

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6079 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1187-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 59, SOUTH OF DOVE PARK ROAD & CAMPBELL AVENUE AND WHICH PROPERTY COMPRISES A TOTAL OF 30.978 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT), (WARD 4, DISTRICT 5). (2018-1187-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1187-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-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 A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: \_\_\_\_\_, 2018

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

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

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

## EXHIBIT "A"

### 2018-1187-ZC

A CERTAIN PARTIAL PIECE OF LAND LOCATED ON A 63.3 ACRE TRACT AND A 168.7 ACRE TRACT, SITUATED IN SECTION 25, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA. DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF LOUISIANA HIGHWAY No. 59 AND THE NORTHERLY RIGHT OF WAY LINE OF THE PROPOSED COTTON CREEK DRIVE; THENCE PROCEED NORTH 88°48'23" WEST, A DISTANCE OF 369.74' TO A POINT ON THE ARC OF A CURVE LEADING TO THE RIGHT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 555.00', AN ARC LENGTH OF 531.45' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°25'32" WEST, 510.49' TO A POINT OF TANGENCY; THENCE PROCEED NORTH 34°02'42" WEST, A DISTANCE OF 611.15' TO A POINT ON THE ARC OF A CURVE TO THE LEFT; THENCE PROCEED ALONG SAID CURVE, HAVING A RADIUS OF 645.00', AN ARC LENGTH OF 570.26' AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°22'23" WEST, 551.86' TO THE POINT OF BEGINNING; THENCE NORTH 11°00'35" EAST, 307.71'; THENCE NORTH 89°23'19" WEST, 203.34'; THENCE SOUTH 11°02'32" WEST, 101.98'; THENCE NORTH 89°17'43" WEST, 1487.43'; THENCE SOUTH 00°43'45" WEST, 605.03'; THENCE SOUTH 89°17'43" EAST, 340.36'; THENCE SOUTH 00°42'17" WEST, 224.63'; THENCE SOUTH 89°17'43" EAST, 599.55'; THENCE NORTH 11°02'32" EAST, 95.31'; THENCE SOUTH 78°57'28" EAST, 120.00'; THENCE SOUTH 11°02'32" WEST, 33.23'; THENCE SOUTH 78°57'28" EAST, 270.00'; THENCE SOUTH 11°02'32" WEST, 387.04'; THENCE SOUTH 89°21'49" EAST, 204.10' THENCE NORTH 11°00'35" EAST, 1033.66' BACK TO THE POINT OF BEGINNING.

SAID PIECE OF LAND CONTAINING 30.978 ACRES OR 1,349,414 SQUARE FEET, MORE OR LESS.

Case No.: 2018-1187-ZC

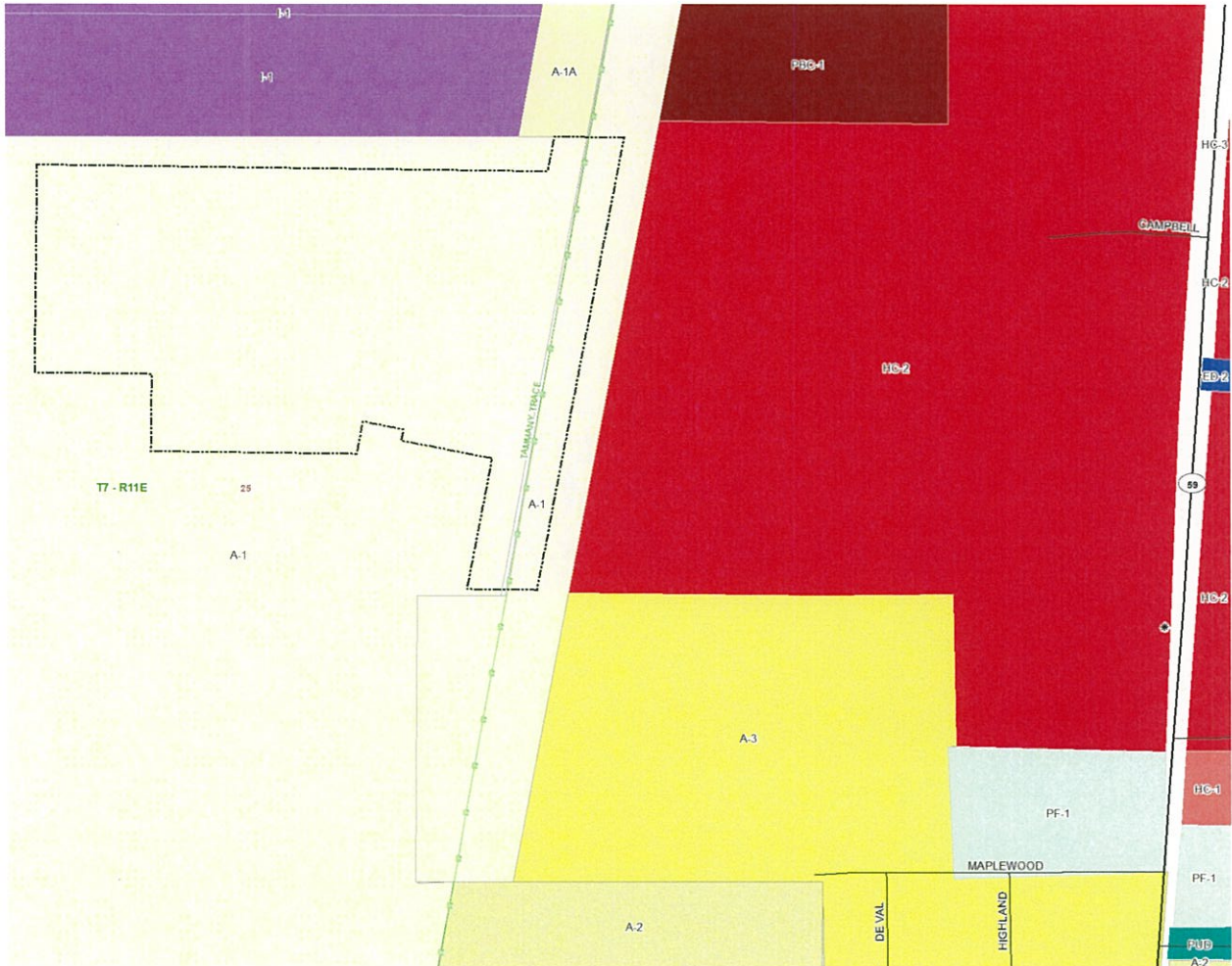
PETITIONER: Art Lancaster

OWNER: De Val, Inc - Albert J. Vallon

REQUESTED CHANGE: From A-1 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue;  
S25, T7S, R12E; Ward 4, District 5

SIZE: 30.978 acres





24 A-1A  
2018-1187-ZC

A-3

PF-1

HC-2

A-3  
PUD

A-2

I-1

DOVE PARK

A-3

TAMMANY TRACE

A-3

I-1

A-1A

PBC-1

I-1

A-1

25

T7 - R11E

HC-2

A-3

A-1

PF-1

MAPLEWOOD

A-2

A-3

RUCKER

A-2

GLENDALE HEIGHTS

DE VAL

HIGHLAND

RIDGEWOOD

36

A-1

A-1

A-2

A-2

0 950 Feet

N





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 10/2/2018  
Case No.: 2018-1187-ZC  
Posted: 9/12/18

Meeting Date: 10/2/2018  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Art Lancaster

**OWNER:** De Val, Inc - Albert J. Vallon

**REQUESTED CHANGE:** From A-1 Suburban District to A-4 Single-Family Residential District

**LOCATION:** Parcel located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue; S25, T7S, R12E; Ward 4, District 5

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State & Future Parish Road    **Road Surface:** 3 lane asphalt & future 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	I-1 Industrial District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	HC-2 Highway Commercial District
West	Undeveloped	A-1 Suburban 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-1 Suburban District to A-4 Single-Family Residential District. This site is located on the west side of LA Highway 59, south of Dove Park Road & Campbell Avenue. 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.

Note that the site is proposed to be developed as a residential & commercial subdivision and that a zoning change to PUD Planned Unit Development Overlay (2018-1188-ZC) has also be submitted for the site.

**STAFF RECOMMENDATION:**

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