

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5084 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: BINDER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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 SOUTH SIDE OF JOINER WYMER ROAD, WEST OF LA HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL 13.244 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 3). (ZC13-09-071)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC13-09-071, 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-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) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"**

**ZC13-09-071**

**A certain piece of property located in Section 33, Township 6 South, Range 10 East, Greensburg Land District and within St. Tammany Parish, Louisiana and being more particularly described as follows:**

**COMMENCING at the Quarter Corner on the West Line of said Section 33, Thence North 89°54'47" East a distance of 906.62 feet; Thence South 09°30'33" West a distance of 40.56 feet to the POINT OF BEGINNING and also a point on the Southerly Right-of-way line of Joiner-Wymer Road; Thence North 89°54'47" East along said southerly right-of-way line, a distance of 810.34 feet to the centerline of Bedico Creek; Thence along the centerline of Bedico Creek the following courses: South 21°22'04" West a distance of 104.26 feet; Thence South 05°41'24" East a distance of 180.86 feet; Thence South 09°56'54" West a distance of 187.37 feet; Thence South 09°19'58" West a distance of 199.07 feet; Thence South 34°14'41" West a distance of 50.96 feet; Thence departing said centerline of Bedico Creek, South 89°54'47" West a distance of 814.24 feet; Thence North 09°30'33" East a distance of 709.94 feet back to the POINT OF BEGINNING.**

**Said parcel contains 576,903 square feet or 13.244 acres.**

CASE NO.:

PETITIONER:

OWNER:

REQUESTED CHANGE:

LOCATION:

SIZE:

ZC13-09-071

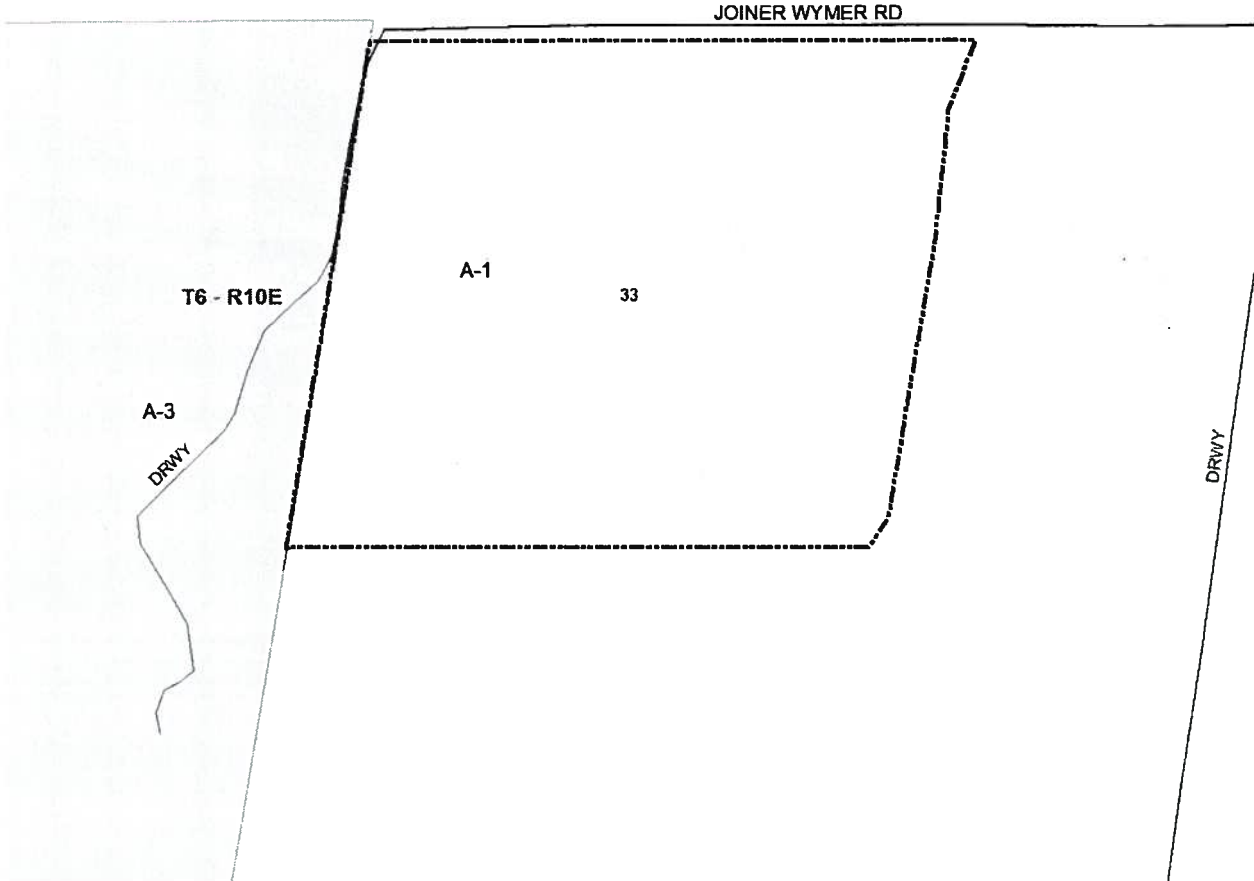
Al Kesler, Quality Engineering & Surveying, LLC

Grundy M. & Susan Laurence

From A-1 (Suburban District) to A-2 (Suburban District)

Parcel located on the south side of Joiner Wymer Road, west of LA Highway 1077; S33,T6S,R10E; Ward 1, District 3

13.244 acres



**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

<b>Date:</b> August 26, 2013	<b>Meeting Date:</b> <u>September 3, 2013</u>	
<b>Case No.:</b> <u>ZC13-09-071</u>	<b>Determination:</b> Amended to rezone the first 700' to A-2	
<b>Posted:</b> 8/16/2013		

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**GENERAL INFORMATION**

<b>PETITIONER:</b>	Al Kesler, Quality Engineering & Surveying, LLC
<b>OWNER:</b>	Grundy M. & Susan Laurence
<b>REQUESTED CHANGE:</b>	From A-1 (Suburban District) to A-2 (Suburban District)
<b>LOCATION:</b>	Parcel located on the south side of Joiner Wymer Road, west of LA Highway 1077; S33,T6S,R10E; Ward 1, District 3
<b>SIZE:</b>	41 acres

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**SITE ASSESSMENT**

**ACCESS ROAD INFORMATION**

<b>Type:</b> Parish	<b>Road Surface:</b> 2 Lane Asphalt	<b>Condition:</b> Fair
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**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	Residential	A-2 Suburban District
East	Residential/Undeveloped	A-1 Suburban District
West	Residential/Undeveloped	A-3 Suburban District

**EXISTING LAND USE:**

<b>Existing development?</b> Yes	<b>Multi occupancy development?</b> No
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**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) to A-2 (Suburban District). The site is located on the south side of Joiner Wymer Road, west of LA Highway 1077. The 2025 Future Land Use calls for the area to be developed with residential uses. The site abuts A-1 Suburban zoning on the east side and A-3 Suburban zoning on the west side. Staff is in favor of the requested zoning change to A-2, considering that it would create a transition between the abutting A-1 and A3 zoned properties. Staff does not object to the request.

**STAFF RECOMMENDATION:**

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