

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5549 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. CANULETTE

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 SIDE OF MAISON DU LAC BOULEVARD, WEST OF LA HIGHWAY 1085 AND WHICH PROPERTY COMPRISES A TOTAL OF 8.892 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 1, DISTRICT 1). (2015-132-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-132-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-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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2015-132-ZC

ALL THAT CERTAIN TRACT OF PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, said property being known as Lot 15 thereof, and being more fully described as follows, to-wit:

From the Section corner common to Sections 12, 46, and 45, Township 7 South, Range 10 East, thence go South 89 degrees 22 minutes 50 seconds East a distance of 2446.76 feet to an iron serving as the Point of Beginning.

From the Point of Beginning, thence go North 00 degrees 23 minutes 30 seconds West a distance of 640.21 feet to an iron; thence go North 89 degrees 35 minutes 41 seconds East a distance of 600.00 feet to an iron; thence go South 00 degrees 23 minutes 29 seconds East a distance of 650.94 feet to an iron; thence go North 89 degrees 22 minutes 50 seconds West a distance of 600.09 feet back to the Point of Beginning.

This parcel contains 8.892 acres, more or less, and is designated as Lot 15.

Case No.: 2015-132-ZC

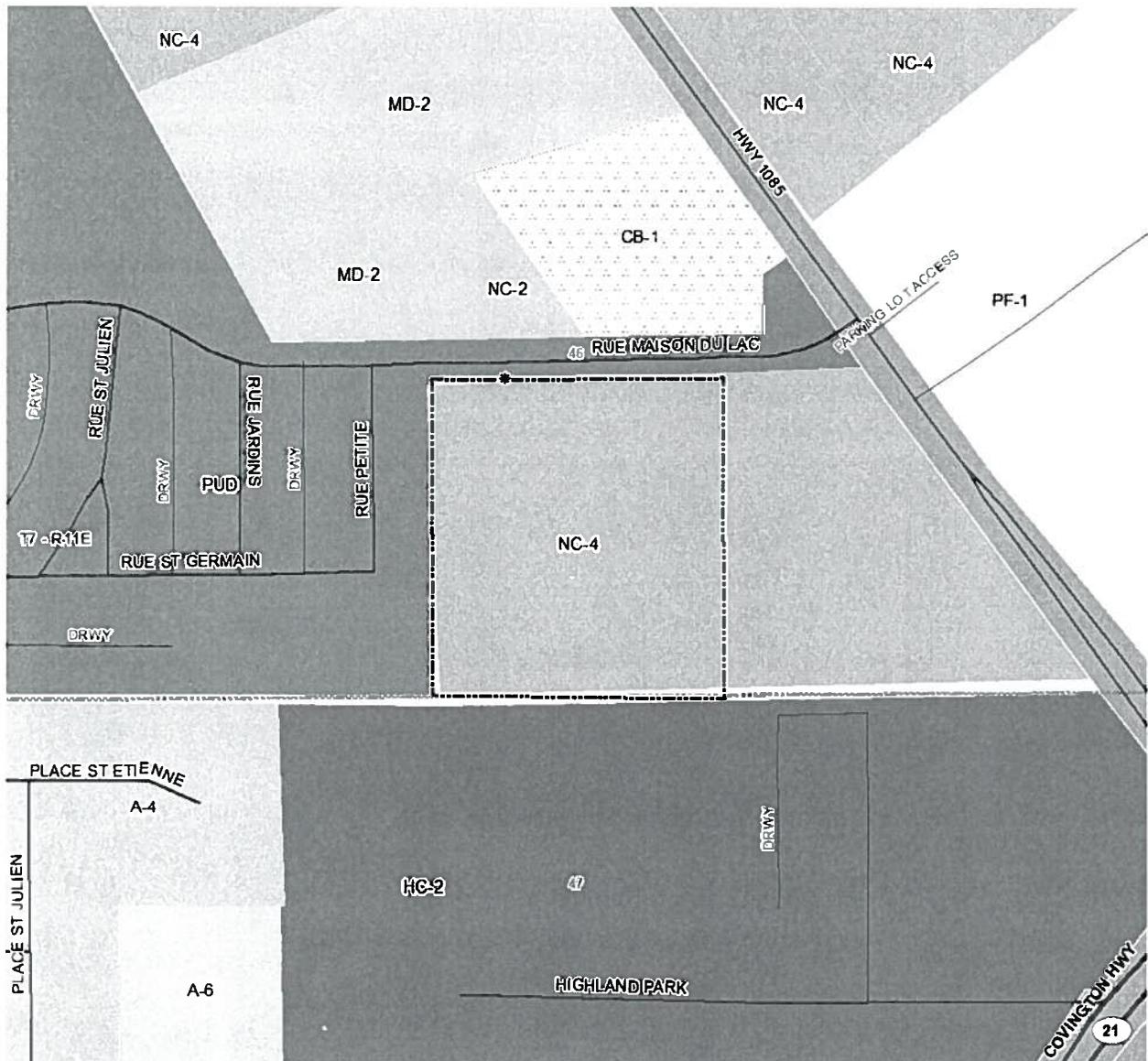
PETITIONER: WBB Realty, LLC - Joshua Wainer

OWNER: WBB Realty, LLC - Joshua Wainer

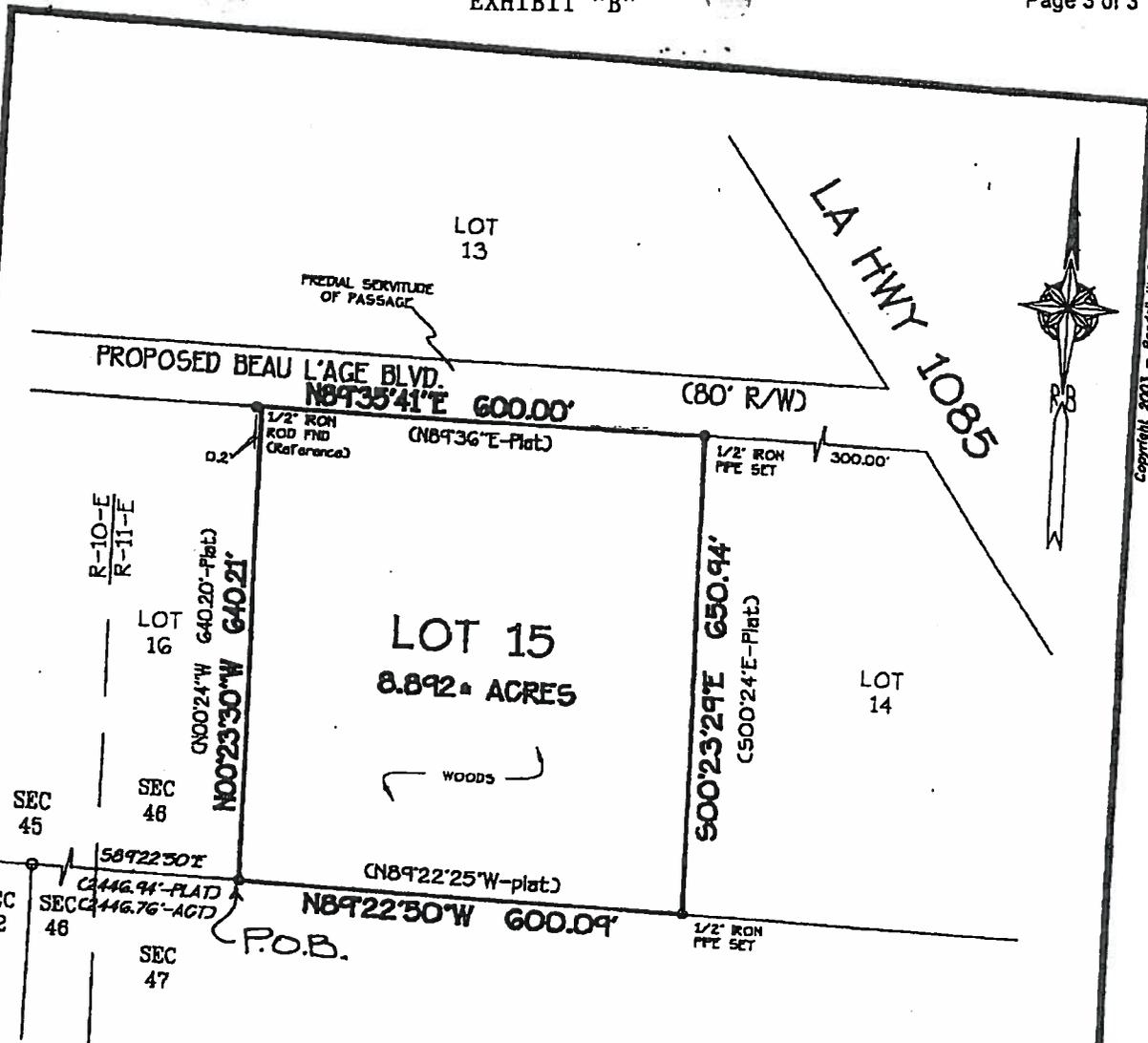
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-4A Single-Family Residential District

LOCATION: Parcel located on the south side of Maison du Lac Blvd, west of LA Highway 1085; S46, T7S, R11E; Ward 1, District 1

SIZE: 8.892 acres



2015-132-ZC



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REFERENCE SURVEY BY:

- 1) KELLY McHUGH + ASSOCIATES, INC.
JOB No. 99-267
- 2) H. C. SANDERS + ASSOCIATES, INC.
DATED 3-24-82.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is not located in a special flood hazard area. It is located in Flood Zone C.

FIRM Panel# 225205 0210 C Rev. 10-17-1989

NOTE: OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of
A PORTION OF GROUND KNOWN AS LOT 15 LOCATED IN SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA
 FOR
**CAPITAL INVESTMENTS, L.L.C.
 CHICAGO TITLE INSURANCE COMPANY
 HIBERNIA NATIONAL BANK**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDALL W. BROWN
 P.L.S.
 Professional Land Surveyor
 LA Registration No. 04588

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Planners • Consultants
 228 W. Causeway App. Mandeville, LA 70448
 (985) 824-5368 FAX (985) 824-5309

Date: JULY 16, 2003
 Survey No. 03640
 Project No. (CRS) 803427
 Scale: 1" = 200' ±
 Drawn By: DAS
 Reviewed:

Survey\Shored\03640.dwg

2015-132-ZC

MD-2

CB-1

PF-1

NC-2

HWY 1085

RUE MAISON DU LAC

NC-4

PUB

- 500
 - 504
 - 508
 - 512
 - 516
 - 520
 - 524
 - 528
- RUE JARDINS
- 501
 - 505
 - 509
 - 513
 - 517
 - 521
 - 525
 - 529
- DRIVE
- 300
 - 304
 - 308
 - 312
 - 316
 - 320
 - 324
 - 328
- RUE PETRIE

- 733
- 725
- 721
- 717
- 713
- 709
- 705
- 701

T7 - R11E

RUE ST GERMAIN

- 779
- 783
- 782
- 778

- 220
- 220
- 220
- 220

HC-2

HIGHLAND PARK

- 210
- 190
- 190
- 190
- 180
- 170

GREENBRIER
GREENBRIER

MD-3

70561



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 1/25/2016
Case No.: 2015-132-ZC
Posted: 01/14/16

Meeting Date: 2/2/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: WBB Realty, LLC - Joshua Wainer

OWNER: WBB Realty, LLC - Joshua Wainer

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District to A-4A Single-Family Residential District

LOCATION: Parcel located on the south side of Maison du Lac Blvd, west of LA Highway 1085; S46, T7S, R11E; Ward 1, District 1

SIZE: 8.892 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Church	NC-2 Indoor Retail & Service District & CB-1 Community Based Facilities District
South	Hospital	HC-2 Highway Commercial District
East	Undeveloped	NC-4 Neighborhood Institutional District
West	Maison du Lac Subdivision	PUD Planned Unit Development Overlay

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.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-4 Neighborhood Institutional District to A-4A Single-Family Residential District. This site is located on the south side of Maison du Lac Blvd, west of LA Highway 1085. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. The zoning change is being requested to allow for the addition of garden homes to the abutting Maison du Lac PUD. Staff does not have any objection to the request considering that the site is directly abutting some existing residential uses, at a similar density.

Note that a request for a PUD Planned Unit Development Overlay has also been submitted for the site (ZC00-03-020)

STAFF RECOMMENDATION:

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