

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6204 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: MR. DEAN SECONDED BY: MR. THOMPSON
ON THE 11 DAY OF JULY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE DUMMYLINE ROAD, WEST OF LA HIGHWAY 21, MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 0.67 ACRES LAND MORE OR LESS, FROM ITS PRESENT NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) & A-2 (SUBURBAN DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT) (WARD 1, DISTRICT 1) (2019-1430-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1430-ZC has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be change from its present NC-4 (Neighborhood Institutional District) & A-2 (Suburban District) to an NC-4 (Neighborhood Institutional District) see Exhibit "A" for complete boundaries;

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-4 (Neighborhood Institutional 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) & A-2 (Suburban District) to an NC-4 (Neighborhood 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 8 DAY OF AUGUST , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 26 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1430-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means and privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 41, Township 7 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and being described as follows, to-wit:

From the intersection of the centerline of Dummyline Road (formerly Houlton Road) and the western edge of Louisiana Highway 21 (as shown on survey of D & S Surveyors, Inc., dated December 16, 2003; annexed to Act filed at CIN 1443370), go Northeasterly a distance of 50.70 feet along the western edge of Louisiana Highway 21 to a 3/4-inch iron pipe; thence continue Northeasterly along the western edge of Louisiana Highway 21, a distance of 122.80 feet to a 3/4-inch iron pipe located in a fence line; thence leave said highway and go Northwesterly with an angle of 89 degrees 22 minutes 27 seconds along said fence, a distance of 154.08 feet to a 3/4-inch iron pipe and the Point of Beginning.

From the Point of Beginning go Southwesterly with an angle of 84 degrees 14 minutes 35 seconds, a distance of 176.03 feet to a 1/2-inch iron pipe on the northern edge of Dummyline Road; thence with an angle of 95 degrees 24 minutes 01 seconds, a distance of 134.87 feet to a point; thence leave said Dummyline Road and go Northeast along a fence with an angle of 95 degrees 26 minutes 07 seconds, a distance of 211.54 feet to a 1-inch iron pipe located at fence corner; thence Southeast along a fence with an angle of 72 degrees 49 minutes 26 seconds, go 175.11 feet to a 3/4-inch iron pipe and the Point of Beginning. Said parcel contains 0.67 acres, all as more fully shown on survey by D & S Surveyors, Inc. dated December 6, 2006, under job No. 06-203.

Improvements thereon bear the Municipal No. **106 Dummyline Road, Madisonville, Louisiana 70447.**

Case No.: 2019-1430-ZC

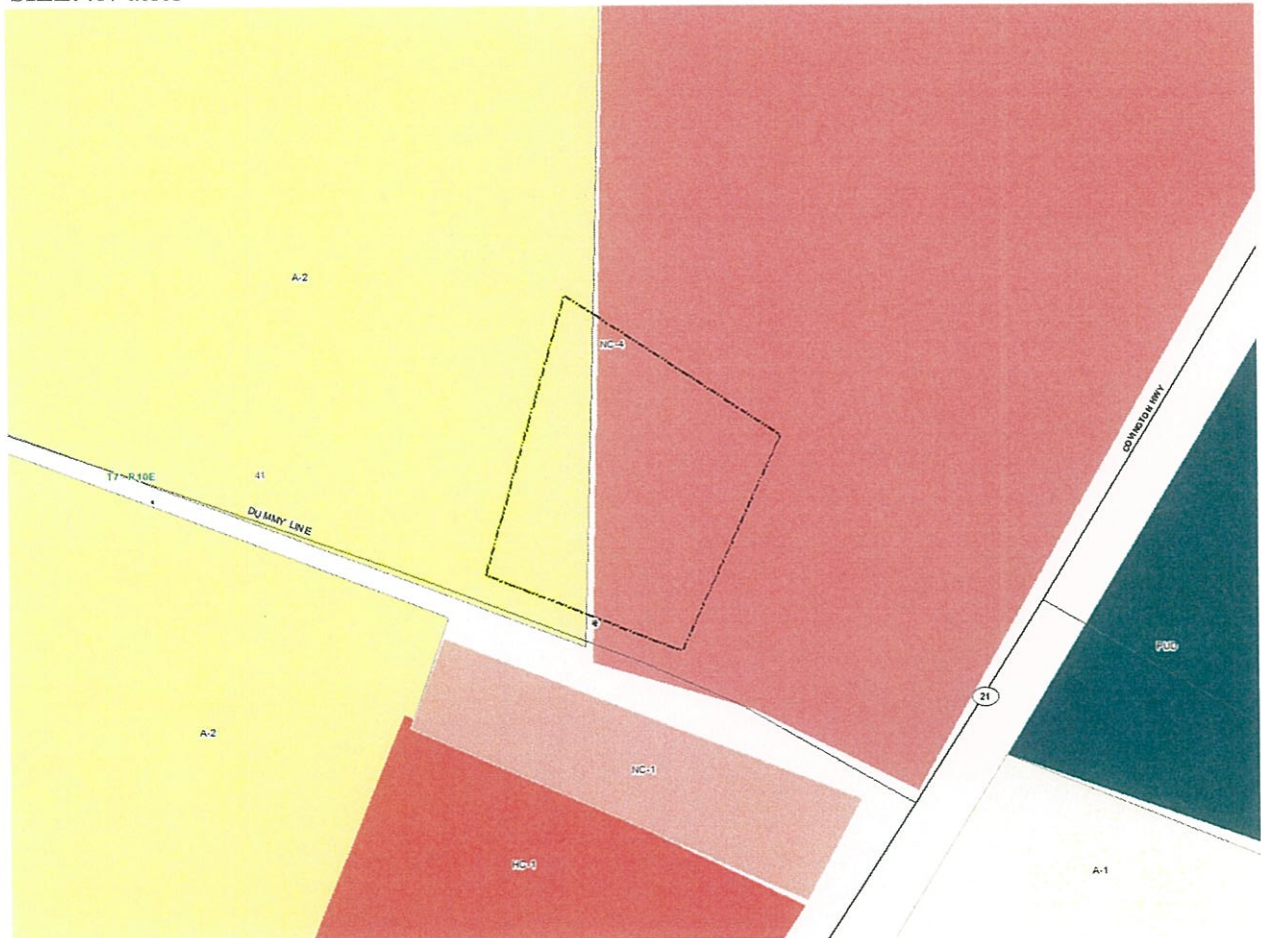
PETITIONER: Jones Fussell – Paul J. Mayronne

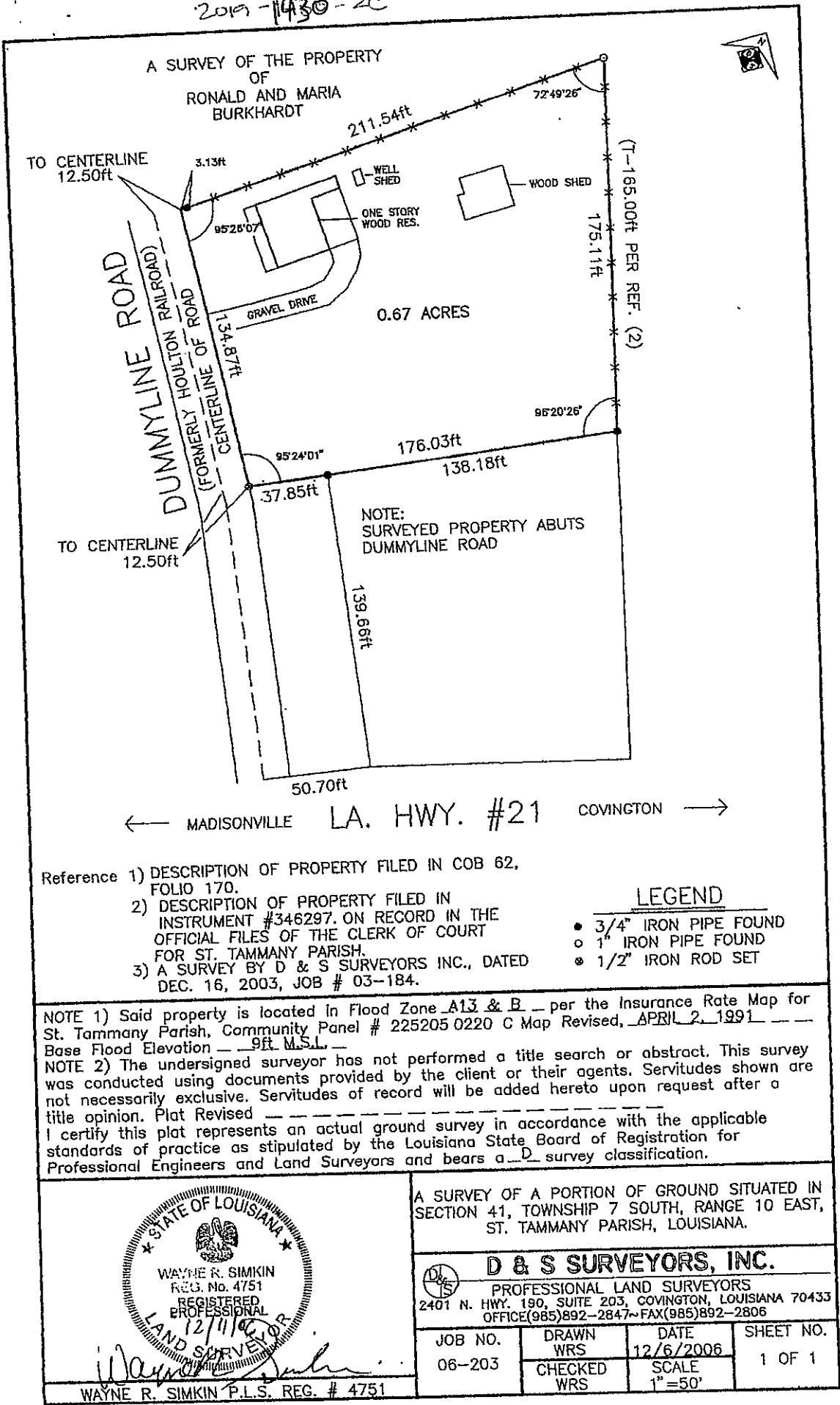
OWNER: CM Combs Properties, LLC - Chris Comb

REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and A-2 Suburban District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the north side of Dummyline Road, west of LA Highway 21, Madisonville, Section 41, Township 7S, Range 10E; Ward 1, District 1

SIZE: .67 acres





2019-1430-ZC

PUD

A-2

NC-4

T7-R10E

DUMMY LINE

41

21

PUD

BRADY ISLAND ESTATES

A-2

NC-1

HC-1

COVINGTON HWY

A-1

ED-1

NC-1

0 110 Feet

2019-1430-ZC

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1430-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell – Paul J. Mayronne
OWNER: CM Combs Properties, LLC - Chris Comb
REQUESTED CHANGE: From NC-4 Neighborhood Institutional District and A-2 Suburban District to NC-4 Neighborhood Institutional District
LOCATION: Parcel located on the north side of Dummyline Road, west of LA Highway 21, Madisonville, Section 41, Township 7S, Range 10E; Ward 1 District 1
SIZE: .67 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **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	Church	A-2 Suburban District and NC-4 Neighborhood Institutional District
South	Residential and Undeveloped	A-2 Suburban District & NC-1Professional Office District
East	Office	NC-4 Neighborhood Institutional District
West	Residential and Undeveloped	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** 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 from NC-4 Neighborhood Institutional District and A-2 Suburban District to NC-4 Neighborhood Institutional District. This site is located on the north side of Dummyline Road, West of LA Highway 21, Madisonville. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, as the petitioned rezoning request would correct what is now a split-zoned lot and allow for permitted uses listed under the NC-4 zoning designation.

Note that the objective of the request is to allow for the site to be developed with a professional office.

STAFF RECOMMENDATION:

Staff recommends that the request for an NC-4 Neighborhood Institutional District designation be approved.