

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5087 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT
INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. ARTIGUE
ON THE 3 DAY OF OCTOBER , 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF ABNEY ROAD, NORTH OF RED ROOSTER ROAD, BEING 62316 ABNEY ROAD, PEARL RIVER AND WHICH PROPERTY COMPRISES A TOTAL 3.96 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & PUD (PLANNED UNIT DEVELOPMENT OVERLAY) TO AN A-1A (SUBURBAN DISTRICT) , (WARD 8, DISTRICT 9). (ZC13-09-068)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-09-068, 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) & PUD (Planned Unit Development Overlay) 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) & PUD (Planned Unit Development Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF NOVEMBER , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: September 26 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

EXHIBIT "A"

ZC13-09-068

Section 24, Township 8 South, and Range 14 East, St. Tammany Parish, LA

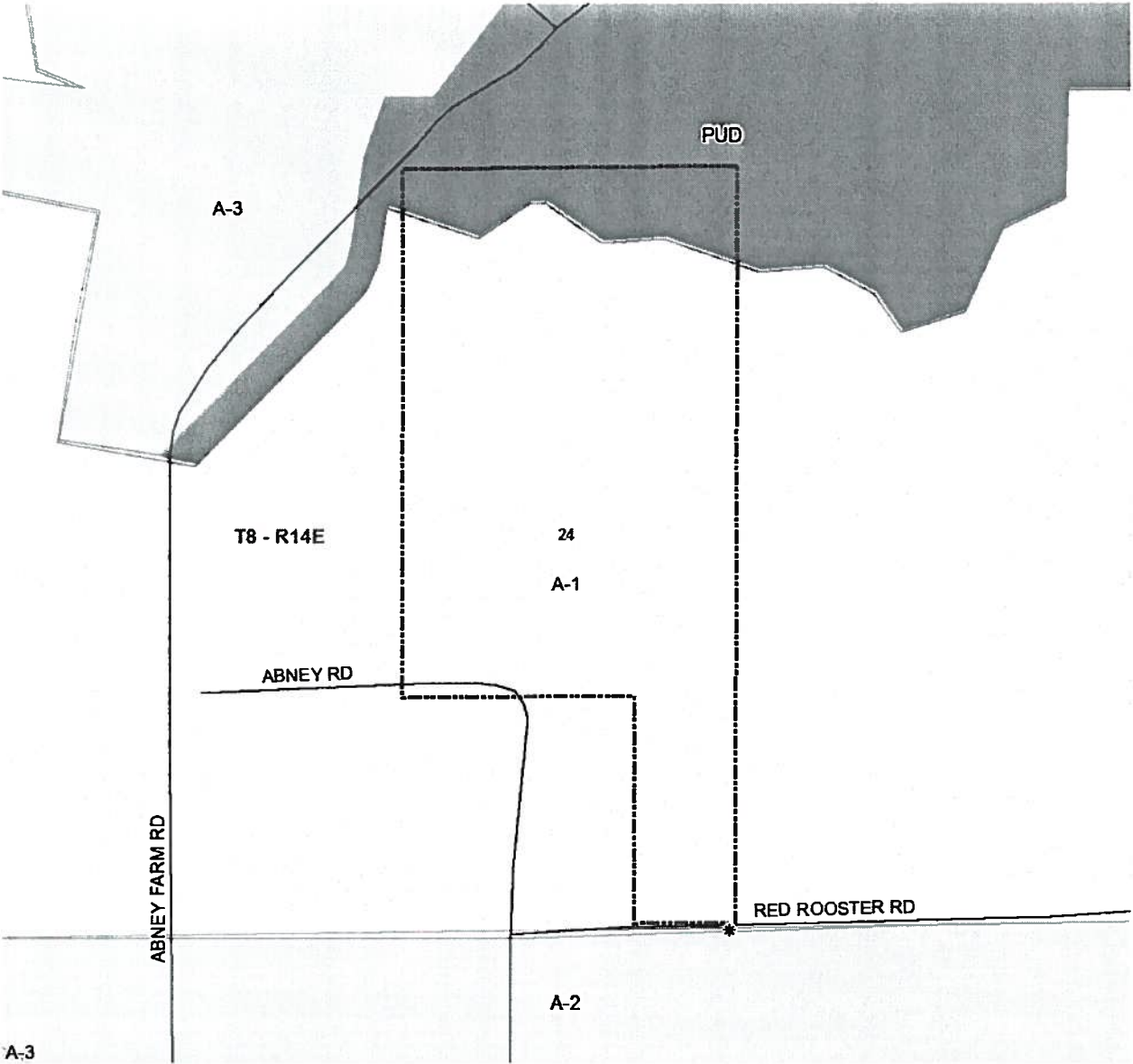
From the Northwest Corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of section 24 run N89° 30'E, 548.46ft thence S00° 11'W, 490.0ft to the Point of Beginning.

From the above P.O.B. run N89° 30'E, 311.14ft to a corner thence S00° 11'W, 490.0ft to a corner thence, S00° 09'W, 211.03ft to a corner thence S89° 30'W, 95.1ft to a corner set on the East R/W line of the Red Rooster Road, thence along said R/W line N00° 09'E, 211.05ft thence S89° 30'W, 216.04ft to a corner thence N00° 11'E, 490.0ft back to the Point of Beginning.

Property herein described contains 3.9 acres.

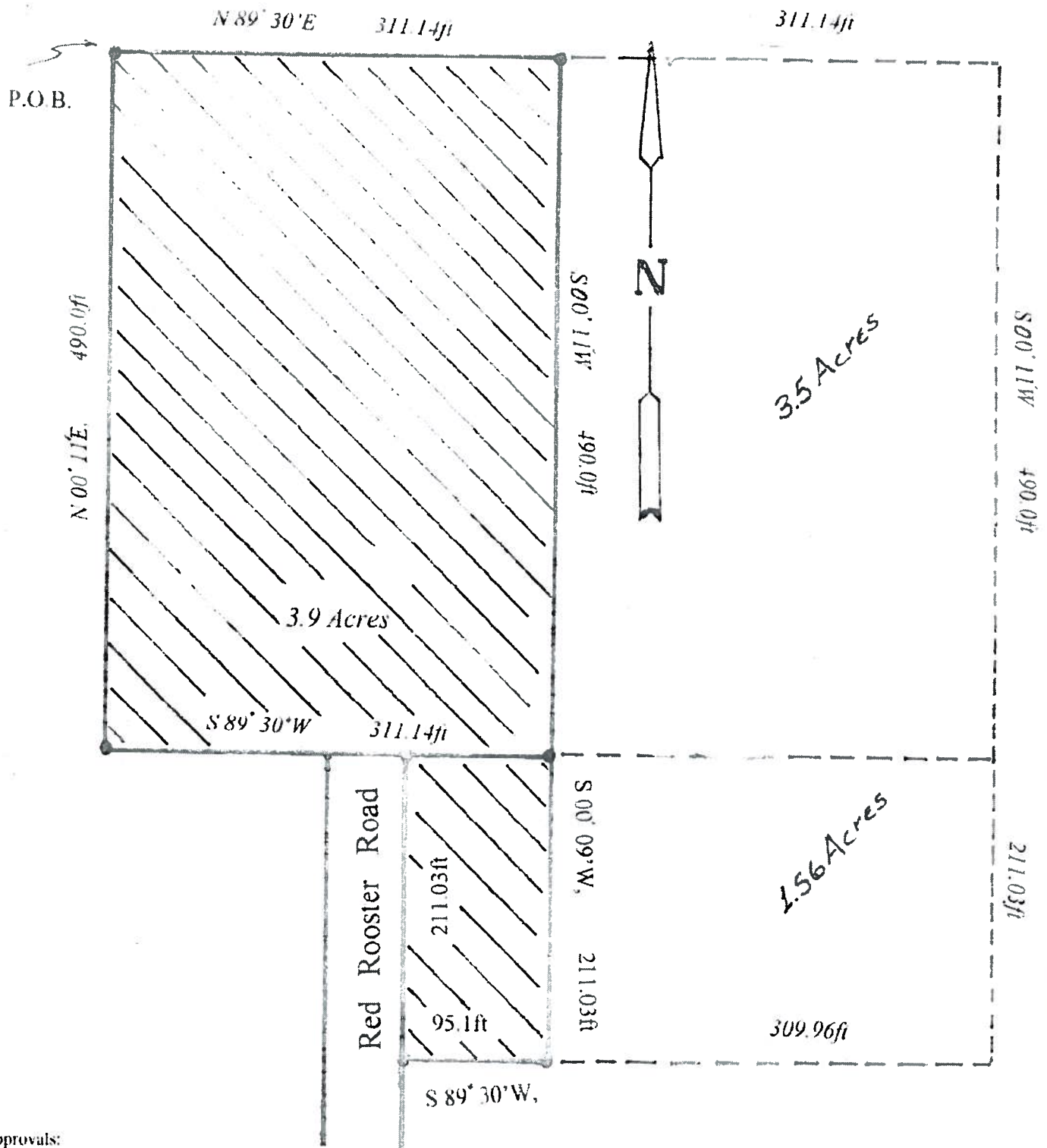
CASE NO.:
PETITIONER:
OWNER:
REQUESTED CHANGE:
LOCATION:
SIZE:

ZC13-09-068
Scott R. Hall
Marie Abney Havard
From A-1 (Suburban District) & PUD (Planned Unit Development Overlay) to A-1A (Suburban District)
Parcel located on the east side of Abney Road, north of Red Rooster Road, being 62316 Abney Road, Pearl River; S24,T8S,R14E; Ward 8, District 9
3.96 acres



2C13-09-068

The P.O.B. is located N89°30'E, 548.46ft, thence S00°11'W, 490.00ft from the NW corner of the SE ¼ of the NW ¼ of Section 24



Approvals:

Director, St. Tammany Parish Department of Engineering

Secretary-St. Tammany Planning Commission

Date Filed / Map file Number

St. Tammany Parish Clerk of Court

EDWARD J. MURPHY, P.E.

306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

SURVEY PREPARED FOR: *Scott Hall*

PROPERTY SURVEYED: *Re-subdivide of 8.96 acres located in S24, T8S, R14E*

St. Tammany Parish, LA

FLOOD ZONE: "C"

DATE: *5 September 2013*

SCALE: *1 inch = 100 feet*

55 Sept 13

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: August 26, 2013 Meeting Date: September 3, 2013
Case No.: ZC13-09-068 Determination: Amended to Rezone 3.96 acres to A-1A
Posted: 08/16/13

GENERAL INFORMATION

PETITIONER: Scott R. Hall
OWNER: Marie Abney Havard
REQUESTED CHANGE: From A-1 (Suburban District) & PUD (Planned Unit Development Overlay) to A-2 (Suburban District)
LOCATION: Parcel located on the east side of Abney Road, north of Red Rooster Road, being 62316 Abney Road, Pearl River; S24,T8S,R14E; Ward 8, District 9
SIZE: 8.96 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION
Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS
SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Residential	PUD (Planned Unit Development Overlay)
South	Undeveloped & Residential	A-2 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Residential	A-1 (Suburban District)

EXISTING LAND USE:
Existing development? Yes 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.

STAFF COMMENTS:
The petitioner is requesting to change the zoning from A-1 (Suburban District) & PUD (Planned Unit Development Overlay) to A-2 (Suburban District). The site is located on the east side of Abney Road, north of Red Rooster Road, being 62316 Abney Road, Pearl River. The 2025 future land use plan designates the area to be developed with residential uses. The site is currently surrounded by single family residences at a varying level of density per acre. However, Abney and Red Rooster Road are, for the most part, developed with undeveloped land and single family residences on site of 1 acre in size or larger. At this time, staff feels that there is no compelling reason to recommend approval of this request, considering that the A-2 zoning district could potentially create a significant increase of density in the immediate surrounding area.

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