

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3285

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR MR. DEAN

PROVIDED BY: PLANNING

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. GOULD

ON THE 4TH DAY OF MAY 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the northeast corner of LA Highway 22 & Kathman Drive, being lot 23, Square 5, Live Oak Hills Subdivision and which property comprises a total of .50 acre of land more or less, from its present R (Rural) District to an A-6 (General Multi-Family Residential) District, Ward 1, District 1. (ZC06-03-017)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC06-03-017, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remains R (Rural) District.

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-6 (General Multi-Family Residential) 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-6 (General Multi-Family Residential) District ( see Exhibit "A") for complete boundaries.

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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 \_\_\_\_ DAY OF \_\_\_\_\_, 2007; AND BECOMES ORDINANCE  
COUNCIL SERIES NO. 07-\_\_\_\_\_.

\_\_\_\_\_  
BARRY D. BAGERT, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
DIANE HUESCHEN, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: May 18, 2006

Published Adoption: \_\_\_\_\_, 2007

Delivered to Parish President: \_\_\_\_\_, 2007 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2007 at \_\_\_\_\_

ZC06-03-017

A parcel of land being a part of Lot 23, Square 5, Live Oaks Subdivision, located in Section 18, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from a 1/2 inch iron pipe found on the East Side of Kathman Drive and the North Side of Louisiana Highway Number 22,

Thence North 16 degrees 11 minutes 50 seconds West 145.86 feet to a 1/2 inch iron rod set on the West Side of Kathman Drive and the **POINT OF BEGINNING**,

Thence North 16 degrees 11 minutes 50 seconds West 93.34 feet along the west side of said drive to a 1/2 inch iron rod set,

Thence South 88 degrees 00 minutes East 258.51 feet to a 1/2 inch iron rod set,

Thence South 00 degrees 12 minutes 10 seconds East 88.73 feet to a 1/2 inch iron rod set,

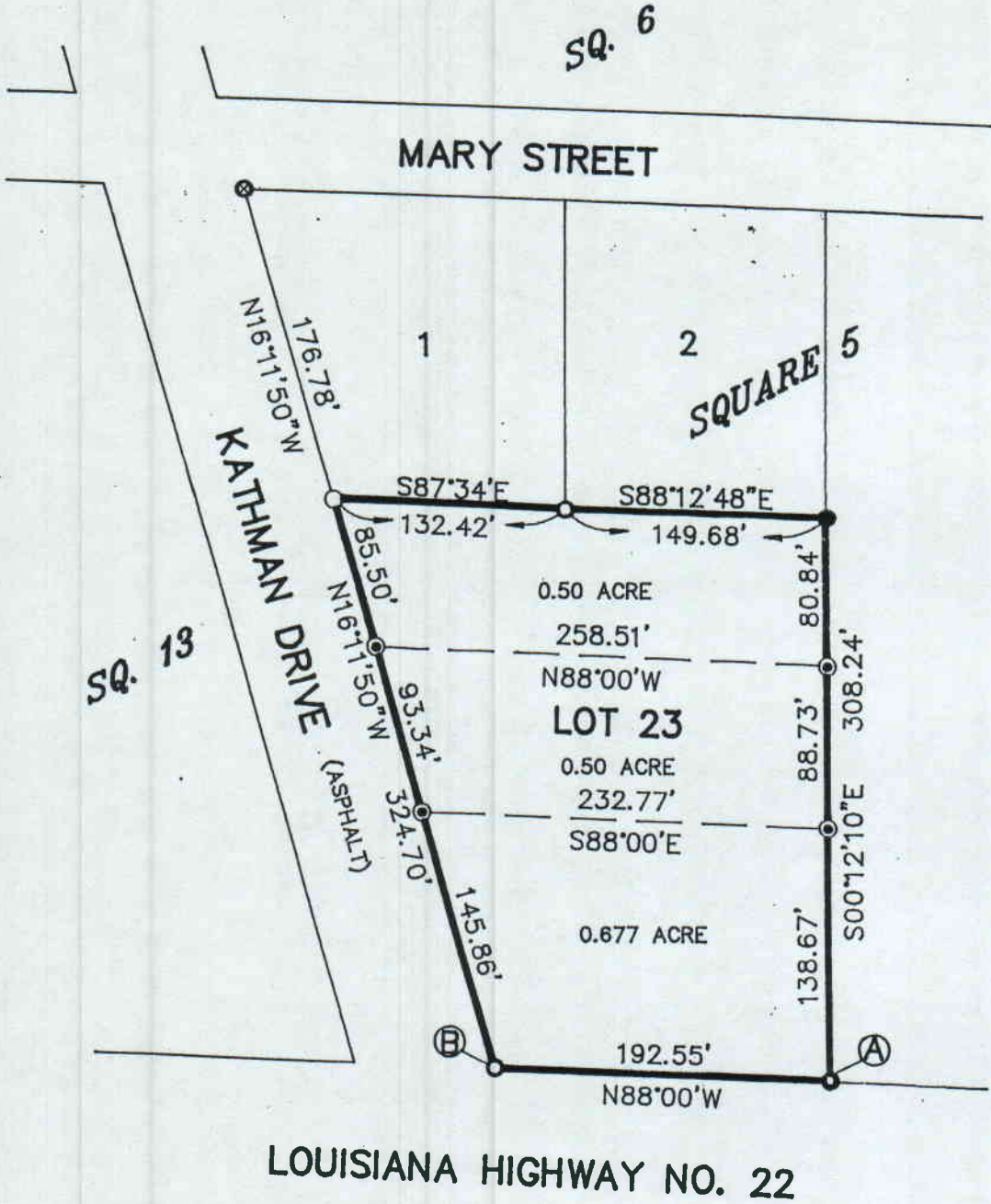
Thence North 88 degrees 00 minutes West 232.77 feet to the **POINT OF BEGINNING**, containing 0.50 Acre.



REFERENCE BEARING:  
 Iron Pipe A to Iron Pipe B  
 N88°00'W  
 (per Subdivision Plat)

ZC06-03-017

3285



**LEGEND**

- = 1-1/2" IRON PIPE FOUND
- = 1" IRON PIPE FOUND
- ⊗ = 3/4" IRON PIPE FOUND
- = 1/2" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

NOTE: This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0215 C, dated April 2, 1991.

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.

REFERENCE SURVEY:  
 Plat of Live Oak Hills Subdivision, by Robert A. Berlin, Surveyor, dated July 2, 1962 & revised October 5, 1962.

**John G. Cummings and Associates**

(985) 892-1549

503 N. JEFFERSON AVE.

Professional Land Surveyors

COVINGTON, LA. 70433

PLAT PREPARED FOR: *Brenda Coleman*

SHOWING A SURVEY OF: LOT 23, SQUARE 5, LIVE OAK HILLS SUBDIVISION, LOCATED IN SECTION 18, TOWNSHIP 7 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" = 100'

JOB NO. 04054A

DATE: 11-17-06

REVISED:



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING  
P. O. BOX 628  
COVINGTON, LA 70434  
PHONE: (985) 898-2329  
FAX: (985) 898-3003  
e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

Kevin Davis  
Parish President

*Appeal 2*

*Ord. Cal. No. 3285*

**THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

**APPEAL REQUEST**

DATE: 3/14/06

(Reference Case Number)

ZC06-03-017

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

*Brenda Coleman*  
(SIGNATURE)

Brenda Coleman  
35 Mary St

Madisonville La 70447

PHONE #: 985-792-1575



**ZC06-03-017**

Existing Zoning:	R (Rural) District
Proposed Zoning:	A-6 (General Multi-Family Residential) District
Acres:	<del>1.677 acres</del> <i>reduced</i>
Petitioner:	Brenda Coleman
Owner:	Robert & Brenda K. Coleman
Location:	Parcel located on the northeast corner of LA Highway 22 & Kathman Drive, being lot 23, Square 5, Live Oak Hills Subdivision, S18, T7S, R10E, Ward 1, District 1
Council District:	1



# ZONING STAFF REPORT

Date: March 1, 2006

Case No.: ZC06-03-017

Posted: 02/14/06

Meeting Date: March 7, 2006

Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Brenda Coleman  
**OWNER:** Robert & Brenda K. Coleman  
**REQUESTED CHANGE:** From R (Rural) District to A-6 (General Multi-Family Residential) District  
**LOCATION:** Parcel located on the northeast corner of LA Highway 22 & Kathman Drive, being lot 23, Square 5, Live Oak Hills Subdivision; S18, T7S, R10E; Ward 1, District 1  
**SIZE:** 1.677 acres

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: State

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	R (Rural) District
South	Undeveloped	R (Rural) District
East	Undeveloped/Residential	R (Rural) District
West	Undeveloped	R (Rural) District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

#### COMPREHENSIVE PLAN:

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from R (Rural) District to A-6 (General Multi-Family Residential) District. The site is located on the northeast corner of LA Highway 22 & Kathman Drive. The site is mostly surrounded with single family residences and undeveloped land. The 2025 land use plan calls for the area to be developed with a variety of residential uses. Considering the surrounding of the site which is mostly rural, staff feels that there are no compelling reasons to recommend approval of the requested zoning change.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-6 (General Multi-Family Residential) District designation be denied.