

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5244

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 GREEN VALLEY ROAD, SOUTH OF LA HIGHWAY 1078, BEING 76351 GREEN VALLEY ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 9.73 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) , (WARD 3, DISTRICT 3). (ZC14-07-058)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-07-058 , 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-1A (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-1A (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-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

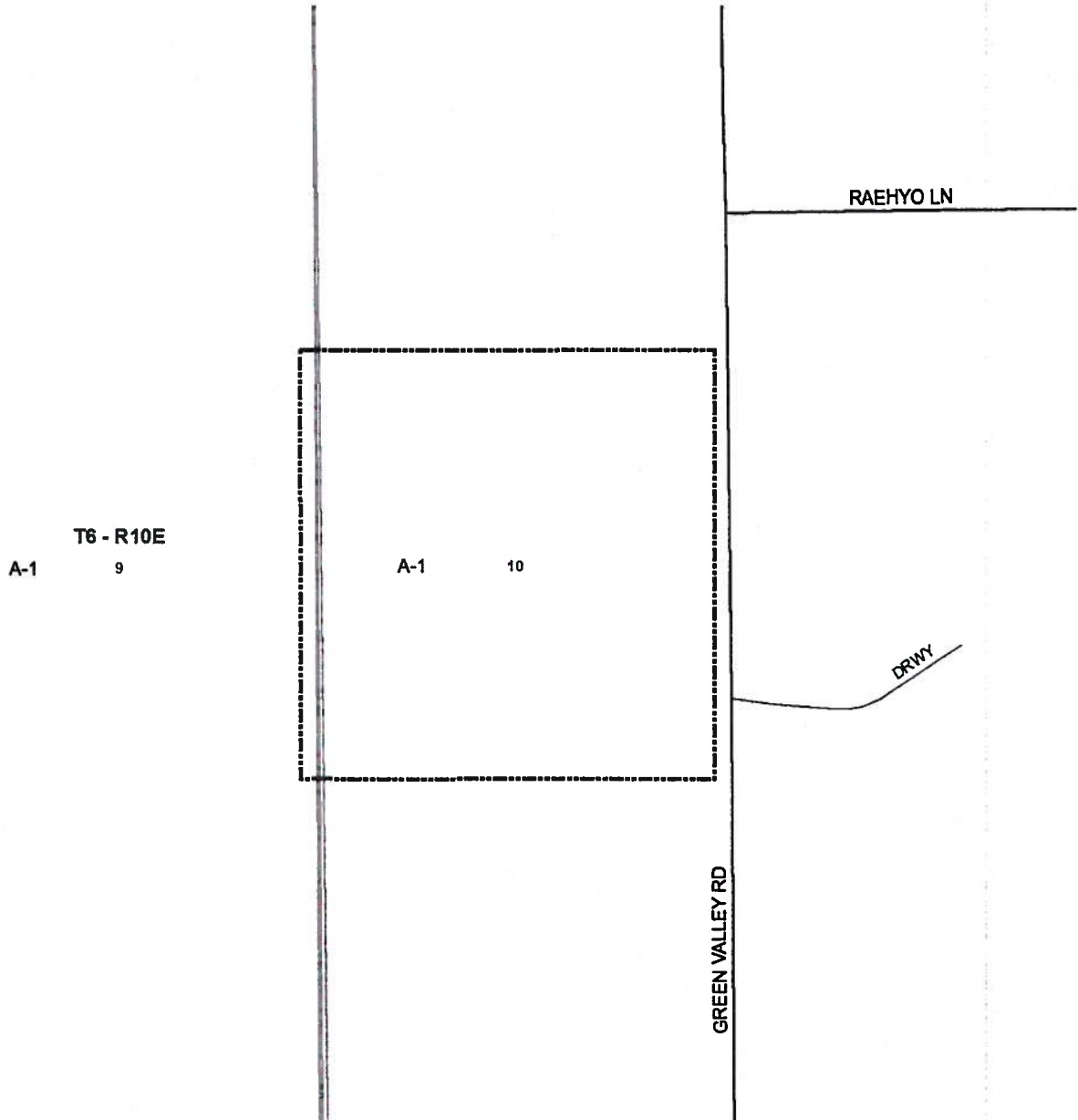
ZC14-07-058

ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto, belonging or in anywise appertaining, being situated in the Parish of Tammany, State of Louisiana, situated in Section 10 Township 6 South, Range 10 East, being more fully described as follows, to-wit:

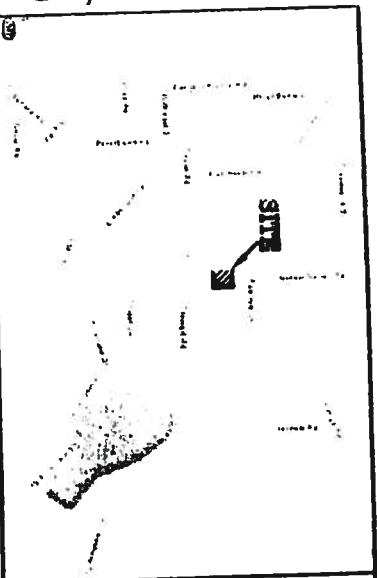
3.73 Acres in Section 10, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, being Parcel A-1 on Green Valley

From the Section corner common to Sections 3, 4, 9 and 10, go South 1087.15 feet; thence South 00 degrees 08 minutes 30 seconds East 406.66 feet to the Point of Beginning. From the Point of beginning, go north 89 degrees 57 minutes 00 seconds East 642.25 feet to a point located on the western boundary of Green Valley Road; thence South 00 degrees 01 minutes 28 seconds East (T-South) along the western boundary of Green Valley Road a distance of 253.2 feet to a point; thence South 89 degrees 57 minutes 00 seconds west 641.75 feet to a point; thence North 00 degrees 08 minutes 33 seconds west (T-North 0 degrees 02 minutes 33 seconds West) 253.20 feet to the Point of Beginning.

CASE NO.: ZC14-07-058
PETITIONER: Bradley & Robin Choate
OWNER: Bradley & Robin Choate
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located on the west side of Green Valley Road, south of LA Highway 1078, being 76351 Green Valley Road, Folsom; S10,T6S,R10E; Ward 3, District 3
SIZE: 9.73 acres



2014-07-08



THE RESUBDIVISION FOR PROPERTY SHOWN ON THIS PLAN HAS BEEN ACCEPTED BY THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA

DATE: _____
 BY: SECRETARY OF THE PLANNING COMMISSION
 DATE: _____
 BY: DIRECTOR OF PARISH ENGINEERING DEPARTMENT
 DATE: _____
 BY: CLERK OF COURT
 DATE: _____
 MAP FILE NUMBER _____ DATE FILED FOR RECORD _____

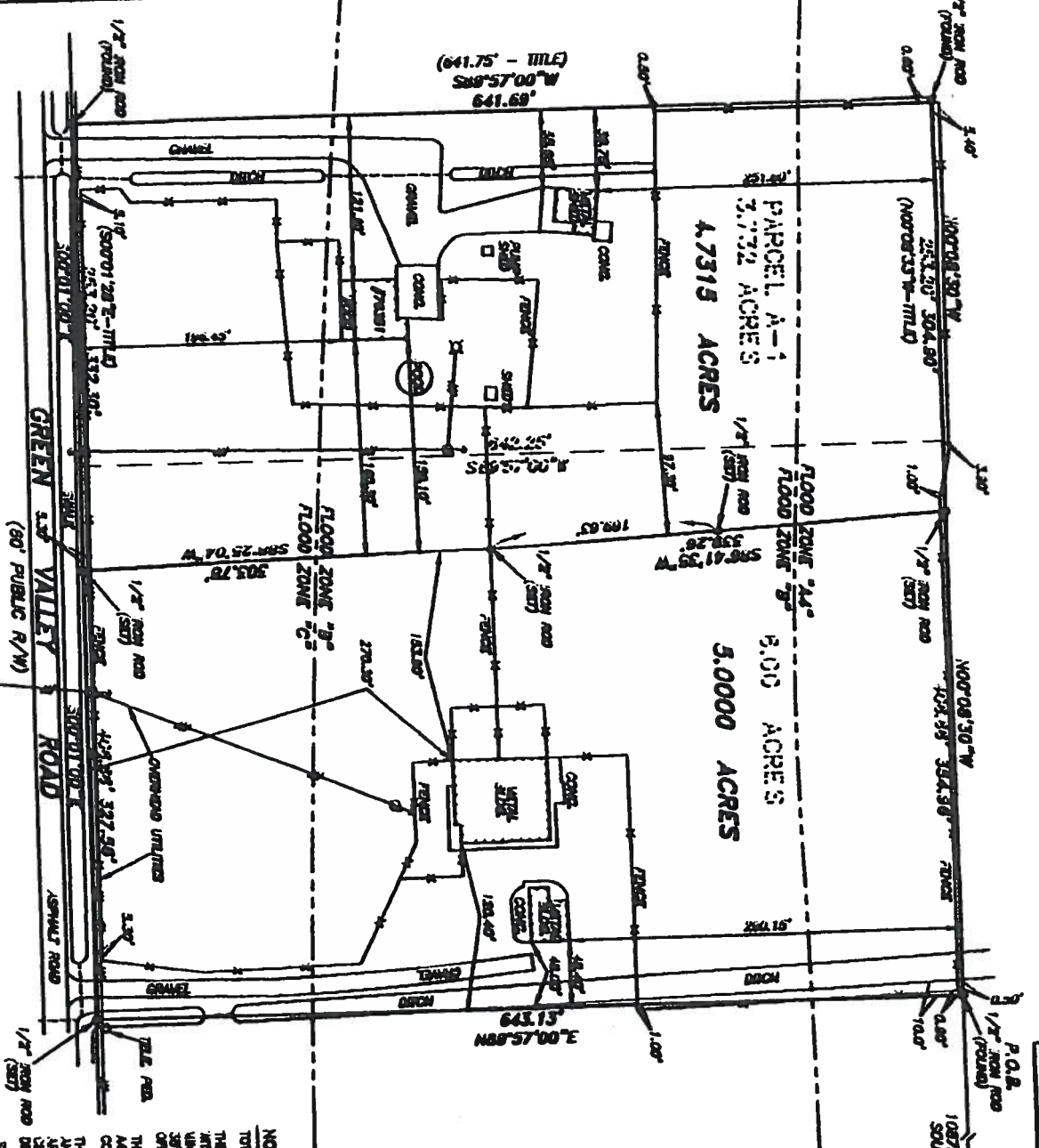


RONALD CLEMENT, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 2330 EDENBORN AVE., No. 112
 METAIRIE, LA 70001
 PHONE: 985-630-9942
 EMAIL: clementron@cox.com

THIS IS TO CERTIFY THAT THE BOUNDARY RESUBDIVISION BY RECORDED HEREON WAS MADE ON THE GROUND UNDER THE DIRECT SUPERVISION AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF ST. TAMMANY PARISH AND THE LOUISIANA REVISED STATUTES (RELS-54081).
 PREPARED AT THE REQUEST OF _____ DRAWN BY: RGC
 ERNO CHOATE SCALE: 1" = 100'
 DATE: DECEMBER 04, 2013



OWNER: BRADLEY J. CHOATE
 78351 GREEN VALLEY RD
 FOLSOM, LA 70457



MINOR RESUBDIVISION
4.7315 ACRES & 5.0000 ACRES
SECTION 10, T8S-R10E
ST. TAMMANY PARISH, LA.
 BEING A RESUBDIVISION OF A
 6.00 ACRE TRACT & PARCEL A-1

9	4
10	3

NOTES

TOTAL LOTS: 2 TOTAL AREA: 9.7315 ACRES
 THE SUBJECT PROPERTY IS ZONED A-1 (SUBURBAN DISTRICT) WITH A 10' (TYPICAL, OVERLAY), SIDEWALK STRIPES FRONT - 5' WINDSTOP - 1' (MINIMUM) REAR - 2' (MINIMUM) HEIGHT - 2' (MINIMUM) STRIPES MUST BE VERIFIED BY PARISH OFFICIALS PRIOR TO CONSTRUCTION.
 THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE C, B, AND A. BASE FLOOD ELEVATION (BFE) IS 115.0' FOR F.L.S. 10/17/08. CERTIFICATE NO. 220004, PARCEL 0159 C, RECORDED 10/17/08.
 THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL APPLICABLE STATUTES MAY NOT BE SHOWN. CERTAIN FEATURES MAY BE DISCREPANCY IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATIONS.
 SHOWN IN ACCORDANCE WITH THE LOUISIANA MEASUREMENTS ACT FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.
 ZONING AND BASED UPON A PLAN OF SURVEY OF 6.00 ACRES LOCATED IN SECTION 10, T8S-R10E, ST. TAMMANY PARISH BY HERBERT C. SANDERS, DATED 5/23/04.

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: June 23, 2014

Case No.: ZC14-07-058

Posted: 06/11/14

Meeting Date: July 1, 2014

Determination: Approved

GENERAL INFORMATION

PETITIONER: Bradley & Robin Choate
OWNER: Bradley & Robin Choate
REQUESTED CHANGE: From A-1 (Suburban District) to A-1A (Suburban District)
LOCATION: Parcel located on the west side of Green Valley Road, south of LA Highway 1078, being 76351 Green Valley Road, Folsom; S10,T6S,R10E; Ward 3, District 3
SIZE: 9.73 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	Undeveloped	A-1 (Suburban District)
South	Residential	A-1 (Suburban District)
East	Residential	A-1 (Suburban District)
West	Undeveloped	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes

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) to A-1A (Suburban District). The site is located on the west side of Green Valley Road, south of LA Highway 1078, being 76351 Green Valley Road, Folsom. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses. Considering that the site is surrounded by A-1 Suburban zoning, staff feels that there is no compelling reason to increase the density in the area.

STAFF RECOMMENDATION:

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