

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5009

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

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. TANNER

ON THE 6 DAY OF JUNE , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HIGHWAY 190 EAST, WEST OF SQUARE ROAD, EAST OF LEANING OAK DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 1.65 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) & NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), (WARD 8, DISTRICT 13). (ZC13-05-032)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-05-032, 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-4 (Neighborhood Institutional District) to an NC-4 (Neighborhood Institutional 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-4 (Neighborhood Institutional 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-4 (Neighborhood Institutional District) to an NC-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 11 DAY OF JULY, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 30, 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

**EXHIBIT "A"**

**ZC13-05-032**

**THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:**

**From the center of Section 18, go East 365.4 feet to a point on the South side of Salt Bayou Road, thence go South 66 degrees 25 minutes East 736.2 feet to a point, thence go South 53 degrees 27 minutes 51 seconds East 20.32 feet to the point of beginning. From the point of beginning, go South 283 feet to a point, thence go South 83 degrees 28 minutes 58 seconds East 126.5 feet to a point, thence go South 71 degrees 39 minutes East 173.12 feet to a point, thence go North to a point on the South side of Salt Bayou Road, thence go North 72 degrees West along the South side of said road to the point of beginning.**

2013-05-032

P.O.B. IS FROM A 2" IRON PIPE FOUND AT THE CENTER OF SECTION 18, T-9-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA, RUN EAST 340.28' (365.4' TITLE); THENCE RUN S66°25'E 736.2'; THENCE RUN S51°16'52"E 52.38' (S53°27'51"E 20.32') TO A PK NAIL SET.

TEMP. SERVITUDE (PARCEL NO. 1-6-C-1) STATE PROJECT #013-13-0032

U.S. HIGHWAY 190

P.O.B.

Set PK Nail  
Set 1/2" Iron Pipe

S66°20'37"E  
134.46'

Set 1/2" Iron Pipe

10' SCBTC SERVITUDE

S68°31'40"E  
179.28'

(NORTH-TITLE)  
N00°01'05"E  
283.00'

Set 1/2" Iron Pipe

20' R.O.W.

1.65 ACRES

Set 1/2" Iron Pipe

GRAY DW

(SOUTH-TITLE)  
S09°08' - TITLE  
232.31'



Well

Fnd. 1/2" Iron Rod

N83°28'58"W  
126.50'

Set 1/2" Iron Pipe

Fnd. 1/2" Iron Rod

N71°39'00"W  
173.22'  
(173.12' - TITLE)

Set 1/2" Iron Pipe

Fnd. 1/2" Iron Rod

31.2'

5.5'

Fnd. R. R. Iron

Fnd. 1/2" Iron Rod

Fnd. R. R. Iron

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



( IN FEET )  
1 INCH = 1 FEET

BENCHMARK  
CROSS ON CURB  
ELEV. =

BUILDING SETBACKS  
(\* Verify Prior to Construction)

- Front Setback.....\*
- Side Setback.....\*
- Rear Setback.....\*

ADDRESS: US HIGHWAY 190

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.L.R.M. No. 225205-0440-D

F.L.R.M. Date 4/21/99

ZN: A10 B.F.E. 10'

\* Verify prior to construction with Local Governing Body.

DRAWING NO.

20120397

DATE:

11/7/12

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway  
Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:

JDL

CHECKED BY:

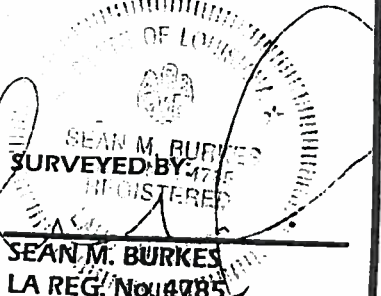
SMB

SCALE:

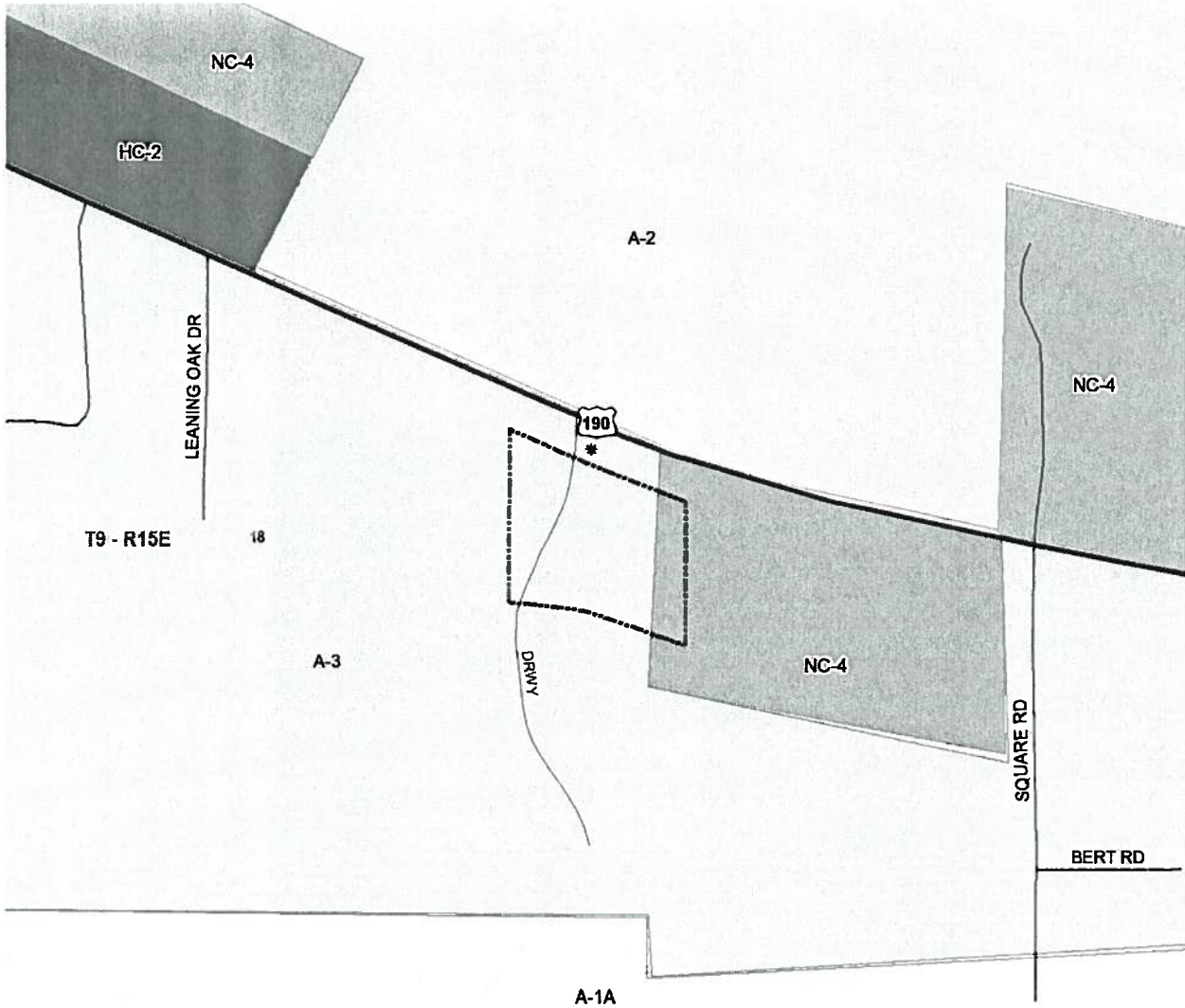
1" = 60'

A 1.65 ACRE PARCEL OF LAND  
SITUATED IN SECTION 18,  
T-9-S, R-15-E,  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: WILLIAM & TERRY HUGHES



**CASE NO.:** ZC13-05-032  
**PETITIONER:** William R. & Terry Hughes  
**OWNER:** William R. & Terry Hughes  
**REQUESTED CHANGE:** From A-3 (Suburban District) & NC-4 (Neighborhood Institutional District) to NC-4 (Neighborhood Institutional District)  
**LOCATION:** Parcel located on the south side of US Highway 190 East, west of Square Road, east of Leaning Oak Drive ; S18,T9S,R15E; Ward 8, District 13  
**SIZE:** 1.65 acres



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** April 29, 2013

**Case No.:** ZC13-05-032

**Posted:** 4/18/13

**Meeting Date:** May 7, 2013

**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** William R. & Terry Hughes  
**OWNER:** William R. & Terry Hughes  
**REQUESTED CHANGE:** From A-3 (Suburban District) & NC-4 (Neighborhood Institutional District) to NC-4 (Neighborhood Institutional District)  
**LOCATION:** Parcel located on the south side of US Highway 190 East, west of Square Road, east of Leaning Oak Drive ; S18,T9S,R15E; Ward 8, District 13  
**SIZE:** 1.65 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Federal

**Road Surface:** 3 Lane, Asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Residential	A-3 Suburban District
East	Undeveloped	NC-4 Neighborhood Commercial
West	Undeveloped	A-3 Suburban District

#### EXISTING LAND USE:

**Existing development?** No

**Multi occupancy development?** No

#### COMPREHENSIVE PLAN:

**Commercial** - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) & NC-4 (Neighborhood Institutional District) to NC-4 (Neighborhood Institutional District). The site is located on the south side of US Highway 190 East, west of Square Road, east of Leaning Oak Drive. The 2025 Future Land Use Plan calls for commercial uses in this area. Staff does not object to the request.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a NC-4 (Neighborhood Institutional District) designation be approved.