

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5031

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. FALCONER

SECONDED BY: MR. TANNER

ON THE 6 DAY OF JUNE, 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE NORTH END OF SHADY LANE & PAILET DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 3 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT), (WARD 4, DISTRICT 4). (ZC13-05-035)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-05-035, 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-1A (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-1A (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-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 11 DAY OF JULY, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 20, 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

EXHIBIT "A"

ZC13-05-035

That certain portion of ground, approximately three (3) acres parcel located in Section 37 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana

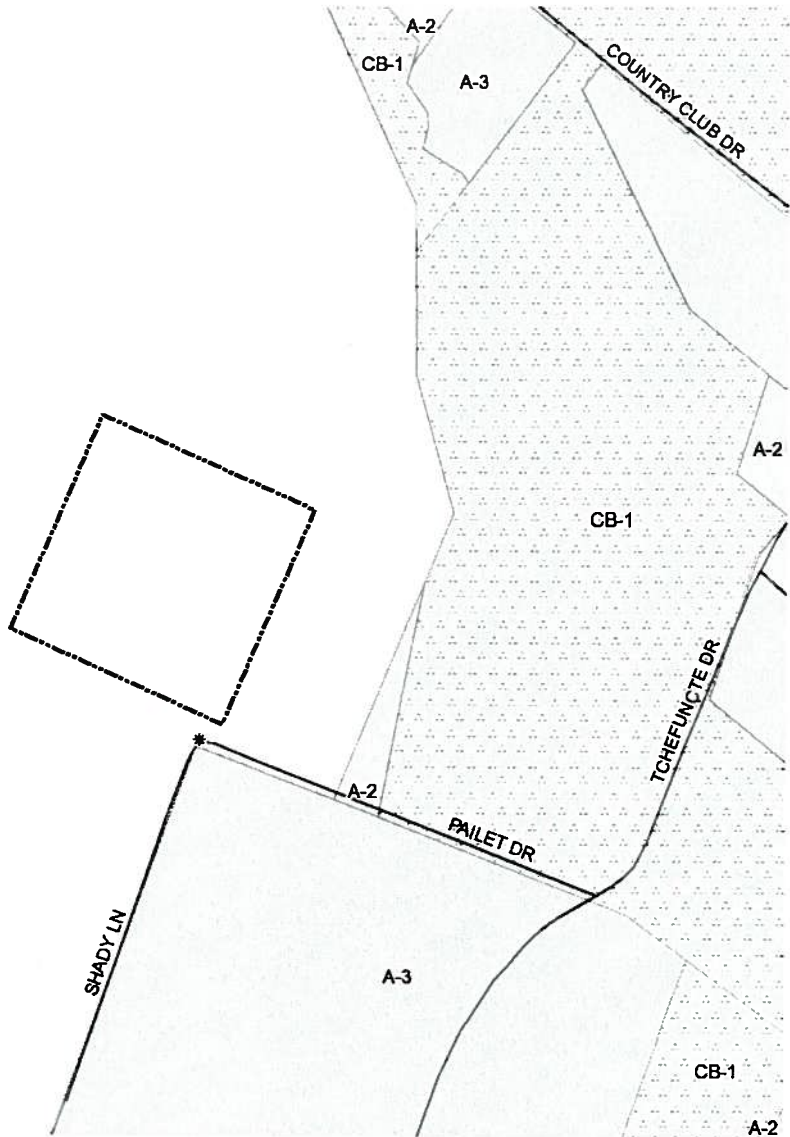
From the Southwest Corner of Lot 22, Country Club Estates, St. Tammany Parish, Louisiana run South 08 degrees 56 minutes 57 seconds West, 59.6 feet; thence North 83 degrees 05 minutes 17 seconds West, 2173.74 feet; thence North 50 degrees 27 minutes 02 seconds West, 2200.63 feet; thence South 50 degrees 27 minutes 02 seconds East, 272.68 feet; thence South 39 degrees 44 minutes 08 seconds West, 132.00 feet; thence South 58 degrees 58 minutes 27 seconds East, 81.07 feet; thence South 42 degrees 42 minutes 24 seconds East, 232.78 feet; thence South 16 degrees 25 minutes 24 seconds West, 37.18 feet; thence continue South 16 degrees 25 minutes 24 seconds West, 30.48 feet; thence South 34 degrees 30 minutes 54 seconds East, 54.10 feet; thence South 07 degrees 55 minutes 55 seconds East, 19.30 feet; thence South 15 degrees 48 minutes 05 seconds West, 37.60 feet; thence South 57 degrees 41 minutes 56 seconds East, 71.20 feet; thence South 40 degrees 28 minutes 54 seconds East, 44.30 feet; thence South 27 degrees 41 minutes 55 seconds East, 69.90 feet; thence South 09 degrees 03 minutes 09 seconds West, 19.60 feet; thence South 57 degrees 40 minutes 05 seconds West, 25.70 feet; thence North 72 degrees 26 minutes 47 seconds West, 15.20 feet; thence South 29 degrees 03 minutes 04 seconds West, 41.80 feet; thence South 08 degrees 53 minutes 53 seconds East, 46.90 feet; thence South 23 degrees 00 minutes 55 seconds East, 76.20 feet; thence South 02 degrees 12 minutes 59 seconds East, 24.70 feet; thence South 67 degrees 56 minutes 06 seconds West, 54.60 feet; thence North 74 degrees 41 minutes 57 seconds West, 17.70 feet; thence North 51 degrees 41 minutes 47 seconds West, 10.10 feet; thence North 26 degrees 14 minutes 00 seconds West, 16.00 feet; thence South 40 degrees 00 minutes 05 seconds West, 22.20 feet; thence South 87 degrees 37 minutes 13 seconds West, 15.00 feet; thence South 14 degrees 59 minutes 55 seconds East, 219.90 feet; thence South 23 degrees 04 minutes 00 seconds West, 21.00 feet to the Point of Beginning.

From the Point of Beginning continue South 23 degrees 04 minutes 00 seconds West, 361.50 feet to a point; thence North 65 degrees 16 minutes 00 seconds West, 361.50 feet to a point; thence North 23 degrees 04 minutes 00 seconds East, 361.50 feet to a point; thence South 65 degrees 16 minutes 00 seconds East, 361.50 feet back to the Point of Beginning.

This tract contains 3.00 Acres.

CASE NO.: ZC13-05-035
PETITIONER: Jeffrey D. Schoen
OWNER: St. Tammany Parish Water District #3
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at the north end of Shady Lane & Pallet Drive;
S37,T7S,R11E; Ward 4, District 4
SIZE: 3 acres

T7 - R11E
A-1
37

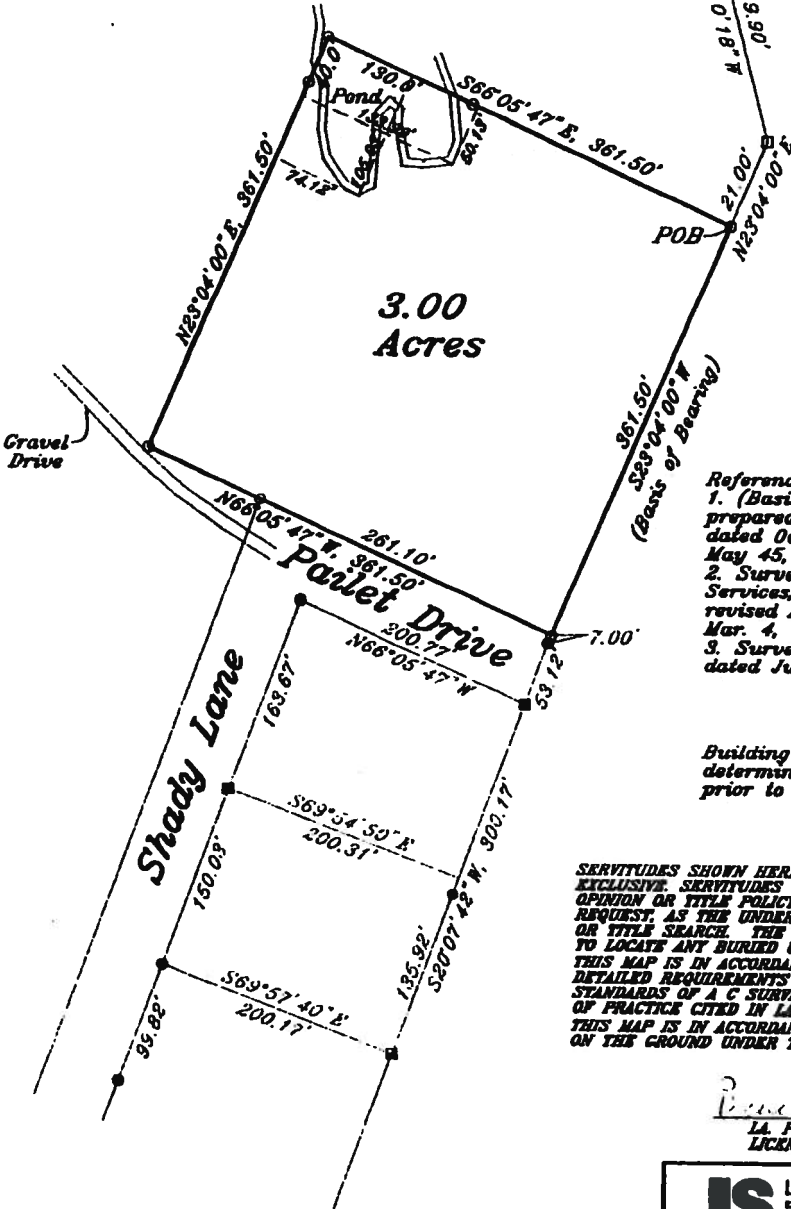


2013-05-035



POB is S08°56'57" W, 59.6'; N83°05'17" W, 2173.74'; N50°27'02" W, 2200.63';
 S50°27'02" E, 272.68'; S39°44'08" W, 132.00'; S68°58'27" E, 81.07'; S48°42'24" E, 232.78';
 S16°25'24" W, 37.18'; S16°25'24" W, 30.48'; S34°30'54" E, 54.10'; S07°55'55" E, 19.30';
 S15°48'05" W, 37.60'; S67°41'56" E, 71.20'; S40°28'54" E, 44.30'; S27°41'55" E, 69.90';
 S09°03'09" W, 19.60'; S67°40'06" W, 25.70'; N72°28'47" W, 15.20'; S29°03'04" W, 41.80';
 S08°53'53" E, 46.90'; S23°00'55" E, 76.20'; S02°12'59" E, 24.70'; S67°56'06" W, 54.60';
 N74°41'57" W, 17.70'; N51°41'47" W, 10.10'; N26°14'00" W, 16.00'; S40°00'05" W, 22.20';
 S87°37'13" W, 15.00'; S14°59'56" E, 219.90'; S23°04'00" W, 21.00' from the Southwest Corner
 of Lot 22 Country Club Estates

S51°41'47" E, 10.10'
 S26°14'00" E, 16.00'
 N40°00'05" E, 22.20'
 N87°37'13" E, 15.00'



- Legend:
- 1/2" Rebar Set
 - 1/2" Rebar Found
 - 1/2" Iron Pipe Found
 - 1" Iron Pipe Found
 - ▣ 3/4" Iron Pipe Found

Land Surveying, LLC
 518 N. Columbia Street
 Covington, LA 70428
 (504) 842-6271 office (504) 846-0255 fax

Water Works District No. 3
 of St. Tammany Parish

SCALE 1" = 100'
 DATED 1-18-2013

Located in Section 37 Township 7 South
 Range 11 East, St. Tammany Parish, Louisiana

15741

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 29, 2013

Case No.: ZC13-05-035

Posted: 04/10/13

Meeting Date: May 7, 2013

Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: St. Tammany Parish Water District #3
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at the north end of Shady Lane & Paillet Drive;
S37,T7S,R11E; Ward 4, District 4
SIZE: 3 acres

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	Undeveloped	A-1 Suburban District
South	Undeveloped/Residential	A-1 Suburban & A-3 Suburban Districts
East	Undeveloped/Golf Course	A-1 Suburban District
West	Undeveloped/Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Conservation – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

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-1 (Suburban District) to A-1A (Suburban District). The site is located at the north end of Shady Lane & Paillet Drive. The 2025 future land use plan calls for the area to be preserved as a conservation area and/or developed with residential uses. The zoning change is being requested to bring the site into compliance with the appropriate zoning designation.

Note that the site is proposed to be developed with a Community Central Water & Sewer Treatment Plant. The proposed use is listed as a permitted use under the A-1A Suburban Zoning District.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A (Suburban District) designation be approved.