

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6077 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/ PROVIDED BY: PLANNING DEVELOPMENT  
BRISTER

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

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1183-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF GUSTE ISLAND ROAD, SOUTH OF LA HIGHWAY 22 WHICH PROPERTY COMPRISES A TOTAL OF 20.3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN PUD (PLANNED UNIT DEVELOPMENT OVERLAY) (WARD 1, DISTRICT 4). (2018-1183-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1183-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 PUD (Planned Unit Development Overlay) 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 present PUD (Planned Unit Development Overlay).

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 PUD (Planned Unit Development Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

### 2018-1183-ZC

A certain parcel of land situated in Section 20, Township 7 South, Range 10 East, Greensburg Land district St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Corner common to Sections 17 and 20, Township 7 South, Range 10 East, and measure South  $00^{\circ}13'00''$  West a distance of 2,637.71 feet to a point; Thence West a distance of 2,644.95 feet to a point; Thence South  $00^{\circ}15'00''$  West a distance of 2,089.35 feet to a point; Thence South  $89^{\circ}39'11''$  East a distance of 2684.92 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING continue South  $89^{\circ}39'11''$  East a distance of 1,641.77 feet to a point; Thence South  $00^{\circ}10'48''$  East a distance of 538.75 feet to a point; Thence North  $89^{\circ}39'11''$  West a distance of 1,640.30 feet to a point; Thence North  $00^{\circ}20'11''$  West a distance of 538.77 feet to the POINT OF BEGINNING, and containing 884,074.78 square feet or 20.30 acre(s) of land, more or less.

**Case No.:** 2018-1183-ZC

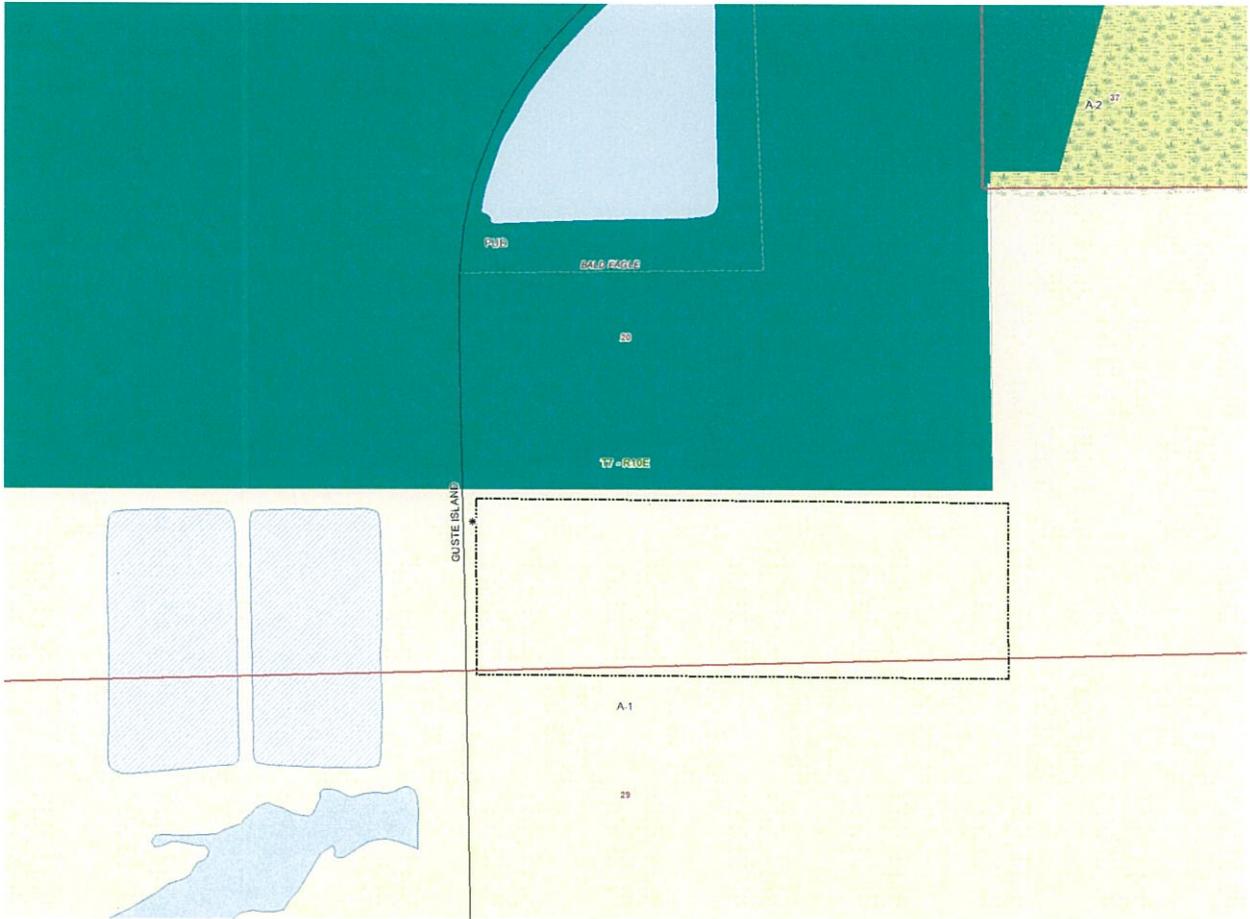
**PETITIONER:** Guste Island Holdings, LLC - Kelly McHugh

**OWNER:** Guste Island Holdings, LLC - Kelly McHugh

**REQUESTED CHANGE:** From A-1 Suburban District to PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east side of Guste Island Road, south of LA Highway 22; S20, T7S, R10E; Ward 1, District 4

**SIZE:** 20.3 acres



2018-1183-ZC

**LEGAL DESCRIPTION**

Guste Island Utility Co. facility expansion

A certain parcel of land situated in Section 20, Township 7 South, Range 10 East, Greensburg Land district St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Corner common to Sections 17 and 20, LA. HWY. 22  
 distance of 2,637.71 feet to a point;  
 Thence West a distance of 2,644.95 feet to a point;  
 Thence South 00°15'00" West a distance of 2,089.35 feet to a point;  
 Thence South 89°39'11" East a distance of 924.92 feet to the POINT OF BEGINNING

From the POINT OF BEGINNING measure  
 North 00°20'49" East a distance of 550.00 feet to a point;  
 Thence South 89°39'11" East a distance of 1,500.00 feet to a point;  
 Thence South 00°20'49" West a distance of 250.00 feet to a point;  
 Thence South 89°39'11" East a distance of 196.42 feet to a point;  
 Thence South 00°20'11" East a distance of 300.02 feet to a point;  
 Thence North 89°39'11" West a distance of 1,700.00 feet to the POINT OF BEGINNING, and containing 884,463.29 square feet or 20.30 acre(s) of land, more or less.

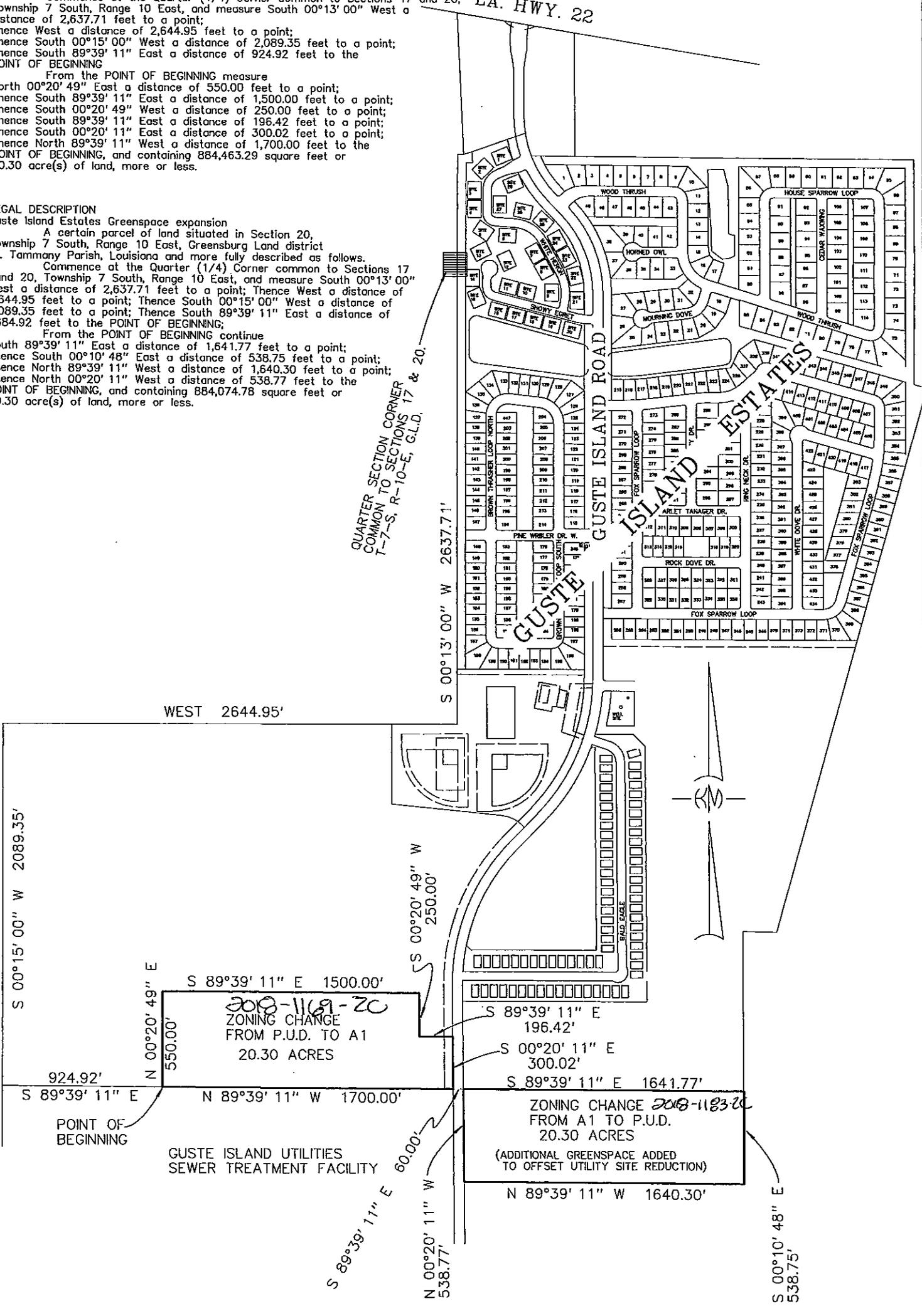
**LEGAL DESCRIPTION**

Guste Island Estates Greenspace expansion

A certain parcel of land situated in Section 20, Township 7 South, Range 10 East, Greensburg Land district St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Quarter (1/4) Corner common to Sections 17 and 20, Township 7 South, Range 10 East, and measure South 00°13'00" West a distance of 2,637.71 feet to a point; Thence West a distance of 2,644.95 feet to a point; Thence South 00°15'00" West a distance of 2,089.35 feet to a point; Thence South 89°39'11" East a distance of 2684.92 feet to the POINT OF BEGINNING;

From the POINT OF BEGINNING continue  
 South 89°39'11" East a distance of 1,641.77 feet to a point;  
 Thence South 00°10'48" East a distance of 538.75 feet to a point;  
 Thence North 89°39'11" West a distance of 1,640.30 feet to a point;  
 Thence North 00°20'11" West a distance of 538.77 feet to the POINT OF BEGINNING, and containing 884,074.78 square feet or 20.30 acre(s) of land, more or less.



QUARTER SECTION CORNER  
 COMMON TO SECTIONS 17 & 20,  
 T-7-S, R-10-E, G.L.D.

WEST 2644.95'  
 S 00°15'00" W 2089.35'  
 N 00°20'49" E 550.00'  
 S 89°39'11" E 1500.00'  
 924.92'  
 S 89°39'11" E  
 N 89°39'11" W 1700.00'  
 POINT OF BEGINNING  
 S 89°39'11" E 60.00'  
 N 00°20'11" W 538.77'  
 S 00°20'49" W 250.00'

S 89°39'11" E 196.42'  
 S 00°20'11" E 300.02'  
 S 89°39'11" E 1641.77'  
 ZONING CHANGE FROM A1 TO P.U.D. 20.30 ACRES  
 (ADDITIONAL GREENSPACE ADDED TO OFFSET UTILITY SITE REDUCTION)  
 N 89°39'11" W 1640.30'  
 S 00°10'48" E 538.75'

**SKETCH OF ZONING CHANGES**

SKETCH OF LAND IN SECTION 20  
 TOWNSHIP-7-SOUTH, RANGE-10-EAST,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LOUISIANA.

KELLY J. McHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 700'	DATE: 08-01-18
DRAWN: DRJ	JOB NO.: 03-523
REVISED:	

A-1

PUD

20

BALD EAGLE

T7-R10E

A-3

A-1

29

GUSTE ISLAND



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 9/24/2018  
**Case No.:** 2018-1183-ZC  
**Posted:** 9/12/18

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

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**GENERAL INFORMATION**

**PETITIONER:** Guste Island Holdings, LLC - Kelly McHugh

**OWNER:** Guste Island Holdings, LLC - Kelly McHugh

**REQUESTED CHANGE:** From A-1 Suburban District to PUD Planned Unit Development Overlay

**LOCATION:** Parcel located on the east side of Guste Island Road, south of LA Highway 22; S20, T7S, R10E; Ward 1, District 4

**SIZE:** 20.3 acres

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**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 & Residential	PUD Planned Unit Development Overlay
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Guste Island Utilities	A-1 Suburban District

**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, 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-1 Suburban District to PUD Planned Unit Development Overlay. This site is located on the east side of Guste Island Road, south of LA Highway 22. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The zoning change is being requested in order to add 20.3 acres to the residential PUD site, to compensate for the 20.3 acres of greenspace lost on the west side of Guste Island Road, for the expansion of the Guste Island Utility facility site (2018-1169-ZC).

**STAFF RECOMMENDATION:**

The staff recommends that the request for a PUD Planned Unit Development Overlay designation be approved.