

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5629

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF JULY, 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF DR. T. J. SMITH SR. EXPRESSWAY, EAST OF SOUTH RECEIVING STATION ROAD, BEING 37000 DR. T. J. SMITH, SR. EXPRESSWAY, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 80 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN CB-1 (COMMUNITY BASED FACILITIES DISTRICT) & RO (RURAL OVERLAY), (WARD 9, DISTRICT 14). (2016-244-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-244-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 CB-1 (Community Based 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 CB-1 (Community Based 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) to an CB-1 (Community Based 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF AUGUST , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 30 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-244-ZC

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging, or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, Section 22, Township 8 South, Range 14 East, and more fully described as follows, to-wit:

Southeast Quarter of the Northwest Quarter of Section 22, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana

In view of the error made, the property description in said act is corrected to read as follows:
ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all buildings and improvements thereon, and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging, or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana, Section 22, Township 8 South, Range 14 East, and more fully described as follows, to-wit:

Southwest Quarter of the Northwest Quarter of Section 22, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana

Further, an error was committed in preparing the aforesaid sale recorded at Instrument No. 1547273 in that the appearance of Janice Seal Smith Stumpf, Individually, was incomplete.

Case No.: 2016-244-ZC

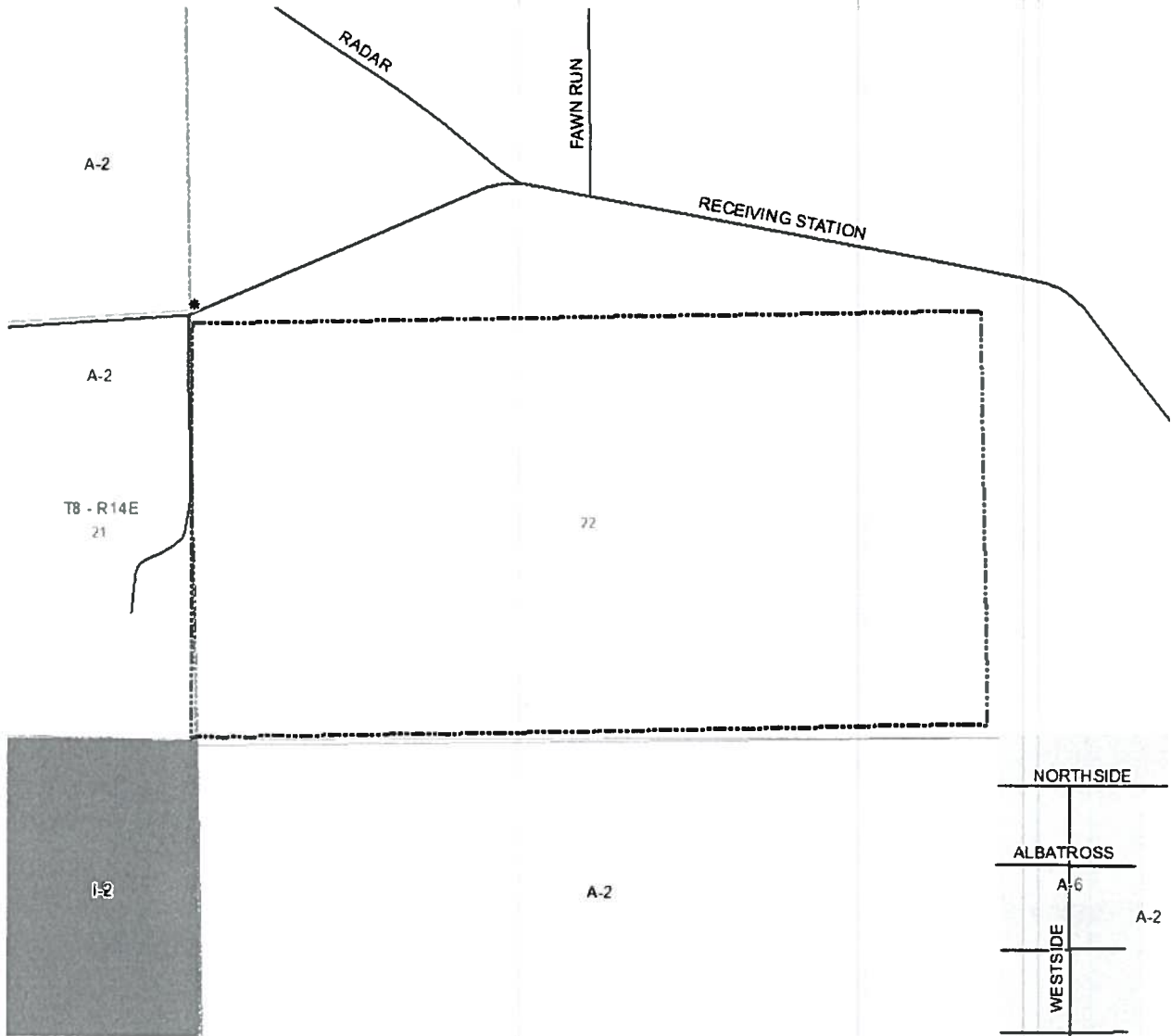
PETITIONER: Linda Bankston

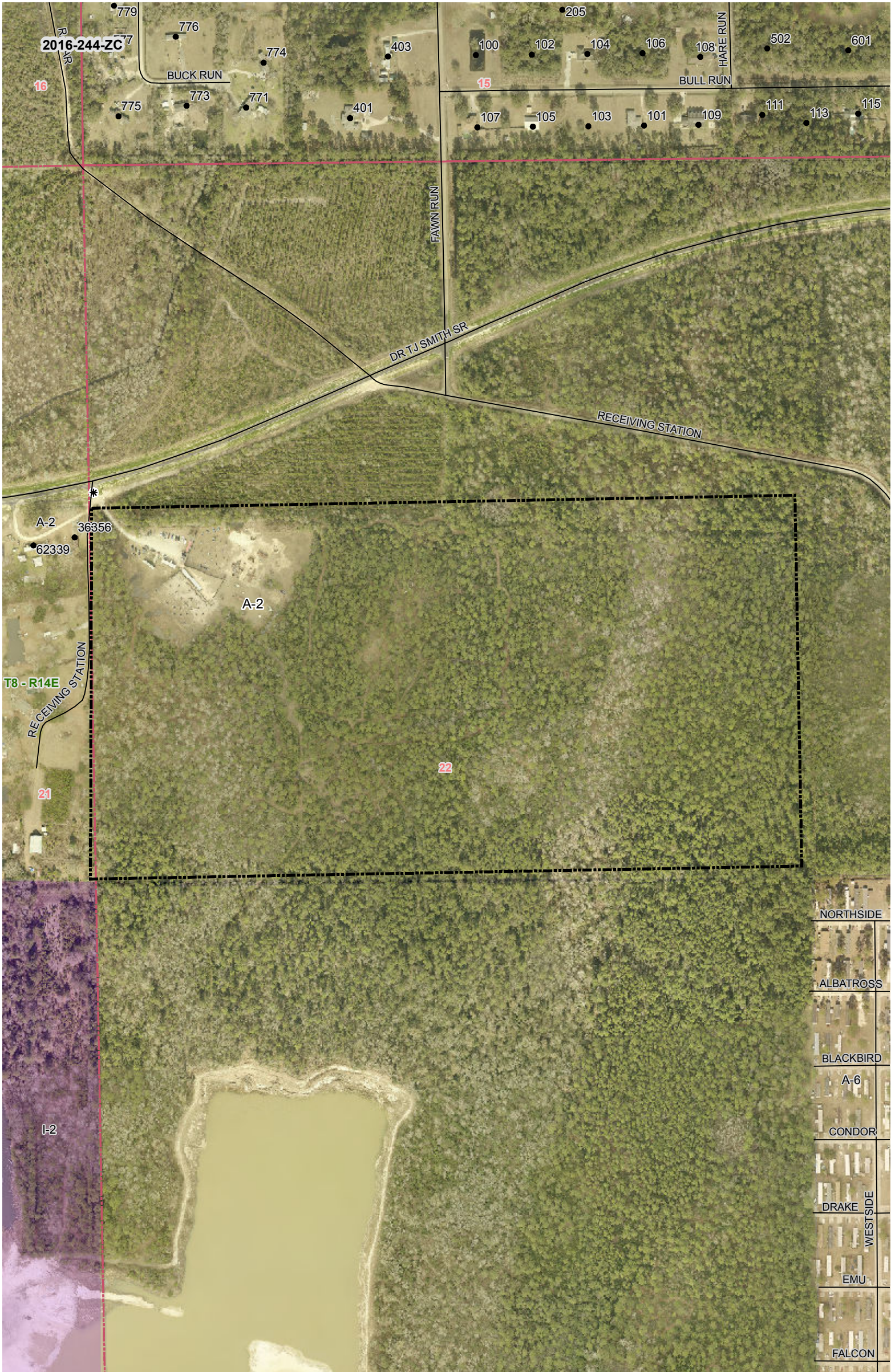
OWNER: LA Xtreme Paintball of Slidell, LLC

REQUESTED CHANGE: From A-2 Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay

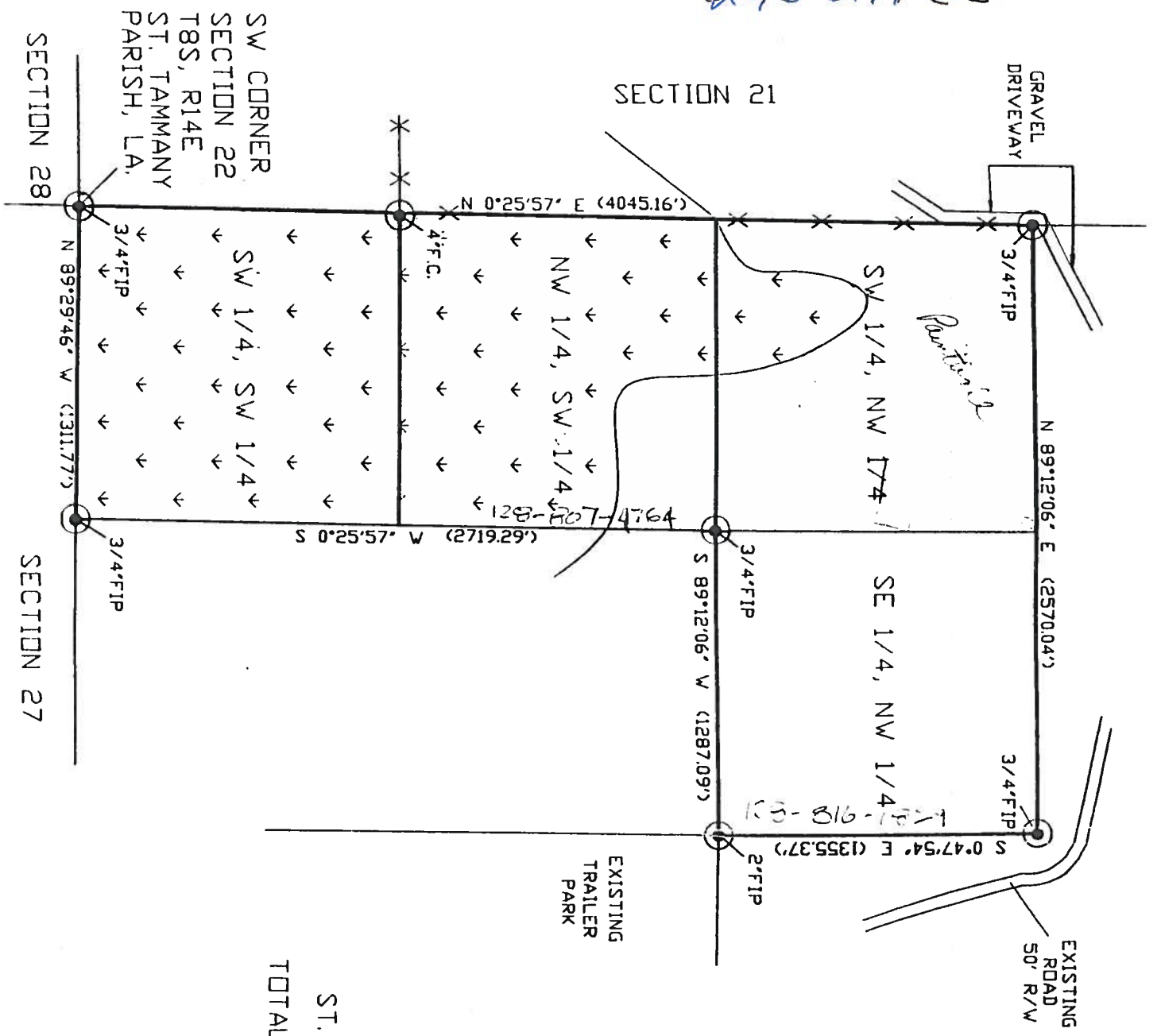
LOCATION: Parcel located on the south side of Dr. T. J. Smith Sr. Expressway, east of South Receiving Station Road, being 37000 Dr. T.J. Smith, Sr. Expressway, Slidell; S22, T8S, R14E; Ward 9, District 14

SIZE: 80 acres





2016-244-ZC



SECTION 22
 T8S, R14E
 ST. TAMMANY PARISH, LA.
 TOTAL ACRES : 161.86 ACERS



Copy

SCALE:		APPROVED BY:	
DATE:		DRAWN BY:	
SURVEY FOR:			
DRAWING NUMBER:			

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/31/2016
Case No.: 2016-244-ZC
Posted:05/24/16

Meeting Date: 6/7/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Linda Bankston

OWNER: LA Xtreme Paintball of Slidell, LLC

REQUESTED CHANGE: From A-2 Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay

LOCATION: Parcel located on the south side of Dr. T. J. Smith Sr. Expressway, east of South Receiving Station Road, being 37000 Dr. T.J. Smith, Sr. Expressway, Slidell; S22, T8S, R14E; Ward 9, District 14

SIZE: 80 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish 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	Undeveloped	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to CB-1 Community Based Facilities District & RO Rural Overlay. This site is located on the south side of Dr. T. J. Smith Sr. Expressway, east of South Receiving Station Road, being 37000 Dr. T.J. Smith, Sr. Expressway, Slidell. The 2025 future land use plan calls for the area to be developed in a manner which it would allow for the preservation of the natural landscape of the site. The site is currently developed with as a paintball field. The zoning change to CB-1 is being requested in order to bring the existing use in compliance with the appropriate zoning and the request to rezone to Rural Overlay is to allow for the future construction of a single family residence on the site. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 Community Based Facilities District & RO Rural Overlay designation be approved.