

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5062

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

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

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

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

ON THE 5 DAY OF SEPTEMBER , 2013

(ZC13-08-062) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF ORLEANS STREET, EAST OF LA HIGHWAY 59, BEING LOT 26, SQUARE 143, TOWN OF MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL 9,474 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-5 (TWO-FAMILY RESIDENTIAL DISTRICT), (WARD 4, DISTRICT 10). (ZC13-08-062)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-08-062, 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 HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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 \_\_\_\_\_

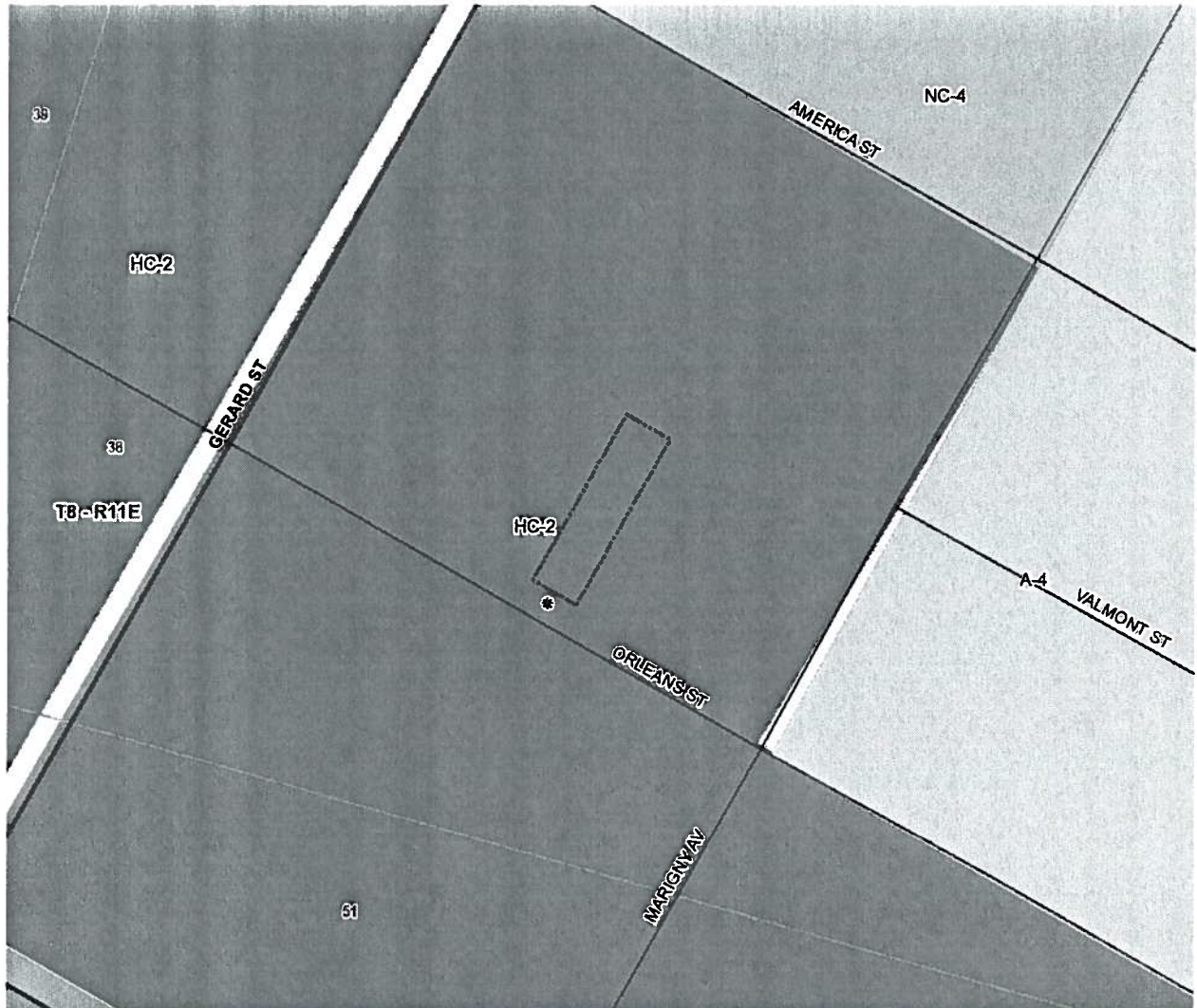
**Exhibit "A"**

**ZC13-08-062**

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Town of Mandeville (outside corporate limits), St. Tammany Parish, Louisiana, being Lot 26 of Square 143, which said lot is more fully described as follows:

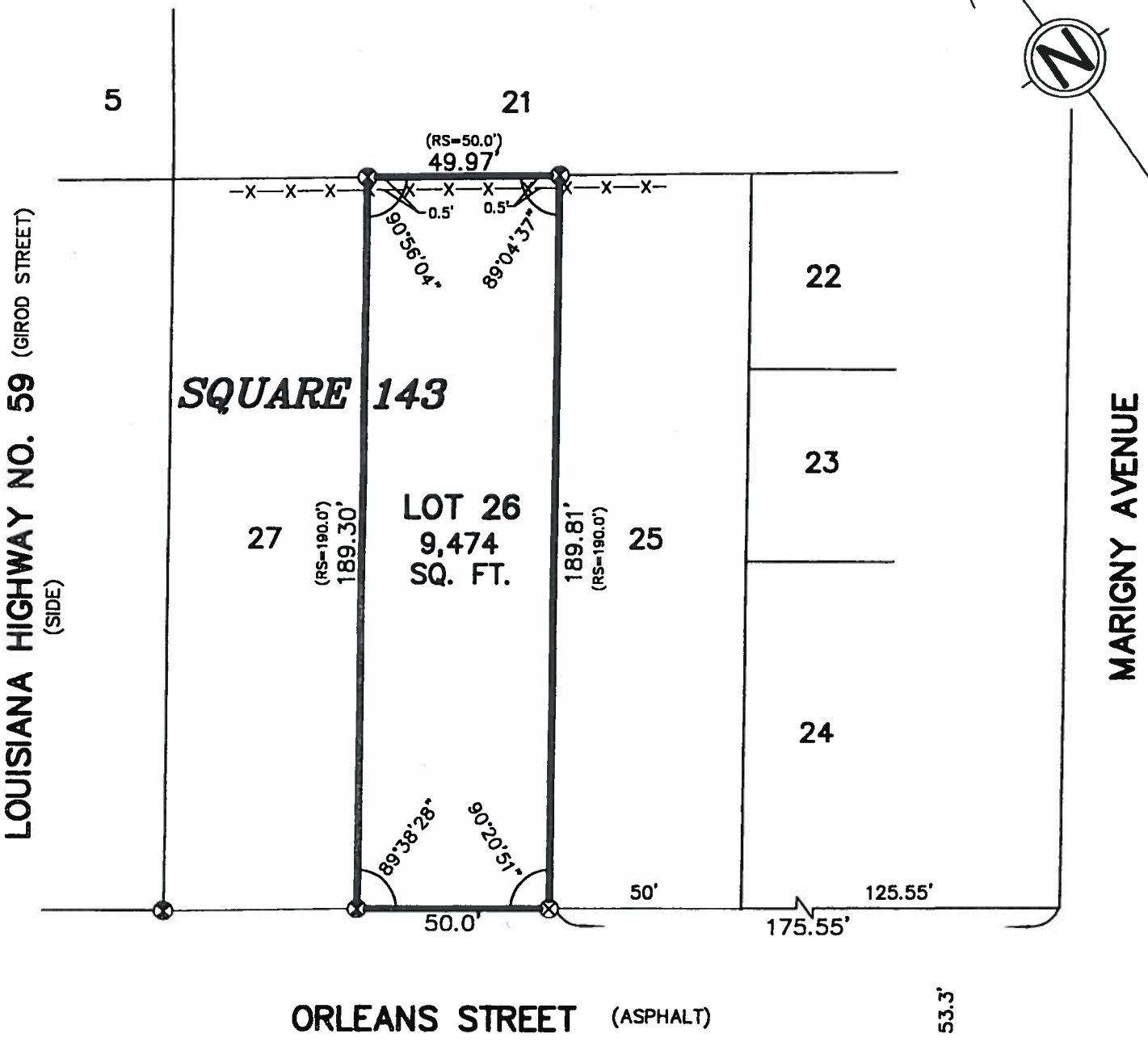
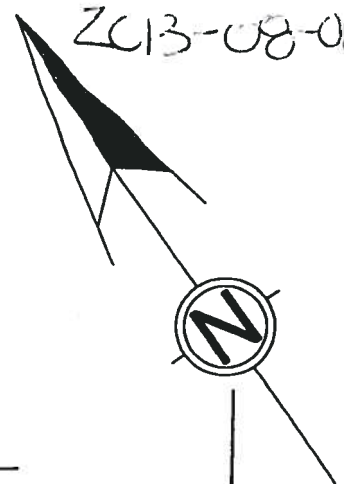
Lot 26 begins on the north side of Orleans Street 175.55 feet from the corner of Orleans Street and Marigny Avenue and measures 50 feet front on Orleans Street, same width in the rear, by a depth of 190 feet, between equal and parallel lines. All of the above descriptions are in American measure. Square 143 is bounded by Orleans Street, Gerard Street (Mandeville-Abita Highway), American Street and Marigny Avenue.

**CASE NO.:** ZC13-08-062  
**PETITIONER:** Kenneth Camp  
**OWNER:** Kenneth Camp  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to A-5 (Two-Family Residential District)  
**LOCATION:** Parcel located on the north side of Orleans Street, east of LA Highway 59, being lot 26, Square 143, Town of Mandeville; S38,T8S,R11E; Ward 4, District 10  
**SIZE:** 9,474 sq.ft.



ZC13-08-062

AMERICA STREET (SIDE)



ORLEANS STREET (ASPHALT)

LEGEND

- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY

REFERENCE SURVEY:

Survey of Square 143 by Eddie J. Champagne, Surveyor dated January 17, 1964.

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** FAX (985) 892-9250  
 503 N. JEFFERSON AVENUE **PROFESSIONAL LAND SURVEYORS** COVINGTON, LA 70433

PLAT PREPARED FOR: **Kemp Builders, LLC**

SHOWING A SURVEY OF: **LOT 26, SQUARE 143, 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.

*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'      JOB NO. 13160      DATE: 6-12-2013      REVISED:

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** August 6, 2013

**Case No.:** ZC13-08-062

**Posted:** 07/18/13

**Meeting Date:** August 6, 2013

**Determination:** Approved

### GENERAL INFORMATION

**PETITIONER:** Kenneth Camp  
**OWNER:** Kenneth Camp  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to A-5 (Two-Family Residential District)  
**LOCATION:** Parcel located on the north side of Orleans Street, east of LA Highway 59, being lot 26, Square 143, Town of Mandeville; S38,T8S,R11E; Ward 4, District 10  
**SIZE:** 9,474 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	Single Family Residence	HC-2 (Highway Commercial District)
South	Single Family Residence	HC-2 (Highway Commercial District)
East	Single Family Residence	HC-2 (Highway Commercial District)
West	Single Family Residence	HC-2 (Highway Commercial 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 HC-2 (Highway Commercial District) to A-5 (Two-Family Residential District). The site is located on the north side of Orleans Street, east of LA Highway 59, being lot 26, Square 143, Town of Mandeville. The 2025 future land use plan calls for the western half of Square 143 to be developed with commercial uses and for the eastern half, which includes the subject site, to be developed with residential uses. At this time, staff feels that there is no compelling reason to recommend approval.

#### STAFF RECOMMENDATION:

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