ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: <u>6089</u>	ORDINANCE COUNCIL SERIES NO:							
COUNCIL SPONSOR: <u>BLANCHARD/BRISTER</u>	PROVIDED BY: PLANNING DEVELOPMENT							
INTRODUCED BY: MR. CANULETTE	SECONDED BY: MR. BELLISARIO							
ON THE $\underline{1}$ DAY OF <u>NOVEMBER</u> , $\underline{2018}$								
ZONING MAP OF ST. TAMMAN' A CERTAIN PARCEL LOCATED HIGHWAY 1077, ACROSS FRO AND SOUTHERN DRIVE AND V A TOTAL OF 2 ACRES OF L ITS PRESENT A-1A (SUBURE	(2018-1145-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 1077, ACROSS FROM TANTELA RANCH ROAD AND SOUTHERN DRIVE AND WHICH PROPERTY COMPRISES A TOTAL OF 2 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-1A (SUBURBAN DISTRICT) TO AN A-1A (SUBURBAN DISTRICT) & RO (RURAL OVERLAY) (WARD 1, DISTRICT 3). (2018-1145-ZC)							
Whereas, the Zoning Commission of the Pawith law, <u>Case No. 2018-1145-ZC</u> , has recomment Louisiana, that the zoning classification of the above (Suburban District) to an A-1A (Suburban District) a boundaries; and	e referenced area be changed from its present A-1A							
Whereas, the St. Tammany Parish Council has h	eld its public hearing in accordance with law; and							
Whereas, the St. Tammany Parish Council has public health, safety and general welfare, to designate District) & RO (Rural Overlay).	found it necessary for the purpose of protecting the te the above described property as A-1A (Suburban							
THE PARISH OF ST. TAMMANY HEREBY C	PRDAINS, in regular session convened that:							
SECTION I: The zoning classification of the ab present A-1A (Suburban District) to an A-1A (Subu	pove described property is hereby changed from its rban District) and RO (Rural Overlay).							
SECTION II: The official zoning map of the Par to incorporate the zoning reclassification specified in	rish of St. Tammany shall be and is hereby amended a Section I hereof.							
REPEAL: All ordinances or parts of Ordinances	in conflict herewith are hereby repealed.							
SEVERABILITY: If any provision of this Ordin not affect other provisions herein which can be given the provisions of this Ordinance are hereby declared	=							
EFFECTIVE DATE: This Ordinance shall become	me effective fifteen (15) days after adoption.							
MOVED FOR ADOPTION BY:	SECONDED BY:							
WHEREUPON THIS ORDINANCE WAS SUE FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE							
YEAS:								
NAYS:								

ABSTAIN:
ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE $\underline{6}$ DAY OF $\underline{\text{DECEMBER}}$, $\underline{2018}$; 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"

2018-1145-ZC

A parcel of land located in Section 20, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, described as:

Commencing from a concrete monument found at the Southwest Corner of the Southeast Quarter of the Southeast Quarter of Section 17, same township and range, thence South 00 degrees 15 minutes 44 seconds West 500.0 feet to a ½ inch iron rod set being the POINT OF BEGINNING; thence South 89 degrees 50 minutes 09 seconds East 1035.48 feet to a ½ inch iron rod set on the West Side of Louisiana Highway Number 1077; thence South 30 degrees 39 minutes 34 seconds East 568.49 feet along the west side of said highway to a ½ inch iron rod set on the East line of Section 20; thence South 00 degrees 28 minutes 24 seconds West 335.47 feet along the East line of Section 20 to a ½ inch iron pipe found; thence North 89 degrees 53 minutes 36 seconds West 1326.38 feet to a ½ inch iron pipe found; thence North 00 degrees 15 minutes 44 seconds East 824.99 feet to the Point of Beginning, containing 23.48 acres. This description is passed on a survey by John G. Cummings and Assoc. dated 07/02/1997.

Case No.: 2018-1145-ZC

PETITIONER: Joshua Beaver & Rae Ann Gauthier

OWNER: Joshua Beaver & Rae Ann Gauthier

REQUESTED CHANGE: From A-1A Suburban District to A-1A Suburban District & RO Rural Overlay

LOCATION: Parcel located on the west side of LA Highway 1077, across from Tantela Ranch Road; S20, T6S,

R10E; Ward 1, District 3

SIZE: 23.48 acres



2018-1145-ZC

REFERENCE SURVEYS:

- Survey for Fontenot Rice Farm by Lowell E. Cummings, Surveyor, dated August 23, 1955.
- Survey for T.H. Hamilton by Lowell E. Cummings, Surveyor, dated September 28, 1955.
- Survey for Edward Stolz by Fred L. Tilley and Associates, dated June 29, 1994. Survey for Lester Charles Aycock by Robert G. Barrilleaux, Surveyor, dated November 8, 1993.
- Survey for Edward Stolz and Warren & Melanie Borne by Fred L Tilley and Associates, dated April 4, 1895.
- Survey for Paul D. Midding and Steve Bergeron by Fred L. Tilley and Associates, dated June 27, 1995.
- Survey for Stolz Construction Company and Warren & Melanie Borne by Fred L. Tilley and Associates, dated March 29, 1996.

Southwast Corner of Southeast Quarter of Southeast Quarter of Section 17, TBS, R10E. N0015'44"E 500.0' S00'15'44"W 824.99 123 S89.50'09"E 1035.48 N89°53'36"W 1326.38' A-IA ZOMING CLIOS 23.48 ACRES \$30°39'34"E-S00°28'24"W -20 50 W 803 3.3 1010.54 Z *™* SECTION CORNER N

⇒ Railroad Spike in Asphalt
 □ = Concrete Menument Found
 □ = 1/2" iron Rod Found
 △ = 1/2" iron Pipe Found
 ○ = 3/4" iron Pipe Found
 ○ = 3/8" iron Rod Found
 □ = 5/6" iron Rod Found
 □ = 1/2" iron Rod Set

LEGEND

PLAT PREPARED FOR: The Heirs of Lester C. Ayce

SHOWING A SURVEY OF: PARCELS OF LAND LOCATED IN SECTIONS & AND 38, TOWNSHIP 6 SOUTH, RANGE 10 E/TAMMANY PARISH, LOUISIANA

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1" = 400	SCALE	J.G.C.	503 N. JEFFERSON AVE. COVINGTON, LA. (Ī	PROFESSIONAL LAND SURV	JOHN G. CUMMINGS AND	кимуналам адменутенульнульнульнульную прости
7-	DATE:	JOB NO	2	9	SURV	No	Manage Contraction of the Contra

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CERTIFIED CORRECT:

This map is in accordance with a survey made on the ground under supervision of the undersigned

REGISTERED I AND SHOUTEND



ADMINISTRATIVE COMMENT ZONING STAFF REPORT

Date: 8/24/2018 Case No.: 2018-1145-ZC

Posted:08/17/18

Meeting Date: 9/18/2018 Determination: Approved

GENERAL INFORMATION

PETITIONER: Joshua Beaver & Rae Ann Gauthier

OWNER: Joshua Beaver & Rae Ann Gauthier

REQUESTED CHANGE: From A-1A Suburban District to A-1A Suburban District & RO Rural Overlay

LOCATION: Parcel located on the west side of LA Highway 1077, across from Tantela Ranch Road; S20, T6S,

R10E; Ward 1, District 3

SIZE: 23.48 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS SURROUNDING LAND USE AND ZONING:

Surrounding Use Surrounding Zone **Direction** North Undeveloped South Undeveloped East Undeveloped Undeveloped

EXISTING LAND USE:

West

Existing development: No Multi occupancy development: No

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density - but not in all cases than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See "Small Area Plans," below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential - Conservation - These planned districts would include clustered single family residential uses, at a density - within the overall tract - which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential - Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District to A-1A Suburban District & RO Rural Overlay. This site is located on the west side of LA Highway 1077, across from Tantela Ranch Road. The 2025 future land use plan calls for the area to be developed as a planned district with residential uses and conservation areas. Staff does not have any objection to the request, considering the size of the property (23.48 acres) and the rural character of the area.

Note that the objective of the request is to allow for the construction of an agricultural building on the property.

STAFF RECOMMENDATION:

The staff recommends that the request for a RO Rural Overlay designation be approved.