

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5582

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 5 DAY OF MAY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF KEYS ROAD, WEST OF LA HIGHWAY 21 AND WHICH PROPERTY COMPRISES A TOTAL OF 1.102 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT- 0.551 ACRES) AND NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT- 0.551 ACRES) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT - 0.551 ACRES) & NC-1 (PROFESSIONAL OFFICE DISTRICT- 0.551 ACRES), (WARD 1, DISTRICT 1).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-191-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- 0.551 acres) and NC-4 (Neighborhood Institutional District- 0.551 acres) to an NC-4 (Neighborhood Institutional District - 0.551 acres) & NC-1 (Professional Office District- 0.551 acres) 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 an NC-4 (Neighborhood Institutional District - 0.551 acres) & NC-1 (Professional Office District- 0.551 acres).

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- 0.551 acres) and NC-4 (Neighborhood Institutional District- 0.551 acres) to an NC-4 (Neighborhood Institutional District - 0.551 acres) & NC-1 (Professional Office District- 0.551 acres).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: \_\_\_\_\_, 2016

Published Adoption: \_\_\_\_\_, 2016

Delivered to Parish President: \_\_\_\_\_, 2016 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

## Exhibit "A"

**2016-191-ZC**

**Legal Description  
of  
NC-1 ZONING  
into  
NC-4 ZONING**

**ALL THAT CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, located in Section 41, Township 7 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:**

Commence at a point located South 00 degrees 21 minutes 47 seconds East a distance of 1202.62 feet to a point; Thence South 89 degrees 23 minutes 10 seconds East a distance of 2751.28 feet to a point; Thence South 89 degrees 20 minutes 22 seconds East a distance of 973.42 feet to a ½" iron rod located at the intersection of the Southern Right-Of-Way of Keys Road and the Northeast corner of Southdown Subdivision, Phase 1; Thence, along said Right-Of-Way, South 89 degrees 24 minutes 15 seconds East a distance of 384.93 feet to a point; Thence South 00 degrees 35 minutes 39 seconds West a distance of 280.30 feet from the Northwest corner of Section 41, Township 7 South, Range 10 East, said point being the POINT OF BEGINNING.

From the POINT OF BEGINNING proceed Thence South 00 degrees 35 minutes 39 seconds West a distance of 280.33 feet to a point; Thence North 89 degrees 24 minutes 07 seconds West a distance of 171.28 feet to a point; Thence North 32 degrees 01 minutes 12 seconds East a distance of 328.50 feet to the POINT OF BEGINNING, and containing 0.551 acre(s) of land, more or less, all as per survey by Kelly McHugh and Associates dated 02/02/2016, job number 10-277.

**Legal Description  
of  
NC-4 ZONING  
into  
NC-1 ZONING**

**ALL THAT CERTAIN PARCEL OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, means privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, located in Section 41, Township 7 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:**

Commence at a point located South 00 degrees 21 minutes 47 seconds East a distance of 1202.62 feet to a point; Thence South 89 degrees 23 minutes 10 seconds East a distance of 2751.28 feet to a point; Thence South 89 degrees 20 minutes 22 seconds East a distance of 973.42 feet to a ½" iron rod located at the intersection of the Southern Right-Of-Way of Keys Road and the Northeast corner of Southdown Subdivision, Phase 1; Thence, along said Right-Of-Way, South 89 degrees 24 minutes 15 seconds East a distance of 384.93 feet from the Northwest corner of Section 41, Township 7 South, Range 10 East, said point being the POINT OF BEGINNING.

From the POINT OF BEGINNING proceed Thence South 89 degrees 24 minutes 17 seconds East a distance of 171.27 feet to a point; Thence South 32 degrees 01 minutes 12 seconds West a distance of 328.48 feet to a point; Thence North 00 degrees 35 minutes 39 seconds East a distance of 280.30 feet to the POINT OF BEGINNING, and containing 0.551 acre(s) of land, more or less, all as per survey by Kelly McHugh and Associates dated 02/02/2016, job number 10-277.

Case No.: 2016-191-ZC

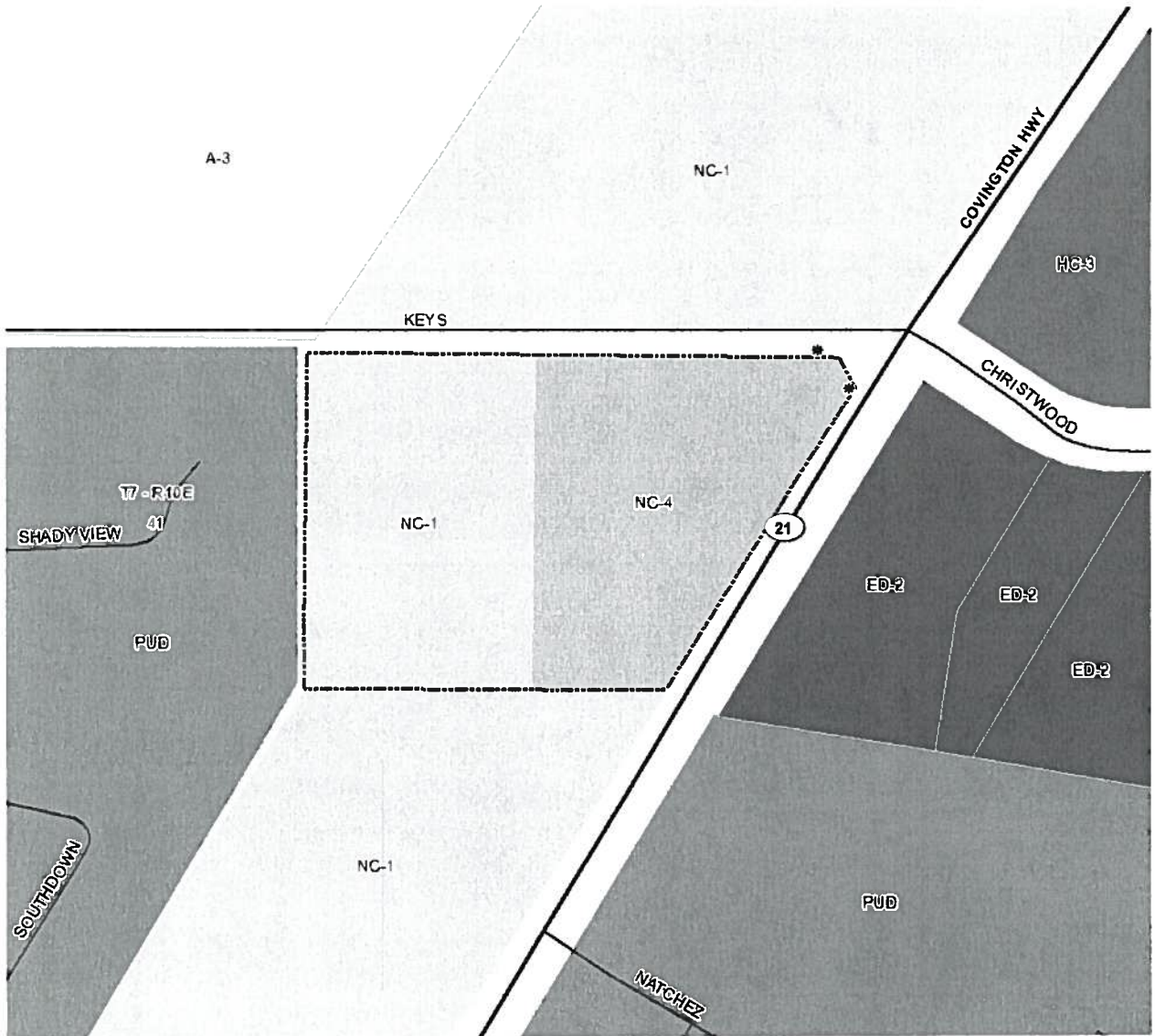
PETITIONER: Jeffery D. Schoen

OWNER: 21 Keys Southwest, LLC

REQUESTED CHANGE: From NC-1 Professional Office District to NC-4 Neighborhood Institutional District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District

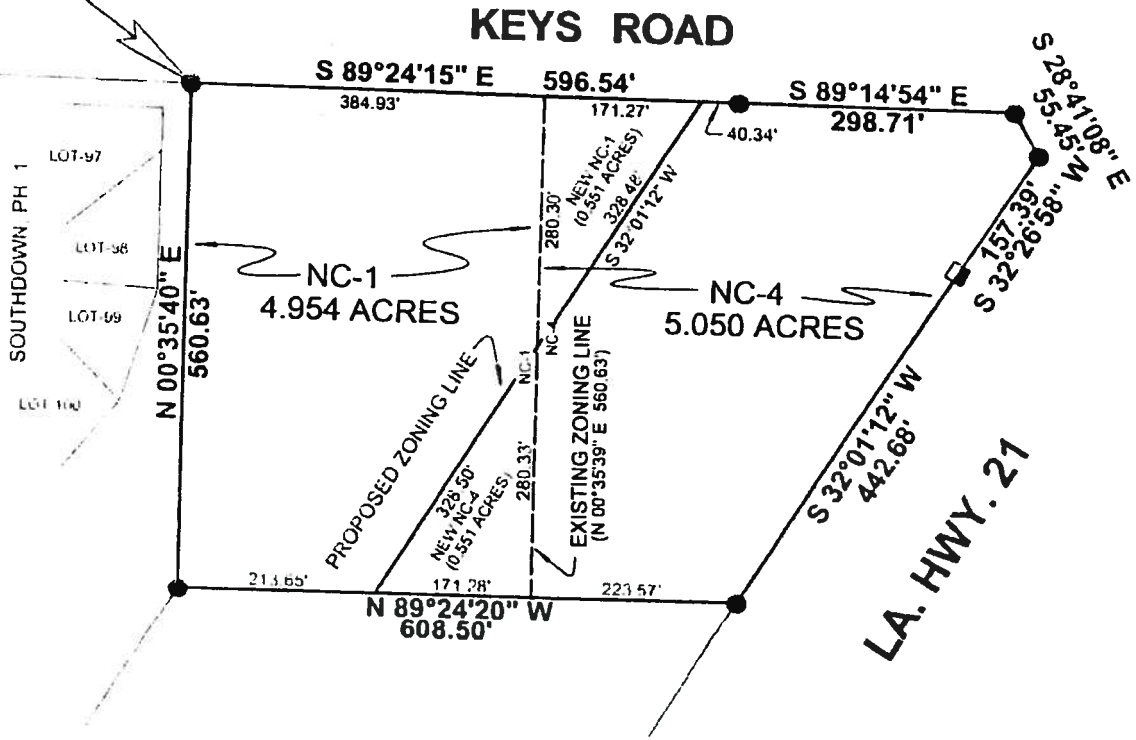
LOCATION: Parcels located on the south side of Keys Road, west of LA Highway 21; S41, T7S, R10E; Ward 1, District 1

SIZE: 1.102 acres



2016-191-20

THIS POINT LOCATED S 00°21'47" E - 1202.62'  
 (REFERENCE BEARING), THENCE S 89°23'10" E - 2751.28';  
 THENCE S 89°20'22" E - 973.42' FROM THE  
 N.W. CORNER OF SECTION 41, T-7-S, R-10-E,  
 GREENSBURG LAND DISTRICT.



**TOTAL 10.004 ACRES**  
**NC-4 5.050 ACRES**  
**NC-1 4.954 ACRES**

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = CONC. ROW MONUMENT

REFERENCE: SURVEY BY THIS FIRM DATED 5-16-02, JOB NO. 02-082.

NOTE: NO BUILDING SETBACKS OR SERVITUDES SHOWN.

THIS PROPERTY IS LOCATED IN FLOOD  
 ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
 PANEL NO. 225205 0210 C & 225205 0220 C;  
 REV. 10-17-89 & 4-2-91.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY  
 EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE  
 OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON  
 REQUEST, AT SURVEYOR HAS NOT PERFORMED ANY TITLE  
 SEARCH OR ABSTRACT.

SKETCH OF: <p style="text-align: center;"><b>10.004 ACRES IN,          SECTION 41, T-7-S, R-10-E,          GREENSBURG LAND DISTRICT,          ST. TAMMANY PARISH, LA.</b></p>
PREPARED FOR: <p style="text-align: center;"><b>21 KEYS SOUTHWEST, LLC</b></p>



A-3

NC-1

KEYS

HC-3

CHRISTWOOD

T7 - R10E

SHADYVIEW W

41

NC-4

ED-2

2

COVINGTON HWY

GRAND TURK

PUB

KANAWHA

NAVYCHEZ

0 540 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 3/28/2016  
Case No.: 2016-191-ZC  
Posted: 03/17/16

Meeting Date: 4/5/2016  
Determination: Approved

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GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen

OWNER: 21 Keys Southwest, LLC

REQUESTED CHANGE: From NC-1 Professional Office District to NC-4 Neighborhood Institutional District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District

LOCATION: Parcels located on the south side of Keys Road, west of LA Highway 21; S41, T7S, R10E; Ward 1, District 1

SIZE: 1.102 acres

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GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish & State      Road Surface: 2 lane asphalt & 3 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	NC-1 Professional Office District
South	Undeveloped	NC-1 Professional Office District
East	School	ED-2 Higher Education District
West	Residential	PUD Planned Unit Development Overlay

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-1 Professional Office District to NC-4 Neighborhood Institutional District and NC-4 Neighborhood Institutional District to NC-1 Professional Office District. This site is located on the south side of Keys Road, west of LA Highway 21. The 2025 future land use plan calls for the site to be developed with single family residential uses. The purpose of the request is to adjust the zoning of each parcel and to allow for the reconfiguration of the two lots (see attached survey).

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-4 Neighborhood Institutional District & NC-1 Professional Office District designation be approved.