

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6210 ORDINANCE COUNCIL SERIES NO: _____
COUNCIL SPONSOR: LORINO/BRISTER PROVIDED BY: PLANNING DEVELOPMENT
INTRODUCED BY: _____ SECONDED BY: _____
ON THE 11 DAY OF JULY , 2019

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHWEST CORNER OF DOVE PARK ROAD, WEST OF LA HIGHWAY 59, MANDEVILLE AND WHICH PROPERTY COMPRISES
A TOTAL OF 10.45 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) & A-3 (SUBURBAN DISTRICT) TO AN A-2 (SUBURBAN DISTRICT), A-3 (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 4, DISTRICT 5) (2019-1452-ZC).

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2019-1452-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-2 (Suburban District) & A-3 (Suburban District) to an A-2 (Suburban District), A-3 (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 A-2 (Suburban District), A-3 (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 A-2 (Suburban District) & A-3 (Suburban District) to an A-2 (Suburban District), A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given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 8 DAY OF AUGUST , 2019 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JUNE 26 , 2019

Published Adoption: _____, 2019

Delivered to Parish President: _____, 2019 at _____

Returned to Council Clerk: _____, 2019 at _____

EXHIBIT "A"

2019-1452-ZC

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 26, Township 7 South, Range 11 East and more fully described as follow to wit:

From the Quarter Section Corner common to Sections 25 and 26, Township 7 South, Range 11 East, go North 00 degrees 06 minutes 37 seconds West 1295.86 feet to a point; thence go South 89 degrees 48 minutes 23 seconds West 47.38 feet to a point, being the Point of Beginning.

From the Point of Beginning, continue South 89 degrees 48 minutes 23 seconds West 946.75 feet to a point; thence go South 00 degrees 16 minutes 59 seconds East 284.08 feet to a point; thence go North 89 degrees 48 minutes 23 seconds East 617.29 feet to a point; thence go North 48 degrees 59 minutes 54 seconds East 434.69 feet to a point; being the Point of Beginning. All in accordance with survey of Fontcuberta Surveys, Inc., Thomas J. Fontcuberta Registered Land Surveyor, dated May 27, 1991.

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, in Section 26, Township 7 South, Range 11 East and more fully described as follow to wit:

Commence at the Quarter Corner common to Sections 25 and 26 of said Township 7 South, Range 11 East, thence run North 00 degrees 06 minutes 37 seconds West, a distance of 1335.54 feet to a point; thence run South 89 degrees 48 minutes 23 seconds West, a distance of 994.13 feet to a point; thence run South 00 degrees 16 minutes 59 seconds East, a distance of 284.08 feet to the Point of Beginning.

From said Point of Beginning, continue South 00 degrees 16 minutes 59 seconds East, a distance of 67.92 feet to a point; thence run South 89 degrees 48 minutes 23 seconds West, a distance of 352.00 feet to a point; thence run South 00 degrees 16 minutes 59 seconds East, a distance of 255.87 feet to a point; thence run South 89 degrees 42 minutes 39 seconds East, a distance of 644.27 feet to a point on the westerly line of a 60 foot servitude of passage; thence run in a northeasterly direction along said Westerly line of a 60 foot servitude of passage along the arc of a curve to the right having a radius of 327.17 feet, a distance of 157.30 feet to a point; thence run North 48 degrees 59 minutes 54 seconds East along said westerly line of a 60 foot servitude of passage, a distance of 309.48 feet to a point; thence leaving said westerly line of a 60 foot servitude of passage run South 89 degrees 48 minutes 23 seconds West, a distance of 617.29 feet back to the Point of Beginning, containing 5.35 Acres. All in accordance with a plat of survey by Thomas J. Fontcuberta, Registered Professional Land Surveyor, dated April 2, 1992, Plat File Number 124-517.

Case No.: 2019-1452-ZC

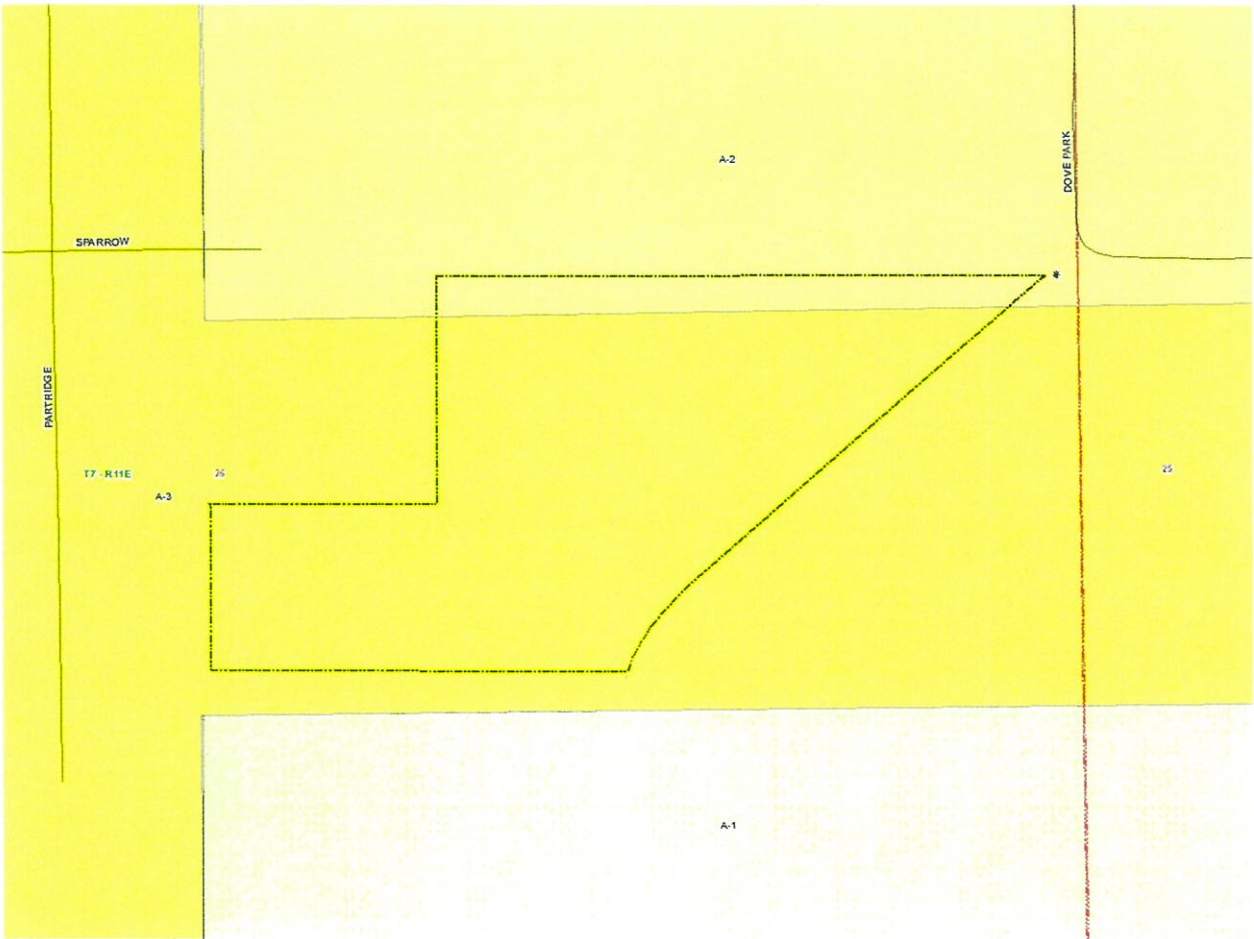
PETITIONER: Jones Fussell, L.L.P. – Jeffery Schoen

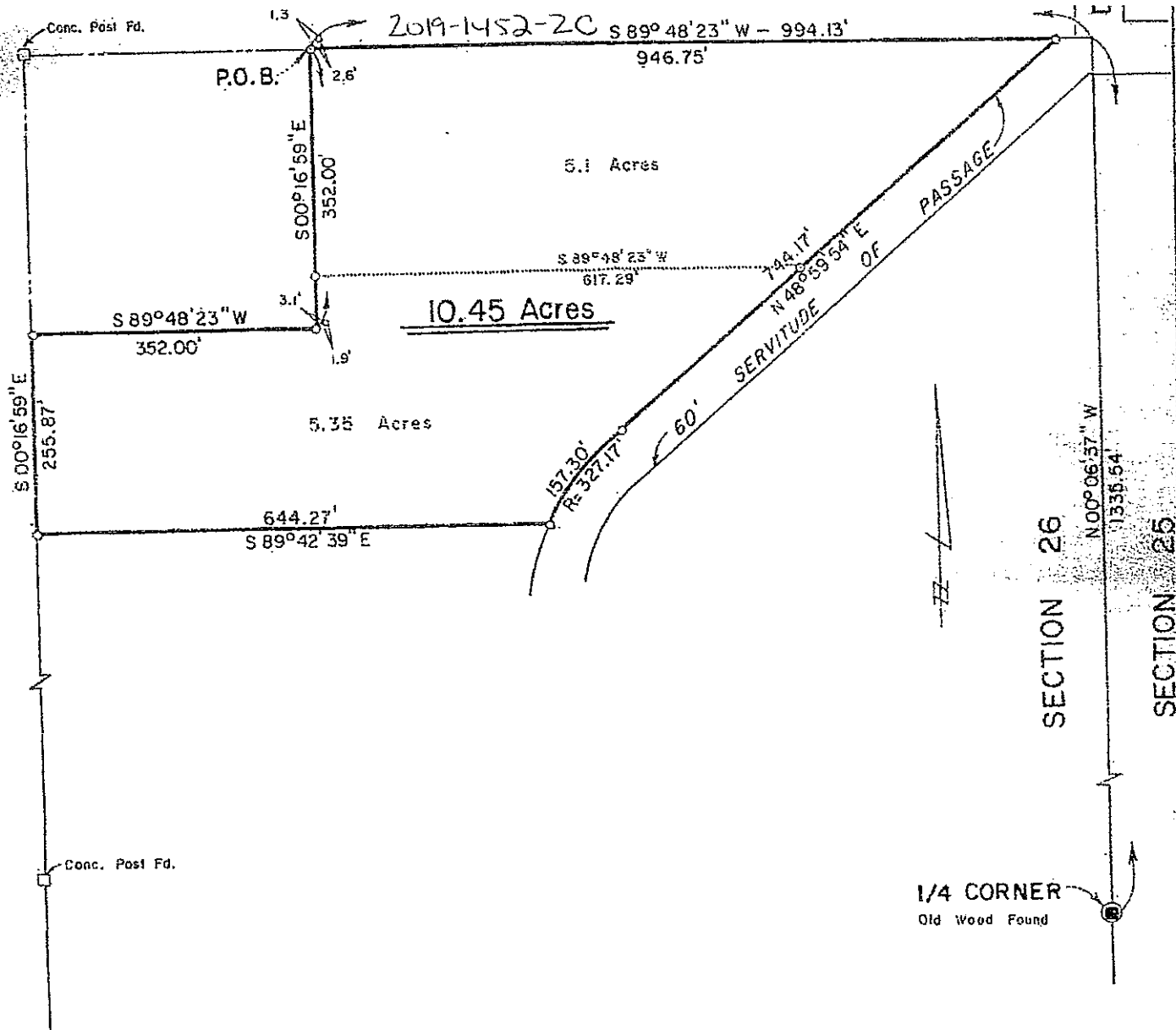
OWNER: Walter and June Davisson

REQUESTED CHANGE: From A-2 Suburban District and A-3 Suburban District to A-2 Suburban District and A-3 Suburban District with a RO Rural Overlay

LOCATION: Parcel located on the southwest corner of Dove Park Raod and west of LA Highway 59, Mandeville; Section 26, Township 7S, Range 11E; Ward 4, District 5

SIZE: 10.45 acres





NOTE:
Existing fences on or near
Boundary Lines are not shown
hereon.

SKETCH OF A PARCEL OF LAND
SITUATED IN SECTION 26,
TOWNSHIP 7 SOUTH
RANGE 11 EAST
ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:

June Guedimin Davisson and
Walter B. Davisson



FONTCUBERTA
Surveys
INCORPORATED



CERTIFIED CORRECT

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE		DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
4-02-92	1" = 200'	o = Iron Pipe Fd.	R.L.F.	T.J.F.	922945	124-517A



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 5/24/2019
Case No.: 2019-1452-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Jones Fussell, L.L.P. – Jeffery Schoen

OWNER: Walter and June Davisson

REQUESTED CHANGE: From A-2 Suburban District and A-3 Suburban District to A-2 Suburban District and A-3 Suburban District with a RO Rural Overlay

LOCATION: Parcel located on the southwest corner of Dove Park Road and west of LA Highway 59, Mandeville; Section 26, Township 7S, Range 11E; Ward 4, District 5

SIZE: 10.45 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 and Undeveloped	A-2 and A-3 Suburban Districts
South	Undeveloped	A-1 and A-3 Suburban Districts
East	Undeveloped	A-3 Suburban District
West	Residential	A-3 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District and A-3 Suburban District to A-2 Suburban District and A-3 Suburban District with a RO Rural Overlay. The site is located on the southwest corner of Dove Park Rd., west of LA Highway 59, Mandeville. The 2025 future land use plan calls for the area to be developed as a planned district with single-family residential uses and conservation areas.

The objectives of the RO-Rural Overlay designation are to preserve the forests and other undeveloped lands and to allow for the conduct of agricultural uses and related business and including the construction of single family residences. Note that only the following permitted uses shall be allowed in the RO Rural Overlay:

Agriculture uses: Farming and any other agricultural use as defined in section 130-5, Agricultural buildings, Limited commercial and industrial uses supporting the agricultural production limited to buildings no larger than 5,000 square feet, Wholesale/retail greenhouses and nurseries, Roadside farm stands, Dirt hauling equipment storage, including operable, licensed bobtail dump trucks, tractor trailers, and excavation equipment when stored on an operable, licensed transport vehicle, where the area utilized for storage is not more than ten percent of the property.

Residential uses. Single-family dwelling units, Private garages and accessory structures, One garage apartment or guest house under 1,000 square feet of habitable floor space, Accessory single- or multi-family farm tenant dwellings on unsubdivided farm land when residents are employed on the property and when gross density does not exceed one family per acre, Private landing strips or heliports.

Staff does not have any objection to the requested considering that the site is surrounded by undeveloped land on the south and east sides and single-family residences on lot of approximately half to one acre in size or larger on the north and west sides.

Note that the site is proposed to be developed with a single family residence and an animal sanctuary.

STAFF RECOMMENDATION:

Staff recommends the request for the RO-Rural Overlay designation be approved.