# ST. TAMMANY PARISH COUNCIL

# ORDINANCE

ORDINANCE CALENDAR NO: <u>4888</u>	ORDINANCE COUNCIL SERIES NO:
COUNCIL SPONSOR: GOULD/BRISTER	PROVIDED BY: PLANNING
INTRODUCED BY: MR. CANULETTE	SECONDED BY: MR. SMITH
ON THE $\underline{4}$ DAY OF $\underline{OCTOBER}$ , $\underline{2012}$	
OF ST. TAMMANY PARISH, LAPARCEL OF LAND LOCATED OF ROAD, EAST OF SECTION ROAND WHICH PROPERTY COMPLAND MORE OR LESS, FROM	THE OFFICIAL ZONING MAP A, TO RECLASSIFY A CERTAIN N THE NORTH SIDE OF MCLAIN DAD, WEST OF MODICA LANE PRISES A TOTAL 11 ACRES OF ITS PRESENT A-1 (SUBURBAN URBAN DISTRICT). (WARD 2,
law, Case No. ZC11-09-080, has recommended to t	ish of St. Tammany after hearing in accordance with he Council of the Parish of St. Tammany, Louisiana, ed area be changed from its present A-1 (Suburban 'A" for complete boundaries; and
WHEREAS, the St. Tammany Parish Council and	has held its public hearing in accordance with law;
· · · · · · · · · · · · · · · · · · ·	has found it necessary for the purpose of protecting gnate the above described property as A-2 (Suburban
THE PARISH OF ST. TAMMANY HEREBY (	ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the a present A-1 (Suburban District) to an A-2 (Suburban District)	bove described property is hereby changed from its n 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REPEAL: All ordinances or parts of Ordinances	s in conflict herewith are hereby repealed.
* <del>*</del>	nance shall be held to be invalid, such invalidity shall on effect without the invalid provision and to this end d to be severable.
EFFECTIVE DATE: This Ordinance shall beco	me effective fifteen (15) days after adoption.
MOVED FOR ADOPTION BY:	SECONDED BY:
WHEREUPON THIS ORDINANCE WAS SUI FOLLOWING:	BMITTED TO A VOTE AND RESULTED IN THE
YEAS:	
NAYS:	
ABSTAIN:	

ABSENT:
THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THI PARISH COUNCIL ON THE $\underline{1}$ DAY OF $\underline{\text{NOVEMBER}}$ , $\underline{2012}$ ; AND BECOMES ORDINANCI COUNCIL SERIES NO
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN
ATTEST:
THERESA L. FORD, COUNCIL CLERK
PATRICIA P. BRISTER, PARISH PRESIDEN
Published Introduction: <u>SEPTEMBER 27</u> , <u>2012</u>
Published Adoption:, 2012
Delivered to Parish President:, 2012 at
Returned to Council Clerk: , 2012 at

## **EXHIBIT "A"**

#### ZC11-09-080

Located in Section 16 Township 5 South, Range 11 East, St. Tammany Parish Louisiana.

From the Section Corner common to Sections 15, 16, 21 and 22 Township 5 South Runge 11 East. St. Tammony Parish, Louisiana run South 89 degree 50 minutes 00 seconds West, 684.40 feet; thence continue South 89 degrees 50 minutes 00 seconds West, 547.86 feet to a point; thence North 00 degrees 07 minutes 25 seconds West, 208.70 feet to a point; thence South 89 degrees 58 minutes 14 seconds West, 208.70 feet to a point; thence North 00 degrees 07 minutes 25 seconds West, 262.03 feet to the Point of Beginning.

From the Point of Beginning continue North 00 degrees 07 minutes 25 seconds West, 155.37 feet to a point; thence South 89 degrees 41 minutes 47 seconds West, 208.70 feet to a point; thence North 00 degrees 11 minutes 44 seconds West, 46.12 feet to a point; thence North 88 degrees 33 minutes 35 seconds East, 289.41 feet to a point; thence South 89 degrees 14 minutes 39 seconds East, 290.63 feet to a point; thence South 00 degrees 17 minutes 28 seconds West, 208.70 feet to a point; thence North 89 degrees 14 minutes 39 seconds West, 369.70 feet back to the Point of Beginning.

This tract contains 2.0 Acres.

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From the Point of Beginning continue South 89 degrees 50 minutes 00) seconde West, 547.86 feet to a point; thence North 00 degrees 07 minutes 25 seconds West, 208.70 feet to a point; thence South 89 degrees 58 minutes 14 seconde West, 208.70 feet to a point; thence North 00 degrees 07 minutes 25 seconds West, 262.03 feet to a point; thence South 89 degrees 14 minutes 39 seconds East, 369.70 feet to a point; thence North 00 degrees 17 minutes 28 seconds East, 208.70 feet to a point; thence South 89 degrees 14 minutes 39 seconds East, 390.27 feet to a point; thence South 00 degrees 17 minutes 28 seconds West, 667.71 feet back to the Point of Beginning.

This tract contains 8.97 Acres.

**CASE NO.:** 

ZC11-09-080

**REQUESTED CHANGE:** From A-1 (Suburban District) to A-2 (Suburban District)

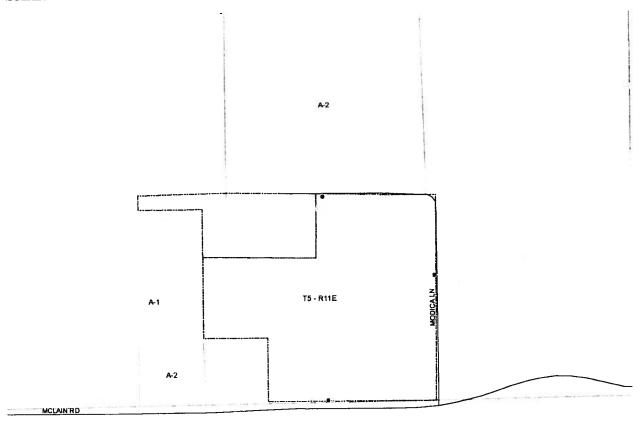
**LOCATION:** 

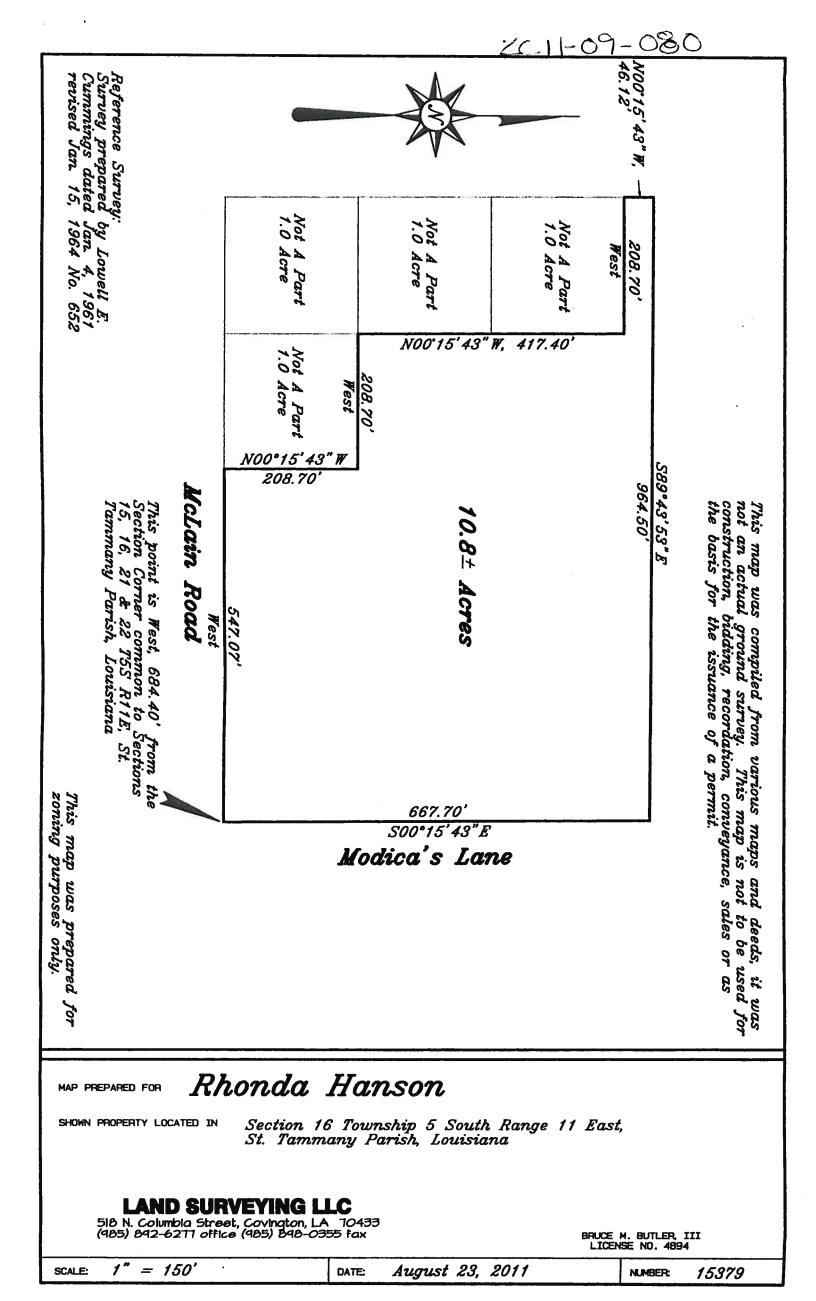
Parcel located on the north side of McLain Road, east of Section

Road, west of Modica Lane; S16,T5S,R11E; Ward 2, District 6

SIZE:

11 acres





## ADMINISTRATIVE COMMENT

## **ZONING STAFF REPORT**

Date:

August 27, 2012

Case No.:

ZC11-09-080

Meeting Date: September 6, 2011

**Determination:** Approved

Posted:

8/17/2012

# **GENERAL INFORMATION**

REQUESTED CHANGE: From A-1 (Suburban District) to A-2 (Suburban District)

LOCATION:

Parcel located on the north side of McLain Road, east of Section

Road, west of Modica Lane; S16,T5S,R11E; Ward 2, District 6

SIZE:

11 acres

#### SITE ASSESSMENT

## **ACCESS ROAD INFORMATION**

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

## LAND USE CONSIDERATIONS

# SURROUNDING LAND USE AND ZONING:

Direction |

Land Use

Zoning

North Residential

A-1 & A-2 Suburban Districts

South

Residential

A-1 Suburban District

East West Residential Residential

A-1 Suburban District A-1 & A-2 Suburban Districts

**EXISTING LAND USE:** Existing development? Yes

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-1 (Suburban District) to A-2 (Suburban District). The site is located on the north side of McLain Road, east of Section Road, west of Modica Lane. The 2025 Future Land Use Plan calls for residential development in the area. The parcel is abutting A-1 & A-2 zoned properties. Staff does not have any objections to the request.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-2 (Suburban District) designation be approved.