

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5993 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 7 DAY OF JUNE , 2018

(2018-914-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY PARCEL LOCATED ON THE SOUTH SIDE OF EMERALD FOREST BLVD, EAST OF FALCONER DRIVE AND WHICH PROPERTY COMPRISES 17.69 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT 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) (WARD 3, DISTRICT 5). (2018-914-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-914-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 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) 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 MD-1 (Medical Residential District - 7.24 acres), A-3 (Suburban District - 3.34 acres) & A-4A (Single-Family Residential District-7.11 acres).

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-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).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 12 DAY OF JULY, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: MAY 30, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_

EXHIBIT "A"

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 08 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 311,425.51 square feet or 7.24 acre(s) of land, more or less.

LEGAL DESCRIPTION OF A 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 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 08 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 08 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

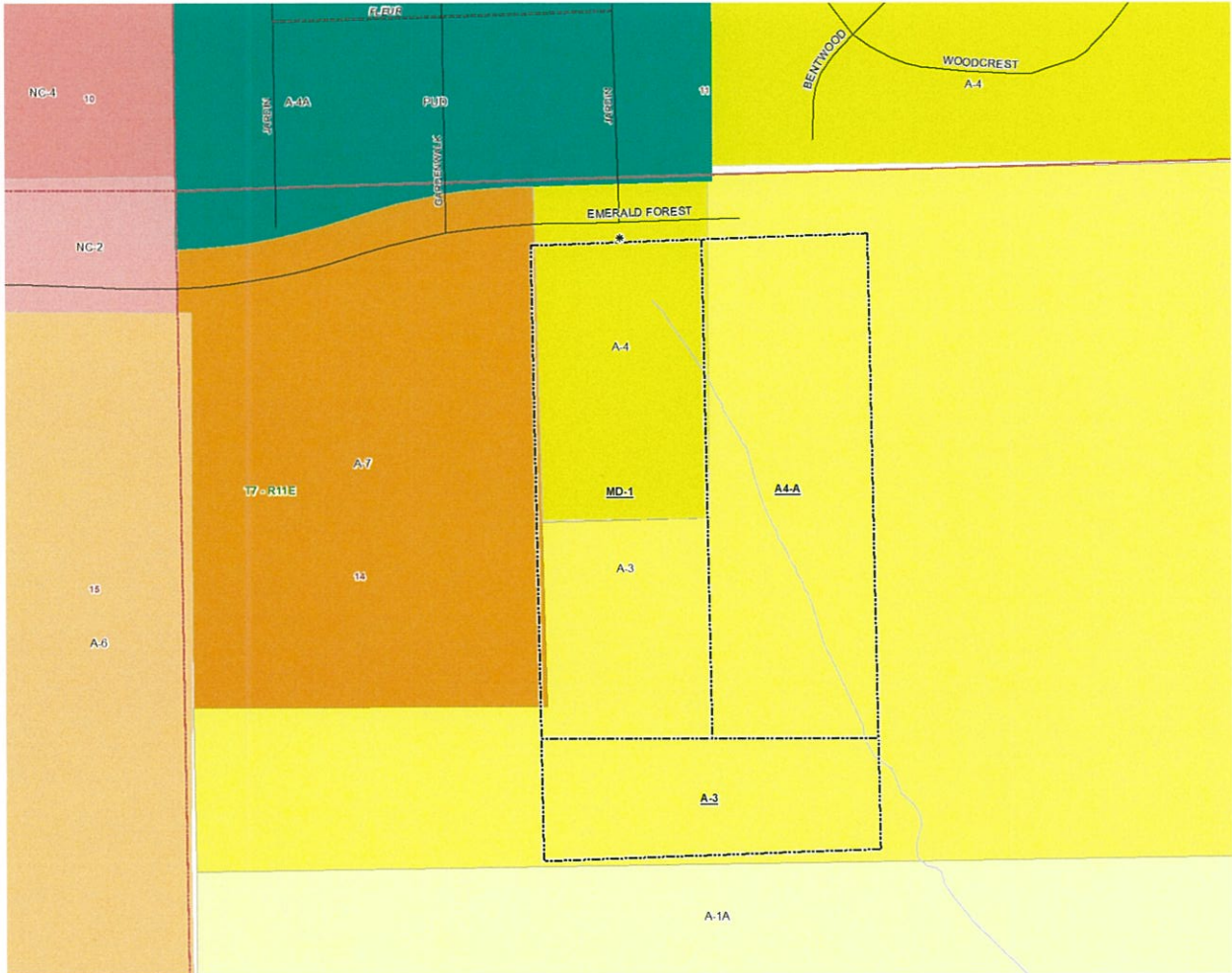
**PETITIONER:** Brian Barraco

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

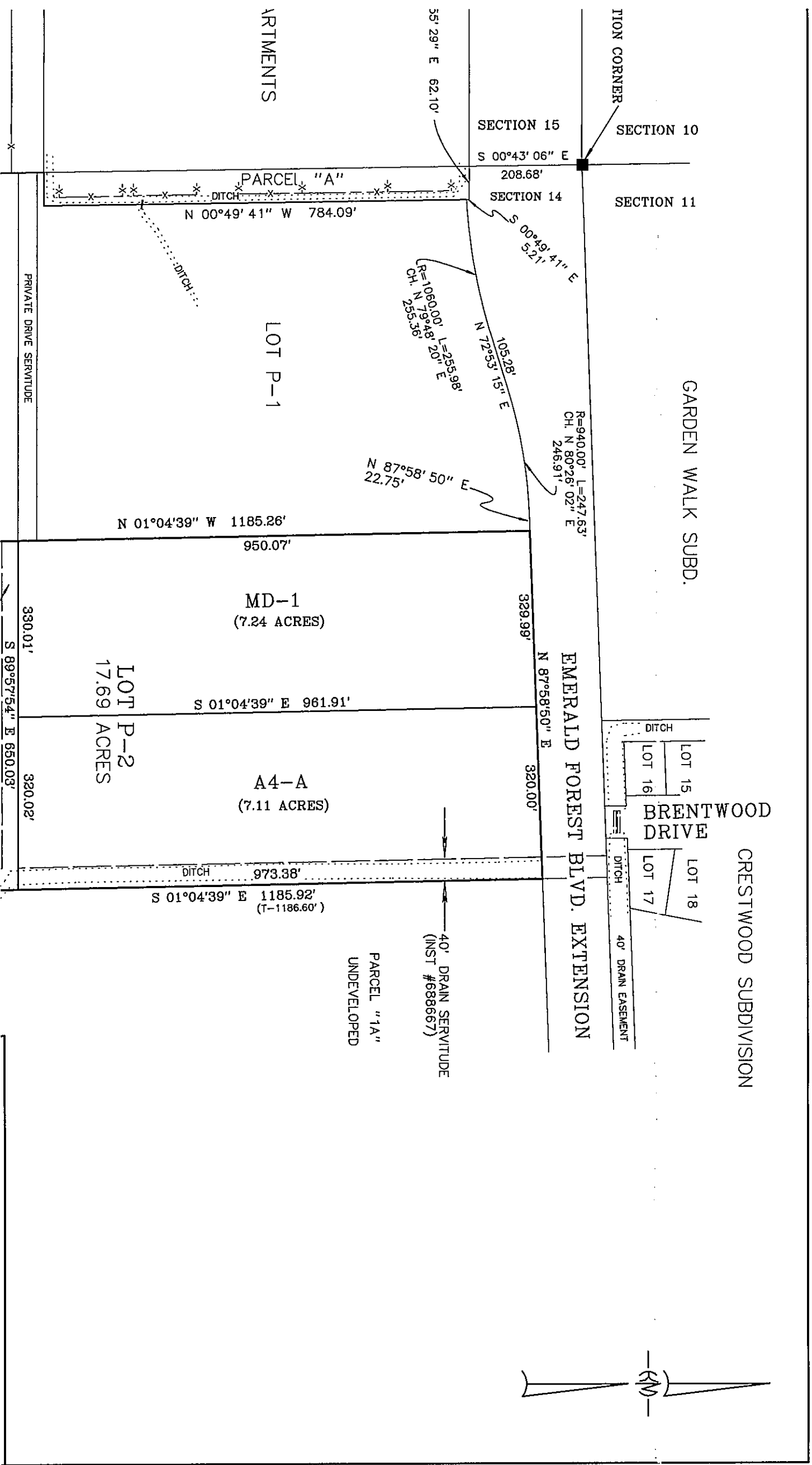
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) & A-3 (Suburban District) to MD-1 (Medical Residential District - 7.24 acres), A-3 (Suburban District - 3.34 acres) & A-4A (Single-Family Residential District-7.11 acres)

**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



GARDEN WALK SUBD.

CRESTWOOD SUBDIVISION

EMERALD FOREST BLVD. EXTENSION

BRENTWOOD DRIVE

APARTMENTS

LOT P-1

LOT P-2  
17.69 ACRES

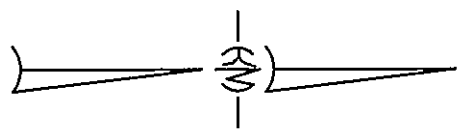
MD-1  
(7.24 ACRES)

A4-A  
(7.11 ACRES)

PARCEL "1A"  
UNDEVELOPED

40' DRAIN SERVITUDE  
(INST #688667)

40' DRAIN EASEMENT



2018-914-ZC

CRESTWOOD

10

NC-4

MD-2

WOODCREST

BENTWOOD

GREENCREST

A-4A  
FLEUR

PUD

GARDENWALK

JARDIN

EMERALD FOREST

NC-2

T7-R11E

A-7

MD-1

A-3

A4-A

A-3

14

C-2

A-6

15

A-1A

5TH

HC-1

PF-1

PBC-1

0 560 Feet



