

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4993

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. STEFANCIK

ON THE 2 DAY OF MAY , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF JAKES ROAD, WEST OF LA HIGHWAY 450, NORTH OF HART ROAD AND WHICH PROPERTY COMPRISES A TOTAL 2.64 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 2, DISTRICT 3). (ZC13-04-018)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-04-018, 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-2 (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-2 (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-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF JUNE, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

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THERESA L. FORD, COUNCIL CLERK

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PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 25, 2013

Published Adoption: \_\_\_\_\_, 2013

Delivered to Parish President: \_\_\_\_\_, 2013 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2013 at \_\_\_\_\_

**EXHIBIT "A"**

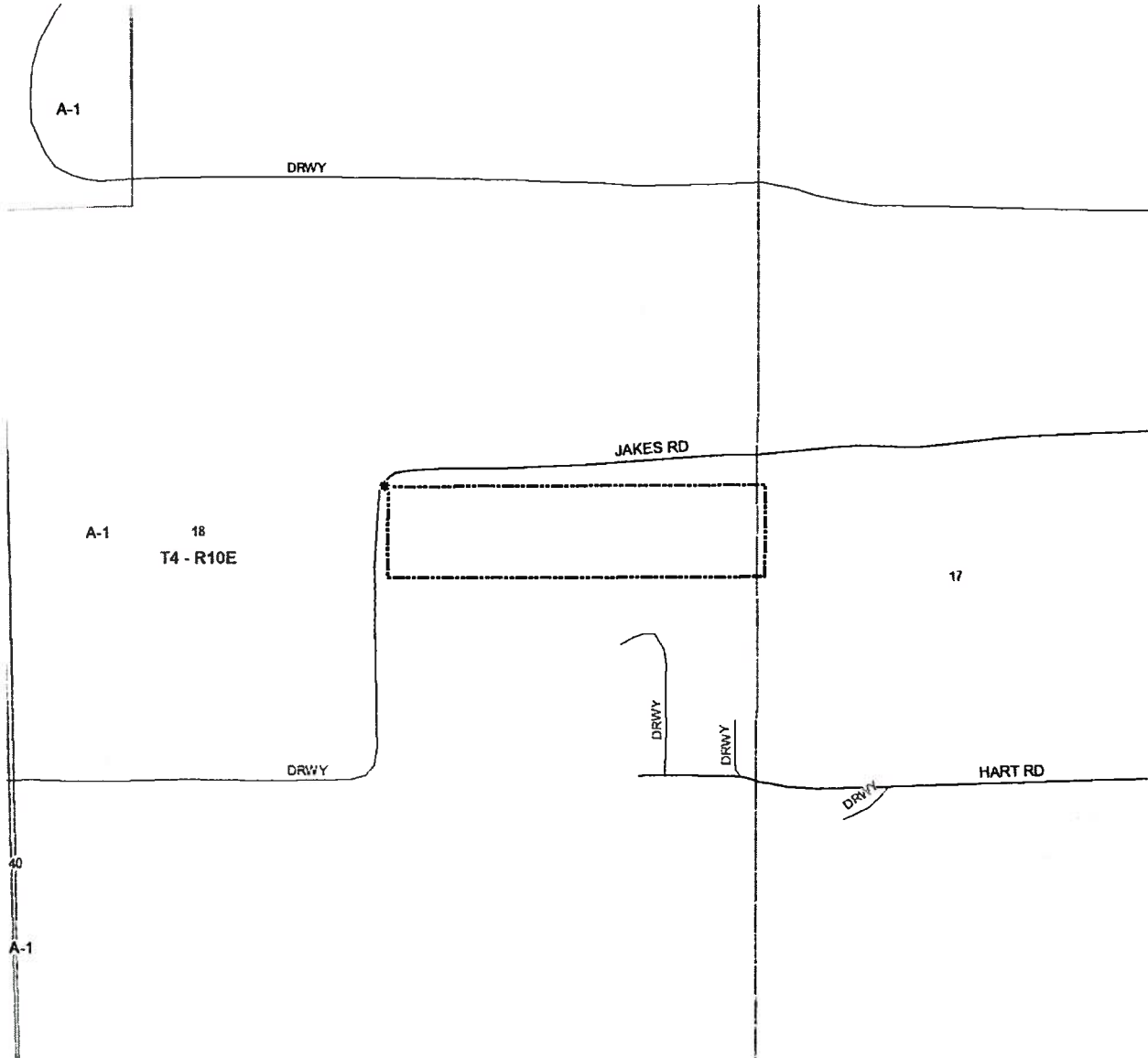
**ZC13-04-018**

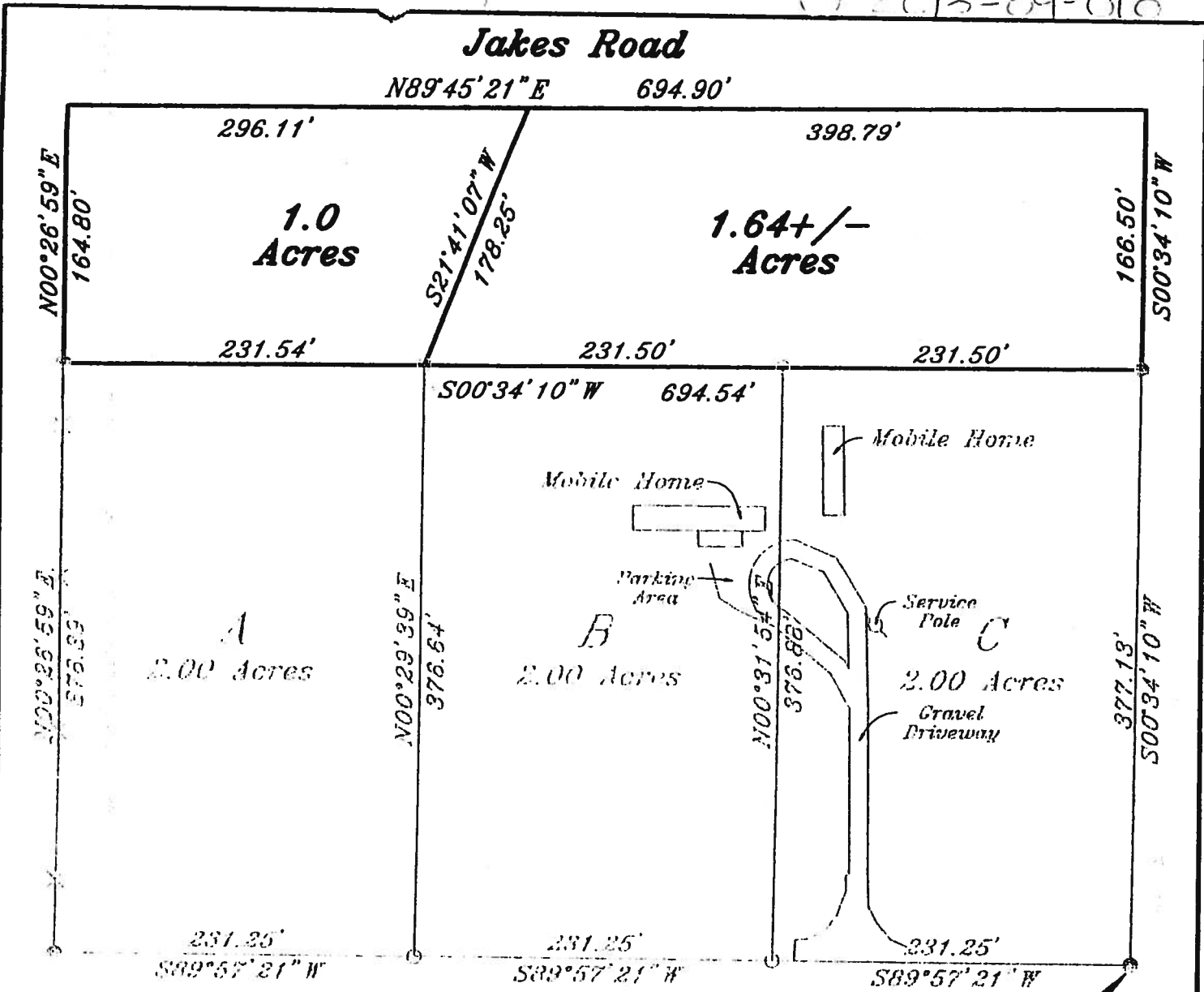
ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, lying and being situated in Section 18, Township 4 South, Range 10 East, Greensburg District, Parish of St. Tammany, State of Louisiana, and being more fully described as follows, to-wit:

From the corner common to Sections 17, 18, 19 and 20, above Township and Range. run North 0 degrees 30 minutes East 1705.0 feet and West 347.2 feet to the point of beginning of the property herein described.

From said point of beginning continue West 347.2 feet; thence North 0 degrees 30 minutes East 164.8 feet to iron stake in road; thence North 89 degrees 42 minutes East 694.4 feet; thence South 0 degrees 30 minutes West 166.5 feet, more or less; thence West 347.2 feet to the point of beginning heretofore set. Containing 2.64 acres, more or less. All in accordance with map and plat of survey by C.R. Schultz, Surveyor, dated August 16, 1971.

**CASE NO.:** ZC13-04-018  
**PETITIONER:** Robert Flowers  
**OWNER:** Stella P. Alexander, Dodecanese Alexander & Doniphan Donahue  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located on the south side of Jakes Road, west of LA Highway 450, north of Hart Road; S18, T4S, R10E; Ward 2, District 3  
**SIZE:** 2.64 acres





This point is N00°35'48" E, 1329.80' from the Section Corner common to Sections 17, 18, 19 & 20 T4S, R10E, St. Tammany Parish, Louisiana

Reference Survey:  
 Survey prepared by Land Surveying, Inc. dated May 26, 2009 Survey No. 13965 (Basis of Bearing)

This map is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit. This is not a property boundary survey map. The sole purpose of this map is for zoning only.

Building setback lines should be determined by owner or contractor prior to any construction



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

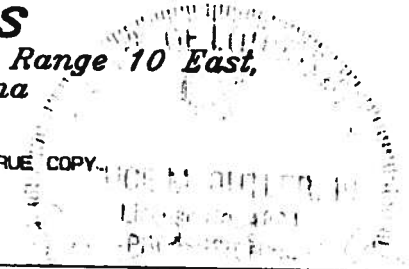
**Robert L. Flowers and Seretha M. Flowers**

MAP PREPARED FOR  
 SHOWN PROPERTY LOCATED IN Section 18 Township 4 South Range 10 East, St. Tammany Parish, Louisiana

SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
 (985) 892-6271 office (985) 898-0355 fax



LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4894

SCALE: 1" = 100'

DATE: January 25, 2013

NUMBER: 15810

**Administrative Comment**

**ZONING STAFF REPORT**

**Date:** March 25, 2013  
**Case No.:** ZC13-04-018  
**Posted:** 3/14/2013

**Meeting Date:** April 2, 2013  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Robert Flowers  
**OWNER:** Stella P. Alexander, Dodecanese Alexander & Doniphan Donahue  
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**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 2 Lane, Asphalt                                      **Condition:** OK

**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	Residential/Agricultural	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-1 Suburban District

**EXISTING LAND USE:**

**Existing development?** No                                      **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-2 (Suburban District). The site is located on the south side of Jakes Road, west of LA Highway 450, north of Hart Road. The 2025 Future Land Use Plan calls for residential and agricultural uses in the area. The area has a mixture of residential uses on large parcels. Staff sees no compelling reason to increase the density in the area.

**STAFF RECOMMENDATION:**

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