

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5408

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 AT THE SOUTHWEST CORNER OF LA HIGHWAY 1077 & GOTTSCHALK ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 1.834 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 3). (ZC15-05-043)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-05-043, 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-1A (Suburban District) to an A-3 (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-3 (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-1A (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

**ZC15-05-043**

All that certain parcel of ground being situated in Section 17, Township 6 South, Range 10 East, St. Tammany Parish, LA and more fully described as follows:

Commence at the section corner common to Sections 7,8,17, and 18 and run North 89 degrees 30 minutes 00 seconds East, a distance of 1333.82 Feet to the point of beginning, Thence:

North 89 degrees 30 minutes 00 seconds East, a distance of 217.41 feet, thence South 30 degrees 25 minutes 56 seconds East, a distance of 267.09 feet, thence South 59 degrees 34 minutes 04 seconds West, a distance of 225.00 feet, thence North 30 degrees 25 minutes 56 seconds West, a distance of 137.01 feet, thence South 89 degrees 30 minutes 00 seconds West, a distance of 88.80 feet, thence North 00 degrees 07 minutes 29 seconds West, a distance of 225.00 feet back to the point of beginning.

Said parcel contains 1.834 Acres of ground more or less.

**CASE NO.:** ZC15-05-043  
**PETITIONER:** Stephen Blanc  
**OWNER:** B & B Contracting, INC/Stephen Blanc  
**REQUESTED CHANGE:** From A-1A (Suburban District) to A-3 (Suburban District)  
**LOCATION:** Parcel located at the southwest corner of LA Highway 1077 & Gottschalk Road; S17, T6S, R10E; Ward 1, District 3  
**SIZE:** 1.834 acres

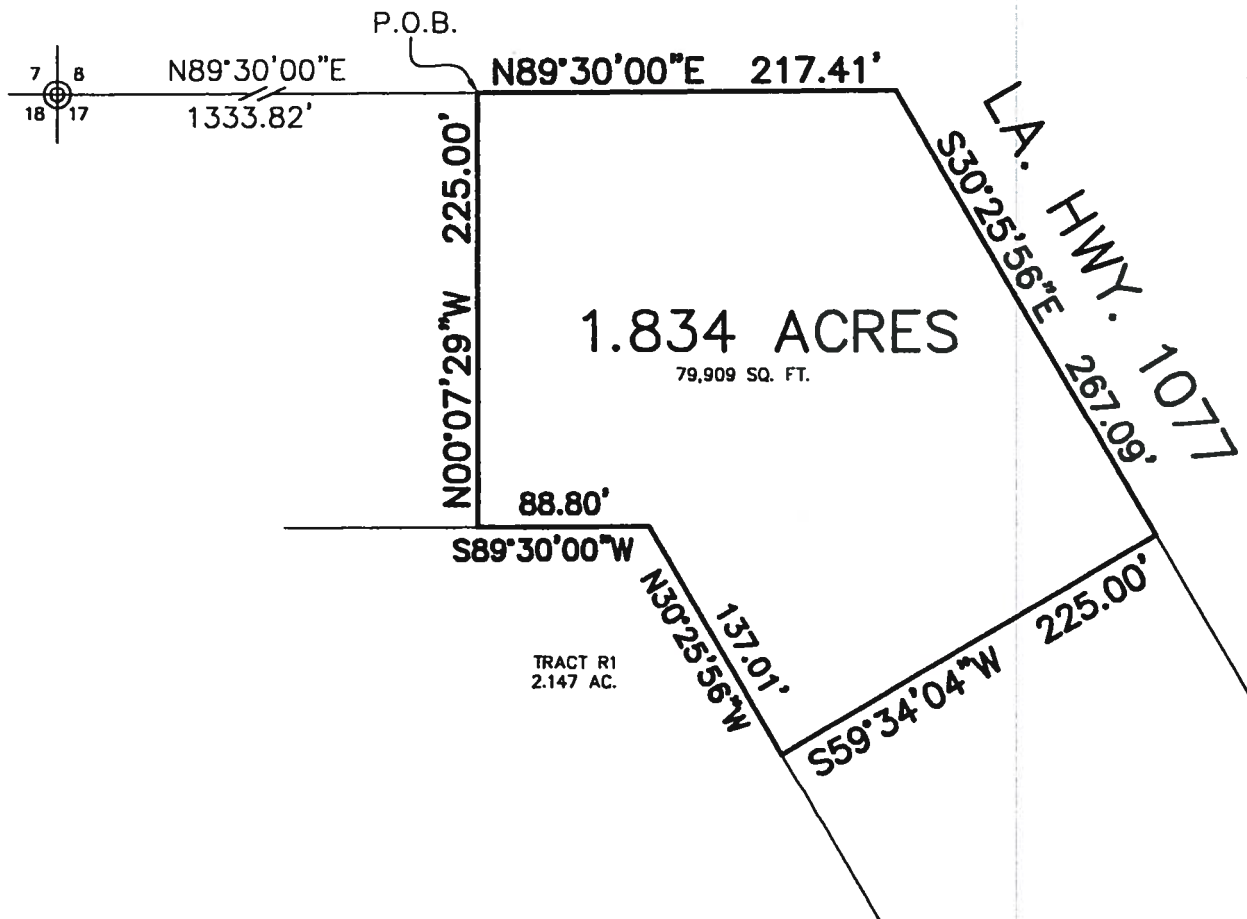


7015-05-043

THIS IS NOT A BOUNDARY SURVEY



# GOTTSCHALK ROAD



REFERENCE:  
 Survey by Fontcuberta Surveys Inc.  
 Map File No.: 4604A  
 Dated: 4-10-2006

Sketch of

A 1.834 ACRES PARCEL OF GROUND SITUATED IN  
 SECTION 17, TOWNSHIP 6 SOUTH, RANGE 10 EAST  
 ST. TAMMANY PARISH, LA

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

THIS IS NOT A BOUNDARY SURVEY

Sketch

## Randall W. Brown & Associates, Inc.

Professional Land Surveyors  
 Geodetic • Forensic • Consultants

228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 E-MAIL: info@brownsurveys.com

Date: MARCH 10, 2015  
 Survey No. 15293  
 Project No. (CR5)

Scale: 1" = 100'±  
 Drawn By: MAX  
 Revised:

Randall W. Brown, P.L.S.  
 Professional Land Surveyor  
 LA Registration No. 04586

ZC15-05-043

PF-1

TURPIRE RD

A-1

A-2

DRWY

GOTTSCHALK

SOUTHERN COMFORT

T6 - R10E

DRWY

DRWY

DRWY

75625

DRWY

75619

DRWY

75608

DRWY

75603

DRWY

75587

DRWY

75593

DRWY

75587

DRWY

75583

DRWY

75577

DRWY

DRWY

PUD

110

116

111

119

A-1A

17

TAVERN ESTATES

0 400 Feet

N



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** April 27, 2015

**Case No.:** ZC15-05-043

**Posted:** 04/20/15

**Meeting Date:** May 5, 2015

**Determination:** Approved

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### GENERAL INFORMATION

**PETITIONER:** Stephen Blanc  
**OWNER:** B & B Contracting, INC/Stephen Blanc  
**REQUESTED CHANGE:** From A-1A (Suburban District) to A-3 (Suburban District)  
**LOCATION:** Parcel located at the southwest corner of LA Highway 1077 & Gottschalk Road; S17, T6S, R10E; Ward 1, District 3  
**SIZE:** 1.834 acres

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### 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	Undeveloped	A-1A (Suburban District)
South	Residential	A-1A (Suburban District)
East	Residential/Undeveloped	PUD (Planned Unit Development Overlay)
West	Residential/Undeveloped	A-1A (Suburban District)

#### EXISTING LAND USE:

**Existing development?** No

**Multi occupancy development?** Yes

#### COMPREHENSIVE PLAN:

**Agriculture (nursery, sod)** - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A (Suburban District) to A-3 (Suburban District). The site is located at the southwest corner of LA Highway 1077 & Gottschalk Road. The 2025 future land use plan calls for the area to be developed with agricultural uses. Staff does not see any compelling reason to recommend approval of the request, considering that the site is surrounded by residential and undeveloped parcels of land zoned A-1A Suburban District.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 (Suburban District) designation be denied.