

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5538

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPOMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 4 DAY OF FEBRUARY , 2016

(2015-91-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF HWY 59, NORTH OF OSWALD ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 10, DISTRICT 2). (2015-91-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-91-ZC, has recommended Denial to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area remain A-1A (Suburban District); 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) see Exhibit "A" for complete boundaries.

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-1A (Suburban District) to an 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF MARCH , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

EXHIBIT "A"

2015-91-ZC

Located in Section 24 Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

From the NE Corner of Section 24 Township 6 South Range 11 East, St. Tammany Parish, Louisiana run South, 664.6 feet; thence South 89 degrees 45 minutes West, 33.45 feet to the Point of Beginning.

From the Point of Beginning run South 00 degrees 23 minutes 50 seconds West, 12.6 feet to a point; thence South 00 degrees 24 minutes 39 seconds West, 304.10 feet to a point; thence South 89 degrees 55 minutes 38 seconds West, 286.48 feet to a point ; thence North 00 degrees 24 minutes 39 seconds East, 304.10 feet to a point; thence North 89 degrees 55 minutes 38 seconds East, 286.48 feet back to the Point of Beginning.

This tract contains 2.00 Acres.

Case No.: 2015-91-ZC

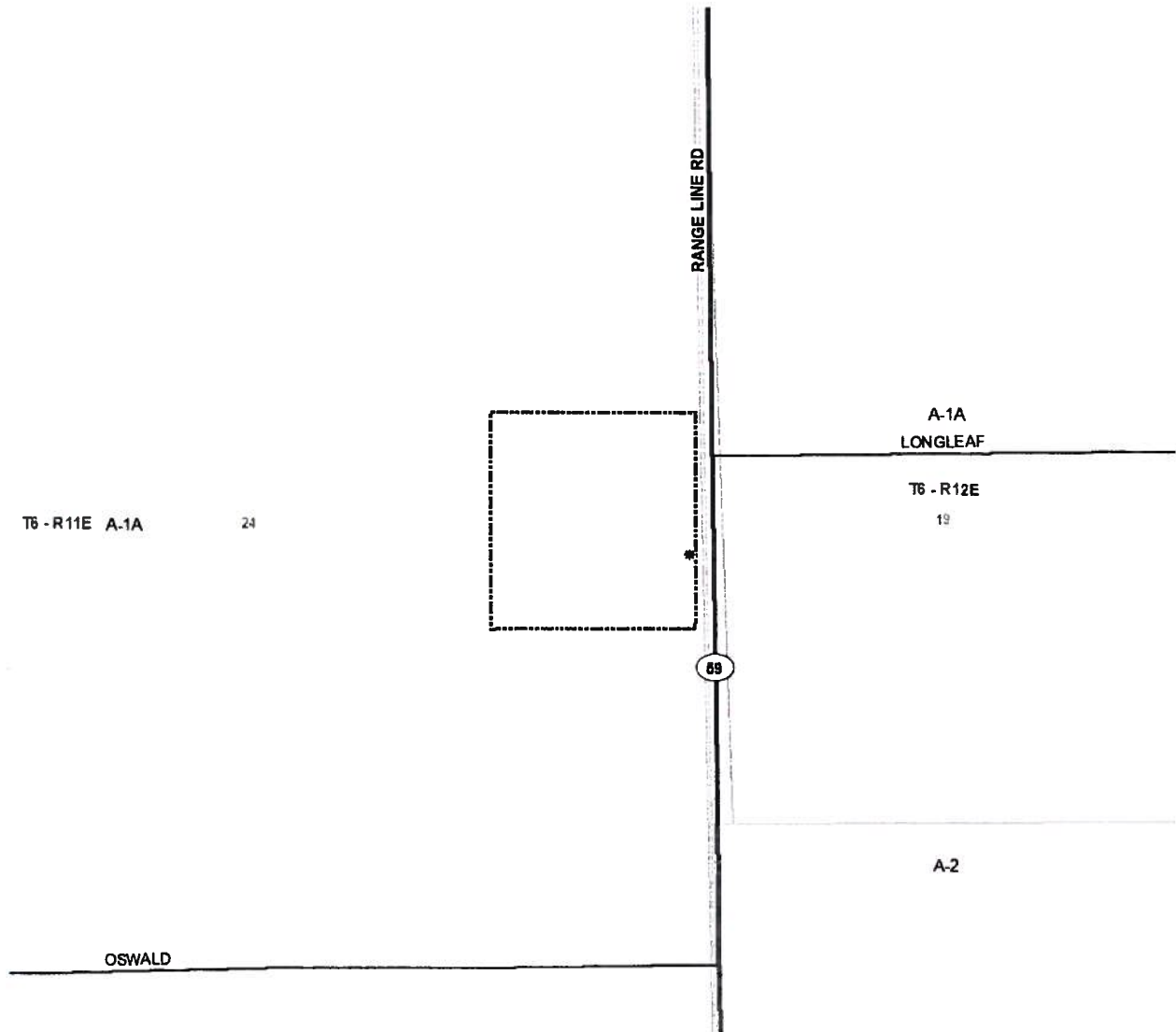
PETITIONER: Victor H. Abel

OWNER: Victor H. Abel

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

LOCATION: Parcel located on the west side of LA Highway 59, north of Oswald Road ; S24, T6S, R11E; Ward 10, District 2

SIZE: 2 acres



205-91-2C

- Reference Survey:
1. Survey prepared by Russell P. Morgan dated June 15, 1953 No. 1287 (Basis of Bearing)
 2. Survey prepared by Land Surveying, Inc. dated July 8, 1977 Survey No. 1124
 3. Succession of Anna Stevens Atkinson Inst. No. 1822078

Building setback lines should be determined by owner or contractor prior to any construction

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0150 C, map dated 10-17-1989

LEGEND:

- ☐ = Fnd. 1/2" Pipe
- = Fnd. 1/2" Rebar
- = Fnd. Conc. Hwy. Mon.
- = Set 1/2" Rebar
- X- = Fence

Note: Improvements on "Parcel A" will be located at the approval of this Map



N89°55'04"E 1307.28'

PRELIMINARY

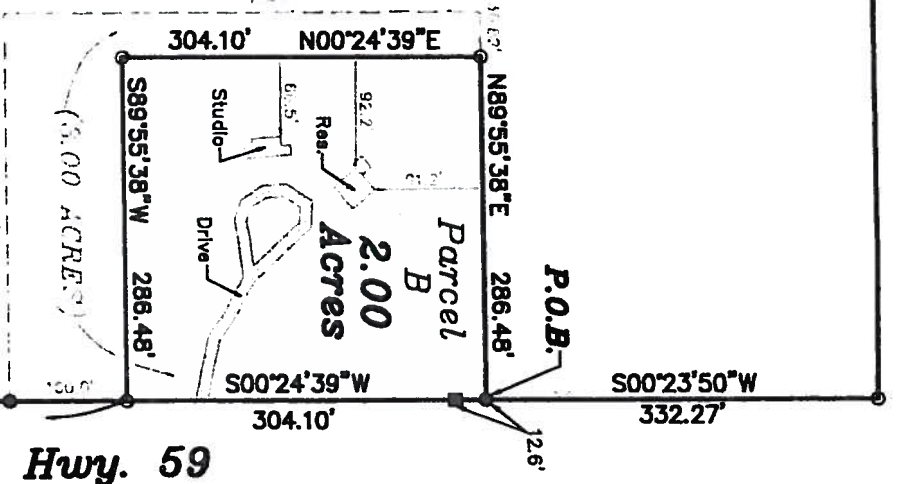
Parcel A
31.81 ACRES
(30.81 ACRES)

PRELIMINARY

NORTH 104.00'
N88°05'25"W 25.73'

N89°43'04"W 1264.51'

Oswald Road



*A Minor Subdivision of a 30.81 & 3.00 Acre Parcel of Land, into Parcel A & B, situated in Section 24, T-6-S, R-11-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

*This is a Preliminary Map and should not be used for construction, bidding, recordation, conveyance, sales, or as the basis for issuance of a permit

The P.O.B. is Reported to be South-654.6' S89°45'W-33.45' from the NE Corner of Section 24, T-6-S, R-11-E, St. Tammany Parish, Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:151. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

PRELIMINARY

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4884

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax

VICTOR H. ABEL

SCALE 1" = 130'	DRAWN BY JWG
DATE 11-3-15	DRAWER NUMBER 17160
Section 24 Township 6 South Range 11 East, St. Tammany Parish, Louisiana	

2015-91-ZC

18

18

RANGE LINE RD

LONGLEAF

T6 - R12E

T6 - R11E

A-1A

24

19

21142

74521

OSWALD

A-2

0 410 Feet



ZONING STAFF REPORT

Date: 12/28/2015
Case No.: 2015-91-ZC
Posted: 12/15/2015

Meeting Date: 1/5/2016
Determination: Denied

GENERAL INFORMATION

PETITIONER: Victor H. Abel

OWNER: Victor H. Abel

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

LOCATION: Parcel located on the west side of LA Highway 59, north of Oswald Road ; S24, T6S, R11E; Ward 10, District 2

SIZE: 2 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State

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	A-1A Suburban District
South	Undeveloped/Vacant/Residential	A-1A Suburban District
East	Vacant/Residential	A-1A Suburban District
West	Undeveloped/Residential	A-1A Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of an adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District to A-2 Suburban District. This site is located on the west side of LA Highway 59, north of Oswald Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. Staff feels that there is no compelling reason to recommend approval considering that the site is surrounded by residential uses and undeveloped parcels of land zoned A-1A.

STAFF RECOMMENDATION:

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