

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5341

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BINDER

ON THE 5 DAY OF FEBRUARY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF WALNUT STREET, WEST OF PALMETTO AVENUE, BEING LOTS 36, 37, & 38, SQUARE 11 AND WHICH PROPERTY COMPRISES A TOTAL OF 0.36 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-5 (TWO FAMILY RESIDENTIAL DISTRICT) & HC (HIGHWAY COMMERCIAL DISTRICT) TO AN A-7 (MULTI FAMILY RESIDENTIAL DISTRICT), (WARD 4, DISTRICT 5). (ZC15-01-001)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-01-001, 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-5 (Two Family Residential District) & HC (Highway Commercial District) to an A-7 (Multi 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-7 (Multi 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 A-5 (Two Family Residential District) & HC (Highway Commercial District) to an A-7 (Multi 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF MARCH, 2015; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JANUARY 29, 2015

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

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

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

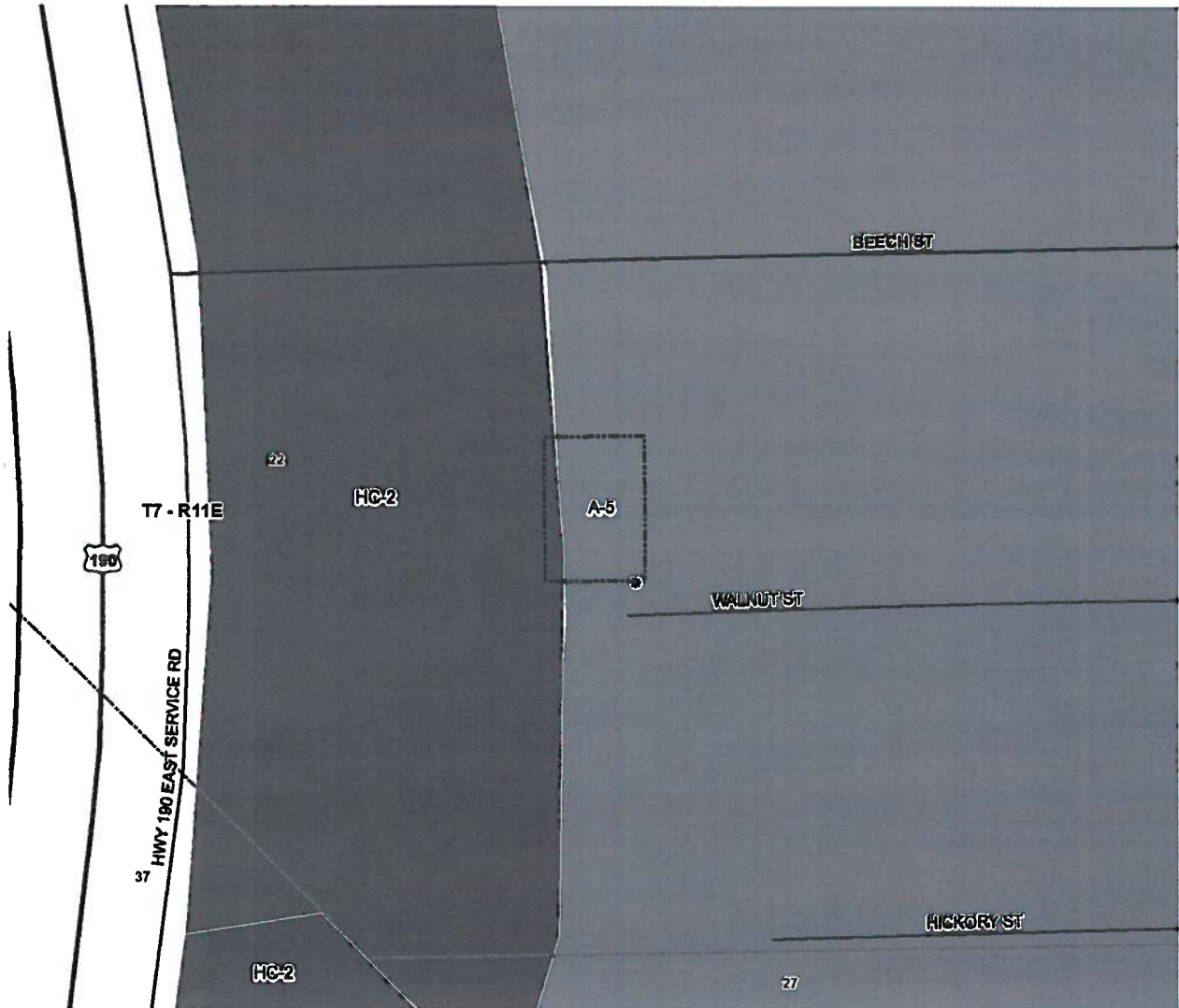
Exhibit "A"

ZC15-01-001

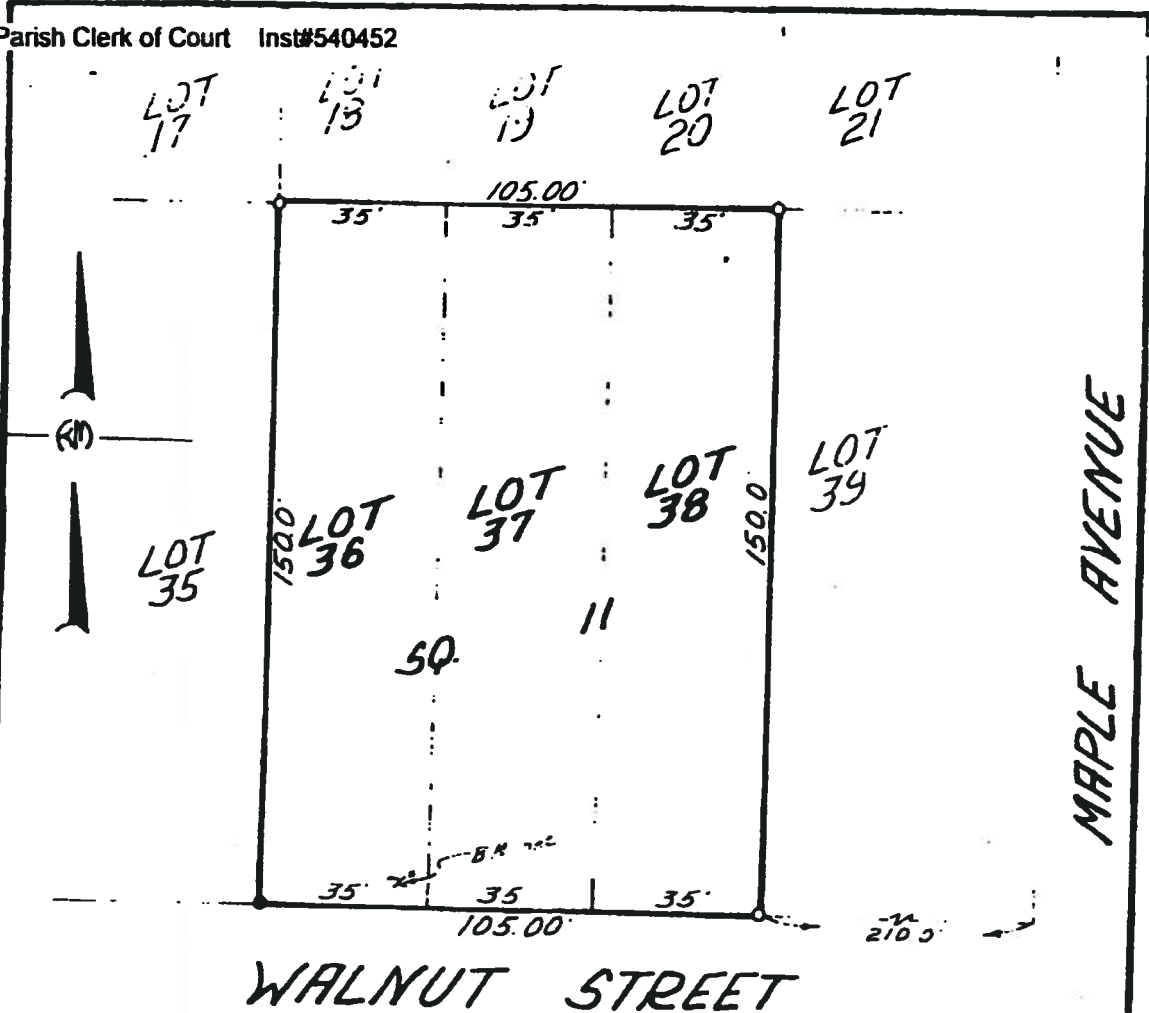
**THOSE CERTAIN LOTS OR PARCELS OF GROUND, together with al the buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions, appurtenances thereunto belonging or in anywise appertaining, situated in OZONE PARK SUBDIVISION, being a re-subdivision of portions of Section 22, Township 7 South, Range 11 East, St. Tammany Parish, Greensburg Land District, Louisiana, more fully described according to a survey by R. C. Huston, Civil Engineer, being on file in the conveyance records of St. Tammany Parish, more particularly described, to-wit:**

**Lots 36, 37 and 38, Square 11, OZONE PARK SUBDIVISION**

**CASE NO.:** ZC15-01-001  
**PETITIONER:** Willa Pitts Kramer  
**OWNER:** Willa Pitts Kramer  
**REQUESTED CHANGE:** From A-5 (Two Family Residential District ) & HC-2 (Highway Commercial District) to A-7 (Multi Family Residential District)  
**LOCATION:** Parcel located on the north side Walnut Street, west of Palmetto Avenue, being lots 36, 37 & 38, Square 11, Ozone Park Subdivision S22, T7S, R11E; Ward 4, District 5  
**SIZE:** 0.36 acres



2015-01-001



- Legend —
- — Iron Rod Found
  - — Iron Pipe Found
  - x — 5" x 1/2" Set in Pine
  - Tree 18' Above E. Line

LOT 36, 37 & 38, SQ. 11  
 OZONE PARK  
 ST. TAMMANY PARISH, LA.

Reference Plat of Ozone Park, The First  
 Piney Woods Suburb of New Orleans, By  
 R. C. Huston, Dated 11-1908



*Kelly McHugh*  
 THIS SEAL MUST BE IN RED INK FOR THIS  
 PLAT TO BE CERTIFIED CORRECT

PREPARED FOR THE EXCLUSIVE USE OF <b>MARC J. OLIVER, JR.</b>	
KELLY MCHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS 350 N. CAUSEWAY BLVD, MANDEVILLE, LA.	
SCALE 1"=30'	JOB NO. 84-126
DRAW. NO. 84-126-1	DRAWN BSB
DATE 3-21-84	REVISED

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** December 29, 2014  
**Case No.:** ZC15-01-001  
**Posted:** 12/10/2014

**Meeting Date:** January 6, 2015  
**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Willa Pitts Kramer  
**OWNER:** Willa Pitts Kramer  
**REQUESTED CHANGE:** From A-5 (Two Family Residential District ) & HC-2 (Highway Commercial District) to A-7 (Multi Family Residential District)  
**LOCATION:** Parcel located on the north side Walnut Street, west of Palmetto Avenue, being lots 36, 37 & 38, Square 11, Ozone Park Subdivision ; S22, T7S, R11E; Ward 4, District 5  
**SIZE:** 0.36 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	A-5 Two Family Residential District
South	Residential	A-5 Two Family Residential District
East	Residential	A-5 Two Family Residential District
West	Undeveloped	HC-2 Highway Commercial District

#### EXISTING LAND USE:

**Existing development?** Yes **Multi occupancy development?** Yes

#### 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-5 (Two Family Residential District ) & HC-2 (Highway Commercial District) to A-7 (Multi Family Residential District). The site is located on the north side Walnut Street, west of Palmetto Avenue, being lots 36, 37 & 38, Square 11, Ozone Park Subdivision. The 2025 Future Land Use Plan calls for the area to be developed with residential uses which includes multi-family residential. The site is currently developed with a 4 plex. Staff does not object to the rezoning, considering that the objective of the request is to bring the site into compliance with the existing use.

Note that the A-7 zoning district allows for maximum net density of one unit per twenty-five hundred (2,500) square feet of property. However, the small size of the site would not allow for an increase in the number of units.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 (Multi Family Residential District) designation be approved.