

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6192

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

COUNCIL SPONSOR: LORINO /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 6 DAY OF JUNE , 2019

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED WEST SIDE OF MILITARY ROAD, NORTH OF US HIGHWAY 190 EAST, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 121.434 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) & NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN NC-3 (LODGING DISTRICT), NC-5 (RETAIL AND SERVICE DISTRICT), CB-1 (COMMUNITY BASED FACILITIES DISTRICT), PF-2 (PUBLIC FACILITIES DISTRICT) & RO (RURAL OVERLAY), (WARD 8, DISTRICT 13). (2019-1417-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1417-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) & NC-4 (Neighborhood Institutional District) to an NC-3 (Lodging District), NC-5 (Retail and Service District), CB-1 (Community Based Facilities District), PF-2 (Public Facilities District) & RO (Rural Overlay) 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 NC-3 (Lodging District), NC-5 (Retail and Service District), CB-1 (Community Based Facilities District), PF-2 (Public Facilities District) & RO (Rural Overlay).

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) & NC-4 (Neighborhood Institutional District) to an NC-3 (Lodging District), NC-5 (Retail and Service District), CB-1 (Community Based Facilities District), PF-2 (Public Facilities District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 11 DAY OF JULY , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JUNE 26 , 2019

Published Adoption: \_\_\_\_\_, 2019

Delivered to Parish President: \_\_\_\_\_, 2019 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2019 at \_\_\_\_\_

## **EXHIBIT "A"**

### **2019-1417-ZC**

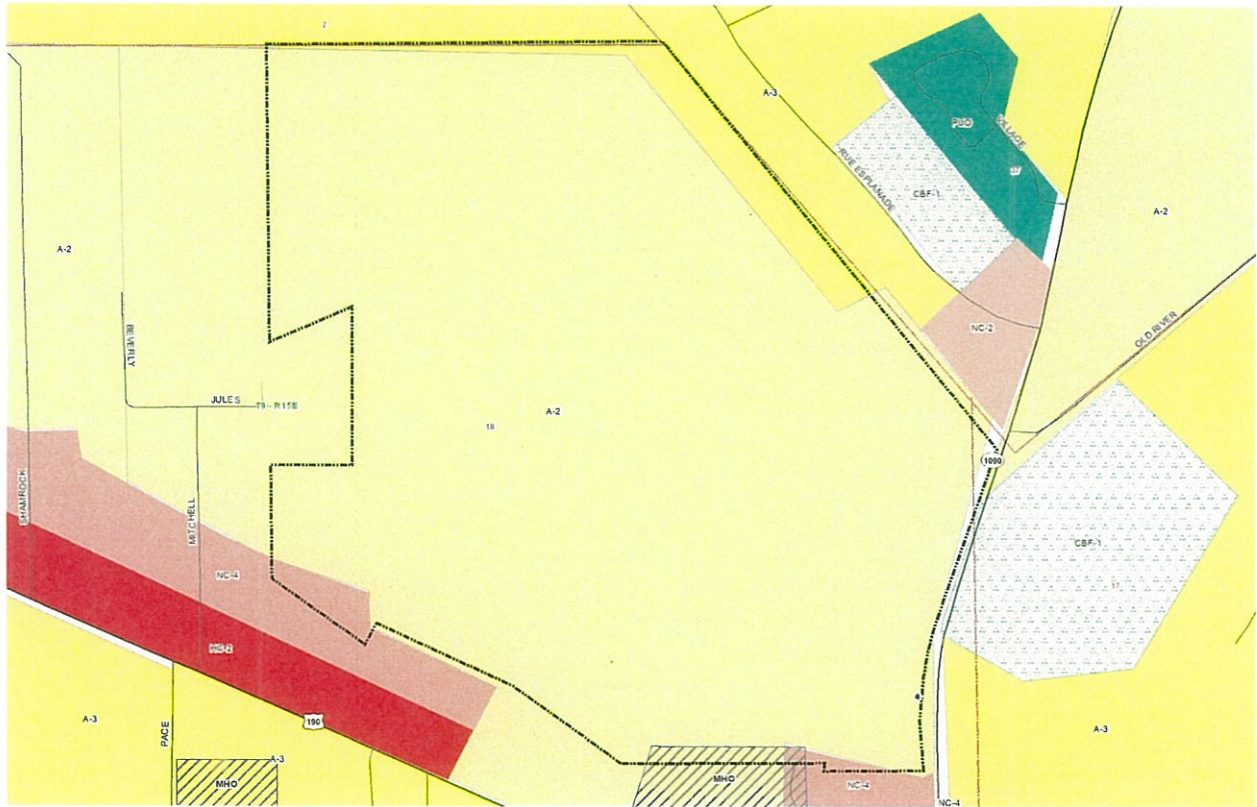
**A certain parcel of land, lying and situated in Sections 17 & 18, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.**

**From the Southwest corner of the Northeast Quarter of Section 18, Township 9 South, Range 15 East, St. Tammany parish, Louisiana go North 00 degrees 17 minutes 12 seconds East a distance of 259.96 feet; thence North 00 degrees 05 minutes 04 seconds West a distance of 437.37 feet to the point of beginning.**

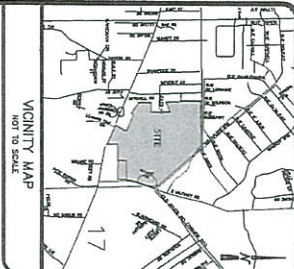
**From the point of beginning, thence North 00 degrees 08 minutes 57 seconds West a distance of 388.00 feet; thence North 89 degrees 53 minutes 34 seconds East a distance of 299.78 feet; thence North 00 degrees 01 minutes 20 seconds West a distance of 583.27 feet; thence South 65 degrees 58 minutes 19 seconds West a distance of 328.33 feet; thence North 00 degrees 05 minutes 14 seconds East a distance of 447.11 feet; thence North a distance of 657.26 feet; thence South 89 degrees 26 minutes 58 seconds East a distance of 1466.95 feet to the Section Corner common to Sections 7, 18 & 37, Township 9 South, Range 15 East, Greensburg Land District, St. Tammany Parish, Louisiana; thence South 38 degrees 14 minutes 32 seconds East a distance of 303.25 feet; thence South 39 degrees 45 minutes 20 seconds East a distance of 1588.95 feet to a point located on the Westerly right of way line of military road (U.S. hwy. 1090); thence along the Westerly right of way line of said road, South 18 degrees 47 minutes 55 seconds West a distance of 632.91 feet; then along a curve to the left (counter-clockwise) having a radius of 1358.73 feet and an arc length of 295.58 feet (whose chord bearing is South 12 degrees 45 minutes 12 seconds West for a distance of 295.00 feet); thence South 02 degrees 32 minutes 33 seconds West a distance of 115.86 feet; thence South 00 degrees 27 minutes 24 seconds East for a distance of 174.28 feet; thence leaving the Westerly right of way line of Military Road (U.S. Hwy. 1090), go South 89 degrees 32 minutes 36 seconds West for a distance of 369.50 feet; thence North 00 degrees 27 minutes 24 seconds West a distance of 30.00 feet; thence South 89 degrees 32 minutes 36 seconds West a distance of 748.01 feet; thence North 54 degrees 19 minutes 26 seconds West a distance of 492.25 feet; thence North 65 degrees 33 minutes 00 seconds West a distance of 550.00 feet; thence South 30 degrees 19 minutes 28 seconds West a distance of 84.59 feet; thence North 53 degrees 52 minutes 48 seconds West a distance of 416.33 feet back to the point of beginning.**

**Said parcel contains 121.43 acres of land more or less, lying and situated in Sections 17 & 18, Township 9 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.**

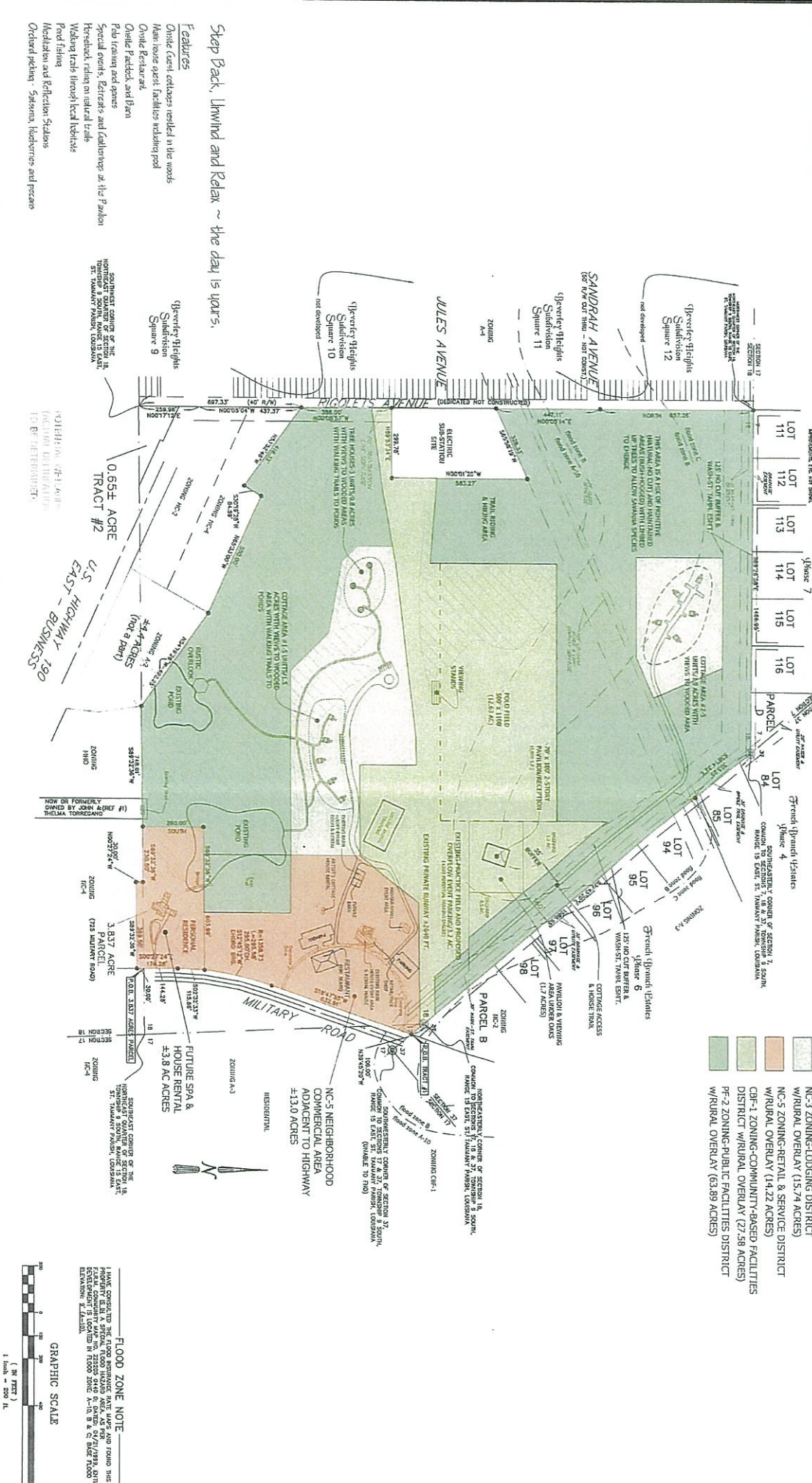
**SIZE:** 121.434 acres







# ZONING PLAN FOR GARRETT FIELD ESTANCIA A CONSERVATION RETREAT AND POLO FIELD A PLANNED DEVELOPMENT LOCATED IN SECTIONS 17 & 18, T-9-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA



- Facilities**
- Onsite Guest cottages nestled in the woods
  - Main house guest facilities including pool
  - Onsite Restaurant
  - Onsite Petting and Barn
  - Pub training and games
  - Special events, Retreats and gatherings at the Pavilion
  - Horseback riding on natural trails
  - Walking trails through local habitats
  - Fish pond
  - Mediation and Reflection Stations
  - Outdoor parking, Systems, Utilities and picnic

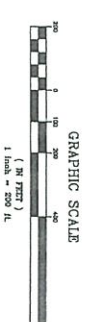
Step Back, Unwind and Relax ~ the day is yours.

## ZONING LEGEND

- NC-3 ZONING-LDGING DISTRICT  
W/RURAL OVERLAY (15.74 ACRES)
- NC-5 ZONING-RETAIL & SERVICE DISTRICT  
W/RURAL OVERLAY (14.22 ACRES)
- CBF-1 ZONING-COMMUNITY-BASED FACILITIES  
DISTRICT W/RURAL OVERLAY (27.58 ACRES)
- PF-2 ZONING-PUBLIC FACILITIES DISTRICT  
W/RURAL OVERLAY (63.89 ACRES)

**FLOOD ZONE NOTE**

THE FLOOD ZONE IS SHOWN ON THE FLOOD MAP OF THE AREA, WHICH IS AVAILABLE FROM THE FLOOD INSURANCE RATE MAP (FIRM) NO. 17000-01-0000, DATED 04/21/1999, AND THE FLOOD INSURANCE RATE MAP (FIRM) NO. 17000-01-0000, DATED 04/21/1999, AND THE FLOOD INSURANCE RATE MAP (FIRM) NO. 17000-01-0000, DATED 04/21/1999.



**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL

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**Garrett Field, LLC & Billie & Grant Semmes**

Garrett Field, LLC & Billie & Grant Semmes

**DATE:** 03.08.2019  
**BY:** JVB  
**CHK:** JVB  
**APP:** JVB

2019-1417-2C



A horizontal scale bar with a black outline. The left end is labeled '0' and the right end is labeled '410 Feet'. The bar is divided into two segments: a solid black segment on the left and a white segment on the right.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2019Meeting Date: 5/7/2019

Case No.: 2019-1417-ZC

Posted: 04/17/19Determination: Approved

GENERAL INFORMATION

**PETITIONER:** Jeffrey Shoen

**OWNER:** Garrett Field, LLC - Gran & Bille G. Semmes

**REQUESTED CHANGE:** From A-2 Suburban District & NC-4 Neighborhood Institutional District to NC-3 Lodging District, NC-5 Retail and Service District, CB-1 Community Based Facilities District, PF-2 Public Facilities District & RO Rural Overlay

**LOCATION:** Parcel located west side of Military Road, north of US Highway 190 East, Slidell; S17 & 18, T9S, R15E; Ward 8, District 13

**SIZE:** 121.434 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: StateRoad Surface: 3 Lane AsphaltCondition: Good

LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential (French Branch Estates)	A-3 Suburban District
South	Commercial and Undeveloped	A-3 Suburban District
East	Commercial and Residential (French Branch Estates)	A-3 Suburban District, CBF-1 Community Based Facilities District, and NC-4 Neighborhood Institutional District
West	Residential (Beverly Heights Subdivision)	A-2 Suburban District, NC-4 Neighborhood Institutional District, and HC-2 Highway Commercial District

EXISTING LAND USE:

Existing development: NoMulti 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.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

**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 & NC-4 Neighborhood Institutional District to NC-3 Lodging District, NC-5 Retail and Service District, CB-1 Community Based Facilities District, PF-2 Public Facilities District & RO Rural Overlay. This site is located to the west of Military Road and north of US Highway 190 East, Slidell. The 2025 future land use plan calls for the northern part of the property to be developed

## **ADMINISTRATIVE COMMENT**

### **ZONING STAFF REPORT –Cont’d**

#### **Case No.: 2019-1417-ZC**

as a planned district with residential uses and conservation areas and the southern half of the property to be maintained as a conservation area for human enjoyment & recreation while preserving the natural environment.

The attached zoning plan shows the location of the requested zoning changes and the proposed development for each zoning designation:

- 43.69 acres is requested to be rezoned to PF-2 and is proposed to be maintained as conservation areas.
- 27.85 acres is requested to be rezoned to CB-1 and is proposed to be developed with a polo field and other accessory uses.
- 15.74 acres is requested to be rezoned to NC-3 to allow for the construction of several residential cottages.
- 13 acres, located along Military Road, is requested to be rezoned to NC-5, to allow for several commercial uses.
- 121.43 acres requested to be rezoned to RO-Rural Overlay, to allow for agricultural and other permitted uses. The applicant has also expressed interest in potentially requesting certain administrative uses listed under the Rural Overlay as well as maintaining/preserving the wooded areas/forests and other undeveloped portions of the land.

Staff does not have any objection to the requests, as it meets the objectives of the 2025 future land use plan by providing some recreational, residential and commercial uses, while preserving most of the natural landscape of the site.

#### **STAFF RECOMMENDATION:**

The staff recommends that the request for NC-3 Lodging District, NC-5 Retail and Service District, CB-1 Community Based Facilities District, PF-2 Public Facilities District & RO Rural Overlay be approved.