

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5265 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. GROBY

ON THE 4 DAY OF SEPTEMBER , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE NORTHWEST CORNER OF SHELBY ROAD & SECTION ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 4.906 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 2, DISTRICT 6). (ZC14-08-065)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-065, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF OCTOBER , 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: AUGUST 28 , 2014

Published Adoption: \_\_\_\_\_, 2014

Delivered to Parish President: \_\_\_\_\_, 2014 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2014 at \_\_\_\_\_

Exhibit "A"

ZC14-08-065

**A parcel of land designated as Parcel B, located in Section 16, Township 5 South, Range 11 East, St. Tammany Parish, and more fully described as follows:**

**Commencing from the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 16, in said township and range,**

**Thence North 01 degrees 15minutes East 665.0 feet to a point,**

**Thence North 89 degrees 00 minutes East 661.2 feet to a mag nail set in Shelby Road being the POINT OF BEGGINING.**

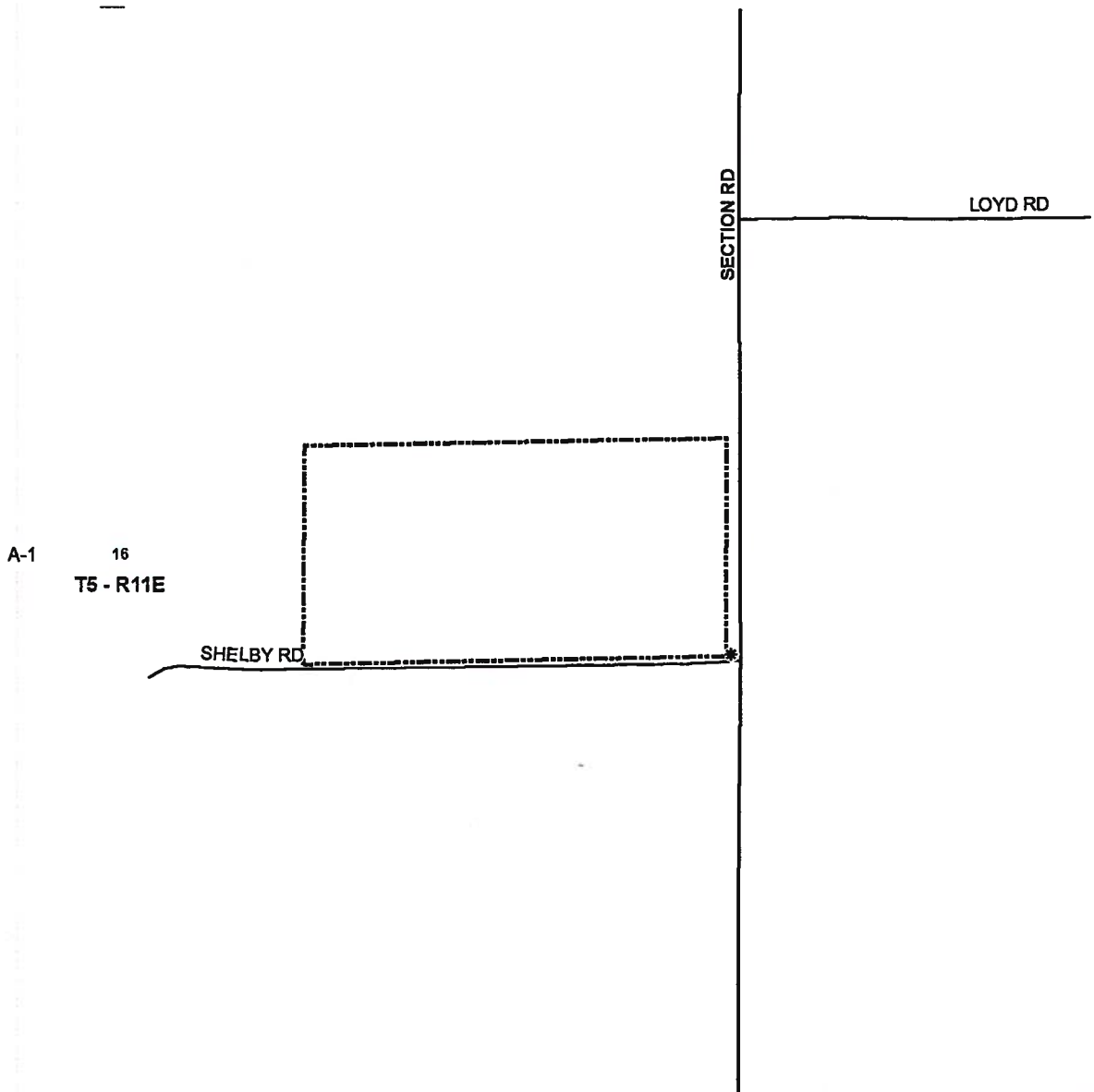
**Thence North 88 degrees 54 minutes 30 seconds East 647.80 feet to a mag nail set in Shelby Road on the West side of Section Road,,**

**Thence North 00 degrees 09 minutes 41 seconds East 330.40 feet along the west side of said road to a ½ inch iron rod set,**

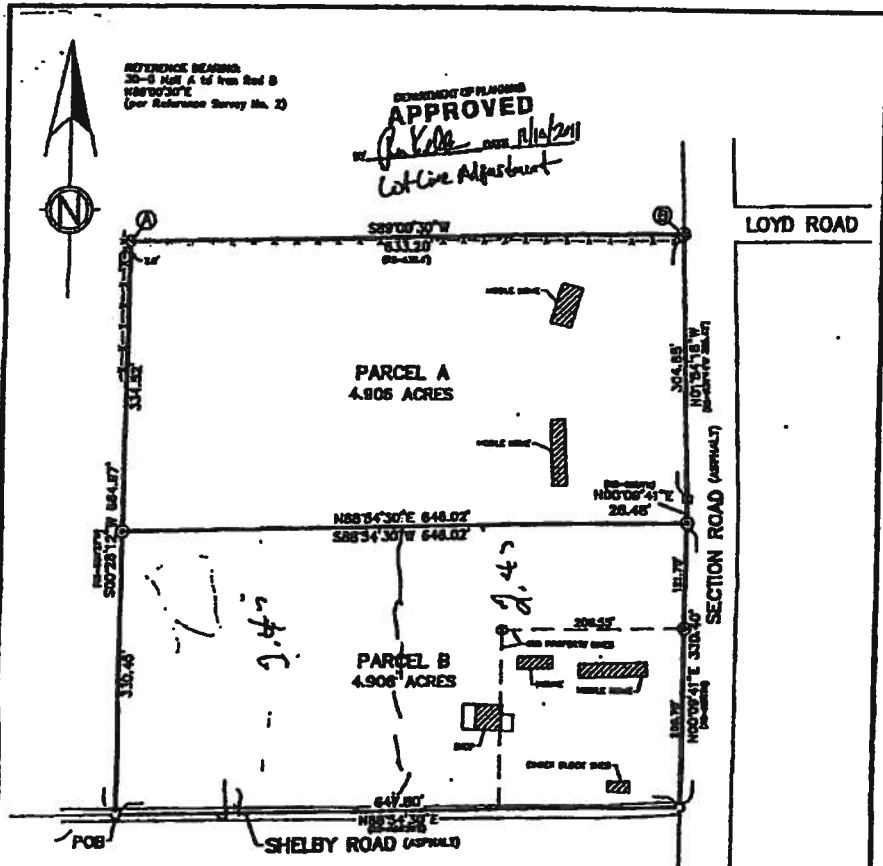
**Thence North 88 degrees 54 minutes 30 seconds West 646.02 feet to a ½ inch iron rod set,**

**Thence South 00 degrees 28 minutes 12 seconds West 330.45 feet to the POINT OF BEGINNING, containing 4.906 acres.**

**CASE NO.:** ZC14-08-065  
**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)  
**LOCATION:** Parcel located at the northwest corner of Shelby Road & Section Road; S16,T5S,R11E; Ward 2, District 6  
**SIZE:** 4.906 acres



Dryer Moran 373-3854



**NOTES:**

- This property is located in Flood Zone C, per F.E.M.A. Map No. 22320 0130 C, dated October 17, 1988.
- This plat represents a Boundary Line Adjustment and therefore does not constitute a division of property.

**LEGEND:**

- ⊙ - 30-0 IRON FOUND
- ⊖ - 30-0 IRON FOUND
- ⊙ - 1/2" IRON PIPE FOUND
- ⊖ - 1/2" IRON PIPE FOUND
- - 1/4" IRON PIPE FOUND
- ⊙ - 1/4" IRON PIPE SET
- ⊖ - 1/4" IRON PIPE SET
- RS - REFERENCE SURVEY NO. 2

**REFERENCE SURVEYS:**

- Survey for Wilson J. McChale by Gerald Forest, Surveyor, dated December 18, 1988.
- Survey for M.L. Dog by Robert C. Sanders, Surveyor, dated October 28, 1978.

**JOHN G. CUMMINGS & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 PHONE (504) 882-1547  
 FAX (504) 882-8230

303 N. JOHNSON AVENUE  
 COVINGTON, LA 70423

**JOHN G. CUMMINGS & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS

PLAT PREPARED FOR: **Louise Moran**

SHOWING A SURVEY OF: **PARCELS OF LAND LOCATED IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THE PLAT REPRESENTS A PROFESSIONAL SURVEY MADE IN THE COURSE OF MY DUTY AS A LICENSED LAND SURVEYOR, AND I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF LOUISIANA, AND HAVE A CLASS B LICENSE.

*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR

**JOHN G. CUMMINGS & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS

SCALE: 1" = 100'    JOB NO. 11243    DATE: 11-02-2011    REVISED: /

# ADMINISTRATIVE COMMENT

## ZONING STAFF REPORT

**Date:** July 28, 2014

**Case No.:** ZC14-08-065

**Posted:** 7/15/2014

**Meeting Date:** August 5, 2014

**Determination:** Approved

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### GENERAL INFORMATION

**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)

**LOCATION:** Parcel located at the northwest corner of Shelby Road & Section Road; S16,T5S,R11E; Ward 2, District 6

**SIZE:** 4.906 acres

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### 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	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Residential/Agricultural	A-1 Suburban District
West	Residential	A-1 Suburban District

#### EXISTING LAND USE:

**Existing development?** Yes

**Multi occupancy development?** No

#### 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) to A-2 (Suburban District). The site is located at the northwest corner of Shelby Road & Section Road. The 2025 Future Land Use Plan calls for the area to be developed with residential uses. Staff sees no compelling reason to increase the density in the area considering that the property is surrounded by A-1 zoning.

#### STAFF RECOMMENDATION:

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