

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5520                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: TANNER/BRISTER                      PROVIDED BY: DEVELOPMENT  
INTRODUCED BY: \_\_\_\_\_                      SECONDED BY: \_\_\_\_\_  
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 WEST SIDE OF LA HIGHWAY 40, NORTH OF WOODLAND DRIVE, SOUTH OF STERMER ROAD, BEING 20857 HIGHWAY 40, BUSH AND WHICH PROPERTY COMPRISES A TOTAL OF 3.36 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1-A (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), (WARD 2, DISTRICT 6). (2015-54-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2015-54-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-A (Suburban District) to an A-2 (Suburban 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-2 (Suburban 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-1-A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF FEBRUARY , 2016 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
, 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 \_\_\_\_\_

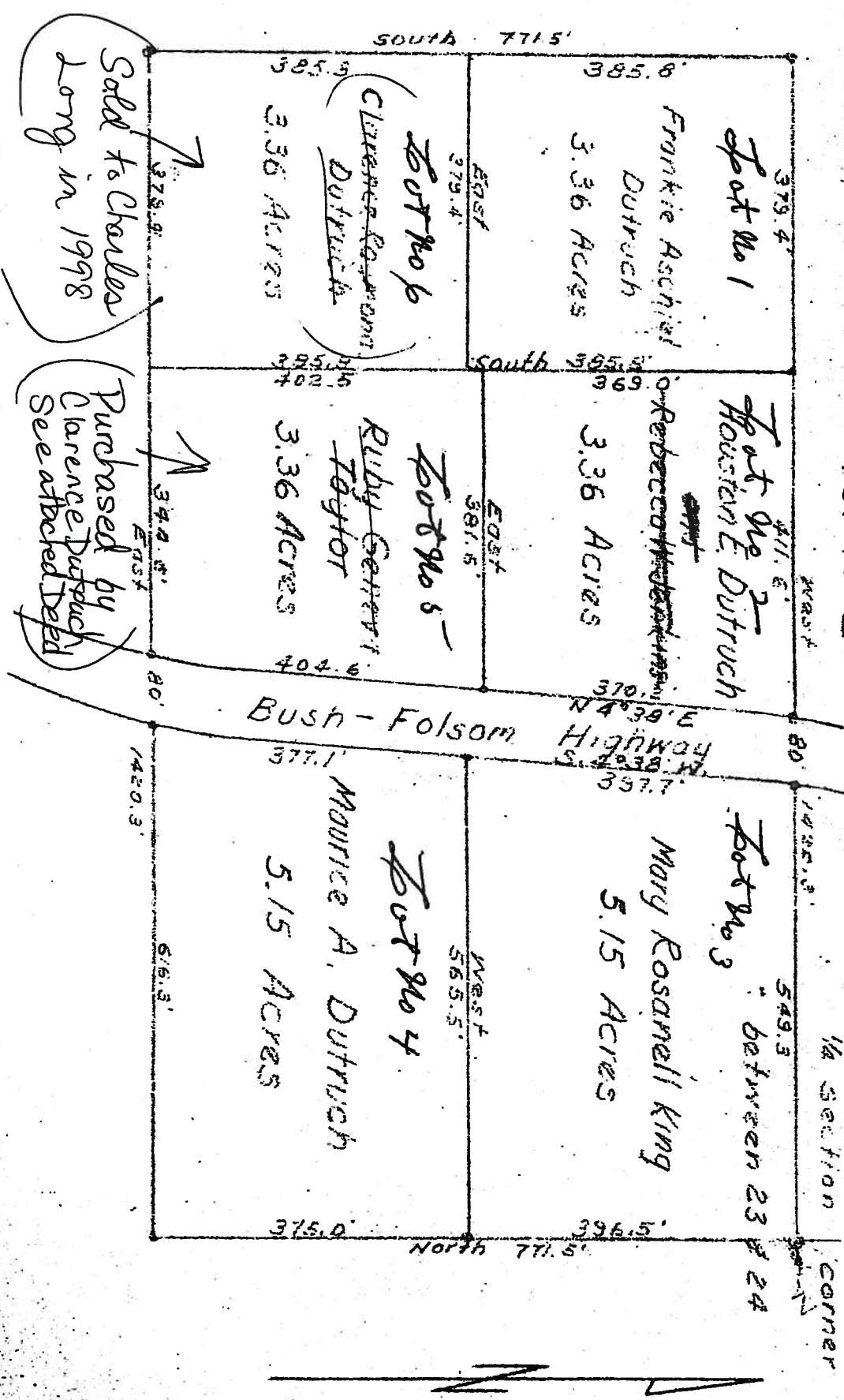
Returned to Council Clerk: \_\_\_\_\_, 2016 at \_\_\_\_\_

Exhibit "A"

2015-54-ZC

A CERTAIN TRACT OF LAND SITUATED IN THE NE CORNER of the SE $\frac{1}{4}$  of SECTION 23, TOWNSHIP 5, South, Range 11 East, and containing 3.36 acres and is designated as LOT NO. 5 on a plat of survey by Lowell E. Cummings, Reg. Surveyor, dated October 10, 1962.

7



P L A T  
showing a survey for  
Houston F Duttrich et al

Located in section 23, Township 5  
South, Range 11 East, St. Mary's

Parish Louisiana

SURVEY by ~~James E. Thompson~~ 10/35  
October 10, 1962 Reg. Surveyor  
Columbia, Louisiana  
C-117-11-62

Case No.: 2015-54-ZC

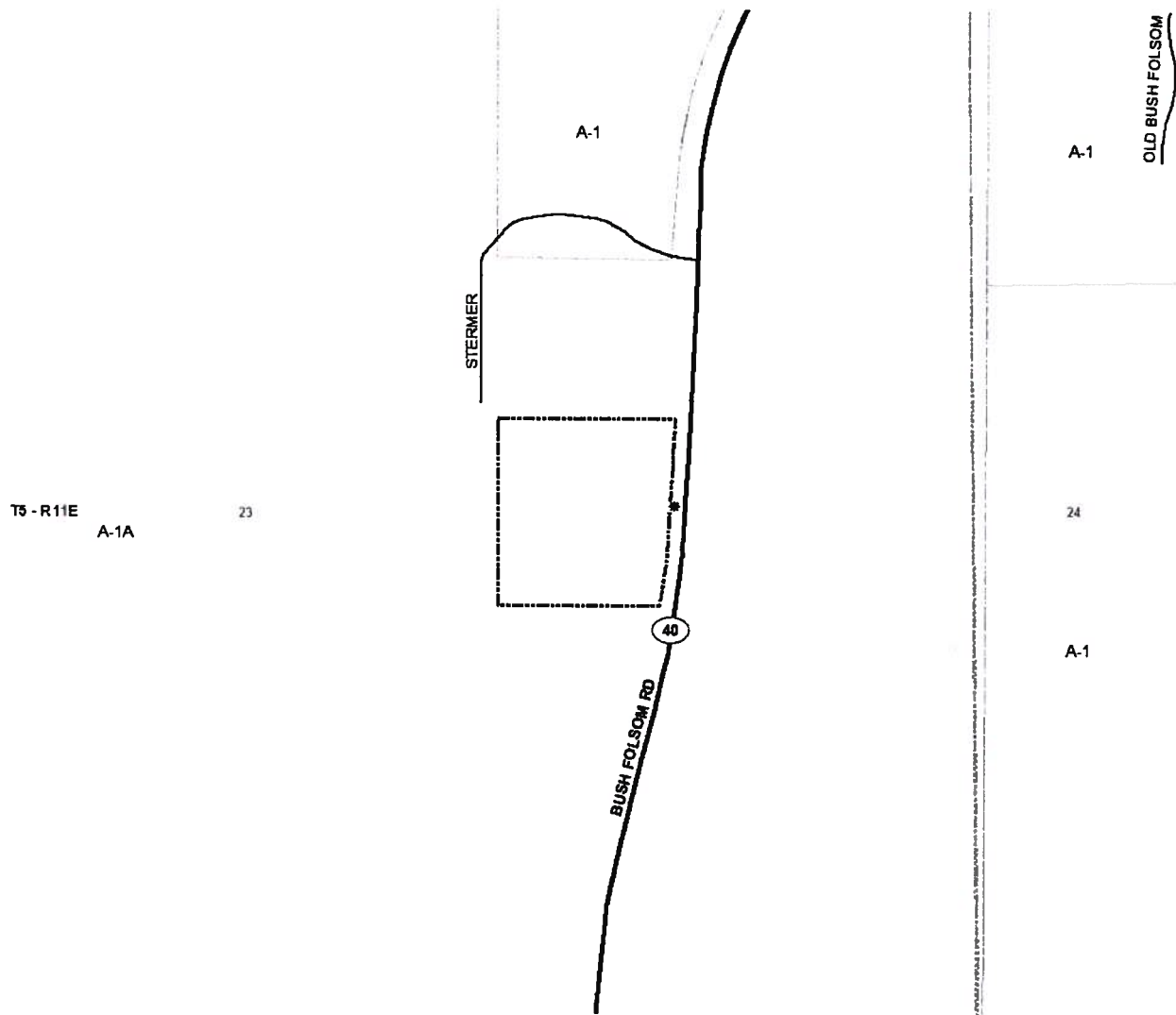
PETITIONER: Deidre McMurray

OWNER: Clarence R. Dutruch

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

LOCATION: Parcel located on the west side of LA Highway 40, north of Woodland Drive, south of Stermer Road, being 20857 Highway 40, Bush; S23, T5S, R11E; Ward 2, District 6

SIZE: 3.36 acres



2015-54-ZC



STERMER

BUSH FOLSOM RD

T6 - R11E

23

A-1A

0 400 Feet



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 11/23/2015  
Case No.: 2015-54-ZC  
Posted: 11/19/15

Meeting Date: 12/1/2015  
Determination: Approved

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GENERAL INFORMATION

PETITIONER: Deidre McMurray

OWNER: Clarence R. Dutruch

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

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SIZE: 3.36 acres

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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	Residential & Undeveloped	A-1A Suburban District
South	Residential & Undeveloped	A-1A Suburban District
East	Residential & Undeveloped	A-1A Suburban District
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development:

Multi occupancy development:

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 from A-1A Suburban District to A-2 Suburban District. This site is located on the west side of LA Highway 40, north of Woodland Drive, south of Stermer Road, being 20857 Highway 40, Bush. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Considering the rural nature of the area and that the site is surrounded by A-1A zoning, staff feels that there is no compelling reason to recommend approval of the request.

STAFF RECOMMENDATION:

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