# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

ORDINANCE	
ORDINANCE CALENDAR NO: 5993	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: <u>BLANCHARD/BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY:	SECONDED BY:
ON THE $\underline{7}$ DAY OF $\underline{\text{JUNE}}$ , $\underline{2018}$	
ZONING MAP OF ST. TAMMAN PARCEL LOCATED ON THE SOU BLVD, EAST OF FALCONER DISTRICT OF TALLOWS OF THE PRESENT A-4 (SINGLE-FAM A-3 (SUBURBAN DISTRICT) TO DISTRICT - 7.24 ACRES), A-3	E AMENDING THE OFFICIAL Y PARISH, LA, TO RECLASSIFY JTH SIDE OF EMERALD FOREST PRIVE AND WHICH PROPERTY LAND MORE OR LESS, FROM JILY RESIDENTIAL DISTRICT) & MD-1 (MEDICAL RESIDENTIAL (SUBURBAN DISTRICT - 3.34 LY RESIDENTIAL DISTRICT-7.11 (2018-914-ZC)
Case No. 2018-914-ZC, has recommended to the that the zoning classification of the above reference Residential District) & A-3 (Suburban District) to	of St. Tammany after hearing in accordance with law, Council of the Parish of St. Tammany, Louisiana, aced area be changed from its A-4 (Single-Family MD-1 (Medical Residential District - 7.24 acres), e-Family Residential District-7.11 acres) see Exhibit
Whereas, the St. Tammany Parish Council has h	neld its public hearing in accordance with law; and
the public health safety and general welfare, to	as found it necessary for the purpose of protecting designate the above described property as MD-1 burban District - 3.34 acres) & A-4A (Single-Family
THE PARISH OF ST. TAMMANY HEREBY C	ORDAINS, in regular session convened that:
its present A-4 (Single-Family Residential District	above described property is hereby changed from ct) & A-3 (Suburban District) to MD-1 (Medical in District - 3.34 acres) & A-4A (Single-Family
SECTION II: The official zoning map of the Parto incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended n Section I hereof.
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
· · ·	nance shall be held to be invalid, such invalidity shall on effect without the invalid provision and to this end if to be severable.
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:

WHEREUPON THIS ORDINANCE W FOLLOWING:	AS SUBMITTED TO A VOTE AND RESULTED IN THE
YEAS:	
NAYS:	
ABSTAIN:	
ABSENT:	
	ED DULY ADOPTED AT A REGULAR MEETING OF DAY OF <u>JULY</u> , <u>2018</u> ; AND BECOMES ORDINANCE
	S. MICHELE BLANCHARD, COUNCIL CHAIRMAN
ATTEST:	
THERESA L. FORD, COUNCIL CLERK	
	PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: $\underline{MAY 30}$ , $\underline{2018}$	
Published Adoption:, 2018	
Delivered to Parish President:,	<u>2018</u> at
Returned to Council Clerk:, 20	018 at

## 2018-914-ZC

LEGAL DESCRIPTION OF A PORTION OF PARCEL P-2 TO BE RE-ZONED TO MD-1

A certain parcel of land situated in Section 14 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 10, 11, 14 and 15, Township 7 South, Range 11 East and measure South 00 degrees 43 minutes 06 seconds East a distance of 208.68 feet to a point; Thence South 89 degrees 55 minutes 29 seconds East a distance of 62.10 feet to a point; Thence South 00 degrees 49 minutes 41 seconds East a distance of 5.21 feet to a point of curve Thence along a curve to the left having a radius of 1,060.00 feet, a delta of 13 degrees 50 minutes 11 seconds, an arc length of 255.98 feet, and a chord which bears North 79 degrees 48 minutes 20 seconds East having a chord distance of 255.36 feet to a point of tangency; Thence North 72 degrees 53 minutes 15 seconds East a distance of 105.28 feet to a point of curve; Thence along a curve to the right having a radius of 940.00 feet , a delta of 15 degrees OS minutes 37 seconds, an arc length of 247.63 feet, and a chord which bears North 80 degrees 26 minutes 02 seconds East having a chord distance of 246.91 feet to a point of tangency; Thence North 87 degrees 58 minutes 50 seconds East a distance of 22.75 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING continue Thence North 87°58'50" East a distance of 329.99 feet to a point; Thence South 01°04'39" East a distance of 961.91 feet to a point; Thence North 89°57'54" West a distance of 330.01 feet to a point; Thence North 01°04'39" West a distance of 950.07 feet to the POINT OF BEGINNING, and containing 31:,425.51 square feet or 7.24 acre{s) of land, more or less.

LEGAL DESCRIPTION OFA PORTION OF PARCEL P-2 TO BE RE-ZONED TO A-3

A certain parcel of land situated in Section 14 Township 7 South, Range llEast, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section corner common to Sections 10, 11, 14 and 15, Township 7 South, Range 11 East and measure South 00 degrees 43 minutes 06 seconds East a distance of 208.68 feet to a point; Thence South 89 degrees 55 minutes 29 seconds East a distance of 62.10 feet to a point; Thence South 00 degrees 49 minutes 41 seconds East a distance of 5.21 feet to a point of curve Thence along a curve to the left having a radius of 1,060.00 feet, a delta of 13 degrees 50 minutes 11 seconds, an arc length of 255.98 feet, and a chord which bears North 79 degrees 48 minutes 20 seconds East having a chord distance of 255.36 feet to a point of tangency; Thence North 72 degrees 53 minutes 15 seconds East a distance of 105.28 feet to a point of curve; Thence along a curve to the right having a radius of 940.00 feet, a delta of 15 degrees 0S minutes 37 seconds, an arc length of 247.63 feet, and a chord which bears North 80 degrees 26 minutes 02 seconds East having a chord distance of 246.91 feet to a point of tangency; Thence North 87 degrees 58 minutes 50 seconds East a distance of 22.75 feet to a point Thence South 01°04'39" East a distance of 950.70 feet to the POINT OF BEGINNING.

from the POINT OF BEGINNING measure South 89°57'54" East a distance of 650.03 feet to a point; Thence South 01°04'39" East a distance of 212.54 feet to a point; Thence South 88°02'20" West a distance of 649.98 feet to a point; Thence North 01°04'39" West a distance of 235.19 feet to the POINT OF BEGINNING, and containing 145,487.64 square feet or 3.34 acre(s) of land, more or less.

# 2018-914-ZC CONT'D

LEGAL DESCRIPTION OF A PORTION OF PARCEL P-2 TO BE RE-ZONED TO A4-A

A certain parcel of land situated in Section 14 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 10, 11, 14 and 15, Township 7 South, Range 11 East and measure South 00 degrees 43 minutes 06 seconds East a distance of 208.68 feet to a point; Thence South 89 degrees 55 minutes 29 seconds East a distance of 62.10 feet to a point; Thence South 00 degrees 49 minutes 41 seconds East a distance of 5.21 feet to a point of curve Thence along a curve to the left having a radius of 1,060.00 feet, a delta of 13 degrees 50 minutes 11 seconds, an arc length of 255.98 feet, and a chord which bears North 79 degrees 48 minutes 20 seconds East having a chord distance of 255.36 feet to a point of tangency; Thence North 72 degrees 53 minutes 15 seconds East a distance of 105.28 feet to a point of curve; Thence along a curve to the right having a radius of 940.00 feet, a delta of 15 degrees OS minutes 37 seconds, an arc length of 247.63 feet, and a chord which bears North 80 degrees 26 minutes 02 seconds East having a chord distance of 246.91 feet to a point of tangency; Thence North 87 degrees 58 minutes 50 seconds East a distance of 352.74 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING continue Thence North 87°58'50" East a distance of 320.00 feet to a point; Thence South 01°04'39" East a distance of 973.38 feet to a point; Thence North 89°57'54" West a distance of 320.02 feet to a point; Thence North 01°04'39" West a distance of 961.91 feet to the POINT OF BEGINNING, and containing 309,604.38 square feet or 7.11 acre(s) of land, more or less.

Case No.: 2018-914-ZC

PETITIONER: Brian Barraco

OWNER: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto

**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) & A-3 (Suburban District) to MD-1 (Medical Residential District - 7.24 acres), A-3 (Suburban District - 3.34 acres) & A-4A (Single-Family Residential District-7.11 acres)

**LOCATION:** Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive; S14, T7S, R11E; Ward 3, District 5

**SIZE:** 17.69 acres



2018-914-ZC



#### ADMINISTRATIVE COMMENT

#### ZONING STAFF REPORT

**Date:** 4/23/2018 **Meeting Date:** 5/1/2018

Case No.: 2018-914-ZC Determination: Approved as Amended: 7.24 acres to MD-

**Prior Action:** Postponed 03/06/18 1, 7.11 acres to A-4A & 3.34 acres to A-3

Posted: 04/20/18

## **GENERAL INFORMATION**

PETITIONER: Brian Barraco

OWNER: Joan Prieto Doolittle, Golden Properties, LLC, Calla Isabell Prieto, Clay Carl Prieto, Roslyn Prieto

**REQUESTED CHANGE:** A-4 (Single-Family Residential District) & A-3 (Suburban District) to MD-1 (Medical Residential District-10.58 acres) and A-3 (Suburban District) to A-4A (Single-Family Residential District-7.11

acres)

LOCATION: Parcel located on the south side of Emerald Forest Blvd, east of Falconer Drive; S14, T7S, R11E;

Ward 3, District 5
SIZE: 17.69 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 Residential PUD Planned Unit Development Overlay

South Residential A-1A Suburban District
East Undeveloped A-3 Suburban District

West Multi-Family Residential A-7 Multiple-Family Residential District

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

Existing development: Multi occupancy development:

# **COMPREHENSIVE PLAN:**

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

# **STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) & A-3 (Suburban District) to MD-1 (Medical Residential District-10.58 acres) and A-3 Suburban District to A-4A (Single-Family Residential District-7.11 acres). This site is located on the south side of Emerald Forest Blvd, east of Falconer Drive. The 2025 future land use plan calls for the area to be developed with residential uses, compatible with the surrounding

The western 10.58 acre portion of the property is requested to be rezoned to MD-1 and proposed to be developed with an assisted living facility. The eastern 7.11 acre portion of the property is requested to be rezoned to A-4A and proposed to be developed with single family residences at density level of 6 units per acre. Staff is in favor of the requested zoning change to MD-1, considering that the site is directly abutting a multi-family development, zoned A-7, on the west side. Staff is also in favor of the zoning change request to A-4A, which would allow to create a transition between the A-7 & the requested MD-1 zoning districts and the abutting A-3 zoning district to the east.

However, staff feels that the size of the parcel requested to be rezoned should be reduced in size, to allow for the creation of a buffer along the south and east sides, abutting A-1 & A-3 Suburban District.

## STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A & MD-2 Districts designation be approved subject to the proposed reduction described above.