

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5791                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_  
COUNCIL SPONSOR: STEFANCIK/BRISTER      PROVIDED BY: PLANNING DEVELOPMENT  
INTRODUCED BY: MR. CANULETTE              SECONDED BY: MS. O'BRIEN  
ON THE 6 DAY OF APRIL , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF HWY 435 & EAST OF PEG KELLER RD AND WHICH PROPERTY COMPRISES A TOTAL OF 14.86 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1 (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT), (WARD 6, DISTRICT 6). (2017-542-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-542-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 (Suburban District) to an A-1A (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-1A (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 (Suburban District) to an A-1A (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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 MAY , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Introduction: MARCH 29 , 2017

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

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

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

## Exhibit "A"

**2017-542-ZC**

**ALL THAT CERTAIN PIECE OR PARCEL OF LAND**, together with all the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of St. Tammany, in Sections 18 and 19, Township 6 South, Range 13 East being more particularly described as follows, to-wit:

Commencing from the Section corner common to Sections 29, 30, 31 and 32 of said township and range; thence North 00 degrees, 06 minutes, 03 seconds East, 3983.76 feet to a point; thence South 89 degrees, 34 minutes, 46 seconds West, 2640.0 feet to a point; thence North 00 degrees, 24 minutes West, 6318.65 feet to a point; thence South 89 degrees, 57 minutes, 55 seconds West, 536.20 feet to a point; thence South 51 degrees, 41 minutes, 16 seconds West, 692.97 feet to a ½ inch iron rod found, being the Point of Beginning.

From the Point of Beginning, continue South 51 degrees, 41 minutes, 16 seconds West, 509.64 feet to a ½ inch iron rod set; thence North 13 degrees, 29 minutes, 35 seconds West, 1399.04 feet to a ½ inch iron rod set on the South side of Louisiana Highway No. 435; thence North 51 degrees, 38 minutes, 19 seconds East, 509.84 feet along the South side of Louisiana Highway No. 435 to a ½ inch iron rod found; thence South 13 degrees, 29 minutes, 35 seconds East, 1399.52 feet back to the Point of Beginning, containing 14.86 acres. All as shown on survey by John G. Cummings & Associates, dated March 29, 2005, bearing Survey No. 0216B1.

Case No.: 2017-542-ZC

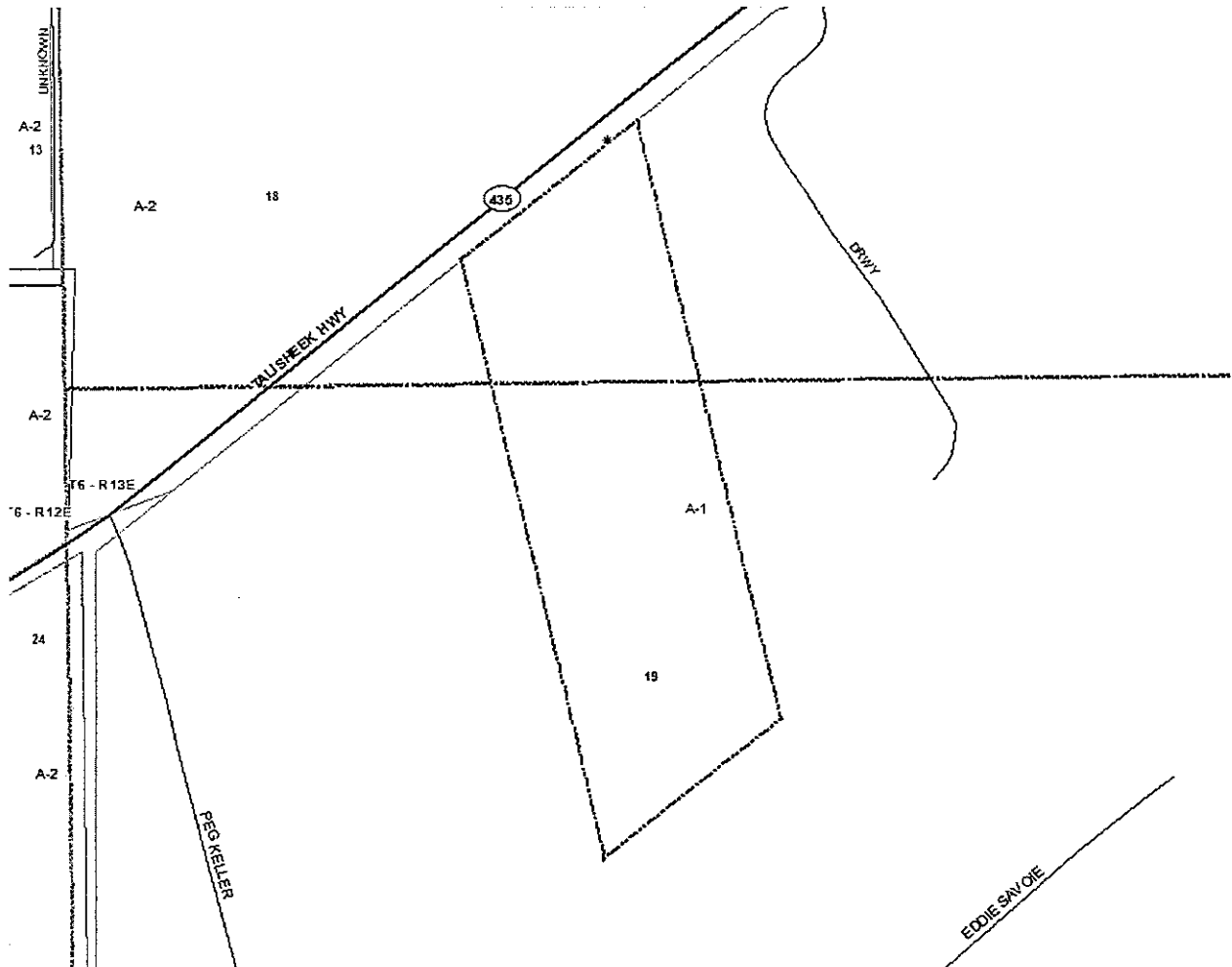
PETITIONER: Melvin & Mara Fortmayer & Melvin Fortmayer Jr.

OWNER: Melvin & Mara Fortmayer & Melvin Fortmayer Jr.

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

LOCATION: Parcel located on the south side of LA Highway 435, east of Peg Keller Road ; S18 & 19, T6S, R13E; Ward 6, District 6

SIZE: 14.86 acres

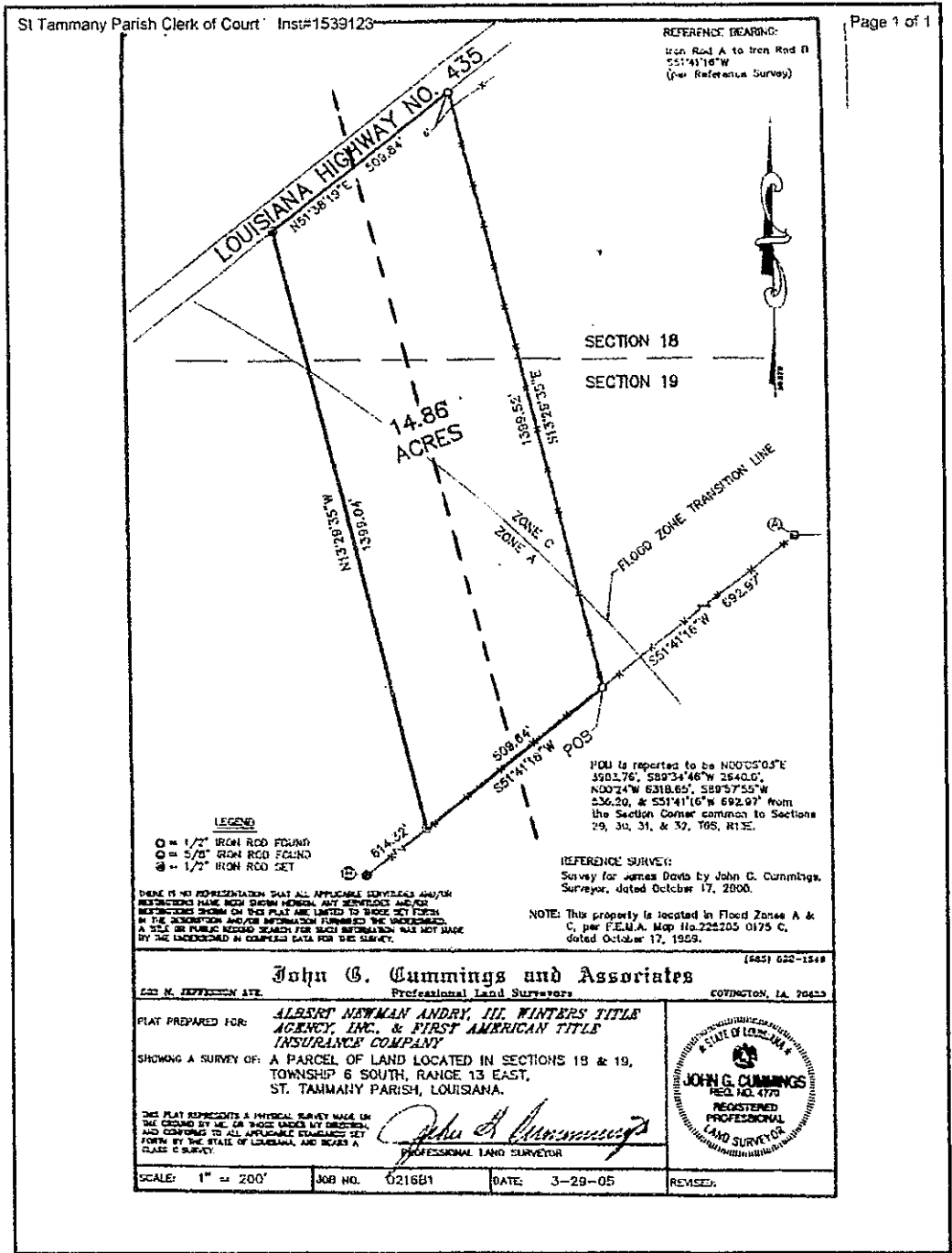


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Survey

Borrower/Client	Melvin Fortmayer & Melvin Fortmayer Jr.				
Property Address	Sec 18 & 19, T6S, R13E				
City	Abita Springs	County	St. Tammany	State	LA
Zip Code	70420				
Lender	Fidelity Bank				





2017-542-ZC

A-2

18

435

TALISHEEK HWY

T6-R13E

A-1

19

EDDIE SAVOIE



**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 2/24/2017  
**Case No.:** 2017-542-ZC  
**Posted:** 02/13/17

**Meeting Date:** 3/7/2017  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Melvin & Mara Fortmayer & Melvin Fortmayer Jr.  
**OWNER:** Melvin & Mara Fortmayer & Melvin Fortmayer Jr.  
**REQUESTED CHANGE:** From A-1 Suburban District to A-1A Suburban District  
**LOCATION:** Parcel located on the south side of LA Highway 435, east of Peg Keller Road ; S18 & 19, T6S, R13E; Ward 6, District 6  
**SIZE:** 14.86 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	Undeveloped	A-2 Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

**EXISTING LAND USE:**

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

**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-1 Suburban District to A-1A Suburban District. This site is located on the south side of LA Highway 435, east of Peg Keller Road. The 2025 future land use plan calls for the area to be developed with agricultural and residential uses. Staff feels that there is no compelling reason to recommend approval, considering that the site is abutting A-1 Suburban Zoning District on the south, east and west sides.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-1A Suburban District designation be denied.