

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5379

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

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 AT THE END OF NORMANDIE DRIVE, SOUTH OF MARGUERITE STREET, BEING LOT 12B, BLOCK 9, MERRYWOOD ESTATES, ADDITION 2 AND WHICH PROPERTY COMPRISES A TOTAL OF 4.12 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 2, DISTRICT 6). (ZC15-04-029)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-029, 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) & RO (Rural Overlay) to an A-1A (Suburban District) & RO (Rural Overlay) 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-1A (Suburban District) & RO (Rural Overlay).

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) & RO (Rural Overlay) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

ZC15-04-029

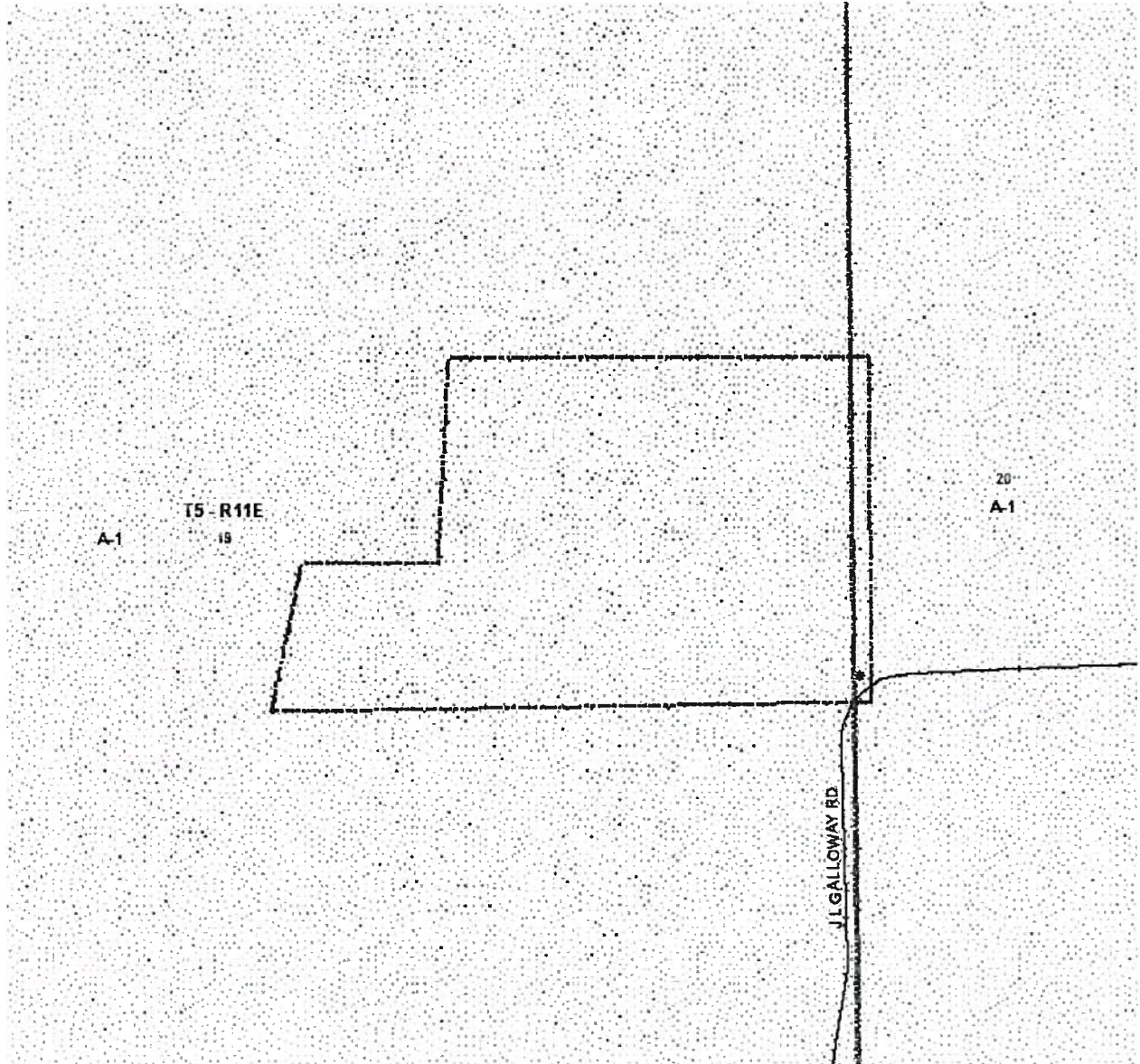
*Located as Lot 12-B Block 9 Merrywood Estates Addition 2, St. Tammany Parish, Louisiana.*

*From the Northwest Corner of Lot 12 Block 9 Merrywood Estates Addition 2, St. Tammany Parish, Louisiana said point being on the East Right-of-way of Normandy Drive run North 89 degrees 59 minutes 30 seconds East, 861.96 feet to the Point of Beginning.*

*From the Point of Beginning continue North 89 degrees 59 minutes 30 seconds East, 431.49 feet to a point; thence South 00 degrees 30 minutes 46 seconds East, 351.51 feet to a point; thence South 89 degrees 12 minutes 11 seconds West, 616.92 feet to a point; thence North 11 degrees 53 minutes 25 seconds East, 154.11 feet to a point; thence North 89 degrees 00 minutes 10 seconds East, 140.13 feet to a point; thence North 02 degrees 52 minutes 14 seconds East, 207.03 feet back to the Point of Beginning.*

*This tract contains 4.12 Acres.*

**CASE NO.:** ZC15-04-029  
**PETITIONER:** Parish Council by motion 2/5/15  
**OWNER:** Sylvia Farkas  
**REQUESTED CHANGE:** From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2; S19, T5S, R11E; Ward 2, District 3 & 6  
**SIZE:** 4.12 acres



620-40-5122

### Normandy Drive

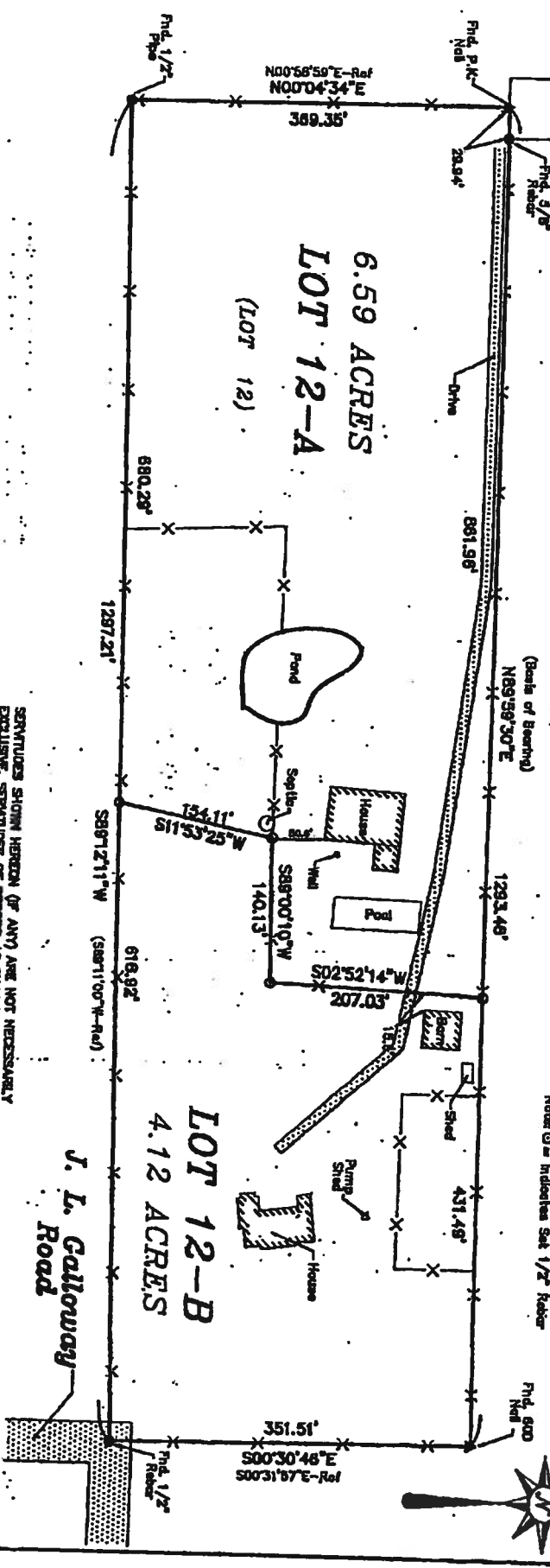
THIS MAP IS LOCATED IN PLAZA ZONE A AS PER FEMA FIRM COMM. PANEL NO. 22023 V12B C. MAP DATED 10-17-89.  
Reference: A Survey Map by Aaron B. Normette, Dated 8-4-04, 1/8 Acre (Scale of Bearing)

\*A RESUBDIVISION MAP OF LOT 12, Block 9, INTO LOT 12-A & 12-B, HERRYWOOD ESTATES ADDITION #2, SECTION 19, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

## 6.59 ACRES LOT 12-A (LOT 12)

## LOT 12-B 4.12 ACRES

### J. L. Galloway Road



FINAL APPROVAL \_\_\_\_\_  
 DIR. DEPT. OF ENGINEERING \_\_\_\_\_  
 SECRETARY PLANNING COMM. \_\_\_\_\_  
 CLERK OF COURT \_\_\_\_\_  
 DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD, AS SHOWN ON TITLE RECORDS OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO SEARCH OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR UNDISCOVERED PEDSTALS. THIS MAP IS IN ACCORDANCE WITH THE LUISIANA SURVEYING STANDARDS AND REGULATIONS OF THE BOARD OF SURVEYING STANDARDS OF PROFESSIONAL SURVEYORS AND ENGINEERS. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THIS UNDERSIGNED PROFESSIONAL SURVEYOR.

*David M. Williams*  
 PROFESSIONAL SURVEYOR  
 LICENSE NO. 22023  
 1-11-1984

BUILDING SETBACK LINES ARE FRONT - 35' SIDE - 15' REAR - 35'  
 BUILDING SETBACK LINES SHOULD BE PROVIDED BY CONTRACTOR/OWNER PRIOR TO ANY CONSTRUCTION.

Note: O = Indicates Set 1/2" Radius

**LS** Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (504) 833-5111 Office (504) 833-0888 Fax

FOR MORE INFO VISIT US AT [www.lslandsurveying.com](http://www.lslandsurveying.com)

**STYLIA & EVA PARRAS**

SCALE	1" = 100'
DATE	10-24-14
PROJECT	Lot 12, Block 9, Herrywood Estates Addition #2, St. Tammany Parish, Louisiana
DRAWN BY	JMS



# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

Date: March 30, 2015

Meeting Date: April 7, 2015

Case No.: ZC15-04-029

Determination: Approved

Posted: 3/18/2015

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### GENERAL INFORMATION

**PETITIONER:** Parish Council by motion 2/5/15  
**OWNER:** Sylvia Farkas  
**REQUESTED CHANGE:** From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2; S19, T5S, R11E; Ward 2, District 3 & 6  
**SIZE:** 4.12 acres

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### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1 Suburban District, RO Rural Overlay
South	Residential	A-1 Suburban District, RO Rural Overlay
East	Residential	A-1 Suburban District, RO Rural Overlay, MHO Mobile Home Overlay
West	Residential	A-1 Suburban District, RO Rural Overlay

#### 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) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay). The site is located at the end of Normandie Drive, south of Marguerite Street, being Lot 12B, Block 9, Merrywood Estates, Addition 2. 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 site is surrounded by A-1 zoning.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-1A (Suburban District) be denied.