

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5498 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 3 DAY OF DECEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF VICTORY LANE, WEST OF STAFFORD ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 4.48 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-1-A (SUBURBAN DISTRICT/3 ACRES), A-2 SUBURBAN DISTRICT/1.48 ACRES) & RO (RURAL OVERLAY), (WARD 2, DISTRICT 2). (2015-17-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-17-ZC, 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-1-A (Suburban District/3 acres), A-2 Suburban District/1.48 acres) & 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-A (Suburban District/3 acres), A-2 Suburban District/1.48 acres) & 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-1-A (Suburban District/3 acres), A-2 Suburban District/1.48 acres) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF JANUARY , 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: NOVEMBER 26 , 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

2015-17-ZC

Description of Property for

Parcel A

Wade and Katherine Ostarly

Located in Section 1 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

From the SW Corner of Section 36 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run South 89 degrees 45 minutes 00 seconds East, 429.77 feet; thence South 89 degrees 45 minutes 00 seconds East, 431.87 feet to the Point of Beginning.

From the Point of Beginning continue South 89 degrees 45 minutes 00 seconds East, 543.54 feet to a point; thence South 00 degrees 25 minutes 59 seconds West, 200.23 feet to a point; thence North 89 degrees 45 minutes 00 seconds West, 761.77 feet to a point; thence North 00 degrees 15 minutes 00 seconds East, 100.11 feet to a point; thence South 89 degrees 45 minutes 00 seconds East, 218.87 feet to a point; thence North 00 degrees 15 minutes 00 seconds East, 100.11 feet back to the Point of Beginning.

This tract contains 3.00 Acres.

Description of Property for

Parcel B

Wade and Katherine Ostarly

Located in Section 1 Township 6 South Range 11 East, St. Tammany Parish, Louisiana.

From the SW Corner of Section 36 Township 5 South Range 11 East, St. Tammany Parish, Louisiana run South 89 degrees 45 minutes 00 seconds East, 429.77 feet to the Point of Beginning.

From the Point of Beginning run South 89 degrees 45 minutes 00 seconds East, 431.87 feet to a point; thence South 00 degrees 15 minutes 00 seconds West, 100.11 feet to a point; thence North 89 degrees 45 minutes 00 seconds West, 218.87 feet to a point; thence South 00 degrees 15 minutes 00 seconds West, 100.11 feet to a point; thence North 89 degrees 45 minutes 00 seconds West, 213.39 feet to a point; thence North 00 degrees 21 minutes 48 seconds East, 200.23 feet back to the Point of Beginning.

This tract contains 1.48 Acres.

Case No.: 2015-17-ZC

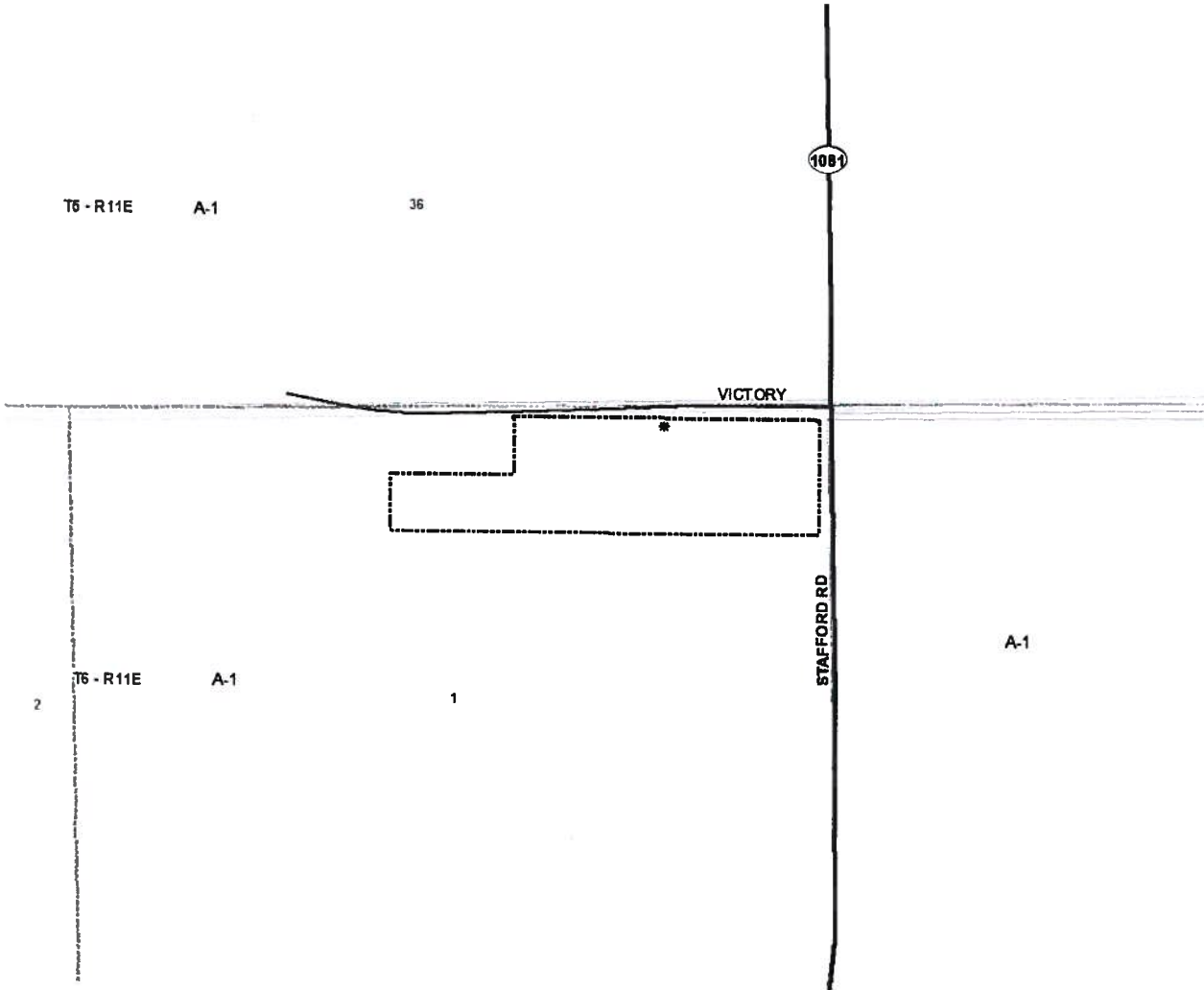
PETITIONER: Council Motion

OWNER: Wade R. & Kathy B. Ostarly

REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay to A-1A Suburban District (3 acres & A-2 Suburban District (1.48 acres), RO Rural Overlay

LOCATION: Parcel located on the south side of Victory Lane, west of Stafford Road ; S1, T6S, R11E; Ward 2 & 3, District 2

SIZE: 4.48 acres



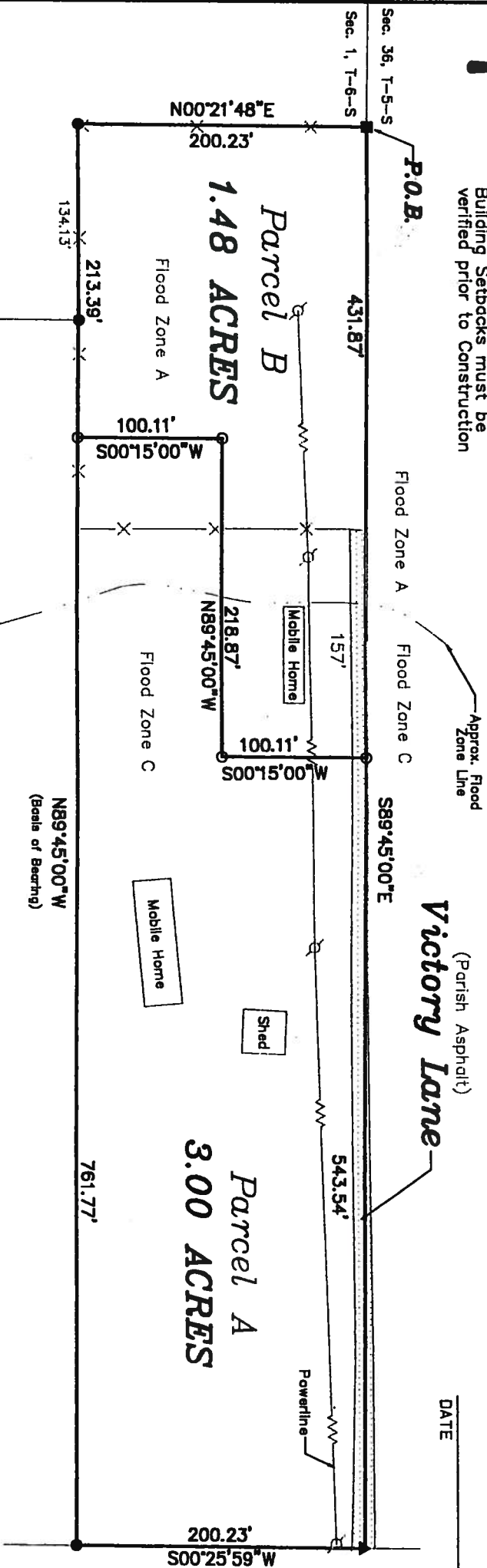
2015-17-ZC



Reference: A Survey Map by Kelly J. McHugh, Dated 3-29-03, #03-041, (Basis of Bearing)
This property is located in Flood Zones C & A, per FEMA Map No. 225205 0150 C, Dated 10-17-89, (BFE=43') Verify prior to construction with Local Governing Body
The P.O.B. is Reported to be S89°45'00"E-429.77'; from the SW Corner of Section 36, T-5-S, R-11-E, St. Tammany Parish, Louisiana, (as per Reference)
Building Setbacks must be verified prior to Construction

*A Minor Subdivision of a 4.48 Acre Parcel of Land, into Parcels A & B, located in Section 1, T-6-S, R-11-E, St. Tammany Parish, Louisiana
Note: A Overhead Power Line runs along the Easterly Boundary Line of Parcel A (La. Hwy 1081)

FINAL APPROVAL _____
DIR. DEPT. OF ENGINEERING _____
SECRETARY PLANNING COMM. _____
CLERK OF COURT _____
DATE _____ FILE NO. _____



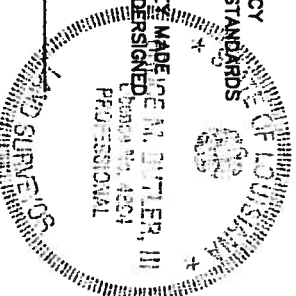
- LEGEND:
- = 1/2" Rebar Set
 - = Fnd. 1/2" Rebar
 - = Fnd. 1 1/2" Pipe
 - ▲ = Set Mag Nail
 - ⊗ = Power Pole
 - X— = Fence

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:IXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE IN THE PRESENCE OF THE UNDERSIGNED ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

Bruce M. Butler III 10-01-2015
BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894



LS
Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax

MAP PREPARED FOR
WADE & KATHERINE OSTARLY
SCALE 1" = 80'
DATE 9-9-15
Located in Section 1, T-6-S, R-11-E,
St. Tammany Parish, Louisiana
DRAWN BY JMG
DRAWN NUMBER 17081

La. Hwy. 1081
(A.K.A. Stafford Road)

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 10/26/2015
Case No.: 2015-17-ZC
Posted: 10/21/15

Meeting Date: 11/4/2015
Determination: Amended
 (A-1A 3 acres & 1.48 acres A-2)

GENERAL INFORMATION

PETITIONER: Council Motion

OWNER: Wade R. & Kathy B. Ostarly

REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay to A-2 Suburban District, RO Rural Overlay

LOCATION: Parcel located on the south side of Victory Lane, west of Stafford Road ; S1, T6S, R11E; Ward 2 & 3, District 2

SIZE: 4.48 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay
East	Residential/Undeveloped	A-1 Suburban District, RO Rural Overlay
West	Undeveloped	A-1 Suburban District, RO Rural Overlay

EXISTING LAND USE:

Existing development: Yes

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-2 Suburban District, RO Rural Overlay. This site is located on the south side of Victory Lane, west of Stafford 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-2 Suburban District designation be denied.