

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5177 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 3 DAY OF APRIL , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF 9TH STREET & FALCONER DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 1.32 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT), (WARD 3, DISTRICT 2). (ZC14-03-026)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-03-026, 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-4A (Single-Family Residential District) to an NC-1 (Professional Office 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 NC-1 (Professional Office 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-4A (Single-Family Residential District) to an NC-1 (Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF MAY, 2014; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: March 27, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

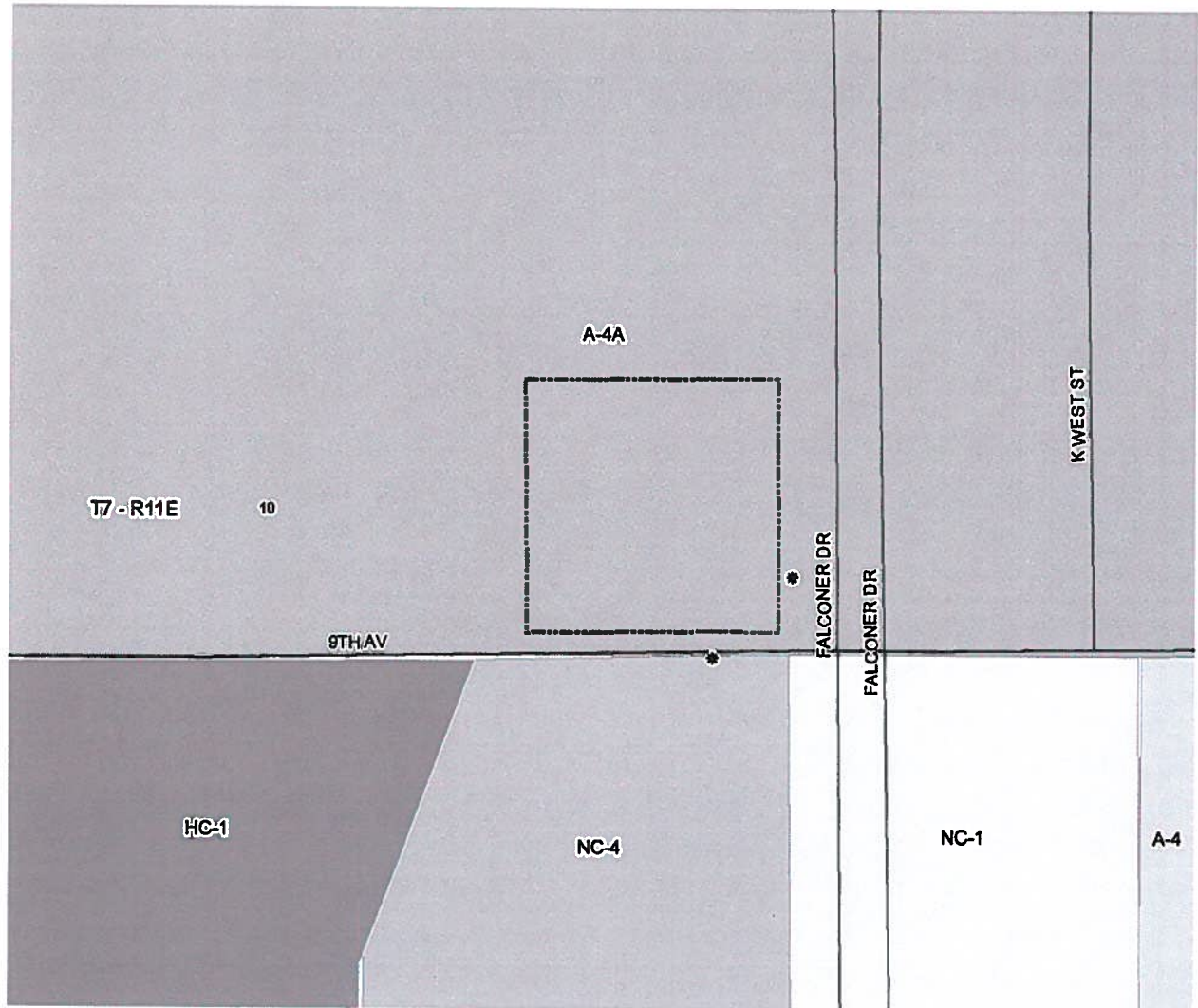
ZC14-03-026

A CERTAIN PIECE OR PARCEL OF LAND BEING SQUARE "92", ALEXIUSVILLE SUBDIVISION, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF "T" STREET AND THE NORTHERLY RIGHT-OF-WAY OF 9TH AVENUE, SAID POINT BEING THE SOUTHWEST CORNER OF SQUARE "92", ALEXIUSVILLE SUBDIVISION, AND LEAVING SAID EASTERLY RIGHT-OF-WAY, RUN ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 89 DEGREES 28 MINUTES EAST FOR A DISTANCE OF 240 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF "J" STREET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, RUN ALONG SAID WESTERLY RIGHT-OF-WAY NORTH 00 DEGREES 57 MINUTES EAST FOR A DISTANCE OF 240 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 8TH AVENUE; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY NORTH 89 DEGREES 28 MINUTES WEST FOR A DISTANCE OF 240 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY "T" STREET; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, RUN ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 08 DEGREES 57 MINUTES WEST FOR A DISTANCE OF 240 FEET BACK TO THE POINT OF BEGINNING.

SAID PIECE OR PARCEL OF LAND CONTAINS 1.322 ACRES (57,600 SQ. FT.) MORE OR LESS.

CASE NO.: ZC14-03-026
PETITIONER: Fred Bass
OWNER: Robert Charbonnet
REQUESTED CHANGE: From A-4A (Single-Family Residential District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the northwest corner of 9th Street & Falconer Drive; S10, T7S,R11E; Ward 3, District 2
SIZE: 1.32 acres



2014-03-26



SQ. 72

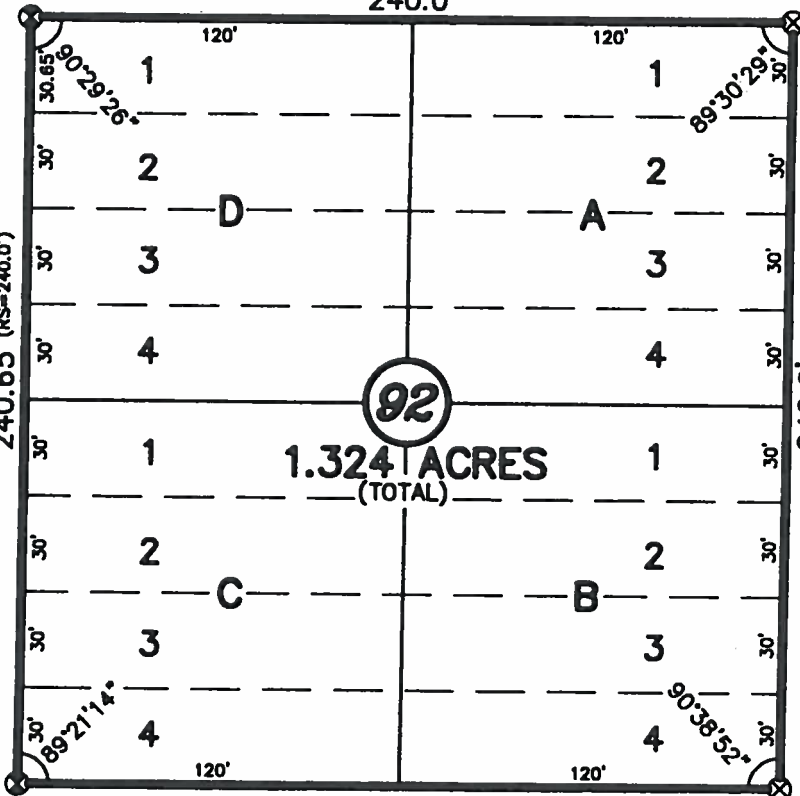
SQ. 71

8TH AVENUE (NOT CONSTRUCTED)

240.0'

I STREET (NOT CONSTRUCTED)

240.65' (RS=240.0')



240.0'

FALCONER DRIVE (FORMERLY J STREET)
(CONCRETE)

9TH AVENUE (ASPHALT)

240.0'

SQ. 91

SQ. 98

SQ. 95

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0240 C, dated October 17, 1989.

LEGEND

- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY

REFERENCE SURVEY:

Plat of Alexiusville by J.M. Yates, Surveyor, dated March 31, 1903, revised June 4, 1910, filed St. Tammany Parish Clerk of Court Map File No. 171B.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(985) 892-1549

John G. Cummings and Associates

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

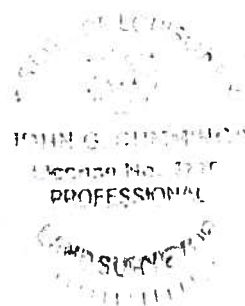
COVINGTON, LA 70433

PLAT PREPARED FOR: **St. Tammany Farm Bureau**

SHOWING A SURVEY OF: **SQUARE 92, ALEXIUSVILLE, LOCATED IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 14005

DATE: 1-9-2014

REVISED:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 24, 2014

Case No.: ZC14-03-026

Posted: 02/13/14

Meeting Date: March 5, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Fred Bass
OWNER: Robert Charbonnet
REQUESTED CHANGE: From A-4A (Single-Family Residential District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the northwest corner of 9th Street & Falconer Drive; S10, T7S,R11E; Ward 3, District 2
SIZE: 1.32 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	Undeveloped	A-4A (Single-Family Residential District)
South	Undeveloped	NC-4 (Neighborhood Institutional District)
East	Undeveloped	A-4A (Single-Family Residential District)
West	Undeveloped & Single Family Residential	A-4A (Single-Family Residential District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

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.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4A (Single-Family Residential District) to NC-1 (Professional Office District). The 2025 future land use plan calls for the area to be developed with a variety of commercial uses compatible with its surroundings. The site is located at the intersection of 9th Street being a minor arterial & Falconer Drive, being a major arterial giving access to residential neighborhoods and commercial businesses. Considering the location of the site and the designation of the 2025 future land use plan, staff has no objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-1 (Professional Office District) designation be approved.