

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5377

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 ON THE NORTH SIDE OF HERWIG BLUFF ROAD, EAST OF HERWIG ROAD, BEING 41449 HERWIG BLUFF RD., SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL OF 2.152 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN AT-1 (ANIMAL TRAINING/HOUSING DISTRICT) , (WARD 8, DISTRICT 9). (ZC15-04-032)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-032, 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-4 (Single Family Residential District) to an AT-1 (Animal Training/Housing 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 AT-1 (Animal Training/Housing 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-4 (Single Family Residential District) to an AT-1 (Animal Training/Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

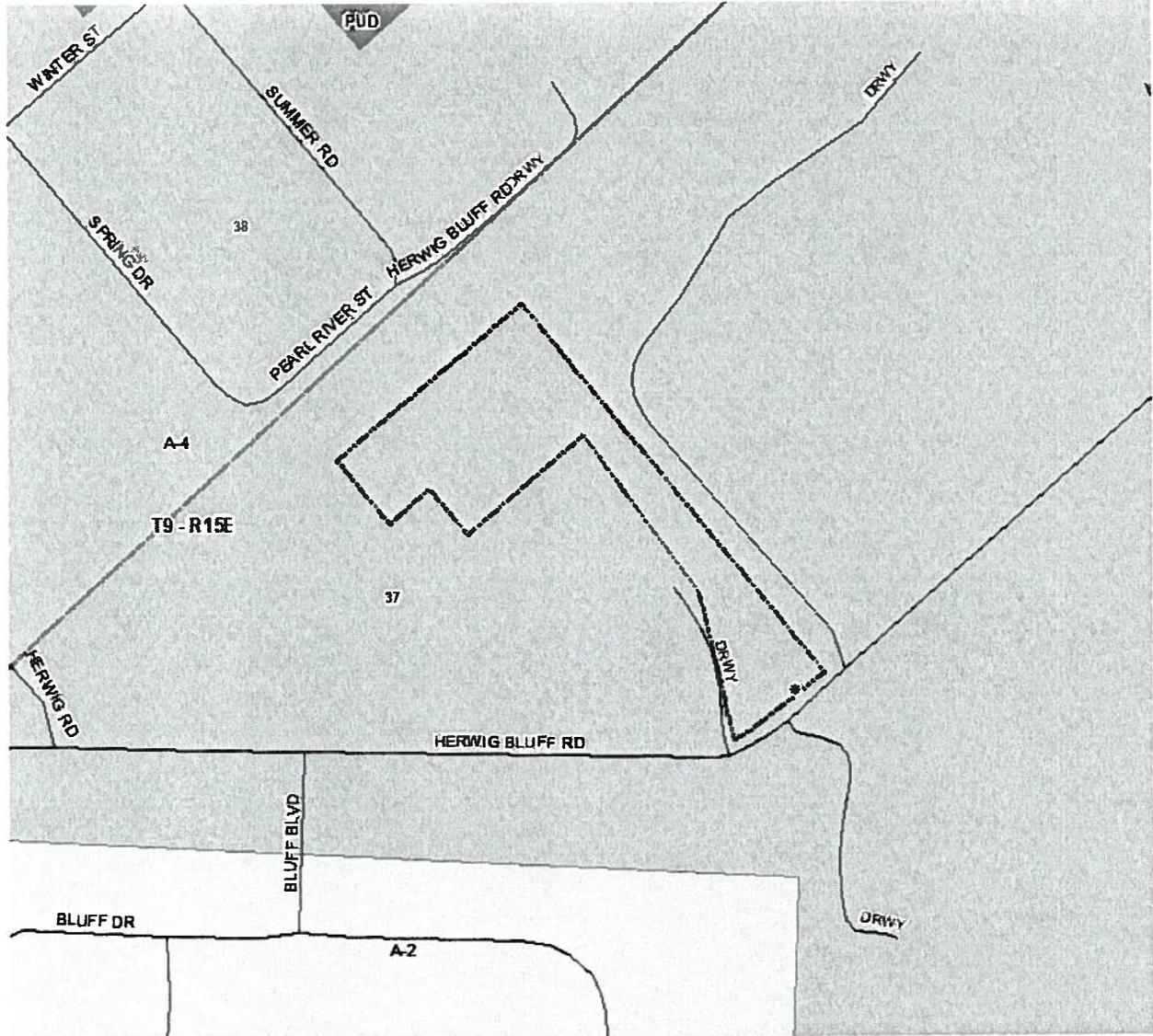
ZC15-04-032

A parcel of land located in Section 37, Township 9 South, Range 15 East, St. Tammany Parish, Louisiana, and more fully described as follows:

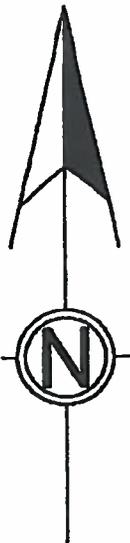
Commencing from the Section Corner common to Sections 37 & 38, in said township and range, located on the West Bank of the old West Pearl River,
Thence South 49 degrees 45 minutes West 949.50 feet to a point,
Thence South 40 degrees 15 minutes East 96.0 feet to a point,
Thence South 49 degrees 45 minutes West 25.0 feet to a 1-1/2 inch iron pipe found on the West Side of a dirt road being the **POINT OF BEGINNING**,

Thence South 49 degrees 56 minutes 07 seconds West 331.0 feet to a point,
Thence South 40 degrees 03 minutes 53 seconds East 112.0 feet to a point,
Thence North 49 degrees 56 minutes 07 seconds East 72.0 feet to a point,
Thence South 40 degrees 03 minutes 53 seconds East 80.0 feet to a point,
Thence North 49 degrees 56 minutes 07 seconds East 206.83 feet to a point,
Thence South 36 degrees 13 minutes 35 seconds East 263.86 feet to a point,
Thence South 13 degrees 34 minutes 56 seconds East 205.49 feet to 1/2 inch iron rod set on the North Side of Herwig Bluff Road,
Thence North 59 degrees 32 minutes East 25.0 feet along the north side of said road to a 1/2 inch iron rod set,
Thence North 52 degrees 13 minutes 57 seconds East 129.60 feet along the north side of said road to a 1/2 inch iron rod set on the West Side of a Dirt Road,
Thence North 39 degrees 25 minutes 05 seconds West 648.60 feet along the west side of said road to the **POINT OF BEGINNING**, containing 2.152 Acres.

CASE NO.: ZC15-04-032
PETITIONER: Tori & Blaze Guidry
OWNER: Tori & Blaze Guidry
REQUESTED CHANGE: From A-4 (Single Family Residential District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of Herwig Bluff Road, east of Herwig Road, being 41449 Herwig Bluff Rd., Slidell; S37, T9S, R15E; Ward 8, District 9
SIZE: 2.152 acres

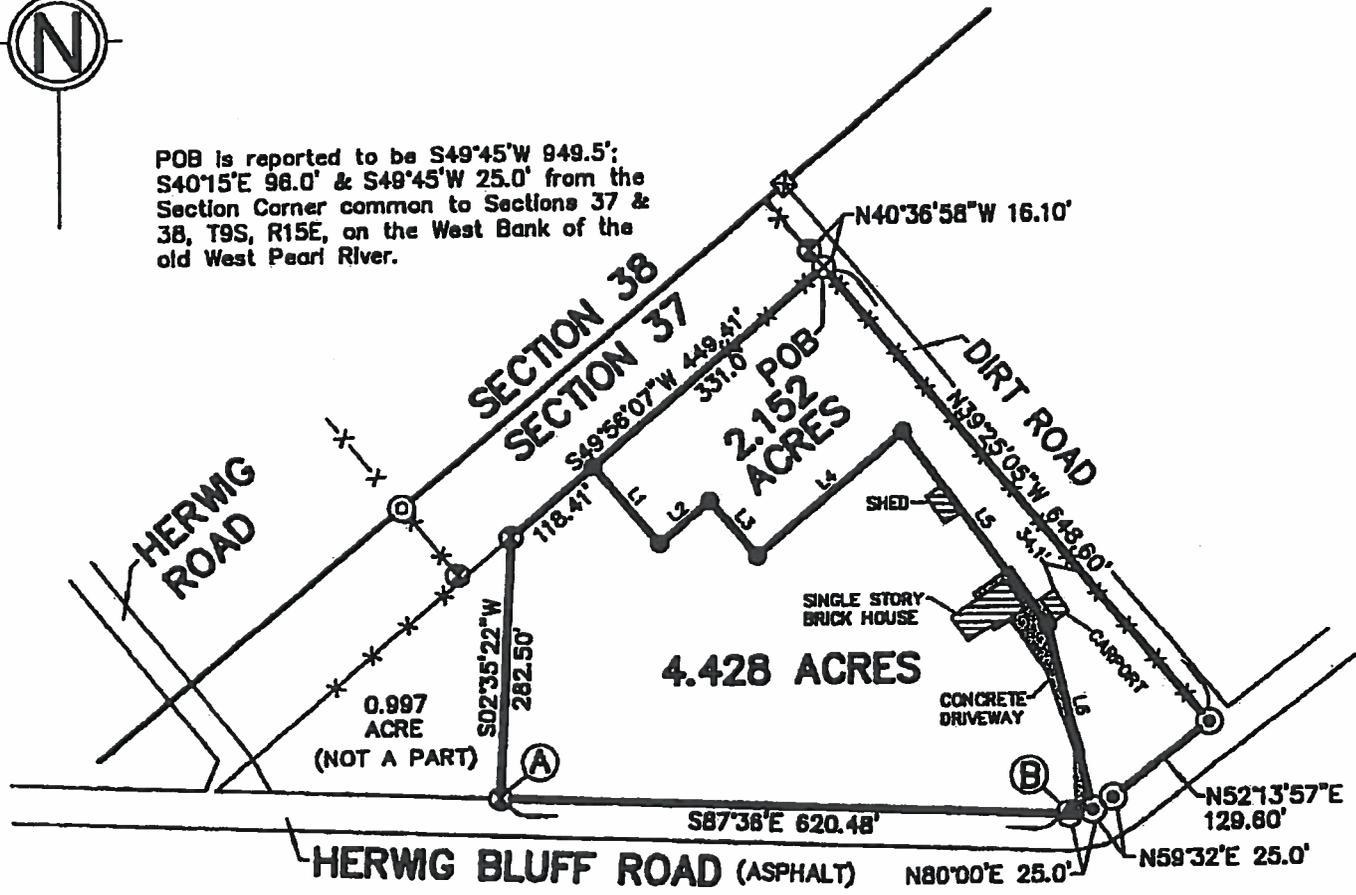


2015-04-032



REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
S87°36'E
(per Reference Survey)

POB is reported to be S49°45'W 949.5':
S40°15'E 98.0' & S49°45'W 25.0' from the
Section Corner common to Sections 37 &
38, T9S, R15E, on the West Bank of the
old West Pearl River.



CALLS ALONG PROPERTY LINE

LINE	BEARING	DISTANCE
L1	S40°03'53"E	112.0'
L2	N49°56'07"E	72.0'
L3	S40°03'53"E	80.0'
L4	N49°56'07"E	206.83'
L5	S36°13'35"E	263.86'
L6	S13°34'56"E	205.49'

LEGEND

- ☒ = CONCRETE CORNER FOUND
- ⊙ = 2" IRON PIPE FOUND
- ⊗ = 1-1/2" IRON PIPE FOUND
- ⊘ = 1/2" IRON PIPE FOUND
- ⊚ = 1/2" IRON ROD FOUND
- ⊛ = 1/2" IRON ROD SET

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0440 D,
dated October 17, 1989.

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 for Tori & Blaze Guidry by John G. Cummings,
Surveyor, dated July 23, 2010, Job No. 10154.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

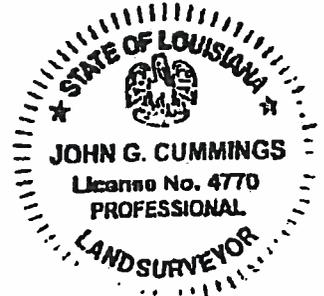
COVINGTON, LA 70433

PLAT PREPARED FOR: **Tori & Blaze Guidry**

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION
37, TOWNSHIP 9 SOUTH, RANGE 15 EAST,
ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND CONFORMS TO THE MINIMUM STANDARDS FOR
PROPERTY BOUNDARY SURVEYS FOR THE STATE OF
LOUISIANA AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 10154-RZ

DATE: 8-1-2014

REVISED:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-032

Posted: 03/16/15

Meeting Date: April 7, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Tori & Blaze Guidry
OWNER: Tori & Blaze Guidry
REQUESTED CHANGE: From A-4 (Single Family Residential District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located on the north side of Herwig Bluff Road, east of Herwig Road, being 41449 Herwig Bluff Rd., Slidell; S37, T9S, R15E; Ward 8, District 9
SIZE: 2.152 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 & Residential	A-4 (Single-Family Residential District)
South	Residential	A-4 (Single-Family Residential District) & A-2 (Suburban District)
East	Residential	A-4 (Single-Family Residential District)
West	Residential	A-4 (Single-Family Residential District)

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

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-4 (Single Family Residential District) to AT-1 (Animal Training/Housing District). The site is located on the north side of Herwig Bluff Road, east of Herwig Road, being 41449 Herwig Bluff Rd., Slidell. The 2025 future land use plan calls for the area to be developed with residential uses and may also include agricultural and open space uses. The requested zoning change to AT-1 would allow for the property to be developed with: horse riding, animal training, commercial stables and commercial kennels.

Note that a zoning change request (ZC14-06-047) to AT-1 was previously submitted for a 4.46 acre portion of the same property in 2014. The request was approved by the Zoning Commission and then appealed to the Council. The Council approved the zoning change request; however, it was amended and approved for a separate 2.152 acre portion of the same property(see attached survey and zoning map). The objective of the 2.152 acre zoning change request to AT-1 is to allow for proper notice and publication in the official journal of the Parish, as required under Section 3.0201 of the Unified Development Code.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-1 (Animal Training/Housing District) designation be approved.