

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5546

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF MARCH , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH OF LA HIGHWAY 22, NORTH OF WEST CAUSEWAY APPROACH, EAST OF MOORE ROAD, WEST OF DALLWILL DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.933 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-5 (RETAIL & SERVICE DISTRICT) TO AN A-8 (MULTIPLE FAMILY RESIDENTIAL DISTRICT), (WARD 4, DISTRICT 10). (2015-57-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-57-ZC, 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-5 (Retail & Service District) to an A-8 (Multiple 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-8 (Multiple 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 NC-5 (Retail & Service District) to an A-8 (Multiple 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF APRIL , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 25 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

EXHIBIT "A"

2015-57-ZC

A CERTAIN PARCEL OF GROUND, situated in **SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA** and more fully described as follows:

Commence at the Section corner common to **Sections 33, 37 and 54, Township 7 South, Range 11 East** and measure South 25 degrees 15 minutes 00 seconds West a distance of 1,077.10 feet; thence South 25 degrees 16 minutes 18 seconds West a distance of 567.29 feet to the point of beginning.

From the Point of Beginning continue South 25 degrees 16 minutes 18 seconds West a distance of 388.25 feet; thence North 28 degrees 46 minutes 53 seconds West a distance of 127.27 feet; thence North 28 degrees 46 minutes 29 seconds West a distance of 225.24 feet; thence North 25 degrees 14 minutes 07 seconds East a distance of 223.91 feet; thence South 64 degrees 55 minutes 31 seconds East a distance of 46.13 feet; thence South 11 degrees 33 minutes 38 seconds East a distance of 12.05 feet to a point on a curve; thence along a curve to the left having a radius of 55.74 feet, a delta of 27 degrees 23 minutes 04 seconds, an arc length of 26.64 feet, and a chord which bears South 27 degrees 52 minutes 06 seconds East having a chord distance of 26.39 feet to a point on a line; thence South 61 degrees 17 minutes 06 seconds East distance of 7.60 feet; thence South 23 degrees 48 minutes 54 seconds West a distance of 16.22 feet; thence South 64 degrees 35 minutes 28 seconds East a distance of 203.04 feet to the Point of beginning, and containing 84,212.89 square feet or 1.933 acres of land, more or less.

The above property is further described on a survey by Kelly J. McHugh & Assoc., Inc. dated July 23, 2007, a copy of which is annexed hereto as having the same measurements as above stated.

Case No.: 2015-57-ZC

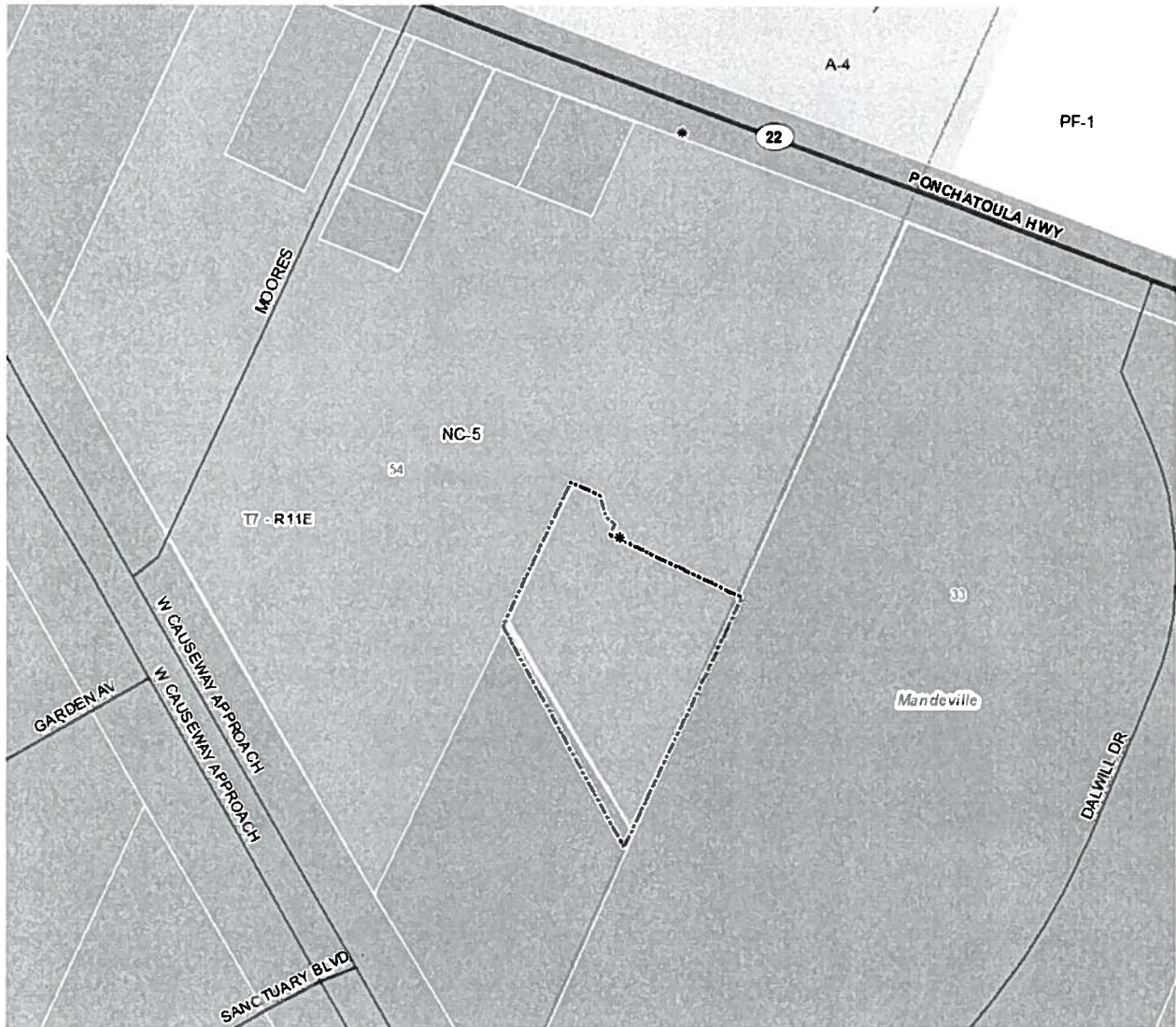
PETITIONER: Jessica Lacy & Jared Bowers

OWNER: JSB Mandeville, LLC

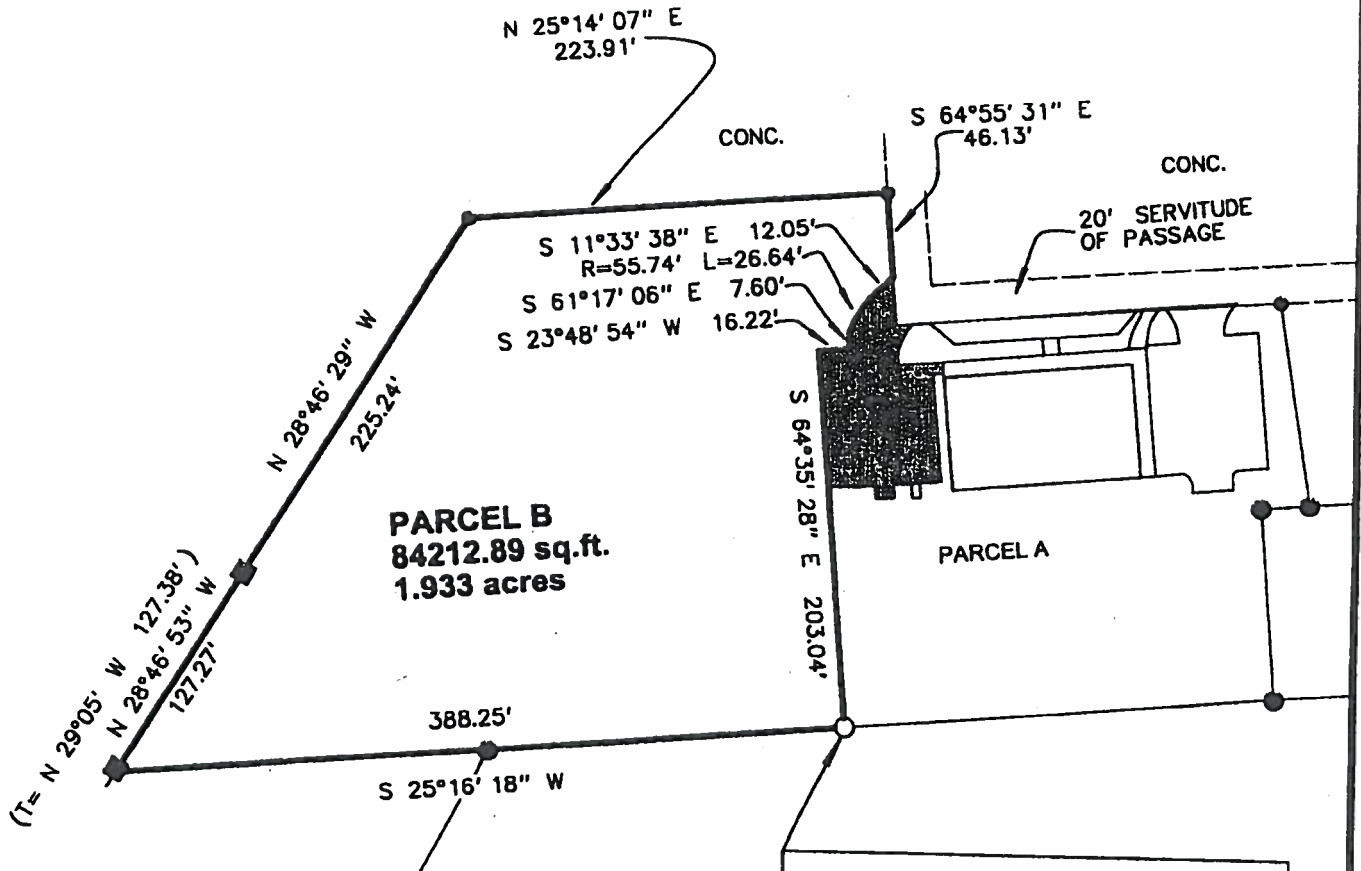
REQUESTED CHANGE: From NC-5 Retail and Service District to A-8 Multiple Family Residential District

LOCATION: Parcel located on the south side of LA Highway 22, north of West Causeway Approach, east of Moore Road, west of Dalwill Drive; S54, T7S, R11E; Ward 4, District 10

SIZE: 1.933 acres



2015-57-ZC



THIS POINT DESCRIBED AS BEING
 S 25°15' W - 1077.1'; THENCE
 S 25°16' 18\" W - 567.29' FROM THE
 SECTION CORNER COMMON TO
 SECTIONS 33, 37 & 54, T-7-S, R-11-E

--- LEGEND ---

- = 3/4" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
 ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
 PANEL NO. 220205 0240 E; REV. 8-16-95

REFERENCE: PLAT OF PARCELS A & B, BY THIS FIRM,
 FILED 08-09-2007, MAP FILE NO. 4516B.

NOTE: SERVIDUES SHOWN HEREON ARE NOT NECESSARILY
 EXCLUSIVE. SERVIDUES 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
 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
 "B" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:	
PARCEL B (1.933 ACRES) SECTION 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.	
PREPARED FOR:	
JSB INTERESTS, LLC	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 100'	DATE: 08-01-2007
DRAWN: R.F.D.	JOB NO.: 03-039-PB
REVISED:	



2015-57-ZC

PONCHATOULA HWY

A-4

LONGWOOD

PF-1

MOORES

NC-5

2015-57-ZC

64

T7-RHE

38

CAUSEWAY APPROACH

CAUSEWAY APPROACH

SANCTUARY

DALWILL

0 410 Feet



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 01/25/16
Case No.: 2015-57-ZC
Prior Action: Postponed 01/05/16
Posted: 01/14/16

Meeting Date: 2/2/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jessica Lacy & Jared Bowers

OWNER: JSB Mandeville, LLC

REQUESTED CHANGE: From NC-5 Retail and Service District to A-8 Multiple Family Residential District

LOCATION: Parcel located on the south side of LA Highway 22, north of West Causeway Approach, east of Moore Road, west of Dalwill Drive; S54, T7S, R11E; Ward 4, District 10

SIZE: 1.933 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 4 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	NC-5 Retail and Service District
South	Undeveloped	City of Mandeville
East	Commercial & Undeveloped	City of Mandeville
West	Commercial	NC-5 Retail and Service District

EXISTING LAND USE:

Existing development: Yes

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 NC-5 Retail and Service District to A-8 Multiple Family Residential District. This site is located on the south side of LA Highway 22, north of West Causeway Approach, east of Moore Road, west of Dalwill Drive. The 2025 future land use plan calls for the area to be developed with commercial uses. Staff does not see any compelling reason to recommend approval of the request, considering that the A-8 zoning district would create a significant increase of intensity of the uses in the area.

Note that the maximum density under the A-8 zoning district (one unit per fifteen hundred (1,500) square feet of property), would allow for the 1.9 acre site to be developed with a total of 55 units.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-8 Multiple Family Residential District designation be denied.