

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5690

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 OF LAND LOCATED ON THE NORTH SIDE OF THERESA NAVE ROAD, WEST OF LA HIGHWAY 25 AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO A-2 (SUBURBAN DISTRICT) , (WARD 2, DISTRICT 3). (2016-353-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-353-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 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 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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"

2016-353 -ZC

Located in Section 15 Township 5 South Range 10 East, St. Tammany Parish, Louisiana.

From the ¼ Section Corner common to Sections 15 & 16 Township 5 South Range 10 East, St. Tammany Parish, Louisiana run South 89 degrees 43 minutes 14 seconds East, 417.26 feet; thence South 00 degrees 14 minutes 53 seconds West, 621.82 feet; thence South 73 degrees 45 minutes 12 seconds East, 943.27 feet to the Point of Beginning.

From the Point of Beginning run North 73 degrees 45 minutes 12 seconds West, 386.76 feet to a point; thence North 16 degrees 14 minutes 48 seconds East, 239.81 feet to a point; thence North 74 degrees 45 minutes 27 seconds East, 200.05 feet to a point; thence South 15 degrees 57 minutes 35 seconds East, 295.74 feet to a point; thence South 15 degrees 39 minutes 20 seconds East, 110.80 feet back to the Point of Beginning.

This tract contains 2.00 Acres as per survey prepared by Land Surveying, LLC dated June 28, 2016 Survey No. 17513.

Case No.: 2016-353-ZC

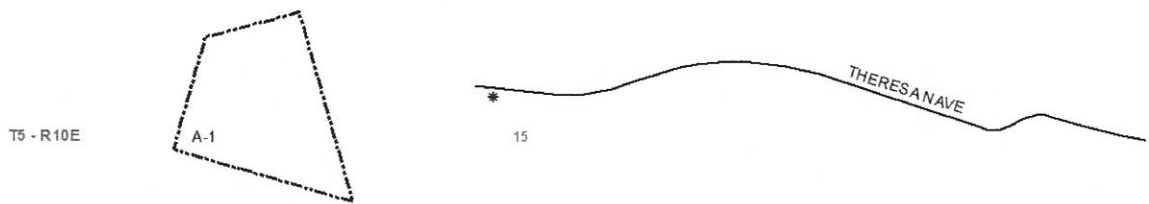
PETITIONER: Colman Nave

OWNER: Glen & Chris Nave

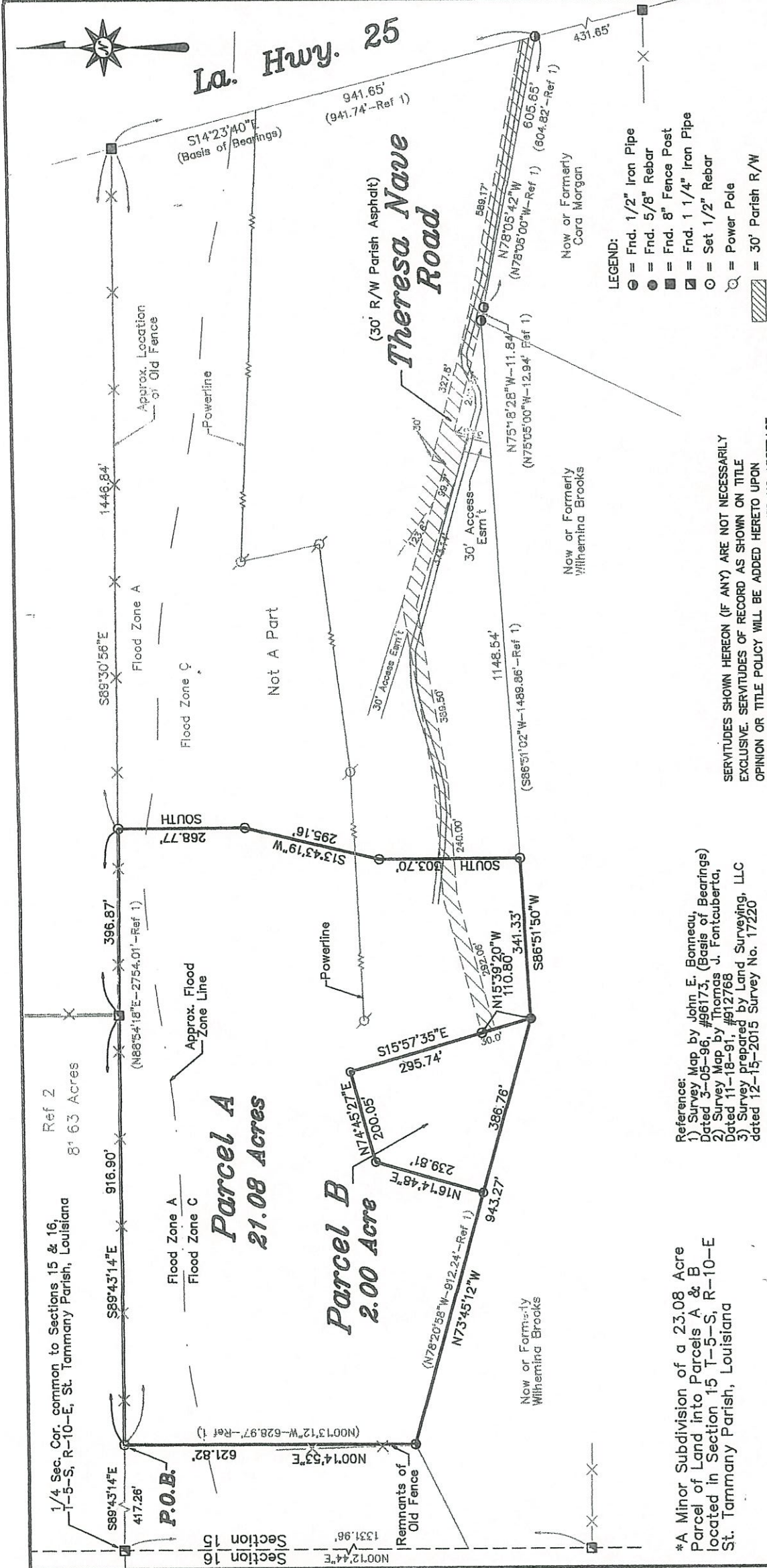
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the north side of Theresa Nave Road, west of LA Highway 25; S15, T5S, R10E; Ward 2, District 3

SIZE: 2 acres



2016-353-ZC



- LEGEND:**
- = Fnd. 1/2" Iron Pipe
 - = Fnd. 5/8" Rebar
 - = Fnd. 8" Fence Post
 - = Fnd. 1 1/4" Iron Pipe
 - = Set 1/2" Rebar
 - = Power Pole
 - ▨ = 30' Parish R/W

References:
 1) Survey Map by John E. Bonneau, Bonneau, Dated 3-05-96, #96173, (Basis of Bearings)
 2) Survey Map by Thomas J. Fontcuberta, Dated 11-18-91, #912768
 3) Survey prepared by Land Surveying, LLC dated 12-15-2015 Survey No. 17220

Note: The 30' Parish R/W shown contains 1.65 Acres +/-
 Building Setbacks must be verified prior to Construction
 This property is located in Flood Zones A & C, per FEMA Map No. 225205 0125 C Dated 10-17-89

*A Minor Subdivision of a 23.08 Acre Parcel of Land into Parcels A & B located in Section 15 T-5-S, R-10-E St. Tammany Parish, Louisiana

FINAL APPROVAL _____
 DIR. DEPT. OF ENGINEERING _____
 SECRETARY PLANNING COMM. _____
 CLERK OF COURT _____
 FILE NO. _____

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OR TITLE SEARCH. THE UNDERSIGNED HAS PERFORMED NO ABSTRACT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED INFRASTRUCTURE. THIS MAP IS IN ACCORDANCE WITH THE STANDARD PRACTICES AND REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:IX. THIS MAP IS IN ACCORDANCE WITH A PROFESSIONAL SURVEY MADE III ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. PROFESSIONAL

Bruce M. Butler III
 BRUCE M. BUTLER III
 L.A. PROFESSIONAL LAND SURVEYOR
 LIC. NO. 4894
 6-28-2016
 LAND SURVEYOR

LS Land Surveying, LLC
 518 N. Columbia Street
 Covington, LA 70433
 (485) 842-6277 office (485) 848-0855 fax

Coleman Nave

SCALE: 1" = 220'
 DATE: 6-28-2016
 DRAIN BY: JWG

Section 15, T-5-S, R-10-E, St. Tammany Parish, Louisiana
 DRAIN NUMBER: 17513

2016-353-ZC

T5-R10E

A-1

15

THERESA NAVE

0 500 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/29/2016
Case No.: 2016-353-ZC
Posted: 08/18/16

Meeting Date: 9/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Colman Nave

OWNER: Glen & Chris Nave

REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District

LOCATION: Parcel located on the north side of Theresa Nave Road, west of LA Highway 25; S15, T5S, R10E; Ward 2, District 3

SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1 Suburban Residential
South	Undeveloped	A-1 Suburban Residential
East	Residential	A-1 Suburban Residential
West	Undeveloped	A-1 Suburban Residential

EXISTING LAND USE:

Existing development: None

Multi occupancy development: None

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. This site is located on the north side of Theresa Nave Road, west of LA Highway 25. The 2025 future land use plan calls for the area to be developed residential & agricultural uses. Staff does not see any compelling reason to recommend approval of the request considering that the site is surrounded by residential uses and undeveloped land zoned A-1.

STAFF RECOMMENDATION:

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