

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5059 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: MR. BELLISARIO SECONDED BY: MR. GROBY
ON THE 5 DAY OF SEPTEMBER , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF CAROLINE STREET & MARIGNY AVENUE, TOWN OF MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL 13,334.3 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 4, DISTRICT 10). (ZC13-08-056)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-056, 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-4 (Single 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-4 (Single 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-4 (Single 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF OCTOBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: August 29 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

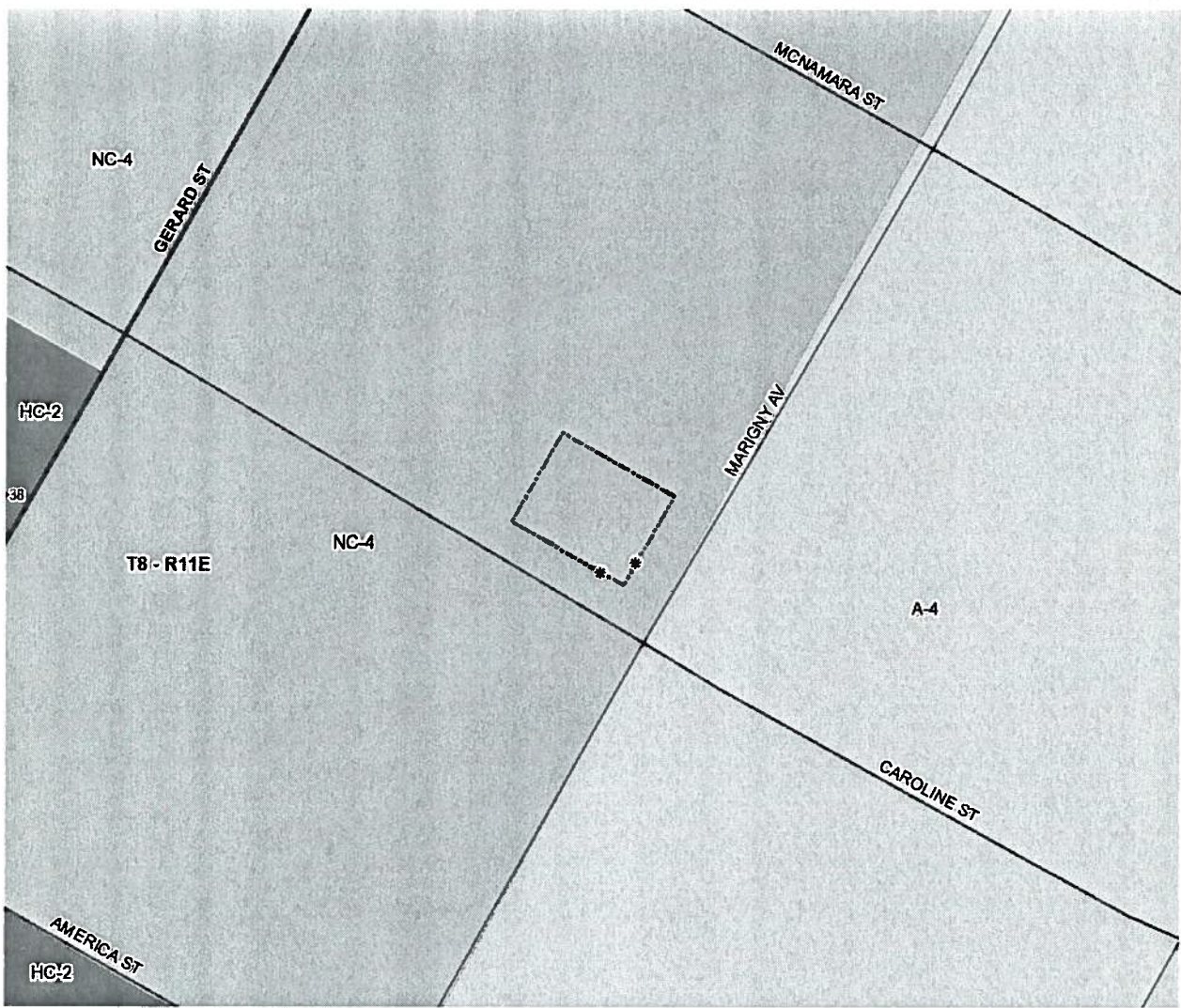
Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

ZC13-08-056

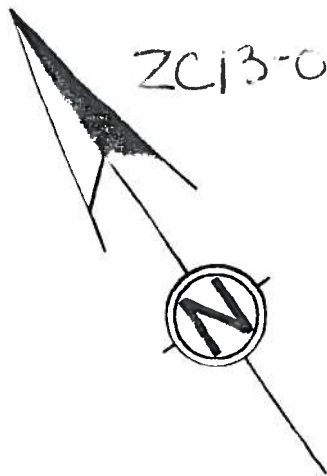
ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Square 185, Town of Mandeville, Township 8 South, Rang 11 East, St. Helena Meridian, St. Tammany Parish, Louisiana, and more particularly described in accordance with map and plat of survey by Ned R. Wilson, surveyor, date March 24, 1980, a copy of which is annexed to deed of acquisition dated April 3, 1980, recorded at COB 968 folio 345, and more particularly described as follows, to-wit: Commence at the Southeast corner of Square 185, Town of Mandeville, which is also the intersection of the West margin of Marigny Avenue and the North margin of Caroline Street, said point being the POINT OF BEGINNING; thence from the POINT OF BEGINNING, proceed westerly along the North margin of Caroline Street, 129.5 feet; thence Northerly parallel to Marigny Avenue, 103.1 feet to the POINT OF BEGINNING, as per survey of Ned R. Wilson dated March 24, 1980.

CASE NO.: ZC13-08-056
PETITIONER: William H. Johnson
OWNER: William H. Johnson
REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to A-4 (Single Family Residential District)
LOCATION: Parcel located on the northwest corner of Caroline Street & Marigny Avenue, Town of Mandeville; S38,T8S,R14E; Ward 4, District 10
SIZE: 13,334.3 sq.ft.



ZC13-08-056

McNAMARA STREET (SIDE)



GIROD STREET (SIDE)
A.K.A. LA HWY. 59

SQUARE 185

13,334.3 SQ. FT.

MARIGNY AVENUE (ASPHALT)

CAROLINE STREET (ASPHALT)

53.3'

LEGEND

- ⊙ = 1/2" IRON PIPE FOUND
- ⊗ = 3/8" IRON ROD FOUND
- ⊖ = 1/2" IRON ROD SET

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0360 C, dated April 2, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: William H. Johnson, Resource Bank, & Stone Title Insurance of LA, LLC

SHOWING A SURVEY OF: A PORTION OF SQUARE 185, TOWN OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'

JOB NO. 13096

DATE: 4-17-2013

REVISED:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 29, 2013
Case No.: ZC13-08-056
Posted: 7/18/2013

Meeting Date: August 6, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER:
OWNER:
REQUESTED CHANGE:
LOCATION:
SIZE:

William H. Johnson
William H. Johnson
From NC-4 (Neighborhood Institutional District) to A-4 (Single Family Residential District)
Parcel located on the northwest corner of Caroline Street & Marigny Avenue, Town of Mandeville; S38,T8S,R14E; Ward 4, District 10
13,334.3 sq.ft.

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	NC-4 Neighborhood Institutional District
South	Residential	NC-4 Neighborhood Institutional District
East	Residential	NC-4 Neighborhood Institutional District
West	Residential	A-4 Single Family Residential District

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.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District) to A-4 (Single Family Residential District). The site is located on the northwest corner of Caroline Street & Marigny Avenue, Town of Mandeville. The 2025 Future Land Use Plan calls for residential uses in the area. The property is surrounded by single family residences. Staff does not object to the requested zoning change.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-4 (Single Family Residential District) designation be approved.