# ST. TAMMANY PARISH COUNCIL

#### ORDINANCE

ORDIN	NANCE
ORDINANCE CALENDAR NO: <u>5146</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: FALCONER/BRISTER	PROVIDED BY: <u>DEVELOPMENT</u>
INTRODUCED BY: MR. STEFANCIK	SECONDED BY: MR. SMITH
ON THE $\underline{6}$ DAY OF $\underline{\text{FEBRUARY}}$ , $\underline{2014}$	
ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF BAYOU LIBERTY ROAD, WEST OF GALATAS LANE, EAST OF FACIANE ROAD, BEING 34205 BAYOU LIBERTY ROAD, SLIDELL AND WHICH PROPERTY COMPRISES A TOTAL 5.82 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 9, DISTRICT 11). (ZC14-01-012)	
Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. ZC14-01-012</u> , 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-2 (Suburban District) to an A-2 (Suburban District) & RO (Rural Overlay) see Exhibit "A" for complete boundaries; and	
Whereas, the St. Tammany Parish Council has h	neld its public hearing in accordance with law; and
•	found it necessary for the purpose of protecting the nate the above described property as A-2 (Suburban
THE PARISH OF ST. TAMMANY HEREBY O	ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the above described property is hereby changed from its present A-2 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.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	me 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:	
	D DULY ADOPTED AT A REGULAR MEETING OF OF MARCH, 2014; AND BECOMES ORDINANCE
ATTEST:	R. REID FALCONER, AIA, COUNCIL CHAIRMAN
THERESA L. FORD, COUNCIL CLERK	
-	PATRICIA P. BRISTER, PARISH PRESIDENT
Published Introduction: <u>January 30</u> , <u>2014</u>	
Published Adoption:, <u>2014</u>	
Delivered to Parish President:, 2	2014 at
Returned to Council Clerk:, 201	<u>4</u> at

## ZC14-01-012

ALL THAT CERTAIN PARCEL OR TRACT OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in LOTS #19, #20, AND #21 of a subdivision of Section 38, Township 9 South, Range 14 East, St. Tammany Parish, Louisiana, drawn by C. Pilie, City Engineer of New Orleans, Louisiana, in 1867, more fully described as follows, to-wit:

From the intersection of the easterly line of said LOT #21 of said subdivision with the northerly right-of-way of Bayou Liberty Road, go South 82 degrees 15 minutes West, along the northerly right-of-way line of Bayou Liberty Road, 120 feet to the Point of Beginning, which is the southeast corner of said property; thence continue South 82 degrees 15 minutes West, along the northerly right-of-way line of Bayou Liberty Road, 454.3 feet; thence go North 12 degrees West 75 feet; thence go North 21 degrees West 138 feet; thence go North 16 degrees 05 minutes East 158 feet; thence go North 1 degree 30 minutes East 73 feet; thence go North 25 degrees 30 minutes West 340 feet to the right ascending bank of Bayou Liberty; thence, following the right ascending bank of Bayou Liberty, go North 32 degrees 58 minutes East 145.62 feet to the easterly line of said LOT #21; thence go South 40 degrees East, along the easterly line of said LOT #21, 767 feet; thence go South 66 degrees West 58.6 feet; thence go South 27 degrees 40 minutes East 208 feet to the Point of Beginning.

**CASE NO.:** 

ZC14-01-012

**PETITIONER:** 

Jeff Schoen

**OWNER:** 

Dawn Parks Pekarik & Juraj Pekarik

**REQUESTED CHANGE:** 

From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural

Overlay)

**LOCATION:** 

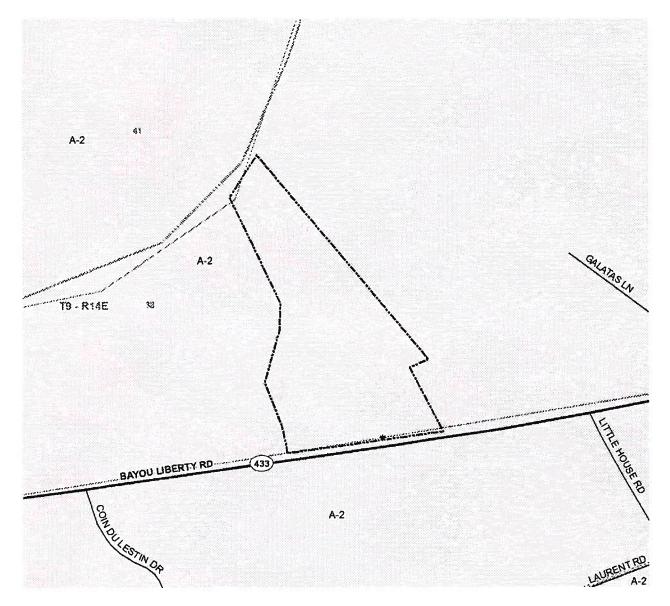
Parcel located on the north side of Bayou Liberty Road, west of

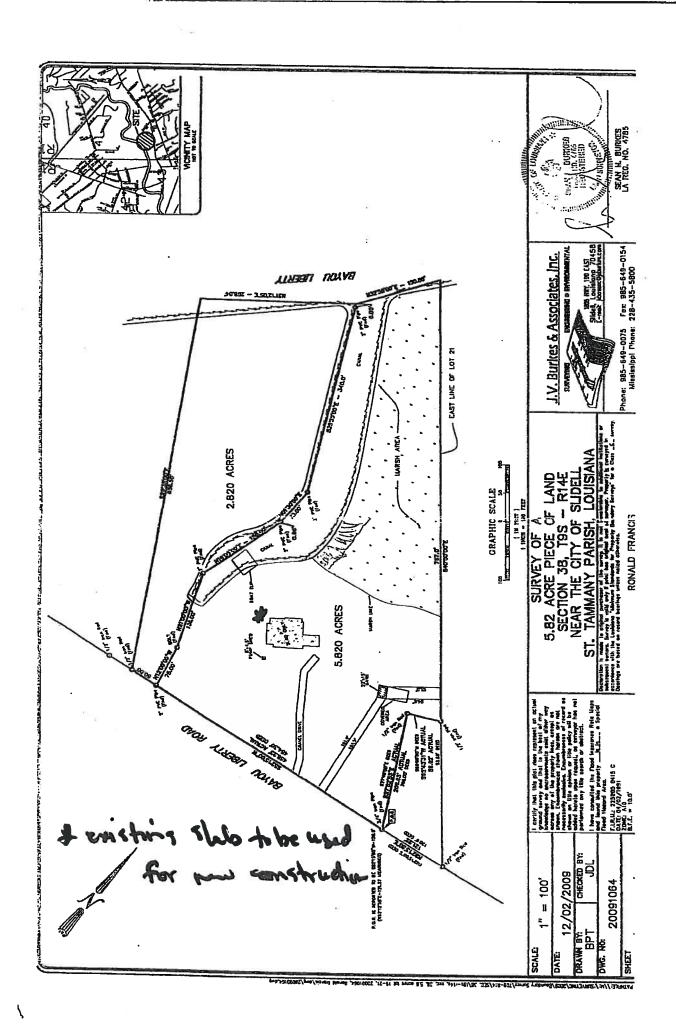
Galatas Lane, east of Faciane Road, being 34205 Bayou Liberty Road,

Slidell; S38,T9S,R14E; Ward 9, District 11

SIZE:

5.82 acres





# ADMINISTRATIVE COMMENT ZONING STAFF REPORT

Date: December 30, 2013 Meeting Date: January 7, 2014

 Case No.:
 ZC14-01-012
 Determination: Approved

 Posted:
 12/12/2013

# **GENERAL INFORMATION**

**PETITIONER:** Jeff Schoen

OWNER: Dawn Parks Pekarik & Juraj Pekarik

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural

Overlay)

LOCATION: Parcel located on the north side of Bayou Liberty Road, west of

Galatas Lane, east of Faciane Road, being 34205 Bayou Liberty Road,

Slidell; S38,T9S,R14E; Ward 9, District 11

SIZE: 5.82 acres

#### SITE ASSESSMENT

### **ACCESS ROAD INFORMATION**

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

#### LAND USE CONSIDERATIONS

## SURROUNDING LAND USE AND ZONING:

DirectionLand UseZoningNorthUndeveloped & Bayou BonfoucaA-2 Suburban DistrictSouthResidentialA-2 Suburban DistrictEastResidentialA-2 Suburban DistrictWestResidentialA-2 Suburban 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 varyinglevels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of "conservation" includes a private landowner's understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simplereferred to as "good stewardship"); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives—such means will be considered in subsequent phases of the New Directions 2025 planning process.

# **STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay). The site is located on the north side of Bayou Liberty Road, west of Galatas Lane, east of Faciane Road, being 34205 Bayou Liberty Road, Slidell. The 2025 Future Land Use Plan calls for the area to be developed with residential uses and conservation areas, which is in accordance with the allowable uses and the objectives of the Rural Overlay. Staff does not object to the requested zoning change.

### STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.