

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5500 ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER/BRISTER PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. GROBY SECONDED BY: MR. BELLISARIO

ON THE 3 DAY OF DECEMBER , 2015

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTH SIDE OF SNIDER ROAD, WEST OF LAKE ROAD, BEING 27299 SNIDER ROAD, LACOMBE AND WHICH PROPERTY COMPRISES A TOTAL OF 0.48 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY), (WARD 7, DISTRICT 7).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. Z015-16-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-1A (Suburban District) to an A-1A (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-1A (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-1A (Suburban District) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 14 DAY OF JANUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: NOVEMBER 26 , 2015

Published Adoption: \_\_\_\_\_, 2015

Delivered to Parish President: \_\_\_\_\_, 2015 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2015 at \_\_\_\_\_

## Exhibit "A"

### **2015-16-ZC**

A parcel of land located in Headright 41, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the Quarter Section Corner on the North Side of Section 1, Township 9 South, Range 12 East,

Thence North 25 degrees 45 minutes West 262.68 feet to a point,

Thence South 71 degrees 15 minutes East 208.72 feet to a ½ inch iron pipe found on the North Side of Snider Road being the **POINT OF BEGINNING**,

Thence North 21 degrees 38 minutes 21 seconds East 209.0 feet to a ½ inch iron rod set,

Thence South 71 degrees 53 minutes 57 seconds East 98.82 feet to a 5/8 inch iron rod found,

Thence South 21 degrees 18 minutes 01 second West 210.06 feet to a ½ inch iron rod set on the North Side of Snider Road,

Thence North 71 degrees 15 minutes West 100.0 feet along the north side of said road being the **POINT OF BEGINNING**, 0.478 Acres.

**Case No.:** 2015-16-ZC

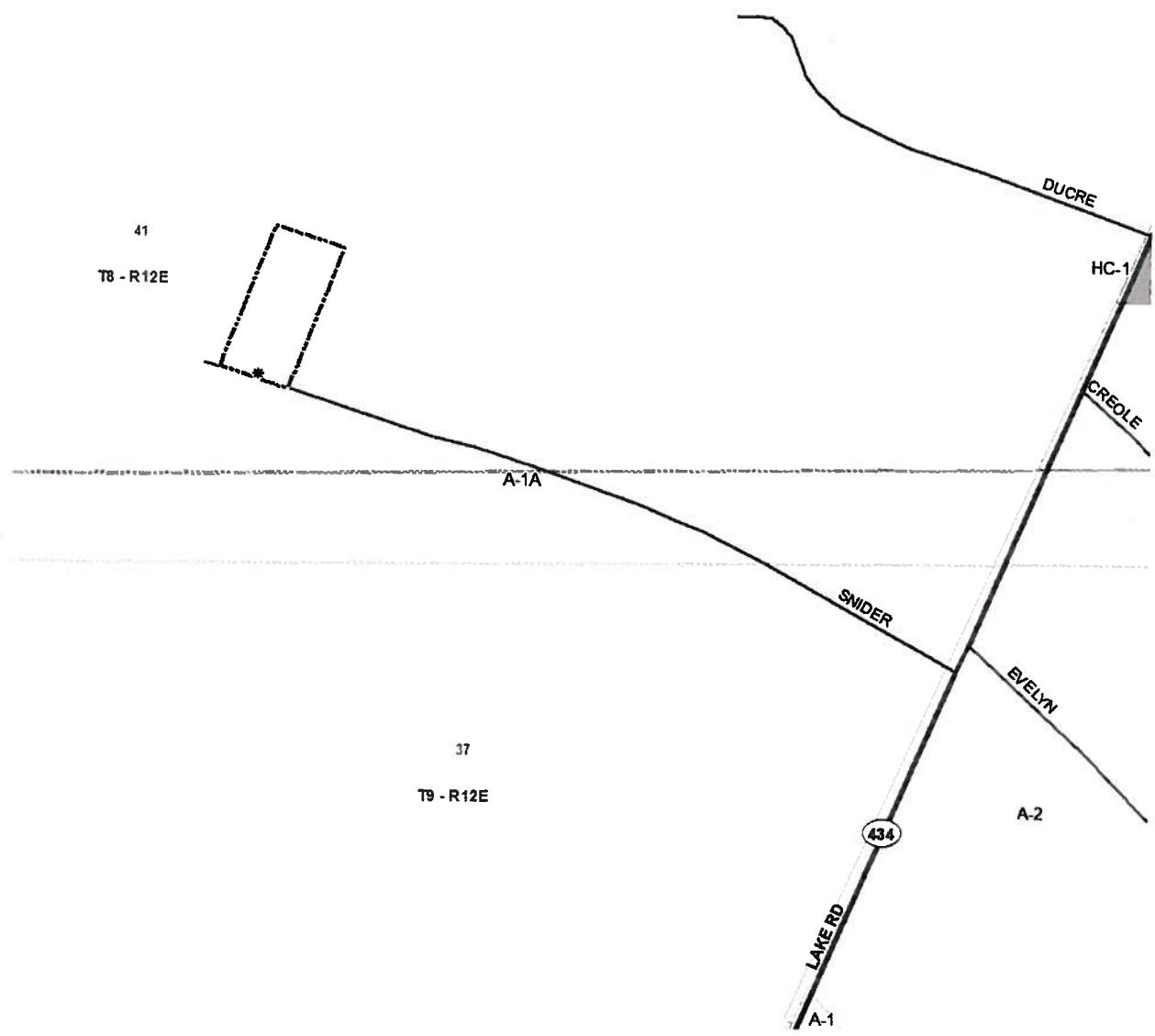
**PETITIONER:** Byron Green

**OWNER:** Lou Ann Ducre

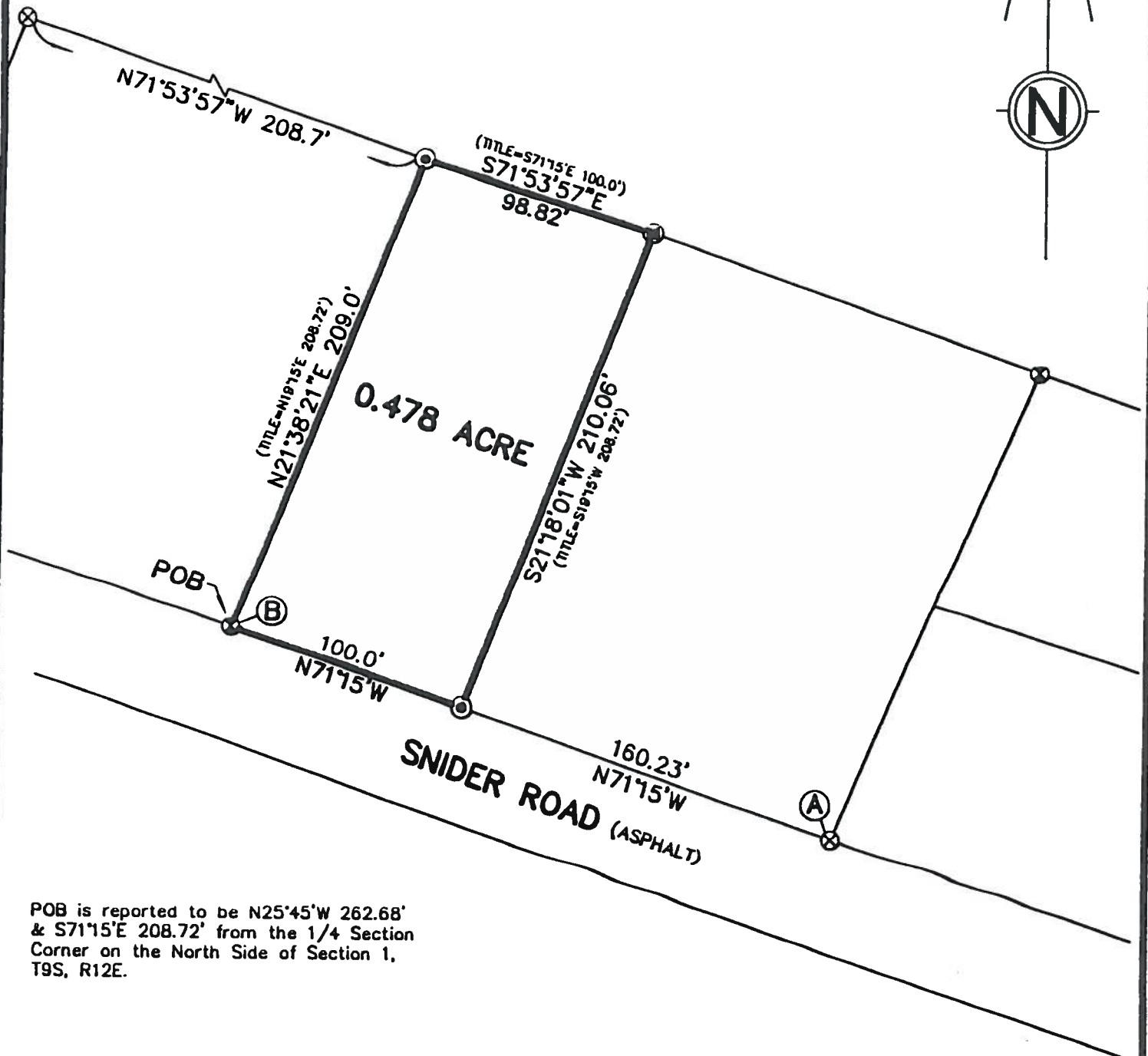
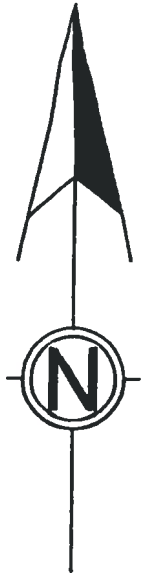
**REQUESTED CHANGE:** From A-1A Suburban District to A-1A Suburban District, RO Rural Overlay

**LOCATION:** Parcel located on the north side of Snider Road, west of Lake Road, being 27299 Snider Road, Lacombe; S41, T8S, R12E; Ward 7, District 7

**SIZE:** 0.478 acre



**REFERENCE BEARING:**  
Iron Pipe A to Iron Pipe B  
N71°15'W  
(per Reference Survey)



POB is reported to be N25°45'W 262.68' & S71°15'E 208.72' from the 1/4 Section Corner on the North Side of Section 1, T9S, R12E.

### LEGEND

- ⊗ = 1-1/2" IRON PIPE FOUND  
 ⊙ = 1/2" IRON PIPE FOUND  
 ● = 5/8" IRON ROD FOUND  
 ⊖ = 1/2" IRON ROD SET

**NOTE:**

**This property is located in Flood Zone A10,  
per F.E.M.A. Map No. 225205 0390 C, dated  
April 2, 1991.**

**REFERENCE SURVEY:**

Survey for Mrs. M.A. Barringer by Joseph Pugh,  
Surveyor, dated August 7, 1944.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

**(985) 892-1549**

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

**FAX (985) 892-9250**

503 N. JEFFERSON AVENUE

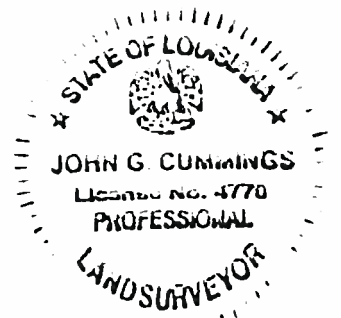
COVINGTON, LA 70433

PLAT PREPARED FOR: *Byron Green*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN HEADRIGHT  
41, TOWNSHIP 8 SOUTH, RANGE 12 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

# PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

**JOB NO.**

15720

DATE: 8 21 2015

REVISÉ:



2015-16-ZL



0 270 Feet





**ADMINISTRATIVE COMMENT**  
**ZONING STAFF REPORT**

**Date:** 10/26/2015  
**Case No.:** 2015-16-ZC  
**Posted:** 10/22/15

**Meeting Date:** 11/4/2015  
**Determination:** Approved

## GENERAL INFORMATION

**PETITIONER:** Byron Green

**OWNER:** Lou Ann Ducre

**REQUESTED CHANGE:** From A-1A Suburban District to A-1A Suburban District, RO Rural Overlay

**LOCATION:** Parcel located on the north side of Snider Road, west of Lake Road, being 27299 Snider Road, Lacombe; S41, T8S, R12E; Ward 7, District 7

**SIZE:** 0.478 acre

## GENERAL INFORMATION

## ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 lane asphalt

**Condition:** Good

## LAND USE CONSIDERATIONS

**SURROUNDING LAND USE AND ZONING:**

| <b><u>Direction</u></b> | <b><u>Surrounding Use</u></b> | <b><u>Surrounding Zone</u></b> |
|-------------------------|-------------------------------|--------------------------------|
| <b>North</b>            | Undeveloped                   | A-1A Suburban District         |
| <b>South</b>            | Undeveloped                   | A-1A Suburban District         |
| <b>East</b>             | Undeveloped                   | A-1A Suburban District         |
| <b>West</b>             | Undeveloped                   | A-1A Suburban District         |

**EXISTING LAND USE:**

**Existing development:**

**Multi occupancy development:**

### 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-1A Suburban District to A-1A Suburban District, RO Rural Overlay. This site is located on the north side of Snider Road, west of Lake Road, being 27299 Snider Road, Lacombe. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objections to the request considering that the site is surrounded by undeveloped land.

**STAFF RECOMMENDATION:**

The staff recommends that the request for a RO Rural Overlay designation be approved.