

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3228                      ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. SINGLETARY                      PROVIDED BY: PLANNING

INTRODUCED BY: MR. SINGLETARY                      SECONDED BY: MR. THOMPSON

ON THE 2ND DAY OF FEBRUARY 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of LA Highway 36, west of Greenhouse Road, east of Reed Road and which property comprises a total of 22.35 Acres of land more or less, from its present R (Rural) District to an A-2 (Suburban) District, Ward 6, District 6. (ZC06-01-008)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-01-008, 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 R (Rural) District to an A-2 (Suburban) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

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 R (Rural) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

# ZONING STAFF REPORT

Date: December 19, 2005

Case No.: ZC06-01-008

Posted: 12/12/05

Meeting Date: January 3, 2006

Determination: Approved

## GENERAL INFORMATION

**PETITIONER:** Lonnie J. Bonacorso  
**OWNER:** Anna Mae Cado Bonacorso, Marguerite Cado McKay, Anthony D. Cado, John Gerald Cado, & Succession of Virginia Herrmann Cado  
**REQUESTED CHANGE:** From R (Rural) District to A-2 (Suburban) District  
**LOCATION:** Parcel located on the north side of LA Highway 36, west of Greenhouse Road, east of Reed Road; S21, T7S, R14E; Ward 6, District 6  
**SIZE:** 22.35 Acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: State & 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	R (Rural) District
South	Undeveloped/Industrial	R (Rural) District
East	Single Family Residential/Mobile Home	R (Rural) District
West	Single Family Residential/Mobile Home	R (Rural) District

#### EXISTING LAND USE:

Existing development? No

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.

**Commercial Infill** - New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from R (Rural) District to A-2 (Suburban) District. The site is located on the north side of LA Highway 36, west of Greenhouse Road, east of Reed Road. A single family residential development with lots of minimum of 40,000 square feet is being proposed for the site. The proposed rezoning does not meet the 2025 future land plan, which defines the area to be developed with uses that preserve of the countryside of the area. Also, the 2025 future land use plan designates the front of the property, along Hwy 36 to be developed with commercial uses. Staff feels that the requested zoning change is not appropriate for the area.

#### STAFF RECOMMENDATION:

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

## EXHIBIT "A"

ZC06-01-008

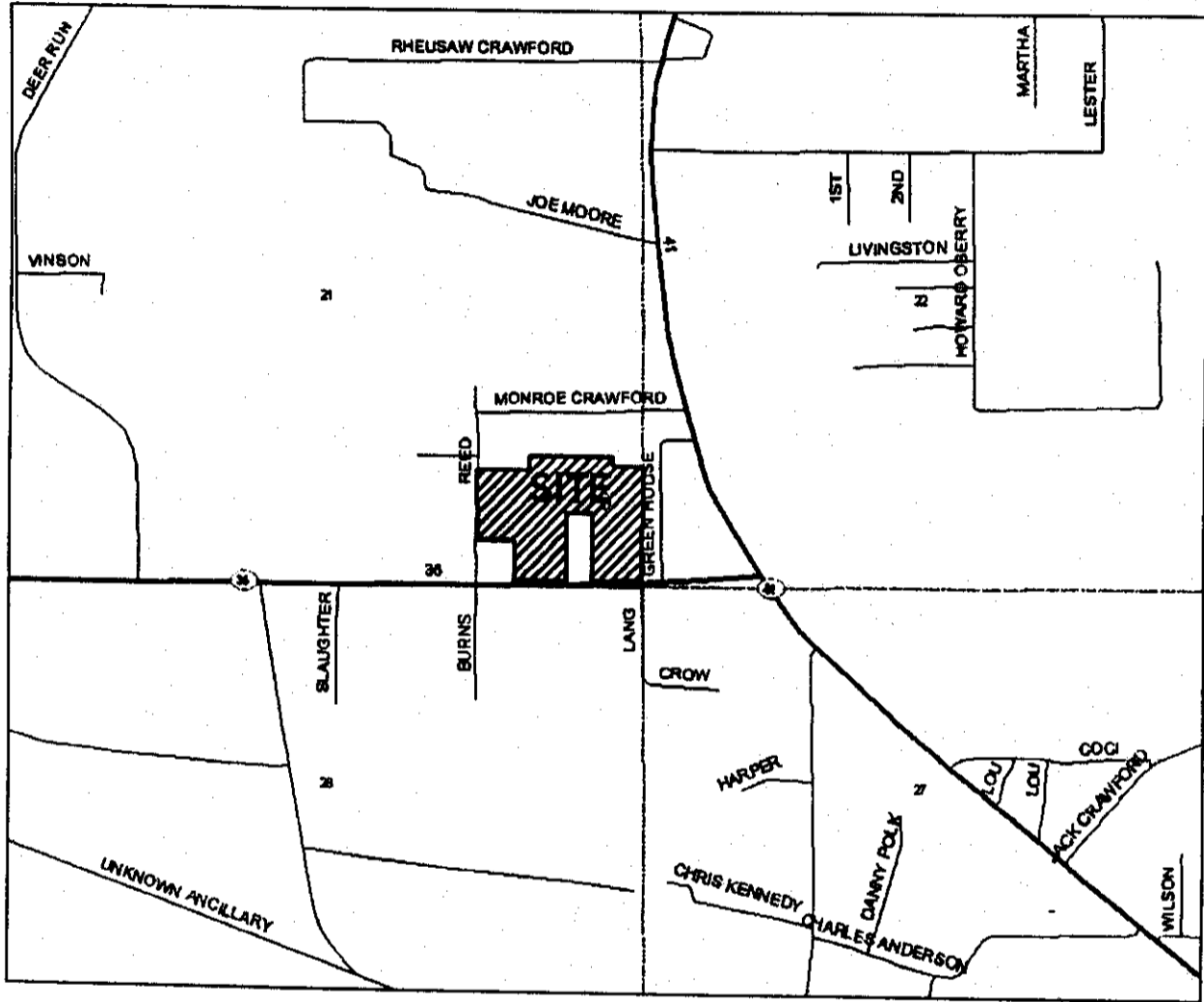
A certain parcel of land, lying and situated in Section 21, Township 7 South, Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows.

From the section corner common to Sections 21, 22, 27 & 28, Township 7 South, Range 14 East; thence go North – 100.00 ft. to a point of intersection of the northern r/w line of La. Hwy. # 36 and the western r/w line of Green House Road, the Point of Beginning. Thence go along said northern r/w line on the following four courses;

- (A) South 86 Degrees 36 minutes 12 seconds West – 158.26 feet to a LDH monument.  
(ref #1) N89°45'00"W.- 1022.30 ft.; thence
- (A) South 87 Degrees 30 minutes 30 seconds West – 41.10 feet to a 1/2" iron rod.  
(ref #1) N89°45'00"W.- 1022.30 ft.; thence
- (A) South 87 Degrees 04 minutes 10 seconds West – 90.42 feet to a 1/2" iron pipe.  
(ref #1) N89°45'00"W.- 1022.30 ft.; thence
- (A) North 89 Degrees 47 minutes 57 seconds West – 109.77 feet to a 1/2" iron pipe.  
(ref #1) N89°45'00"W.- 1022.30 ft. (ref #2) N.85°37'29"W.- 109.71 ft.; thence
- (A) North 00 Degrees 16 minutes 47 seconds East – 510.00 feet to a point in a pond.  
(ref #2) N.04°31'47"E.; thence
- North 89 Degrees 41 minutes 17 seconds West – 200.00 feet to a point; thence  
South 00 Degrees 16 minutes 46 seconds West – 510.00 feet to a point on the northern r/w of La. Hwy. # 36; thence
- (A) North 89 Degrees 41 minutes 17 seconds West – 411.53 feet to a 3/4" iron pipe.  
(ref #1) N89°45'00"W.- 1022.30 ft.; thence
- (A) North 00 Degrees 01 minute 05 seconds East – 295.25 feet to a 3/8" iron rod.  
(ref #1) N.00°21'00"E.- 290.00 ft.; thence
- (A) North 89 Degrees 31 minutes 29 seconds West – 295.55 feet to a 3/8" iron rod on the east side of Reed Road. (ref #1) West – 295.00 ft.; thence
- (A) North 00 Degrees 42 minutes 44 seconds West – 530.28 feet to a 3/4" iron pipe on the western side of Reed Road. (ref #1) N.00°21'00"E.- 531.14 ft.; thence
- (A) South 89 Degrees 51 minutes 08 seconds East – 417.90 feet to a fence corner.  
(ref #1) East – 417.42 ft.; thence
- (A) North 00 Degrees 13 minutes 18 seconds East – 74.20 feet to a 1/2" iron rod.  
(ref #1) N.00°21'00"E.- 104.3 ft.; thence
- (A) North 00 Degrees 05 minutes 22 seconds East – 29.19 feet to a 1/2" iron rod.  
(ref #1) N.00°21'00"E.- 104.3 ft.; thence
- (A) North 89 Degrees 56 minutes 41 seconds East – 245.81 feet to a 1/2" iron rod.  
(ref #1) East – 663.30 ft.; thence
- (A) South 89 Degrees 46 minutes 11 seconds East – 117.27 feet to a 1/2" iron rod.  
(ref #5) 117.1 ft. (ref #1) East – 663.30 ft.; thence
- (A) South 89 Degrees 43 minutes 00 seconds East – 300.15 feet to a 1/2" iron rod.  
(ref #1) East – 663.30 ft.; thence
- (A) South 00 Degrees 29 minutes 54 seconds West – 64.40 feet to a 1/2" iron rod.  
(ref #1) S.00°21'00"W.; thence
- (A) South 89 Degrees 51 minutes 06 seconds East – 237.00 feet to a 1/2" iron rod on the western r/w line of Green House Road. (ref #4) East; thence
- (A) South 00 Degrees 21 minutes 00 seconds West – 851.68 feet to the Point of Beginning. (ref #1) 854.53 ft.

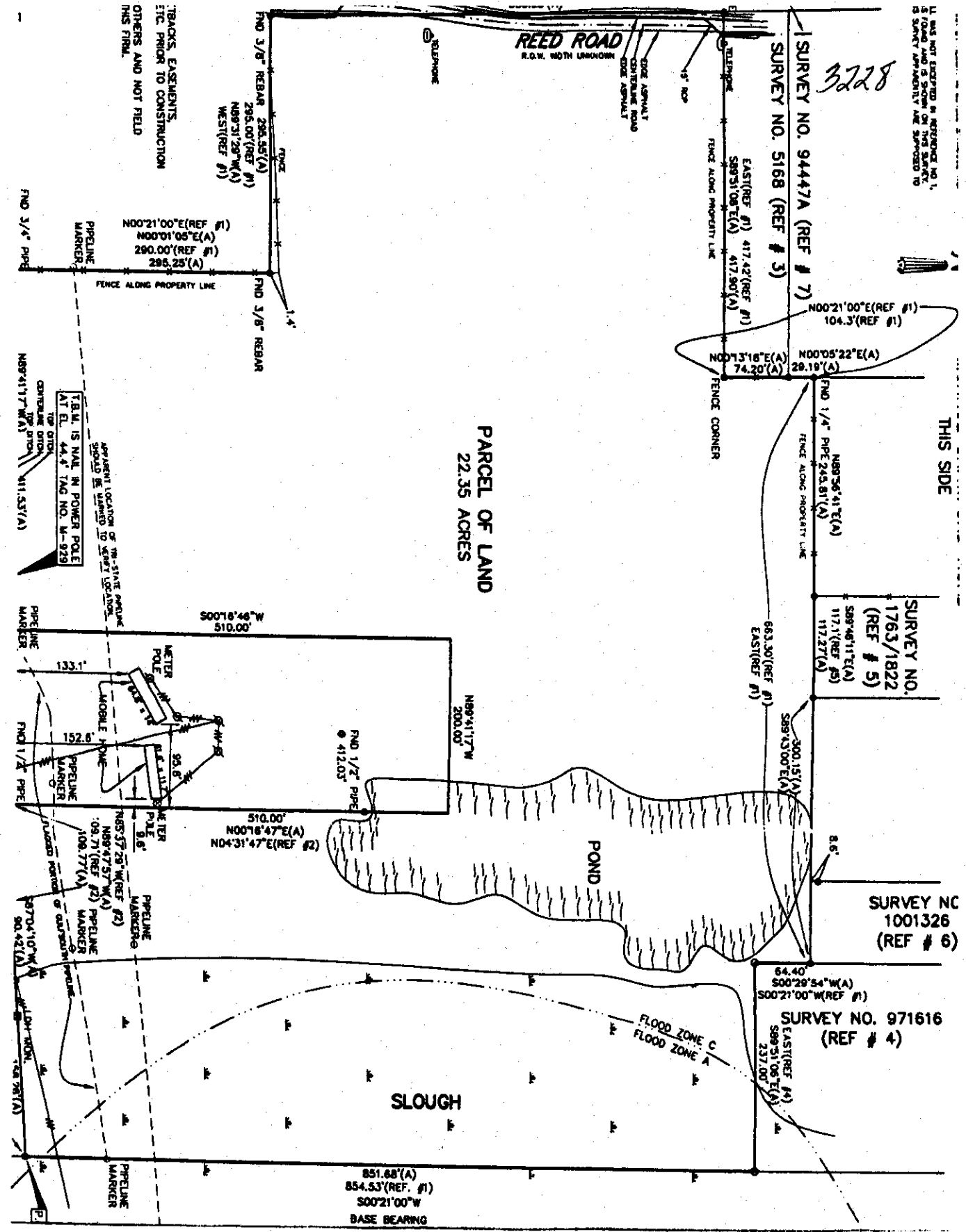
3228

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IT HAS NOT BEEN DETERMINED BY REFERENCE TO THE RECORDS OF THE STATE OF MISSISSIPPI THAT THE SURVEY IS A SURVEY APPLICABLE AND APPROVED TO

3228



PARCEL OF LAND  
22.35 ACRES

THIS SIDE

2006-01-008