

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5012 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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 NORTH SIDE OF SHORTCUT HIGHWAY, WEST OF JOAN AVENUE AND WHICH PROPERTY COMPRISES A TOTAL 2.392 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), (WARD 8, DISTRICT 12). (ZC13-05-036)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-05-036, 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-1 (Professional Office 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 NC-1 (Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC13-05-036

A certain parcel of land situated in Section 11, Township 9 South, Range 14 East, Saint Tammany Parish and more fully described as follows:

From the section corner common to Section 1, 2, 11 & 12, Township 9 South, Range 14 East;

thence go S. 89° 52' W. - 3175.92 ft; thence South - 2640.00 ft. to a point along the south edge of Fremaux Avenue; thence N. 89° 29' 55" E. - 82.86 ft. to the northeast corner of the "Church of the Nazarene" property and POINT OF BEGINNING; Thence

South 88 Degrees 03 minutes 50 seconds East - 18.64 feet along the south edge of Fremaux Avenue to a point; thence South 00 Degrees 36 minutes 16 seconds West - 532.16 feet to a point; thence South 26 Degrees 22 minutes 04 seconds West - 235.95 feet to a point on the north R/W line U.S. Hwy. # 190; thence along said R/W line in the following four courses:

North 45 Degrees 11 minutes 43 seconds West - 332.86 feet;  
North 49 Degrees 17 minutes 31 seconds West - 91.03 feet;  
North 43 Degrees 25 minutes 18 seconds East - 2.81 feet;  
North 47 Degrees 04 minutes 12 seconds West - 153.03 feet to a point of departure;  
North 32 Degrees 29 minutes 07 seconds East - 274.39 feet to a point; thence South 89 Degrees 40 minutes 16 seconds East - 77.35 feet to a point on the west line of the "Church of the Nazarene"; thence South 00 Degrees 02 minutes 36 seconds West - 189.84 feet to the southwest corner of said church; thence North 89 Degrees 28 minutes 18 seconds East - 282.50 feet along said church's south property line to its southeast corner; thence North - 300.18 feet to said church's northeast corner and POINT OF BEGINNING.

Containing 3.801 acres of land situated in Section 11, T. 9 S., R. 14 E., Saint Tammany Parish, Louisiana.

### LESS AND EXCEPT:

A CERTAIN PARCEL of land lying and situated in Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows:

From the section corner common to Sections 1, 2, 11 & 12, Township 9 South, Range 14 East; thence go S. 89° 52' W. - 3175.92 ft.; South - 2640.00 ft. to a point on the south edge of Fremaux Ave.; N. 89° 29' 55" E. - 82.86 ft. along south edge to a ¼" pipe (P.O.B.) Of Parcel B.; (A) South - 300.18 ft. to a ½" pipe; (R) 300.00 ft.; (A) S. 89° 28' 18" W. - 225.97 ft. to a ½" iron rod; (R) S. 89° 29' 55" W., at the Point of Beginning of said PARCEL A.

Thence go South 36 Degrees 23 minutes 24 seconds West - 224.32 feet to a ½" iron rod on the northern r/w line of U.S. Hwy. 190 Business. Thence along said r/w line on the following three courses: North 49 Degrees 17 minutes 31 seconds West - 50.00 feet to a Hwy. r/w marker. Thence North 43 Degrees 25 minutes 18 seconds East - 2.81 feet to a Hwy. r/w marker. Thence North 47 Degrees 04 minutes 12 seconds West - 153.03 feet to a ½" iron rod at the point of departure from U.S. Hwy. 190 Business. Thence (A) North 32 Degrees 29 minutes 07 seconds East - 274.39 feet to a ¼" iron pipe. (R) N. 30° 21' 52" E. - 286.9 ft. Thence (A) South 89 Degrees 40 minutes 16 seconds East - 77.35 feet to a point on the west boundary line of the Church of the Nazarene. (R) S. 89° 52' E. Thence (A) South 00 Degrees 02 minutes 36 seconds West - 189.84 feet along said west line to a corner common with the southwest corner of said Church of the Nazarene. (R) South. Thence (A) North 89 Degrees 28 minutes 18 seconds East - 56.53 feet. (R) N. 89° 29' 55" E. To the Point of Beginning.

Containing 1.240 acres of land, a certain parcel of land (Parcel A) lying and situated in Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana.

**EXHIBIT "A"**

**ZC13-05-036 CONT'D**

**LESS AND EXCEPT:**

**A CERTAIN PARCEL OF LAND**, lying and situated in Section 11, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows:

From the section corner common to Sections 1, 2, 11 & 12, Township 9 South, Range 14 East; thence go S. 89° 52' West. - 3175.92 ft.; South - 2640.0 ft. to a point on the south edge of Fremaux Ave.; N. 89° 29' 55" E. - 82.86 ft. along Fremaux Ave.; S. 88° 03' 50" E. - 18.64 ft. along Fremaux Ave. to a ½" iron rod on the east side of an alley; S.00° 36' 16"W. - 532.16 ft. along said alley to a ½" iron rod and the **Point of Beginning**.

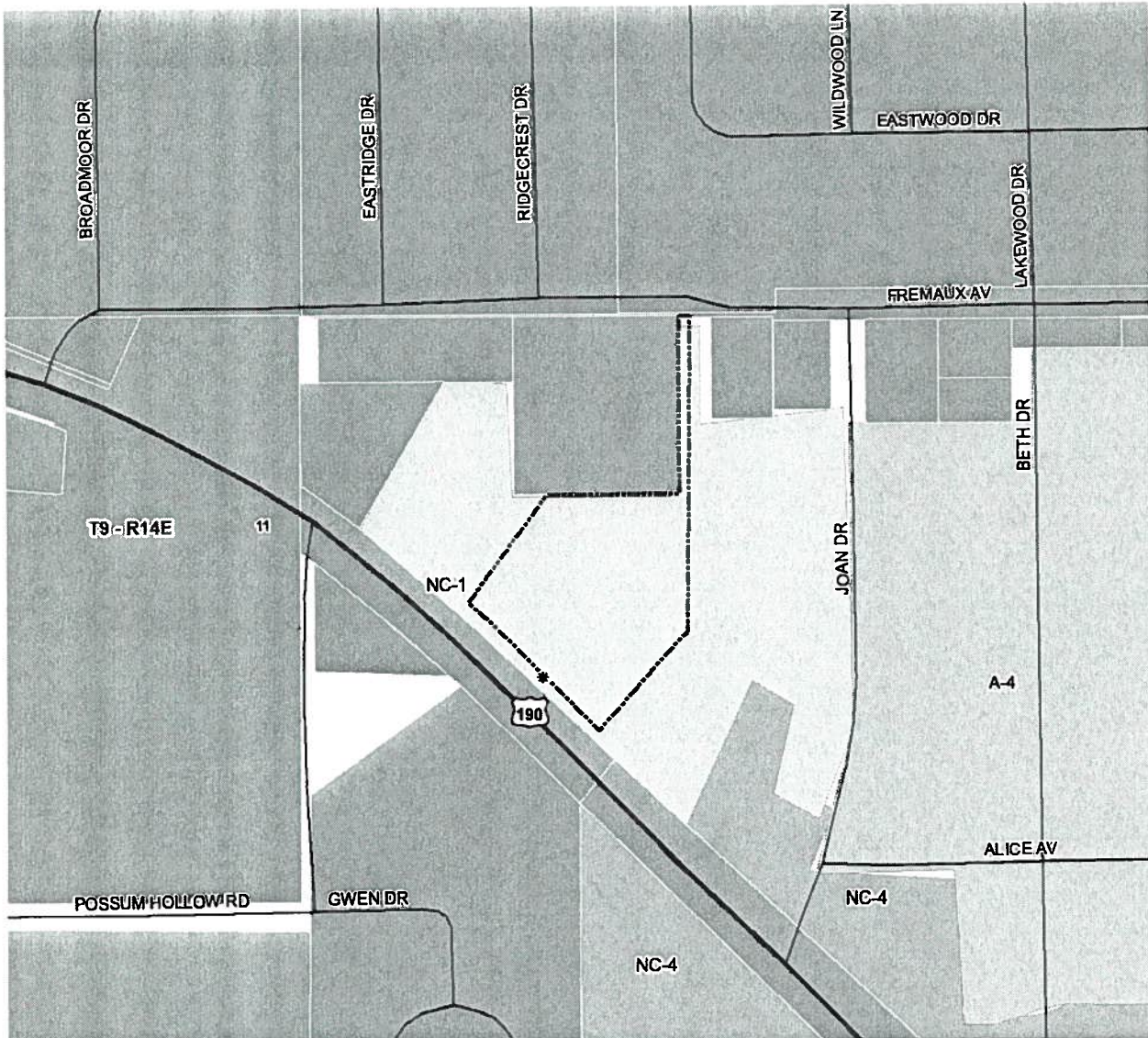
Thence go South 26 Degrees 22 minutes 04 seconds West - 235.95 feet to a ½" iron rod on the northern r/w line of U.S. Hwy. 190.

Thence go North 45 Degrees 10 minutes 34 seconds West - 66.15 feet along said northern r/w line to a ½" iron rod and point of departure from U.S. Hwy. 190.

Thence North 45 Degrees 38 minutes 13 seconds East - 224 feet to the **Point of Beginning**.

Containing **0.17 acre of land more or less**, a certain parcel of land, lying and situated in Section 11, Township 9 South, Range 14 East, Saint Tammany Parish, Louisiana

**CASE NO.:** ZC13-05-036  
**PETITIONER:** Michael J. Saucier  
**OWNER:** Daisy Gaines  
**REQUESTED CHANGE:** From NC-1 (Professional Office District) to NC-4 (Neighborhood Institutional District)  
**LOCATION:** Parcel located on the north side of Shortcut Highway, west of Joan Avenue ; S11, T9S,R14E; Ward 8, District 12  
**SIZE:** 2.392 acres







# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** April 29, 2013

**Case No.:** ZC13-05-036

**Posted:** 04/16/13

**Meeting Date:** May 7, 2013

**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Michael J. Saucier  
**OWNER:** Daisy Gaines  
**REQUESTED CHANGE:** From NC-1 (Professional Office District) to NC-4 (Neighborhood Institutional District)  
**LOCATION:** Parcel located on the north side of Shortcut Highway, west of Joan Avenue ; S11, T9S,R14E; Ward 8, District 12  
**SIZE:** 2.392 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

**Type:** Federal

**Road Surface:** 5 lane asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Church	City of Slidell
South	Undeveloped	City of Slidell
East	Commercial	NC-1 Professional Office District
West	Undeveloped	City of Slidell

#### 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.

**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 NC-1 (Professional Office District) to NC-4 (Neighborhood Institutional District). The site is located on the north side of Shortcut Highway, west of Joan Avenue. The 2025 future land use plan designates the front of the site to be developed with commercial uses and the rear of the site with residential uses. Considering that Shortcut Highway is developed with a mix of retail and service businesses, staff does not have any objections to the request.

#### STAFF RECOMMENDATION:

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