

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5148                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER              PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK                      SECONDED BY: MR. SMITH

ON THE 6 DAY OF FEBRUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS LOCATED ON THE NORTH & SOUTH SIDES OF ELM STREET, SOUTH OF I-12 AND WHICH PROPERTY COMPRISES A TOTAL 86.26 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT) & RO (RURAL OVERLAY), (WARD 4, DISTRICT 5). (ZC14-01-010)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-010, 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-1 (Professional Office District) & RO (Rural Overlay) 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) & RO (Rural Overlay).

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-1 (Professional Office District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MARCH, 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: January 30, 2014

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

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

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

## Exhibit "A"

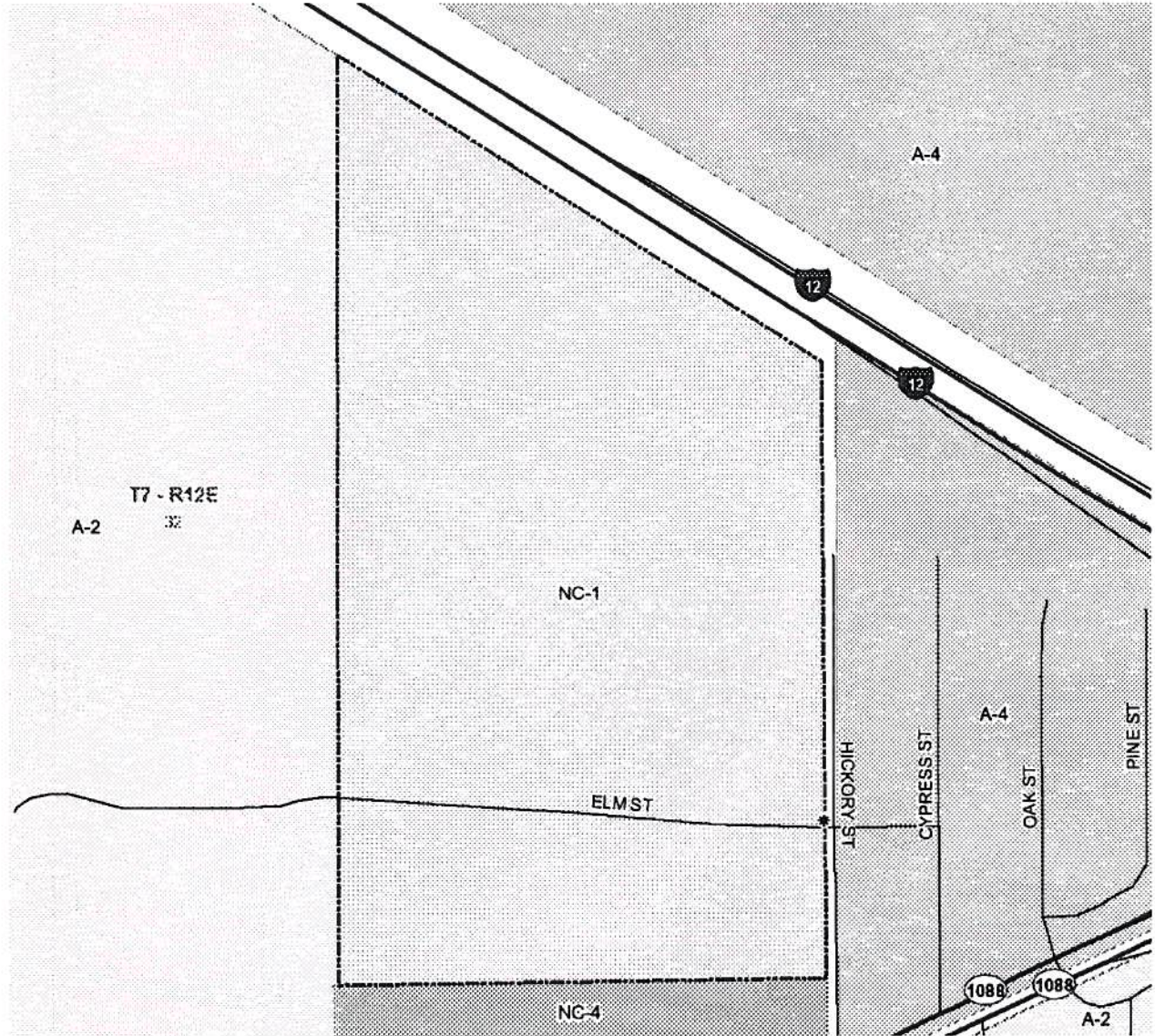
**ZC14-01-010**

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in Section 32, Township 7 South, Range 12 East, St. Tammany Parish, State of Louisiana, and more fully described as follows to-wit:

Commencing from the point formed by the Southeast corner of Lot 5, Square 8 of the Pineview Heights Subdivision as shown on a plat recorded by Lowell Cummings, surveyor, dated November 12, 1958, and the western right-of-way line Hickory Street, said point being the Point of Beginning.

From the Point of Beginning proceed north for a distance of approximately 1951 feet to a point located on the south right-of-way of Interstate 12; thence proceed in a northwesterly direction along the south right-of-way line of Interstate 12 a distance of approximately 1816 feet to a point; thence proceed in a southerly direction to a point located at the southwest corner of the Mandeville Heights Farms No. 2 Subdivision; thence proceed in a easterly direction along the southern boundary of the Pineview Heights Subdivision to a point, said point being the Point of Beginning, and containing 86.26 acres, more or less.

**CASE NO.:** ZC14-01-010  
**REQUESTED CHANGE:** From NC-1 (Professional Office District) to NC-1 (Professional Office District) & RO (Rural Overlay)  
**LOCATION:** Parcels located on the north & south sides of Elm Street, South of I-12; S32, T7S,R12E; Ward 4, District 5  
**SIZE:** 86.26 acres



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** December 30, 2013

**Meeting Date:** January 7, 2014

**Case No.:** ZC14-01-010

**Determination:** Approved

**Posted:** 12/12/2013

**GENERAL INFORMATION**

**REQUESTED CHANGE:** From NC-1 (Professional Office District) to NC-1 (Professional Office District) & RO (Rural Overlay)

**LOCATION:** Parcels located on the north & south sides of Elm Street, South of I-12; S32, T7S,R12E; Ward 4, District 5

**SIZE:** 86.26 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	Undeveloped	A-4 Suburban District
South	Undeveloped	NC-4 Neighborhood Institutional District
East	Residential/Undeveloped	A-4 Suburban District
West	Residential/Undeveloped	A-2 Suburban 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.

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**Single Family Residential – Conservation** - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from NC-1 (Professional Office District) to NC-1 (Professional Office District) & RO (Rural Overlay). The parcels are located on the north & south sides of Elm Street, west of Hickory Street, south of I-12. The 2025 Future Land Use Plan call for the the area be developed as a planned district including single family residences and conservation areas. The area in question was rezoned to NC-1 during the comprehensive rezoning, considering its proximity to Interstate 12. However, since the comprehensive rezoning, Elm Street has kept its residential/rural character, which justify the request for a Rural Overlay.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a RO (Rural Overlay) designation be approved.