

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6441

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

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

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

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

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF CANAL STREET AND LOUISIANA HIGHWAY 1090; BEING LOTS 1 AND 2, SQUARE 13, OZONE PINES SUBDIVISION, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF .35 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) & NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT) (WARD 8, DISTRICT 9) (2020-1810-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1810-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 A-3 (Suburban District) & NC-4 (Neighborhood Institutional District) to an NC-1 (Professional Office 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 NC-1 (Professional Office 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 A-3 (Suburban District) & NC-4 (Neighborhood Institutional District) to an NC-1 (Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: \_\_\_\_\_, 2020

Delivered to Parish President: \_\_\_\_\_, 2020 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2020 at \_\_\_\_\_

## **EXHIBIT "A"**

### **2020-1810-ZC**

A certain parcel of land, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from the intersection of the westerly right of way line of Military Road a. k. a. Louisiana Highway 1090 and the northerly right of way line of Canal Street run along the northerly right of way line of Canal Street West a distance of 109.00 feet to a point; Thence leaving said northerly right of way line of Canal Street run North a distance of 150.00 feet to a point; Thence run East a distance of 91.96 feet to a point on the westerly right of way line of Military Road a.k.a. Louisiana Highway 1090; Thence run along said westerly right of way line of Military Road a.k.a. Louisiana Highway 1090 South 06 Degrees 28 Minutes 52

Seconds East a distance of 150.97 feet and back to the Point of Commencement.

Said parcel contains 0.35 acres of land more or less, lying and situated in Section 31, Township 8 South, Range 15 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**Case No.:** 2020-1810-ZC

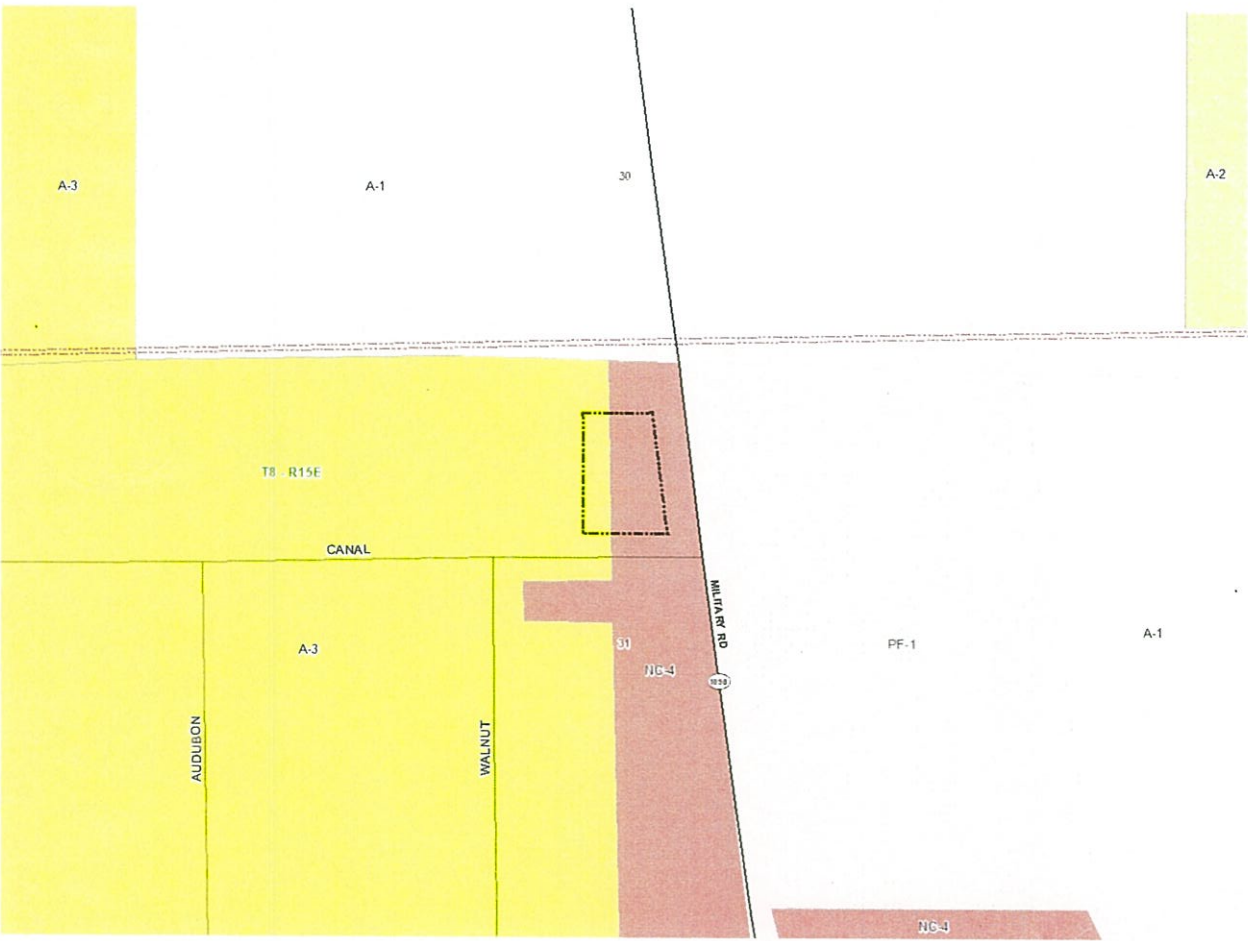
**PETITIONER:** Kevin Davis

**OWNER:** Leon Lowe and Sons – Toby Lowe

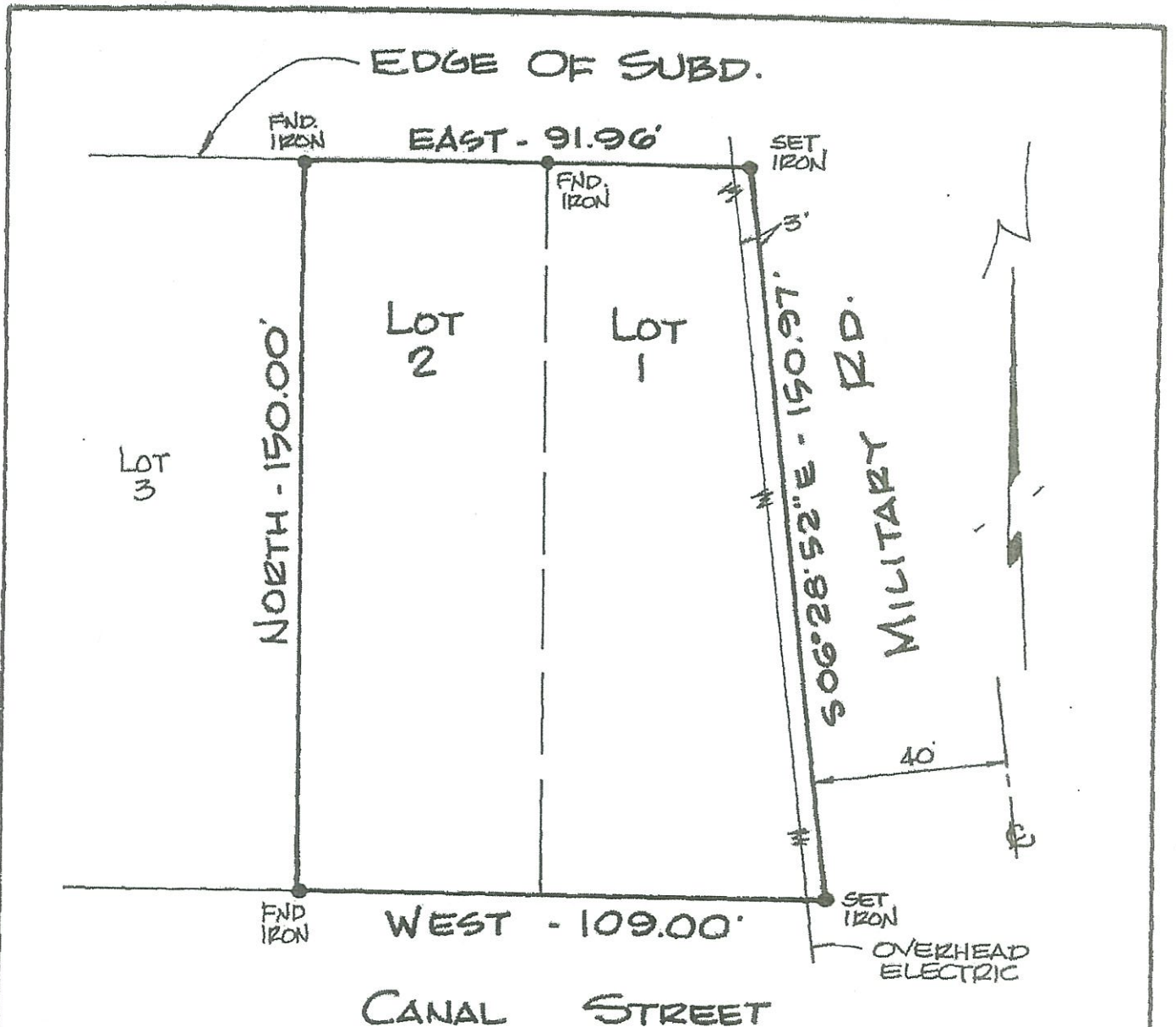
**REQUESTED CHANGE:** From A-3 Suburban District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District

**LOCATION:** Parcel located on the northwest corner of Canal Street and Louisiana Highway 1090; being Lots 1 and 2, Square 13, Ozone Pines Subdivision, Slidell

**SIZE:** .35 acres



2020-1810-ZC



MUNICIPAL ADDRESS:

FLOOD HAZARD ZONE C

SURVEY N° 920711

J. V. BURKES & ASSOC., INC.

DWN. BY: MKM

DATE: SEPT. 29, 1992

P.O. BOX 1568

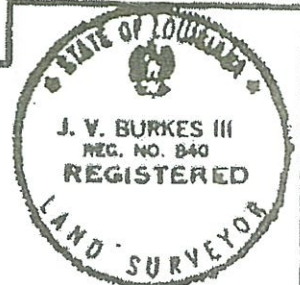
SLIDELL, LA. 70459

SURVEY MAP OF: LOTS 1 & 2 - SQ. 13

LOCATED IN: OZONE PINES S/D

ST. TAMMANY PARISH, LA.

CERTIFIED TO: TOBY LOWE



SURVEYED BY:

J. V. BURKES III

LA. REG. N° 840

SLIDELL, LA.

SCALE: 1" = 30'







**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

<b>Date:</b> 6/15/2020	<b>Meeting Date:</b> June 23, 2020
<b>Case No.:</b> 2020-1810-ZC	<b>Determination:</b> Approved
<b>Posted:</b> 4/20/2020	<b>Prior Action:</b> 4/7/2020 - Postponed
6/9/2020	<b>Prior Action:</b> 5/5/2020 – Postponed

**GENERAL INFORMATION**

**PETITIONER:** Kevin Davis

**OWNER:** Leon Lowe and Sons – Toby Lowe

**REQUESTED CHANGE:** From A-3 Suburban District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District

**LOCATION:** Parcel located on the northwest corner of Canal Street and Louisiana Highway 1090; being Lots 1 and 2, Square 13, Ozone Pines Subdivision, Slidell

**SIZE:** .35 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

<b>Louisiana Highway 1090</b>	<b>Type:</b> State	<b>Road Surface:</b> 2 Lane Asphalt	<b>Condition:</b> Good
<b>Canal Street</b>	<b>Type:</b> Parish	<b>Road Surface:</b> 1 Lane Asphalt	<b>Condition:</b> Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<b><u>Direction</u></b>	<b><u>Surrounding Use</u></b>	<b><u>Surrounding Zone</u></b>
North	Undeveloped and Residential	A-1 Suburban Residential, A-3 Suburban Residential, and NC-4 Neighborhood Institutional District
South	Undeveloped and Commercial	A-3 Suburban Residential and NC-4 Neighborhood Institutional District
East	Residential	PF-1 Public Facilities District
West	Residential	A-3 Suburban Residential

**EXISTING LAND USE:**

<b>Existing development:</b> No	<b>Multi occupancy development:</b> 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 classification from A-3 Suburban District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District. The site is located on the northwest corner of Canal Street and Louisiana Highway 1090; being Lots 1 and 2, Square 13, Ozone Pines Subdivision, Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property consists of two lots within the Ozone Pines Subdivision, both of which are undeveloped. Lot 1 is bounded by Canal Street and Louisiana Highway 1090 and is zoned NC-4 Neighborhood Institutional District. Lot 2 is facing Canal Street and is split-zoned with both A-3 Suburban District and NC-4 Neighborhood Institutional District. The request to rezone both lots to NC-1 Professional Office District will decrease the allowable intensity of uses on Lot 1 and increase the allowable intensity of uses on a part of Lot 2. The purpose of the NC-1 Professional Office District is to provide for the location of small scale services to the residents of nearby neighborhoods with minimal impact. As such, staff does not object to the request for the NC-1 Professional Office District.