

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5457

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF SEPTEMBER, 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF 9TH AVENUE, EAST OF US HIGHWAY 190, WEST OF FALCONER DRIVE, BEING SQUARE 96, ALEXIUSVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.32 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT HC-1 (HIGHWAY COMMERCIAL DISTRICT) & NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 3, DISTRICT 2). (ZC15-08-065)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-08-065, 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-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to an A-4A (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-4A (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 HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to an A-4A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF OCTOBER , 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: AUGUST 27 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

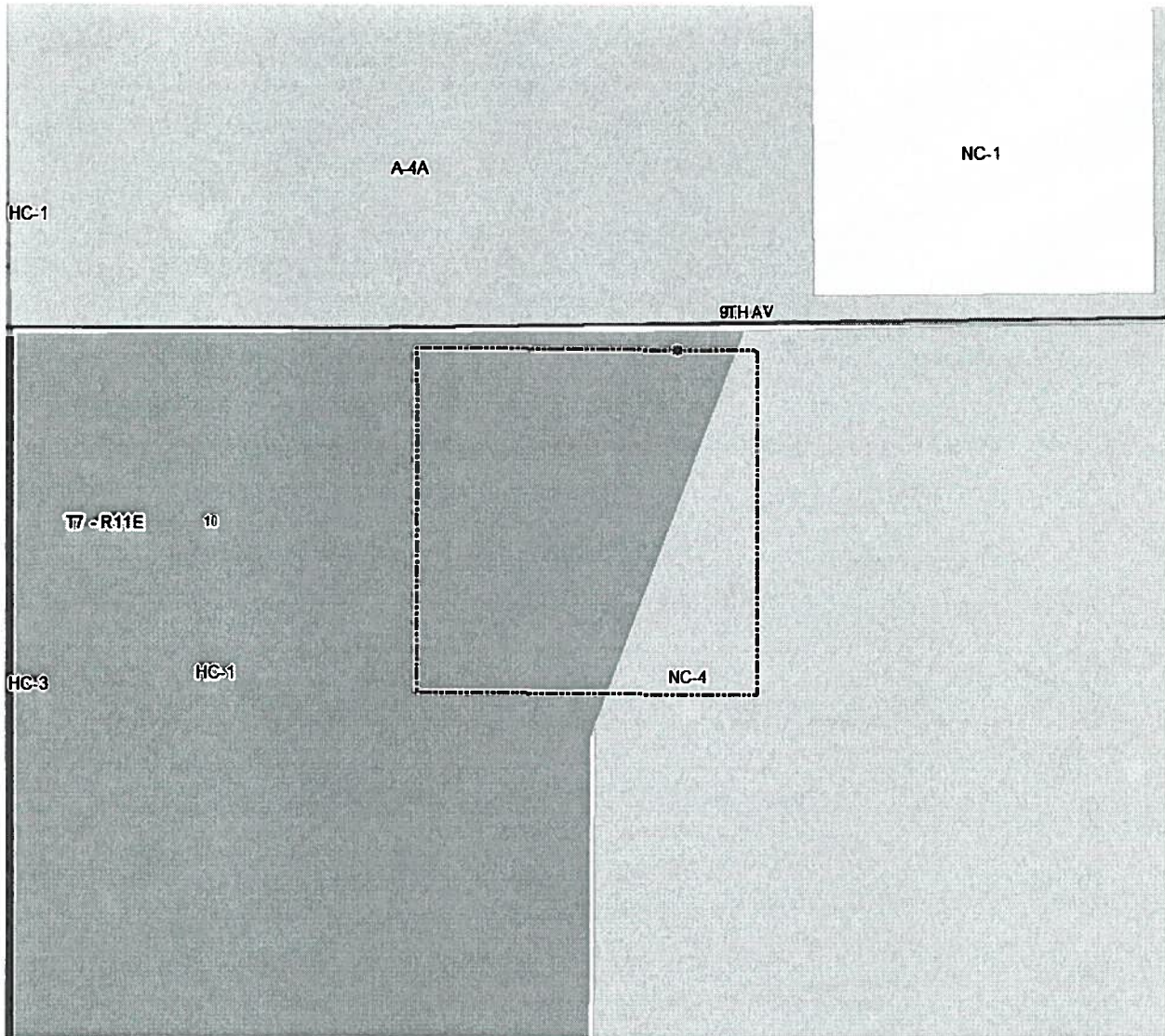
ZC15-08-065

A CERTAIN PARCEL OR SQUARE OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and prescriptions (both liberative and acquisitive) thereunto belonging or in anywise appertaining, situated in **SECTIONS TEN (10) and FORTY-EIGHT (48), TOWNSHIP SEVEN (7) SOUTH, RANGE ELEVEN (11) EAST,** in a subdivision known as Alexuisville, in the Parish of St. Tammany, State of Louisiana; said square: (S) designated by the **NUMBER 96** on a plan made by J. M. Yates, Parish Surveyor of St. Tammany Parish, LA, dated March 31, 1903, and corrected plan approved by J. M. Yates, Parish Surveyor and K. H. Barrow, Civil Engineer, dated June 4, 1910 said plan being on file with the Clerk of Court for the Parish of St. Tammany; said squares are also designated by the same numbers on the survey made by C. R. Schultz, Civil Engineer, dated October 15, 1935 and according thereto said squares measure and are bounded as follows, to-wit:

SQUARE NO. 96 is bounded by H and I STREETS and NINTH and TENTH AVENUES;

The above three squares measure each 240 feet on each of the said streets, avenues and/or boundary lines.

CASE NO.: ZC15-08-065
PETITIONER: Danny M. Martin
OWNER: Robert Charbonnet, Peter Charbonnet, Barbara Brewer Charbonnet, Jack Charbonnet, Linda Schreiner Charbonnet, Kenny Charbonnet, Jane Stuckey Charbonnet
REQUESTED CHANGE: From HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to A-4A (Single Family Residential District)
LOCATION: Parcel located on the south side of 9th Avenue, east of US Highway 190, west of Falconer Drive, being Square 96, Alexiusville ; S10, T7S, R11E; Ward 3, District 2
SIZE: 1.32 acres



ZC15-08-065

48

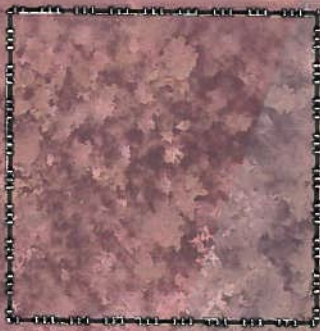
A-4A

19359

BIRD

9TH

T7-R31E 10



FALCONER

FALCONER

NC-1

HC-3 11TH

HC-1

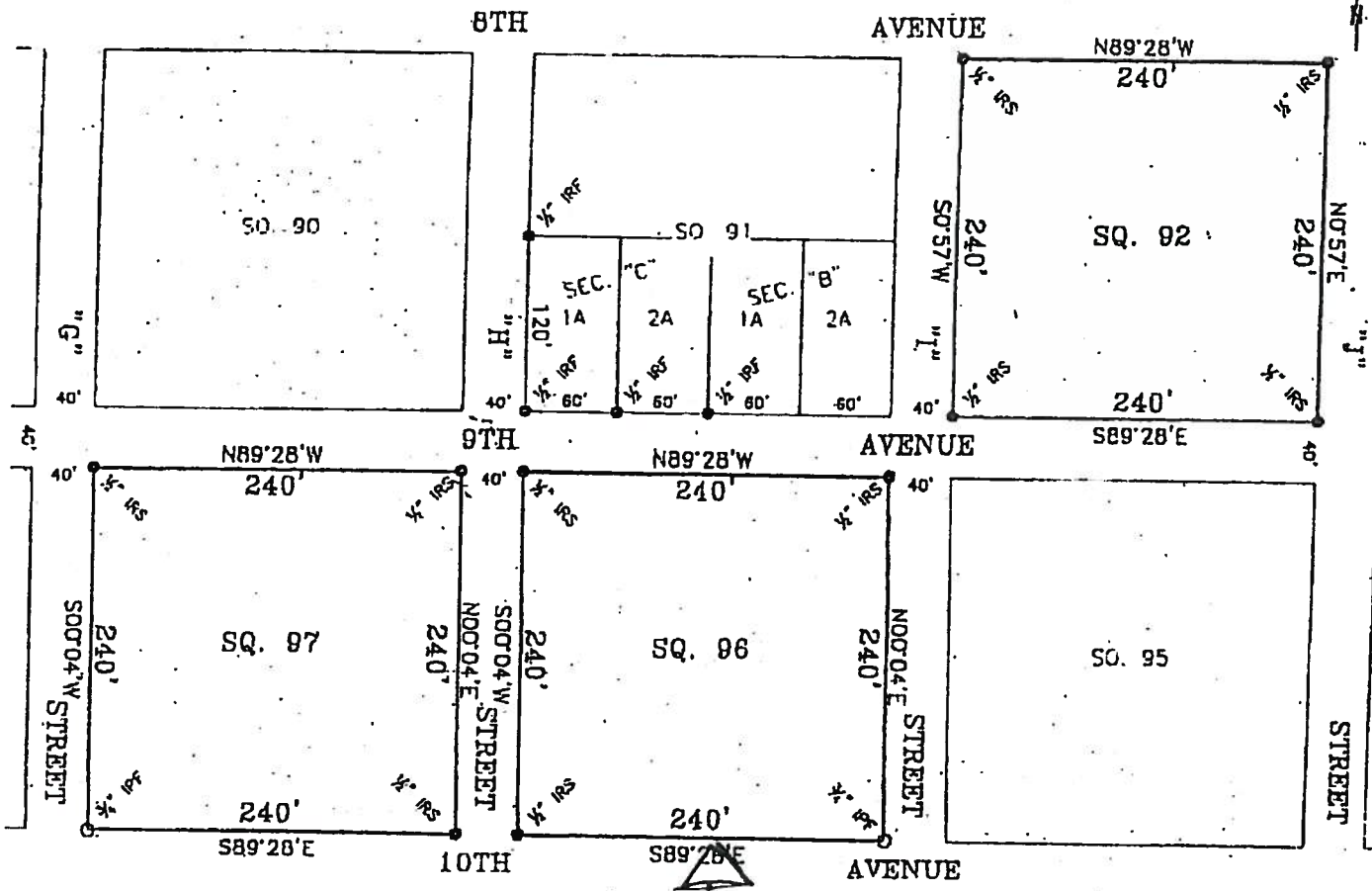
NC-4

12TH

0 400 Feet



2015-08-065



NOTE:
 THE FOLLOWING STREETS ARE NOT CONSTRUCTED:
 "G" STREET, "H" STREET, "I" STREET, "J" STREET,
 8TH AVENUE AND 10TH AVENUE.

SITE

REFERENCE SURVEY(S):
 RESUBDIVISION SURVEY OF LOTS 1, 2, 3 & 4, SECTION C, INTO LOTS 1A & 2A SECTION C AND LOTS 1, 2, 3 & 4 SECTION B, INTO LOTS 1A & 2A SECTION B, SQ. 91, ALEXIUSVILLE SUBDIVISION.
 BY: JOHN G. CUMMINGS; DATED: JULY 13, 2005. JOB No.: C5040A.

ALEXIUSVILLE SUBDIVISION MAP
 BY: J.M. YATES; DATED: MARCH 31, 1903; REVISED: JUNE 4, 1910.

SQ. 08, ALEXIUSVILLE SUBDIVISION
 BY: S.K. LANDRY; DATED: DECEMBER 10, 1982.

NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0230 C; Revised: OCTOBER 17, 1989.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

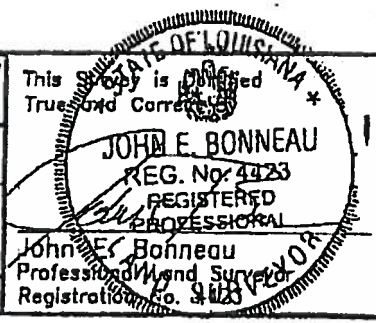
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

SURVEY MAP OF
 SQUARES 92, 96 & 97, ALEXIUSVILLE SUBDIVISION,
 SITUATED IN SECTION 10, T7S-R11E

in
 St. Tammany Parish, Louisiana
 for
 ROBERT P. CHARBONNET

Survey No. 2008111 Drawn by: L.F.R. Scale: 1" = 120'
 Date: JUNE 5, 2008 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
 (985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
 www.JEBCOLandSurveying.com • e-mail: jabco1@bellsouth.net



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 24, 2015
Case No.: ZC15-08-065
Posted: 07/21/15

Meeting Date: August 4, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Danny M. Martin
OWNER: Robert Charbonnet, Peter Charbonnet, Barbara Brewer Charbonnet, Jack Charbonnet, Linda Schreiner Charbonnet, Kenny Charbonnet, Jane Stuckey Charbonnet
REQUESTED CHANGE: From HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to A-4A (Single Family Residential District)
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SIZE: 1.32 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	Residential	A-4A (Single Family Residential District)
South	Undeveloped	HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District)
East	Undeveloped	NC-4 (Neighborhood Institutional District)
West	Undeveloped	HC-1 (Highway Commercial District)

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Mixed Use – Commercial – Conservation - These planned districts would include mixed uses, except for residential uses, – at varying densities - and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) & NC-4 (Neighborhood Institutional District) to A-4A (Single Family Residential District). The site is located on the south side of 9th Avenue, east of US Highway 190, west of Falconer Drive. The 2025 future land use plan calls for the area to be developed as a planned district with a mix of commercial uses. The zoning change is being requested in order to developed the 1.32 acre square with single family residences on lot of a minimum of 60' in width, as required under the A-4A single family residential district. Staff does not have any objections to the request, considering that there are some single family residences across from the subject site and it would provide additional residential units in proximity to existing and future commercial uses.

STAFF RECOMMENDATION:

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