

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4940

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 WEST SIDE OF PATRICK LANE, SOUTH OF ROGERS HILL ROAD AND WHICH PROPERTY COMPRISES A TOTAL 3.48 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT). (WARD 3, DISTRICT 2) (ZC12-12-124)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-12-124, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

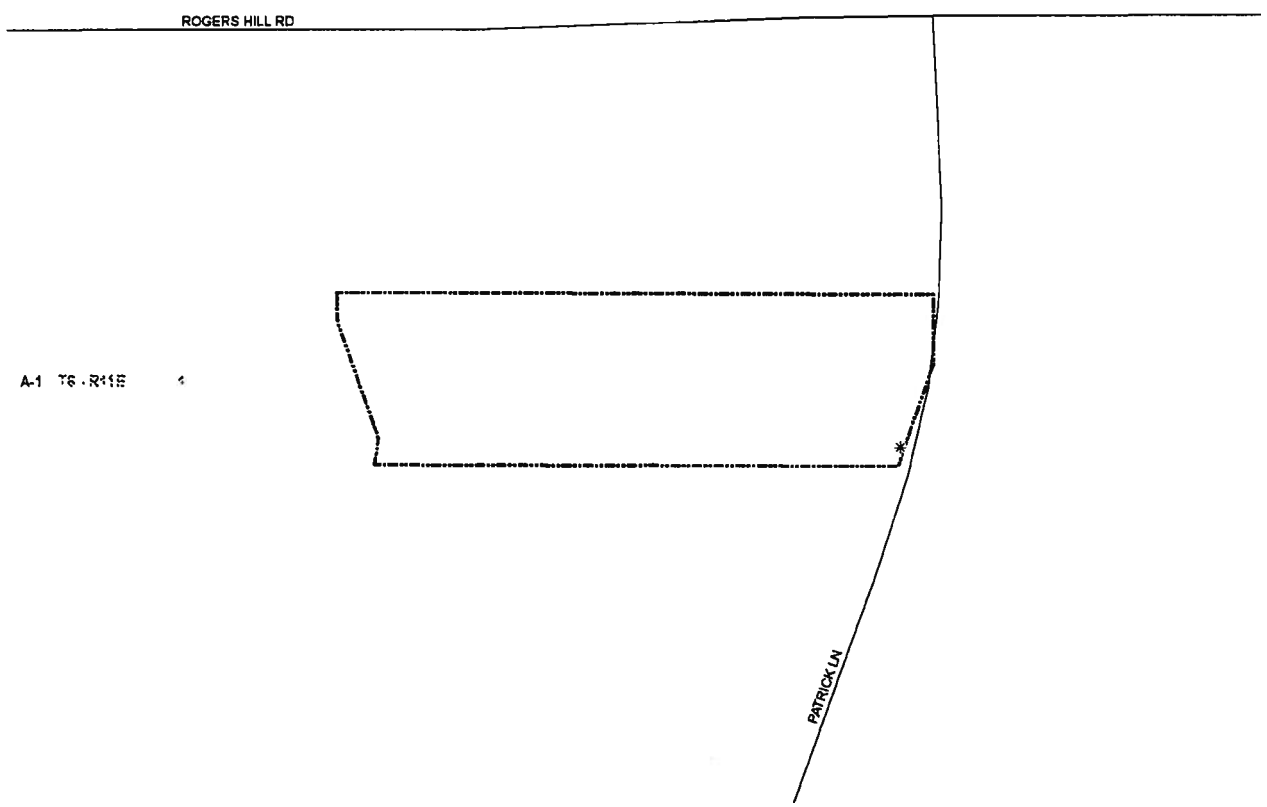
ZC12-12-124

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in Section 1, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

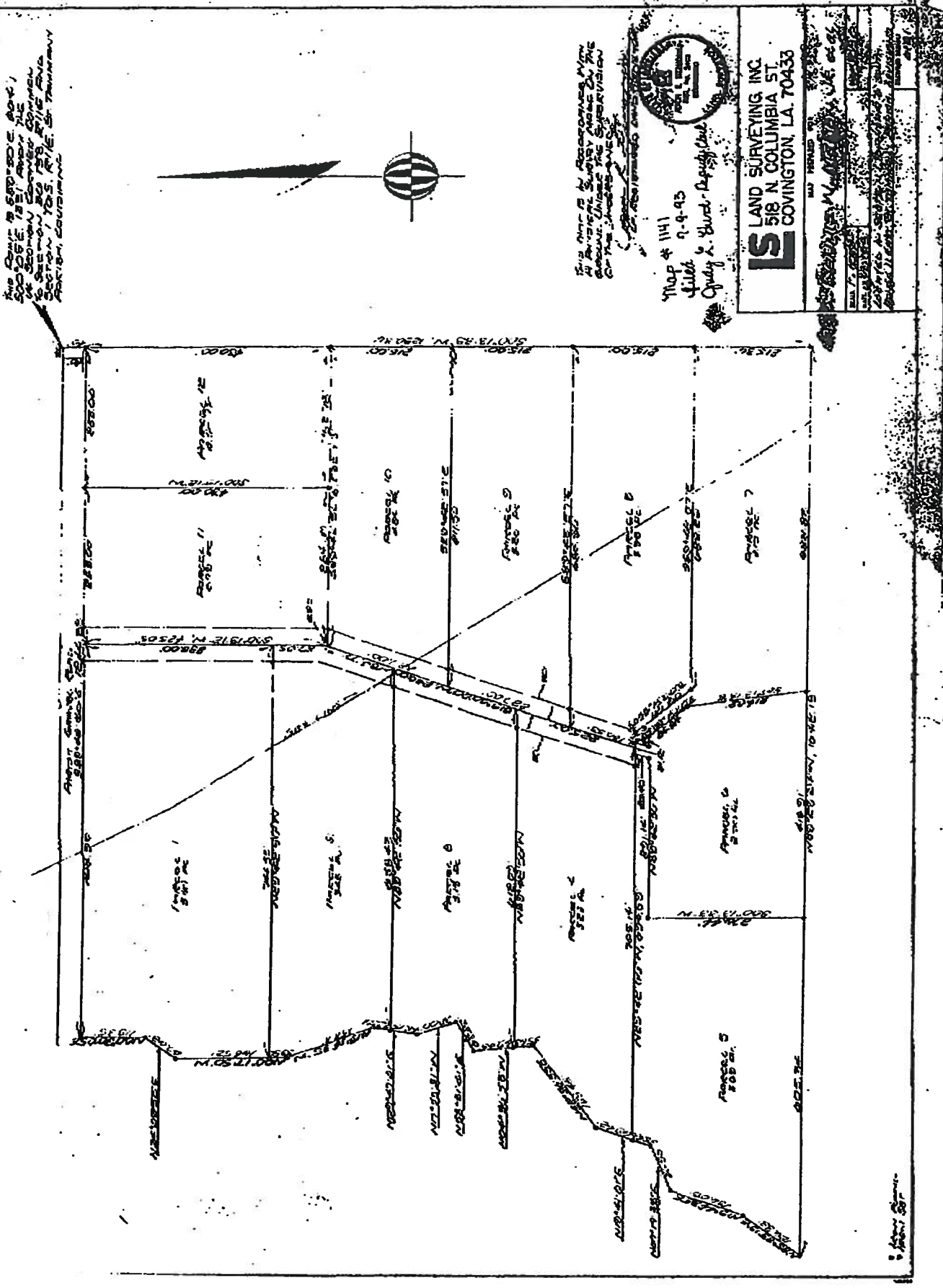
From the quarter section corner common to Section 36, Township 5 South, Range 11 East, and Section 1, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana run South 89 degrees 50 minutes East, 864 feet; thence South 00 degrees 05 minutes East, 1331 feet; thence South 00 degrees 13 minutes 33 seconds West, 470 feet; thence North 89 degrees 42 minutes 56 seconds West, 538.45 feet to the Point of Beginning.

From the Point of Beginning run South 19 degrees 00 minutes 00 seconds West, 134.77 feet to a point; thence North 89 degrees 42 minutes 56 seconds West, 853.43 feet to a point; thence North 09 degrees 47 minutes 01 seconds East, 32.56 feet to a point; thence North 19 degrees 14 minutes 35 seconds West, 158.11 feet to a point; thence North 00 degrees 17 minutes 50 seconds West, 33.56 feet to a point; thence South 89 degrees 42 minutes 56 seconds East, 744.55 feet to a point; thence South 00 degrees 19 minutes 12 seconds West, 87.05 feet to a point; thence South 19 degrees 00 minutes 00 seconds West, 5.23 feet back to the Point of Beginning. This tract contains 3.48 acres, all as per survey of Jeron R. Fitzmorris, Registered Land Surveyor, said survey filed as Map File #1141 in the records of the Clerk of Court, St. Tammany Parish, Louisiana.

CASE NO.: ZC12-12-124
PETITIONER: Joel Shoultz
OWNER: Nancy Jourdan
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the west side of Patrick Lane, south of Rogers Hill Road; S1, T6S, R11E; Ward 3, District 2
SIZE: 3.48 acres



2012-12-124



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 26, 2012
Case No.: ZC12-12-124
Posted: 11/15/12

Meeting Date: December 4, 2012
Determination: Approved

GENERAL INFORMATION

PETITIONER: Joel Shoultz
OWNER: Nancy Jourdan
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
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SITE ASSESSMENT

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential/Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	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 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) to A-2 (Suburban District). The site is located on the west side of Patrick Lane, south of Rogers Hill Road. The 2025 Future Land Use Plan calls for residential and agricultural uses in the area. There are several mobile homes in the vicinity. Staff does not object to the request for rezoning.

STAFF RECOMMENDATION:

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