

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3265

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. BILLIOT

PROVIDED BY: PLANNING DEPT.

INTRODUCED BY: MR. BILLIOT

SECONDED BY: MR. BURKHALTER

ON THE 6TH DAY OF APRIL 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the southwest corner of Orleans Street & Clausel Street, north of US Highway 190 and which property comprises a total of 39,107 sq. ft. of land more or less, from its present C-1 (Neighborhood Commercial) District to an A-6 (General Multi Family Residential) District, Ward 4, District 10. (ZC06-01-001)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-01-001, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains C-1 (Neighborhood Commercial) District; 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-6 (General Multi 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 C-1 (Neighborhood Commercial) District to an A-6 (General Multi Family Residential) District (see Exhibit "A") for complete boundaries..

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

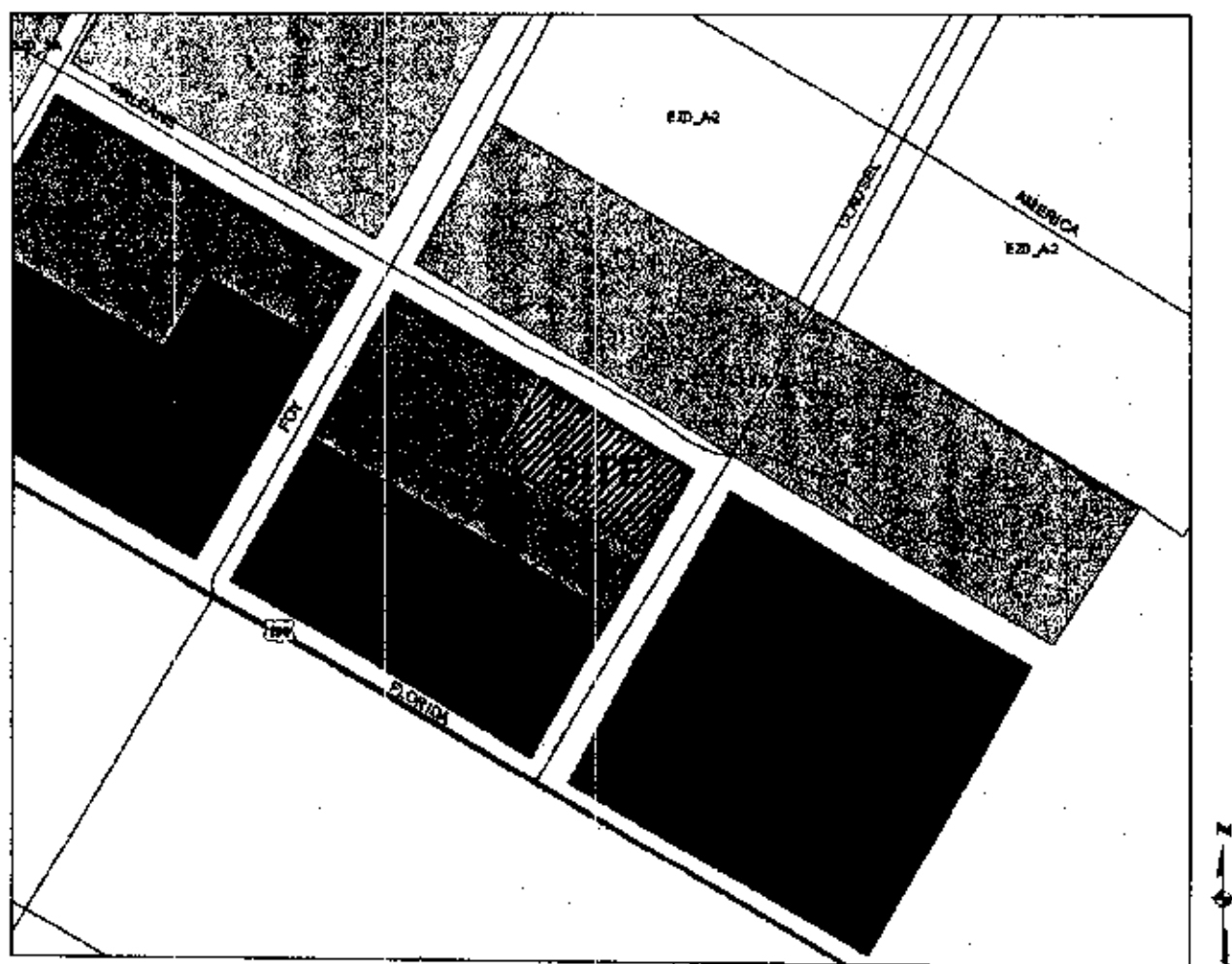
EXHIBIT "A"

ZC06-01-001

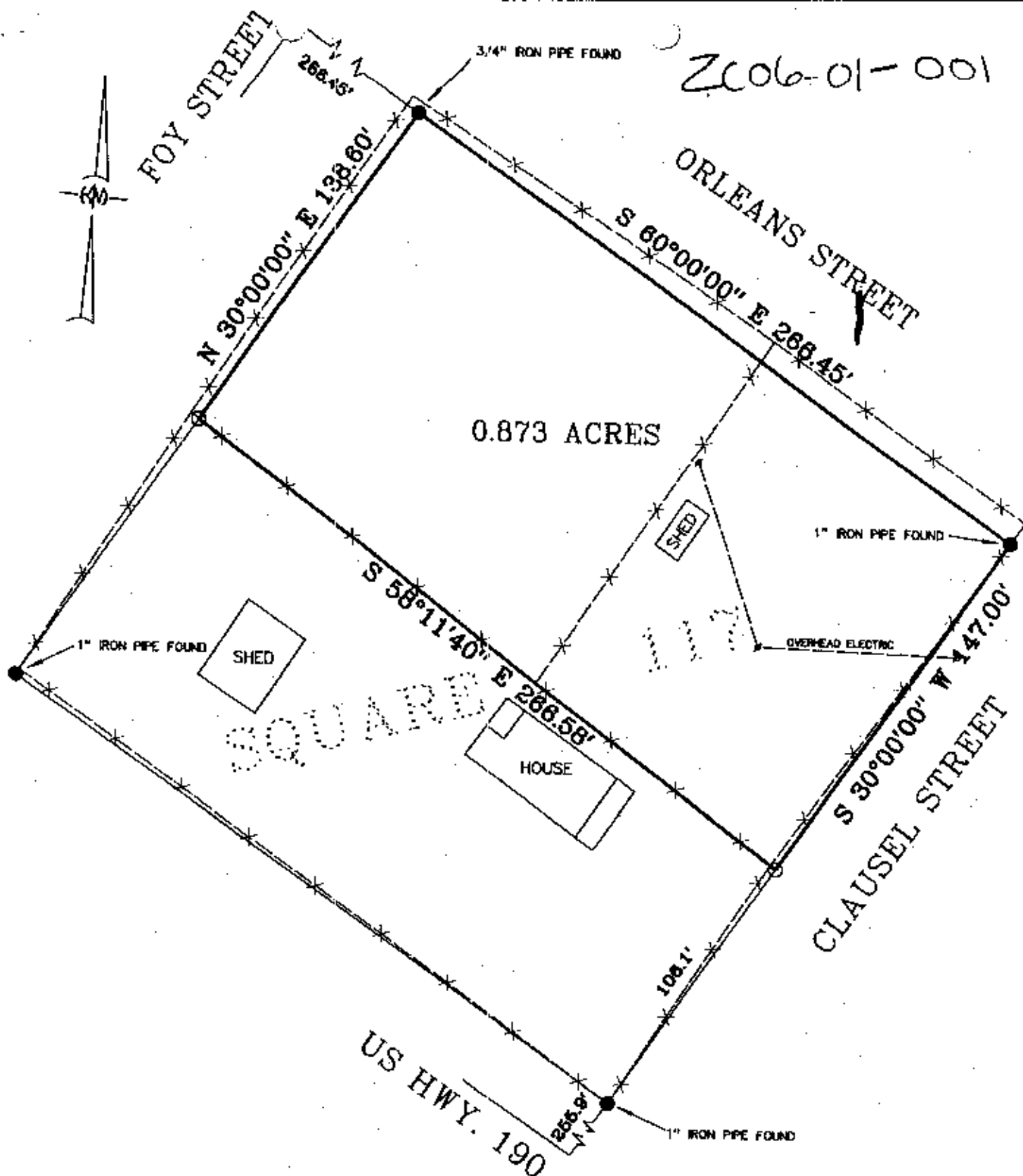
ALL THAT CERTAIN PIECE OR PORTION OF LAND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in that part thereof known as Town of Mandeville, in Square 117, and being more fully described as follows, to-wit:

Begin at the intersection of the south line of Orleans Street and the west line of Clausel Street, the Point of Beginning, and run southwesterly along the west line of Clausel Street in a direction of South 30 degrees, 00 minutes 00 seconds West a distance of 147.0 feet; thence go South 58 degrees 11 minutes 40 seconds East 266.58 feet (89 degrees 12 minutes 266.7 feet on Title) to a 1/2 iron rod set; thence go 30 degrees 00 minutes 00 seconds East 138.68 feet (turn at an interior angle of 91 degrees 48 minutes 138.6 feet Title) to a 1/2 iron rod found; thence go 60 degrees 00 minutes 00 seconds East 266.45 feet (along the south line of Orleans street in a southeasterly direction in a distance of 266.45 feet Title) to the point of beginning.

CASE NO.: ZC06-01-001
PETITIONER: Dudley J. & Lilly C. Simmerly Jr.
OWNER: Dudley J. & Lilly C. Simmerly, Jr.
REQUESTED CHANGE: From C-1 (Neighborhood Commercial) District to A-6 (General Multi Family Residential) District
LOCATION: Parcel located on the southwest corner of Orleans Street & Clause Street, north of US Highway 190 ; S46, T8S, R11E; Ward 4, District 10
SIZE: 39,107 sq. ft.



2006-01-001



--- LEGEND ---

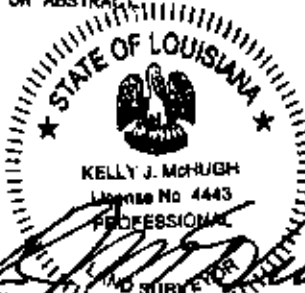
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

REFERENCE 1:
PLAT OF LAND SURVEYED FOR ROBERSON & WARNING...SQ 117
MANDEVILLE, BY EDDIE CHAMPAGNE DATED 3/2/71.
NO SERVITUDES OR SETBACKS SHOWN.

REFERENCE 2:
MAP OF MANDEVILLE, LA. DATED 5/31/28
FROM WHICH BASIS OF BEARING WAS SCALED.

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205-0360C; REV.4/2/91.

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.



KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:

A PORTION OF THE NORTHEAST 1/4
SQUARE 117 TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LA

PREPARED FOR:

JIMMY GILL

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 50' DATE: 10/30/02
DRAWN: B.W.M. JOB NO.: 02-337
REVISED:

FILE: SEATAA-117/SQ117 MANDEVILLE-ROBERSON

ZONING STAFF REPORT

Date: January 27, 2006

Case No.: ZC06-01-001

Prior Action: Tabled (01/03/06)

Posted: 01/18/06

Meeting Date: February 7, 2006

Determination: Denied

GENERAL INFORMATION

PETITIONER: Dudley J. & Lilly C. Simmerly Jr.
OWNER: Dudley J. & Lilly C. Simmerly, Jr.
REQUESTED CHANGE: From C-1 (Neighborhood Commercial) District to A-6 (General Multi Family Residential) District
LOCATION: Parcel located on the southwest corner of Orleans Street & Clausel Street, north of US Highway 190 ; S46, T8S, R11E; Ward 4, District 10
SIZE: 39,107 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: 2 Lane Parish

Road Surface: Parish

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family	SA (Suburban Agriculture) District
South	Commercial/older Single Family	C-1(Neighborhood Commercial) District
East	Single Family	C-2 (Highway Commercial) District
West	Undeveloped	C-1 (Neighborhood Commercial) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from C-1 (Neighborhood Commercial) District to A-6 (General Multi Family Residential) District. The site is located on the southwest corner of Orleans Street & Clausel Street, north of US Highway 190. There are some residential uses to the north, south, and east sides of the site. However, the site is mostly surrounded by commercially zoned properties. The comprehensive plan calls for the property to be developed with commercial uses and or residential centers. The requested rezoning to A-6 would then be appropriate for the area.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-6 (General Multi Family Residential) District designation be approved.



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2529
FAX: (985) 898-3003
e-mail: planning@stpgov.org

Appeal # 5
Kevin Davis
Parish President

Ord Cal 3265

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO
APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE
FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING.
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

APPEAL REQUEST

DATE: 2-8-06

ZC06-01-001

Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: A-6 (General Multi Family Residential) District
Acres: 39,107 sq. ft.
Petitioner: Dudley J. & Lilly C. Simmerly Jr.
Owner: Dudley J. & Lilly C. Simmerly, Jr.
Location: Parcel located on the southwest corner of Orleans Street & Clausel
Street, north of US Highway 190, S46, T8S, R11E, Ward 4, District 10
Council District: 10

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

[Signature]
(SIGNATURE)

DUDLEY SIMMERLY

870 ARMAND ST.

MADEVILLE, LA

CELL 985-502-0901
PHONE #: OFF. 985-6210-1523

