

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5265 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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.

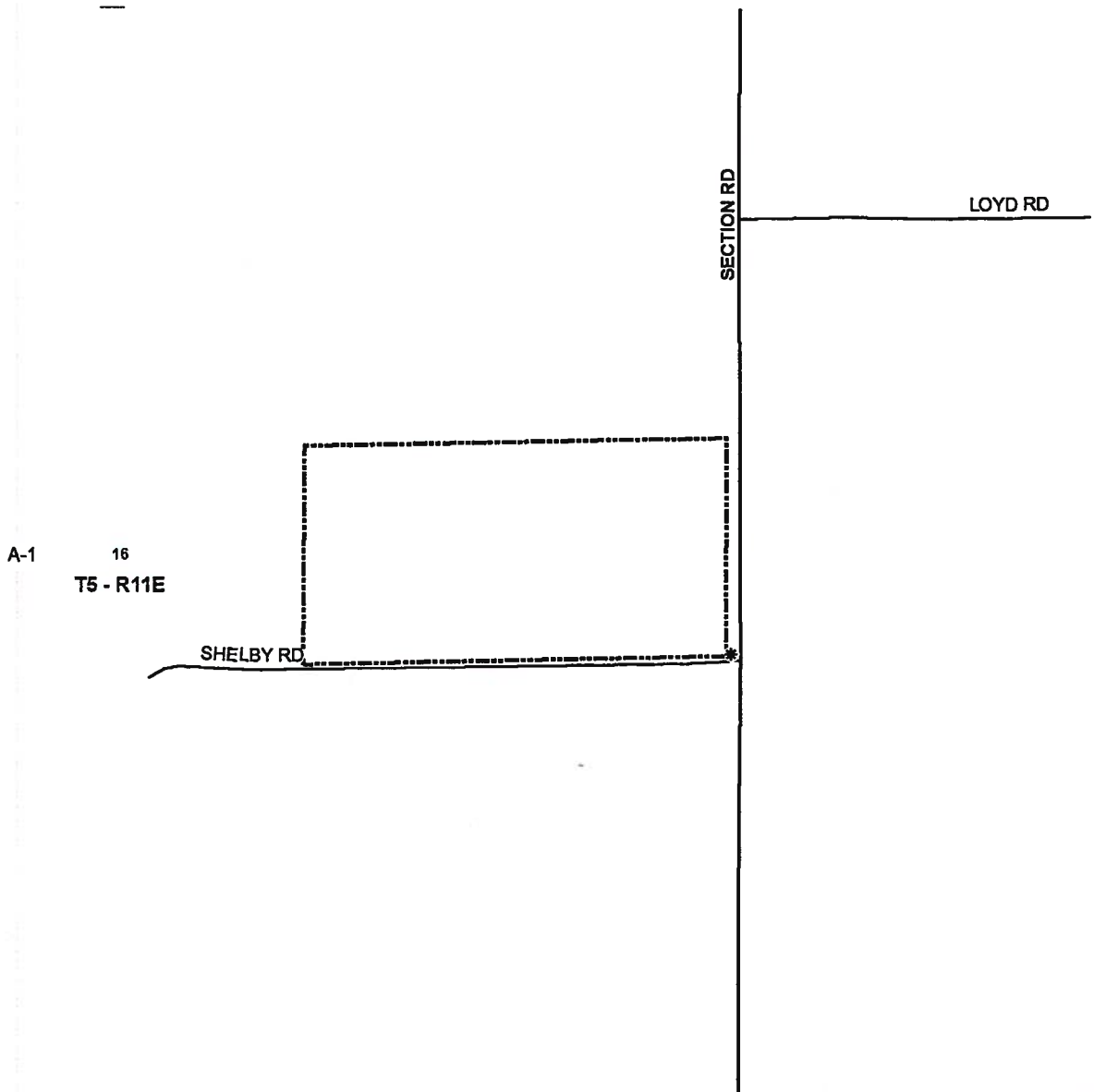
Thence North 88 degrees 54 minutes 30 seconds East 647.80 feet to a mag nail set in Shelby Road on the West side of Section Road,,

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,

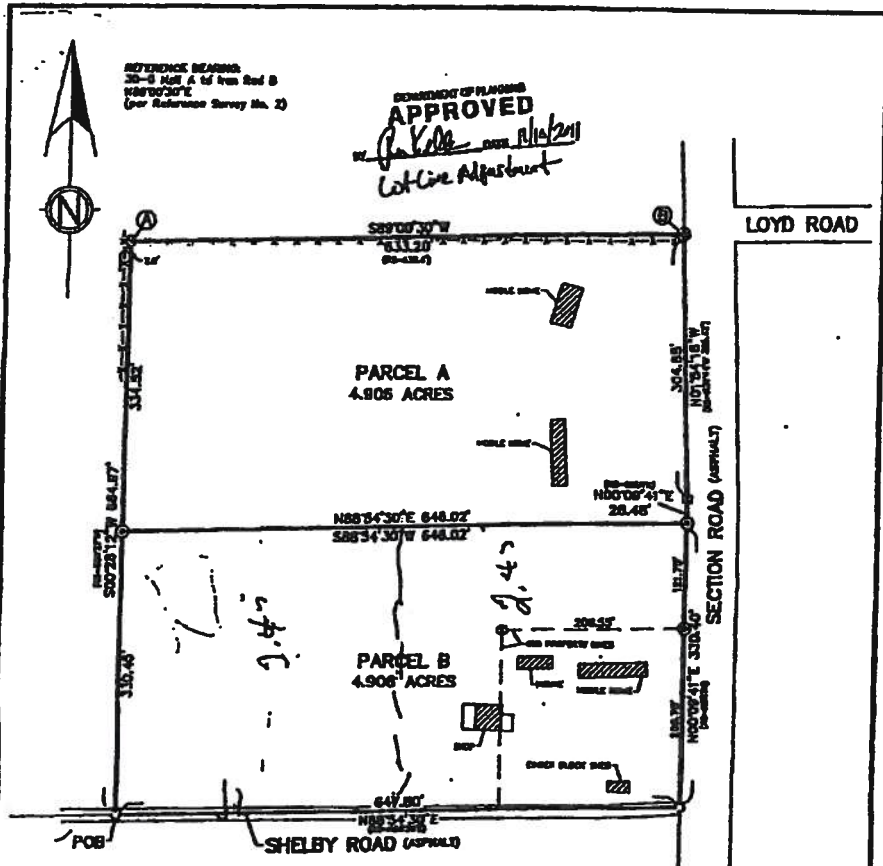
Thence North 88 degrees 54 minutes 30 seconds West 646.02 feet to a ½ inch iron rod set,

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



Dreyer Moran 373-3854



POB is equal to the SURVEY 002.07 & N88°00'30"E from the SE Corner of the SW 1/4 of the SW 1/4 of Section 16, T8N, R11E.

- LEGEND**
- ⊙ - 30" IRON PIPES FOUND
 - ⊖ - BRASS BAR FOUND
 - ⊕ - 1/2" IRON PIPE FOUND
 - ⊙ - 1/2" IRON ROD FOUND
 - - 1/2" IRON ROD SET
 - ⊙ - 1/2" IRON ROD SET
 - RS - REFERENCE SURVEY NO. 2

- 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.

THERE IS NO REPRESENTATION BY ANY SURVEYOR UNLESS AN EXPRESSED AGREEMENT IS MADE. THIS SURVEYOR HAS REVIEWED THE SURVEY AND HAS CONSENTED TO THE SAME. THE SURVEYOR HAS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY, AND HE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN ANY OTHER SURVEY OR MAP.

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

303 N. JOHNSON AVENUE
 MONROE, LA 70403

JOHN G. CUMMINGS & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

PHONE (504) 882-1547
 FAX (504) 882-8230

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.**

THIS PLAT REPRESENTS A PROFESSIONAL SURVEY MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE CONSTITUTION AND LAWS OF THE STATE OF LOUISIANA, AND SHALL BE A VALID AND LEGAL SURVEY.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR



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

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

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.