

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5609

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: DEAN/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. THOMPSON

ON THE 2 DAY OF JUNE , 2016

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTHEAST INTERSECTION OF GALATAS ROAD, SOUTH OF REVERE ROAD, WEST OF C. S. OWENS ROAD, BEING 247 GALATAS ROAD, MADISONVILLE AND WHICH PROPERTY COMPRISES A TOTAL OF 1.68 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 1). (2016-228-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-228-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) to an A-3 (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-3 (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-2 (Suburban District) to an A-3 (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 7 DAY OF JULY, 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: MAY 26, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

Exhibit "A"

2016-228-ZC

That certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, and more particularly described as follows:

One (1) lot of ground in Section 14, Township 7 South, Range 10 East described as beginning at a point on the East side of road, which point is 7.21 chains North of corner common to Section 14, 15 and 44; run North 208 feet; run North 64 degrees 45 minutes East 310.2 feet; run South 22 1/2 degrees East, 208 feet; run South 65 degrees 50 minutes West 394 feet to the point of beginning, all according to the survey of W. A. Tyner, dated May 7, 1958.

Case No.: 2016-228-ZC

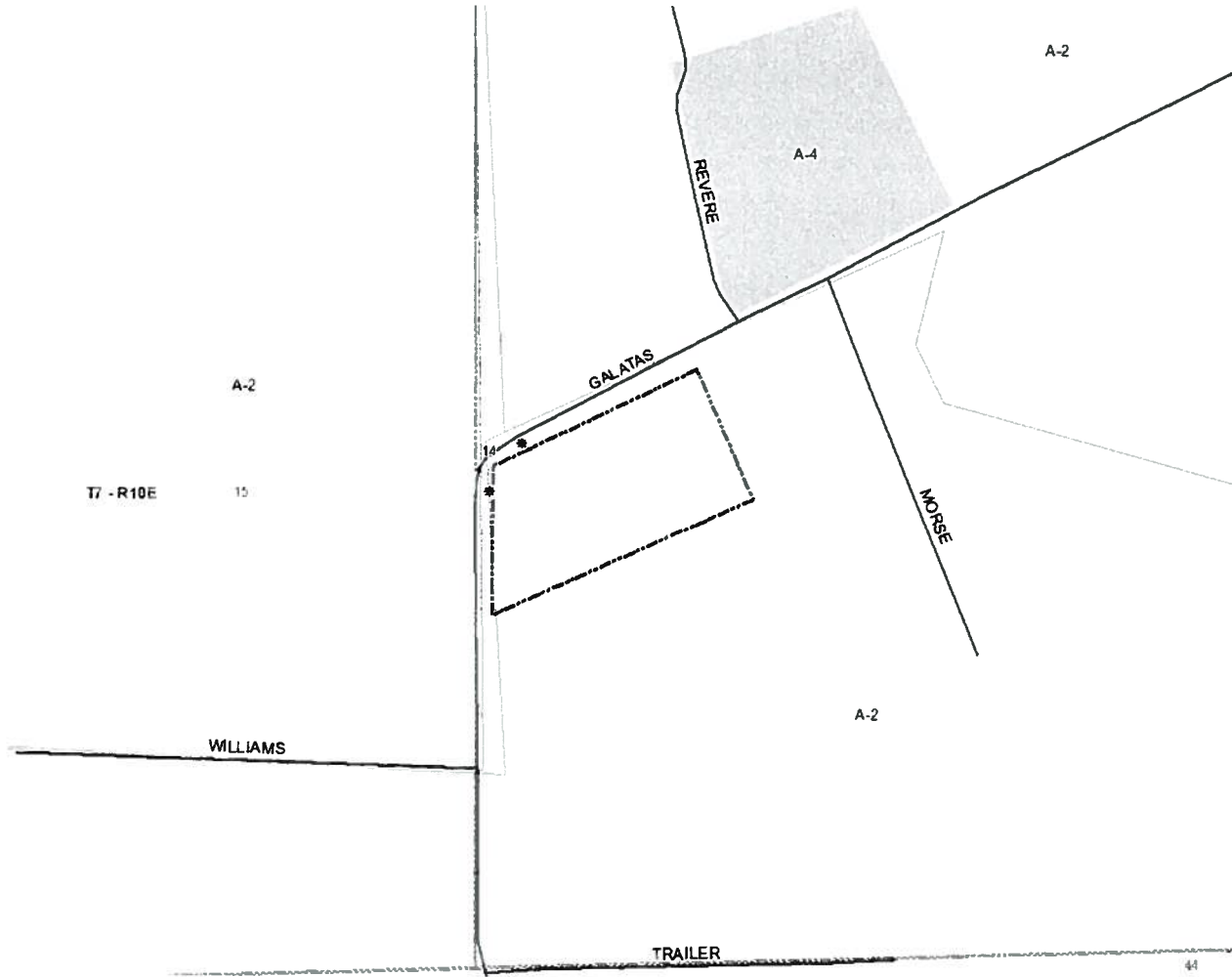
PETITIONER: Shaun Sharpe

OWNER: Linda F. Sharpe

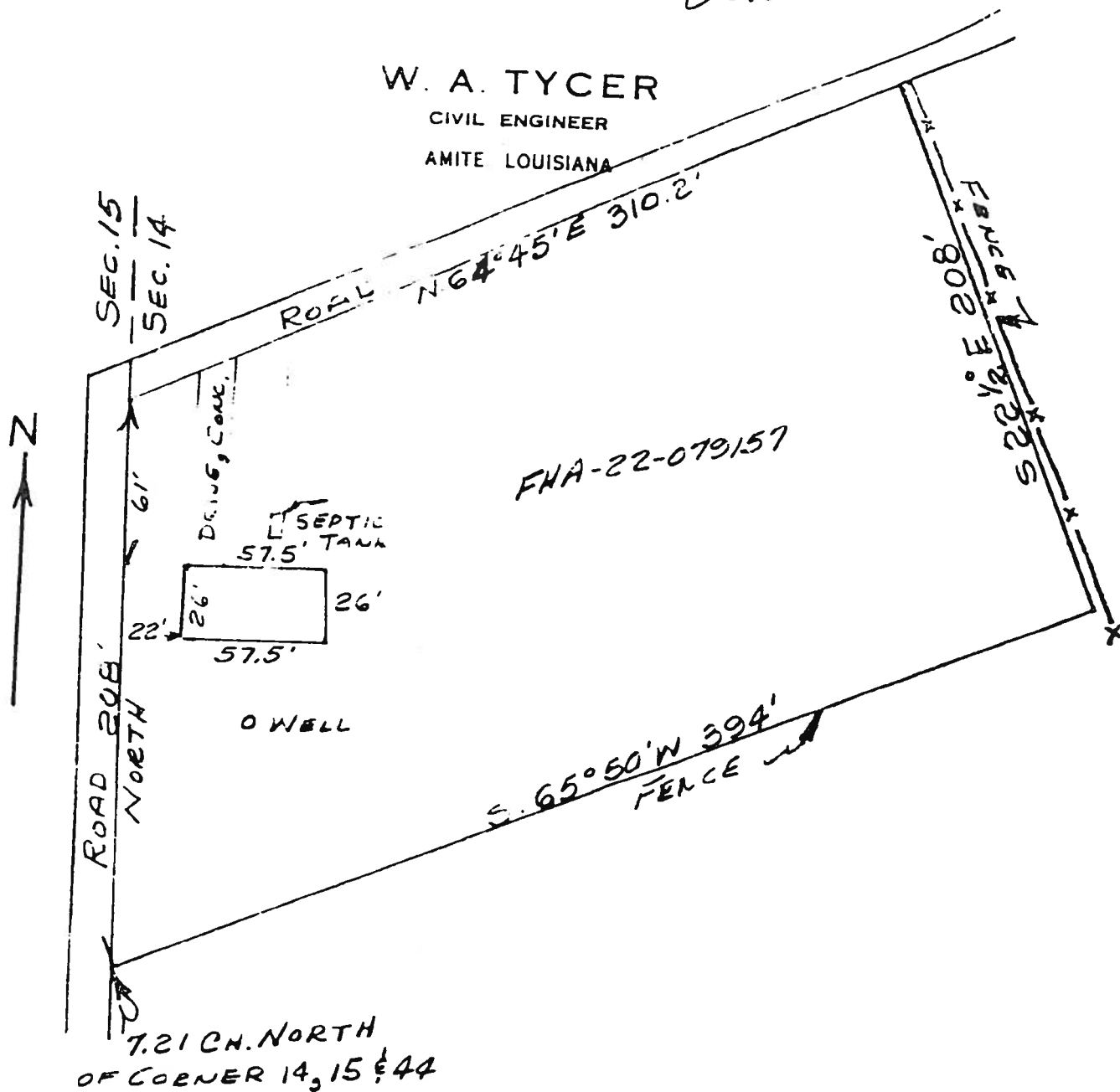
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located at the southeast intersection of Galatas Road, south of Revere Road, west of C.S. Owens Road, being 247 Galatas Road, Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 1.68 acres

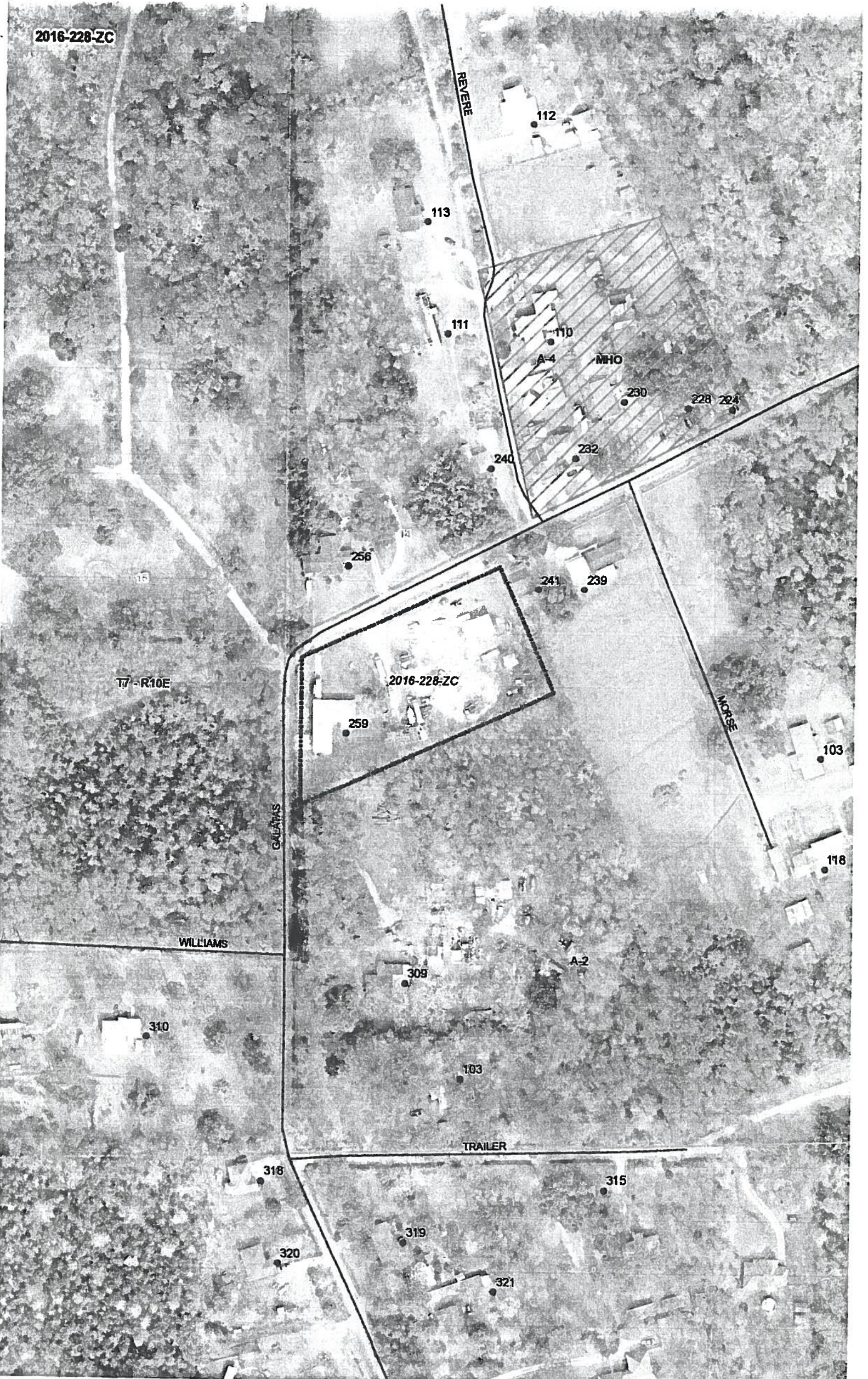


W. A. TYCER
CIVIL ENGINEER
AMITE LOUISIANA



NOTE: SHOWING THE KOEPENOL PROPERTY
 IN SEC. 14, T. 7S. R. 10E., ST TAMMANY PARISH.
 = 60'
 JULY 7, 1958
 W. A. TYCER, C.E.
 AMITE, LA.

2016-228-ZC



REVERE

112

113

111

110

A-4

MHO

230

228

224

240

232

256

15

T7-R10E

2016-228-ZC

259

241

239

WOLFE

103

118

WILLIAMS

A-2

309

310

103

TRAILER

318

315

319

320

321



ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: 4/25/2016
Case No.: 2016-228-ZC
Posted: 04/18/2016

Meeting Date: 5/3/2016
Determination: Approved

GENERAL INFORMATION

PETITIONER: Shaun Sharpe

OWNER: Linda F. Sharpe

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located at the southeast intersection of Galatas Road, south of Revere Road, west of C.S. Owens Road, being 247 Galatas Road, Madisonville; S14, T7S, R10E; Ward 1, District 1

SIZE: 1.68 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-2 Suburban District
South	Residential/Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	A-2 Suburban District

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-2 Suburban District to A-3 Suburban District. This site is located at the southeast intersection of Galatas Road, south of Revere Road, west of C.S. Owens Road, being 247 Galatas Road, Madisonville. The 2025 future land use plan calls for the area to be developed with single family residential uses. Staff does not recommend approval considering that the site is surrounded by A-2 Suburban District zoning.

Note that the zoning change is being requested, to allow for the accessory structure located on the site, to be renovated as single family residences.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-3 Suburban District designation be denied.