ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5299

COUNCIL SPONSOR: FALCONER/BRISTER

ORDINANCE COUNCIL SERIES NO:

PROVIDED BY: DEVELOPMENT

INTRODUCED BY:

SECONDED BY:

ON THE 6 DAY OF NOVEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE END OF SINGLETARY ROAD, SOUTH OF GALLOWAY ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 3.457 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT), MHO (MANUFACTURED HOUSING OVERLAY) & RO (RURAL OVERLAY), (WARD 2, DISTRICT 6),(ZC14-10-091).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. ZC14-10-091</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-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & 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-2 (Suburban District), MHO (Manufactured Housing Overlay) & 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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to an A-2 (Suburban District), MHO (Manufactured Housing Overlay) & 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 <u>4</u> DAY OF <u>DECEMBER</u>, <u>2014</u>; 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: OCTOBER 30, 2014

Published Adoption: _____, <u>2014</u>

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, <u>2014</u> at _____

ZC14-10-091

ALL THAT CERTAIN PIECE CE PARCEL OF GRIND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging of in anywise appertaining thereto, situated in Section 20, Township 5 South, Range 11 East, St. Tarmany Parish, Louisians, and more fully described as follows:

From the Section Corner common to Sections 16, 17, 20 and 21, go South 00 degrees 15 minutes East 1322.42 feet; thence North 89 degrees 37 minutes 21 seconds West 1335.08 feet to an old wood; thence South 00 degrees 13 minutes 35 seconds West 1333.39 feet to an old wood; thence South 89 degrees 46 minutes 50 seconds West 893.04 feet to a 5/8-inch capped pipe and the point of beginning. From the point of beginning continue South 89 degrees 46 minutes 50 seconds West 447.27 feet to a 3/4-inch iron pipe and old wood which is the Center of Section 20; thence South 00 degrees 08 minutes 20 seconds West 336.67 feet (Title-South) to a 5/8-inch capped pipe; thence North 89 degrees 46 minutes 50 seconds East 447.27 feet to a 5/8-inch capped pipe; thence North 00 degrees 08 minutes 20 seconds East 336.67 feet to a 5/8-inch capped pipe and the point of beginning.

Said property contains 3.457 acres and is designated as Parcel 1 herein.

CASE NO.: ZC14-10-091 REQUESTED CHANGE: From A-1 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) Parcel located at the end of Singletary Road, south of Galloway Road **LOCATION:** ; S20, T5S, R11E; Ward 2, District 6 3.457 acres SIZE: Ľ GALLOWAY SINGLETARY RD LGALLONAY RD and the second s 20 A-1 T5 - R11E

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 29, 2014		Meeting Date: October 7,2014		
Case No.:	<u>ZC14-10-091</u>		Ι	Determination: Approved
Posted:	9/18/2014			
		GENERAL INF	FORMATION	
Overlay) & RO (Rur		ean District), MHO (Manufactured Housing ral Overlay) to A-2 (Suburban District), MHO ing Overlay) & RO (Rural Overlay)		
LOCATIO	N:	Parcel located at the end of Singletary Road, south of Galloway Road; S20, T5S, R11E; Ward 2, District 6		
SIZE:		3.457 acres		
ACCESS R Type: Private	OAD INFORM		SSMENT : Gravel/Asphalt	Condition: Fair
LAND USE	CONSIDERAT	FIONS		
SURROUN	DING LAND U	SE AND ZONING:		
Direction	Land Use		<u>Zoning</u>	
North	Residential		A-1 (Suburban District)	
South	Residential		A-1 (Suburban District)	
East	Residential		A-1 (Suburban District)	
West	Undeveloped		A-1 (Suburban District)	
EXISTING	LAND USE:			
Existing dev	velopment? Ye	S	Multi occupancy d	levelopment? No
		Τ.		

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), MHO (Manufactured Housing Overlay) & RO (Rural Overlay) to A-2 (Suburban District), MHO (Manufactured Housing Overlay) & RO (Rural Overlay). The site is located at the end of Singletary Road, south of Galloway Road. The 2025 Future Land Use Plan calls for the area to be developed with agricultural and residential uses. Staff sees no compelling reason to increase the density, considering that the area is surrounded on three sides with A-1 zoned property.

STAFF RECOMMENDATION:

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