

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5366

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. SMITH

SECONDED BY: MR. STEFANCIK

ON THE 2 DAY OF APRIL , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 36, WEST OF ST. LANDRY STREET, BEING LOT 6, BLOCK 9, GARLAND’S COVINGTON & CLAIBORNE ADDITION AND WHICH PROPERTY COMPRISES A TOTAL OF 35,800 SQ FT OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-5 (TWO FAMILY RESIDENTIAL DISTRICT), (WARD 3, DISTRICT 2). (ZC15-03-020)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-03-020, 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-4 (Neighborhood Institutional District) to an A-5 (Two 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-5 (Two 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-4 (Neighborhood Institutional District) to an A-5 (Two 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF MAY, 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: _____, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

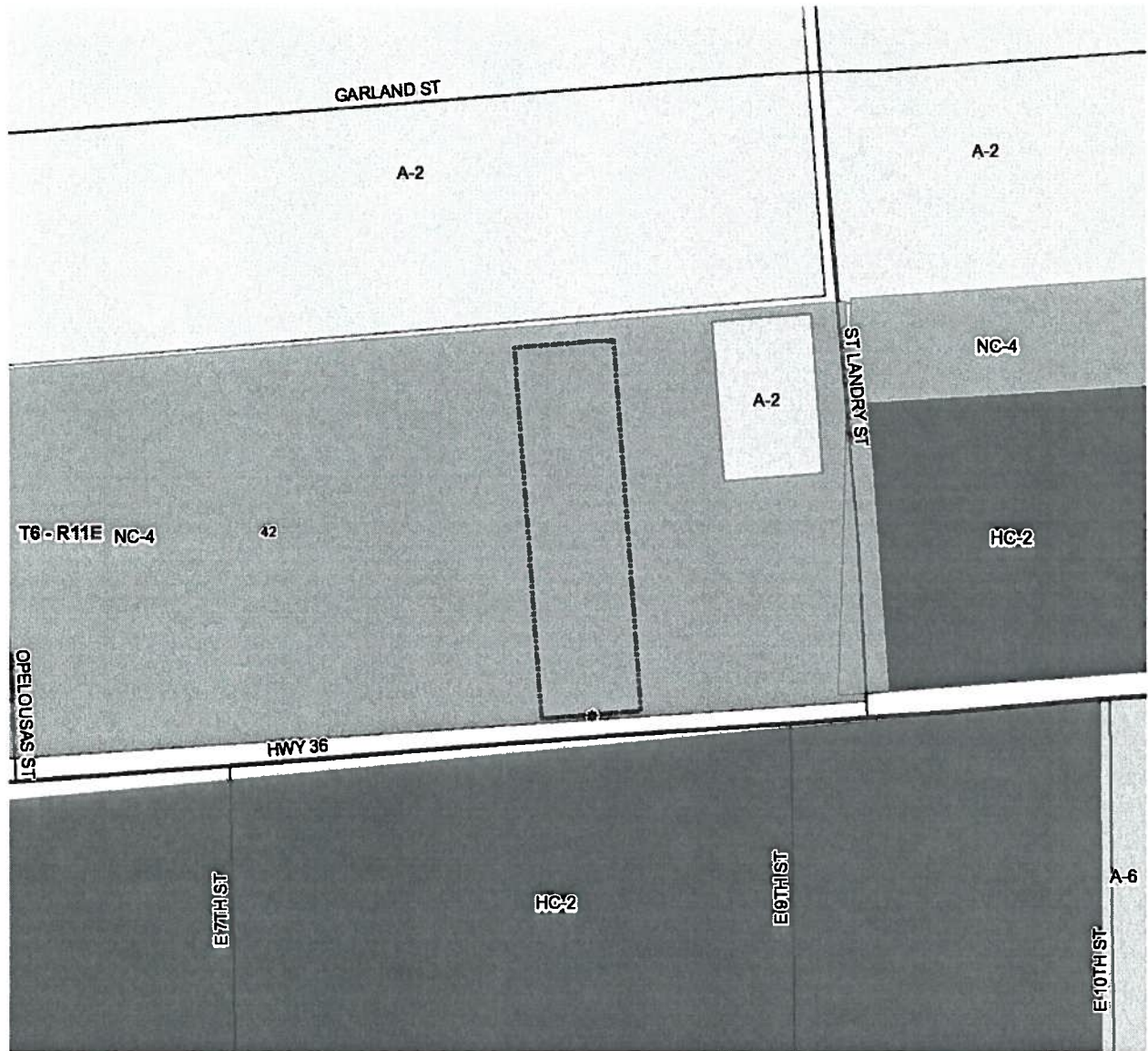
ZC15-03-020

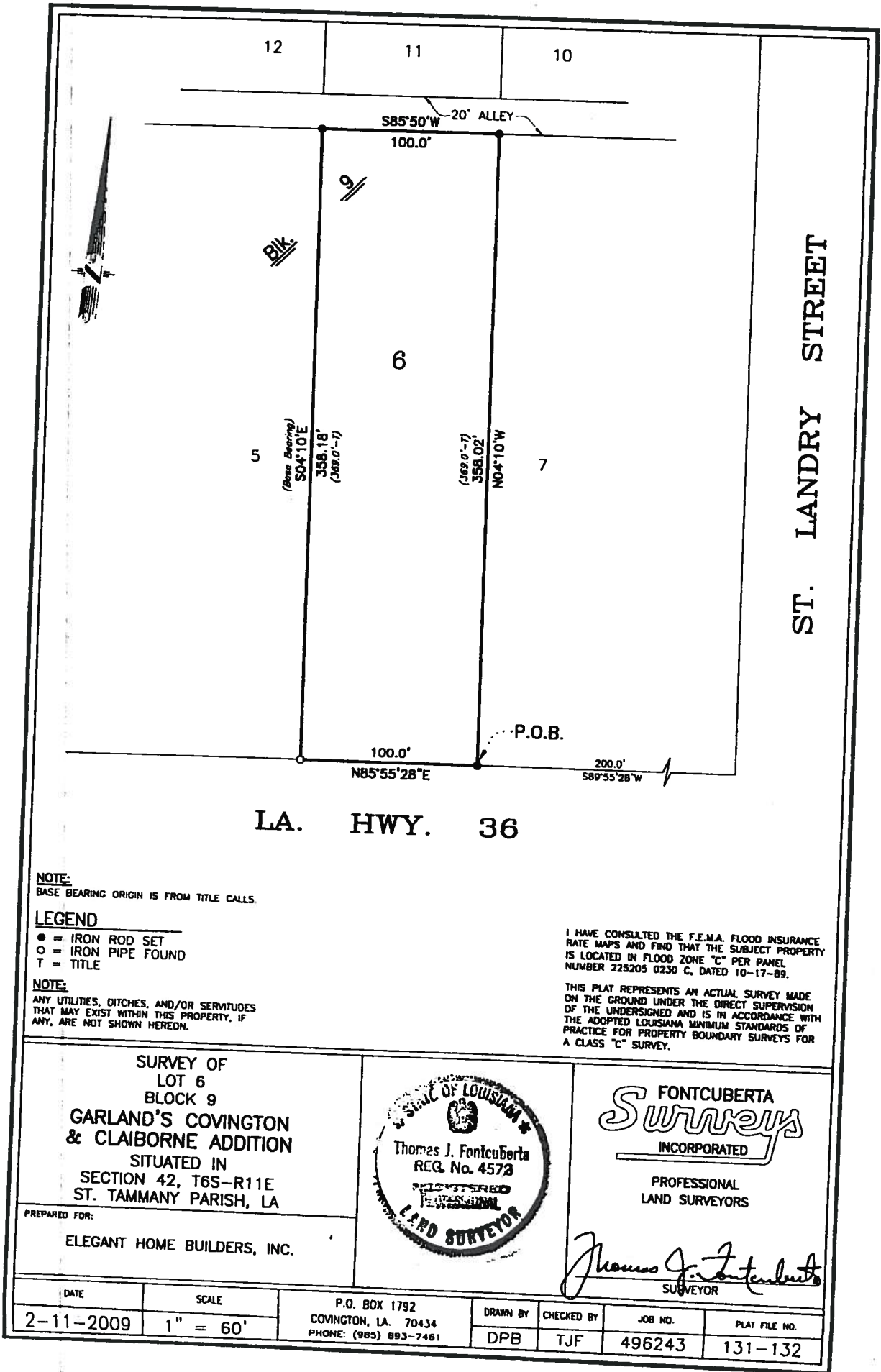
ONE (1) CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated Section 42, Township 6 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, all as more fully described as follows, to-wit;

LOT SIX (6), BLOCK NINE (9), GARLAND'S COVINGTON AND CLAIBORNE ADDITION, all as per map made by C.R. Schultz, Surveyor, on July 18, 1961

From the intersection of the Covington-Abita Springs Highway with St. Landry Street, measure in a westerly direction along the R/W line of the Covington-Abita Springs Highway a distance of 300.0 feet to an iron stake, the POINT OF BEGINNING. From the point of beginning run North 04 degrees 10 minutes West 369.0 feet-(title) to an iron stake; thence run North 85 degrees 50 minutes East 100.0 feet along a 20.0 foot alley in the rear of said subject property to an iron stake; thence run South 04 degrees 10 minutes East 369.0 feet-(title) to an iron stake located on the R/W line of the Covington-Abita Springs Highway; thence run along the R/W of said Covington-Abita Springs Highway in a westerly direction 100.0 feet to the point of beginning.

CASE NO.: ZC15-03-020
PETITIONER: Jack J. Mendheim
OWNER: Elegant Home Builders, Inc
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to A-5 (Two Family Residential District)
LOCATION: Parcel located on the north side of LA Highway 36, west of St. Landry Street, being lot 6, Block 9, Garland's Covington & Claiborne Addition; S42, T6S, R11E; Ward 3, District 2
SIZE: 35,800 Sq ft





LA. HWY. 36

NOTE:
BASE BEARING ORIGIN IS FROM TITLE CALLS

LEGEND
 ● = IRON ROD SET
 ○ = IRON PIPE FOUND
 T = TITLE

NOTE:
ANY UTILITIES, DITCHES, AND/OR SERMTUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0230 C, DATED 10-17-89.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS OF A CLASS "C" SURVEY.

SURVEY OF
 LOT 6
 BLOCK 9
 GARLAND'S COVINGTON
 & CLAIBORNE ADDITION
 SITUATED IN
 SECTION 42, T6S-R11E
 ST. TAMMANY PARISH, LA

PREPARED FOR:
 ELEGANT HOME BUILDERS, INC.



FONTCUBERTA
Surveys
 INCORPORATED
 PROFESSIONAL
 LAND SURVEYORS

Thomas J. Fontcuberta
 SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
2-11-2009	1" = 60'		DPB	TJF	496243	131-132

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 23, 2015
Case No.: ZC15-03-020
Posted: 2/13/2014

Meeting Date: March 3, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jack J. Mendheim
OWNER: Elegant Home Builders, Inc
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to A-5 (Two Family Residential District)
LOCATION: Parcel located on the north side of LA Highway 36, west of St. Landry Street, being lot 6, Block 9, Garland's Covington & Claiborne Addition; S42, T6S, R11E; Ward 3, District 2
SIZE: 35,800 Sq ft

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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-2 Suburban District
South	Commercial	HC-2 Highway Commercial District
East	Residential	NC-4 Neighborhood Institutional District
West	Residential	NC-4 Neighborhood Institutional 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 NC-4 (Neighborhood Institutional District) to A-5 (Two Family Residential District). The site is located on the north side of LA Highway 36, west of St. Landry Street, being lot 6, Block 9, Garland's Covington & Claiborne Addition. The 2025 Future Land Use Plan calls for the area to be developed with commercial uses. Staff does not object to the requested zoning change, as there are residences to the east and west of the property and multi family residential nearby.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 (Two Family Residential District) designation be approved.