

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5248 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. SMITH

ON THE 7 DAY OF AUGUST , 2014

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF CRAWFORD ROAD, NORTH OF LA HIGHWAY 41 AND WHICH PROPERTY COMPRISES A TOTAL OF 3.7288 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 6, DISTRICT 6). (ZC14-07-054)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-07-054, 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-2 (Suburban District) to an A-2 (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-2 (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-2 (Suburban District) to an A-2 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 SEPTEMBER , 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: JULY 31 , 2014

Published Adoption: _____ , 2014

Delivered to Parish President: _____ , 2014 at _____

Returned to Council Clerk: _____ , 2014 at _____

Exhibit "A"

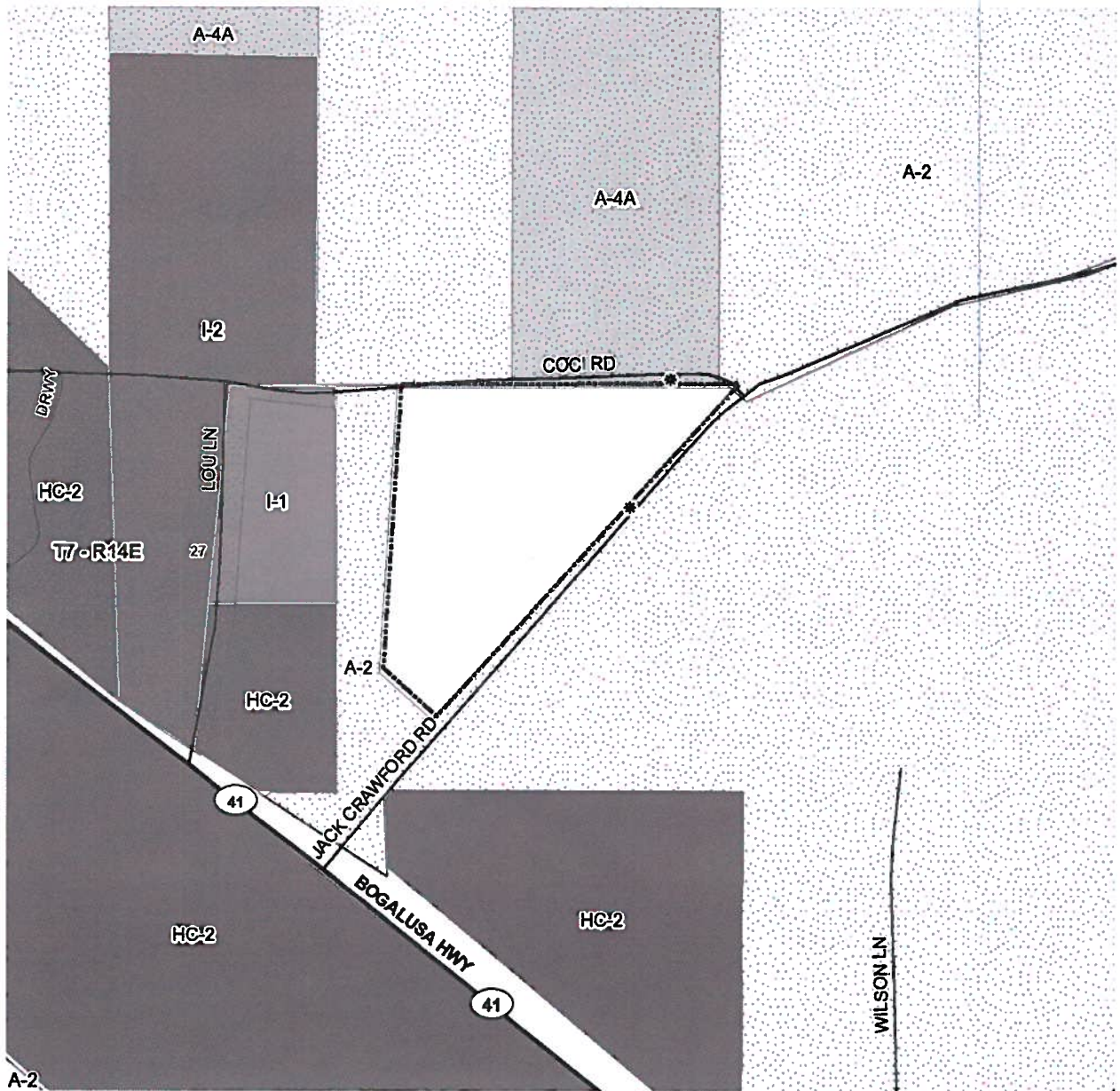
ZC14-07-054

ALL THAT CERTAIN PARCEL OF LAND in Section 27, Township 7 South, Range 14 East, St. Tammany Parish, Louisiana, being more fully described as follows:

From the Center Point of Section 27, in said Township and Range, go North 1,320.0 feet to a point on the southerly right of way line of a gravel road;
thence along said southerly right-of-way line South 89 degrees, 55 minutes, 00 seconds East 335.00 feet to a point;
thence South 83 degrees, 50 minutes, 00 seconds East 195.9 feet along said southerly right-of-way line to a point on the easterly right-of-way line of a 35 foot gravel road;
thence continue along said southerly right-of-way line South 83 degrees, 52 minutes, 31 seconds East 136.92 feet to a point;
thence South 88 degrees, 02 minutes, 30 seconds East 97.23 feet to the point of beginning.

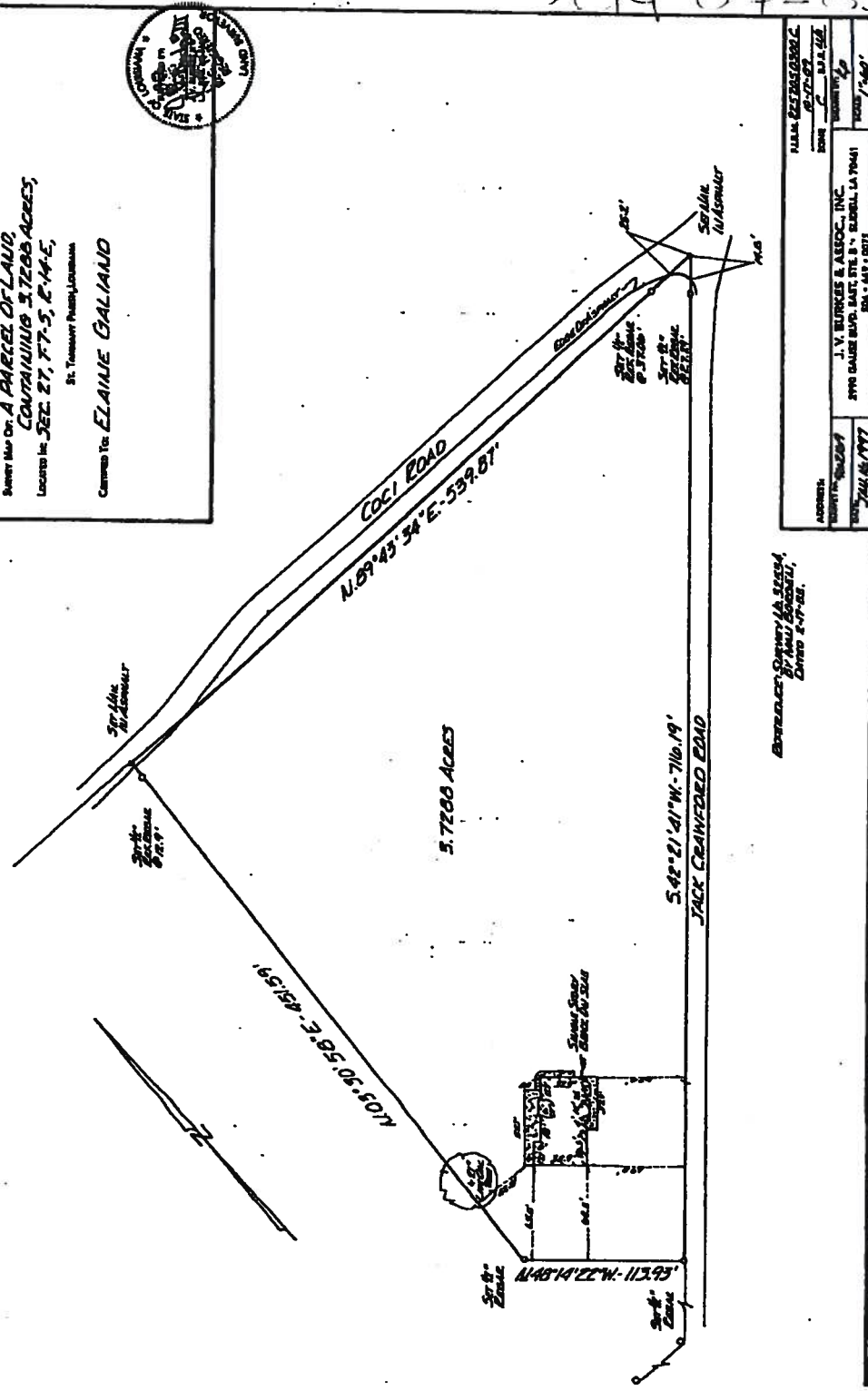
From the point of beginning proceed North 89 degrees, 43 minutes, 34 seconds East 539.87 feet to a point;
thence South 42 degrees, 21 minutes, 41 seconds West 716.19 feet to a point;
thence North 48 degrees, 14 minutes, 22 seconds West 113.93 feet to a point;
thence North 03 degrees, 30 minutes, 58 seconds East 451.59 feet to the point of beginning.

CASE NO.: ZC14-07-054
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)
LOCATION: Parcel located on the west side of Crawford Road, north of LA Highway 41; S27,T7S,R14E; Ward 6, District 6
SIZE: 3.7288 acres



7014-07-054

Survey Map Of: **A PARCEL OF LAND**
CONTAINING **5.7288 ACRES**
Located In: **SEC. 27, T.7-S, E.14-E,**
St. Tammany Parish, Louisiana
Created For: **ELAINE GALIANO**



ADDRESS:	PLANS REFERENCE:
7014-07-054	27-7-14-12345
DATE: 11/11/1977	SCALE: 1"=40'
J. V. BURGES & ASSOC., INC. 3790 GAULDE BLVD., SUITE 201, MONROE, LA 70401 TEL.: 281-337-1073	

Surveyor: **ELAINE GALIANO**
Date: 11-11-77

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-07-054

Posted: 6/12/2014

Meeting Date: July 1, 2014

Determination: Approved

GENERAL INFORMATION

REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)

LOCATION: Parcel located on the west side of Crawford Road, north of LA Highway 41; S27,T7S,R14E; Ward 6, District 6

SIZE: 3.7288 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 & A4A Suburban Districts
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay). The site is located on the west side of Crawford Road, north of LA Highway 41. The 2025 Future Land Use Plan recommends that the area be developed with commercial uses. The property is currently surrounded on all sides by Rural Overlay. Staff feels the requested Rural Overlay is appropriate for this site and fits with the surrounding land uses.

STAFF RECOMMENDATION:

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