

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4921

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 6 DAY OF DECEMBER, 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 434, SOUTH OF I-12 AND WHICH PROPERTY COMPRISES A TOTAL 2.40 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) AND PF-2 (PUBLIC FACILITIES DISTRICT) TO A SWM-1 (SOLID WASTE MANAGEMENT DISTRICT). (WARD 7, DISTRICT 7) (ZC12-11-110)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-11-110, 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) and PF-2 (Public Facilities District) to a SWM-1 (Solid Waste Management 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 SWM-1 (Solid Waste Management 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) and PF-2 (Public Facilities District) to a SWM-1 (Solid Waste Management 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF JANUARY , 2013 ; 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: NOVEMBER 29 , 2012

Published Adoption: \_\_\_\_\_ , 2012

Delivered to Parish President: \_\_\_\_\_ , 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_ , 2012 at \_\_\_\_\_

Exhibit "A"

ZC12-11-110

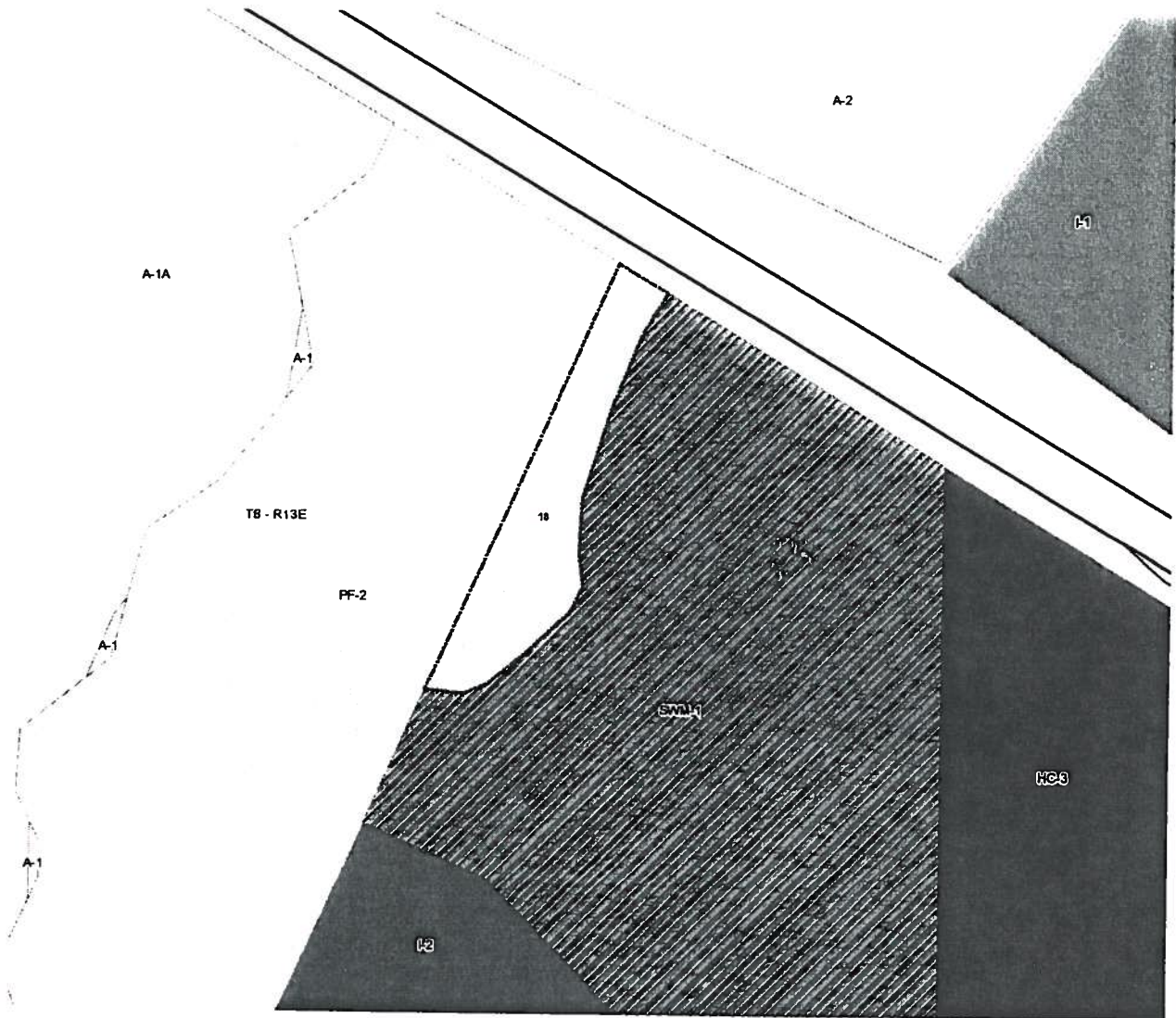
A certain parcel of land situated in Section 18, Township-8-South, Range-13-East, St. Tammany Parish, Louisiana and more fully described as follows

Commence at the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 18, Township-8-South, Range-13-East and measure North 00 degrees 01 minutes 58 seconds East a distance of 3949.68 feet Thence North 58 degrees 50 minutes 27 seconds West a distance of 602.71 feet to the POINT OF BEGINNING

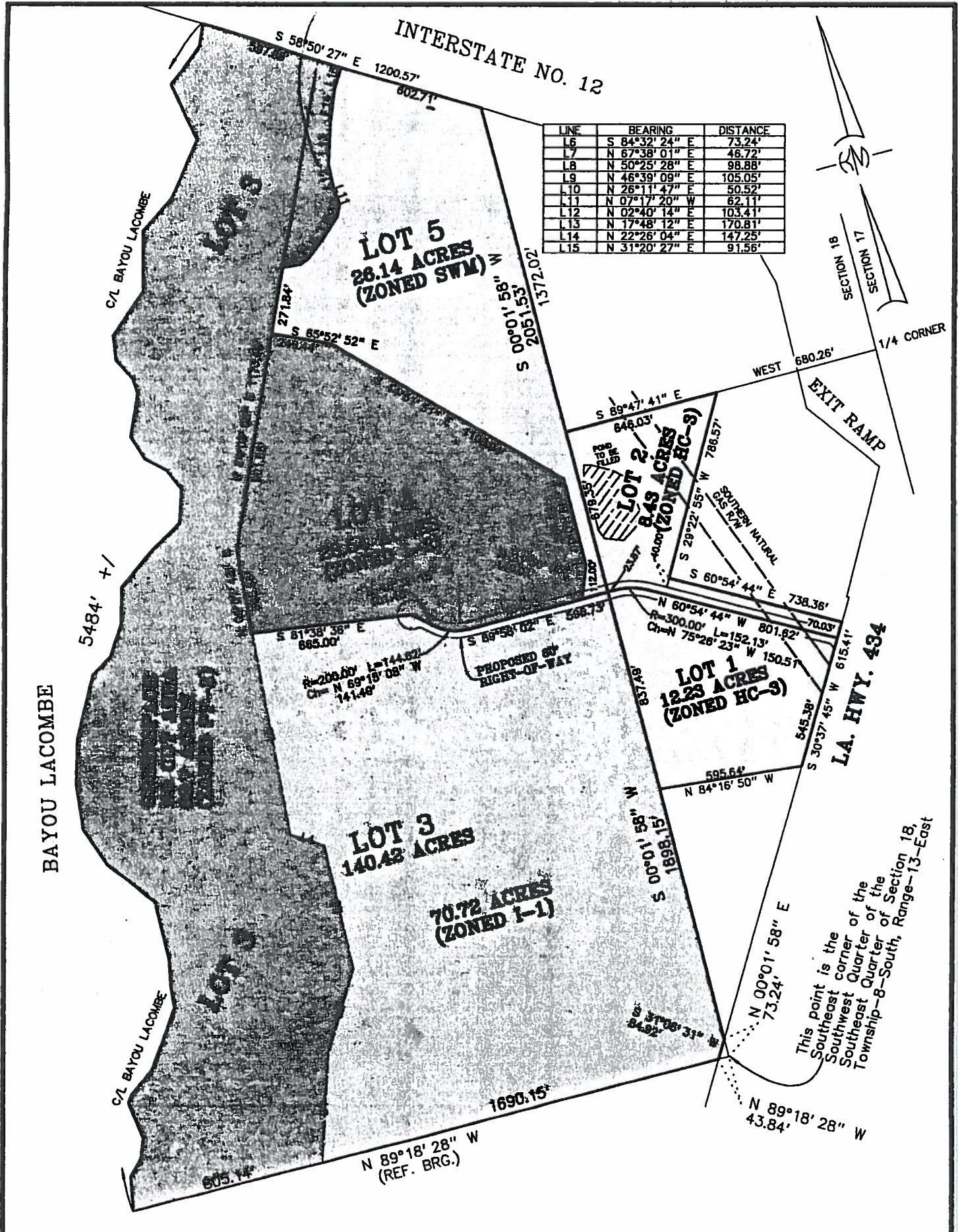
From the POINT OF BEGINNING measure

Thence South 31 degrees 20 minutes 27 seconds West a distance of 91.56 feet to a point; Thence South 22 degrees 26 minutes 04 seconds West a distance of 147.25 feet to a point; Thence South 17 degrees 48 minutes 12 seconds West a distance of 170.81 feet to a point; Thence South 02 degrees 40 minutes 14 seconds West a distance of 103.41 feet to a point; Thence South 07 degrees 17 minutes 20 seconds East a distance of 62.11 feet to a point; Thence South 26 degrees 11 minutes 47 seconds West a distance of 50.52 feet to a point; Thence South 46 degrees 39 minutes 09 seconds West a distance of 105.05 feet to a point; Thence South 50 degrees 25 minutes 28 seconds West a distance of 98.88 feet to a point; Thence South 67 degrees 38 minutes 01 seconds West a distance of 46.72 feet to a point; Thence North 84 degrees 32 minutes 24 seconds West a distance of 73.24 feet to a point; Thence North 24 degrees 07 minutes 08 seconds East a distance of 863.57 feet to a point; Thence South 58 degrees 50 minutes 27 seconds East a distance of 106.48 feet to the POINT OF BEGINNING, and containing 104,581 square feet or 2.40 acre(s) of land, more or less.

**CASE NO.:** ZC12-11-110  
**PETITIONER:** Jeff Schoen  
**OWNER:** Valerie & John Van Vrancken, III  
**REQUESTED CHANGE:** From A-1 (Suburban District) & PF-2 (Public Facilities District) to SWM-1 (Solid Waste Management District)  
**LOCATION:** Parcel located on the west side of LA Highway 434, south of I-12; S18,T8S,R13E; Ward 7, District 7  
**SIZE:** 2.40 acres



72-46-110 2012-11-10



LINE	BEARING	DISTANCE
L6	S 84°32' 24" E	73.24'
L7	N 67°38' 01" E	46.72'
L8	N 50°25' 28" E	98.88'
L9	N 46°39' 09" E	105.05'
L10	N 26°11' 47" E	50.52'
L11	N 07°17' 20" W	62.11'
L12	N 02°40' 14" E	103.41'
L13	N 17°48' 12" E	170.81'
L14	N 22°26' 04" E	147.25'
L15	N 31°20' 27" E	91.56'

LINE	BEARING	DISTANCE
L1	S 18°04' 10" W	440.25'
L2	S 31°08' 24" W	360.13'
L3	S 01°24' 53" W	519.62'
L4	S 57°10' 54" E	147.74'
L5	N 04°07' 43" E	840.60'

SITE PLAN OF:  
**PROPOSED ZONING DIVISIONS ON 196.05 ACRES IN SECTION 18, TOWNSHIP-8-SOUTH, RANGE-13-EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.**

PREPARED FOR:  
**JONES FUSSELL, L.L.P.**

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

SCALE: 1" = 500'      DATE: 04-12-11  
 DRAWN: DRJ              JOB NO.: 03-150  
 REVISED:

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

**Date:** October 29, 2012  
**Case No.:** ZC12-11-110  
**Posted:** 10/11/2012

**Meeting Date:** November 7, 2012  
**Determination:** Approved

#### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Valerie & John Van Vrancken, III  
**REQUESTED CHANGE:** From A-1 (Suburban District) & PF-2 (Public Facilities District) to SWM-1 (Solid Waste Management District)  
**LOCATION:** Parcel located on the west side of LA Highway 434, south of I-12; S18,T8S,R13E; Ward 7, District 7  
**SIZE:** 2.40 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	Interstate	A-2 Suburban District
South	Undeveloped	SWM-1 Solid Waste Management District
East	Undeveloped	SWM-1 Solid Waste Management District
West	Undeveloped	PF-2 Public Facilities District

##### EXISTING LAND USE:

**Existing development?** No                      **Multi occupancy development?** No

##### COMPREHENSIVE PLAN:

**Conservation** - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) & PF-2 (Public Facilities District) to SWM-1 (Solid Waste Management District). The site is located on the west side of LA Highway 434, south of I-12. The 2025 Future Land Use Plan calls for the site to be developed as a conservation area. The request does not meet the 2025 future land use plan. However, staff has no objections to the request, considering that it fits with the adjacent zoning classifications.

Note that the abutting parcel has recently been rezoned to SWM-1 Solid Waste Management District (ZC12-07-064).

##### STAFF RECOMMENDATION:

The staff recommends that the request for a SWM-1 (Solid Waste Management District) designation be approved.