

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4995

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. STEFANCIK

ON THE 2 DAY OF MAY , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF ANDREW DRIVE, EAST OF HOLLYCREST LANE AND WHICH PROPERTY COMPRISES A TOTAL 16.811 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-2 (INDOOR RETAIL AND SERVICE DISTRICT) & PBC-1 (PLANNED BUSINESS CENTER) TO AN A-4A (SINGLE-FAMILY RESIDENTIAL DISTRICT), (WARD 3, DISTRICT 5). (ZC13-04-021)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-04-021, 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 NC-2 (Indoor Retail and Service District) & PBC-1 (Planned Business Center) to an A-4A (Single-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-4A (Single-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 NC-2 (Indoor Retail and Service District) & PBC-1 (Planned Business Center) to an A-4A (Single-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JUNE, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 25, 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

EXHIBIT "A"

ZC13-04-021

**A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 15,
T 7 S-R 11 E, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SECTION 15, T 7 S-R 11 E;
THENCE PROCEED SOUTH 00 DEGREES 45 MINUTES 28 SECONDS WEST FOR
A DISTANCE OF 2488.30 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 31
SECONDS WEST FOR A DISTANCE OF 419.93 FEET TO THE POINT OF
BEGINNING:**

THENCE South 10 degrees 32 minutes 55 seconds West for a
distance of 381.36 feet to point and corner;

THENCE South 89 degrees 43 minutes 00 seconds East for a
distance of 12.21 feet to point and corner;

THENCE South for a
distance of 115.20 feet to point and corner;

THENCE South 89 degrees 43 minutes 00 seconds East for a
distance of 100.00 feet to point and corner;

THENCE South for a
distance of 152.78 feet to point and corner;

THENCE North 89 degrees 43 minutes 00 seconds West for a
distance of 1724.64 feet to point and corner;

THENCE North 00 degrees 19 minutes 03 seconds East for a
distance of 297.77 feet to point and corner;

THENCE South 89 degrees 43 minutes 00 seconds East for a
distance of 970.90 feet to point and corner;

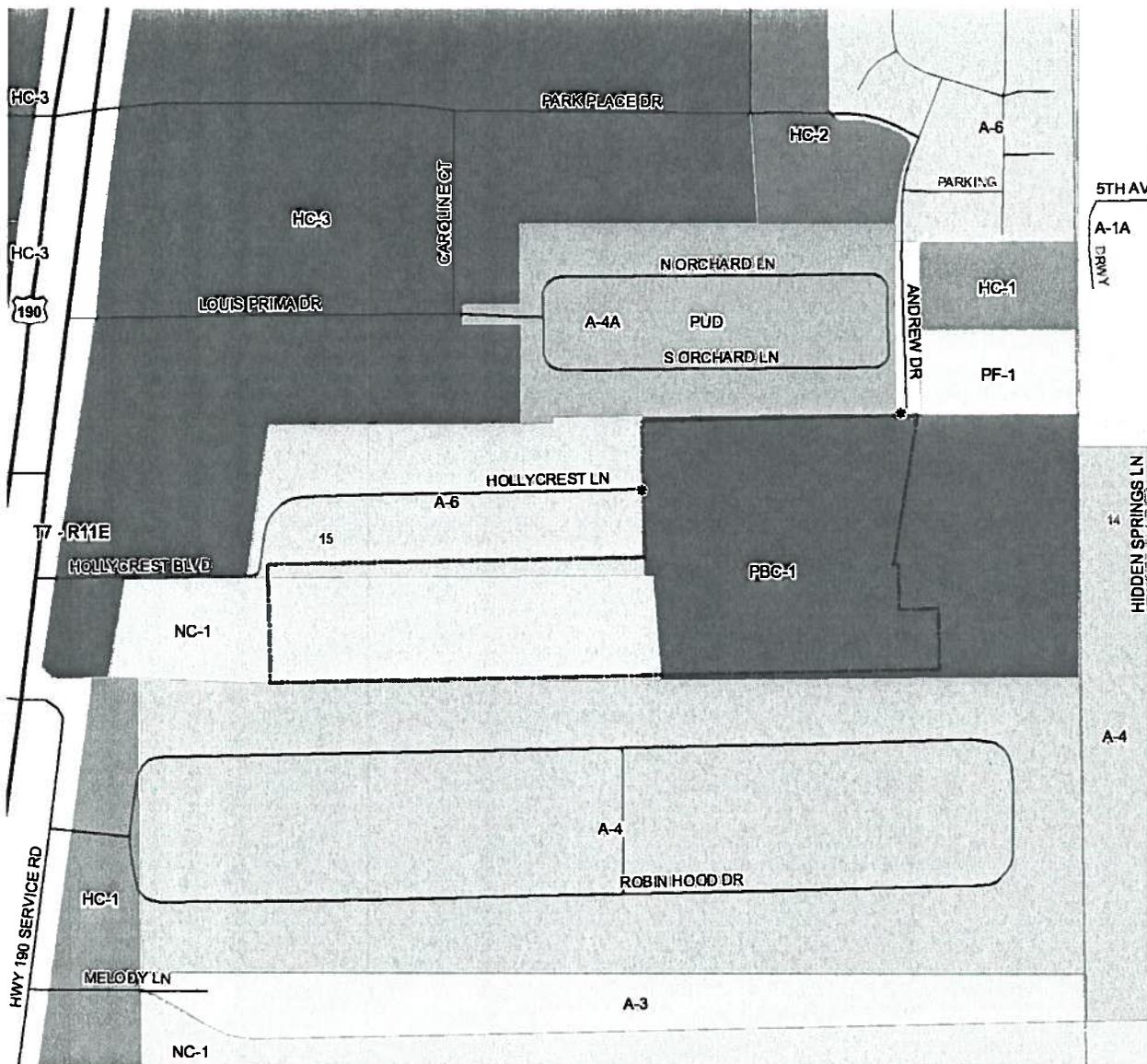
THENCE North 00 degrees 18 minutes 10 seconds East for a
distance of 345.57 feet to point and corner;

THENCE South 89 degrees 42 minutes 31 seconds West for a
distance of 707.87 feet back to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions
of record.

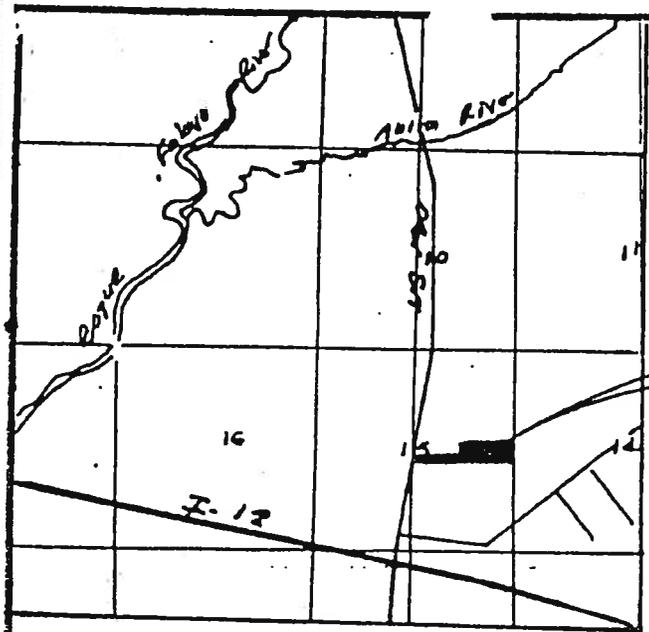
Said property contains 16.811 Acres more or less.

CASE NO.: ZC13-04-021
PETITIONER: Mark Malkemus
OWNER: Step Three Investments, LLC
REQUESTED CHANGE: From NC-2 (Indoor Retail and Service District) & PBC-1 (Planned Business Center) to A-4A (Single-Family Residential District)
LOCATION: Parcel located at the end of Andrew Drive, east of Hollycrest Lane; S15,T7S,R11E; Ward 3, District 5
SIZE: 16.811 acres



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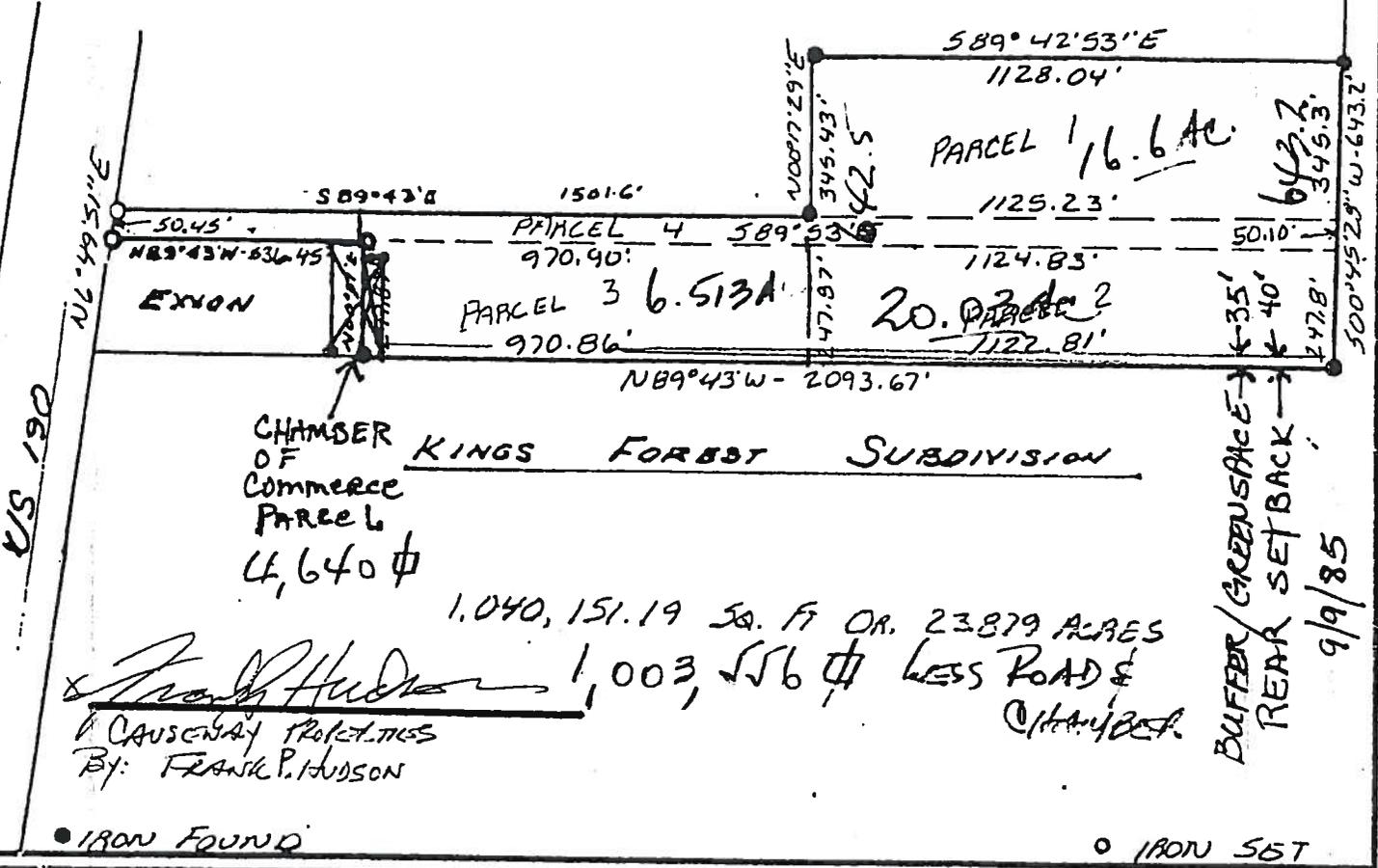
—REVISED—



723,476 Φ



10 11
15 14
2488.30'



MAP PREPARED FOR THE EXCLUSIVE USE OF
JHADS PARTNERSHIP
 SHOWING A SURVEY MADE OF PROPERTY LOCATED IN

Section 15, Township 7 South, Range 11 East
 St. Tammany Parish, La.

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE
 WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

Frank P. Hudson
 LOUISIANA REGISTERED LAND SURVEYOR

COVINGTON, LOUISIANA

REV. - OCT. 15, 1984

SCALE: 1" = 500'

DATE: July 14, 1984

NUMBER: 73-4332-2

LAND ENGINEERING SERVICES, INC., COVINGTON, LOUISIANA

Administrative Comment

ZONING STAFF REPORT

Date: March 25, 2013
Case No.: ZC13-04-021
Posted: 03/19/13

Meeting Date: April 2, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mark Malkemus
OWNER: Step Three Investments, LLC
REQUESTED CHANGE: From NC-2 (Indoor Retail and Service District) & PBC-1 (Planned Business Center) to A-4A (Single-Family Residential District)
LOCATION: Parcel located at the end of Andrew Drive, east of Hollycrest Lane; S15,T7S,R11E; Ward 3, District 5
SIZE: 16.811 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	Residential	PUD (Planned Unit Development Overlay & A-6 Multiple Family Residential District)
South	Residential	A-4 (Single Family Residential District)
East	Undeveloped	PBC-1 (Planned Business Center)
West	Undeveloped	NC-1 (Professional Office District)

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-2 (Indoor Retail and Service District) & PBC-1 (Planned Business Center) to A-4A (Single-Family Residential District). The site is located at the end of Andrew Drive, east of Hollycrest Lane. The 2025 designates the site as “Residential Infill”, which calls for the site to be developed with new residential uses that are compatible with the surrounding. Staff does not have any objections to the request, considering that it meets the objectives of the 2025 future land use plan and of the A-4A zoning designation, which is to provide for single family residential dwelling in a setting of moderate urban density, in close proximity to commercial development.

Note that a request for a PUD Planned Unit Development Overlay (ZC13-04-021) has been submitted for the subject site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single-Family Residential District) designation be approved.