

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5898 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 2 DAY OF NOVEMBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LA HIGHWAY 59, SOUTH OF LOTUS ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2.30 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN NC-6 (PUBLIC, CULTURAL AND RECREATIONAL DISTRICT), (WARD 4, DISTRICT 5). (2017-752-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-752-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-3 (Suburban District) to an NC-6 (Public, Cultural and Recreational 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-6 (Public, Cultural and Recreational 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-6 (Public, Cultural and Recreational 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF DECEMBER, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 25, 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____

EXHIBIT "A"

2017-752-ZC

22.7 acres of land situated in Section 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, in Glendale Heights Farms Subdivision being Farms 13, 16, and portions of Farms 12, 29, 30, 14, and 15, all as shown on a plat by Herndon and Piercedated in 1914, and more fully shown on a plat by Robert A. Berlin being plat J-6218 dated January 29, 1962, noted as 26.4 acres in Parcel 6 on the Berlin plat, and described as follows, to-wit:

Commence at the Northeast corner of Section 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and run South 0 degrees 10 minutes West 20.0 feet to the point of beginning;

Thence continue South 0 degrees 10 minutes West 477.0 feet; thence run North 88 degrees 45 minutes East 2559.1 feet to the east right of way of La. Hwy. 59; thence run North 24 degrees 35 minutes East 531.0 feet along the east boundary of La. Hwy. 59; thence run along the south boundary of Pine Street (now called Lotus Drive) North 89 degrees 53 minutes East 2337.5 feet to the point of beginning.

LESS AND EXCEPT

- (1) A sale by J. Clay Prieto to Slidell Renovation & Construction Co., Inc. dated February 16, 1984 and recorded in COB 1140 folio 94. (1 acre).
- (2) An Act of Exchange by J. Clay Prieto with Joan Prieto Doolittle of a parcel of land dated March 16, 1984, as recorded in COB 1143, folio 460. (1 acre)
- (3) A 30 foot servitude in favor of Marion Prieto Moore et al along the southern boundary of the subject property, dated December 13, 1985, and recorded in COB 1264, folio 767. (1.76 acres)
- (4) A sale by the Succession of J. Clay Prieto to Joseph G. Tizzard dated March 4, 1989 as recorded in COB 1376, folio 70. (1.06 acres)
- (5) A 10' servitude paralleling the South line of Lotus Street (formerly Pine Street) measuring 12-19' by 50.95' granted by the Succession of J. Clay Prieto to Washington - St. Tammany Electric Cooperative dated May 18, 1990 and recorded in COB 1424, folio 430.
- (6) A 30' servitude of passage granted by the Succession of J. Clay Prieto to the St. Tammany Parish Police Jury dated September 10, 1991 and recorded in COB _____ folio _____
- (7) A 25' by 50' servitude granted by J. Clay Prieto to Henry E. Meiners Sr. dated June 1, 1969 as recorded in Instrument No. 63814.
- (8) The Western 497.5 feet of 22.7 acres transferred by partial Judgment of Possession and Set Off of Particular Legacy
- (9) Partition by Ernest Prieto et al to Hary P. Golden of Western 497.95' of 22.7 acres dated August 18, 1995 recorded Instrument #962192. (Ernest 1.84 acres; Mary 2.30 acres)
- (10) A sale (1 acre) by Ernest Prieto, Mary P. Golden, Joan P. Doolittle to Simmie A. Fairley dated 4/28/97 as recorded as Instrument No. 1046779

Case No.: 2017-752-ZC

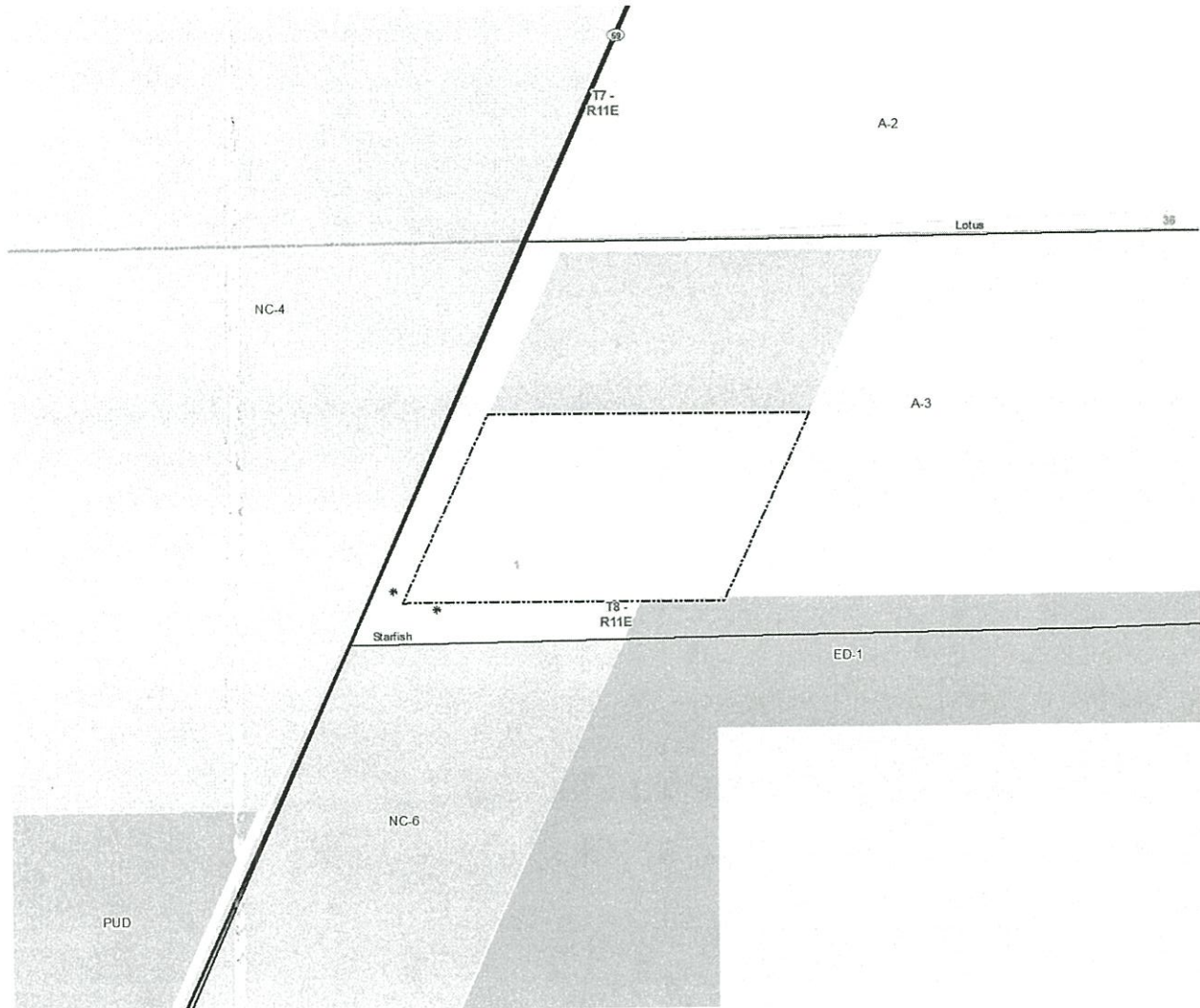
PETITIONER: Golden Properties LLC - Lauren Golden

OWNER: Golden Properties LLC - Lauren Golden

REQUESTED CHANGE: From A-3 Suburban District to NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the east side of LA Highway 59, south of Lotus Road ; S1, T8S, R11E; Ward 4, District 5

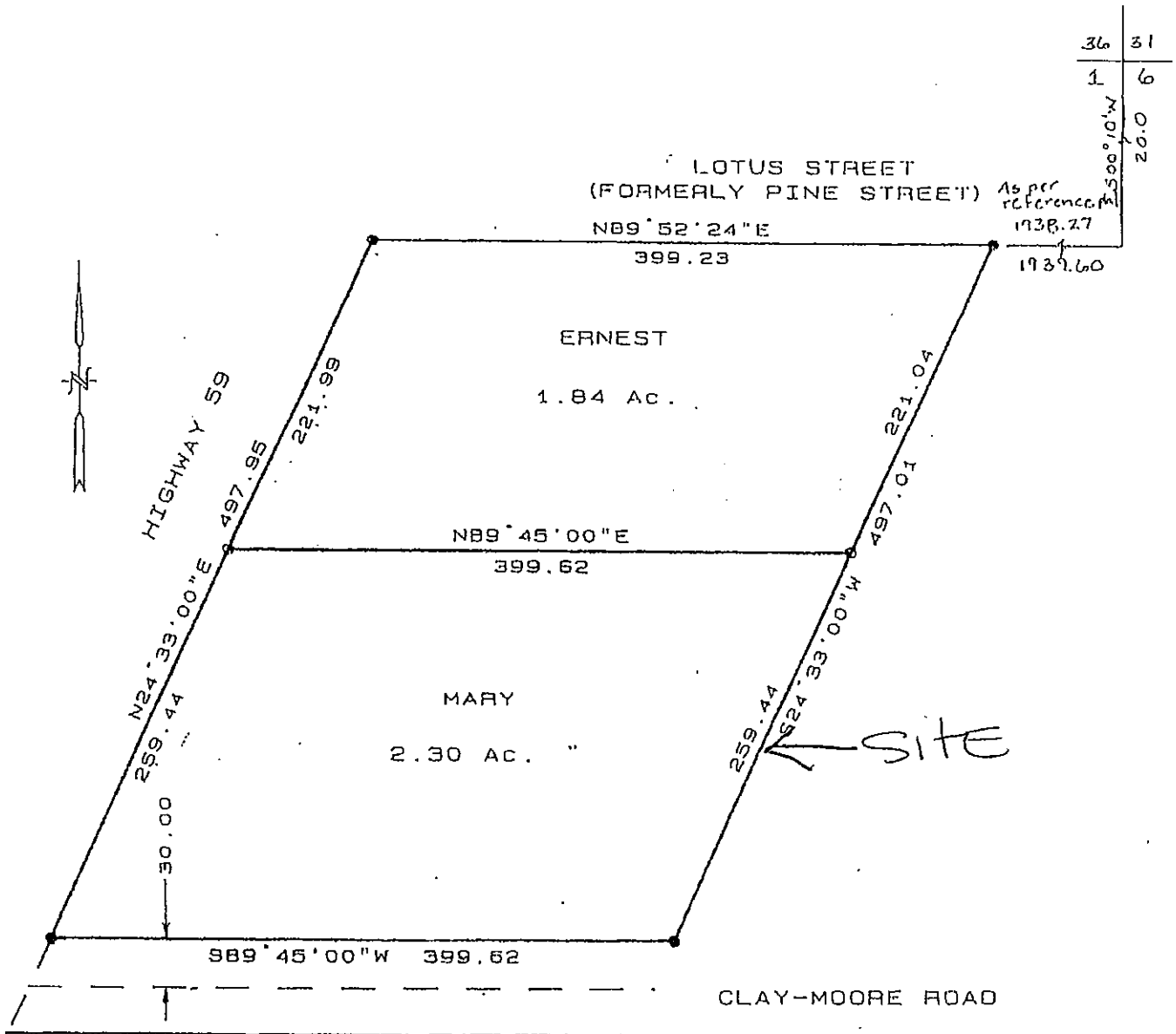
SIZE: 2.30 acres



2017-752-22

LEGAL DESCRIPTION:

A parcel of land located in SECTION 1, TOWNSHIP 8 SOUTH RANGE 11 EAST, according to the survey by Robert A. Berlin, dated January 29, 1962, St. Tammany Parish, Louisiana.



CERTIFIED TO:
 J. ERNEST PRIETO
 MARY P. GOLDEN

LEGEND:
 ○ SET 1/2" IRON ROD
 ● FOUND 1/2" IRON ROD
 ■ FOUND OLD WOOD
 FENCE ---X---X---
 BEARINGS: RECORD
 SETBACK LINES - - - - -
 FRONT SIDES
 REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the above land in accordance with the Minimum Standards and Requirements for ALTA / ASCH Land Title Surveys. Pursuant to the accuracy standards of a SUBURBAN survey and the applicable standards of practice set forth in LAC 48:XXI. Signature must be in RED and sealed by the undersigned for this plat to be acceptable.

BRUCE W. POPE, II
 REG. No. 4672

REGISTERED PROFESSIONAL
WILSON POPE, INC.
 LOUISIANA REGISTERED LAND SURVEYORS NO. 308
 1990 SURGI DRIVE
 MANDEVILLE, LOUISIANA 70448
 TEL: (504) 626-5651 FAX: (504) 626-5626

CLASS/TYPE	"C"	OPN: 225205 2045 C
BOUNDARY	30 JAN 98	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED: 11 JUL 97
JOB NO.	4444	SCALE: 1 inch = 100ft

2017-752-ZC

HC-2

T7-R11E

36

A-2

NC-4

A-3

Starfish

T8-R11E 1

PUD

NC-6

ED-1

59

Viola

0 280 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 9/25/2017
Case No.: 2017-752-ZC
Posted: 9/18/17

Meeting Date: 10/3/2017
Determination: Approved

GENERAL INFORMATION

PETITIONER: Golden Properties LLC - Lauren Golden

OWNER: Golden Properties LLC - Lauren Golden

REQUESTED CHANGE: From A-3 Suburban District to NC-6 Public, Cultural and Recreational District

LOCATION: Parcel located on the east side of LA Highway 59, south of Lotus Road ; S1, T8S, R11E; Ward 4, District 5

SIZE: 2.30 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

Road Surface: 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-6 Public, Cultural and Recreational District
South	Undeveloped	NC-6 Public, Cultural and Recreational District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Commercial Infill – New commercial uses developed on undeveloped tracts within existing commercial 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.

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 A-3 Suburban District to NC-6 Public, Cultural and Recreational District. This site is located on the east side of LA Highway 59, south of Lotus Road. The 2025 future land use plan calls for the front 200 feet of the site, along Hwy 59, to be developed with commercial uses and the remaining 300 foot portion of the site to be developed with residential uses. Staff is not opposed to requested zoning change, considering that the site is abutting NC-6 on the north and south sides.

Note that before the comprehensive rezoning the front 350 feet of the parcel was zoned C-2 Highway Commercial District.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-6 Public, Cultural and Recreational District designation be approved.