

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5411

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF JUNE , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 1078, EAST OF DONNIE ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 3.885 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 2, DISTRICT 3). (ZC15-05-046)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-05-046, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 9 DAY OF JULY, 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: MAY 28, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

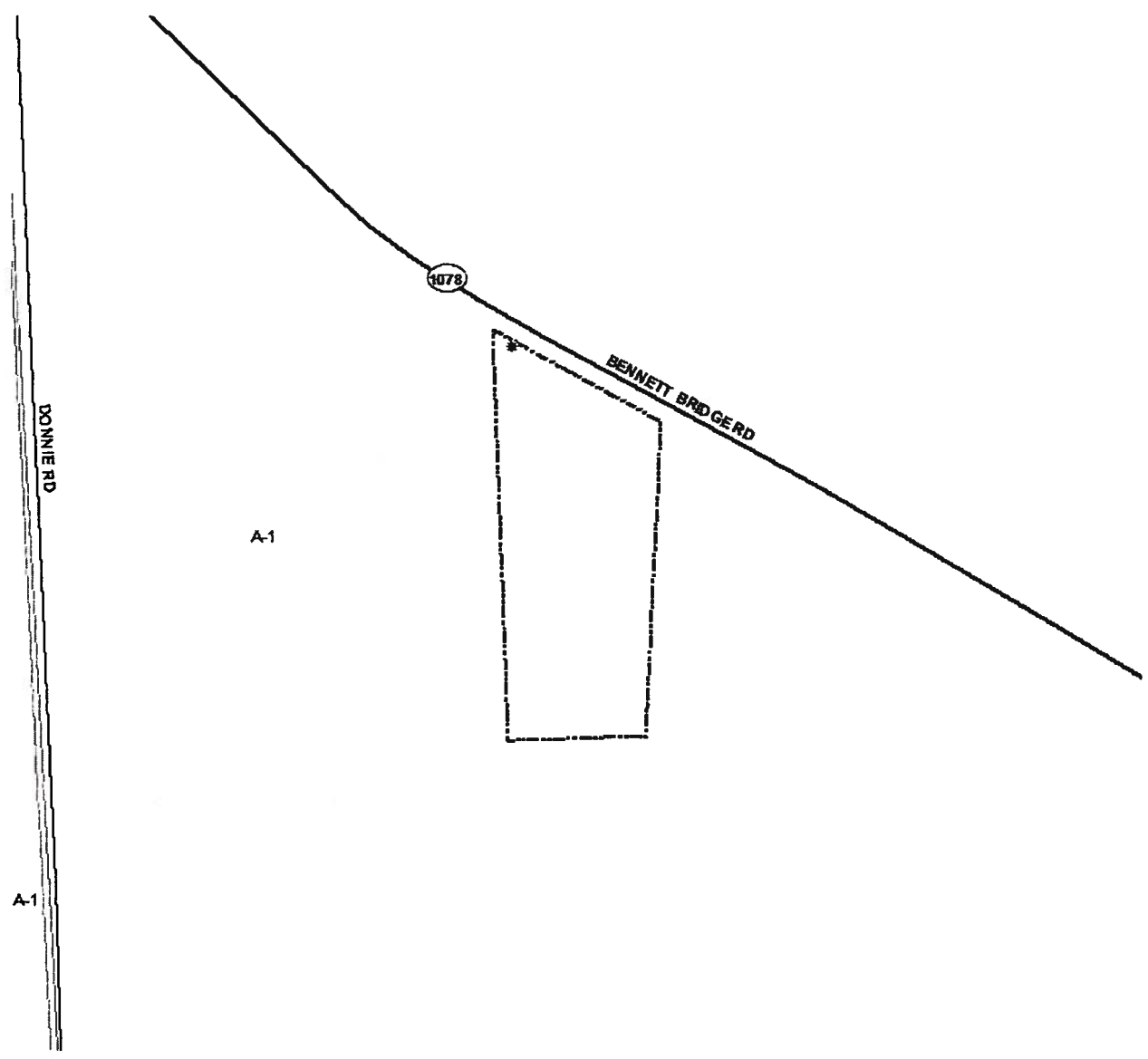
Exhibit "A"

ZC15-05-046

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, 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, situated in SECTION 32, Township 5 South, Range 10 East, St. Tammany Parish, State of Louisiana, said parcel being more particularly described as follows, to-wit:

From section corner common to Sections 4 and 5, Township 6 South and Sections 32 and 33, Township 5 South go West a distance of 2167.7 feet to a point; thence go North 02 degrees 15 minutes West a distance of 1796.62 feet to the Point of Beginning; from said Point of Beginning continue North 02 degrees 15 minutes West a distance of 718.1 feet to a point which said point is situated on the southern right-of-way line of Louisiana Highway No. 1078 (Bennett Bridge Road) from said point thence go South 61 degrees 05 minutes 09 seconds East a distance of 337.16 feet to a point; thence go South 02 degrees 41 minutes 30 seconds West a distance of 545.65 feet to a point; thence go South 87 degrees 45 minutes West a distance of 241.50 feet to the Point of Beginning as shown by plat of John G. Cummings and Associates, Professional Land Surveyors dated August 2, 2007 and attached hereto.

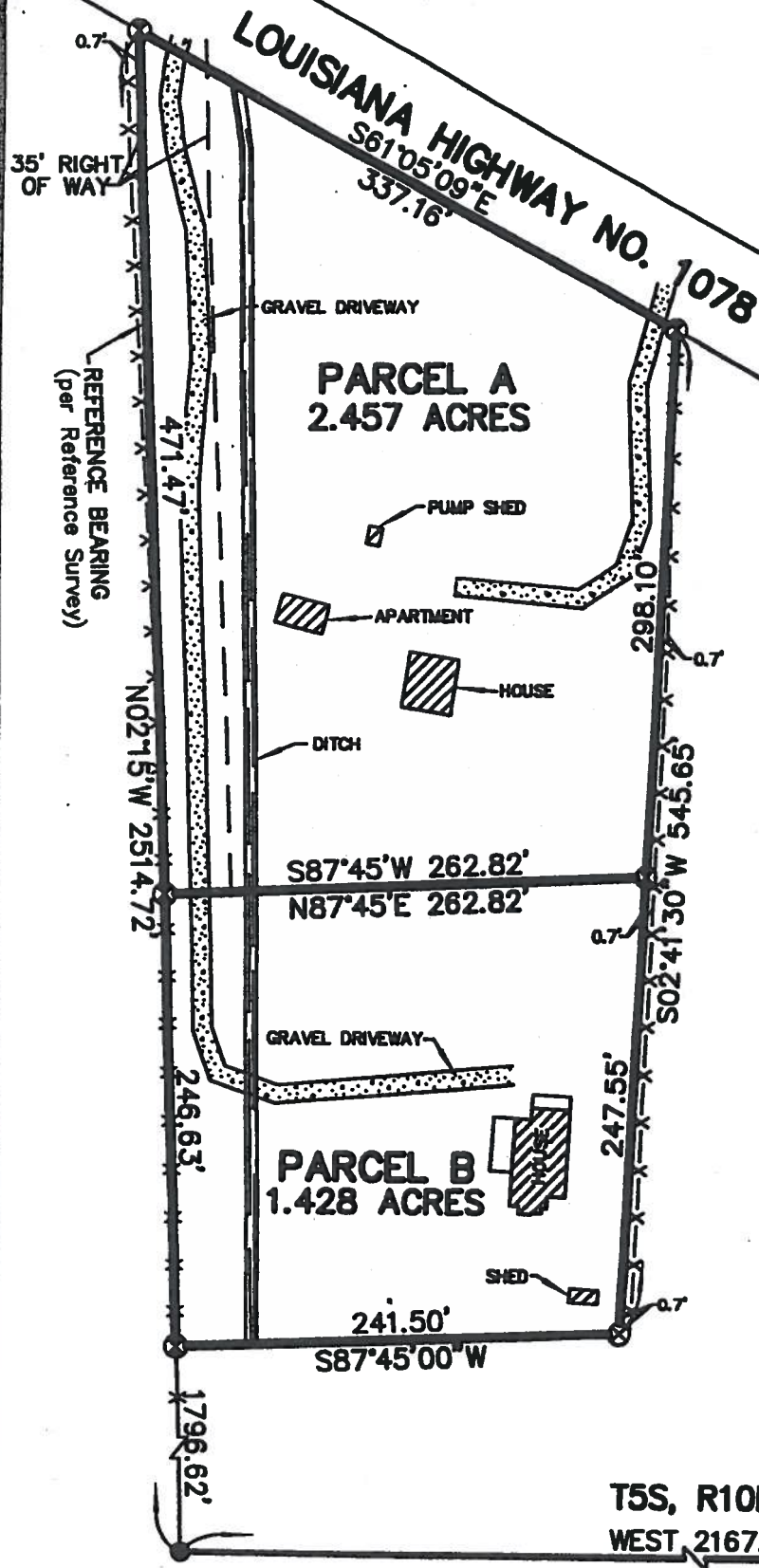
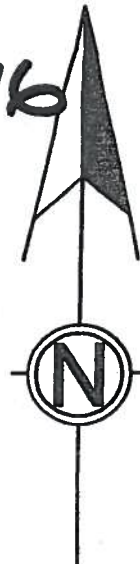
CASE NO.: ZC15-05-046
PETITIONER: Edward J. Deano, Jr
OWNER: Adolfo Rodriguez
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the south side of LA Highway 1078, east of Donnie Road; S32, T5S, R10E; Ward 2, District 3
SIZE: 3.885 acres



2015-05-016

LEGEND

- ⊗ = BOLT FOUND
- ⊙ = 1/2" IRON ROD FOUND



APPROVAL:

A MINOR SUBDIVISION OF 3.885 ACRES INTO PARCELS A & B, LOCATED IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

T5S, R10E
WEST, 2167.70'

32 | 33

T6S, R10E

5 | 4

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0125 C, 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 Joyce & Stephen J. Laup, Jr. by Herbert C. Sanders, Surveyor, dated January 11, 1983.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

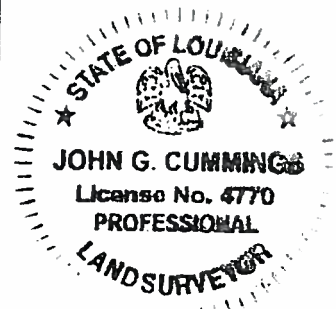
FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Mr. & Mrs. Adolfo Rodriguez**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 10 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" = 100'

JOB NO. 9870-D

DATE: 8-2-2007

REVISED: 2-18-2015

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 27, 2015

Case No.: ZC15-05-046

Posted: 04/20/15

Meeting Date: May 5, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Edward J. Deano, Jr
OWNER: Adolfo Rodriguez
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the south side of LA Highway 1078, east of Donnie Road; S32, T5S, R10E; Ward 2, District 3
SIZE: 3.885 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

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/Agricultural	A-1 (Suburban District)
South	Residential/Agricultural	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? 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) to A-2 (Suburban District). The site is located on the south side of LA Highway 1078, east of Donnie Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff feels that there is no compelling reason to recommend approval, considering that the site is surrounded by residential/agricultural uses and undeveloped parcels of land zoned A-1 (Suburban District).

STAFF RECOMMENDATION:

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