ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4941	ORDINANCE COUNCIL SERIES NO:	
COUNCIL SPONSOR: GOULD/BRISTER	PROVIDED BY: <u>DEVELOPMENT</u>	
INTRODUCED BY:	SECONDED BY:	
ON THE $\underline{3}$ DAY OF $\underline{\text{JANUARY}}$, $\underline{2013}$		
OF ST. TAMMANY PARISH, LA PARCEL LOCATED ON THE S 22, EAST OF GUSTE ISLAND COMPRISES A TOTAL 1.5 ACE FROM ITS PRESENT NC-4 (NE	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN SOUTH SIDE OF LA HIGHWAY ROAD AND WHICH PROPERTY RES OF LAND MORE OR LESS, IGHBORHOOD INSTITUTIONAL URBAN DISTRICT). (WARD 1,	
with law, <u>Case No. ZC12-12-125</u> , has recommen Louisiana, that the zoning classification of the a	Parish of St. Tammany after hearing in accordance aded to the Council of the Parish of St. Tammany, bove referenced area be changed from its present a-2 (Suburban District) see Exhibit "A" for complete	
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;	
• • • • • • • • • • • • • • • • • • •	has found it necessary for the purpose of protecting gnate the above described property as A-2 (Suburban	
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 NC-4 (Neighborhood Institutional District) to an A-2 (Suburban District).		
SECTION II: The official zoning map of the Pa to incorporate the zoning reclassification specified i	rish of St. Tammany shall be and is hereby amended in Section I hereof.	
REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.	
· ·	nance shall be held to be invalid, such invalidity shall en effect without the invalid provision and to this end d to be severable.	
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.	
MOVED FOR ADOPTION BY:	SECONDED BY:	
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE	
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: <u>DECEMBER 27</u> , <u>2012</u>
Published Adoption:, 2013
Delivered to Parish President:, 2013 at
Returned to Council Clerk:, 2013 at

Exhibit "A"

ZC12-12-125

All that certain piece of land with all buildings and improvements thereon and all rights, ways, privileges, servitudes, prescriptions, appurtenances, advantages and other things thereunto belonging or in anywise appertaining situated in Section 17, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, described as follows:

From the section corner common to Sections 17, 16, 20 and 21 in said Township 7 South, Range 10 East, of such Parish and State, run 0 degs. 08 mins. West on the section line between sections 16 and 17 a distance of 668 feet, thence West 1072.7 feet to a stob, and the point of beginning.

From the said point of beginning, run North 569.3 feet or more feet to a stob on the southerly right of way line of State Highway No. 122 U. S. Highway 190; thence westerly along said South or southerly line of such highway a distance of 115 feet to a stob; thence South 587.1 feet to a stob; thence 113.6 feet or more to the point of beginning established as above.

CASE NO.:

ZC12-12-125

PETITIONER:

Stella Lomando

OWNER:

Beverly Taylor Guste

REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to A-2 (Suburban

District)

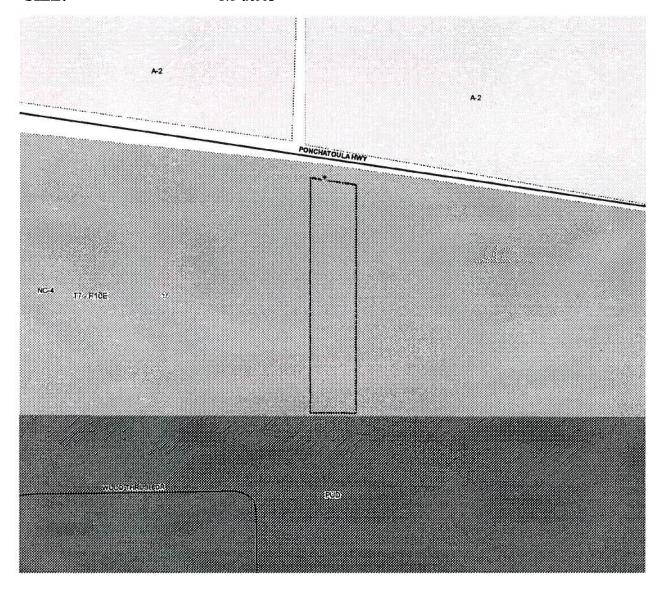
LOCATION:

Parcel located on the south side of LA Highway 22, east of Guste

Island Road; S17,T7S,R10E; Ward 1, District 4

SIZE:

1.5 acres



STATE HIGHWAY No.	Ž.
T. 7 S., R. 10 T. 7 S., R. 10 Southwest corner of Lot "D" Sec. 17-7-10 (Reference Survey by: K.H. Barrow, Surveyor, November 10, 1927.)	2c. 17 DE
	17 16 \\ 20 21

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 26, 2012 Meeting Date: December 4, 2012

Case No.: ZC12-12-125 **Determination:** Approved

Posted: 11/15/12

GENERAL INFORMATION

PETITIONER: Stella Lomando OWNER: **Beverly Taylor Guste**

REQUESTED CHANGE: From NC-4 (Neighborhood Institutional District) to A-2 (Suburban

District)

LOCATION:

Parcel located on the south side of LA Highway 22, east of Guste Island Road; S17,T7S,R10E; Ward 1, District 4

SIZE: 1.5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Direction Land Use

Zoning Residential North A-2 Suburban District

South Undeveloped/ Residential PUD Planned Unit Development

East Residential NC-4 Neighborhood Institutional District West Residential NC-4 Neighborhood Institutional District

EXISTING LAND USE:

Existing development? No 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 NC-4 (Neighborhood Institutional District) to A-2 (Suburban District). The site is located on the south side of LA Highway 22, east of Guste Island Road. The 2025 Future Land Use Plan calls for residential development in this area. The site is surrounded by existing single family residences. Staff does not object to the request.

STAFF RECOMMENDATION:

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