

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5379 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. BELLISARIO SECONDED BY: MR. STEFANCIK

ON THE 7 DAY OF MAY , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF NORMANDIE DRIVE, SOUTH OF MARGUERITE STREET, BEING LOT 12B, BLOCK 9, MERRYWOOD ESTATES, ADDITION 2 AND WHICH PROPERTY COMPRISES A TOTAL OF 4.12 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 2, DISTRICT 6). (ZC15-04-029)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-029, 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) & RO (Rural Overlay) to an A-1A (Suburban District) & RO (Rural Overlay) 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) & RO (Rural Overlay).

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) & RO (Rural Overlay) to an A-1A (Suburban District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF JUNE , 2015 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

RICHARD E. TANNER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: APRIL 30 , 2015

Published Adoption: _____ , 2015

Delivered to Parish President: _____ , 2015 at _____

Returned to Council Clerk: _____ , 2015 at _____

Exhibit "A"

ZC15-04-029

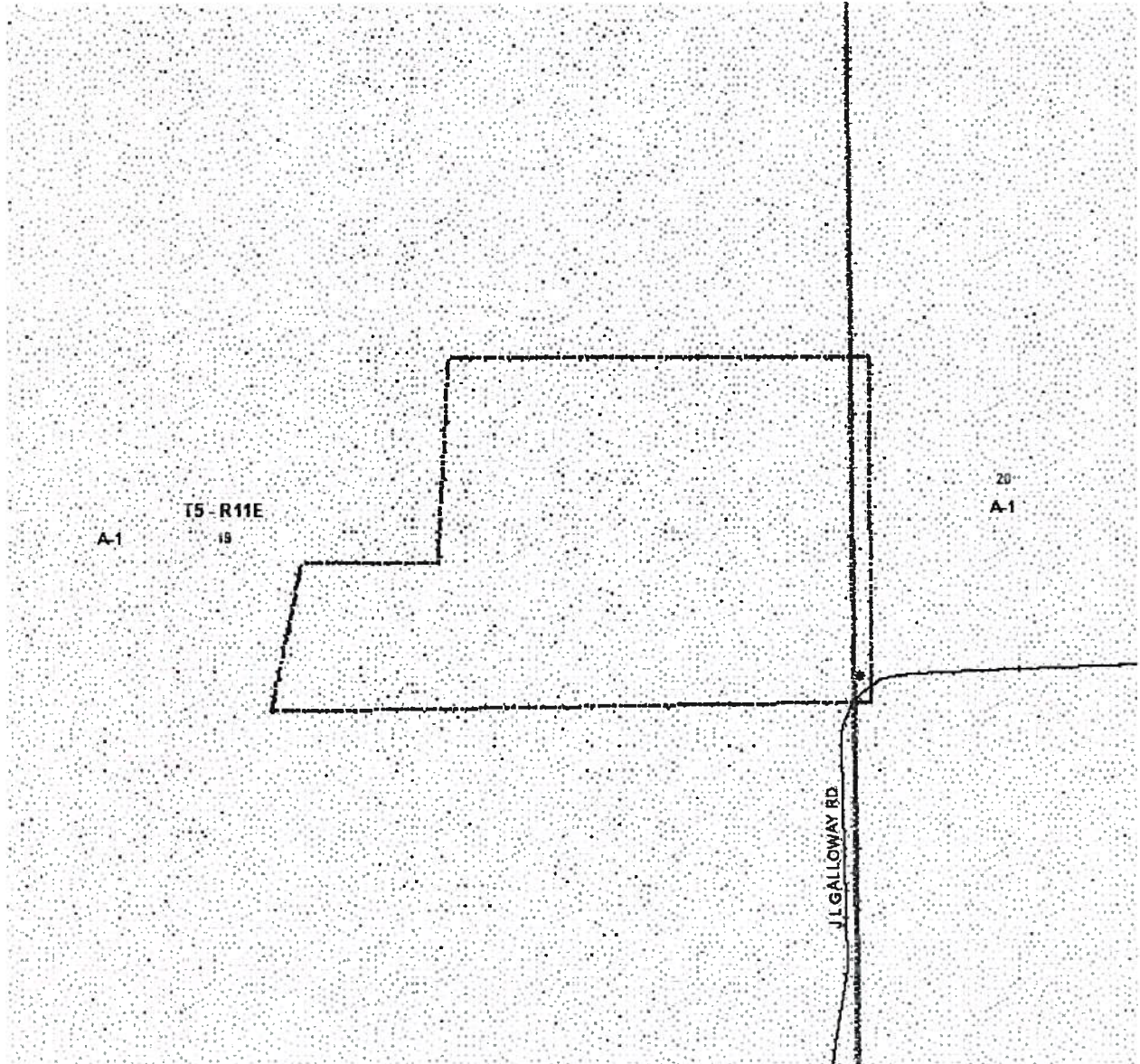
Located as Lot 12-B Block 9 Merrywood Estates Addition 2, St. Tammany Parish, Louisiana.

From the Northwest Corner of Lot 12 Block 9 Merrywood Estates Addition 2, St. Tammany Parish, Louisiana said point being on the East Right-of-way of Normandy Drive run North 89 degrees 59 minutes 30 seconds East, 861.96 feet to the Point of Beginning.

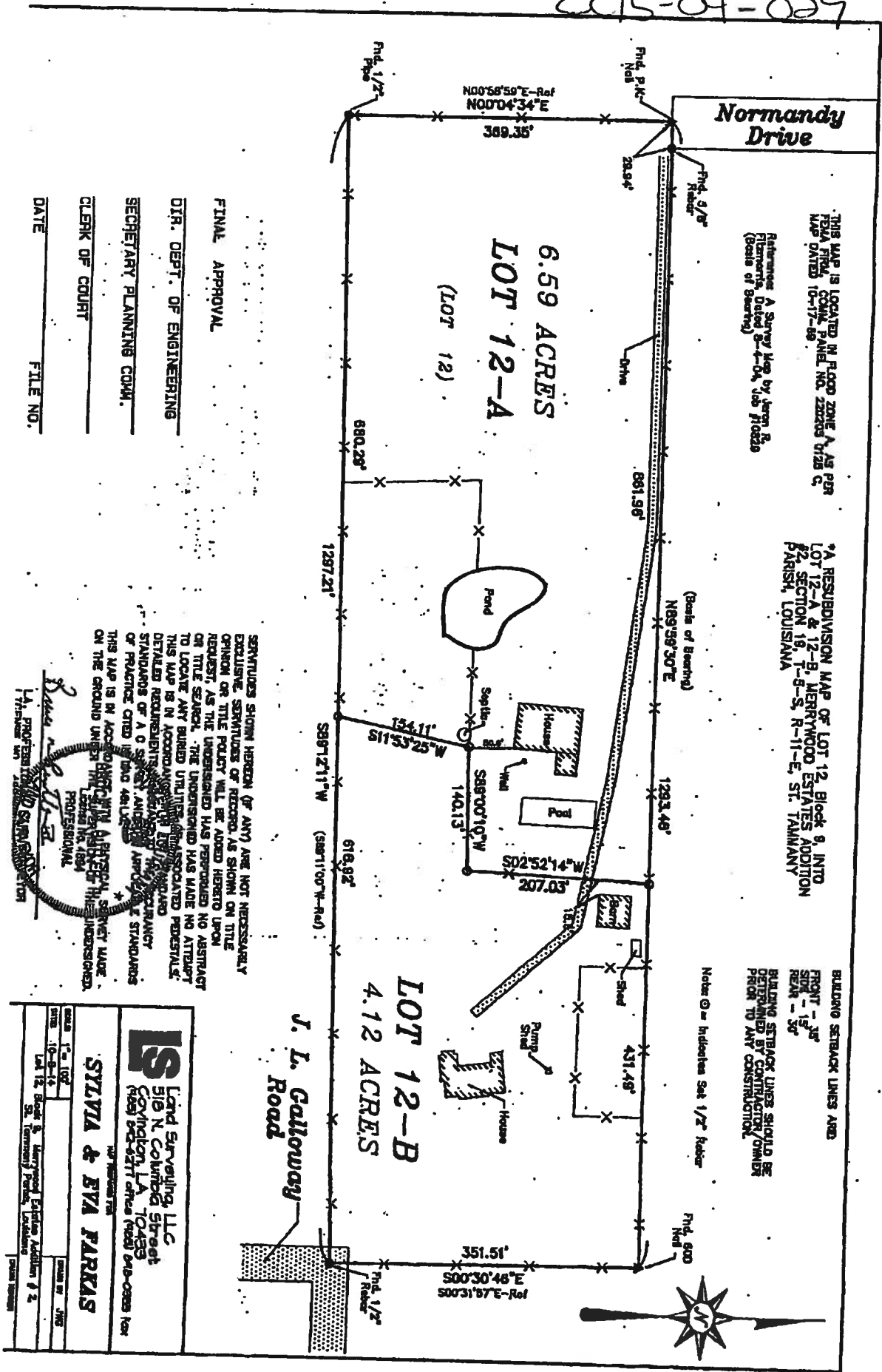
From the Point of Beginning continue North 89 degrees 59 minutes 30 seconds East, 431.49 feet to a point; thence South 00 degrees 30 minutes 46 seconds East, 351.51 feet to a point; thence South 89 degrees 12 minutes 11 seconds West, 616.92 feet to a point; thence North 11 degrees 53 minutes 25 seconds East, 154.11 feet to a point; thence North 89 degrees 00 minutes 10 seconds East, 140.13 feet to a point; thence North 02 degrees 52 minutes 14 seconds East, 207.03 feet back to the Point of Beginning.

This tract contains 4.12 Acres.

CASE NO.: ZC15-04-029
PETITIONER: Parish Council by motion 2/5/15
OWNER: Sylvia Farkas
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2; S19, T5S, R11E; Ward 2, District 3 & 6
SIZE: 4.12 acres



620-10-5122



Normandy Drive

THIS MAP IS LOCATED IN PLANNED ZONE AS PER FEMA FIRM COMM. PANEL NO. 220203 V12B C, MAP DATED 10-17-89.
 Reference: A Survey Map by Aaron B. Normant, Dated 8-4-04, 1/4th Florida (Scale of Bearings)

*A RESUBDIVISION MAP OF LOT 12, BLOCK 9, INTO LOT 12-A & 12-B, HERRYWOOD ESTATES ADDITION #2, SECTION 19, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

BUILDING SETBACK LINES AND FRONT - 35' SIDE - 15' REAR - 35'
 BUILDING SETBACK LINES SHOULD BE PROVIDED BY CONTRACTOR/OWNER PRIOR TO ANY CONSTRUCTION.

Note: \odot - Indicates Set 1/2" Water

**6.59 ACRES
 LOT 12-A
 (LOT 12)**

**LOT 12-B
 4.12 ACRES**

J. L. Galloway Road

FINAL APPROVAL _____
 DIR. DEPT. OF ENGINEERING _____
 SECRETARY PLANNING COMM. _____
 CLERK OF COURT _____
 DATE _____ FILE NO. _____

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD, AS SHOWN ON TITLE RECORDS OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO SEARCH OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR UNDISCOVERED PEDSTALS. THIS MAP IS IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF A PROFESSIONAL SURVEYOR IN THE STATE OF LOUISIANA AND THE STANDARDS OF PRACTICE CITED IN THE SAME. THE UNDERSIGNED HAS REVIEWED THIS MAP IN ACCORDANCE WITH THE STANDARDS OF A PROFESSIONAL SURVEYOR AND HAS CONCLUDED THAT THE SAME COMPLY WITH THE STANDARDS OF A PROFESSIONAL SURVEYOR ON THE GROUND UNDER THESE CIRCUMSTANCES.

David R. Williams
 PROFESSIONAL SURVEYOR
 LICENSE NO. 220203
 THIS MAP IS IN ACCORDANCE WITH THE STANDARDS OF A PROFESSIONAL SURVEYOR AND HAS CONCLUDED THAT THE SAME COMPLY WITH THE STANDARDS OF A PROFESSIONAL SURVEYOR ON THE GROUND UNDER THESE CIRCUMSTANCES.

LS Land Surveying, LLC
 515 N. Columbia Street
 Covington, LA 70435
 (504) 835-5111 Office (504) 835-0000 Fax

STYLIA & EVA PARIKAS
 FOR PREPARED BY

SCALE	1" = 100'
DRAWN BY	JMS
CHECKED BY	JMS
DATE	10-2-14
PROJECT	Lot 12, Block 9, Herrywood Estates Addition #2, Section 19, T-5-S, R-11-E, St. Tammany Parish, Louisiana

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-029

Posted: 3/18/2015

Meeting Date: April 7, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Parish Council by motion 2/5/15
OWNER: Sylvia Farkas
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)
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SIZE: 4.12 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1 Suburban District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay
East	Residential	A-1 Suburban District, RO Rural Overlay, MHO Mobile Home Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** Yes

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) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay). The site is located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2. 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 the site is surrounded by A-1 zoning.

STAFF RECOMMENDATION:

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