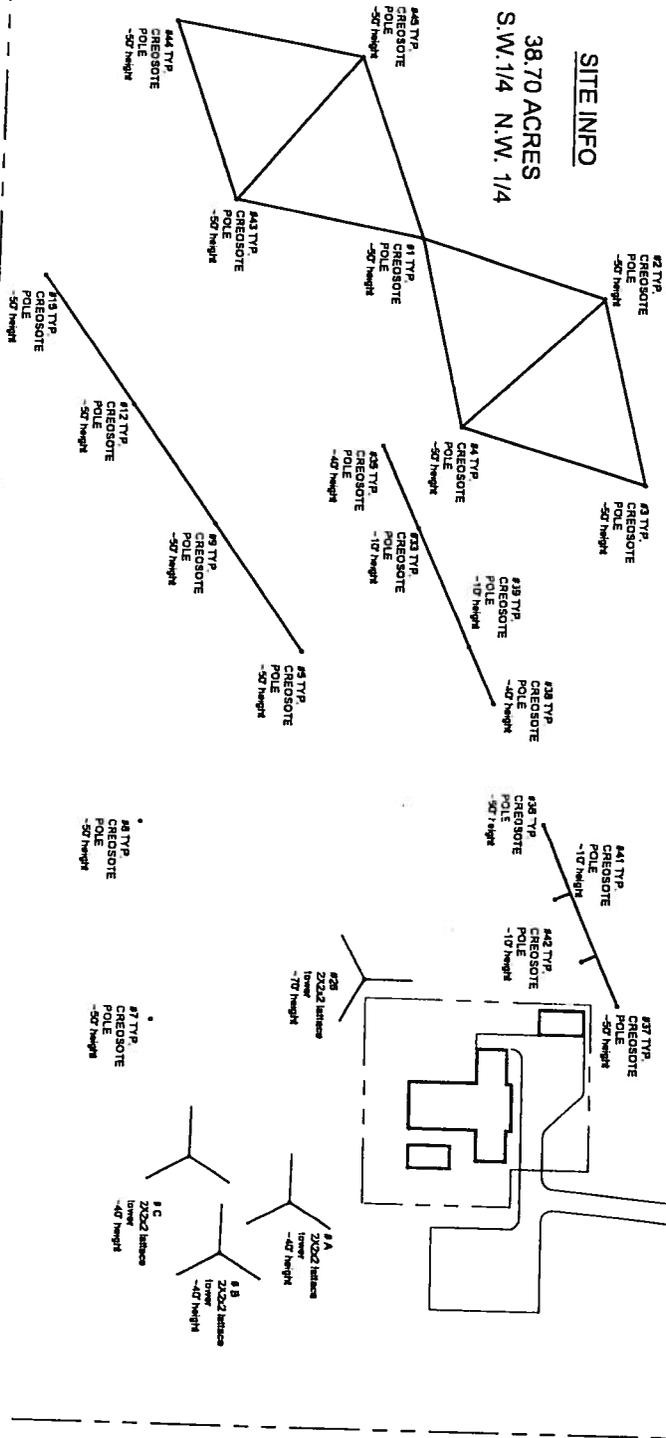
1220.0' N 00 09' E

1135.5' N 84D 57' E

188.5' EAST

**SITE INFO**

**38.70 ACRES**  
S.W. 1/4 N.W. 1/4



THIS SITE PLAN IS TAKEN FROM FILES BY GLOBE WIRELESS  
TOWER HEIGHTS ARE APPROXIMATE FROM SITE VISIT  
6 MAY 2015

**RESIDENTIAL HOUSING**  
**ZONED R-2**

CENTER OF SITE  
30D 22' 37.890"  
89D 46' 21.864"

2640.0' S 0D 09' W

N 10

**SITE PLAN**  
**OR**  
**FCC**

**PEARL RIVER**  
64399 RADIO ROAD  
ST. TAMMANY PARISH • LOUISIANA

**McBride Hess Design Group, P.A.**  
1073 Bullard Court, Raleigh, North Carolina 27615  
Telephone: 919.954.8200 Facsimile: 919.954.8299  
E-mail: mhb@mcbridehess.com

Landscape Architecture  
Site Planning

REVISIONS	DATE	BY

CREATED  
3/11/15

3

2

2015-80-ZC

HC-2

A-2

2015-80-ZC\*

11

T8-R14E

10

0 820 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 12/28/2015  
Case No.: 2015-80-ZC  
Posted: 12/17/2015

Meeting Date: 1/5/2016  
Determination: Amended to rezone 19.25 acres

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GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: Global Wireless Radio Services Inc.

REQUESTED CHANGE: From A-2 Suburban District to AT-1 Animal Training/Housing District

LOCATION: Parcel located at the at the end of Radio Road, south of Pine Street Extension; S11, T8S, R14E; Ward 8, District 9

SIZE: 38.55 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	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development:

Multi occupancy development:

COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to AT-1 Animal Training/Housing District. This site is located at the end of Radio Road, south of Pine Street Extension. The 2025 future land use plan calls for the area to be developed with residential uses. The site is currently developed with multiple cellular towers and an office/building which houses the electronics related to the towers. The objective of the request is to bring the site into compliance with the appropriate zoning. Staff is not opposed to the request; however, the acreage of the site requested to be rezoned to AT-1 should be reduced to only include the area developed with cellular towers.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-1 Animal Training/Housing District designation be approved.