# ST. TAMMANY PARISH COUNCIL

#### ORDINANCE

ORDINANCE CALENDAR NO: 5485

COUNCIL SPONSOR: TANNER/BRISTER

ORDINANCE COUNCIL SERIES NO:

PROVIDED BY: <u>DEVELOPMENT</u>

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BVELLISARIO

ON THE 5 DAY OF NOVEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF RAMOS AVENUE, SOUTH OF CRAWFORD ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 0.77 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) & NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT), (WARD 3, DISTRICT 2). (ZC15-10-075)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. ZC15-10-075</u>, 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) & NC-1 (Professional Office 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-3 (Suburban District) & NC-1 (Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 <u>3</u> DAY OF <u>DECEMBER</u>, <u>2015</u>; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 29 , 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

#### <u>ZC15-10-075</u>

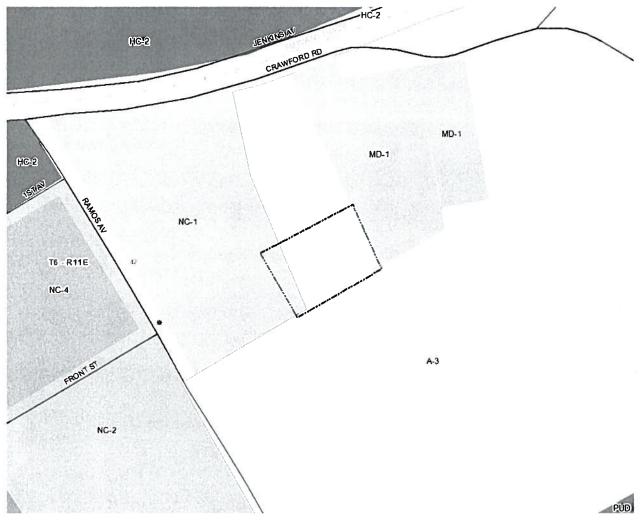
ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 42, Township 6 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, more fully described according to survey by John E. Bonneau & Associates dated June 16, 1994, a copy of which is attached to act at #922614, as follows, to-wit:

From the second mile post from the southeast corner of Township 6 South, Range 11 East, go North 89 degrees 45 minutes West, 1880.60 feet to a point on the line dividing Township 6 South, Range 11 East from Township 7 South, Range 11 East; thence go North 10 degrees 00 minutes West 167.5 feet to a point; thence go South 89 degrees 39 minutes West 477.93 feet to a point; thence go North 30 degrees 07 minutes West 517.3 feet to a point; thence go North 62 degrees 22 minutes East, 255.62 feet to an iron and the Point of Beginning.

From the Point of Beginning go North 62 degrees 22 minutes East 223.93 feet to a point; thence go South 24 degrees 41 minutes East, 150.0 feet to an iron; thence go South 59 degrees 54 minutes West, 209.52 feet to an iron; thence North 30 degrees 07 minutes West, 158.97 feet to an iron and the Point of Beginning.

Said parcel containing 0.77 acres according to survey.

CASE NO.:ZC15-10-075PETITIONER:Darrell FussellOWNER:St. Tammany Council on the Aging INCREQUESTED CHANGE:From A-3 (Suburban District) & NC-1 (Professional Office District)<br/>to NC-1 (Professional Office District)LOCATION:Parcel located on the east side of Ramos Avenue, south of Crawford<br/>Road ; S42, T6S, R11E; Ward 3, District 2SIZE:0.77 acres



2015-10-075 MIT: Cathert Sines shall be terifled'ny emer or contractor prior in my runstraction, as in Abstract has not been performed by the understand. Set 1/2" fnd, 3/4º Tren Pipa 521' 11' E 150. 0 MORTI. Č) Di à 1,223 253'54' X-203. 0, 77 ACREG h breiladig obnan berapa era nof irity etcluster. Services af 20 peng an fille grines or filte will be odded bereis tean repost, reper bes not performad ony tille 47 shofzet. 237 N3U' 07' H 530'07 fad |/2" ini, 172° Iran Pipe 0. 96 ints palot is ruo uny al y-uno, 60' alle past draw the lemship 5 Smith Find to be the transfer to the test ACREGE ģ ġ Įġ HALF BLD 0'/0-y 147.5 ż 202 ŝ cauc. LASCHENI Chul. 1/2 18. 1/2" 18. 804 30.2 N30°07'N-170. 0' 72060 RANOG GTREET NUL LI - 527 5378 44.68 LI - 557 5378 34.15 L3 - 1059 576 35.09 L5 - 1129 5376 35.09 L5 - 1129 5376 35.09 M.C.: SHITLY BY FICE L. TILLET DILLED JPATE ID. 1995. 6 Real  $\, \times \,$ LY, BURCS III (60) NEE CONSULANS, INC., BURCY WA, RAD, ASH SWITEI W, RAD, ASH J. SWITEI W AND C. , INC. FOR FIDSI PERMIN 122., RAICH G-16-94. **HOK** Ella No. ALAZZA -14-13 1740/). Servitudes shown hereas ara aaj seffe escimiler, Servitudes of t a shown ha tilte similem er titte voll be ander hereis open recoul, "yer his rel performed bly tits" of abstract. proact lies while be verify marketer prior is any compre-toria as not base purformed by intration frond Water dependent intration frond Water dependent of the lie locater is frond the field thration of M/A 4 P 225205 fr230 C Emportant line foorest toperance Bars and flund the property of Crude the property in Accordance with foorestly intrised OCTORES 17, 1000 o cariffy Lbat & berg dans pravid morry and found Lbat (beagts atist of their way Acro (if flack coopy as shake). ווזא וה לם כבחוובר זוגה זשוים בשתירא אנה סטור שמערה או שותבו בעירוזיוקומו גמש כבשומת: גיים וא ש גלבסתמאבר שות הכי אושמימו אנגעשיק שה דנארנוון משמשמור ממאדרה. גה ז מרכובותגו וסו לפת המדבבנוסטו, בחוונקום גמש נמים בשתירמה וסון ג נו גבה א. משחרת at the survey was drue on the ci t the state of Louisland, basic SNRVRV MAP . Mp A 0.77 & A 0.96 AC. PARCEL OF LAND

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JOHN E. BONNEAU & ASSOCIATES, INC. Professional Land Surveyors • Plannors and Connultants (011 11. CADSENAY NLVD, SUITE 34 • MANDEVILLE, LA. 70471 (504)620-0000 St. 10ELL (504)943-2500 • MANDEVILLE (504) 626-3545 • N. D. (504)465-2042 FAX ND. (504) 020-0057

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100AL P.02

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270 Feet

# **ADMINISTRATIVE COMMENT**

# **ZONING STAFF REPORT**

Date:	September 28, 2015	Meeting Date: October 13, 2015
Case No.:	<u>ZC15-10-075</u>	<b>Determination:</b> Approved
<b>Posted:</b> 09/1	6/15	

## **GENERAL INFORMATION**

<b>PETITIONER:</b>	Darrell Fussell
<b>OWNER:</b>	St. Tammany Council on the Aging INC
<b>REQUESTED CHANGE:</b>	From A-3 (Suburban District) & NC-1 (Professional Office District)
	to NC-1 (Professional Office District)
LOCATION:	Parcel located on the east side of Ramos Avenue, south of Crawford
	Road ; S42, T6S, R11E; Ward 3, District 2
SIZE:	0.77 acres

#### SITE ASSESSMENT

ACCESS ROAD INFORMATION				
Type: Parish	Road Surfac	e: 2 lane asphalt Condition: Good		
LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:				
<b>Direction</b>	Land Use	Zoning		
North	Undeveloped/Apartments	A-3 (Suburban District)		
South	Undeveloped	A-3 (Suburban District)		
East	Assisted Living Facility	MD-1 (Medical Residential District)		
West	Office	NC-1 (Professional Office District)		
EXISTING LAND USE: Existing development? Yes 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-3 (Suburban District) & NC-1 (Professional Office District) to NC-1 (Professional Office District). The site is located on the east side of Ramos Avenue, south of Crawford Road. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection considering that the front portion of the site is developed with an office complex zoned NC-1, and it is directly abutting an assisted living facility zoned MD-1 in the rear.

## **STAFF RECOMMENDATION:**

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