

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4883

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: MR. GROBY

SECONDED BY: MR. TANNER

ON THE 10 DAY OF SEPTEMBER , 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 1088, EAST OF FOREST BROOK BLVD AND WHICH PROPERTY COMPRISES A TOTAL 0.907 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN NC-2 (INDOOR RETAIL AND SERVICE DISTRICT). (WARD 4, DISTRICT 7) (ZC12-08-069)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-08-069, 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-2 (Suburban District) to an NC-2 (Indoor Retail and Service 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-2 (Indoor Retail and Service 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-2 (Suburban District) to an NC-2 (Indoor Retail and Service 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF OCTOBER , 2012 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 20 , 2012

Published Adoption: _____, 2012

Delivered to Parish President: _____, 2012 at _____

Returned to Council Clerk: _____, 2012 at _____

EXHIBIT "A"

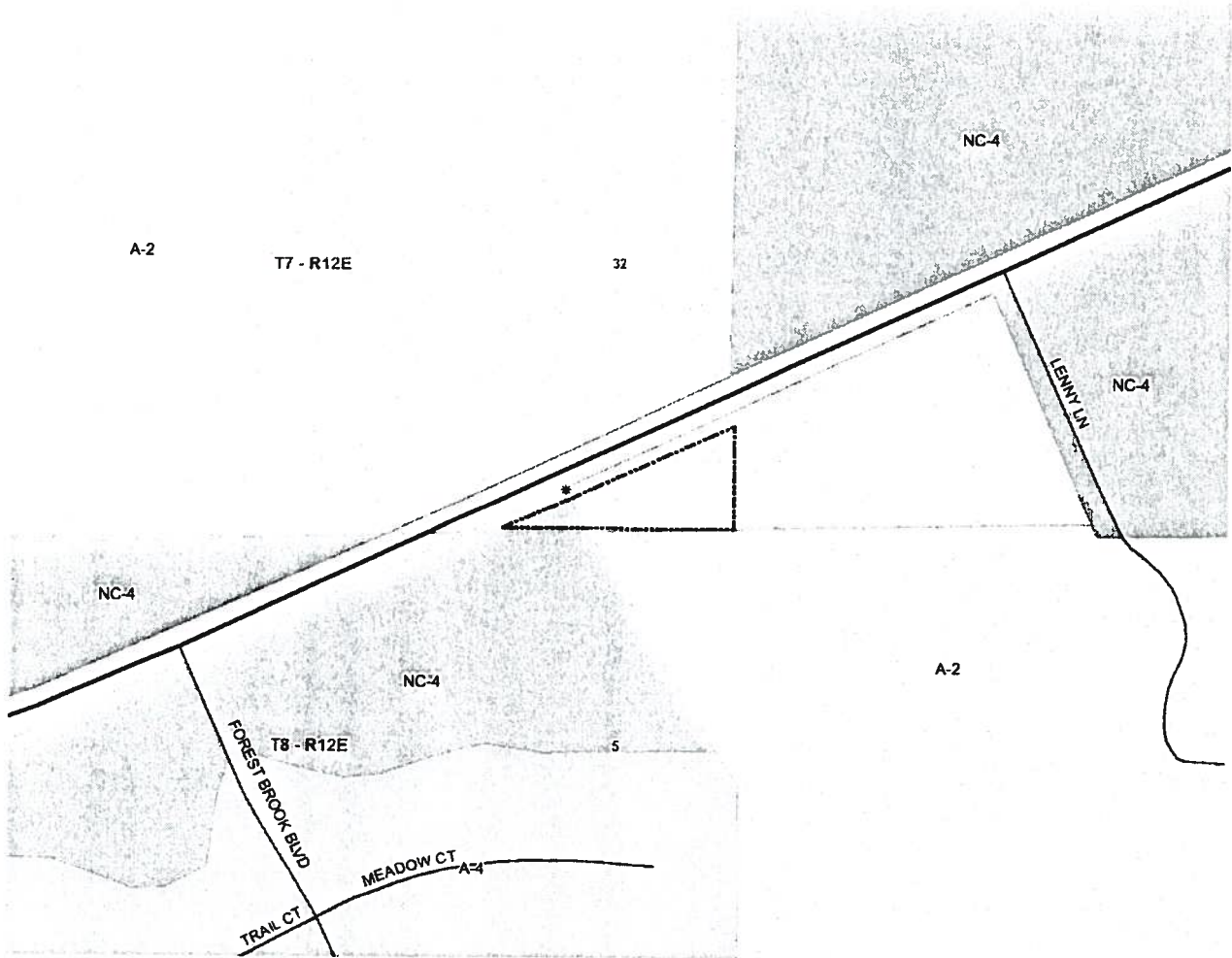
ZC12-08-069

A certain parcel of land situated in Section 32, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana and more particularly described as follows:

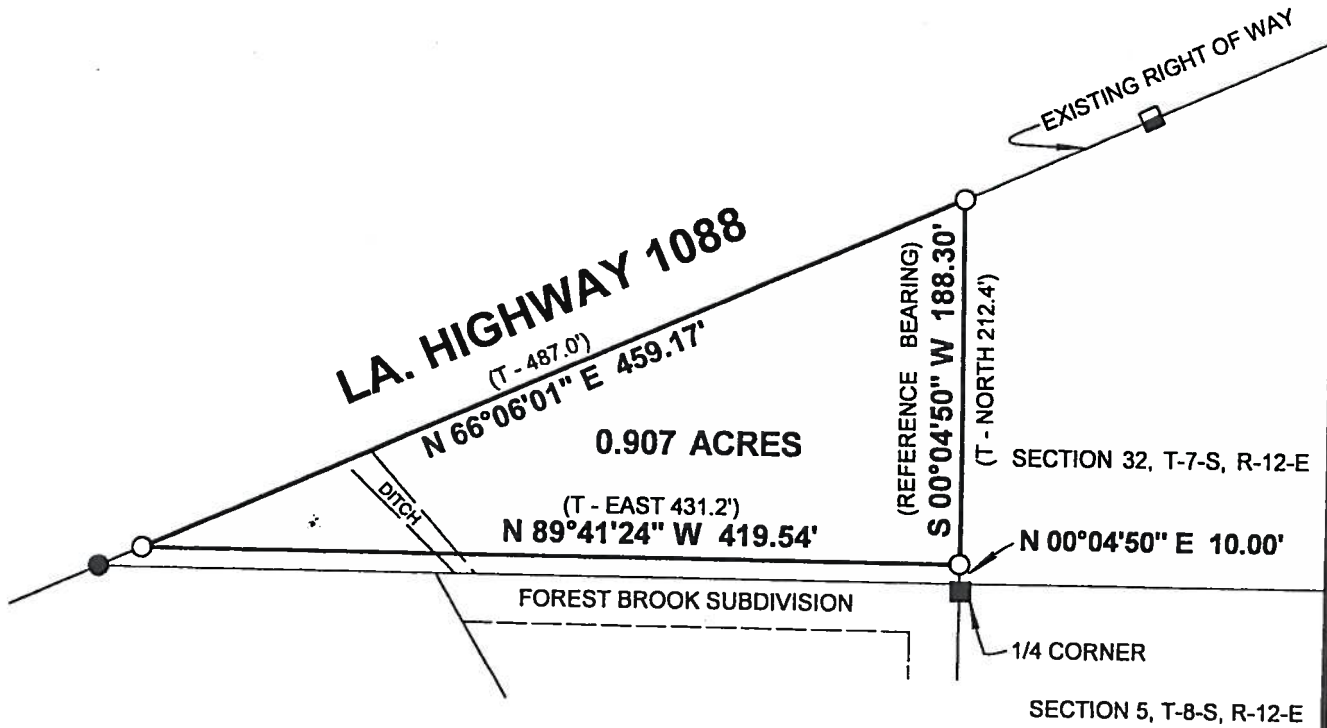
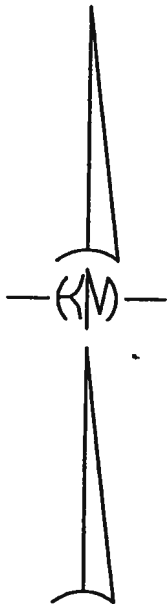
Commence at the quarter corner common to Section 32, Township 7 South, Range 12 East and Section 5, Township 8 South, Range 12 East, monumented by a concrete post and measure North 00 degrees 04 minutes 50 seconds East a distance of 10.00 feet to a ½" iron rod set and the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 89 degrees 41 minutes 24 seconds West a distance of 419.54 feet to the southern right of way of Louisiana Highway 1088, monumented by a ½" iron rod set; thence along said right of way North 66 degrees 06 minutes 01 seconds East a distance of 459.17 feet to a ½" iron rod set; thence leaving said right of way South 00 degrees 04 minutes 50 seconds West a distance of 188.30 feet to the POINT OF BEGINNING, and containing 0.907 acres of land, more or less.

CASE NO.: ZC12-08-069
PETITIONER: Claire Pizzuto
OWNER: Claire Pizzuto, Frank Francois Jr., Francis Waguespack, Claire R. Valentino, Irisis Ricca-Harris, Nicole Ricca-Randell, Joseph Ricca
REQUESTED CHANGE: From A-2 (Suburban District) to NC-2 (Indoor Retail and Service District)
LOCATION: Parcel located on the south side of LA Highway 1088, east of Forest Brook Blvd; S32, T7S, R12E; Ward 4, District 7
SIZE: 0.907 acre



2012-08-069



--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = CONCRETE MONUMENT FOUND
- ▣ = CONCRETE ROW MONUMENT FOUND

REFERENCES:

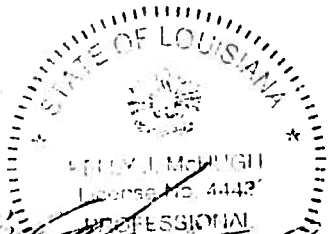
1. SURVEY BY E.J. CHAMPAGNE, DATED 11/25/1969, LAST REVISED 11/29/1978, DWG. NO. 3077.
2. SURVEY BY THIS FIRM DATED 03/12/0984, LAST REVISED 07/16/1984, JOB NO. 84-43.

NOTE: NO SETBACKS OR SERVITUDES SHOWN.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0245 C; REV. 10/17/1989

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

BOUNDARY SURVEY OF: 0.907 ACRES SECTION 32, T-7-S, R-12-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA	
PREPARED FOR: CLAIRE RICCA PIZZUTO	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 100'	DATE: 03/14/2012
DRAWN: R.F.D.	JOB NO.: 12-034
REVISED:	



KELLY J. McHUGH, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

ADMINISTRATIVE COMMENTS

ZONING STAFF REPORT

Date: July 23, 2012

Case No.: ZC12-08-069

Posted: 07/12/12

Meeting Date: August 7, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Claire Pizzuto
OWNER: Claire Pizzuto, Frank Francois Jr., Francis Waguespack, Claire R. Valentino, Irisis Ricca-Harris, Nicole Ricca-Randell, Joseph Ricca
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SIZE: 0.907 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-2 (Suburban District)
South	Undeveloped	NC-4 (Neighborhood Institutional District) & A-2 (Suburban District)
East	Undeveloped	A-2 (Suburban District)
West	Undeveloped	NC-4 (Neighborhood Institutional District) & A-2 (Suburban District)

EXISTING LAND USE:

Existing development? No

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-2 (Suburban District) to NC-2 (Indoor Retail and Service District). The site is located on the south side of LA Highway 1088, east of Forest Brook Blvd. The 2025 future land use plan calls for the area to be developed with residential uses. The is site is partially zoned NC-4 and directly abutting a parcel zoned NC-4. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-2 (Indoor Retail and Service District) designation be approved.