

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5355

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MR. GOULD

ON THE 5 DAY OF MARCH , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE ON THE ISABEL SWAMP ROAD, NORTH OF LA HIGHWAY 40 AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN AT-1 (ANIMAL TRAINING/HOUSING DISTRICT), (WARD 5, DISTRICT 6). (ZC15-02-012)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-02-012, 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-1 (Suburban District) to an AT-1 (Animal Training/Housing 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 AT-1 (Animal Training/Housing 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-1 (Suburban District) to an AT-1 (Animal Training/Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 APRIL , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 26 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

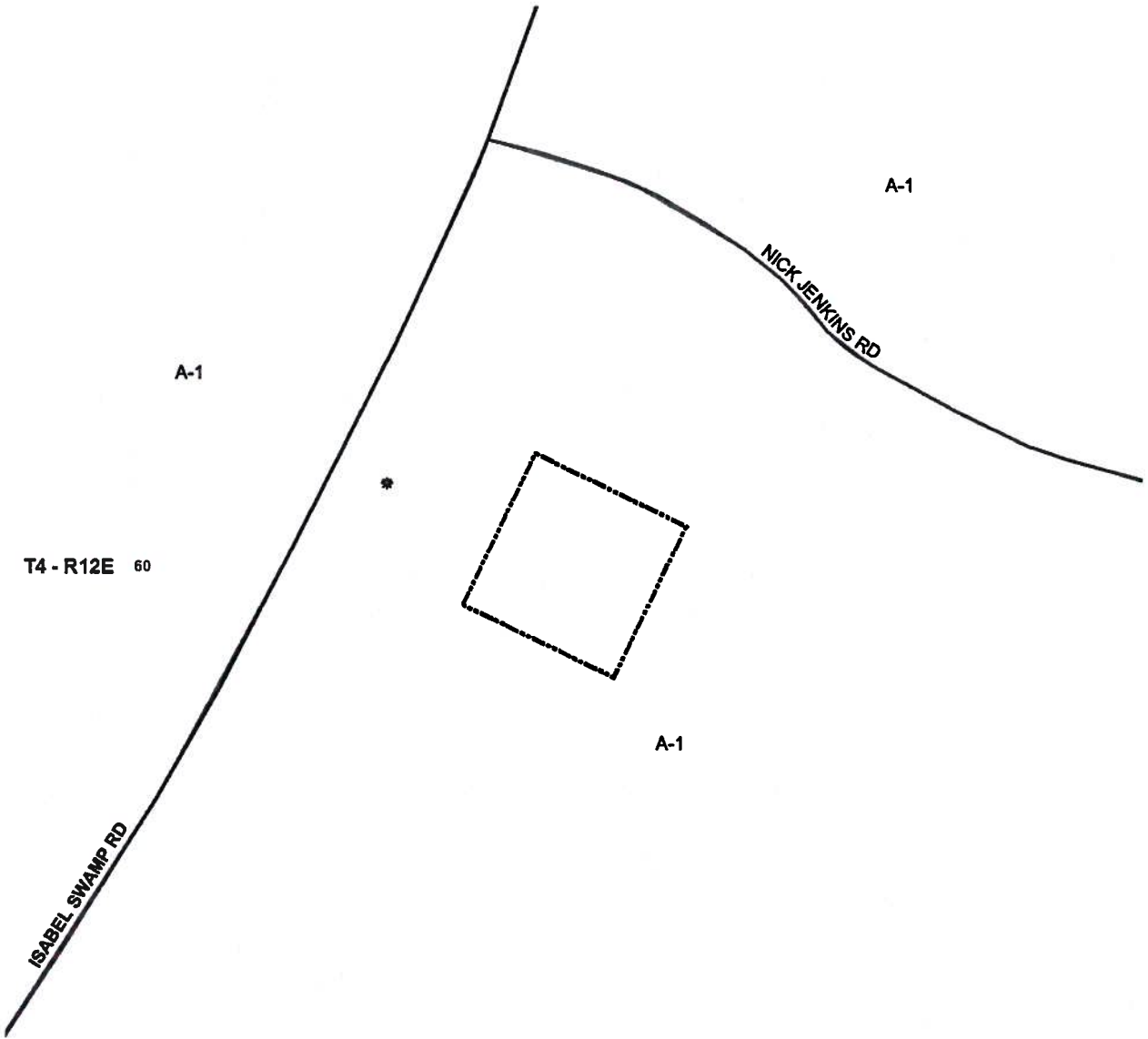
ZC15-02-012

PARCEL B DESCRIPTION

A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 60, TOWNSHIP 4 SOUTH, RANGE 12 EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SURVEY DISK FOUND IN CONCRETE ON THE EAST MARGIN OF ISABEL SWAMP ROAD, SAID MONUMENT MARKING A CORNER OF THE PARENT TRACT, AND IS 470 FEET SOUTH OF THE CENTERLINE OF A TRANSMISSION LINE THAT CROSSES SAID PARENT TRACT; THENCE N42°43'23"E A DISTANCE OF 1071.18 FEET TO A 1/2" IRON ROD SET FOR A POINT OF BEGINNING; THENCE N25°31'36"E A DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD SET; THENCE S64°28'24"E A DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD SET; THENCE S25°31'36"W A DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD SET; THENCE N64°28'24"W A DISTANCE OF 208.71 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRE, AS SURVEYED BY TURNER SURVEYS, LLC, JOB NO. 14-0414, DATED DECEMBER 12, 2014, AND BEING SUBJECT TO ALL SERVITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.;

CASE NO.: ZC15-02-012
PETITIONER: Doria Durham
OWNER: EGP, L.L.C.
REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the east side on the Isabel Swamp Road, north of LA Highway 40; S60, T4S, R12E; Ward 5, District 6
SIZE: 1 acre



2015-02-012

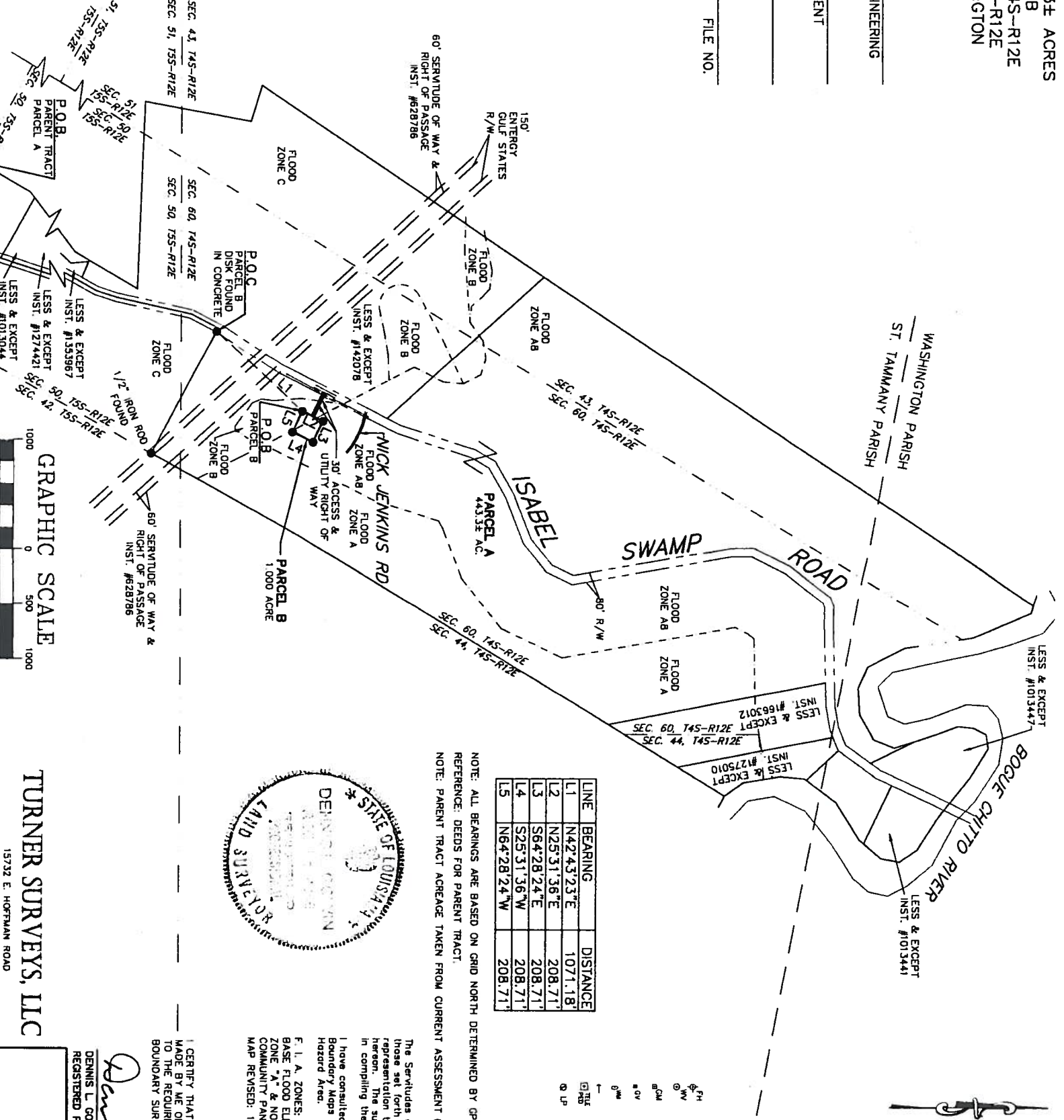
MINOR SUBDIVISION OF 444.3± ACRES
 INTO PARCELS A & B
 SECTIONS 43, 44 & 60, T4S-R12E
 SECTIONS 50 & 51, T5S-R12E
 ST. TAMMANY & WASHINGTON
 PARISHES

DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 SECRETARY PARISH PLANNING DEPARTMENT
 CLERK OF COURT

DATE FILED _____ FILE NO. _____

PARCEL B DESCRIPTION
 A CERTAIN PIECE OR PARCEL OF LAND SITUATED IN SECTION 60, TOWNSHIP 4 SOUTH, RANGE 12 EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SURVEY DISK FOUND IN CONCRETE ON THE EAST MARGIN OF ISABEL SWAMP ROAD, SAID MONUMENT MARKING THE CENTER OF THE PARENT TRACT, AND 5740 FEET SOUTH OF THE CENTERLINE OF A TRANSMISSION LINE THAT CROSSES SAID PARENT TRACT; THENCE N42°43'23"E A DISTANCE OF 1071.18 FEET TO A 1/2" IRON ROD SET FOR A POINT OF BEGINNING; THENCE N25°31'36"E A DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD SET; THENCE S64°28'24"E A DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD SET; THENCE S25°31'36"W A DISTANCE OF 208.71 FEET TO A 1/2" IRON ROD SET; THENCE N64°28'24"W A DISTANCE OF 208.71 FEET BACK TO THE POINT OF BEGINNING, CONTAINING 1.000 ACRE, AS SURVEYED BY TURNER SURVEYS, LLC, JOB NO. 14-0414, DATED DECEMBER 12, 2014, AND BEING SUBJECT TO ALL SERVICITUDES AND RESTRICTIONS THAT MAY BE OF RECORD.

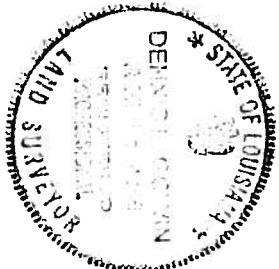


LINE	BEARING	DISTANCE
L1	N42°43'23"E	1071.18'
L2	N25°31'36"E	208.71'
L3	S64°28'24"E	208.71'
L4	S25°31'36"W	208.71'
L5	N64°28'24"W	208.71'

NOTE: ALL BEARINGS ARE BASED ON GRID NORTH DETERMINED BY GPS OBSERVATION.
 REFERENCE: DEEDS FOR PARENT TRACT.
 NOTE: PARENT TRACT ACREAGE TAKEN FROM CURRENT ASSESSMENT (ASSESSMENT #135-075-3076).



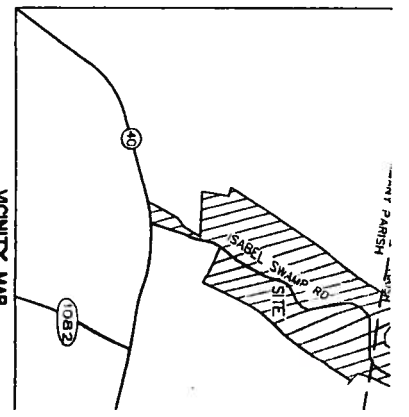
TURNER SURVEYS, LLC
 15732 E. HOFFMAN ROAD



MINOR SUBDIVISION OF 444.3± ACRES
 SECTIONS 43, 44 & 60, T4S-R12E

Dennis L. Gowan
 DENNIS L. GOWAN, P.L.S., L.A. REG. NO. 4846
 REGISTERED PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IT DOES COMPLY TO THE REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS 'D' SURVEY.



- LEGEND**
- P.E. POWER POLE
 - ⊗ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ GAS METER
 - ⊕ GAS VALVE
 - ⊕ WATER METER
 - ⊕ ANCHOR
 - ⊕ TEL. PEDESTAL
 - ⊕ LIGHT POLE
 - ⊕ FROM REFERENCE SURV. MEASURED (MEAS)
 - ⊕ FROM REFERENCE SURV. (REF)
 - ⊕ FIBER OPTIC MARKER

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 26, 2015

Meeting Date: February 3, 2015

Case No.: ZC15-02-012

Determination: Approved

Posted: 1/15/2015

GENERAL INFORMATION

PETITIONER: Doria Durham

OWNER: EGP, L.L.C.

REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)

LOCATION: Parcel located on the east side on the Isabel Swamp Road, north of LA Highway 40; S60, T4S, R12E; Ward 5, District 6

SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

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	Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 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-1 (Suburban District) to AT-1 (Animal Training/Housing District). The site is located on the east side on the Isabel Swamp Road, north of LA Highway 40. The 2025 Future Land Use Plan calls for the area to be developed with residential and rural uses. Staff does not object to the request for rezoning as the area is mainly undeveloped and the AT-1 zoning would not be incompatible with existing surrounding.

Note: The purpose of this rezoning is to allow for a cell tower on the site, which will allow to provide service in the area.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-1 (Animal Training/Housing District) designation be approved.