# ST. TAMMANY PARISH COUNCIL

## ORDINANCE

ORDINANCE CALENDAR NO: 5138	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: BINDER/BRISTER	PROVIDED BY: <u>DEVELOPMENT</u>	
INTRODUCED BY:	SECONDED BY:	
ON THE $\underline{9}$ DAY OF $\underline{\text{JANUARY}}$ , $\underline{2014}$		
ORDINANCE AMENDING THE ST. TAMMANY PARISH, LA, PARCEL LOCATED ON THE CHENE DRIVE, SOUTH OF BE PROPERTY COMPRISES A TOTA OR LESS, FROM ITS PRESENT AN A-4A (SINGLE-FAMILY RESIDISTRICT 1). (ZC13-11-080)	TO RECLASSIFY A CERTAIN WEST SIDE OF RUELLE DU REWSTER ROAD AND WHICH AL 4.5 ACRES OF LAND MORE A-3 (SUBURBAN DISTRICT) TO	
WHEREAS, the Zoning Commission of the Parilaw, <u>Case No. ZC13-11-080</u> , has recommended to the that the zoning classification of the above reference District) to an A-4A (Single-Family Residential District)	ed area be changed from its present A-3 (Suburban	
WHEREAS, the St. Tammany Parish Council I and	nas held its public hearing in accordance with law;	
WHEREAS, the St. Tammany Parish Council he public health, safety and general welfare, to (Single-Family Residential District).	has found it necessary for the purpose of protecting designate the above described property as A-4A	
THE PARISH OF ST. TAMMANY HEREBY O	RDAINS, in regular session convened that:	
SECTION I: The zoning classification of the abpresent A-3 (Suburban District) to an A-4A (Single-	pove described property is hereby changed from its Family Residential 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REPEAL: All ordinances or parts of Ordinances	in conflict herewith are hereby repealed.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 becor	me effective fifteen (15) days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS SUB FOLLOWING:	MITTED TO A VOTE AND RESULTED IN THE	
YEAS:		
NAYS:		
ABSTAIN:		

ABSENT:	
	Y ADOPTED AT A REGULAR MEETING OF THE RUARY, 2014; AND BECOMES ORDINANCE
	JERRY BINDER, COUNCIL CHAIRMAN
ATTEST:	
THERESA L. FORD, COUNCIL CLERK	
	PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>January 2</u> , <u>2014</u>	
Published Adoption:, 2014	
Delivered to Parish President:, 2014	at
Returned to Council Clerk: , 2014 at	

### **EXHIBIT A**

## ZC13-11-080

A Parcel of land located in Section 17, Township 7 South, Range 10 East, St Tammany Parish, Louisiana, more fully described as follows, to-wit;

Commence at the Section corner common to Sections 8, 9, 16 & 17, Township 7 South, Range 10 East, thence South 00 degrees 06 minutes 00 seconds East, 6.4 feet, thence North 89 degrees 45 minutes 00 seconds West, 124.5 feet, thence South 00 degrees 06 minutes 00 seconds East, 971.20 feet, to the **POINT OF BEGINNING**, thence

South 00 degrees 06 minutes 00 seconds East, 361.41 feet, thence North 89 degrees 48 minutes 20 seconds West, 542.17 feet, thence North 00 degrees 10 minutes 06 seconds West, 361.41 feet, thence

South 89 degrees 48 minutes 20 seconds East, 542.60 feet, to the POINT OF BEGINNING, containing 4.5 acres.

**CASE NO.:** 

ZC13-11-080

**PETITIONER:** 

Phillip G. Mayeaux

OWNER:

Denham Investments, LLC

**REQUESTED CHANGE:** 

From A-3 (Suburban District) to A-4A (Single-Family Residential

District)

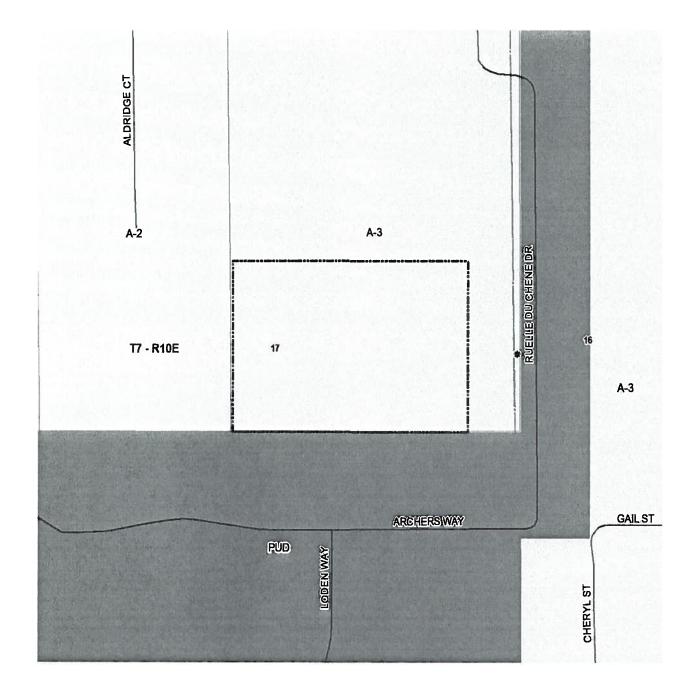
**LOCATION:** 

Parcel located on the west side of Ruelle du Chene Drive, south of

Brewster Road; S17,T7S,R10E; Ward 1, District 1

SIZE:

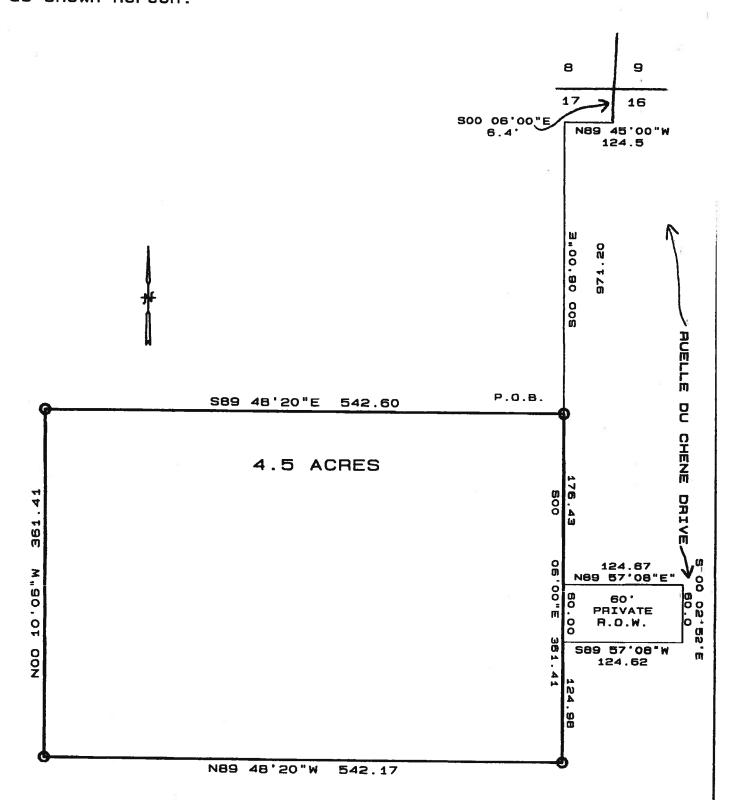
4.5 acres



# LEGAL DESCRIPTIA:

ZC13-11-020

A Parcel of Land located in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, as shown hereon.



CERTIFIED TO: GREG PEACE

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE APPROPRIATE CITY/PARISH GOVERNING OFFICIALS

LEGEND:
O SET 1/2" IRON ROD
FOUND IRON ROD
FOUND OLD WOOD
FENCE ----X-X--BEARINGS: RECORD
SETBACK LINES ---FRONT SIDES
REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

CLASS/TYPE	"c"	CPN: 225205 0205 C
BOUNDARY	11 MAR 05	FIRM DATE: 17 OCT 89
FORMBOARDS	7	FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT	M.	REVISED:
JOB NO.	11017	SCALE: 1 inch= 100ft

I. hereby certify that this plat is based on a physical aurvey made on the ground and in accordance with the standards of a SUBURBAN survey and the applicable standards of practice cited in LAC 46: LXI. Signature must be in INK and sealed by the undersigned for this plat to be certified correct.

INC. LOUISIANA REGISTERED LAND BURVEYORS NO.338
1900 SURGE DAIVE
MANDEVILLE DUTSIANA 70448
TEL: (985) 626-5635
FAX: (985) 626-5626

#### **ADMINISTRATIVE COMMENT**

#### ZONING STAFF REPORT

Date: November 25, 2013 Meeting Date: December 3, 2013

Case No.: ZC13-11-080 Determination: Approved

**Prior Action**: Postponed (11/12/13)

**Posted:** 11/14/13

#### **GENERAL INFORMATION**

**PETITIONER:** Phillip G. Mayeaux

OWNER: Denham Investments, LLC

REQUESTED CHANGE: From A-3 (Suburban District) to A-4A (Single-Family Residential

District)

**LOCATION:** Parcel located on the west side of Ruelle du Chene Drive, south of

Brewster Road; S17,T7S,R10E; Ward 1, District 1

SIZE: 4.5 acres

#### SITE ASSESSMENT

**ACCESS ROAD INFORMATION** 

Type: Parish Road Surface: 2 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

DirectionLand UseZoningNorthUndevelopedA-3 Suburban District

South Residential PUD Planned Unit Development Overlay

East Residential/ Undeveloped A-3 Suburban District

West Undeveloped A-2 Suburban District

**EXISTING LAND USE:** 

**Existing development?** No **Multi occupancy development?** No

#### **COMPREHENSIVE PLAN:**

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

#### **STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-4A (Single-Family Residential District). The site is located on the west side of Ruelle du Chene Drive, south of Brewster Road. The 2025 future land use plan designates the area as "residential infill". The designation of residential infill can be described as new residential uses developed within existing residential districts that are compatible with the area. The site is surrounded by properties zoned A-2 on the west side and A-3 on the north side. The adjacent PUD, located to the east and south of the subject site, has a density of approximately 1.5 units per acre. Staff does not see any compelling reason to recommend approval of the request which would create a significant increase of the density in this area, considering that the A-4A zoning allows for a density of 6 units per acre

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single-Family Residential District) designation be denied.