

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6425

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 20 DAY OF AUGUST , 2020

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF JIM LOYD ROAD, SOUTH OF LOUISIANA HIGHWAY 40, BEING 81390 JIM LOYD ROAD, FOLSOM AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT), & RO (RURAL OVERLAY) TO AN A-2 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 2, DISTRICT 3). (2020-1886-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2020-1886-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) & RO (Rural Overlay) 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-1 (Suburban District) & RO (Rural Overlay) 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

EXHIBIT "A"

2020-1886-ZC

A certain piece or portion of land, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, being located in Section 16, Township 5 South, Range 10 East.

From the quarter corner common to Section 15 and 16 Township 5 South, Range 10 East, St. Tammany Parish, Louisiana run west 1338.4 feet; north 438.2 feet; north 00 degrees 05 minutes east, 888.4 feet; west 502.3 feet to the point of beginning.

From the point of beginning measure south 00 degrees 05 minutes west, 164.3 feet to a point; thence west 523.1 feet to a point; thence north 15 degrees 31 minutes west, 102.3 feet to a point on the right-of-way of Louisiana Highway 40; thence north 62 degrees 39 minutes east along said right-of-way 105.5 feet to a point; thence east 461.9 feet back to the point of beginning. All in accordance with a survey by Jeron R. Fitzmorris, dated October 31, 1991. Said survey contains 2.0 acres.

Case No.: 2020-1886-ZC

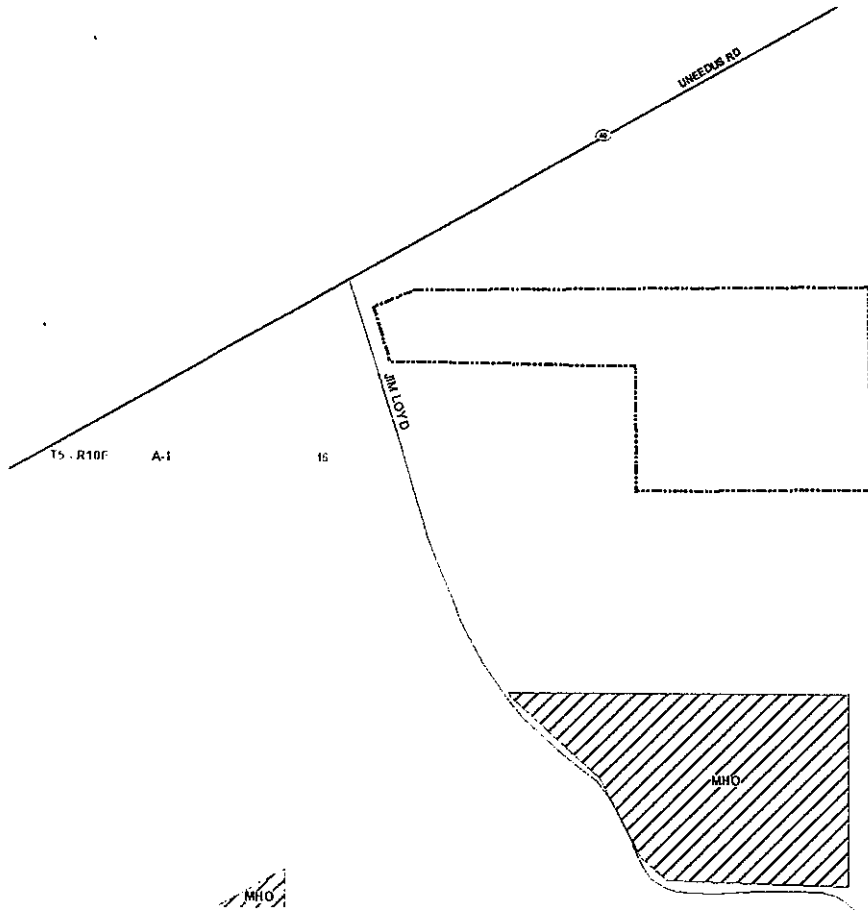
PETITIONER: Christina Lesher

OWNER: Dorothy Coleman Hogan, Judith Hogan Cantwell, Charlotte Hogan Miller

REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the east side of Jim Loyd Road, south of Louisiana Highway 40, being 81390 Jim Loyd Road, Folsom

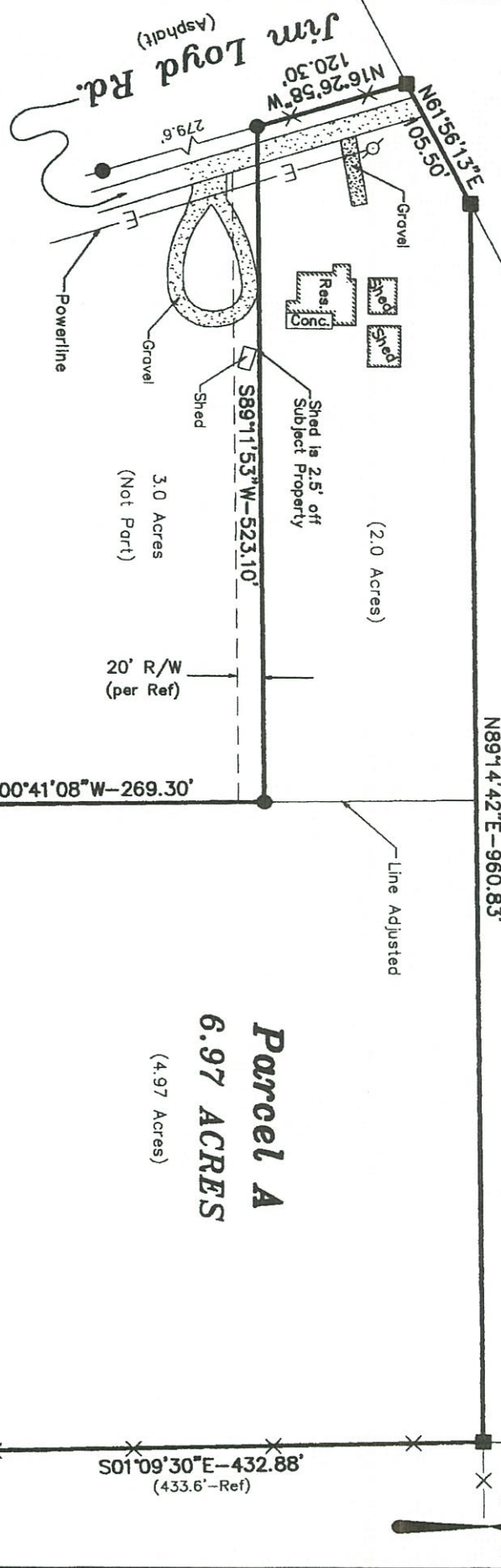
SIZE: 2 acres



La. Hwy. 40

2020-1886-ZC

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS
 The P.O.B. is reported to be West-1338.4'; North-438.2'; N00°05'E-454.5' from the Section Corner between Sections 15 & 16, T-5-S, R-10-E, St. Tammany Parish, La.



A Lot Line Adjustment of a 2.00 & 4.97 Acre Parcel of Land, into Parcel A, in Section 16, T-5-S, R-10-E, St. Tammany Parish, La.

Reference: A Survey Map by Jeron Fitzmorris, Dated 10-31-1991, Job #5567-A
 Reference Bearing calls not shown

Filed for record:

By *Shana Tranchant*
 Clerk of Court **Shana Tranchant, Deputy Clerk**

Date 07-01-2019 File No. 5857A

LEGEND:
 ● = Fnd. 1/2" Iron Rod
 ■ = Fnd. 1/2" Iron Pipe
 —X— = Fence

(Must verify prior to Construction)
 Building Setbacks
 Front: **
 Side: **
 Rear: **
 Side Street: **

APPROVED
 BY *[Signature]* DATE 07/01/19
 N=771427.4460
 DEPART. # 3937755.3460

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.



MAP PREPARED FOR **JUDITH H. CANTWELL**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 16, T-5-S, R-10-E, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsur@bellsouth.net email

BRUCE M. BUTLER, III
 LICENSE NO. 4884
 PROFESSIONAL

[Signature] 5-20-2019
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE # 4884

SCALE: 1" = 120' DATE: 4-11-2019 NUMBER: 19351



ADMINISTRATIVE COMMENT
ZONING STAFF REPORT

Date: 6/29/2020
Case No.: 2020-1886-ZC
Posted: 6/26/2020

Meeting Date: July 7, 2020
Determination: Approved

GENERAL INFORMATION

PETITIONER: Christina Leshner
OWNER: Dorothy Coleman Hogan, Judith Hogan Cantwell, Charlotte Hogan Miller
REQUESTED CHANGE: From A-1 Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay
LOCATION: Parcel located on the east side of Jim Loyd Road, south of Louisiana Highway 40, being 81390 Jim Loyd Road, Folsom
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	A-1 Suburban District and RO Rural Overlay	Undeveloped and Residential
South	A-1 Suburban District and RO Rural Overlay	Undeveloped and Residential
East	A-1 Suburban District and RO Rural Overlay	Undeveloped
West	A-1 Suburban District and RO Rural Overlay	Undeveloped and Residential

EXISTING LAND USE:

Existing development: Yes **Multi occupancy development:** No

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.

Conservation - Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage that resource so that it remains in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes. Means to achieve conservation are myriad and include both private and public sector initiatives – such means will be considered in subsequent phases of the New Directions 2025 planning process.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District and RO Rural Overlay to A-2 Suburban District and RO Rural Overlay. The site is located on the east side of Jim Loyd Road, south of Louisiana Highway 40, being 81390 Jim Loyd Road, Folsom. The 2025 Future Land Use Plan designates the site to be develop with residential and agricultural uses and conservation areas.

The applicant is requesting to rezone two acres of a seven acre parcel from A-1 Suburban District, which requires five acre parcel sizes to the A-2 Suburban District, which requires one acre parcels sizes. The reason for the request is to accommodate a future minor subdivision and subsequent sale of the remaining 5 acre portion of the property. The subject site is flanked by property that is zoned A-1 Suburban District and a change in zoning would allow for a higher density in the area. As such, staff is not in favor of the request.