

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4843

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/BRISTER

PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 2 DAY OF AUGUST, 2012

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH & EAST SIDES OF C.C. ROAD, SOUTH OF SOUTH TRANQUILITY ROAD, 32599 C.C. ROAD, SLIDELL, AND WHICH PROPERTY COMPRISES A TOTAL 10 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY). (WARD 9, DISTRICT 11) (ZC12-07-055)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-07-055, 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-2 (Suburban District) to an A-2 (Suburban District) & RO (Rural Overlay) 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) & RO (Rural Overlay).

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-2 (Suburban District) to an A-2 (Suburban District) & RO (Rural Overlay).

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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF SEPTEMBER, 2012; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26, 2012

Published Adoption: \_\_\_\_\_, 2012

Delivered to Parish President: \_\_\_\_\_, 2012 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2012 at \_\_\_\_\_

Exhibit "A"

ZC12-07-055

**THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining situated in the State of Louisiana, Parish of St. Tammany, located in Section 40, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana, and more fully described as follows:**

**From the south-central corner of Section 40, Township 9 South, Range 13 East and common to the northeast corner of Section 41, Township 9 South, Range 13 East: thence North — 520.0 feet; West — 852.8 feet; South — 300.0 feet to a ½" iron rod on the eastern r/w line of C.C.C. Road and (A) North 89 degrees 54 minutes 05 seconds East 253.69 feet (P) East; to the Point of Beginning. Thence continue**

**(A)North 89 Degrees 54 minutes 05 seconds East — 273.45 feet to a point.**

**(P)East; thence South 01 degree 26 minutes 48 seconds East — 194.20 feet to a point on the northern r/w line of C.C.C. ROAD; thence**

**(A)South 89 degrees 49 minutes 26 seconds West —278.36 feet along said northern r/w line to a point. (P)West; thence**

**(A)North — 194.52 feet to a point. (P) 194.00 feet to the Point of Beginning.**

**Containing 1.231 acres of land more or less, lying and situated in Section 40, Township 9 South, Range 13 East, St. Tammany Parish, Louisiana.**

**A certain parcel of land, lying and situated in Section 40, Township 9 South, Range 13 East. Saint Tammany Parish, Louisiana, and more fully described as follows.**

**From the south-central corner of Section 40, Township 9 South, Range 13 East and common to the northeast corner of Section 41, Township 9 South, Range 13 East; thence North —520.0 ft.; West— 852.8 ft.; South —300.0 ft. to a ½" iron rod on the eastern r/w line of C. C. C. Road and the Point of Beginning. Thence go**

**(A)North 00 Degrees 10 minutes 26 seconds West 300.00 feet to a ½ " iron rod on said eastern r/w line of C. C. C. Road. (P)North; thence North 89 Degrees 52 minutes 52 seconds East— 977.87 feet to a ½" iron rod; thence**

**(A)South 00 Degrees 09 minutes 48 seconds East— 499.87 feet to a ½ " iron rod.**

**(P)South 500.00 ft; thence South 89 Degrees 50 minutes 23 seconds West 274.88 feet to a ½" iron rod on the northern r/w line of C. C. C. Road; thence along said r/w line on the following two courses**

**(A)North 83 Degrees 24 minutes 00 seconds West— 50.02 feet to a ½" iron rod.**

**(P)N.83 Degrees 01 minutes 44 seconds W.- 49.44 ft.; thence**

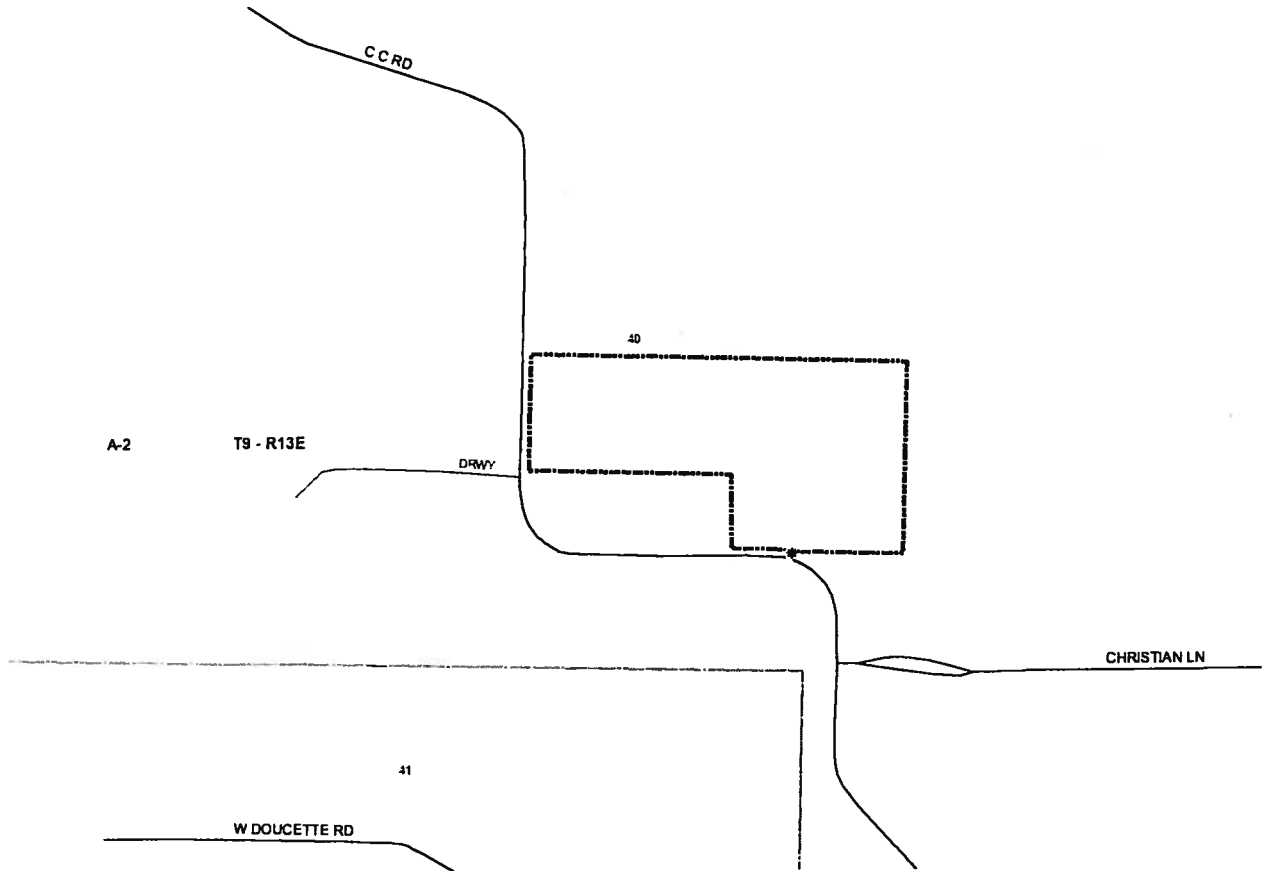
**South 89 Degrees 49 minutes 27 seconds West —121.77 feet to a point of departure from said r/w line; thence North 01 Degree 26 minutes 48 seconds West 194.20 feet to a point; thence**

**(A)South 89 Degrees 54 minutes 05 seconds West— 527.14 feet to the Point of beginning**

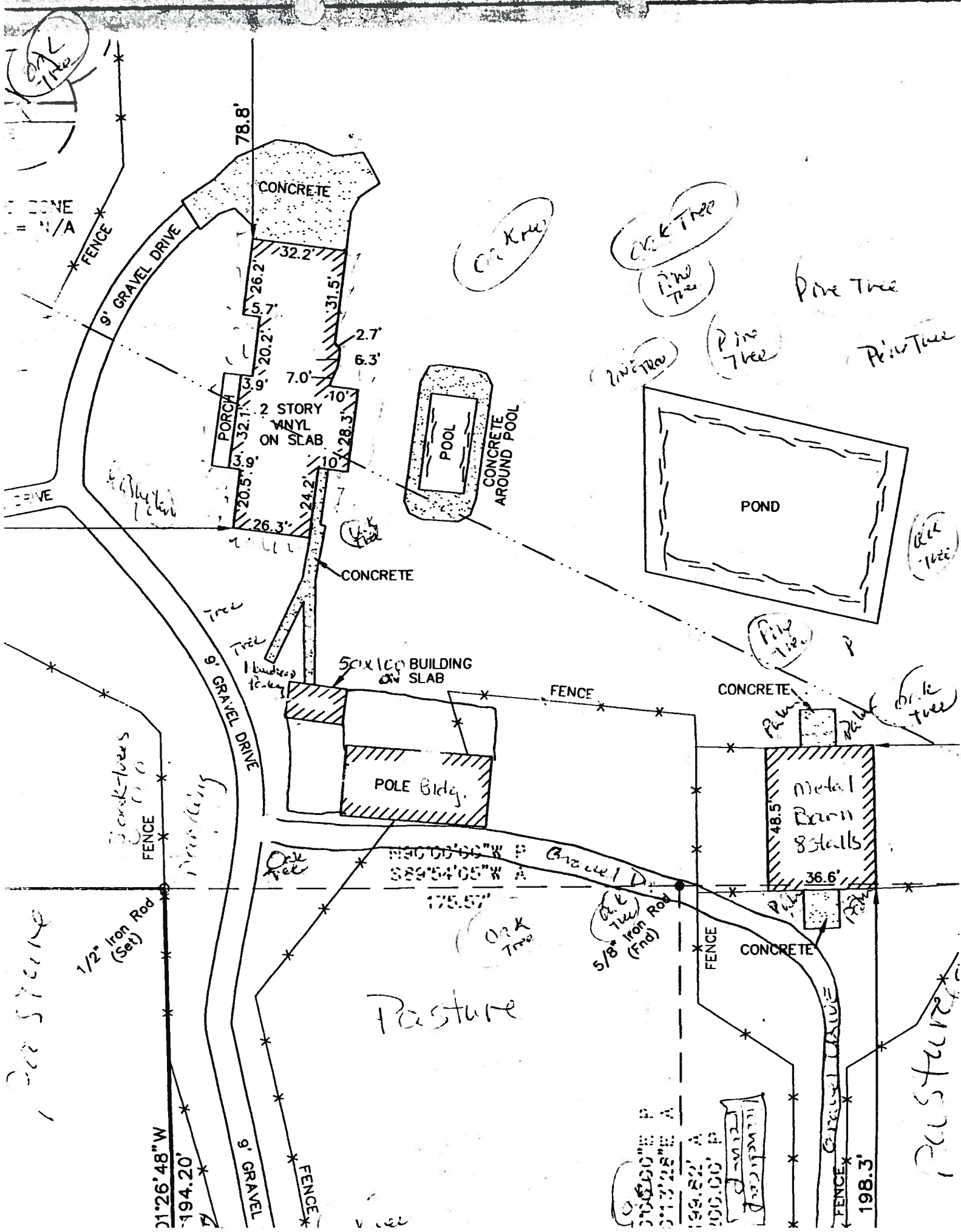
**(P)West**

**Containing 8.775 acres of land more or less, lying and situated in Section 40, Township 9 South, Range 13 East, Saint Tammany Parish, Louisiana.**

**CASE NO.:** ZC12-07-055  
**PETITIONER:** Rebecca A. Taylor  
**OWNER:** Beverly A. Stubblefield  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the north & east sides of C.C. Road, south of South Tranquility Road, 32599 C.C. Road, Slidell; S40,T9S,R13E; Ward 9, District 11  
**SIZE:** 10 acres



ZC12-07-055



## Administrative Comment

### ZONING STAFF REPORT

**Date:** June 25, 2012

**Case No.:** ZC12-07-055

**Posted:** 06/14/12

**Meeting Date:** July 3, 2012

**Determination:** Approved

#### GENERAL INFORMATION

**PETITIONER:** Rebecca A. Taylor  
**OWNER:** Beverly A. Stubblefield  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay)  
**LOCATION:** Parcel located on the north & east sides of C.C. Road, south of South Tranquility Road, 32599 C.C. Road, Slidell; S40, T9S, R13E; Ward 9, District 11  
**SIZE:** 10 acres

#### SITE ASSESSMENT

##### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good/narrow

##### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Residential	A-2 (Suburban District)

##### EXISTING LAND USE:

**Existing development?** Yes

**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 A-2 (Suburban District) to A-2 (Suburban District) & RO (Rural Overlay). The site is located on the north & east sides of C.C. Road, south of South Tranquility Road, 32599 C.C. Road, Slidell. The 2025 future land use plan designates the area to be developed with residential uses. The 10 acre site is currently developed with a single family residence, pasture & barn. An Equestrian Therapy Center is proposed to be operated on the site. Staff has no objections to the request for Rural Overlay.

##### STAFF RECOMMENDATION:

The staff recommends that the request for a RO (Rural Overlay) designation be approved.