

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5315 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 4 DAY OF DECEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 434, EAST OF P. W. VORTISCH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 6 & 7, DISTRICT 11). (ZC14-11-099)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-11-099, 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-2 (Suburban District) to an A-2 (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-2 (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-2 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 8 DAY OF JANUARY , 2015 ; 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: NOVEMBER 27 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

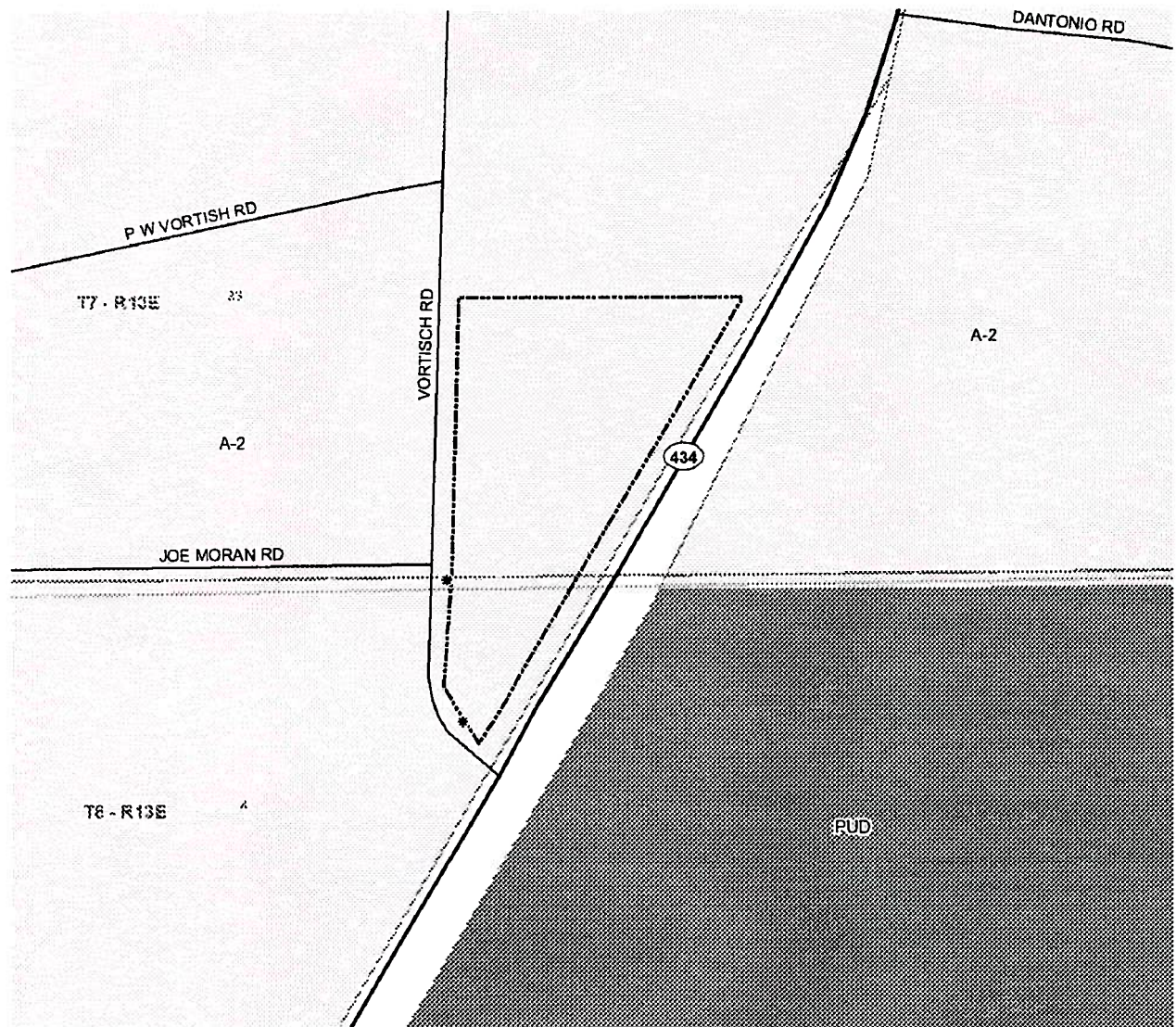
ZC14-11-099

A certain parcel of land, lying and situated in Section 33, Township 7 South, Range 13 East & Section 4, Township 8 South, Range 13 East, Saint Tammany Parish, Louisiana and being more fully described as follows.

Commence from a ½" iron rod found on the on the easterly right of way line of P.W. Vortisch Road and being Quarter Section corner common to Section 33, Township 7 South, Range 13 East & Section 4, Township 8 South, Range 13 East Saint Tammany Parish, Louisiana, run along said easterly right of way line of P.W. Vortisch Road North 01 Degrees 25 Minutes 38 Seconds East a distance of 376.03 feet to a point; Thence leaving said easterly right of way line of P.W. Vortisch Road run East a distance of 388.28 to a point on the westerly right of way line of Louisiana Highway No. 434; Thence run along said westerly right of way line of Louisiana Highway No. 434 South 30 Degrees 38 Minutes 19 Seconds West a distance of 602.68 feet to a LDH monument; Thence run South 27 Degrees 24 Minutes 20 Seconds West a distance of 36.65 feet to a ¾" iron pipe found; Thence run South 32 Degrees 45 Minutes 04 Seconds West a distance of 67.47 feet to a ½" iron rod found at the intersection of the westerly right of way line of Louisiana Highway No. 434 and the easterly right of way line of P.W. Vortisch Road; Thence run along said easterly right of way line of P.W. Vortisch Road North 32 Degrees 02 Minutes 36 Seconds West a distance of 90.93 feet to a ½" iron rod set; Thence run along said easterly right of way line of P.W. Vortisch Road North 04 Degrees 04 Minutes 54 Seconds East a distance of 155.12 feet and back to the **Point of Commencement.**

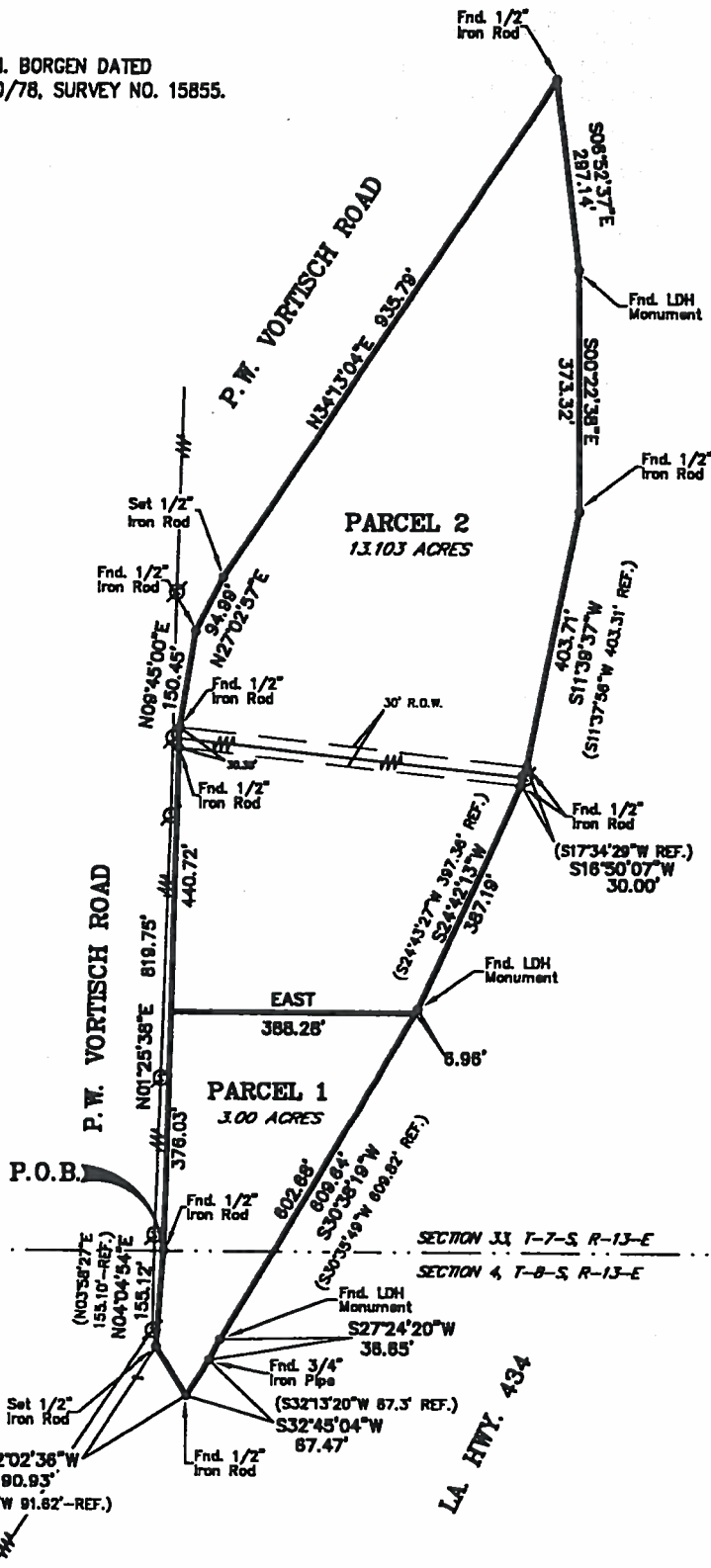
Said parcel contains 3.00 acres of land more or less, lying and situated in Section 33, Township 7 South, Range 13 East & Section 4, Township 8 South, Range 13 East, Saint Tammany Parish, Louisiana.

CASE NO.: ZC14-11-099
PETITIONER: Eugene Hotard
OWNER: Donald C. & Betty Forestier Guillet
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the west side of LA Highway 434, east of P. W. Vortisch Road; S33, T7S, R13E & S4, T8S, R13E; Ward 6 & 7, District 11
SIZE: 3 acres



2014-11-099

REFERENCE SURVEY:
1.) SURVEY BY IVAN M. BORGEN DATED
8/1/78, REVISED 8/20/78, SURVEY NO. 15855.



LA HWY. 434

PARCEL 2
13.103 ACRES

PARCEL 1
3.00 ACRES

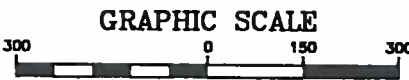
APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 701,447 SQ. FT. OR 16.103 ACRES

P.O.B. IS THE QUARTER SECTION CORNER COMMON TO SECTION 33, T-7-S, R-13-E AND SECTION 4, T-8-S, R-13-E, ST. TAMMANY PARISH, LOUISIANA.

- LEGEND**
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - ⊗ Cross



BUILDING SETBACKS
(* Verify Prior to Construction)

- Front Setback.....*
- Side Setback.....*
- Rear Setback.....*

ADDRESS: LOUISIANA HIGHWAY 434

1 INCH = 300 FEET

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

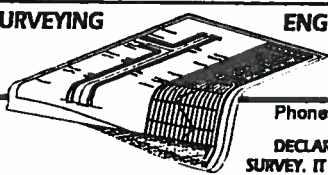
F.L.R.M. No. 225205.0275 C
F.L.R.M. Date 10/17/89
Z#: A & C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20140580
DATE:
8/26/14

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shortcut Highway
Sildell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

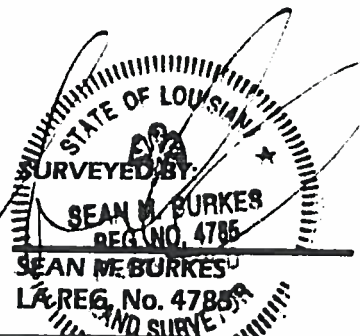
DRAWN BY: **JDL**
CHECKED BY: **RMK**
SCALE:
1" = 300'



Phone: 985-849-0075 Fax: 985-849-0154
Mississippi Phone: 228-435-5800
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A MINOR SUBDIVISION MAP OF A
A 16.103 ACRE TRACT INTO PARCEL 1
& PARCEL 2 IN SEC. 33, T-7-S,
R-13-E & SEC. 4, T-8-S, R-13-E,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: **EUGENE HOTARD**



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: October 27, 2014
Case No.: ZC14-11-099
Posted: 10/17/2014

Meeting Date: November 5, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Eugene Hotard
OWNER: Donald C. & Betty Forestier Guillet
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the west side of LA Highway 434, east of P. W. Vortisch Road; S33, T7S, R13E & S4, T8S, R13E; Ward 6 & 7, District 11
SIZE: 3 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-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Undeveloped	A-2 Suburban District & PUD Planned Unit Development Overlay
West	Residential/ Undeveloped	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-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay). The site is located on the west side of LA Highway 434, east of P. W. Vortisch Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Considering the rural character of the area, staff does not have any objection to the request for a Rural Overlay.

STAFF RECOMMENDATION:

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