

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5246 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 7 DAY OF AUGUST , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF DELAUNE ROAD, SOUTH & EAST OF ALBERT THOMPSON ROAD, BEING 79493 DELAUNE ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 4.614 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 2, DISTRICT 3). (ZC14-07-056)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-07-056, 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-2 (Suburban 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-2 (Suburban 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 A-2 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 31 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

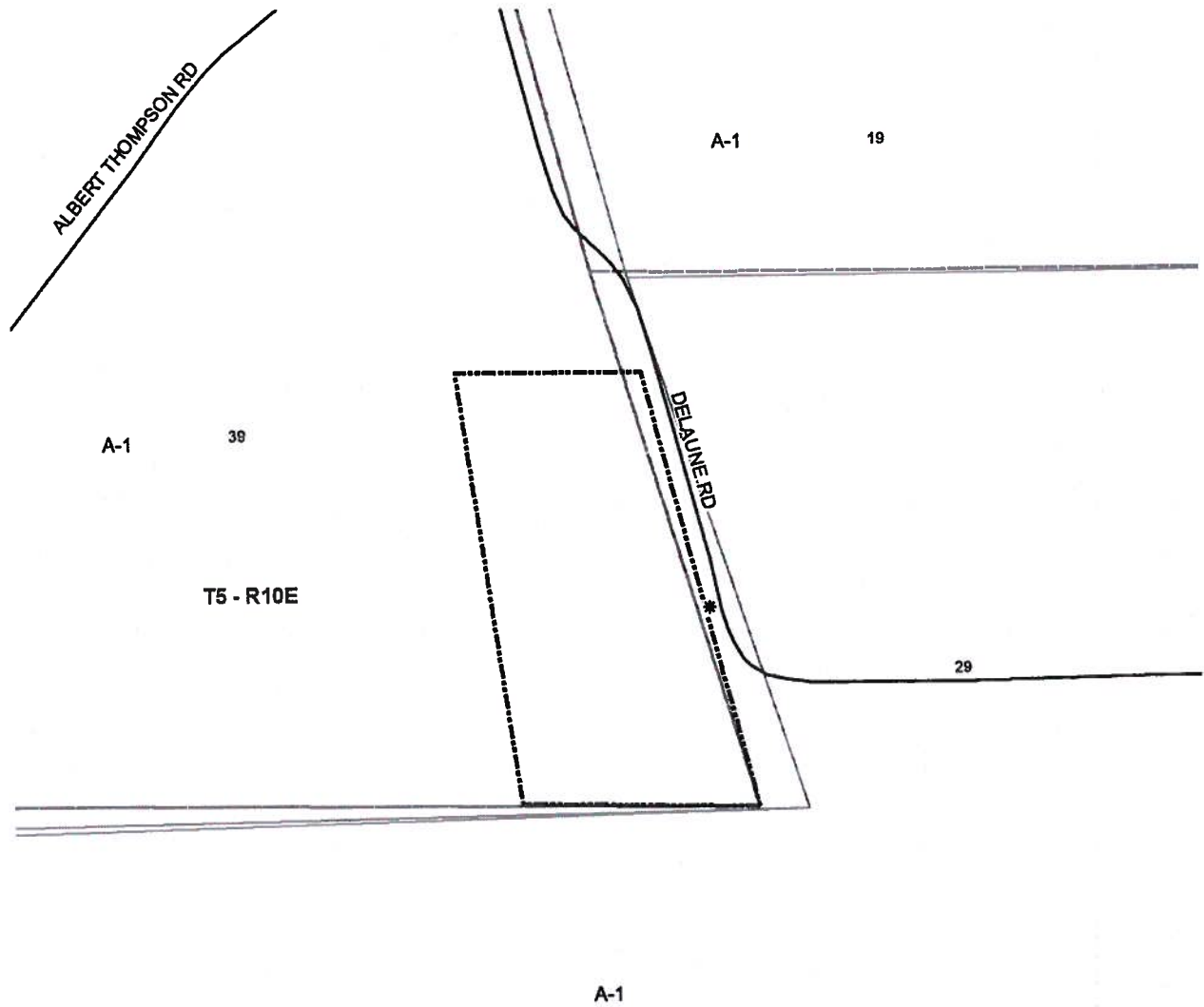
ZC14-07-056

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, thereunto belonging or in anywise appertaining, situated in Section 39, Township 5 South, Range 10 East, Greensburg Land District, St. Tammany Parish, Louisiana, described in accordance with a survey by Randall W. Brown, dated April 11, 1994, as follows, to-wit:

Beginning at the southeast corner of Section 39, Township 5 South, Range 10 East, go West 354.0 feet (Title), N 89°09'03" W 352.93 feet (Actual) to a point; thence go N 08°24'15" W 648.83 feet (Title), N 08°34'20" W 643.99 feet (Actual) to a 1/2" iron rod; thence go East 276.84 feet (Title), S 89°59'10" E 276.87 feet (Actual) to a 1" iron pipe; thence go S 15°00' E 664.50 feet (Title), S 15°00' E 664.61 feet (Actual) to a 1/4" iron pipe and the point of beginning.

JULIA THERESA FORTE, separated wife of AND RONALD J. HERTZ acquired by purchase from Pamela Anne Knox, wife of and Richard Earl Robinson, per act passed before A. Wayne Buras, N.P., dated September 30, 1985, filed October 8, 1985, under Entry No. 597358, registered in COB 1227, folio 125, St. Tammany Parish, Louisiana.

CASE NO.: ZC14-07-056
PETITIONER: Robert L. Bernard
OWNER: Dianne Boland
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the east side of Delaune Road, south & east of Albert Thompson Road, being 79493 Delaune Road, Folsom; S39,T5S,R10E; Ward 2, District 3
SIZE: 4.614 acres



ZC14-07-056



4.614 ACRES

DELAUNE ROAD

REF: SURVEY BY H.C. SANDERS FOR RONALD J. HERTZ DATED SEPT. 10, 1981.

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

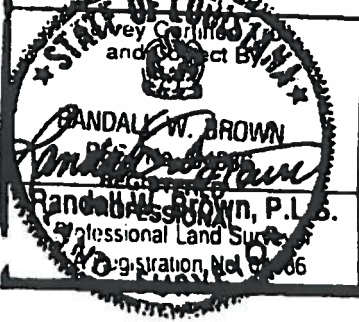
NOTE: SERVIDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVIDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

Survey of

A PARCEL OF GROUND SITUATED IN SECTION 39 - TOWNSHIP 5 SOUTH - RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA

FOR

TERRENCE E. BOLAND AND DIANNE BOLOGNA BOLAND, GREEN TREE FINANCIAL CORP. & LAWYERS TITLE INSURANCE CORPORATION



Randall W. Brown & Associates, Inc. Professional Land Surveyors Planners • Consultants

101 Garden Ave. • Mandeville, LA 70448 (504) 624-5368 • FAX (504) 624-5309

Date: APRIL 11, 1994 Survey No. 94236 Scale: 1" = 100' Drawn By: TP3 File No. 3498/46725 Revised:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-07-056

Posted: 6/11/2014

Meeting Date: July 1, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Robert L. Bernard
OWNER: Dianne Boland
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
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SIZE: 4.614 acres

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-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential / Agricultural – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-2 (Suburban District). The site is located on the east side of Delaune Road, south & east of Albert Thompson Road, being 79493 Delaune Road, Folsom. The 2025 Future Land Use Plan calls for the area to be developed with agricultural & residential uses. Staff sees no compelling reason to increase the density in the area, as the property is entirely surrounded by A-1 zoning.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be denied.