

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5689

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 BREWSTER ROAD, EAST OF DUMMYLINE ROAD, WEST OF TCHEFUNCTA PARK DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 16.77 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT) , (WARD 1, DISTRICT 1). (2016-352-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-352-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-2 (Suburban District) to an A-4 (Single Family Residential 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-4 (Single 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 A-2 (Suburban District) to an A-4 (Single Family Residential 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"

2016-352 -ZC

A certain parcel of ground situated in Section 15, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the 1/4 Section Corner common to Sections 10 & 15 Township-7-South, Range-10-East and measure South 00°24'00" East 28.6' to a point on the apparent Southern Right of Way of Brewster Rd. and the Point of Beginning

From the Point of Beginning and leaving said Southern Right of Way measure South 00°24'00" East a distance of 855.80 feet to a point;
Thence North 89°47'00" West a distance of 857.26 feet to a point;
Thence North 00°22'00" West a distance of 848.85 feet to a point on said Southern Right of Way Thence along said Southern Right of Way North 89°46'00" East a distance of 856.75 feet to the POINT OF BEGINNING, and containing 730,438.22 square feet or 16.7686 acre(s) of land, more or less.

Case No.: 2016-352-ZC

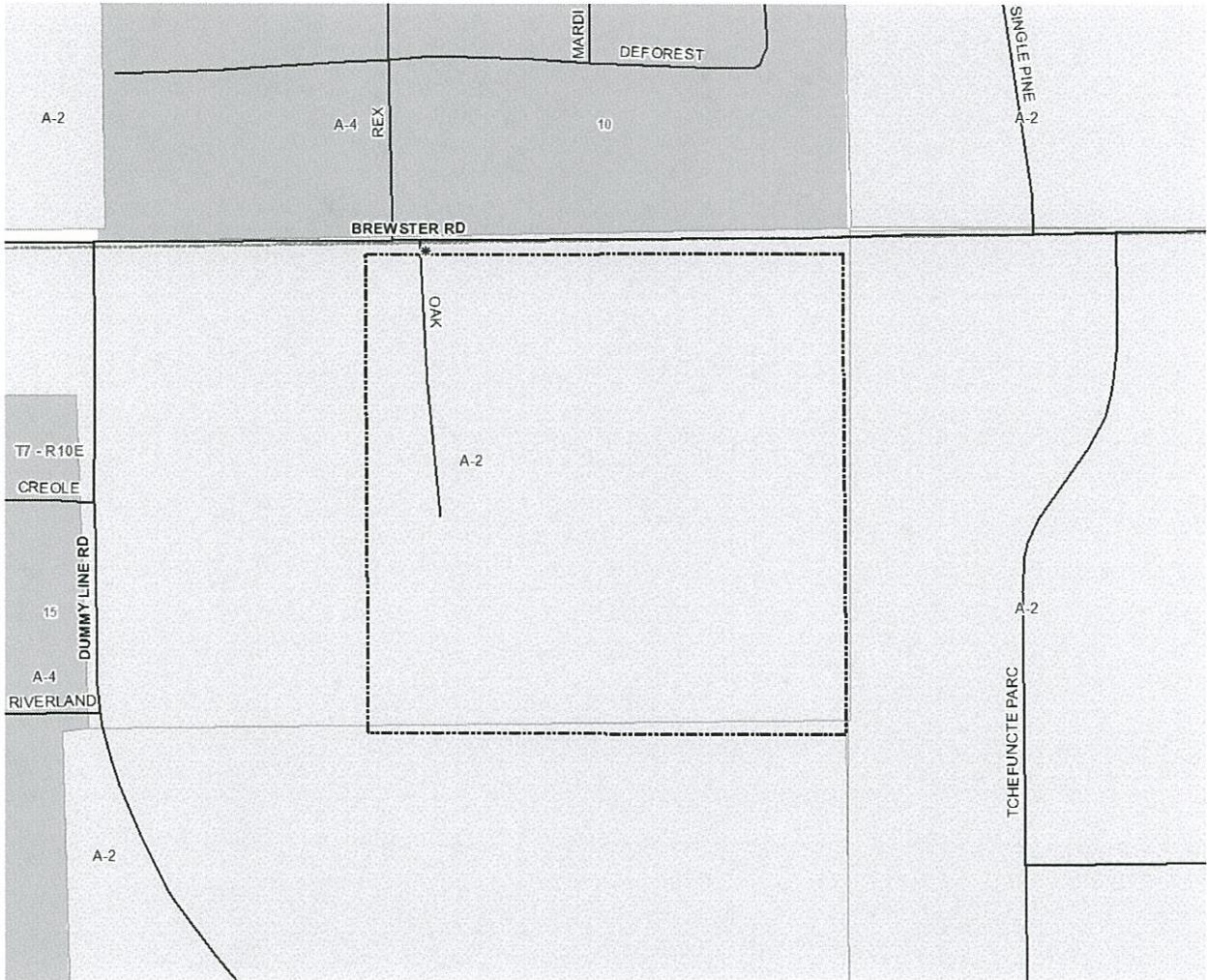
PETITIONER: Jim Lark

OWNER: Larine B. Hart

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive; S15, T7S, R10E; Ward 1, Districts 4 & 1

SIZE: 16.77 acres



2016-352-2C

SECTION 10

1/4 CORNER
S00°21'E, 28.0'

BREINSTER N89°46'E ROAD 850.75'

SECTION-15

MARIE ANGELETTI BAHAM
17.35 TOTAL AC.
- .50 AC. IN ROAD
16.85 NET AC.

N00°02'W
848.85'

S33°58'E
500.22'

857.20'
N87°08'W

S80°01'E 111.6' IRON FOUND

Old iron found

883.75'

Old iron found



● Iron found
○ Iron placed

MAP PREPARED FOR **MARIE ANGELETTI BAHAM**
SHOWING A SURVEY MADE OF PROPERTY LOCATED IN **Section 15 Township 7 South,**

Range 10 East, St. Tammany Parish, Louisiana
THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:

CERTIFIED CORRECT

LAND SURVEYING Inc.
COVINGTON, LOUISIANA

Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 200'

DATE: **May 12, 1980**

NUMBER **2028**

2016-352-ZC

DAVIS

MARDI

SINGLEPINE

LEE

A-4

DEFOREST

REX

BREWSTER

OAK

T7-R10E

TCHEFUNCTE PARC

A-2

DUMMY LINE

10

15

0 500 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/29/2016
Case No.: 2016-352-ZC
Posted: 8/18/16

Meeting Date: 9/6/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jim Lark

OWNER: Larine B. Hart

REQUESTED CHANGE: From A-2 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive; S15, T7S, R10E; Ward 1, Districts 4 & 1

SIZE: 16.77 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

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	Residential	A-4 Single Family Residential District
South	Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban 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 A-2 Suburban District to A-4 Single-Family Residential District. This site is located on the south side of Brewster Road, east of Dummyline Road, west of Tchefuncte Park Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Although, there are some existing residential subdivisions zoned A-4 in close proximity, (Three Rivers Heights, across the site & Fairfield Oaks to the west), staff does not see any compelling reason to recommend approval of the requested zoning change, considering that the site is abutting undeveloped land on the south and west sides and a residential subdivision (Tchefuncte Park) to the east, also zoned A-2.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 Single-Family Residential District designation be denied.