

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5993 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

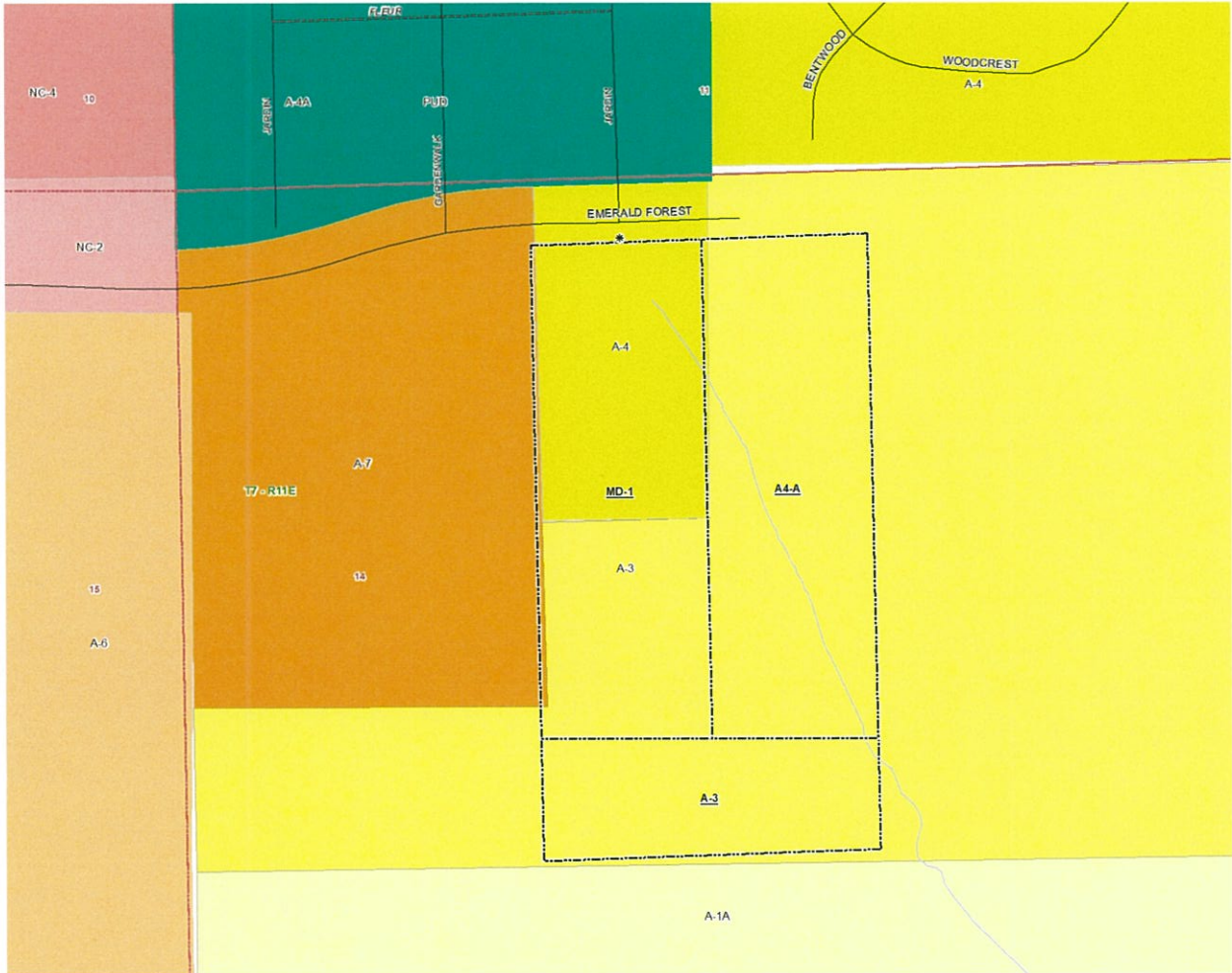
PETITIONER: Brian Barraco

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

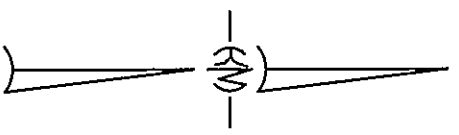
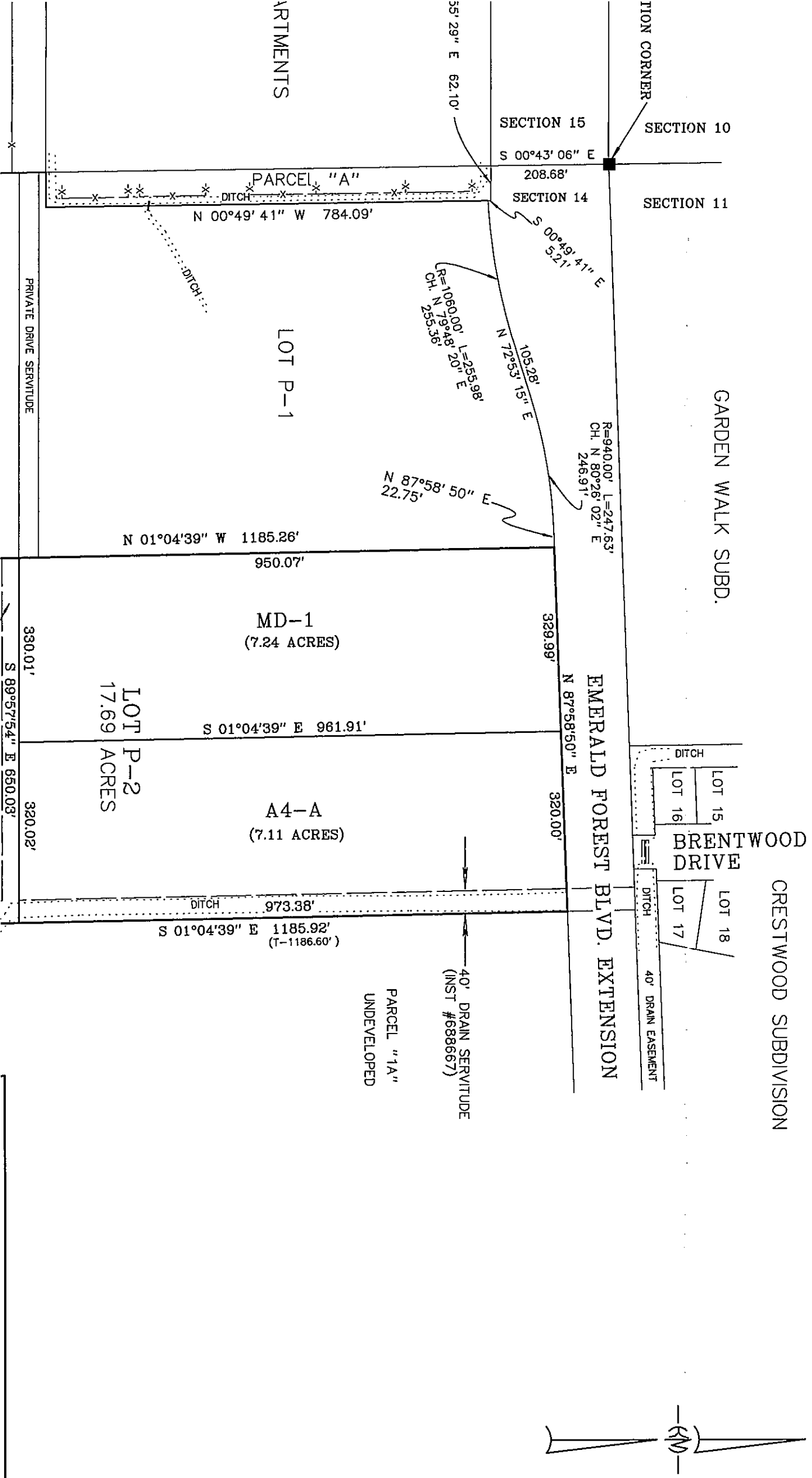
REQUESTED CHANGE: From A-4 (Single-Family Residential District) & A-3 (Suburban District) to MD-1 (Medical Residential District - 7.24 acres), A-3 (Suburban District - 3.34 acres) & A-4A (Single-Family Residential District-7.11 acres)

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



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



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

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.