

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5691

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 6 DAY OF OCTOBER , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF US HWY 190, WEST OF LA HWY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 82.759 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 3). (2016-355-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-355-ZC, 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-3 (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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF NOVEMBER , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: SEPTEMBER 29 , 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-355 -ZC

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 29,
T 6 S-R 10 E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 29, T 6 S-R 10 E
AND BEING THE POINT OF BEGINNING:

THENCE South 00 degrees 25 minutes 47 seconds East for a
distance of 1420.00 feet to point and corner;

THENCE North 89 degrees 44 minutes 20 seconds West for a
distance of 2540.04 feet to point and corner;

THENCE North 00 degrees 25 minutes 47 seconds West for a
distance of 1414.09 feet to point and corner;

THENCE North 89 degrees 38 minutes 13 seconds East for a
distance of 542.75 feet to point and corner;

THENCE South 89 degrees 44 minutes 20 seconds East for a
distance of 1997.25 feet back to the Point of Beginning.

Together with and subject to covenants, easements, and restrictions
of record.

Said property contains 82.759 Acres more or less.

Case No.: 2016-355-ZC

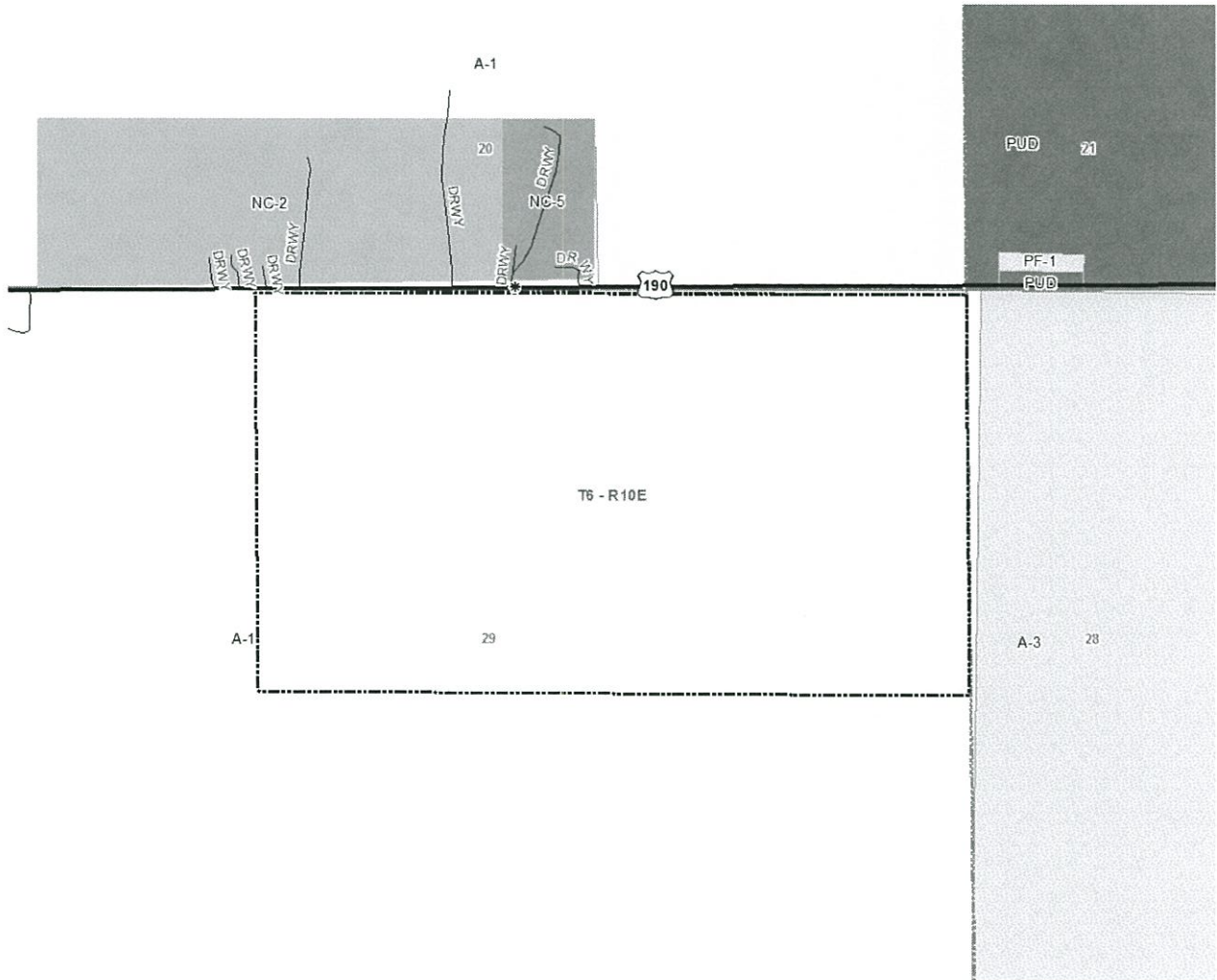
PETITIONER: Toby Easterly

OWNER: The Marietta Trust

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District

SIZE: 82.759 acres



CREW CHECKED BY:	BAS
TECHNICIAN:	BZM
CHECKED BY:	
CHECKED BY:	

2016-255-2C

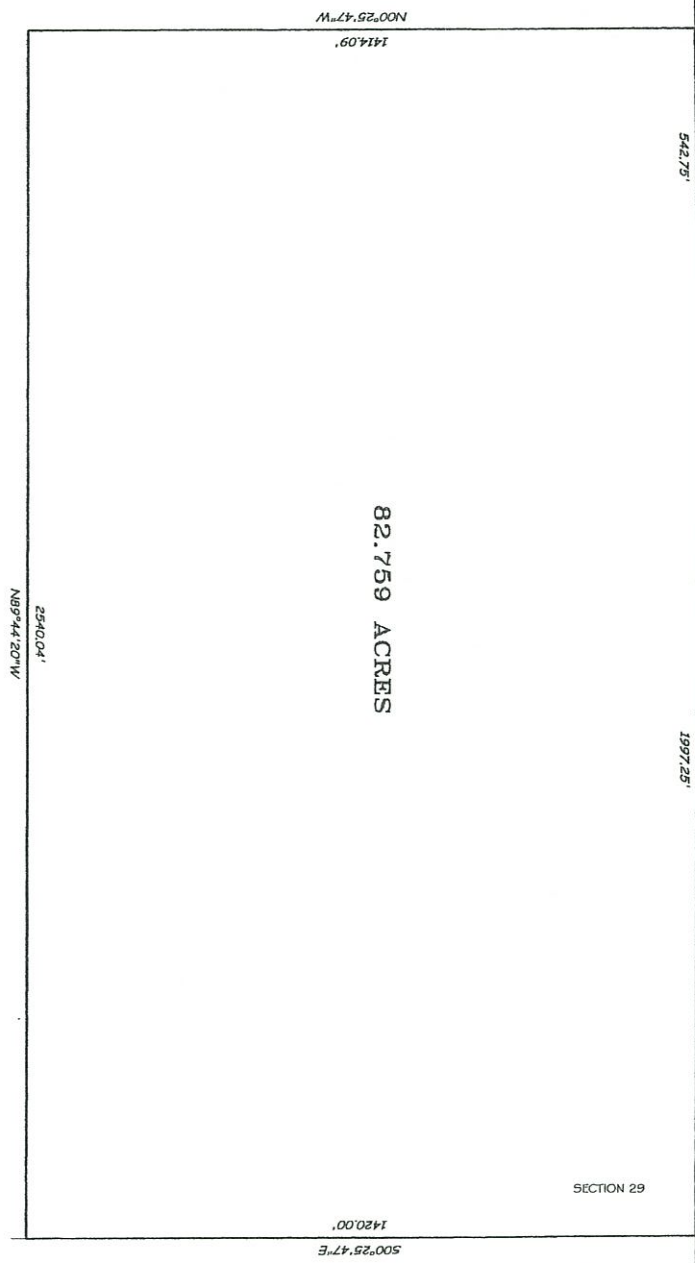


SECTION 20
SECTION 20

U.S. HIGHWAY 190

N89°38'13"E
542.75'
* S89°41'20"E
1997.25'

82.759 ACRES



REMAINING PORTION OF
A 691.12 ACRE TRACT
± 808.36 REMAINING ACRES

MAP SHOWING SURVEY & REMOVAL
OF A

82.759 ACRE TRACT
FROM A
691.12 ACRE TRACT

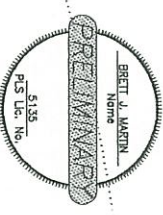
LOCATED IN SECTION 29, T6S-R10E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA
FOR
FIRST HORIZON, INC.

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

PRELIMINARY

BRETT J. MARTIN
PROFESSIONAL LAND SURVEYOR
LICENSE # 5135
MCLIN TAYLOR, INC.

7/15/16
DATE



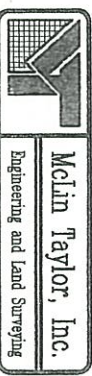
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR RECORDING PURPOSES UNLESS AS THE BASIS FOR THE ISSUANCE OF A PERMIT

MAP SHOWING SURVEY & REMOVAL
OF A

82.759 ACRE TRACT
FROM A

691.12 ACRE TRACT

FIRST HORIZON, INC.



McLain Taylor, Inc.
Engineering and Land Surveying
28318 PRICOT ROAD LIVINGSTON, LA. 70754 (225) 688-1444

2152436

2016-355-ZC



0 1,500 Feet



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/29/2016
Case No.: 2016-355-ZC
Posted: 08/18/16

Meeting Date: 9/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Toby Easterly

OWNER: The Marietta Trust

REQUESTED CHANGE: From A-1 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the south side of US Highway 190, west of LA Highway 1077; S29, T6S, R10E; Ward 1, District 3

SIZE: 82.759 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped & Residential	A-1 Suburban District & NC-5 Retail and Service District & NC-2 Indoor Retail and Service District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Agriculture (nursery, sod) - Use of land for horticulture, floriculture, and the necessary or associated uses for packing, treating, storing the produce or using it for education.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 Suburban District to A-3 Suburban District. This site is located on the south side of US Highway 190, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with agricultural uses. The zoning change is being requested to allow for the site to be developed as a residential subdivision at a density of 2 units per acre. Staff does not have any objection, considering that the site is abutting A-3 Suburban District on the east side.

Note that a zoning change to PUD Planned Unit Development Overlay (2016-357-ZC) has been submitted for the same site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District designation be approved.