

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5763                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: STEFANCIK/BRISTER      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. BELLISARIO              SECONDED BY: MR. BINDER  
ON THE 2 DAY OF FEBRUARY , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HARRISON AVENUE, AND ON THE EAST & WEST SIDES OF 6TH STREET AND WHICH PROPERTY COMPRISES A TOTAL OF 6.15 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-4A (SINGLE FAMILY RESIDENTIAL DISTRICT) TO AN AT-1 (ANIMAL TRAINING/HOUSING DISTRICT) , (WARD 3, DISTRICT 2). (2016-408-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2016-408-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-4A (Single Family Residential District) to an AT-1 (Animal Training/Housing 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 AT-1 (Animal Training/Housing 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-4(Single Family Residential District) to an AT-1 (Animal Training/Housing 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 2 DAY OF MARCH , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

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

Published Introduction: JANUARY 26 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

Exhibit "A"

2016-408-ZC

All that certain tract or portion of land and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in South Abita Springs Subdivision, St. Tammany Parish, Louisiana, and more fully described as follows, to-wit:

Square 60, South Abita Springs Subdivision, situated in Section 11, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, which square measures 220 feet front each on Webster and Harrison Avenues, and 609 feet front each on Sixth and Seventh Streets. Square 60 is bounded by Webster and Harrison Avenues and Sixth and Seventh Streets.

A certain piece or portion of ground situated in the State of Louisiana, Parish of St. Tammany, Louisiana, in that portion known as South Abita Springs Subdivision situated in Section 11, Township 7 South, Range 11 East, in a Square bounded by Harrison and Webster Avenues and Fifth and Sixth Streets and designated as Square 61

**Case No.:** 2016-408-ZC

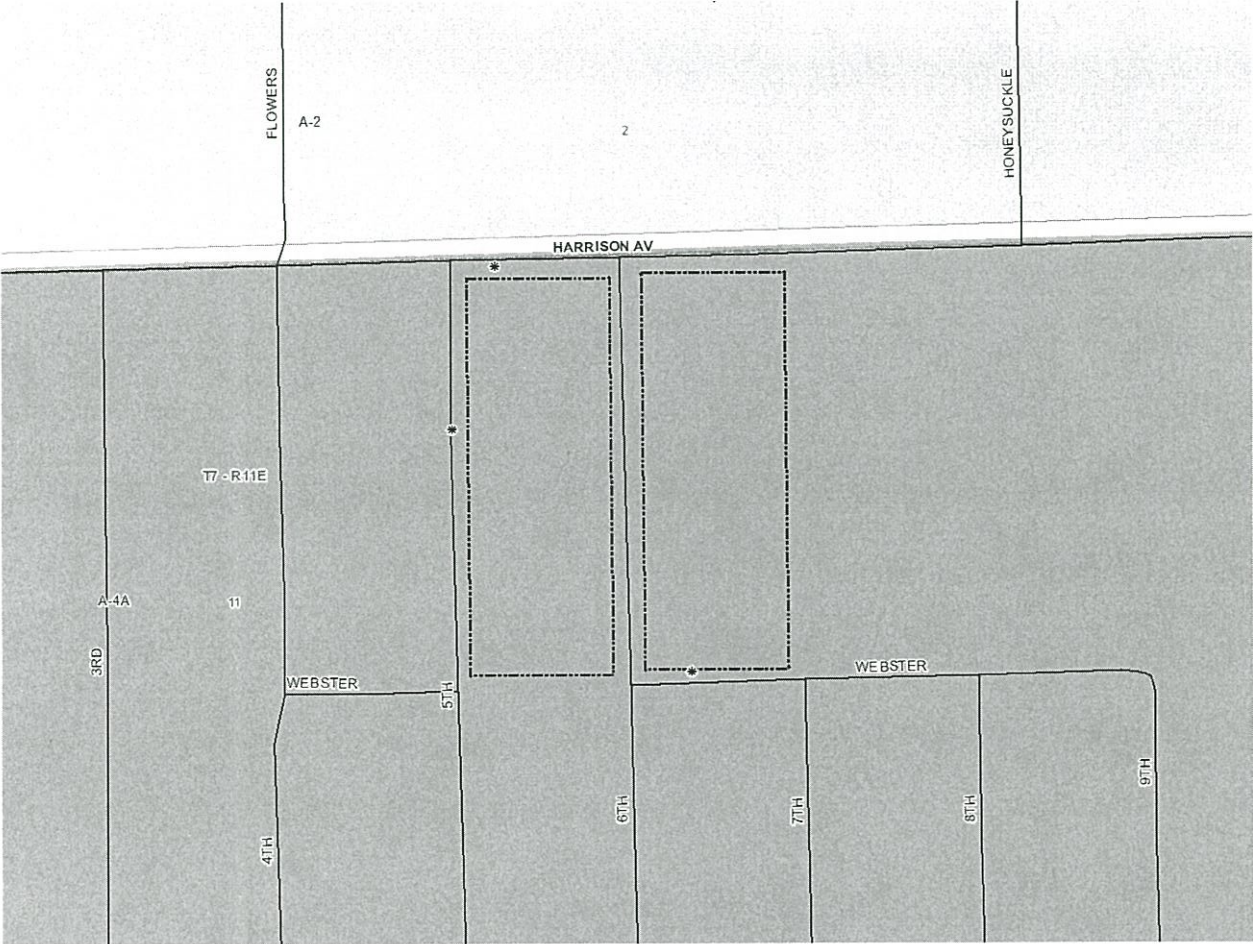
**PETITIONER:** Council Motion

**OWNER:** St. Tammany Humane Society INC

**REQUESTED CHANGE:** From A-4A Single-Family Residential District to AT-1 Animal Training/Housing District

**LOCATION:** Parcel located on the south side of Harrison Avenue and on the east & west sides of 6th Street ; S11, T7S, R11E; Ward 3, District 2

**SIZE:** 6.15 acres





2016-408-ZC

WILD AZALEA

FLOWERS

PRIMROSE

HONEYSUCKLE

A-2

2

T7-R1E

WEBSTER

WEBSTER

A-4A

6TH

7TH

8TH

9TH

HENRY CLAY

4TH

8TH

0 400 Feet

N

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

**Date:** 12/27/2016  
**Case No.:** 2016-408-ZC  
**Prior Action:** Postponed (11/02/2016)  
**Posted:**12/14/2016

**Meeting Date:** 1/3/2017  
**Determination:** Approved

GENERAL INFORMATION

**PETITIONER:** Council Motion

**OWNER:** St. Tammany Humane Society INC

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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	Undeveloped & Residential	A-2 Suburban District
South	Residential	A-4A Single Family Residential District
East	Pond	A-4A Single Family Residential District
West	Residential	A-4A Single Family Residential District

EXISTING LAND USE:

**Existing development:** Yes                                      **Multi occupancy development:** No

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-4A Single-Family Residential District to AT-1 Animal Training/Housing District. This site is located on the south side of Harrison Avenue and on the east & west sides of 6th Street. The 2025 future land use plan calls for the area to be developed with residential uses. The existing building located on the site is currently occupied by the St. Tammany Humane Society. The objective of the request is to bring the site into compliance with the appropriate zoning classification and for future potential development.

STAFF RECOMMENDATION:

The staff recommends that the request for an AT-1 Animal Training/Housing District designation be approved.