

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6076 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

(2018-1171-ZC) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF GALATAS ROAD, EAST OF C.S. OWENS ROAD, WEST OF LA HIGHWAY 1077 AND WHICH PROPERTY COMPRISES A TOTAL OF 1.834 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 1, DISTRICT 1). (2018-1171-ZC)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2018-1171-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REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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"**

**2018-1171-ZC**

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in LOT 12, Galatas Subdivision, located in Section 14, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commencing from the intersection of the West line of Louisiana Highway Number 1077 and the South side of Galatas Road, thence South 85 degrees 03 minutes 44 seconds West 551.23 feet along the south side of Galatas Road to a 1/2 inch iron pipe found; thence South 85 degrees 07 minutes 30 seconds West 135.92 feet along the south side of said road to a 1/2 inch iron pipe found being the POINT OF BEGINNING; From the POINT OF BEGINNING, thence South 20 degrees 46 minutes 36 seconds East 482.95 feet to a 1/2 inch iron pipe found; thence South 64 degrees 44 minutes 35 seconds West 123.93 feet to a 1/2 inch iron pipe found; thence North 21 degrees 55 minutes 28 seconds West 294.32 feet to a 1/2 inch iron pipe found; thence South 67 degrees 52 minutes 24 seconds West 69.21 feet to a 1/2 inch iron pipe found; thence North 21 degrees 47 minutes 04 seconds West 216.69 feet to a 1/2 inch iron pipe found on the south side of Galatas Road; thence North 63 degrees 55 minutes 05 seconds East 101.13 feet along the south side of said road to a 1/2 inch iron rod set; thence North 83 degrees 33 minutes 30 seconds East 105.02 feet along the south side of said road to the POINT OF BEGINNING, **containing 1.834 acres.**

**Case No.:** 2018-1171-ZC

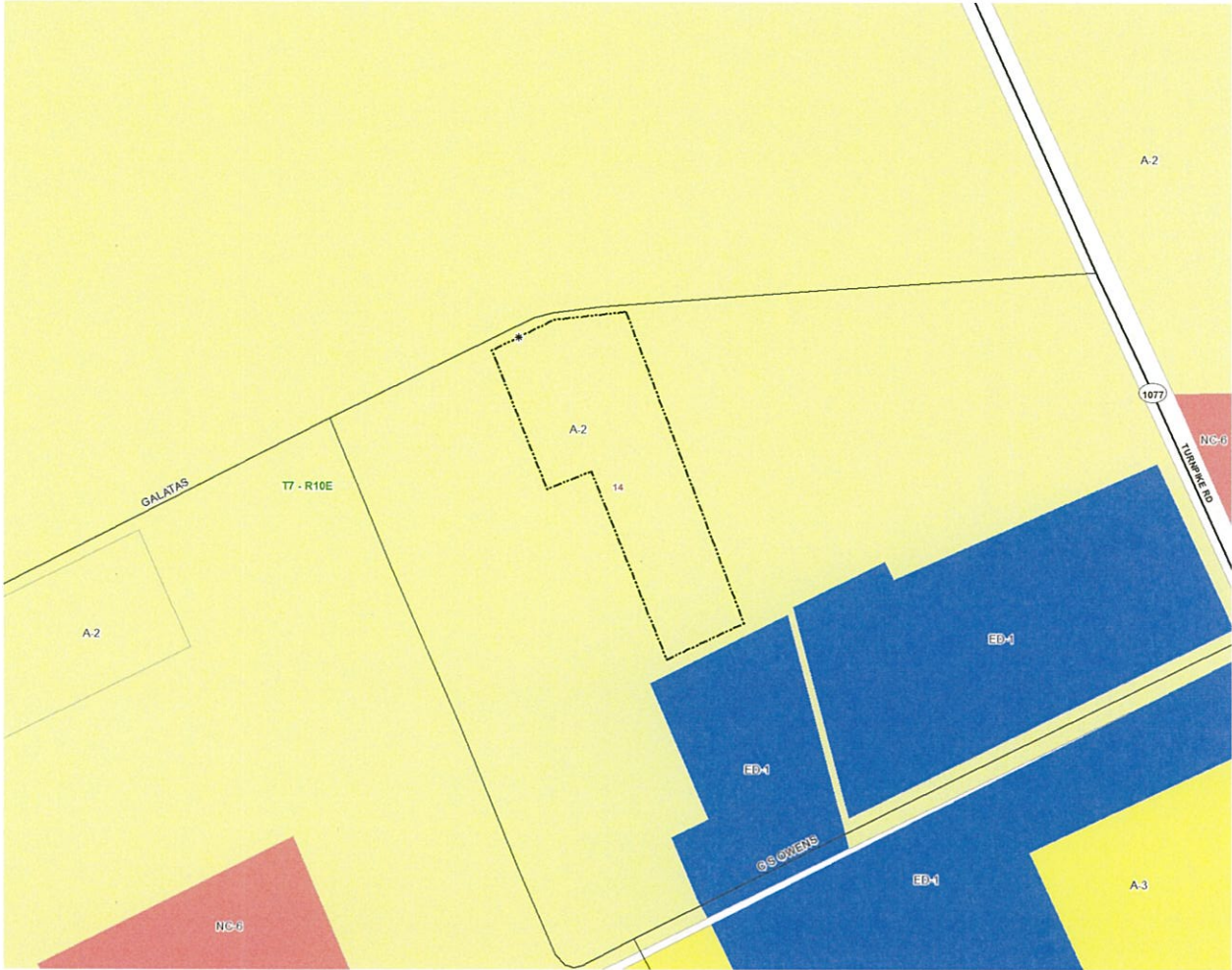
**PETITIONER:** Jennifer & Kenny Adams

**OWNER:** Jennifer & Kenny Adams

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

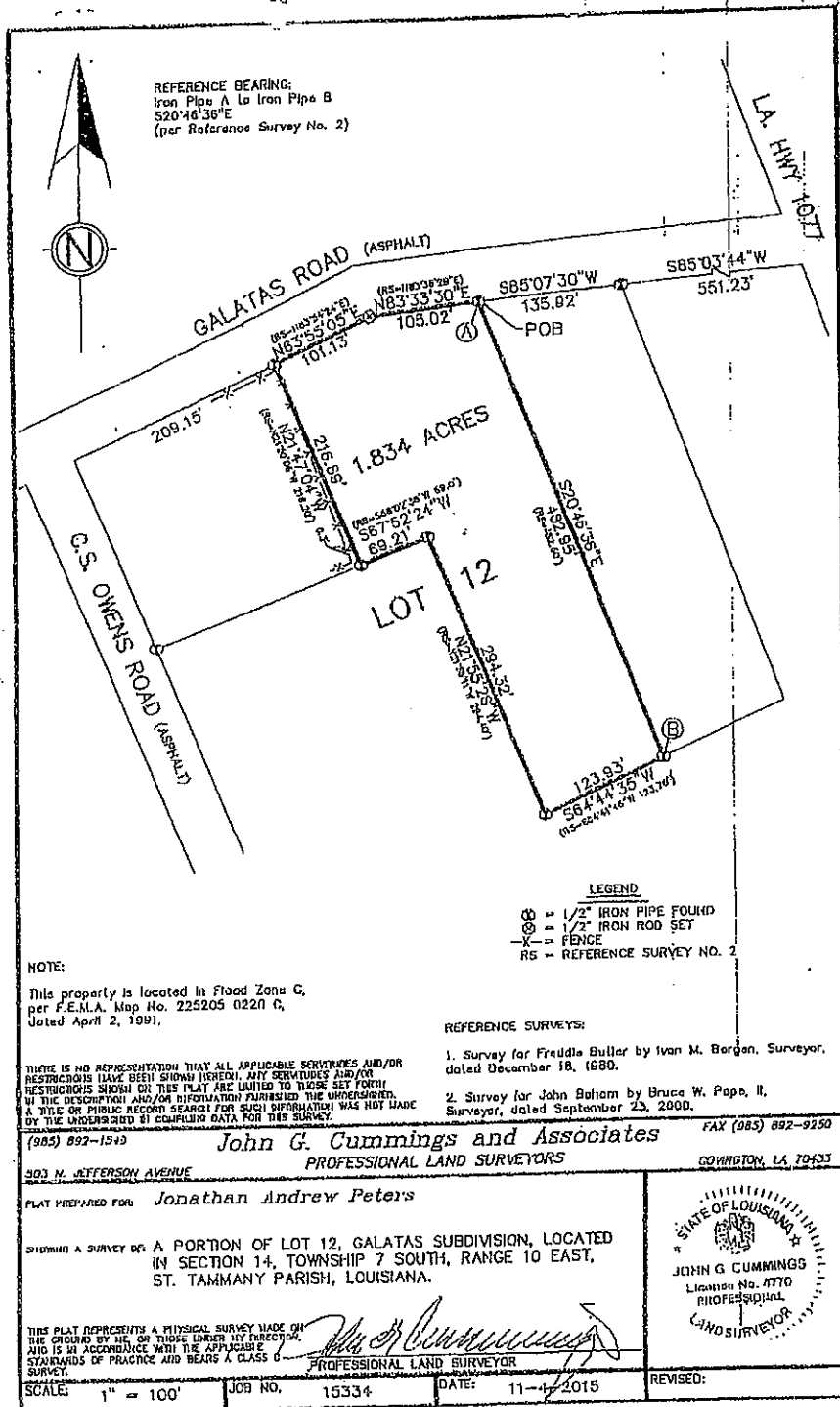
**LOCATION:** Parcel located on the south side of Galatas Road, east of C.S. Owens Road, west of LA Highway 1077; S14, T7S, R10E; Ward 1, District 1

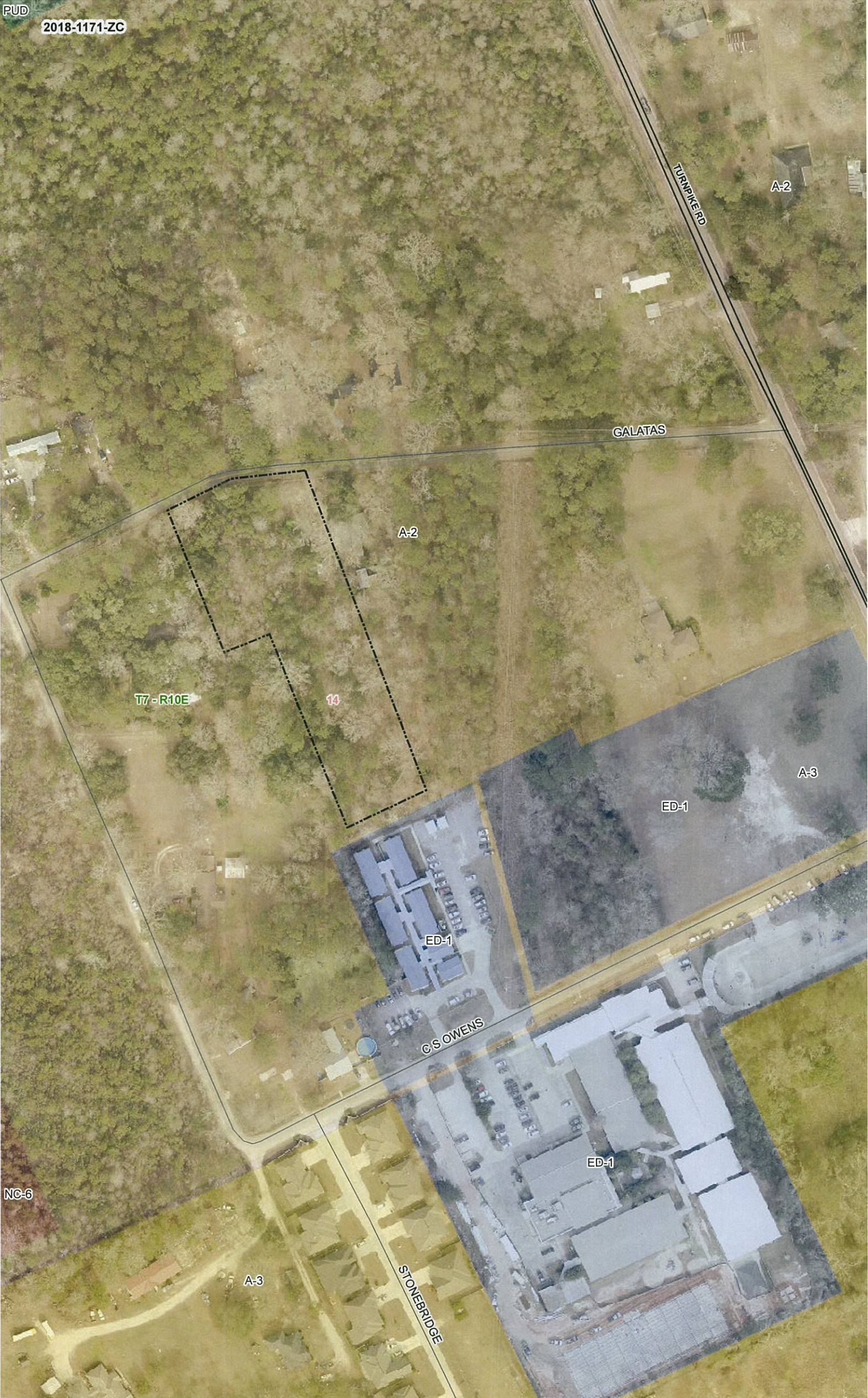
**SIZE:** 1.834 acres



2018-1171-ZC

EXHIBIT B





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

Date: 9/24/2018  
Case No.: 2018-1171-ZC  
Posted: 9/12/18

Meeting Date: 10/2/2018  
Determination: Approved

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**GENERAL INFORMATION**

**PETITIONER:** Jennifer & Kenny Adams

**OWNER:** Jennifer & Kenny Adams

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

**LOCATION:** Parcel located on the south side of Galatas Road, east of C.S. Owens Road, west of LA Highway 1077; S14, T7S, R10E; Ward 1, District 1

**SIZE:** 1.834 acres

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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	Residential	A-2 Suburban District
South	School	ED-1 Education District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

Existing development: No

Multi occupancy development: Yes

**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 south side of Galatas Road, east of C.S. Owens Road, west of LA Highway 1077. The 2025 future land use plan calls for the area to be developed with residential uses at a density similar to the surrounding area. Staff feels that there is no compelling reason to recommend approval considering that the area is surrounded by A-2 Suburban District.

**STAFF RECOMMENDATION:**

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