

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4965

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/BRISTER

PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF MARCH, 2013

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE SOUTHEAST CORNER OF ALBERT THOMPSON ROAD & LA HIGHWAY 40 AND WHICH PROPERTY COMPRISES A TOTAL 1 ACRE OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN AT-1 (ANIMAL TRAINING/HOUSING DISTRICT), (WARD 2, DISTRICT 3). (ZC12-12-118)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC12-12-118, 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 (Suburban 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-1 (Suburban 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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 4 DAY OF APRIL , 2013 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: FEBRUARY 28 , 2013

Published Adoption: _____, 2013

Delivered to Parish President: _____, 2013 at _____

Returned to Council Clerk: _____, 2013 at _____

Exhibit "A"

ZC12-12-118

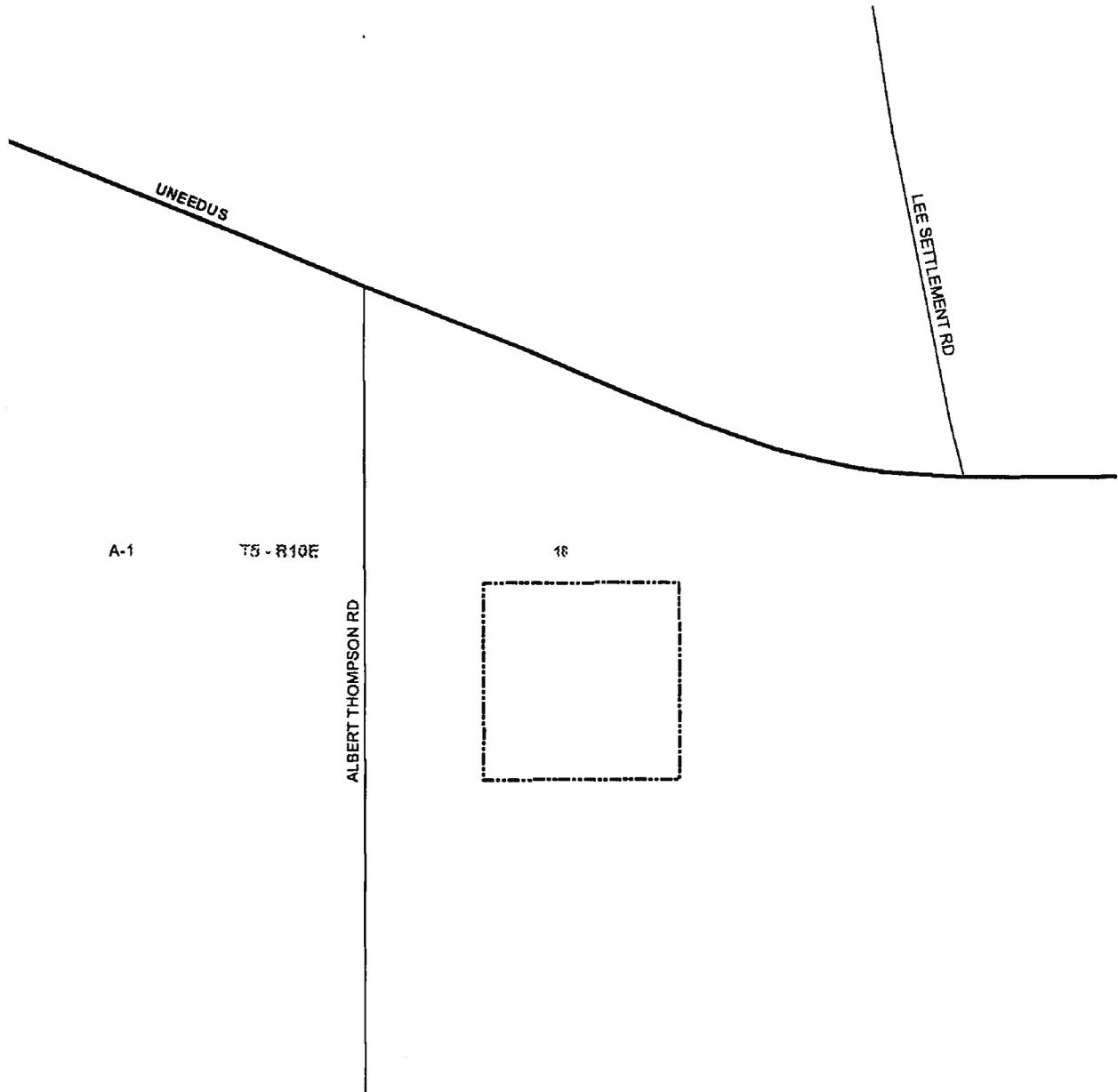
PARCEL A

THAT CERTAIN PIECE OR PARCEL OF LAND, SITUATED IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

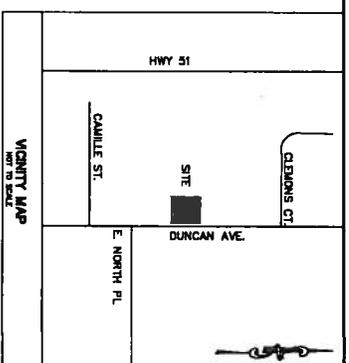
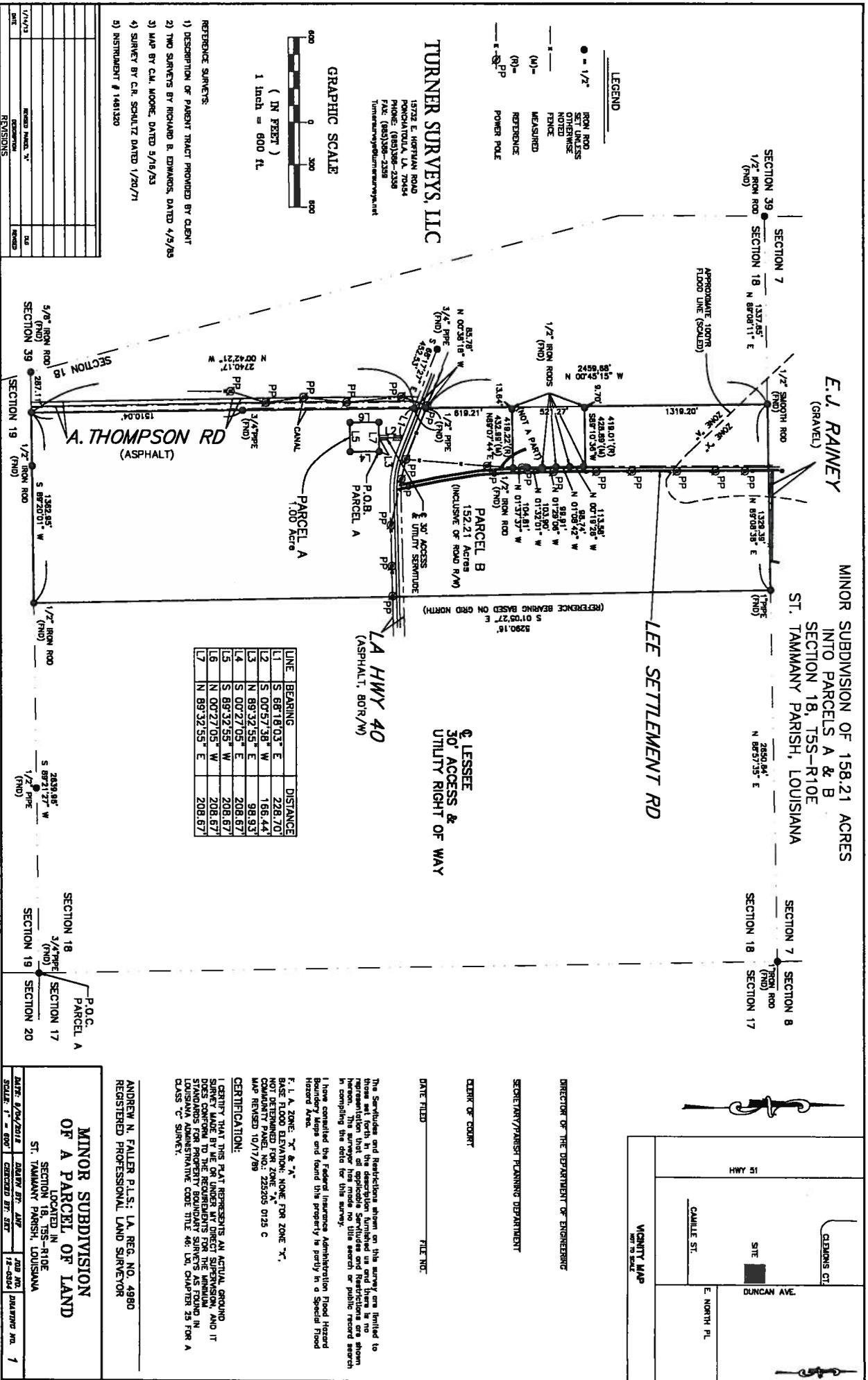
COMMENCING AT A 3/4" PIPE FOUND AT THE APPARENT SECTION CORNER COMMON SECTIONS 17, 18, 19 AND 20; THENCE S89°21'27"W A DISTANCE OF 2639.96 FEET TO A 1/2" IRON ROD FOUND; THENCE S89°20'01"W A DISTANCE OF 1362.95 FEET TO A 1/2" IRON ROD SET; THENCE N00°42'21"W A DISTANCE OF 2740.17 FEET TO A 1/2" IRON PIPE FOUND ON THE APPARENT SOUTH RIGHT OF WAY LINE OF LOUISIANA HIGHWAY 40; THENCE S68°18'03"E ALONG SAID APPARENT RIGHT OF WAY LINE A DISTANCE OF 228.70 FEET TO A POINT; THENCE S00°57'38"W A DISTANCE OF 166.44 FEET TO A POINT; THENCE N89°32'55"E A DISTANCE OF 98.93 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING; THENCE S00°27'05"E A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD SET; THENCE S89°32'55"W A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD SET; THENCE N00°27'05"W A DISTANCE OF 208.67 FEET TO A 1/2" IRON ROD SET; THENCE N89°32'55"E A DISTANCE OF 208.67 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.00 ACRE AS SURVEYED BY TURNER SURVEYS, LLC, JOB NO. 12-0304, DATED 9/04/12, REVISED 1/14/13, AND IS SUBJECT TO ALL RESTRICTIONS AND SERVITUDES THAT MAY BE OF RECORD.

CASE NO.: ZC12-12-118
PETITIONER: Caroline Landry
OWNER: Caroline Landry
REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located at the southeast corner of Albert Thompson Road & LA Highway 40; S18,T5,R10E; Ward 2, District 3
SIZE: 1 acres



2012-12-118



DATE FILED _____ FILE NO. _____

CLERK OF COURT _____

SECRETARY/PARISH PLANNING DEPARTMENT _____

DIRECTOR OF THE DEPARTMENT OF ENGINEERING _____

The Surveyors and Replacers shown on this survey are licensed to those states in the description furnished and there is no representation made by the Surveyors or Replacers as shown hereon. This survey has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is partly in a Special Flood Hazard Area.

F. I. A. ZONE: "C" & "X"

BASE FLOOD ELEVATION: NONE FOR ZONE "C", NOT DETERMINED FOR ZONE "X"

COMMUNITY PANEL NO.: 225205 0125 C

MAP REVISED 10/17/89

CERTIFICATION:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY OF THE LAND DESCRIBED AND ACCORDING TO THE STANDARDS FOR PROFESSIONAL SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: D.C. CHAPTER 25 FOR A CLASS "C" SURVEY.

MINOR SUBDIVISION OF A PARCEL OF LAND

LOCATED IN SECTION 18, T55-R10E ST. TAMMANY PARISH, LOUISIANA

ANDREW N. FALLER P.L.S.: LA. REG. NO. 4980 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 8/20/2012 **SCALE: 1" = 600'**

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: January 28, 2013
Case No.: ZC12-12-118
Prior Action: Tabled (12/04/12)
Posted: 01/17/13

Meeting Date: February 5, 2013
Determination: Amended to rezoned 1 acre

GENERAL INFORMATION

PETITIONER: Caroline Landry
OWNER: Caroline Landry
REQUESTED CHANGE: From A-1 (Suburban District) to AT-1 (Animal Training/Housing District)
LOCATION: Parcel located at the southeast corner of Albert Thompson Road & LA Highway 40; S18,T5,R10E; Ward 2, District 3
SIZE: 6 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential/Undeveloped	A-1 Suburban District
South	Undeveloped	A-1 Suburban District
East	Undeveloped	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

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 dwellingsize 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-1 (Suburban District) to AT-1 (Animal Training/Housing District). The site is located at the southeast corner of Albert Thompson Road & LA Highway 40. The 2025 Future Land Use Plan calls for the area to be developed with residential and agricultural uses. The property is surrounded by single family residences agricultural uses and undeveloped land. Staff sees no compelling reason to recommend approval, considering that the site is also zoned Rural Overlay, which allows the same uses listed under AT-1. The requested rezoning to AT-1 zoning district could also potentially allow an increase of the density in the area.

Note that the applicant is seeking the zoning change to AT-1, to erect a cell tower on the site.

STAFF RECOMMENDATION:

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