

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5153 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

ON THE 6 DAY OF FEBRUARY , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 1083, NORTH OF E. J. OALMANN ROAD. AND WHICH PROPERTY COMPRISES A TOTAL 2.115 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 5, DISTRICT 6). (ZC14-01-001)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-01-001, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MARCH , 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: January 30 , 2014

Published Adoption: _____ , 2014

Delivered to Parish President: _____ , 2014 at _____

Returned to Council Clerk: _____ , 2014 at _____

Exhibit "A"

ZC14-01-001

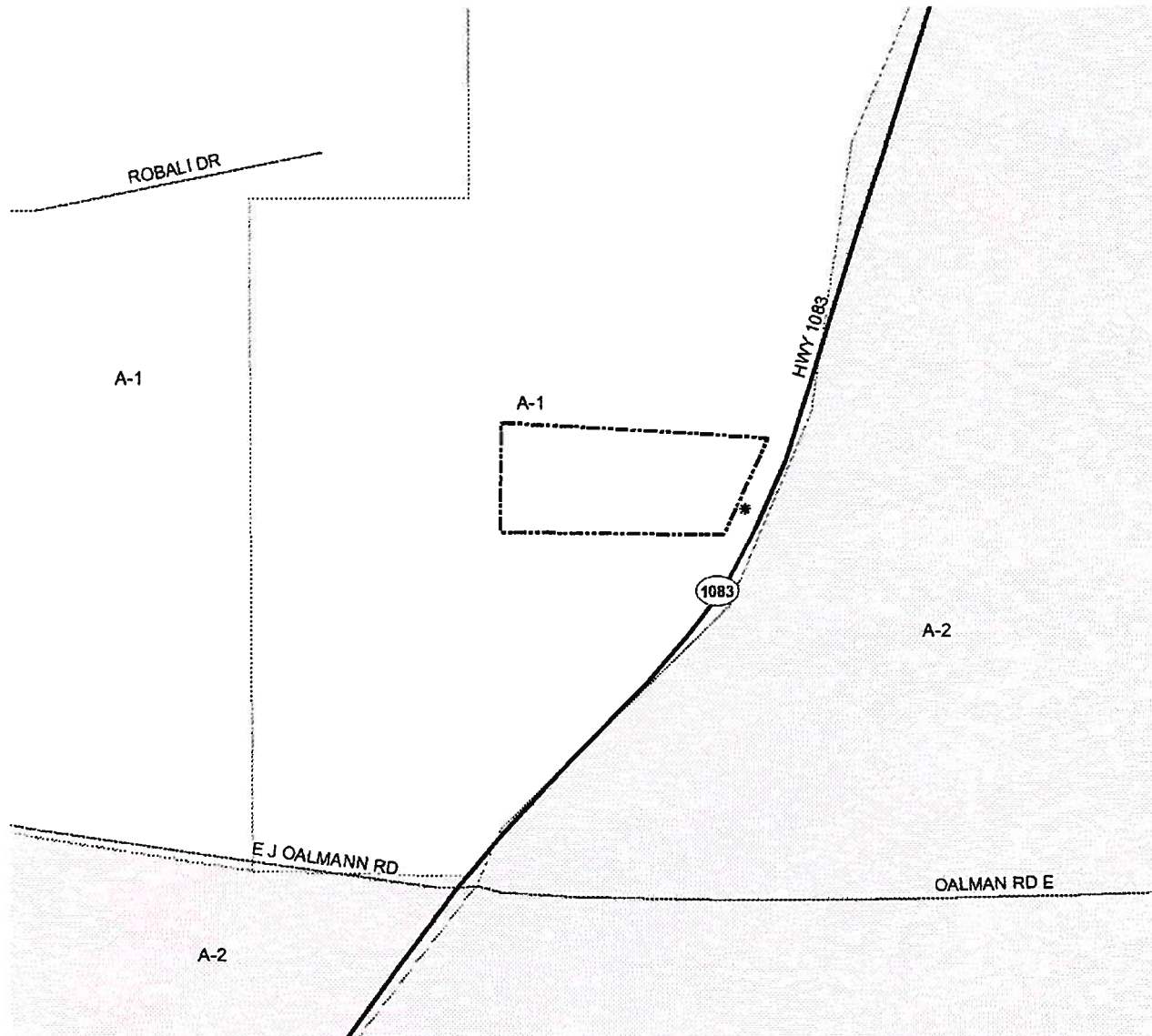
A certain piece or portion of ground, situated in Section 28, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows: From the concrete post located at the center of Section 28, go North 00 degrees 28 minutes 37 seconds East a distance of 1,339.16 feet to a concrete post; thence North 88 degrees 45 minutes 00 seconds West a distance of 671.78 feet to a 5/8 inch iron pipe located on the westerly right of way line of Louisiana Highway 1083; thence South 19 degrees 32 minutes 34 seconds West a distance of 244.90 feet to a point; thence South 19 degrees 30 minutes 08 seconds West a distance of 271.72 feet to a point, which is the POINT OF BEGINNING; thence continue Southwesterly along an arc with a radius of 1194.18 feet a distance of 202.23 feet to a point; thence North 89 degrees 14 minutes 18 seconds West a distance of 422.01 feet to a point; thence North 00 degrees 42 minutes 18 seconds East a distance of 208.70 feet to a point; thence South 86 degrees 31 minutes 07 seconds East a distance of 504.40 feet to the POINT OF BEGINNING; said property containing 2.115 acres, more or less, and designated as Parcel C on the survey done by Jeron R. Fitzsimmons, R.L.S., dated March 23, 2007, and entitled "Resubdivision Map of Property Located in Section 28, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, Into Lots A, B & C for John Gilbert Cooper and Charlotte K. Cooper".

CASE NO.: ZC14-01-001

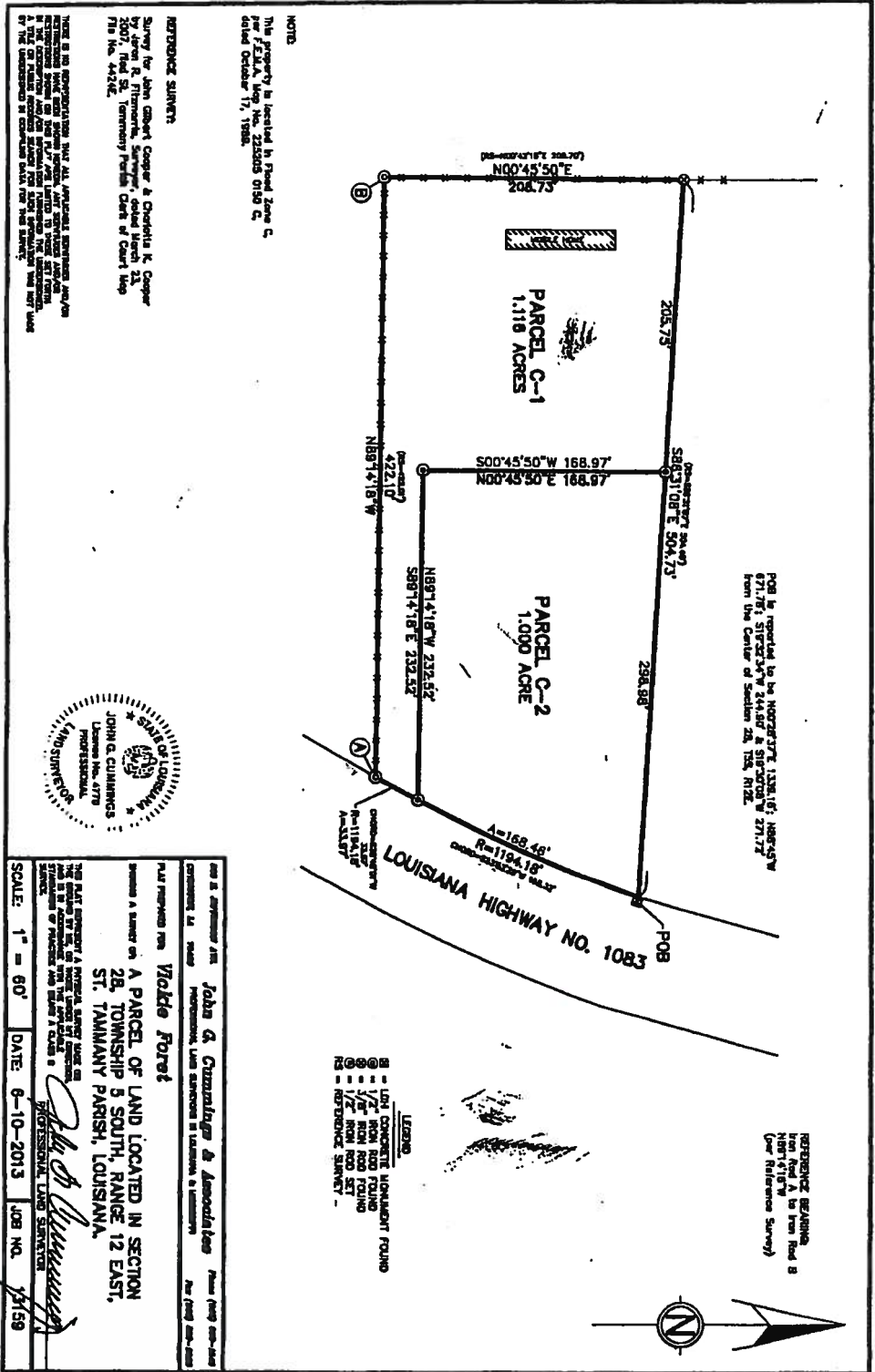
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)

LOCATION: Parcel located on the west side of LA Highway 1083, north of E. J. Oalmann Road; S28,T5S,R12E; Ward 5, District 6

SIZE: 2.115 acres



ZC14-01-001



FOR A SURVEY FOR: **John G. Cuzumala & Associates** (Firm) (REG. 200-1000)
 PROFESSIONAL LAND SURVEYOR IN LOUISIANA & MISSISSIPPI (REG. 200-1000)

PLAT PREPARED FOR: **Volke Forest**

SHOWING A SURVEY OF: **A PARCEL OF LAND LOCATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A FINAL SURVEY MADE ON THE BASIS OF THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS CONDUCTED VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE SURVEYOR HAS NOT CONDUCTED A FULL SURVEY OF THE PROPERTY AND HAS NOT BEEN ADVISED OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THIS SURVEY.

John G. Cuzumala
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60' DATE: 6-10-2013 JOB NO. 14158

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: December 30, 2013
Case No.: ZC14-01-001
Posted: 12/11/2013

Meeting Date: January 7, 2014
Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the west side of LA Highway 1083, north of E. J. Oalman Road; S28,T5S,R12E; Ward 5, District 6
SIZE: 2.115 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 Lane, Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Table with 3 columns: Direction, Land Use, Zoning. Rows include North, South, East, and West with corresponding land use and zoning codes.

EXISTING LAND USE:

Existing development? Yes 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 dwellingsize 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 west side of LA Highway 1083, north of E. J. Oalman Road. 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 abutting parcels to the north, south & west sides are zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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