

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4814

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 12 DAY OF JULY , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF PEARL STREET, NORTH OF CORAL AVENUE, BEING LOT 5, SQUARE 14, PEARL ACRES SUBDIVISION, AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT). (WARD 8, DISTRICT 8) (ZC12-06-048)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-06-048, 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-1 (Professional Office 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-1 (Professional Office 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-1 (Professional Office 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 AUGUST, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 28, 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

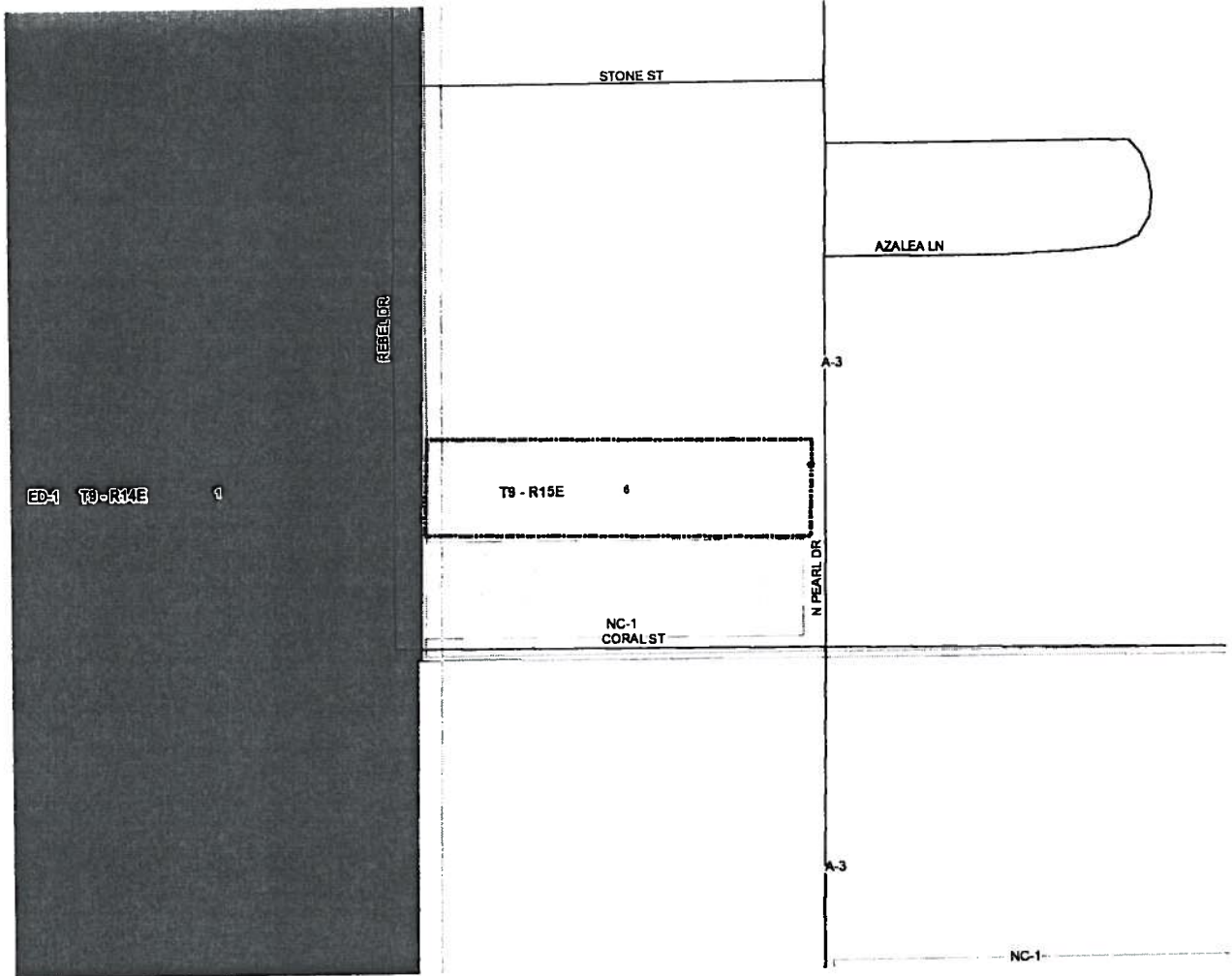
Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

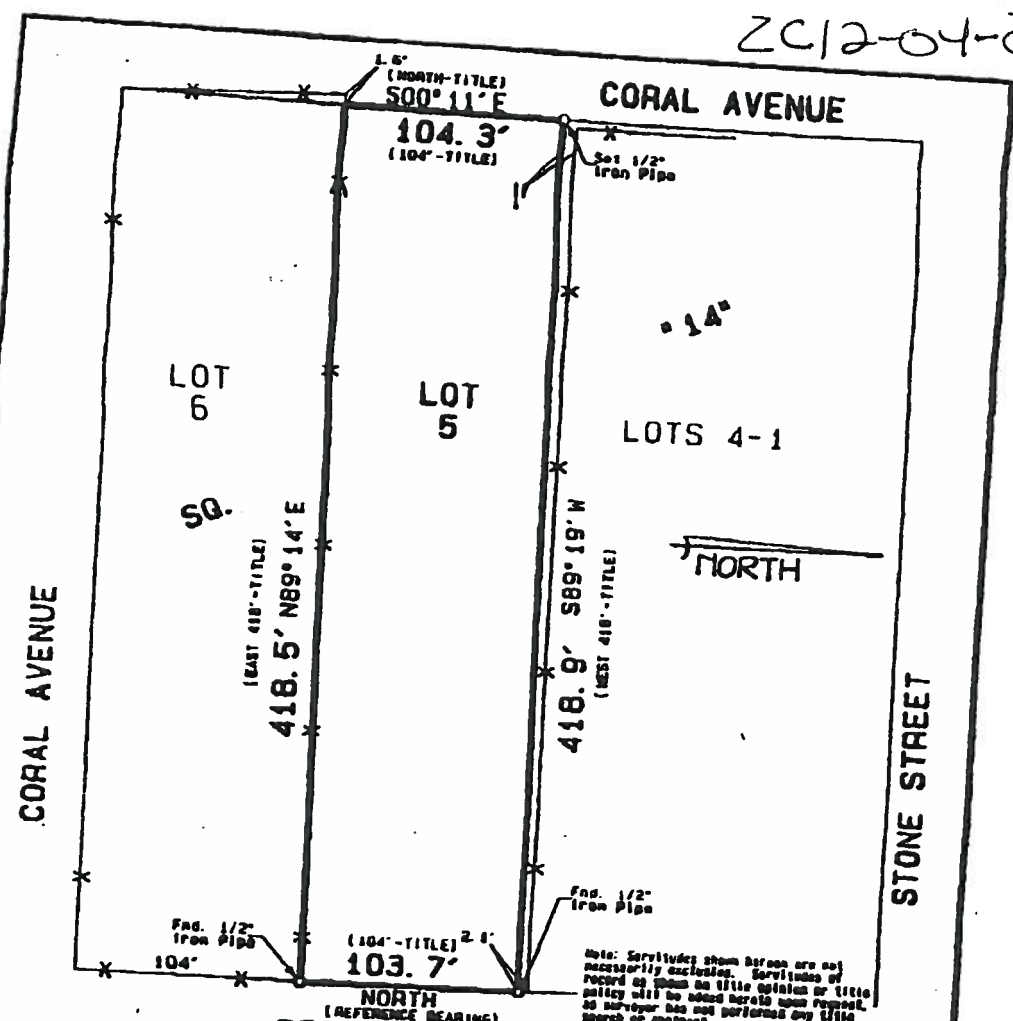
ZC12-06-048

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in Section 6, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, and more fully described as follows:
LOT NO. FIVE (5), SQUARE NO. FOURTEEN (14) in PEARL ACRES SUBDIVISION measuring one hundred four (104') feet front on Pearl Street by a depth of four hundred and eighteen (418') feet
between parallel lines. Square Fourteen is bounded north by Stone Street, East by Pearl Street, South by Gause Road and West by the West line of the Subdivision, all in accordance with map of survey made by H. G. Fritchie, Surveyor, dated April 12, 1928.

CASE NO.: ZC12-06-048
PETITIONER: Jack T. Hopper
OWNER: Adam Thomas
REQUESTED CHANGE: From A-3 (Suburban District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the west side of Pearl Street, north of Coral Avenue, being lot 5, Square 14, Pearl Acres Subdivision ; S6,T9S,R15E; Ward 8, District 8
SIZE: 1 acre



2012-04-048



Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) _____ of the Base Flood Elevation of _____ M/A in accordance with Community Plan No. 225209 0440 0

Note: Servitudes shown herein are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

Note: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY SURVEYORS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

**SURVEY MAP OF
LOT 5, SQ. 14, PEARL ACRES SUBDIVISION
in
SECTION 9, T-9-S, R-15-E
St. Tammany Parish, Louisiana
for
RYAN BOURQUE**

Survey No. 2001 780	Drawn by: JOL	Scale: 1" = 60'
Date: OCTOBER 16, 2001	Revised:	

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (985) 626-0808
SLIBELL (985) 643-2500 • MANDEVILLE (985) 626-3546 • N.O. (504) 456-2042
FAX NO. (985) 626-0057

STATE OF LOUISIANA
Professional Land Surveyors
John E. Bonneau
REG. NO. 4493
EXPIRES 12/31/2004

Administrative Comment

ZONING STAFF REPORT

Date: May 29, 2012

Case No.: ZC12-06-048

Posted: 05/10/12

Meeting Date: June 5, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Jack T. Hopper
OWNER: Adam Thomas
REQUESTED CHANGE: From A-3 (Suburban District) to NC-1 (Professional Office District)
LOCATION: Parcel located on the west side of Pearl Street, north of Coral Avenue, being lot 5, Square 14, Pearl Acres Subdivision ; S6,T9S,R15E; Ward 8, District 8
SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multi Family	A-3 (Suburban District)
South	Office	NC-1(Professional Office District)
East	Undeveloped	A-3 (Suburban District)
West	School	ED-1 (Primary Education 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-1 (Professional Office District). The site is located on the west side of Pearl Street, north of Coral Avenue, being lot 5, Square 14, Pearl Acres Subdivision. The 2025 future land use plan designates the site to be developed with single family residential uses. The site is currently abutting a small multi family residential development on the north side, an office on the south side and Boyet Jr. High & Little Oak Middle Schools on the west side. Staff feels that considering the surrounding uses, the request to rezone the site to NC- 1 is appropriate.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-1 (Professional Office District) designation be approved.