

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4906

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 1 DAY OF NOVEMBER , 2012

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 1085, NORTH OF RUE MAISON DU LAC BLVD AND WHICH PROPERTY COMPRISES A TOTAL 32.5 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT MD-1 (MEDICAL RESIDENTIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT). (WARD 1, DISTRICT 1) (ZC12-10-100)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-10-100, 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 MD-1 (Medical Residential 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 MD-1 (Medical Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 25, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-10-100

FOUR CERTAIN PARCELS OF GROUND, situated in the State of Louisiana, Parish of St. Tammany, Section 45, Township 7 South, Range 10 East and Section 46, Township 7 South, Range 11 East, being designated originally as **LOTS 27, 28, 9 and a portion of an 80' Road Right of Way** of the A.J. Planche, et al property and being more fully described as follows:

Commencing at a 1 ¼ inch iron pipe located at the Section Corner Common to Sections 12, 45 and 46, Township 7 South, Range 10 East; thence measure North 89 degrees 40 minutes West a distance of 2028.09 feet to a 5/8 inch iron bolt; thence measure North 2 degrees 22 minutes 57 seconds East a distance of 180.81 feet to a point; thence measure North a distance of 1904.79 feet to a point on the South Right of Way Line of a 80 foot Road Right of Way; thence measure along said Right of Way North 82 degrees 08 minutes 20 seconds East a distance of 1435.89 feet to the Point of Beginning; thence measure North 6 degrees 07 minutes 02 seconds West a distance of 80.04 feet to a point; thence measure North 82 degrees 08 minutes 20 seconds East a distance of 2492.16 feet to a point on the West Right of Way Line of L.A. Highway 1085; thence measure along said Right of Way Line South 35 degrees 15 minutes 10 seconds East a distance of 395.10 feet to a point; thence measure South 74 degrees 12 minutes 10 seconds West a distance of 1087.21 feet plan, 1087.16 feet actual; thence measure South 19 degrees 40 minutes 35 seconds East a distance of 510.08 feet to a point, thence measure South 61 degrees 38 minutes 20 seconds West a distance of 0.97 feet to a point; thence measure North 63 degrees 50 minutes 30 seconds West a distance of 81.63 feet to a point; thence South 88 degrees 14 minutes 25 seconds West a distance of 143.34 feet to a point; thence measure South 42 degrees 29 minutes 42 seconds West a distance of 162.38 feet to a point; thence measure South 78 degrees 58 minutes 36 seconds West a distance of 220.05 feet to a point; thence measure North 84 degrees 27 minutes 56 seconds West a distance of 164.74 feet to a point; thence measure South 39 degrees 17 minutes 58 seconds West a distance of 179.74 feet to a point; thence measure North 71 degrees 39 minutes 57 seconds West a distance of 73.17 feet to a point; thence measure South 84 degrees 11 minutes 10 seconds West a distance of 195.90 feet to a point; thence measure South 50 degrees 38 minutes 24 seconds West a distance of 45.19 feet to a point; thence measure North 55 degrees 29 minutes 48 seconds West a distance of 62.38 feet to a point; thence measure South 76 degrees 54 minutes 34 seconds West a distance of 105.88 feet to a point; thence measure North 46 degrees 08 minutes 34 seconds West a distance of 97.65 feet to a point; thence measure North 83 degrees 30 minutes 34 seconds West a distance of 199.23 feet to a point; thence measure South 64 degrees 56 minutes 22 seconds West a distance of 128.18 feet to a point; thence measure North 83 degrees 28 minutes 36 seconds West a distance of 102.61 feet to a point; thence measure North 03 degrees 21 minutes 40 seconds West a distance of 900.48 feet to the Point of Beginning and containing 49.3 acres more or less.

LESS AND EXCEPT:

A CERTAIN PARCEL OF GROUND being a portion of Section 45, Township 7 South, Range 10 East and Section 46, Township 7 South, Range 11 East, being designated as a portion of Lots 9, 28 and a portion of a vacated 80 foot wide roadway of the A.J. Planche, et al., property and being more fully described as follows:

Commencing at a 1 1/4" iron pipe located at the section corner common to Sections 12, 45, and 46, Township 7 South, Range 10 East, thence North 89 degrees, 40 minutes west, a distance of 2028.09 feet to a 5/8" iron bolt, thence North 02 degrees, 22 minutes 57 seconds East a distance of 180.81 feet to a point; thence North a distance of 1904.79' to a point on the south right of way of an 80' wide vacated road way; thence along said vacated road right of way North 82 degrees 08 minutes 20 seconds East a distance of 1435.89 feet to a point; thence North 06 degrees 07 minutes 02 seconds West a distance of 80.04 feet; thence North 82 degrees 08 minutes 20 seconds East a distance of 1060.78 feet to the Point of Beginning.

Thence along the vacated road right of way North 82 degrees 08 minutes 20 seconds East a distance of 1431.39' to a point on the Western right of way line of Louisiana Highway Number 1085; thence along said right of way South 35 degrees 15 minutes 10 seconds East a distance of 395.10 feet to a point; thence South 74 degrees 12 minutes 10 seconds West, a distance of 1087.16 feet to a point; thence South 19 degrees 40 minutes 35 seconds East a distance of 20.00 feet to a point; thence South 70 degrees 19 minutes 25 seconds West a distance of 170.06 feet; thence North 19 degrees 40 minutes 35 seconds West a distance of 26.65 feet to a point; thence South 73 degrees 15 minutes 18 seconds West a distance of 191.84 feet to a point; thence South 87 degrees 25 minutes 12 seconds West a distance of 222.39 feet to a point; thence North 03 degrees 21 minutes 40 seconds West a distance of 540.04 feet to the Point of Beginning. Said Tract Contains 16.764 acres of land.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 24, 2012
Case No.: ZC12-10-100
Posted: 9/14/12

Meeting Date: October 2, 2012
Determination: Approved

GENERAL INFORMATION

PETITIONER: Varuso Homes, LLC
OWNER: Webber Land and Development, Inc
REQUESTED CHANGE: From MD-1 (Medical Residential District) to A-4 (Single-Family Residential District)
LOCATION: Parcel located on the west side of LA Highway 1085, north of Rue Maison du Lac Blvd; S45,T7S,R10E & S46,T7S,R11E; Ward 1, District 1
SIZE: 32.5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential & Undeveloped	A-3 Suburban District & NC-3 Lodging District
South	Residential	PUD Planned Unit Development Overlay
East	Residential & Undeveloped	PUD Planned Unit Development Overlay & NC-4 Neighborhood Institutional District
West	Undeveloped	NC-3 Lodging District

EXISTING LAND USE:

Existing development? Yes **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 MD-1 (Medical Residential District) to A-4 (Single-Family Residential District). The site is located on the west side of LA Highway 1085, north of Rue Maison du Lac Blvd. The 2025 future land use plan calls for the site to be developed as a Planned District with Single Family Residences and Conservation areas. Staff has no objections to the request, considering that the site is abutting commercial zoning and existing residential uses at a similar in density.

Note that a single family residential subdivision is proposed to be developed on the site. A request for a PUD Overlay (ZC12-10-101) has also been submitted.

STAFF RECOMMENDATION:

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