

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5741

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

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 LA HIGHWAY 22, WEST OF OAK PARK DRIVE, EAST OF GRAND OAKS DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 17.81 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 1, DISTRICT 1). (2016-417-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-417-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 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 A-2 (Suburban District) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2016-417-ZC

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana in that portion thereof being a Minor Subdivision as per Resubdivision Plat of John G. Cummings & Associates, Job No. 99228D, dated June 24, 2010, recorded as Clerk of Court Map File No. 4905A, wherein subject property is more fully described as follows, to-wit:

Parcel A, consisting of 17.81 Acres, fronting on La. Hwy. 22, and having such area and perimeter (bearings and distances) dimensions as shown on the survey of Randall W. Brown & Associates, Inc., Survey No. 16179, dated March 14, 2016, a copy of which is annexed hereto and made a part hereof.

Case No.: 2016-417-ZC

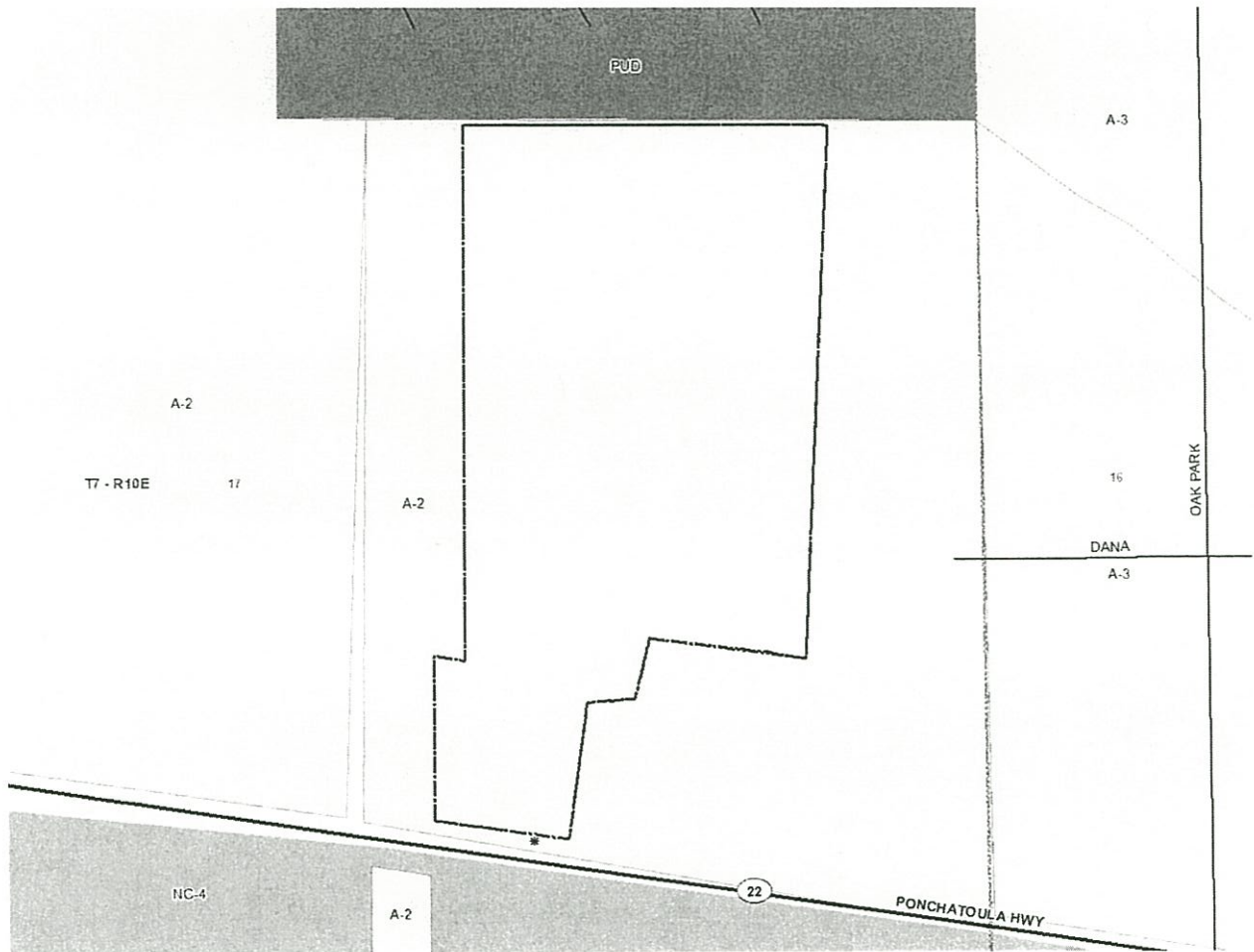
PETITIONER: Jeffrey D. Schoen

OWNER: 1781 Property LLC - Adam Henning

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

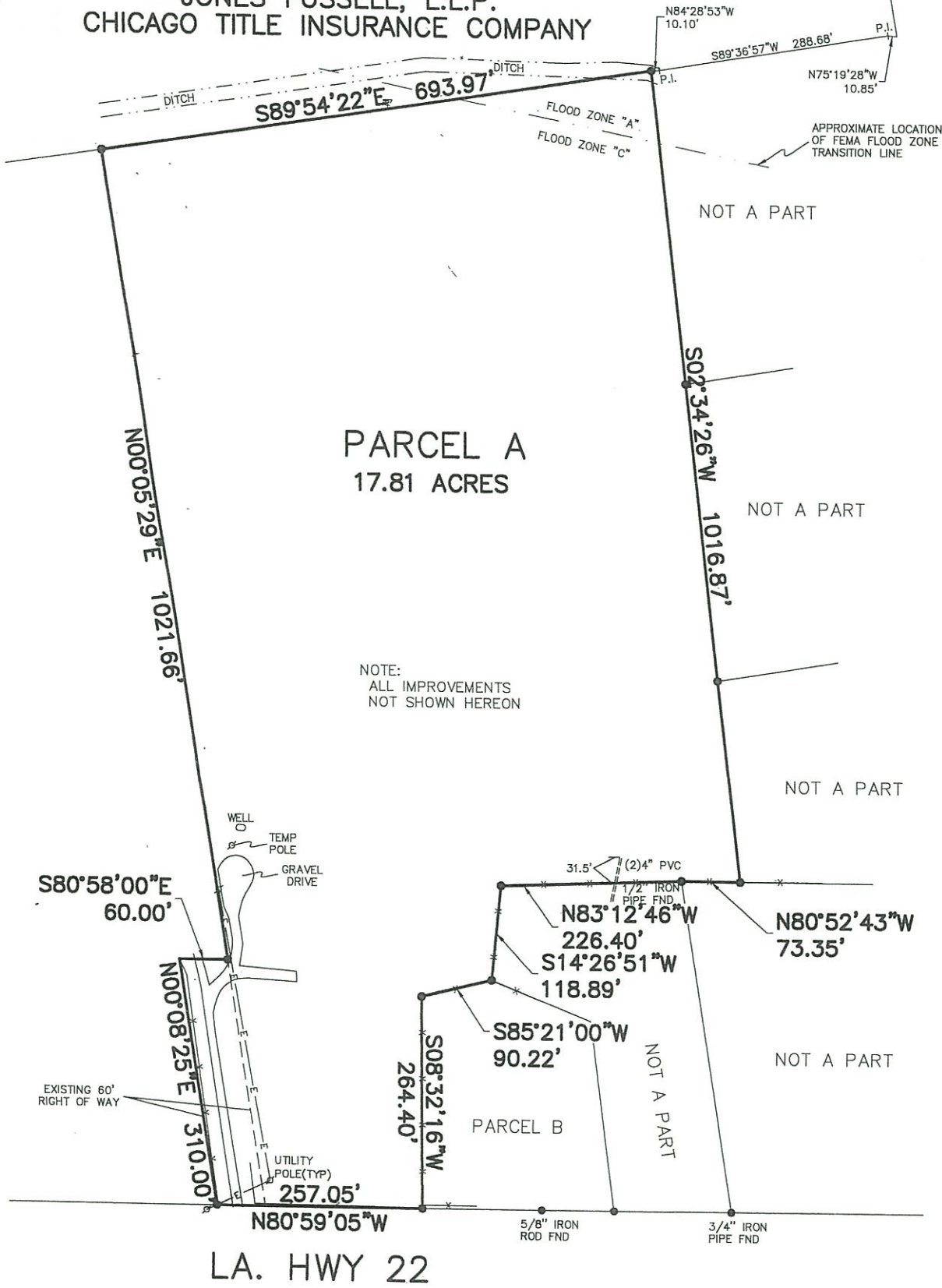
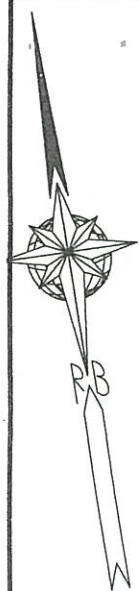
LOCATION: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive; S17, T7S, R10E; Ward 1, District 1

SIZE: 17.81 acres



Survey of
PARCEL A
 SEC. 17 * T-7-S * R-10-E
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 1781 PROPERTY, LLC
 JONES FUSSELL, L.L.P.
 CHICAGO TITLE INSURANCE COMPANY

206-417-20
 SEC. 8
 SEC. 17
 SEC. 9
 SEC. 16
 S0008'48"E
 2651.88'



NOTE:
 ALL IMPROVEMENTS
 NOT SHOWN HEREON

REF:
 RESUB BY JOHN G. CUMMINGS
 MAP FILE NO.: 4905A
 DATE FILED: 7-12-2010

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. It is located in Flood Zone A & C.
 FIRM Panel# 2252050215C Rev. 4-2-1991

• DENOTES 1/2" IRON ROD FND
 UNLESS OTHERWISE NOTED

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY
 SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY" FOR A CLASS C SURVEY.

Randall W. Brown
 RANDALL W. BROWN
 REG. NO. 04586
 REGISTERED PROFESSIONAL LAND SURVEYOR
 RANDALL W. BROWN, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Geodetic • Forensic • Consultants
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 E-MAIL: info@brownsurveys.com

Date: MARCH 14, 2016
 Survey No. 16179
 Scale: 1"=150'±
 Drawn By: RJB
 Revised:

2016-417-ZC

PINEY RIDGE

MOSSYOAK

LODEN

PUD

T7-R10E 17

A-2

16

A-3

DANA

PONCHATOULA HWY

22

NC-4

0 400 Feet

N



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/28/2016
Case No.: 2016-417-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: 1781 Property LLC - Adam Henning
REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District
LOCATION: Parcel located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive; S17, T7S, R10E; Ward 1, District 1
SIZE: 17.81 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 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:

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-4 Single-Family Residential District. This site is located on the north side of LA Highway 22, west of Oak Park Drive, east of Grand Oaks Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Although staff is not completely opposed to the request, there is concern regarding the impact of the high density of A-4 single family residential development on the area, considering that the site is surrounded by residential homes on large parcels of land on the south, east and west sides.

Note that a zoning change to PUD Planned Unit Development Overlay has been submitted for the same site (2016-416-ZC).

STAFF RECOMMENDATION:

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