

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4981                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER                      PROVIDED BY: DEVELOPMENT

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

ON THE 4 DAY OF APRIL , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF D.G.HOLLEY ROAD, WEST OF WATTS ROAD AND WHICH PROPERTY COMPRISES A TOTAL 0.504 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 8, DISTRICT 11). (ZC13-02-009)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-02-009, 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 HC-2 (Highway Commercial District) to an A-4 (Single Family Residential 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 A-4 (Single Family Residential 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 HC-2 (Highway Commercial District) to an A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MAY, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: MARCH 28, 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

**EXHIBIT "A"**

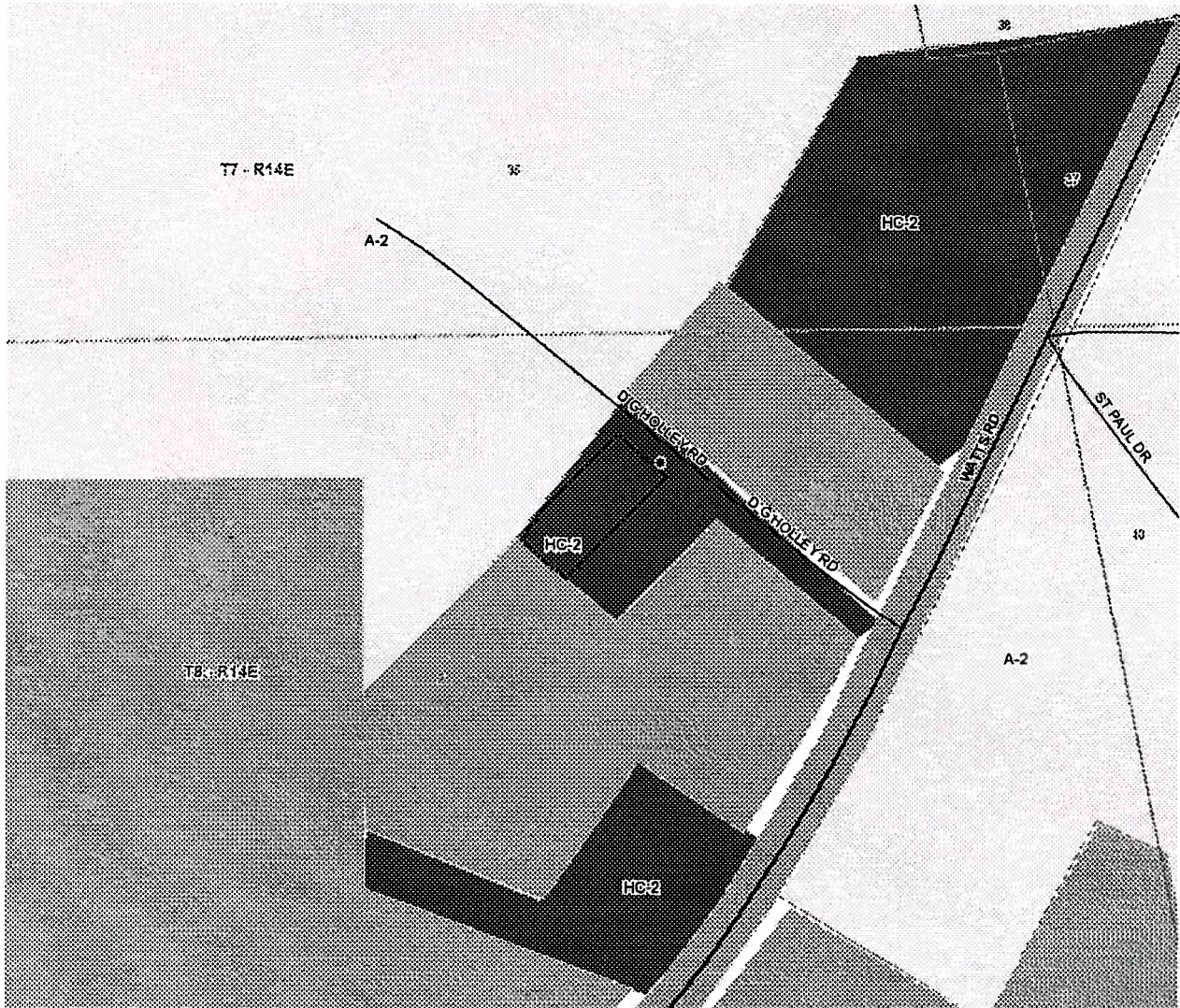
**ZC13-02-009**

**ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances advantages thereunto belonging or in anywise appertaining, being situated in Section 2, Township 8 South, Range 14 East and Section 35, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows, to-wit:**

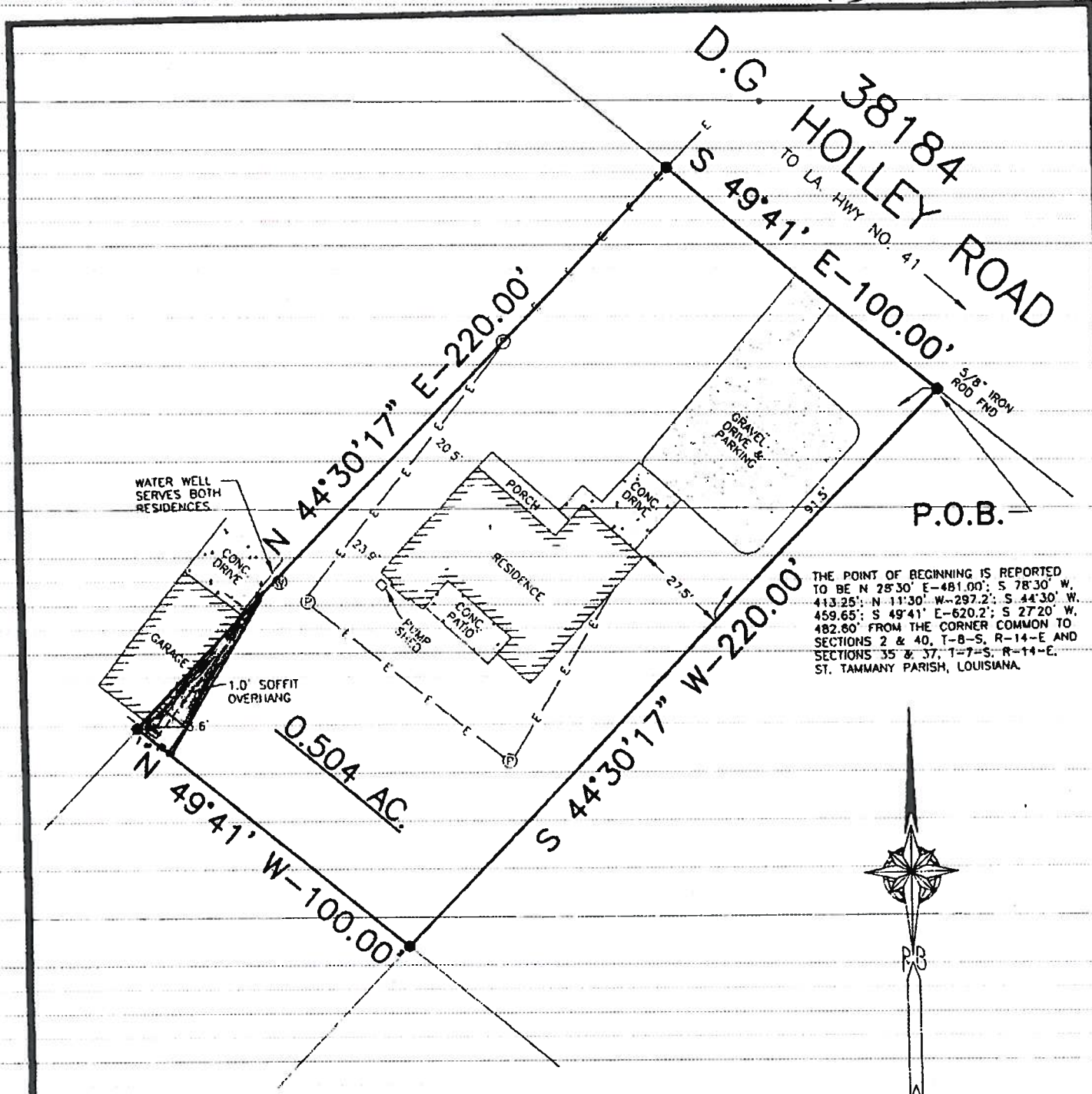
**Commencing at the corner common to Sections 2 & 40, Township 8 South, Range 14 East and Sections 35 & 37, Township 7 South, Range 14 East go North 28 degrees 30 minutes East 481.00 feet to a point; thence South 78 degrees 30 minutes West 413.25 feet to a point; thence North 11 degrees 30 minutes West 297.2 feet to a point; thence South 44 degrees 30 minutes West 459.65 feet to a point; thence South 49 degrees 41 minutes East 620.2 feet to a point; thence South 27 degrees 20 minutes West 392.0 feet to a point; thence South 27 degrees 13 minutes 27 seconds West 61.6 feet to a point; thence North 49 degrees 41 minutes West 482.60 feet to the Point of Beginning;**

**Thence from the Point of Beginning go South 44 degrees 30 minutes 17 seconds West 220 feet to a point; thence North 49 degrees 41 minutes West 100 feet to a point; thence North 44 degrees 30 minutes 17 seconds East 220.00 feet to a point; thence South 49 degrees 41 minutes East 100 feet back to the Point of Beginning. Containing in all .504 acres of land, more or less.**

**CASE NO.:** ZC13-02-009  
**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to A-4 (Single Family Residential District)  
**LOCATION:** Parcel located on the south side of D.G.Holley Road, west of Watts Road; S2,T8S,R14E & S35,T7S,R14E; Ward 8, District 11  
**SIZE:** 0.504 acre



2013-02-009



THE POINT OF BEGINNING IS REPORTED TO BE N 28°30' E-481.00'; S 78°30' W, 413.25'; N 11°30' W-297.2'; S 44°30' W, 459.65'; S 49°41' E-620.2'; S 27°20' W, 482.60' FROM THE CORNER COMMON TO SECTIONS 2 & 40, T-8-S, R-14-E AND SECTIONS 35 & 37, T-7-S, R-14-E, ST. TAMMAMY PARISH, LOUISIANA.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS NOT located in a special flood hazard area. It is located in Flood Zone C.

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

FIRM Panel# 225 205 0300C Rev. 10-17-89

**Survey of**  
**A PORTION OF GROUND SITUATED IN**  
**SECTION 2 • TOWNSHIP 8 SOUTH • RANGE 14 EAST**  
**ST. TAMMAMY PARISH, LOUISIANA**  
**FOR**  
**DILLON G. HOLLEY AND DOROTHY MAE BELL HOLLEY**

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

Survey Certified True  
 and Correct By  
 RANDALL W. BROWN  
 Professional Land Surveyor  
 LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
**Professional Land Surveyors**  
**Planners • Consultants**  
 228 W. Causeway App. Mandeville, LA 70448  
 (504) 624-5368 FAX (504) 624-5309

Date: 12-23-97  
 Survey No. 971190  
 Scale: 1"=40'  
 Drawn By: LAK  
 Revised:

**Administrative Comment**

**ZONING STAFF REPORT**

**Date:** February 25, 2013

**Meeting Date:** March 5, 2013

**Case No.:** ZC13-02-009

**Determination:** Approved

**Posted:** 02/15/13

**GENERAL INFORMATION**

**REQUESTED CHANGE:** From HC-2 (Highway Commercial District) to A-4 (Single Family Residential District)

**LOCATION:** Parcel located on the south side of D.G.Holley Road, west of Watts Road; S2,T8S,R14E & S35,T7S,R14E; Ward 8, District 11

**SIZE:** 0.504 acre

**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** Parish **Road Surface:** 2 lane asphalt **Condition:** Good

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**Type:** Parish **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	Residential	Town of Pearl River
South	Residential	Town of Pearl River
East	Residential	A-4 (Single Family Residential District)
West	Residential	A-2 (Suburban 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 HC-2 (Highway Commercial District) to A-4 (Single Family Residential District). The site is located on the south side of D.G.Holley Road, west of Watts Road. The 2025 future land use plan designates the area to be developed with residential uses. The site was previously zoned Rural and rezoned to HC-2 Highway Commercial District, as part of the Comprehensive Rezoning.

There is an existing single family residence on the site. The zoning change is being requested in order to bring the site into compliance with the existing residential uses. Staff has no objections to the request and feels that the A-4 Single Family Residential Zoning District is definitely more appropriate for the site.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4 (Single Family Residential District) designation be approved.