

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5375

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 JOINER WYMER ROAD, WEST OF LA HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 163.45 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) , (WARD 1, DISTRICT 3). (ZC15-04-038)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-04-038, 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-1A (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-1A (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-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

ZC15-04-038

A parcel of land being the Northwest Quarter of Section 33, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from a concrete post with brass cap found at the Section Corner common to Sections 28, 29, 32, and 33, being the Northwest Corner of Section 33, of said township and range and the **POINT OF BEGINNING**,

Thence North 89 degrees 13 minutes 29 seconds East 2651.01 feet to a one inch iron pipe found,

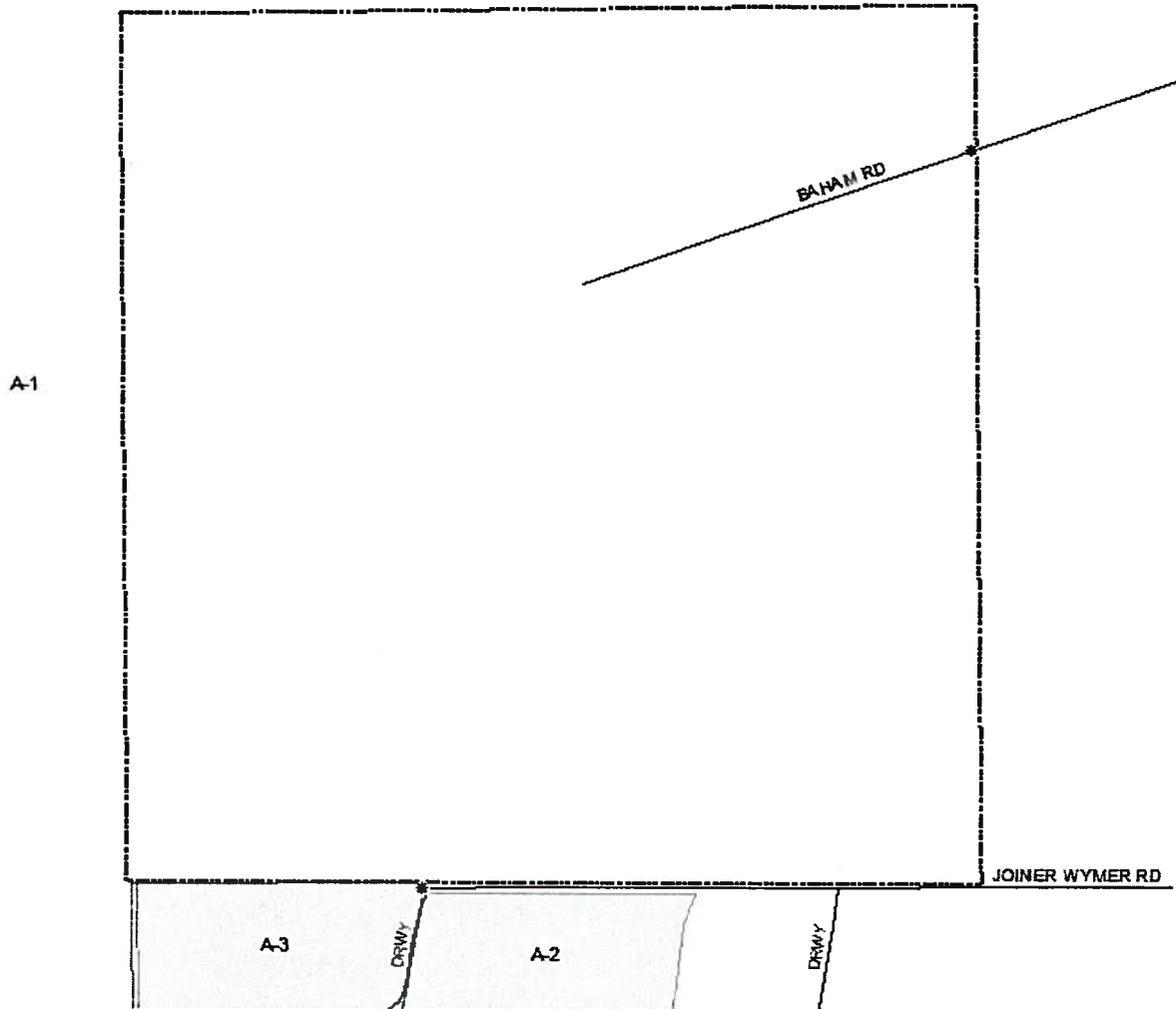
Thence South 00 degrees 40 minutes 45 seconds East 2703.80 feet to a one inch iron pipe found on the north side of Joiner Wymer Road,

Thence South 89 degrees 58 minutes 22 seconds West 2650.03 feet to a concrete corner found,

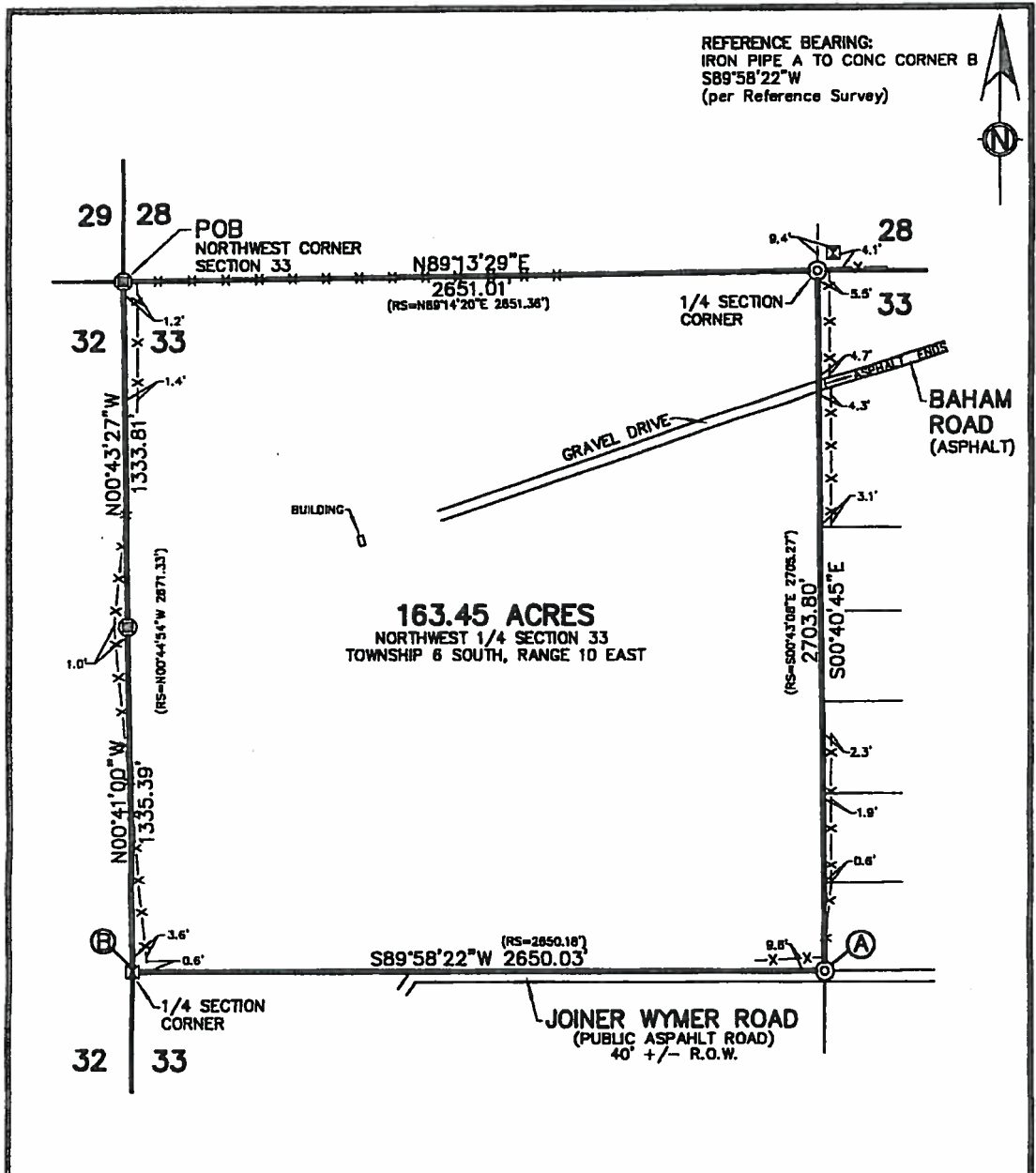
Thence North 00 degrees 41 minutes 00 seconds West 1335.39 feet to a concrete post with brass cap found,

Thence North 00 degrees 43 minutes 27 seconds West 1333.81 feet to the **POINT OF BEGINNING**, containing 163.45 Acres.

CASE NO.: ZC15-04-038
PETITIONER: Darrell Fussell
OWNER: Tammany North Properties LLC/Robert Bruno
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3
SIZE: 163.45 acres



2015-04-038



REFERENCE BEARING:
IRON PIPE A TO CONC CORNER B
S89°58'22\"W
(per Reference Survey)



163.45 ACRES
NORTHWEST 1/4 SECTION 33
TOWNSHIP 6 SOUTH, RANGE 10 EAST

- LEGEND**
- ⊗ = CONCRETE CORNER FOUND
 - ⊕ = CONC POST FD WITH BRASS CAP
 - ⊙ = 1\" IRON PIPE FOUND
 - RS = REFERENCE SURVEY

NOTE:

1. This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REFERENCE SURVEY:

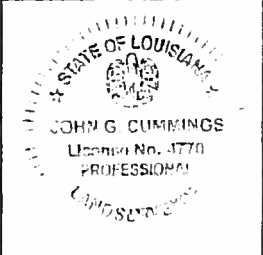
Plat for Gulf States Real Estate Services, LLC by M and N Land Surveying, LLC dated January 7, 2008, filed at Instrument No. 1664907, St. Tammany Parish, Clerk of Court.

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.

(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE **PROFESSIONAL LAND SURVEYORS** COVINGTON, LA 70433

PLAT PREPARED FOR: **Tammany North Properties, LLC**

SHOWING A SURVEY OF: **THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 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\" = 500' JOB NO. 15045 DATE: FEBRUARY 16, 2015 REVISED:

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 30, 2015

Case No.: ZC15-04-038

Posted: 03/19/15

Meeting Date: April 7, 2015

Determination: Approved

GENERAL INFORMATION

PETITIONER: Darrell Fussell
OWNER: Tammany North Properties LLC/Robert Bruno
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located at the end of Joiner Wymer Road, west of LA Highway 1077; S33, T6S, R10E; Ward 1, District 3
SIZE: 163.45 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

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/Residential	A-1 Suburban District
South	Undeveloped/Residential	A-1, A-2 & A-3 Suburban Districts
East	Undeveloped/Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

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 varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

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-1A (Suburban District). The site is located at the end of Joiner Wymer Road, west of LA Highway 1077. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. Considering that the objectives of the A-1 & A-1A zoning districts are similar, staff does not have any objection to the requested zoning change.

STAFF RECOMMENDATION:

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