

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4873

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. BELLISARIO

ON THE 10 DAY OF SEPTEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF EMERALD FOREST BLVD, EAST OF FALCONER DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 14.6 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) & NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN A4-A (SINGLE-FAMILY RESIDENTIAL DISTRICT). (WARD 3, DISTRICT 5) (ZC12-08-077)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-077, 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 NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to an A4-A (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 A4-A (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 NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to an A4-A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 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: AUGUST 30 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

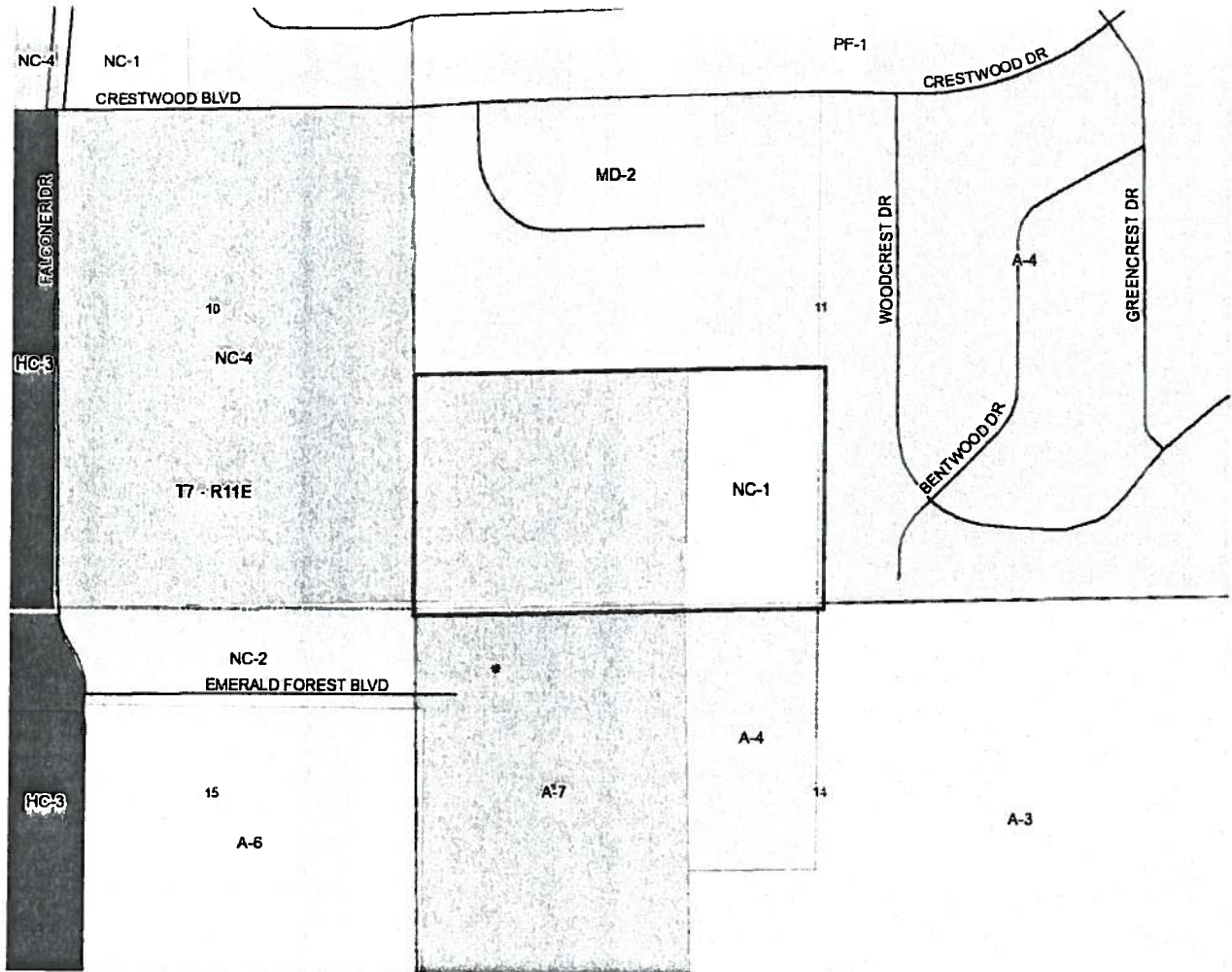
ZC12-08-077

A certain parcel of ground situated in Section 11, T-7-S, R-11-E, Greensburg Land District, St Tammany Parish, Louisiana, and more fully described as follows

Commence at the Section Corner common to Sections 10, 11, 14, & 15, T-7-S, R-11-E and the POINT OF BEGINNING and measure North 00 degrees 06 minutes 00 seconds East a distance of 612.70 feet to a point; Thence North 88 degrees 45 minutes 00 seconds East a distance of 1,039.33 feet to a point; Thence South 00 degrees 06 minutes 00 seconds West a distance of 612.70 feet to a point;

Thence South 88 degrees 45 minutes 00 seconds West a distance of 1,039.33 feet to the POINT OF BEGINNING, and containing 636,620.74 square feet or 14.6 acre(s) of land, more or less.

CASE NO.: ZC12-08-077
PETITIONER: Ryan Ritchie
OWNER: Covington Medical Properties, LLC
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to A4-A (Single-Family Residential District)
LOCATION: Parcel located on the north of Emerald Forest Blvd, east of Falconer Drive; S11,T7S,R11E; Ward 3, District 5
SIZE: 14.6 acres



ADMINISTRATIVE COMMENTS

ZONING STAFF REPORT

Date: July 23, 2012

Case No.: ZC12-08-077

Posted: 07/11/12

Meeting Date: August 7, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Ryan Ritchie
OWNER: Covington Medical Properties, LLC
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located on the north side of Emerald Forest Blvd, east of Falconer Drive; S11,T7S,R11E; Ward 3, District 5
SIZE: 14.6 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt & Unopened Right of Way **Condition:** Good & Dirt

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Hospital	MD-2 (Medical Clinic District)
South	Apartment	A-7 (Multiple Family Residential District) & A-4 (Single Family Residential District)
East	Single Family Residential	A-4 (Single Family Residential District)
West	Undeveloped	NC-4 (Neighborhood Institutional District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 (Neighborhood Institutional District) & NC-1 (Professional Office District) to A-4A (Single-Family Residential District). The site is located on the north side of Emerald Forest Blvd, east of Falconer Drive. The 2025 future land use plan designates the area to be developed with residential uses compatible with the surrounding. Considering that the surrounding uses consist of a mix of undeveloped land, medical and residential uses, the A-4A zoning would be appropriate for the area and would definitely meet the objective of the 2025 future land use plan.

Note that a single family residential subdivision is proposed to be developed on the site. A request for a PUD Overlay (ZC12-08-076) has also been submitted.

STAFF RECOMMENDATION:

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