

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5576

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. GROBY

ON THE 5 DAY OF MAY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 1081, SOUTH OF SMITH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 77.36 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 3, DISTRICT 2). (2016-152-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-152-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 CB-1 (Community Based Facilities 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 CB-1 (Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 28 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-152-ZC

Located in Section 14 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

From the Section Corner common to Sections 11, 12, 13 and 14 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana run South, 1534.00 feet to the Point of Beginning.

From the Point of Beginning run South, 1112.88 feet to a point; thence South 89 degrees 19 minutes 55 seconds West, 2877.08 feet to a point; thence North 00 degrees 25 minutes 39 seconds West, 17.42 feet to a point; thence South 89 degrees 42 minutes 45 seconds West, 720.96 feet to a point; thence with a curve to the right having a Radius of 5699.65 feet and an Arc of 325.67 feet to a point; thence North 36 degrees 26 minutes 09 seconds East, 758.84 feet to a point; thence with a curve to the left having a Radius of 5759.65 feet and an Arc of 256.41 feet to a point; thence South 87 degrees 02 minutes 15 seconds East, 651.95 feet to a point; thence South 00 degrees 41 minutes 20 seconds East, 299.98 feet to a point; thence North 89 degrees 18 minutes 40 seconds East, 172.11 feet to a point; thence North 00 degrees 41 minutes 20 seconds West, 43.07 feet to a point; thence North 89 degrees 18 minutes 40 seconds East, 30.00 feet to a point; thence South 00 degrees 41 minutes 20 seconds East, 43.07 feet to a point; thence North 89 degrees 18 minutes 40 seconds East, 807.68 feet to a point; thence North 00 degrees 41 minutes 20 seconds West, 676.09 feet to a point; thence South 75 degrees 01 minutes 33 seconds East, 1198.66 feet back to the Point of Beginning.

This tract contains 77.36 Acres.

Case No.: 2016-152-ZC

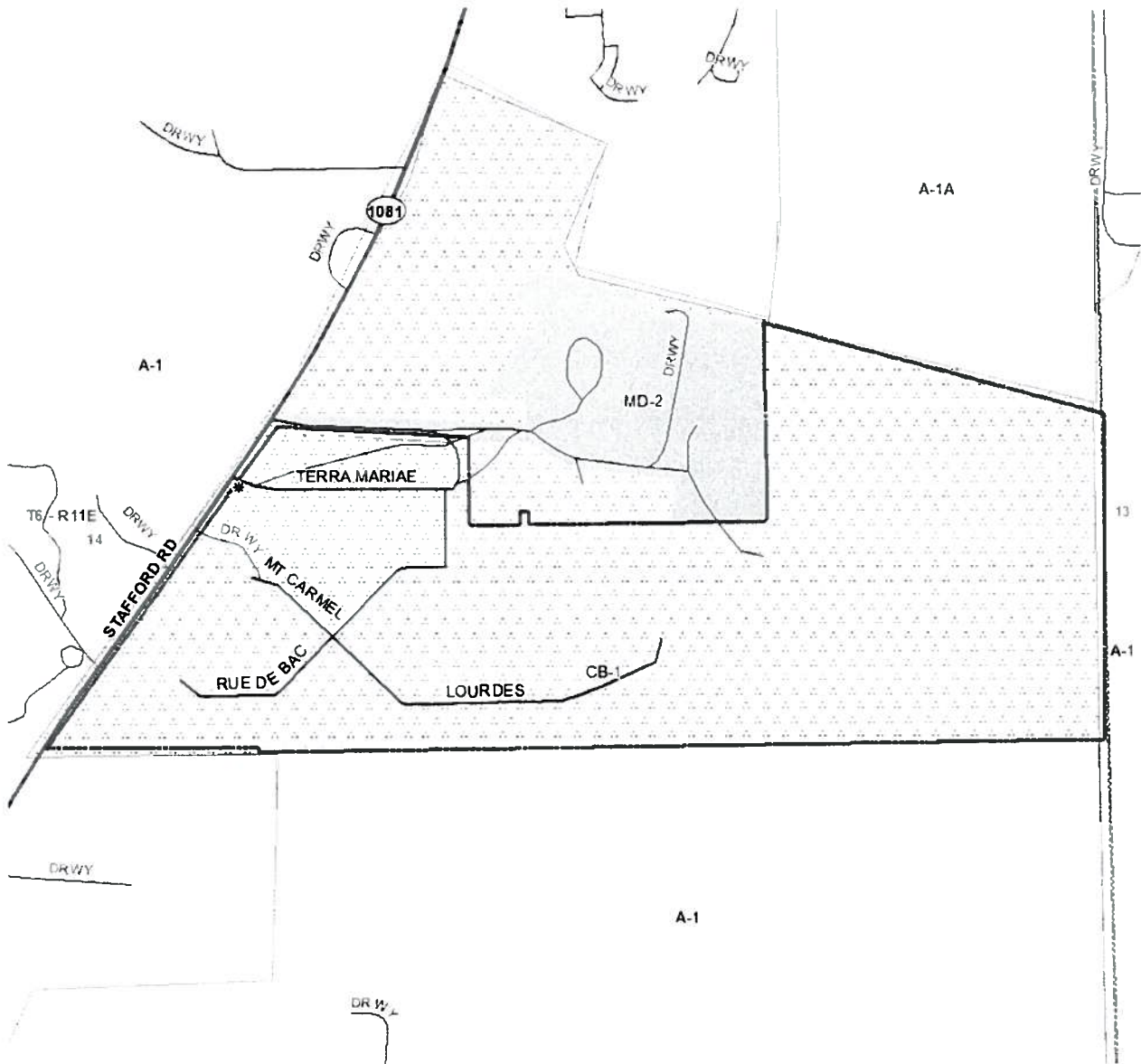
PETITIONER: Council Motion

OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo

REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District

LOCATION: Parcel located on the east side of LA Highway 1081, south of Smith Road; S14, T6S, R11E; Ward 3, District 2

SIZE: 77.36 acres





ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/28/2016
Case No.: 2016-152-ZC
Posted: 03/17/16

Meeting Date: 4/5/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Council Motion
OWNER: Military Road Land CO, LLC - Frank J. Lopiccolo
REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-4 Single-Family Residential District
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SIZE: 77.36 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, Priory, Vacant	CB-1 Community Based Facilities District, MD-2 Medical Residential District, A-1 Suburban District
South	Residential & Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential & Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: Yes Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Planned District - 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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District to A-4 Single-Family Residential District. This site is located on the east side of LA Highway 1081, south of Smith Road. The 2025 future land use plan calls for the area to be developed as a Planned District with residential uses and including the preservation of the natural environment. The requested zoning change meets the objectives of the 2025 future land use plan.

Note that the zoning change is being requested in order to bring the existing single family residential subdivision in compliance with the appropriate zoning district. Staff does not have any objection to the request. A zoning change request to PUD Planned Unit Development Overlay (2016-155-ZC) has been submitted in connection with the request to change the zoning to A-4.

STAFF RECOMMENDATION:

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