

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5486 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. BELLISARIO
ON THE 5 DAY OF NOVEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF C. GOTTI ROAD, EAST OF FAUCHEAUX ROAD, WEST OF CHURCH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 8 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 2, DISTRICT 3). (ZC15-10-074)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-10-074, 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) & RO (Rural Overlay) to an A-1A (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-1A (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) & RO (Rural Overlay) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF DECEMBER , 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: OCTOBER 29 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC15-10-074

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in the Parish of St. Tammany, State of Louisiana, designated as a portion of Tract "F", a portion of Tract "G" and Tract "E", St. Tammany Parish, Louisiana, containing 8.00 acres located in Section 35, Township 5 South, Range 10 East, more particularly described by reference to the survey of John E. Bonneau & Associates, Inc. dated March 31, 2004, a copy of which is attached hereto and made a part hereof, as follows, to-wit:

From the Quarter Section corner common to Sections 34 and 35, Township 5 South, Range 10 East, go North 89 degrees 45 minutes East, 1480.7 feet; thence North 00 degrees 29 minutes West, 345.4 feet; thence North 89 degrees 41 minutes 53 seconds East, 404.55 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, continue North 89 degrees 41 minutes 53 seconds West, 457.51 feet to a point; thence go North 02 degrees 33 minutes 08 seconds West, 773.41 feet to a point; thence go South 86 degrees 13 minutes 05 seconds West, 460.72 feet to a point; thence go South 02 degrees 49 minutes 06 seconds East, 745.61 feet to a point and the POINT OF BEGINNING.

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC15-10-074

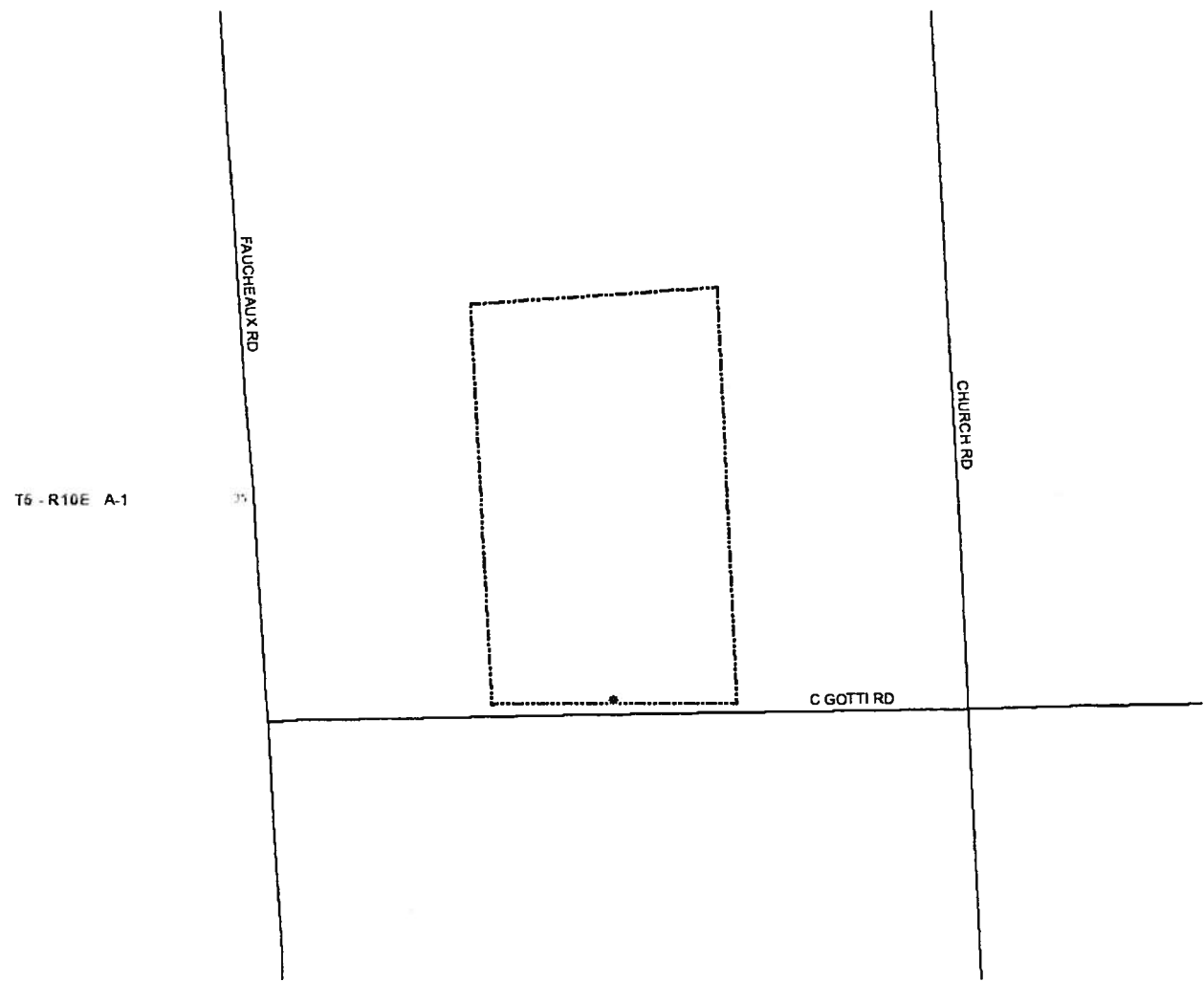
William David & Janet Gorence Davas

William David & Janet Gorence Davas

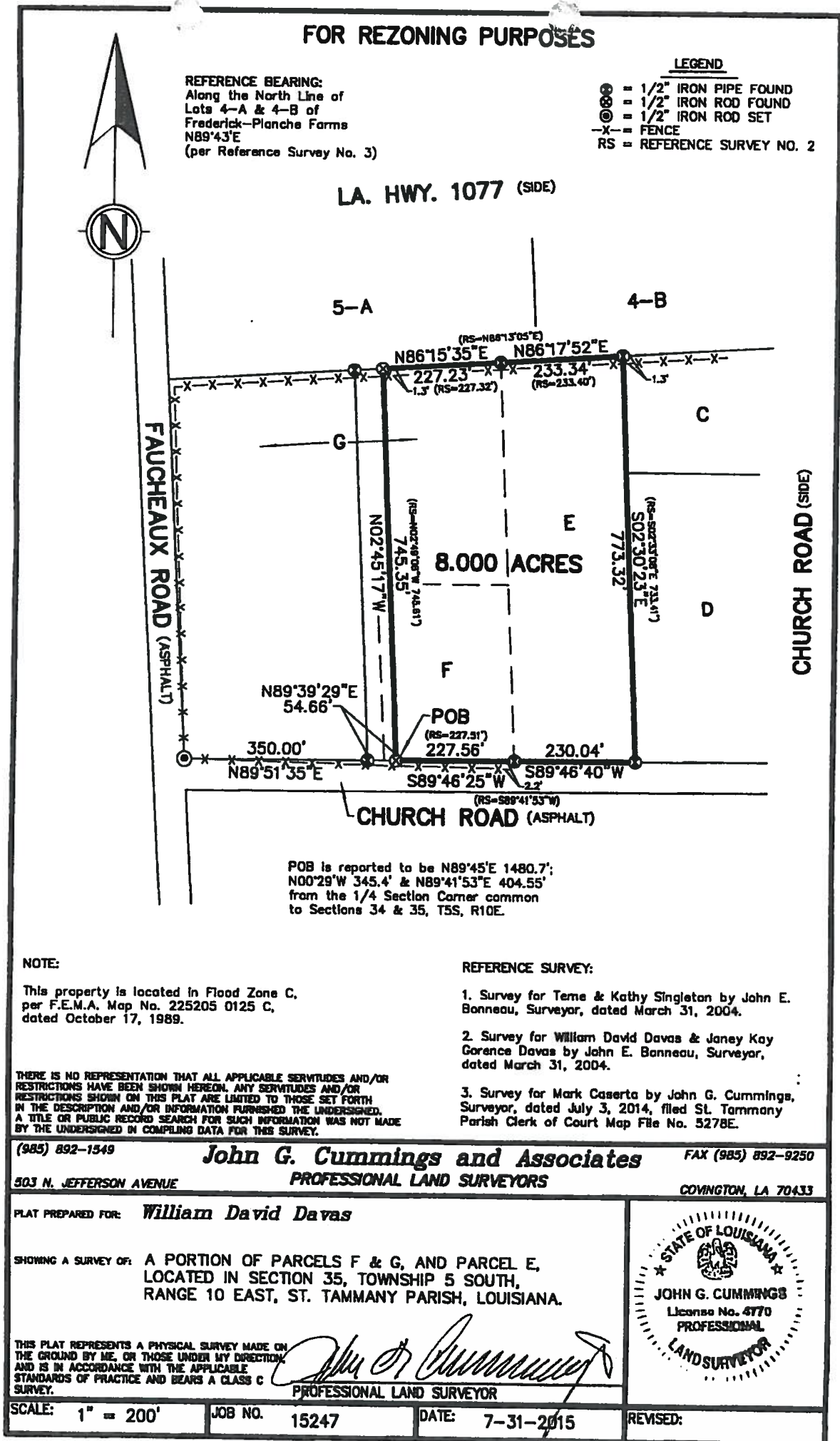
From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)

Parcel located on the north side of C. Gotti Road, east of Fauchaux Road, west of Church Road; S35, T5S, R10E; Ward 2, District 3

8 acres



2015-10-074



ZC15-10-074



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date:

September 28, 2015

Case No.:

ZC15-10-074

Posted:

09/16/15

Meeting Date:

October 13, 2015

Determination:

Approved

GENERAL INFORMATION

PETITIONER:

William David & Janet Gorence Davas

OWNER:

William David & Janet Gorence Davas

REQUESTED CHANGE:

From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)

LOCATION:

Parcel located on the north side of C. Gotti Road, east of Fauchaux Road, west of Church Road; S35, T5S, R10E; Ward 2, District 3

SIZE:

8 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/Vacant	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Residential	A-1 (Suburban District)

EXISTING LAND USE:

Existing development?

No

Multi occupancy development?

Yes

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) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay). The site is located on the north side of C. Gotti Road, east of Fauchaux Road, west of Church Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff feels that there is no compelling reason to recommend approval considering that the site is surrounded by large parcels of land zoned A-1 Suburban District.

STAFF RECOMMENDATION:
The staff recommends that the request for an A-1A (Suburban District) designation be denied.