

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5264 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 ON THE SOUTH SIDE OF WILLIE GARRETT ROAD, WEST OF LA HIGHWAY 450, BEING 11630 WILLIE GARRETT ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 4.87 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 2, DISTRICT 3). (ZC14-08-066)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC14-08-066, 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

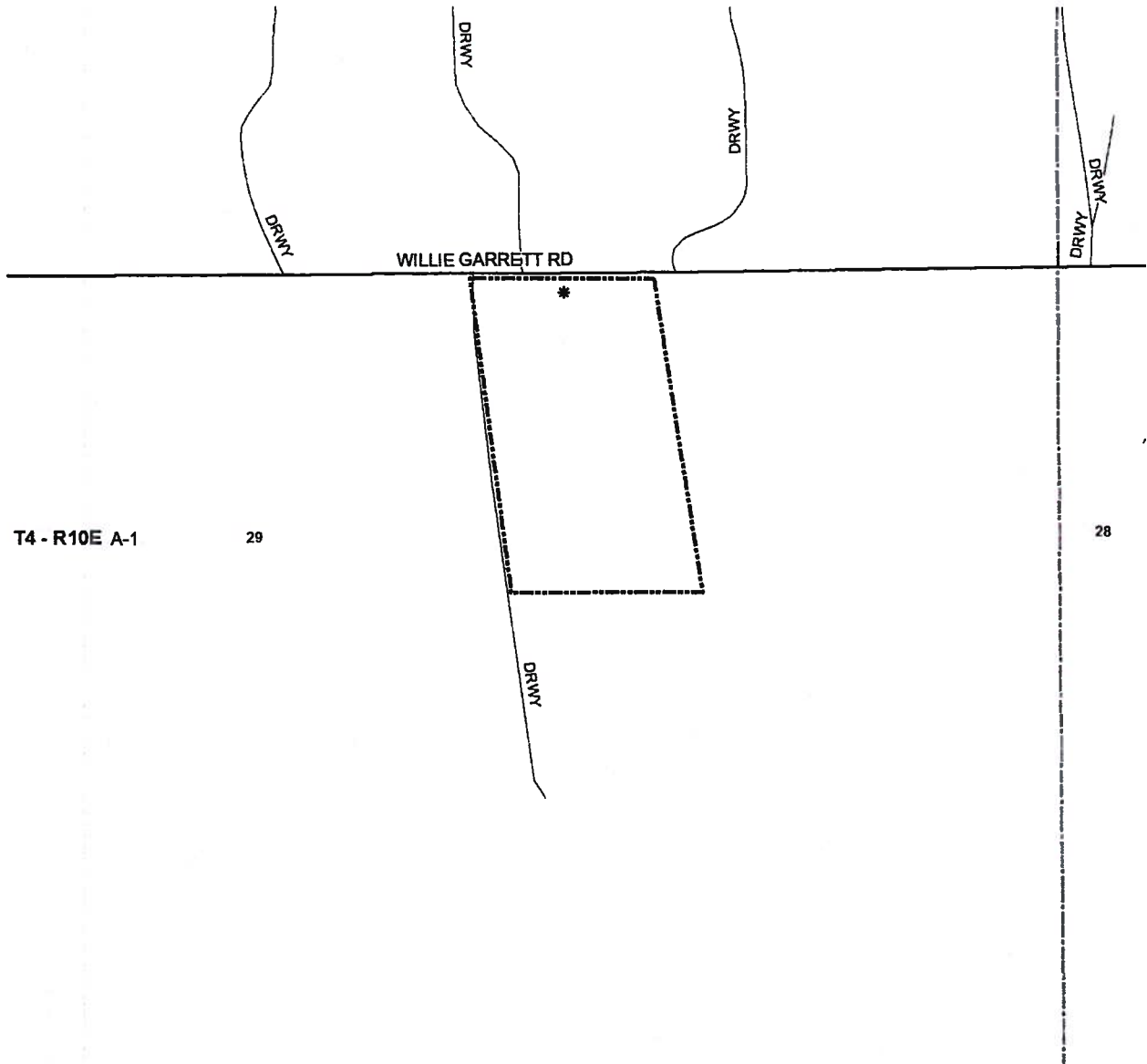
ZC14-08-066 (revised legal)

A parcel of land located in Section 29, Township 4 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Section Corner common to Sections 29, 30, 31 and 32, of said township and range, Thence North 727.50 feet to a point,
Thence East 3011.70 feet to a point,
Thence North 00 degrees 29 minutes East 581.10 feet to a point,
Thence North 89 degrees 52 minutes East 941.20 feet to a point,
Thence North 89 degrees 38 minutes East 1106.90 feet to a 1/2 inch iron rod set,
Thence North 08 degrees 45 minutes 52 seconds West 1316.81 feet to the POINT OF BEGINNING.

Thence South 08 degrees 45 minutes 52 seconds East 600 feet
Thence South 89 degrees 43 minutes 09 seconds West 380.0 feet to a point,
Thence North 07 degrees 27 minutes 23 seconds West 600 feet to a point, set on the South side of Willie Garrett Road, Thence South 89 degrees 54 minutes 30 seconds East 350.0 feet along the south side of said road to the POINT OF BEGINNING, containing 4.87 Acres.

CASE NO.: ZC14-08-066
PETITIONER: David W. & Joanne V. Morere
OWNER: David W. & Joanne V. Morere
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom; S29,T4S,R10E; Ward 2, District 3
SIZE: 4.87 acres

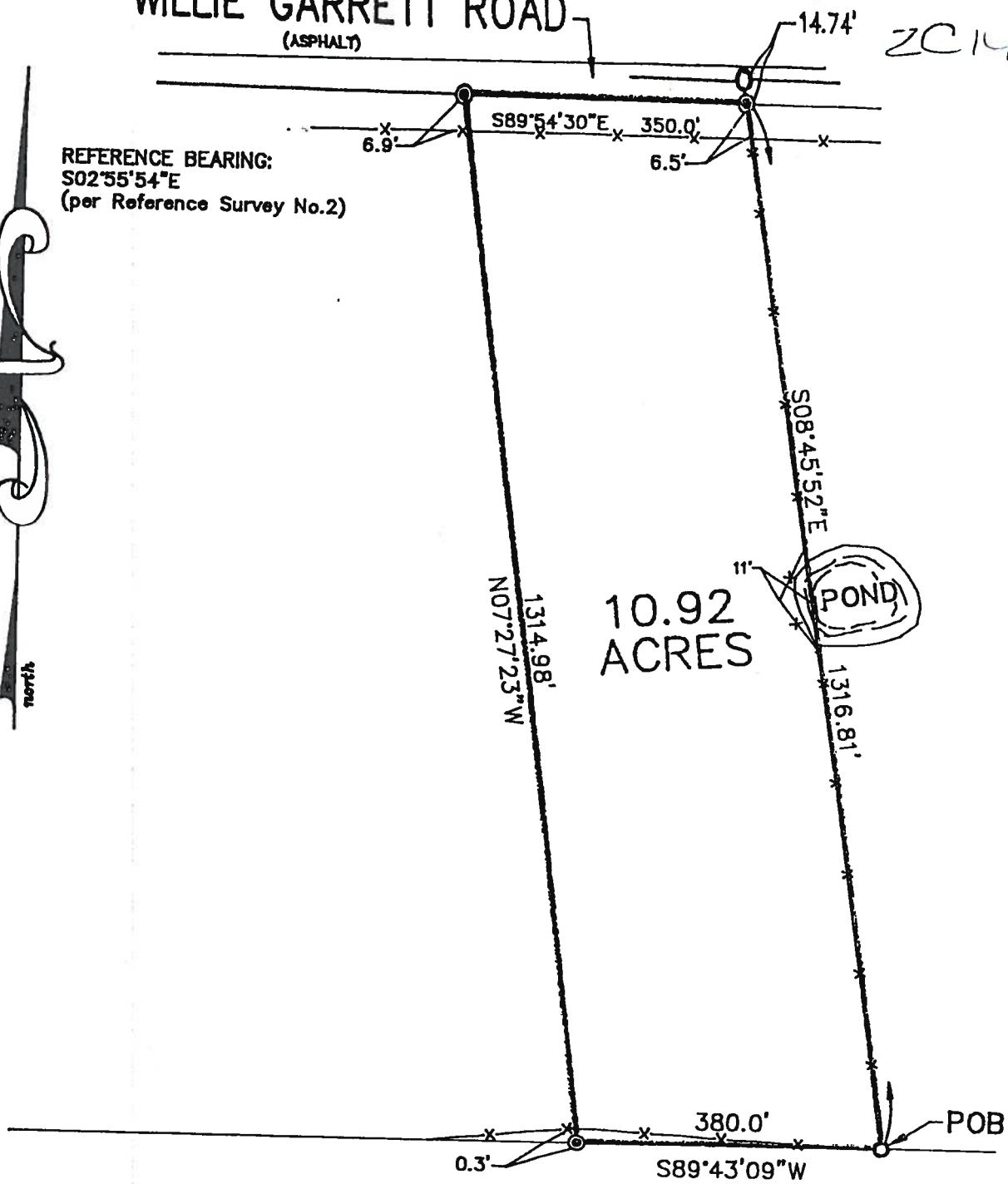


WILLIE GARRETT ROAD

(ASPHALT)

2014-08-06

REFERENCE BEARING:
S02°55'54"E
(per Reference Survey No.2)



10.92
ACRES

POND

POB

POB IS REPORTED TO BE NORTH 727.50'; EAST 3011.70';
N00°29'E 581.10'; N89°52'E 941.20'; N89°38'E 1106.90';
FROM THE SECTION CORNER COMMON TO SECTIONS
29, 30, 31, & 32, T4S, R10E.

1. Survey for Compensation Specialties, Inc. by Land Surveying, Inc. dated July 31, 1989.
2. Survey for Kenneth & Gwendolyn Doby by Fred L. Tilley & Associates, Inc. dated April 27, 1994.

NOTE: This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND

- ⊙ = 1/2" Iron Rod Set
- = 1/2" Iron Rod Found

John G. Cummings and Associates

(985) 892-1549

609 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70433

PLAT PREPARED FOR: *David Morere*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'	JOB NO. 02126	DATE: 9-12-02	REVISED:
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ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: July 28, 2014

Meeting Date: August 5, 2014

Case No.: ZC14-08-066

Determination: Approved as Amended

Posted: 7/15/2014

GENERAL INFORMATION

PETITIONER: David W. & Joanne V. Morere
OWNER: David W. & Joanne V. Morere
REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)
LOCATION: Parcel located on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom; S29,T4S,R10E; Ward 2, District 3
SIZE: 10.92 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	Residential/Agricultural	A-1 Suburban District
South	Agricultural	A-1 Suburban District
East	Agricultural	A-1 Suburban District
West	Agricultural	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 on the south side of Willie Garrett Road, west of LA Highway 450, being 11630 Willie Garrett Road, Folsom. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural 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.