

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6315 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: _____ PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 16 DAY OF JANUARY , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LOUISIANA HIGHWAY 1090, NORTH OF INTERSTATE HIGHWAY 10, EAST OF INTERSTATE HIGHWAY 59, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 58.910 ACRES OF LAND MORE OR LESS FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) (WARD 8, DISTRICT 9). (2019-1691-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1691-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-5 (Two Family Residential District) to an A-4A (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-4A (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-5 (Two Family Residential District) to an A-4A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 6 DAY OF FEBRUARY , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 8 , 2020

Published Adoption: _____, 2020

Delivered to Parish President: _____, 2020 at _____

Returned to Council Clerk: _____, 2020 at _____

EXHIBIT "A"

2019-1691

Legal Description - 58.91 acres situated in Section 31 - Township 8 South- Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana

A certain parcel of land, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

*From the Quarter Section corner common to Section 31, Township 8 South, Range 15 East and Section 36, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 88 Degrees 40 Minutes 16 Seconds East a distance of 1176.24 feet to a %"iron pipe found and the **Point of Beginning**.*

*From the **Point of Beginning** run North 88 Degrees 40 Minutes 13 Seconds East a distance of 143.76 feet to a %"iron pipe found; Thence run North 88 Degrees 39 Minutes 56 Seconds East a distance of 1649.41 feet to a 5/8" iron rod found on the westerly right of way line of Louisiana Highway Number 1090 (a.k.a. Military Road); Thence run along said westerly right of way line of Louisiana Highway Number 1090 (a.k.a. Military Road) South 40 Degrees 06 Minutes 56 Seconds East a distance of 550.09 feet to a :%"iron rod set; Thence run South 39 Degrees 56 Minutes 21 Seconds East a distance of 516.29 feet to :%" iron rod set; Thence run South 37 Degrees 20 Minutes 27 Seconds East a distance of 123.33 feet to a :%"iron rod set; Thence run South 33 Degrees 53 Minutes 44 Seconds East a distance of 121.99 feet to a :%" iron rod set; Thence run South 27 Degrees 26 Minutes 34 Seconds East a distance of 84.10 feet to :%"iron rod set; Thence run South 32 Degrees 04 Minutes 12 Seconds East a distance of 15.49 feet to a :%"iron rod set; Thence run South 63 Degrees 25 Minutes 13 Seconds West a distance of 1.25 feet to a :%" iron rod set; Thence run South 17 Degrees 42 Minutes 39 Seconds East a distance of 195.82 feet to a :%"iron rod set; Thence run South 19 Degrees 37 Minutes 18 Seconds East a distance of 96.44 feet to a LDH monument; Thence run South 22 Degrees 07 Minutes 43 Seconds East a distance of 118.23 feet to 518" iron rod found; Thence leaving said westerly right of way line of Louisiana Highway Number 1090 (a.k.a. Military Road) run South 76 Degrees 24 Minutes 14 Seconds West a distance of 254.19 feet to a :%"iron pipe found on the northerly right of way line of Interstate Highway Number 12; Thence run along said northerly right of way line of Interstate Highway Number 12 North 72 Degrees 50 Minutes 03 Seconds West a distance of 2655.57 feet to a 518" iron rod found; Thence leaving said northerly right of way line of Interstate Highway Number 12 run North 00 Degrees 46 Minutes 55 Seconds West a distance of 722.43 feet and back to the **Point of Beginning**.*

*Said parcel contains **60.91 acres of land more or less**, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

Less and Except the following:

A certain parcel of land, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

*From the Quarter Section corner common to Section 31, Township 8 South, Range 15 East and Section 36, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana run North 88 Degrees 40 Minutes 16 Seconds East a distance of 1176.24 feet to a %" iron pipe found; run North 88 Degrees 40 Minutes 13 Seconds East a distance of 143.76 feet to a %"iron pipe found; Thence run North 88 Degrees 39 Minutes 56 Seconds East a distance of 1116.18 feet to a point; Thence run South 02 Degrees 16 Minutes 42 Seconds East a distance of 398.64 feet to a point and the **Point of Beginning**.*

*From the **Point of Beginning** run South 02 Degrees 16 Minutes 42 Seconds East a distance of 264.00 feet to a point; Thence run South 87 Degrees 43 Minutes 18 Seconds West a distance of 330.00 feet to a point; Thence run North 02 Degrees 16 Minutes 42 Seconds West a distance of 264.00 feet to a point; Thence run North 87 Degrees 43 Minutes 18 Seconds East a distance of 330.00 feet and back to the **Point of Beginning**.*

*Said parcel contains **2.00 acres of land more or less**, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.*

Case No.: 2019-1691-ZC

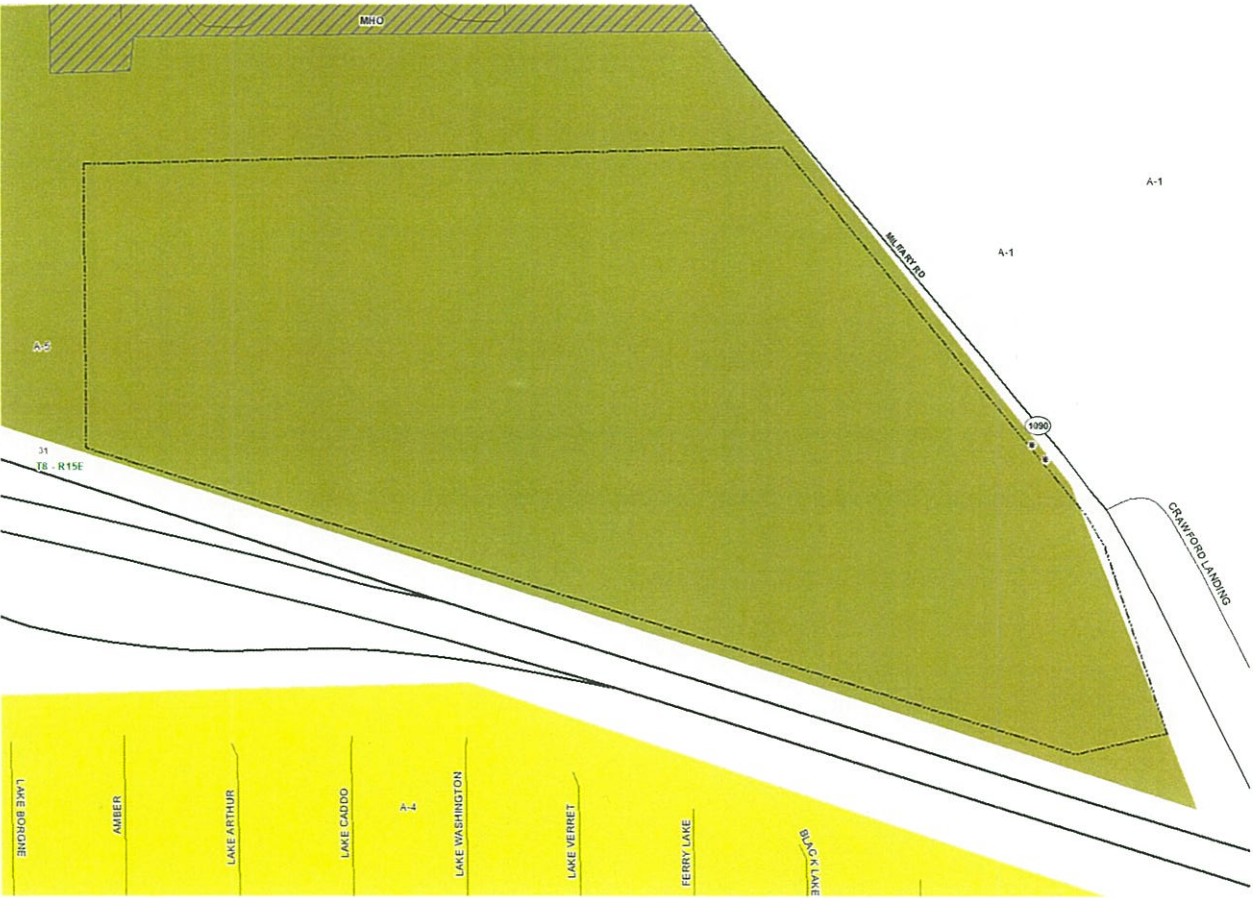
PETITIONER: Jones Fussell, L.L.P. - Jeffrey Schoen

OWNER: Martin Oramous

REQUESTED CHANGE: From A-5 Two Family Residential District to A-4A Single-Family Residential District

LOCATION: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell

SIZE: 58.910 acres





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/25/2019
Case No.: 2019-1691-ZC
Posted: 11/19/2019

Meeting Date: December 3, 2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. - Jeffrey Schoen
OWNER: Martin Oramous
REQUESTED CHANGE: From A-5 Two Family Residential District to A-4A Single-Family Residential District
LOCATION: Parcel located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell, S31, T8S, R15E, Ward 8, District 9
SIZE: 58.910 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State 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-5 Two-Family Residential District and MHO Manufactured Housing Overlay
South	Interstate 10 and Residential	A-4 Single-Family Residential District
East	Residential and Undeveloped	A-1 Suburban District
West	Undeveloped	A-5 Two-Family Residential District

EXISTING LAND USE:

Existing development: No Multi occupancy development: No

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.

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-5 Two-Family Residential District to A-4A Single-Family Residential District. The petitioned property is located on the west side of Louisiana Highway 1090, north of Interstate Highway 10, east of Interstate Highway 59, Slidell. The 2025 future land use plan designates the site to be utilized for conservation including recreational uses and residential infill.

Staff has no objection to the request as it will decrease the site density from its current A-5 Two-Family Residential zoning designation to single-family residential zoning and adheres to the 2025 future land use designation.

Note that the zoning change is being requested to establish the underlying zoning of the property for a proposed residential PUD Planned Unit Development Overlay (2019-1692-ZC). Staff recommends postponement of this case until the requested information for the proposed PUD is provided.