

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5913                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER            PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. TOLEDANO                      SECONDED BY: MR. FITZGERALD

ON THE 7 DAY OF DECEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHEAST CORNER OF MANZELLA DRIVE & MALBROUGH DRIVE, BEING LOTS 5 & 6, SQUARE 4, ROBBERT PARK SUBDIVISION ANNEX NO. 1 AND WHICH PROPERTY COMPRISES A TOTAL OF 21,025 SQ. FT. OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN CB-1 (COMMUNITY BASED FACILITIES DISTRICT) (WARD 8, DISTRICT 13) (2017-790-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-790-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-4 (Single-Family Residential District) to an CB-1 (Community Based Facilities 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 CB-1 (Community Based Facilities 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-4 (Single-Family Residential District) to an CB-1 (Community Based Facilities 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 JANUARY , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: NOVEMBER 23 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

**EXHIBIT "A"**

**2017-790-ZC**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in the NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  and NW  $\frac{1}{4}$  of Section 12, Township 9 South, Range 14 East, 8<sup>th</sup> Ward, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

LOTS 5 & 6, Square 4, Robert Park Subdivision

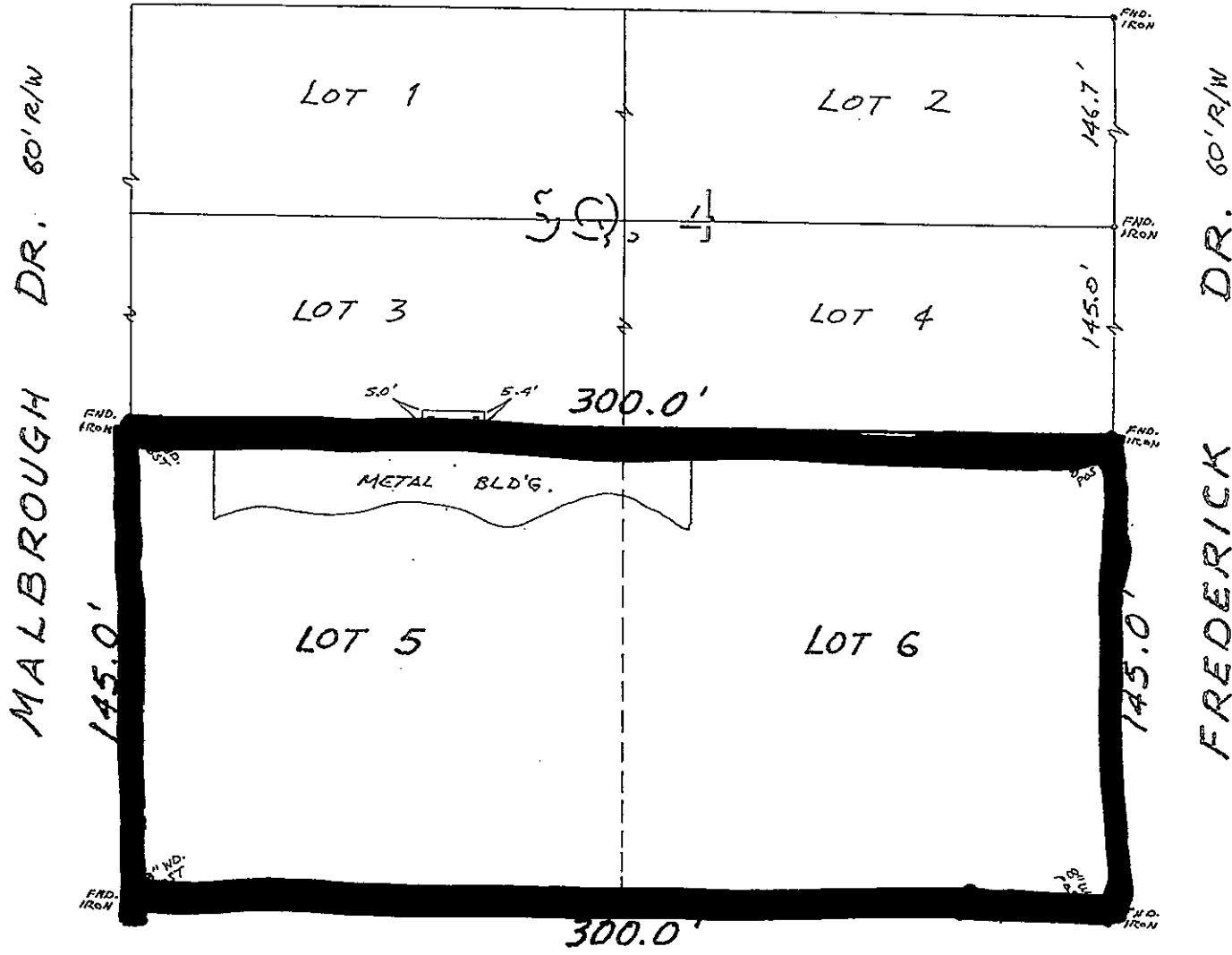


2017-790-2C

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS.

### GAUSE BLVD.



ADDRESS:

F.I.R.M. COMMUNITY No.  
225205-0440C (10-17-89)  
ZONE "C" B.F.E. N/A

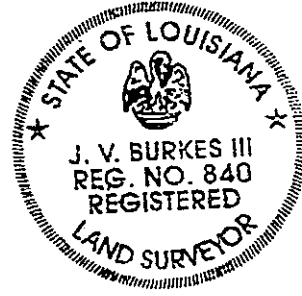
SURVEY NO. 960550	J.V. BURKES & ASSOC., INC. 2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461 504 • 649 • 0075	DRAWN BY: B. BERCKES
DATE: MAR. 27, 1996		SCALE: 1" = 50'

REVISED:

SURVEY MAP OF: LOTS 5 & 6 - SQ. 4  
LOCATED IN: ROBBERT PARK SID

ST. TAMMANY PARISH LOUISIANA

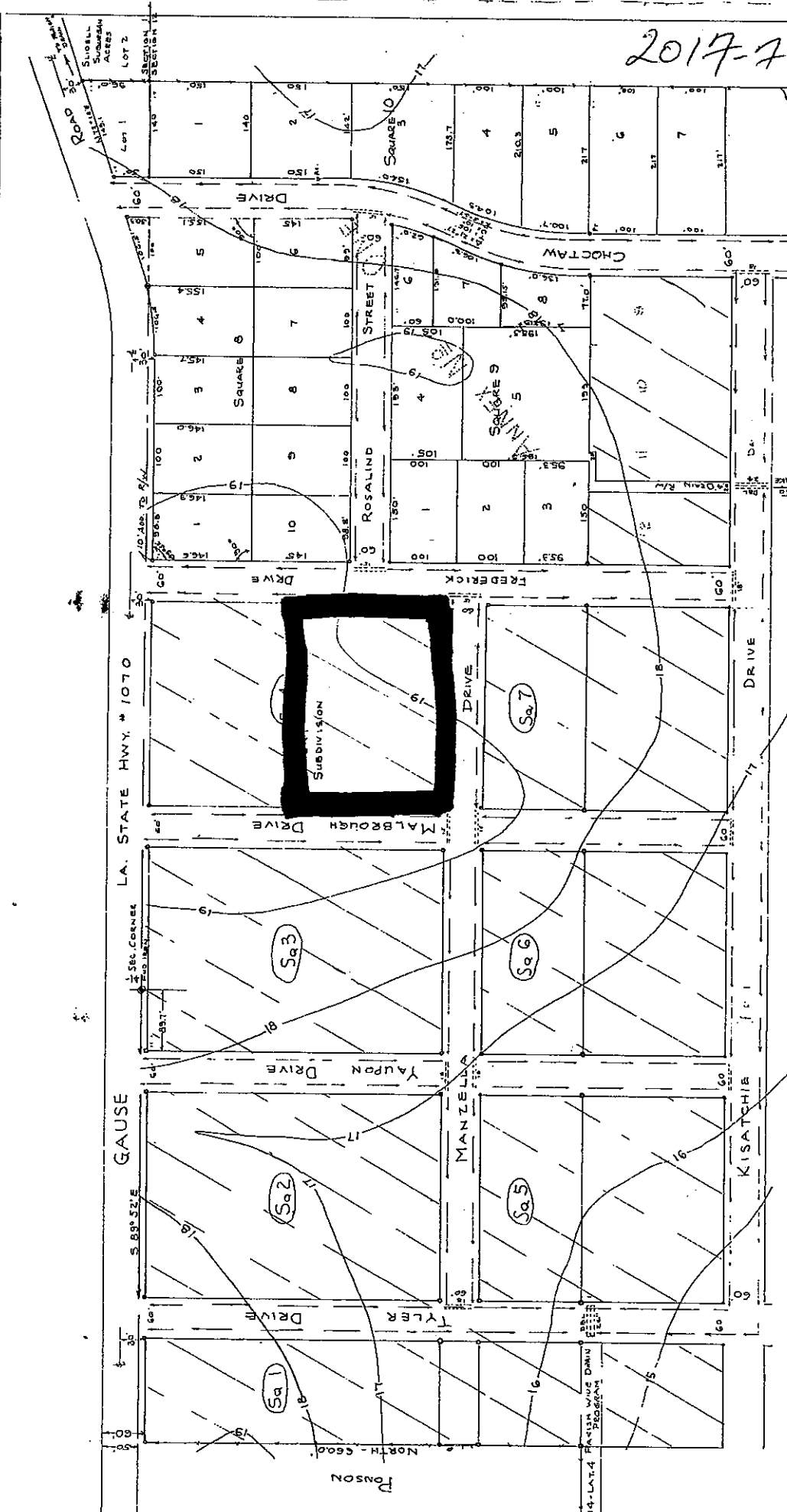
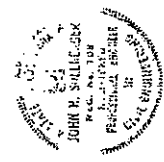
CERTIFIED TO:  
FRANK HAINES



SURVEYED BY:  
J.V. Burkes III  
J.V. BURKES III  
L.A. REG. NO 840

2017-790-2C

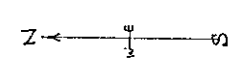
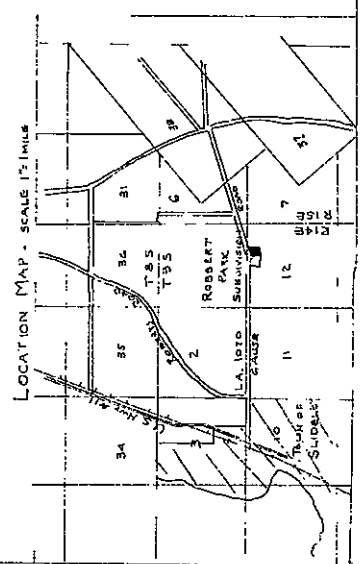
SURVEYED BY:  
John H. Hallberg, Jr.  
SULLY, LA.  
AUG. 12, 1958  
SURVEY NO. 2007



APPROVED BY  
*George A. Brennan*  
PRESIDENT, ST TAMMANY PARISH  
POLICE JURY  
*John H. Hallberg, Jr.*  
CHAIRMAN OF SUBDIVISION  
REGULATORY COMMITTEE.  
*John H. Hallberg, Jr.*  
PARISH SURVEYOR  
NOV. 20, 1958

MAP of  
**ROBERT PARK SUBDIVISION  
ANNEX NO ONE**  
SECTION 12 T9S R14E  
8th WD. ST. TAMMANY PARISH  
LOUISIANA  
SCALE 1"=100'  
MADE AT THE REQUEST OF:  
MR. WAH ROBERT  
112 VINCENT ST  
METAIRIE, LA.

- NOTE: BUILDING SETBACK LINE IS 25'-0" AND SHALL BE A COVENANT RUNNING WITH EACH TITLE. REFERENCE TO COVENANT SHALL BE IN EACH TITLE.  
K/LW GRANTED TO LA. POWER & LIGHT CO. DOES NOT IMPACT THIS PART OF SUBDIVISION.  
NONE OF THE LAND IS INHABITED.  
D DENOTES IRON PIPE  
REFERENCE TO: R.M. TTEAL 10/1/55. EXACT 11507 P.S.L.  
DENOTES DIRECTION OF FLOW IN DRAINING CANAL OF 1/2" DIAMETER FALL IN DRAINING CANAL OF 1/2" DIAMETER FALL  
TOTAL AREA IN LOTS = 1236 AC  
TOTAL AREA IN STRIPS = 230 AC  
TOTAL AREA IN SUB = 1422 AC



1

180

MALBROUGH

NC-2

T9-R14E

12

ROSALIND

MANZELLA

A-4

A-2

FREDERICK

KISATCHIE

PARK



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 10/30/2017  
Case No.: 2017-790-ZC  
Posted: 10/23/17

Meeting Date: 11/7/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Frank Haines

**OWNER:** Frank Haines

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to CB-1 Community Based Facilities District

**LOCATION:** Parcel located on the northeast corner of Manzella Drive & Malbrough Drive, being Lots 5 & 6, Square 4, Robbert Park Subdivision Annex No. 1 ; S12, T9S, R11E; Ward 8, District 13

**SIZE:** 21,025 sq. ft.

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**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	Undeveloped	A-4 Single-Family Residential District
South	Residential	A-4 Single-Family Residential District
East	Residential	A-4 Single-Family Residential District
West	Vacant	City of Slidell

**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 A-4 Single-Family Residential District to CB-1 Community Based Facilities District. This site is located on the northeast corner of Manzella Drive & Malbrough Drive, being Lots 5 & 6, Square 4, Robbert Park Subdivision Annex No. 1. The 2025 future land use plan calls for the area to be developed with residential uses. There is an existing large residence with attached warehouse located on the site. Staff does not have any objection to the request, considering that the purpose of the CB-1 zoning district is to provide for the location of public and quasi- public uses in close proximity to residential districts, such as recreational and religious uses.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a CB-1 Community Based Facilities District designation be approved.