

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4964

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. THOMPSON

ON THE 7 DAY OF FEBRUARY , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS LOCATED ON THE EAST SIDE OF OCHSNER BLVD EXTENSION, WEST OF NORMANDY OAKS SUBDIVISION, BEING LOTS 5A1, 5A2, 5A3 & 5A5 AND WHICH PROPERTY COMPRISES A TOTAL 19.2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN PBC-1 (PLANNED BUSINESS CENTER (15.25 ACRES)) & A-7 (MULTIPLE FAMILY RESIDENTIAL DISTRICT (3.95 ACRES)), (WARD 1, DISTRICT 1). (ZC13-01-003)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-01-003, 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-4A (Single-Family Residential District) to an PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 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 PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 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-4A (Single-Family Residential District) to an PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF MARCH, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: FEBRUARY 14, 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

Exhibit "A"

ZC13-01-003

LEGAL DESCRIPTION OF PARCEL 5A1

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 35 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 1085.36 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OCHSNER BOULEVARD EXTENSION; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 01 DEGREE 37 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 705.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RUE CHARDONNAY AND THE POINT OF BEGINNING C.

FROM THE POINT OF BEGINNING C, LEAVE SAID EASTERLY RIGHT-OF-WAY AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89 DEGREES 33 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 60.69 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 194.90 FEET, AN ARC LENGTH OF 92.23 FEET, A CHORD BEARING OF NORTH 64 DEGREES 14 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 166.73 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 275.01 FEET, AN ARC LENGTH OF 243.10 FEET, A CHORD BEARING OF NORTH 64 DEGREES 14 MINUTES 29 SECONDS EAST AND A CHORD LENGTH OF 235.26 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 33 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 298.99 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 275.01 FEET, AN ARC LENGTH OF 589.84 FEET, A CHORD BEARING OF SOUTH 28 DEGREES 59 MINUTES 27 SECONDS EAST AND A CHORD LENGTH OF 483.11 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 32 DEGREES 27 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 17.37 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 57 DEGREES 32 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 8.19 FEET TO A POINT; THENCE RUN SOUTH 32 DEGREES 27 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN NORTH 74 DEGREES 04 MINUTES 49 SECONDS WEST FOR A DISTANCE OF 10.89 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 21.51 FEET, AN ARC LENGTH OF 18.93 FEET, A CHORD BEARING OF NORTH 49 DEGREES 22 MINUTES 55 SECONDS WEST AND A CHORD LENGTH OF 18.32 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 16 DEGREES 27 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 35.15 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 54.95 FEET, AN ARC LENGTH OF 57.26 FEET, A CHORD BEARING OF NORTH 45 DEGREES 46 MINUTES 34 SECONDS WEST AND A CHORD LENGTH OF 54.70 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 74 DEGREES 36 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 22.27 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 343.62 FEET, AN ARC LENGTH OF 78.90 FEET, A CHORD BEARING OF NORTH 83 DEGREES 33 MINUTES 23 SECONDS WEST AND A CHORD LENGTH OF 78.73 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 88 DEGREES 56 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 98.02 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 518.87 FEET, AN ARC LENGTH OF 255.23 FEET, A CHORD BEARING OF NORTH 79 DEGREES 32 MINUTES 48 SECONDS WEST AND A CHORD LENGTH OF 252.66 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 61 DEGREES 56 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 130.90 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 464.72 FEET, AN ARC LENGTH OF 172.79 FEET, A CHORD BEARING OF NORTH 78 DEGREES 57 MINUTES 59 SECONDS WEST AND A CHORD LENGTH OF 171.79 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 89 DEGREES 42 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 125.95 FEET TO A POINT; THENCE RUN NORTH 01 DEGREE 37 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 31.63 FEET BACK TO THE POINT OF BEGINNING C.

SAID PARCEL OF LAND CONTAINS 5.70 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL 5A2

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 35 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 555.26 FEET TO THE POINT OF BEGINNING B.

FROM THE POINT OF BEGINNING B, RUN SOUTH 00 DEGREES 26 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 472.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RUE CHARDONNAY; THENCE RUN ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 33 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 131.39 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 335.01 FEET, AN ARC LENGTH OF 296.14 FEET, A CHORD BEARING OF SOUTH 64 DEGREES 14 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 286.59 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 134.90 FEET, AN ARC LENGTH OF 119.25 FEET, A CHORD BEARING OF SOUTH 64 DEGREES 14 MINUTES 29 SECONDS WEST AND A CHORD LENGTH OF 115.40 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN SOUTH 89 DEGREES 33 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 58.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OCHSNER BOULEVARD EXTENSION; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, RUN ALONG SAID EASTERLY RIGHT-OF-WAY NORTH 01 DEGREE 37 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 645.04 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, RUN NORTH 89 DEGREES 32 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 530.10 FEET BACK TO THE POINT OF BEGINNING B.

SAID PARCEL OF LAND CONTAINS 6.66 ACRES MORE OR LESS.

Exhibit "A"

ZC13-01-003-Cont'd

LEGAL DESCRIPTION OF PARCEL 5A3

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 35 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 198.69 FEET TO THE POINT OF BEGINNING A.

FROM THE POINT OF BEGINNING A, RUN SOUTH 00 DEGREES 26 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 531.37 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RUE CHARDONNAY AND A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALON SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 335.01 FEET, AN ARC LENGTH OF 200.78 FEET, A CHORD BEARING OF NORTH 73 DEGREES 15 MINUTES 57 SECONDS WEST AND A CHORD LENGTH OF 197.79 FEET TO A POINT; THENCE LEAVING SAID CURVE, CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 89 DEGREES 33 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 167.60 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 00 DEGREES 26 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 472.86 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 32 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 356.57 FEET BACK TO THE POINT OF BEGINNING A.

SAID PARCEL OF LAND CONTAINS 3.95 ACRES MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL 5A5

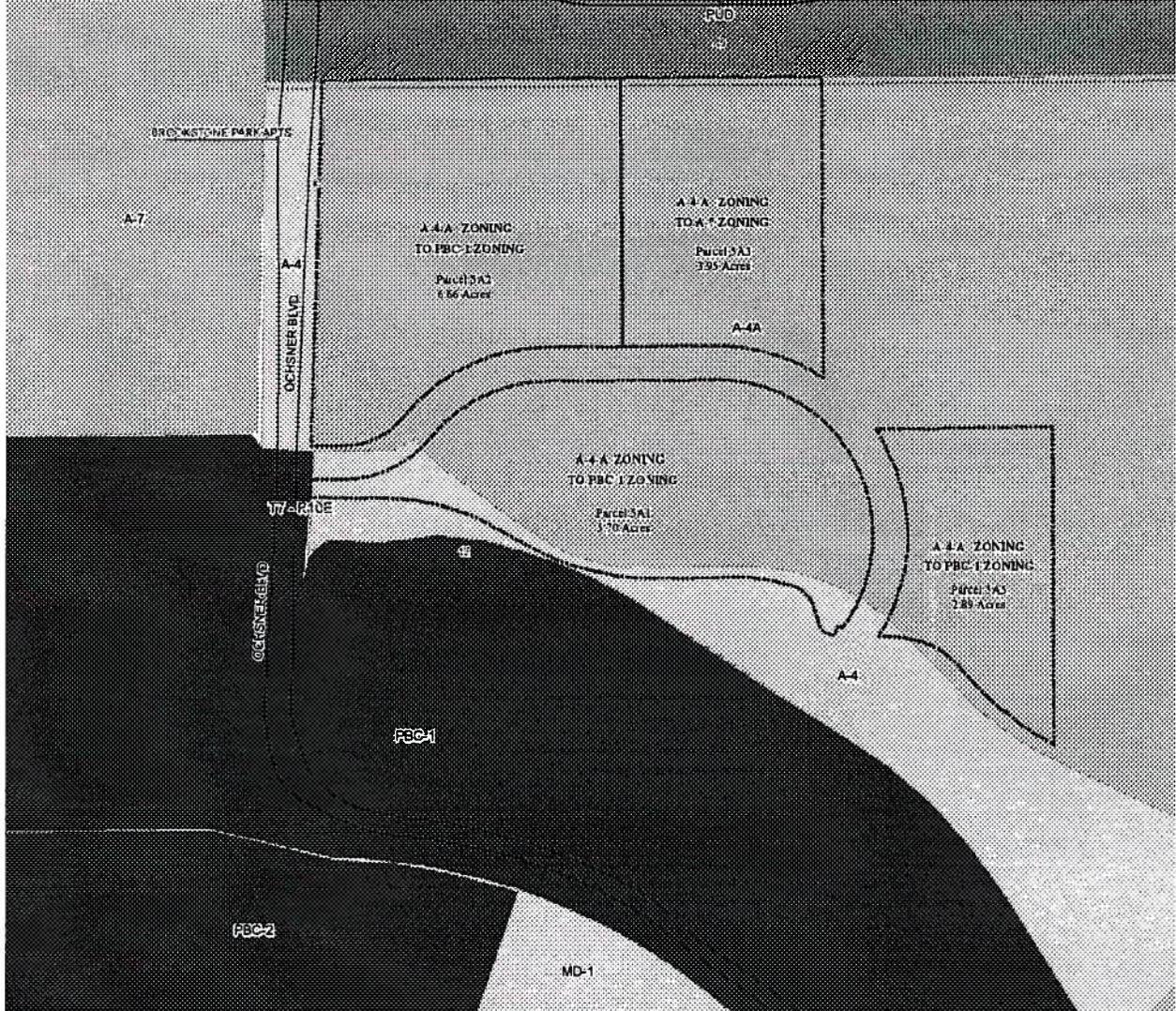
A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 12, 45, & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN SOUTH 89 DEGREES 35 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 842.45 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 198.69 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 531.37 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 335.01 FEET, AN ARC LENGTH OF 126.25 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 18 MINUTES 01 SECONDS EAST AND A CHORD LENGTH OF 125.51 FEET TO THE POINT OF BEGINNING E.

FROM THE POINT OF BEGINNING E, RUN NORTH 89 DEGREES 33 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 315.42 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 26 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 560.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 534.56 FEET, AN ARC LENGTH OF 186.09 FEET, A CHORD BEARING OF NORTH 52 DEGREES 38 MINUTES 44 SECONDS WEST AND A CHORD LENGTH OF 185.15 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 41 DEGREES 42 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 30.64 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 158.00 FEET, AN ARC LENGTH OF 127.86 FEET, A CHORD BEARING OF NORTH 64 DEGREES 53 MINUTES 12 SECONDS WEST AND A CHORD LENGTH OF 124.40 FEET TO A POINT; THENCE LEAVING SAID CURVE, RUN NORTH 88 DEGREES 04 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 23.51 FEET TO A POINT; THENCE RUN NORTH 57 DEGREES 11 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 7.53 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 335.01 FEET, AN ARC LENGTH OF 385.80 FEET, A CHORD BEARING OF NORTH 01 DEGREE 30 MINUTES 45 SECONDS WEST AND A CHORD LENGTH OF 364.83 FEET BACK TO THE POINT OF BEGINNING E.

SAID PARCEL OF LAND CONTAINS 2.89 ACRES MORE OR LESS.

**CASE NO.:** ZC13-01-003  
**PETITIONER:** Wayne Buras  
**OWNER:** All State Financial Company  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) & A-4A (Single-Family Residential District) to PBC-1 (Planned Business Center (15.25 acres) & A-7 (Multiple Family Residential District (3.95 acres)  
**LOCATION:** Parcels located on the east side of Ochsner Blvd Extension, west of Normandy Oaks Subdivision, being lots 5A1, 5A2, 5A3 & 5A5; S12, T7S, R10E; Ward 1, District 1  
**SIZE:** 19.2 acres





# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** December 21, 2012  
**Case No.:** ZC13-01-003  
**Posted:** 12/13/2012

**Meeting Date:** January 2, 2013  
**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Wayne Buras  
**OWNER:** All State Financial Company  
**REQUESTED CHANGE:** From A-4 (Single-Family Residential District) & A-4A (Single-Family Residential District) to PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 acres))  
**LOCATION:** Parcels located on the east side of Ochsner Blvd Extension, west of Normandy Oaks Subdivision, being lots 5A1, 5A2, 5A3 & 5A5; S12, T7S, R10E; Ward 1, District j1  
**SIZE:** 19.2 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential/Undeveloped	PUD Planned Unit Development District
South	Undeveloped	PBC-1 Planned Business Center District
East	Residential/Undeveloped	A-4A Single Family Residential District
West	Multi-Family/Undeveloped	A-7 Multi Family, PBC-1 Planned Business Center District

#### EXISTING LAND USE:

**Existing development?** No **Multi occupancy development?** Yes

#### COMPREHENSIVE PLAN:

**Planned Districts** - 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 A-4A (Single-Family Residential District) to PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 acres)). The parcels are located on the east side of Ochsner Blvd Extension, west of Normandy Oaks Subdivision. The future land use plan designates the site as Planned District. The requested zoning change meets the definition of this classification considering that the uses listed under the PBC-1 and A-7 zoning districts allow for a mix of commercial and residential uses.

The Comprehensive Plan also designates the site to be developed with single family residences and conservation area. The requested zoning change does not meet this designation, considering that the A-7 zoning district allows for high density residential development and the PBC-1 zoning district allows for office space development with supporting uses, including high density residential uses. However, considering the total acreage of the site, it will allow for the conservation designation to be met and to provide open space and recreational uses.

Staff has no objections to the requested zoning change, and feels that the PBC-1 & A-7 zoning districts are appropriate for the area.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PBC-1 (Planned Business Center (15.25 acres)) & A-7 (Multiple Family Residential District (3.95 acres)) designation be approved.