

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5516 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

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

ON THE 14 DAY OF JANUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF HARRISON AVENUE, EAST OF REED LANE, WEST OF FLOWERS DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 57.4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 3, DISTRICT 2). (2015-20-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-20-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
 , COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: DECEMBER 24 , 2015

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

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

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

## Exhibit "A"

**2015-20-ZC**

A certain parcel of ground situated in Sections 2 & 3, Township-7-South, Range-11-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 2, 3, 10, & 11 Township-11-South, Range-11 East and the Point of Beginning

From the Point of Beginning measure

North 89°55'53" West a distance of 319.61 feet to a point;  
Thence North 15°39'00" West a distance of 103.30 feet to a point;  
Thence North 11°13'55" West a distance of 97.65 feet to a point;  
Thence North 72°41'43" East a distance of 36.22 feet to a point;  
Thence North 08°55'18" West a distance of 1,010.64 feet to a point;  
Thence South 81°45'31" East a distance of 11.27 feet to a point;  
Thence North 87°09'47" East a distance of 91.79 feet to a point;  
Thence North 60°45'00" East a distance of 145.63 feet to a point;  
Thence North 24°58'10" East a distance of 44.07 feet to a point;  
Thence North 24°31'28" West a distance of 48.59 feet to a point;  
Thence South 88°39'00" West a distance of 61.01 feet to a point;  
Thence North 28°46'27" East a distance of 97.43 feet to a point;  
Thence North 22°10'38" West a distance of 75.05 feet to a point;  
Thence North 07°15'36" East a distance of 39.62 feet to a point;  
Thence North 39°39'28" East a distance of 76.39 feet to a point;  
Thence North 72°21'43" East a distance of 29.39 feet to a point;  
Thence South 78°59'44" East a distance of 203.36 feet to a point;  
Thence North 46°38'53" East a distance of 40.93 feet to a point;  
Thence North 27°21'46" East a distance of 80.70 feet to a point;  
Thence North 30°35'25" West a distance of 44.10 feet to a point;  
Thence North 61°33'22" West a distance of 95.15 feet to a point;  
Thence North 26°57'00" West a distance of 29.96 feet to a point;  
Thence North 59°01'24" East a distance of 49.90 feet to a point;  
Thence North 87°50'34" East a distance of 82.16 feet to a point;  
Thence North 78°15'00" East a distance of 65.26 feet to a point;  
Thence North 52°00'55" East a distance of 62.44 feet to a point;  
Thence North 18°47'00" East a distance of 61.48 feet to a point;  
Thence South 46°59'43" East a distance of 1,523.09 feet to a point;  
Thence South 00°14'47" East a distance of 881.47 feet to a point;  
Thence South 89°30'00" West a distance of 1,300.00 feet to the POINT OF BEGINNING, and containing 2,500,493.10 square feet or 57.40 acre(s) of land, more or less.

**Case No.:** 2015-20-ZC

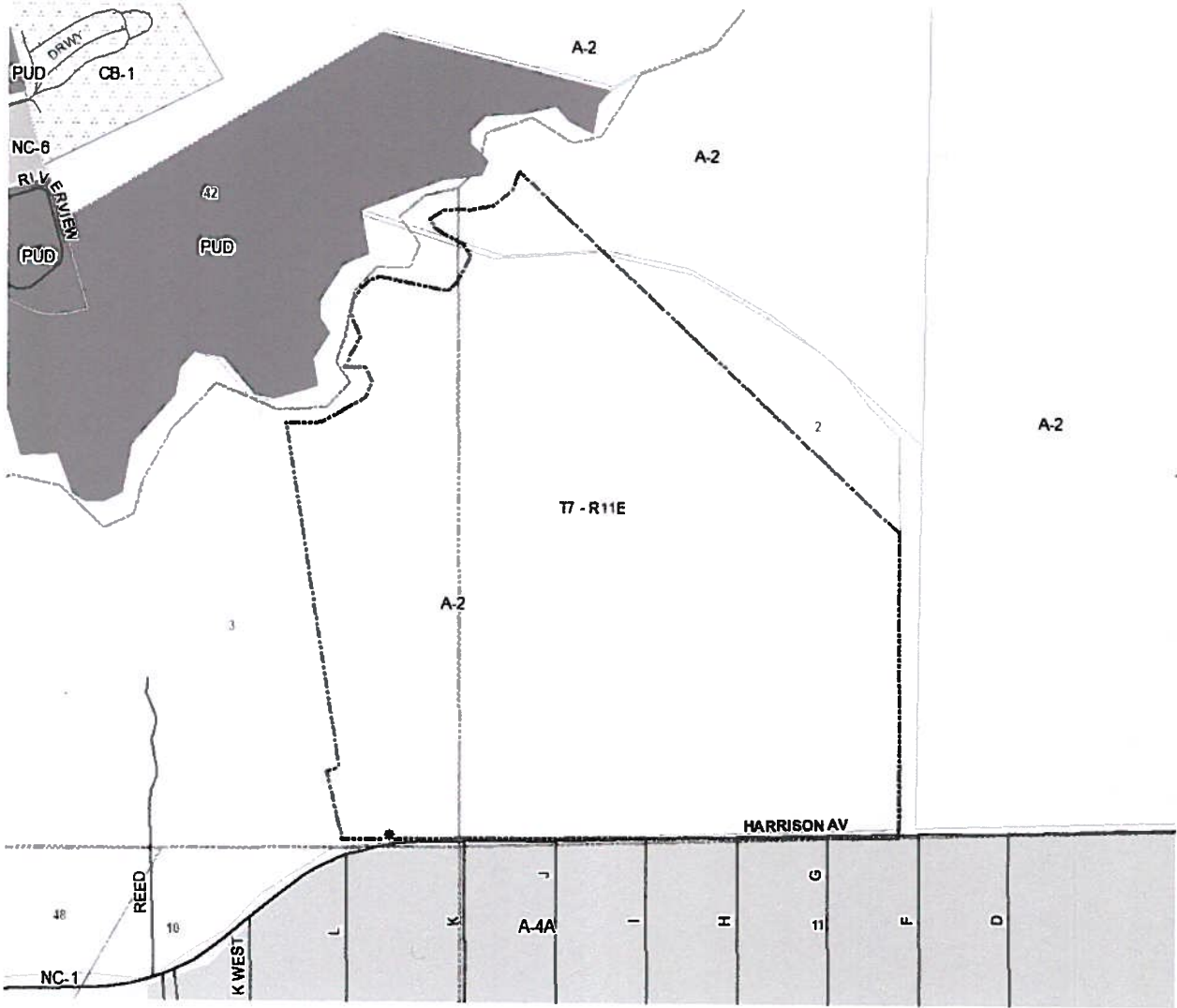
**PETITIONER:** Darling Design Homes, INC - James Coate

**OWNER:** Ruth Begue

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

**LOCATION:** Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive.; S2 & 3, T7S, R11E; Ward 3, District 2

**SIZE:** 57.4 acres





2015-20-ZC

DRY

42

CB-1

PUD

A-3

17-R1E

A-2

HARRISON

A-4A

10

FALCONER

K WEST

11

H

G

WEBSTER

D

0 810 Feet

N



ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT

Date: 11/23/15  
Case No.: 2015-20-ZC  
Posted: 11/19/15

Meeting Date: 12/1/2015  
Determination: Approved

GENERAL INFORMATION

PETITIONER: Darling Design Homes, INC - James Coate  
OWNER: Ruth Begue  
REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District  
LOCATION: Parcel located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive.; S2 & 3, T7S, R11E; Ward 3, District 2  
SIZE: 57.4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish                                      Road Surface: 2 lane asphalt                                      Condition: Good

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Abita River, Apartment Complex & Undeveloped	PUD (Planned Unit Development Overlay) & A-2 (Suburban District)
South	Residential	A-4A (Single Family Residential District)
East	Residential	A-2 (Suburban District)
West	Residential & Undeveloped	A-2 (Suburban District)

EXISTING LAND USE:

Existing development: Yes                                      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. 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.

**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 A-2 Suburban District to A-4 Single-Family Residential District. This site is located on the north side of Harrison Avenue, east of Reed Lane, west of Flowers Drive. The 2025 future land use plan calls for the area to be developed with residential uses and uses that would allow for the preservation of the natural environment. The north side of Harrison Avenue is currently developed with undeveloped parcels of land and residential uses on lots of a minimum of 1 acre in size. However, the lot size within the subdivision located directly across from the site, are zoned A-4-A and for the most part less than ¼ of an acre in size. Staff does not have any objection to the request, considering that the site is surrounded by a mix of residential uses at a variety of density. The location of the site, along a major collector and in close proximity to US Highway 190, is also a factor being considered to justify the support of a higher density.

STAFF RECOMMENDATION:

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