

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4934

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 3 DAY OF JANUARY , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF D.G. HOLLEY ROAD, WEST OF WATTS ROAD, BEING 38196 D. G. HOLLEY ROAD, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL 22,000 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT HC-2 (HIGHWAY COMMERCIAL DISTRICT) TO AN A-4 (SINGLE-FAMILY RESIDENTIAL DISTRICT). (WARD 8, DISTRICT 11) (ZC12-12-116)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-12-116, 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 HC-2 (Highway Commercial District) to an A-4 (Single-Family Residential 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-4 (Single-Family Residential 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 HC-2 (Highway Commercial District) to an A-4 (Single-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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 7 DAY OF FEBRUARY , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 27 , 2012

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

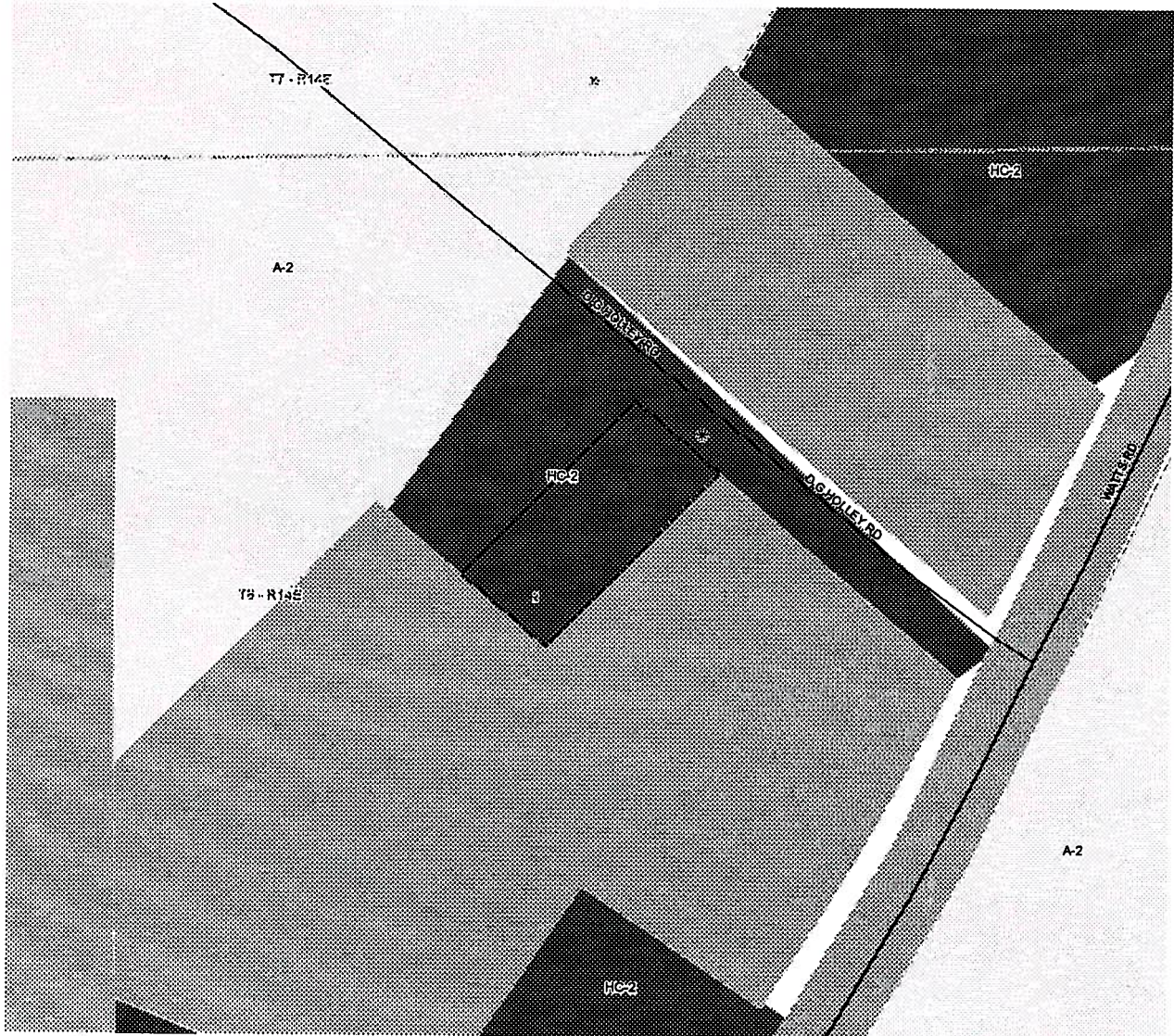
Exhibit "A"

ZC12-12-116

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON AND ALL RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO, BELONGING OR IN ANYWISE APPERTAINING, BEING SITUATED IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 14 EAST AND SECTION 35, TOWNSHIP 7 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE CORNER COMMON TO SECTIONS 2 & 40, T8S, R14E AND SECTIONS 35 & 37, T7S, R14E, GO NORTH 28 DEG. 30 MIN. EAST 481.00 FEET, THENCE SOUTH 78 DEG. 30 MIN. WEST 413.25 FEET, THENCE NORTH 11 DEG. 30 MIN. WEST 297.2 FEET, THENCE SOUTH 44 DEG. 30 MIN. WEST 459.65 FEET, THENCE SOUTH 49 DEG. 41 MIN. EAST 620.2 FEET, THENCE SOUTH 27 DEG. 13 MIN. 27 SEC. WEST 61.6 FEET AND THENCE NORTH 49 DEG. 41 MIN. WEST 382.60 FEET TO THE POINT OF BEGINNING, THENCE FROM THE POINT OF BEGINNING GO SOUTH 44 DEG. 30 MIN. 17 SEC. WEST 220.00 FEET TO A POINT; THENCE GO NORTH 49 DEG. 41 MIN. WEST 100.00 FEET TO A POINT, THENCE GO NORTH 44 DEG. 30 MIN. 17 SEC. EAST 220.00 FEET TO A POINT; THENCE GO SOUTH 49 DEG. 41 MIN. EAST 100.00 FEET BACK TO THE POINT OF BEGINNING, CONTAINING IN ALL ¼ ACRE OF LAND, MORE OR LESS.

CASE NO.: ZC12-12-116
REQUESTED CHANGE: From HC-2 (Highway Commercial District) to A-4 (Single-Family Residential District)
LOCATION: Parcel located on the south side of D.G. Holley Road, west of Watts Road, being 38196 D. G. Holley Road, Pearl River; S2,T8S,R14E; Ward 8, District 11
SIZE: 22,000 sq.ft.



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 26, 2012
Case No.: ZC12-12-116
Posted: 11/15/12

Meeting Date: December 4, 2012
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From HC-2 (Highway Commercial District) to A-4 (Single-Family Residential District)
LOCATION: Parcel located on the south side of D.G. Holley Road, west of Watts Road, being 38196 D. G. Holley Road, Pearl River; S2,T8S,R14E; Ward 8, District 11
SIZE: 22,000 sq.ft.

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 | Town of Pearl River |
| South | Residential | Town of Pearl River |
| East | Residential | Town of Pearl River |
| West | Residential | HC-2 (Highway Commercial District) |

EXISTING LAND USE:

Existing development? Yes 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 HC-2 (Highway Commercial District) to A-4 (Single-Family Residential District). The site is located on the south side of D.G. Holley Road, west of Watts Road, being 38196 D. G. Holley Road, Pearl River. The 2025 future land use plan designates the area to be developed with residential uses. The site was previously zoned Rural and rezoned to HC-2 Highway Commercial District, as part of the Comprehensive Rezoning.

There is an existing single family residence on the site. The zoning change is being requested in order to bring the site into compliance with the existing residential uses. Staff has no objections to the request and feels that the A-4 Single Family Residential Zoning District is definitely more appropriate for the site.

STAFF RECOMMENDATION:

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