

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5298 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER 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 ON THE NORTH SIDE OF RONALD REGAN HIGHWAY, EAST OF GOTTSCHALK ROAD, WEST OF LA HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 3.22 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 1, DISTRICT 3). (ZC14-10-094)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-10-094, 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-1 (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-1 (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) to an A-1 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 DECEMBER , 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: OCTOBER 30 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

Exhibit "A"

ZC14-10-094

A CERTAIN PIECE OR PARCEL OF LAND; together with all of the buildings and improvements thereon an all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereso, situated in Section 20, Township 6 South, Range 10 East, Greensburg Land District, Tammany Parish, Louisiana, situated in the subdivision known as PINEY WOODS SITES SUBDIVISION as per the original plan of said subdivision recorded in the Clerk's Map File No. 25-C of the records of St. Tammany Parish, Louisiana and further described in accordance with the resubdivision of Lots 15 and 16 of said Piney Woods Sites Subdivision into lot 15-A, 16-A and Lot A as per survey by Richard T. Dading, dated August 4, 1982, of record in the Clerk's Map File No. 745-A of the records of St. Tammany Parish, Louisiana, which property is more particularly described as follows, to-wit:

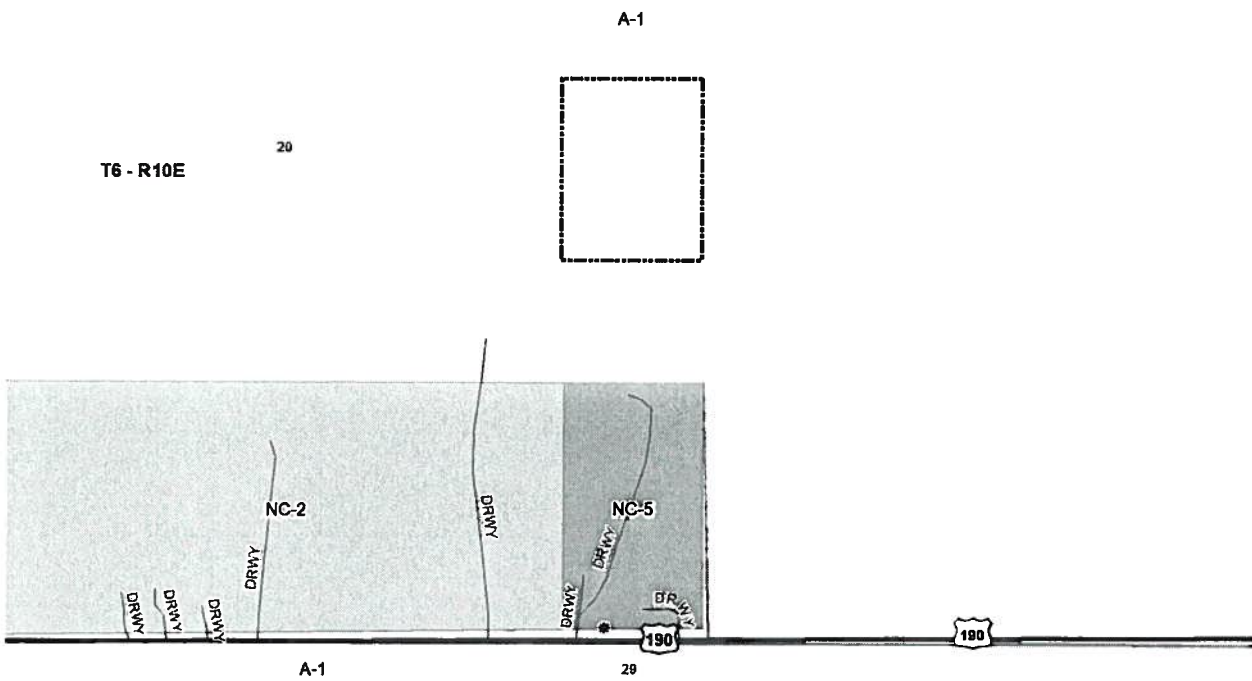
Being all of Lot A of said subdivision as per survey by Richard T. Dading dated August 4, 1982, of record in Clerk's Map File No. 745-A, which said lot is described as follows:

From the Section corner common to Sections 20, 21, 28 and 29, Township 6 South, Range 10 East, go North 60 feet to a point; thence go West 1326 feet (1110 1320 feet) to a point; thence go North 840 feet to a point which is the point of beginning.

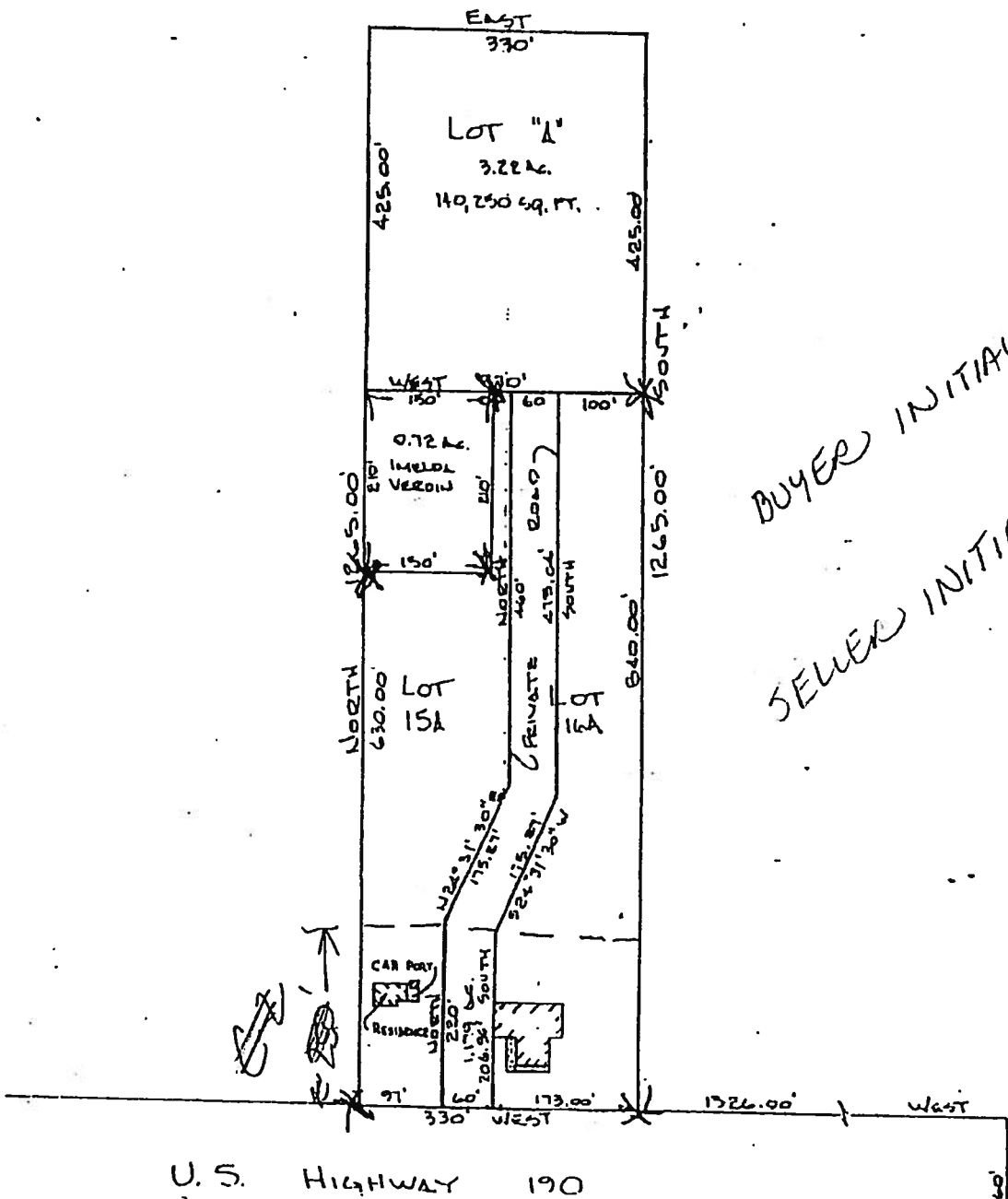
From the point of beginning, continue North 425 feet to a point; thence go West 330 feet to a point; thence go South 425 feet to a point; thence go East 330 feet to the point of beginning.

Said property contains 3.23 acres and being designated as Lot A as per survey by Richard T. Dading dated August 4, 1982 and being Job No. 084, copy of which is attached to deed of record in COB 1074, folio 425 of the records of St. Tammany Parish, Louisiana.

CASE NO.: ZC14-10-094
PETITIONER: Nicholas Brener
OWNER: John & Tena Warner
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077; S20,T6S,R10E; Ward 1, District 3
SIZE: 3.22 acres



ZC14-10-094



BUYER INITIALS
SEWER INITIALS

U.S. HIGHWAY 190

20	21
29	28

October 3, 1985:
Improvements Located Hereon

R.T.D.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 29, 2014
Case No.: ZC14-10-094
Posted: 09/17/14

Meeting Date: October 7, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Nicholas Brener
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SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

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	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See “Small Area Plans,” below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & RO (Rural Overlay). The site is located on the north side of Ronald Regan Highway, east of Gottschalk Road, west of LA Highway 1077. The 2025 Future Land Use Plan calls for the area to be developed as a planned district including conservation and single family residential uses. Staff does not object to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.