

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6250 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO /BRISTER PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. DEAN

ON THE 3 DAY OF OCTOBER , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF IBERVILLE STREET, ON THE WEST SIDE OF 7TH STREET & ON THE EAST SIDE OF 8TH STREET, BEING LOTS 9 AND 10, SQUARE 8, CHINCHUBA SUBDIVISION, MANDEVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 0.17 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT NC-1 (PROFESSIONAL OFFICE DISTRICT) TO AN ED-1 (PRIMARY EDUCATION DISTRICT) (WARD 4, DISTRICT 4). (2019-1544-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1544-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 presents NC-1 (Professional Office District) to an ED-1 (Primary Education 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 ED-1 (Primary Education 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 NC-1 (Professional Office District) to an ED-1 (Primary Education 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 NOVEMBER , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 25 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1544-ZC

All that certain piece of portion of land, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in any wise appertaining, situated in the Parish of St. Tammany, State of Louisiana, situated in Section 34, Township 7 South, Range 11 East, in that part thereof known as Chinchuba Subdivision, and being Lots 9 and 10, Square 8 of said subdivision.

Said Lots 9 and 10 are adjacent and contiguous and form the corner of the North line of Iberville Street and the West line of Seventh Street and front 30 feet each on Seventh Street, same width in the rear, by a depth of 120.0 feet between equal and parallel lines.

All as more fully shown on the survey by Land Surveying, Inc. dated February 20, 1980 attached to COB 968 folio 228 of the records of St. Tammany Parish.

Case No.: 2019-1544-ZC

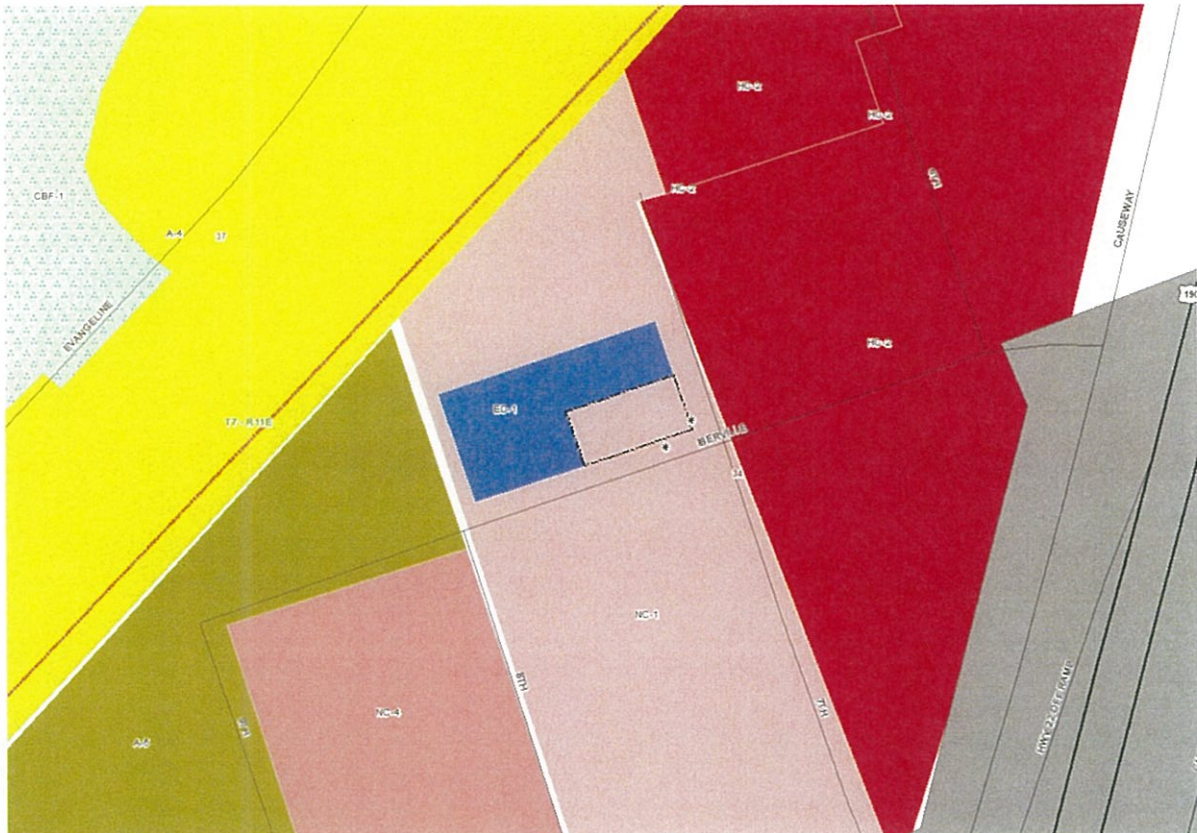
PETITIONER: Iberville – 7th, LLC – Paul D. Rees

OWNER: Iberville – 7th, LLC – Paul D. Rees

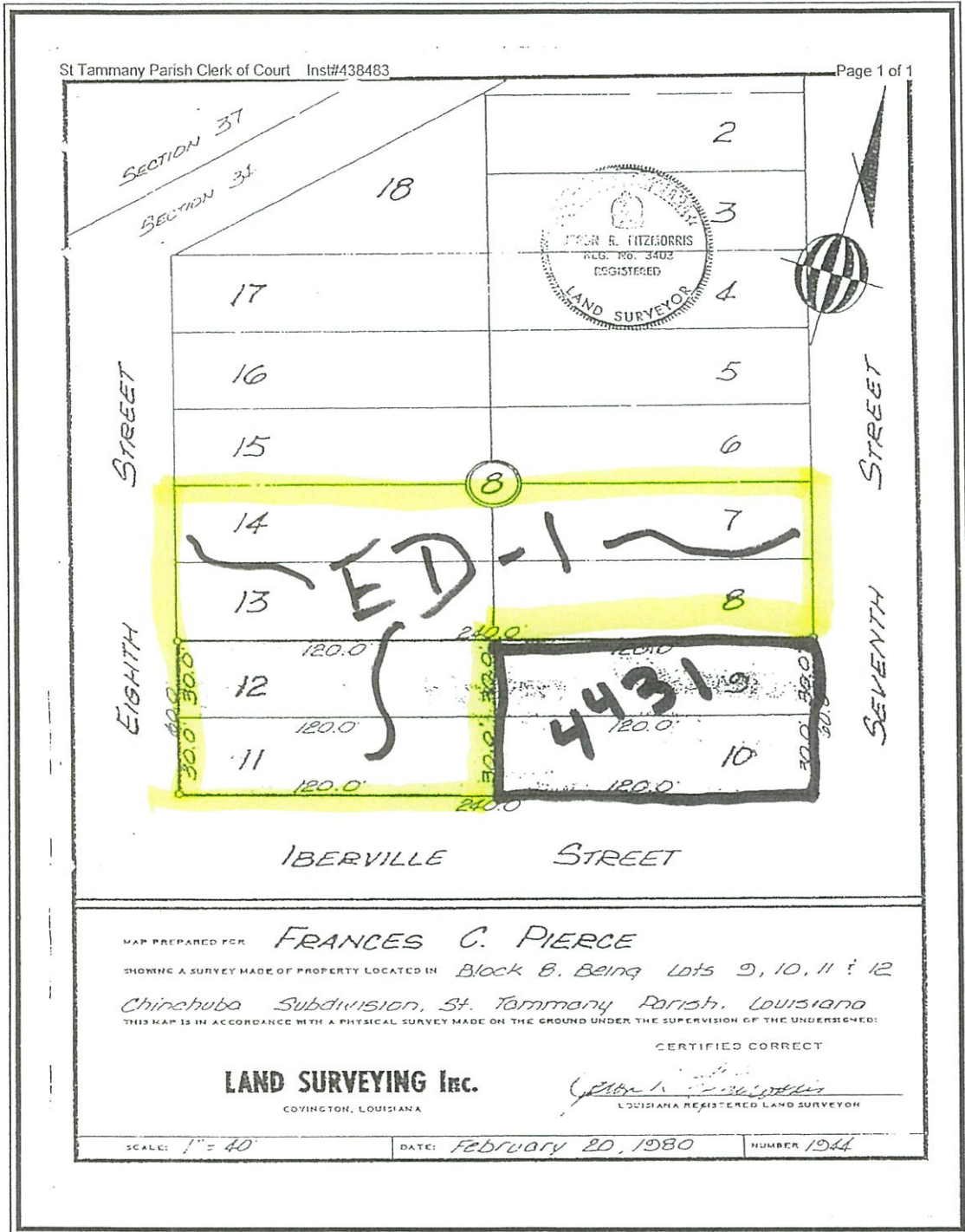
REQUESTED CHANGE: From NC-1 Professional Office District to ED-1 Primary Education District

LOCATION: Parcel located on the north side of Iberville Street, on the west side of 7th Street and on the east side of 8th Street, being lots 9 and 10, Square 8, Chinchuba Subdivision, Mandeville, S34, T7S, R11E, Ward 4, District 4

SIZE: .17 acre



2019-1544-ZC



PF-1

27

CBF-1

37

A-4

EVANGELINE

5TH

HC-2

HC-2

HC-2

HC-2

ED-1

190

IBERVILLE

NC-1

CAUSEWAY

34

NC-4

7TH

HWY 22 OFF RAMP

9TH

MARQUETTE

TTS - R11E

N CAUSEWAY BLVD ON RAMP

CAUSEWAY

NC-1

10TH

A-5

HC-2

8TH

NC-1

HC-2

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 8/23/2019
Case No.: 2019-1544-ZC
Posted: 8/16/2019

Meeting Date: 9/3/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Iberville – 7th, LLC – Paul D. Rees

OWNER: Iberville – 7th, LLC – Paul D. Rees

REQUESTED CHANGE: From NC-1 Professional Office District to ED-1 Primary Education District

LOCATION: Parcel located on the north side of Iberville Street, on the west side of 7th Street and on the east side of 8th Street, being lots 9 and 10, Square 8, Chinchuba Subdivision, Mandeville, S34, T7S, R11E, Ward 4, District 4

SIZE: .17 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 1 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Educational and Residential	ED-1 Primary Education District and NC-1 Professional Office District
South	Commercial	NC-1 Professional Office District
East	Commercial	HC-2 Highway Commercial
West	Residential	A-5 Two-Family Residential District

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from NC-1 Professional Office District to ED-1 Primary Education District. This site is located on the north side of Iberville Street, on the west side of 7th Street and on the east side of 8th Street, being 4431 Iberville Street, Mandeville. The 2025 future land use plan calls for the area to be developed with commercial outlets of varying densities. Staff does not have any objection to the request considering the site is abutting existing ED-1 Primary Education District to the north and west sides.

Note that the site is proposed to be converted into additional office and classroom space for the adjacent Montessori Christian Academy development site.

STAFF RECOMMENDATION:

Staff recommends the request for the ED-1 Primary Education District be approved.