

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5827 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN SECONDED BY: MR. TANNER

ON THE 1 DAY OF JUNE, 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF AIRPORT ROAD, NORTH OF REDWOOD STREET AND WHICH PROPERTY COMPRISES A TOTAL OF 2.576 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN NC-1 (PROFESSIONAL OFFICE DISTRICT) (WARD 9, DISTRICT 11). (2017-598-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-598-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 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-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 13 DAY OF JULY, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: MAY 24, 2017

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

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

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

EXHIBIT "A"

2017-598-ZC

---

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in the Parish of St. Tammany, State of Louisiana, in the West half of the Northeast quarter of Section 30, Township 8 South, Range 14 East, (W/2 of NE/4 of Section 30, Township 8, Range 14 East), in that part thereof known and designated as Tract "J" of Home Acres Subdivision, per the official plan thereof dated May 11, 1927 by Gilbert & Kelly filed May 24, 1927, registered June 27, 1927, and designated as **LOT NOS. 7 AND 8** and measuring each 100 feet front by a depth of 650 feet between equal and parallel lines.

LESS AND EXCEPT

That portion sold in CIN 12367099 to the Parish of St. Tammany described as follows:

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, lying and being situated in the Parish of St. Tammany, State of Louisiana, in the West half of the Northeast quarter of Section 30, Township 8 South, Range 14 East, (W/2 of NE/4 of Section 30, Township 8, Range 14 East), in that part thereof known and designated as Tract "J" of Home Acres Subdivision, per the official plan thereof dated May 11, 1927 by Gilbert & Kelly filed May 24, 1927, registered June 27, 1927, being the Easternmost portions of Lots 7 and 8, lying to the east of Airport Road and being more particularly described as follows:

From a point which is the Southeast corner of Lot 7, and which point is the Point of Beginning (Point of Beginning), proceed in a westerly direction North 89 degrees 26' 10" West a distance of 52.08 feet to a point on the east side of Airport Road, and corner; thence proceed in a northerly direction along the east side Airport Road North 0 degrees 17' 17" East a distance of 200 feet to a point and corner; thence proceed in an easterly direction South 89 degrees 26' 10" East a distance of 53.12 feet to a point which is the Northeast corner of Lot 8, and corner, thence proceed to in a southerly direction South 0 degrees 35' .06" West a distance of 200 feet, back to the Point of Beginning. Said portion of ground contains 10,519.67 square feet or 0.2415 acres; all as shown on and in conformity with a plan of survey by BFM Corp, LLC, dated December 12, 2000, certified correct by W. J. Muller, RPLS.

---

Case No.: 2017-598-ZC

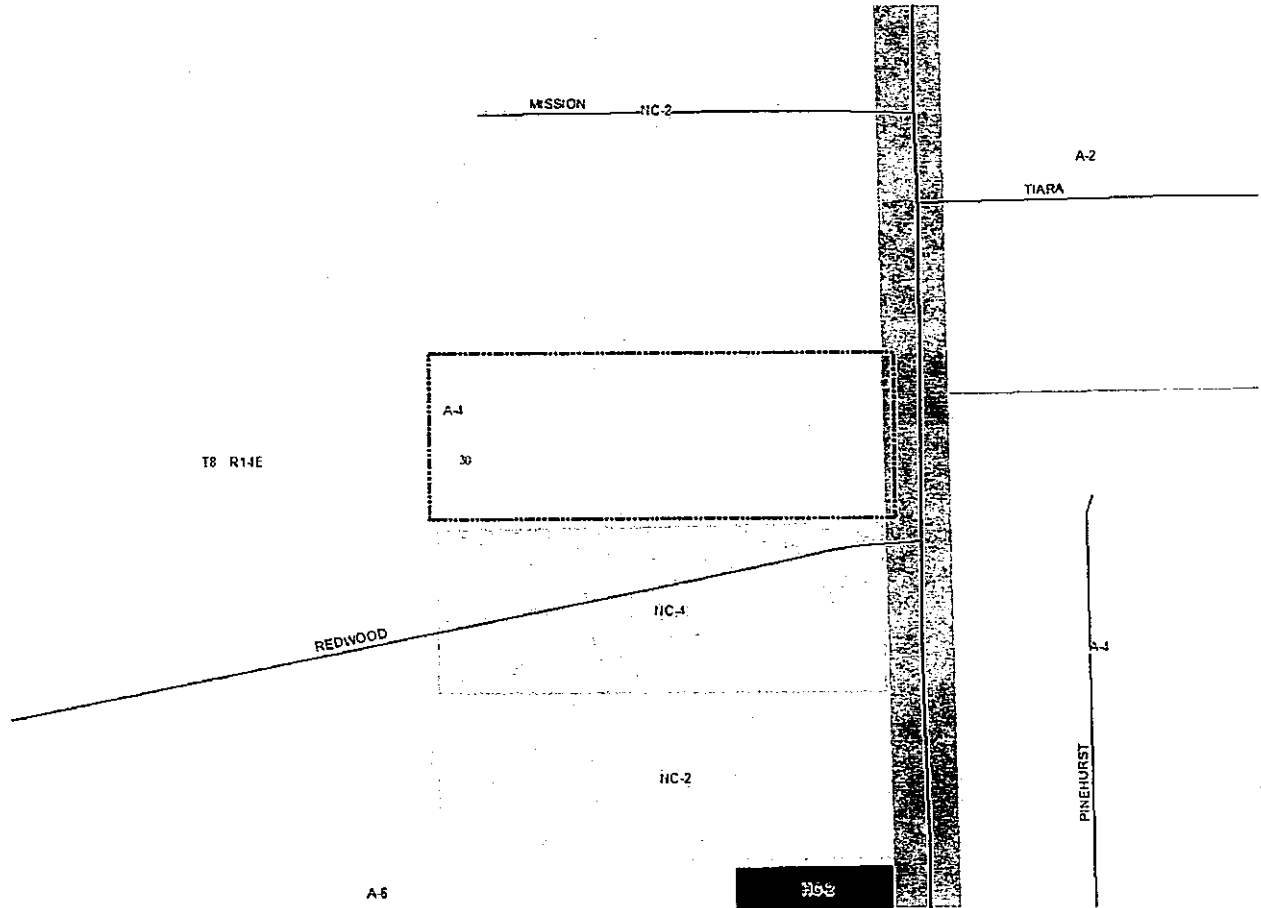
PETITIONER: Scott Lindsly

OWNER: Scott Lindsly

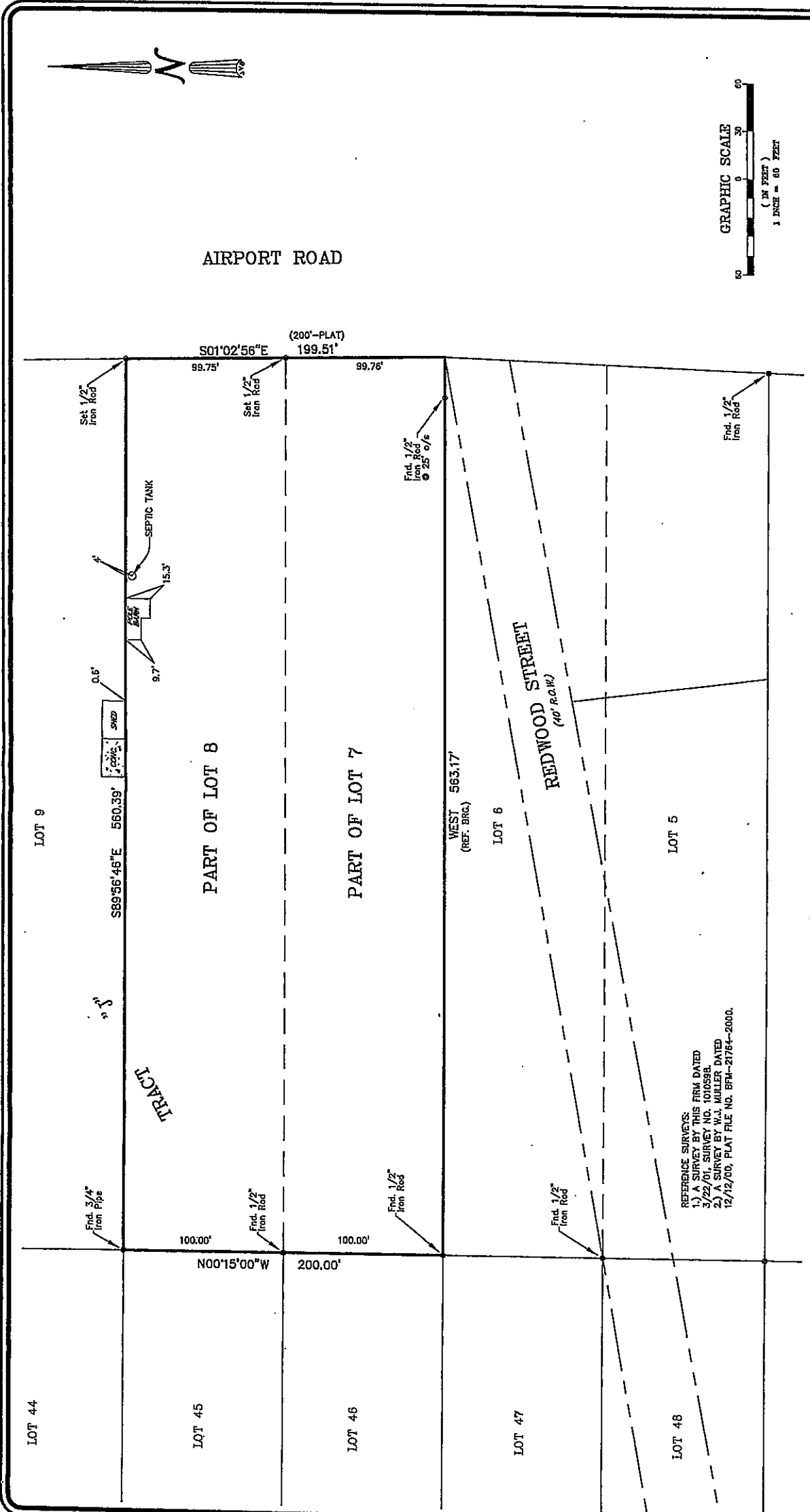
REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-1 Professional Office District

LOCATION: Parcel located on the west side of Airport Road, north of Redwood Street; S30, T8S, R14E; Ward 9, District 11

SIZE: 2.576 acres



2017-818-ZC



**J.V. Burkes & Associates, Inc.**  
 SURVEYING ENGINEERING • ENVIRONMENTAL  
 1805 Shortcut Highway, Suite 2045B  
 Sibley, Missouri 64138  
 E-mail: jvb@jvburkes.com  
 Phone: 985-649-0075 Fax: 985-649-0154

**A SURVEY MAP OF  
 PART OF LOTS 7 & 8, TRACT J,  
 HOME ACRES SUBDIVISION IN  
 SECTION 30, T-8-S, R-14-E, GLD,  
 ST. TAMMANY PARISH, LOUISIANA**

SCOTT LINDSLY, PROPERTY TITLE,  
 INC. & FIDELITY BANK

Disclaimer: It is made to certify that the survey was performed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class C survey. Bearings are based on record bearings unless noted otherwise.

**REFERENCE SURVEYS:**  
 1.) A SURVEY BY THIS FIRM DATED 3/22/01, SURVEY NO. 101058B.  
 2.) A SURVEY BY W.J. MULLER DATED 12/12/00, PLAT FILE NO. BFM-21764-2000.

I certify that this plot does represent 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. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereon upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.  
 FIRM#: 225205 0465 C  
 DATE: 10/17/893  
 ZONE: C  
 B.F.E. #: N/A

\* Verify prior to construction with local governing body.

SCALE: 1" = 60'

DATE: 10/25/16

DRAWN BY: JDL  
 CHECKED BY: RMK

DWG. NO.: 20160720

SHEET 1 OF 1



2017-598-ZC



0 400 Feet





ZONING STAFF REPORT

Date: 4/24/2017
Case No.: 2017-598-ZC
Posted: 4/12/17

Meeting Date: 5/2/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Scott Lindsly
OWNER: Scott Lindsly
REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-1 Professional Office District
LOCATION: Parcel located on the west side of Airport Road, north of Redwood Street; S30, T8S, R14E; Ward 9, District 11
SIZE: 2.576 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 3 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Surrounding Use, Surrounding Zone. Rows include North, South, East, and West directions with corresponding land use and zoning details.

EXISTING LAND USE:

Existing development: No Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density -- but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential -- Conservation - These planned districts would include clustered single family residential uses, at a density -- within the overall tract -- which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential -- Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 Single-Family Residential District to NC-1 Professional Office District. This site is located on the west side of Airport Road, north of Redwood Street. The 2025 future land use plan calls for the area to be developed as a planned district with single family residential uses and conservation areas. Although, the request does not meet the 2025 future land use plan, staff has no objections, considering the location of the site, along a collector road, the proximity of existing commercial uses, and the objectives of the NC-1 zoning designations, which is to provide for the location of small professional office in close proximity to residential development.

STAFF RECOMMENDATION:

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