

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5153 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 6 DAY OF FEBRUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 1083, NORTH OF E. J. OALMANN ROAD. AND WHICH PROPERTY COMPRISES A TOTAL 2.115 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 5, DISTRICT 6). (ZC14-01-001)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-001, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF MARCH , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: January 30 , 2014

Published Adoption: \_\_\_\_\_ , 2014

Delivered to Parish President: \_\_\_\_\_ , 2014 at \_\_\_\_\_

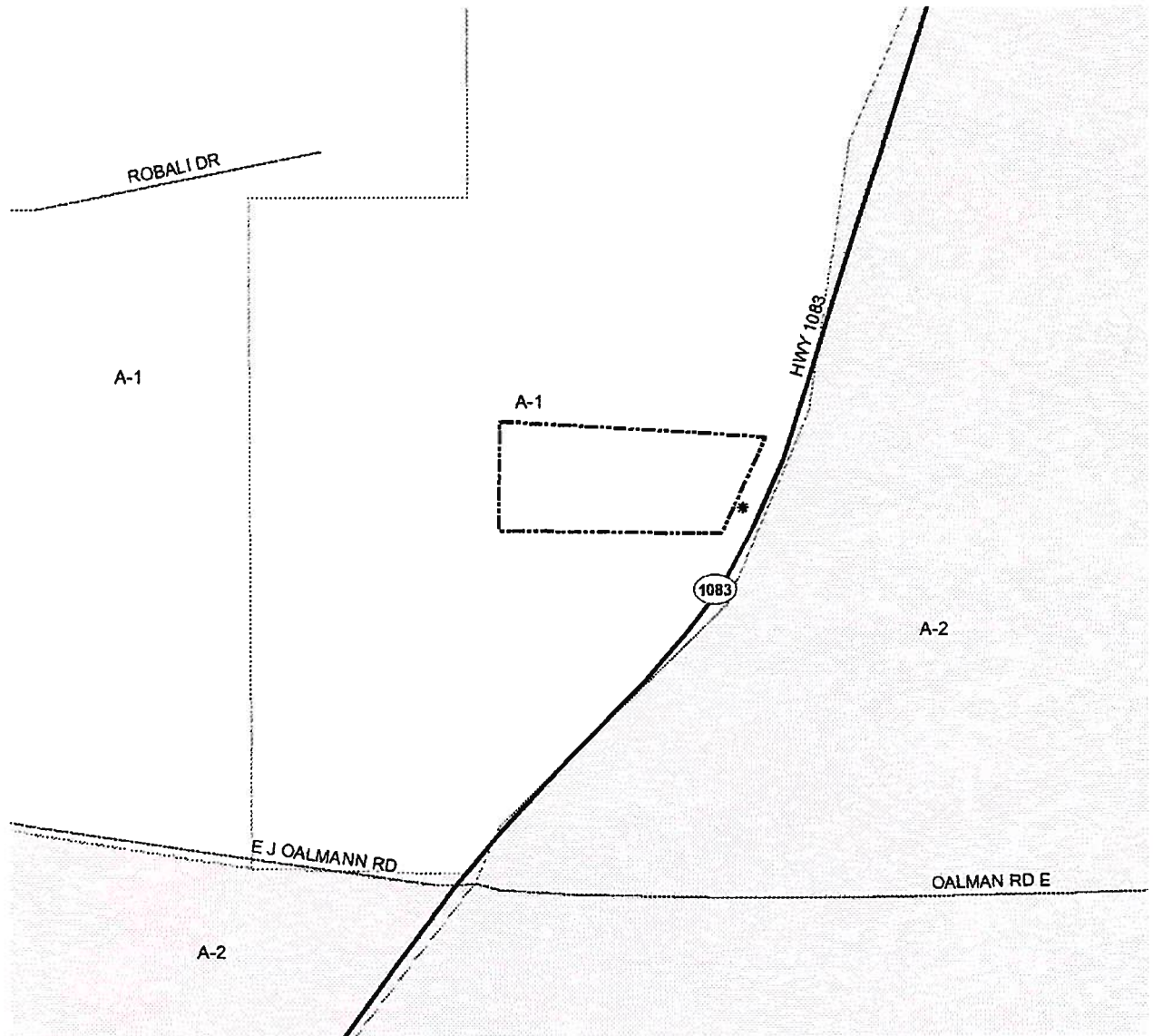
Returned to Council Clerk: \_\_\_\_\_ , 2014 at \_\_\_\_\_

## Exhibit "A"

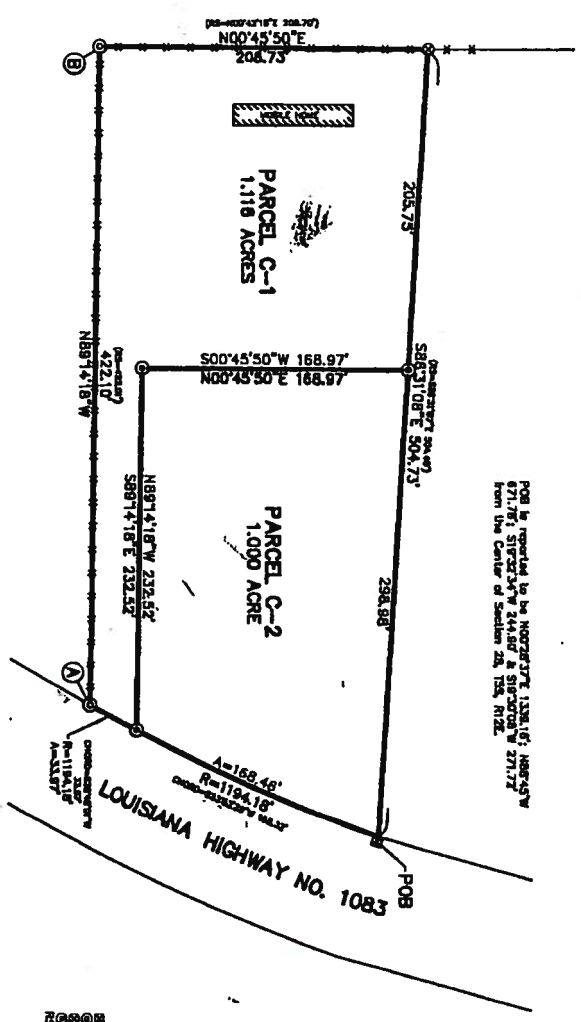
ZC14-01-001

A certain piece or portion of ground, situated in Section 28, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows: From the concrete post located at the center of Section 28, go North 00 degrees 28 minutes 37 seconds East a distance of 1,339.16 feet to a concrete post; thence North 88 degrees 45 minutes 00 seconds West a distance of 671.78 feet to a 5/8 inch iron pipe located on the westerly right of way line of Louisiana Highway 1083; thence South 19 degrees 32 minutes 34 seconds West a distance of 244.90 feet to a point; thence South 19 degrees 30 minutes 08 seconds West a distance of 271.72 feet to a point, which is the POINT OF BEGINNING; thence continue Southwesterly along an arc with a radius of 1194.18 feet a distance of 202.23 feet to a point; thence North 89 degrees 14 minutes 18 seconds West a distance of 422.01 feet to a point; thence North 00 degrees 42 minutes 18 seconds East a distance of 208.70 feet to a point; thence South 86 degrees 31 minutes 07 seconds East a distance of 504.40 feet to the POINT OF BEGINNING; said property containing 2.115 acres, more or less, and designated as Parcel C on the survey done by Jeron R. Fitzsimmons, R.L.S., dated March 23, 2007, and entitled "Resubdivision Map of Property Located in Section 28, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, Into Lots A, B & C for John Gilbert Cooper and Charlotte K. Cooper".

**CASE NO.:** ZC14-01-001  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the west side of LA Highway 1083, north of E. J. Oalman Road; S28,T5S,R12E; Ward 5, District 6  
**SIZE:** 2.115 acres



ZC14-01-001



POB is located to be INTERSECTION 138.16' N89.54'W 071.07' S192.54'W 244.87' & S192.00'W 271.17' from the Center of Section 28, T8S, R12E.

REFERENCE BEARING from Road A to from Road B N89°41'18"W (Per Reference Survey)

- LEGEND**
- ⊞ - 1/4" CONCRETE MONUMENT FOUND
  - ⊙ - 1/2" IRON ROD FOUND
  - ⊚ - 1/2" IRON ROD SET
  - - REFERENCE SURVEY

**NOTE**  
This property is located in Flood Zone C per FEMA Map No. 22503D 0150 C, dated October 11, 1984.

**REFERENCE SURVEYS**  
Survey for John Robert Cooper & Charles K. Cooper by John R. Fitzmorris, Surveyor, dated March 23, 2007, filed St. Tammany Parish Clerk of Court Map File No. 44282.

**NOTE** IS HIS REPRESENTATION THAT ALL APPLICABLE EASEMENTS AND/OR ENCUMBRANCES HAVE BEEN RECORDED IN THE PUBLIC RECORDS AND THAT HE HAS BEEN ADVISED BY THE CLERK OF PARISH AND COUNTY RECORDS THAT THE SAME HAVE BEEN RECORDED IN COMPLETE DATA FOR THIS SURVEY.



Prepared by **John G. Cuzumalaga & Associates** (Professional Land Surveyors in Louisiana & Kentucky) (Louisiana License No. 4778)

Map prepared for **Volke Forest**

Showing a survey on **A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.**

*John G. Cuzumalaga*  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'      DATE: 6-10-2013      JOB NO. 14158

**ADMINISTRATIVE COMMENT**

**ZONING STAFF REPORT**

**Date:** December 30, 2013  
**Case No.:** ZC14-01-001  
**Posted:** 12/11/2013

**Meeting Date:** January 7, 2014  
**Determination:** Approved

**GENERAL INFORMATION**

**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the west side of LA Highway 1083, north of E. J. Oalman Road; S28,T5S,R12E; Ward 5, District 6  
**SIZE:** 2.115 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	Vacant	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-2 Suburban District
West	Residential	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 dwellingsize 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 west side of LA Highway 1083, north of E. J. Oalman Road. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. Staff sees no compelling reason to increase the density in the area, considering that the abutting parcels to the north, south & west sides are zoned A-1 Suburban District.

**STAFF RECOMMENDATION:**

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