

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5038

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 11 DAY OF JULY , 2013

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF LAKE ROAD, SOUTH OF ELENORE DRIVE AND WHICH PROPERTY COMPRISES A TOTAL 0.54 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT PF-2 (PUBLIC FACILITIES DISTRICT) TO AN A-1 (SUBURBAN DISTRICT), (WARD 7, DISTRICT 7). (ZC13-06-044)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-06-044 , 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 PF-2 (Public Facilities District) to an A-1 (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-1 (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 PF-2 (Public Facilities District) to an A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF AUGUST , 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 27 , 2013

Published Adoption: _____ , 2013

Delivered to Parish President: _____ , 2013 at _____

Returned to Council Clerk: _____ , 2013 at _____

EXHIBIT "A"

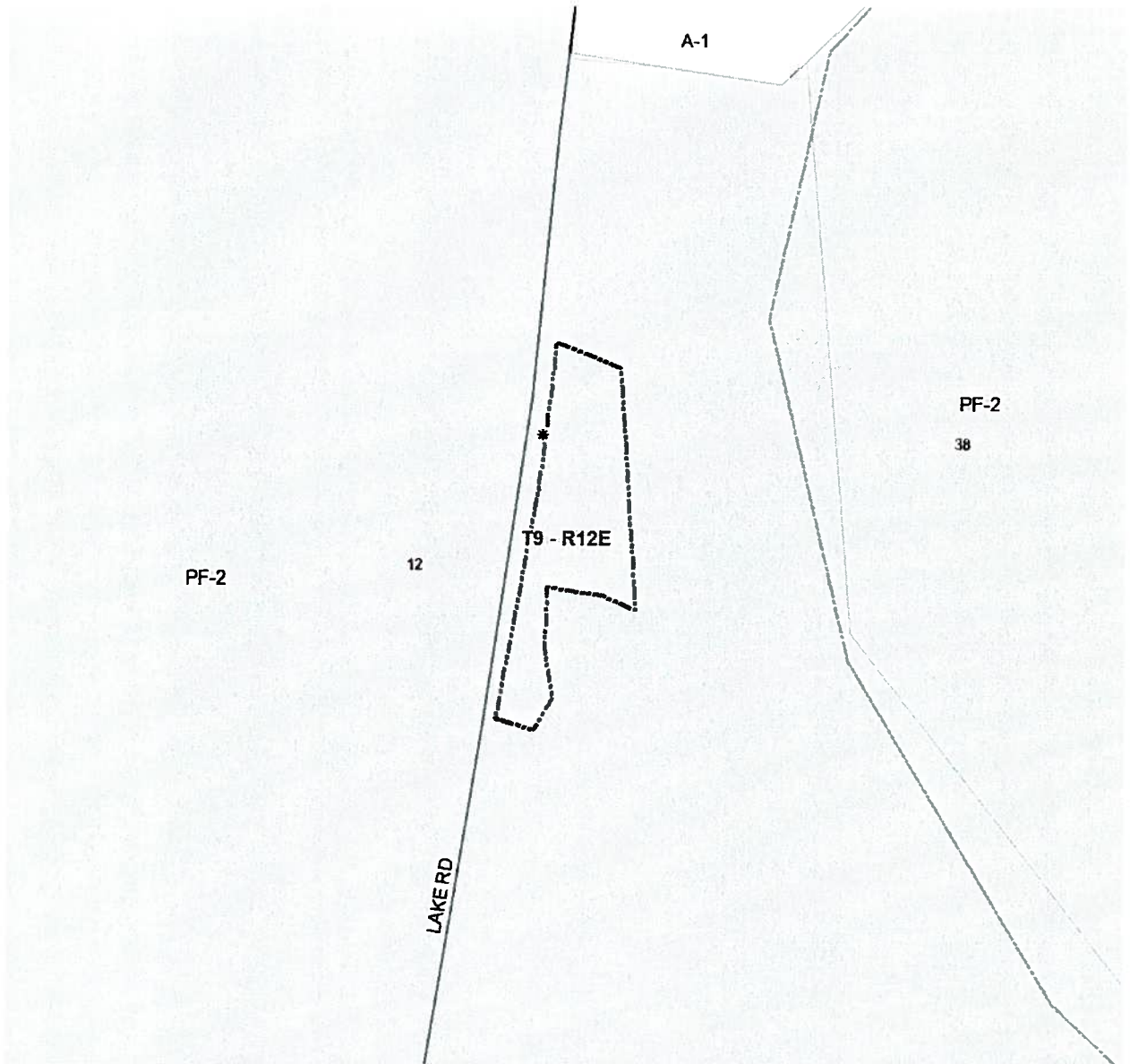
ZC13-06-044

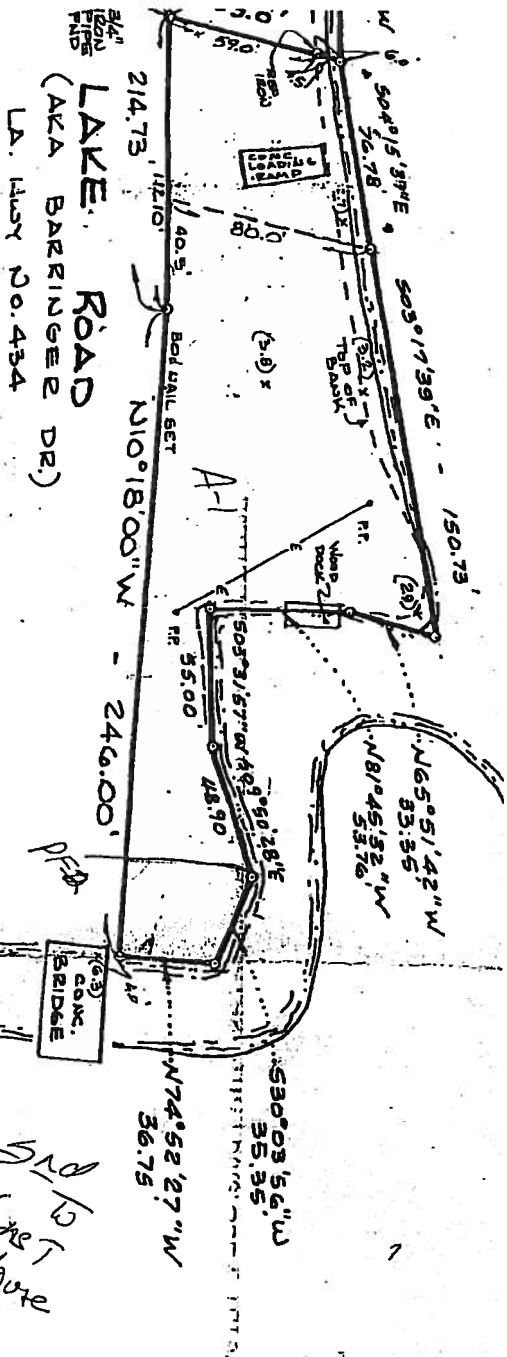
ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, being situated in the State of Louisiana, Parish of St. Tammany, located in the Southwest Quarter of the Northwest Quarter of Section 12, Township 9 South, Range 12 East, and is more fully described as follows, to-wit:

From the Section corner common to Sections 1, 2, 11 and 12, Township 9 South, Range 12 East go South 1560 feet to a point; thence go East 715 feet to a point; thence go South 06 degrees, 38 minutes West, a distance of 344.73 feet to the Point of Beginning.

From said Point of Beginning go South 68 degrees, 42 minutes East, a distance of 65.0 feet to a point near the bank of Bayou Lacombe; thence go along said Bayou Lacombe and unnamed bayou in 8 courses, South 04 degrees, 15 minutes, 39 seconds East, 76.78 feet; South 03 degrees, 17 minutes, 39 seconds East, 150.73 feet; North 65 degrees, 51 minutes, 42 seconds West, 33.35 feet; North 81 degrees, 45 minutes, 32 seconds West, 53.76 feet; South 03 degrees, 31 minutes, 57 seconds West, 55.00 feet; South 09 degrees, 50 minutes, 28 seconds West, 48.90 feet; South 30 degrees, 03 minutes, 56 seconds West, 35.35 feet; and North 74 degrees, 52 minutes, 27 seconds West, 36.75 feet to a point on the Easterly right of way line of Lake Road; thence go North 10 degrees, 18 minutes, 00 seconds West, along said right of way a distance of 246.00 feet and North 06 degrees, 38 minutes, 00 seconds East, 112.10 feet back to the Point of Beginning.

CASE NO.: ZC13-06-044
REQUESTED CHANGE: From PF-2 (Public Facilities District) to A-1 (Suburban District)
LOCATION: Parcel located on the east side of Lake Road, south of Elenore Drive;
S12,T9S,R12E; Ward 7, District 7
SIZE: 0.54 acre





X(23) DENOTES ELEVATION AT MSL.

Note: This is to certify that I have consulted the Federal Inundation Administration Flood Hazard Boundary Maps and found the property described in a special flood hazard area. It is located in Flood Zone V15.
 FIRM Permit# 225205 03900. Rev. 4-2-91

THE SURVEY AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE RESTRICTIONS ARE SHOWN HEREIN. THE SURVEYOR HAS MADE NO TITLE SEARCH OR FLOOD HAZARD SEARCH IN CONNECTION WITH THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY FOR A CLASS C SURVEY.

Survey Certified By: **Randall W. Brown & Associates, Inc.**
 Professional Land Surveyors
 Planners • Consultants
 Date: July 11, 1991
 Survey No. 967c
 Scale: 1" = 60'
 Drawn By: [Signature]
 Revised: 9-30-91

Professional Land Surveyor
 LA Registration No. 04585

228 W. Causeway App. Mandeville, LA 70448
 (504) 624-6368 FAX (504) 624-5309

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: May 27, 2013

Case No.: ZC13-06-044

Posted: 05/16/13

Meeting Date: June 4, 2013

Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From PF-2 (Public Facilities District) to A-1 (Suburban District)

LOCATION: Parcel located on the east side of Lake Road, south of Elenore Drive;
S12,T9S,R12E; Ward 7, District 7

SIZE: 0.54 acre

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	PF-2 Public Facility District
South	Undeveloped	PF-2 Public Facility District
East	Water	PF-2 Public Facility District
West	Undeveloped	PF-2 Public Facility District

EXISTING LAND USE:

Existing development? Yes

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from PF-2 (Public Facilities District) to A-1 (Suburban District). The site is located on the east side of Lake Road, south of Elenore Drive. The 2025 Future Land Use Plan calls for the area to be used for conservation. The zoning change is being requested to allow for a single family residence to be constructed on the site. Staff does not object to the request.

STAFF RECOMMENDATION:

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