

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5353 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 SOUTH SIDE OF GAUDE COURT, EAST OF LA HIGHWAY 1085, BEING LOT 1-B, 208 GAUDE COURT, MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 1, DISTRICT 1). (ZC15-02-010)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-02-010, 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 A-1 (Suburban District) & RO (Rural Overlay) 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-1 (Suburban District) & RO (Rural Overlay).

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 A-1 (Suburban District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC15-02-010

PARCEL 1-B:

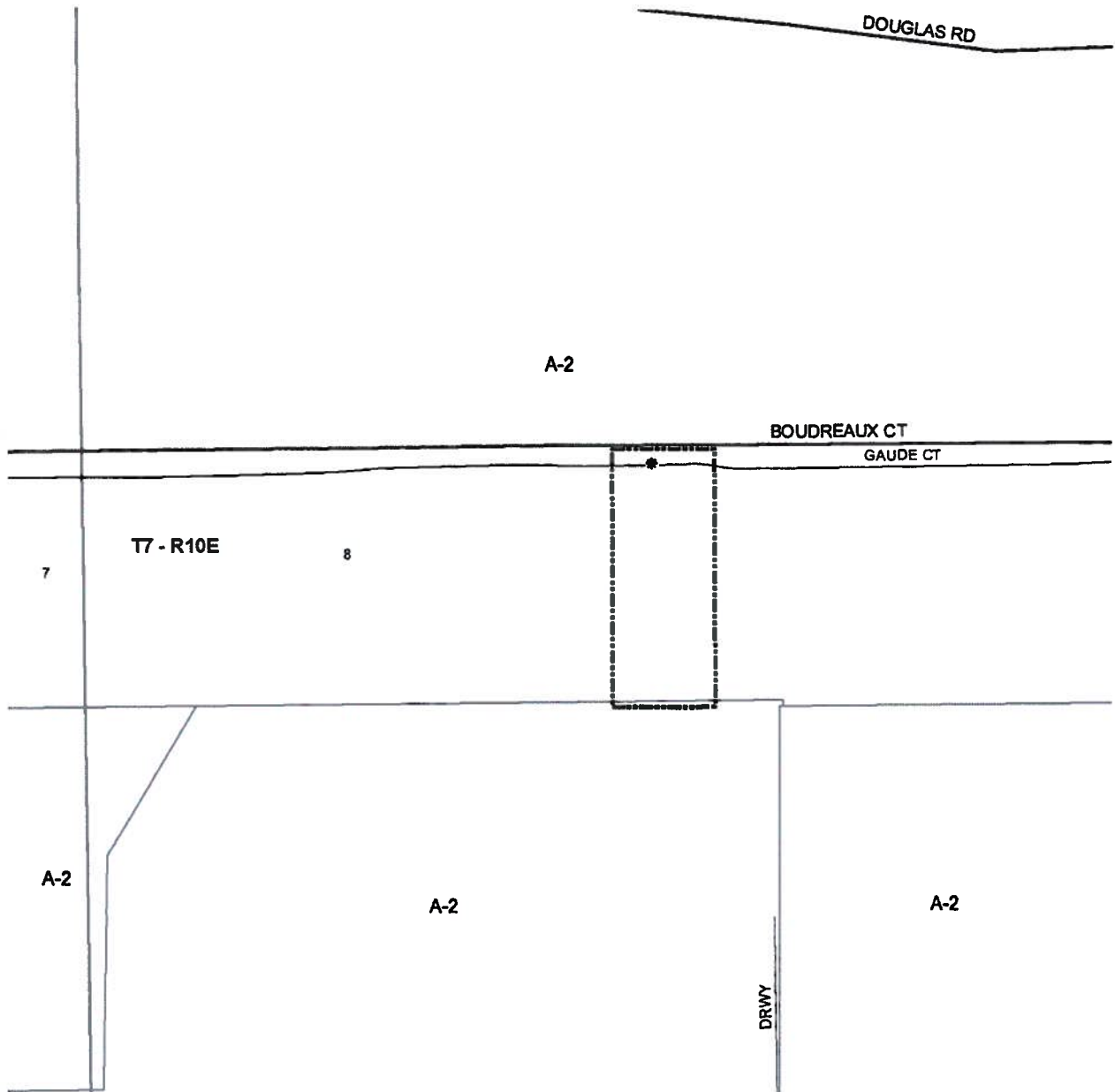
ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescription, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 8, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

Commencing from the Quarter Section common to Sections 7 and 8 of said Township and Range, run South 1007.18 to a point; thence North 89 degrees 42 minutes 52 seconds East, 680.04 feet to a ½ inch iron rod set and being the POINT OF BEGINNING.

Thence North 89 degrees 42 minutes 52 seconds East, 132.0 feet to a ½ inch iron rod set; thence South 00 degrees 8 minutes East, 330 feet to a ½ inch iron rod set; thence South 89 degrees 42 minutes 51 seconds West, 132.0 feet to a ½ inch iron rod set; thence North 00 degrees 8 minutes West, 330.0 feet to the POINT OF BEGINNING. Containing 1.0 acres.

Said parcel of land is subject to a thirty (30') foot Access Easement running along the North line of said property. Said parcel is designated as PARCEL 1-B on a survey by Fred L. Tilley & Associates, dated November 7, 1995, a copy of which is attached to an act recorded as Instrument Number 991728 of the official records of St. Tammany Parish, Louisiana.

CASE NO.: ZC15-02-010
PETITIONER: Timothy E. Bye
OWNER: Timothy E. & Diana Bye
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the south side of Gaudé Court, east of LA Highway 1085, being lot 1-B, 208 Gaudé Court, Madisonville; S8, T7S, R10E; Ward 1, District 1
SIZE: 1 acre



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 26, 2015

Case No.: ZC15-02-010

Posted: 1/14/2015

Meeting Date: February 3, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Timothy E. Bye
OWNER: Timothy E. & Diana Bye
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the south side of Gaude Court, east of LA Highway 1085, being lot 1-B, 208 Gaude Court, Madisonville; S8, T7S, R10E; Ward 1, District 1
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	Residential	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	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-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the south side of Gaude Court, east of LA Highway 1085, being lot 1-B, 208 Gaude Court, Madisonville. Staff does not object to the requested zoning change as the 2025 Future land use plan calls for this area to be developed with residential uses including 'rural residential'. Staff feels the Rural Overlay is appropriate for the area.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.