

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6081 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1190-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF MARINA BLVD, NORTH OF MAKO NAKO DRIVE, BEING PARCELS G-1A & K AND WHICH PROPERTY COMPRISES A TOTAL OF 2.122 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) & A-2 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) (WARD 4, DISTRICT 4).  
(2018-1190-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1190-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 CB-1 (Community Based Facilities District) & A-2 (Suburban District) to an A-4 (Single Family Residential 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-4 (Single Family Residential 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 CB-1 (Community Based Facilities District) & A-2 (Suburban District) to an A-4 Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER, 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: OCTOBER 24, 2018

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

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

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

## EXHIBIT "A"

### 2018-1190-ZC

PARCEL "G-1A", MARINA BEAU CHENE:

A CERTAIN PARCEL OF LAND, lying and situated in Section 54, Township 7 South, Range 11 East, GREENSBURG LAND DISTRICT, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 54, 37 & 33, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana run North 62 Degrees 44 Minutes 09 Seconds West a distance of 10,587.73 feet to a point; Thence run north 6 Degrees 16 Minutes 18 Seconds West a distance of 70.00 feet to a point; Thence run along a curve to the right having radius of 1041.66 feet and an arc length of 516.80 feet to a point; Thence run North 25 Degrees 33 Minutes 08 Seconds West a distance of 59.35 feet to a point; Thence run along a curve to the right having a radius of 120 feet and an arc length of 55.45 feet to a point; Thence run North 00 Degrees 55 Minutes 22 Seconds East a distance of 231.74 feet to a point; Thence run North 40 Degrees 00 Minutes 04 Seconds East a distance of 59.23 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East a distance of 646.49 feet to a point; Thence run North 42 Degrees 14 Minutes 13 Seconds West a distance of 38.26 feet to a point and the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 47 Degrees 44 Minutes 55 Seconds East (North 47 Degrees 45 Minutes 47 Seconds East-Title) a distance of 126.26 feet to a point; Thence run North 89 Degrees 54 Minutes 54 Seconds East (North 89 Degrees 55 Minutes 46 Seconds East-Title) a distance of 133.47 feet to a point on the left descending bank of the Tchefuncte River; Thence run South 00 Degrees 05 Minutes 06 Seconds East a distance of 148.10 feet to a ½ " iron rod set; Thence run South 84 Degrees 50 Minutes 54 Seconds West a distance of 78.93 feet to a ½ " iron rod set; Thence run North 28 Degrees 23 Minutes 53 Seconds West a distance of 85.53 feet to a ½" iron rod set; Thence run South 47 Degrees 44 Minutes 55 Seconds West a distance of 53.30 feet to a mag nail set in Marina Boulevard; Thence run in Marina Boulevard North 42 Degrees 15 Minutes 08 Seconds West (North 42 Degrees 14 Minutes 13 Seconds West-Title) a distance of 8.46 feet to a mag nail set; Thence run South 47 Degrees 44 Minutes 55 Seconds West (South 47 Degrees 45 Minutes 47 Seconds West-Title) a distance of 30.00 feet to a mag nail set; Thence leaving said Marina Boulevard run North 42 Degrees 15 Minutes 05 Seconds West (North 42 Degrees 14 Minutes 13 Seconds West-Title) a distance of 60.26 feet to a point; and back to the POINT OF BEGINNING.

Said parcel contains 0.555 acres of land more or less, lying and situated in Section 54, Township 7 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

## **2018-1190-ZC CONT'D**

### **PARCEL "K" MARINA BEAU CHENE:**

A CERTAIN PARCEL OF LAND, lying and situated in Section 54, Township 7 South, Range 11 East, GREENSBURG LAND DISTRICT, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Section corner common to Sections 54, 37 & 33, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana run North 62 Degrees 44 Minutes 09 Seconds West a distance of 10,587.73 feet to a point; Thence run North 69 Degrees 16 Minutes 18 Seconds West a distance of 70.00 feet to a point; Thence run along a curve to the right having a radius of 1041.66 feet and an arc length of 516.80 feet to a point; Thence run North 25 Degrees 33 Minutes 08 Seconds West a distance of 59.35 feet to a point; Thence run along a curve to the right having a radius of 120 feet and an arc length of 55.45 feet to a point; Thence run North 00 Degrees 55 Minutes 22 Seconds East a distance of 231.74 feet to a point; Thence run North 40 Degrees 00 Minutes 04 Seconds East a distance of 59.23 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East a distance of 646.49 feet to a point; Thence run North 42 Degrees 14 Minutes 13 Seconds West a distance of 38.26 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East a distance of 126.26 feet to a point and the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 04 Degrees 07 Minutes 58 Seconds West a distance of 473.96 feet to a point; Thence run North 60 Degrees 46 Minutes 35 Seconds East a distance of 101.06 feet to a point on the left descending bank of the Tchefuncte River; Thence follow the meanderings of the left descending bank of the Tchefuncte River the following calls; South 29 Degrees 19 Minutes 39 Seconds East 113.87 feet to a point; South 04 Degrees 07 Minutes 58 Seconds East a distance of 326.48 feet to a point; South 00 Degrees 04 Minutes 14 Seconds East a distance of 97 feet to a point; Thence leaving said left descending bank of the Tchefuncte River run South 89 Degrees 55 Minutes 46 Seconds West a distance of 133.47 feet and back to the POINT OF BEGINNING.

Said parcel contains 1.567 acres of land more or less, lying and situated in Section 54, Township 7 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2018-1190-ZC

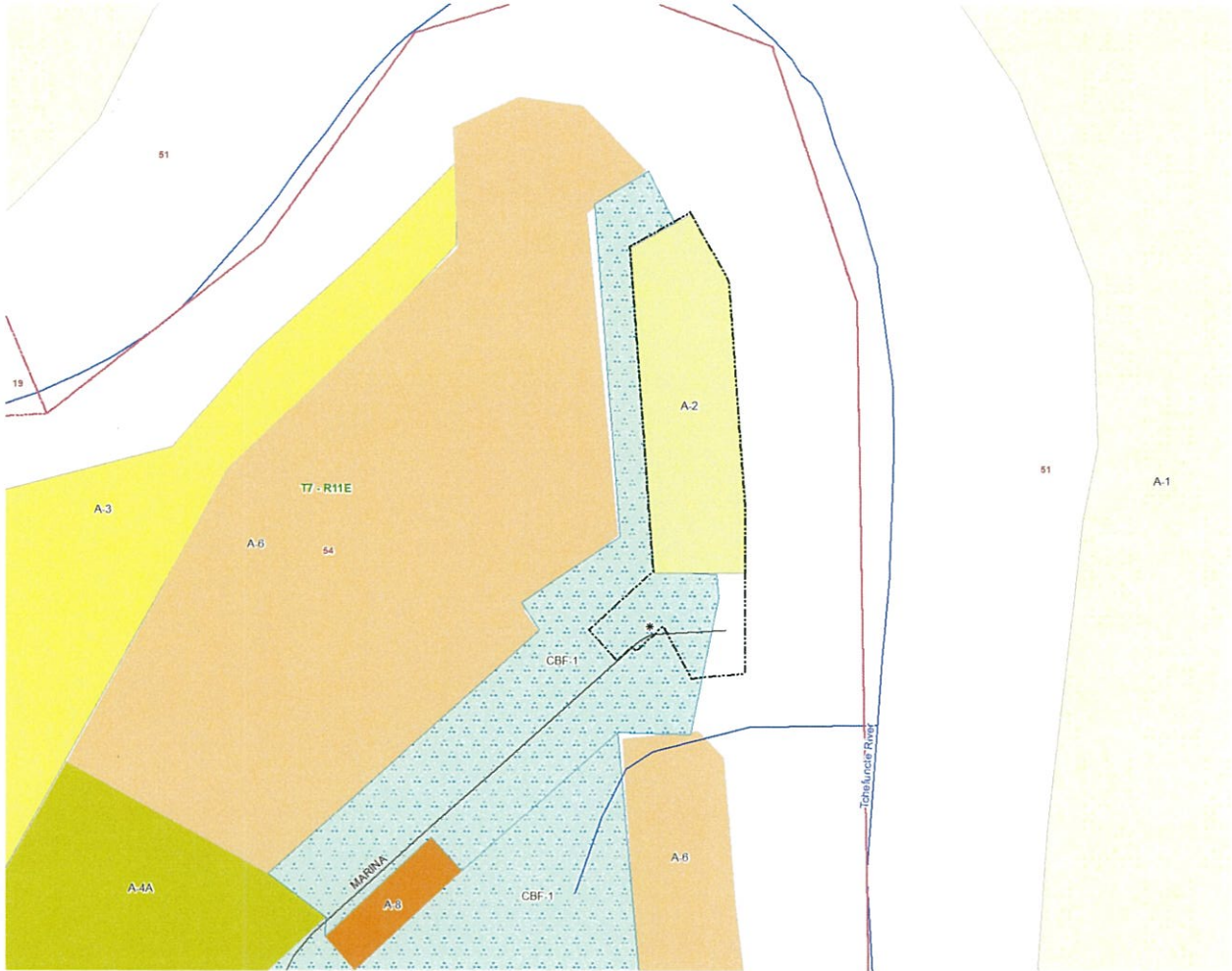
**PETITIONER:** Marina Beau Chene LLC - Jared Riecke

**OWNER:** Marina Beau Chene LLC - Jared Riecke

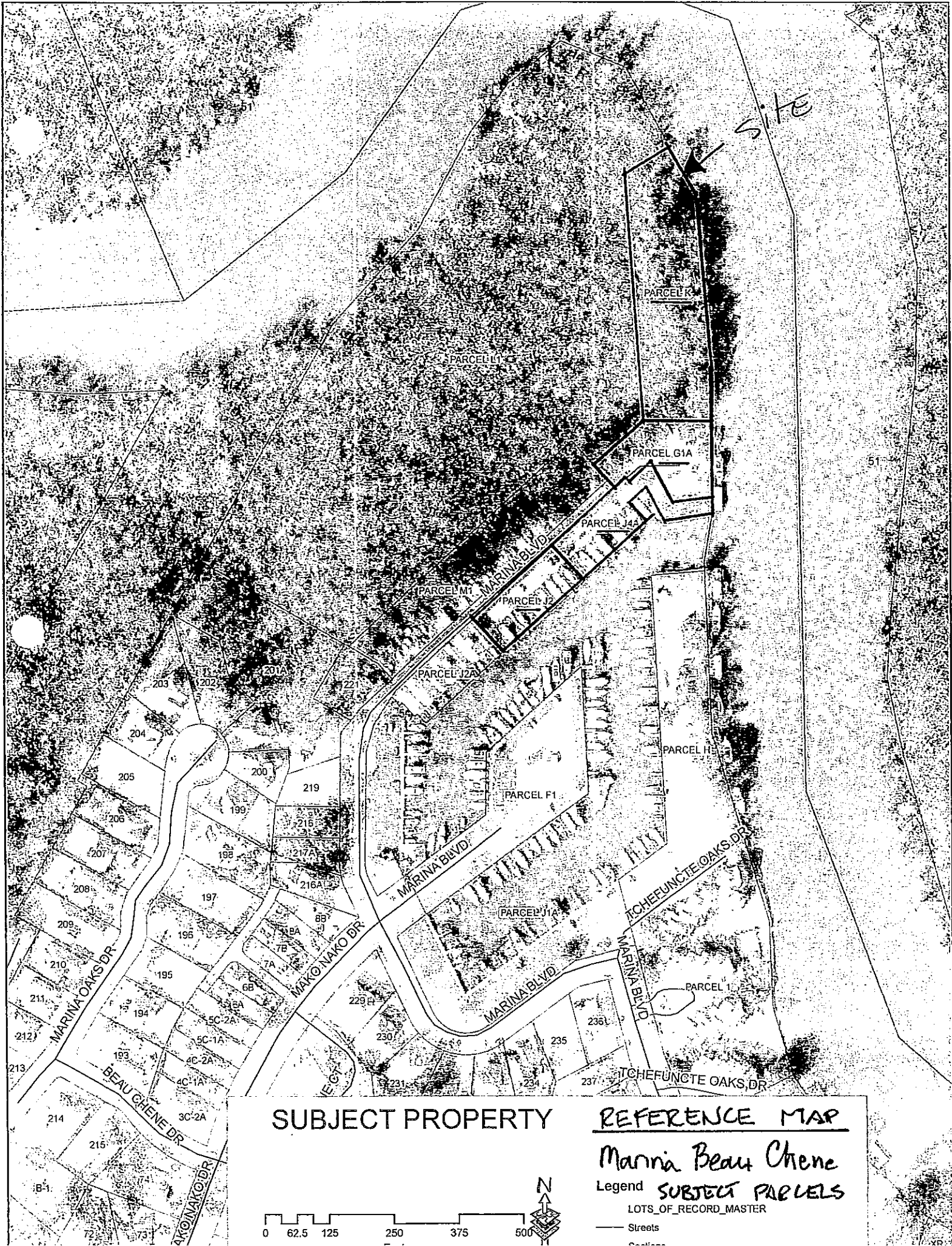
**REQUESTED CHANGE:** From CB-1 Community Based Facilities District, A-2 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels G-1A & K; S54, T7S, R11E; Ward 4, District 4

**SIZE:** 2.122 acres



2018-1190-ZC



SUBJECT PROPERTY

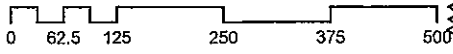
REFERENCE MAP

Marina Beau Chene

Legend SUBJECT PARCELS

LOTS\_OF\_RECORD\_MASTER

Streets



A-3

A-6

T7-R11E

64

A-2

61

A-3

CBF-1

MARINA

CBF-1

A-6

A-8

0 180 Feet



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1190-ZC  
**Posted:** 9/13/18

**Meeting Date:** 10/2/2018  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Marina Beau Chene LLC - Jared Riecke

**OWNER:** Marina Beau Chene LLC - Jared Riecke

**REQUESTED CHANGE:** From CB-1 Community Based Facilities District, A-2 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels G-1A & K; S54, T7S, R11E; Ward 4, District 4

**SIZE:** 2.122 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Private

**Road Surface:** Gravel

**Condition:** Fair

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Tchefuncte River	A-6 Multi Family Residential District
South	Residential & Marina	A-6 Multi Family Residential District
East	Tchefuncte River	
West	Undeveloped	A-6 Multi Family Residential District

**EXISTING LAND USE:**

**Existing development:** No

**Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from CB-1 Community Based Facilities District, A-2 Suburban District to A-4 Single-Family Residential District. This site is located at the end of Marina Blvd, north of Mako Nako Drive, being parcels G-1A & K. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to increase the density of the site.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4 Single-Family Residential District designation be denied.