

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5695

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO

SECONDED BY: MR. LORINO

ON THE 6 DAY OF OCTOBER , 2016

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF SHARP ROAD, EAST OF WESTWOOD DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 89.5501 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 4, DISTRICT 5). (2016-294-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-294-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 A-1 (Suburban District) to an A-2 (Suburban 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-2 (Suburban 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 A-1 (Suburban District) to an A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF NOVEMBER , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: October 27 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-294-ZC

A certain parcel of ground situated in Section 39, Township-7-south, Range-11-East, St. Tammany Parish, Louisiana and more fully described as follows

Commence at the Section Corner common to Sections 22, 23, 26, & 27, T-7-S, R-11-E, and measure South $00^{\circ}05'01''$ East a distance of 726.35 feet to a point;
Thence South $89^{\circ}10'05''$ West a distance of 107.20 feet to a point;
Thence South $02^{\circ}00'00''$ East a distance of 1,228.22 feet to a point;
Thence North $88^{\circ}00'00''$ East a distance of 66.15 feet to a point;
Thence South $00^{\circ}05'05''$ East a distance of 704.48 feet to a point;
Thence South $00^{\circ}36'53''$ East a distance of 2,170.96 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure

Thence South $89^{\circ}56'10''$ East a distance of 100.01 feet to a point;
Thence North $78^{\circ}57'37''$ East a distance of 1,729.03 feet to a point;
Thence North $84^{\circ}38'17''$ East a distance of 948.66 feet to a point;
Thence South $67^{\circ}16'10''$ East a distance of 1,380.55 feet to a point;
Thence South $73^{\circ}23'25''$ West a distance of 870.93 feet to a point;
Thence South $74^{\circ}17'42''$ West a distance of 575.80 feet to a point;
Thence South $73^{\circ}21'24''$ West a distance of 2,176.10 feet to a point;
Thence North $90^{\circ}00'00''$ West a distance of 1,028.04 feet to a point;
Thence North $22^{\circ}59'48''$ East a distance of 752.13 feet to a point;
Thence North $23^{\circ}15'05''$ East a distance of 489.28 feet to a point which is the POINT OF BEGINNING, and containing 3,900,800.32 square feet or 89.5501 acre(s) of land, more or less.

Case No.: 2016-294-ZC

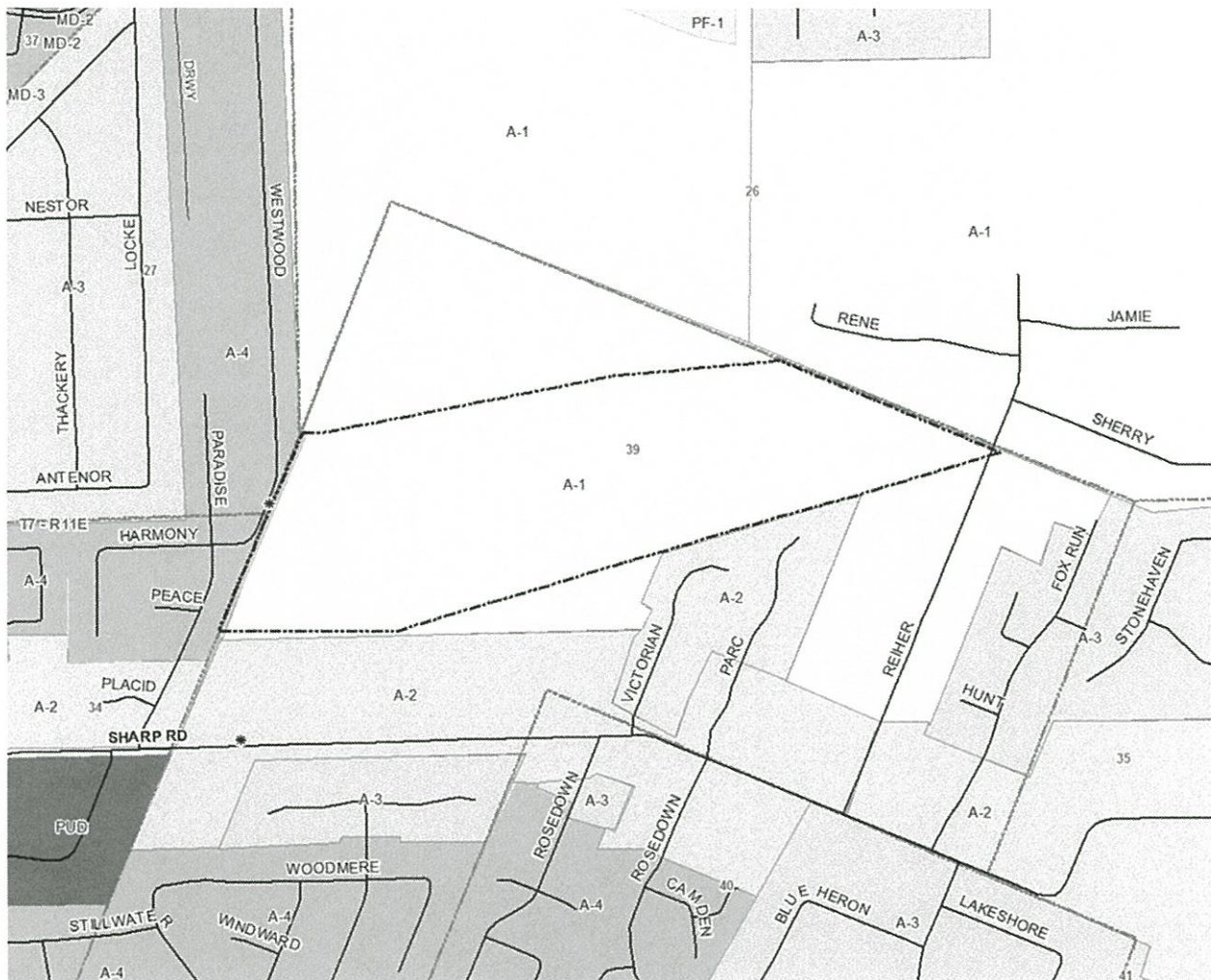
PETITIONER: Jeffrey D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District

SIZE: 89.5501 acres



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/29/2016
Case No.: 2016-294-ZC
Prior Action: Postponed (08/02/16)
Posted:8/18/16

Meeting Date: 9/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen

OWNER: Archdiocese of New Orleans - John L. Eckholdt

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LOCATION: Parcel located on the north side of Sharp Road, east of Westwood Drive; S39, T7S, R11E; Ward 4, District 10

SIZE: 89.5501 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	Undeveloped	A-1 Suburban District
South	Undeveloped	A-2 Suburban District
	Institutional (Church)	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-4 Single-Family Residential

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

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, 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-1 Suburban District to A-2 Suburban District. This site is located at the on the north side of Sharp Road, east of Westwood Drive. The 2025 future land use plan calls for the area to be developed as a Planned District with single family residential uses including conservation areas. Staff has no objection to the request considering that the site is directly abutting A-2 Suburban zoning on the south and east sides and A-4 on the west side.

Note that a zoning change to PUD Planned Unit Development Overlay has been submitted for the site to be developed as a single family residential subdivision (2016-295-ZC).

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 Suburban District designation be approved.