

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6080 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

(2018-1189-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 J-3 & J-4A AND WHICH PROPERTY COMPRISES A TOTAL OF 0.91 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN A-8 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) (WARD 4, DISTRICT 4). (2018-1189-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1189-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) to an A-8 (Multiple 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-8 (Multiple 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) to an A-8 (Multiple 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2018-1189-ZC

PARCEL ".J-3" 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 South 42 Degrees 14 Minutes 13 Seconds East a distance of 22 feet to a point; Thence run South 47 Degrees 45 Minutes 47 Seconds West a distance of 164.00 feet and the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 42 Degrees 14 Minutes 13 Seconds East a distance of 90.00 feet to a point; Thence run South 47 Degrees 45 Minutes 47 Seconds West a distance of 88 feet to a point; Thence run North 42 Degrees 14 Minutes 13 Seconds West a distance of 5.00 feet to a point; Thence run South 47 Degrees 45 Minutes 47 Seconds West a distance of 120.00 feet to a point; Thence run North 42 Degrees 14 Minutes 13 Seconds West a distance of 85.00 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East a distance of 208.00 feet and back to the POINT OF BEGINNING.

Said parcel contains 0.416 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.

2018-1189-ZC CONT'D

PARCEL "J-4A" 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 South 42 Degrees 15 Minutes 05 Seconds East (South 42 Degrees 14 Minutes 13 Seconds East-Title) a distance of 22.00 feet to a mag nail set 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 30.00 feet to a mag nail set; Thence run South 42 Degrees 15 Minutes 08 Seconds East (South 42 Degrees 14 Minutes 13 Seconds East-Title) a distance of 8.46 feet to a mag nail set; Thence run North 47 Degrees 44 Minutes 55 Seconds East a distance of 53.30 feet to a ½ " iron rod set; Thence run South 28 Degrees 23 Minutes 53 Seconds East a distance of 85.53 feet to a ½ " iron rod set; Thence run North 84 Degrees 50 Minutes 54 Seconds East a distance of 78.93 feet to a ½ " iron rod set on the left descending bank of the Tchefuncte River; Thence run South 00 Degrees 05 Minutes 06 Seconds East (South 00 Degrees 04 Minutes 14 Seconds East-Title) a distance of 30.12 feet to a point; Thence run South 81 Degrees 14 Minutes 46 Seconds West (South 84 Degrees 51 Minutes 46 Seconds West a distance of 96.03 feet-Title) a distance of 993.69 feet to a point; Thence run North 28 Degrees 23 Minutes 53 Seconds West (North 28 Degrees 23 Minutes 01 Seconds West a distance of 67.00 feet-Title) a distance of 73.41 feet to a point; Thence run South 47 Degrees 44 Minutes 55 Seconds West (South 47 Degrees 45 Minutes 47 Seconds West-Title) a distance of 45.00 feet to a mag nail set; Thence run South 42 Degrees 15 Minutes 05 Seconds East (South 42 Degrees 14 Minutes 13 Seconds East-Title) a distance of 46.54 feet to point; Thence run South 47 Degrees 44 Minutes 55 Seconds West (South 47 Degrees 45 Minutes 47 Seconds West-Title) a distance of 120.00 feet to a point; Thence run South 42 Degrees 15 Minutes 05 Seconds East (South 42 Degrees 15 Minutes 05 Seconds East-Title) a distance of 5.00 feet to a point; Thence run South 47 Degrees 44 Minutes 55 Seconds West (South 47 Degrees 45 Minutes 47 Seconds West-Title) a distance of 44.00 feet to a point; Thence run North 42 Degrees 15 Minutes 05 Seconds West (North 42 Degrees 14 Minutes 13 Seconds West-Title) a distance of 90.00 feet to mag nail set in Marina Drive; Thence run in Marina Drive North 47 Degrees 44 Minutes 55 Seconds East (North 47 Degrees 45 Minutes 47 Seconds East-Title) a distance of 164.00 feet and back to the POINT OF BEGINNING.

Said parcel contains 0.494 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.: 2018-1189-ZC

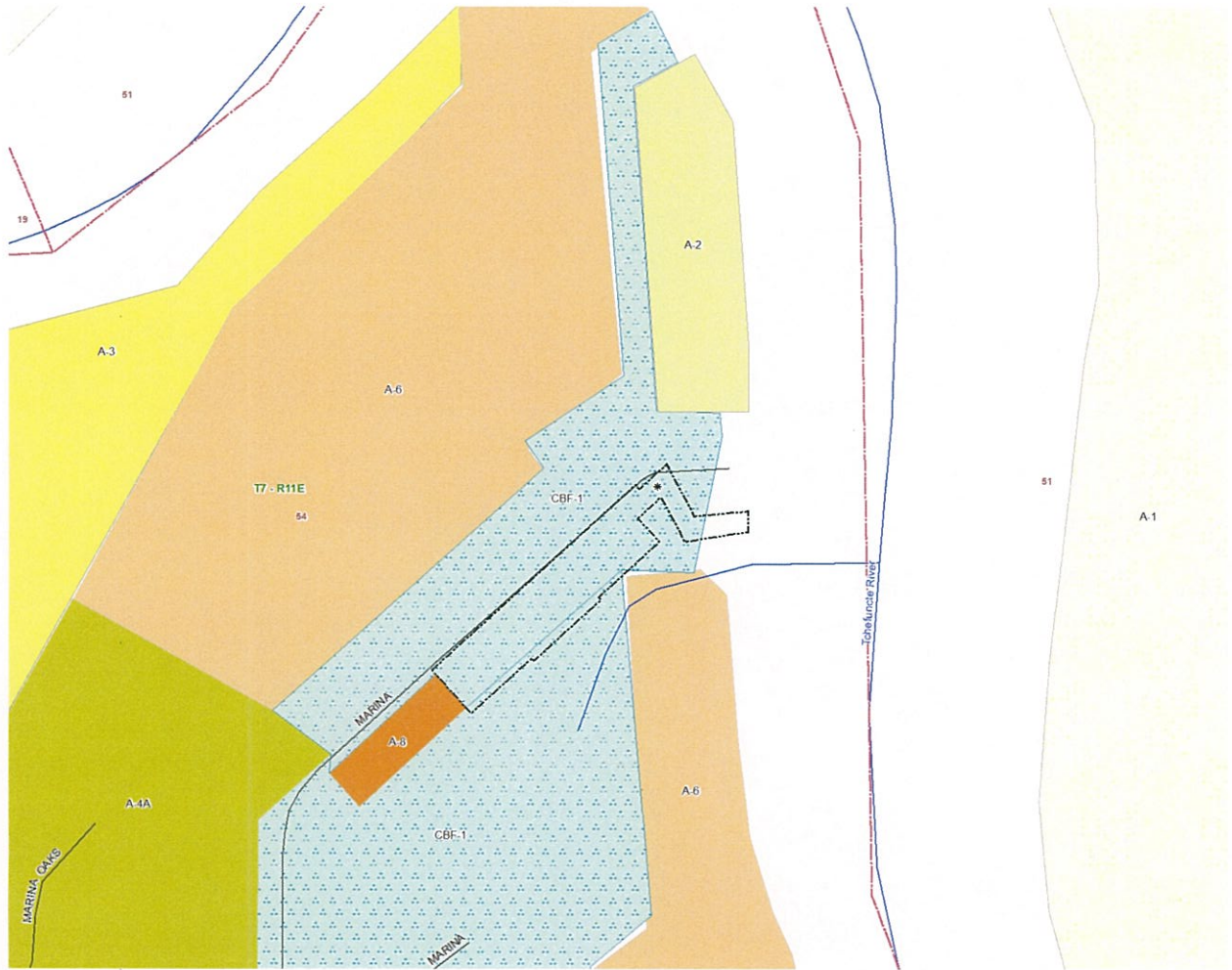
PETITIONER: Marina Beau Chene LLC - Jared Riecke

OWNER: Marina Beau Chene LLC - Jared Riecke

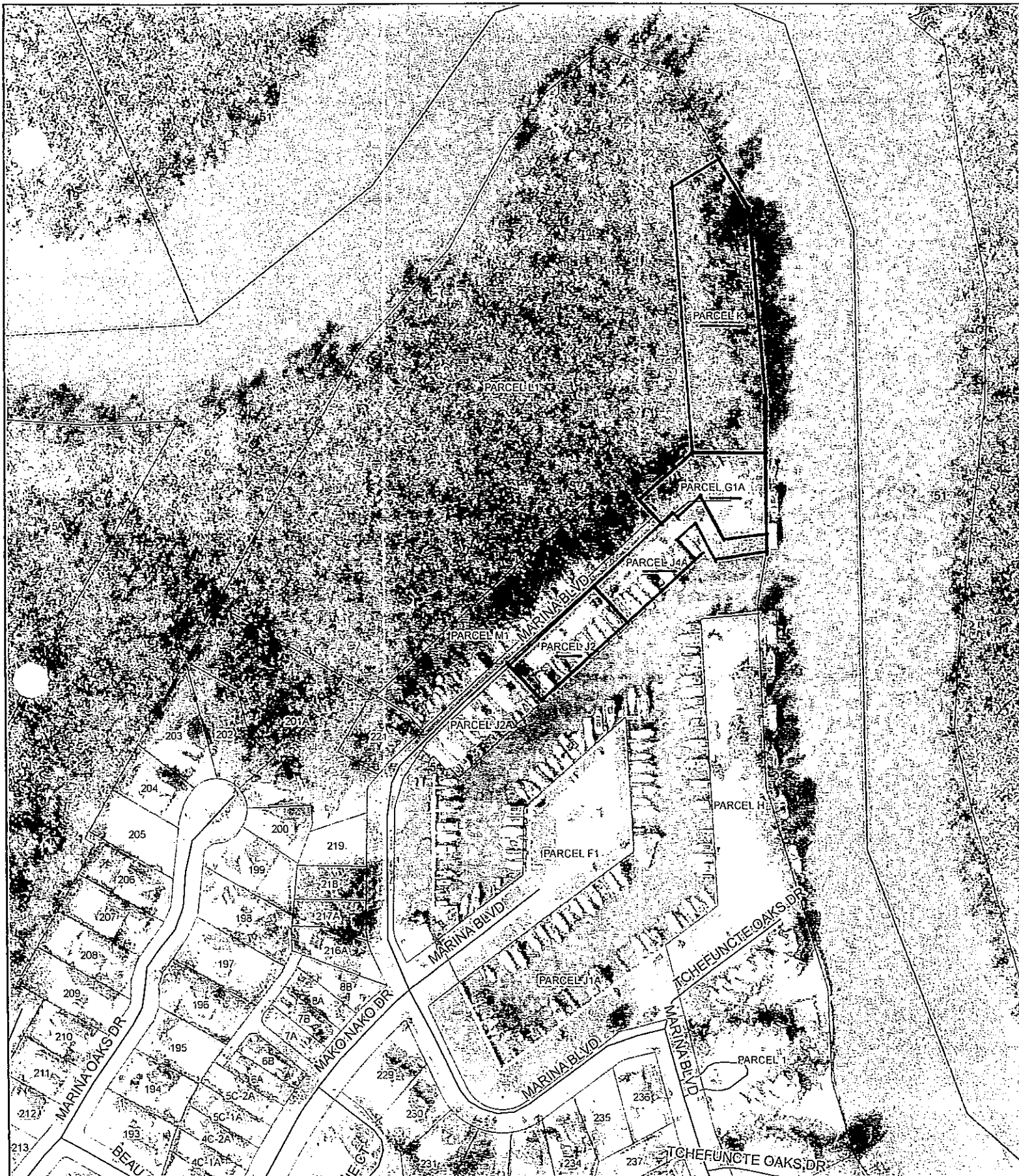
REQUESTED CHANGE: From CB-1 Community Based Facilities District to A-8 Multiple Family Residential District

LOCATION: Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels J-3 & J-4A; S54, T7S, R11E; Ward 4, District 4

SIZE: 0.91 acre



2018-1189-2C



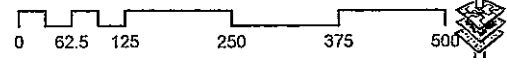
SUBJECT PROPERTY

REFERENCE MAP

Maria Beau Chene
Legend **SUBJECT PARCELS**

LOTS_OF_RECORD_MASTER

Streets



A-3

A-2

A-6

51

CBF-1

T7-R11E 54

A-3

MARINA

A-8

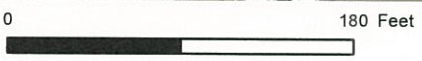
A-4A

CBF-1

A-6

MARINA

TCHFUNCTE OAKS



ZONING STAFF REPORT

Date: 9/24/2018
Case No.: 2018-1189-ZC
Posted: 9/13/18

Meeting Date: 10/2/2018
Determination: Approved

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 to A-8 Multiple Family Residential District
LOCATION: Parcel located at the end of Marina Blvd, north of Mako Nako Drive, being parcels J-3 & J-4A; S54, T7S, R11E; Ward 4, District 4
SIZE: 0.91 acre

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	A-6 Multi Family Residential District
South	Residential & Marina	CBF-1 Community Based Facilities District
East	Tchefuncta River	
West	Multi-Family Residential/boat house units	A-8 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 to A-8 Multiple Family Residential District. This site is located at the end of Marina Blvd, north of Mako Nako Drive, being parcels J-2 & J-4A. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, considering that it would be a continuation/addition to the existing multi-family residential/boat house units, along the Marina Drive.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-8 Multiple Family Residential District designation be approved.