

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5224 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. GROBY

ON THE 10 DAY OF JULY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF OAK CREST DRIVE, EAST OF LEE ROAD, NORTH OF STAFFORD ROAD, BEING LOT 33, BARKER'S CORNER ESTATES AND WHICH PROPERTY COMPRISES A TOTAL OF 0.81 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-6 (MULTIPLE FAMILY RESIDENTIAL DISTRICT), (WARD 2, DISTRICT 2). (ZC14-06-048)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-06-048, 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-3 (Suburban District) to an A-6 (Multiple 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-6 (Multiple 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 A-3 (Suburban District) to an A-6 (Multiple 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF AUGUST, 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: June 26, 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

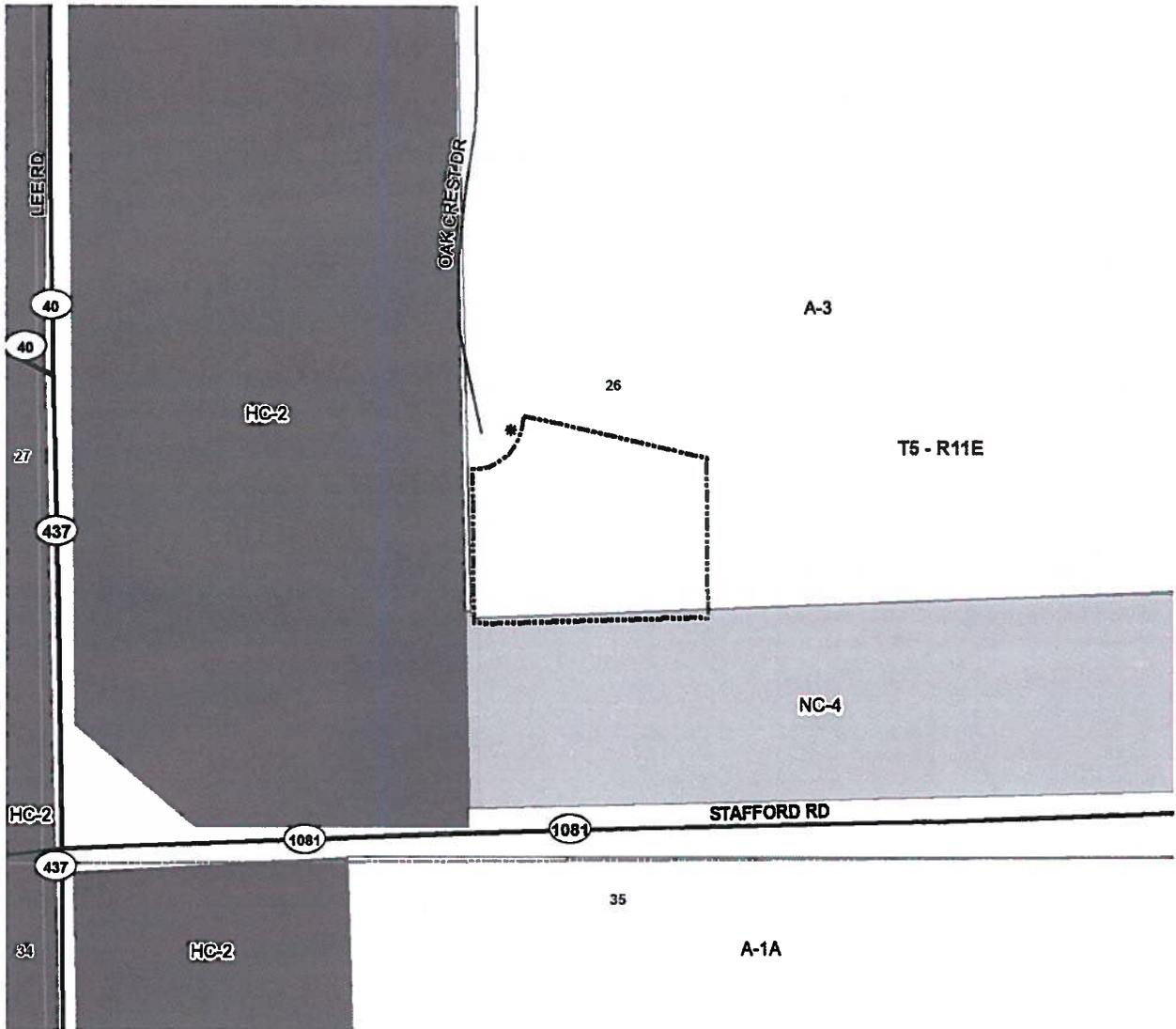
Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC14-06-048**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 26, Township 5 South, Range 11 East, St. Tammany Parish, Louisiana, in that portion thereof designated as **BARKERS CORNER ESTATES** and being more fully described as **LOT 33**.**

**CASE NO.:** ZC14-06-048  
**PETITIONER:** Mary & Todd Spell  
**OWNER:** Spell Holdings, LLC  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-6 (Multiple Family Residential District)  
**LOCATION:** Parcel located at the end of Oak Crest Drive, east of Lee Road, north of Stafford Road, being lot 33, Barker's Corner Estates ; S26,T5S,R11E; Ward 2, District 2  
**SIZE:** 0.81 acre



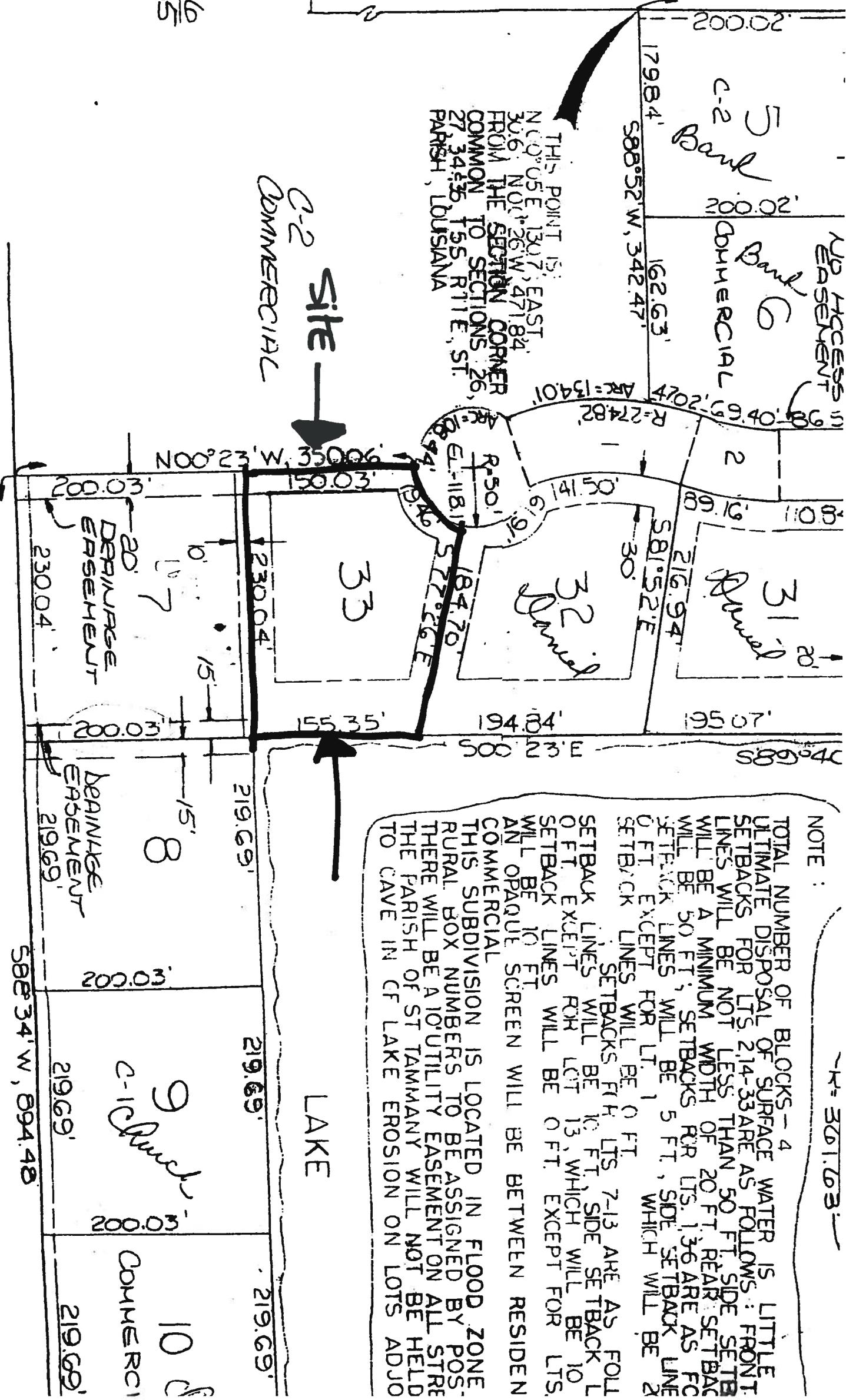
2014-06-048

LEE ROAD

$\frac{27}{34}$   $\frac{26}{35}$

THIS POINT IS:  
N 00° 05' 13.07" EAST,  
30.6' N 00° 26' W, 471.84'  
FROM THE SECTION CORNER  
COMMON TO SECTIONS 26,  
27, 34 & 35, RT 11 E, ST.  
PARISH, LOUISIANA

C-2  
COMMERCIAL  
SITE



NOTE :  
 TOTAL NUMBER OF BLOCKS - 4  
 ULTIMATE DISPOSAL OF SURFACE WATER IS LITTLE  
 SETBACKS FOR LOTS 2, 14-33 ARE AS FOLLOWS : FRONT  
 LINES WILL BE NOT LESS THAN 50 FT. SIDE SETBACK  
 WILL BE A MINIMUM WIDTH OF 20 FT. REAR SETBACK  
 WILL BE 50 FT. SETBACKS FOR LOTS 1, 36 ARE AS FOLLOWS  
 SETBACK LINES WILL BE 5 FT. SIDE SETBACK LINE  
 0 FT. EXCEPT FOR LT. 1 WHICH WILL BE 2  
 SETBACK LINES WILL BE 0 FT.  
 SETBACKS FOR LOTS 7-13 ARE AS FOLLOWS  
 SETBACK LINES WILL BE 10 FT. SIDE SETBACK LINE  
 0 FT. EXCEPT FOR LOT 13, WHICH WILL BE 10  
 SETBACK LINES WILL BE 0 FT. EXCEPT FOR LOTS  
 WILL BE 10 FT.  
 AN OPAQUE SCREEN WILL BE BETWEEN RESIDENTIAL  
 COMMERCIAL  
 THIS SUBDIVISION IS LOCATED IN FLOOD ZONE.  
 RURAL BOX NUMBERS TO BE ASSIGNED BY POS.  
 THERE WILL BE A UTILITY EASEMENT ON ALL STREETS  
 THE PARISH OF ST TAMMANY WILL NOT BE HELD  
 TO CAVE IN OF LAKE EROSION ON LOTS ADJACENT

STAFFORD ROAD LA

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** May 27, 2014  
**Case No.:** ZC14-06-048  
**Posted:** 05/20/14

**Meeting Date:** June 3, 2014  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Mary & Todd Spell  
**OWNER:** Spell Holdings, LLC  
**REQUESTED CHANGE:** From A-3 (Suburban District) to A-6 (Multiple Family Residential District)  
**LOCATION:** Parcel located at the end of Oak Crest Drive, east of Lee Road, north of Stafford Road, being lot 33, Barker's Corner Estates ; S26,T5S,R11E; Ward 2, District 2  
**SIZE:** 0.81 acre

### 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	Vacant	A-3 (Suburban District)
South	Vacant	NC-4 (Neighborhood Institutional District)
East	Vacant/Pond	A-3 (Suburban District)
West	Electrical Substation & Gas Station	HC-2 (Highway Commercial District)

#### EXISTING LAND USE:

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

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-6 (Multiple Family Residential District). The site is located at the end of Oak Crest Drive, east of Lee Road, north of Stafford Road, being lot 33, Barker's Corner Estates. The 2025 future land use plan calls for the site to be developed with residential uses. Staff does not have any objections to the request considering that the site is abutting commercial zoning on the south side and on west side, which is currently developed with a gas station and an electrical substation.

Note that the A-6 zoning district allows for multi family residential development at a maximum net density of one unit per four thousand (4000) square feet of property.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-6 (Multiple Family Residential District) designation be approved.