

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5746

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: /BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TANNER

ON THE 5 DAY OF JANUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF CRAWFORD ROAD, EAST OF RAMOS STREET AND WHICH PROPERTY COMPRISES A TOTAL OF 0.6523 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN A-6 (MULTI-FAMILY DISTRICT), (WARD 3, DISTRICT 2). (2016-452-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-452-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-1 (Professional Office District) to an A-6 (Multi-Family 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-6 (Multi-Family 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-1 (Professional Office District) to an A-6 (Multi-Family 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF FEBRUARY , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 29 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-452-ZC

TRACT 3:

A parcel of land located in Section 42, Township 6 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing at the 2nd mile post from the southeast corner of Township 6 South, Range 11 East, St. Tammany Parish, Louisiana run North 89 degrees 45 minutes West 1880.6 feet to an iron, thence North 10 degrees 00 minutes West 167.5 feet to an iron, thence South 89 degrees 39 minutes West 477.93 feet to an iron, thence North 30 degrees 07 minutes West 975.3 feet to an iron, thence North 84 degrees 15 minutes East 263.1 feet to an iron, and the point of beginning.

Thence North 84 degrees 15 minutes East 8.81 feet to an iron, thence North 76 degrees 19 minutes East 1360.0 feet to an iron, thence South 72 degrees 04 minutes East 183.41 feet to an iron, thence South 71 degrees 31 minutes West 161.73 feet to an iron, thence North 05 degrees 45 minutes West 200.0 feet to the point of beginning, **containing 0.6523 acres.**

Property is subject to a ten feet (10') drainage easement along the southern rear boundary of the property, all as more fully shown on the survey of Fred L. Tilley, Registered Land Surveyor, dated April 18, 1985. All as per a survey by Fontcuberta Surveys dated April 27, 2006.

Case No.: 2016-452-ZC

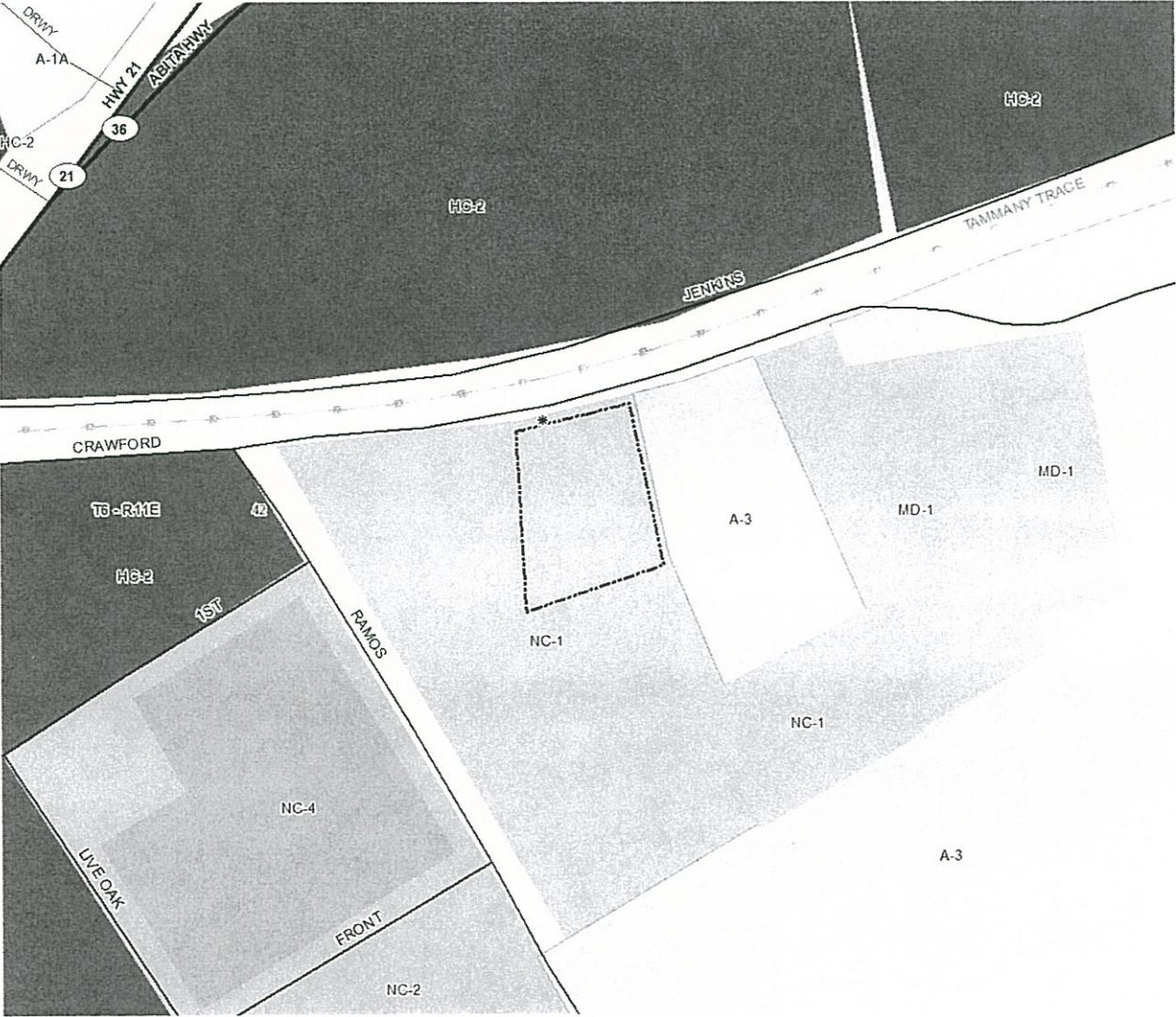
PETITIONER: Marilyn B. Wenzel

OWNER: Marilyn B. Wenzel Commercial, LLC - Marilyn Wenzel

REQUESTED CHANGE: From NC-1 Professional Office District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the south side of Crawford Road, east of Ramos Street; S42, T6S, R11E; Ward 3, District 2

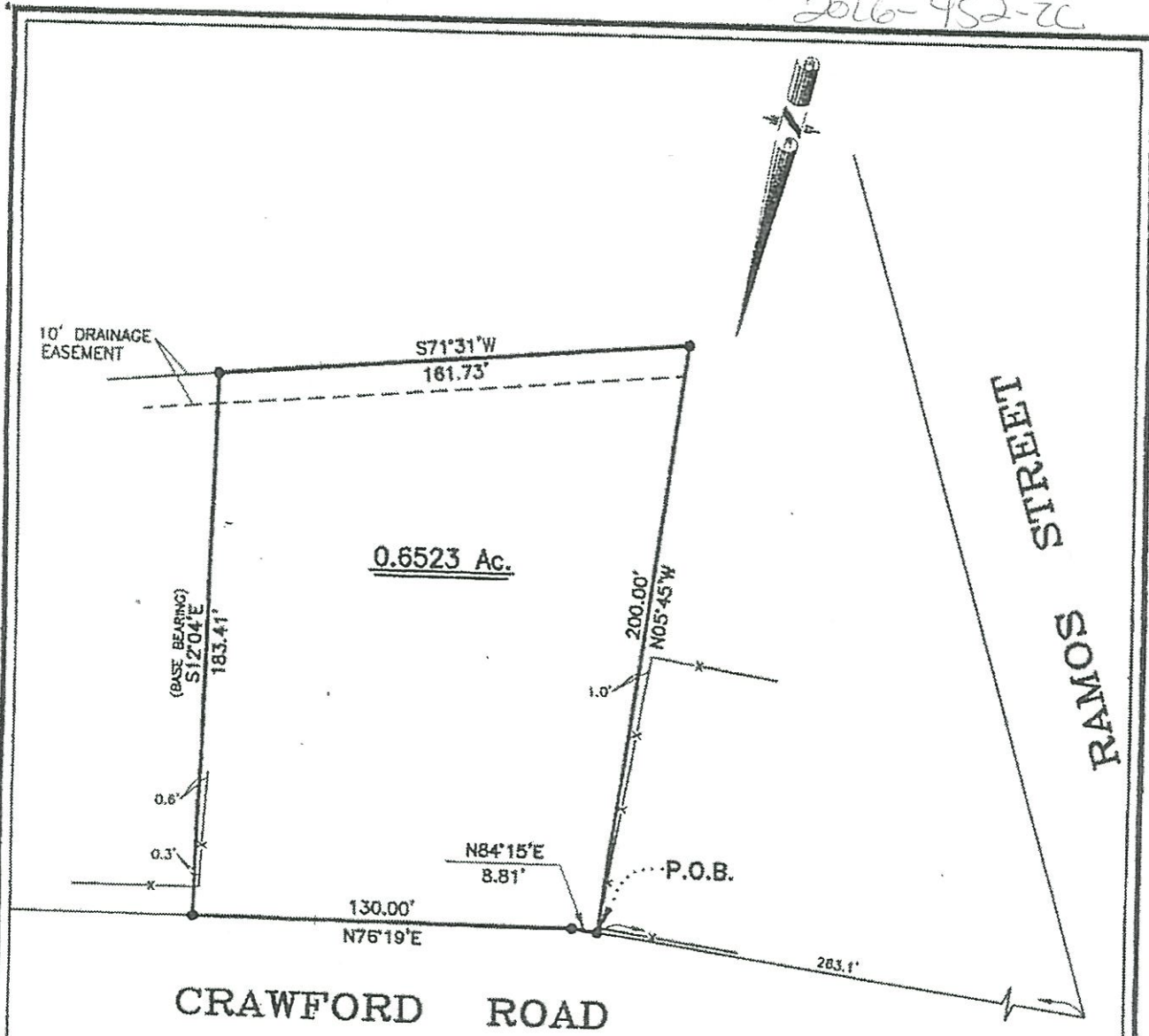
SIZE: 0.6523 acre



SURVEY

0.65 ACRES, CRAWFORD RD. COVINGTON, LA.

2016-452-20



THIS P.O.B. IS DESCRIBED AS BEING LOCATED
 N89°45'W, 1880.6'; N10°00'W, 167.5'; S89°39'W,
 477.93'; N30°07'W, 975.3' AND N89°15'E, 263.1'
 FROM THE SECOND MILE POST FROM THE
 SOUTHEAST CORNER OF T65-R11E, ST. TAMMANY
 PARISH, LA.

LEGEND

● = IRON ROD FOUND

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY TIDELANDS ENGINEERING AND DEVELOPMENT CORPORATION, DATED 4-18-85, DRAWING No. 85-37-1.

NOTE:

ANY UTILITIES, DITCHES, AND/OR ADDITIONAL SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0230 C, DATED 10-17-89.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

SURVEY OF A PARCEL OF LAND
 LOCATED IN SECTION 42
 TOWNSHIP 6 SOUTH
 RANGE 11 EAST
 GREENSBURG DISTRICT
 ST. TAMMANY PARISH, LA



Fontcuberta
Surveys
 INCORPORATED

PROFESSIONAL
 LAND SURVEYORS

Thomas J. Fontcuberta
 SURVEYOR

PREPARED FOR:
 MARILYN WENZEL

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7481	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
4-27-2006	1" = 50'		HAM	TJF	464065	130-211



0 200 Feet



ZONING STAFF REPORT

Date: 11/28/2016
Case No.: 2016-452-ZC
Posted: 11/17/16

Meeting Date: 12/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Marilyn B. Wenzel

OWNER: Marilyn B. Wenzel Commercial, LLC - Marilyn Wenzel

REQUESTED CHANGE: From NC-1 Professional Office District to A-6 Multiple Family Residential District

LOCATION: Parcel located on the south side of Crawford Road, east of Ramos Street; S42, T6S, R11E; Ward 3, District 2

SIZE: 0.6523 acre

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Tammany Trace Residential	HC-2 Highway Commercial District
South	Undeveloped	NC-1 Professional Office District
East	Multi-Family Residential	A-3 Suburban Residential District
West	Commercial	NC-1 Professional Office District

EXISTING LAND USE:

Existing development: No **Multi occupancy development:** Yes

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-1 Professional Office District to A-6 Multiple Family Residential District. This site is located on the south side of Crawford Road, east of Ramos Street. The 2025 Future Land Use plan calls for the area to be developed as residential including Multi-family. Although, there is no multi-family zoning in close proximity, the site is directly abutting some multi-family residential units and a nursing home on the east side of the site. Staff has no objection to the request.

STAFF RECOMMENDATION

The staff recommends that the request for an A-6 Multiple Family Residential District designation be approved.