

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6096 ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BLANCHARD/BRISTER PROVIDED BY: : PLANNING DEVELOPMENT

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BELLISARIO

ON THE 1 DAY OF NOVEMBER , 2018

(2018-1114-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE EAST SIDE OF HOLLY STREET, SOUTH OF COPAL AVENUE, BEING LOT 32-D-1, LEWISBURG SUBDIVISION 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 4, DISTRICT 4). (2018-1114-ZC).

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1114-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 6 DAY OF DECEMBER , 2018 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: OCTOBER 24 , 2018

Published Adoption: _____, 2018

Delivered to Parish President: _____, 2018 at _____

Returned to Council Clerk: _____, 2018 at _____

EXHIBIT "A"

2018-1114-ZC

THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements located thereon, and all rights, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in **Section 44, Township 8 South, Range 11 East**, St. Tammany Parish, Louisiana, being all of **Lot 32 D-1**, as shown of a survey by Kelly J. McHugh & Assoc., Inc., Civil Engineers & Land Surveyors, dated April 30, 1996, Job No. 96-216, a copy of which is attached hereto, and being more fully described as follows, to wit: Commencing at the southeast corner of Lot 32 D-1, the POINT OF BEGINNING, proceed **N 89°56'00" W**, a distance of **65.30** feet along the shoreline of Lake Pontchartrain to a corner, thence proceed **N 00°31'00" W**, a distance of **801.10** feet along the Eastern boundary of Holly Street to a corner, and thence proceed **N 89°29'00" E**, a distance of **116.86** feet to a corner, thence proceed **03°10'00" W**, a distance of **811.39** feet to the POINT OF BEGINNING.

Case No.: 2018-1114-ZC

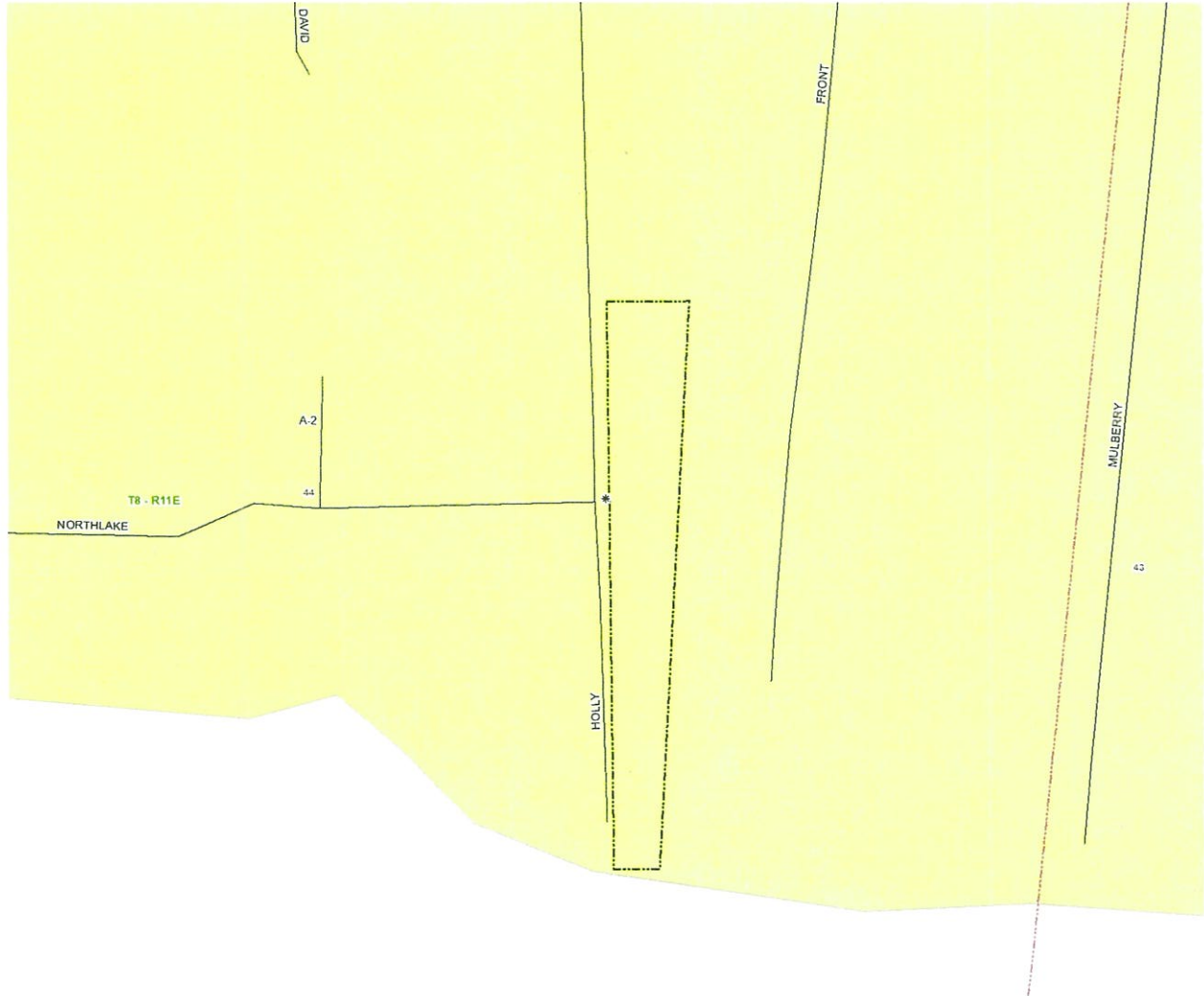
PETITIONER: Louise & Charles Hargon

OWNER: Susan & Joe Doss

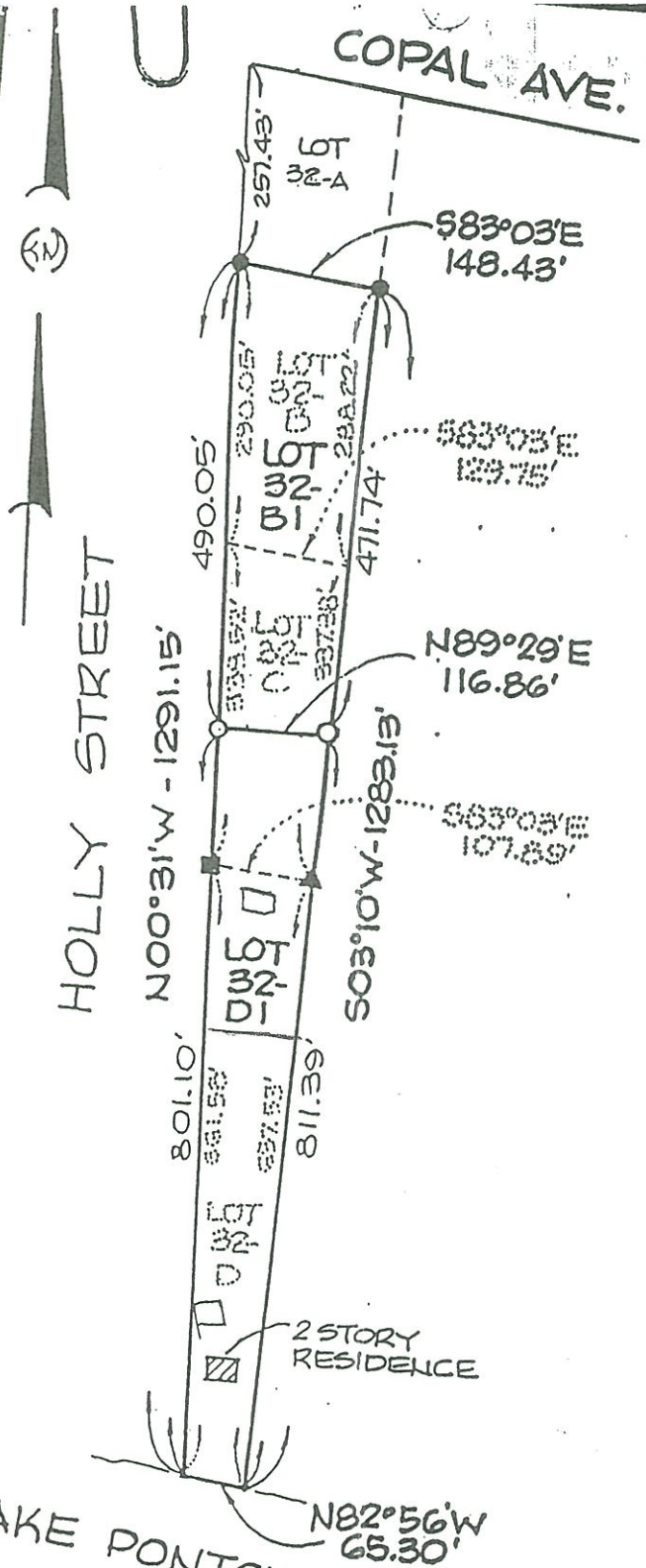
REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the east side of Holly Street, south of Copal Avenue, being lot 32-D-1, Lewisburg Subdivision ; S44, T8S, R11E; Ward 4, District 4

SIZE: 1.68 acres



2018-1114-ZC



SQUARE FOOTAGE:
 LOT 32-BI = 63567
 LOT 32-DI = 73241
 TOTAL = 136808

APPROVALS

Emily L. Lombard
 CHAIRMAN PLANNING COMMISSION

Kim Zell
 SECRETARY PLANNING COMMISSION

Alan J. Francour
 PARISH ENGINEER

6-5-96 1441
 DATE FILED FILE NO.

Judy L. Hurt
 CLERK OF COURT

LAKE PONTCHARTRAIN

- LEGEND:
- 1/2" IRON ROD SET
 - ▲ 1/2" IRON ROD FOUND
 - 3/4" IRON PIPE FOUND
 - 5/8" IRON ROD FOUND

REFERENCE:
 RESUBDIVISION MAP BY THIS FIRM,
 FILED: 8-5-82, FILE NO 740-A,
 NO SETBACKS OR SERVITUDES
 SHOWN.

ALL SERVITUDES SHOWN HEREON ARE NOT NECESSARILY USIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE RECORD OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

**RESUBDIVISION MAP OF
 LOTS 32-B, 32-C & 32-D INTO
 LOTS 32-BI & 32-DI, LEWISBURG,
 SECTION 44-T85-R11E
 ST. TAMMANY PARISH, LA.**

PREPARED FOR:
**ALBERT TERKUHLE;
 ELSA HOEHN TERKUHLE and
 SANDER WIENER**

KELLY J McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 70071

SCALE: 1" = 200'
 DRAWN: MM
 DATED: APRIL 30, 1996
 JOB NO.: 96-216



KELLY J. McHUGH REG. NO. 4443
 I HAVE CORRECTED AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE APPLICABLE STANDARDS OF PRACTICE, RED STAMP THIS CORRECT PLAT.

2018-1114-ZC

COPAL

RANDOM OAKS

DAVID

HOLLY

FRONT

A-2

T8-R11E

44

NORTHLAKE

A-3

43

0 280 Feet

N



**ADMINISTRATIVE COMMENT
ZONING STAFF REPORT**

Date: 8/24/2018
Case No.: 2018-1114-ZC
Posted: 08/16/18

Meeting Date: 9/18/2018
Determination: Approved

GENERAL INFORMATION

PETITIONER: Louise & Charles Hargon

OWNER: Susan & Joe Doss

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

LOCATION: Parcel located on the east side of Holly Street, south of Copal Avenue, being lot 32-D-1, Lewisburg Subdivision ; S44, T8S, R11E; Ward 4, District 4

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 | A-2 Suburban District |
| East | Residential | A-2 Suburban District |
| West | Residential | A-2 Suburban 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-2 Suburban District to A-3 Suburban District. This site is located on the east side of Holly Street, south of Copal Avenue, being lot 32-D-1, Lewisburg Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff is not in favor of the request considering that the site is surrounded by parcels of land zoned A-2 Suburban District.

Note that the objective of the request is to allow for the creation of 2 parcels of land: one for the existing single family residence and one for the existing guest house.

STAFF RECOMMENDATION:

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