## ST. TAMMANY PARISH COUNCIL

#### ORDINANCE

ORDINANCE CALENDAR NO: 5614

COUNCIL SPONSOR: DEAN/BRISTER

ORDINANCE COUNCIL SERIES NO:

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. THOMPSON

SECONDED BY: MR. TANNER

ON THE 2 DAY OF JUNE , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF GALATAS ROAD, WEST OF C. .S. OWENS ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 4.547 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT), RO (RURAL OVERLAY) & A-2 (SUBURBAN DISTRICT), TO AN A-2 (SUBURBAN DISTRICT) & NC-6 (PUBLIC, CULTURAL AND RECREATIONAL DISTRICT), (WARD 1, DISTRICT 1). (2016-147-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. 2016-147-ZC</u>, 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 CB-1 (Community Based Facilities District), RO (Rural Overlay) & A-2 (Suburban District), to an A-2 (Suburban District) & NC-6 (Public, Cultural and Recreational 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-2 (Suburban District) & NC-6 (Public, Cultural and Recreational 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 CB-1 (Community Based Facilities District), RO (Rural Overlay)& A-2 (Suburban District), to an A-2 (Suburban District) & NC-6 (Public, Cultural and Recreational 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 $\frac{7}{2}$ DAY OF <u>JULY</u>, <u>2016</u>; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 26, 2016

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

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

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

# <u>2016-147-ZC</u>

Located as part of the West Half of Lot 13 and part of Lot 14 Galatas subdivision, also located in Section 14 Township 7 South Range 10 East, St. Tammany Parish, Louisiana.

From the Southeast corner of the West Half of Lot 13 Galatas Subdivision, this being the Point of Beginning.

From the Point of Beginning run along the North Right-of-way of a 50 foot right-of-way South 63 degrees 11 minutes 49 seconds West 415 feet to a point; thence North 23 degrees 04 minutes 42 seconds West 338 feet to a point; thence North 63 degrees 25 minutes 25 seconds East 415 feet to a point; thence South 23 degrees 20 minutes 13 seconds East 338 feet back to the Point of Beginning.

Located as part of the West Half of Lot 13 Galatas Subdivision, also located in Section 14 Township 7 South Range 10 East, St. Tammany Parish, Louisiana.

From the Northwest Corner of the West Half of Lot 13 Galatas Subdivision, this being the Point of Beginning.

From the Point of Beginning run along the South Right-of-way of Galatas Road, North 63 degrees 39 minutes 00 seconds East, 313.15 feet to a point; thence South 22 degrees 40 minutes 34 seconds East, 185.00 feet to a point; thence South 63 degrees 39 minutes 10 seconds West, 313.39 feet to a point; thence North 22 degrees 36 minutes 02 seconds West, 185.00 feet back to the Point of Beginning.

This tract contains 1.327 Acres.

Case No.: 2016-147-ZC

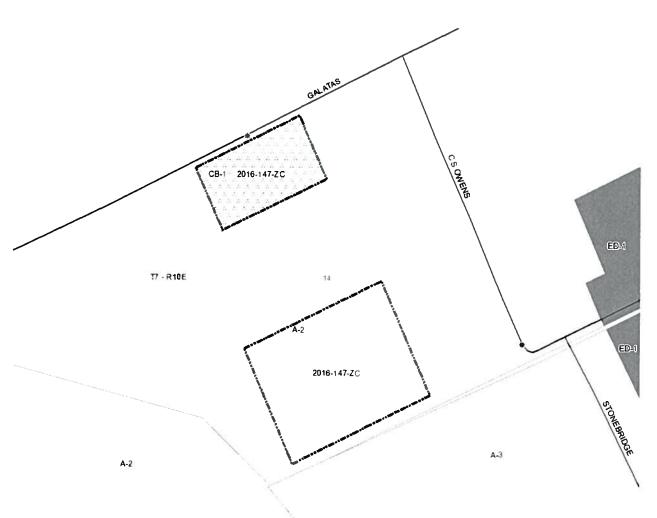
**PETITIONER:** Council Motion

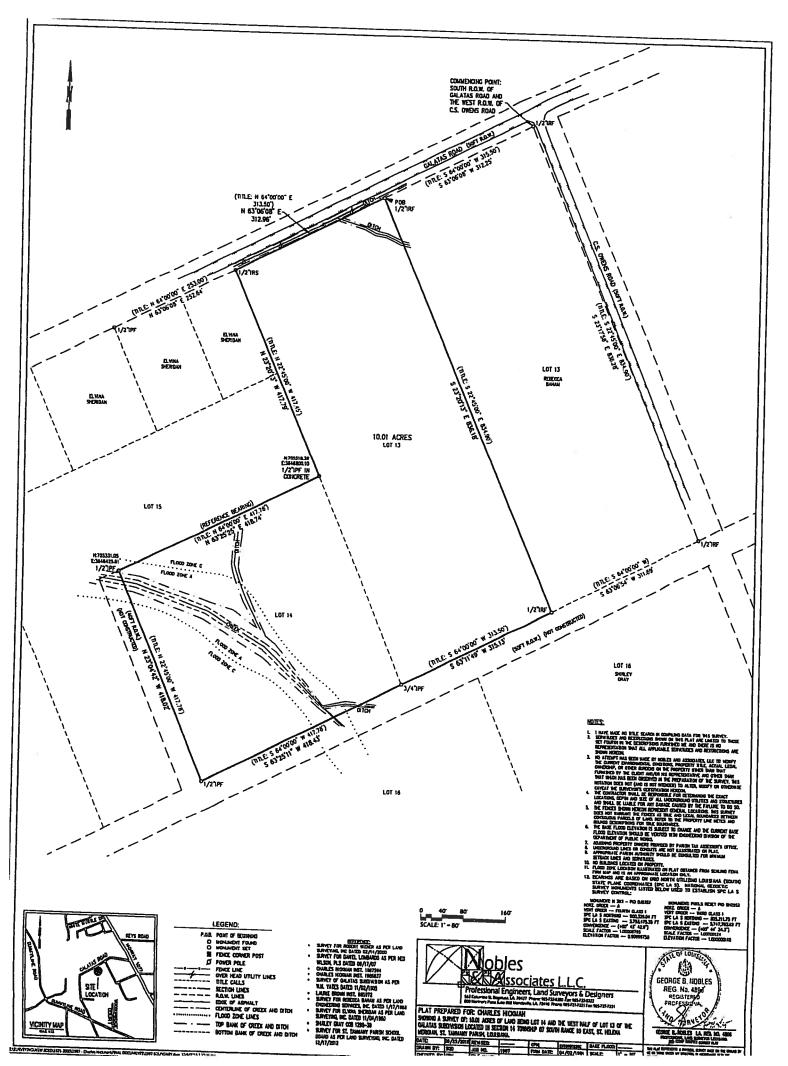
**OWNER:** Chuck & Candice Hickman

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the south side of Galatas Road, west of C.S. Owens Road ; S14, T7S, R10E; Ward 1, District 1

SIZE: 4.547 acres





2016-147-ZC



#### ADMINISTRATIVE COMMENT

#### ZONING STAFF REPORT

Date: 4/25/2016 Case No.: 2016-147-ZC Posted: 04/18/2016

Meeting Date: 5/3/2016 Determination: Approved

# **GENERAL INFORMATION**

**PETITIONER:** Council Motion

**OWNER:** Chuck & Candice Hickman

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to NC-6 Public, Cultural and Recreational District **LOCATION:** Parcel located on the south side of Galatas Road, west of C.S. Owens Road ; S14, T7S, R10E; Ward 1, District 1 SIZE: 4.547 acres

### **GENERAL INFORMATION**

# ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

**Condition:** Good

# LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

<b>Direction</b>	Surrounding Use
North	Residential
South	Residential
East	Undeveloped
West	Undeveloped

#### **EXISTING LAND USE:**

Existing development: No

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 CB-1 Community Based Facilities District & RO Rural Overlay to A-2 Suburban District & from A-2 Suburban District to NC-6 Public, Cultural and Recreational District. This site is located on the south side of Galatas Road, west of C.S. Owens Road. The 2025 future land use plan calls for the area to be developed with residential uses.

While staff did not recommend approval of the zoning change request to CB-1 (ZC15-04-039), staff has no objections to the zoning change request to NC-6, considering that the 3.22 acre parcel in question is located in the rear of the site and the commercial activities (proposed baseball facility) will create less impact on the adjacent residential uses.

Also, staff has no objections to the zoning change request to A-2, considering that it will allow for the portion of the site currently zoned CB-1 & RO to return to its original zoning.

# **STAFF RECOMMENDATION:**

The staff recommends that the request for an A-2 Suburban District & NC-6 Public, Cultural and Recreational District designation be approved.

Surrounding Zone A-2 Suburban District A-3 Suburban District A-2 Suburban District A-2 Suburban District

Multi occupancy development: Yes