ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6982</u>

COUNCIL SPONSOR: BINDER/COOPER

ORDINANCE COUNCIL SERIES NO:

R PROVIDED BY: <u>PLANNING DEVELOPMENT</u>

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. DAVIS

ON THE 5 DAY OF \underline{MAY} , 2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH AND SOUTH SIDES OF DOUGLAS ROAD AND THE EAST SIDE OF LOUISIANA HIGHWAY 1085, NORTH OF BOUDREAUX COURT; MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 2.4 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT) AND RO (RURAL OVERLAY) (WARD 1, DISTRICT 1) (2022-2747-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, <u>Case No. 2022-2747-ZC</u>, 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-2 (Suburban District) and 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) and 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-2 (Suburban District) to an A-2 (Suburban District) and 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF JUNE , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MAY 18, 2022

Published Adoption: _____, <u>2022</u>

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

EXHIBIT "A"

2022-2747-ZC

All that certain piece or parcel of ground, together with all the buildings and improvements thereon, all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or anywise appertaining being situated in Sections 7 & 8, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to wit:

From the quarter section corner of Sections 7 & 8, Township 7 South, Range 10 East, proceed South 47 degrees 01 minutes West, a distance of 340.02 feet to a point located on the east right of way of Louisiana Highway 1085 and the point of beginning.

From the point of beginning proceed South 89 degrees 41 minutes East a distance of 445.97 feet to an iron and corner; thence proceed South 00 degrees 19 minutes West a distance of 227.31 feet to an iron and corner; thence proceed North 89 degrees 41 minutes West a distance of 473.88 feet to an iron and corner located on the east right of way of Louisiana Highway 1085; thence proceed along said right of way North 07 degrees 19 minutes East a distance of 229.01 feet to an iron and the point of beginning.

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CASE NUMBER: 2022-2747-ZC

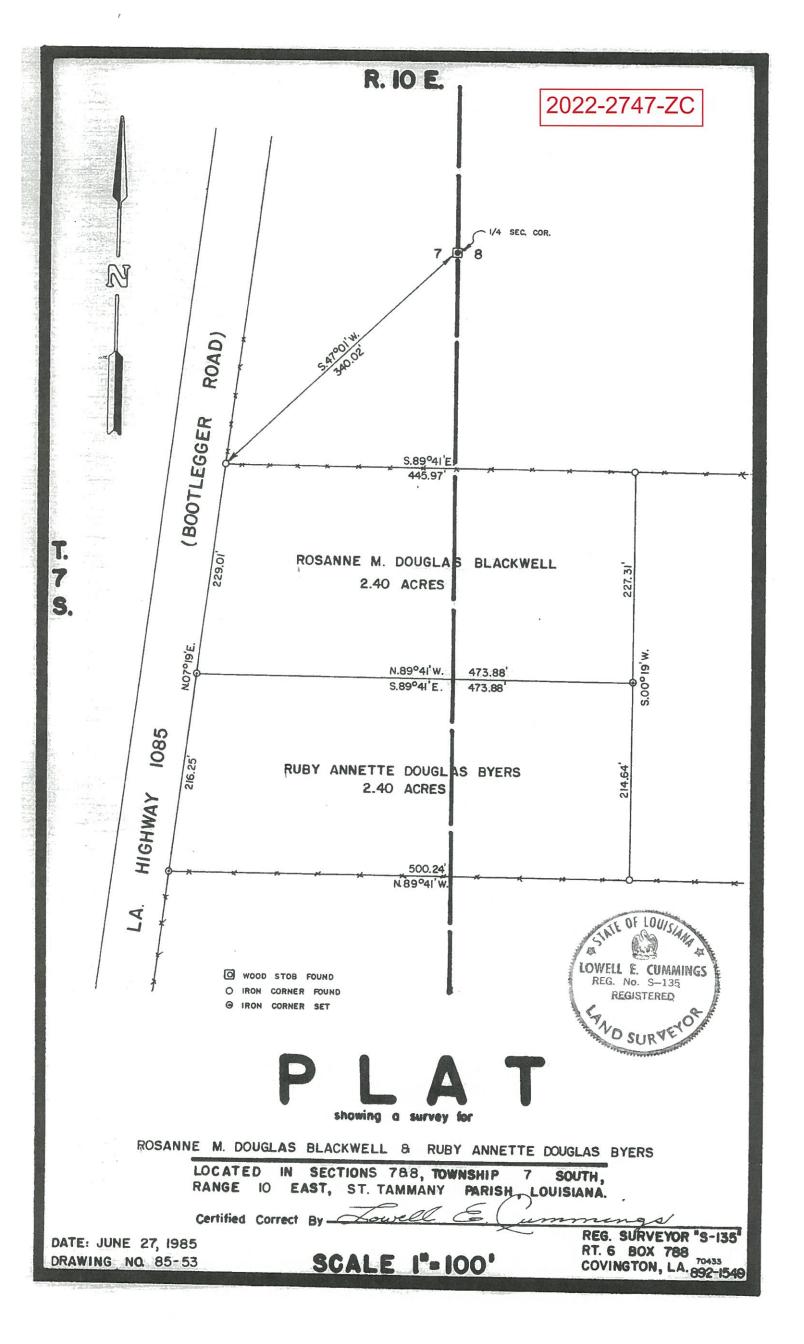
PETITIONER: Joanna Evans

OWNER: Roseanne Douglas Blackwell

REQUESTED CHANGE: A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville; S7 & S8, T7S, R10E; Ward 1, District 1 SIZE: 2.4 acres







ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: March 29, 2022 Case No.: 2022-2747-ZC Posted: March 16, 2022 Meeting Date: April 5, 2022 Determination: Approved

GENERAL INFORMATION

PETITIONER: Joanna Evans

OWNER: Roseanne Douglas Blackweil

REQUESTED CHANGE: A-2 Suburban District TO A-2 Suburban District and RO Rural Overlay

LOCATION: Parcel located on the north and south sides of Douglas Road and the east side of Louisiana Highway

1085, north of Boudreaux Court; Madisonville; S7 & S8, T7S, R10E; Ward 1, District 1

SIZE: 2.4 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Private

Road Surface: Asphalt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use
North	Undeveloped
South	Residential
East	Residential and Undeveloped
West	Residential

Surrounding Zone A-2 Suburban District A-2 Suburban District A-2 Suburban District A-1A Suburban District

EXISTING LAND USE:

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.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban district to A-2 Suburban District and RO Rural Overlay. The site located on the north and south sides of Douglas Road and the east side of Louisiana Highway 1085, north of Boudreaux Court; Madisonville. The 2025 Future Land Use plan designates the site to be developed as a residential district with the prospect of agricultural amenities to be used within the area.

The subject property is currently developed with an existing single-family residence and is surrounded by residential zoning classifications that allow single-family residential uses. The purpose of the existing A-2 Suburban District zoning classification is to provide single-family uses at a density level of one residential structure per acre. The purpose of the requested RO Rural Overlay is to permit agriculture uses, to encourage the maintenance of the rural countryside, to preserve forests and other undeveloped lands away from areas of population growth, and to allow residents to retain their traditional ways of life.

The reason for this request is to establish a neighborhood scale wholesale/retail greenhouse and nursery on the subject property.