

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5210 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. CANULETTE

ON THE 5 DAY OF JUNE , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT SOUTHWEST CORNER OF SECTION ROAD & KING ROAD AND WHICH PROPERTY COMPRISES A TOTAL 11.466 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT), (WARD 2, DISTRICT 6). (ZC14-05-038)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-05-038, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 10 DAY OF JULY , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: May 29 , 2014

Published Adoption: _____ , 2014

Delivered to Parish President: _____ , 2014 at _____

Returned to Council Clerk: _____ , 2014 at _____

Exhibit "A"

ZC14-05-038

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, situated in the Parish of St. Tammany, State of Louisiana, and more fully described as follows to-wit:

Commence at the Quarter corner common to Sections 16 & 21, Township 5 South, Range 11 East and proceed South 56 degrees 55 minutes 56 seconds West 23.47 feet to the Point of Beginning;

Thence proceed South 00 degrees 08 minutes 16 seconds West 852.08 feet;

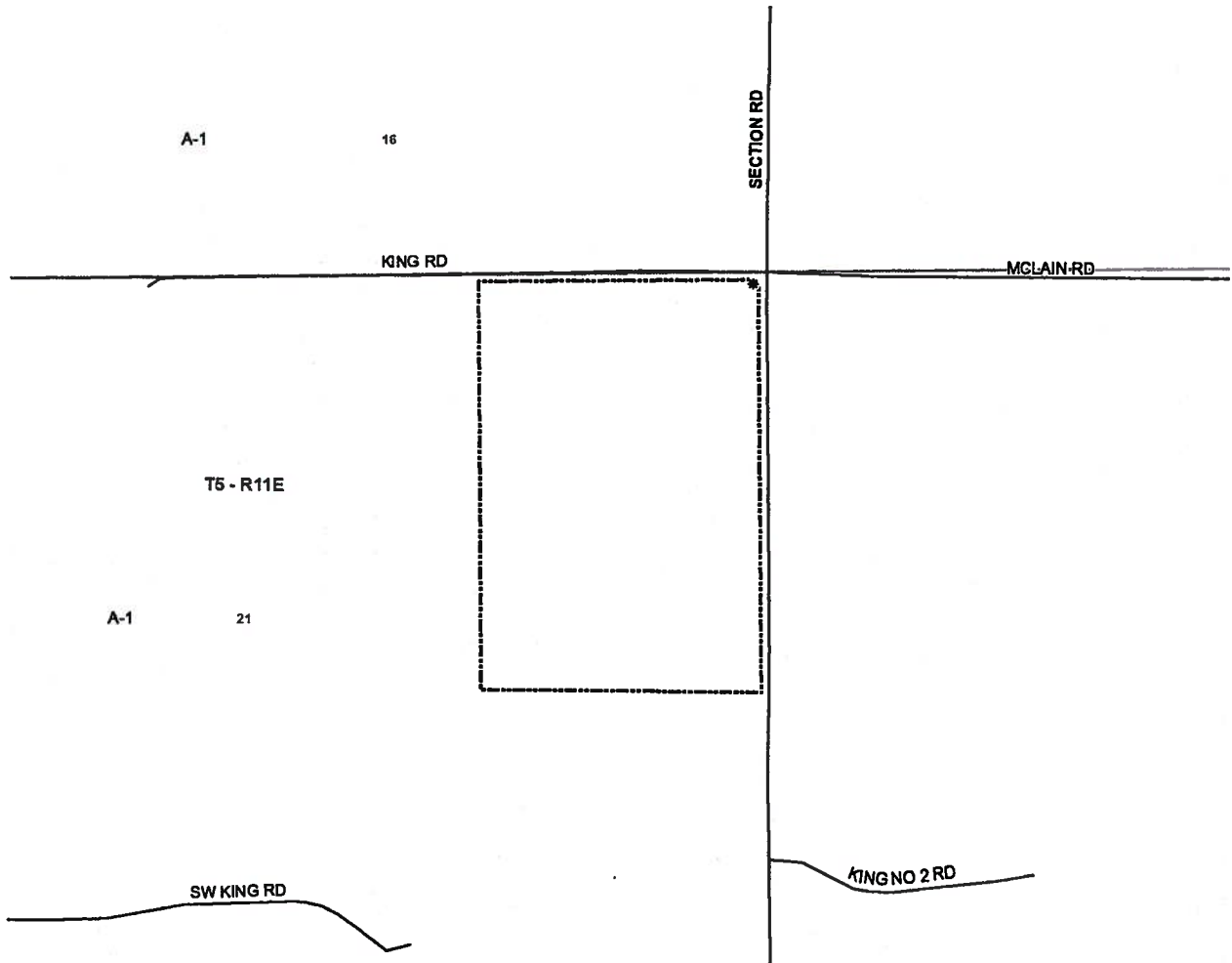
Thence proceed North 89 degrees 44 minutes 32 seconds West 590.09 feet;

Thence proceed North 00 degrees 40 minutes 40 seconds East 852.42 feet;

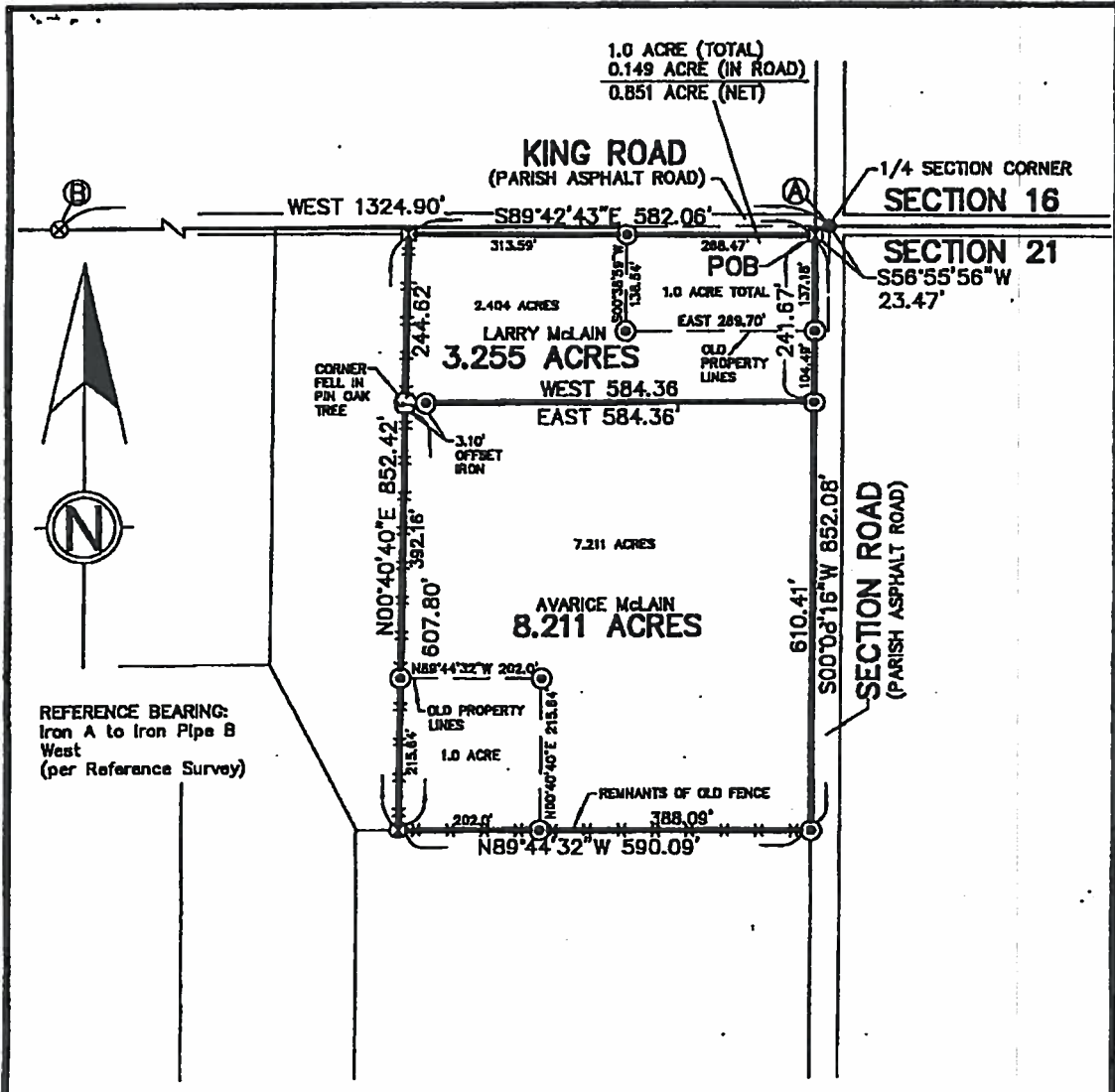
Thence proceed South 89 degrees 42 minutes 43 seconds East 582.06 feet to the Point of Beginning;

Said property containing 11.466 acres more or less.

CASE NO.: ZC14-05-038
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at southwest corner of Section Road & King Road;
S21,T5S, R11E; Ward 2, District 6.
SIZE: 11.466 acres



2014-05-038



REFERENCE BEARING:
Iron A to Iron Pipe B
West
(per Reference Survey)

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

2. THIS PLAT REPRESENTS A BOUNDARY LINE ADJUSTMENT AND THEREFORE DOES NOT CONSTITUTE A DIVISION OF PROPERTY.

- LEGEND**
- = IRON FOUND UNDER ASPHALT
 - ⊠ = FENCE CORNER POST FOUND
 - ⊙ = 3" IRON PIPE FOUND
 - ⊗ = 1/2" IRON PIPE FOUND
 - ⊘ = 1/2" IRON ROD SET

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON, ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Survey of the Sylvest King Estate by Lowell E. Cummings, Surveyor, dated June 30, 1870.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

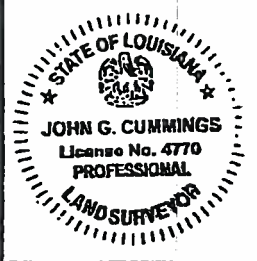
COVINGTON, LA 70433

PLAT PREPARED FOR: **Avarice L. McLain & Larry McLain**

SHOWING A SURVEY OF: **A PARCEL OF LAND LOCATED IN SECTION 21, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 13324

DATE: 11-13-2013

REVISED:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 28, 2014

Case No.: ZC14-05-038

Posted: 4/9/2014

Meeting Date: May 6, 2014

Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)

LOCATION: Parcel located at southwest corner of Section Road & King Road;
S21,T5S, R11E; Ward 2, District 6.

SIZE: 11.466 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	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	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-1A (Suburban District). The site is located at southwest corner of Section Road & King Road. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. Staff sees no compelling reason to increase the density in the area considering that all abutting parcels are zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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