

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5486

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 5 DAY OF NOVEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF C. GOTTI ROAD, EAST OF FAUCHEAUX ROAD, WEST OF CHURCH ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 8 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) TO AN A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 2, DISTRICT 3). (ZC15-10-074)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC15-10-074, 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-1A (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-1A (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) & RO (Rural Overlay) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF DECEMBER, 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: OCTOBER 29, 2015

Published Adoption: _____, 2015

Delivered to Parish President: _____, 2015 at _____

Returned to Council Clerk: _____, 2015 at _____

Exhibit "A"

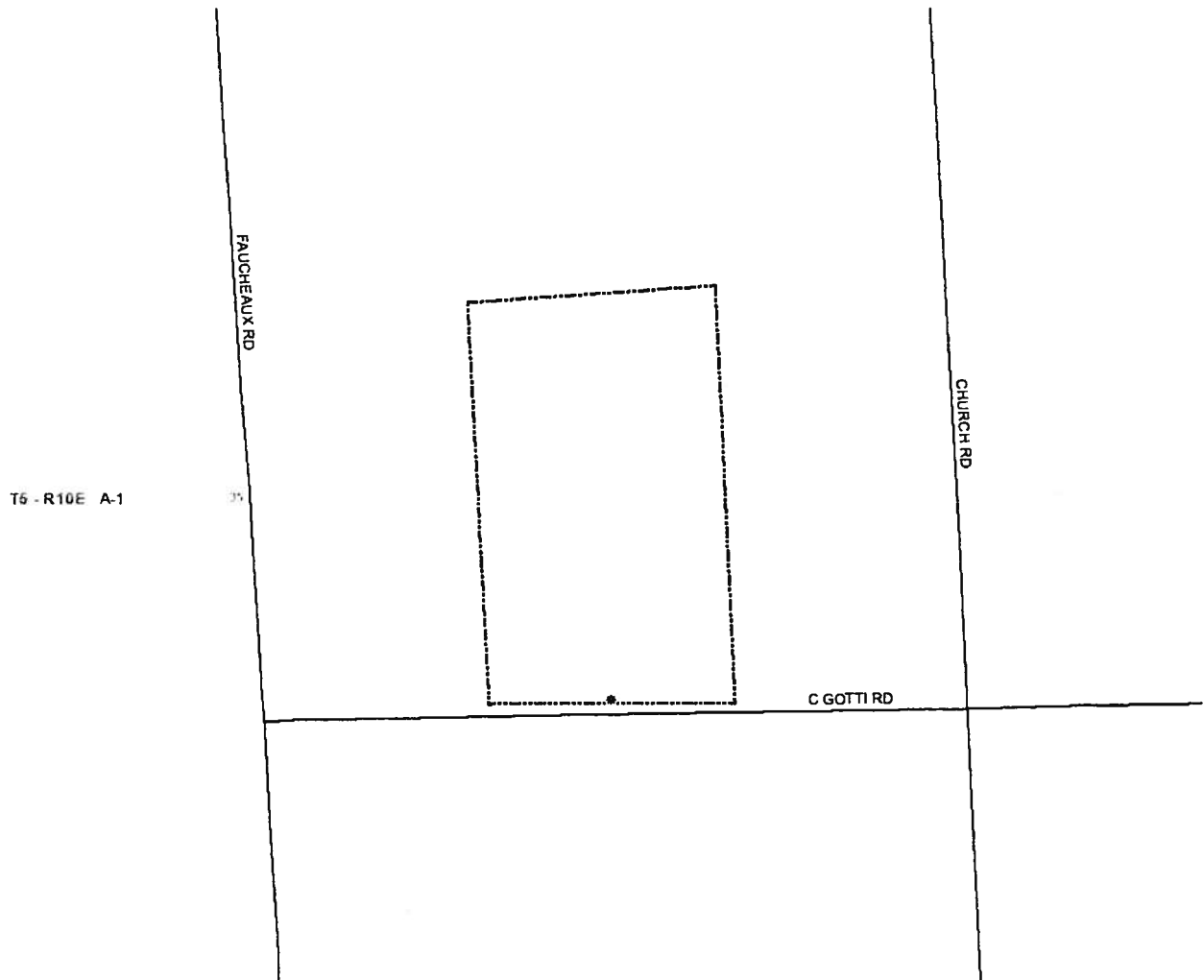
ZC15-10-074

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining situated in the Parish of St. Tammany, State of Louisiana, designated as a portion of Tract "F", a portion of Tract "G" and Tract "E", St. Tammany Parish, Louisiana, containing 8.00 acres located in Section 35, Township 5 South, Range 10 East, more particularly described by reference to the survey of John E. Bonneau & Associates, Inc. dated March 31, 2004, a copy of which is attached hereto and made a part hereof, as follows, to-wit:

From the Quarter Section corner common to Sections 34 and 35, Township 5 South, Range 10 East, go North 89 degrees 45 minutes East, 1480.7 feet; thence North 00 degrees 29 minutes West, 345.4 feet; thence North 89 degrees 41 minutes 53 seconds East, 404.55 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, continue North 89 degrees 41 minutes 53 seconds West, 457.51 feet to a point; thence go North 02 degrees 33 minutes 08 seconds West, 773.41 feet to a point; thence go South 86 degrees 13 minutes 05 seconds West, 460.72 feet to a point; thence go South 02 degrees 49 minutes 06 seconds East, 745.61 feet to a point and the POINT OF BEGINNING.

CASE NO.: ZC15-10-074
PETITIONER: William David & Janet Gorence Davas
OWNER: William David & Janet Gorence Davas
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of C. Gotti Road, east of Fauchaux Road, west of Church Road; S35, T5S, R10E; Ward 2, District 3
SIZE: 8 acres



2015-10-074

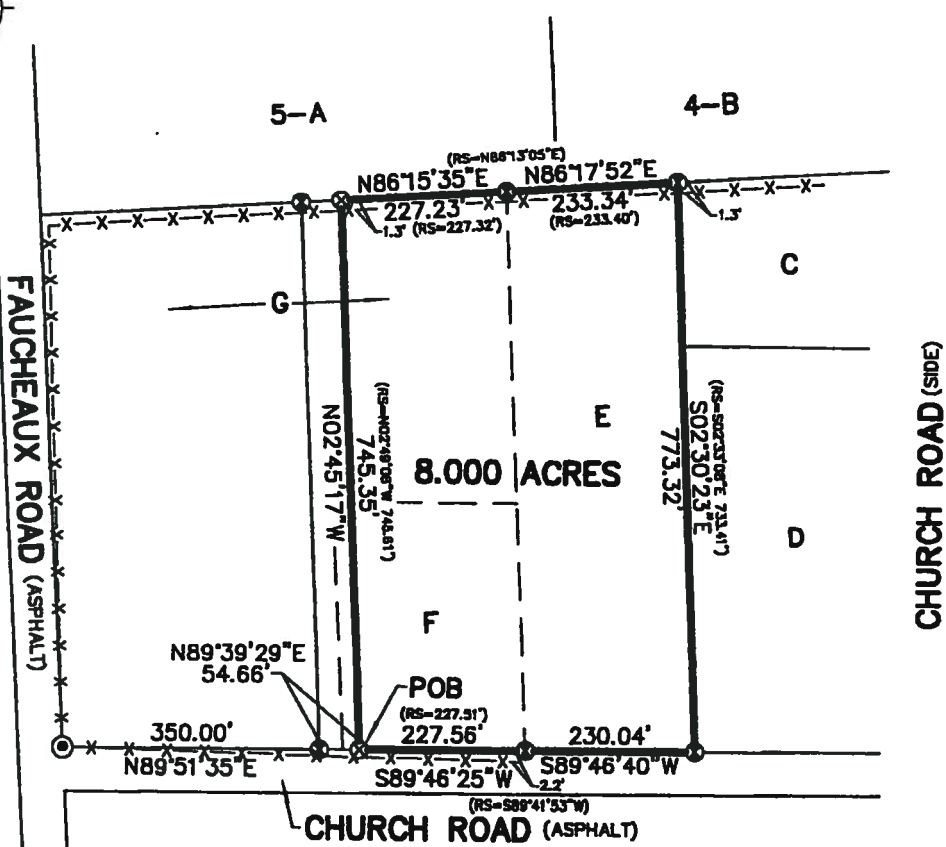
FOR REZONING PURPOSES

REFERENCE BEARING:
 Along the North Line of
 Lots 4-A & 4-B of
 Frederick-Planché Farms
 N89°43'E
 (per Reference Survey No. 3)

LEGEND
 ⊗ = 1/2" IRON PIPE FOUND
 ⊙ = 1/2" IRON ROD FOUND
 ⊕ = 1/2" IRON ROD SET
 -X- = FENCE
 RS = REFERENCE SURVEY NO. 2



LA. HWY. 1077 (SIDE)



POB is reported to be N89°45'E 1480.7';
 N00°29'W 345.4' & N89°41'53"E 404.55'
 from the 1/4 Section Corner common
 to Sections 34 & 35, T5S, R10E.

NOTE:

This property is located in Flood Zone C,
 per F.E.M.A. Map No. 225205 0125 C,
 dated October 17, 1989.

REFERENCE SURVEY:

1. Survey for Teme & Kathy Singleton by John E. Banneau, Surveyor, dated March 31, 2004.
2. Survey for William David Davas & Janey Kay Gorence Davas by John E. Banneau, Surveyor, dated March 31, 2004.
3. Survey for Mark Caserta by John G. Cummings, Surveyor, dated July 3, 2014, filed St. Tammany Parish Clerk of Court Map File No. 5278E.

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 COMPLYING DATA FOR THIS SURVEY.

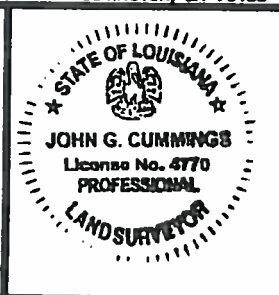
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
 303 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **William David Davas**

SHOWING A SURVEY OF: A PORTION OF PARCELS F & G, AND PARCEL E, LOCATED IN SECTION 35, TOWNSHIP 5 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" = 200' JOB NO. 15247 DATE: 7-31-2015 REVISED:

ZC15-10-074

PF-1

AUX

GURD

T5 R10E

RO

78498

8498

78455

COTR

14083

78380

0 540 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: September 28, 2015
Case No.: ZC15-10-074
Posted: 09/16/15

Meeting Date: October 13, 2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: William David & Janet Gorence Davas
OWNER: William David & Janet Gorence Davas
REQUESTED CHANGE: From A-1 (Suburban District) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the north side of C. Gotti Road, east of Fauchaux Road, west of Church Road; S35, T5S, R10E; Ward 2, District 3
SIZE: 8 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	Residential/Vacant	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Residential	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? No

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) & RO (Rural Overlay) to A-1A (Suburban District) & RO (Rural Overlay). The site is located on the north side of C. Gotti Road, east of Fauchaux Road, west of Church Road. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff feels that there is no compelling reason to recommend approval considering that the site is surrounded by large parcels of land zoned A-1 Suburban District.

STAFF RECOMMENDATION:

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