

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5331 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 8 DAY OF JANUARY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF LABARRE STREET, WEST OF ALBERT STREET, EAST OF ATALIN STREET, BEING A PORTION OF SQUARE 257, TOWN OF MANDEVILLE SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 4.89 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 4, DISTRICT 7). (ZC14-11-102)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-11-102, 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-3 (Suburban District) to an A-4A (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-4A (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 A-3 (Suburban District) to an A-4A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 5 DAY OF FEBRUARY , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 25 , 2014

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

ZC14-11-102

A certain parcel of land being square 257, City of Mandeville, (not incorporated) St. Tammany Parish, Louisiana more fully described as follows;

Commence at the Southeast corner of Square 257 and the POINT OF BEGINNING and measure along the Northern Right of Way of Labarre Street (not constructed) North 60 degrees 00 minutes 00 seconds West a distance of 532.90 feet to a point on the Eastern Right of Way of Atlin Street (not constructed) Thence along said Eastern Right of Way North 30 degrees 00 minutes 00 seconds East a distance of 126.30 feet to a point on the Southern limits of a 60' Parish drainage Right of Way; Thence North 75 degrees 08 minutes 36 seconds East a distance of 58.33 feet to a point; Thence North 66 degrees 02 minutes 59 seconds East a distance of 418.99 feet to a point on the Southern limits of Marigny Trace; Thence South 60 degrees 00 minutes 00 seconds East a distance of 244.98 feet to a point on the Western Right of Way of Albert Street (not constructed); Thence along Western Right of Way of Albert Street South 30 degrees 00 minutes 00 seconds West a distance of 506.20 feet to the POINT OF BEGINNING, and containing 213,132.56 square feet or 4.89 acre(s) of land, more or less.

CASE NO.:
PETITIONER:
OWNER:
REQUESTED CHANGE:
LOCATION:
SIZE:

ZC14-11-102

Denise Young

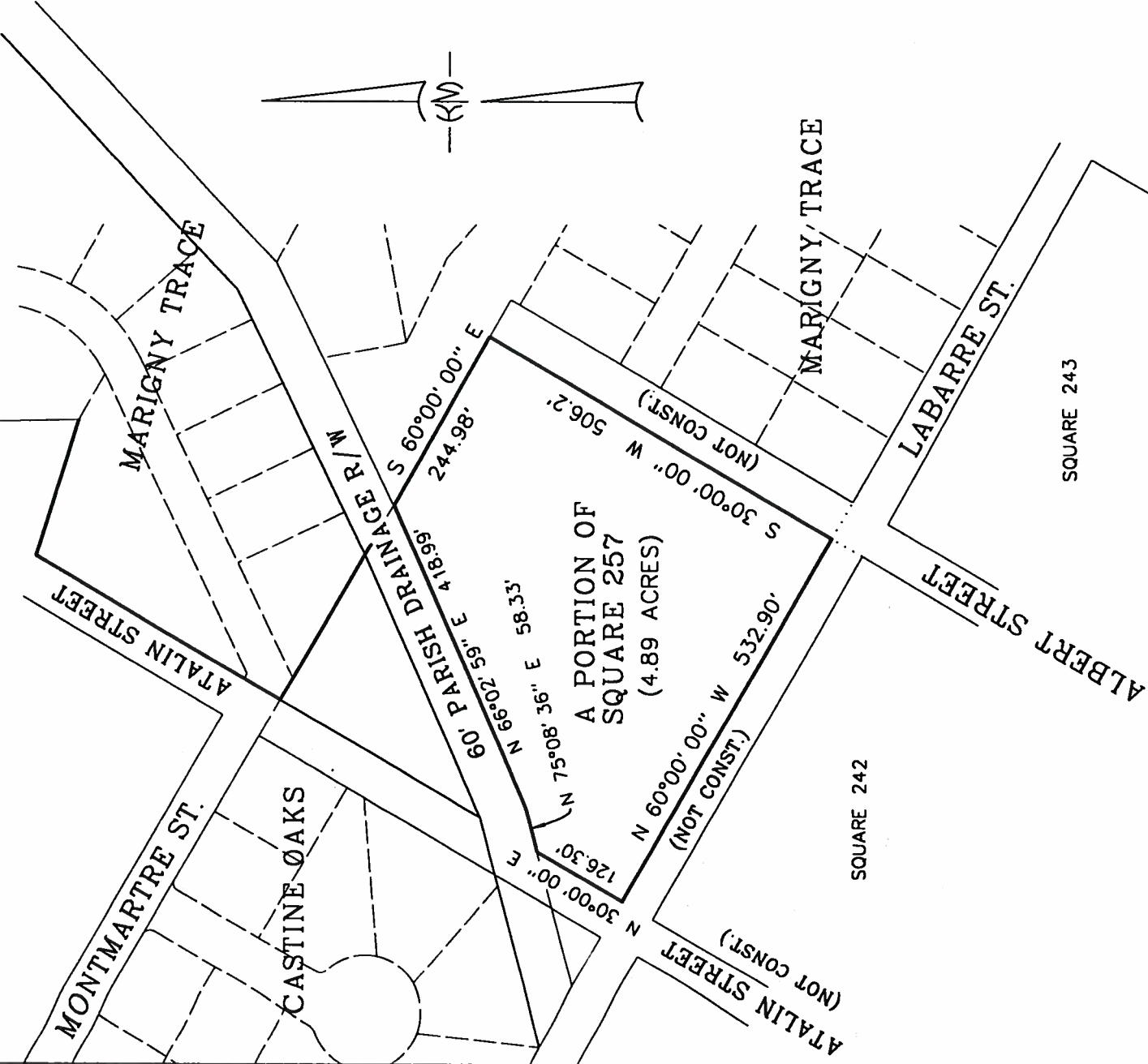
David P. Miller & Denise Young

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

Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision ; S38, T8S, R11E; Ward 4, District 7

4.89 acres

22/4-11-102



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: November 24, 2014

Case No.: ZC14-11-102

Prior Action: Postponed (11/05/14)

Posted: 11/13/2014

Meeting Date: December 2, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER:

Denise Young

OWNER:

David P. Miller & Denise Young

REQUESTED CHANGE:

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

LOCATION:

Parcel located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision ; S38, T8S, R11E; Ward 4, District 7

SIZE:

4.89 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt & unopened

Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-4 Suburban District
South	Undeveloped	A-3 Suburban District
East	Residential	A-4 Suburban District
West	Residential/Undeveloped	A-4 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

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 A-3 (Suburban District) to A-4A (Single Family Residential District). The site is located on the north side of Labarre Street, west of Albert Street, east of Atalin Street, being a portion of Square 257, Town of Mandeville Subdivision. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to increase the density to A-4A; however, staff would not object to a request to change the zoning to A-4, as the parcel abuts properties zoned A-4 on 3 sides.

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