

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5470

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

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 1 DAY OF OCTOBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCELS LOCATED ON THE EAST SIDE OF 8TH STREET, ON THE WEST SIDE OF 7TH STREET AND ON THE NORTH SIDE OF IBERVILLE, BEING LOTS 11, 12, 13, 14, 7 & 8, CHINCHUBA SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 21,600 SQ. FT OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT), (WARD 4, DISTRICT 4). (ZC15-09-068)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-09-068, 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 ED-1 (Primary Education 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 ED-1 (Primary Education 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-1 (Professional Office District) to an ED-1 (Primary Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 NOVEMBER , 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: SEPTEMBER 24 , 2015

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

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

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

EXHIBIT "A"

ZC15-09-068

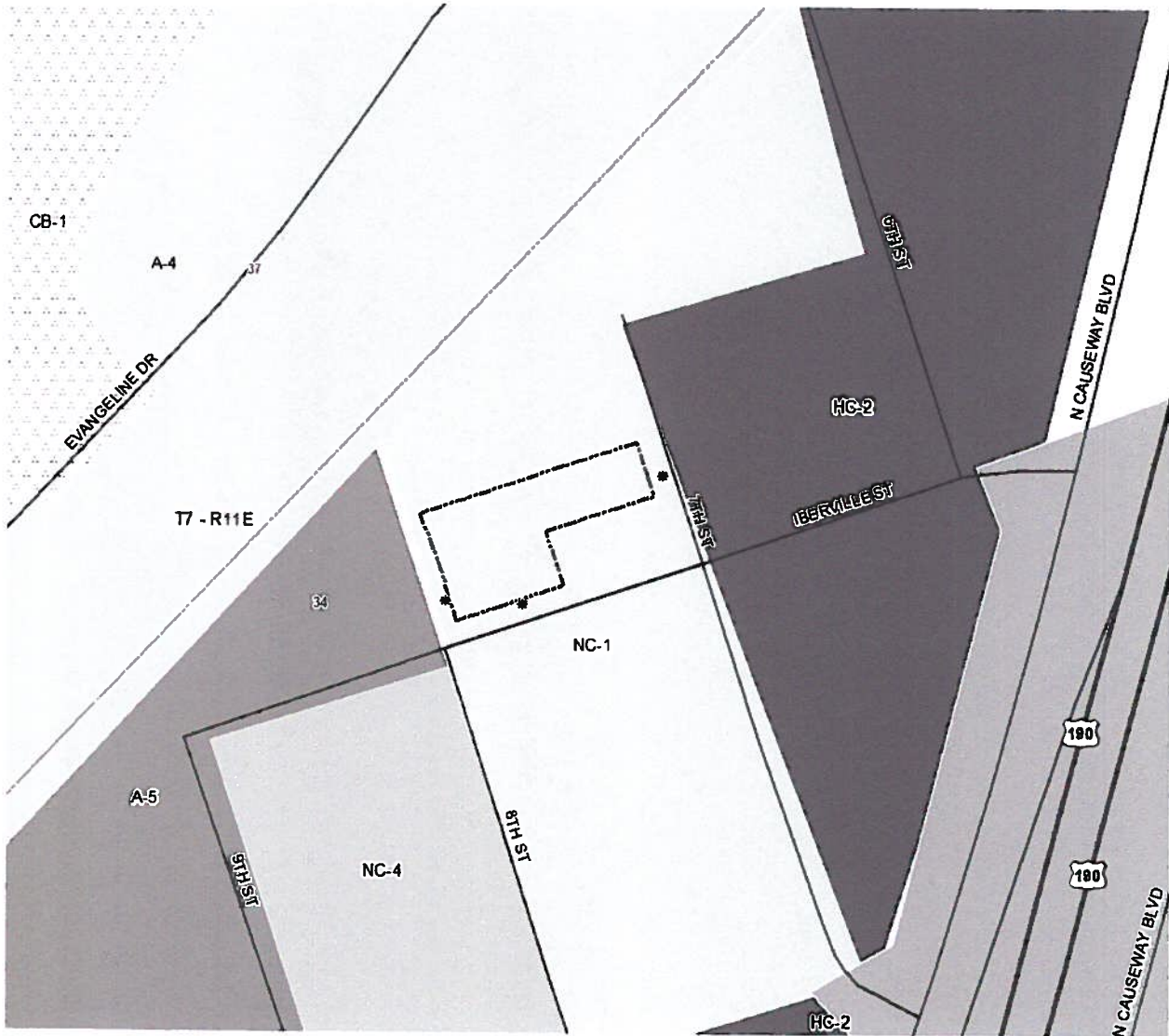
**THAT CERTAIN PIECE OR PORTION OF GROUND, together with all buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in what is known as Chinchuba, being the West Fractional half of Section Thirty-four (34), Township Seven (7) South, Range Eleven (11) East, Greensburg District, Louisiana, which said portion is more particularly described as follows:**

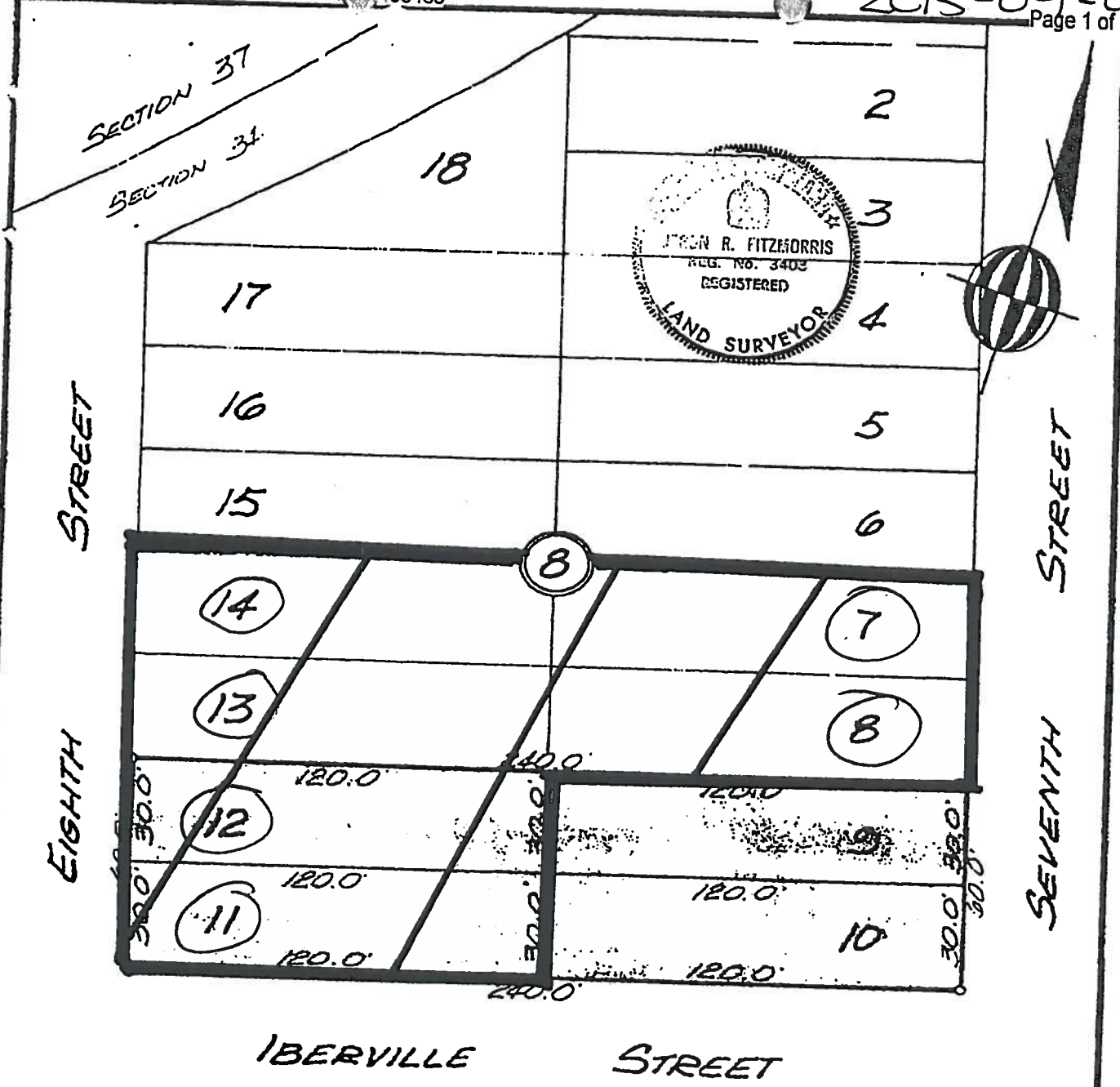
**LOT NUMBERS 11 AND 12 IN SQUARE NUMBER EIGHT (8), bounded by Seventh, Eighth and Iberville Streets and the Western boundary line of Section 34, and measure each thirty feet front by a depth of one hundred twenty feet; said Lots 11 and 12 adjoin each other and front on Eighth Street.**

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, in what is known as Chinchuba, being the West fractional half of Section 34, Township 7 South, Range 11 East, Greensburg District of Louisiana, which said portion is more particularly described as follows:

Lots Nos. 7, 8, 13 and 14, in Square 8, bounded by Seventh, Eighth and Iberville Streets and the Western Boundary Line of Section 34, and measuring each thirty (30') feet front, by a depth of One Hundred Twenty (120') feet; said Lots 7 and 8 adjoin each other and front on Seventh Street, said Lots 13 and 14 adjoin each other and front on Eighth Street.

**CASE NO.:** ZC15-09-068  
**PETITIONER:** Paul D. Rees  
**OWNER:** SHS Foundation & SHS Holding, Inc  
**REQUESTED CHANGE:** From NC-1 (Professional Office District) to ED-1 (Primary Education District)  
**LOCATION:** Parcels located on the east side of 8th Street, on the west side of 7th Street and on the side north of Iberville, being lots 11, 12, 13, 14, 7 & 8, Chinchuba Subdivision ; S34, T7S, R11E; Ward 4, District 4  
**SIZE:** 21,600 Sq.ft





MAP PREPARED FOR **FRANCES C. PIERCE** 7, 8, 11, 12, 13, 14  
 SHOWING A SURVEY MADE OF PROPERTY LOCATED IN **Block 8. Being Lots 7, 8, 9, 10, 11, 12**  
**Chinchuba Subdivision, St. Tammany Parish, Louisiana**  
 THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

**LAND SURVEYING Inc.**  
 COVINGTON, LOUISIANA

CERTIFIED CORRECT  
*Leon R. Fitzmorris*  
 LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 40'

DATE: February 20, 1980

NUMBER 1944

ZC15-09-068

CB-1

259

286

284

257

282

2360

255

280

A-4

SWAMPY

278

276

274

272

2365

2365

HC-2

4331

270

17-R11E

NC-1

IBERVILLE

A-5

4320

2270

TIN

2186

NC-4

2250

CAUSEWAY

2236-2228

0 270 Feet

N



**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** August 24, 2015  
**Case No.:** ZC15-09-068  
**Posted:** 08/20/15

**Meeting Date:** September 1, 2015  
**Determination:** Approved

**GENERAL INFORMATION**

**PETITIONER:** Paul D. Rees  
**OWNER:** SHS Foundation & SHS Holding, Inc  
**REQUESTED CHANGE:** From NC-1 (Professional Office District) to ED-1 (Primary Education District)  
**LOCATION:** Parcels located on the east side of 8th Street, on the west side of 7th Street and on the north side of Iberville, being lots 11, 12, 13, 14, 7 & 8, Chinchuba Subdivision ; S34, T7S, R11E; Ward 4, District 4  
**SIZE:** 21,600 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	Multi Family	NC-1 (Professional Office District)
South	Commercial	NC-1 (Professional Office District)
East	Commercial	HC-2 (Highway Commercial District)
West	Undeveloped	A-5 (Two Family Residential District)

**EXISTING LAND USE:**

**Existing development?** Yes **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.

**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-1 (Professional Office District) to ED-1 (Primary Education District). The parcels are located on the east side of 8th Street, on the west side of 7th Street and on the north side of Iberville, being lots 11, 12, 13, 14, 7 & 8, Chinchuba Subdivision. The 2025 future land use plan calls for the area to be developed with commercial & residential uses. Staff does not have any objection to the request considering that the site is surrounded on the south and east sides by commercial uses and that ED-1 zoning district allows for school facilities, which would be a compatible use with the surrounding area.

Note that the zoning change is being requested in order to make the existing Montessori school conform with the appropriate zoning and to allow for expansion of the use within an existing adjacent building.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an ED-1 (Primary Education District) designation be approved.