

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4884

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. THOMPSON

SECONDED BY: MR. SHARP

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 SOUTH SIDE OF DOVE PARK ROAD AND ON THE NORTH SIDE OF SHARP ROAD, EAST OF FAIRWAY DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 111.402 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & CB-1 (COMMUNITY BASED FACILITIES DISTRICT) TO AN CB-1 (COMMUNITY BASED FACILITIES DISTRICT), MD-1 (MEDICAL RESIDENTIAL DISTRICT) AND PF-1 (PUBLIC FACILITIES DISTRICT). (WARD 4, DISTRICT 5) (ZC12-09-087)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-09-087, 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) & CB-1 (Community Based Facilities District) to an CB-1 (Community Based Facilities District), MD-1 (Medical Residential District) and PF-1 (Public Facilities 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 CB-1 (Community Based Facilities District), MD-1 (Medical Residential District) and PF-1 (Public Facilities 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) & CB-1 (Community Based Facilities District) to an CB-1 (Community Based Facilities District), MD-1 (Medical Residential District) and PF-1 (Public Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: SEPTEMBER 20 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

ZC12-09-087

LOT 1 ARCHDIOCESE OF NEW ORLEANS MINOR SUBDIVISION

A certain parcel of ground situated in Section 26, Township-7-south, Range -11-East, St. Tammany Parish, Louisiana and more fully described as follows

Commence at the Section Corner common to Sections 22, 23, 26, & 27, T-7-S, R-11-E, and measure South 00 degrees 05 minutes 01 seconds East a distance of 726.35 feet to a point Thence South 89 degrees 10 minutes 05 seconds West a distance of 107.20 feet Thence South 02 degrees 00 minutes 00 seconds East a distance of 590.75 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure North 88 degrees 00 minutes 00 seconds East a distance of 180.66 feet to a point for corner; Thence North 75 degrees 00 minutes 00 seconds East a distance of 468.04 feet to a point on a curve; Thence along a curve to the left having a radius of 230.00 feet, a delta of 25 degrees 35 minutes 40 seconds, an arc length of 102.74 feet, and a chord which bears South 00 degrees 40 minutes 27 seconds East having a chord distance of 101.89 feet to a point of tangency; Thence South 13 degrees 28 minutes 17 seconds East a distance of 187.26 feet to a point of curve; Thence along a curve to the left having a radius of 230.00 feet, a delta of 22 degrees 00 minutes 00 seconds, an arc length of 88.31 feet, and a chord which bears South 24 degrees 28 minutes 17 seconds East having a chord distance of 87.77 feet to a point of tangency; Thence South 35 degrees 28 minutes 17 seconds East a distance of 227.82 feet to a point of curve; Thence along a curve to the right having a radius of 161.00 feet, a delta of 36 degrees 50 minutes 35 seconds, an arc length of 103.53 feet, and a chord which bears South 17 degrees 03 minutes 00 seconds East having a chord distance of 101.75 feet to a point of tangency; Thence South 01 degrees 22 minutes 17 seconds West a distance of 15.19 feet to a point on a curve; Thence along a curve to the right having a radius of 83.00 feet, a delta of 54 degrees 15 minutes 36 seconds, an arc length of 78.60 feet, and a chord which bears South 28 degrees 28 minutes 40 seconds West having a chord distance of 75.70 feet to a point on a line; Thence South 70 degrees 33 minutes 08 seconds West a distance of 77.12 feet to a point on a curve; Thence along a curve to the left having a radius of 1,245.00 feet, a delta of 09 degrees 04 minutes 11 seconds, an arc length of 197.08 feet, and a chord which bears North 87 degrees 27 minutes 55 seconds West having a chord distance of 196.87 feet to a point of tangency; Thence South 88 degrees 00 minutes 00 seconds West a distance of 548.09 feet to a point; Thence North 02 degrees 00 minutes 00 seconds West a distance of 637.47 feet to the POINT OF BEGINNING, and containing 501,741 square feet or 11.518 acre(s) of land, more or less.

LOT 2 ARCHDIOCESE OF NEW ORLEANS MINOR SUBDIVISION

A certain parcel of ground situated in Section 26, Township-7-south, Range -11-East, St. Tammany Parish, Louisiana and more fully described as follows

Commence at the Section Corner common to Sections 22, 23, 26, & 27, T-7-S, R-11-E, and measure South 00 degrees 05 minutes 01 seconds East a distance of 26.75 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure North 89 degrees 04 minutes 28 seconds East a distance of 934.22 feet to a point; Thence South 00 degrees 25 minutes 17 seconds East a distance of 123.19 feet to a point of curve; Thence along a curve to the left having a radius of 419.00 feet, a delta of 08 degrees 40 minutes 00 seconds, an arc length of 63.38 feet, and a chord which bears South 04 degrees 45 minutes 17 seconds East having a chord distance of 63.32 feet to a point of tangency; Thence South 09 degrees 05 minutes 17 seconds East a distance of 10.94 feet to a point of curve; Thence along a curve to the right having a radius of 400.00 feet, a delta of 08 degrees 40 minutes 00 seconds, an arc length of 60.50 feet, and a chord which bears South 04 degrees 45 minutes 17 seconds East having a chord distance of 60.45 feet to a point of tangency; Thence South 00 degrees 25 minutes 17 seconds East a distance of 3.40 feet to a point of curve; Thence along a curve to the right having a radius of 461.00 feet, a delta of 27 degrees 19 minutes 56 seconds, an arc length of 219.91 feet, and a chord which bears South 13 degrees 14 minutes 41 seconds West having a chord distance of 217.83 feet to a point of tangency; Thence South 26 degrees 54 minutes 39 seconds West a distance of 729.64 feet to a point of curve; Thence along a curve to the left having a radius of 230.00 feet, a delta of 14 degrees 47 minutes 16 seconds, an arc length of 59.36 feet, and a chord which bears South 19 degrees 31 minutes 01 seconds West having a chord distance of 59.20 feet to a point on a line; Thence South 75 degrees 00 minutes 00 seconds West a distance of 468.04 feet to a point; Thence South 88 degrees 00 minutes 00 seconds West a distance of 180.66 feet to a point; Thence North 02 degrees 00 minutes 00 seconds West a distance of 590.75 feet to a point; Thence North 89 degrees 10 minutes 05 seconds East a distance of 107.20 feet to a point; Thence North 00 degrees 05 minutes 01 seconds West a distance of 699.60 feet to the POINT OF BEGINNING, and containing 1,037,427 square feet or 23.816 acre(s) of land, more or less.

EXHIBIT "A"

ZC12-09-087 CONT'D

LOT 3 ARCHDIOCESE OF NEW ORLEANS MINOR SUBDIVISION

A certain parcel of ground situated in Section 26, Township-7-south, Range -11-East, St. Tammany Parish, Louisiana and more fully described as follows

Commence at the Section Corner common to Sections 22, 23, 26, & 27, T-7-S, R-11-E, and measure South 00 degrees 05 minutes 01 seconds East a distance of 26.75 feet Thence North 89 degrees 04 minutes 28 seconds East a distance of 1034.22 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure North 89 degrees 04 minutes 28 seconds East a distance of 313.83 feet to a point; Thence South 00 degrees 24 minutes 49 seconds East a distance of 355.43 feet to a point; Thence North 89 degrees 28 minutes 41 seconds East a distance of 511.16 feet to a point; Thence South 00 degrees 44 minutes 33 seconds East a distance of 812.50 feet to a point; Thence South 76 degrees 31 minutes 43 seconds West a distance of 1,246.42 feet to a point; Thence North 13 degrees 28 minutes 17 seconds West a distance of 187.26 feet to a point; Thence along a curve to the right having a radius of 160.00 feet, a delta of 40 degrees 22 minutes 56 seconds, an arc length of 112.77 feet, and a chord which bears North 06 degrees 43 minutes 11 seconds East having a chord distance of 110.45 feet to a point of tangency; Thence North 26 degrees 54 minutes 39 seconds East a distance of 729.64 feet to a point of curve; Thence along a curve to the left having a radius of 531.00 feet, a delta of 17 degrees 31 minutes 00 seconds, an arc length of 162.34 feet, and a chord which bears North 18 degrees 09 minutes 08 seconds East having a chord distance of 161.71 feet to a point of tangency; Thence North 09 degrees 23 minutes 38 seconds East a distance of 114.12 feet to a point of curve; Thence along a curve to the left having a radius of 500.00 feet, a delta of 09 degrees 48 minutes 55 seconds, an arc length of 85.66 feet, and a chord which bears North 04 degrees 29 minutes 11 seconds East having a chord distance of 85.55 feet to a point of tangency; Thence North 00 degrees 25 minutes 17 seconds West a distance of 154.53 feet to the POINT OF BEGINNING, and containing 1,134,918 square feet or 26.054 acre(s) of land, more or less.

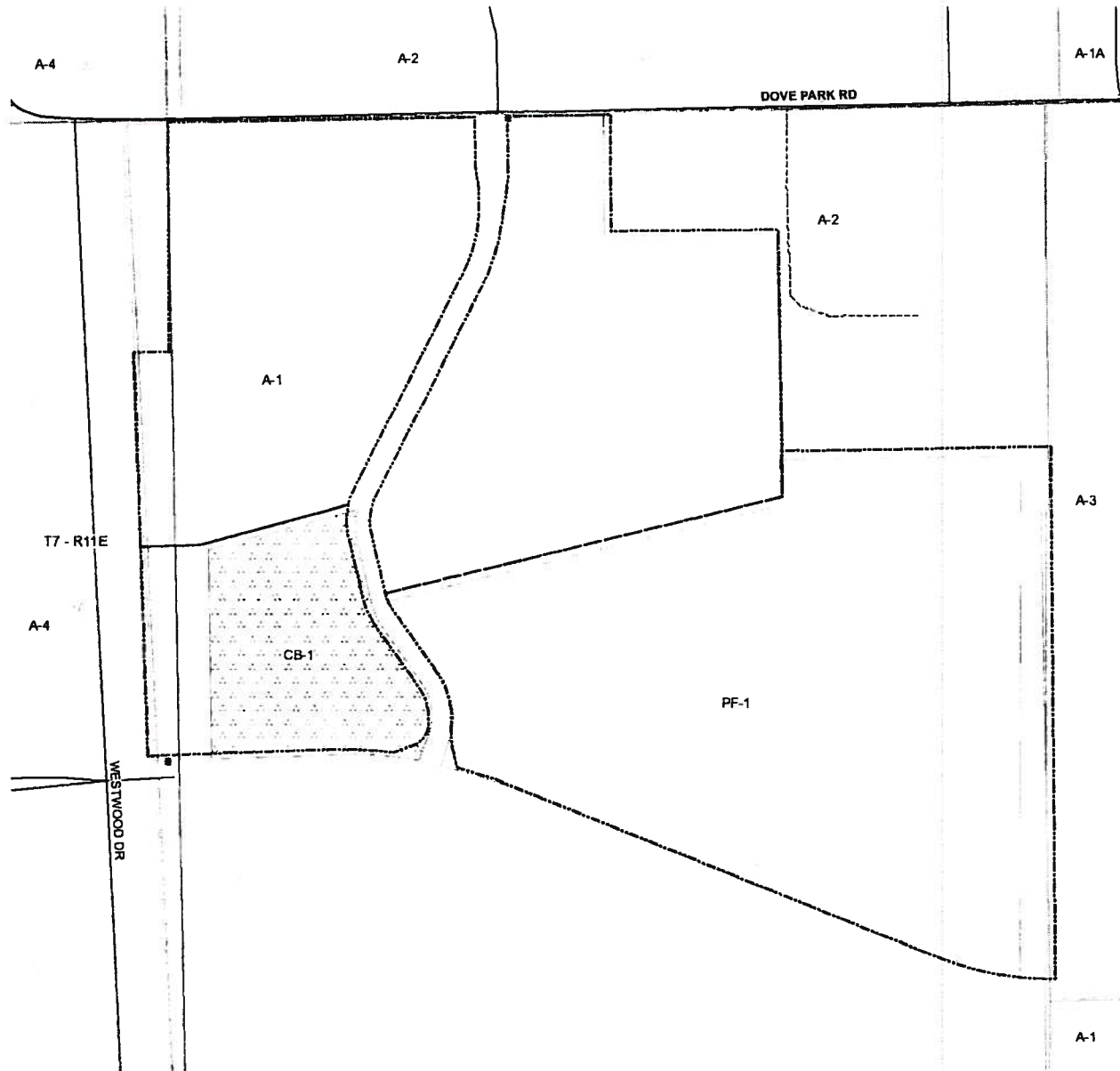
LOT 4 ARCHDIOCESE OF NEW ORLEANS MINOR SUBDIVISION

A certain parcel of ground situated in Section 26, Township-7-south, Range -11-East, St. Tammany Parish, Louisiana and more fully described as follows

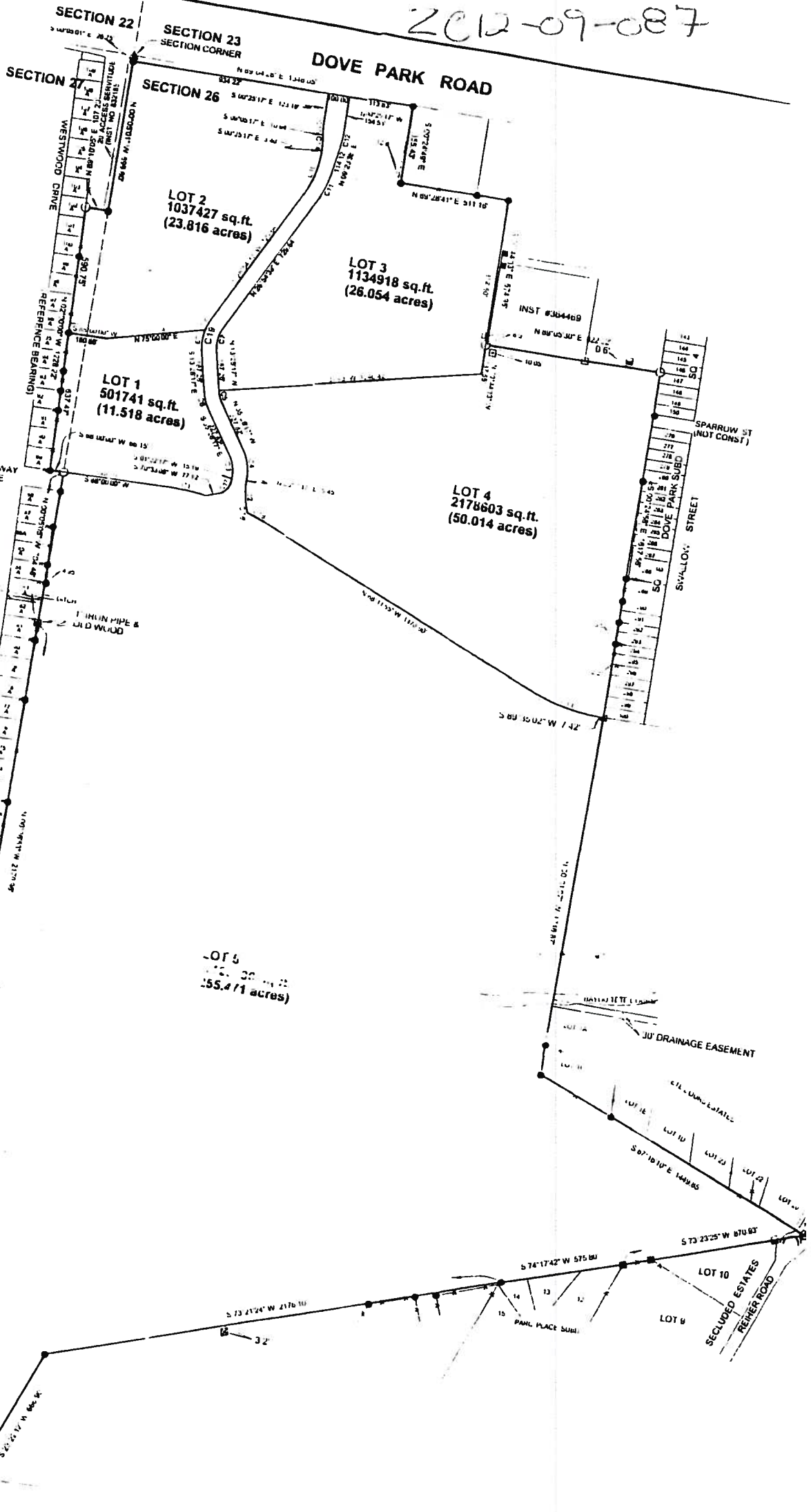
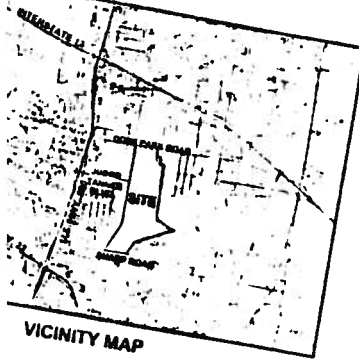
Commence at the Section Corner common to Sections 22, 23, 26, & 27, T-7-S, R-11-E, and measure South 00 degrees 05 minutes 01 seconds East a distance of 26.75 feet Thence North 89 degrees 04 minutes 28 seconds East a distance of 1348.05 feet to a Point Thence South 00 degrees 24 minutes 49 seconds East a distance of 355.43 Thence North 89 degrees 28 minutes 41 seconds East a distance of 511.16 feet Thence South 00 degrees 44 minutes 33 seconds East a distance of 674.95 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure Thence North 89 degrees 05 minutes 30 seconds East a distance of 822.22 feet to a point; Thence South 00 degrees 24 minutes 58 seconds East a distance of 1,617.56 feet to a point; Thence South 89 degrees 35 minutes 02 seconds West a distance of 7.42 feet to a point of curve; Thence along a curve to the right having a radius of 900.00 feet, a delta of 22 degrees 13 minutes 03 seconds, an arc length of 348.99 feet, and a chord which bears North 79 degrees 18 minutes 26 seconds West having a chord distance of 346.81 feet to a point of tangency; Thence North 68 degrees 11 minutes 55 seconds West a distance of 1,470.90 feet to a point of curve; Thence along a curve to the left having a radius of 1,245.00 feet, a delta of 04 degrees 50 minutes 12 seconds, an arc length of 105.10 feet, and a chord which bears North 70 degrees 37 minutes 01 seconds West having a chord distance of 105.07 feet to a point on a curve; Thence along a curve to the left having a radius of 95.00 feet, a delta of 00 degrees 42 minutes 35 seconds, an arc length of 1.18 feet, and a chord which bears North 13 degrees 36 minutes 23 seconds West having a chord distance of 1.18 feet to a point on a curve; Thence along a curve to the right having a radius of 381.00 feet, a delta of 22 degrees 16 minutes 05 seconds, an arc length of 148.08 feet, and a chord which bears North 12 degrees 08 minutes 07 seconds West having a chord distance of 147.15 feet to a point on a line; Thence North 03 degrees 27 minutes 17 seconds East a distance of 5.45 feet to a point on a curve; Thence along a curve to the left having a radius of 231.00 feet, a delta of 36 degrees 50 minutes 35 seconds, an arc length of 148.54 feet, and a chord which bears North 17 degrees 03 minutes 00 seconds West having a chord distance of 145.99 feet to a point of tangency; Thence North 35 degrees 28 minutes 17 seconds West a distance of 227.82 feet to a point of curve; Thence along a curve to the right having a radius of 160.00 feet, a delta of 22 degrees 00 minutes 00 seconds, an arc length of 61.44 feet, and a chord which bears North 24 degrees 28 minutes 17 seconds West having a chord distance of 61.06 feet to a point on a line; Thence North 76 degrees 31 minutes 43 seconds East a distance of 1,246.42 feet to a point; Thence North 00 degrees 44 minutes 33 seconds West a distance of 137.55 feet to the POINT OF BEGINNING, and containing 2,178,603 square feet or 50.014 acre(s) of land, more or less.

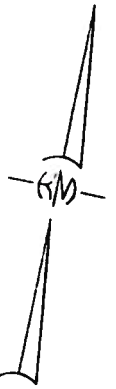
CASE NO.: ZC12-09-087
PETITIONER: Jeff Schoen
OWNER: Archdiocese of New Orleans
REQUESTED CHANGE: From A-1 (Suburban District) & CB-1 (Community Based Facilities District) to CB-1 (Community Based Facilities District), MD-1 (Medical Residential District) and PF-1 (Public Facilities District)
LOCATION: Parcel located on the south side of Dove Park Road and on the north side of Sharp Road, east of Fairway Drive; S26,T7S,R11E; Ward 4, District 5
SIZE: 111.402 acres



2012-09-087



Sta	Length	Chord	Tangent	Chord Bearing
0+00	187.08	147.87	98.74	N 87° 27' 55" W
0+35	148.08	147.87	98.74	S 12° 08' 07" E
0+35	103.53	101.75	53.62	N 17° 03' 00" W
0+35	148.54	145.98	78.94	N 17° 03' 00" W
1+00	81.44	81.08	31.10	S 24° 28' 17" E
1+00	88.31	87.77	44.71	S 24° 28' 17" E
1+58	112.77	110.45	58.84	S 06° 43' 11" W
1+58	59.48	59.20	29.85	S 19° 31' 01" W
1+58	102.74	101.88	52.24	S 00° 40' 27" E
2+00	219.91	217.83	112.08	N 11° 14' 41" E
2+00	182.34	181.71	81.81	N 18° 09' 08" E
2+00	85.68	85.55	42.93	N 04° 28' 11" E
2+00	348.69	348.91	178.72	S 79° 18' 26" E
2+00	60.50	60.45	30.31	N 04° 49' 17" W
2+00	63.38	63.32	31.75	S 04° 49' 17" E
2+00	1.18	1.18	0.59	N 13° 36' 23" W
2+00	78.60	75.70	42.51	N 28° 28' 40" E
2+00	105.10	105.07	52.58	N 70° 37' 01" W
2+00	162.10	158.77	84.58	S 00° 43' 11" W



LOT 5
155.471 acres

SHARP ROAD

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 27, 2012

Meeting Date: September 4, 2012

Case No.: ZC12-09-087

Determination: Approved

Posted: 8/17/2012

GENERAL INFORMATION

PETITIONER: Jeff Schoen
OWNER: Archdiocese of New Orleans
REQUESTED CHANGE: From A-1 (Suburban District) & CB-1 (Community Based Facilities District) to CB-1 (Community Based Facilities District), MD-1 (Medical Residential District) and PF-1 (Public Facilities District)
LOCATION: Parcel located on the south side of Dove Park Road and on the north side of Sharp Road, east of Fairway Drive; S26,T7S,R11E; Ward 4, District 5
SIZE: 111.402 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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-2 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-4 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) & CB-1 (Community Based Facilities District) to CB-1 (Community Based Facilities District), MD-1 (Medical Residential District) and PF-1 (Public Facilities District). The site is located on the south side of Dove Park Road and on the north side of Sharp Road, east of Fairway Drive.

The site in question contains four parcels (see attached map). Lot 1 is currently zoned CB-1 with a small portion zoned A-1. The purpose of the CB-1 zoning district is to provide for the location of public and quasi-public uses that are appropriate within close proximity to residential districts.

ADMINISTRATIVE COMMENT

Case No.: ZC12-09-087

Lots 2 and 3 are requested to be rezoned from A-1 Suburban District to MD-1 Medical Residential. The purpose of the MD-1 Medical Residential is to provide for the location of facilities for the long term care and housing of individuals in need of regular supervision or health care services due to ongoing medical conditions.

Lot 4 is currently zoned PF-1 with a small portion zoned A-1. The purpose of PF-1 zoning district is to provide for the location of governmental and other uses providing institutional uses to the public.

The 2025 Future Land Use plan calls the area to be developed as a planned district including residential uses and the preservation of the natural environment of the site. Staff does not object to the requested zoning change, considering that it meets the objectives of the 2025 future land use plan. The CB-1, PF-1 & MD-1 zoning districts will provide balance, compatibility and transition with the surrounding residential uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a CB-1 (Community Based Facilities District), MD-1 (Medical Residential District) and PF-1 (Public Facilities District) designation be approved.