

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5722                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: DEAN/BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: \_\_\_\_\_                      SECONDED BY: \_\_\_\_\_

ON THE 1 DAY OF DECEMBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LA HIGHWAY 22, EAST OF KATHMANN DRIVE, BEING LOT 8, SQUARE 5, LIVE OAK HILLS SUBDIVISIONS AND WHICH PROPERTY COMPRISES A TOTAL OF 1.1 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), (WARD 1, DISTRICT 1). (2016-410-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-410-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) to an NC-4 (Neighborhood Institutional 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-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 A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 24 , 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

### 2016-410-ZC

ALL THAT CERTAIN PIECE OR PARCEL 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, situated in Section 18, Township 7 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Louisiana, in LIVE OAK HILLS SUBDIVISION (formerly Kathman Acres), established according to the map and plat of subdivision by Robert A. Berlin, Registered Surveyor, dated July 2, 1962, revised October 5, 1962, and filed for registry October 4, 1962, in the Office of the Clerk of Court for St. Tammany Parish, as Map File Nos. 109-A and EM203, and being described as follows, to-wit:

LOT 8, SQUARE 5, LIVE OAK HILLS SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA.  
All as more fully shown on survey by John G. Cummings and Associates, dated July 5, 2016, under No. 16182, annexed hereto and made a part hereof.

Said Lot 8 is described in the past chain of title as:

Beginning at the intersection of the north line of State Highway 190-22 (now LA Hwy No. 22) and the west line of Goodbee Road (now LA Hwy No. 1085), go along the north line of State Highway 190-22 in a westerly direction a distance of 1200 feet to a point; which is the Point of Beginning; thence continue in a westerly direction along the north line of State Highway 190-22, a distance of 100 feet (survey 100.12') to a point; thence at right angles in a northerly direction, a distance of 506 feet (survey 480.60') to a point; thence at right angles in an easterly direction a distance of 100 feet (survey 100.17') to a point; thence at right angles in a southerly direction a distance of 506 feet (survey 480.59') back to the point of beginning.

Case No.: 2016-410-ZC

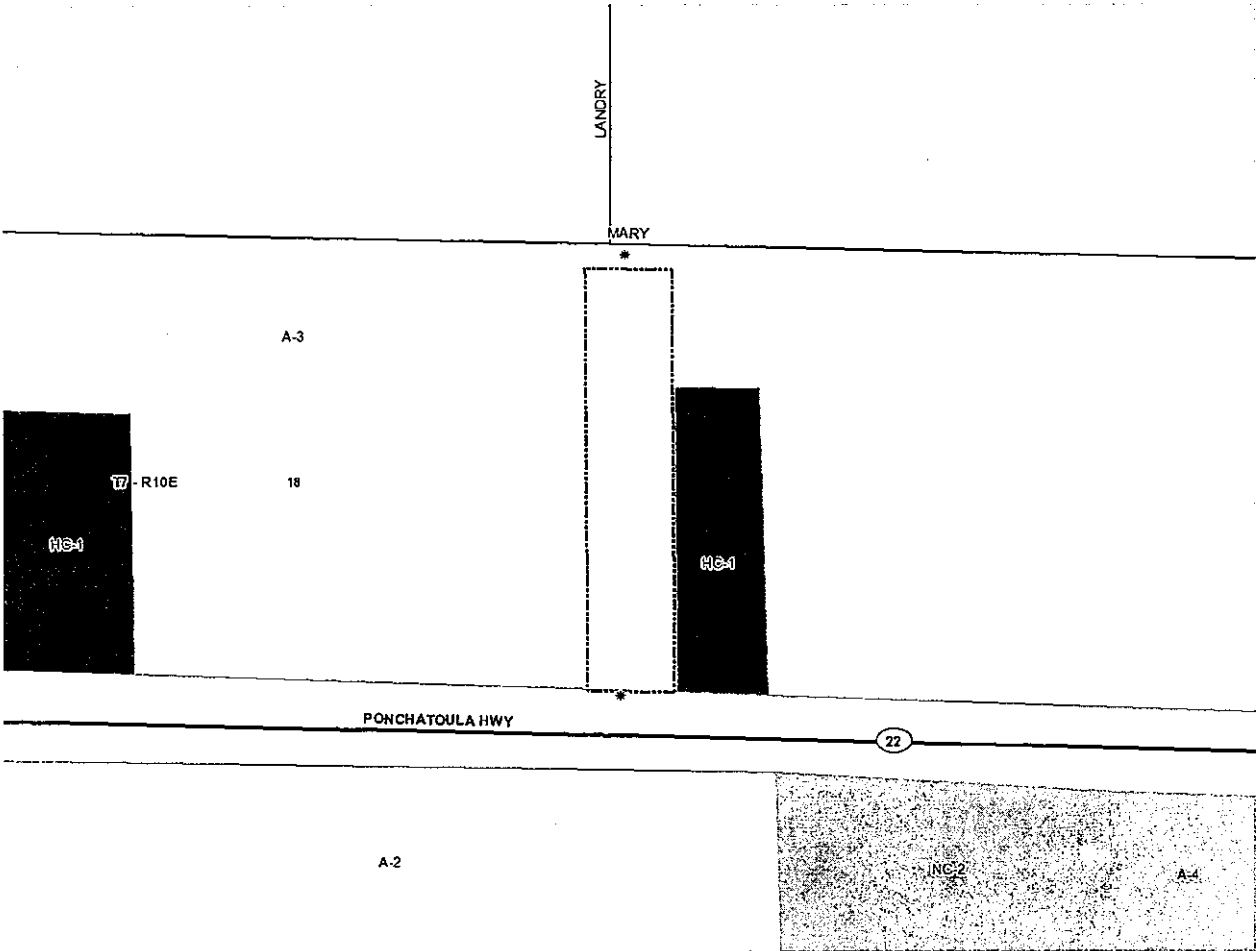
PETITIONER: Bryan & Kallie Vallecillo

OWNER: Bryan & Kallie Vallecillo

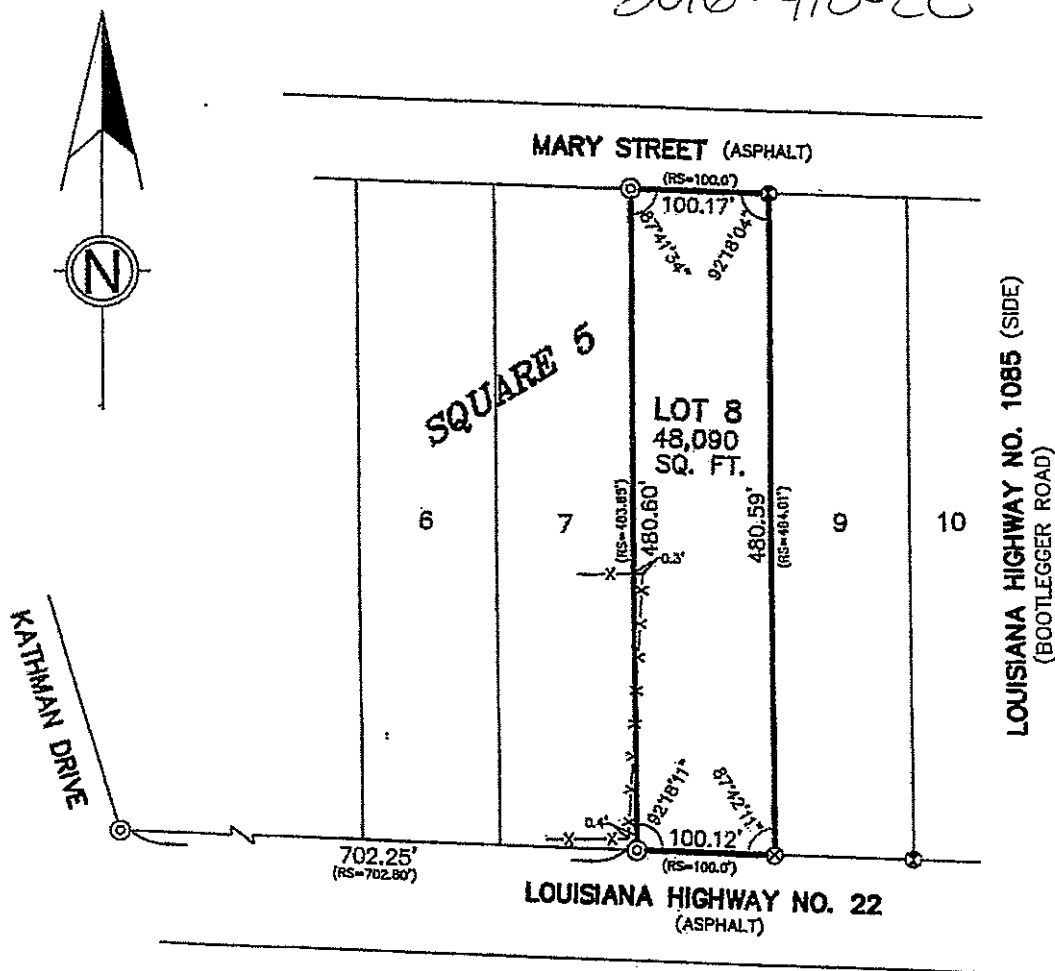
REQUESTED CHANGE: From A-3 Suburban District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being Lot 8, Square 5, Live Oak Hills Subdivision; S18, T7S, R10E; Ward 1, District 1

SIZE: 1.1 acres



2016-410-ZC



NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0215 C, dated April 2, 1991.

2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND

- ⊗ = 1-1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊕ = 5/8" IRON ROD FOUND
- RS = REFERENCE SURVEY

REFERENCE SURVEY:

Plot of Live Oak Hills Subdivision by Robert A. Berlin, Surveyor, dated July 2, 1962, revised October 5, 1962, filed St. Tammany Parish Clerk of Court Map File No. 109A.

(985) 892-1549

**John G. Cummings and Associates**

FAX (985) 892-9250

505 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

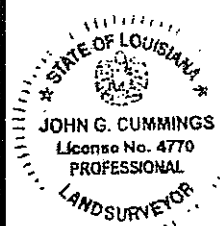
COVINGTON, LA 70433

PLAT PREPARED FOR: **Bryan Vallecillo & Kallie LeBosuf Vallecillo, Winters Title Agency, Inc., and First American Title Insurance Company**

SHOWING A SURVEY OF: **LOT 8, SQUARE 5, LIVE OAK HILLS SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE:

1" = 100'

JOB NO.

16182

DATE:

7-5-2016

REVISED:



2016-410-ZC

LANDRY

ALICE

LANDRY

A-3

MARY

13

T7 - R10E

HC-1

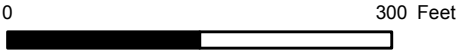
PONCHATOULA HWY

22

A-2

NC-2

A-4





**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** 10/21/2016  
**Case No.:** 2016-410-ZC  
**Posted:**10/13/2016

**Meeting Date:** 11/2/2016  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Bryan & Kallie Vallecillo  
**OWNER:** Bryan & Kallie Vallecillo  
**REQUESTED CHANGE:** From A-3 Suburban District to NC-4 Neighborhood Institutional District  
**LOCATION:** Parcel located on the north side of LA Highway 22, east of Kathmann Drive, being Lot 8, Square 5, Live Oak Hills Subdivision; S18, T7S, R10E; Ward 1, District 1  
**SIZE:** 1.1 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** State                                      **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	Residential	A-3 Suburban District
South	Residential	A-2 Suburban District
East	Commercial	HC- Highway Commercial District
West	Residential	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:**No                                      **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 A-3 Suburban District to NC-4 Neighborhood Institutional District. This site is located at the on the north side of LA Highway 22, east of Kathmann Drive, being Lot 8, Square 5, Live Oak Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff has no objection to the request, considering the location of the site, along Hwy 22, and that the objective of the NC-4 zoning designation is to provide services to the surrounding neighborhoods.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a NC-4 Neighborhood Institutional District designation be approved.