

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5363 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

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 NORTH SIDE OF LA HIGHWAY 1085, WEST OF WHITE CHAPEL ROAD, BEING 14279 LA HIGHWAY 1085, COVINGTON AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN AT-1 (ANIMAL TRAINING/HOUSING DISTRICT), (WARD 1, DISTRICT 3). (ZC15-01-008)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-01-008, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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: March 12 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-01-008

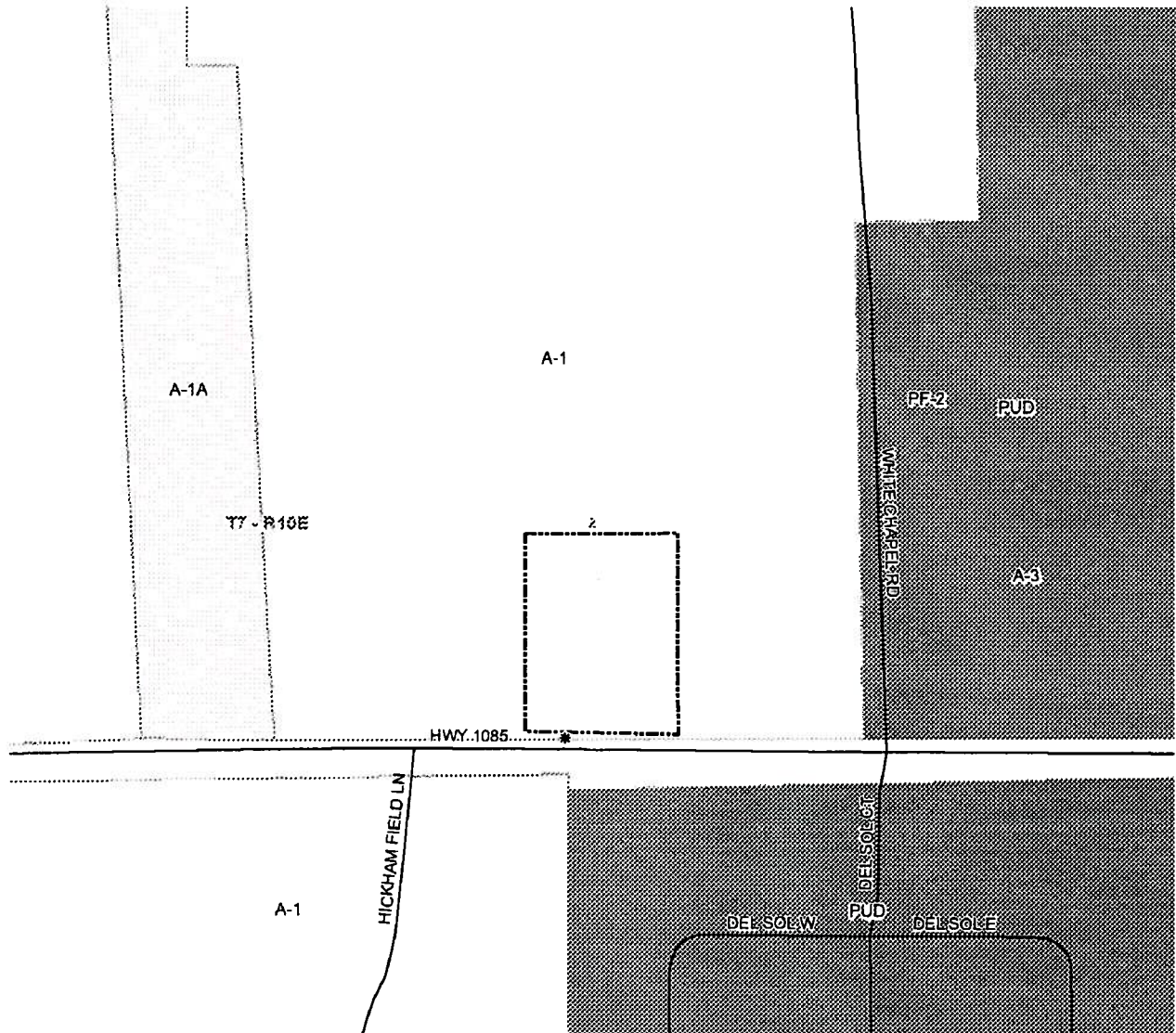
All that certain parcel of ground situated in a portion of Lot 3, of a subdivision of the Northeast quarter of Section 2, Township 7 South – Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence from the quarter corner on the north line of Section 2, Township 7 South – Range 10 East, thence go South 00 degrees 09 minutes 59 seconds East, a distance of 2297.68 feet to the point of beginning.

From the point of beginning go North 89 degrees 52 minutes 45 seconds East, a distance of 259.24 feet; thence go South 00 degrees 07 minutes 15 seconds East, a distance of 339.21 feet to a point on the northern right of way line of LA. Hwy No. 1085 (Bootlegger Road); thence go along said right of way North 88 degrees 52 minutes 00 seconds West, a distance of 259.04 feet; thence leave said right of way and go North 00 degrees 09 minutes 59 seconds West, a distance of 333.55 feet back to the point of beginning.

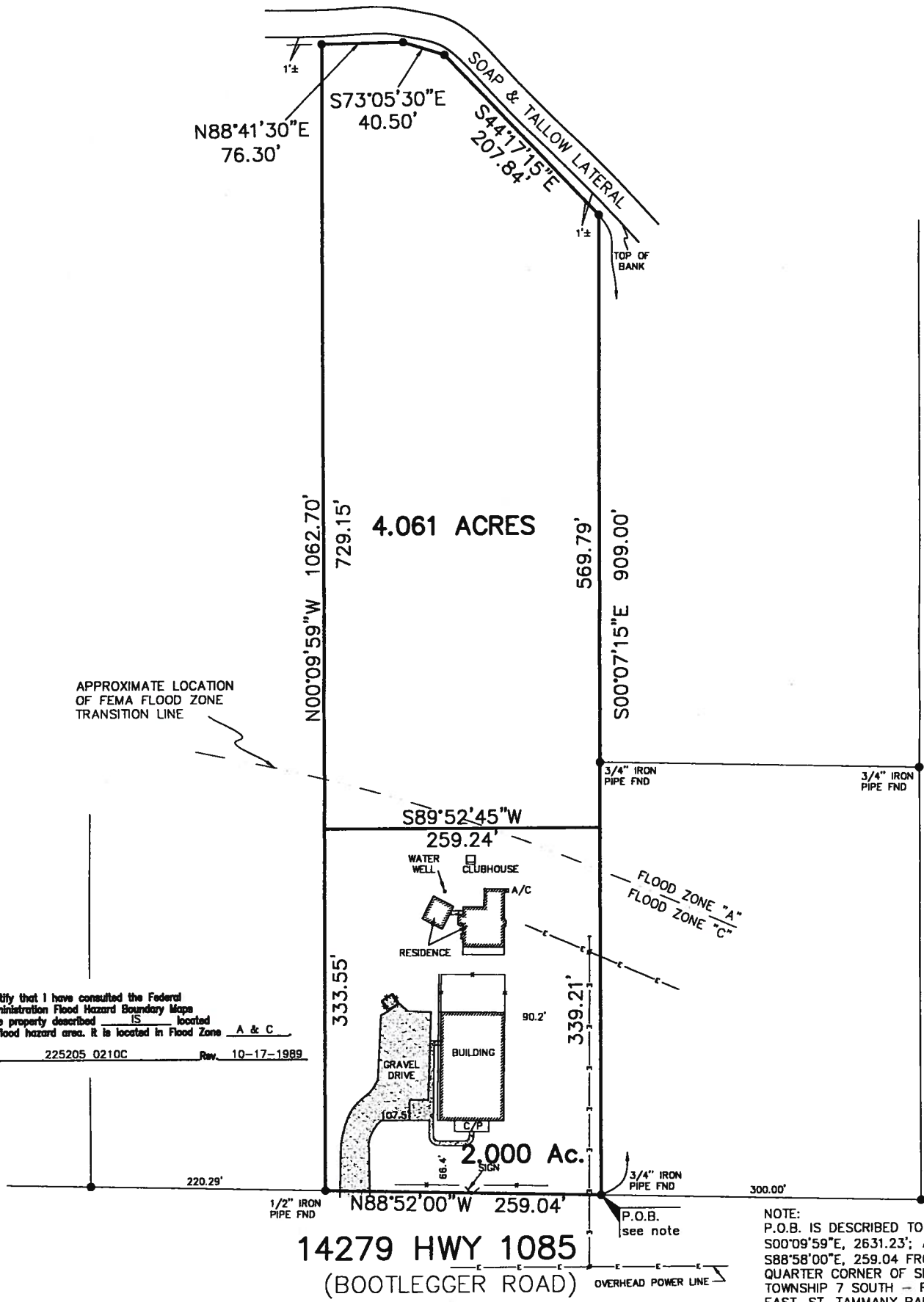
Said parcel contains 2.000 acres of ground more or less.

CASE NO.: ZC15-01-008
PETITIONER: Jason Dalton
OWNER: Scarlett Dalton
REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington; S2, T7S, R10E; Ward 1, District 3
SIZE: 2 acres



ZC15-01-008

Sketch of
 A PORTION OF LOT 3 OF A SUBDIVISION OF THE N.E. 1/4
 OF SECTION 2, TOWNSHIP 7 SOUTH - RANGE 10 EAST
 ST. TAMMANY PARISH, LOUISIANA



APPROXIMATE LOCATION
 OF FEMA FLOOD ZONE
 TRANSITION LINE

Note: This is to certify that I have consulted the Federal
 Insurance Administration Flood Hazard Boundary Maps
 and found the property described IS located
 in a special flood hazard area. It is located in Flood Zone A & C.
 FIRM Panel# 225205 0210C Rev. 10-17-1989

NOTE:
 P.O.B. IS DESCRIBED TO BE
 S00°09'59"E, 2631.23'; AND
 S88°58'00"E, 259.04 FROM THE
 QUARTER CORNER OF SECTION 2,
 TOWNSHIP 7 SOUTH - RANGE 10
 EAST, ST. TAMMANY PARISH,
 LOUISIANA.

WHITE CHAPEL ROAD

14279 HWY 1085
 (BOOTLEGGERS ROAD)

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

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 HEREDAL. THE SURVEYOR HAS MADE
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

NOT A BOUNDARY SURVEY

SKETCH

Randall W. Brown & Associates, Inc.

Date: FEBRUARY 3, 2015
 Survey No. 08386
 Scale: 1"=100'±
 Drawn By: RJB
 Revised:

REF: Survey by Fontcuberta Surveys, Inc.
 Data unknown

Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

228 W. Causeway App. Mandeville, LA 70448
 (985) 624-5388 FAX (985) 624-5309

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 26, 2015

Meeting Date: February 3, 2015

Case No.: ZC15-01-008

Determination: Amended to rezone 2 acres to AT-1

Prior Action: Postponed (01/06/15)

Posted: 01/14/15

GENERAL INFORMATION

PETITIONER: Jason Dalton
OWNER: Scarlett Dalton
REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington; S2, T7S, R10E; Ward 1, District 3
SIZE: 6.061 acres

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-1 Suburban District
South	Residential/Undeveloped	A-1 Suburban District, PUD Planned Unit Development
East	Residential	A-1A Suburban District
West	Residential/Warehouse	A-1A 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 A-1 (Suburban District) to AT-1 (Animal Training/Housing District). The site is located on the north side of LA Highway 1085, west of White Chapel Road, being 14279 LA Highway 1085, Covington. The 2025 Future Land Use Plan recommends that the area be developed with residential uses. The site is currently developed with a commercial kennel. Staff does not object to the rezoning considering that the objectives of the request is to bring the site into compliance with the appropriate zoning.

Note: The property was zoned SA Suburban Agriculture prior to the Comprehensive Rezoning. A Commercial Kennel was listed as an allowable use under the SA zoning.

STAFF RECOMMENDATION:

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