

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5887                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER      PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 5 DAY OF OCTOBER , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF US HIGHWAY 11 & 5TH AVENUE, SOUTH OF PEARL RIVER STREET, BEING THE REMAINDER OF SQUARE 4, ALTON SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 1.94 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO AN NC-4 (NEIGHBORHOOD INSTITUTIONAL DISTRICT), (2017-737-ZC), (WARD 8, DISTRICT 9).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-737-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-4 (Neighborhood Institutional 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-4 (Neighborhood Institutional 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-4 (Neighborhood Institutional 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 NOVEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: SEPTEMBER 27 , 2017

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

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

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

## Exhibit "A"

### 2017-737-ZC

A certain parcel of land being the remainder of Square 4, Alton Subdivision, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

**Commence** from a 1/2" iron rod set at the intersection of the southerly right of way line of Pearl River Street and the westerly right of way line of U.S. Highway Number 11 run along said westerly right of way line of U.S. Highway Number 11 in a southwesterly direction a distance of 556.30 feet to a 1/2" iron rod set on the northerly right of way line of 5th Avenue; Thence leaving the westerly right of way line of U.S. Highway Number 11 turn and run along the northerly right of way line of 5th Avenue at an interior angle to the left (counterclockwise) of 90 Degrees a distance of 160.00 feet to a 1/2" iron rod set on the easterly right of way line of 7<sup>th</sup> Street; Thence leaving said northerly right of way line of 5th Avenue turn and run along said easterly right of way line of 7<sup>th</sup> Street at an interior angle to the left (counterclockwise) of 90 Degrees a distance of 501.10 feet to a 1/2" iron rod set on the southerly right of way line of Pearl River Street; Thence leaving said easterly right of way line of 7<sup>th</sup> Street turn and run along said southerly right of way line of Pearl River Street at an interior angle to the left (counterclockwise) of 109 Degrees 02 Minutes 04 Seconds a distance of 169.25 feet and back to the **Point of Commencement.**

Said parcel contains **1.942 acres of land more or less**, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

Case No.: 2017-737-ZC

PETITIONER: Succession of Warren E. Arieux & Estate of Luce Enloe Arieux

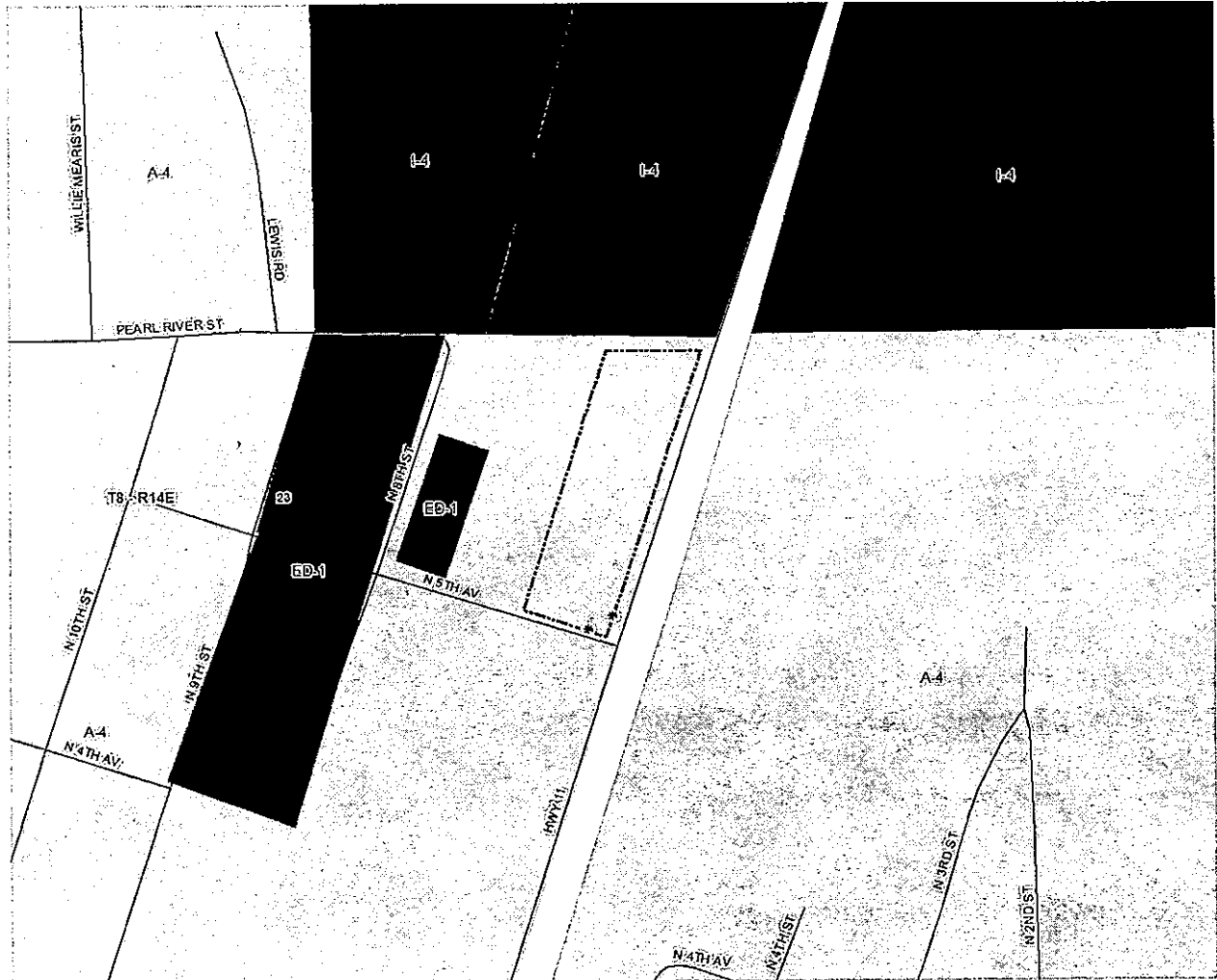
OWNER: Succession of Warren E. Arieux & Estate of Luce Enloe Arieux

REPRESENTATIVE: Jeffrey Schoen

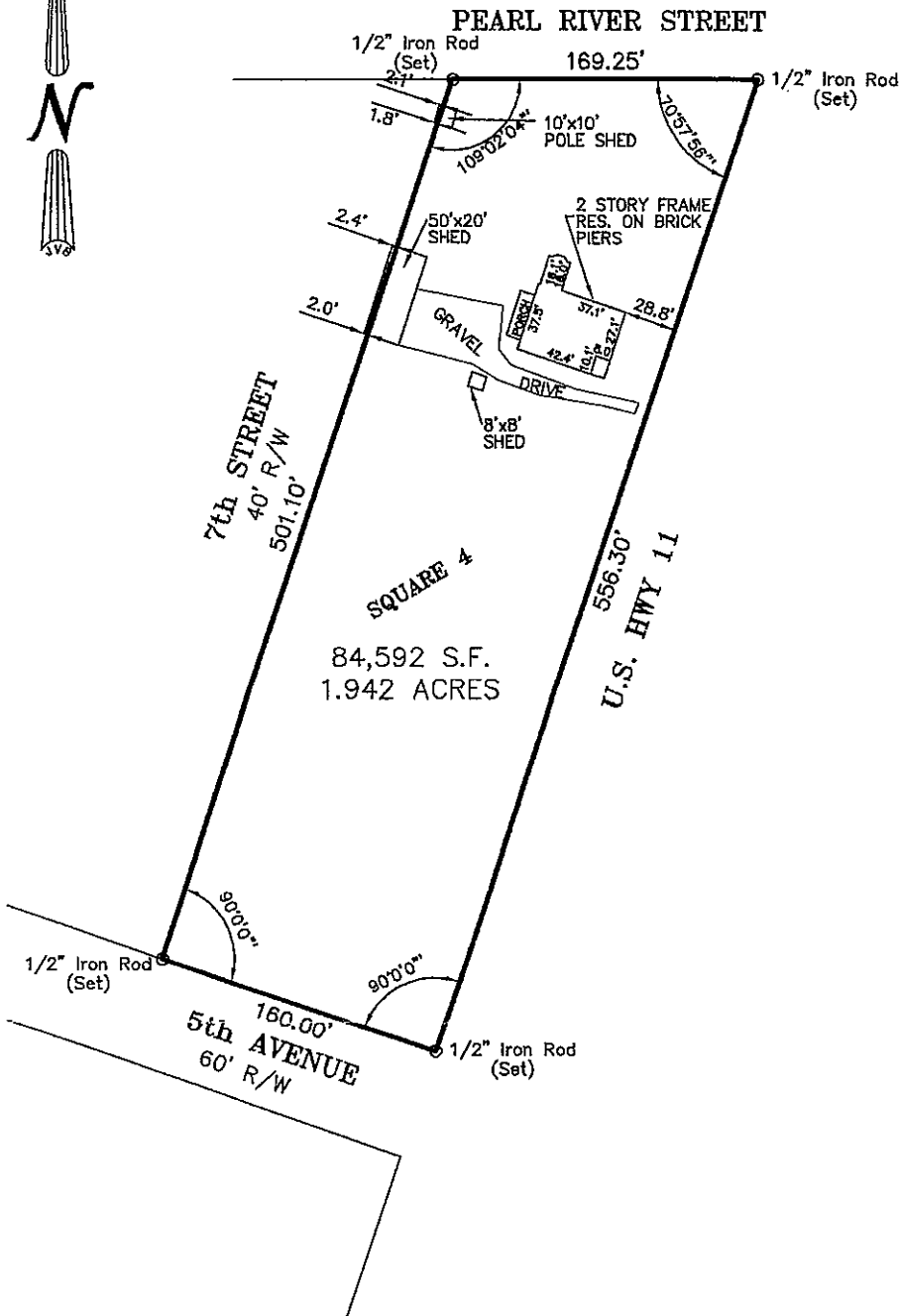
REQUESTED CHANGE: From A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District

LOCATION: Parcel located on the northwest corner of US Highway 11 & 5th Avenue, south of Pearl River Street, being the remainder of Square 4, Alton Subdivision; S23, T8S, R14E; Ward 8, District 9

SIZE: 1.94 acres



2017-737-ZC



**Legal Description:**

A certain parcel of land being the remainder of Square 4, Alton Subdivision, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from a 1/2" Iron rod set at the intersection of the southerly right of way line of Pearl River Street and the westerly right of way line of U.S. Highway Number 11 run along said westerly right of way line of U.S. Highway Number 11 in a southwesterly direction a distance of 556.30 feet to a 1/2" Iron rod set on the northerly right of way line of 5th Avenue; Thence leaving the westerly right of way line of U.S. Highway Number 11 turn and run along the northerly right of way line of 5th Avenue at an interior angle to the left (counterclockwise) of 90 Degrees a distance of 160.00 feet to a 1/2" Iron rod set on the easterly right of way line of 7th Street; Thence leaving said northerly right of way line of 5th Avenue turn and run along said easterly right of way line of 7th Street at an interior angle to the left (counterclockwise) of 90 Degrees a distance of 501.10 feet to a 1/2" Iron rod set on the southerly right of way line of Pearl River Street; Thence leaving said easterly right of way line of 7th Street turn and run along said southerly right of way line of Pearl River Street at an interior angle to the left (counterclockwise) of 109 Degrees 02 Minutes 04 Seconds a distance of 169.25 feet and back to the Point of Commencement.

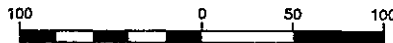
Said parcel contains 1.942 acres of land more or less, lying and situated in Section 23, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**LEGEND**

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: 62257 HWY. 11

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 100 FEET

**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

- Front Setback.....\*
- Side Setback.....\*
- Rear Setback.....\*

I CERTIFY THAT THIS PLAT 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 HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205.0410.D  
F.I.R.M. Date 4/21/99  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20170530  
DATE:  
7/13/17

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: JDL  
CHECKED BY: RMK  
SCALE: 1" = 100'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A ZONING CHANGE MAP OF THE REMAINDER OF SQ. 4, ALTON SUBD., FROM A-4 TO NC-4, SITUATED IN SEC. 23, T-8-S, R-14-E, GLD, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: INTEGRATED DEVELOPMENT GROUP, LLC



2017-737-ZC

PEARL RIVER

9TH

8TH

5TH

T8-  
R14E

23

11

NORFOLK SOUTHERN RR

4TH

4TH

5TH

3RD

0 280 Feet





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 8/28/2017  
Case No.: 2017-737-ZC  
Posted: 08/10/17

Meeting Date: 9/5/2017  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Succession of Warren E. Arieux & Estate of Luce Enloe Arieux

**OWNER:** Succession of Warren E. Arieux & Estate of Luce Enloe Arieux

**REPRESENTATIVE:** Jeffrey Schoen

**REQUESTED CHANGE:** From A-4 Single-Family Residential District to NC-4 Neighborhood Institutional District

**LOCATION:** Parcel located on the northwest corner of US Highway 11 & 5th Avenue, south of Pearl River Street, being the remainder of Square 4, Alton Subdivision; S23, T8S, R14E; Ward 8, District 9

**SIZE:** 1.94 acres

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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

**LAND USE CONSIDERATIONS**

**SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Industrial	I-4 Industrial District
South	Undeveloped	A-4 Single-Family Residential District
East	Undeveloped	A-4 Single-Family Residential District
West	Undeveloped	A-4 Single-Family Residential District

**EXISTING LAND USE:**

Existing development: Yes

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-4 Single-Family Residential District to NC-4 Neighborhood Institutional District. This site is located on the northwest corner of US Highway 11 & 5th Avenue, south of Pearl River Street, being the remainder of Square 4, Alton Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, considering that the site is located along a highly traveled highway, and directly abutting an industrial site.

**STAFF RECOMMENDATION**

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