

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5485 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5 DAY OF NOVEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF RAMOS AVENUE, SOUTH OF CRAWFORD ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 0.77 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) & NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT), (WARD 3, DISTRICT 2). (ZC15-10-075)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-10-075, 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-3 (Suburban District) & NC-1 (Professional Office District) to an NC-1 (Professional Office 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-1 (Professional Office 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-3 (Suburban District) & NC-1 (Professional Office District) to an NC-1 (Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF DECEMBER, 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: OCTOBER 29, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-10-075

ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 42, Township 6 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, more fully described according to survey by John E. Bonneau & Associates dated June 16, 1994, a copy of which is attached to act at #922614, as follows, to-wit:

From the second mile post from the southeast corner of Township 6 South, Range 11 East, go North 89 degrees 45 minutes West, 1880.60 feet to a point on the line dividing Township 6 South, Range 11 East from Township 7 South, Range 11 East; thence go North 10 degrees 00 minutes West 167.5 feet to a point; thence go South 89 degrees 39 minutes West 477.93 feet to a point; thence go North 30 degrees 07 minutes West 517.3 feet to a point; thence go North 62 degrees 22 minutes East, 255.62 feet to an iron and the Point of Beginning.

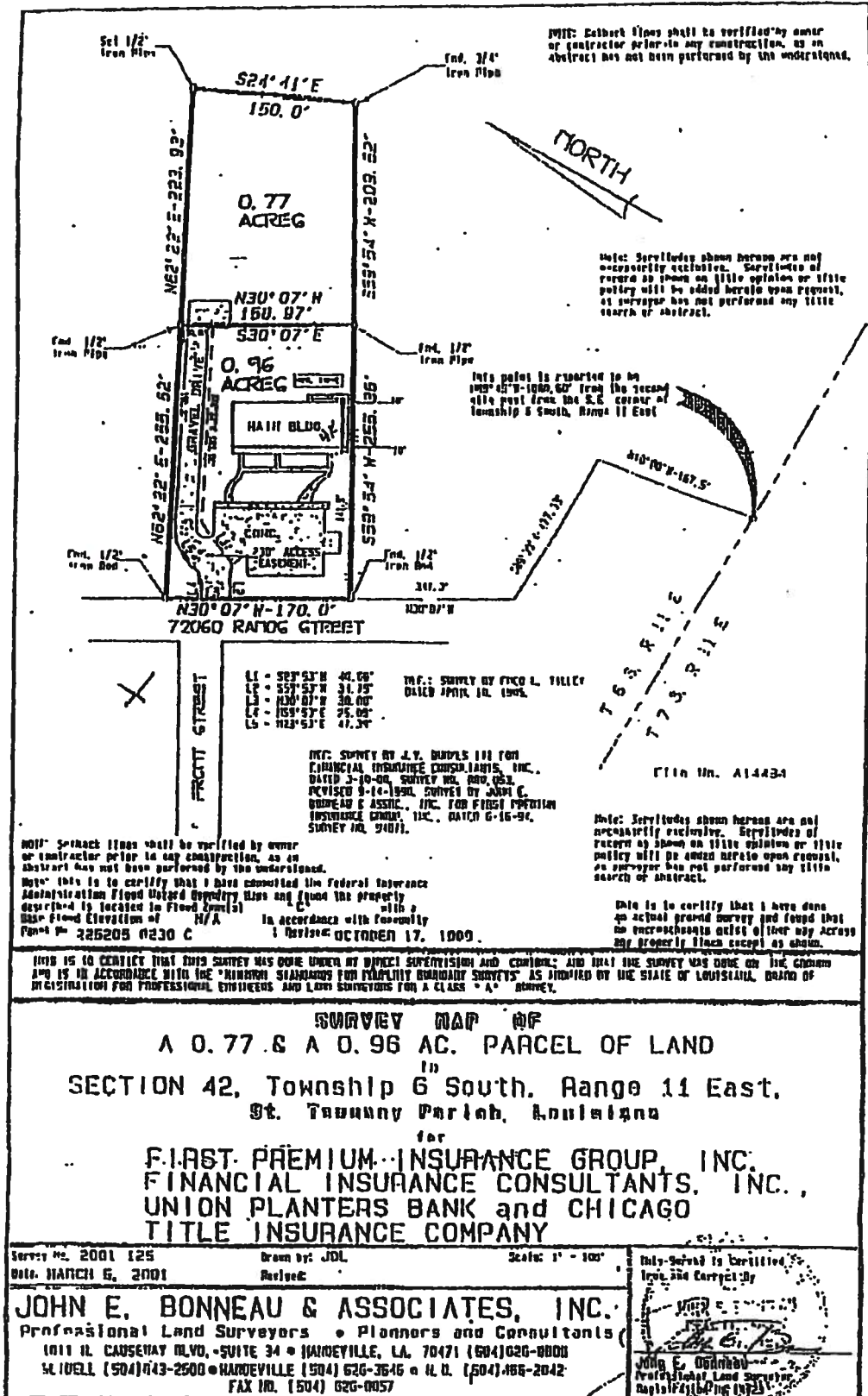
From the Point of Beginning go North 62 degrees 22 minutes East 223.93 feet to a point; thence go South 24 degrees 41 minutes East, 150.0 feet to an iron; thence go South 59 degrees 54 minutes West, 209.52 feet to an iron; thence North 30 degrees 07 minutes West, 158.97 feet to an iron and the Point of Beginning.

Said parcel containing 0.77 acres according to survey.

CASE NO.: ZC15-10-075
PETITIONER: Darrell Fussell
OWNER: St. Tammany Council on the Aging INC
REQUESTED CHANGE: From A-3 (Suburban District) & NC-1 (Professional Office District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the east side of Ramos Avenue, south of Crawford Road ; S42, T6S, R11E; Ward 3, District 2
SIZE: 0.77 acres

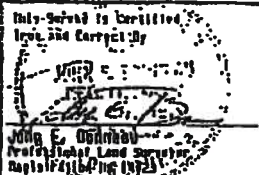


2015-10-075



SURVEY MAP OF
A 0.77 & A 0.96 AC. PARCEL OF LAND
 IN
SECTION 42, Township 6 South, Range 11 East,
St. Tammany Parish, Louisiana
 FOR
FIRST PREMIUM INSURANCE GROUP, INC.
FINANCIAL INSURANCE CONSULTANTS, INC.,
UNION PLANTERS BANK and CHICAGO
TITLE INSURANCE COMPANY

Survey No. 2001 125
 Date: MARCH 6, 2001
 Drawn by: JDL
 Scale: 1" = 100'
JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 IL CAUSEWAY BLVD., SUITE 34 • HARVEYVILLE, LA. 70471 (504) 626-8800
 SLIBELL (504) 643-2500 • HARVEYVILLE (504) 626-3646 • N. D. (504) 666-2042
 FAX NO. (504) 626-0057

This Survey is Certified to be Correct by


ZC15-10-075

HC-2

19391

19383

TAMMANY TRACE

JENKINS

CRAWFORD

72108

MD-1

19434

NC-1

T6-R11E

72060

FRONT

RAMOS

A-3

NC-2

0 270 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 28, 2015
Case No.: ZC15-10-075
Posted: 09/16/15

Meeting Date: October 13, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Darrell Fussell
OWNER: St. Tammany Council on the Aging INC
REQUESTED CHANGE: From A-3 (Suburban District) & NC-1 (Professional Office District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the east side of Ramos Avenue, south of Crawford Road ; S42, T6S, R11E; Ward 3, District 2
SIZE: 0.77 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/Apartments	A-3 (Suburban District)
South	Undeveloped	A-3 (Suburban District)
East	Assisted Living Facility	MD-1 (Medical Residential District)
West	Office	NC-1 (Professional Office District)

EXISTING LAND USE:

Existing development? Yes

No

Multi occupancy development?

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-3 (Suburban District) & NC-1 (Professional Office District) to NC-1 (Professional Office District). The site is located on the east side of Ramos Avenue, south of Crawford Road. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection considering that the front portion of the site is developed with an office complex zoned NC-1, and it is directly abutting an assisted living facility zoned MD-1 in the rear.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-1 (Professional Office District) designation be approved.