

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5521 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MS. O'BRIEN

ON THE 14 DAY OF JANUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF 6TH STREET, NORTH OF IBERVILLE STREET, BEING LOTS 1 TO 7 & 24 TO 28 AND PORTION OF REVOKED 6TH STREET, SQUARE 7, CHINCHUBA SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 1.32 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 PROFESSIONAL OFFICE DISTRICT) & HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN HC-2 (HIGHWAY COMMERCIAL DISTRICT), (WARD 4, DISTRICT 4). (2015-58-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-58-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) & HC-2 (Highway Commercial District) to an HC-2 (Highway Commercial 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 HC-2 (Highway Commercial 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) & HC-2 (Highway Commercial District) to an HC-2 (Highway Commercial 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 24, 2015

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2015-58-ZC

PARCEL NO. 2: ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, 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 the Parish of St. Tammany, State of Louisiana, in that part thereof known as Chinchuba Subdivision, in Block 6 thereof, bounded by Fifth, Iberville, and Sixth Streets and an unnamed street, designated as Lots 3, 4, 5, 6, 7, 24, 25, 26, 27 and 28 on the survey made by Gilbert, Kelly & Couturie, Inc., Land Surveyors, dated August 5, 1991, according to which said lots adjoin each other and measure as follows:

Lots 3, 4, 5, 6 and 7 adjoin each other and measure 30 feet front each on Sixth Street, same width in the rear, by a depth of 120 feet between equal and parallel lines. Lot 7 commences at a distance of 240 feet from the corner of Sixth and Iberville Streets.

Lots 24, 25, 26, and 27 adjoin each other and measures 30 feet front each on Seventh Street, same width in the rear, by a depth of 120 feet between and equal and parallel lines. Lot 24 commences at a distance of 240 feet from the corner of Seventh and Iberville Streets.

Lot 28 forms the corner of Seventh Street, and an unnamed Street and measures 16.60 feet front on Seventh Street, a width in the rear of 80.40 feet, by a depth and front on an unnamed street of 136.91 feet, by a depth of 120 feet on the sideline adjoining Lot 27.

PORTION OF 6TH STREET R/W

COMMENCING FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SIXTH STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF A 25 FOOT UNNAMED STREET, ALSO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO: SOUTH 7 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 200.85 FEET; THENCE GO SOUTH 72 DEGREES 00 MINUTES 21 SECONDS WEST, A DISTANCE OF 49.87 FEET; THENCE GO NORTH 17 DEGREES 59 MINUTES 39 SECONDS WEST, A DISTANCE OF 174.61 FEET; THENCE GO NORTH 44 DEGREES 15 MINUTES 12 SECONDS EAST, A DISTANCE OF 56.35 BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,362 SQUARE FEET OF LAND MORE OR LESS.

Exhibit "A"

2015-58-ZC CONT'D

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining thereto, situated in the CHINCHUBA SUBDIVISION and being LOTS 1 and 2 of SQUARE 7 therein. St. Tammany Parish, Louisiana, and being more fully described as follows: From the intersection of the northerly line of Iberville Street and the westerly line of Sixth Street, go northerly along the western edge of Sixth Street 390 feet to a metal fence post and the Point of Beginning. From the Point of Beginning, continue northerly 114.06 feet along the western edge of Sixth Street to a 1-1/4 inch iron pipe located as the southeastern edge of an Unnamed Street; thence at an interior angle of 61 degrees 45 minutes go southwesterly 135.87 feet along the southeastern edge of said Unnamed Street to an 1/1/4 inch iron pipe; thence at an interior angle of 117 degrees 12 minutes go southerly 50.34 feet to an 1-inch iron pipe; thence at an interior angle of 90 degrees go easterly 120.00 feet to a metal fence post located on the western edge of Sixth Street and the Point of Beginning, all in accordance with survey of Ned R. Wilson, Professional Land Surveyor dated May 21, 1992. THE PROPERTY HAS THE ST. TAMMANY PARISH ADDRESS OF: 2360 SIXTH STREET, MANDEVILLE, LOUISIANA. Together with all buildings and improvements, appurtenances, and attachments, rights, ways, privileges, servitudes, advantages, batture and batture rights, prescriptions and rights of prescription thereunto belonging or in anywise appertaining, including all immovable by nature of destination now forming part of and attached to or connected with said property or used in connection therewith.

Case No.: 2015-58-ZC

PETITIONER: Kenny Pullen

OWNER: 675 Properties, LLC

REQUESTED CHANGE: From NC-1 Professional Office District, HC-2 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located at the end of 6th Street, north of Iberville Street, being lots 1 to 7, & 24 to 28 & portion of revoked 6th Street, Square 7, Chinchuba Subdivision; S34, T7S, R11E; Ward 4, District 4

SIZE: 1.32 acres



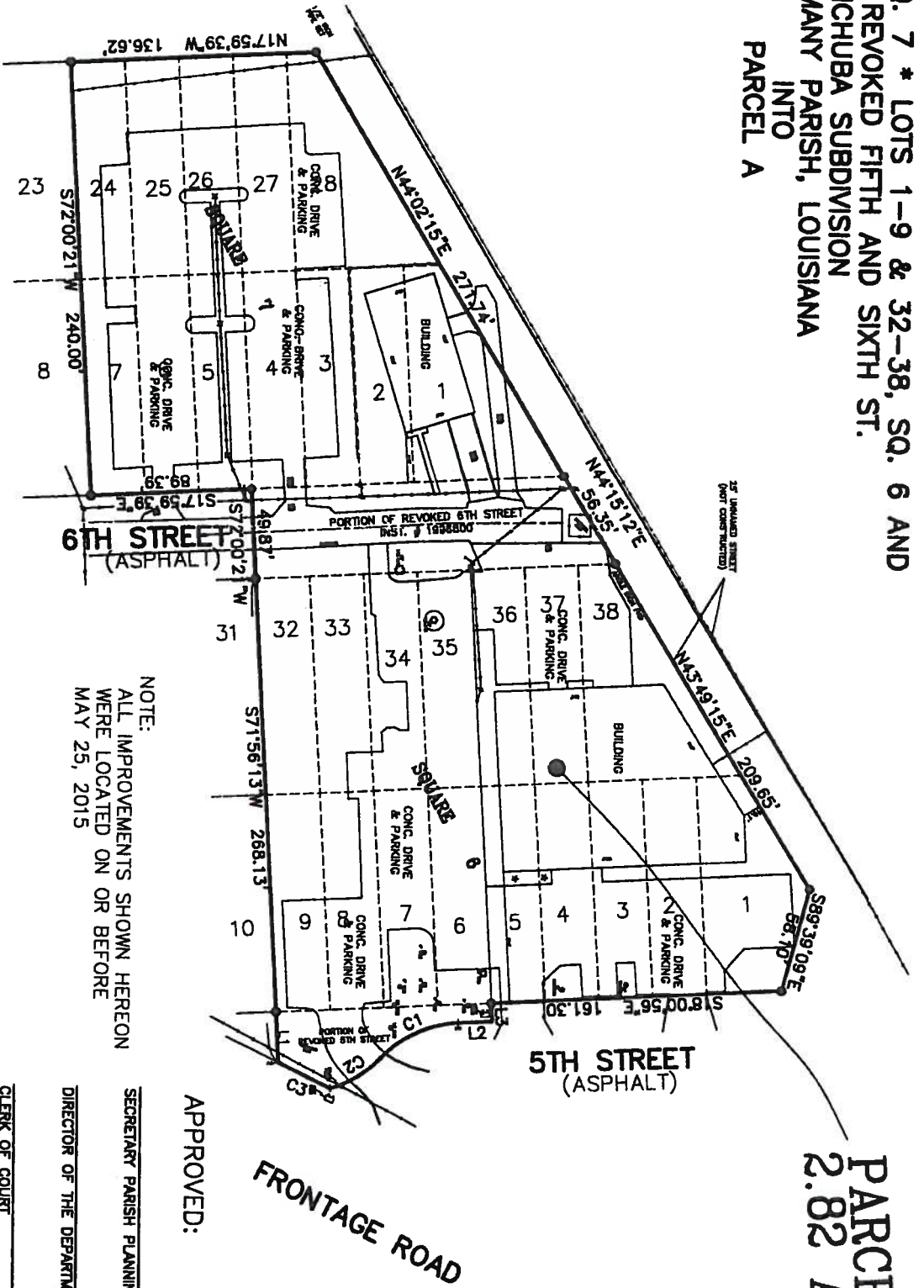
2015-58-22

Resubdivision of
 LOTS 1-8 & 24-28, SQ. 7 * LOTS 1-9 & 32-38, SQ. 6 AND
 A PORTION OF REVOKED FIFTH AND SIXTH ST.
 CHINCHUBA SUBDIVISION
 ST. TAMMANY PARISH, LOUISIANA
 INTO
 PARCEL A

PARCEL A
 2.82 ACRES

LINE	BEARING	DISTANCE
L1	S71°56'13"W	28.09'
L2	S18°00'56"E	19.00'
L3	N71°56'13"E	10.00'

CURVE	RADIUS	ARC LENGTH
C1	63.50'	48.58'
C2	63.50'	33.25'
C3	11996.45'	31.98'



NOTE:
 ALL IMPROVEMENTS SHOWN HEREON
 WERE LOCATED ON OR BEFORE
 MAY 25, 2015

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

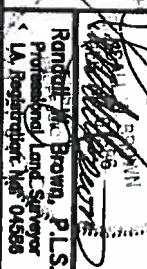
APPROVED:

SECRETARY PARISH PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 CLERK OF COURT

THE SIGNATURES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE RESTRICTIONS 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.

REF: 1: Survey by Neal Wilson
 Dated: 5-21-1992
 REF: 2: Survey by Hebert C. Sanders
 Dated: 4-25-1984
 Job No.: ST-84-153
 REF: 3: Survey by Randall W. Brown
 Dated: 12-18-2013
 Survey No.: 131506



Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Geodetic • Forensic • Consultants
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-6366 FAX (985) 624-6309
 E-MAIL: info@brownandsurveyors.com

Date: SEPTEMBER 29, 2015
 Survey No.: 15924
 Scale: 1" = 70' ±
 Drawn By: rub
 Reviewed:

CB-1

PF-1

67

27

269

267

265

271

263

2424-2418-

261

CAUSEWAY

286

2360

259

284

A-4

282

2360

2330

T7-R11E

255

EVANGELINE

280

2330

278

2220

276

7TH

274

272

2365

HC-2

2200

2365

4331

IBERVINE

NC-1

A-5

4320

2270

2180

CAUSEWAY

8TH

NC-4

2250

HWY 22 OFF RAMP

CAUSEWAY

HC-3



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-58-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kenny Pullen

OWNER: 675 Properties, LLC

REQUESTED CHANGE: From NC-1 Professional Office District, HC-2 Highway Commercial District to HC-2 Highway Commercial District

LOCATION: Parcel located at the end of 6th Street, north of Iberville Street, being lots 1 to 7, & 24 to 28 & portion of revoked 6th Street, Square 7, Chinchuba Subdivision; S34, T7S, R11E; Ward 4, District 4

SIZE: 1.32 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	Residential	A-4 Single Family Residential District
South	Commercial	HC-2 Highway Commercial District
East	Commercial	HC-2 Highway Commercial District
West	Undeveloped	NC-1 Professional Office District

EXISTING LAND USE:

Existing development: Yes

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, HC-2 Highway Commercial District to HC-2 Highway Commercial District. This site is located at the end of 6th Street, north of Iberville Street, being lots 1 to 7, & 24 to 28 & portion of revoked 6th Street, Square 7, Chinchuba Subdivision. The 2025 future land use plan calls for the site to be developed with residential uses. Staff does not have any objections to the request considering that portion of the site is currently developed with a parking lot and a parish road which was recently revoked. The purpose of the request is to bring the use into compliance with the appropriate zoning and to rezone the revoked street to allow for commercial development.

STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 Highway Commercial District designation be approved.