

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5301 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. ARTIGUE

ON THE 6 DAY OF NOVEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF 11TH STREET, NORTH OF MARQUETTE STREET, WEST OF 10TH STREET, BEING LOT 5B, SQUARE 10, CHINCHUBA SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 0.18 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) & CB-1 (COMMUNITY BASE FACILITIES DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT), (WARD 4, DISTRICT 4). (ZC14-10-088)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-10-088, 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-5 (Two Family Residential District) & CB-1 (Community Base Facilities 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-5 (Two Family Residential District) & CB-1 (Community Base Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF DECEMBER, 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: OCTOBER 30, 2014

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

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

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

**Exhibit "A"**

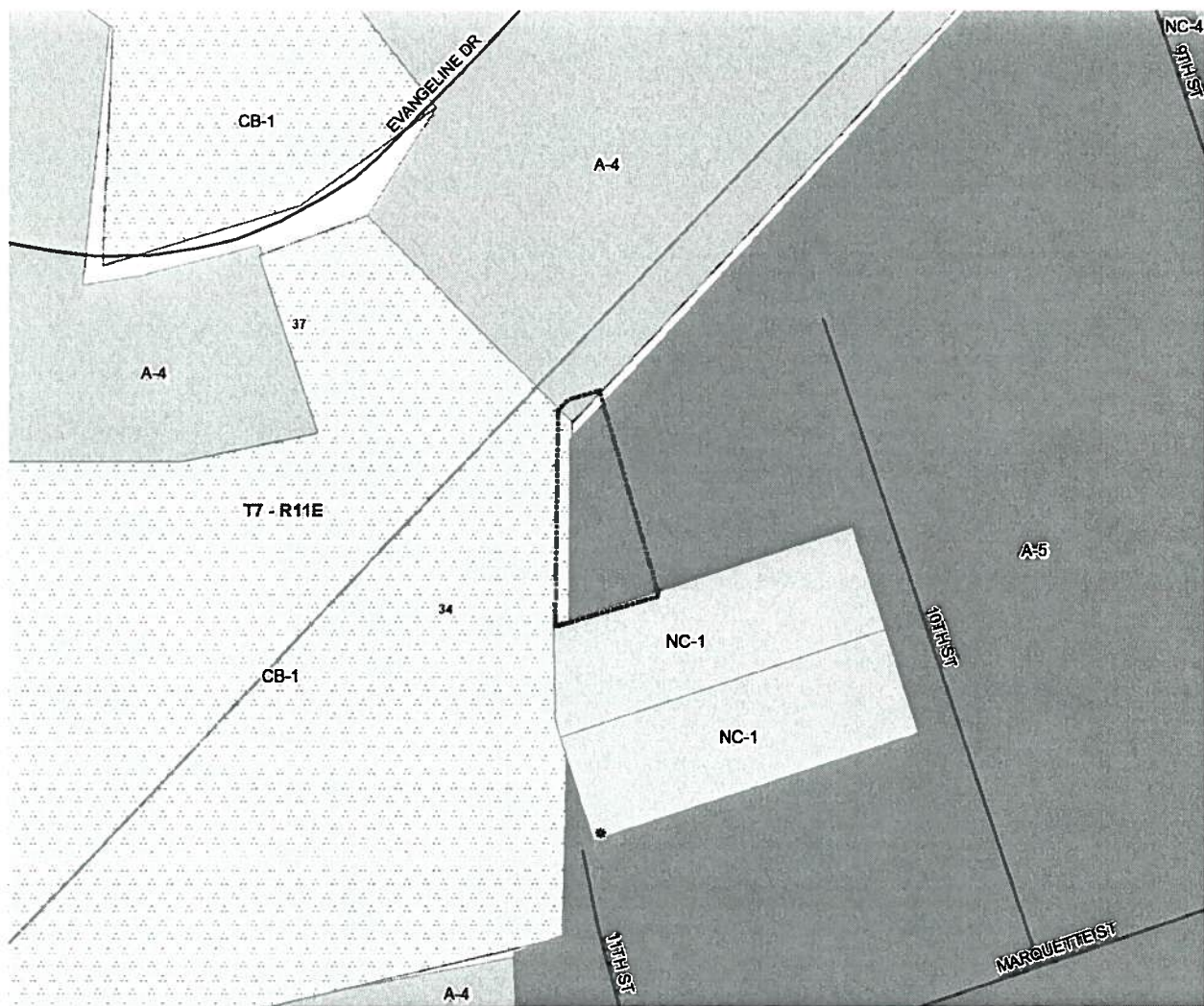
**ZC14-10-088**

A CERTAIN PARCEL OF LAND BEING LOT 5B, SQUARE 10, CHINCHUBA SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING FROM SOUTHEAST CORNER OF LOT 6A-2A, SQUARE 10, CHINCHUBA SUBDIVISION WITH SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF 10<sup>TH</sup> STREET, AND LEAVING SAID WESTERLY RIGHT-OF-WAY, RUN SOUTH 73 DEGREES 43 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 145.20 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE SOUTH 73 DEGREES 43 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 75.82 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 41 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 151.66 FEET TO A POINT; THENCE RUN NORTH 45 DEGREES 13 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 10.35 FEET TO A POINT; THENCE RUN NORTH 73 DEGREES 43 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 22.66 FEET TO A POINT; THENCE RUN SOUTH 16 DEGREES 11 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 150.00 FEET BACK TO THE POINT OF BEGINNING.

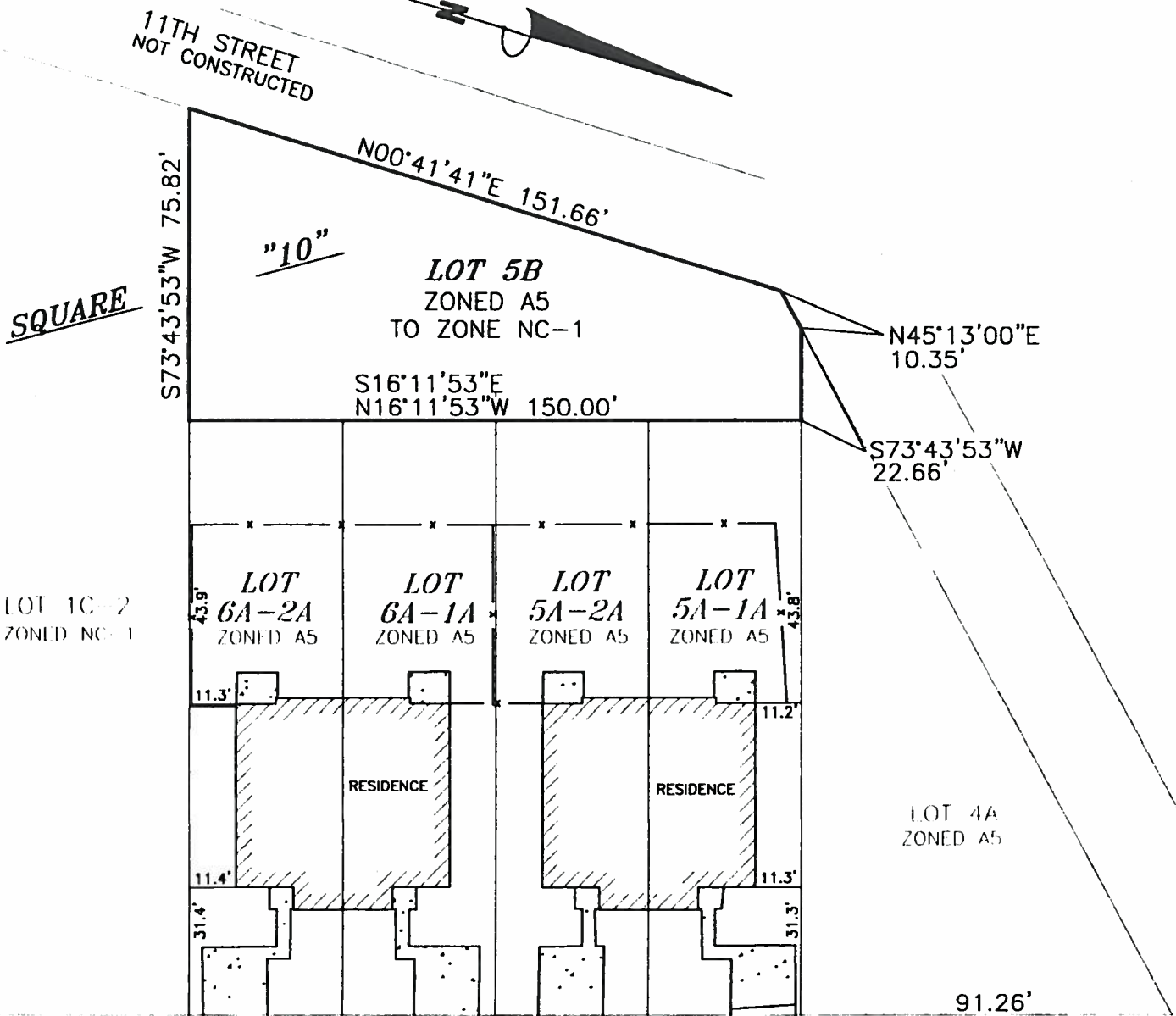
**CASE NO.:** ZC14-10-088  
**PETITIONER:** G. David Caraway  
**OWNER:** Carl Eberts  
**REQUESTED CHANGE:** From A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District)  
**LOCATION:** Parcel located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision ; S34, T7S, R11E; Ward 4, District 4  
**SIZE:** 0.18 acres



**NOTE:**  
 LOTS ARE ZONED A-5 TWO FAMILY RESIDENTIAL ZONING DISTRICT. INTERIOR LOT LINES SHALL BE CONSIDERED COMMON PARTY WALLS FOR NEW CONSTRUCTION. NO SINGLE FAMILY HOMES ARE PERMITTED.



2014-10-088



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**10TH STREET**

**REFERENCE SURVEY:**  
 A SURVEY BY THIS FIRM WITH SURVEY NO. 2007809 DATED SEPTEMBER 25, 2007.

**BASIS FOR BEARINGS:**  
 THE REFERENCE SURVEY.

**NOTE:** Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E ; Revised: AUGUST 16, 1995

**NOTE:** Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

**NOTE:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

**A REZONING MAP OF  
 LOT 5B, SQUARE 10, CHINCHUBA SUBDIVISION**

situated in  
 Section 34, T-7-S, R-11-E  
 St. Tammany Parish, Louisiana  
 for  
**DAVID CARAWAY**

Survey No. 2014 241 A  
 Date: JULY 21, 2014

Drawn by: SPH  
 Revised:

Scale: 1" = 40'

**JOHN E. BONNEAU & ASSOCIATES, INC.**

Professional Land Surveyors • Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447  
 (985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778  
 www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

This Survey is Certified True and Correct By  
  
 JOHN E. BONNEAU  
 REG. No. 4423  
 REGISTERED PROFESSIONAL SURVEYOR  
 John E. Bonneau  
 Professional Land Surveyor  
 Registration No. 4423

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** September 29, 2014  
**Case No.:** ZC14-10-088  
**Posted:** 09/18/14

**Meeting Date:** October 7, 2014  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** G. David Caraway  
**OWNER:** Carl Eberts  
**REQUESTED CHANGE:** From A-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District)  
**LOCATION:** Parcel located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision ; S34, T7S, R11E; Ward 4, District 4  
**SIZE:** 0.18 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Unopened Parish Road

**Road Surface:** Dirt Road

**Condition:** Fair

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 (Single Family Residential District)
South	Undeveloped	NC-1 (Professional Office District)
East	Undeveloped	A-5 (Two Family Residential District)
West	Golf Course	CB-1 (Community Based Facilities District)

#### EXISTING LAND USE:

**Existing development?** No

**Multi occupancy development?** No

#### 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-5 (Two Family Residential District) & CB-1 (Community Base Facilities District) to NC-1 (Professional Office District). The site is located at the end of 11th Street, north of Marquette Street, west of 10th Street, being Lot 5B, Square 10, Chinchuba subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the request, considering that the site is abutting A-4 & A-5 residential zoning districts on the north and east sides of the property.

#### STAFF RECOMMENDATION:

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