

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3625 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR MR. BURKHALTER PROVIDED BY: PLANNING DEPT.

INTRODUCED BY: MR. BURKHALTER SECONDED BY: MR. BILLIOT

ON THE 2ND DAY OF AUGUST 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street and which property comprises a total of 10.040 acres of land more or less, from its present MH (Mobile Home) District to a ID (Institutional) District, Ward 8, District 14. (ZC07-07-047)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-07-047, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains MH (Mobile Home) 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 ID (Institutional) District (see Exhibit "A") for complete boundaries.

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 MH (Mobile Home) District to a ID (Institutional) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC07-07-047

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 Southwest Quarter of Section 18, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:

Beginning at the Southwest corner of Section 18, Township 9 South, Range 15 East, go South 89° 34' East 963.8 feet to the point of beginning; thence continue South 89° 34' East 310 feet; thence go North 1390.6 feet; thence go West 290 feet; thence go North 368.3 feet; thence go West 20 feet; thence go South 1758.9 feet to the point of beginning.

LESS AND EXCEPT that small portion thereon at the extreme Northwest corner of the above described property which lies within the right of way of a public road.

All in accordance with survey by Albert A. Lovell & Associates, Inc., dated August 31, 1984 being Job No. 97777, a copy of which is recorded as Map File #2637.



Covington, LA 70434
 Phone: (504) 899-2222
 Fax: (504) 899-2003
 e-mail: planning@stpgov.org

Kevin Dewar
 Parish President

Ord Cal 3625
 Appeal # 5

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: 7/5/07

ZC07-07-047

Existing Zoning: MH (Mobile Home) District
 Proposed Zoning: ID (Institutional) District
 Acres: 10.040 acres
 Petitioner: Adrian Lenczewski
 Owner: KBL Development, LLC
 Location: Parcel located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street, S18, T9S, R15E, Ward 8, District 14
 Council District: 14

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

[Handwritten Signature]

(SIGNATURE)

Jeffrey D. Schoen

P.O. Box 1810

Covington, LA 70434

PHONE #: 892-4801



ZONING STAFF REPORT

Date: June 22, 2007

Meeting Date: July 3, 2007

Case No.: ZC07-07-047

Determination: Denied

Posted: 6/13/07

GENERAL INFORMATION

PETITIONER: Adrian Lenczewski
OWNER: KBL Development, LLC
REQUESTED CHANGE: From MH (Mobile Home) District to ID (Institutional) District
LOCATION: Parcel located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street; S18, T9S, R15E; Ward 8, District 14
SIZE: 10.040 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Industrial	M-1 (Light Industrial) District
South	Undeveloped	A-3 (Suburban) District
East	Undeveloped	A-3 (Suburban) District
West	Residential/Undeveloped	A-3 (Suburban) District

EXISTING LAND USE:

Existing development? No Multi occupancy development? Yes

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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives - such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from MH (Mobile Home) District to ID (Institutional) District. The site is located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street. The subject property is mainly surrounded by undeveloped land, single-family residences and an industrial development on the north side, along the access to the site. The 2025 Future Land Use Plan calls for a portion of the site to be developed with residential uses and the southern part of the site to be preserved as a conservation area where the natural systems should be preserved.

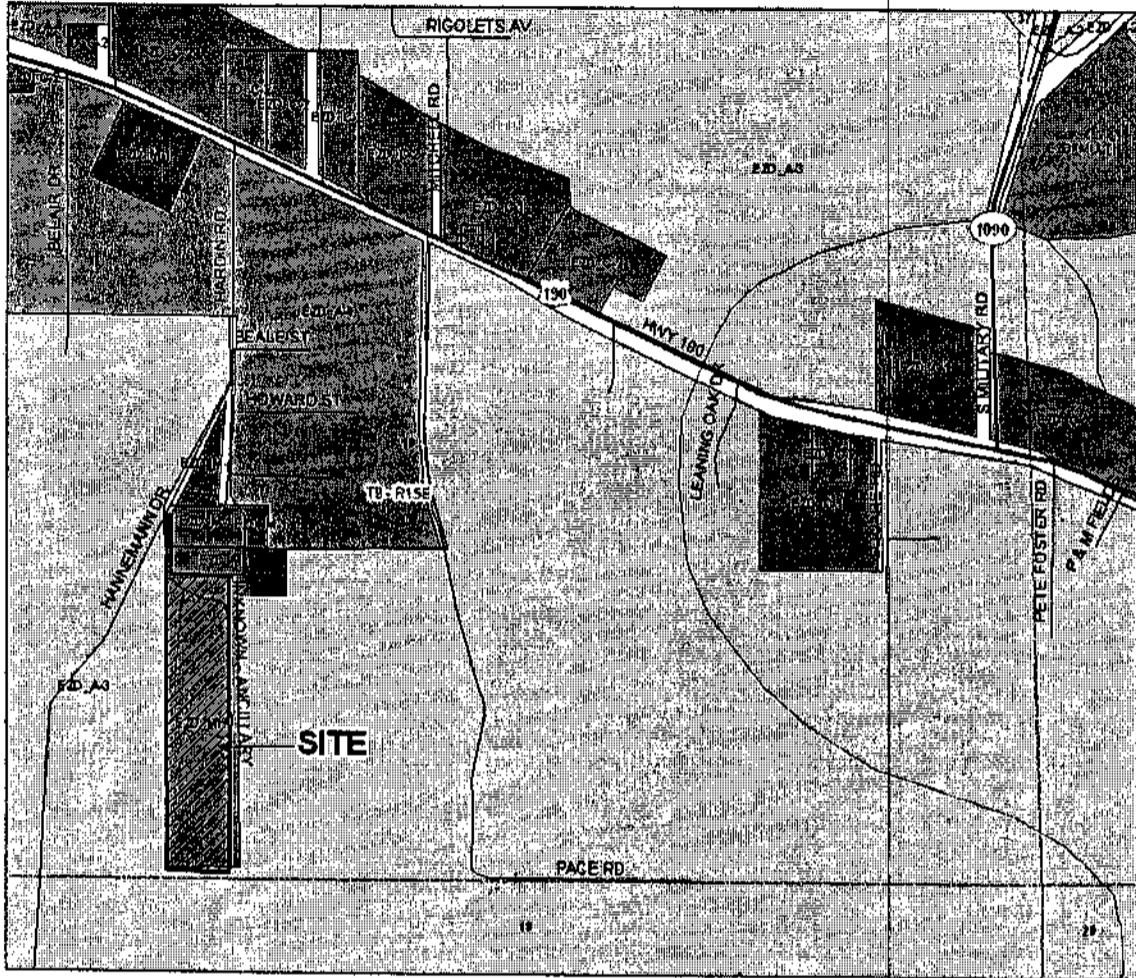
Staff has concerns with the compatibility of some of the conditional uses listed under the ID (Institutional) District with the area. However, some ID (Institutional) District uses could be appropriate.

STAFF RECOMMENDATION:

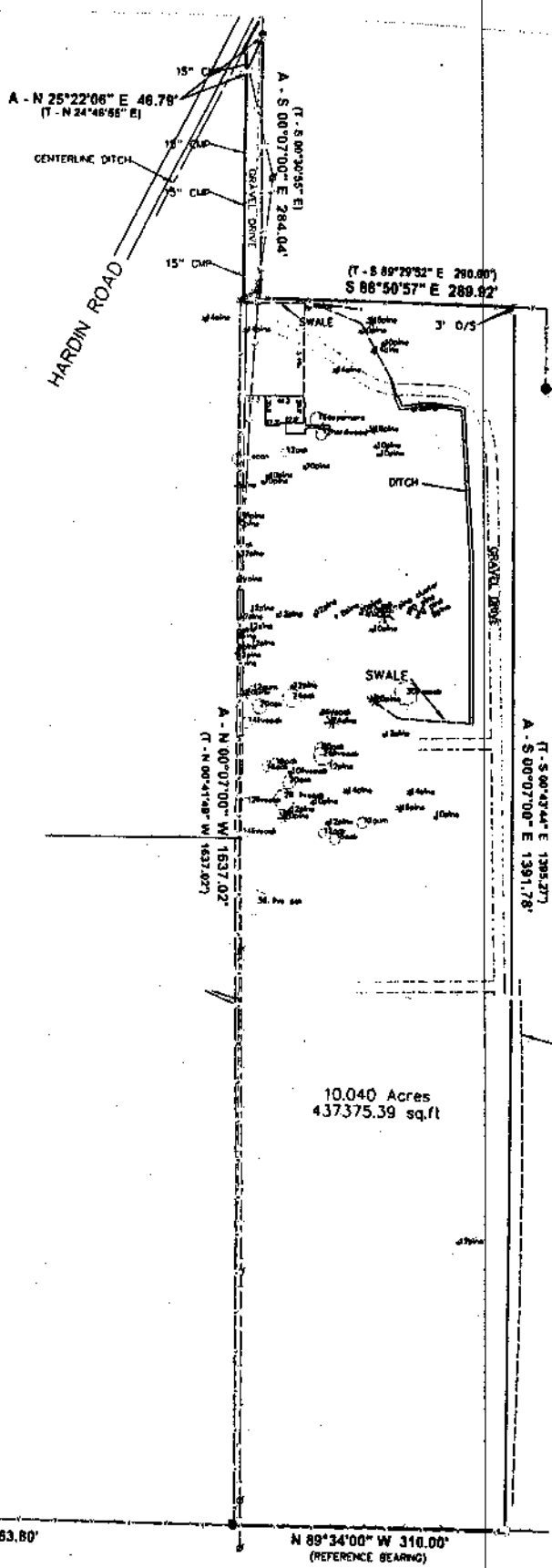
The staff recommends that the request for an ID (Institutional) District designation be approved.

3625

CASE NO.: ZC07-07-047
PETITIONER: Adrian Lenczewski
OWNER: KBL Development, LLC
REQUESTED CHANGE: From MH (Mobile Home) District to ID (Institutional) District
LOCATION: Parcel located on the south side of Hardin Road, south of U.S. Highway 190, west of Pace Street; S18, T9S, R15E; Ward 8, District 14
SIZE: 10.040 acres



2007-07-047



10.04 Acres
437375.39 sq.ft



REFERENCE:
 1. MAP SHOWING SURVEY OF A 10.04 AC. PARCEL OF LAND LOCATED W SEC. 18, T-9-S, R-15-E, BY ALBERT A. LOVELL & ASSOCIATES DATED 8-31-1984, JOB NO. 97777, FILED 12-20-83, MAP FILE NO. 2837, D2, FROM WHICH BASIS OF BEARING WAS TAKEN NO SETBACKS OR SERVICED ARE SHOWN.
 2. SURVEY PLAT OF 2.2005 ACRES, BY J.V. BARKES & ASSOC. DATED NOV. 1, 1993, JOB #931249, MAP # 0 84610 ST. TAMMANY PARISH CLERK OF COURT.

BOUNDARY AND TREE SURVEY OF:

10.04 ACRES LOCATED IN SECTION 18 T-9-S, R-15-E ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:
ADRIAN LENCZEWSKI

REVISIONS		KELLY McNUGH & ASSOCIATES, P.C.	
MARK	DATE	CIVIL ENGINEERS & LAND SURVEYOR	
		845 GALVEZ ST., MANDEVILLE, LA. 70401	
		628-5611	
		SCALE: 1" = 100'	DATE: 1-31-07
		DRAWN: SWM	JOB NO.: 07-008

NOTE: SERVICED SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE SERVICED AS SHOWN ON TITLE ORIGIN OF TITLE POLICY WILL BE ADDED HEREON UPON REQUEST. AN SURVEYOR HAS NOT CONDUCTED ANY TITLE SEARCH OR ABSTRACT.

STATE OF LOUISIANA
 KELLY J. McNUGH
 LICENSE NO. 4443
 PROFESSIONAL SURVEYOR

5-14-07
 KELLY J. McNUGH 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 SHOWS CORRECT PLAT.

-- LEGEND --
 ● = 1/2" IRON PIPE FOUND
 ○ = 1/2" IRON ROD SET
 ■ = 1" IRON PIPE FOUND

THIS PROPERTY IS LOCATED IN FLOOD ZONE A10; BASE FLOOD ELEV. 9.0'; F.I.R.M. PARCEL NO. 225205 0440 0; REV. 4-21-99.