

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5522

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: TANNER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MS. O'BRIEN

ON THE 14 DAY OF JANUARY , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF ALICE STREET AND ON THE NORTH SIDE OF MARY STREET, WEST OF KATHMANN DRIVE, BEING LOTS 1 AND 31, SQUARE 12, LIVE OAK HILLS SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 0.91 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN A-4 (SINGLE FAMILY RESIDENTIAL DISTRICT), (WARD 1, DISTRICT 1). (2015-62-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-62-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-3 (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-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 FEBRUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: DECEMBER 24 , 2015

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2015-62-ZC CONT'D

All that certain piece or parcel of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in anywise appertaining thereto, situated in Live Oak Hills (formerly Kathman Acres), in Section 18, Township 7 South, Range 10 East of St. Helena Meridian, Greensburg Land District, in the Parish of St. Tammany, State of Louisiana being Lot No. 1 in Square 12 of said subdivision, described and delineated as follows: Said Lot No. 1 measures 123.0 feet front on Alice Street; 164.6 feet on the line separating Lot No. 1 from Lot of 2; 121.7 feet on the rear line separating Lot No. 1 from Lot No. 31; and 164.1 feet on the West Line of said subdivision, all in accordance with map and plat of Live Oak Hills (formerly Kathman Acres) dated October 4, 1962, on file in the office of the Clerk of Court of St. Tammany Parish, Louisiana.

All that certain piece or parcel of ground, together with all the buildings and improvements thereunto, and all the rights, ways, privileges, servitudes, prescriptions, advantages and appurtenances thereunto belonging or in any wise appertaining thereto, situated in Live Oak Hills (formerly Kathman Acres), in Section 18, Township 7 South, range 10 East of St. Helena Meridian, Greensburg Land District, in the Parish of St. Tammany, State of Louisiana, being Lot No. 31 in Square no 12 of said subdivision, described and delineated as follows; Said Lot No. 31 measures 120.4 feet on Mary Street; 164.6 feet on the line separating Lots 30 and 31; 121.7 feet on the rear line separating Lot 31 from Lot 1; and 164.1 feet on the West line of the said subdivision, all in accordance with map and plat of survey dated July 2, 1962; revised October 5, 1962, and again revised February 3, 1970, on file in the office of the Clerk of Court of St. Tammany Parish, Louisiana.

Case No.: 2015-62-ZC

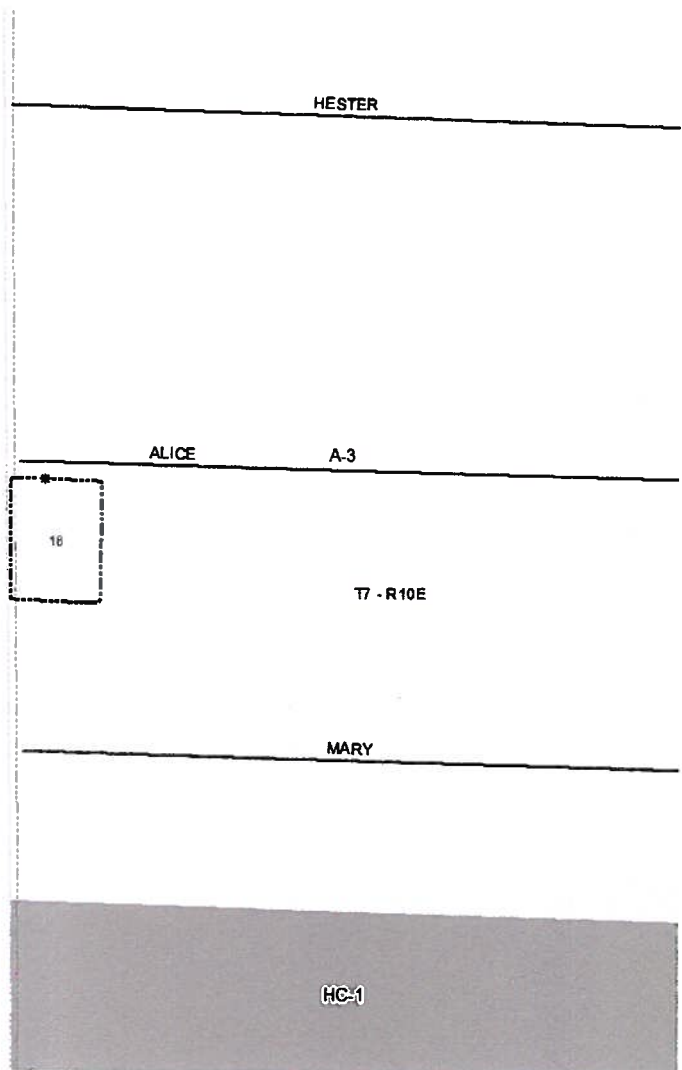
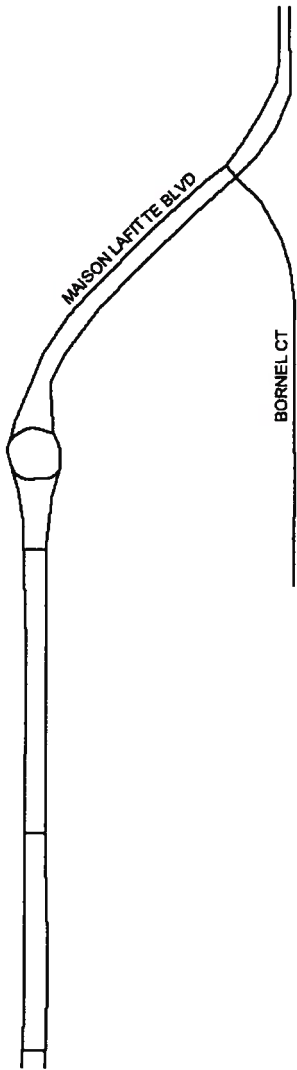
PETITIONER: Karen Rodriguez

OWNER: Karen Rodriguez

REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District

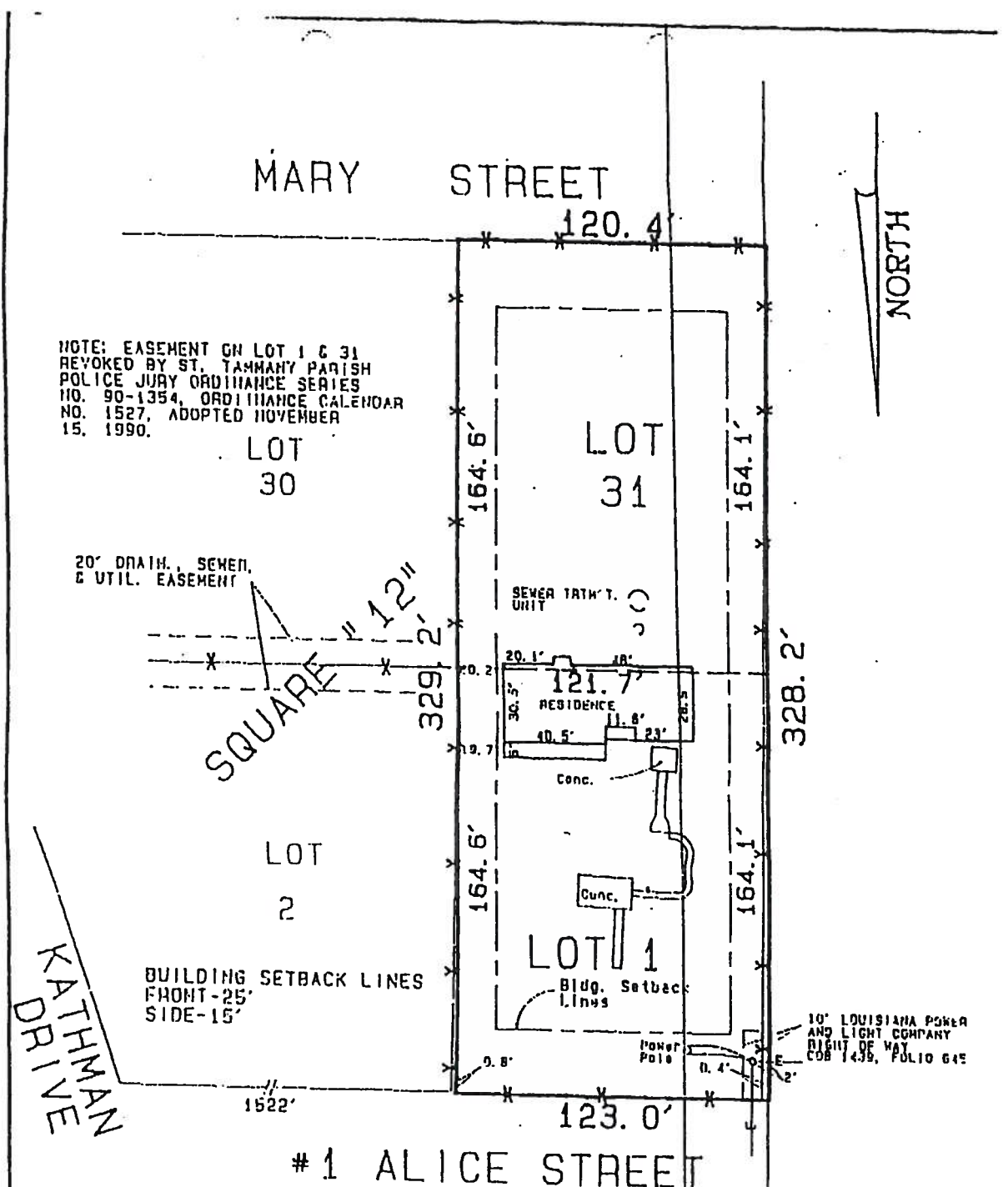
LOCATION: Parcel located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision ; S18, T7S, R10E; Ward 1, District 1

SIZE: 0.91 acres



SITE PLAN

Borrower/Client **Perilloux, Mr. & Mrs. Robert**
 Property Address **#1 Alice Street**
 City **Madisonville** County **St. Tammany** State **LA** Zip Code **70437**
 Lender **Eustis Mortgage Corporation**



NOTE: EASEMENT ON LOT 1 & 31 REVOKED BY ST. TAMMANY PARISH POLICE JURY ORDINANCE SERIES NO. 90-1354, ORDINANCE CALENDAR NO. 1527, ADOPTED NOVEMBER 15, 1990.

20' DRAIN, SEWER, & UTIL. EASEMENT

SQUARE "12"

KATHINE DRIVE

BUILDING SETBACK LINES
FRONT-25'
SIDE-15'

10' LOUISIANA POWER AND LIGHT COMPANY RIGHT OF WAY
COB 7435, POLIO 645

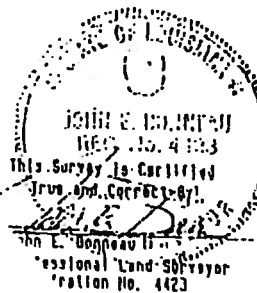
Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is not located in a special flood hazard area. It is located in Flood Zone "C".

Scale: 1" = 50'

SURVEY MAP

of
LOTS 1 and 31, SQUARE 12, LIVE OAK HILLS SUBD.
 in
St. Tammany Parish, Louisiana
 for

**ROBERT PERILLOUX, JR., SUSAN
 JEAN ANDERSON PERILLOUX, UNITED
 COMPANIES FINANCIAL CORPORATION, and
 THE SECURITY TITLE GUARANTEE CORPORATION
 OF BALTIMORE**



Survey No. 90337
 Date: MAY 14, 1990
 Revised: NOVEMBER 20, 1990 DECEMBER 7, 1990

2015-62-ZC

MAISON LAFFITE

MAISON LAFFITE

BORNEL

HESPER

A-2

ALISE

T7-R10E

MARY

PONCHATOUA HWY

HC-1

1968

1964

A-2



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-62-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Approved

GENERAL INFORMATION

PETITIONER: Karen Rodriguez

OWNER: Karen Rodriguez

REQUESTED CHANGE: From A-3 Suburban District to A-4 Single-Family Residential District

LOCATION: Parcel located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision ; S18, T7S, R10E; Ward 1, District 1

SIZE: 0.91 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-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	Tangipahoa Parish

EXISTING LAND USE:

Existing development: Yes

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-3 Suburban District to A-4 Single-Family Residential District. This site is located on the south side of Alice Street & on the north side of Mary Street, west of Kathmann Drive being lots 1 & 31, Square 12, Live Oak Hills Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval considering that the site is surrounded by residential uses and A-3 zoning.

STAFF RECOMMENDATION:

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