

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5179 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GOULD SECONDED BY: MR. THOMPSON

ON THE 3 DAY OF APRIL , 2014

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF HEINTZ JENKINS ROAD, SOUTH OF LA HIGHWAY 40, NORTH OF THORNHILL ROAD, BEING 82025 HEINTZ JENKINS ROAD, BUSH AND WHICH PROPERTY COMPRISES A TOTAL 4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), (WARD 5, DISTRICT 6). (ZC14-03-021)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-03-021, 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-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) & RO (Rural Overlay 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 1 DAY OF MAY, 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: March 27, 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-03-021

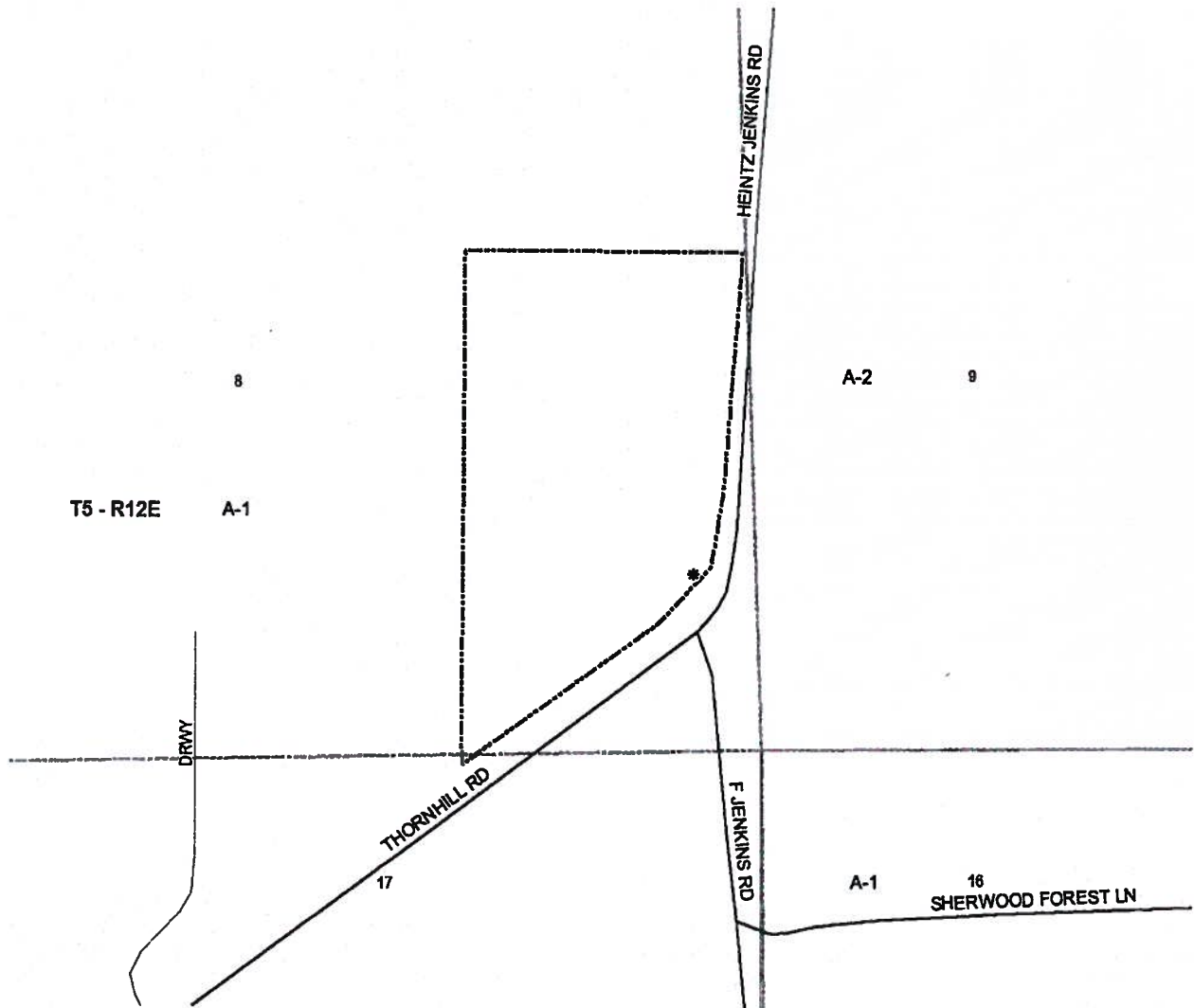
ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Sections 8 and 17, Township 5 South, Range 12 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

Commence at the corner common to Sections 8, 9, 16 and 17, Township 5 South, Range 12 East, go North 89 degrees 35 minutes West 335.3 feet; thence South 54 degrees 25 minutes West 59.7 feet to the point of beginning.

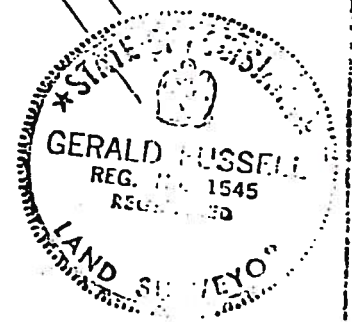
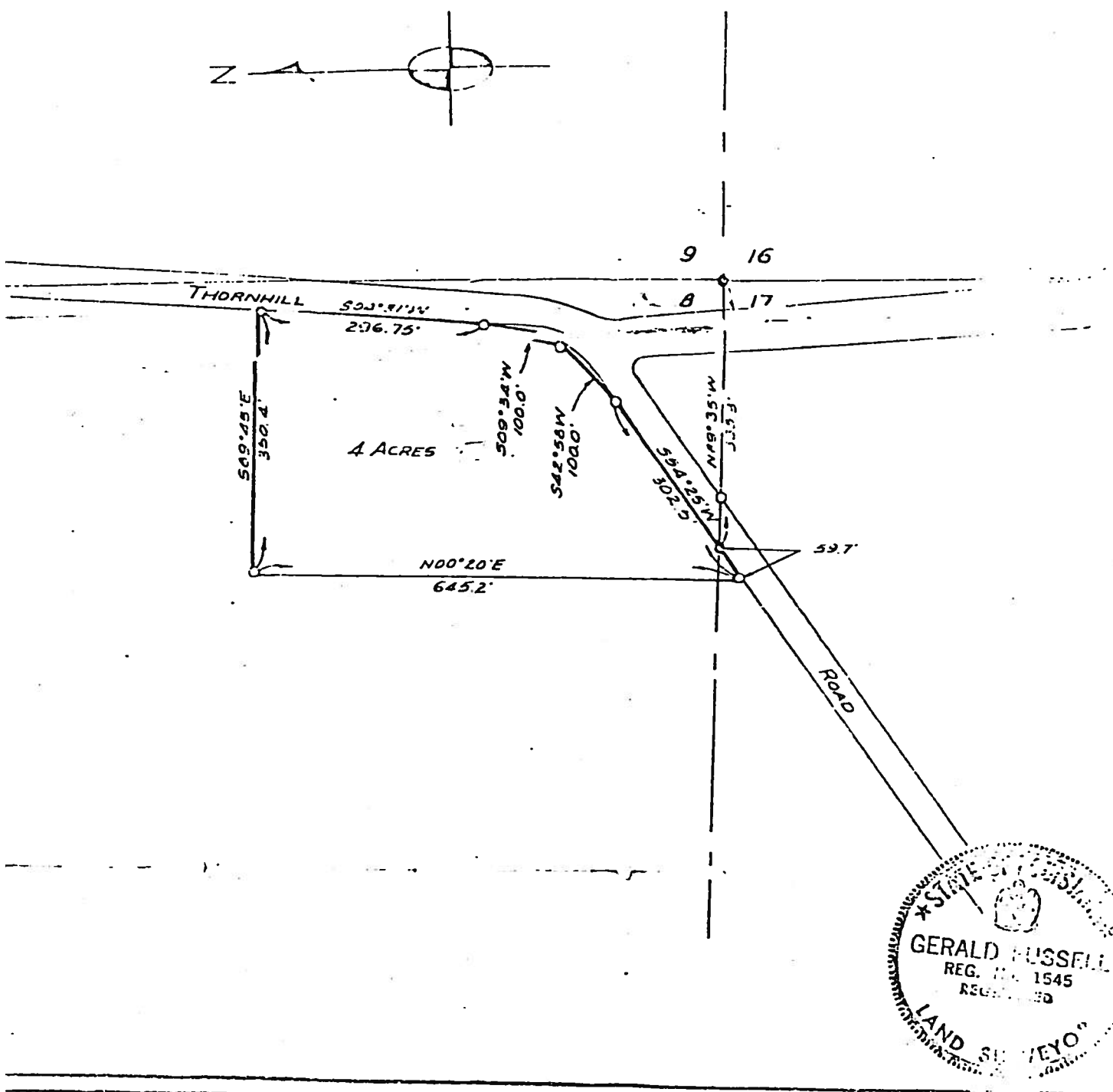
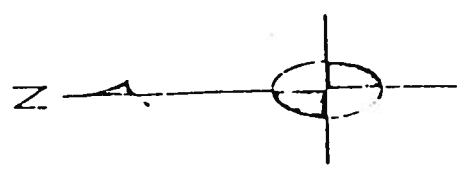
From the point of beginning, go North 00 degrees 20 minutes East 645.2 feet; thence South 89 degrees 45 minutes East 350.4 feet; thence South 04 degrees 31 minutes West 296.75 feet; thence South 09 degrees 34 minutes West 100.0 feet; thence South 42 degrees 58 minutes West 100.0 feet; thence South 54 degrees 25 minutes West 302.5 feet to the point of beginning heretofore set. Said parcel of land contains 4 acres, more or less, all as per survey of Gerald Fussell, Surveyor, dated May 19, 1976.

The improvements thereon bear the Municipal No. 82025 Heintz Jenkins Road.

CASE NO.: ZC14-03-021
PETITIONER: Kerry S. & Mary P. Gaspard
OWNER: Kerry S. & Mary P. Gaspard
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay to A-2 (Suburban District)
LOCATION: Parcel located on the west side of Heintz Jenkins Road, south of LA Highway 40, north of Thornhill Road, being 82025 Heintz Jenkins Road, Bush; S8 &17,T5S,R12E; Ward 5, District 6
SIZE: 4 acres



2014-03-021



MAP PREPARED FOR THE EXCLUSIVE USE OF
MR. FRANK HONEYCUTT
SHOWING A SURVEY MADE OF PROPERTY LOCATED IN
Section 17 and Section 8, Township 5 South,
Range 12 East, St. Tammany Parish, Louisiana
THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE
WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

Gerald Russell
LOUISIANA REGISTERED LAND SURVEYOR

COVINGTON, LOUISIANA

SCALE: 1" = 200'

DATE: May 19, 1976

NUMBER: 76-27

LAND ENGINEERING SERVICES, INC., COVINGTON LOUISIANA

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: February 24, 2014
Case No.: ZC14-03-021
Posted:02/14/14

Meeting Date: March 5, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Kerry S. & Mary P. Gaspard
OWNER: Kerry S. & Mary P. Gaspard
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
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SIZE: 4 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	A-1 (Suburban District)
South	Undeveloped	A-1 (Suburban District)
East	Undeveloped/Residential	A-2 (Suburban District)
West	Undeveloped/Residential	A-1 (Suburban District)

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) to A-2 (Suburban District). The site is located on the west side of Heintz Jenkins Road, south of LA Highway 40, north of Thornhill Road, being 82025 Heintz Jenkins Road, Bush. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses. Considering that the site is surrounded by A-1 Suburban zoning on the north, south and west sides, staff feels that there is no compelling reason to recommend approval of the request.

STAFF RECOMMENDATION:

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